



**CITY OF DALLAS**  
CITY PLAN COMMISSION  
Thursday, January 9, 2020  
AGENDA

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BRIEFINGS:	5ES	9:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

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**BRIEFINGS:**

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

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-052**  
(CC District 14)

An application to replat a 0.337-acre tract of land containing a part of Lot 11, and all of Lot 12 in City Block 3/2234 to create one lot on property located on La Vista Drive at Alderson Street, northwest corner.  
Owner: Perry Guest Company, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 11, 2019  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-055**  
(CC District 7)

An application to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner.  
Owners: Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.  
Surveyor: A & w Surveyors, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-056**  
(CC District 6)

An application to replat a 0.329-acre tract of land containing all of Lots 18 and 19 in City Block 11/7130 to create one lot on property located on Hampton Road at Leath Street, northeast corner.  
Owners: Anand K. Gupta and Mukta Bhadani  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 11, 2019  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-057**  
(CC District 6)

An application to create one 0.96-acre lot from a tract of land containing all of Lot 18 in City Block 1/7232 and part of City Block 7232 on property located on Singleton Boulevard, west of Combsville Avenue.  
Owners: City of Dallas  
Surveyor: JQ Infrastructure, LLP  
Application Filed: December 11, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-058**  
(CC District 1)
- An application to create a 14-lot Shared Access Development with lots ranging in size from 1,510 square feet to 3,523 square feet and one common area from a 0.7499-acre tract of land in City Block 4690 on property located on Anniels Drive at Colorado Boulevard, south corner.
- Owner: Pacific Houston Investments, LTD  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: Dec 11, 2019  
Zoning: PD 1022  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-061**  
(CC District 1)
- An application to replat a 0.3995-acre tract of land containing all of Lots 13, 14, and 15 in City Block 31/3151 to create one lot on property located on Melba Street, west of Zang Boulevard.
- Owner: Margie Lee Drennan  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: December 12, 2019  
Zoning: PD 830 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-062**  
(CC District 1)
- An application to create a 13-lot Shared Access Development with lots ranging in size from 1,242 square feet to 3,836 square feet from a 0.603-acre tract of land in City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.
- Owner: RDV Davis, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 13, 2019  
Zoning: PD 1006  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-063**  
(CC District 6)
- An application to create one 11.394-acre lot from a tract of land containing all of Lots 1 and 2 in City Block 8366 on property located at 2010 California Crossing Road, east of Wildwood Drive.
- Owners: Tong Development, LLC, H R Development, Inc.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 13, 2019  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-053**  
(CC District 3)
- An application to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.  
Owners: Hilda Garcia and David Garcia  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 11, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-054**  
(CC District 6)
- An application to replat a 0.129-acre tract of land containing part of Lots 23 and 24 in City Block J/7122 to create one lot on property located on Vilbig Road, south of Pueblo Road.  
Owners: Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.  
Surveyor: A & W Surveyors, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Denial**.
- (11) **S190-059**  
(CC District 8)
- An application to replat a 0.465-acre tract of land containing all of Lot 2 in City Block 3/8260 and part of City Block 8260 to create one lot on property located on Robertson Drive at Sunrise Hill Lane, southwest corner.  
Owner: WP Leacy, LTD  
Surveyor: Pape-Dawson Engineers, Inc.  
Application Filed: December 11, 2019  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S190-064**  
(CC District 3)
- An application to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.  
Owners: Jesus Sigala and Hilda Garcia  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 13, 2019  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

**M190-005**

Abraham Martinez  
(CC District 6)

An application for a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Water Utilities

Representative: Gary Dreighton

Certificates of Appropriateness for Signs:

**Downtown Perimeter SPSD:**

**1910150019**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 230-square foot flat attached sign at 2550 Pacific Avenue (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: Epic Dallas Office LP

**Downtown Retail A Subdistrict SPSD:**

**1910160016**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS L.P.

**1910160017**

Oscar Aguilera  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567-square foot upper level flat attached signs at 1601 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS LP

**Deep Ellum/Near East Side SPSD:**

**1910160004**  
Oscar Aguilera  
(CC District 2)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting Inc. for a 53.35-square foot projecting attached sign at 2900 Canton Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Marie Byrum, Byrum Sign & Lighting Inc.

Owner: CC Deep Ellum, LLC.

**1911150030**  
Oscar Aguilera  
(CC District 2)

An application for a Certificate of Appropriateness by Doug Galloway of Cooper General Contractors for a 120-square foot flat attached painted premise sign at 3025 Main Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Doug Galloway, Cooper General Contractors

Owner: Blacks Dallas Real Estate LLC.

Special Provision Signs District:

**Deep Ellum/Near East Side SPSD:**

**SPSD134-003**  
Oscar Aguilera  
(CC District 2)

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

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

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Bus Tour Date: November 7, 2019

Zoning Cases – Consent:

1. **Z189-256(PD)**  
Pamela Daniel  
(CC District 5)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.

Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan Consultants

2. **Z189-314(PD)**  
Pamela Daniel  
(CC District 1)

An application for a Specific Use Permit for a private school use on property zoned an R-7.5(A) Single Family District on the south line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive.  
Staff Recommendation: **Hold under advisement until January 23, 2020.**  
Applicant: The Kessler School  
Representative: Rob Baldwin, Baldwin Associates
3. **Z189-320(PD)**  
Pamela Daniel  
(CC District 9)

An application for an amendment to Planned Development District No. 824 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan Consultants
4. **Z189-299(LC)**  
Liz Casso  
(CC District 2)

An application for an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria" on property zoned Tract 3 within Planned Development District No. 262, on the east side of Dallas North Tollway, north of Oak Lawn Avenue, and west of Maple Avenue.  
Staff Recommendation: **Approval**, subject to revised preservation criteria and revised development plan.  
Landmark Commission Recommendation: **Approval**, subject to revised preservation criteria.  
Applicant: CH Woodlawn Office LLC  
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-273(CT)**  
Carlos Talison  
(CC District 9)

An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.  
Staff Recommendation: **Approval**.  
Applicant: Kevin Ford
6. **Z189-363(CT)**  
Carlos Talison  
(CC District 12)

An application for an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225], at the terminus of Pauma Valley Circle, east of Woods Edge Drive.  
Staff Recommendation: **Approval**.  
Applicant: Sue Holland  
Representative: Lee M. Kirner, Cantey Hanger, LLP

7. **Z189-369(CT)**  
Carlos Talison  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the south corner of Gaston Avenue and Tucker Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Lindsay Sloan, On Rotation Brewhouse (Craft Brew Labs, Inc.)
8. **Z190-106(CT)**  
Carlos Talison  
(CC District 11)
- An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Ryan Crow, TCHDallas1, LLC  
Representative: Suzan Kedron, Jackson Walker L.L.P.
9. **Z190-110(CT)**  
Carlos Talison  
(CC District 4)
- An application for a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District at the terminus of Maceo Circle Drive, south of Magna Vista Drive and west of Scenic Circle.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.  
Applicant: Anthony Brown
10. **Z190-112(CT)**  
Carlos Talison  
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an LI-D-1 Light Industrial District with D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Buckner Crossing L.P.  
Representative: Santos Martinez, La Sierra Planning Group



11. **Z190-120(CT)**  
Carlos Talison  
(CC District 1)
- An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.  
Applicant: Dilek Caner
12. **Z189-354(SM)**  
Sarah May  
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, on the north corner of McKinney Avenue and North Haskell Avenue.  
Staff Recommendation: **Approval** of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions; and approval of the repeal of Specific Use Permit No. 893.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan
13. **Z190-104(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for 1) a P(A) Parking District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 600 for an institutional use; and 3) the termination of Specific Use Permit No. 1568 for an open-enrollment charter school use on property zoned an MF-2(A) Multifamily District and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Ross Avenue and southeast line of Munger Avenue, between North Prairie Avenue and Annex Avenue.  
Staff Recommendation: **Approval** of a P(A) District on the MF-2(A) District lots, subject to a site plan and deed restrictions volunteered by the applicant; approval of the termination of Specific Use Permit No. 600; and approval of the termination of Specific Use Permit No. 1568.  
Applicant: 4621 Ross Ave. LP  
Representative: Audra Buckley, Permitted Development
14. **Z189-268(AU)**  
Andreea Udrea  
(CC District 7)
- An application for the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the north side of Bruton Road, east of North Masters Drive.  
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan, and conditions.  
Applicant: Dr. Vicente Delgado, Golden Rule Schools  
Representative: Callaway Architecture

15. **Z189-343(AU)**  
Andreea Udrea  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], located on the north side of Manana Drive, east of Spangler Road.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant/Representative: Steven M. Free
16. **Z189-347(AU)**  
Andreea Udrea  
(CC District 6)
- An application for an amendment to Planned Development District No. 444, on the south line of California Crossing Road, east of Wildwood Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Gregory A. Roemer - Tong Development LLC  
Representative: Kevin D. Yard - BCEE
17. **Z189-367(AU)**  
Andreea Udrea  
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Burak Corporation  
Representative: Parvez Malik, Business Zoom LLC
18. **Z189-370(AU)**  
Andreea Udrea  
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, northwest of the terminus of Finis Street.  
Staff Recommendation: **Approval.**  
Applicant: Francisco Ortiz, FODAP LLC  
Representative: Daniel P. Provost
19. **Z189-278(AM)**  
Abraham Martinez  
(CC District 14)
- An application for the renewal of and an amendment to Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Old Town Ranchers, Inc.  
Representative: Chris Valentine, Tailim Song Law Firm

Zoning Cases – Under Advisement:

20. **Z178-250(AM)** Abraham Martinez (CC District 2) An application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use on the east corner of Graham Avenue and Philip Avenue with consideration for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.  
Staff Recommendation: **Approval** of the Planned Development District amendment, subject to a revised development plan and staff's recommended conditions, and approval of a Special Use Permit for group residential use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Krishikesh Shinde  
Representative: Robert Baldwin, Baldwin Associates  
UA From: October 17, 2019 and November 7, 2019
21. **Z189-153(SM)** Sarah May (CC District 13) An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.  
Staff Recommendation: **Approval** of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.  
Applicant: Persist Investment Corporation and Pearl Investment Corporation  
Representative: Tommy Mann and Brad Williams, Windstead PC  
U/A From: March 7, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019, September 19, 2019, November 21, 2019 and December 12, 2019.
22. **Z189-282(PD)** Pamela Daniel (CC District 13) An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant/Representative: Ramon Aranda  
UA From: September 5, 2019, October 17, 2019, November 21, 2019 and December 12, 2019.

23. **Z189-287(PD)**  
Pamela Daniel  
(CC District 2)
- An application for an amendment to and the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use on property zoned an LC-D1 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay, on the south corner of McKinnon Street and Ivan Street.
- Staff Recommendation: **Approval** for a five-year period with eligibility of automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: One Harwood Boulevard, Ltd.
- Representative: Melody Paradise
- U/A From: November 7, 2019
24. **Z189-319(AU)**  
Andreea Udrea  
(CC District 13)
- An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Alpine Douglas, LLC
- Representative: Karl Crawley, Masterplan
- UA From: November 21, 2019

Zoning Cases – Individual:

25. **Z189-318(CY/AU)**  
Andreea Udrea  
(CC District 8)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District, located on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.
- Staff Recommendation: **Denial.**
- Applicant: Via Bayou Inc.
- Representative: Mitch Lenamond, Eric Davis Engineering
26. **Z190-109(AU)**  
Andreea Udrea  
(CC District 14)
- An application for an amendment to Tract 2 within Planned Development District No. 610, on the northeast corner of Greenville Avenue and Milton Street.
- Staff Recommendation: **Denial.**
- Applicant: Greenville Milton Retail
- Representative: Rob Baldwin, Baldwin Associates
27. **Z189-371(JM)**  
Jennifer Muñoz  
(CC District 3)
- An application to amend and expand Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street.
- Staff Recommendation: **Denial.**
- Applicant/Representative: Mark Daniels, Callaway Architecture

28. **Z189-246(PD)**  
Pamela Daniel  
(CC District 7)
- An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use, on the west corner of South Buckner Boulevard and St. Francis Avenue.  
Staff Recommendation: **Denial** of the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant; denial of the termination of existing Specific Use Permit No. 2235 for a motor vehicle fueling station use; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use for a two-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Sikka Investments LLC  
Representative: Santos Martinez, La Sierra Planning Group
29. **Z189-254(PD)**  
Pamela Daniel  
(CC District 7)
- An application for an MF-2(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 west corner of Copeland Street and Gay Street.  
Staff Recommendation: **Denial.**  
Applicant: Anilkumar and Rama Thakrar Family Trust  
Representative: Luis Perez

Development Code Amendments:

- DCA189-005**  
Nathan Warren  
(CC District All)
- Consideration of amending Sections 51-4.217 and 51A-4.217 of the Dallas Development Code to allow temporary inclement weather shelters as a specific accessory use.  
Staff Recommendation: **Approval.**  
Zoning Ordinance Advisory Committee Recommendation: **Approval.**
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Other Matters:

Minutes: December 12, 2019

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, January 14, 2020**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, January 14, 2020, City Hall, 1500 Marilla Street, in Room 5CN, at 9:00 a.m., to consider (1) **1912160020** - An application for a Certificate of Appropriateness by Pual Samtoyo – Artografx, Inc for a 72 sq. ft. monument sign at 2200 Ross Avenue (southeast elevation) and (2) **1912160021** - An application for a Certificate of Appropriateness by Pual Samtoyo – Artografx, Inc for a 26 sq. ft. landscape sign at 2200 Ross Avenue (southeast elevation).

**Thursday, January 9, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, January 9, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 8:30 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law.

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

### EXECUTIVE SESSION NOTICE

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

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

**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-052**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** La Vista Drive at Alderson Street, northwest corner**DATE FILED:** December 11, 2019**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.337-acre**MAPSCO:** 36Y**OWNER:** Perry Guest Company, LLC

**REQUEST:** An application to replat a 0.337-acre tract of land containing a part of Lot 11, and all of Lot 12 in City Block 3/2234 to create one lot on property located on La Vista Drive at Alderson Street, northwest corner.

**SUBDIVISION HISTORY:**

1. S189-150 was a request southeast of the present request to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street. The request was approved April 4, 2019 but has not been recorded.
2. S189-127 was a request southeast of the present request to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street. The request was withdrawn March 5, 2019.
3. S189-126 was a request southeast of the present request to replat a 0.602-acre tract of land containing all of Lot 20 and part of Lot 19 in City Block 5/1884 to create one lot on property located on Gaston Avenue, south of Paulus Street A.K.A. Paulus Avenue. The request was approved March 7, 2019 but has not been recorded.
4. S178-045 was a request adjacent to the present request to replat a 0.305-acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 3/2234 to create a 6-lot shared access area development with lots ranging in size from 0.041-acre to 0.057-acre on property located on La Vista Avenue, west of Alderson Street. The request was approved December 14, 2017 and recorded October 11, 2018.

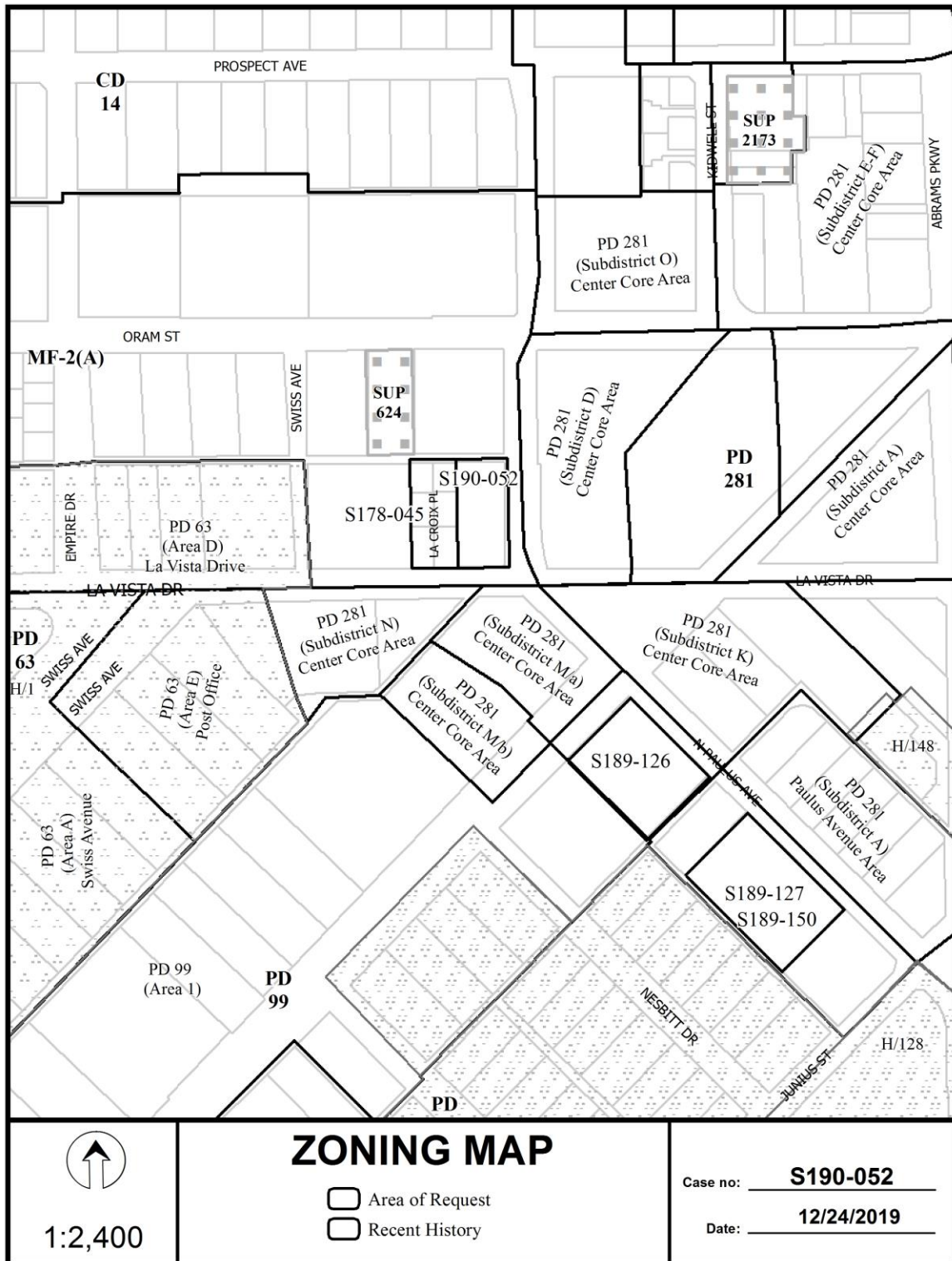
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of MF-2(A) Multifamily District; therefore, staff recommends approval subject to compliance with the following conditions:

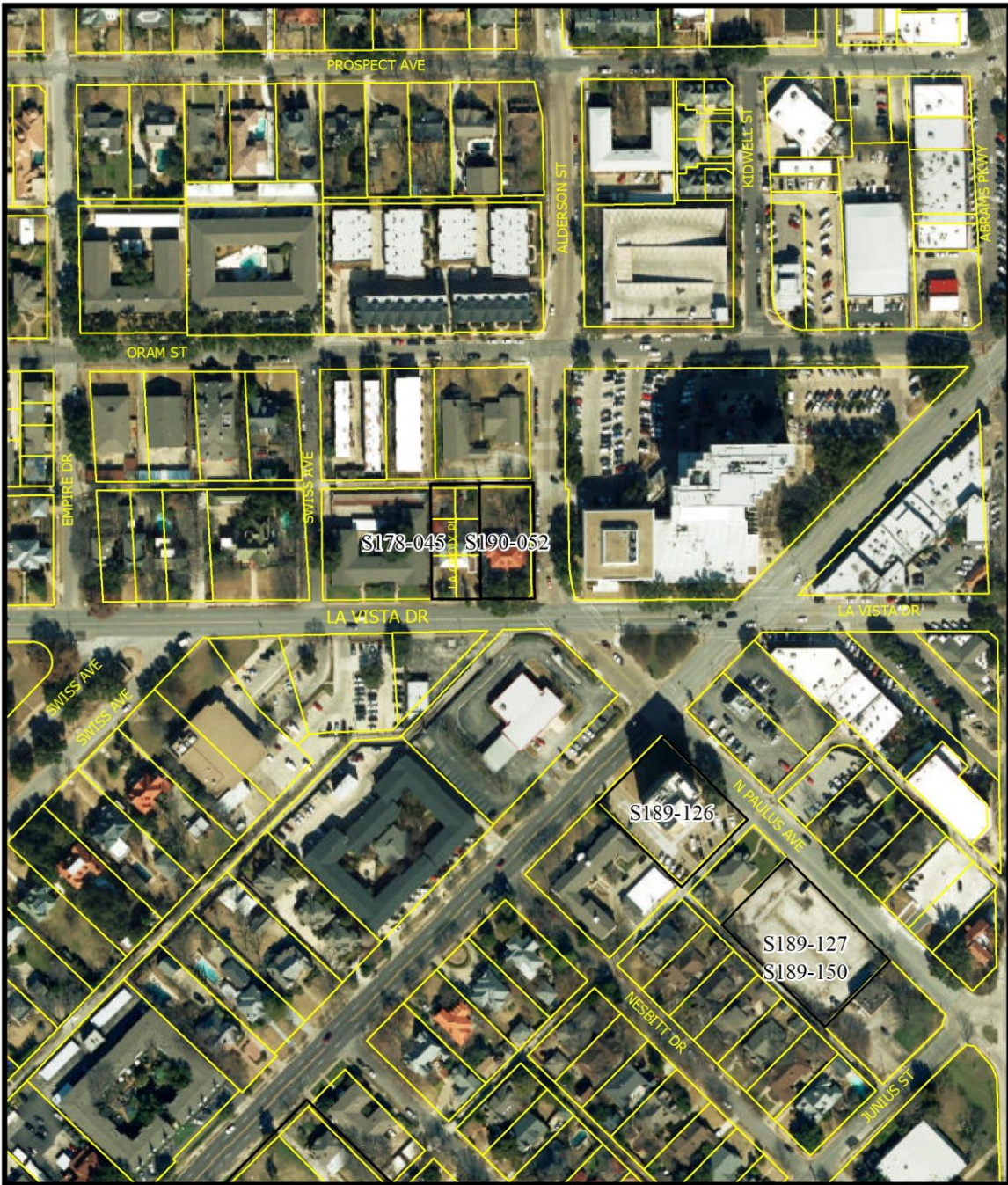
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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




3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Alderson Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a minimum 3 feet by 3 feet corner clip (via fee simple or street easement) at the intersection of La Vista Drive & Alderson Street. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Alderson Street & the alley. Section 51A-8.602(e),

17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
18. On the final plat, dedicate 7.5 feet of right-of-way via fee simple from centerline of alley.
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. Block map shows an alley at the north of the property, verify on the final plat.
24. City record shows a take of 5 feet on east of the property Volume 386, page 1665, verify on the final plat.
25. Verify deed for a tract of 83 feet by 170 feet.
26. 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.
27. 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.
28. On the final plat, identify the property as Lot 11A in City Block 3/2234. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S190-052</b>          </u> Date: <u>          <b>12/23/2019</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY JANUARY 9, 2020**

**FILE NUMBER:** S190-055

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Fellows Lane at Hull Avenue, west corner

**DATE FILED:** December 11, 2019

**ZONING:** R-5(A)

**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.305-acre

**MAPSCO:** 56V

**OWNERS:** Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.

**REQUEST:** An application to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner.

**SUBDIVISION HISTORY:**

1. S145-161 was a request northeast of the present request to replat a 2.892-acre tract of land containing part of Lot 5 in City Block 5/7642 into 22 lots ranging between 3,659 and 6,472 square feet on property located on the north side of Fellows Lane at the terminus of Kiska Street. The request was approved May 21, 2015 and recorded August 18, 2017.

**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 in the immediate area (within the block) of the request have lot widths ranging in size from 45 feet to 154 feet and areas ranging in size from 4,578 square feet to 34,311 square feet. (*refer to existing area analysis map*)
- The request is to create one 5,542-square foot lot and one 6,155-square foot lot with lot widths of 55 feet and 55.86 feet respectively. The request is in R-5(A) Single Family District with a minimum lot size requirement of 5,000 square feet.

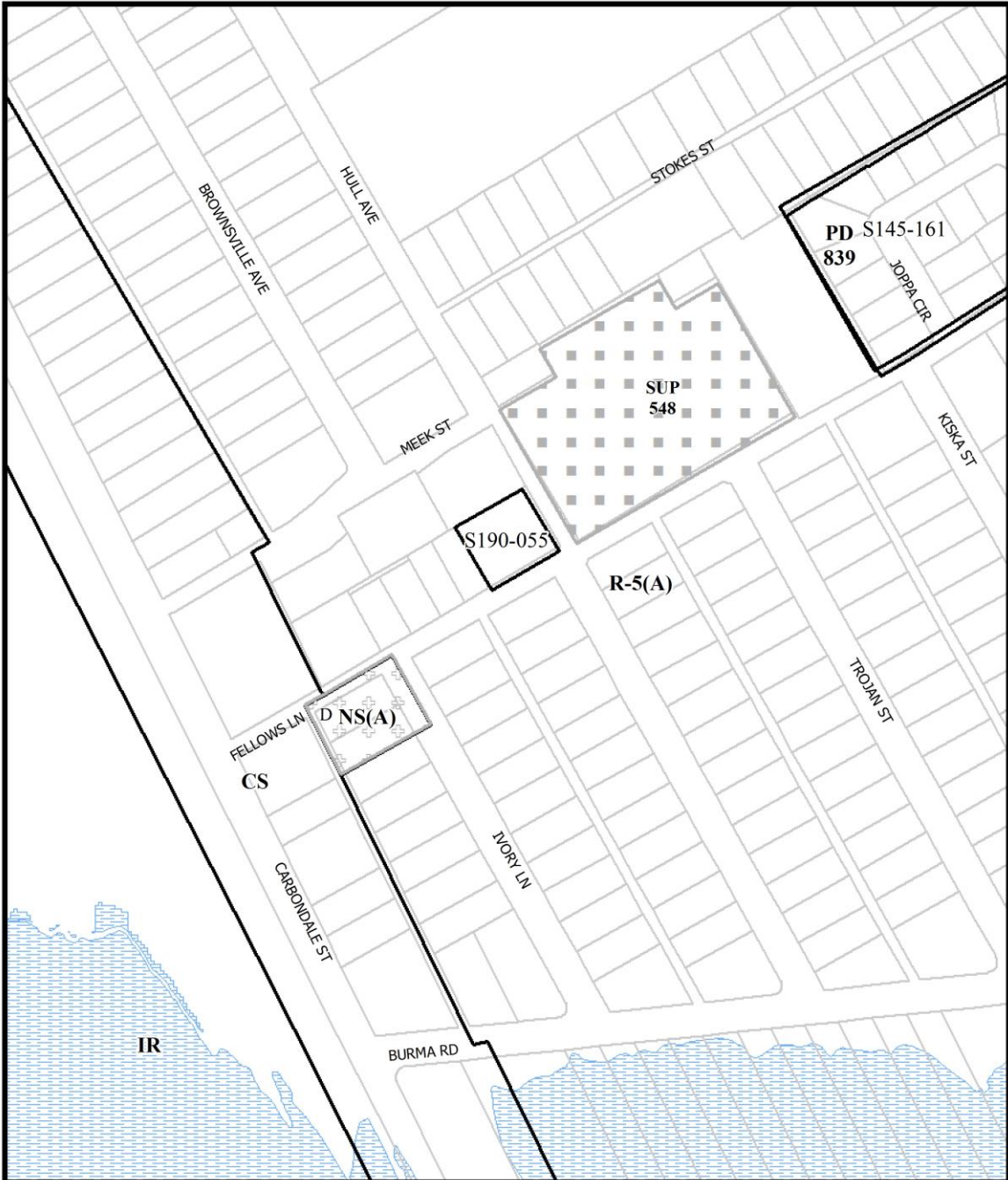
Staff finds that there is no established lot pattern within the block of the request. The request complies with Sections 51A-8.503 and complies with the requirements of the R-5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:




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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 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. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fellows Lane and Hull Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a minimum 3 feet by 3 feet corner clip (via fee simple or street easement) at the intersection of Fellows Lane and Hull Avenue. Section 51A 8.602(d) (1).
16. 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)

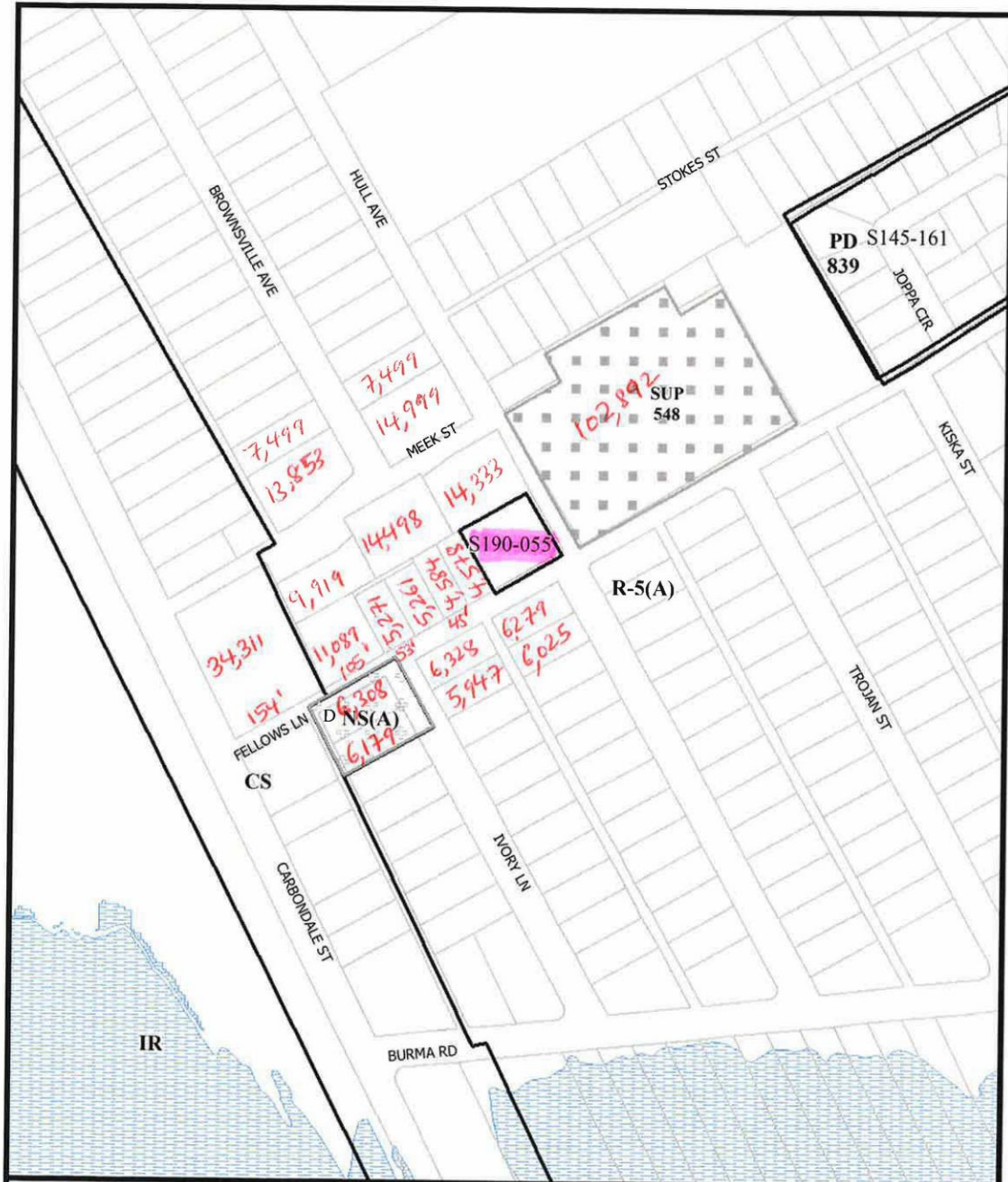
17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
18. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, change “Fellows Lane” to “Fellows Lane (F.K.A. McArthur Street)” per Ordinance 7013. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change “Ivory Lane” to “Ivory Lane (F.K.A. Churchill Street)” per Ordinance 7013. Section 51A-8.403(a)(1)(A)(xii)
23. Provide documentation of the current name of the 13-foot alley labelled “Meek Street”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lots 6 and 7 in City Block 7637. 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"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-055</b>          </u> Date: <u>          <b>12/24/2019</b>          </u>
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**ALL AREAS ARE IN SQUARE FEET**



 1:2,400	<p align="center"><b>EXISTING AREA ANALYSIS</b></p> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <u>    <b>S190-055</b>    </u> Date: <u>    <b>12/24/2019</b>    </u>
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### AERIAL MAP

- Area of Request
- Recent History

Case no: S190-055

Date: 12/23/2019



**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-056**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hampton Road at Leath Street, northeast corner**DATE FILED:** December 11, 2019**ZONING:** CR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.329-acre**MAPSCO:** 43H**OWNERS:** Anand K. Gupta and Mukta Bhadani

**REQUEST:** An application to replat a 0.329-acre tract of land containing all of Lots 18 and 19 in City Block 11/7130 to create one lot on property located on Hampton Road at Leath Street, northeast corner.

**SUBDIVISION HISTORY:**

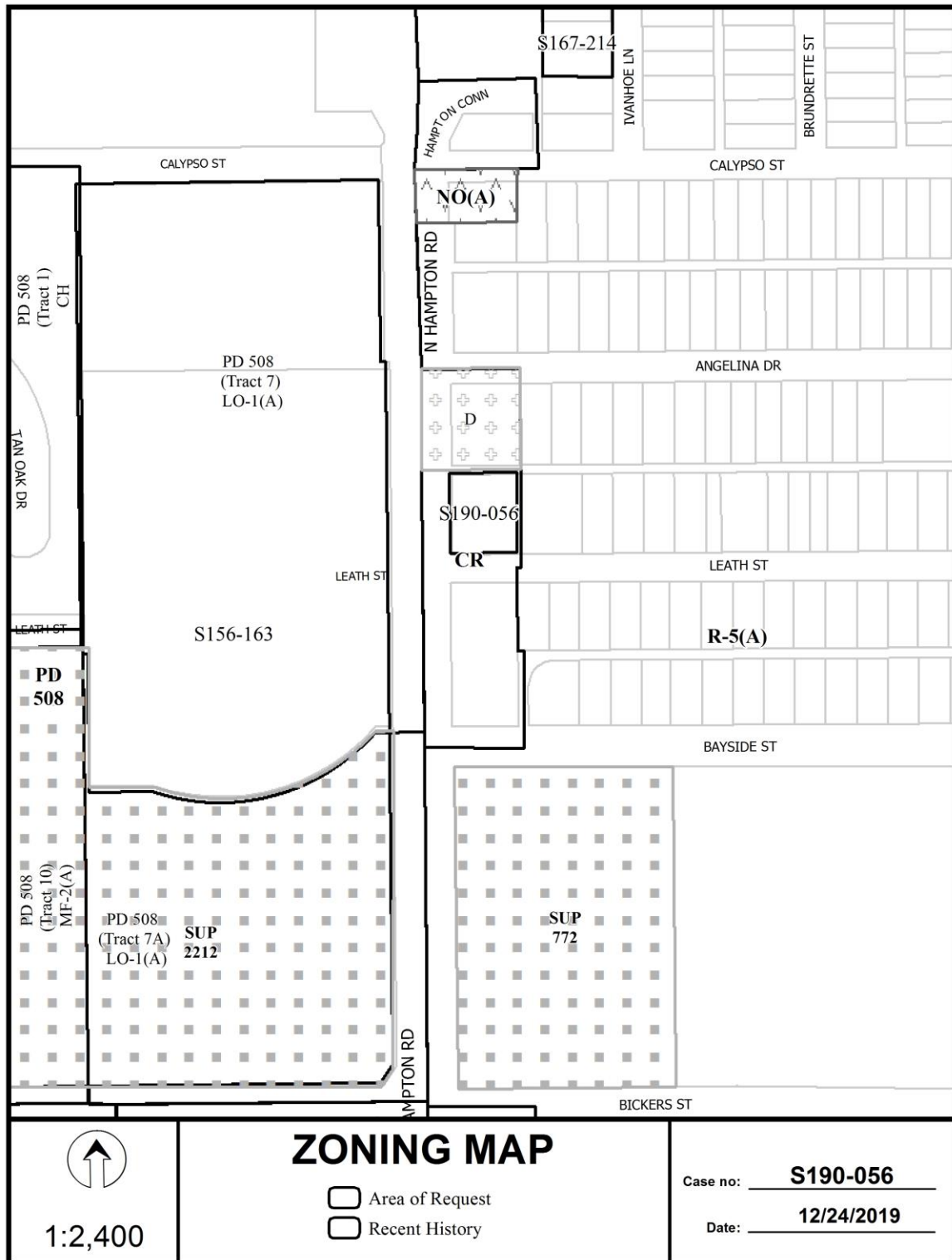
1. S167-214 was a request north of the present request to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four, 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane. The request was approved July 20, 2017 and recorded May 17, 2018.
2. S156-163 was a request west of the present request to remove the platted 15-foot building line located along Calypso Street, Hampton Road, Bickers Street, and the west property line north of Leath Road, as well as internal to the site adjacent to abandoned Goldman Road, and to replat an 18.922-acre tract of land containing part of Lot 1 in City Block AA/7135; part of Lots 1-3 in City Block 5/7135, part of Lots 2-10 in City Block 6/7135, and part of the abandoned portions of Goldman Road and Peshera Road, on property located on Hampton Road between Bickers Street, and Calypso Street. The request was approved May 5, 2016 and recorded January 19, 2018.

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

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


6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department 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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Leath Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Leath Street and Hampton Road. Section 51A 8.602(d) (1).
16. 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)
17. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.
22. Prior to final plat, remove air pump encroachment shown on Leath Street and provide written confirmation and / or pictures to Real Estate.
23. Prior to the final plat submittal, Real Estate release is required.
24. On the final plat, identify the property as Lot 18A in City Block 11/7130. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S190-056</b>          </u> Date: <u>          <b>12/23/2019</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-057**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Singleton Boulevard, west of Combsville Avenue**DATE FILED:** December 11, 2019**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.96-acre**MAPSCO:** 43R**OWNER:** City of Dallas

**REQUEST:** An application to create one 0.96-acre lot from a tract of land containing all of Lot 18 in City Block 1/7232 and part of City Block 7232 on property located on Singleton Boulevard, west of Combsville Avenue.

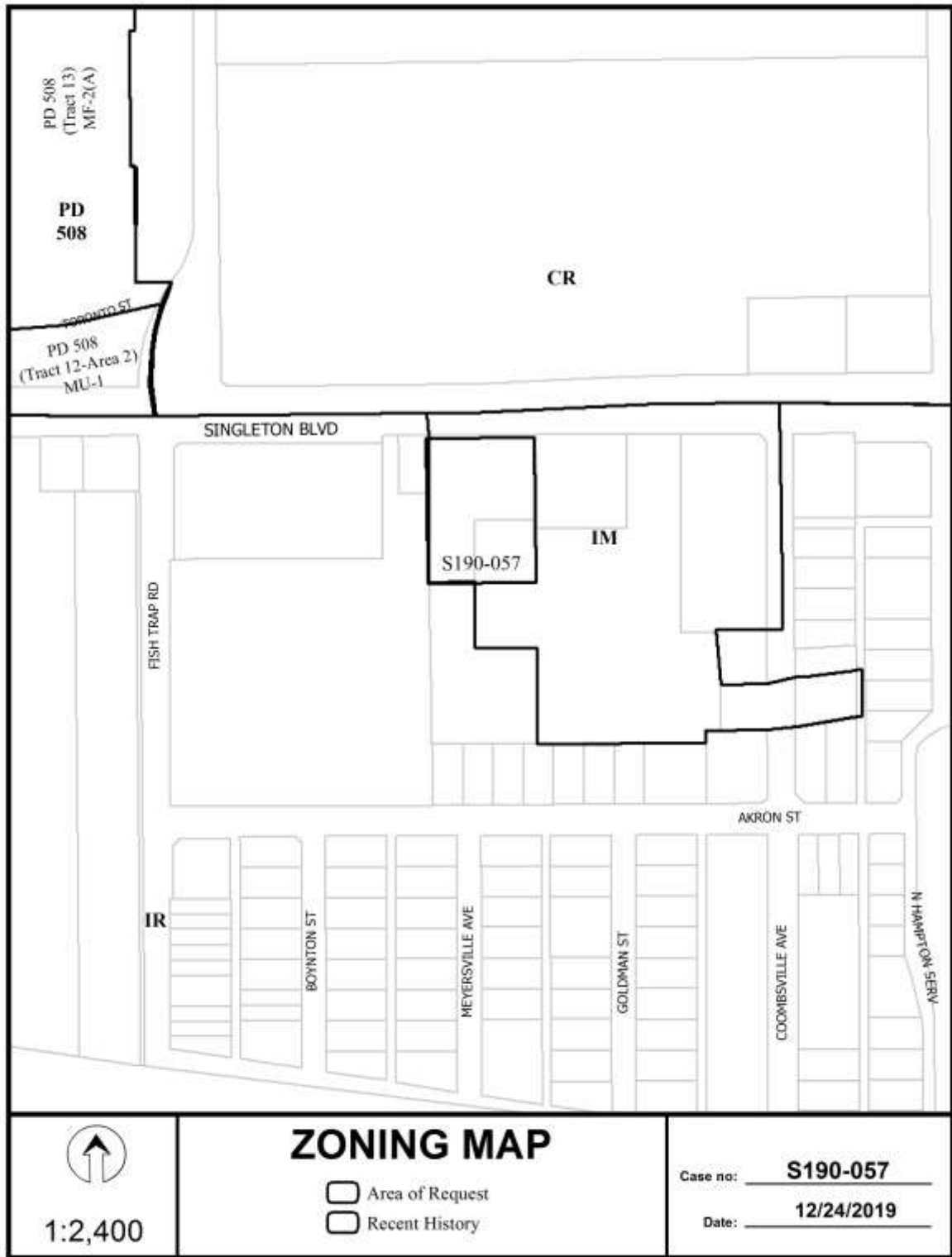
**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

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

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit 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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Singleton Boulevard. Sections 51A-8.602(c)
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water main improvement is 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 "Singleton Boulevard" to "Singleton Boulevard (F.K.A. Eagle Ford Road" per Dallas County Commissioners' Court Order 1941-9256. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 18B in City Block 1/7232. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





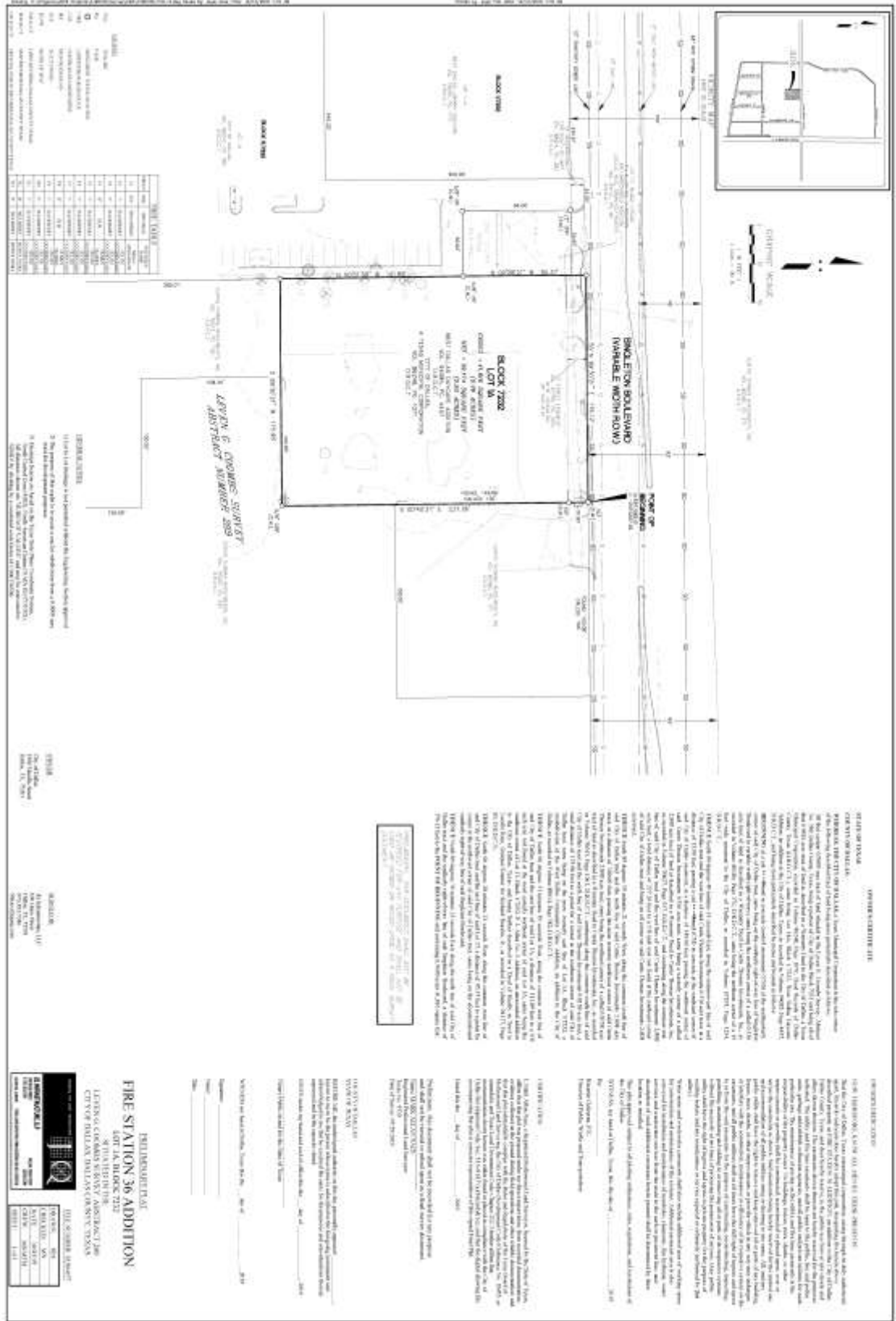
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### AERIAL MAP

- Area of Request
- Recent History

Case no: S190-057

Date: 12/23/2019





**LOCATION:** Anniels Drive at Colorado Boulevard, south corner**DATE FILED:** December 11, 2019**ZONING:** PD 1022**PD LINK:** Not Available on City Attorney's website**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.7499-acre**MAPSCO:** 43Z**OWNER:** Pacific Houston Investments, LTD

**REQUEST:** An application to create a 14-lot Shared Access Development with lots ranging in size from 1,510 square feet to 3,523 square feet and one common area from a 0.7499-acre tract of land in City Block 4690 on property located on Anniels Drive at Colorado Boulevard, south corner.

**SUBDIVISION HISTORY:**

1. S167-273 was a request northwest of the present request to create a 56 lot Shared Access Development along with 4 common areas from a 2.769-acre tract of land in City Block 6/4726 on property located on Fort Worth Avenue, between Colorado Boulevard and Walter Drive. The request was approved September 28, 2017 and recorded November 8, 2019.

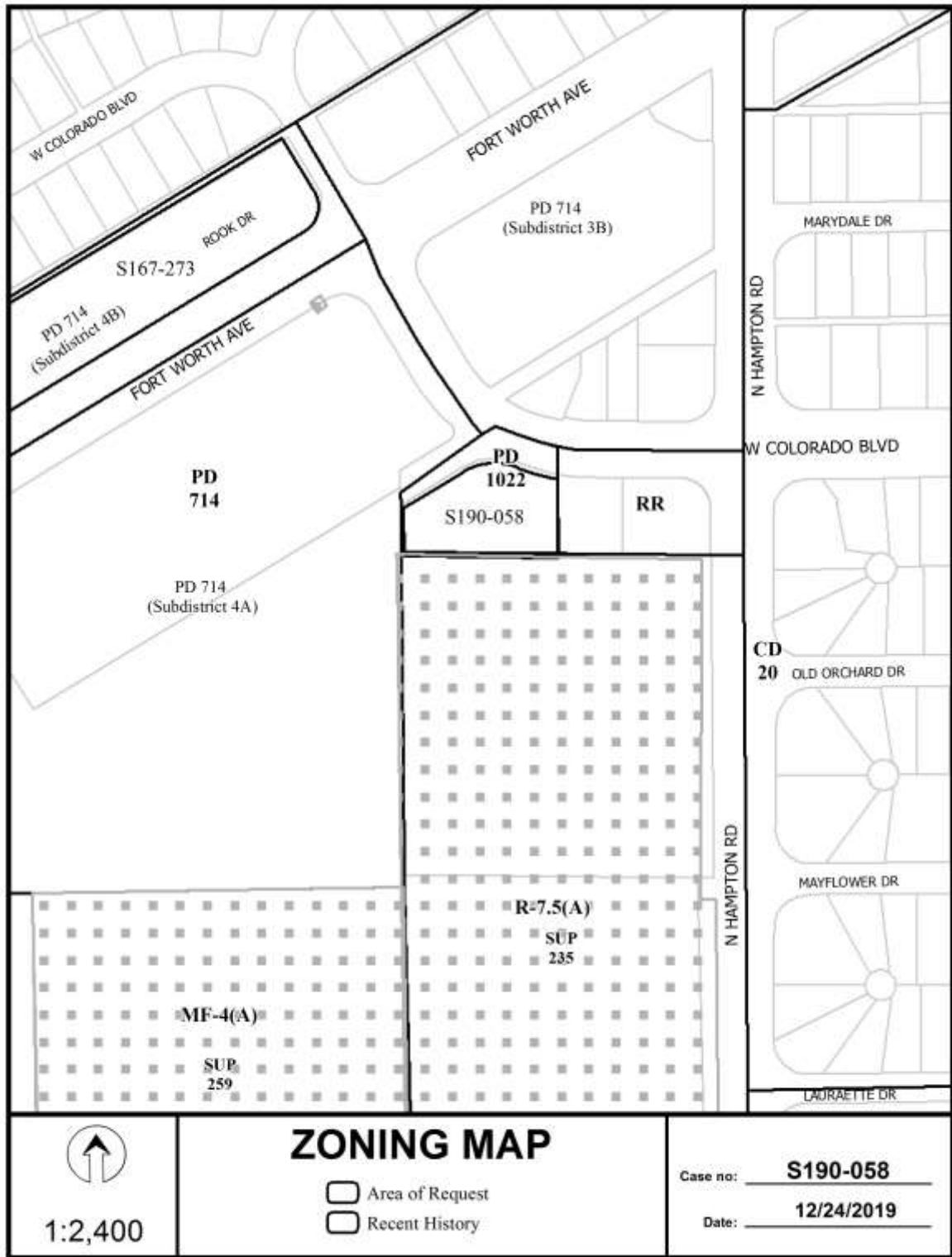
**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 1022; therefore, staff recommends approval subject to compliance with the following conditions:

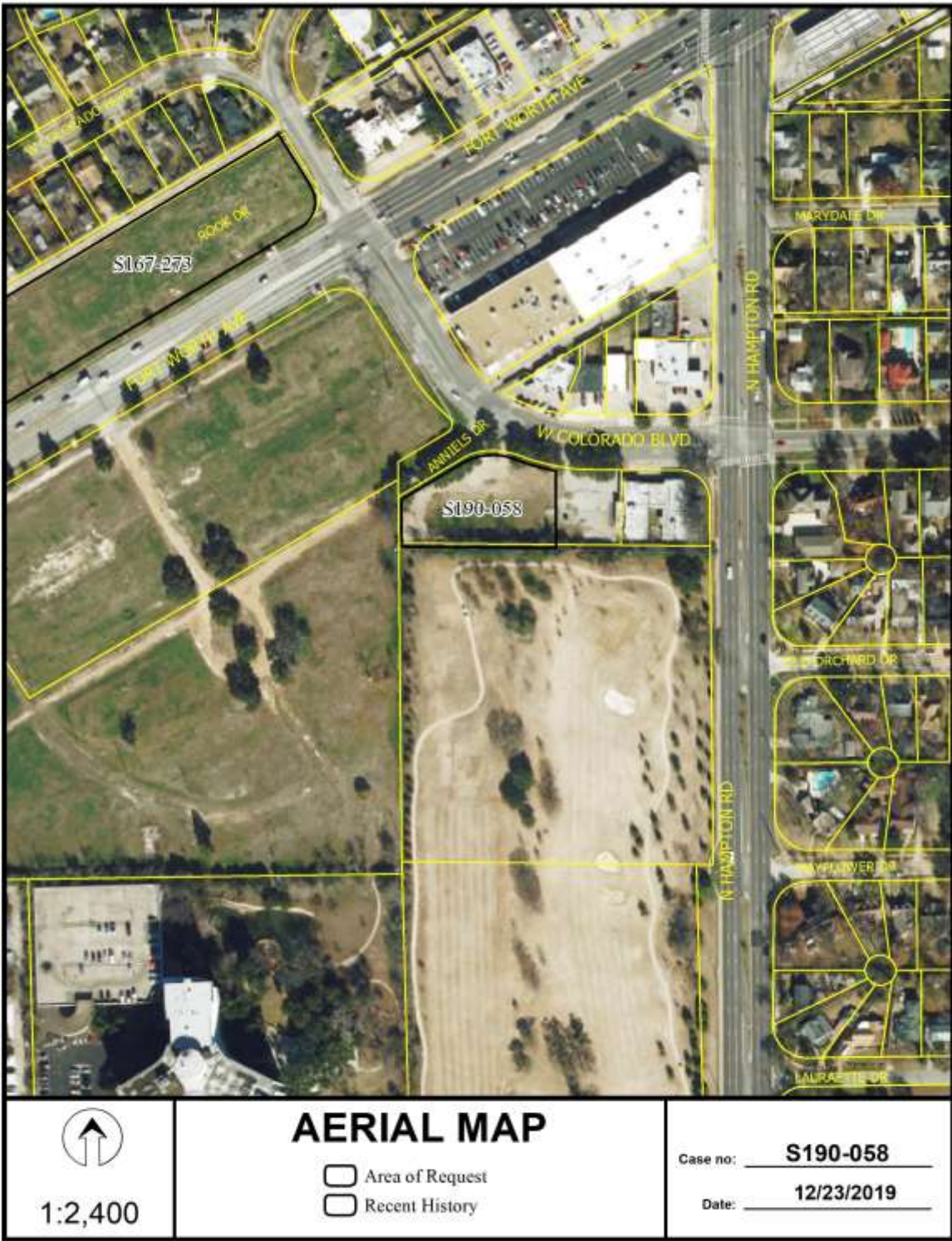
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 14 and 1 common area.
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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
16. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
22. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
23. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
24. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
25. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
26. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
28. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
33. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
35. Prior to final plat, remove the chain link fence encroachment shown on Stevens Park and provide written confirmation and/or pictures of removal of chain link fence encroachment.
36. On the final plat, add Ordinance No. 28515, recorded in Instrument No. 201200029741.
37. Prior to the final plat submittal, Real Estate release is required.
38. On the final plat, change “Colorado Boulevard” to “Colorado Boulevard (F.K.A. Second Street)” per Ordinance Vol. 12 Pg. 319. Section 51A-8.403(a)(1)(A)(xii)
39. On the final plat, identify the property as Lots 1 through 14 and Common Area CA “A” in City Block A/4690. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-061**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Melba Street, west of Zang Boulevard**DATE FILED:** December 12, 2019**ZONING:** PD 830 (Subdistrict 3)**PD LINK:** <http://www.dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.3995-acre**MAPSCO:** 54D**OWNER:** Margie Lee Drennan

**REQUEST:** An application to replat a 0.3995-acre tract of land containing all of Lots 13, 14, and 15 in City Block 31/3151 to create one lot on property located on Melba Street, west of Zang Boulevard.

**SUBDIVISION HISTORY:**

1. S190-044 was a request northeast of the present request to replat a 0.3788-acre tract of land containing part of Lots 11 through 13 in City Block 20/3140 to create one lot on property located on Beckley Avenue at seventh Street, northwest corner. The request was approved December 12, 2019 but has not been recorded.
2. S189-268 was a request south of the present request to replat a 0.671-acre tract of land containing all of Lots 3, 4, and 5 to create one lot on property located on Tenth Street, east of Madison Avenue. The request was approved August 15, 2019 but has not been recorded.
3. S178-226 was a request south of the present request to replat a 1.116-acre tract of land containing all of Lots 6 through 10 in City Block 38/3158 to create one 0.559-acre lot and one 0.557-acre lot on property located on Zang Boulevard at Tenth Street, northwest corner. The request was approved July 19, 2018 but has not been recorded.
4. S178-081 was a request southwest of the present request to replat a 1.120-acre tract of land containing all of Lots 1, 2, 18, 19, and 20 in City Block 38/3158 to create one 0.45-acre lot and one 0.67-acre lot on property located on Madison Avenue, between Ninth Street and Tenth Street. The request was approved February 15, 2018 but has not been recorded.
5. S167-162 was a request west of the present request to replat a 0.399-acre tract of land containing all of Lots 1 through 3 in City Block 27/3147 to create one lot on property located on Bishop Avenue at Melba Street, northeast corner. The request was approved May 4, 2017 and recorded December 10, 2018.
6. S167-134 was a request northeast of the present request to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street,



North Beckley Street, and 7th Street. The request was approved April 6, 2017 and recorded August 2, 2018.

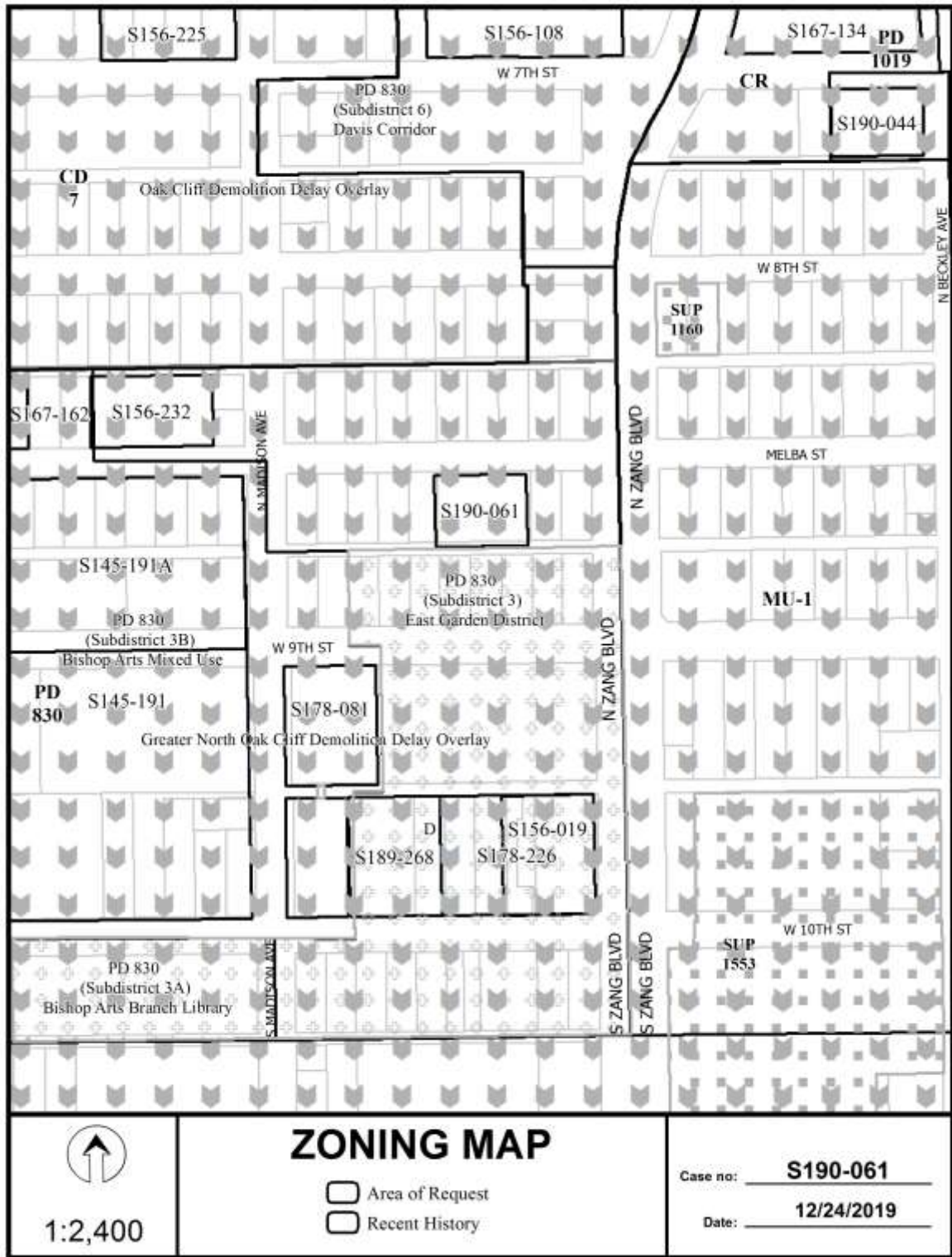
7. S156-232 was a request west of the present request to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue. The request was approved July 21, 2016 and recorded May 19, 2019.
8. S156-225 was a request northwest of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckley Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved August 18, 2016 and recorded November 17, 2017.
9. S156-108 was a request north of the present request to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard. The request was approved on March 3, 2016 and recorded December 28, 2018.
10. S156-019 was a request south of the present request to replat a 0.669-acre tract of land containing all of Lots 8-10 in City Block 38/3158 into one lot on property located at Tenth Street and Zang Boulevard, northwest corner. The request was approved November 19, 2015 and withdrawn June 22, 2018.
11. S145-191 was a request west of the present request to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; replat all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319-acre lot one 0.514-acre lot, one 1.997 acre lot, and one 0.350-acre lot on property bounded by Tenth Street, North Bishop Avenue, Melba Street, and North Madison Avenue. The request was approved June 4, 2015 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 830 (Subdistrict 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 structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Melba Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
21. Prior to final plat, remove portion of stone retaining wall encroaching into Melba Street and provide written confirmation and/or pictures to Real Estate.
22. Prior to submittal of the final plat, Real Estate release is required.
23. On the final plat, change all instances of “Ave.” to “Avenue”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change “9<sup>th</sup> Street” to “Ninth Street”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, change “Zang Boulevard” to “Zang Boulevard (F.K.A. Zangs Boulevard)” per Ordinance 9094. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, change “Melba Street” to “Melba Street (F.K.A. Prospect Street)” per Ordinance Vol. 12 Pg. 319. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 13A in City Block 31/3151. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







**LOCATION:** Davis Street at Tennant Street, southwest corner**DATE FILED:** December 13, 2019**ZONING:** PD 1006**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2054/ARTICLE%201006.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.603-acre**MAPSCO:** 53D**OWNER:** RDV Davis, LLC

**REQUEST:** An application to create a 13-lot Shared Access Development with lots ranging in size from 1,242 square feet to 3,836 square feet from a 0.603-acre tract of land in City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.

**SUBDIVISION HISTORY:**

1. S189-079 was a request located at the present request to create a 10 lot Shared Access Development with lots ranging in size from 1,613.07 square feet to 4,275.12 square feet from a 0.603-acre tract of land containing part of City Block 4548 on property located on Davis Street at Tennant Street, southwest corner. The request was withdrawn January 3, 2019.
2. S178-146 was a request northeast of the present request to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive. The request was approved April 5, 2018 but has not been recorded.
3. S156-262 was a request northeast of the present request to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street. The request was approved April 7, 2016 and recorded January 12, 2018.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 1006; therefore, staff recommends approval subject to compliance with the following conditions:

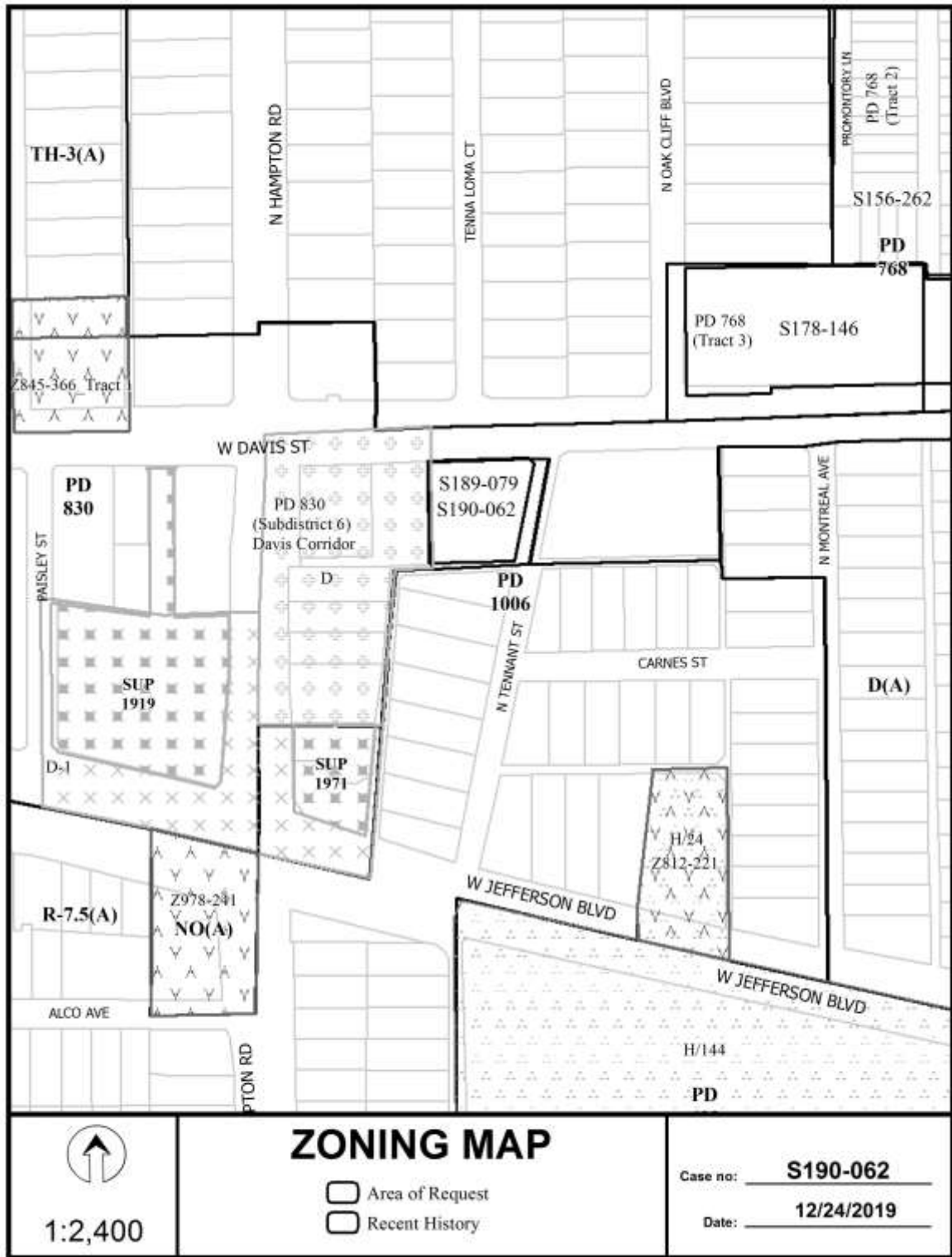
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 13.
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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Davis Street & Tennant Street. Section 51A 8.602(d) (1).
16. 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)



17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Tennant Street & the alley. Section 51A-8.602(e),
18. No access to alley is allowed.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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 are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
25. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
26. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
27. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
28. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
29. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a

- metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
30. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
  31. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
  32. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
  33. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
  34. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
  35. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
  36. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
  37. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
  38. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Davis Street requires all the existing right-of-way. Coordination with Public Works and Transportation would be needed for any modifications of the curb along Davis Street.
  39. On the final plat, change “North Tennant Street (F.K.A. Hollywood Avenue)” to “Tennant Street (F.K.A. Hollywood Street)” per Ordinance 2851. Section 51A-8.403(a)(1)(A)(xii)
  40. On the final plat, change “West Davis Street (F.K.A. State Highway 180)” to “Davis Street (F.K.A. State Highway 180)”. Section 51A-8.403(a)(1)(A)(xii)
  41. On the final plat, identify the property as Lots 1 through 13 in City Block A/4548. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S190-062</b>          </u> Date: <u>          <b>12/23/2019</b>          </u>
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**GENERAL NOTES**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PRELIMINARY APPROVAL.
3. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PRELIMINARY APPROVAL.
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10. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS ISSUED A PRELIMINARY APPROVAL.

**LEGEND**

- 1. 1" = 1' (1:12)
- 2. 1" = 2' (1:24)
- 3. 1" = 4' (1:48)
- 4. 1" = 8' (1:96)
- 5. 1" = 16' (1:192)
- 6. 1" = 32' (1:384)
- 7. 1" = 64' (1:768)
- 8. 1" = 128' (1:1536)
- 9. 1" = 256' (1:3072)
- 10. 1" = 512' (1:6144)
- 11. 1" = 1024' (1:12288)
- 12. 1" = 2048' (1:24576)
- 13. 1" = 4096' (1:49152)
- 14. 1" = 8192' (1:98304)
- 15. 1" = 16384' (1:98304)
- 16. 1" = 32768' (1:98304)
- 17. 1" = 65536' (1:98304)
- 18. 1" = 131072' (1:98304)
- 19. 1" = 262144' (1:98304)
- 20. 1" = 524288' (1:98304)
- 21. 1" = 1048576' (1:98304)
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**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-063**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 2010 California Crossing Road, east of Wildwood Drive**DATE FILED:** December 13, 2019**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 11.394-acres**MAPSCO:** 22T**OWNERS:** Tong Development, LLC, H R Development, Inc.

**REQUEST:** An application to create one 11.394-acre lot from a tract of land containing all of Lots 1 and 2 in City Block 8366 on property located at 2010 California Crossing Road, east of Wildwood Drive.

**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 IM Industrial Manufacturing District; therefore, staff recommends approval subject to compliance with the following conditions:

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


9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit 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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate 30 feet right-of-way (via fee simple) from the established center line of California Crossing Road. Section 51A 8.602(c).
16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) DWU Floodplain Management, and Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Addendum V.
19. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permit exists. Section 51A-8.611(d), DWU Floodplain Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
24. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
26. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. 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.
29. 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.
30. Prior to final plat, remove chain link fence encroachment shown on California Crossing and provide written confirmation and/or pictures to Real Estate.
31. Prior to the final plat submittal, Real Estate release is required.
32. On the final plat, change “California Crossing” to “California Crossing Road”. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lot 1A in City Block 8366. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:3,600	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <u>    <b>S190-063</b>    </u> Date: <u>    <b>12/23/2019</b>    </u>
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**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-053**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard**DATE FILED:** December 11, 2019**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.433-acre**MAPSCO:** 63A**OWNERS:** Hilda Garcia and David Garcia

**REQUEST:** An application to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.

**SUBDIVISION HISTORY:**

1. S190-064 is a request adjacent to the present request to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard. The request is scheduled for City Plan Commission hearing on January 9, 2020.
2. S189-202 was a request east of the present request to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard. The request was approved June 6, 2019 but has not been recorded.
3. S189-182 was a request northwest of the present request to replat a 2.0-acre tract of land containing all of Lot 3 in City Block 6961 to create 8 residential lots on property located on Guadalupe Avenue at Kiest Boulevard, southeast corner. The request was approved May 2, 2019 but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On December 23, 2019, 23 notices were sent to property owners within 200 feet of the proposed plat.

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

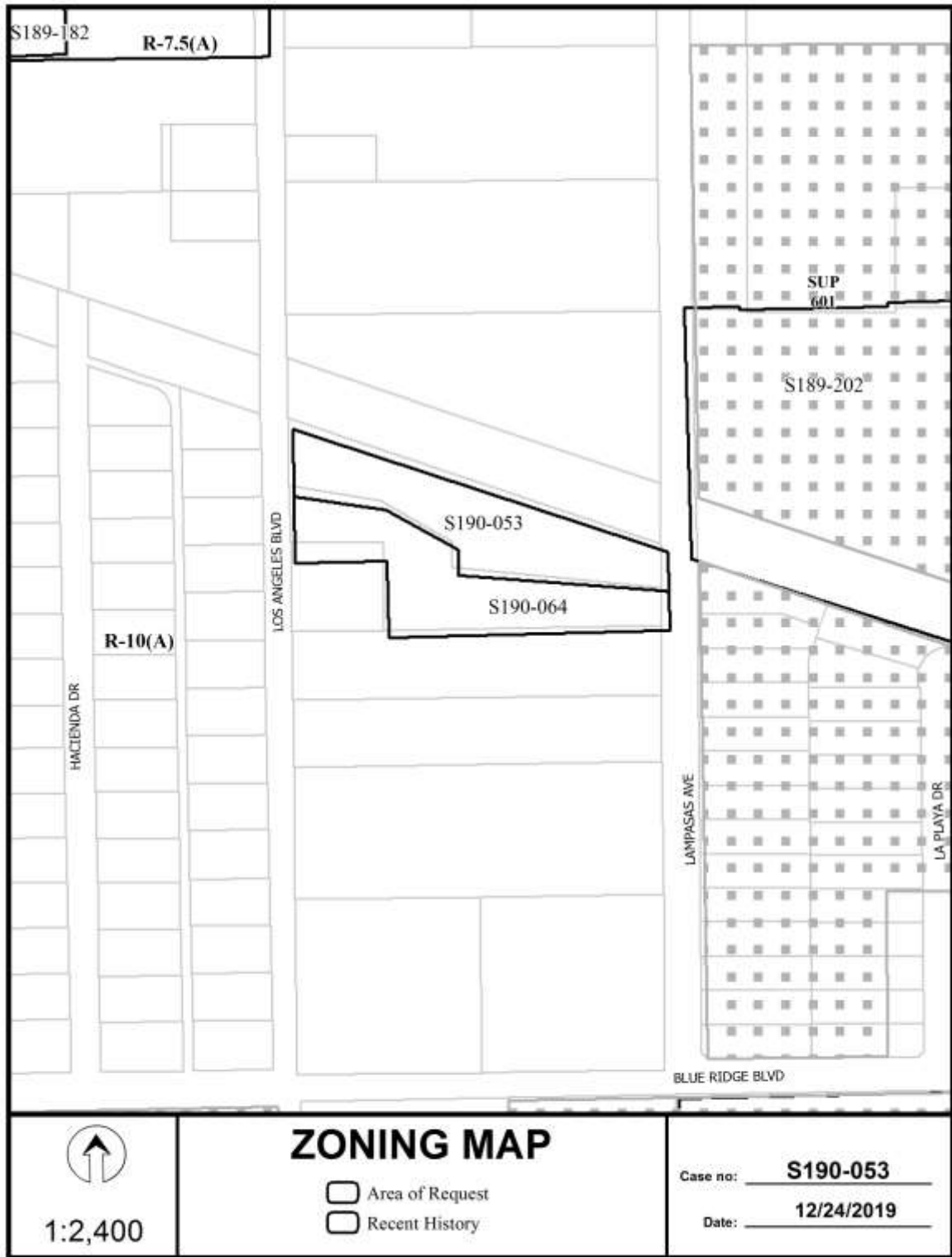
- The properties to the south of the request have widths ranging in size from 108 feet to 211 feet and areas ranging in size from 21,664 square feet to 129,319 square feet. (*refer to the existing area analysis map*)
- The properties to the west of the request have average widths and areas of 76 feet and 10,229 square feet respectively. (*refer to the existing area analysis map*)

- The properties to the north of the request have widths ranging in size from 70 feet to 213 feet and areas ranging in size from 55,491 square feet to 107,516 square feet. (*refer to the existing area analysis map*)
- The properties to the southeast of the request have average widths and areas of 54 feet and 10,043 square feet respectively. (*refer to the existing area analysis map*)

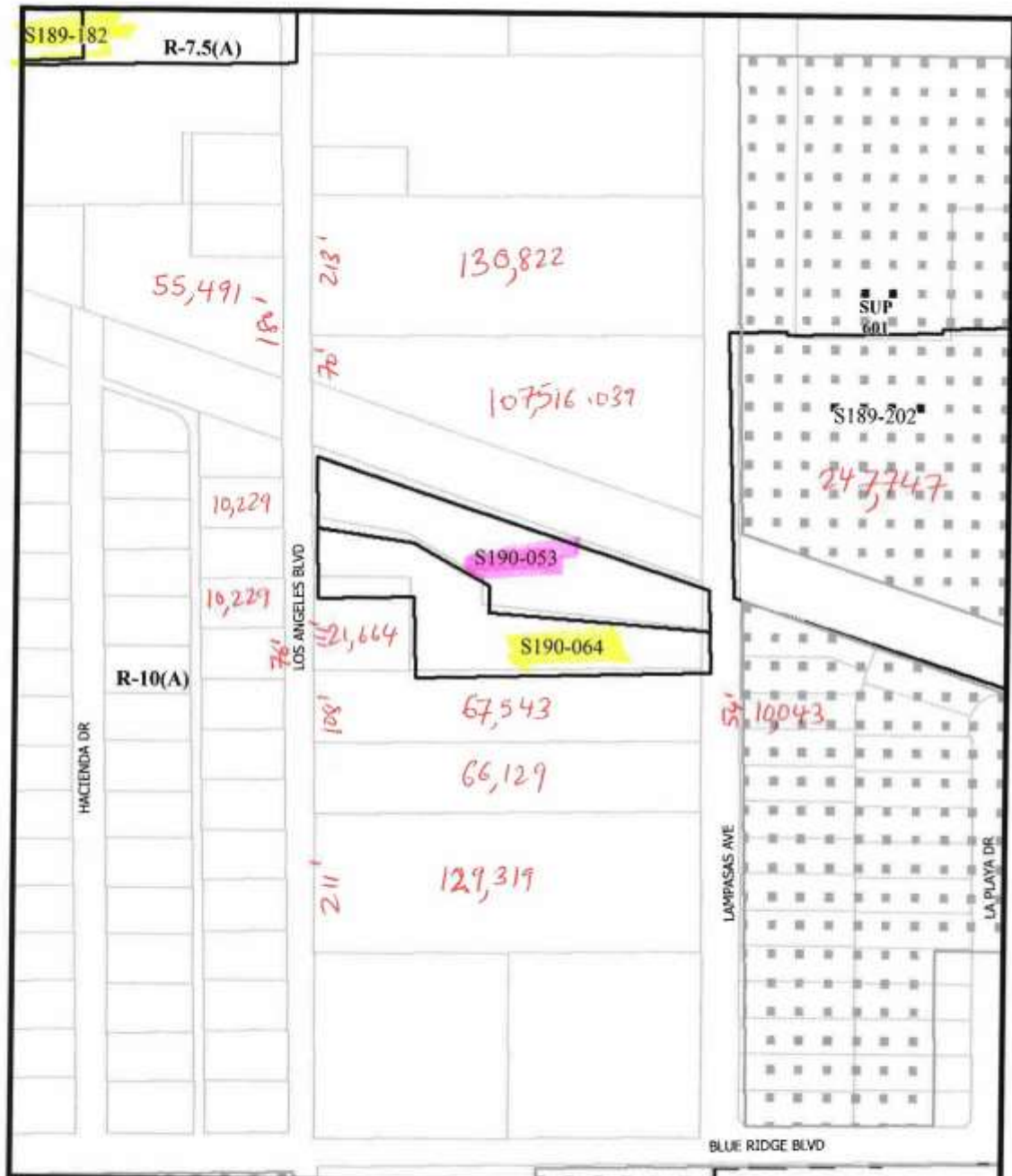
The request is to create one 26,950.89-square foot lot and one 35,478.89-square foot lot with lot widths of 64.25 feet and 109.22 feet respectively. The request is in R-10(A) Single Family District with minimum lot requirement of 10,000 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate vicinity of the request; therefore, there is no any established lot pattern and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:


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

10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lampasas Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. At the street frontage of the subject site on Lampasas Avenue, a minimum of 20 feet street must be improved with all weather surface. Section 51a-8.604 (b) (2)
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Prior to final plat, contact Real Estate to discuss if stone wall shown on plat is on Lampasas Avenue right-of-way or on the owner's property.
22. On the final plat, identify the property as Lots 1A and 1B in City Block H/6961. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



**ALL AREAS ARE IN SQUARE FEET**



 1:2,400	<p align="center"><b>EXISTING AREA ANALYSIS</b></p> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <u>          S190-053          </u> Date: <u>          12/24/2019          </u>
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 1:3,600	<h2>NOTIFICATION</h2>	Case no: <b>S190-053</b>
	<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;">23</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>12/23/2019</b>

12/18/2019

## ***Notification List of Property Owners***

### ***S190-053***

#### ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3406 LOS ANGELES BLVD	GARCIA DAVID & HILDA
2	3414 LOS ANGELES BLVD	SIGALA JESUS
3	3300 LOS ANGELES BLVD	ONCOR ELECRTCIC DELIVERY COMPANY
4	3300 LOS ANGELES BLVD	ONCOR ELECRTCIC DELIVERY COMPANY
5	3846 W KIEST BLVD	CHURCH OF GOD OF PROPHECY
6	3314 LOS ANGELES BLVD	LAVENDER CALVIN
7	3320 LOS ANGELES BLVD	DEROSSETT BOBBIE
8	3424 LOS ANGELES BLVD	RIOS MARTHA DINORA
9	3426 LOS ANGELES BLVD	NARVAEZ JUAN
10	3442 LOS ANGELES BLVD	NARVAEZ ANDRES &
11	3420 HACIENDA DR	RAMIREZ ARTURO
12	3414 HACIENDA DR	MARTINEZ OZIEL & MARCELA ROJAS
13	3408 HACIENDA DR	GERON MARIO LOZANO
14	3405 LOS ANGELES BLVD	WILSON ANNETTE
15	3411 LOS ANGELES BLVD	GRAVES MATTIE
16	3417 LOS ANGELES BLVD	GAMEZ HIGINIO & ANGELA C
17	3423 LOS ANGELES BLVD	CONTRERAS FELIX I &
18	3427 LOS ANGELES BLVD	NIECE CAROLYN PARISH
19	3323 LOS ANGELES BLVD	MEUANSOURINHAKOUN SOMBOUN
20	3418 LAMPASAS AVE	DIAZ CARLOS B
21	3422 LAMPASAS AVE	GOMEZ JIMMY
22	3426 LAMPASAS AVE	SANCHEZ JOSE H
23	3430 LAMPASAS AVE	SANCHEZ VALERIA PATRICIA



**CITY PLAN COMMISSION**

**THURSDAY JANUARY 9, 2020**

**FILE NUMBER:** S190-054

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Vilbig Road, south of Pueblo Road

**DATE FILED:** December 11, 2019

**ZONING:** R-5(A)

**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.129-acre

**MAPSCO:** 44N

**OWNERS:** Dallas Neighborhood Alliance for Habitat and Dallas Area Habitat for Humanity, Inc.

**REQUEST:** An application to replat a 0.129-acre tract of land containing part of Lots 23 and 24 in City Block J/7122 to create one lot on property located on Vilbig Road, south of Pueblo Road.

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

**PROPERTY OWNER NOTIFICATION:** On December 23, 2019, 35 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.”

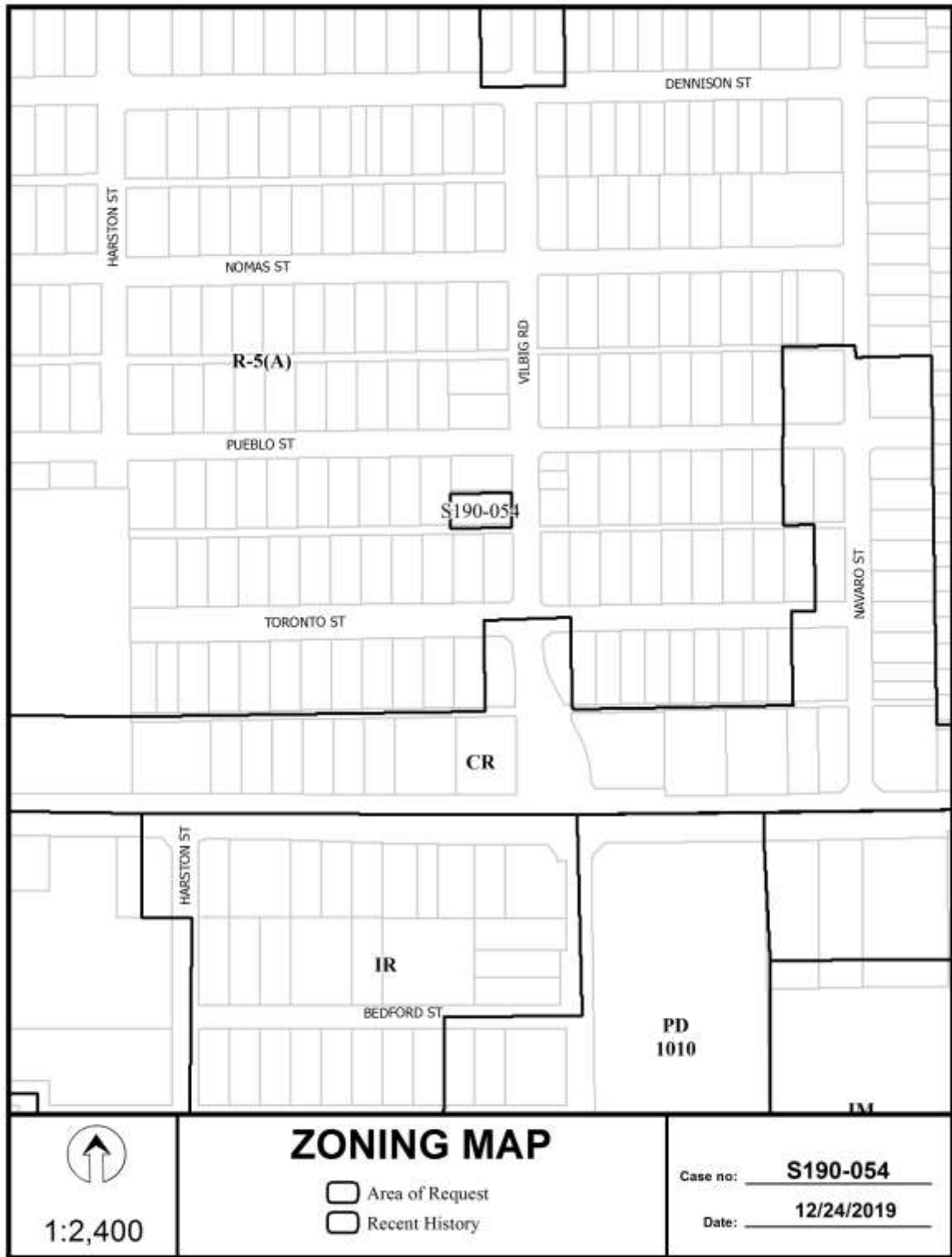
- The properties in the immediate area of the request have lots widths ranging in size from 49 feet to 57 feet and areas ranging in size from 5,445 square feet to 5,999 square feet. *(refer to the existing area analysis map)*
- The request is to create one lot with lot width 56.25 feet and lot area 5,625 square feet. The request is in the R-5(A) Single Family District with minimum lot requirement of 5,000 square feet. *(refer to the existing area analysis map)*
- All the lots within the immediate vicinity of the request have Pueblo Street frontage. The request is to change the orientation of the street frontage from Pueblo Street to Vilbig Road. *(refer to the existing area analysis map)*

Staff finds that there is an established lot pattern within the immediate vicinity of the request and the request does not comply with Section 51A-8.503 but it complies with the requirements of the R-5(A) Single Family District; therefore, staff recommends denial. However, should the preliminary plat be approved, it will be subject to compliance with the following conditions.

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

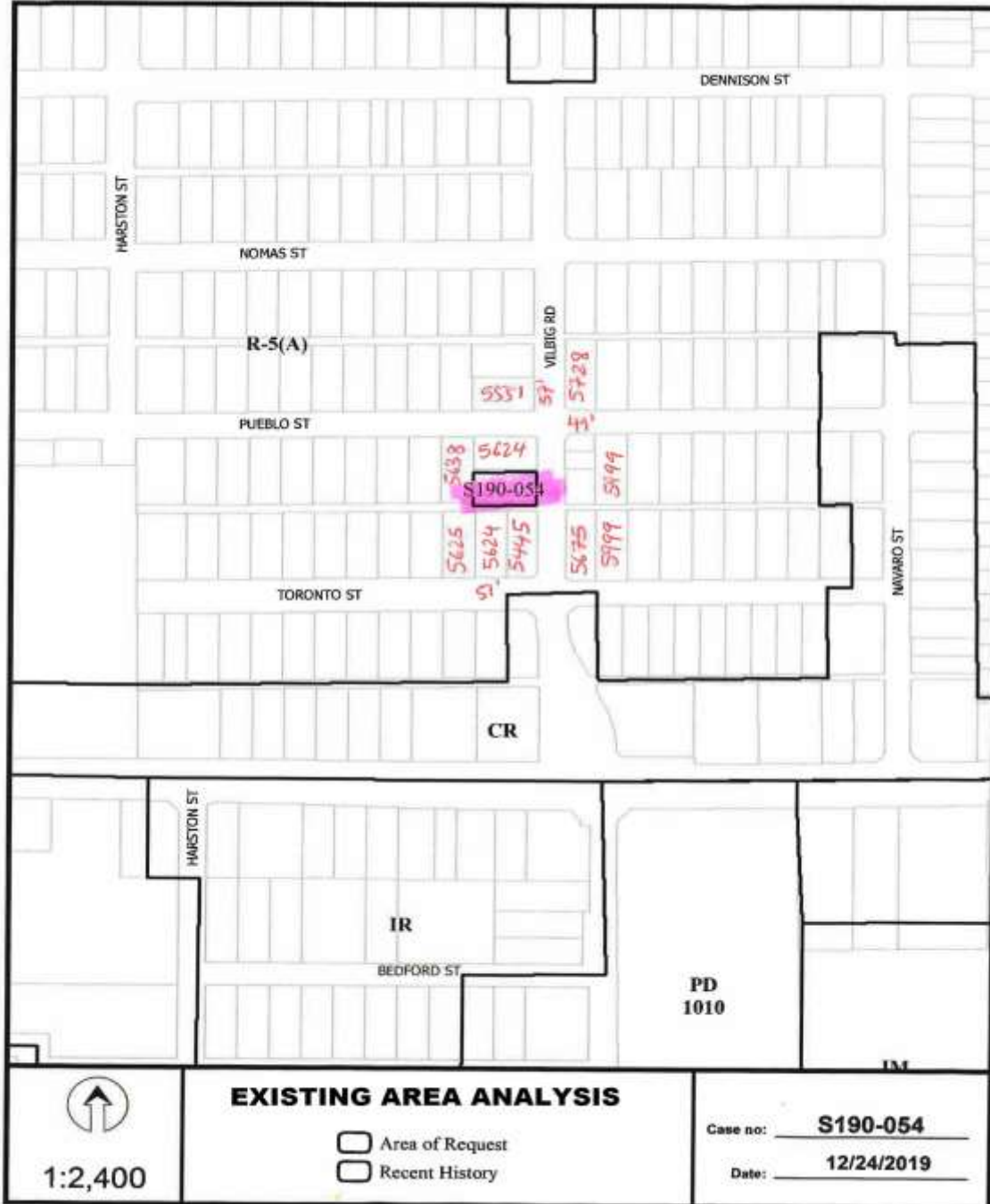
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T). Section 51A-8.102 (c); 8.601 (b)(4),(5),(6),(7),(8),(9)
15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established centerline of Vilbig Road. Sections 51A-8.602(c)
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Vilbig Road & the alley. Section 51A-8.602(e),
17. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.

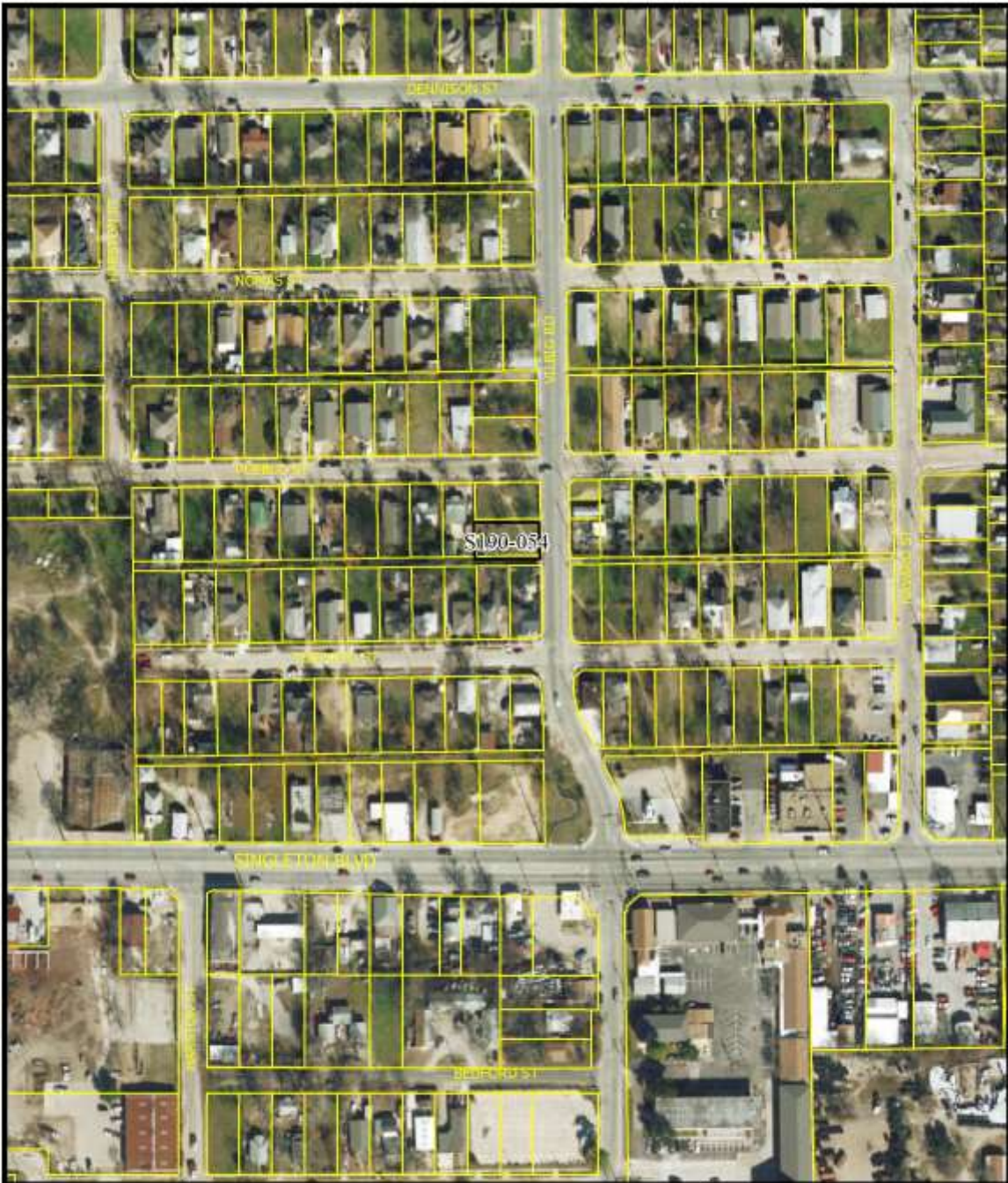
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, change all instances of "Ave." to "Avenue". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, change "Pueblo Road (Formerly known as Corden Street)" to "Pueblo Street (F.K.A. Corden Street)". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change "Toronto Road (Formerly known as Weaver Street)" to "Toronto Street (F.K.A. Weaver Street)". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, change "Vilbig Road" to "Vilbig Road (F.K.A. Duncan Road)" per Dallas County Commissioners' Court Order 1933-0319. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 23A in City Block J/7122. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).




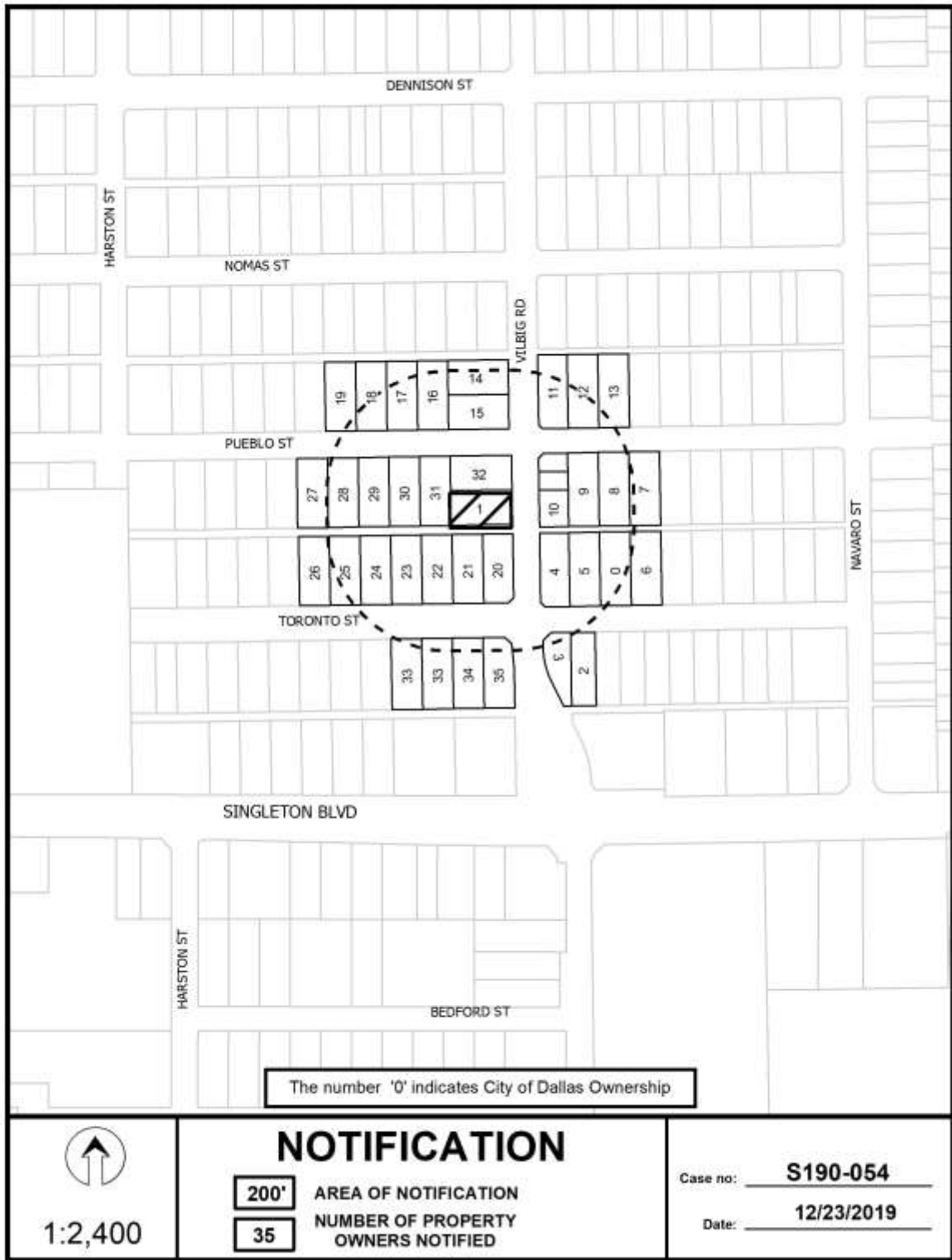


**ALL AREAS ARE IN SQUARE FEET**





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S190-054</u> Date: <u>12/23/2019</u>
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## *Notification List of Property Owners*

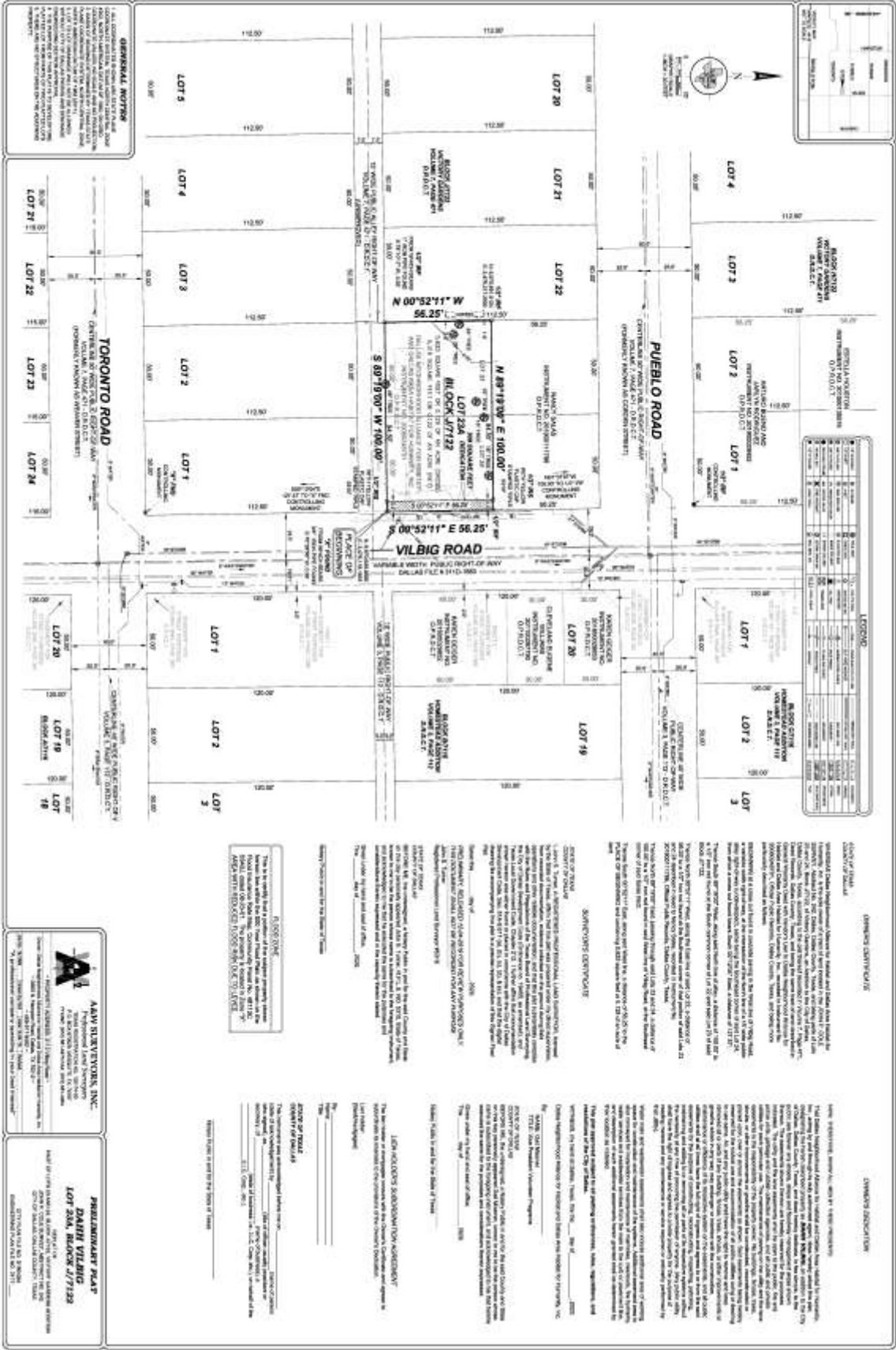
### *S190-054*

#### *35 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 HABITAT	3113 VILBIG RD	DALLAS NEIGHBORHOOD ALLIANCE FOR
2	1734 TORONTO ST	OWENS NATHAN GLENN
3	1738 TORONTO ST	HERNANDEZ GELACIO
4	1737 TORONTO ST	RUBIOREYES MANUEL D
5	1739 TORONTO ST	CORIA CORPORATION INC
6	1727 TORONTO ST	WATSON JESSE LEE
7	1726 PUEBLO ST	FUERY BRENDA J EST OF
8	1730 PUEBLO ST	REYES ANA MARITZA
9	1732 PUEBLO ST	WILLIAMS CLEVELAND EUGENE
10	3118 VILBIG RD	GEIGER KAREN R
11	3200 VILBIG RD	RODRIGUEZ JARLYN
12	1735 PUEBLO ST	MOLIERE CHANTEL
13	1731 PUEBLO ST	TORRES PEDRO & ARACELI
14	3205 VILBIG RD	HOUSTON ESTELLA
15	3203 VILBIG RD	BUENO ARTURO &
16	1811 PUEBLO ST	GARDNER PAUL DEAN &
17	1815 PUEBLO ST	CARBAJAL ARMANDO CORIA
18	1819 PUEBLO ST	RICHARDSON FREDDIE
19	1823 PUEBLO ST	GARCIA AYDA
20	1803 TORONTO ST	OCON ZAINA &
21	1807 TORONTO ST	OCHOA IGNACIO & ELVIA
22	1811 TORONTO ST	LOPEZ ANTONIO G & OLGA
23	1815 TORONTO ST	ROCK FREDRIC
24	1819 TORONTO ST	MORENO FELIPE
25	1823 TORONTO ST	ARMSTRONG LARRY
26	1827 TORONTO ST	MACK LUVESTER EST OF

12/18/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1826 PUEBLO ST	SKINNER CAROLYN M
28	1822 PUEBLO ST	CLS ENTERPRISE LLC
29	1818 PUEBLO ST	GIBSON VIRLEASHER
30	1814 PUEBLO ST	SPENCER FELICIA YVONNE
31	1810 PUEBLO ST	LOPEZ ZULEMA
32	3119 VILBIG RD	SALAS NANCY
33	1814 TORONTO ST	JONES COLANDRA D
34	1804 TORONTO ST	CHRISTIAN PATRICIA K W A
35	3015 VILBIG RD	ADAMS E L EST



LOT	AREA (SQ FT)	AREA (SQ METERS)	PERCENTAGE OF TOTAL AREA
LOT 1	10,000	929.03	4.17%
LOT 2	10,000	929.03	4.17%
LOT 3	10,000	929.03	4.17%
LOT 4	10,000	929.03	4.17%
LOT 5	10,000	929.03	4.17%
LOT 6	10,000	929.03	4.17%
LOT 7	10,000	929.03	4.17%
LOT 8	10,000	929.03	4.17%
LOT 9	10,000	929.03	4.17%
LOT 10	10,000	929.03	4.17%
LOT 11	10,000	929.03	4.17%
LOT 12	10,000	929.03	4.17%
LOT 13	10,000	929.03	4.17%
LOT 14	10,000	929.03	4.17%
LOT 15	10,000	929.03	4.17%
LOT 16	10,000	929.03	4.17%
LOT 17	10,000	929.03	4.17%
LOT 18	10,000	929.03	4.17%
LOT 19	10,000	929.03	4.17%
LOT 20	10,000	929.03	4.17%
LOT 21	10,000	929.03	4.17%
LOT 22	10,000	929.03	4.17%
LOT 23	10,000	929.03	4.17%
LOT 24	10,000	929.03	4.17%
<b>TOTAL</b>	<b>240,000</b>	<b>22296.72</b>	<b>100%</b>

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF TRANSPORTATION.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.  
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF EDUCATION.  
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF SOCIAL SERVICES.  
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REGISTRATION AND PROFESSIONAL LICENSING.  
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**GENERAL NOTES (CONTINUED)**

11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
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 16. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**GENERAL NOTES (CONTINUED)**

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
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 22. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**GENERAL NOTES (CONTINUED)**

23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 24. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
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 28. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**GENERAL NOTES (CONTINUED)**

29. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 30. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
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 33. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REGISTRATION AND PROFESSIONAL LICENSING.  
 34. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**GENERAL NOTES (CONTINUED)**

35. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.  
 36. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF HEALTH CARE SERVICES.  
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 40. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF REVENUE.

**AAW SERVICES, INC.**  
 10000 E. ALPINE AVE., SUITE 100  
 DENVER, CO 80231  
 TEL: 303.755.1111  
 FAX: 303.755.1112  
 WWW.AAWSERVICES.COM

**PRELIMINARY PLAN**  
**DANAH VILBIG**  
**LOT 20A, BLOCK J/7133**  
 PREPARED BY: AAW SERVICES, INC.  
 DATE: 07/15/2020

**CITY PLAN COMMISSION****THURSDAY JANUARY 9, 2020****FILE NUMBER:** S190-059**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Robertson Drive at Sunrise Hill Lane, southwest corner**DATE FILED:** December 11, 2019**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.465-acre**MAPSCO:** 66Q**OWNER:** WP Leacy, LTD

**REQUEST:** An application to replat a 0.465-acre tract of land containing all of Lot 2 in City Block 3/8260 and part of City Block 8260 to create one lot on property located on Robertson Drive at Sunrise Hill Lane, southwest corner.

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

**PROPERTY OWNER NOTIFICATION:** On December 23, 2019, 15 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 in the immediate area of the request have lot widths ranging in size from 59 feet to 113 feet and areas ranging in size from 6,854 square feet to 16,254 square feet. The request is to create one 20,251-square foot lot with lot width 81.82 feet. (*refer to the existing area analysis map*)

Staff finds that there is no uniform lot widths or lot areas in the immediate vicinity of the request; there is no established lot pattern and the request complies with the Section 51A-8.503 and the requirements of the R-5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

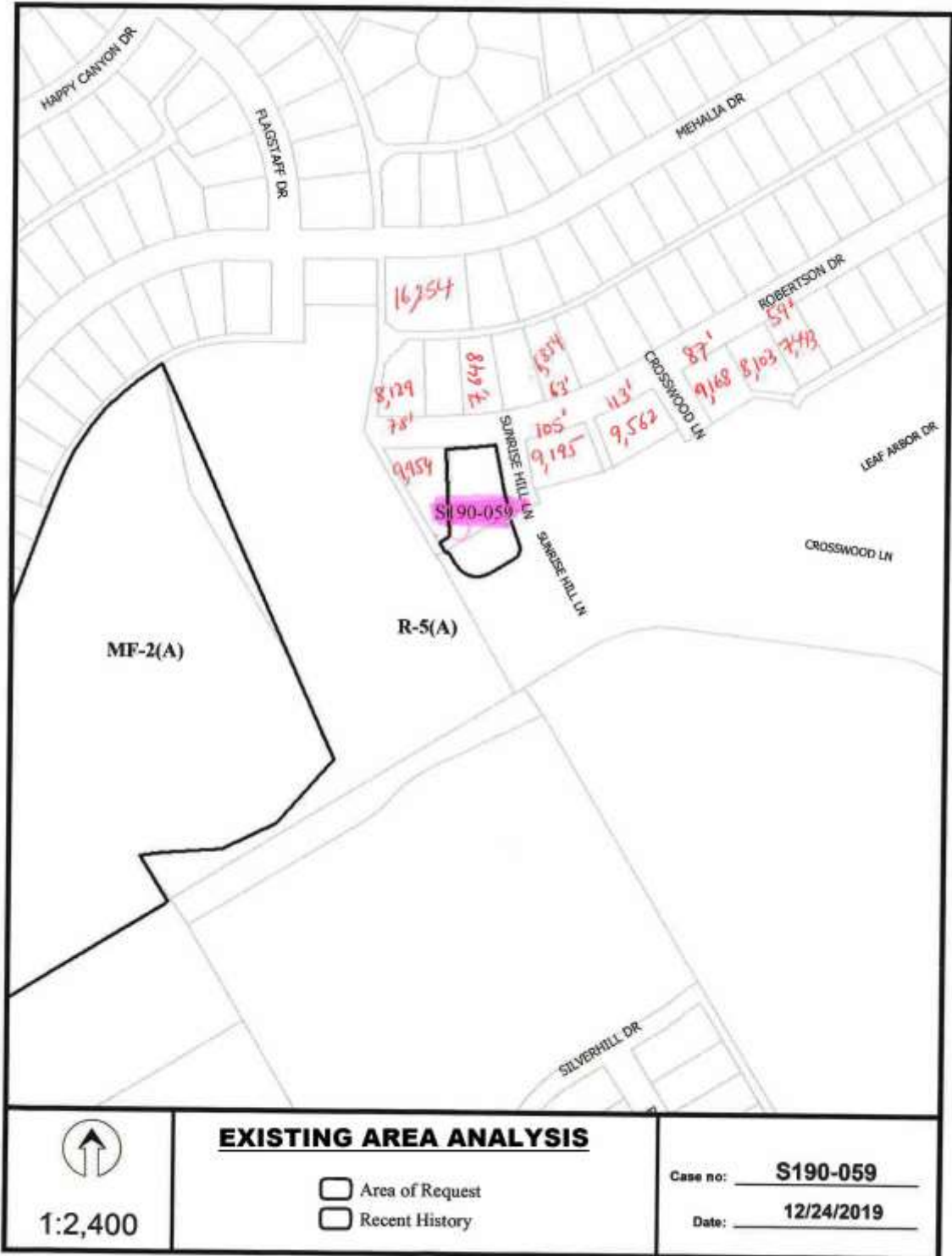
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit 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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established centerline of alley. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 3-foot by 3-foot corner clip (via fee simple or street easement) at the intersection of Robertson Drive & Sunrise Hill Lane. Section 51A 8.602(d) (1).
17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip. Section 51A-8.602 (d) (1)
18. Provide a turn-around per the City of Dallas Standards at the end of Sunrise Hill Lane. Section 51A-8.506(b).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.



20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
22. On the final plat, chose a new or different addition name. Platting Guidelines.
23. Prior to final plat, provide deed for the 0.159-acre tract of land in City Block 8260.
24. On the final plat, remove or replace the solid thick line separating the lot with a thin dash line.
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Prior to final plat, remove gate encroachment into Sunrise Hill Lane and provide a written confirmation and/or pictures to Real Estate.
28. Prior to final plat, Real Estate release is required.
29. On the final plat, identify the property as Lot 2A in City Block 3/8260. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



**ALL AREAS ARE IN SQUARE FEET**





 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <u>S190-059</u> Date: <u>12/23/2019</u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: <b>S190-059</b>
	<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;">15</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>12/23/2019</b>

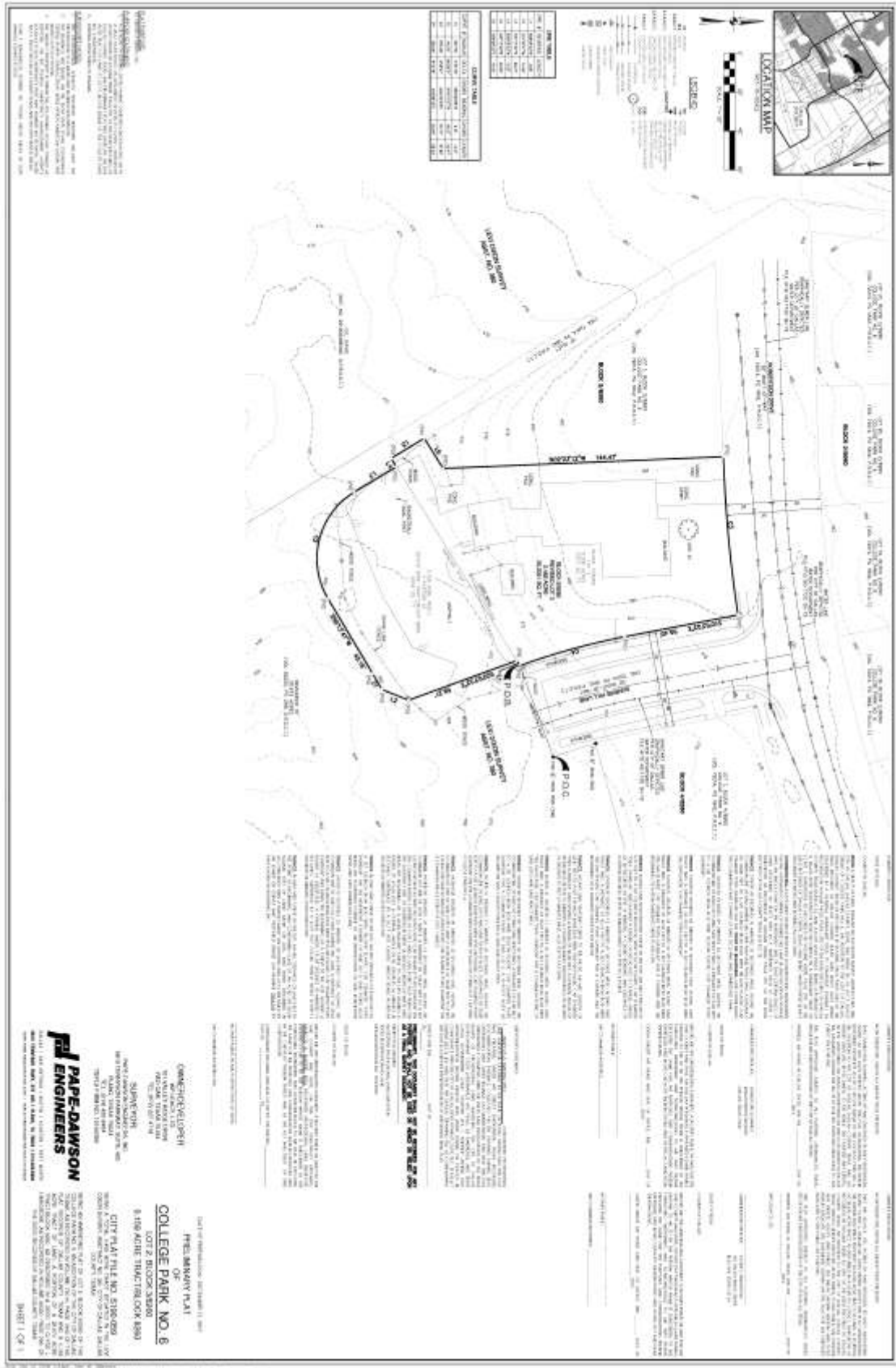
12/18/2019

## ***Notification List of Property Owners***

***S190-059***

### ***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4016 ROBERTSON DR	ARMSTEAD GERTRUDE EST OF
2	4020 ROBERTSON DR	DONNELL STANFORD
3	1100 TEXAS COLLEGE DR	WP LEGACY LTD
4	4018 MEHALIA DR	PANDI 1 LLC
5	4024 MEHALIA DR	TUCKER JEANETTE EST OF
6	6200 FLAGSTAFF DR	DAVIS H E
7	6200 FLAGSTAFF DR	DAVIS H E
8	4041 ROBERTSON DR	DAVIS ERIC
9	4035 ROBERTSON DR	LOVETTE RUBY J
10	4031 ROBERTSON DR	JACKSON ROBERT L & EMMA
11	4025 ROBERTSON DR	ATCHISON CHARLES RAY
12	4021 ROBERTSON DR	GUILLORY SONJA R
13	4015 ROBERTSON DR	INTEGRIS CONSULTING GROUP LLC
14	6106 SUNRISE HILL LN	REED ROBERT E JR & MARY
	15 6550 CROSSWOOD LN	ROBERTS GWENDOLYN



**LOCATION:** Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard

**DATE FILED:** December 13, 2019

**ZONING:** R-10(A)

**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.432-acre

**MAPSCO:** 63A

**OWNERS:** Jesus Sigala and Hilda Garcia

**REQUEST:** An application to replat a 1.432-acre tract of land containing all of Lot 2 in City Block H/6961 to create one 0.514-acre lot and one 0.918-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard.

**SUBDIVISION HISTORY:**

1. 190-053 is a request adjacent to the present request to replat a 1.433-acre tract of land containing all of Lot 1 in City Block H/6961 to create one 0.814-acre lot and one 0.619-acre lot on property located between Los Angeles Boulevard and Lampasas Avenue, north of Blue Ridge Boulevard. The request is scheduled for City Plan Commission hearing on January 9, 2020.
2. S189-202 was a request east of the present request to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard. The request was approved June 6, 2019 but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On December 23, 2019, 23 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the south of the request have widths ranging in size from 108 feet to 211 feet and areas ranging in size from 21,664 square feet to 129,319 square feet. *(refer to the existing area analysis map)*
- The properties to the west of the request have average widths and areas of 76 feet and 10,229 square feet. *(refer to the existing area analysis map)*
- The properties to the north of the request have widths ranging in size from 70 feet to 213 feet and areas ranging in size from 55,491 square feet to 107,516 square feet. *(refer to the existing area analysis map)*



- The properties to the southeast of the request have average widths and areas of 54 feet and 10,043 square feet. (*refer to the existing area analysis map*)

The request is to create one 22,415.78-square foot lot and one 39,989.45-square foot lot with lot widths of 109.22 feet and 64.39 feet respectively. The request is in R-10(A) Single Family District with minimum lot requirement of 10,000 square feet. Staff finds that there is no uniform lot widths or lot areas within the immediate vicinity of the request; therefore, there is no any established lot pattern and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District. Staff recommends approval of the request subject to compliance with the following conditions:

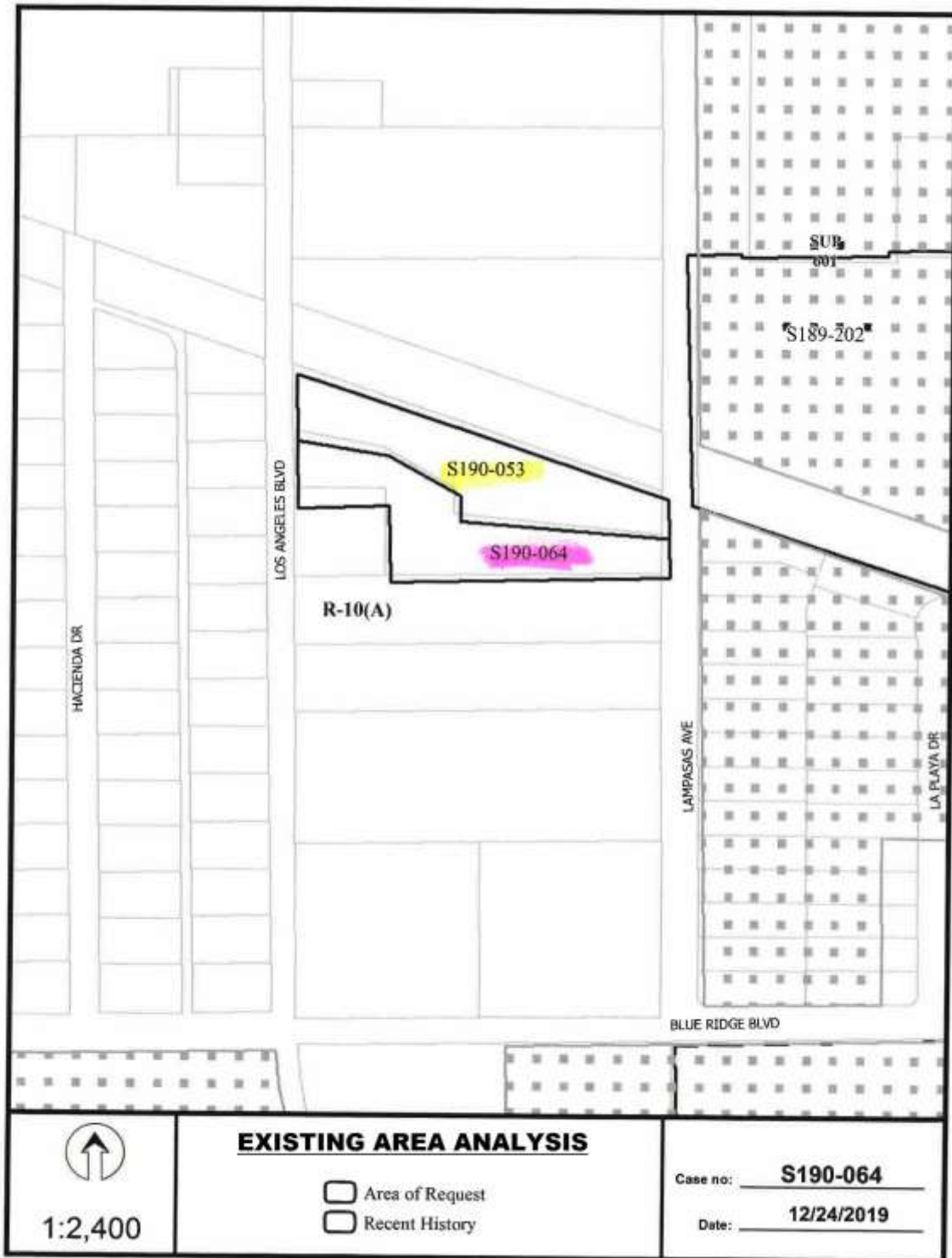
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit 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(c).
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lampasas Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. Provide a deed with a legal description of the property.
18. On the final plat, identify the property as Lots 2A and 2B in City Block H/6961. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



**ALL AREAS ARE IN SQUARE FEET**





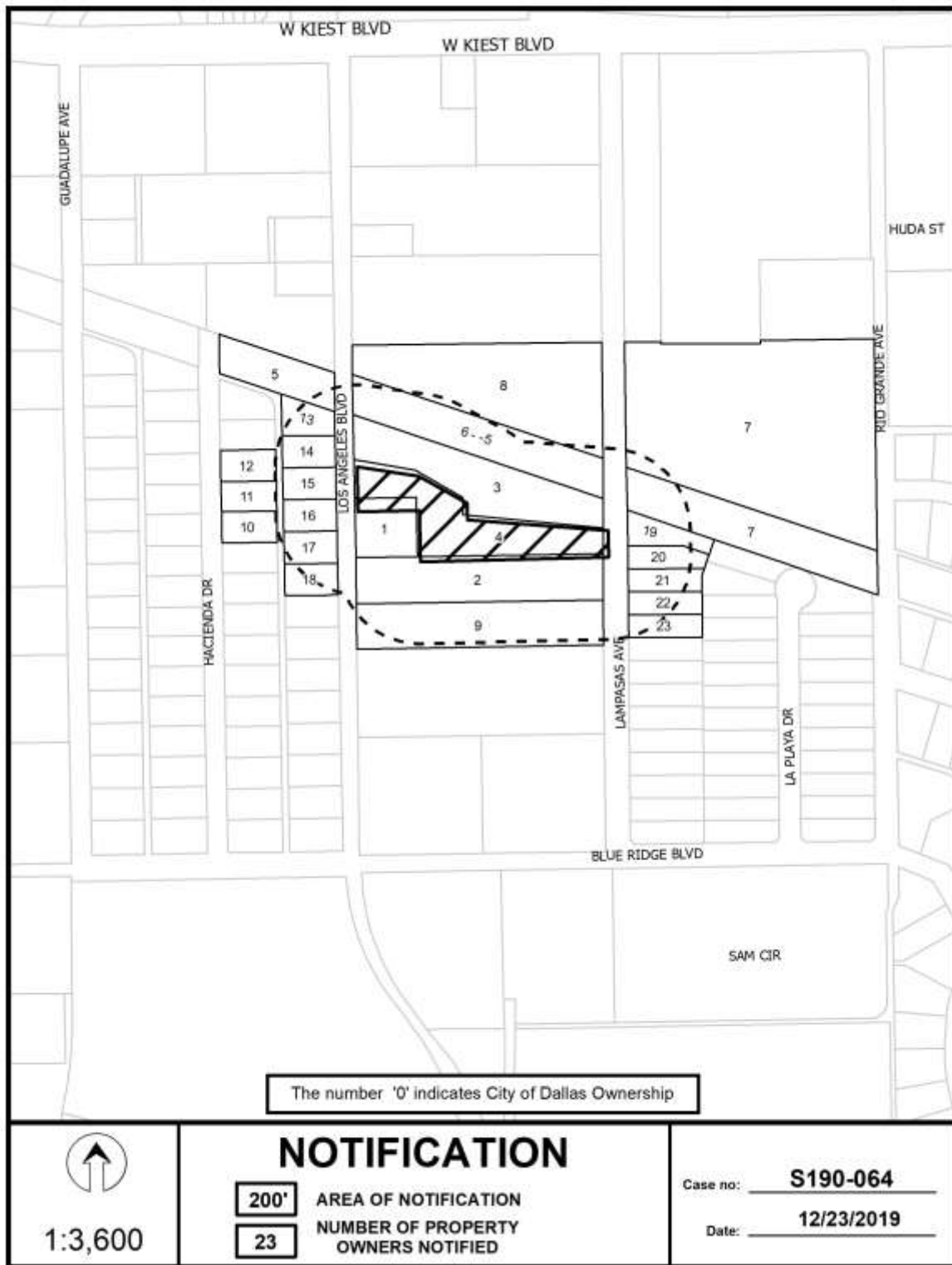
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S190-064

Date: 12/23/2019



12/18/2019

## ***Notification List of Property Owners***

### ***S190-064***

#### ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3424 LOS ANGELES BLVD	RIOS MARTHA DINORA
2	3426 LOS ANGELES BLVD	NARVAEZ JUAN
3	3406 LOS ANGELES BLVD	GARCIA DAVID & HILDA
4	3414 LOS ANGELES BLVD	SIGALA JESUS
5	3300 LOS ANGELES BLVD	ONCOR ELECRTCIC DELIVERY COMPANY
6	3300 LOS ANGELES BLVD	ONCOR ELECRTCIC DELIVERY COMPANY
7	3846 W KIEST BLVD	CHURCH OF GOD OF PROPHECY
8	3320 LOS ANGELES BLVD	DEROSSETT BOBBIE
9	3442 LOS ANGELES BLVD	NARVAEZ ANDRES &
10	3430 HACIENDA DR	MARTINEZ MARIA JOSEFA
11	3426 HACIENDA DR	CIVIC CENTER DFW 1 LLC
12	3420 HACIENDA DR	RAMIREZ ARTURO
13	3405 LOS ANGELES BLVD	WILSON ANNETTE
14	3411 LOS ANGELES BLVD	GRAVES MATTIE
15	3417 LOS ANGELES BLVD	GAMEZ HIGINIO & ANGELA C
16	3423 LOS ANGELES BLVD	CONTRERAS FELIX I &
17	3427 LOS ANGELES BLVD	NIECE CAROLYN PARISH
18	3431 LOS ANGELES BLVD	ALLEN SHERWIN
19	3418 LAMPASAS AVE	DIAZ CARLOS B
20	3422 LAMPASAS AVE	GOMEZ JIMMY
21	3426 LAMPASAS AVE	SANCHEZ JOSE H
22	3430 LAMPASAS AVE	SANCHEZ VALERIA PATRICIA
23	3434 LAMPASAS AVE	CAMPOS DIANA &



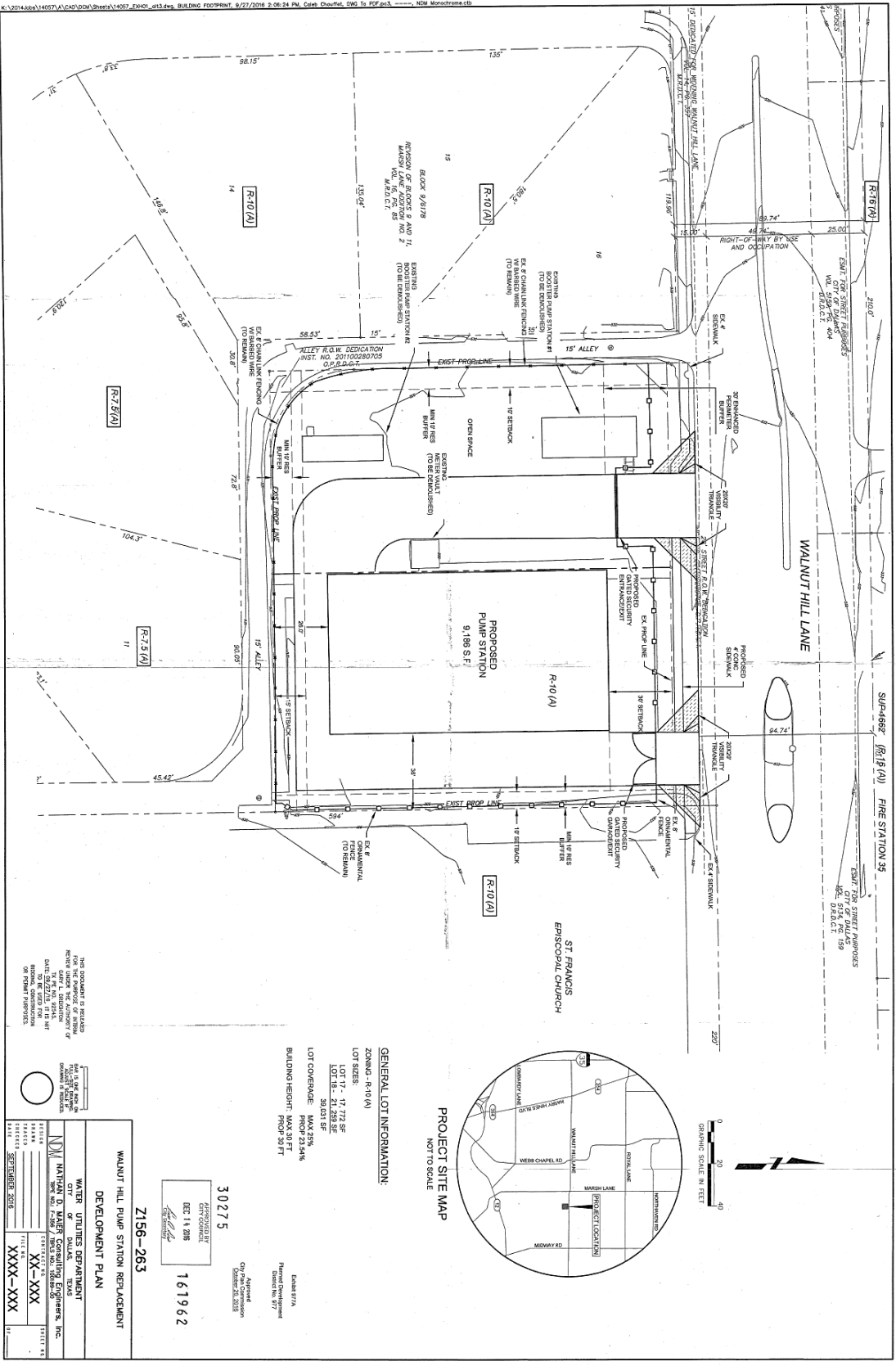








# Previously Approved Development Plan



THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF ASSISTING IN THE REVIEW OF THE PROPOSED DEVELOPMENT PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

DATE: 02/27/15  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES

PROJECT NO.	1514119
DATE	02/27/15
DRAWN BY	J. J. JONES
CHECKED BY	J. J. JONES
DATE	02/27/15
PROJECT NAME	WALNUT HILL PUMP STATION REPLACEMENT
CLIENT	WATER UTILITIES DEPARTMENT
ENGINEER	NATHAN D. MAIER Consulting Engineers, Inc.
PHONE	736 / 783-5500
ADDRESS	1000 S. 10th St., Suite 100, Phoenix, AZ 85026
WEBSITE	www.ndmaier.com
REGISTRATION NO.	1514119
EXPIRES	12/31/15
STATUS	XXXX-XXX

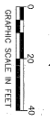
**WALNUT HILL PUMP STATION REPLACEMENT DEVELOPMENT PLAN**

**30275**

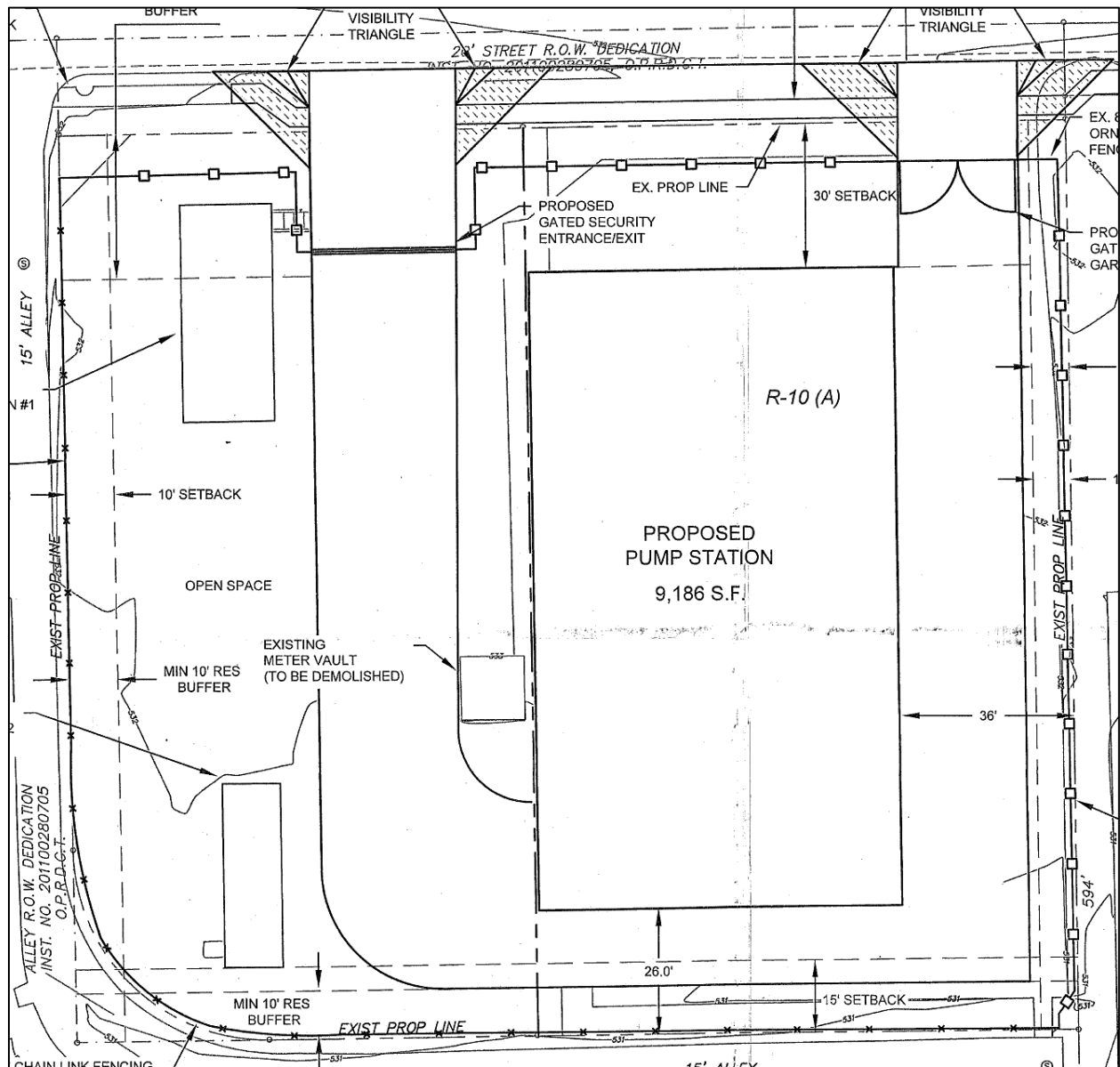
DEC 14 2008  
 161962

**GENERAL LOT INFORMATION:**  
 ZONING: R-10(A)  
 LOT SIDES: 11, 77.5 SF  
 LOT 16: 21,209 SF  
 LOT 17: 38,031 SF  
 LOT COVERAGE: MAX 25%  
 BUILDING HEIGHT: MAX 30 FT  
 PROPOSED: 23.14 FT  
 EXISTING: 15 FT

**PROJECT SITE MAP**  
 NOT TO SCALE



Previously Approved Development Plan - Enlarged





 1:1,200

# Zoning Map

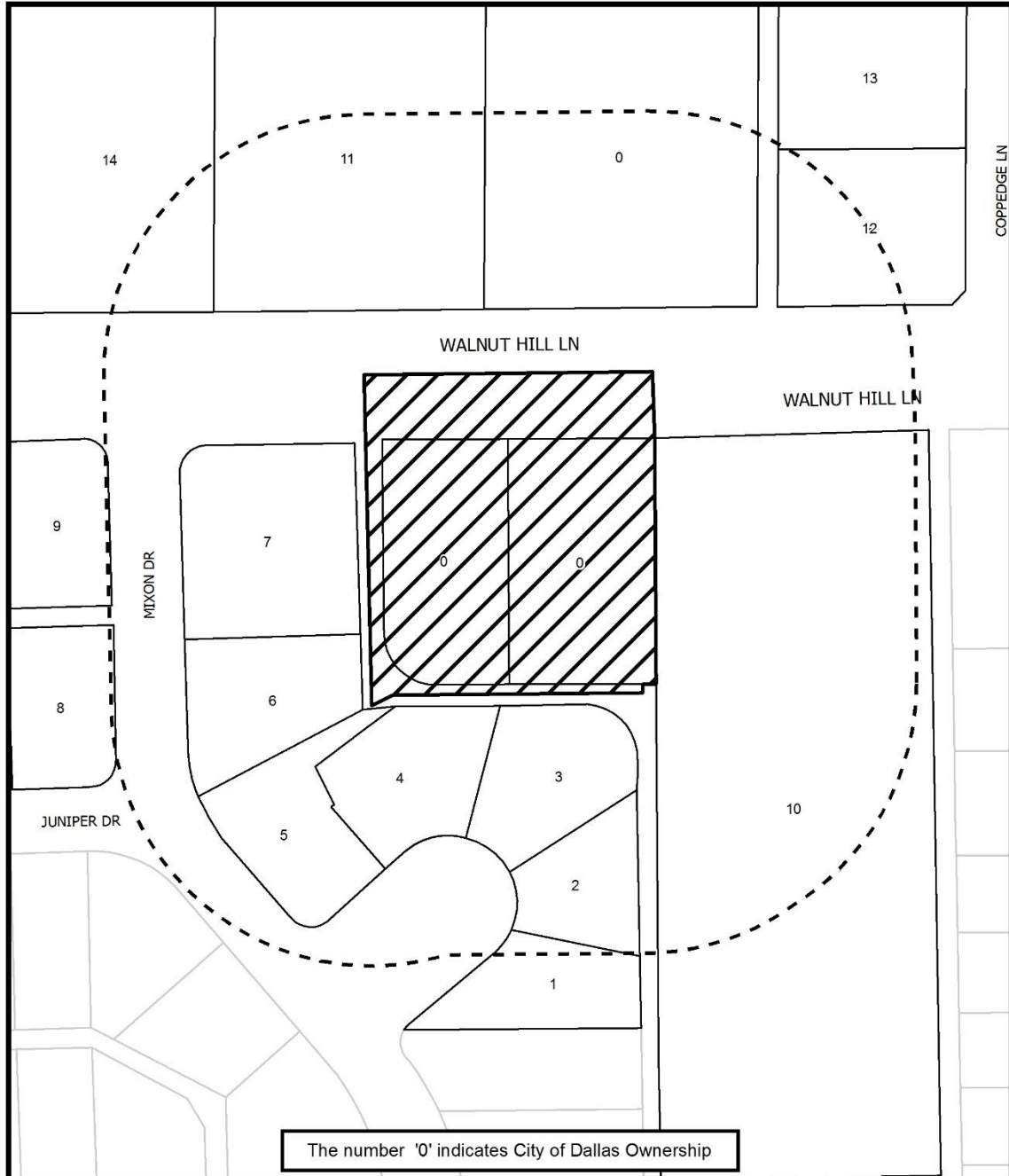
Printed Date: 12/6/2019



 1:1,200

# Aerial Map

Printed Date: 12/6/2019



1:1,200

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**14**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M190-005**

Date: **11/26/2019**



11/26/2019

## *Notification List of Property Owners*

*M190-005*

*14 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9960 MIXON DR	JAMES BYRON
2	9964 MIXON DR	AMERSON MARVIN E
3	9968 MIXON DR	FOOSE JOHN WILLIAM &
4	9974 MIXON DR	NICHOLS MATTHEW GENE &
5	9980 MIXON DR	PIKAR ASMAT &
6	9990 MIXON DR	HERBERT HEATHER RENEE &
7	3806 WALNUT HILL LN	JOSHI RAKESHI &
8	3765 JUNIPER DR	SANDLIN BUILDERS LLC
9	3766 WALNUT HILL LN	TORRES OLGA DELGADO
10	3838 WALNUT HILL LN	CORPORATION OF EPISCOPAL
11	3807 WALNUT HILL LN	FIRST MEXICAN BAPTIST
12	10009 COPPEDGE LN	ROGERS DOROTHY J REV TRUST EST OF
13	10017 COPPEDGE LN	CARDILLO ANTHONY T &
14	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF

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

---

**CASE NUMBER:** 1910150019

**DATE FILED:** October 1, 2019

**LOCATION:** 2550 Pacific Avenue (north elevation)

**SIZE OF REQUEST:** 230 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** CA-2(A)

**MAPSCO:** 45 M

---

**APPLICANT:** Bobby Nichols, Chandler Signs

**TENANT:** Westdale

**OWNER:** Epic Dallas Office LP

**REQUEST:** An application for a Certificate of Appropriateness for a 230-square foot flat attached sign (north elevation) within Downtown Perimeter.

**SUMMARY:** The applicant will construct a 230 sq. ft. face illuminated light-emitting diode (LED) channel letters sign displaying "Westdale" and logo on the north elevation.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Sec 51-7.305 (flat attached signs).
- The proposed sign will be located on the north elevation. The proposed sign is a 230 sq. ft. face illuminated light-emitting diode (LED) channel letters sign displaying “Westdale” and logo.

**SECTION. 51-7.305 Attached Signs**

Attached signs are permitted in business areas in accordance with the following provisions:

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *[The application meets this requirement. The sign is a premise sign]*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *[The application meets this requirement. The sign projects less than 18 inches.]*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *[This application meets this requirement. The proposed sign is 230 sq. ft. and does not exceed 15 percent of the total area of the secondary facade and meets the maximum word limitations, one word, and logo.]*
- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *[Not applicable for this application.]*

**List of Officers**  
**Epic Dallas Office LP**

Joseph G Beard – President

**List of Officers**  
**Westdale**

Ron Kimel – President

Case Number: 1910150019


**SSDAC Action:  
December 10, 2019**

**MOTION:** It was moved to **approve** 230 sq. ft. flat attached sign at 2550 Pacific Avenue. (north elevation).

Maker: Hardin  
Second: Dumas  
Result: Carried: 3 to 0

For: 3 - Peardon, Hardin, and Dumas  
Against: 0  
Absent: 0  
Conflict: 1 - Webster

Speakers – Richard Brown, Chandler Signs

DATE: <u>10-1-19</u>	<b>PERMIT APPLICATION</b> PLEASE TYPE OR PRINT CLEARLY	JOB NO: (OFFICE USE ONLY)
APPLICATION TYPE REGULAR <input checked="" type="radio"/> EXPRESS <input type="radio"/>	 City of Dallas	PERMIT NO: (OFFICE USE ONLY) <u>1910019002</u>
STREET ADDRESS OF PROPOSED PROJECT: <u>2550 Pacific Ave.</u> STATE/ZIP: <u>TX 75235</u>		
DATE OF BIRTH: <u>1600</u> USE OF PROPERTY: _____		
CONTACT: <b>BOBBY NICHOLS</b>	ADDRESS: <b>14201 SOVEREIGN</b>	CITY: <b>FT WORTH</b> STATE: <b>Texas</b> ZIP: <b>76155</b>
E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): _____		
CONTRACTOR(S) NAME: <b>BOBBY NICHOLS</b>	CONTRACTOR NUMBER: <b>39077</b>	PERMITS: <b>000038077</b>
COMPANY NAME: <b>CHANDLER SIGNS</b>		
E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): _____		
CURRENT HOME REPAIR CHECKS UNFILED? <input type="radio"/> YES <input checked="" type="radio"/> NO	IF YES LIST NUMBER: <b>N/A</b>	PHONE NO: _____
PROPERTY OWNER (INDIVIDUAL CONTACT): <u>Miss Ann Howell</u> ADDRESS: <u>2550 Pacific Ave.</u> CITY: <u>DALLAS</u> STATE: <u>Texas</u> ZIP: <u>75235</u>		
PROPERTY OWNER (COMPANY NAME): <u>Eric Dallas Office, LP</u> PHONE NO: _____		
E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): _____		
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX		
SIGN: <b>(A)</b> <b>Wall</b> <b>51K</b>	VALUATION (\$): NEW COST: <u>86,000.00</u> REMODEL: <u>—</u> TOTAL VALUATION: <u>86,000.00</u>	CONST AREA (SQ FT): NEW COST: <u>230A</u> REMODEL: <u>—</u> TOTAL AREA: <u>230A</u>
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER		
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input checked="" type="radio"/> NO		
<p>The following is applicable to all applications for building permits that are accepted and routed for any review. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45<sup>th</sup> day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application.</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans, examiners the requested corrections, plans and actions, and, the contractor has been named on the permit.</p> <p>Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plan, Water Utilities, Fire Code, Landscaping and Aviation.</p> <p>If the permit is granted (Approved) within this deadline, the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p style="text-align: center;"><input checked="" type="radio"/> I AGREE.    <input type="radio"/> I DO NOT AGREE.</p> <p>I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES.</p> <p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>		
APPLICANT'S SIGNATURE: <u>[Signature]</u>	DATE OF APPLICATION SUBMISSION: <u>10-1-19</u>	

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION  
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75202 • TEL. NO. (214) 644-4444

FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT <b>2550 Pacific</b>			PARCELS/LOT NO. <b>1600</b>		PROJECT/PERMIT NUMBER <b>1910014002</b>		
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	FLOOR ZONE	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN.
OFF	BLCK	RESERVED PARKING	PROPOSED PARKING	SMALLER	DOCKRST DCKD	FLOOD PLAN	ASBURY
OFF BURE	BLK	SRF	SRF	STORES	DOCKING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DR	EARLY RELEASE	DEED RESTRICTION	PARKING FOREFRONT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	...
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
MRS. SCHELEN	<del>_____</del>	10/1	PRE-INSPECTION			PERMIT FEE	
ZONING						PLAN CHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						REGULATORY REVIEW FEE	
PLUMBING MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HEALTHY FEE TOTAL	
HEALTH						HEALTH PERMIT APPLICATION FEE	
HISTORICAL/CULTURAL DIST.						HEALTH PLAN REVIEW FEE	
ENGINEERING						OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING			SPSD # 1910150019			\$	
AVIATION							
OTHER							
PLAN REVIEW NOTES							
DOWNTOWN SPSD PERIMETER SUBDISTRICT 51A-7.305(2)(b) & (c) * PERIMETER FOLLOWS RULES FOR * BUSINESS ZONING DISTRICTS APPLICATION COMPLETED: 10/15/19							

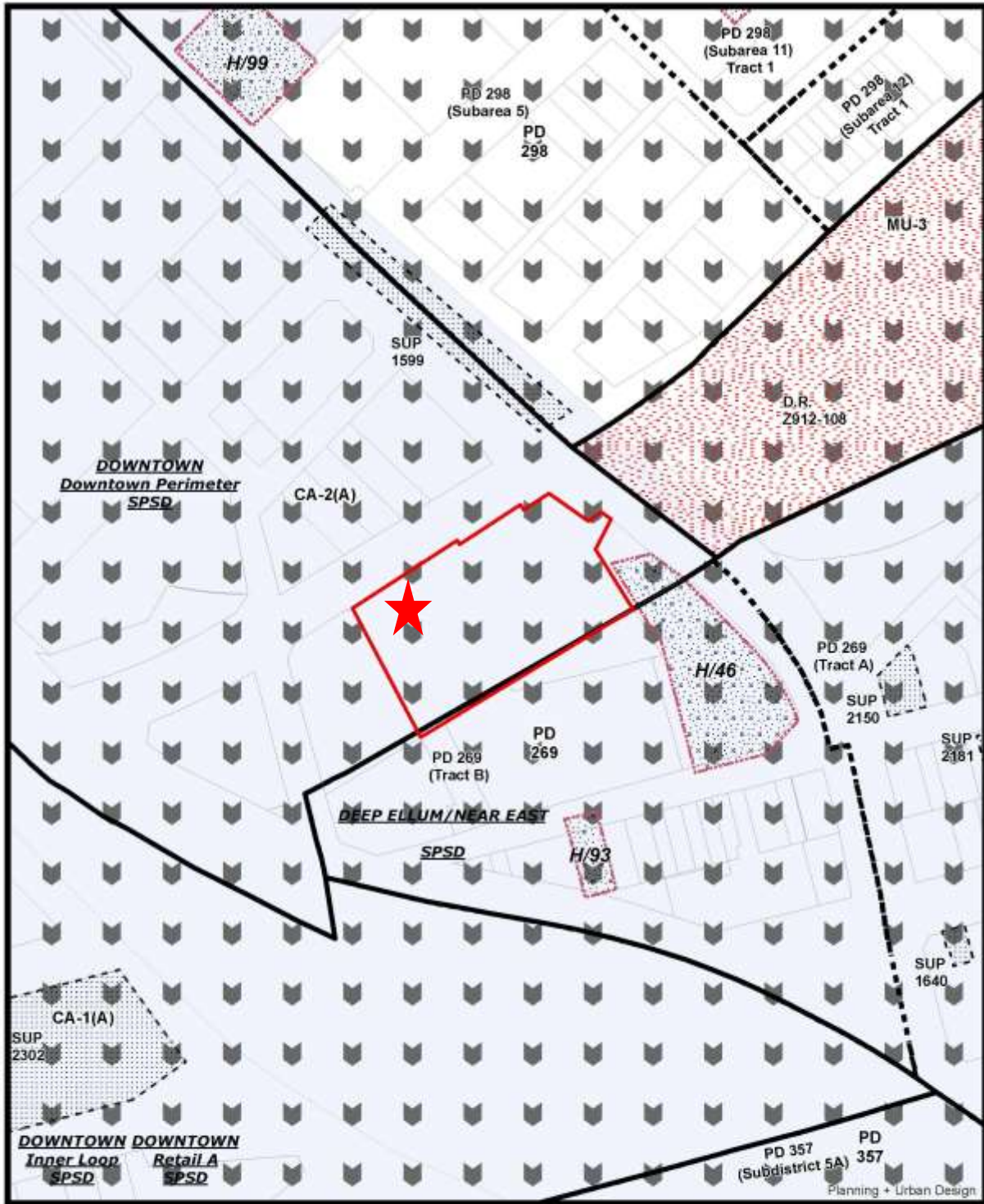


 1:2,200

CA# 1910150019  
2550 Pacific Avenue.

Printed Date: 10/25/2019





 1:2,200

CA# 1910150019  
2550 Pacific Avenue.

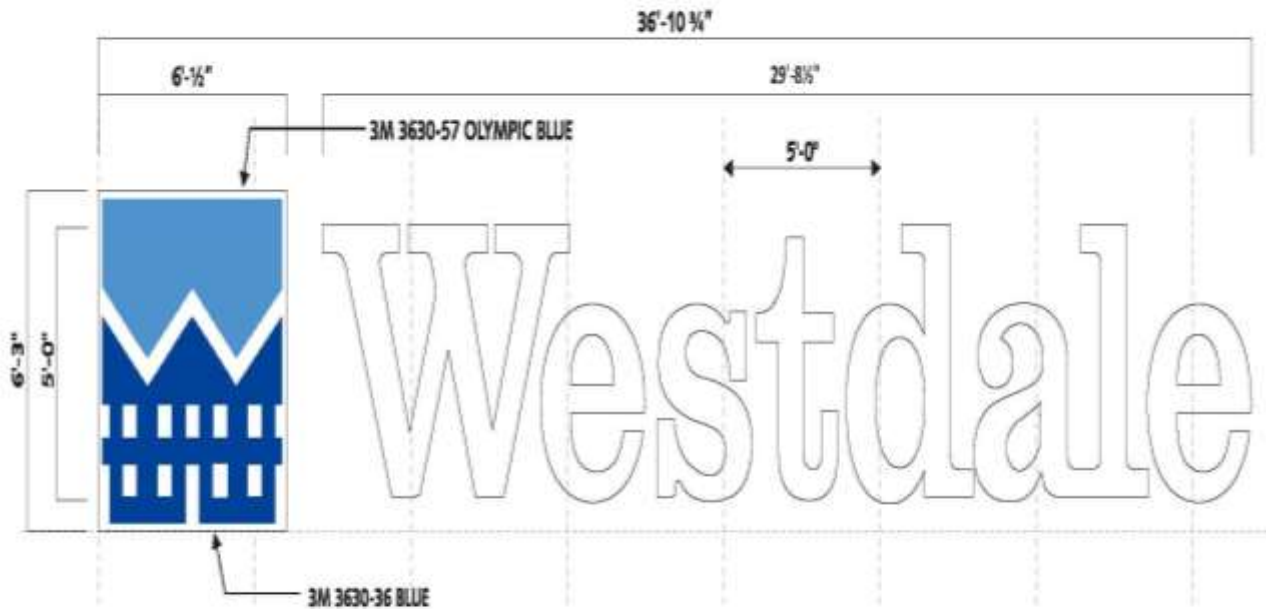
Printed Date: 10/25/2019

Proposed Sign (rendering)



**A** PROPOSED SIGNAGE

Proposed Sign (dimensions)



**EXISTING CHANNEL LETTER DISPLAY**

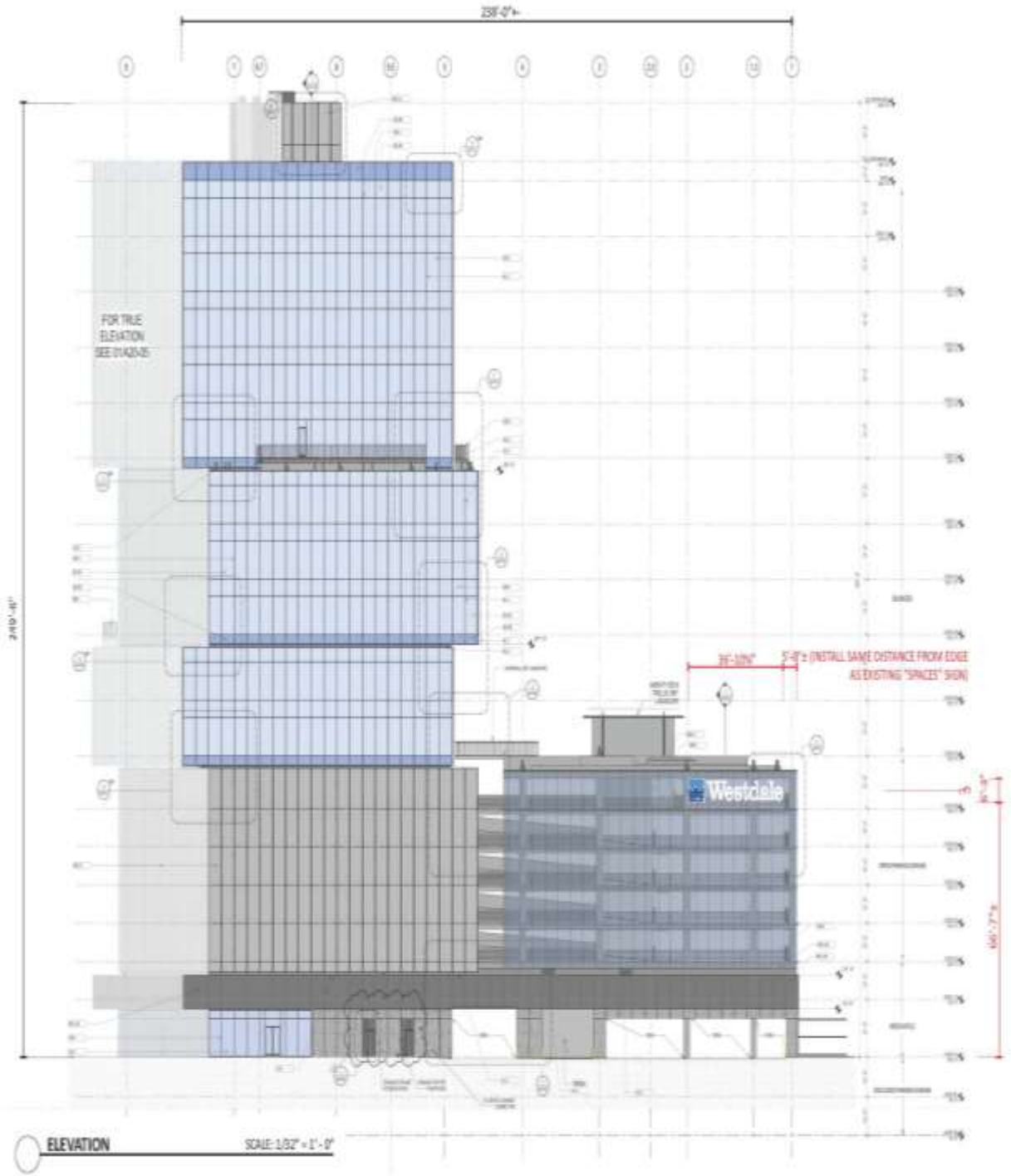
SCALE: 1/4" = 1'-0"

ONE [1] REQUIRED - INSTALL ONLY (NO MANUFACTURING REQUIRED) - STORED & CRATED SIGN WILL NEED TO BE RETRIEVED FROM CUSTOMER'S WAREHOUSE

INSTALL CHANNEL LETTER DISPLAY TO PARKING GARAGE SCREEN ENCLOSURE AS REQUIRED - USE COMPARABLE METHOD TO EXISTING "SPACES" SIGNAGE. STRINGER SYSTEM ATTACHED TO DISPLAY MAY NEED TO BE REMOVED - REFER TO W.O. # 370066 FOR PREVIOUS SECTION DETAILS

FIELD SURVEY REQUIRED PRIOR TO INSTALLATION.

Proposed Sign (dimensions)





DocuSign Envelope ID: AAE013B9-8FCB-4A1B-A4F3-1E33EF3DF62F

Date:	10-10-19	City, State:	Dallas, TX	SHEET:	1 OF 2
Client:	Chandler Signs	Overall Height:	75'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Westdale	Wind Speed:	180 mph	McFarland Engineering	

<b>Project Description</b>	2550 Pacific Ave	<b>Table of Contents</b>
ME Job:	46039 A	<b>Content:</b>
		<b>Page</b>
		Design Loads..... 1
		Connection Design..... 1-2

**ULTIMATE LOADS**

Overall Size: 6'-3" x 36'-11" **30PSF**

Mounting Height 75'-0" Max.

Mounting Style: Channel Letters with Logo Attached to Existing Metal Panel System

**Structural Variables and Code Loading Specifications**

Cabinet Type:	Miscellaneous	Code:	2015 IBC W/ Amends
		Wind Speed:	115
Sign Weight Per Square Foot:	5	Wind Exposure:	C
		Seismic Zone:	1 ASCE 7-10
		Seismic Loads negligible	
		Snow Load negligible	

**Connection Design**

Using ASCE 7-10 (Method 2)

Topography:	Homogeneous	I =	1.15 (Table 6-1, Category III)
Exposure:	C	Zone =	5 (End-Wall)
Enclosure:	Fully Enclosed	Zone =	4 (Mid-Wall)
Structure:	Components and Cladding	Effective Wind Area	<20 (Max Tributary per connector)
Building:	Category III	GCPI =	+/- 0.18 (Figure 6-5)
GCp	(From Figure 6-17)		
Pressure =	$P = q(GCp) - q(GCPI)$		

$qz = .00256 * Kz * Kzt * Kd * V^2 * I$	108.32	Kd =	0.85 (Table 6-4)
$qh = .00256 * Kh * Kzt * Kd * V^2 * I$	108.32	Kzt =	1.00 (Homogenous)
qi = qh		Kh =	1.59 (Table 6-3)
		Kz =	1.59 (Table 6-3)

Channel (Zone 5)	GCp =	-1.08
Letters Windward (Parallel Loading)	P =	$108.32 * (-1.08) = -116.99$ psf

Area Logo	38.00 FT^2
Sign Weight Logo	250 LBS
Total Suction Logo	-4446 LBS

**Connectors - 3/8" Dia. Liberty Bolts into Metal Panel System**

Quantity -	12	Each
Capacity Per Connector -	-245	LBS
Total Capacity -	-2940	LBS
Required Capacity -	-2223	LBS

DocuSigned by  
Sean McFarland  
19DD4704DC28405



**USE: (12) 3/8" Dia. Liberty Bolts into Metal Wall System. Ensure the Hole is NOT OVER-REAMED and Allows for a Tight Fitting Connector.**

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

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**CASE NUMBER:** 1910160016

**DATE FILED:** October 16, 2019

**LOCATION:** 1601 Elm Street (north elevation).

**SIZE OF REQUEST:** 567 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** PD No. 619

**MAPSCO:** 45 L

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**APPLICANT:** Bobby Nichols, Chandler Signs

**TENANT:** Santander Consumer USA Inc.

**OWNER:** 1601 ELM HOLDINGS L.P.

**REQUEST:** An application for a Certificate of Appropriateness for a 567-square foot upper-level flat attached sign (north elevation).

**SUMMARY:** The applicant will construct a 567 square foot illuminated light-emitting diode (LED) channel letters sign displaying “Santander” and logo.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located within the Downtown Retail A Subdistrict and follows the regulations set forth by Sec 51-7.911 (a) (attached premise signs in general) and 51A-7.911(e)(3) (upper flat attached signs).
- The sign will be located on the north elevation. The proposed sign is a 567 square foot illuminated light-emitting diode (LED) channel letters sign displaying “Santander” and logo.
- Another certificate of appropriateness application, CA 1910160017 for a 567 sq. ft. upper level attached sign (south elevation) for this business, is on this agenda.

SECTION. 51A-7.911(e)(3) Upper Flat Attached Signs

*(a) Attached signs in general.*

1. Attached signs must be securely attached.
2. Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
3. The total effective area for all signs on a facade may not exceed:
  - A. 30 percent of the area in the lower level sign area;
  - B. 20 percent of the area in the middle-level sign area; and
  - C. 30 percent of the area in the upper-level sign area. *[The proposed sign meets these requirements. The sign is less than 30% of the indicated area of the upper-level portion of the tower to which the sign is mounted; entire façade calculation not necessary to demonstrate the sign meets this code requirement.]*

SECTION. 51A-7.911(e)(3) Upper Flat Attached Signs.

*(e) Flat attached signs.*

*(3) Upper level flat attached signs.*

- a) Each upper-level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. *[The proposed sign meets this criterion. The sign contains one word plus the logo.]*
- b) Upper-level flat attached signs must be wholly located within the upper-level sign area. *[The proposed sign meets this criterion.]*



Jonas Woods – President

**1601 ELM HOLDINGS L.P.**

John Helton – Executive Vice President

Scott Powell – President and CEO

**Santander Consumer USA Inc.**

Fahmi Karam – CFO


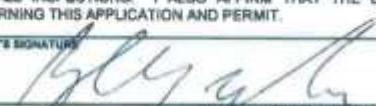
Sandra Broderick – Head of Operations


**MOTION:** It was moved to **approve** a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (north elevation).

Maker: Dumas  
Second: Hardin  
Result: Carried: 3 to 0

For: 3 - Peardon, Hardin, and Dumas  
Against: 0  
Absent: 0  
Conflict: 1 - Webster

Speakers – Richard Brown, Chandler Signs  
Fabian Cariaga, Santander Consumer USA  
Barbara Berasategui, Santander Consumer USA  
Cynthia Byars, Santander Consumer USA

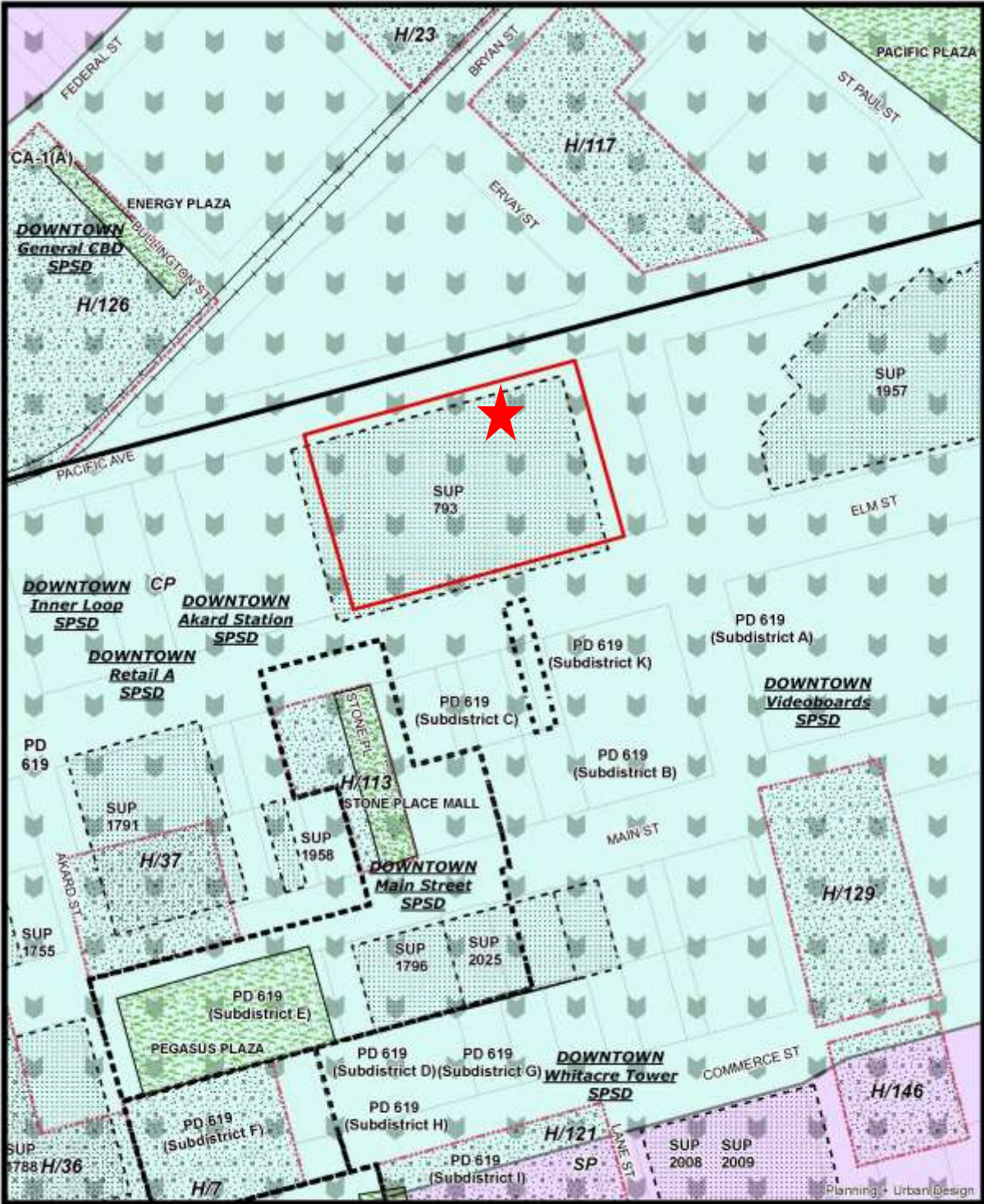
DATE: <u>10-16-19</u>		<b>PERMIT APPLICATION</b> PLEASE TYPE OR PRINT CLEARLY		JOB NO: (OFFICE USE ONLY)	
APPLICATION TYPE REGULAR <input checked="" type="radio"/> EXPRESS <input type="radio"/>		 City of Dallas		PERMIT NO: (OFFICE USE ONLY) <u>191016005</u>	
STREET ADDRESS OF PROPOSED PROJECT <u>1601 Elm Street</u>		SUITE/BLDG/FLOOR NO <u>300</u>	USE OF PROPERTY <u>Office</u>		
APPLICANT <b>BOBBY NICHOLS</b>		ADDRESS <b>14201 SOVEREIGN</b>		CITY <b>FT WORTH</b>	STATE <b>Texas</b>
CBA (IF APPLICABLE) <u>Santander</u>		PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		
CONTRACTOR INDIVIDUAL <b>BOBBY NICHOLS</b>		CONTRACTOR NUMBER <b>39077</b>	PI# <b>000039077</b>	COMPANY NAME <b>CHANDLER SIGNS</b>	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO	IF YES LIST NUMBER <u>N/A</u>	PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		
PROPERTY OWNER (INDIVIDUAL CONTRACT) <u>Cythia Byars</u>		ADDRESS <u>1601 Elm St.</u>		CITY <b>DALLAS</b>	STATE <b>Texas</b>
PROPERTY OWNER (COMPANY NAME) <u>Santander</u>		PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		
DESCRIPTION OF PROPOSED PROJECT SIGN- <u>(A) Wall</u>		VALUATION (\$) NEW CONST <u>\$6,000.00</u> MFD OTHER REMODEL TOTAL VALUATION <u>\$6,000.00</u>		CONST AREA (SQ FT) NEW CONST <u>#</u> MFD OTHER REMODEL TOTAL AREA <u>567 #</u>	
N E S W					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO					
<p>The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45<sup>th</sup> day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit:</p> <p>Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.</p> <p>If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p style="text-align: center;"><input checked="" type="radio"/> I AGREE.                      <input type="radio"/> I DO NOT AGREE.</p> <p>I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES</p> <p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>					
APPLICANT'S SIGNATURE 				DATE OF APPLICATION SUBMISSION <u>10-16-19</u>	

FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT 1601 ELM				SUITE/BLDG/FLOOR NO 300		PROJECT/PERMIT NUMBER 1910164005	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		10/	PRE-INSPECTION			PERMIT FEE	
ZONING						BURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW HOURLY FEE TOTAL	
GREEN BUILDING						HEALTH PERMIT APPLICATION FEE	
HEALTH						HEALTH PLAN REVIEW FEES	
HISTORICAL/CONS DIST						OTHER FEES	
ENGINEERING						OTHER FEES	
WATER						TOTAL FEES	
FIRE			SPSD# 1910160016			\$	
LANDSCAPING							
AVIATION							
OTHER							
PLAN REVIEW NOTES							
<p><del>* DOWNTOWN SPSPD - RETAIL A SUBDISTRICT *</del></p> <p>- UPPER LEVEL FLAT ATTACHED SIGN -</p> <p>E 51A-7.911(a)(3) &amp; 51A-7.911(e)(3) }</p>							



CA# 1910160016  
1601 Elm Street.

Printed Date: 10/31/2019

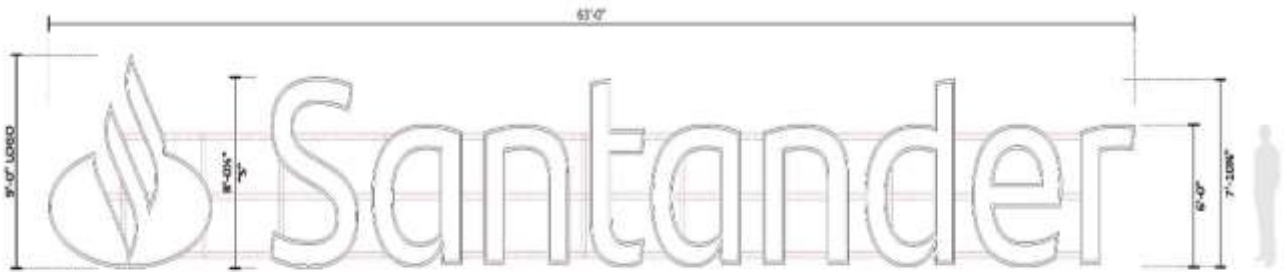


1:1,600

CA# 1910160016  
1601 Elm Street.

Printed Date: 10/31/2019

Proposed Sign (engineering)



**A B** FACE-LIT CHANNEL LETTER DETAILS - (OPTION 1)

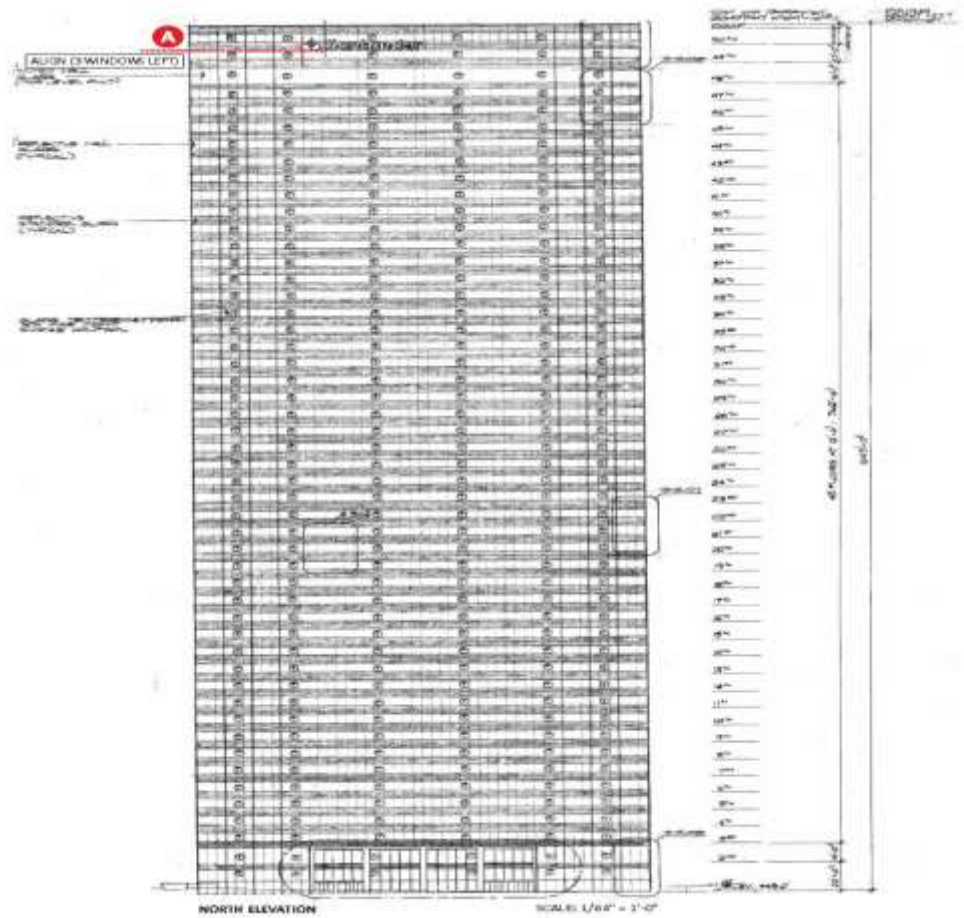
SCALE: 3/16" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL:

LOGO & COPY:  
FABRICATED BLACK ALUMINUM RETURNS  
WHITE POLYCARBONATE FACES -  
W/ WHITE, FABRICATED ALUM. RETAINERS -

7300K WHITE GE TETRA MAX HL LED'S

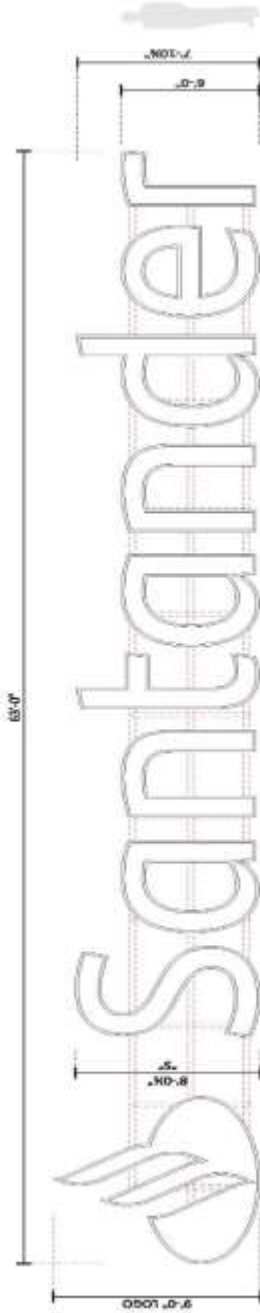
MOUNTED ON 3" ALUMINUM TUBE STRINGERS



Proposed Sign (engineering)

DocuSign Envelope ID: 785CF863-88CE-47E8-B000-6031E42ECC89

ME #: 46038



**A B** FACE-LIT CHANNEL LETTER DETAILS - (OPTION 1)

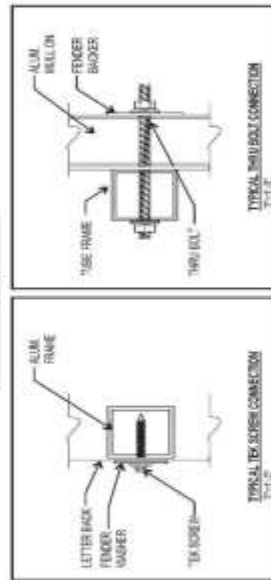
TWO (2) REQUIRED - MANUFACTURE & INSTALL

- LOGO & COPY:
- FABRICATED BLACK ALUMINUM RETURNS
- WHITE POLYCARBONATE FACES -
- w/ WHITE, FABRICATED ALUM. RETAINERS -
- 7200W WHITE 66 TETRAMAX IN LEDs
- MOUNTED ON 3" ALUMINUM TUBE STRINGERS
- POWER SUPPLIES DETAILS - PENDING SURVEY

**Connection Specifications**  
 USE 1/4" Dia. TEK Screws to Attach Letters to Aluminum 3.0x1/4" Frames with Fender Washers Inside Letters. Don't OVERTIGHTEN TEKs. CRITICAL. See Schedule for Attachment Quantity.

**Connection Specifications**  
 USE Fully Anodized 2.0x1/4" Tube Frames. Attach to Mullion with 5/8" Dia. Thin Bolts with 1/4" Thick Plate Washers on Inside of Mullion, and Counterank Female Threaded Connection Spaced Every (EQ) Thin Bolts Req'd. Grade 5

CONNECTION	1/4" TEKS
LOGO	14
LETTERS	1
LOWERCASE EA	1





**Proposed Sign (engineering)**



**PROPOSED NORTH ELEVATION C/L's - (OPT. 1)**

**Proposed Sign (engineering)**

DocuSign Envelope ID: 795CF9B3-88CE-47E2-B660-6331E42ECC90

Date:	10-10-19	City, State:	Dallas, TX	SHEET:	1 OF 2
Client:	Chandler Signs	Overall Height:	640'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Santander	Wind Speed:	115 mph	McFarland Engineering	

<b>Project Description</b>	<b>1301 Elm St</b>	<b>Table of Contents</b>
Height:	640'-0" Max.	<b>Content:</b>
ME Job:	46038	Design Loads..... 1
	<b>ULTIMATE LOADS</b>	Connection Design..... 1-2
Overall Size:	9'-0" x 63'-0" <b>30PSF</b>	

Mounting Height: 640'-0" Max.  
 Mounting Style: Channel Letters & Logo with Frame

**Structural Variables and Code Loading Specifications**

Sign Type:	Channel Letters / Wall Signs	Code:	2015 IBC W/ Amendments
Existing Wall Material:	Other	Wind Speed:	115
Sign Weight Per Foot:	15	Wind Exposure:	C

Wind Loads Per ASCE 7-10

**Connection Design**

Using ASCE 7-10 (Method 2)

Topography:	Homogeneous	I =	1.15 (Table 6-1, Category III)
Exposure:	C	Zone =	5 (End-Wall)
Enclosure:	Fully Enclosed		
Structure:	Components and Cladding	Effective Wind Area :	<20 (Max Tributary per connector)
Building:	Category III	GCPI =	+/- 0.18 (Figure 6-5)
GCp	(From Figure 6-17)		
Pressure =	P = q(GCp) - qi(GCPI)		

$qz = .00256 * Kz * Kzt * Kd * V^2 * I$	98.29	Kd =	0.85 (Table 6-4)
$qh = .00256 * Kh * Kzt * Kd * V^2 * I$	98.29	Kzt =	1.00 (Homogenous)
qi = qh		Kh =	2.97 (Table 6-3)
		Kz =	2.97 (Table 6-3)

Channel (Zone 4) GCp = -0.90  
 Letters Windward (Parallel Loading)  
 $P = 68.51 * (-0.90) = -61.65 \text{ psf}$



<b>Sign Loads (Letters)</b>	Area	Pressure (Suction)	Force	Letter DL	Frame DL
Total Sign Area (Approx.)	233 FT^2	-61.65 PSF	-14376 LBF	431 LBF	966 LBF

<b>Letters to Frames</b>		REQ'D	QTY USED
Capacity of 1/4" Dia. TEKS into Aluminum Framing		75 LBF	
Force for Logo	2497 LBF	33.29	40
Force for "S"	1665 LBF	22.20	24
Force for Lowercase	1110 LBF	14.80	18

USE: 1/4" Dia. TEK Screws to Attach Letters to Aluminum 3x3x1/4" Frames with Fender Washers Inside Letters. Don't OVERTIGHTEN TEKS, CRITICAL. See Schedule for Attachment Quantity.

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

---

**CASE NUMBER:** 1910160017

**DATE FILED:** October 16, 2019

**LOCATION:** 1601 Elm Street (south elevation).

**SIZE OF REQUEST:** 567 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** PD No. 619

**MAPSCO:** 45 L

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**APPLICANT:** Bobby Nichols, Chandler Signs

**TENANT:** Santander Consumer USA Inc.

**OWNER:** 1601 ELM HOLDINGS LP

**REQUEST:** An application for a Certificate of Appropriateness for a 567-square foot upper-level flat attached sign (south elevation).

**SUMMARY:** The applicant will construct a 567 square foot illuminated light-emitting diode (LED) channel letters sign displaying "Santander" and logo.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located within the Downtown Retail A Subdistrict and follows the regulations set forth by Sec 51-7.911 (a) (attached premise signs in general) and 51A-7.911(e)(3) (upper flat attached signs).
- The sign will be located on the south elevation. The proposed sign is a 567 square foot illuminated light-emitting diode (LED) channel letters sign displaying “Santander” and logo.
- Another certificate of appropriateness application, CA 1910160016 for a 567 sq. ft. upper level attached sign (north elevation) for this business, is on this agenda.

SECTION. 51A-7.911(e)(3) Upper Flat Attached Signs

*(a) Attached signs in general.*

1. Attached signs must be securely attached.
2. Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.
3. The total effective area for all signs on a facade may not exceed:
  - A. 30 percent of the area in the lower level sign area;
  - B. 20 percent of the area in the middle-level sign area; and
  - C. 30 percent of the area in the upper-level sign area. *[The proposed sign meets these requirements. The sign is less than 30% of the indicated area of the upper-level portion of the tower to which the sign is mounted; entire façade calculation not necessary to demonstrate the sign meets this code requirement.]*

SECTION. 51A-7.911(e)(3) Upper Flat Attached Signs.

*(e) Flat attached signs.*

*(3) Upper level flat attached signs.*

- a) Each upper-level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. *[The proposed sign meets this criterion. The sign contains one word plus the logo.]*
- b) Upper-level flat attached signs must be wholly located within the upper-level sign area. *[The proposed sign meets this criterion.]*

**1601 ELM HOLDINGS L.P.**

Jonas Woods – President

John Helton – Executive Vice President

**Santander Consumer USA Inc.**

Scott Powell – President and CEO

Fahmi Karam – CFO

Sandra Broderick – Head of Operations

Case Number: 1910160016

**SSDAC Action:  
December 10, 2019**

**MOTION:** It was moved to approve a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (south elevation).

Maker: Dumas  
Second: Hardin  
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas  
Against: 0  
Absent: 0  
Conflict: 1 - Webster

Speakers – Richard Brown, Chandler Signs  
Fabian Cariaga, Santander Consumer USA  
Barbara Berasategui, Santander Consumer USA  
Cynthia Byars, Santander Consumer USA


DATE: \_\_\_\_\_

APPLICATION TYPE

REGULAR  EXPRESS

## PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY



City of Dallas

JOB NO. (OFFICE USE ONLY)

---

PERMIT NO. (OFFICE USE ONLY)

**1910164006**

STREET ADDRESS OF PROPOSED PROJECT <b>1601 Elm St</b>		SUITE/BLDG/FLR NO <b>300</b>	USE OF PROPERTY <b>Office</b>
APPLICANT <b>BOBBY NICHOLS</b>		ADDRESS <b>14201 SOVEREIGN</b>	CITY <b>FT WORTH</b>
STATE <b>Texas</b>		ZIP CODE <b>76155</b>	
CONTRACTOR INDIVIDUAL <b>BOBBY NICHOLS</b>		CONTRACTOR NUMBER <b>39077</b>	PHONE NO <b>000039077</b>
COMPANY NAME <b>CHANDLER SIGNS</b>		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO		IF YES, LIST NUMBER <b>N/A</b>	PHONE NO
PROPERTY OWNER (INDIVIDUAL CONTACT) <b>Cynthia Byars</b>		ADDRESS <b>1601 Elm St</b>	CITY <b>DALLAS</b>
STATE <b>Texas</b>		ZIP CODE <b>75201</b>	
PROPERTY OWNER (COMPANY NAME) <b>Santander</b>		PHONE NO	E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)
DESCRIPTION OF PROPOSED PROJECT <b>SIGN- (B) Wall</b>		VALUATION (\$) <b>6,000.00</b>	CONST AREA (SQ FT) <b>567</b>
NEW CONST <b>N</b>		REMODEL <b>—</b>	REMODEL <b>—</b>
MFD OTHER <b>—</b>		TOTAL VALUATION <b>6,000.00</b>	TOTAL AREA <b>567</b>
N E <input checked="" type="radio"/> S <input type="radio"/> W			

**PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX**

BUILDING     PLUMBING     FENCE     DRIVE APPROACH     BACKFLOW     BARRICADE     ENERGY  
 ELECTRICAL     FIRE SPRKLR     SIGN     SWIMMING POOL     CUSTOMER SVC     GREEN     PAVING/GRADING  
 MECHANICAL     FIRE ALARM     LANDSCAPE     LAWN SPRINKLER     FLAMMABLE LIQUID     OTHER: \_\_\_\_\_

All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site?  YES  NO

The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45<sup>th</sup> day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:

I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans, examiners the requested corrections, plans and actions, and, the contractor has been named on the permit:

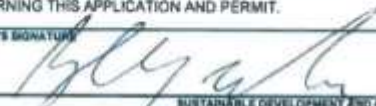
Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.


If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.

I AGREE.       I DO NOT AGREE.

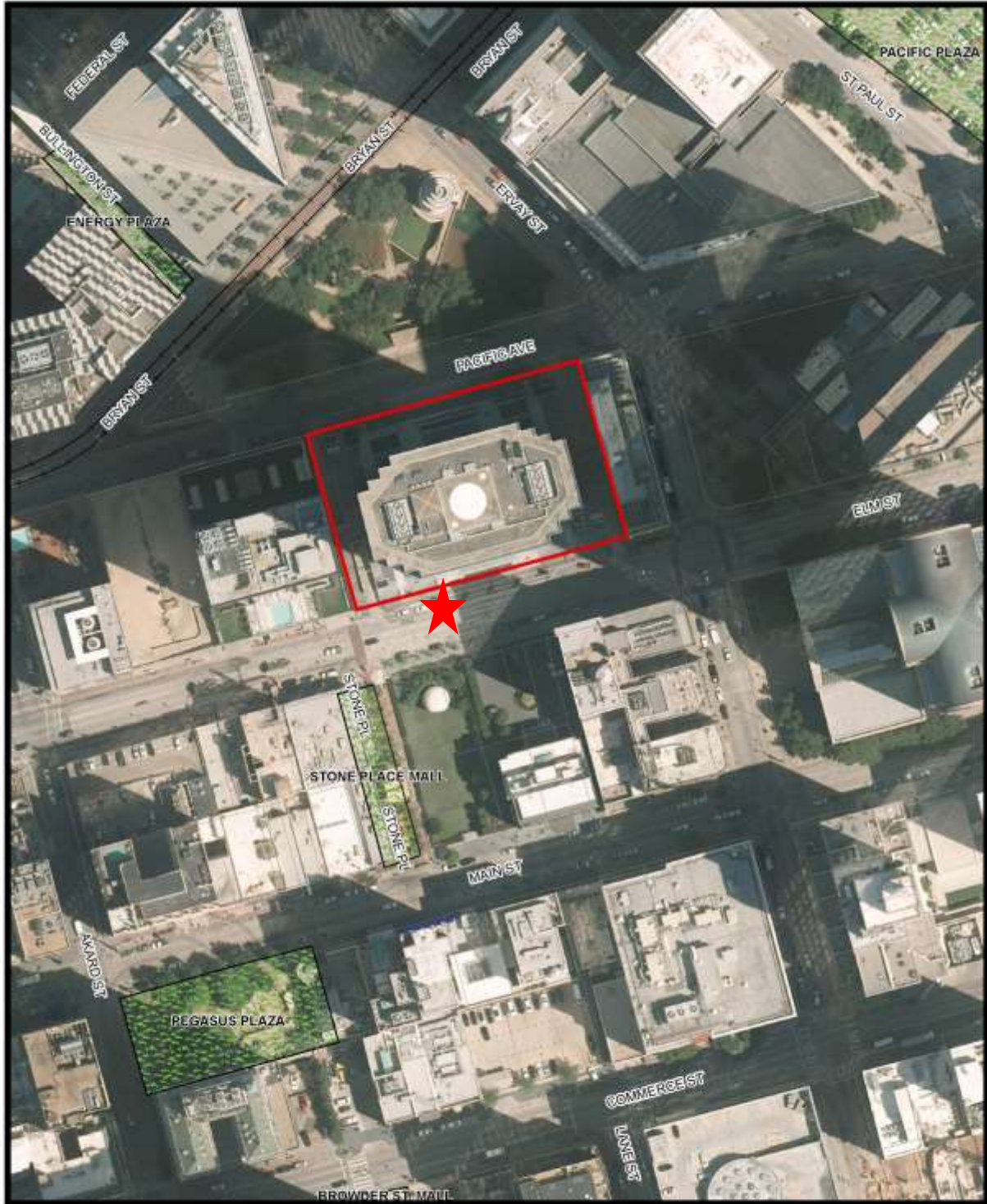
I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT'S SIGNATURE 	DATE OF APPLICATION SUBMISSION <b>10-16-19</b>
--	---

FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT 1601 ELM				SUITE/BLDG/FLOOR NO 300		PROJECT/PERMIT NUMBER 1910164006	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		10/	PRE INSPECTION			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT APPLICATION FEE	
HISTORICAL/CONS DIST						HEALTH PLAN REVIEW FEES	
ENGINEERING						OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING			SPSD# 1910160017			\$	
AVIATION							
OTHER:							
PLAN REVIEW NOTES							
AT DOWNTOWN SPSPD - RETAIL A SUBDISTRICT # - UPPER LEVEL FLAT ATTACHED - SIGN { 51A-7.911(a)(3) } { 51A-7.911(e)(3) }							

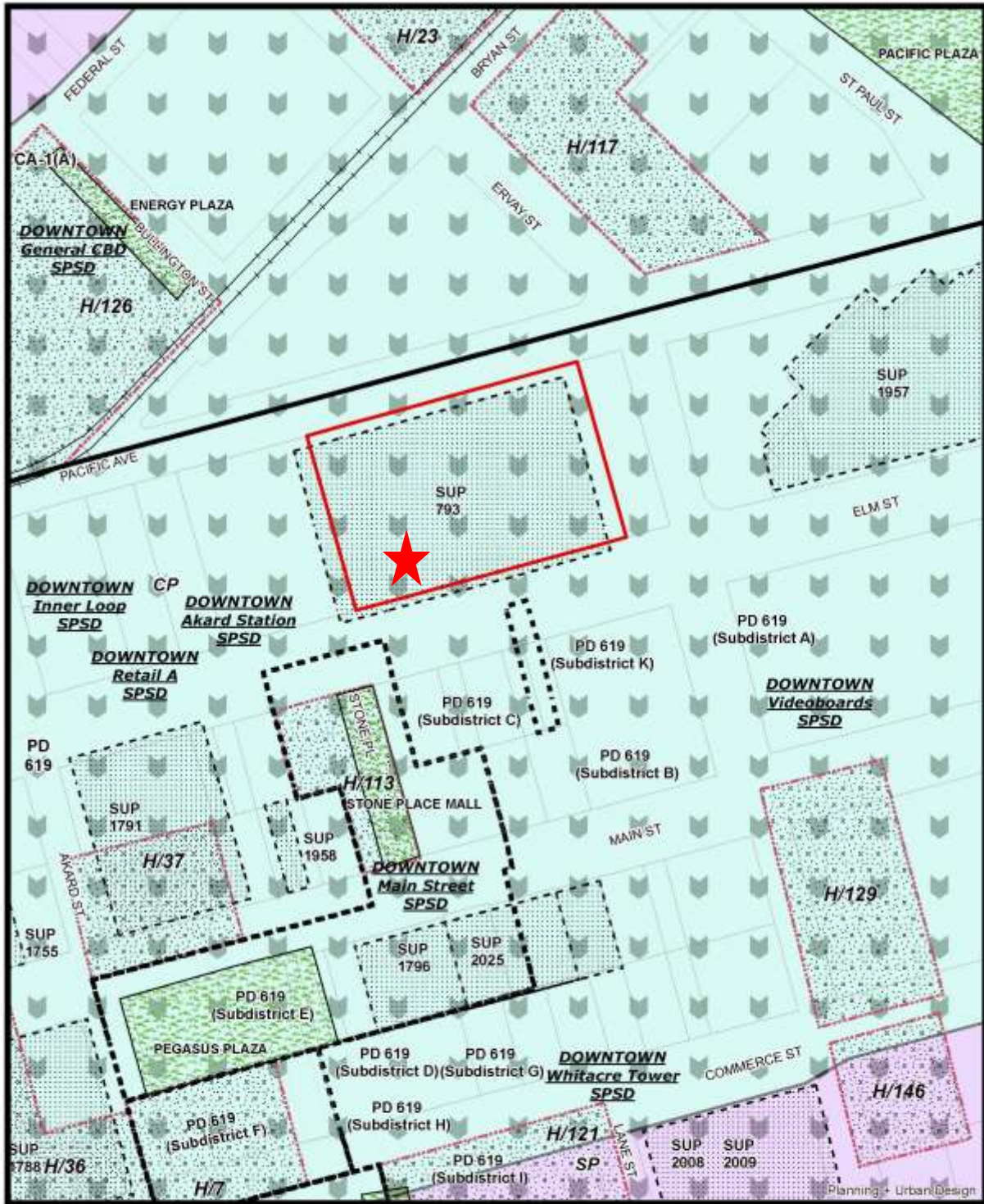




 1:1,600

CA# 1910160017  
1601 Elm Street.

Printed Date: 10/31/2019



1:1,600

CA# 1910160017  
1601 Elm Street.

Printed Date: 10/31/2019

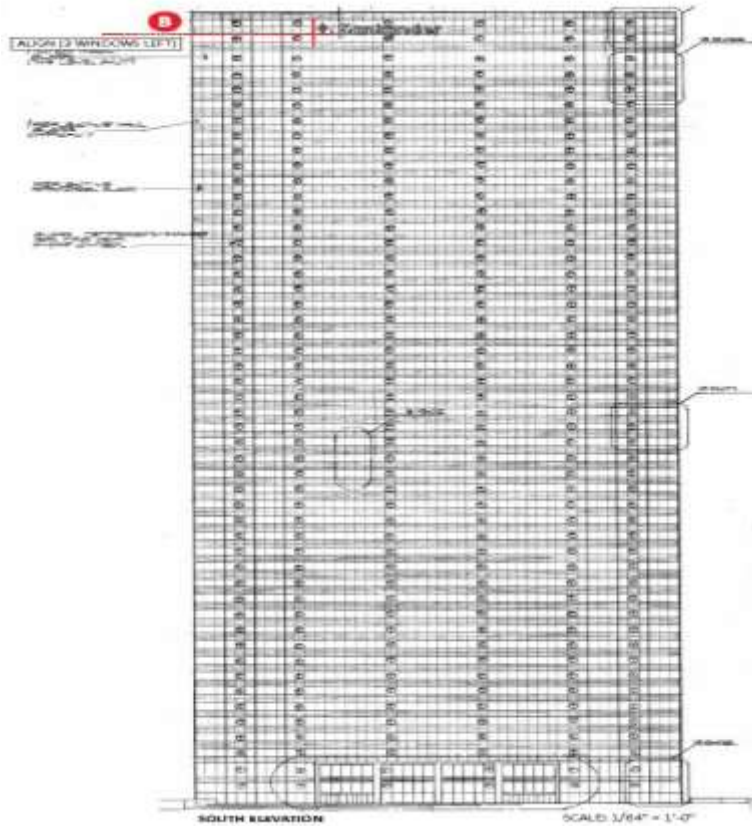
Proposed Sign (engineering)



**A B** FACE-LIT CHANNEL LETTER DETAILS - (OPTION 1)  
TWO (2) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/32" = 1'-0"

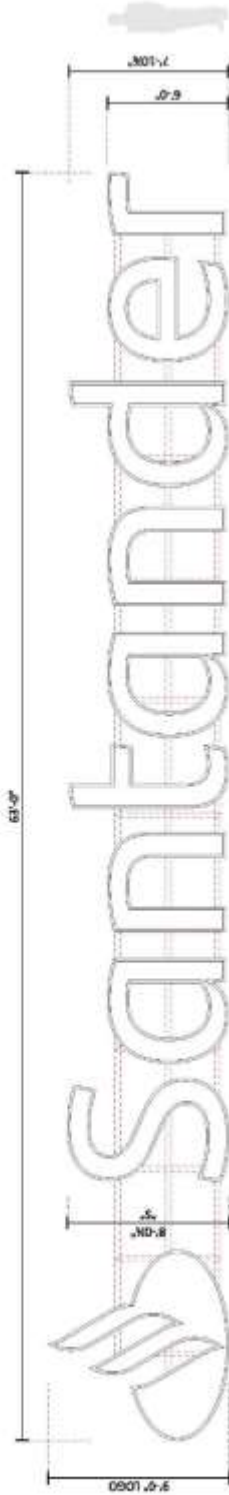
- 8060 & COPY:
- FABRICATED BLACK ALUMINUM RETURN
- WHITE POLYCARBONATE FACES-
- W/ WHITE, FABRICATED ALUM. RETAINERS-
- 7200X WHITE GE TETRAMAX HL LED'S
- MOUNTED ON 3" ALUMINUM TUBE STRINGERS
- POWER SUPPLY DETAILS - PENDING SURVEY



Proposed Sign (engineering)

Drawn/Sign Envelope ID: 756CF983-6BCE-47E2-B089-6317E4ECC036

ME #: 46038



SCALE: 3/16" = 1'-0"

**A-B** FACE-LIT CHANNEL LETTER DETAILS - (OPTION 1)

TWO (2) REQUIRED - MANUFACTURE & INSTALL

LOGO & COPY:

FABRICATED BLACK ALUMINUM RETURN  
 WITH POLYCARBONATE FACES -  
 W/ WHITE, FABRICATED ALUM. RETAINERS -

7100K WHITE GE TETRAMAX HL LED'S

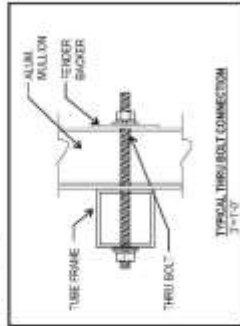
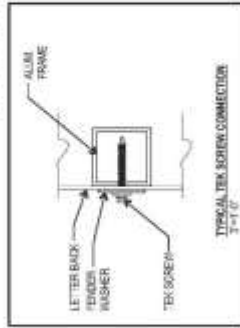
MOUNTED ON 3" ALUMINUM TUBE STRINGERS

POWER SUPPLIES DETAILS - PENDING SURVEY

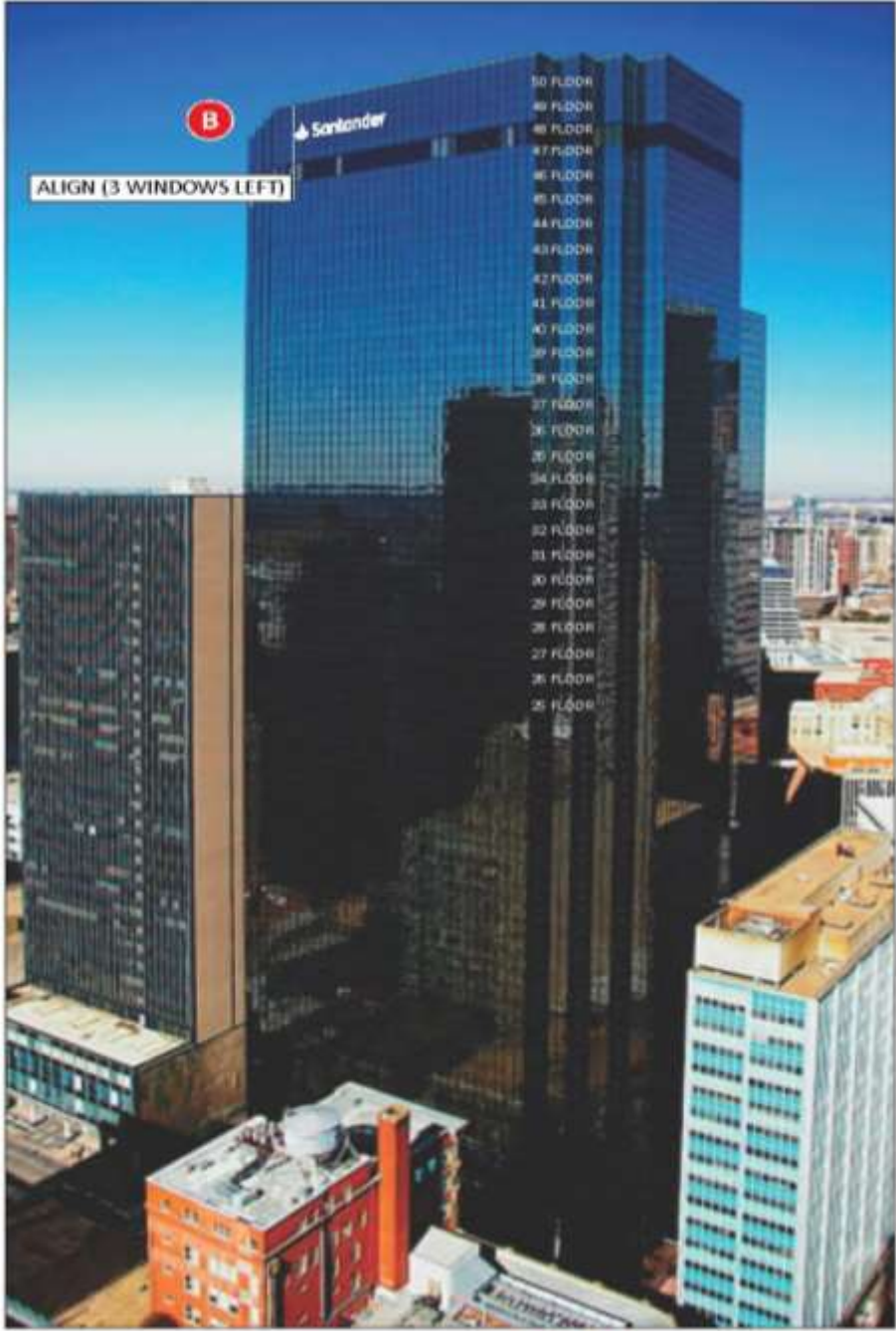
**Connection Specifications**  
 USE: 1/4" Dia. TEK Screws to Attach Letters to Aluminum 3x3x1/4"  
 Frames with Fenner Washers Inside Letters. Don't OVERTIGHTEN  
 TEKS. CRITICAL. See Schedule for Attachment Quantity.

**Connection Specifications**  
 USE: Fully Welded 7/16x3/16" Tube Frames. Attach to Mullions with  
 5/16" Dia. Thru Bolts with 1/4" Thick Flat Washers on Inside of Mullions  
 and Counterbore Female Threaded Connectors Spaced Evenly.  
 (05) Thru Bolts Req'd. Grade 5.

CONNECTION	QUANTITY	1/4" TEKS
LOGO	1	15
LOWER CASE	1	3



Proposed Sign (engineering)



PROPOSED SOUTH ELEVATION C/L's - (OPT. 1)

**Proposed Sign (engineering)**

DocuSign Envelope ID: 795CF9B3-88CE-47E2-B660-6331E42ECC90

Date:	10-10-19	City, State:	Dallas, TX	SHEET:	1 OF 2
Client:	Chandler Signs	Overall Height:	640'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Santander	Wind Speed:	115 mph	McFarland Engineering	

<b>Project Description</b>	<b>1301 Elm St</b>	<b>Table of Contents</b>
Height:	640'-0" Max.	<b>Content:</b>
ME Job:	46038	Design Loads..... 1
	<b>ULTIMATE LOADS</b>	Connection Design..... 1-2
Overall Size:	9'-0" x 63'-0" <b>30PSF</b>	

Mounting Height: 640'-0" Max.  
 Mounting Style: Channel Letters & Logo with Frame

**Structural Variables and Code Loading Specifications**

Sign Type:	Channel Letters / Wall Signs	Code:	2015 IBC W/ Amendments
Existing Wall Material:	Other	Wind Speed:	115
Sign Weight Per Foot:	15	Wind Exposure:	C

Wind Loads Per ASCE 7-10

**Connection Design**

Using ASCE 7-10 (Method 2)

Topography:	Homogeneous	I =	1.15 (Table 6-1, Category III)
Exposure:	C	Zone =	5 (End-Wall)
Enclosure:	Fully Enclosed		
Structure:	Components and Cladding	Effective Wind Area :	<20 (Max Tributary per connector)
Building:	Category III	GCPI =	+/- 0.18 (Figure 6-5)
GCp	(From Figure 6-17)		
Pressure =	P = q(GCp) - qi(GCPI)		

$qz = .00256 * Kz * Kzt * Kd * V^2 * I$	98.29	Kd =	0.85 (Table 6-4)
$qh = .00256 * Kh * Kzt * Kd * V^2 * I$	98.29	Kzt =	1.00 (Homogenous)
qi = qh		Kh =	2.97 (Table 6-3)
		Kz =	2.97 (Table 6-3)

**Channel (Zone 4)** GCp = -0.90  
**Letters** Windward (Parallel Loading)  
 P = 68.51\*(-0.90) = -61.65 psf



<b>Sign Loads (Letters)</b>	<b>Area</b>	<b>Pressure (Suction)</b>	<b>Force</b>	<b>Letter DL</b>	<b>Frame DL</b>
Total Sign Area (Approx.)	233 FT^2	-61.65 PSF	-14376 LBF	431 LBF	966 LBF

<b>Letters to Frames</b>		<b>REQ'D</b>	<b>QTY USED</b>
Capacity of 1/4" Dia. TEKS into Aluminum Framing		75 LBF	
Force for Logo	2497 LBF	33.29	40
Force for "S"	1665 LBF	22.20	24
Force for Lowercase	1110 LBF	14.80	18

USE: 1/4" Dia. TEK Screws to Attach Letters to Aluminum 3x3x1/4" Frames with Fender Washers Inside Letters. Don't OVERTIGHTEN TEKS, CRITICAL. See Schedule for Attachment Quantity.

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

**DEEP ELLUM/NEAR EAST SIDE**

---

**CASE NUMBER:** 1910160004

**DATE FILED:** October 14, 2019

**LOCATION:** 2900 Canton Street (north elevation).

**SIZE OF REQUEST:** 53.35 sq. ft.

**COUNCIL DISTRICT:** 2

**ZONING:** PD No. 269

**MAPSCO:** 46 M

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**APPLICANT:** Marie Byrum, Byrum Sign & Lighting Inc.

**OWNER:** CC Deep Ellum, LLC

**REQUEST:** An application for a Certificate of Appropriateness for a 53.35-square foot projecting attached sign (north elevation).

**SUMMARY:** The applicant is requesting a 53.53 sq. ft. illuminated LED projecting attached sign displaying “Novel” and logo.

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located in the Deep Ellum/Near East Side SPSPD and follows the regulations set forth by Sec 51A-7.1306 (Special Provisions for Attached Signs).
- The proposed sign is 53.53 square feet. The sign will be located on the north elevation of the façade. The proposed sign is an illuminated LED projecting (Blade) attached sign displaying “Novel” and logo.
- This projecting sign will require a franchise/row agreement. Note that there are other signs applications within this property and the total percentage of all these signs do not exceed a total of 25 percent.

SEC. 51A-7.1306. Special Provisions for Attached signs

a) Attached signs in general.

1. No portion of an attached sign may be located:
  - A. more than 10 feet from the facade to which it is attached; or
  - B. less than two feet from the back of a street curb. *[The proposal meets these requirements. The sign is 4 ft 8 in over the public right-of-way]*
2. Although not required, the use of three-dimensional projecting attached signs is encouraged. *[The proposed sign is an illuminated LED projecting (blade) attached sign.]*



Case Number: 1910160004

**List of Officers**  
**CC Deep Ellum LLC.**

Jason Labonte, CAIA – SVP Chief Investment Officer

Brian McNally – Development Manager

Case Number: 1910160004

**SSDAC Action:  
December 10, 2019**

**MOTION:** It was moved to approve a 53.35 sq. ft. projecting attached sign at 2900 Canton Street (north elevation).

Maker: Hardin  
Second: Dumas  
Result: Carried: 3 to 0

For: 3 - Peardon, Hardin, and Dumas  
Against: 0  
Absent: 0  
Conflict: 1 - Webster

Speakers – Marie Byrum, Byrum Sign & Lighting, Inc

DATE: 10/14/19

APPLICATION TYPE  
 REGULAR  EXPRESS

**PERMIT APPLICATION**  
 PLEASE TYPE OR PRINT CLEARLY



City of Dallas


JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)  
 1910164003

STREET ADDRESS OF PROPOSED PROJECT 2900 Canton Street		SUITE/BUILDING/FLOOR NO.		USE OF PROPERTY multi-family	
APPLICANT Marie Byrum		ADDRESS 305 N. Delaware St., #106		CITY STATE ZIP CODE Irving TX 75061	
DRAW (IF APPLICABLE)		PHONE NO.		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CONTRACTOR (INDIVIDUAL) Marie Byrum		CONTRACTOR NUMBER PIN 39045 4321		COMPANY NAME Byrum Sign & Lighting, Inc.	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IF YES, LIST NUMBER		PHONE NO.	
E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
PROJECT OWNER (INDIVIDUAL CONTACT) CC Deep Ellum LLC		ADDRESS 400 E. Las Colinas Blvd, Suite 107		CITY STATE ZIP CODE Irving TX 75039	
PROPERTY OWNER (COMPANY NAME) CC Deep Ellum LLC		PHONE NO.		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
DESCRIPTION OF PROPOSED PROJECT Install (1) one 3'2" x 16'10" illuminated blade sign on North elevation		VALUATION (\$)		CONST AREA (SQ FT)	
		NEW CONST 2500.00		NEW CONST 53.35sf	
		MFD OTHER		MFD OTHER	
		REMODEL		REMODEL	
		TOTAL VALUATION 2500.00		TOTAL AREA 53.35sf	
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER					
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45 <sup>th</sup> day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:  I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examiners the requested corrections, plans and actions; and, the contractor has been named on the permit: Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.  If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.  <input checked="" type="checkbox"/> I AGREE. <input type="checkbox"/> I DO NOT AGREE.					
I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES  I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.					
APPLICANT'S SIGNATURE <i>Marie Byrum</i>				10/14/19	

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION  
 OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 03-01-2017

FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT <b>2900 CANTON</b>				SUITE/BUILDING/FLOOR NO		PROJECT/PERMIT NUMBER <b>1910164003</b>	
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
LOT AREA	BDA	SLIP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		10/16	PRE-INSPECTION			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT APPLICATION FEE	
HISTORICAL/CONS DIST						HEALTH PLAN REVIEW FEES	
ENGINEERING						OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING						\$	
AVIATION							
OTHER							
PLAN REVIEW NOTES							
SPSD# 191016000 +							
* DEEP CUM SPSP *							
51A-7.1305(a)(b)							
151A-7.1306(a)							
PROTECTING ATTACHED SIGN							
> SIGN WILL REQUIRE FRANCHISE/ROW AGREEMENT							
- OTHER SIGNS HAVE BEEN APPLIED FOR, TOTAL # OF THOSE SIGNS DO NOT EXCEED 25 # TOTAL							

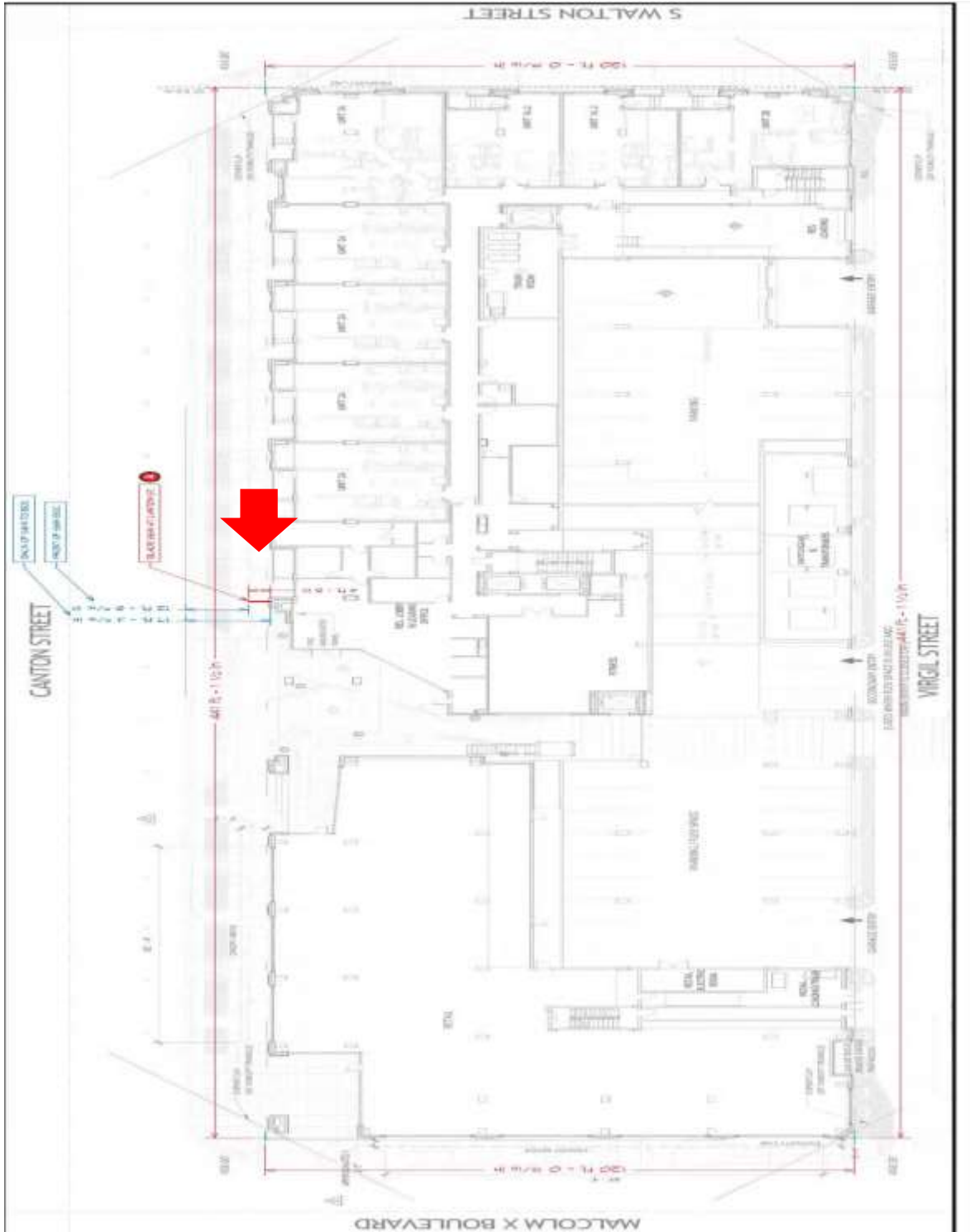


CA# 1910160004  
2900 Canton Street.

Printed Date: 10/29/2019



Site



Sign Dimensions





**Sign Dimensions**

DocuSign Envelope ID: 919C328-EC73-440-9113-819D932F9327

ME #: 46077





DocuSign Envelope ID: 9196C826-EC73-4442-9113-919D832F9327

Date:	10/11/19	City, State:	Dallas, TX	SHEET:	1 OF 2
Client:	Force Communications	Overall Height:	50'-0" Max.	Sean M. McFarland, P.E.	
Sign:	Novel Deep Ellum	Wind Speed	115 mph	McFarland Engineering	

Project Description		2900 Canton St	Table of Contents	
ME Job:	46077 A		Content:	Page
			Design Loads.....	1
			Connection Design.....	1-2
Overall Size:	16'-10" x 3'-2"	<b>HORIZONTAL TUBE IN (3) PLACES</b>		
Mounting Height	50'-0" Max.	<b>MATCHPLATE DESIGN</b>		
Mounting Style:	Cantilevered Wall Sign			
		<b>30PSF</b>		

**Structural Variables and Code Loading Specifications**

Sign Type:	Cantilevered Wall Sign	Code:	2015 IBC W/ Amends
Existing Wall Material:	Other	Wind Speed:	115
Sign Weight Per Foot:	15	Wind Exposure:	C

Wind Loads Per ASCE 7-10

**Connection Design**

Using ASCE 7-10 (Simplified Procedure)

Topography:	Homogeneous	I =	1.15 (Table 6-1)
Exposure:	C	lambda =	1.21 (Figure 6-3, Exp. C, height = 15 ft)
Enclosure:	Enclosed		
Structure:	Components and Cladding	Zone =	5 (End-Wall - Worst Case)
Building:	Category III	Effective Wind Area =	10 Sq. Ft.
		Net Wind Pressure =	-31.9 (Figure 6-3)

**Total Load** Pnet = (lambda)\*I\*Pnet  
 Pnet (15) = -44.39 PSF

Sign Loads	Area	Pressure (Suction)	Force	Dead Load
Total Projected Area	50.68 FT^2	-44.39 PSF	-2250 LBF	507 LBF

**Horizontal Supports (3)**

Moment Arm - 3.08 FT  
 Total Moment - 6929 LB FT (WL)  
 Sxx Req'd - 5.93 in^3  
 Sxx Provided - 6.37 in^3 (OK) (USE: (3) TA5x5x1/4" Alum Square Tubes, 21 KSI)



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

**DEEP ELLUM/NEAR EAST SIDE**

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**CASE NUMBER:** 1911150030

**DATE FILED:** November 15, 2019

**LOCATION:** 3025 Main Street (south elevation)

**SIZE OF REQUEST:** 120 sq. ft.

**COUNCIL DISTRICT:** 2      **ZONING:** PD No. 269

**MAPSCO:** 46 J

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**APPLICANT:** Doug Galloway, Cooper General Contractors

**TENANT:** Terry Blacks BBQ

**OWNER:** Blacks Dallas Real Estate LLC

**REQUEST:** An application for a Certificate of Appropriateness for a 120-square foot flat attached painted premise sign (south elevation).

**SUMMARY:** The applicant is requesting a 120 square foot flat attached painted premise sign displaying "Terry Black's Barbecue."

**SSDAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located in the Deep Ellum/Near East Side SPSP and follows the regulations set forth by Sec 51A-7.1305 (Special provisions for all signs).
- Flat attached sign means an attached sign projecting 18 inches or less from a building and parallel to the building facade.
- The sign will be located on the south elevation of the façade. The proposed sign is a 120 square foot flat attached painted premise sign displaying “Terry Black’s Barbecue.”

SEC. 51A-7.1305. Special provisions for all signs

- a) Signs in this district are permitted to overhang the public right-of-way subject to city franchising requirements. *[The proposal meets this requirement. The sign is painted directly to building and does not overhang the public right-of-way.]*
- b) Except as otherwise provided in Subsections (c) and (d), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise. *[The proposal meets this requirement. The façade is 1,554 square feet and the proposed sign is 120 square feet. The total effective area of the sign on this premise is 120 square feet, totaling 7.72 percent, less than 10 percent.]*

SEC. 51A-7.1306. Special provisions for all signs

- a) Attached signs in general.
  1. No portion of an attached sign may be located:
    - A. more than 10 feet from the facade to which it is attached; or
    - B. less than two feet from the back of a street curb. *[The proposal meets these requirements. The sign is a painted sign.]*
  2. Although not required, the use of three-dimensional projecting attached signs is encouraged. *[NA. The sign is a painted sign.]*

**List of Officers**  
**Blacks Dallas Real Estate LLC.**

Terry Black - Authorized Agent

**List of Officers**  
**Terry Blacks BBQ.**

Terry Black - Authorized Agent

Case Number: 1909160014



**SSDAC Action:  
December 10, 2019**

**MOTION:** It was moved to **approve** a 120 square foot flat attached painted premise sign at 3025 Main Street (south elevation).


Maker: Dumas  
Second: Hardin  
Result: Carried: 3 to 0

For: 3 - Peadon, Hardin, and Dumas  
Against: 0  
Absent: 0  
Conflict: 1 - Webster

Speakers – Doug Galloway, Cooper General Contractors

DATE: _____		<b>PERMIT APPLICATION</b> PLEASE TYPE OR PRINT CLEARLY		JOB NO: (OFFICE USE ONLY)	
APPLICATION TYPE REGULAR <input type="radio"/> EXPRESS <input type="radio"/>		 City of Dallas		PERMIT NO: (OFFICE USE ONLY) <b>1911154007</b>	
STREET ADDRESS OF PROPOSED PROJECT <b>3025 Main st dallas, tx 75226</b>		BATHROOM/FLOOR NO		USE OF PROPERTY Restaurant	
APPLICANT Doug Galloway		ADDRESS 2560 Technology Ste 100 Plano Tx 75074		CITY STATE ZIP CODE	
CDA (IF APPLICABLE)		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
CONTRACTOR (INDIVIDUAL) Contractor		CONTRACTOR NUMBER BU-9838908		COMPANY NAME Cooper General Contractors	
CURRENT HOME REPAIR LICENSE ON FILE? <input type="radio"/> YES <input checked="" type="radio"/> NO		IF YES, LIST NUMBER		PHONE NO	
PROPERTY OWNER (INDIVIDUAL CONTACT) Cherie Blank		ADDRESS <b>208 N Main Street Lockhart, TX 78644</b>		CITY STATE ZIP CODE	
PROPERTY OWNER (COMPANY NAME) Terry Blacks SBO		PHONE NO		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION)	
DESCRIPTION OF PROPOSED PROJECT Painted sign of brand logo above main entrance facing main st. red / white paint, 4 ft high by 30 ft long overall, letter height 28 inches		VALUATION (S) Commercial City		CONST AREA (SQ FT) <b>1200</b>	
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ENERGY <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRINKLR <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN <input type="checkbox"/> PAVING/GRADING <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
All food service establishments require a grease interceptor to be installed on site. Is there a grease interceptor on site? <input type="radio"/> YES <input type="radio"/> NO					
<p>The following is applicable to all applications for building permits that are accepted and routed for any reviews. As required by Texas Local Government Code Section 214.904, the City of Dallas will grant (Approve) or deny your building permit application to erect or improve a building or other structure no later than the 45<sup>th</sup> day after the application is submitted. Denial of a permit application due to time constraints may be avoided by agreeing to allow the City the following additional time to review the application:</p> <p>I hereby agree to a deadline of 14 days to grant or deny the permit after the date of the approval of all of the following reviews, as applicable, where the applicant has provided the plans examines the requested corrections, plans and actions; and, the contractor has been named on the permit:</p> <p>Zoning, Building Code, Electrical Code, Plumbing/Mechanical Code, Green Building Code, Health, Historical/Conservation District, Engineering/Flood Plain, Water Utilities, Fire Code, Landscaping and Aviation.</p> <p>If the permit is granted (Approved) within this deadline the City will retain and/or assess all fees. If the permit is denied within this deadline, the City will retain all plan review fees and 20 percent of the permit fees. If the permit application is not granted or denied within the agreed additional time of review, the City will refund any permit fees that have been collected and the City may not collect any permit fees associated with the application.</p> <p style="text-align: center;"><input checked="" type="radio"/> I AGREE      <input type="radio"/> I DO NOT AGREE.</p> <p>I UNDERSTAND THAT THIS PERMIT APPLICATION WILL EXPIRE IN 180 DAYS FROM THE APPLICATION DATE. I MAY REQUEST IN WRITING AN ADDITIONAL 180 DAY EXTENSION OF THE PERMIT APPLICATION PRIOR TO THE APPLICATION EXPIRATION. IF THE APPLICATION IS ALLOWED TO EXPIRE, IT MAY ONLY BE REACTIVATED BY THE FILING OF A NEW APPLICATION INCLUDING APPLICABLE PLANS AND FEES</p> <p>I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.</p>					
APPLICANT'S SIGNATURE 				DATE OF APPLICATION SUBMISSION <b>11/15/19</b>	

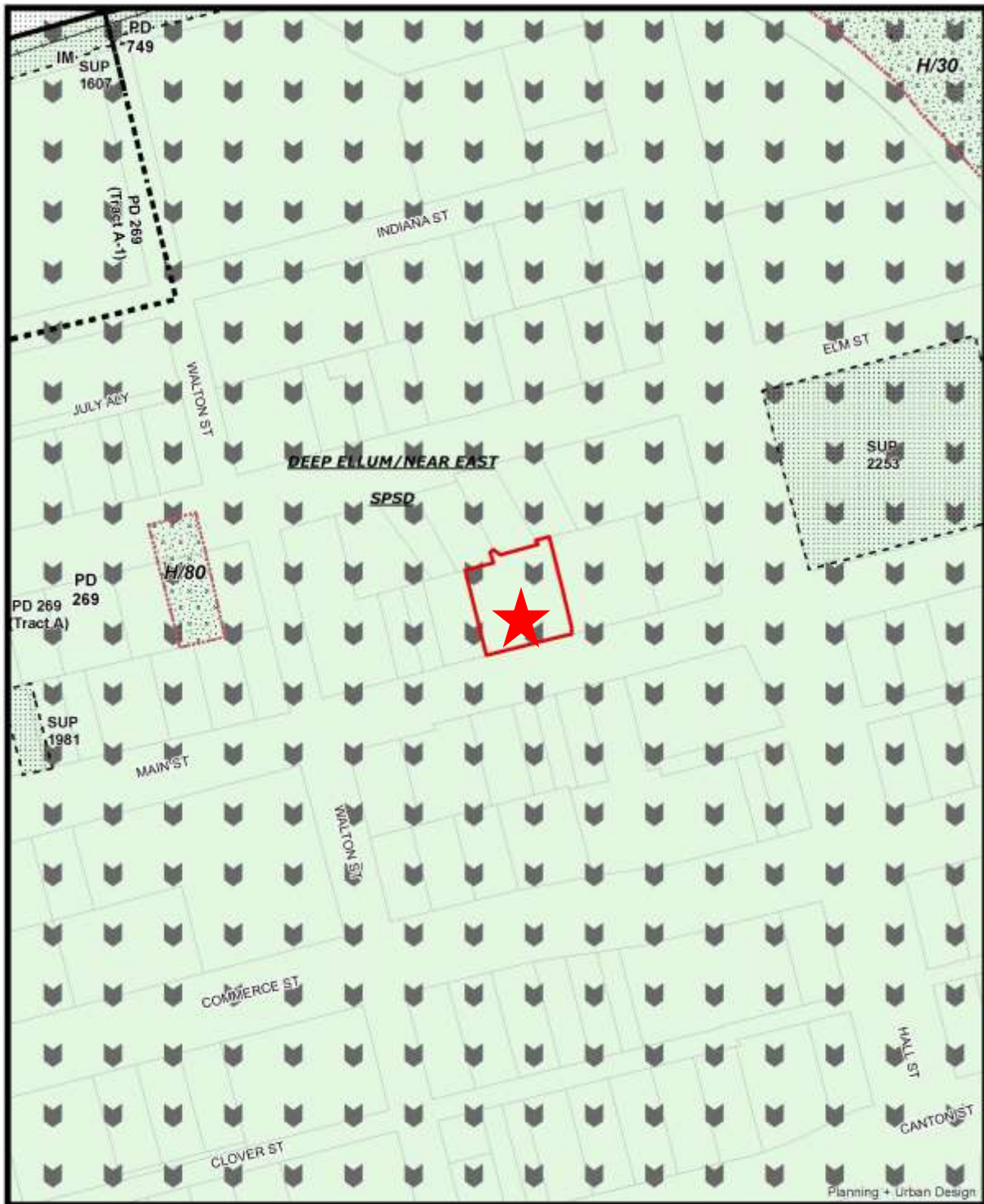


FOR OFFICE USE ONLY							
STREET ADDRESS OF PROPOSED PROJECT <b>3025 MAIN</b>				SUITE/BUILD/FLOOR NO	PROJECT/PERMIT NUMBER <b>1911154009</b>		
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAN	AIRPORT
LOT AREA	BDA	SUP	RAK	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS			FEE CALCULATIONS (\$)	
PRE-SCREEN		11/15	Pre-Inspection			PERMIT FEE	
ZONING						SURCHARGE	
BUILDING						PLAN REVIEW FEE	
ELECTRICAL						PREQUALIFICATION REVIEW FEE	
PLUMBING/MECHANICAL						EXPRESS PLAN REVIEW	
GREEN BUILDING						HOURLY FEE TOTAL	
HEALTH						HEALTH PERMIT APPLICATION FEE	
HISTORICAL/CONS DIST						HEALTH PLAN REVIEW FEES	
ENGINEERING						OTHER FEES	
WATER						OTHER FEES	
FIRE						TOTAL FEES	
LANDSCAPING						\$	
AVIATION							
OTHER							
PLAN REVIEW NOTES							
SPSD # 1911150030							
DEEP ELEM SPSP							
FLAT ATTACHED SIGN							
51A-7.1305(a)(b)							
51A-7.1306(a)							



CA# 1911150030  
3025 Main Street

Printed Date: 11/20/2019



 1:1,646

CA# 1911150030  
3025 Main Street

Printed Date: 11/20/2019



Painted Sign  
Rendering



**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 9, 2020**

**PLANNER: Oscar Aguilera**

**FILE NUMBER: SPSD134-003**

**DATE FILED: March 13, 2013**

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

**COUNCIL DISTRICT: 2**

**MAPSCO: 45 M**

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

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

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

**SSDAC RECOMMENDATION: Approval.**

**STAFF RECOMMENDATION: Approval of staff proposed conditions.**

**BACKGROUND INFORMATION:**

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

**STAFF ANALYSIS:**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

**SPSD134-003**

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

1. Amending Section 51A-7.1306 (a) (C) that "a wallscape sign must exceed 1, 200 square feet.
2. Amending "Section 51A-7. 1306(a) (8) & Section 51A-7. 1306(a) (9) from "2028" to "2030"
3. Amending Section 51A-7.1307 (5) (a) to "a maximum of 10 district identification signs is permitted".
4. Amending Section 51A-7.1307 (5) (e) to "only 4 district identification signs may have a maximum effective area of 1000 square feet and the remaining 6 district identification maximum effective area must not exceed 100 square feet."

Maker: Dumas

Second: Hardin

Result: Carried: 4 to 0

For: 4 – Hardin, Dumas, Webster, and Peadon

Against: 0

Absent: 0

Conflict: 0

Speakers – Stephanie Hudiburg, Deep Ellum Foundation  
Jon Hetzel, Deep Ellum Foundation

J. Rogers, Deep Ellum Foundation

**PROPOSED SPSD AMENDMENT**

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

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

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

**SEC. 51A-7.1302. PURPOSE.**

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

**SEC. 51A-7.1303. DEFINITIONS.**

(a) In this division:

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

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

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

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

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

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

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

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

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

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

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

(6) THIS DISTRICT means the Deep Ellum/Near East Side Sign District.

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

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

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

#### **SEC. 51A-7.1304. SIGN PERMIT REQUIREMENTS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Attached signs in general.

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

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

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

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

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

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

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

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

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

(d) Marquee signs.

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

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

(f) Painted applied signs.

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

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

(g) Wallscape signs.

(1) Definitions. In this section:

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

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

(2) Visual display and coverage.

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

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

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

(3) Minimum area. A wallscape sign must not exceed 3,000 1,200 square feet.

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

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

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

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

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

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

**(h) District identification signs.**

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

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

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

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

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

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

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

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

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

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

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

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

(5) District identification signs.

SSDAC recommendation:

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

Staff recommendation:

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

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

SSDAC recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1<sup>st</sup> Ave;

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

(5) Canton and Henry;

(6) Main St. and Malcolm X Blvd;

(7) Main St and Good Latimer Expy.

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

(8) Elm St and 345 Hwy; and

(9) An additional sign within this district. (Staff recommends adding the following condition:

Maximum effective area must not exceed 1,000 square feet and must be geographically dispersed from other locations.

Staff recommendation:

(1) Hall Street and Crutcher;

(2) Main Street and Deep Ellum Trailhead;

(3) Exposition Ave and 1<sup>st</sup> Ave;

(4) Malcolm X Blvd, and Hall St;

(5) Canton and Henry;

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

(7) Main St and Good Latimer Expy.

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



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

SSDAC recommendation:

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

Staff recommendation:

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

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

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

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

~~(2) Content.~~

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

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

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

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

~~(3) Location.~~

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

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

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

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

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

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

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

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

~~—(7) Number.~~

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

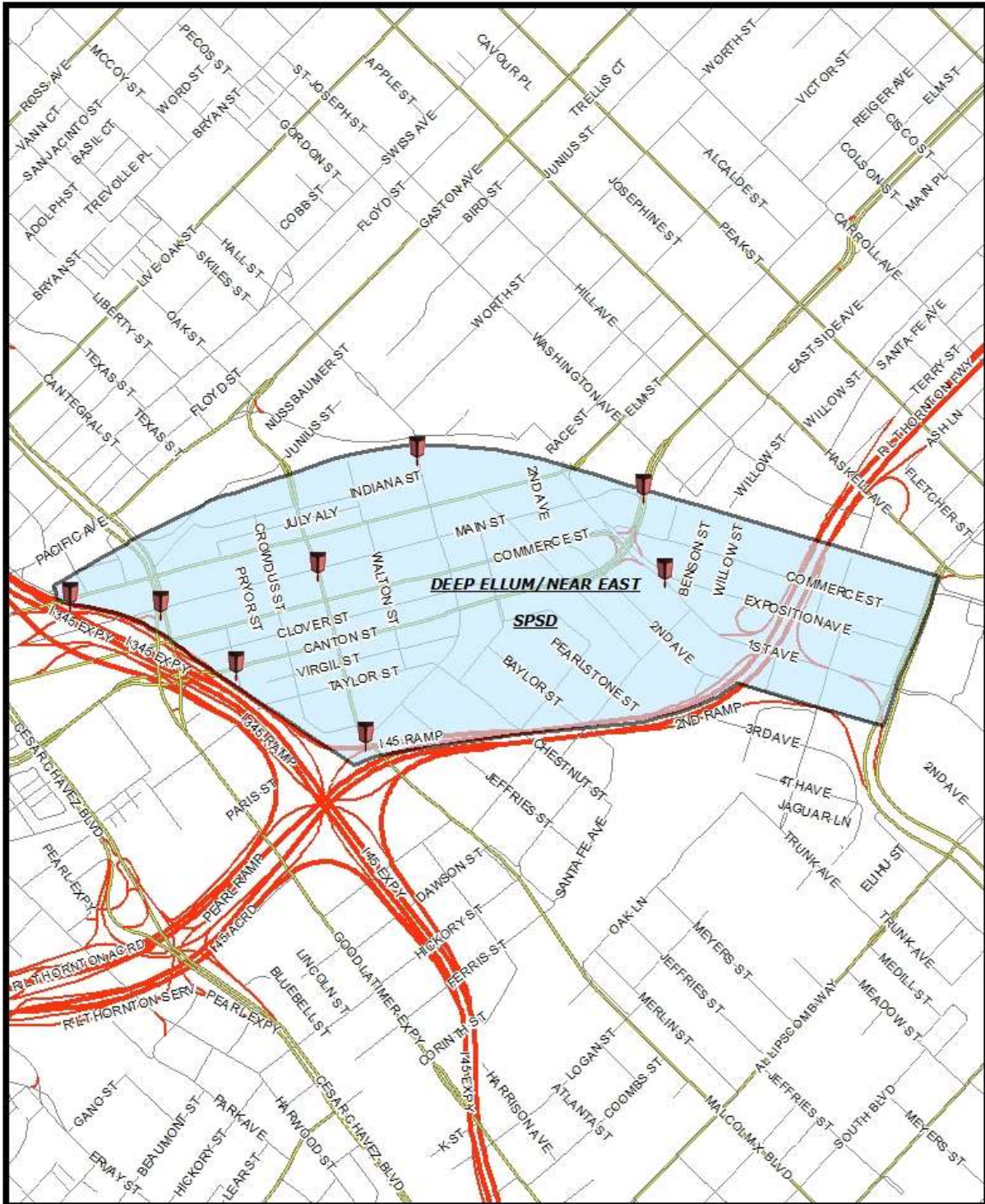
~~—(B) A maximum of 20 parking ad signs are allowed in this district.~~

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

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

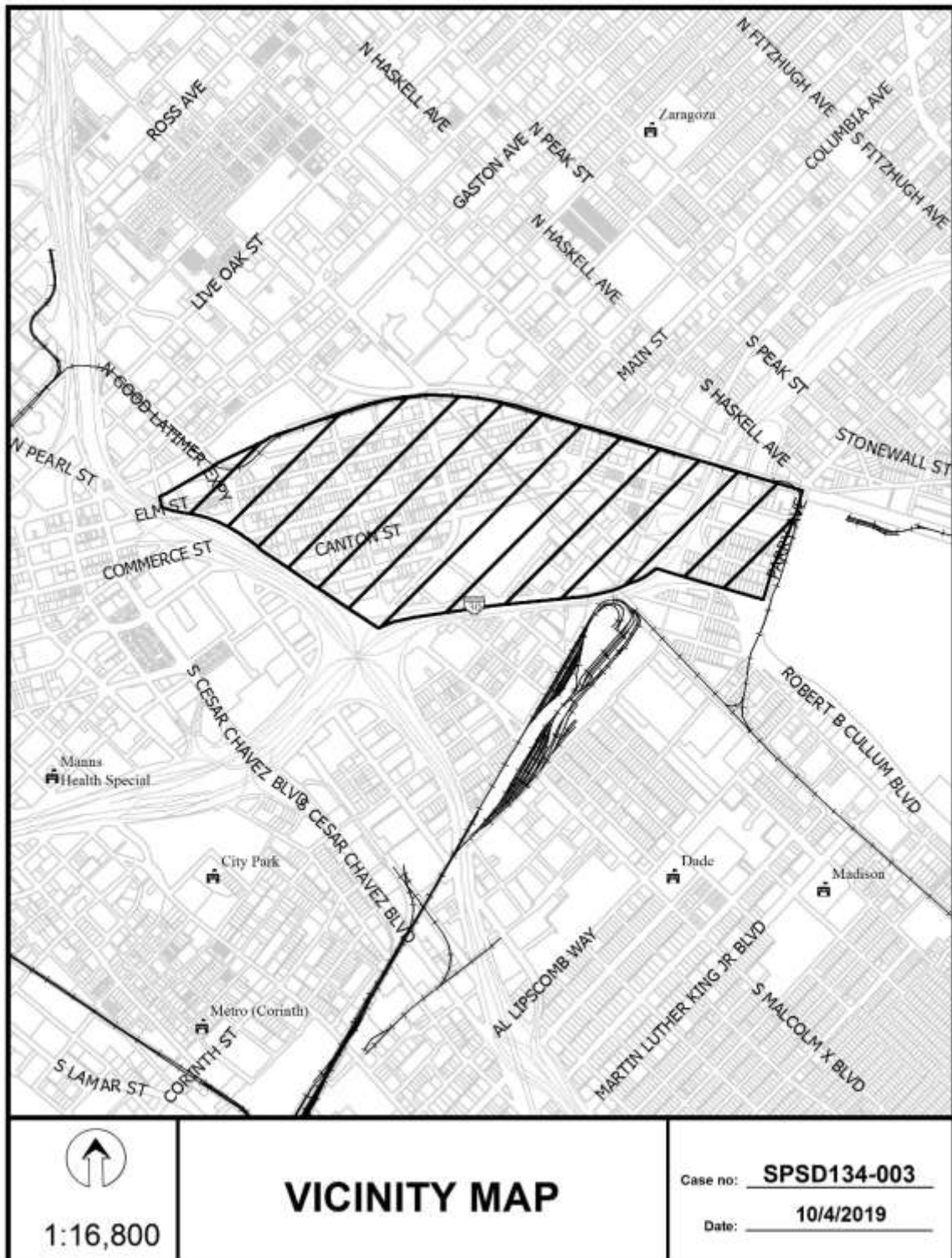
~~—(10) Sunset. This section expires on September 1, 2015, unless reenacted with amendment prior to that date. The city plan commission and city council shall review this section prior to its expiration. (Ord. 26066)~~

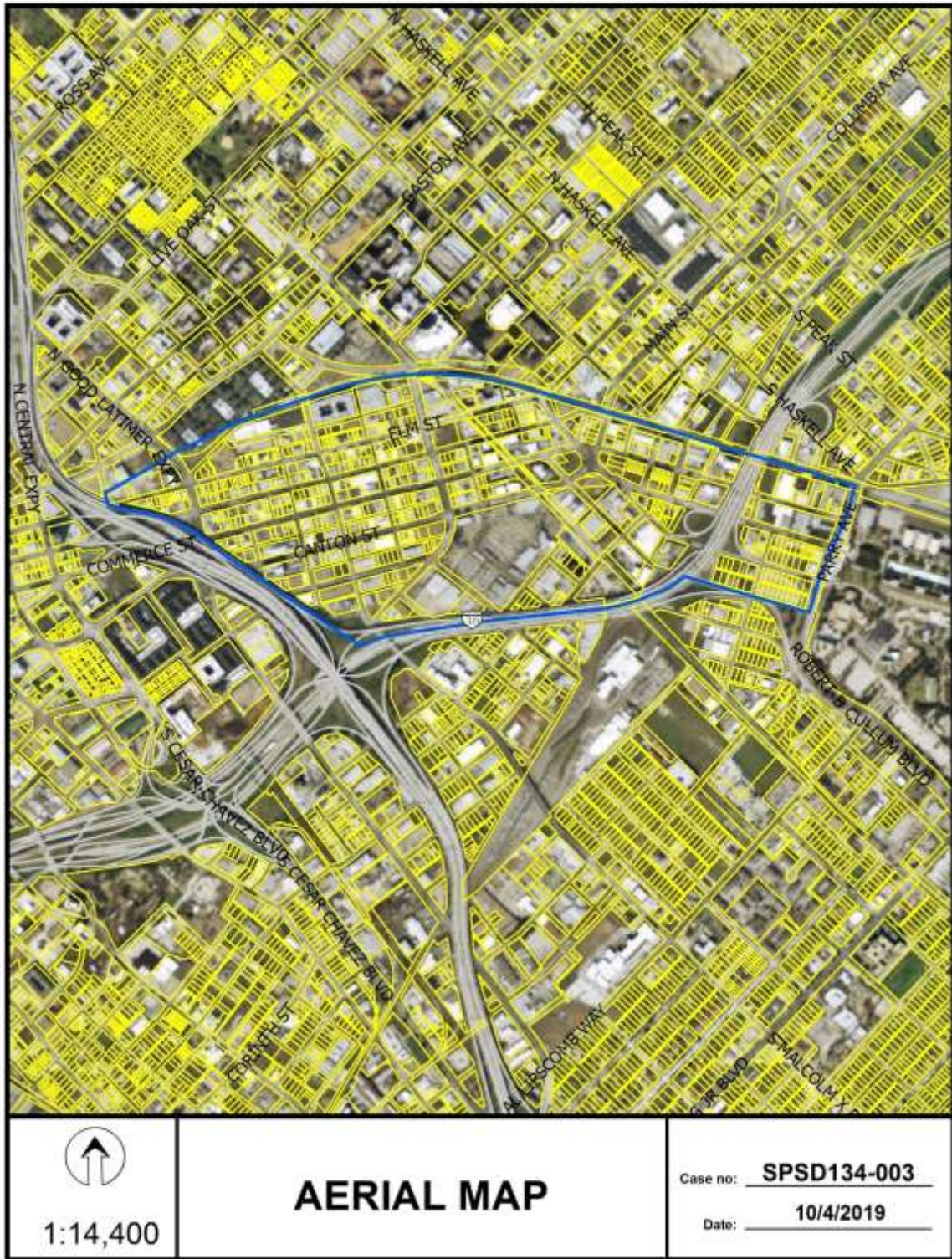
**Proposed Deep Ellum District Identification Signs**



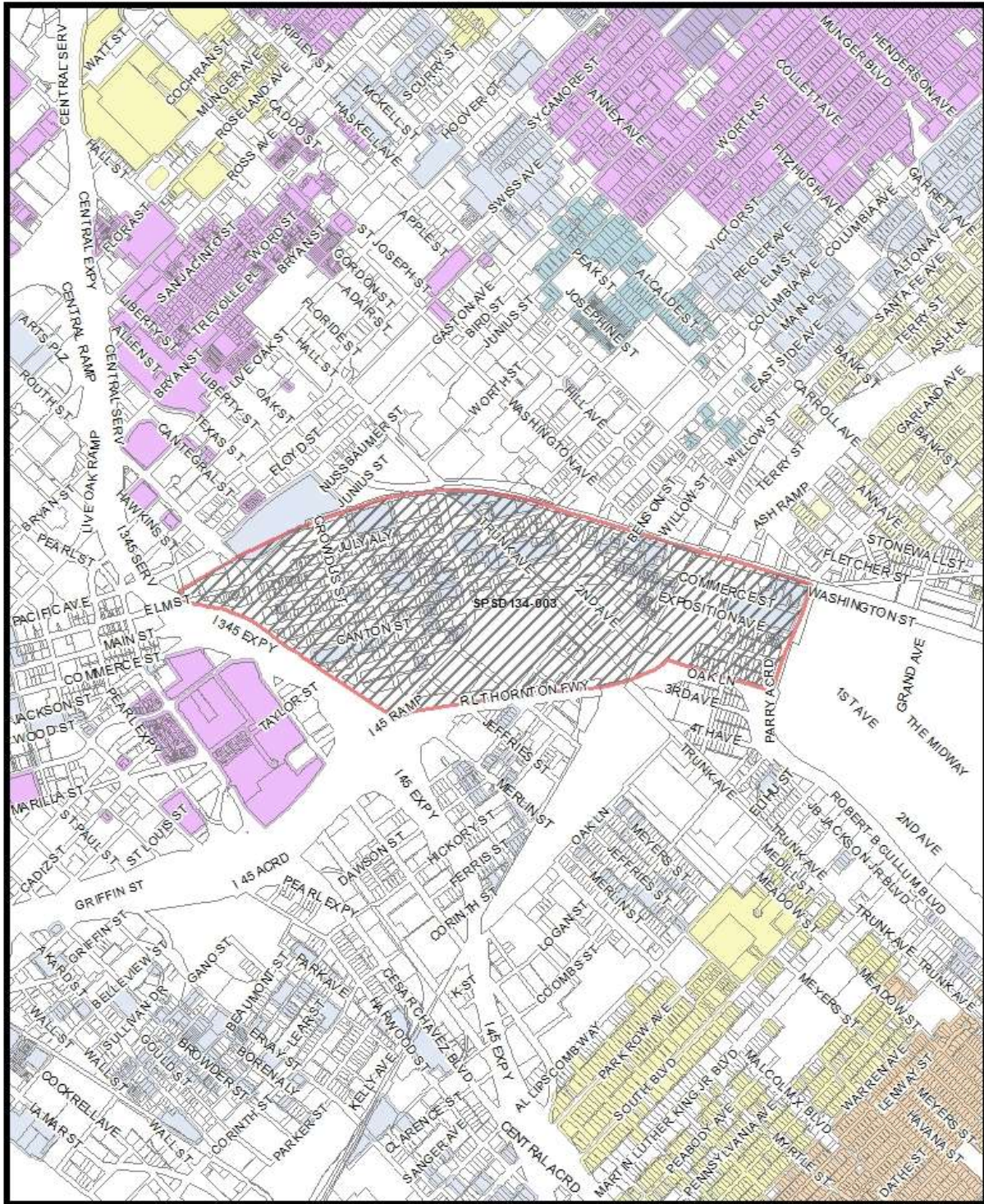
SPSD134-003  
Proposed Deep Ellum District Identification Signs.

Printed Date: 1/3/2020







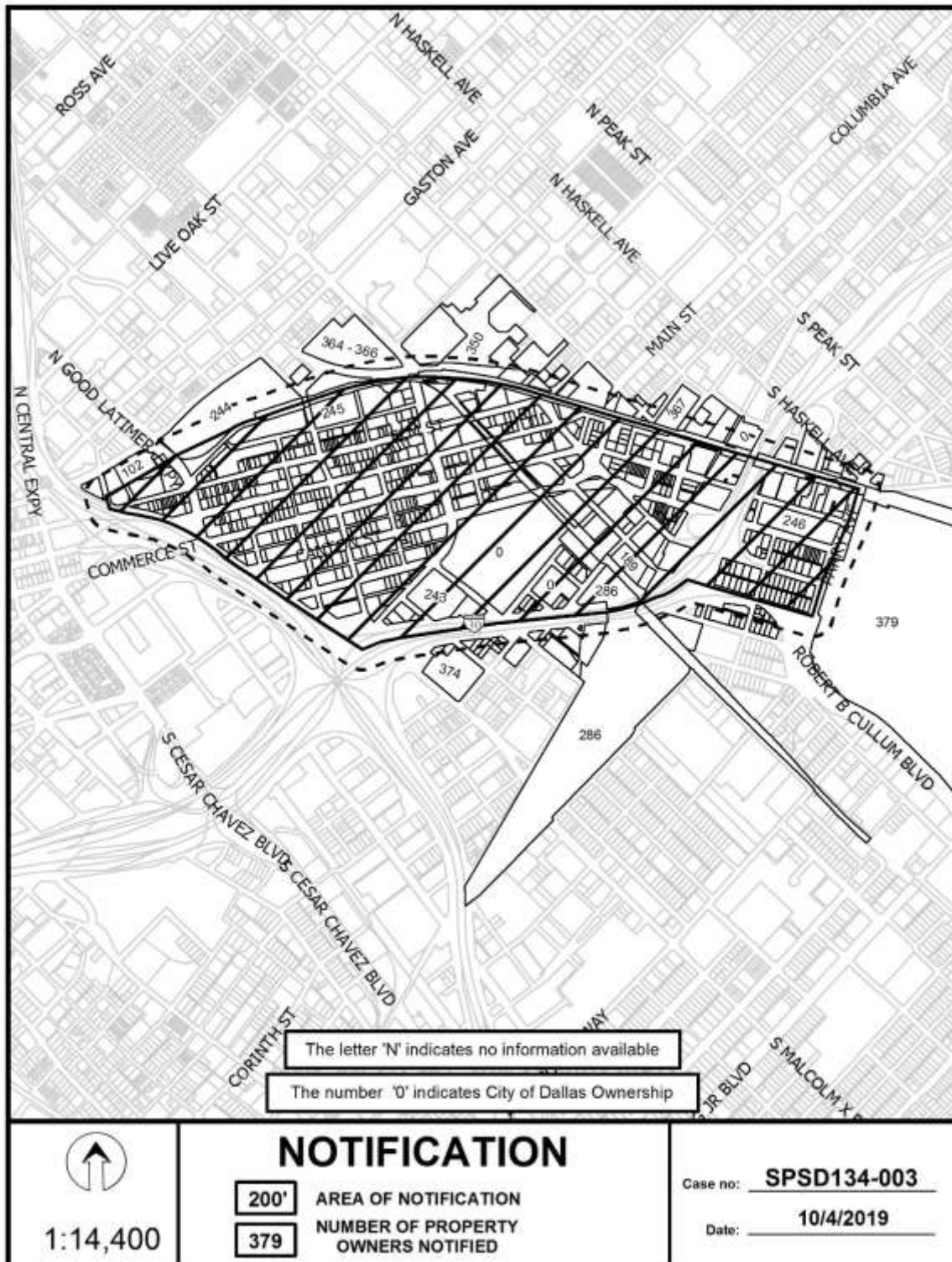


MVA Cluster   A   B   C   D   E   F   G   H   I   NA

 1:16,800

# Market Value Analysis

Printed Date: 10/4/2019





10/04/2019

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

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

10/04/2019

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

10/04/2019

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

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

10/04/2019

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

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

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

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



10/04/2019

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

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

10/04/2019

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

10/04/2019

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

10/04/2019

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

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**Planner: Pamela Daniel**

**FILE NUMBER:** Z189-256(PD)

**DATE FILED:** April 26, 2019

**LOCATION:** West side of Prichard Lane, between Umphress Road and Stonehurst Street

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 F

**SIZE OF REQUEST:** ± 8.9 acres

**CENSUS TRACT:** 91.05

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan Consultants

**APPLICANT/OWNER:** Dallas Independent School District

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

**SUMMARY:** The applicant [Dallas ISD] proposes to construct a new elementary school [Nathaniel Hawthorne Elementary] to replace the existing school. The proposed request will allow the existing school to remain open while the new school is under construction.

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

**BACKGROUND INFORMATION:**

- The subject site contains approximately 8.9 acres of land currently developed with a one-story 81,680-square-foot public middle school use [Nathaniel Hawthorne Elementary] that was originally built in 1956, according to the Dallas Central Appraisal District (DCAD).
- The R-7.5(A) Single Family District allows a public school other than an open-enrollment charter school use to operate by Specific Use Permit. The existing school operates as a nonconforming use in the R-7.5(A) district.
- The Dallas Development Code allows nonconforming schools to expand up to ten percent or by 2,000 square feet without obtaining an SUP per Sec. 51A-4.204(17)(E)(iv).
- The current request is for a Planned Development District to:
  - (1) Allow a public school use by right;
  - (2) Expand the footprint by 88,320-square-feet from 81,680 square feet to 170,000 square feet with a maximum height of 36 feet for the school use and 30-feet for light poles;
  - (3) Allow steps, handrails, light poles, parking and screening walls to encroach into setbacks;
  - (4) Allow fencing at a maximum height of 6 feet in the front yard;
  - (5) Allow playground equipment, athletic backdrops and similar structures not to be shown on the development plan; and,
  - (6) Deviate from the landscape requirements for street trees and delay the completion of landscaping until the existing school is removed.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Prichard Lane	Local	50 feet
Umphress Road	Local	50 feet
Stonehurst Street	Minor Arterial	80 feet

**Traffic:**

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the school use. 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.

**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 1.1.5 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. Encourage the development of these facilities in priority Area Plans.

**NEIGHBORHOOD PLUS**

**Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.**

**Action 4.2.2** Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

**Surrounding Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Public School
<b>Northwest</b>	R-7.5(A)	Public Park
<b>Northeast</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family, Parks & Rec Center

**Land Use Compatibility:**

The area of request is approximately 8.9 acres of land and includes an existing street easement located on the west boundary of the site. The street easement is proposed to be abandoned and a note is included on the development plan conditioning the



issuance of the Certificate of Occupancy on completion of the street easement abandonment. Should completion of the abandonment fall through, the PDD will require an amendment to the development plan.

Surrounding land uses consist of single family and a public park to the northeast and northwest; single family to the east and south; and a recreation center to the west. The school has been serving the community for over 60 years. The use continues to be compatible with the surrounding residential uses in the area.

The site contains 81,680 square feet of floor area. The proposed maximum floor area for the school is 170,000 square feet with 50,000 square feet proposed for future expansion. The school has a current enrollment of 479 students in grades pre-k through 5<sup>th</sup> grade. There are 27 total classrooms proposed with the request.

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 over 60 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, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Staff supports the applicant's request to allow the school to have a maximum height of 36 feet because the Development Code allows institutional use to be erected to any height consistent with the Federal Aviation Administration air space limitations, residential proximity slope height restrictions, and the building code. Further, staff supports the request to allow lighting standards up to 30 feet-in-height and encroachments within setback areas because these encroachments are typical for institutional uses such as schools and pose no harm to the surrounding properties or neighborhood.

**Development Standards:**

DISTRICT_	SETBACKS		Density	Lot Size	FAR/ Max Floor Area	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
<b>Existing:</b> 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
<b>Proposed:</b> PD for R-7.5(A) and public school	*25'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	170,000 SF for public school	30' 36' for public school 30' for light poles	45% SF 25% Others	Single family and public school by right.

\*Encroachments allowed

**Parking:**

Parking will be provided pursuant to the Dallas Development Code, as amended. For the proposed public school other than an open-enrollment charter school with 27 elementary school classrooms, a total of 41 off-street parking spaces are required and will be provided, as depicted on the proposed site plan with 107 off-street parking spaces will be provided with the future expansion area.

**Landscaping:**

Landscaping will be provided in accordance with Article X, as amended with the following exceptions: 1) to plant streets trees along Stonehurst Street within 45 feet of the back of curb rather than the 30 feet for an arterial street, and 2) requiring that any landscape required within the area designated phase line be planted within 180 days of the removal of the existing school but no later than January 1, 2022.

**Market Value Analysis**

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

**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 PDD CONDITIONS**

PD \_\_\_\_\_.

**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 Umphress Road. The size of PD XXX is approximately 8.9 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: 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.

(b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

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

(a) Except as provided in below, all 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 the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this planned

Z189-256(PD)

development 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 planned development district, etc.

- (b) Public school, other than an open enrollment charter school, is allowed by right.

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

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) 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) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 170,000 square feet. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum floor area allowed. The existing school must be removed within 180 days of the completion of the construction of the new school, but no later than January 1, 2022.

- (c) Height: Maximum height for a public school other than an open enrollment charter school is 36 feet. Light poles are allowed a maximum height of 30 feet.

- (d) Setbacks: 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.

- (e) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school is 40%.

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

- (a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

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

See Article VI.

**SEC. 51P-xxx.111. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X with the following exceptions:
  - (i) street trees required along Stonehurst Street may be planted within 45 feet of the back of curb.
  - (ii) any landscaping required within the area designated phase line must be planted within 180 days of the removal of the existing school, but no later than January 1, 2022.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-xxx.112. SIGNS.**

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

**SEC. 51P-xxx.113. ADDITIONAL PROVISIONS.**

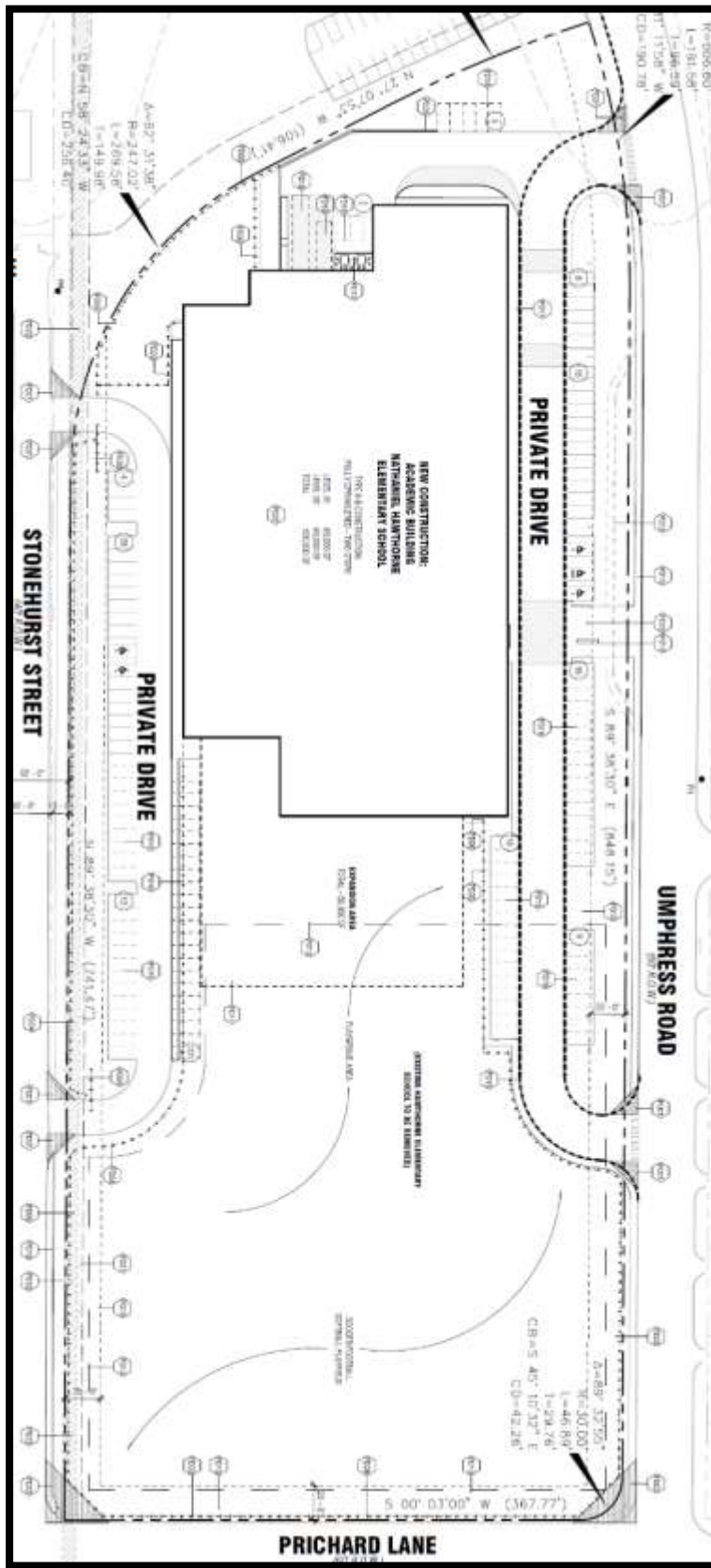
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of six feet. Playground equipment and athletic backstops and similar structures need not be shown on an approved development plan.

**SEC. 51P-xxx.114 COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for 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.



### ENLARGED DEVELOPMENT PLAN





**PROPOSED TRAFFIC MANAGEMENT PLAN**

**October 18, 2019**

PK# 2999-19.164

Z189-256

# TRAFFIC MANAGEMENT PLAN

Project:

**DISD Nathaniel Hawthorne Elementary School**

*In Dallas, Texas*

Prepared for:

**City of Dallas**

On behalf of:

**Dallas Independent School District**

Prepared by:



Hunter W. Lemley, P.E.



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

October 18, 2019



**TRAFFIC MANAGEMENT PLAN**  
**DISD Nathaniel Hawthorne Elementary School**  
Dallas, Texas

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Traffic Management Plan ..... 2  
    *Acknowledgement Statement* ..... 4

Exhibit 1. Recommendations/Proposed Conditions

## INTRODUCTION

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### *School Description*

The site currently consists of an existing public elementary school. Current enrollment is summarized below in **Table 1**. The School is not anticipating an increase enrollment as a result of the Project. School starts at 7:45 AM and ends at 3:00 PM. Calculations for vehicle accumulation and parking numbers are based upon previously traffic engineer ratios based on studies prepared for the City of Dallas and validated by on-site dismissal observations conducted on Tuesday, April 16<sup>th</sup> and Tuesday, April 25<sup>th</sup>, 2019. Pacheco Koch performed two on-site observations each for the morning and afternoon periods.

*Table 1. Current Enrollment*

LEVEL	STUDENTS ENROLLED
EC	13
Pre-K	98
Kindergarten	62
1st Grade	47
2nd Grade	65
3rd Grade	73
4th Grade	60
5th Grade	61
TOTAL	479

\*Enrollment Data provided by DISD

Access to the campus is via Umphress Road, a two-lane, undivided collector. Umphress Road intersects with two major thoroughfares, N Jim Miller Road and S Buckner Boulevard. The school is located in a predominately residential area.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

October 18, 2019



## TRAFFIC MANAGEMENT PLAN

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*NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.*

A summary of general guidance for additional practices is provided below:

- Parent drop-off/pick-up activity within public right-of-way should always be avoided to maximize personal safety.
- Within the school property, school employees may implement all measures identified in the Traffic Management Plan but shall not interact with motorists or manipulate traffic within the public right-of-way. Only deputized officers of the law may engage or attempt to influence traffic operations in public right-of-way.

A summary of existing conditions is provided below:

- The school operates with a conventional loading protocol (no staff assistance). Parent pick-off activity in the afternoon occurs adjacent to the site along Umphress Road in front of the school building and Prichard Lane to the east of the school building.
- Parent drop-off activity in the morning peak has a similar protocol as the parent pick-up in the afternoon. Parent drop-off in the morning peak also occurs behind the school building along Stonehurst Street. Generally, excessive traffic delays and queuing were not evident during school morning peak.
- One school bus was observed to be on site and loaded students along Umphress Road.
- Along with marked crosswalks, crossing guards are stationed at the intersections of Umphress Road at Ormond Drive and Umphress Road at Prichard Lane. It was observed that the two crossing guards were sufficient for the pedestrian demand.
- Pedestrian traffic and students loaded by bus was observed to be not more than 10% (not more than 48 students) of the student population.

October 18, 2019



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

- **Convert from “No Parking” Area to Queuing/Standing Allowing Area by Installing City Approved Passenger Loading Signs** – Convert the “No Parking” Areas shown on **Exhibit 1** to an area for parents to queue/stand/wait for students to be picked up.
- Traffic is to enter the area via Umphress Road. Ingress traffic is to enter the western-most driveway on Umphress Road to enter the site and exit the site via the eastern-most driveway onto Umphress Road. Parent queue is to operate as a double one-way queue, as shown in **Exhibit 1**. Parent queue is to begin at the edge of pavement as shown in **Exhibit 1**, thus requiring students to walk in front of the driveways. This is to maximize on-site queuing.
- Traffic also is to enter the school site via the eastern-most driveway on Stonehurst Street to enter the site and exit the western-most driveway onto Stonehurst Street.
- Bus loading/unloading is to be located at the northern side of the school building on Umphress Road and separated from the queuing circulation.

October 18, 2019



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Nathaniel Hawthorne 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. 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

\_\_\_\_\_

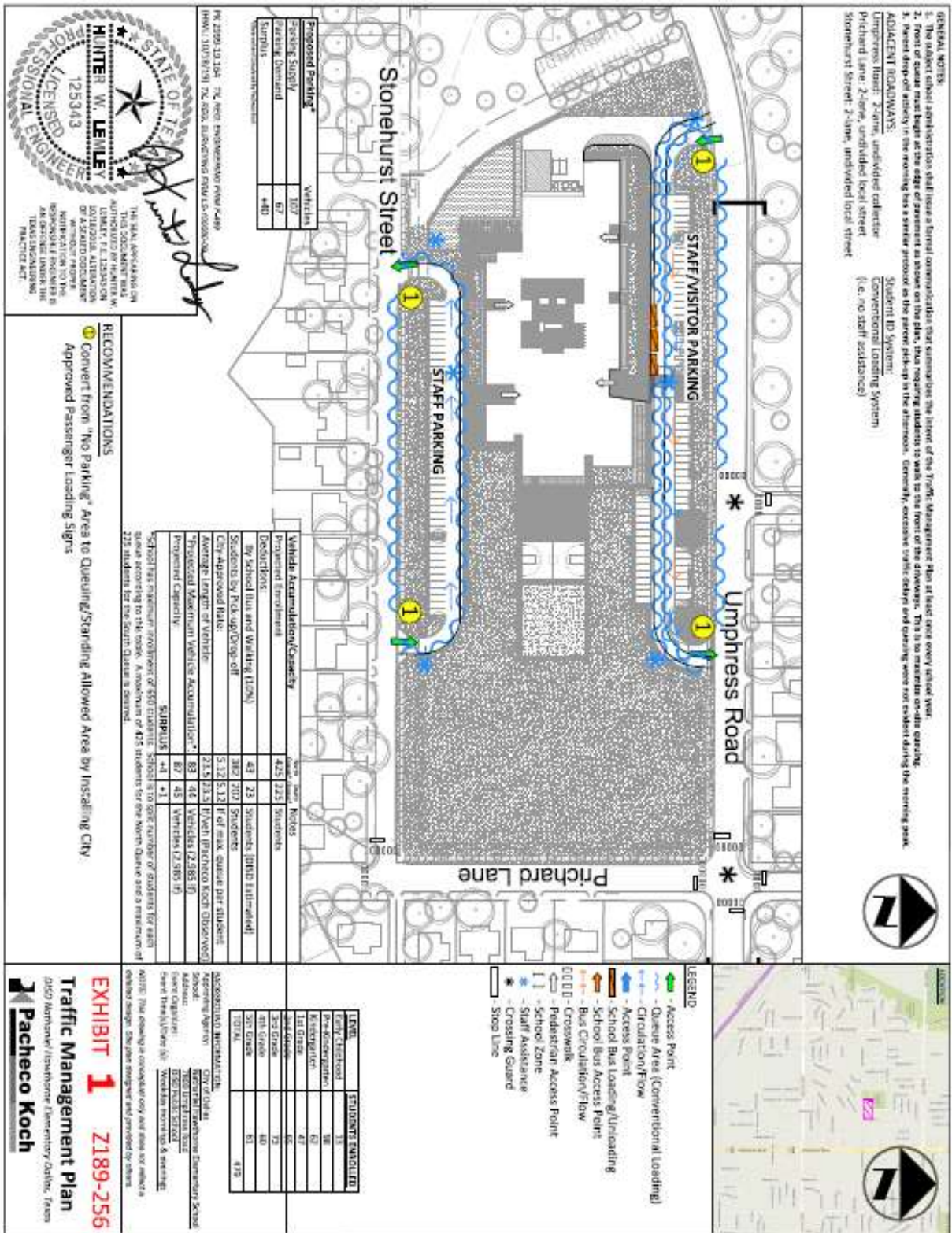
Date

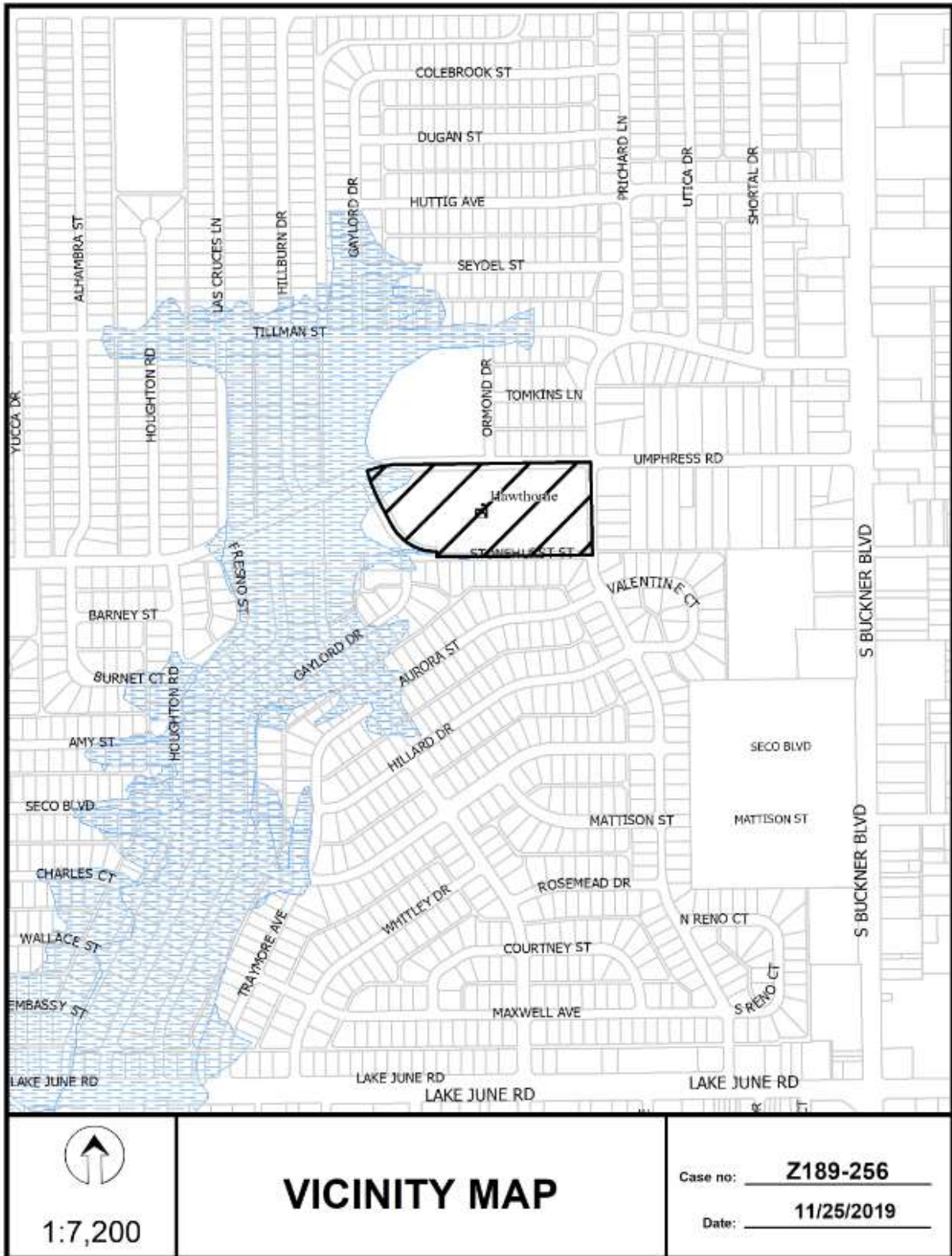
Name: \_\_\_\_\_

Title: \_\_\_\_\_

END OF MEMO

# PROPOSED TRAFFIC MANAGEMENT PLAN





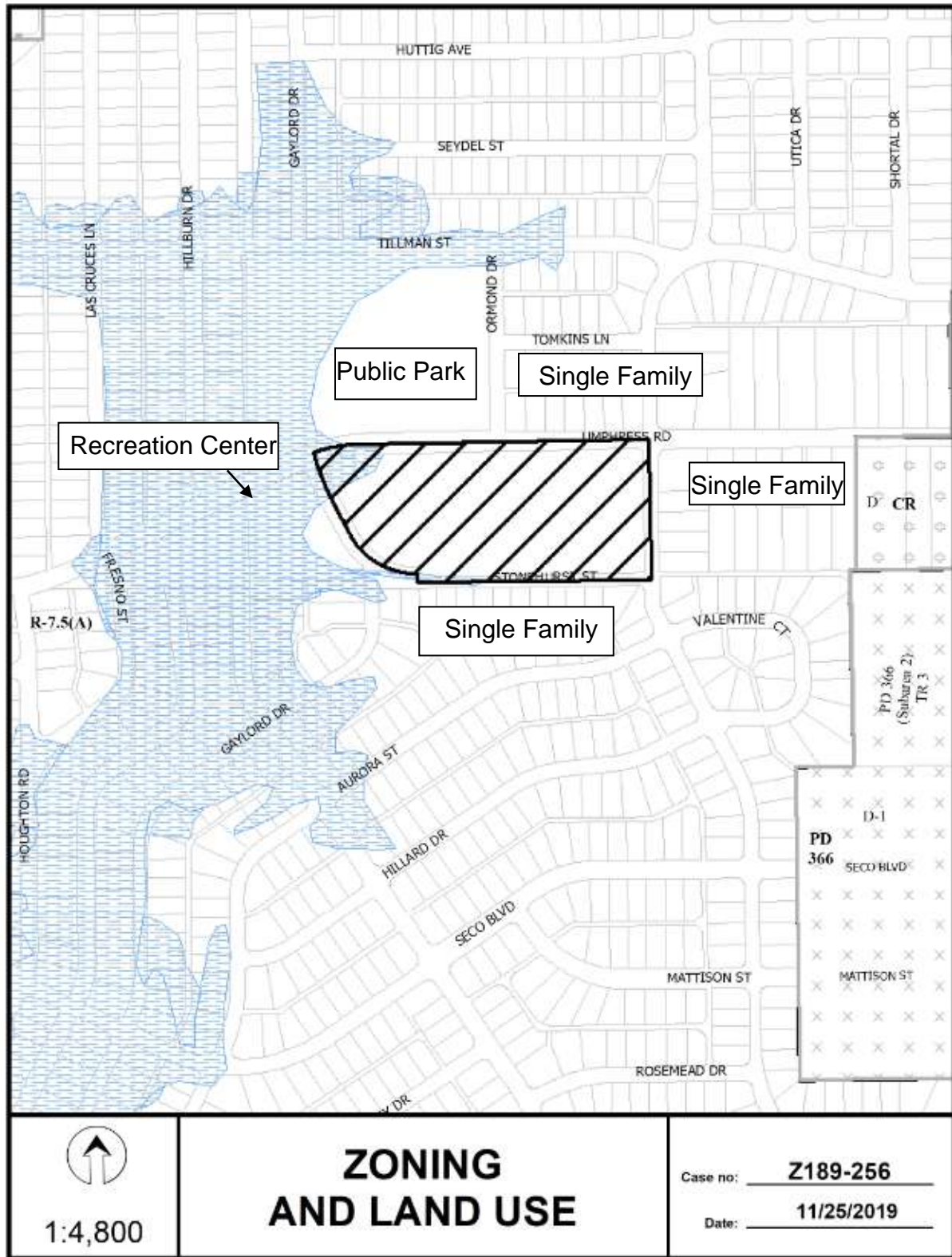
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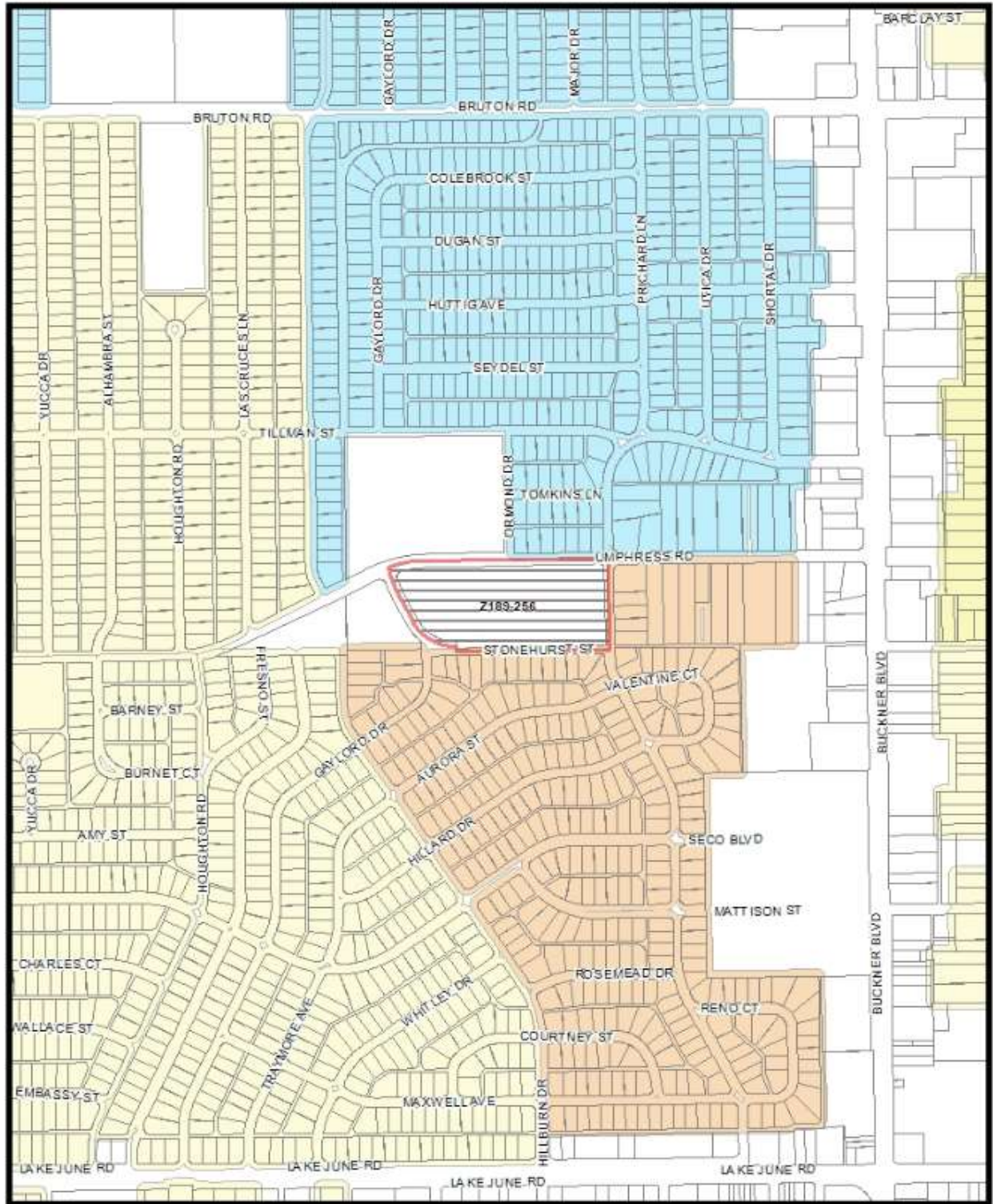
### VICINITY MAP

Case no: Z189-256  
Date: 11/25/2019









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

1:7,200

# Market Value Analysis

Printed Date: 11/25/2019



11/25/2019

***Notification List of Property Owners  
Z189-256  
151 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7800 UMPHRESS RD	Dallas ISD
2	7802 TILLMAN ST	DELGADO VICENTE
3	7806 TILLMAN ST	CHAMBERS JOHNNY DALE &
4	7810 TILLMAN ST	NIXON ALTON L
5	7816 TILLMAN ST	BOTEO ELIAS M
6	7820 TILLMAN ST	FACUNDO HECTOR R &
7	7826 TILLMAN ST	MEZA JESUS GERARDO
8	7805 TOMKINS LN	MANKIN RUTH A
9	7811 TOMKINS LN	CARRERA NAZARIO &
10	7815 TOMKINS LN	ORTIZ OSCAR
11	7819 TOMKINS LN	MARTINEZ GRACE &
12	7823 TOMKINS LN	RODRIGUEZ ISABEL &
13	7829 TOMKINS LN	LOPEZ MARCELINA
14	7802 TOMKINS LN	WOODY BILLY C JR &
15	7808 TOMKINS LN	MEDINA JOSE CARMEN C &
16	7812 TOMKINS LN	GULLEY ZINIA K
17	7820 TOMKINS LN	TORRES ATILANO
18	7824 TOMKINS LN	MACEDO OMAR
19	7828 TOMKINS LN	VILLALBA SALVADOR &
20	7832 TOMKINS LN	CHAVEZ JULIA
21	7803 UMPHRESS RD	MORALES SIMON
22	7809 UMPHRESS RD	TREVINO MARIO ANJEL
23	7815 UMPHRESS RD	STEWART C SUE
24	7819 UMPHRESS RD	JOHNSON LON L
25	7823 UMPHRESS RD	CHAVEZ VICTOR & JOSEFINA
26	7829 UMPHRESS RD	PONCIANO CECILIO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7835 UMPHRESS RD	SANCHEZ IGNACIO SOTO
28	7940 UMPHRESS RD	ALANIS MAURO
29	7936 UMPHRESS RD	ALANIS MAURO &
30	7924 UMPHRESS RD	HOPE FANNIE L LIFE ESTATE
31	7900 UMPHRESS RD	ARREOLA ATILANO
32	1718 PRICHARD LN	ESPINOZA ENRIQUE D
33	1702 PRICHARD LN	NOVOA MANUEL &
34	1712 PRICHARD LN	TELLO ELIAS D &
35	1708 PRICHARD LN	GARCIA PEDRO & FELICITAS
36	7931 UMPHRESS RD	MARTINEZ JAIME
37	7925 UMPHRESS RD	GARCIA JOSE F &
38	7919 UMPHRESS RD	SANCHEZ VICENTE R
39	7905 UMPHRESS RD	JASSO MAYOLO & MELANIA
40	1818 PRICHARD LN	FLORES CONSTANTINO &
41	1824 PRICHARD LN	HOPE ROBERT H LIFE ESTATE
42	1835 PRICHARD LN	WEBB SARAH
43	1839 PRICHARD LN	TRONCOSO JOSE MARIA
44	1834 PRICHARD LN	DUGGER SYLVIA A
45	7906 TILLMAN ST	VASQUEZ SAMUEL M
46	7922 TILLMAN ST	PEREZ MARIO MOTA &
47	7926 TILLMAN ST	MCGARY JUANITA B EST OF
48	1835 HILLBURN DR	RICHARDSON GREGORY D &
49	1829 HILLBURN DR	VACA JUAN
50	1825 HILLBURN DR	GRAY PINK FAM LAND TR THE
51	1819 HILLBURN DR	ROJAS MARICRUZ &
52	1815 HILLBURN DR	ECHEVERRIA MANUEL &
53	1811 HILLBURN DR	ASHLEY LILA M LIFE ESTATE
54	1807 HILLBURN DR	MACEDO FILEMON
55	1803 HILLBURN DR	GONZALEZ MARTIN C
56	1842 HILLBURN DR	LEDEZMA FRANCISCO J
57	1838 HILLBURN DR	GARCIA ALFONSO & VICTORIA

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1834 HILLBURN DR	HENDERSON WILLIE MAE
59	1828 HILLBURN DR	AVILA JUAN A
60	1824 HILLBURN DR	TERRONES RUBEN & JOYCE
61	1818 HILLBURN DR	PEREZ ARTEMIO L & GRACIELA RIOS DE PEREZ
62	1814 HILLBURN DR	SMITH WILLIE R & VENITA G
63	1806 HILLBURN DR	ALTAMIRANO GUADALUPE &
64	7944 VALENTINE CT	SMITH PATSYE R
65	7948 VALENTINE CT	SATURNINO ROMUALDO G
66	7952 VALENTINE CT	COUNTY LAND & WAT LLC VAL7952 &
67	7956 VALENTINE CT	VALADEZ PABLO
68	7960 VALENTINE CT	RODRIGUEZ PLACIDA RUIZ
69	7964 VALENTINE CT	ADRIAN BLAS & RAQUEL V
70	1630 PRICHARD LN	PALACIOS JESUS P &
71	1634 PRICHARD LN	BARRON BERENICE M
72	1618 PRICHARD LN	MENDOZA EDUARDO
73	1610 PRICHARD LN	GONZALEZ JOSE L & HEATHER
74	1602 PRICHARD LN	VILLAREAL RAMIRO JR
75	7911 VALENTINE CT	EGUIA JOSE R & OLGA
76	7923 VALENTINE CT	GONZALEZ JESUS &
77	7929 VALENTINE CT	HERNANDEZ NAYDA
78	7941 VALENTINE CT	VALENZUELA ARLINDA
79	7947 VALENTINE CT	IG CAPITAL LLC
80	7715 AURORA ST	RODRIGUEZ TORRES LORENA D &
81	7719 AURORA ST	NEAVE CARLOS
82	7723 AURORA ST	PALOMO MARIO E
83	7727 AURORA ST	GARCIA OSVALDO
84	7731 AURORA ST	SANCHEZ GERARDO
85	7735 AURORA ST	RIOS ESTEBAN S
86	7803 AURORA ST	PITONES FRANCISCO
87	7809 AURORA ST	LEAL ALBERTO PEREZ &
88	7815 AURORA ST	RODRIGUEZ VICTOR P

11/25/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7819 AURORA ST	ORTUNO EUSTACIO
90	7827 AURORA ST	VELEZ FRANCISCO & SANDRA GUEVARA
91	7831 AURORA ST	CALOP JANET L
92	7835 AURORA ST	ESTRADA DANIEL ANTONIO
93	1627 PRICHARD LN	GUERRERO PEDRO ESTRADA &
94	1635 PRICHARD LN	LOPEZ MIGUEL
95	7764 STONEHURST ST	FIELDS LORETTA
96	7756 STONEHURST ST	HUNDLEY RONALD LEE &
97	7752 STONEHURST ST	GUTHRIE MOLLIE
98	7746 STONEHURST ST	CUELLAR JESUS & GUADALUPE
99	7742 STONEHURST ST	RIOS LETICIA
100	7738 STONEHURST ST	MECCA APRIL INC
101	7732 STONEHURST ST	GIL MISAEL
102	7728 STONEHURST ST	HERNANDEZ CRESENCIO GARCIA &
103	7722 STONEHURST ST	ROMAN JESUS C &
104	7718 STONEHURST ST	BERUMEN MIGUEL A &
105	7712 STONEHURST ST	FLORES ADOLFO Z
106	1678 GAYLORD DR	CASTILLO ELEENTERIO MORENO
107	1674 GAYLORD DR	FIGUEROA JUANA MARTINEZ &
108	1668 GAYLORD DR	GARAY ALFREDO &
109	1662 GAYLORD DR	CALDERILLA DARLENE
110	1658 GAYLORD DR	REYNA AMANDA C
111	1654 GAYLORD DR	SANCHEZ RUDY O &
112	1648 GAYLORD DR	HORTON KONETTE D
113	7708 STONEHURST ST	ROMAN ARMANDO &
114	7704 STONEHURST ST	AGUILAR ESMERALDA
115	7747 HILLARD DR	LOPEZ JESUS MARIA
116	7751 HILLARD DR	DICKINSON CYNTHIA SUSAN EST OF
117	7803 HILLARD DR	FLORES GUADALUPE &
118	7807 HILLARD DR	GONZALEZ CAROLINA M
119	7815 HILLARD DR	ALEXIA BELLE PROPERTIES LLC



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7819 HILLARD DR	NINO ARTHURO & MARIA R
121	7825 HILLARD DR	HERNANDES ALEJO MORALES &
122	1603 PRICHARD LN	GUEVARA RICARDO
123	1609 PRICHARD LN	CONTRERAS MA SANJUANA AYALA
124	1615 PRICHARD LN	ZEPEDA CESAR R &
125	1619 PRICHARD LN	CONTRERAS ALFONSO
126	7838 AURORA ST	SANCHEZ FRANCISCO
127	7834 AURORA ST	OLVERA EUNICE DIAZ
128	7830 AURORA ST	GALINDO JESUS P
129	7826 AURORA ST	MURILLO J SOCORRO & MARIA
130	7820 AURORA ST	MIRANDA ANGELA C
131	7814 AURORA ST	ROBLEDO HUMBERTO &
132	7810 AURORA ST	RODRIGUEZ JOSE R
133	7802 AURORA ST	PITONES FRANCISCO
134	7734 AURORA ST	PAGE DARLA MARIE
135	7730 AURORA ST	SOTO JOSE A MEDINA &
136	7726 AURORA ST	RAMON MARCO A
137	1627 HILLBURN DR	VILLA FRANCISCO T
138	1631 HILLBURN DR	MEDRANO EFRAIN
139	1635 HILLBURN DR	GARAY LISA GAYLE
140	1614 HILLBURN DR	SAUCEDO RAUL
141	1647 GAYLORD DR	CERVANTES ADAN
142	1653 GAYLORD DR	NUNEZ KEVIN
143	1659 GAYLORD DR	DELARA MARTIN &
144	1663 GAYLORD DR	HERRERA JUAN & IDA ELIAS
145	1669 GAYLORD DR	NAVARRO OLIVA CAMPUZANO &
146	1675 GAYLORD DR	FLORES ALFREDO L & OLGA O
147	1681 GAYLORD DR	GONZALEZ PORFIRIO &
148	1632 HILLBURN DR	CHACON LETICIA A
149	1626 HILLBURN DR	RODRIGUEZ ALICIA
150	1622 HILLBURN DR	RAYAS PEDRO
151	1618 HILLBURN DR	LASHLEY ARLENE A

**Planner: Pamela Daniel**

**FILE NUMBER:** Z189-314(PD)

**DATE FILED:** July 22, 2019

**LOCATION:** South line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54-E

**SIZE OF REQUEST:** ± 2.18 acres

**CENSUS TRACT:** 52.00

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** Calvary Baptist of Oak Cliff

**APPLICANT:** The Kessler School

**REQUEST:** An application for a Specific Use Permit for a private school use on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant [The Kessler School] proposes to occupy an existing two-story building with a private school consisting of a maximum of 17 elementary classrooms.

Staff is recommending the request be held under advisement until January 23, 2020, to request that the Commission instruct staff to re-notice the request to include a child-care use and a private school use.

**STAFF RECOMMENDATION:** Hold under advisement until January 23, 2020.

**BACKGROUND INFORMATION:**

- The area of request is zoned an R-7.5(A) Single Family District and is developed with a vacant two-story structure, consisting of approximately 54,400-square-foot and previously utilized as a church use.
- The proposed private school will have 17 pre-kindergarten to eighth grade classrooms with hours of operation between 8:00 am to 3:30 pm Monday through Friday with after-care operating until 5:45 pm.
- The proposed request will serve 17 classrooms and 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms.

**Zoning History:** There have been five recent zoning cases requested in the vicinity within the past five years.

1. **Z178-185:** On April 25, 2018 the City Council authorized a hearing to determine the proper zoning on property.
2. **Z167-120:** On October 11, 2017, the City Council approved a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District.
3. **Z145-197:** On June 10, 2015, the City Council approved an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.
4. **Z156-240:** On September 14, 2016, the City Council renewed Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
5. **Z123-343:** On May 28, 2014, the City Council approved an Historic Overlay for Sunset High School on property zoned Planned Development District No. 409.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
W 10 <sup>th</sup> Street	Local	110 feet
S. Brighton Avenue	Local	60 feet
S. Waverly Drive	Local	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and the proposed Traffic Management Plan 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 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 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

**Implementation measure 1.1.5.7** 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**

**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.

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

**NEIGHBORHOOD PLUS**

**Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.**

**Action 4.2.2** Engage DISD and charter school organizations in the super-

neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Church
<b>North</b>	R-7.5(A), NS(A)-D, NS(A)	Single family, Office
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	PDD No. 996	Multifamily

**Land Use Compatibility:**

The 2.18-acre request site is zoned an R-7.5(A) Single Family District and currently developed with a vacant two-story building previously the location of the Calvary Baptist Church of Oak Cliff Inc. The subject site was developed in its current configuration in 1925 and contains approximately 55,000-square-feet of floor area. The proposed request will serve 17 classrooms and 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms and the gradual addition of middle school and high school classrooms within the next five years.

Surrounding land uses consist of single family to the south and east across S. Waverly Drive, multifamily to the west, and office and single family uses to the north across W. 10<sup>th</sup> Street.

While no construction is proposed for the request site, the applicant proposes to utilize the existing surface parking spaces along the eastern portion of the site as a game court. Additionally, the request seeks to provide a playground area at the rear of the existing two story structure.

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

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established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's request is consistent with the provisions for the Specific Use Permit and is not foreseen to have a negative impact in the surrounding areas. Furthermore, staff finds the request will provide the residents of the area with proximity to elementary school and educational alternatives.

While the representative is requesting a five-year time period with eligibility of automatic renewals for additional five-year periods, staff recommends approval of the request for a five-year approval period without automatic renewal because 1) the school is a new use to the location which will take a few years to reach capacity and 2) the five-year period without automatic renewal will allow the City Plan Commission and City Council to reevaluate and reconsider the use, with the opportunity to improve land use compatibility if additional or modified conditions are needed.

**Parking:**

Parking will be provided pursuant to the Dallas Development Code, as amended. For the proposed private school with 17 elementary school classrooms, a total of 26 off-street parking spaces is required. However, 70 spaces will be provided to accommodate the future proposed buildout, increased grade levels and child care use.

It is important to note that if the future expansion will include additional classrooms, an amendment of the SUP will be required, and additional off-street parking will have to be provided.

**Landscaping:**

Landscaping will be provided in accordance with Article X of the Dallas Development Code, as amended.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an "D" MVA Cluster to the north across W. 10<sup>th</sup> Street, east across S. Waverly Drive and, south and west.

**List of Partners/Principals/Officers**

**Calvary Oak Cliff Inc.**

Rocky G. Vasquez, Pastor

**The Kessler School**

**Board of Trustees**

Cooper Koch,	President
Cynthia Jaggi,	Vice President
Megan Griffin,	Secretary
Mike Casey,	Member
Kevin Doeksen,	Member
David Griffin,	Member
Vanessa Ullmann,	Head of School

## PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*Staff Recommendation:*

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>five years</u> (from the passage this of this Ordinance). |
|---|

*Applicant's Recommendation:*

- |  |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of this Ordinance), but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 <sup>th</sup> but before the 120 <sup>th</sup> 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. CLASSROOMS: The maximum number of classrooms is 17 for grades pre-kindergarten to eighth grade.

5. TRAFFIC MANAGEMENT PLAN:

- A. In general. Operation of the private school must comply with the attached traffic management plan.

- B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

- C. Traffic study.

- i. 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 **March 1, 2021** or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1 of each year.

- ii. 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 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.

iii. 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.

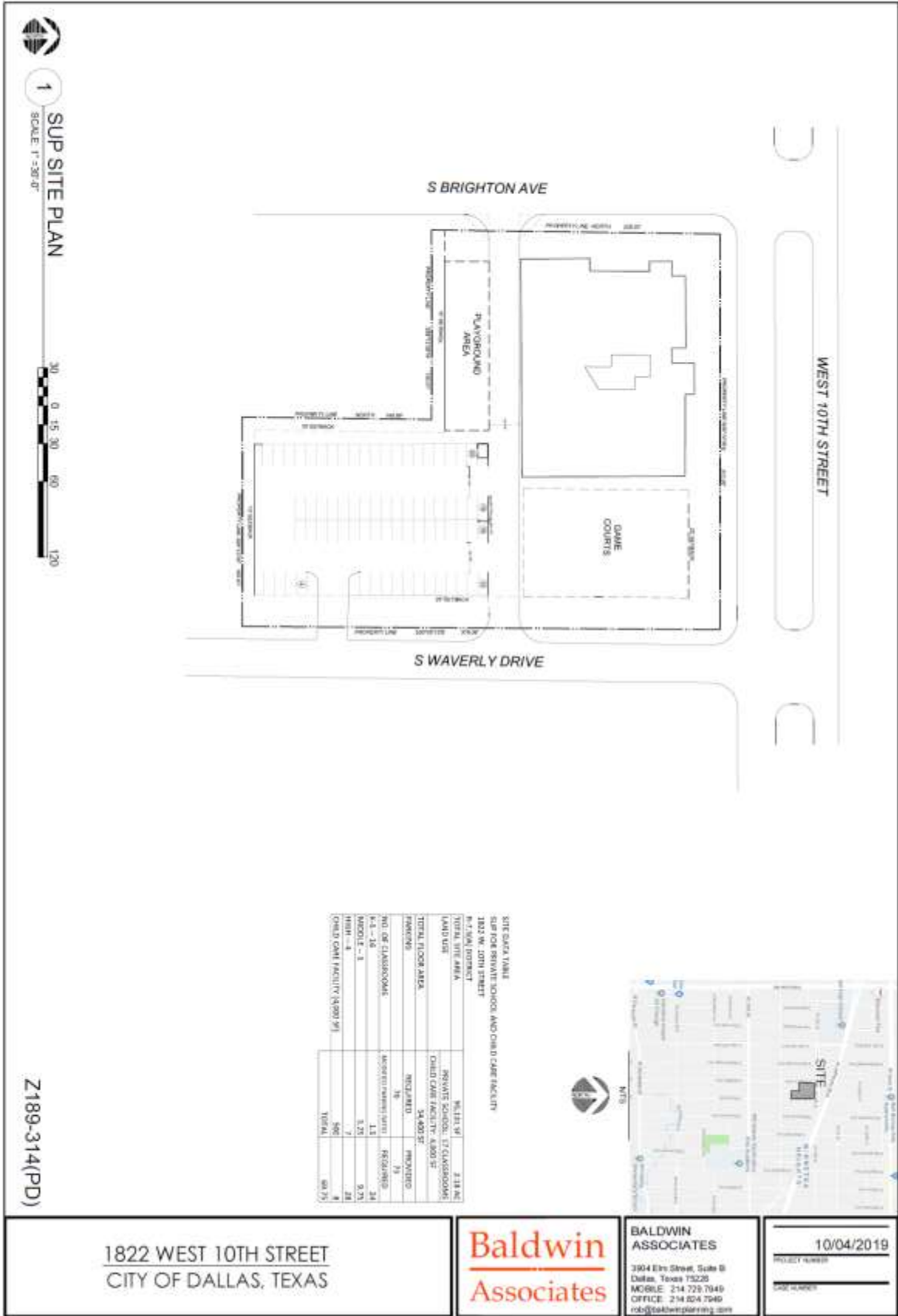
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

ii. 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.

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

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

**PROPOSED SUP SITE PLAN**



**SITE DATA TABLE**  
 SUP FOR PRIVATE SCHOOL AND CHILD CARE FACILITY  
 1822 W. 10TH STREET  
 N.T.S. PROJECT

TOTAL SITE AREA	34,400 SF	3.13 AC
TOTAL FLOOR AREA	17,000 SF	1.55 AC
PLAYGROUND AREA	17,000 SF	1.55 AC
GAME COURTS	17,000 SF	1.55 AC
DRIVEWAY	17,000 SF	1.55 AC
LAND USE	PRIVATE SCHOOL, 17 CLASSROOMS CHILD CARE FACILITY (4,000 SF)	
PERMITS	73	
NO. OF CLASSROOMS	17	
K-5	13	
MIDDLE	3	
HIGH	1	
CHILD CARE FACILITY (4,000 SF)	1	
TOTAL	23	

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1822 WEST 10TH STREET  
 CITY OF DALLAS, TEXAS

**Baldwin**  
 Associates

**BALDWIN ASSOCIATES**  
 3904 Elm Street, Suite B  
 Dallas, Texas 75226  
 MOBILE: 214.729.7949  
 OFFICE: 214.824.7546  
 info@baldwinplanning.com

10/04/2019  
 PROJECT NUMBER  
 CASE NUMBER

## PROPOSED TRAFFIC MANAGEMENT PLAN



### Traffic Management Plan for The Kessler School

October 2, 2019

#### Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for The Kessler School (Kessler). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about The Kessler School.

#### School:

- Current School Location: 1215 Turner Avenue, Dallas, TX 75208
- Proposed School Location: 1822 W. 10<sup>th</sup> Street, Dallas, TX 75208
  - Prior Use at Proposed Location: Calvary Baptist Church
- Type of School: Private School
- School Times: PreK – 8:00 AM - 3:15; K-5<sup>th</sup> – 8:00 AM - 3:20 PM; 6<sup>th</sup> – 8:00 AM - 3:30 PM. After-care program for children until 5:45 PM.
- Child Development Center: Approximately 4,000 SF of space serving children ages six months through PreK with hours from 8:00 AM – 6:00 PM.

#### Zoning:

- Existing Zoning: Single-family, R-7.5 (A)
- Proposed Zoning: New SUP
- Project: Kessler is moving from its current location on Turner Avenue to the new location on W. 10<sup>th</sup> Street. The School plans to gradually increase enrollment and add 7<sup>th</sup> - 8<sup>th</sup> grades in the next five years at the new location. While there are currently no set plans to include all grades through 12<sup>th</sup> grade, this TMP takes into account potential further growth in order to be conservative.

#### Students:

- Existing Enrollment: 118 students in PreK – 6<sup>th</sup> grades.
- Student Capacity: Approximately 230 students in five (5) years; 328 students at full buildout.
- Travel Modes: 100% via parents until school grows and includes high school students that drive.



**School Access:**

- Surrounding Roadways:
  - W. 10<sup>th</sup> Street: Two-lane, divided with a wide median
  - S. Waverly Drive: Two-lane, undivided roadway
  - S. Brighton Avenue: Two-lane, undivided roadway
- Sidewalks are provided on all streets adjacent to the school.

**Traffic Management Plan**

Queue

Traffic observations were conducted on the following dates and times. Lambeth Engineering met with Ms. Vanessa Ullman, Head of School, and Mr. Cooper Koch, President, Board of Trustees, during the process of developing the TMP.

- Thursday, August 29, 2019 – AM Arrival and PM Dismissal
- Thursday, September 6, 2019 – PM Dismissal
- Monday, September 9, 2019 – PM Dismissal

Ten vehicles were observed in queue during the peak time for picking up students. Most of the traffic cleared the campus in about ten (10) minutes following dismissal.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. This situation is summarized in **Table 1** below. As shown, there was always a surplus of space.

**Table 1. Queue Summary**

Current		Buildout Projected		Provided		Surplus	
Vehicles	Feet	Vehicles	Feet	Vehicles	Feet	Vehicles	Feet
10	235	19	447	20	480	1	34

The Early Childhood Center parents will park to drop-off and pick up their children. Most of these parents are expected to pick up their children after they get off work, well after school is dismissed.

School TMP Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

**Students**

1. Students should wait in the breezeway at the designated loading area for their parent’s arrival.

**Parents**

2. Parents who want to park and pick up their students should enter the northern driveway on S. Waverly Drive and proceed to the designated parking area.
3. Parents should park on the site, not on the street.

4. Parents who want to proceed through the queue line to pick up their students should enter the southern driveway on S. Waverly Drive and proceed to the queue line. Parents should remain in their vehicles and continue to pull forward in the queue line.

#### **Staff**

5. At least two staff members should be situated in the loading area at dismissal – one to assist in loading students into the vehicle and another to make sure that the students are at the loading area upon their parent’s arrival.
6. If the loading process needs to be expedited, a “walkie talkie” system could be implemented. The staff member standing at the entrance of the driveway should announce to the staff member at the loading area the parents who have arrived, who would then use a megaphone to announce that information to the students so that they are in the same order as their parents in the queue line. While this situation is not anticipated to occur in the near future, when queuing lengthens on the site, the walkie-talkie/megaphone system should be used *before* the queue ever begins to reach the entrance of the driveway.

#### **Buses**

7. Kessler does not offer bus service.

#### **Licensed Peace Officers**

8. Kessler traffic flows smoothly at the current location and is expected to continue to flow smoothly at the new location; a licensed peace officer is not recommended.

#### **Parking Restrictions**

9. The school has enough on-site parking and queue space. No parking restrictions are recommended.

#### **School Zones**

10. Students are not anticipated to walk home. If students do walk home, the City should be contacted to evaluate the need to provide a school zone.

#### **Off-Site Improvements**

11. Since students are not anticipated to walk home, no crosswalks are recommended at this time. If students do walk home, the City should be contacted to evaluate the need to install crosswalks.

#### **On-Site Improvements**

12. None are recommended at this time.

## **Summary**

The Kessler School Traffic Management Plan is designed to provide safe vehicular and pedestrian movements to and from school and can accommodate the projected vehicular queues within the streets around the school without blocking through traffic. A summary of the school data and queues are provided in **Table 2** and **Table 3**.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.



**Table 2. TMP Summary – 5 Year Projections**

Grade	School Times	Current Students	5-Year Projected Students
Pre - K	8:00 AM - 3:15 PM	42	48
K - 5th	8:00 AM - 3:20 PM	69	136
6th - 9th	8:00 AM - 3:30 PM	7	46
Total:		118	230
<b>TRAVEL MODES</b>			
Parents		100%	100%
Student Drivers		0%	0%
Walkers		<1%	<1%
After School Activities		~25%	~25%
<b>QUEUE SPACE (PreK)</b>			
		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
<b>QUEUE SPACE (K - 5th)</b>			
		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
<b>QUEUE SPACE (6th - 12th)</b>			
		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

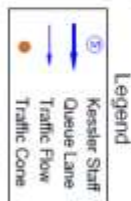
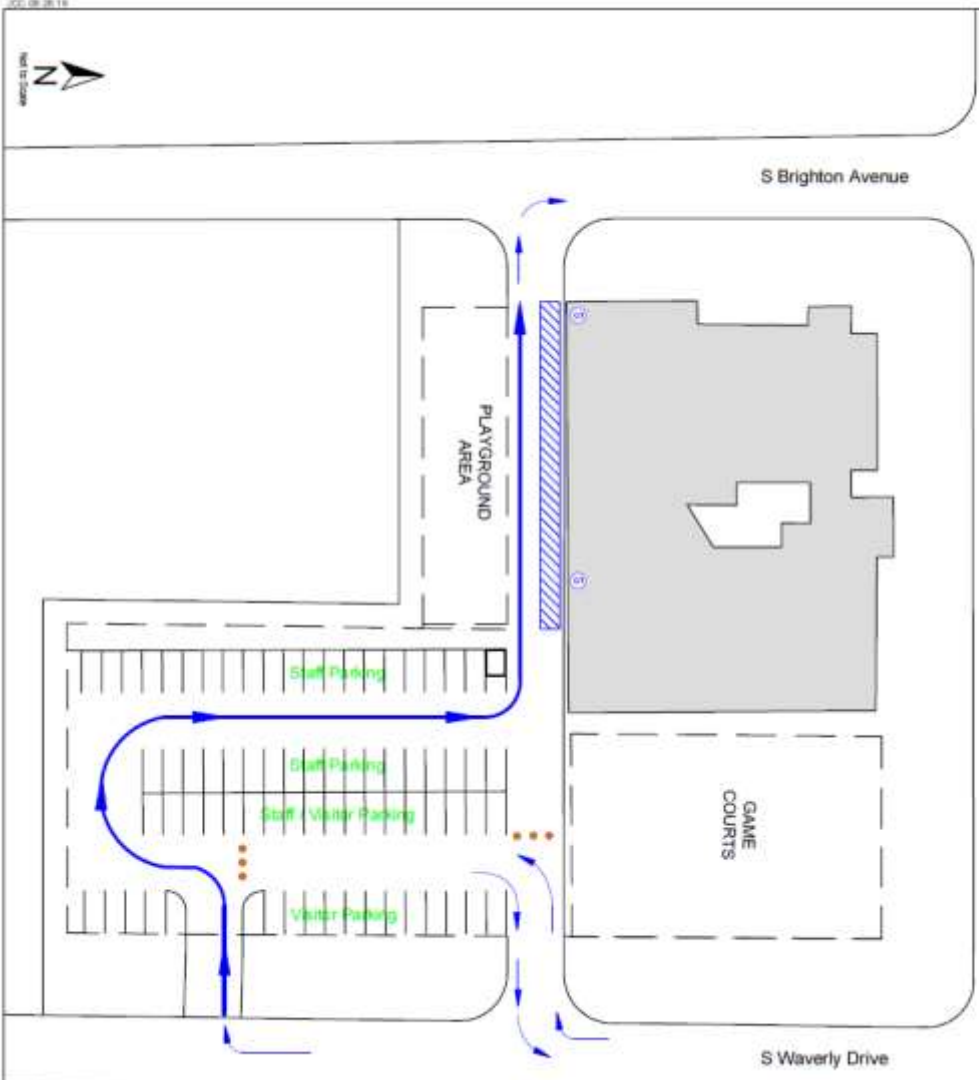
**Table 3. TMP Summary – Buildout Projections**

Grade	School Times	Current Students	Full Buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	80
1st - 4th	8:00 AM - 3:20 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	120
Total:		118	328
<b>TRAVEL MODES</b>			
Parents		100%	97%
Student Drivers		0%	3%
Walkers		<1%	<1%
After School Activities		~25%	~25%
<b>QUEUE SPACE (PreK-K)</b>			
		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
<b>QUEUE SPACE (1st - 4th)</b>			
		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
<b>QUEUE SPACE (5th - 12th)</b>			
		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

**END of MEMO**

# Traffic Management Plan The Kessler School

West 10th Street



### TMP Summary

Grade	School Times	Current Students	Full buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	80
1st - 4th	8:00 AM - 3:30 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	320
<b>Total</b>		<b>118</b>	<b>528</b>

TRAVEL MODES:			
Parents	100%	97%	
Student Drivers	0%	5%	
Walkers	<1%	<1%	
After School Activities	~25%	~25%	

Queue Space (peak-4p)	Veh. Feet	Veh. Feet
Projected Queue:	4	9
Provided Queue:	20	480
Surplus Queue Space:	16	396

Queue Space (1st - 4th)	Veh. Feet	Veh. Feet
Projected Queue:	10	235
Provided Queue:	20	480
Surplus Queue Space:	10	245

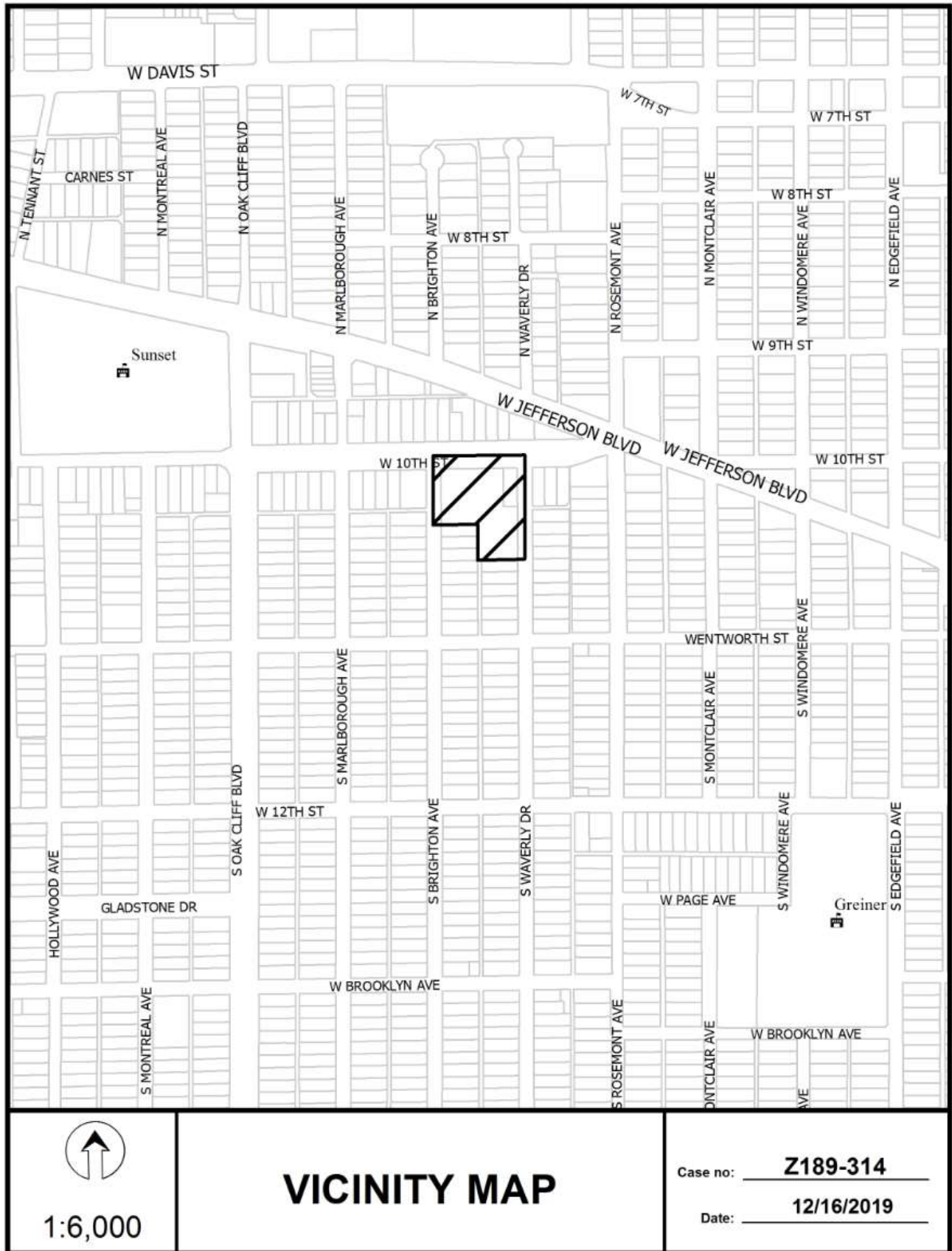
  

Queue Space (6th - 12th)	Veh. Feet	Veh. Feet
Projected Queue:	2	47
Provided Queue:	20	480
Surplus Queue Space:	18	433

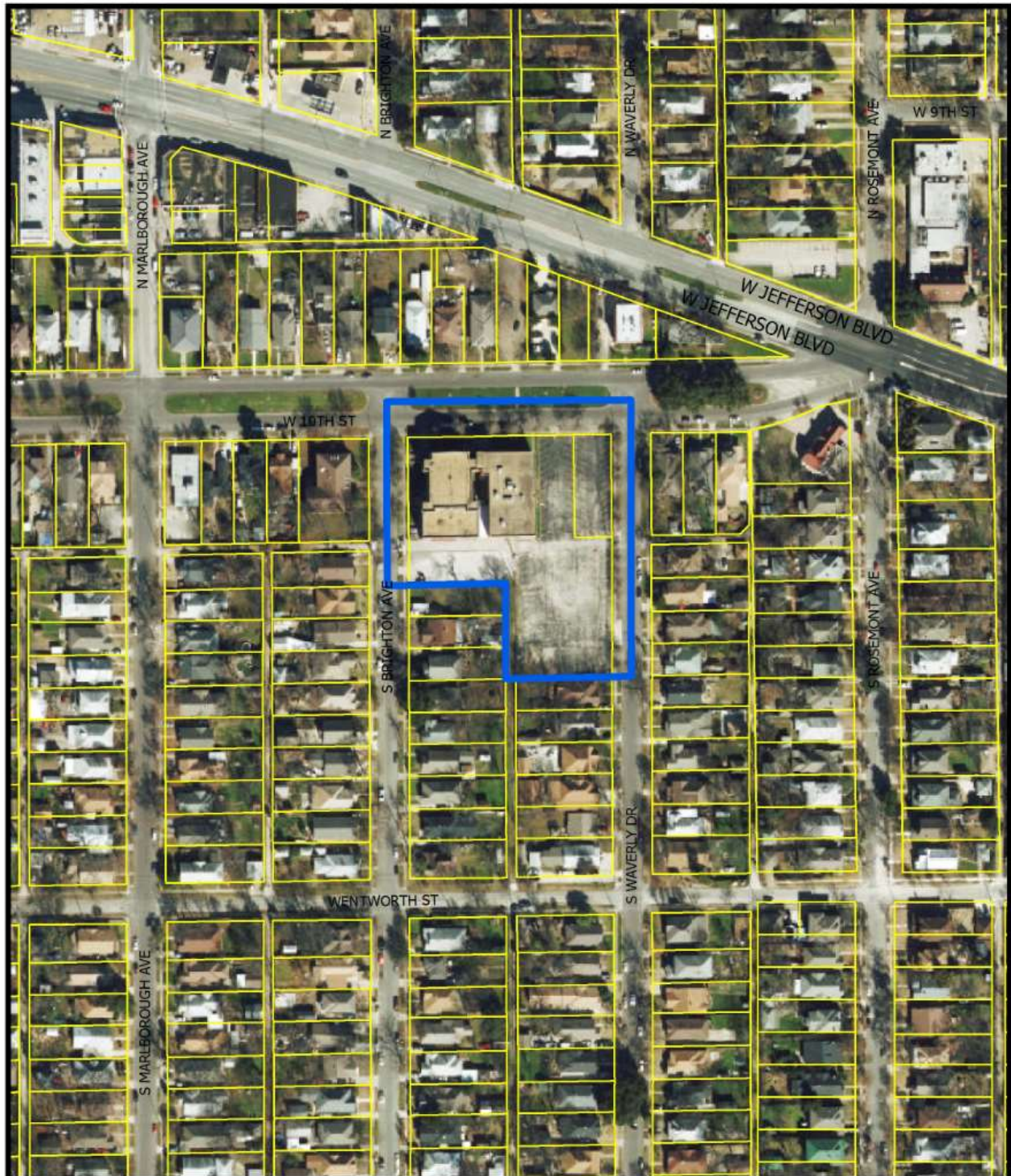
School district and engineer have not yet set along at the queue does not extend beyond the school's driveway onto S. Waverly Drive.



DATE PLAN PROVIDED BY BALDWIN ASSOCIATES: 08.28.18





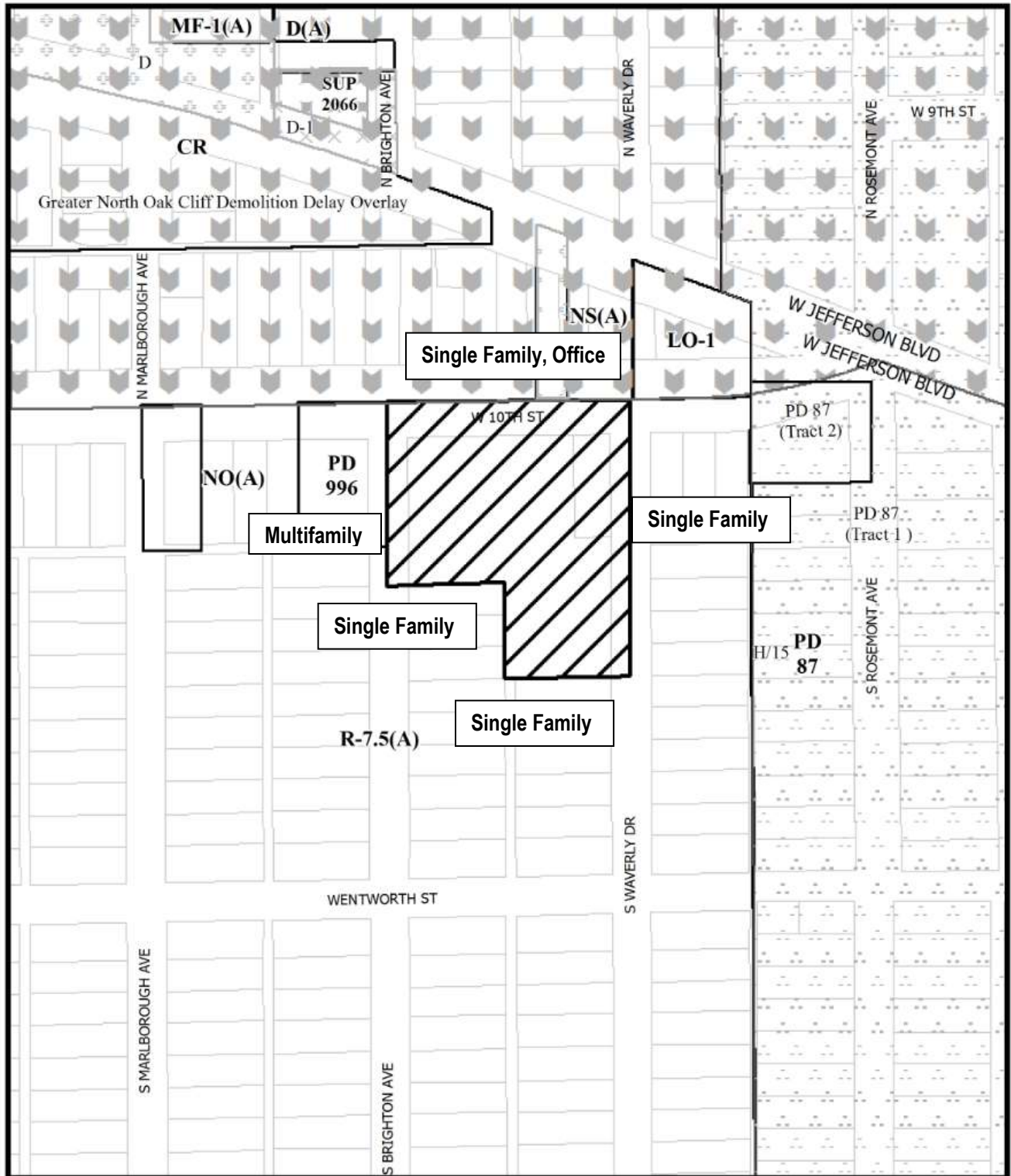


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# AERIAL MAP

Case no:     Z189-314    

Date:     12/16/2019

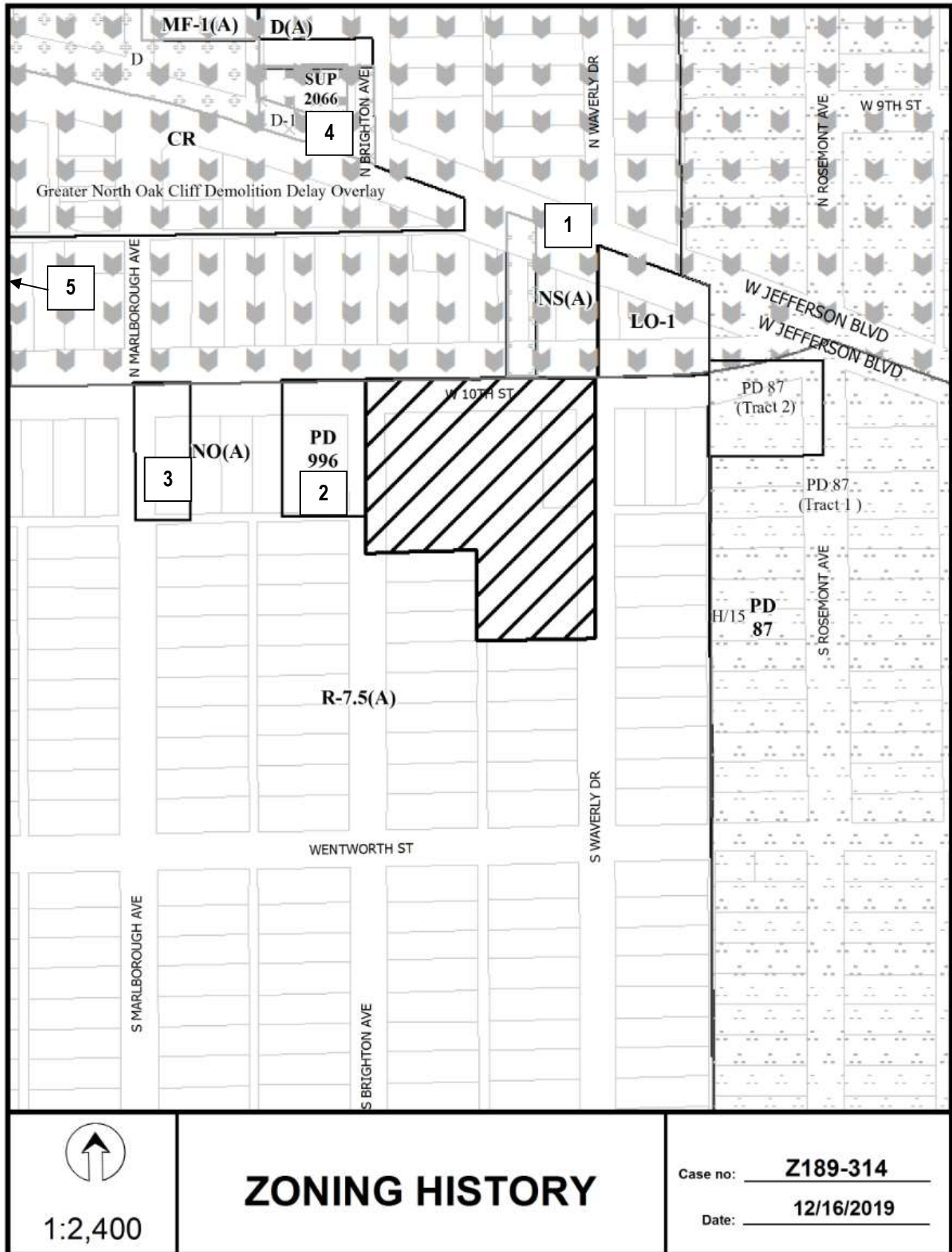


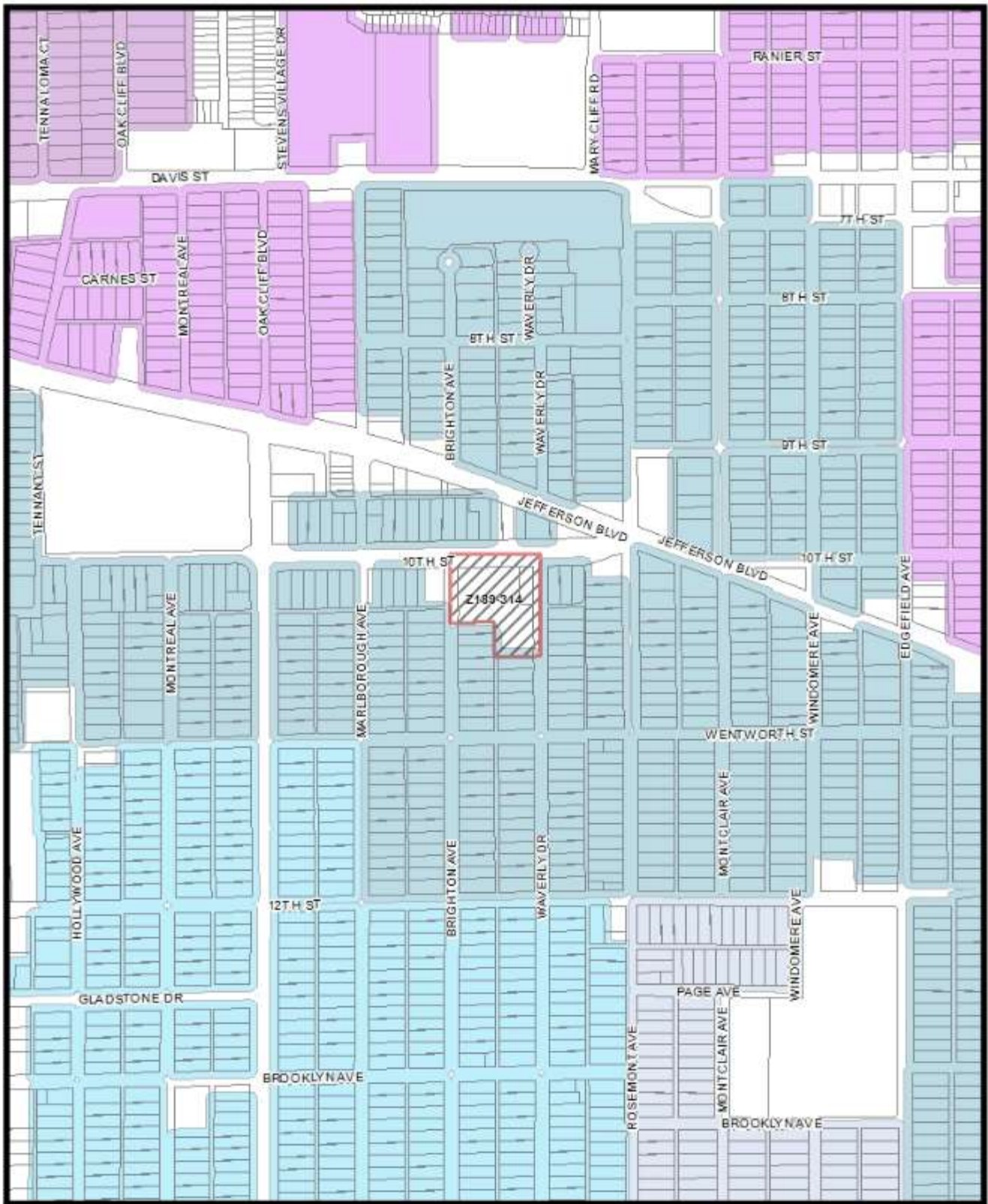
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# ZONING AND LAND USE

Case no: Z189-314

Date: 12/16/2019





Market Value Analysis

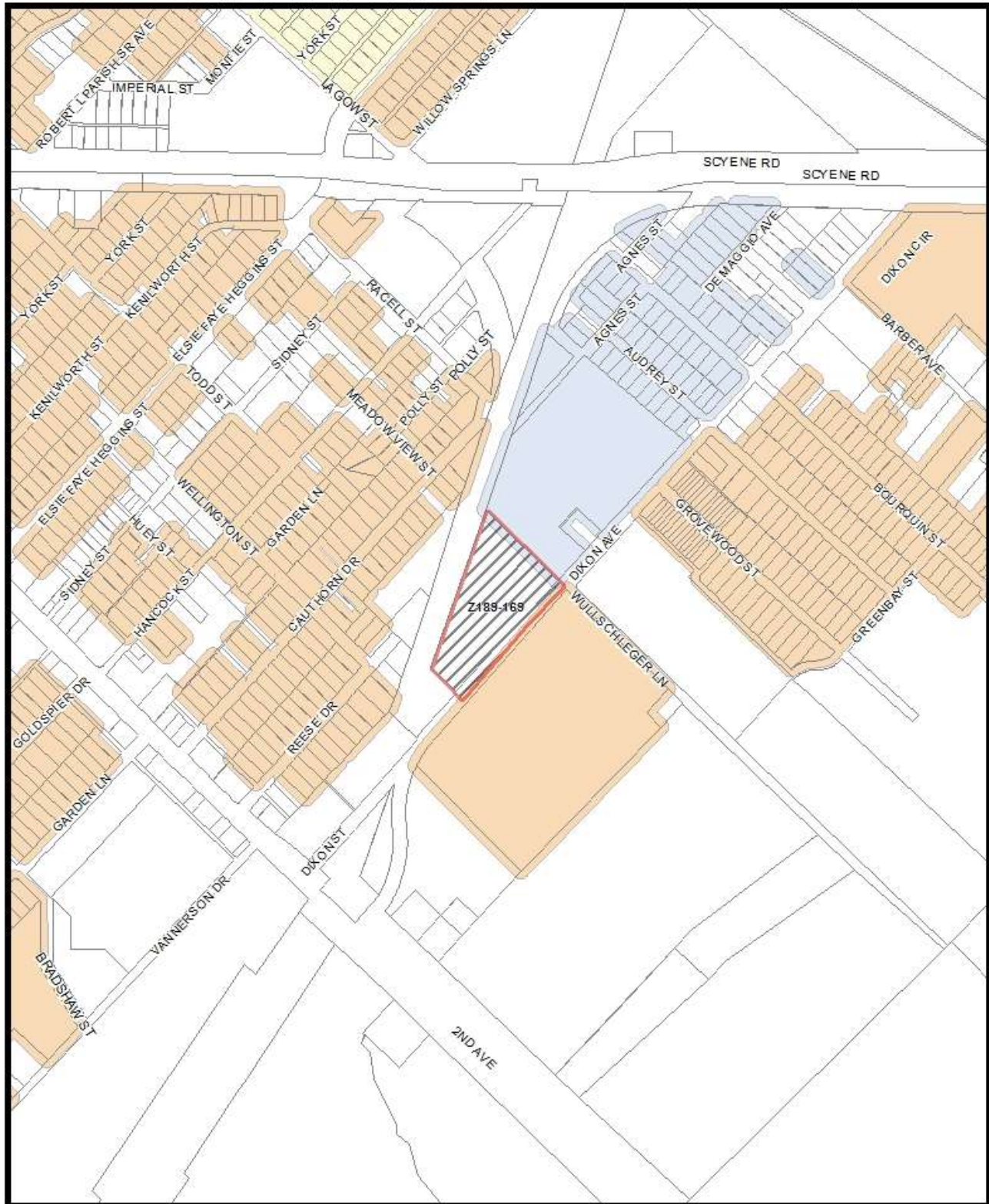
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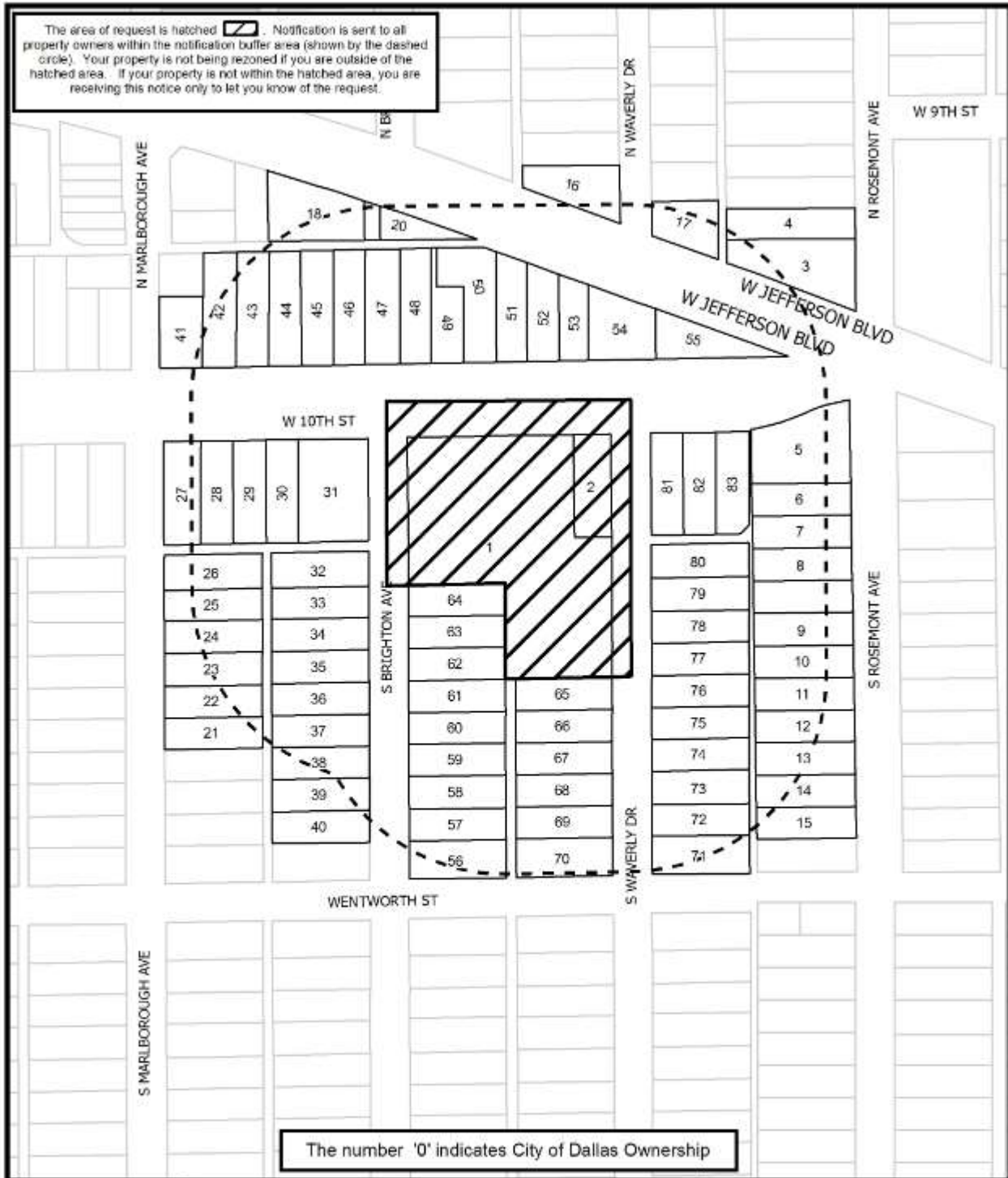
# Market Value Analysis

Printed Date: 12/16/2019



# Market Value Analysis

Printed Date: 2/6/2019



 1:2,400	<h2>NOTIFICATION</h2>	Case no: <u>          Z189-314          </u>
	300' AREA OF NOTIFICATION 83 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>          12/16/2019          </u>

12/16/2019

***Notification List of Property Owners******Z189-314******83 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF OAK CLIFF INC
2	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF CHRIST
3	101 N ROSEMONT AVE	SALVATION ARMY
4	107 N ROSEMONT AVE	STOHLMANN SCOTT & CYNTHIA F
5	1700 W 10TH ST	LOPEZ FRANCISCO J &
6	107 S ROSEMONT AVE	ROMAN VERONICA J
7	111 S ROSEMONT AVE	EAGER CHRISTIAN THOMAS H &
8	115 S ROSEMONT AVE	WILSON STEVEN G
9	123 S ROSEMONT AVE	PAGE LAURA G
10	127 S ROSEMONT AVE	TELLES MARIO ALBERT
11	201 S ROSEMONT AVE	THRASHER KAREN & BARTON
12	205 S ROSEMONT AVE	ZAREFF STEVE TRUST
13	209 S ROSEMONT AVE	JOHNSON ARON
14	211 S ROSEMONT AVE	GACONNIER FRANCES M
15	219 S ROSEMONT AVE	WEST KATHLEEN
16	207 N WAVERLY DR	DEARING NANCY C WONDERS
17	202 N WAVERLY DR	CRUZ JOSE & EDITH R
18	1910 W JEFFERSON BLVD	BALLAS VICTOR &
19	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
20	1836 W JEFFERSON BLVD	VA CAPITAL LLC &
21	206 S MARLBOROUGH AVE	GLOBAL CAPITAL HOMEBUYERS INC
22	200 S MARLBOROUGH AVE	TAYLOR KRISTAN LEIGH & ARCADI PALERM
23	126 S MARLBOROUGH AVE	BAUMAN MAYA &
24	120 S MARLBOROUGH AVE	GONZALEZ NOEMI
25	118 S MARLBOROUGH AVE	BLAYLOCK JOHN L &
26	116 S MARLBOROUGH AVE	ANGUIANO JOSE

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1922 W 10TH ST	VALADEZ JAVIER A
28	1918 W 10TH ST	VELA ELISA S
29	1912 W 10TH ST	SOTO JESUS
30	1910 W 10TH ST	CEDILLO APOLONIO &
31	1900 W 10TH ST	1900 W 10TH STREET LLC
32	115 S BRIGHTON AVE	FRANCIS MICHAEL & THERESA
33	119 S BRIGHTON AVE	GUILLEN MARIA B
34	121 S BRIGHTON AVE	VASQUEZ MARGARITA GAMEZ
35	125 S BRIGHTON AVE	LEIJA DELORES G
36	201 S BRIGHTON AVE	CARMONA JUAN C
37	205 S BRIGHTON AVE	COOK LATANYA
38	209 S BRIGHTON AVE	BANNISTER CHARLES L &
39	213 S BRIGHTON AVE	SANCHEZ GRIMALDO &
40	217 S BRIGHTON AVE	RODRIGUEZ ROBERTO &
41	1921 W 10TH ST	MADIGAN MARIA ROSARIO SAI & ROBERT FRANK II
42	1917 W 10TH ST	GALLEGOS JESUS C ET AL
43	1915 W 10TH ST	CURTIS BEVERLY A
44	1913 W 10TH ST	MACIAS JOSE A JR &
45	1909 W 10TH ST	JIMENEZ ARNULFO JR &
46	1903 W 10TH ST	RODRIGUEZ JOSE M & KARA S
47	1827 W 10TH ST	BETANCOURT EVA L
48	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
49	1821 W 10TH ST	SARMIENTO NEIMD Z
50	1817 W 10TH ST	MELGOZA JOSE JJ &
51	1815 W 10TH ST	MELGOZA JOSE J JIMENEZ
52	1808 W JEFFERSON BLVD	MELTON JANIE
53	1805 W 10TH ST	VILLARREAL HECTOR D
54	1801 W 10TH ST	SUNSET MANOR LLC
55	1719 W 10TH ST	BACSIK MICHAEL JOSEPH &
56	222 S BRIGHTON AVE	DANIELS LAURA PAGE
57	216 S BRIGHTON AVE	SANCHEZ GRIMALDO & ROSA M



12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	212 S BRIGHTON AVE	SANTOS MARIA JESUS C &
59	208 S BRIGHTON AVE	QUINONEZ RAMON &DORA
60	206 S BRIGHTON AVE	ORNELAS MIGUEL &
61	200 S BRIGHTON AVE	DIAZ MANUEL &
62	128 S BRIGHTON AVE	JCB NORTEX PROPERTIES LLC
63	120 S BRIGHTON AVE	SIMMONS MARK ALAN &
64	118 S BRIGHTON AVE	SIMMONS MARK A
65	207 S WAVERLY DR	PRUETT JOHN
66	211 S WAVERLY DR	MACIAS FERMIN JR
67	215 S WAVERLY DR	MENDEZ FIDENCIO &
68	219 S WAVERLY DR	LORETTO ARNOLD
69	223 S WAVERLY DR	BRACKINS KELLEN L
70	227 S WAVERLY DR	OLIVA CARLOS E & MYRNA
71	226 S WAVERLY DR	WOODRUFF HOLLY & WILLIAM JR
72	222 S WAVERLY DR	GONZALEZ ARMANDO
73	218 S WAVERLY DR	JACK OLLIE C JR &
74	212 S WAVERLY DR	SNIDOW BARRY G
75	210 S WAVERLY DR	ROMERO MARIA
76	206 S WAVERLY DR	VALLEJOS JOSHUA BRYAN &
77	126 S WAVERLY DR	MARIADELACERDA MONICA
78	122 S WAVERLY DR	OVERTON JANET L
79	118 S WAVERLY DR	WAGERS ROBERT WAYNE &
80	114 S WAVERLY DR	CONRAD JENNIFER A
81	1720 W 10TH ST	HORTON BARBARA SIEMENS
82	1716 W 10TH ST	TREJO GABRIEL &
83	1712 W 10TH ST	DENOVA ERIKA

**Planner: Pamela Daniel**

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**FILE NUMBER:** Z189-320(PD)                      **DATE FILED:** July 26, 2019  
**LOCATION:** Northwest corner of Lingo Lane and Millmar Drive  
**COUNCIL DISTRICT:** 9                                      **MAPSCO:** 38 Q  
**SIZE OF REQUEST:** ±24.803 acres                      **CENSUS TRACT:** 124.00

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan Consultants

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for an amendment to Planned Development District No. 824 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned Planned Development No. 824.

**SUMMARY:** The applicant proposes an 80,700-square-foot building addition and a future expansion area to the existing school [Bryan Adams High School], for a total floor area of 291,739 square feet. The addition will accommodate a fine arts addition and a competition gymnasium/storm shelter. Additionally, the applicant proposes to amend the yard, lot, and space regulations by increasing the maximum allowable floor area, the maximum height; and to modify the landscape regulations to allow for the creation of an artificial lot.

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

**PLANNED DEVELOPMENT DISTRICT NO. 824:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2025/ARTICLE%20%20824.pdf>

**PLANNED DEVELOPMENT DISTRICT NO. 824 EXHIBITS:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2025/Exhibits/Ex824A.pdf>

<http://www.dallascityattorney.com/51P/Articles%20Supp%2025/Exhibits/Ex824B.pdf>

**BACKGROUND INFORMATION:**

- The 24.803-acre request site is developed with a high school use [Bryan Adams High School] and contains approximately 230,513 square feet.
- The existing school was originally constructed in 1956 and located in the Casa View neighborhood of East Dallas.
- The existing school currently provides social, recreational, referral, or out-patient medical, dental, and optical treatment services to students and parents. The service is an accessory use to the main school use and is located in the “Youth and Family Center”.
- The request site is zoned Planned Development District No. 824. PDD No. 824 was established by the City Council on May 12, 2010 and allows a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses.
- The applicant is proposing an 80,700-square-foot building addition and a future expansion area to the existing school [Bryan Adams High School], for a total floor area of 291,739 square feet and an expansion area totaling 30,700 square feet. The addition will accommodate a fine arts addition and a competition gymnasium/storm shelter. Additionally, the applicant proposes to amend the yard, lot, and space regulations by increasing the maximum allowable floor area, the maximum height; and to modify the landscape regulations to allow for the creation of an artificial lot.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Millmar Dr.	Local	60 ft.	60 ft.
Lingo Lane	Local	60 ft.	60 ft.
Peavv Road	Local	60 ft.	60 ft.
Highwood Drive	Local	60 ft.	60 ft.

**Traffic:**

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the high school use. 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

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 824	High School
<b>North</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility**

The 24.803-acre request site is the location of the Bryan Adams High School and developed with one and two-story structures with a total floor area of 230,513-square-

feet. The applicant's request for an amendment to Planned Development District No. 824 will facilitate the following: 1) an 80,700-square-foot building addition to accommodate a Fine Arts and a competition gymnasium/storm shelter, 2) 30,700-square-foot future expansion area, 3) increase the maximum height from 30 feet to 45 feet only for certain structures, 4) restrict the maximum 60-foot fly space to the theater only, 5) include a definition of fly space, 6) and create an artificial lot to comply with the landscape requirements of Article X, as amended.

Recent state regulations requiring schools to provide storm shelters is the basis for this request. The 80,632-square-foot addition housing the proposed gymnasium/storm shelter and Fine Arts structure will allow a maximum overall floor area of 284,990 square feet serving 2,046 students and 80 classrooms for grades 9 through 12.

Surrounding land uses consist of single family to the north, south, east, and west.

The proposed provisions amend regulations for a public school other than an open-enrollment charter school use, but not for other allowable uses within the R-7.5(A) district. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the amendment because the school has operated within the community at this location for over 60 years, the proposed addition will facilitate compliance with state laws, the proposed increase in height will only apply to the additions, and the proposed additions will facilitate the removal of 16 portable classrooms. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, 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 nine and one-half spaces for each high school classroom. At this ratio, the school is required to provide 760 off-street spaces for the existing 80 classrooms. According to the PDD, the site requires 343 spaces on-site. While the PDD requires only 343 spaces be provided, the amendment proposes 360 spaces on-site. Staff supports the reduction in the required off-parking because the high school has been in operation since 1960s and the parking requirement was established by the PD in 2010.

### **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 is located within an “F” Category. Properties located immediately south is designated within an “E” Category.

### **Landscaping**

Landscaping must be provided in accordance with Article X, as amended. The Building Official may approve an artificial lot to apply the Article X, as amended landscape requirements solely to the new development to satisfy the requirements of Article X, as amended. The artificial lot to be created: (1) wholly include the area on which the construction work is to be done; and (2) have an area that does not exceed 50 percent of the area of the building site.

**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 PDD CONDITIONS**

**ARTICLE 824.**

**PD 824.**

**SEC. 51P-824.101. LEGISLATIVE HISTORY.**

PD 824 was established by Ordinance No. 27872, passed by the Dallas City Council on May 12, 2010. (Ord. 27872)

**SEC. 51P-824.102. PROPERTY LOCATION AND SIZE.**

PD 824 is established on property located at the northwest corner of Lingo Lane and Millmar Drive. The size of PD 824 is approximately 24.803 acres. (Ord. 27872)

**SEC. 51P-824.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a school as an accessory use to the school use where a combination of social, recreational, referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.

(b) **Fly Space means the empty space above the theater used to attach and house flying scenery.**

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

(d) This district is considered to be a residential zoning district. (Ord. 27872)

**SEC. 51P-824.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 824A: development plan.
- (2) Exhibit 824B: traffic management plan. (Ord. 27872)



**SEC. 51P-824.105. 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 (Exhibit 824A). 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, development schedule, and landscape plan do not apply. (Ord. 27872)

**SEC. 51P-824.106. 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) A public school other than an open-enrollment charter school is permitted by right. (Ord. 27872)

**SEC. 51P-824.107. ACCESSORY USES.**

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

(b) A youth and family center is permitted by right. (Ord. 27872)

**SEC. 51P-824.108. 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.

Z189-320(PD)

(b) Front yard. For a public school other than an open-enrollment charter school:

(1) minimum front yard is 25 feet on Millmar Drive and Highwood Drive and 15 feet on Lingo Lane; and

(2) parking is allowed in the front yards on Lingo Lane and Millmar Drive.

(c) Side and rear yard. Minimum side yard is 10 feet and minimum rear yard is 15 feet.

(d) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is ~~197,700~~ **322,500** square feet.

(e) Height. For a public school other than an open-enrollment charter school, maximum structure height is ~~30~~ **45** feet, except for a 60-foot fly space **as shown on the attached development plan.**

(f) Lot coverage. Maximum lot coverage is 45 percent for residential structures and 30 percent for nonresidential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size.

(1) Except as provided in this subsection, minimum lot size is 7,500 square feet.

(2) For a public school other than an open-enrollment charter school, no minimum lot size. (Ord. 27872)

**SEC. 51P-824.109. 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 other than an open-enrollment charter school, a minimum of 343 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200. (Ord. 27872)

**SEC. 51P-824.110. ENVIRONMENTAL PERFORMANCE**

**STANDARDS.** See Article VI. (Ord. 27872)

**SEC. 51P-824.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X, with the following exception. **The maximum total points required for any given artificial lot is 20 points.**

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27872)

**SEC. 51P-824.112. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27872)

**SEC. 51P-824-113. 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 824B).

(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 March 1, **2021**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 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) Expansion area. Before issuance of a building permit for the expansion area, as shown on the development plan, the Property owner or operator shall:

(1) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(2) submit an amended traffic management plan.

(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) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) 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. 27872)

**SEC. 51P-824.114. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27872)

**SEC. 51P-824.115. 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.

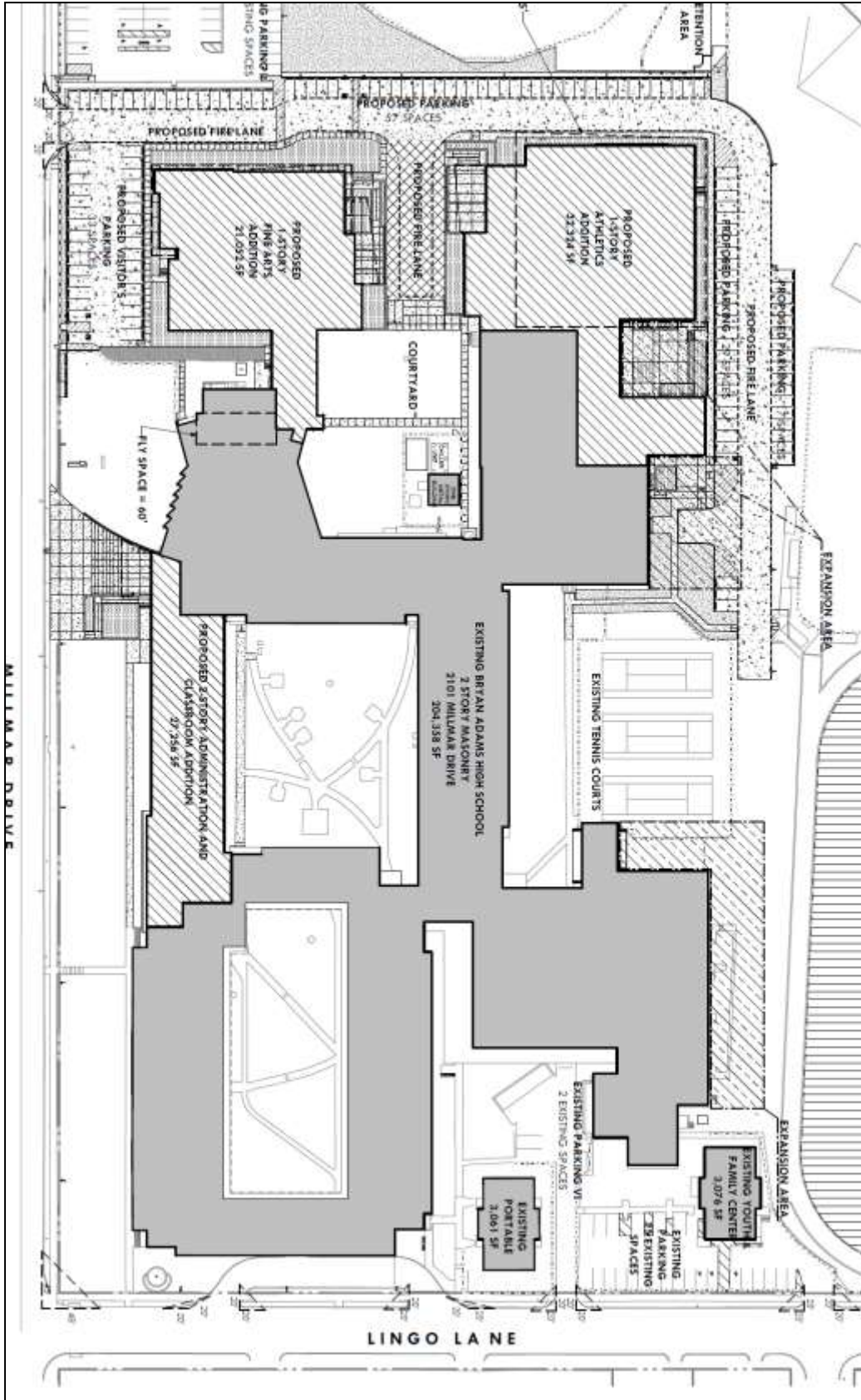
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27872)

**SEC. 51P-824.116. ZONING MAP.**

PD 824 is located on Zoning Map No. H-10. (Ord. 27872)



**ENLARGED PROPOSED DEVELOPMENT PLAN**



**PROPOSED TRAFFIC MANAGEMENT PLAN**

**October 17, 2019**

PK# 2504-19.165

**Z189-320**

# TRAFFIC MANAGEMENT PLAN

*Project:*  
**DISD Bryan Adams High School**  
*In Dallas, Texas*

*Prepared for:*  
**City of Dallas**

*On behalf of:*  
**Dallas Independent School District**

*Prepared by:*



Hunter W. Lemley, P.E.



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
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TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00



October 17, 2019



**TRAFFIC MANAGEMENT PLAN**  
**DISD Bryan Adams High School**  
Dallas, Texas

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Exhibit 1. Recommendations/Proposed Conditions

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## INTRODUCTION

The services of Pacheco Koch (PK) were retained by Masterplan, on behalf of Dallas Independent School District, to prepare a Traffic Management Plan (TMP) for the Bryan Adams High School (the "School") located at 2101 Millmar Dr in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

### School Description

The site currently consists of an existing public high school. Current enrollment is summarized below in Table 1. The School is not anticipating an increase enrollment as a result of the Project. School starts at 9:05 AM and ends at 4:15 PM. Calculations for vehicle accumulation and parking numbers are based upon previously city-staff-approved ratios and validated by on-site dismissal observations conducted on Tuesday, April 23rd, 2019. Pacheco Koch performed two on-site observations each for the morning and afternoon periods. Present day school traffic characteristics has not changed since previous year's observations.

*Table 1. Current Enrollment*

LEVEL	STUDENTS ENROLLED
9th Grade	643
10th Grade	528
11th Grade	453
12th Grade	422
TOTAL	2,046

\*Enrollment Data provided by DISD

Access to the campus is via Millmar Drive, a two-lane, undivided local street. School traffic accesses Millmar Drive via Ferguson Road. The intersection of Ferguson Road and Millmar Drive is signalized. The school is located in a predominately residential area.

### TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity,

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and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

### **Methodology**

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

### **Expectations**

*NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the*

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*School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.*

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "Exhibit 1"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

### ***Changes to TMP***

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

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## TRAFFIC MANAGEMENT PLAN

*NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.*

A summary of general guidance for additional practices is provided below:

- Parent drop-off/pick-up activity within public right-of-way should always be avoided to maximize personal safety. All queuing, parking, and loading/unloading should be accommodated within the school property boundaries.
- Within the school property, school employees may implement all measures identified in the Traffic Management Plan but shall not interact with motorists or manipulate traffic within the public right-of-way. Only deputized officers of the law may engage or attempt to influence traffic operations in public right-of-way.

A summary of existing conditions is provided below:

- Parent pick-up activity currently occurs on Millmar Drive and Lingo Lane. School buses also load and unload students from Millmar Drive and Lingo Lane.
- Student parking is located in the farthest parking lot west of the school building.

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

1. Convert from "No Parking" Area to Queuing/Standing Allowing Area by Installing City Approved Passenger Loading Signs – Convert the "No Parking" Areas shown on Exhibit 1 to an area for parents to queue/stand/wait for students to be picked up.
2. Convert from "Parking Allowed" to "Bus Lane Only" – Provide an area as shown on Exhibit 1 to allow for bus standing to wait and load/unload students.
3. Evaluate the Need for a Traffic Officer to Assist Exiting Buses from Lingo Drive to Millmar Avenue – A Traffic Officer is recommended to be evaluated to

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give the opportunity of a safe and efficient path for existing buses from Lingo Drive onto Millmar Avenue.

4. **Remove East Leg Crosswalk at the Intersection of Millmar Avenue and Clarksdale Drive** – Remove the east leg crosswalk at the intersection of Millmar and Clarksdale Drive to improve safety by minimizing the number of Millmar Avenue crossing areas.

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**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Bryan Adams High 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. 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.

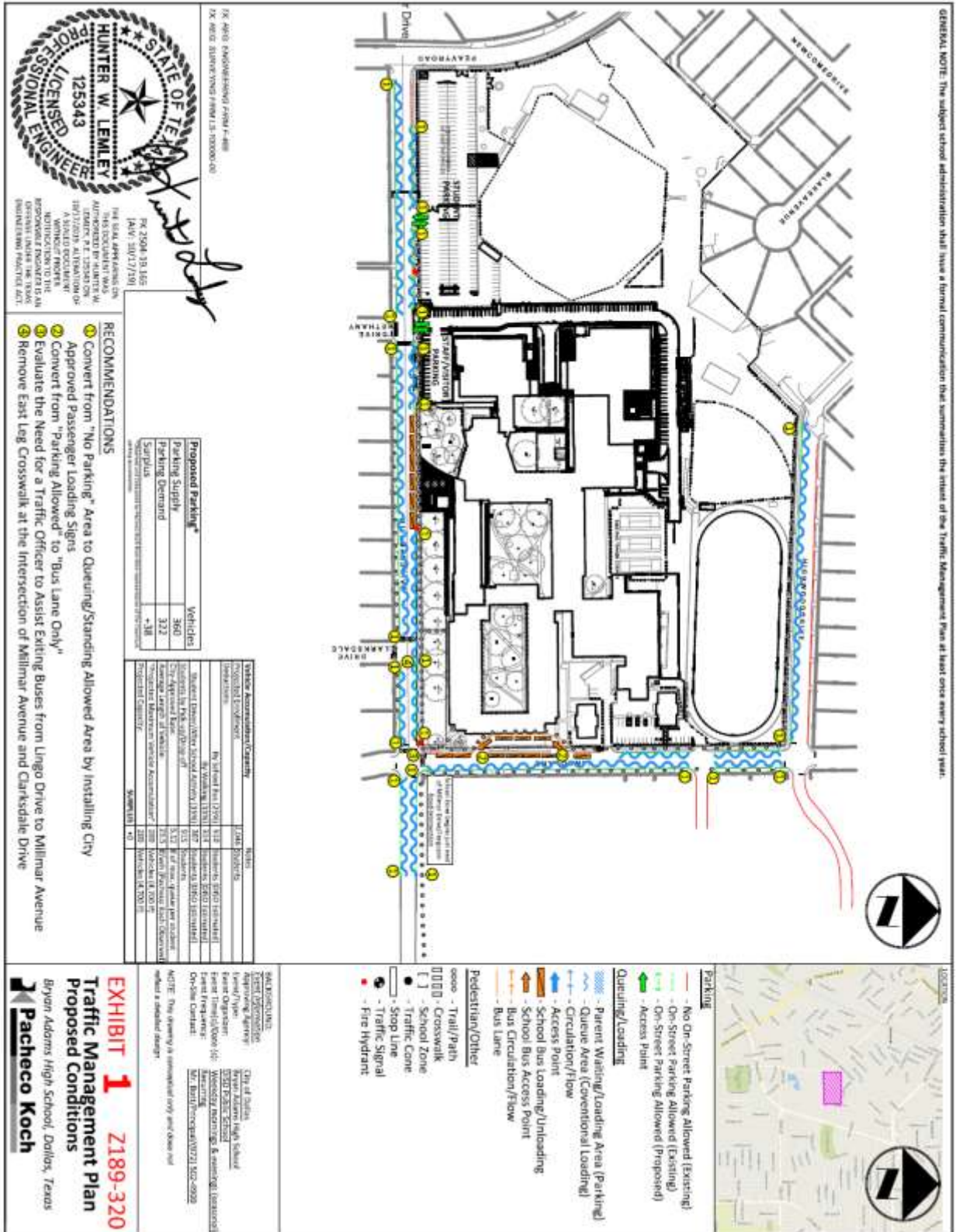
Signature: \_\_\_\_\_ Date: 10/30/2019

Name: Ryan Beck

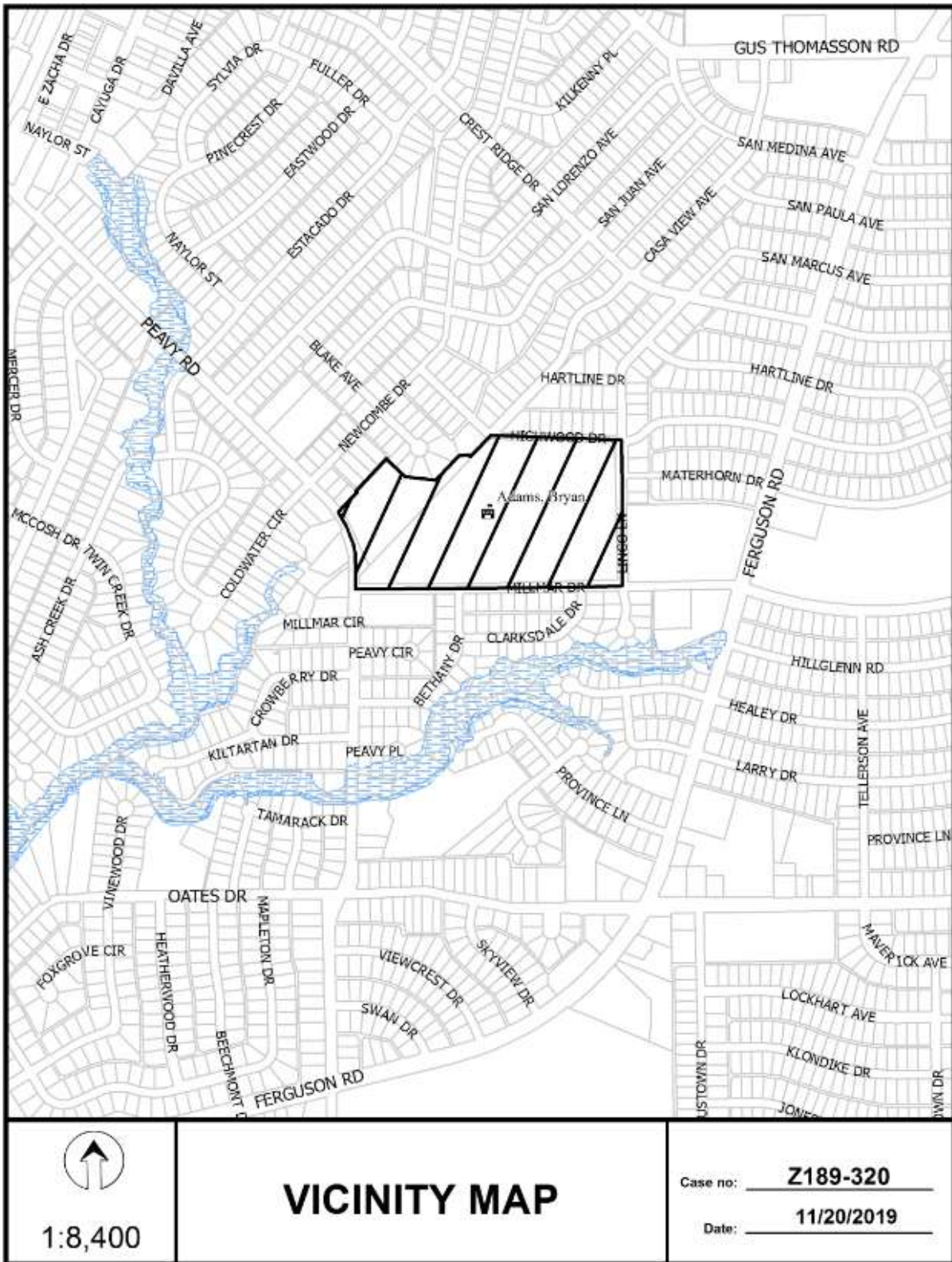
Title: Principal

END OF MEMO

# Traffic Management Circulation Plan







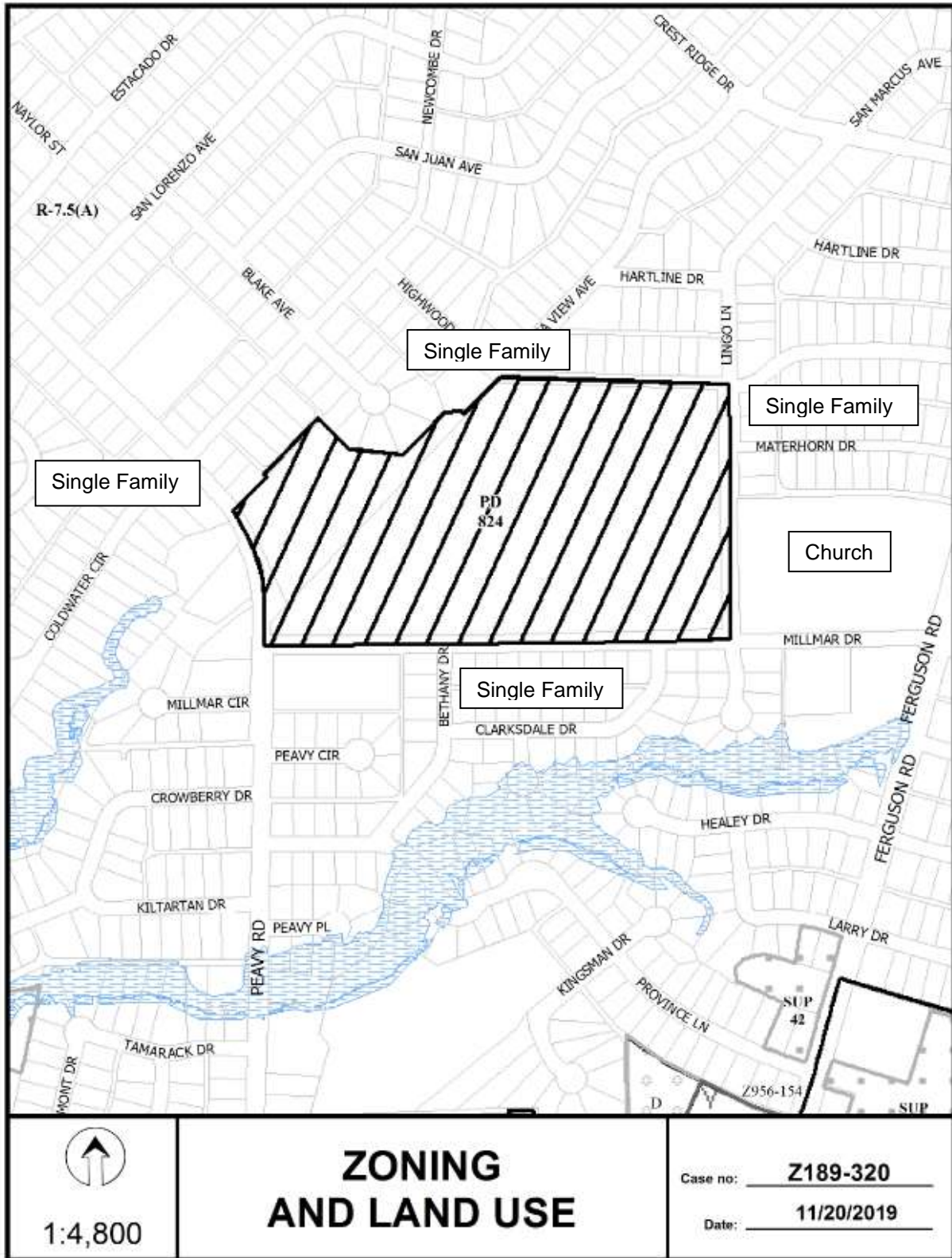


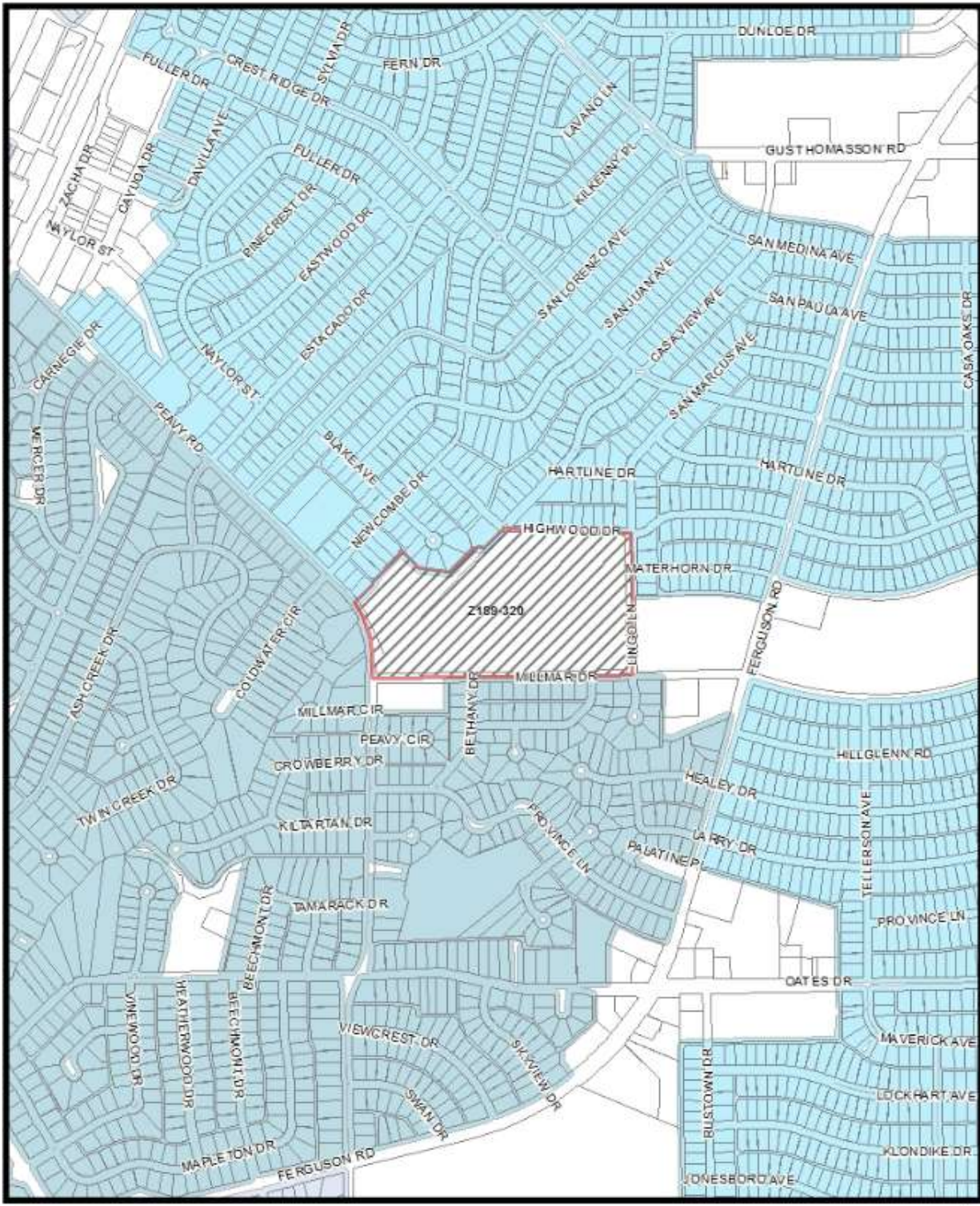
1:4,800

# AERIAL MAP

Case no: Z189-320

Date: 11/20/2019



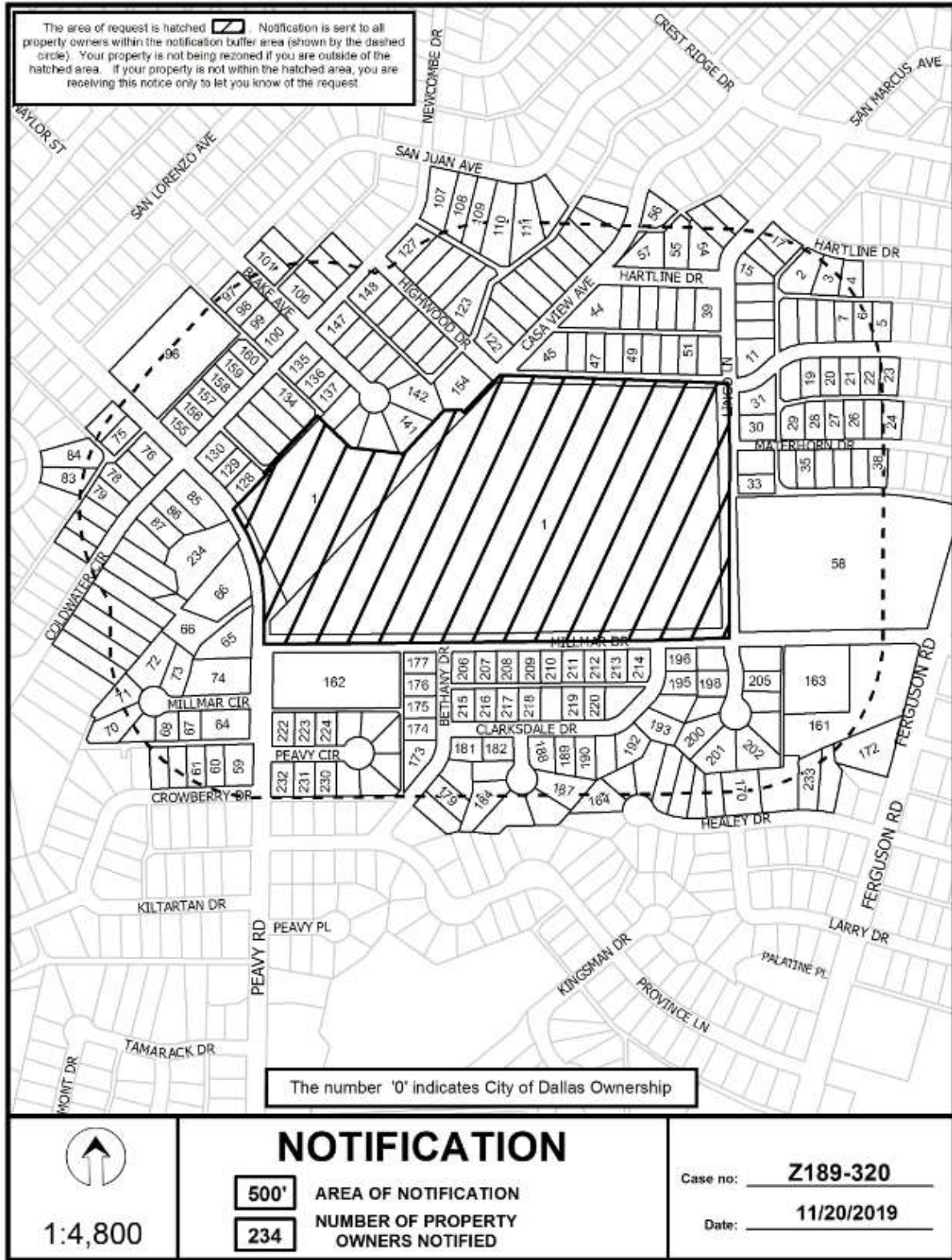


Market Value Analysis A B C D E F G H I NA

1:8,400

# Market Value Analysis

Printed Date: 11/20/2019



11/19/2019

***Notification List of Property Owners******Z189-320******234 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2101 MILLMAR DR	Dallas ISD
2	2312 HARTLINE DR	SIZEMORE ALEXANDRA & BENJAMIN
3	2316 HARTLINE DR	RICHMOND LINDSEY & JOSHUA
4	2320 HARTLINE DR	CAMPOS RENE
5	2343 HIGHWOOD DR	RIEGER JOERG M
6	2337 HIGHWOOD DR	CAMPOS CHRISTINA
7	2333 HIGHWOOD DR	SOSA ESTELA
8	2327 HIGHWOOD DR	HOOPER SUSAN
9	2323 HIGHWOOD DR	DOAN DAO ANH
10	2317 HIGHWOOD DR	DANIEL BILLIE JEAN EST OF
11	10026 LINGO LN	REGIER DONALD P &
12	10030 LINGO LN	FIELD WILLIAM L
13	10036 LINGO LN	SMITH BILLY W
14	10040 LINGO LN	MAY LAURA LYNN
15	10104 LINGO LN	KOSTER PPTIES LTD
16	10110 LINGO LN	FERRUSCA NORA H
17	10116 LINGO LN	ERCANBRACK JIMMY
18	2318 HIGHWOOD DR	WESTMORELAND RICKY R
19	2324 HIGHWOOD DR	HEIDEMAN HEIDI VALENTINA
20	2328 HIGHWOOD DR	MICHALOWSKI DEBRA M
21	2334 HIGHWOOD DR	NOBLEHAUCH INVESTMENTS LLC
22	2338 HIGHWOOD DR	LAMB TONI
23	2344 HIGHWOOD DR	WILSON NATHAN & MARINA ZERDELIJA
24	2341 MATERHORN DR	CANO JOSE LUIS & TOMASA
25	2337 MATERHORN DR	GARCIA JOSE ANGEL &
26	2331 MATERHORN DR	BARILLAS JOSE & DEYSI

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2327 MATERHORN DR	2327 MATERHORN DRIVE LLC
28	2321 MATERHORN DR	PARSLEY RICHARD LEE
29	2317 MATERHORN DR	ERRISURIZ NELLYDA
30	10006 LINGO LN	PIMIENTA ADAN & JUANA
31	10012 LINGO LN	FURR STEVEN B
32	9942 LINGO LN	KUBAN TARA K
33	9936 LINGO LN	SANCHEZ BENJAMIN
34	2316 MATERHORN DR	COOKE BREANNA M
35	2320 MATERHORN DR	WAGNER LYNN MARIE
36	2328 MATERHORN DR	KIEFER LARISSA
37	2332 MATERHORN DR	SNODDERLEY SABRINA
38	2336 MATERHORN DR	FRANCO ROXANNE
39	2250 HARTLINE DR	RIEGER JOERG M &
40	2244 HARTLINE DR	HOLGUIN JAIME &
41	2240 HARTLINE DR	SHEVES ENTERPRISE LLC
42	2236 HARTLINE DR	MORENO NICOLE ELENA TRUST
43	2230 HARTLINE DR	KIRBY BRENDA JO
44	2226 HARTLINE DR	SHRIVER BROCK & ALEXANDRA
45	2211 HIGHWOOD DR	CARTER BEATRICE GUERRA
46	2215 HIGHWOOD DR	GARCIA HUMBERTO
47	2221 HIGHWOOD DR	JAMES ROBERT
48	2225 HIGHWOOD DR	CANNON PHILIP V
49	2231 HIGHWOOD DR	HUNT DEBRA M
50	2235 HIGHWOOD DR	ACKERT JAMES DOUGLAS
51	2245 HIGHWOOD DR	COLLEY JASON B
52	10111 LINGO LN	VILLARRUEL FERNANDO &
53	10107 LINGO LN	BEESON REBECCA L
54	2251 HARTLINE DR	AGUIRRE EDWARD &
55	2241 HARTLINE DR	LOPOSER LESLIE &
56	10152 CASA VIEW AVE	DALLAS METRO HOLDING LLC
57	2233 HARTLINE DR	THOMAS TRAMON & MAYRA

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9999 FERGUSON RD	ST MARK PRESBYTERIAN CHURCH
59	1759 CROWBERRY DR	GREEN ROBERT F & ELIZABETH
60	1753 CROWBERRY DR	SALYMINAHOLDINGSINC
61	1749 CROWBERRY DR	KING GERALD & SHERRY
62	1745 CROWBERRY DR	RODRIGUEZ JOSEPH
63	1739 CROWBERRY DR	HINTON LEILANI & INDIA STEWART
64	2313 PEAUVY RD	ADAMS ERIN JOANNA
65	2115 PEAUVY RD	SEMARIER MONICA
66	2031 PEAUVY RD	MARLEY ELISABETH A
67	1726 MILLMAR CIR	GONZALES CARLOS S &
68	1718 MILLMAR CIR	LUBINSKI REBECCA
69	1712 MILLMAR CIR	RODRIGUEZ ANGEL & JANNA
70	1706 MILLMAR CIR	ANDREWS JESSICA R
71	1705 MILLMAR CIR	KEBODEAUX RICHARD
72	1715 MILLMAR CIR	CARVALHO JESSICA M &
73	1725 MILLMAR CIR	SINAPI KEVIN G
74	2125 PEAUVY RD	TOOMER GEORGE R JR
75	1953 PEAUVY RD	POTHEN PAUL NICHOLAS
76	9943 COLDWATER CIR	GILLEY JONNIE
77	9937 COLDWATER CIR	HOUSING AUTHORITY OF THE
78	9931 COLDWATER CIR	ANGELL MICHAEL L
79	9927 COLDWATER CIR	JERNIGAN MURIEL M
80	9921 COLDWATER CIR	OTERO HECTOR ORLANDO PEREZ &
81	9917 COLDWATER CIR	NORTHCUTT DEANA RENEE &
82	9911 COLDWATER CIR	Y&Y ASSOCIATE COMPANIES LLC
83	9858 ESTACADO DR	ODONNELL JAMES P
84	9862 ESTACADO DR	SPEER ALLAN B
85	9944 COLDWATER CIR	RUDOLPH MARY R
86	9938 COLDWATER CIR	REINKING KEVIN
87	9930 COLDWATER CIR	NIGRELLI CHARLES F
88	9924 COLDWATER CIR	RITVO MATTHEW W



11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9918 COLDWATER CIR	CALDWELL SEAN
90	9912 COLDWATER CIR	SCHUERENBERG JANA RAE
91	9908 COLDWATER CIR	AVERY ALISA LYNN
92	9902 COLDWATER CIR	GILLETTE SHANE EVERETT
93	9840 COLDWATER CIR	KRAUS JAMES M
94	9836 COLDWATER CIR	HANNA DOUGLAS & SONYA
95	9830 COLDWATER CIR	SACKS ERIC S
96	1960 PEAVY RD	GALLEY MATTHIAS
97	2030 BLAKE AVE	SCOGGINS SUE E
98	2034 BLAKE AVE	BLANKENSHIP STEPHANIE
99	2038 BLAKE AVE	PATINO CRISTIAN I
100	2044 BLAKE AVE	LOYD JANICE
101	10050 SAN JUAN AVE	WALLACE TWILA F
102	10054 SAN JUAN AVE	BROWNRIGG MAEGAN ALLEN
103	10119 NEWCOMBE DR	MCCULLOUGH NANCY KAYE TRANTHAM
104	10115 NEWCOMBE DR	VARGAS NORMA L
105	10109 NEWCOMBE DR	GARCIA REFUGIO JR &
106	10105 NEWCOMBE DR	EVARTS WALTER RICHARD &
107	10108 SAN JUAN AVE	MARTIN JEFFREY W
108	10114 SAN JUAN AVE	TERAN LUIS
109	10120 SAN JUAN AVE	HENDERSON HOLLY ANN
110	10126 SAN JUAN AVE	HALL ROBERT & COURTNEY
111	10132 SAN JUAN AVE	BURRIS DON W II &
112	10136 SAN JUAN AVE	ADRIAN LARRY M &
113	10149 CASA VIEW AVE	DAGATE DARVA L
114	10145 CASA VIEW AVE	WALTERS WILLA JEAN LIFE ESTATE
115	10141 CASA VIEW AVE	ROMERO NORBERTO JR &
116	10137 CASA VIEW AVE	RABALAIS PATRICK DAVID
117	10133 CASA VIEW AVE	RAMOS LIDIA E &
118	10129 CASA VIEW AVE	CASTRO JOSE A
119	10123 CASA VIEW AVE	GUERRA BEATRICE

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10117 CASA VIEW AVE	JONES BOBBY J &
121	10111 CASA VIEW AVE	RUSSELL JEAN
122	10105 CASA VIEW AVE	HAJDUK JENNIFER
123	2125 HIGHWOOD DR	YOCKEY RACHEL & NATHAN
124	2119 HIGHWOOD DR	WIRTZ GREGORY L
125	2115 HIGHWOOD DR	WILHITE KERRY JANE
126	2109 HIGHWOOD DR	KOEHLER ELIZABETH M
127	2105 HIGHWOOD DR	ROCHE JACQUES J & MARGARITA A
128	2014 PEAVY RD	SALAS VICTOR &
129	2008 PEAVY RD	SOTO VERONICA M
130	2004 PEAVY RD	EDWARDS MEAGAN MCCRAE
131	10014 NEWCOMBE DR	MCMILLIN MARSHALL CRAIG &
132	10020 NEWCOMBE DR	DETRIXHE DAVID
133	10024 NEWCOMBE DR	AKINS SUSAN L
134	10030 NEWCOMBE DR	COLLINS MICHAEL D & DONNA
135	2104 BLAKE AVE	ROBERTS LORI LYNN
136	2108 BLAKE AVE	EPSTEIN PATRICIA F & MARK
137	2114 BLAKE AVE	PADILLA RENE PAUL
138	2118 BLAKE AVE	GREUEL JON HOWARD &
139	2122 BLAKE AVE	RAMIREZ JANIE Z & HILARIO
140	2126 BLAKE AVE	LEONARD KRISTI KERR
141	2131 BLAKE AVE	JOHNSON NORDA
142	2127 BLAKE AVE	STEVENS ELIZABETH &
143	2123 BLAKE AVE	ODOM MICHAEL &
144	2119 BLAKE AVE	MILLER VALERIE MADZIAR
145	2115 BLAKE AVE	KORNEGAY BRITTINIE J
146	2109 BLAKE AVE	PARKER KATY
147	2105 BLAKE AVE	SHAFFER FLORENCE I
148	2104 HIGHWOOD DR	JIRASEK NICK &
149	2108 HIGHWOOD DR	MCCULLOUGH ANN M
150	2114 HIGHWOOD DR	PALMER MARY LOU

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2118 HIGHWOOD DR	BIGGERSTAFF BELINDA A
152	2122 HIGHWOOD DR	ARRIAGA EDWARD
153	2126 HIGHWOOD DR	RIES JAMES P JR
154	2134 HIGHWOOD DR	TUTTLE KAREN S
155	10005 NEWCOMBE DR	CAGLE KATY
156	10009 NEWCOMBE DR	IVANOVSKIS CHRISTOPHER
157	10015 NEWCOMBE DR	DEREGGE MARC
158	10019 NEWCOMBE DR	DEREGGE AMIE & ANDREW
159	10025 NEWCOMBE DR	DUPREE LAURA J LF EST &
160	10029 NEWCOMBE DR	COSTELLO DENECE
161	9949 FERGUSON RD	CASA VIEW ASSEMBLY OF GOD
162	2120 PEAVY RD	ALAN HOFFMANN LLC
163	2250 MILLMAR DR	CASA VIEW ASSEMBLY
164	2102 HEALEY DR	PATZKE SANDRA AGNES MOORE
165	2103 HEALEY DR	RIDDLES ARTHUR T & MARISSA B
166	2107 HEALEY DR	BREEZESTONE LLC
167	2115 HEALEY DR	CLOUD JARED
168	2119 HEALEY DR	PICKETT ADDIE MAE EST OF
169	2123 HEALEY DR	CRITTENDEN ELAINE H
170	2203 HEALEY DR	BEATON MYRNA P
171	2219 HEALEY DR	NEWMAN CONNOR &
172	9915 FERGUSON RD	HOLLAND MARTHA
173	9919 BETHANY DR	AISSAOUI ABDELKADER
174	9929 BETHANY DR	ELEGANT INVESTMENT GROUP INC &
175	9933 BETHANY DR	TOTSUKA BEATRIZ &
176	9939 BETHANY DR	BOLTEX HOLDINGS LTD
177	9943 BETHANY DR	LONG OUIDA J
178	9914 BETHANY DR	FLOWERS JENNIFER & ROY
179	9918 BETHANY DR	MCDONALD LOUIS G
180	9922 BETHANY DR	WALLS BOBBY LEE
181	9926 BETHANY DR	MILLER NATALIE

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2012 CLARKSDALE PL	KITZMILLER KATHY
183	2014 CLARKSDALE PL	POMEROY SANDRA
184	2018 CLARKSDALE PL	SANCHEZ GEORGE & BRENDA
185	2022 CLARKSDALE PL	COLEMAN GARY
186	2026 CLARKSDALE PL	SNIDER RONALD J
187	2030 CLARKSDALE PL	GRAHAM JUDY E &
188	2036 CLARKSDALE DR	BROOKS SHERI R
189	2106 CLARKSDALE DR	HOLMAN EILEEN
190	2112 CLARKSDALE DR	JOHNSON MARY AUDINE
191	2118 CLARKSDALE DR	HEMPELMANN CHRISTIAN &
192	2126 CLARKSDALE DR	DILLINGHAM PATRICIA J
193	2132 CLARKSDALE DR	MASHBURN LORETTA
194	2138 CLARKSDALE DR	LOSSCUTLER CAROLYN A
195	2144 CLARKSDALE DR	MARTINEZ ISIDRO &
196	2150 CLARKSDALE DR	FERRETIZ GELASIO &
197	9917 LINGO LN	HARRIS JUDITH YVONNE &
198	9915 LINGO LN	DUNSTON MARKESHIA & RALPH
199	9909 LINGO LN	FRANCIS AIMEE
200	9907 LINGO LN	EARNEST BUYERS LLC
201	9903 LINGO LN	KINDER IRMA D
202	9904 LINGO LN	SOCH SUSAN
203	9908 LINGO LN	MAYS BILLY E EST OF
204	9910 LINGO LN	JEFFRIES CYNTHIA K
205	9914 LINGO LN	MURILLO OSCAR &
206	2006 MILLMAR DR	REID BRIAN K & JANAL REID
207	2010 MILLMAR DR	ROBERTS JASON M &
208	2016 MILLMAR CIR	QUINTANILLA CLUSKAYA &
209	2020 MILLMAR DR	NGUYEN KINH VAN &
210	2104 MILLMAR CIR	TRISTAN MARIO
211	2108 MILLMAR CIR	TAYLOR JANET I
212	2112 MILLMAR CIR	HESTER MARY REID

11/19/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2118 MILLMAR DR	BLUE JEAN FUNDING SOLUTIONS
214	2122 MILLMAR DR	NELSON SHERRIE MAE
215	2005 CLARKSDALE DR	KIOWSKI JAMES R
216	2011 CLARKSDALE DR	MENJIVAR XIOMARA
217	2021 CLARKSDALE DR	MOORE DOROTHY
218	2027 CLARKSDALE DR	KORNEGAY TINA E
219	2107 CLARKSDALE DR	COKER MASON MARCH
220	2117 CLARKSDALE DR	GATLIN WILLIAM C & NANCY
221	2127 CLARKSDALE DR	CANNADY GRAHAM S & MOLLY E
222	2206 PEAVY CIR	KRUGJOHANN CATHY &
223	2210 PEAVY CIR	LEAL LUPE S
224	2216 PEAVY CIR	PHILLIPS KERRY R
225	2222 PEAVY CIR	BUCKEL BRET DANIEL
226	2226 PEAVY CIR	KEYS DENNIS LYNN
227	2230 PEAVY CIR	YOUNG RICHARD A & RENEE M
228	2234 PEAVY CIR	PRESTIDGE S W JR
229	2244 PEAVY CIR	REYNOLDS COREY H &
230	2250 PEAVY CIR	GOOCH JANE PATRICIA
231	2256 PEAVY CIR	CHURCHWELL LINDA SUE
232	2260 PEAVY CIR	SULLIVAN MARION T
233	2215 HEALEY DR	KETO JENNIFER DANIELLE
234	2015 PEAVY RD	GRAY MELISSA A

**FILE NUMBER:** Z189-299(LC)

**DATE FILED:** October 7, 2019

**LOCATION:** On the east side of Dallas North Tollway, north of Oak Lawn Avenue, and west of Maple Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45 A

**SIZE OF REQUEST:** 9.451 acres

**CENSUS TRACT:** 5.00

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT/OWNER:** CH Woodlawn Office LLC

**REQUEST:** An application for an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria" on property zoned Tract 3 within Planned Development District No. 262.

**SUMMARY:** Old Parkand Hospital is located at 3819 Maple Avenue in central Dallas, Oak Lawn area. The property owner has requested to amend the preservation criteria to allow for construction of a clock tower structure in Tract 3 that would be taller than the preservation criteria currently allows.

**STAFF RECOMMENDATION:** Approval, subject to revised preservation criteria and revised development plan.

**LANDMARK COMMISSION RECOMMENDATION:** Approval, subject to revised preservation criteria.

## **BACKGROUND INFORMATION:**

- Old Parkland Hospital, designed by Dallas architects Hubbell and Greene, is an early 20<sup>th</sup> Century Classical Revival Style complex of hospital buildings. It is one of only a few such hospitals still remaining in the entire state of Texas. Construction was completed in 1913.
- Old Parkland Hospital was designated a City of Dallas Landmark on January 7, 1987. It was listed on the National Register of Historic Places in October 1990.
- Planned Development District No. 262 was established on January 7, 1987, and comprises approximately 8.9522 acres, and is divided into three tracts. The preservation criteria for Old Parkland Hospital is located within the PD No. 262 regulations.
- The property owner would like to construct a clock tower on the Old Parkland Hospital Campus in Tract 3. The proposed clock tower would be taller than the existing historic structures on the site, which is typical of clock towers on similar campus settings. However, the preservation criteria states in Section 51P-262.112(c)(8)(F) that the height of new construction may not exceed the height of the adjacent historic structure.
- The owner has proposed an amendment to Section 51P-262.112(c)(8)(F) that would allow the additional height (240 feet) for this clock tower structure only. It would not allow any other new structures or additions to exceed the height of the historic structure. No other preservation criteria sections are to be amended.
- A Certificate of Appropriateness (CA) from the Landmark Commission will be required for the design and construction of this clock tower. This may not be applied for until the proposed amendment has been approved by City Council.
- The design of this proposed clock tower must comply with the preservation criteria for new construction in Tract 3 which states that the color, details, forms, materials and general appearance of new construction must be compatible with the existing historic structures on site. It further states that new construction must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- The Designation Committee approved the amendment on October 16, 2019.
- The Landmark Commission approved the amendment on November 4, 2019.
- The current land use is office/retail. This amendment to PD No. 262 and the preservation criteria will not change the land use.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The historic overlay is consistent with the Land Use Element of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation of open spaces that are historically and environmentally significant creates a direct, visual link to the past, contributing to a "sense of place."

**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.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

**ECONOMIC ELEMENT**

GOAL 2.5 Foster a City of Great Neighborhoods

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



Z189-299(LC)

**LANDMARK COMMISSION ACTION:** (November 4, 2019)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria.

Maker: Montgomery

Second: Sherman

Results: 14/0

Ayes: Childers, De La Harpe, Hinojosa,  
Montgomery, Payton, Richter, Sherman,  
Slade, Spellicy, Stone, Swann, Quintans,  
Velvin, Williams

Against: None

Absent: Haskel, Mast

Vacancies: District 10, District 15

**Proposed PD Conditions:**

**ARTICLE 262.**

**PD 262.**

**SEC. 51P-262.101. LEGISLATIVE HISTORY.**

PD 262 was established by Ordinance No. 19432, passed by the Dallas City Council on January 7, 1987. Ordinance No. 19432 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19432 was amended by Ordinance No. 19459, passed by the Dallas City Council on February 11, 1987, and Ordinance No. 22379, passed by the Dallas City Council on April 12, 1995. (Ord. Nos. 10962; 19432; 19459; 22379; 25711; 26590)

**SEC. 51P-262.102. PROPERTY LOCATION AND SIZE.**

PD 262 is established on property generally located at the west corner of Maple Avenue and Oak Lawn Avenue. The size of PD 262 is approximately 8.9522 acres. (Ord. Nos. 19432; 19459; 25711; 26590)

**SEC. 51P-262.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. Nos. 25711; 26590)

**SEC. 51P-262.104. CONCEPTUAL PLAN.**

A conceptual plan dividing the Property into Tracts 1, 2, and 3 is labeled Exhibit 262A. The Property descriptions for Tracts 1, 2, and 3 are described in Exhibit A attached to this ordinance. If there is a conflict between the conceptual plan and the Property description, the Exhibit A Property description controls. Development and use of the Property must comply with the conceptual plan. (Ord. Nos. 19432; 25711; 26590; 27952)

**SEC. 51P-262.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 262B). If there is a conflict between the text of this article and the development plan, the text of this article controls. If there is a conflict between the conceptual plan and the development plan, the development plan controls. (Ord. Nos. 19432; 25711; 26590; 27952)

**SEC. 51P-262.106. LANDSCAPE PLAN.**

(a) In general.

(1) Except as provided in this subsection, landscaping must be provided as shown on the landscape plan (Exhibit 262D). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) Landscaping in the area labeled “future development” on the landscape plan must be provided in accordance with Part I of Article 193.

(3) Landscaping along Oak Lawn Avenue must be provided as shown on the landscape plan.

(b) Timing of installation. Except as provided in this subsection, landscaping must be installed in accordance with the landscape plan within six months after the issuance of a certificate of occupancy for any structure on the portion of the Property covered by the landscape plan. Landscaping shown on the landscape plan that is within 10 feet of a structure must be installed within six months after the issuance of a certificate of occupancy for that structure.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19432; 25711; 26590; 27952)

**SEC. 51P-262.107. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 262A: conceptual plan.
- (2) Exhibit 262B: development plan.
- (3) Exhibit 262C: inventory of existing trees.
- (4) Exhibit 262D: landscape plan.
- (5) Exhibit 262E: preservation plan.
- (6) Exhibit 262F: elevations. (Ord. Nos. 19432; 25711; 26590; 27952)

**SEC. 51P-262.108. USES, FLOOR AREA, HEIGHT, AND SETBACKS.**

(a) Tract 1.

(1) Uses. The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in Part I of Article 193, except that:

- (A) motor vehicle related uses are not permitted, and
- (B) a utility or government installation other than listed use is permitted only by specific use permit.

- (2) Floor area. Minimum permitted floor area is 53,534 square feet.
- (3) Height. No additional height to any portion of the existing structures is permitted.
- (4) Setbacks. Setbacks for any portion of the existing structures must be maintained, except that the installation of a perimeter fence, chillers, and a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue are permitted as shown on the conceptual plan. The screening wall must match the first floor façade of the current adjacent structure in height and materials.
- (5) Open space. The existing trees and open space must remain as indicated on the conceptual plan.

(b) Tract 2.

(1) Uses. The only uses permitted are those uses permitted by right in a GR General Retail Subdistrict, as defined in the Part I of Article 193, except that:

- (A) motor vehicle related uses are not permitted, and
- (B) a utility or government installation other than listed use is permitted only by specific use permit.

(2) Floor area. Maximum permitted floor area is 701,740 square feet.

(3) Height. No structure may exceed 240 feet in height, as defined in the Dallas Development Code, except that no additional height to any portion of the existing structures is permitted.

(4) Setbacks.

(A) Oak Lawn Avenue. Except for fences, and except as shown on the conceptual plan, any new construction adjacent to Oak Lawn Avenue must be set back at least as far from the property line as Existing Building A as shown on the conceptual plan for that portion of Tract 2 that abuts Oak Lawn Avenue.

(B) Dallas North Tollway and Reagan Street. Except for fences, and except as shown on the conceptual plan, any new structures must be setback from the Dallas North Tollway and Reagan Street pursuant to the provisions of Part I of Article 193 for structures in a General Retail Subdistrict. The urban form setback is not triggered by the Dallas North Tollway.

(c) Tract 3.

(1) Uses. The only uses permitted are those uses permitted by right in the GR General Retail Subdistrict, as defined in Part I of Article 193, except that:

- (A) motor vehicle related uses are not permitted; and
- (B) a utility or government installation other than listed use is permitted only by a specific use permit.

(2) Floor area. The minimum permitted floor area is 24,644 square feet.

(3) Yard, lot, and space regulations. New construction and additions must comply with Sections 51P-262.112(c).

(d) Tracts 1, 2, and 3.

(1) Floor area ratio (FAR).

(A) Maximum permitted floor area ratio for Tracts 1, 2, and 3 combined is 2.0.

(B) Any property dedicated for right-of-way pursuant to this article is included for purposes of computing maximum permitted floor area.

(2) Lot coverage. Maximum permitted lot coverage for Tracts 1, 2, and 3 combined is 80 percent, including above-grade parking structures. (Ord. Nos. 22379; 25711; 26341; 26590; 27952; 28872)

**SEC. 51P-262.109. OFF-STREET PARKING.**

(a) In general. Except as provided in this section, off-street parking on the Property must be provided for each use in accordance with the provisions of Part I of Article 193.

(b) Basements. The basement area is exempt from parking requirements when devoted to support uses including storage, mail room, break rooms, and workout facilities. For the purpose of this section, a basement is a story that is primarily below grade.

(c) Office uses. For an office use, the minimum off-street parking requirement is one space for every 400 square feet of floor area.

(d) Parking reductions. Any reduction in the required parking provided for in Part I of Article 193 must occur in the following sequence:

(1) Contributions to the Oak Lawn Transit Management Organization Fund, for a maximum reduction of 10 percent.

(2) Implementation of a Transportation Management Plan and/or mixed use parking pursuant to a provision of the mixed use development parking chart contained in Part I of Article 193. (Ord. Nos. 19432; 25711; 26590; 28872)

**SEC. 51P-262.110. RESERVED.** (Ord. Nos. 19292; 25711; 26590)

**SEC. 51P-262.111. ROADWAY IMPROVEMENTS.**

The owner(s) must dedicate the necessary right-of-way for a right-turn lane from southbound Maple Avenue to westbound Oak Lawn Avenue to the extent the dedication is roughly proportional to the need for the right-of-way created by the development of the Property. (Ord. Nos. 19432; 25711; 26590)

**SEC. 51P-262.112. PRESERVATION CRITERIA.**

(a) Tract 1. All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process contained in the Dallas Development Code.

(1) Surface materials.

(A) Any renovations or reconstruction of the facades must employ a brick similar in color, module size, and texture to the existing brick. Existing brick may not be painted unless the brick and mortar joints have deteriorated to a point where they must be replaced and the new brick color cannot reasonably match the old color.

(B) Any renovations or reconstruction of existing trim and detailing on protected facades must employ materials (concrete, cut stone, etc.) similar in color, module size, and texture to the existing trim and detailing. Existing masonry elements may not be painted.

(2) Fenestrations and opening.

(A) Existing window and door openings in the facades must be preserved.

(B) Reflective, mirrored, or tinted glass is not permitted in openings in the facades. Existing wooden windows should be preserved and reconditioned if at all possible. They may be replaced with metal or vinyl clad frame windows if they express previous colors, mullion patterns, window lights, and frame profile. New window openings may be created only in order to comply with health and safety code provisions.

(C) Existing door openings in facades must be preserved as door openings unless they are not part of the original design. New door openings may be created only in order to comply with health and safety code provisions. Doors must be compatible with the character of the building, and may not be made entirely of glass. Solid wood or a mixture of wood and glass doors are required.

(3) Roof.

(A) The character, configuration, and slope of the existing roofs must be maintained and preserved.

(B) No new vertical addition is allowed above the existing buildings. All existing gables and parapets on the protected facades must be preserved. Mechanical equipment may be placed on the roofs if the placement, configuration, and color is reviewed and approved through the certificate of appropriateness process.

(4) Porches and balconies.

(A) Existing porches and balconies must be maintained and preserved. Porches and balconies may not be enclosed except by mesh screening. Canvas and other fabric awnings are permitted, within the acceptable color range.

(B) All columns or railings that are part of a porch or balcony configuration must be preserved.

(5) Embellishments and detailing. The following embellishments and detailing must be preserved and maintained. Any reconstruction, renovation, or replacement of these items, due to irreversible damage, must be as similar in composition, texture, color, and size as practicable.

- (A) Window mullions.
- (B) Cornices.
- (C) Parapets and gables.
- (D) Columns and railings.
- (E) Window sills.
- (F) Decorative detailing.

(6) Color.

(A) Existing brick and trim detailing must remain unpainted. Brick may be painted a compatible color only if existing brick and mortar joints are beyond repair and the new brick color cannot reasonably match the old color. The color of any additions, repairs, or alterations to the buildings must coincide as nearly as practicable to the original brick color.

(B) Any cleaning of the brick and trim must follow United States Department of the Interior guidelines, as stated in the Secretary of the Interior's "Standards for Rehabilitation."

(C) Accent colors may be used on window frames, mullions, and doors, but must comply with the hue, value, and chroma content of the Munsell Color System as outlined in the Munsell Book of Color, Neighboring Hues Collection, 1973.

(7) Signs. All exterior signs and graphics must be reviewed and approved for compatibility through the certificate of appropriateness process. Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

(8) New construction.

(A) Existing front and side yard setbacks must be preserved and no new building construction is allowed, except:

- (i) the installation of chillers;
- (ii) erection of a screening wall on the south side of the building near the 1935 addition facing Oak Lawn Avenue as shown on the conceptual plan; and
- (iii) construction of a maximum six-foot-tall security fence that is 70 percent open in the location shown on the development plan.

(B) The existing courtyards that face the protected public space must be preserved and maintained.

(9) Tree preservation.

(A) The existing mature tree cover must be preserved.

(B) Surface parking lots are prohibited to protect the existing tree root systems. A circular drive for access to the Old Parkland Building as shown on the development plan is permitted if it will not adversely affect the tree root systems; limited parking may occur along the drive. Grass or groundcover must be provided to further protect the trees. Any paving surface used to preserve the trees must be approved by the building official.

(C) Any tree listed in the inventory of existing trees (Exhibit 262C) must be replaced with one of the same variety within six months of its loss, with a four-inch minimum caliper dimension for any single tree. Replacements must be placed within the original tree canopy area.

(D) Before the issuance of a building permit, a plan for maximum protection of all the trees must be submitted to and approved by the city plan commission and filed with the landmark commission.

(b) Tract 2.

(1) New construction that is physically attached to existing structures located in Tract 1 will affect the structures located in Tract 2. Therefore, a certificate of appropriateness is required for the following items and must be reviewed by the landmark commission using only the Secretary of the Interior's Standards for Rehabilitation:

(A) Facade materials for new construction that is physically attached to existing structures located in Tract 1.

(B) The relationship of glass to opaque areas of new facades.

(C) Window articulation.

(D) The cornice lines articulated on existing structures located in Tract 1 must also be reflected in any new construction fronting Reagan, Maple, or Oak Lawn Avenues and attached to the buildings located in Tract 1.

(E) Detailing, materials, and solid-to-void relationships for any new construction that is physically attached to existing structures located in Tract 1.

(2) Any new construction not a part of a structure that is physically attached to a structure located in Tract 1 is exempt from the certificates of appropriate process.

(c) Tract 3.

(1) All buildings and facades are subject to the following preservation criteria and any changes to such buildings and facades must be approved through the certificate of appropriateness process in the Dallas Development Code.

(2) Building site and landscaping.

(A) New construction is prohibited in the no-build zone shown on the preservation plan (Exhibit 262E).



- (B) The nurses' building shown on the preservation plan, is protected.
- (C) New driveways, parking areas, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, or other appropriate material.
- (D) Artificial grass, asphalt, and exposed aggregate are not permitted.
- (E) Driveways and parking areas are not permitted in the front yard, except as shown on the preservation plan.
- (F) Garages are permitted only behind the nurses' building; carports are not permitted.
- (G) New mechanical equipment may be erected in the mechanical yard area as approximately shown on the preservation plan, and must be screened.
- (H) Water pumps and related equipment may be located in the area behind a line parallel to Maple Avenue along the front facade of the building; pumps and equipment must be less than four feet in height and screened by landscaping or a wall that is less than four feet in height.
- (I) Landscaping
  - (i) Outdoor lighting must be appropriate and enhance the structure.
  - (ii) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
  - (iii) It is recommended that landscaping reflect the historic landscape design.
  - (iv) Existing trees are protected, except that unhealthy or damaged trees may be removed.
  - (v) A six-foot-tall security fence that is 70 percent open may be built in the location shown on the development plan.

(3) Facades.

- (A) Protected facades.
  - (i) The facades shown on the preservation plan are protected.
  - (ii) Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - (iii) Historic solid-to-void ratios of protected facades must be maintained.
  - (iv) Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.

(v) Brick, cast stone, terra cotta, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.

(B) Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.

(C) Wood siding, trim, and detailing must be restored wherever practical.

(D) All exposed wood must be painted, stained, or otherwise preserved.

(E) Historic materials must be repaired if possible; they may be replaced only when necessary.

(F) Paint must be removed in accordance with the Secretary of the Interior's Standards and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.

(G) Aluminum siding, stucco, and vinyl cladding are not permitted.

(H) Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.

(I) Exposing and restoring historic finish materials is recommended.

(J) Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

(4) Fenestration and openings.

(A) Existing door and window openings on protected facades must be preserved.

(B) Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.

(C) Doors and windows that have been altered and no longer match the historic appearance of the building should be replaced using available historical, pictorial, and physical documentation, or be compatible with the window openings and the historic character of the building.

(D) Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades unless they were there historically. Interior mounted burglar bars are permitted if appropriate.

(E) Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass. New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

(F) The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

(5) Roofs.

(A) The historic slope, character, and configuration of the roof must be preserved and maintained.

(B) Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.

(C) Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level directly across Maple Avenue from the nurses' building.

(6) Porches and balconies.

(A) The front porch and balcony are protected.

(B) The front porch and balcony may not be enclosed.

(C) Historic columns, stairs, detailing, metal railings, and trim on the front porch and balcony are protected.

(D) The historic concrete porch floor with tile finishes must be maintained. It must not be painted or covered in brick, concrete, stone, or wood. A clear sealant is acceptable on porch floors.

(7) Embellishments and detailing. The following architectural elements are considered important features and are protected:

(A) Front porch and balcony and metal railings.

(B) Door openings and doors at the front porch and balcony.

(C) Window openings at protected facades.

(D) Door openings at protected facades.

(E) Brick and brick quoins at corners of the exterior facades.

(F) Terra cotta detailing and trim.

(G) Brick and terra cotta parapet and arched parapet gable at the front facade.

(H) Terra cotta parapet cap.

(8) New construction and additions.

(A) Stand-alone new construction is not permitted in the no-build zone shown on the preservation plan.

(B) Except for mechanical equipment and screening, vertical additions to the nurses' building are not permitted.

(C) Horizontal additions to the nurses' building are permitted only in the areas shown on the preservation plan.

(D) The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.

(E) New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

(F) The height of new construction and additions must not exceed the height of the historic structure with the exception that the height of the parapet at a rear addition may be three feet higher than the existing parapet and include a parapet gable (similar to the historic gable at the front facade) that may extend an additional four feet in height above the top of the parapet as shown on the elevations (Exhibit 262F). For a clock tower structure that only contains floor area for maintenance purposes, maximum height is 240 feet.

(G) Aluminum siding, stucco, and vinyl cladding are not permitted.

(H) New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions. (Ord. Nos. 19432; 25711; 26590; 27952)

**SEC. 51P-262.113. SIGNS.**

All signs must comply with the provisions for business zoning districts contained in Article VII. No non-premise signs are permitted. (Ord. Nos. 19432; 25711; 26590)

**SEC. 51P-262.114. RESERVED.** (Ord. Nos. 19432; 25711; 26590)

**SEC. 51P-262.115. GENERAL REQUIREMENTS.**

Utilization of the Property must comply with the requirements of the Oak Lawn Special Purpose District (Article 193) and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19432; 25711; 26590)

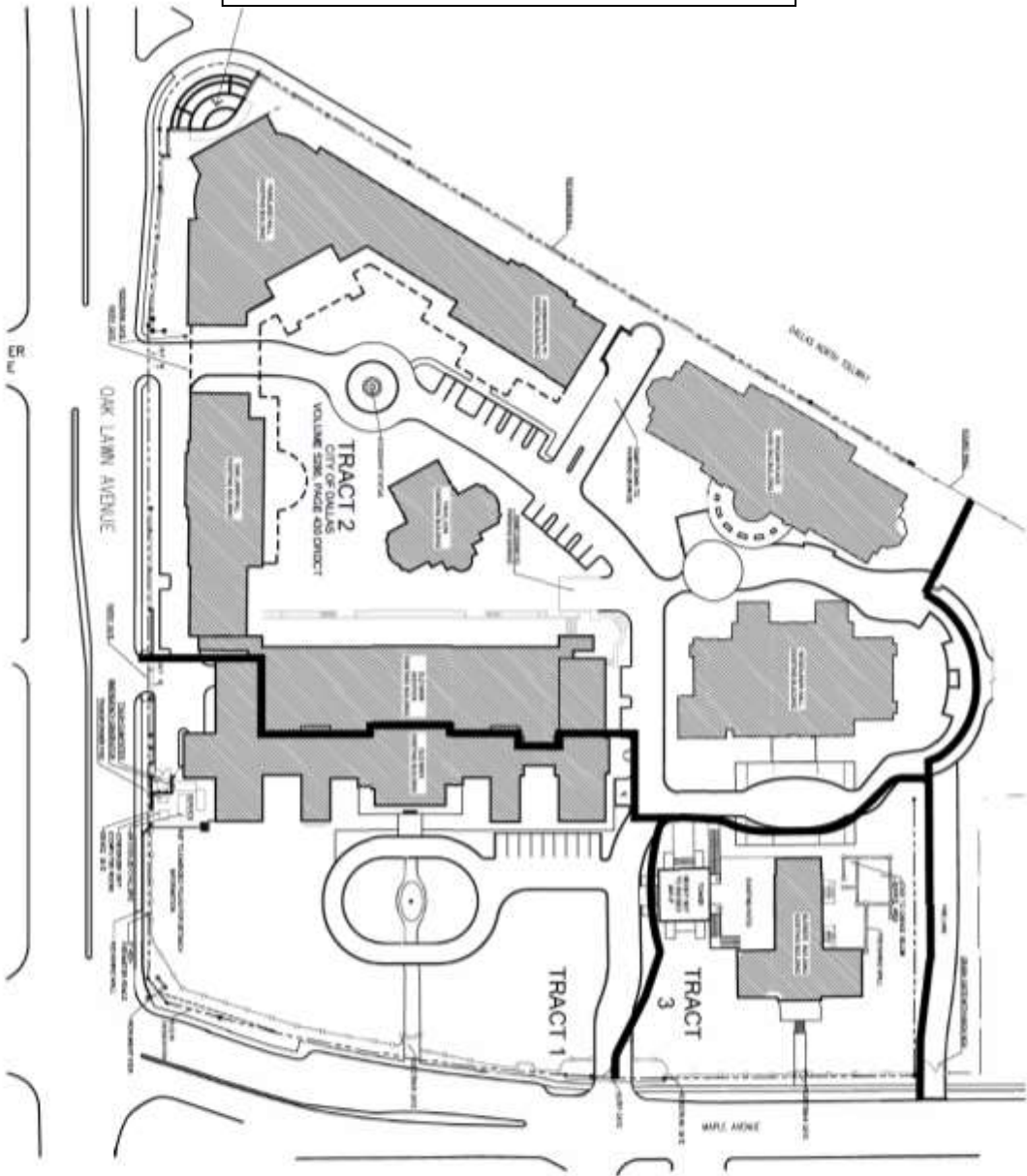
**SEC. 51P-262.116. PAVING.**

Except as provided in this section, 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. Alternative materials, including crushed granite, may be used for drives and parking areas in the environmental zone, subject to the approval of the director of development services as routine maintenance. The director may require a report from the city arborist and an engineering analysis to support any request for alternative materials. (Ord. Nos. 22379; 25711; 26590)

**SEC. 51P-262.117. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22379; 25711; 26590)

**REVISED CONCEPTUAL PLAN**



**EXHIBIT 262-A**  
**CONCEPTUAL PLAN**  
 Old Parkland Campus  
 Dallas, Texas

**SITE ANALYSIS PROVIDED**

TOTAL SITE AREA - APPROX. 500,000 SQ. FT. (7.2 ACRES)  
 TOTAL BUILDING AREA - APPROX. 1,000,000 SQ. FT. (23 ACRES)

EXISTING AND PROPOSED BUILDINGS TO BE DEMOLISHED  
 PROPOSED NEW BUILDINGS TO BE CONSTRUCTED  
 PROPOSED NEW BUILDINGS TO BE RECONSTRUCTED  
 PROPOSED NEW BUILDINGS TO BE RENOVATED  
 PROPOSED NEW BUILDINGS TO BE RELOCATED  
 PROPOSED NEW BUILDINGS TO BE REDESIGNED  
 PROPOSED NEW BUILDINGS TO BE RECONFIGURED  
 PROPOSED NEW BUILDINGS TO BE RESTRUCTURED  
 PROPOSED NEW BUILDINGS TO BE RECONSTRUCTED  
 PROPOSED NEW BUILDINGS TO BE RECONSTRUCTED

**TRACT 1 - EXISTING** - 200,000 SQ. FT. (4.5 ACRES)  
 1. EXISTING BUILDING  
 2. EXISTING BUILDING  
 3. EXISTING BUILDING  
 4. EXISTING BUILDING  
 5. EXISTING BUILDING

**TRACT 2 - EXISTING** - 100,000 SQ. FT. (2.2 ACRES)  
 1. EXISTING BUILDING  
 2. EXISTING BUILDING  
 3. EXISTING BUILDING  
 4. EXISTING BUILDING  
 5. EXISTING BUILDING

**TRACT 3 - EXISTING** - 100,000 SQ. FT. (2.2 ACRES)  
 1. EXISTING BUILDING  
 2. EXISTING BUILDING  
 3. EXISTING BUILDING  
 4. EXISTING BUILDING  
 5. EXISTING BUILDING



**OLD PARKLAND CAMPUS**  
 3819 MAPLE AVENUE &  
 2215 OAK LAWN AVENUE  
 DALLAS, TEXAS

**CONCEPTUAL PLAN**  
 PREPARED 10/09/19



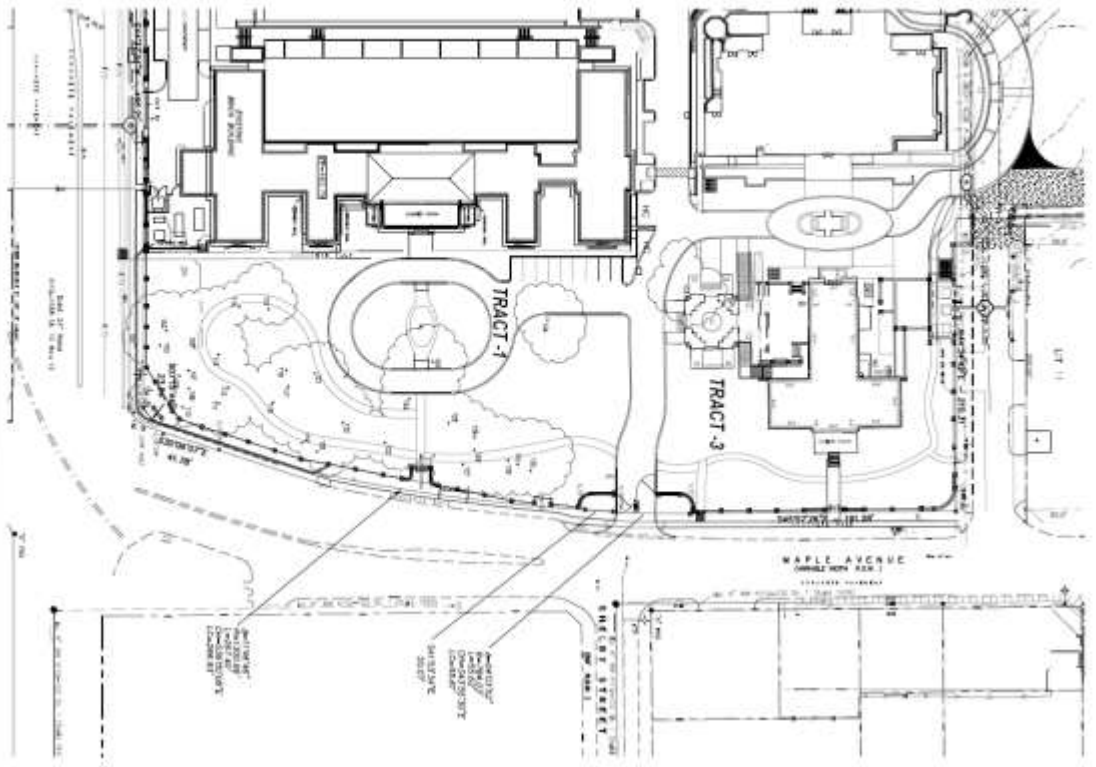
CASE Z189-299





**REVISED TREE PRESERVATION PLAN**

**EXHIBIT 262-C**  
**TREE PRESERVATION PLAN**  
 Old Parkland Campus  
 Dallas, Texas



OLD PARKLAND CAMPUS  
 3819 MAPLE AVENUE &  
 2215 OAK LAWN AVENUE  
 DALLAS, TEXAS

TREE PRESERVATION PLAN  
 PREPARED 10/09/19

**TREE SURVEY FIELD DATA - TRACT 1**

ID	DATE	APPLICANT	SPACING
001	01/19/19	PERKINS	20' SQUARE
002	01/19/19	PERKINS	20' SQUARE
003	01/19/19	PERKINS	20' SQUARE
004	01/19/19	PERKINS	20' SQUARE
005	01/19/19	PERKINS	20' SQUARE
006	01/19/19	PERKINS	20' SQUARE
007	01/19/19	PERKINS	20' SQUARE
008	01/19/19	PERKINS	20' SQUARE
009	01/19/19	PERKINS	20' SQUARE
010	01/19/19	PERKINS	20' SQUARE
011	01/19/19	PERKINS	20' SQUARE
012	01/19/19	PERKINS	20' SQUARE
013	01/19/19	PERKINS	20' SQUARE
014	01/19/19	PERKINS	20' SQUARE
015	01/19/19	PERKINS	20' SQUARE
016	01/19/19	PERKINS	20' SQUARE
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093	01/19/19	PERKINS	20' SQUARE
094	01/19/19	PERKINS	20' SQUARE
095	01/19/19	PERKINS	20' SQUARE
096	01/19/19	PERKINS	20' SQUARE
097	01/19/19	PERKINS	20' SQUARE
098	01/19/19	PERKINS	20' SQUARE
099	01/19/19	PERKINS	20' SQUARE
100	01/19/19	PERKINS	20' SQUARE

**TREE SURVEY FIELD DATA - TRACT 3**

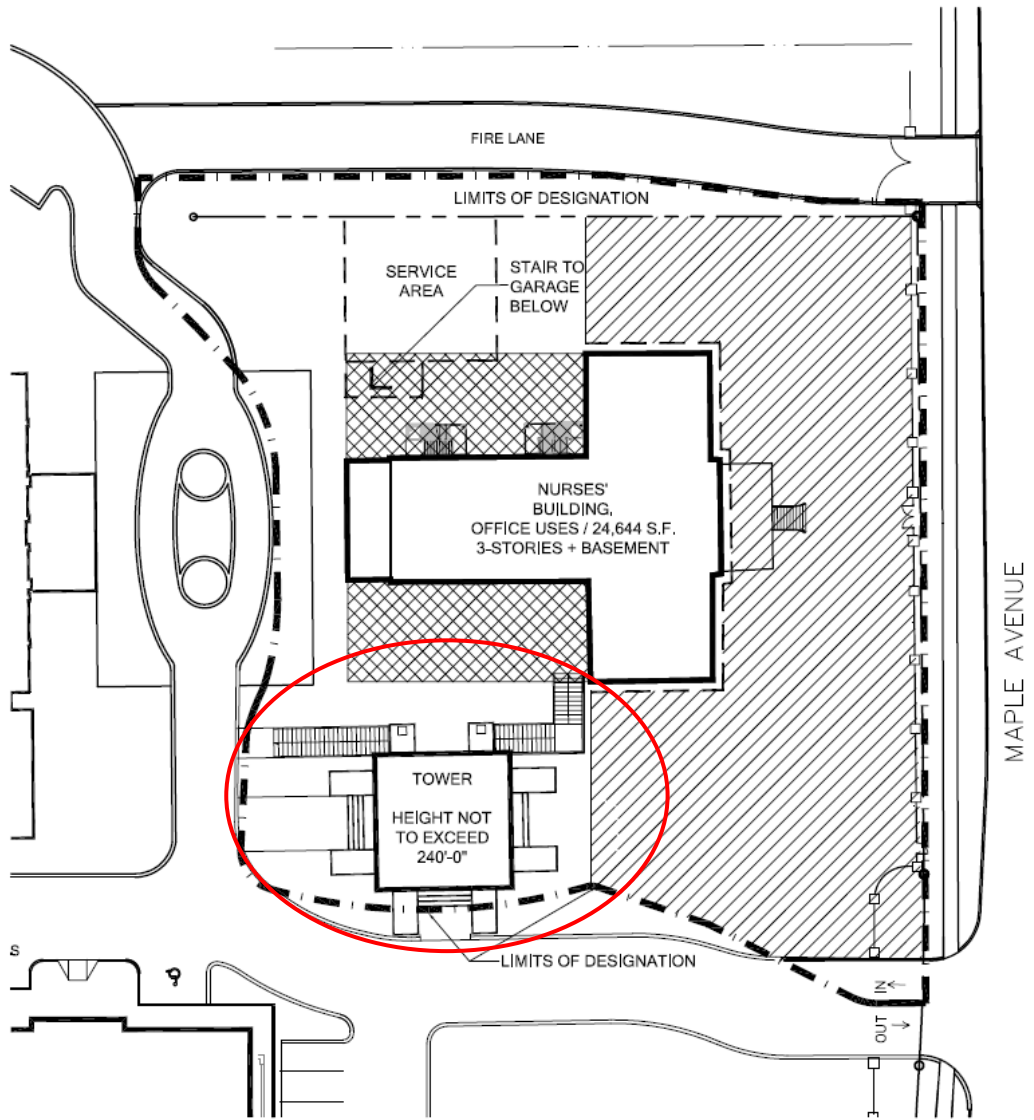
ID	DATE	APPLICANT	SPACING
001	01/19/19	PERKINS	20' SQUARE
002	01/19/19	PERKINS	20' SQUARE







**REVISED TRACT 3 SITE MAP**



- LEGEND**
- LIMITS OF DESIGNATION
  - - - PROTECTED FACADE
  - [Hatched Box] NO BUILD ZONE
  - [Cross-hatched Box] BUILDABLE AREA

**CASE Z189-299**



EXHIBIT 262-E  
Tract 3  
Old Parkland Campus  
Dallas, Texas

Job #: 171588  
File Name: 25026.dwg  
Date: 10/10/2019

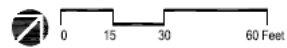


Exhibit 262F  
(1 of 2)

102015

**EXHIBIT 262-F  
ELEVATIONS**

Old Parkland Campus  
Dallas, Texas

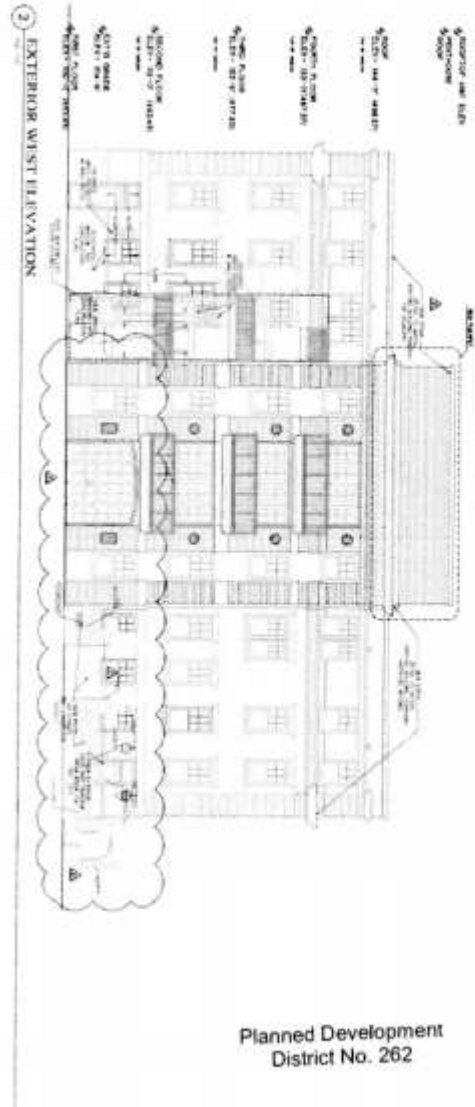
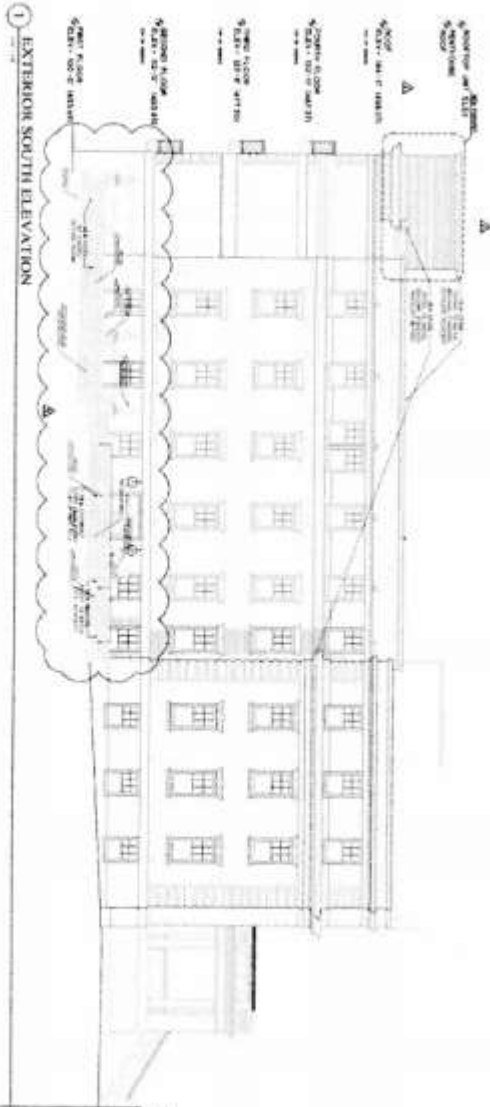
Job #: 0787-08  
File Name: 2050-A Rev 021010.dwg  
Date: 10/15/15  
Drawn by: TG,GTAS

27952



**Good Fulton & Farrell Architects**

1000 Rosswood Drive  
Suite 200  
Dallas, Texas 75201  
Tel: 214.261.7676  
Fax: 214.261.7676  
www.gff.com



CASE 2090-168

Planned Development  
District No. 262

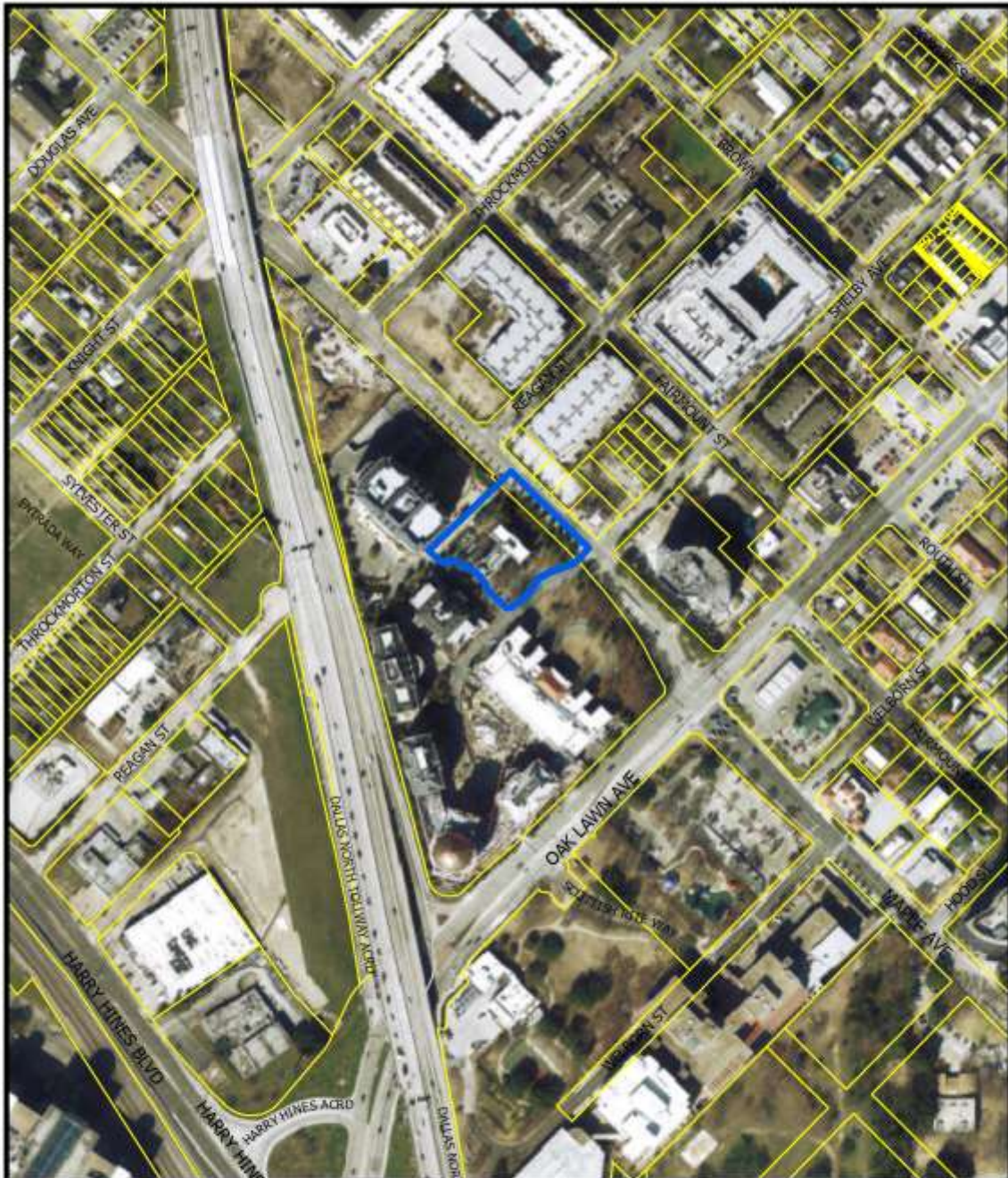
**CROW HOLDINGS**  
NEXUS QUARTERS DRNG. HALL  
3949 MAPLE AVENUE  
DALLAS, TEXAS

Approved  
City Plan Commission  
May 20, 2010







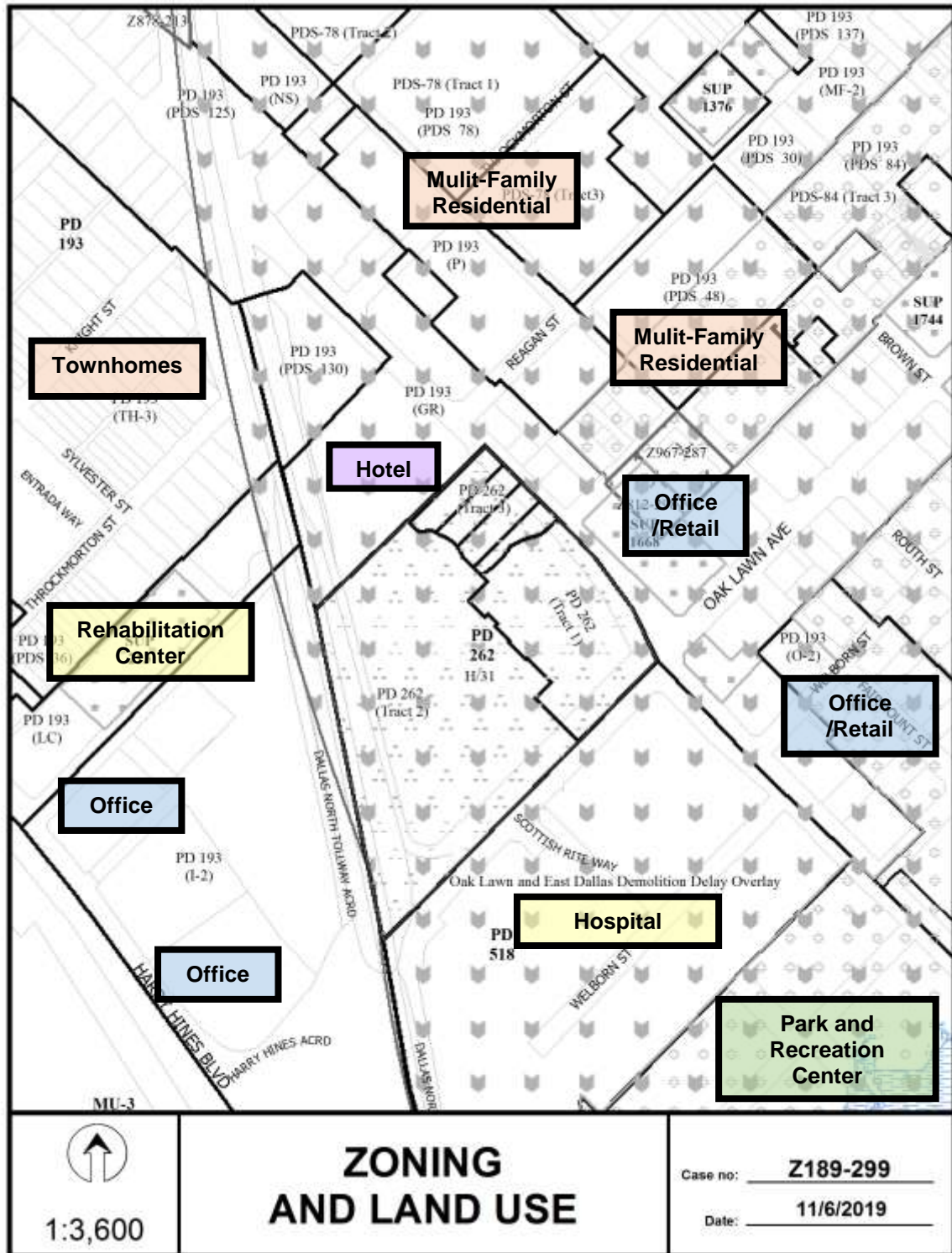


1:3,600

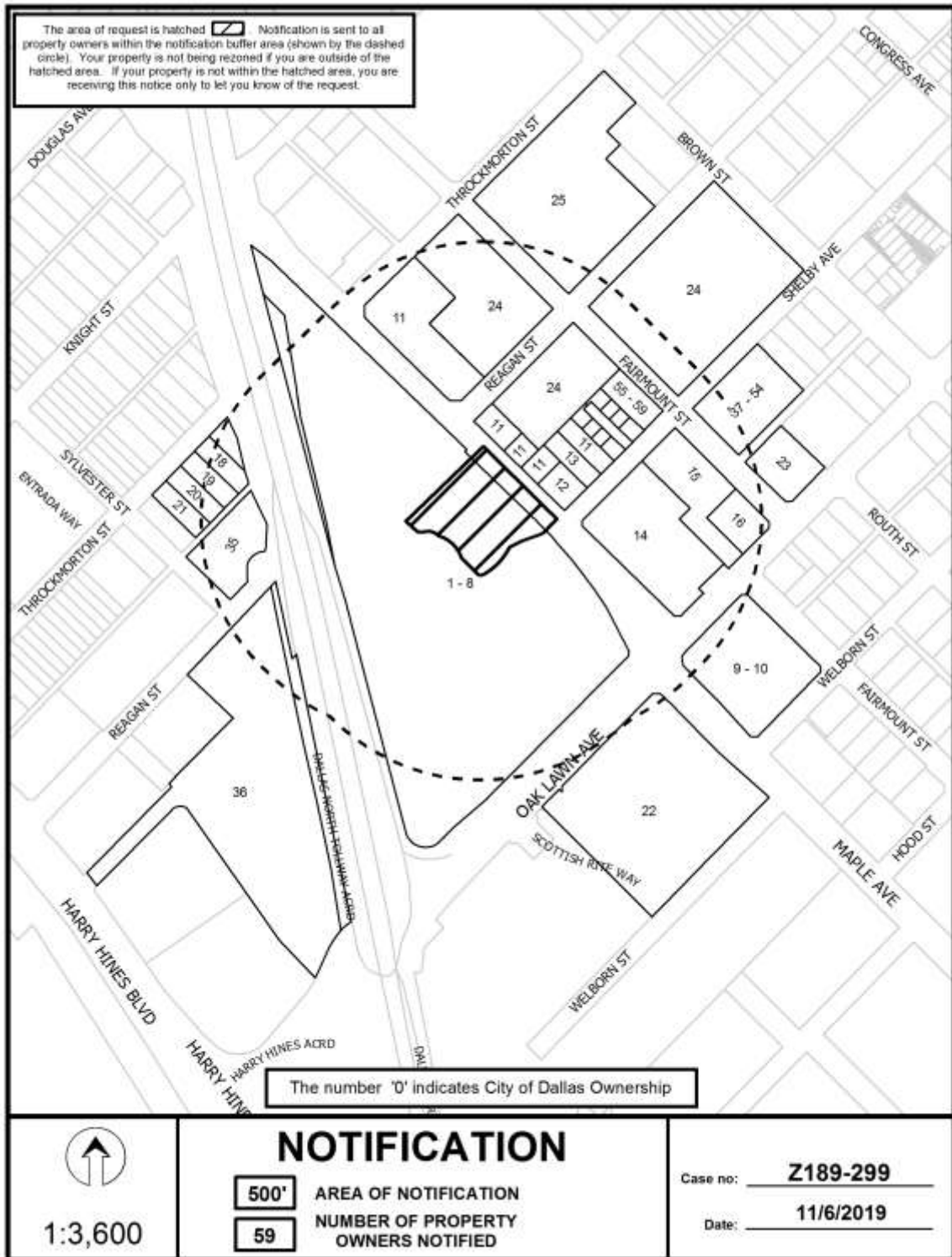
# AERIAL MAP

Case no:     Z189-299    

Date:     11/6/2019







## *Notification List of Property Owners*

**Z189-299**

*59 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3953 MAPLE AVE	OLD PARKLAND UNIT C LLC
2	3963 MAPLE AVE	OLD PARKLAND UNIT D LLC
3	4001 MAPLE AVE	TRT OLD PARKLAND LLC
4	2215 OAK LAWN AVE	OLD PARKLAND UNIT F LLC
5	2215 OAK LAWN AVE	OLD PARKLAND UNIT G LLC
6	2215 OAK LAWN AVE	OLD PARKLAND UNIT H LLC
7	2215 OAK LAWN AVE	OLD PARKLAND UNIT A LLC
8	3819 MAPLE AVE	OLD PARKLAND UNIT K LLC
9	3716 MAPLE AVE	EXXON CORPORATION
10	3720 OAK LAWN AVE	TEXAS SCOTTISH RITE HOSPITAL
11	3920 MAPLE AVE	SOUTH TOLLWAY 3920 LP
12	3902 MAPLE AVE	PAPPAS JASON &
13	2507 SHELBY AVE	PAPPAS HARRIS PROPERTIES LLC
14	2501 OAK LAWN AVE	INTERNATIONAL BANK OF COMMERCE
15	2519 OAK LAWN AVE	WEISFELD HERSCHEL A
16	2529 OAK LAWN AVE	SOUTHLAND CORP
17	2422 THROCKMORTON ST	SKALSKI STEVEN
18	2418 THROCKMORTON ST	PALETTI JUDITH R
19	2414 THROCKMORTON ST	RAMOS CLEMENTINA M
20	2410 THROCKMORTON ST	MANZANARES MARY L
21	2406 THROCKMORTON ST	PINEDA JOSEPHINE EST OF
22	3721 MAPLE AVE	TEXAS SCOTTISH RITE HOSPITAL
23	2603 OAK LAWN AVE	2603 OAK LAWN INC
24	2626 REAGAN ST	SEVILLE UPTOWN LP
25	2626 THROCKMORTON ST	DRI/MAPLE AF3 APT LLC
26	2517 SHELBY AVE	SHELBY TOWNHOMES OWN ASSO

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2517 SHELBY AVE	NAIK MAYUR
28	2517 SHELBY AVE	HALL DAVID M
29	2517 SHELBY AVE	AUSTIN TANGULAR
30	2517 SHELBY AVE	GARZA LORI A
31	2519 SHELBY AVE	DESAI SAGAR & POONAM
32	2519 SHELBY AVE	BATES SAM
33	2519 SHELBY AVE	KINSER EVAN W
34	2519 SHELBY AVE	HOEDEBECK CHARLES E
35	2363 REAGAN ST	PRESCOTT INTERESTS LTD
36	2338 REAGAN ST	NORTH TEXAS TOLLWAY
37	2606 SHELBY AVE	AMUNDSON LUCAS 2003 ASSET MGMT TRUST
38	2606 SHELBY AVE	HORSESHOE BUILDERS LP
39	2606 SHELBY AVE	STAFFORD MARK ALEXANDER
40	2606 SHELBY AVE	HOLM SUZANNE
41	2606 SHELBY AVE	LEAL MARCIAL III &
42	2606 SHELBY AVE	BADER KATIE LEE & STEVEN
43	2606 SHELBY AVE	BARGEN JUSTIN VON
44	2606 SHELBY AVE	MEIER MICHAEL J &
45	2606 SHELBY AVE	SMART BRITTANY A
46	2606 SHELBY AVE	GANNAWAY KERRY G &
47	2606 SHELBY AVE	SORDELLI ALDO E JR &
48	2606 SHELBY AVE	OSPINA ESNEYDER
49	2606 SHELBY AVE	MACARAEG MARLOU &
50	2606 SHELBY AVE	STRICKLAND JEREMY K
51	2606 SHELBY AVE	BALTER JEFFREY C &
52	2606 SHELBY AVE	WAITE SARA A
53	2606 SHELBY AVE	VO HELEN
54	2606 SHELBY AVE	JUBANG MICHAEL J
55	3911 FAIRMOUNT ST	BUTSUAMLAK AMANUEL
56	3911 FAIRMOUNT ST	HUNTER BRYAN
57	3911 FAIRMOUNT ST	CULBERT SHERRY

Z189-299(LC)

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3911 FAIRMOUNT ST	BUTSUAMLAK AMANUEL &
59	3911 FAIRMOUNT ST	TSEGGAY HADDAS &

**FILE NUMBER:** Z189-273(CT)

**DATE FILED:** May 17, 2019

**LOCATION:** East corner of North Buckner Boulevard and Athlone Drive

**COUNCIL DISTRICT:** 9

**MAPSCO:** 38 J

**SIZE OF REQUEST:** ± 24,297 sq. ft.

**CENSUS TRACT:** 82.00

---

**APPLICANT:** Kevin Ford

**OWNER:** Kevin Ford and David Prince

**REQUEST:** An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for an office use on the property. The applicant seeks to demolish the existing single family dwelling and construct an office building for potential tenants.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The approximately 24,297-square-foot site is zoned R-7.5(A) Single Family District and is currently developed with a single family dwelling.
- The purpose of requesting a zoning change is to allow for an office use on the property. The applicant proposes to demolish the existing single family dwelling and construct an office building for potential tenants.
- The Dallas Development Code defines the NO(A) Neighborhood Office District as a district that represents a group of uses that is restricted to office uses which predominantly serve neighborhood or community needs. The allowed uses in this district are considered compatible with and are intended for location adjacent to single family, duplex and townhouse neighborhoods.

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

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>ROW</b>
North Buckner Boulevard	Principal Arterial	107 ft.
Athlone Drive	Local	50 ft.

**Traffic:**

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

**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 goals and polices of the Comprehensive Plan:

Z189-273(CT)

**LAND USE ELEMENT**

GOAL 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

GOAL 2.4 Create and maintain an environment friendly to businesses and entrepreneurs.

**URBAN DESIGN ELEMENT**

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.4 Enhance retail, industrial and business operations.

**Surrounding land uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Single Family
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	NO(A) CR PD 348	Office Retail/Personal Service Hospital
<b>West</b>	PD 348 R-1ac(A)	Hospital White Rock Lake

**Land Use Compatibility:**

The request site zoned R-7-5(A) Single Family District and is currently developed with a single family structure. The applicant is requesting to change the R-7.5(A) Single Family District to an NO(A) Neighborhood Service District to allow for an office use to operate on the subject site. The applicant is proposing to demolish the existing single family dwelling and construct an office building for a potential medical or architect's office.

The NO(A) District is compatible to adjacent single family uses, as the Neighborhood office district represents a group of uses that is limited to office uses which predominantly serve neighborhood and community needs. They are, therefore, compatible with and are intended for location adjacent to single family, duplex, and townhouse neighborhoods.

The subject site is a corner lot at the end of a block and along a major thoroughfare [North Buckner Boulevard]. Moreover, the property is currently the only residential lot along that

block face. A large tract of land, located at the intersection of North Buckner Road and Garland Road [southeast of the subject site], is zoned CR Community Retail District and is developed with a retail center containing restaurant, retail, personal service and office uses. The property directly adjacent to the site to the south and along the northeast line of North Buckner Boulevard, is zoned NO(A) and developed with an office use. Extending the NO(A) district to Athlone Drive would complete the commercial block to service the abutting residential community.

The chart below includes a comparison between the uses allowed in the existing residential zoning and those allowed in the proposed NO(A) District.

Staff supports the request because the proposed zoning is not foreseen to have a negative impact in the surrounding uses.

**Land Use Comparison:**

USE	R-7.5(A) Single Family	NO(A) Neighborhood Office
<b>AGRICULTURAL USES</b>	CROP PRODUCTION	CROP PRODUCTION
<b>COMMERCIAL AND BUSINESS SERV.</b>	NONE PERMITTED	NONE PERMITTED
<b>INDUSTRIAL USES</b>	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>	ADULT DAY CARE FACILITY (SUP)	ADULT DAY CARE FACILITY [L]
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY (SUP)	CHILD-CARE FACILITY
	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY (SUP)	
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	CONVENT OR MONASTERY (SUP)	CONVENT OR MONASTERY
	LIBRARY, ART GALLERY OR MUSEUM (SUP)	LIBRARY, ART GALLERY OR MUSEUM
		OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
PUBLIC OR PRIVATE SCHOOL (SUP)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	
<b>LODGING USES</b>	NONE PERMITTED	NONE PERMITTED



USE	R-7.5(A) Single Family	NO(A) Neighborhood Office
<b>MISCELLANEOUS USES</b>		ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
<b>OFFICE USES</b>	NONE PERMITTED	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
		MEDICAL OR AMBULATORY SURGICAL CENTER
		OFFICE
<b>RECREATION USES</b>	COUNTRY CLUB WITH PRIVATE MEMBERSHIP (SUP)	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
<b>RESIDENTIAL USES</b>		COLLEGE DORMITORY, FRATERNITY OR SORORITY USE (SUP)
	HANDICAPPED GROUP DWELLING	
	SINGLE FAMILY DWELLING	
<b>RETAIL AND PERSONAL SERVICE USES</b>	NONE PERMITTED	BUSINESS SCHOOL (SUP)
		PERSONAL SERVICE USE UP TO 1,000 SQUARE FEET IN FLOOR AREA
		RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THRU SERVICE (SUP)
<b>TRANSPORTATION USES</b>	PRIVATE STREET OR ALLEY (SUP)	
	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
<b>UTILITY AND PUBLIC SERVICE USES</b>	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION (SUP)	POLICE OR FIRE STATION (SUP)
		POST OFFICE(SUP)
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION

	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
<b>WHOLESALE, DISTRIBUTION AND STORAGE USES</b>	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
R-7.5(A) – existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
NO(A) - proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office

The NO(A) development standards seek to protect the adjacent residential uses by including an additional fifteen feet to the side and rear yard when abutting residential districts. Also, the height of the of the proposed NO(A) District conforms with the height standards of the R-7.5(A) District. The NO(A) District also includes Residential Proximity Slope which helps to protect the single family district by regulating the height in relation to the single family district.

**Parking:**

Parking will be provided pursuant to Section 51A-4.200 which requires that office uses are parked at a ratio of one parking space per 333 square feet. The number of parking spaces required on site will be determined by the total square footage of the proposed development.

**Landscaping:**

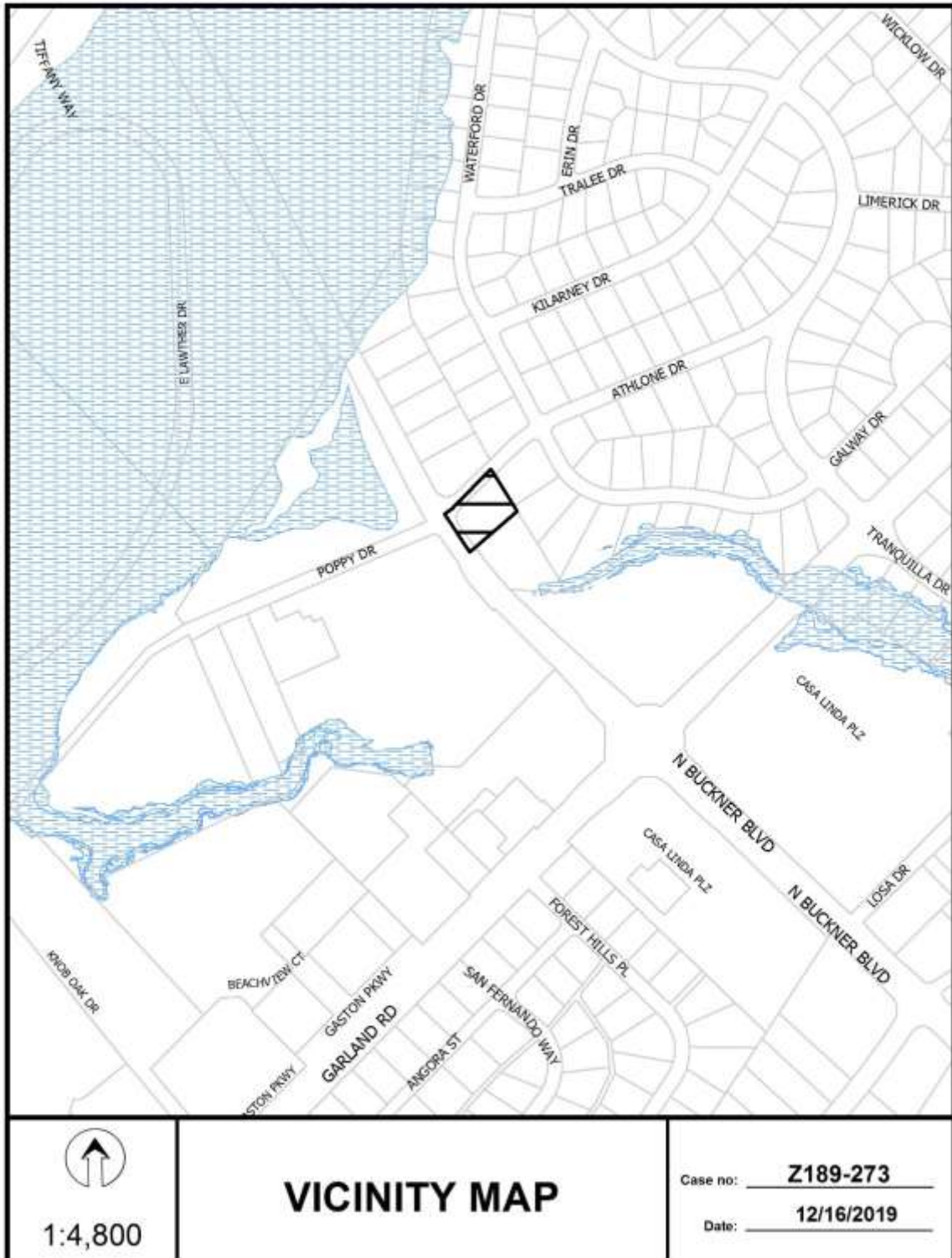
Landscaping for the proposed office will be required in accordance with Article X of the Dallas Development Code, as amended.

**Market Value Analysis**

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

Z189-273(CT)

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 properties to the north and east are within an “B” MVA Cluster.



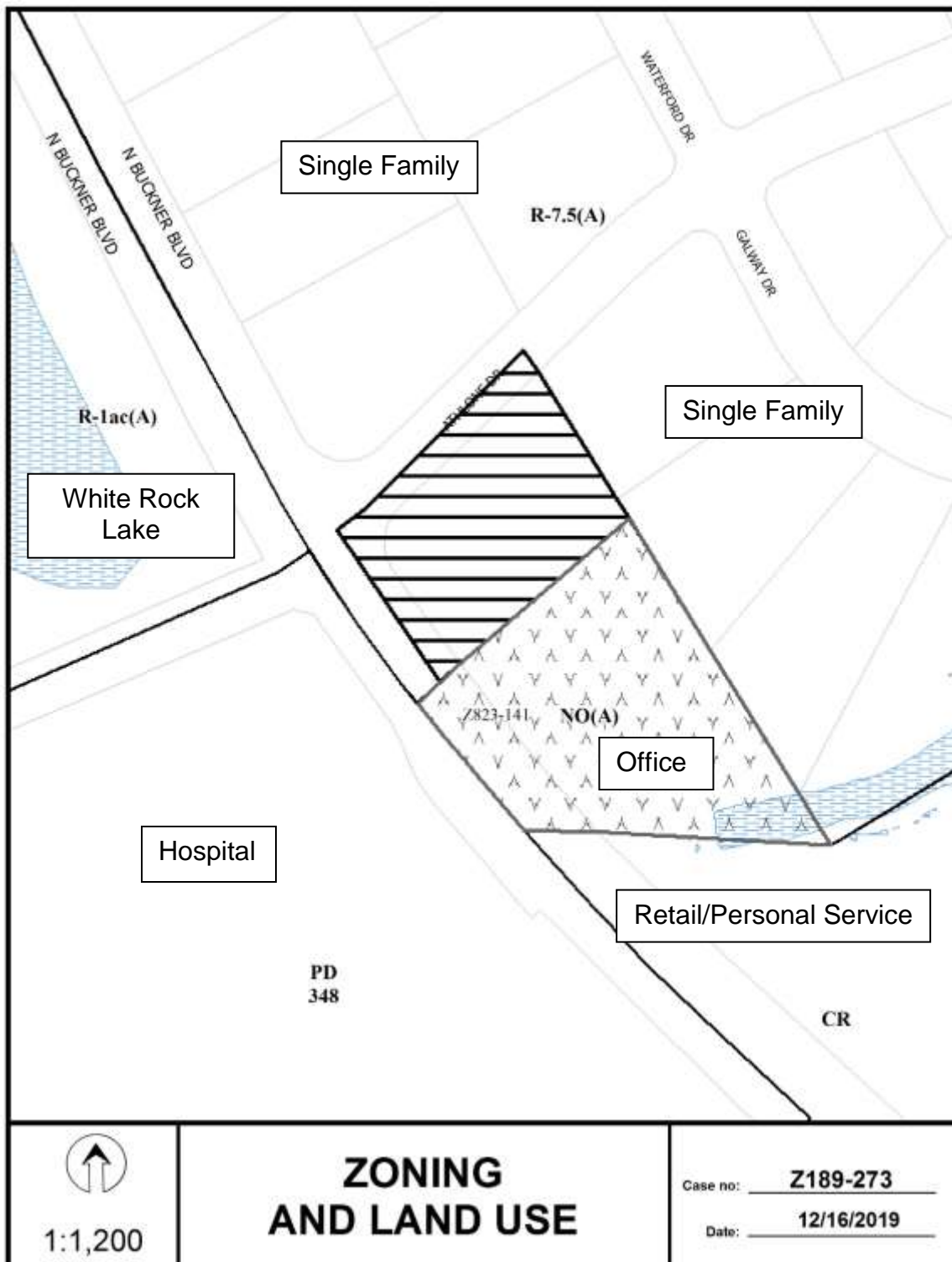


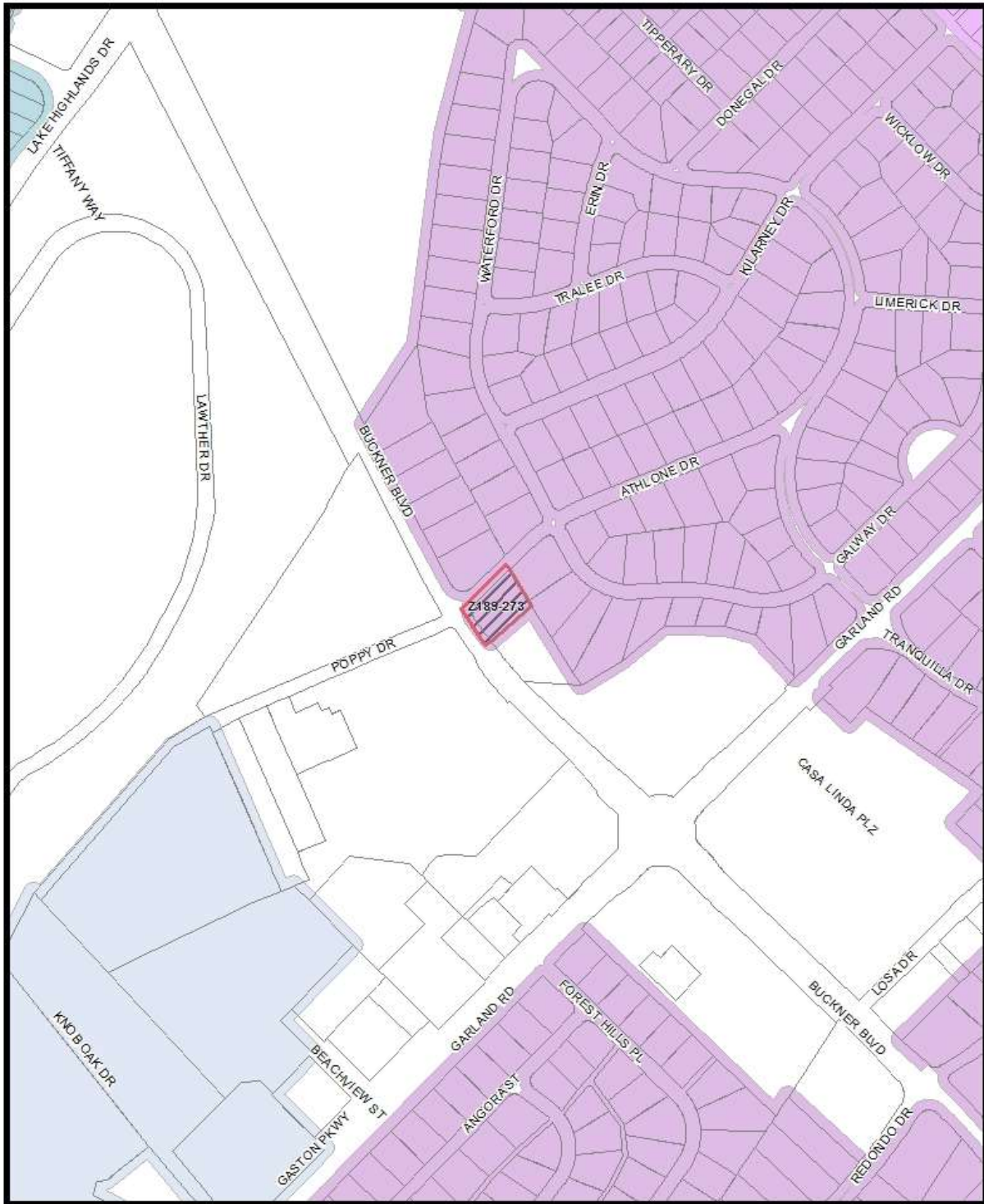
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# AERIAL MAP

Case no: Z189-273

Date: 12/16/2019



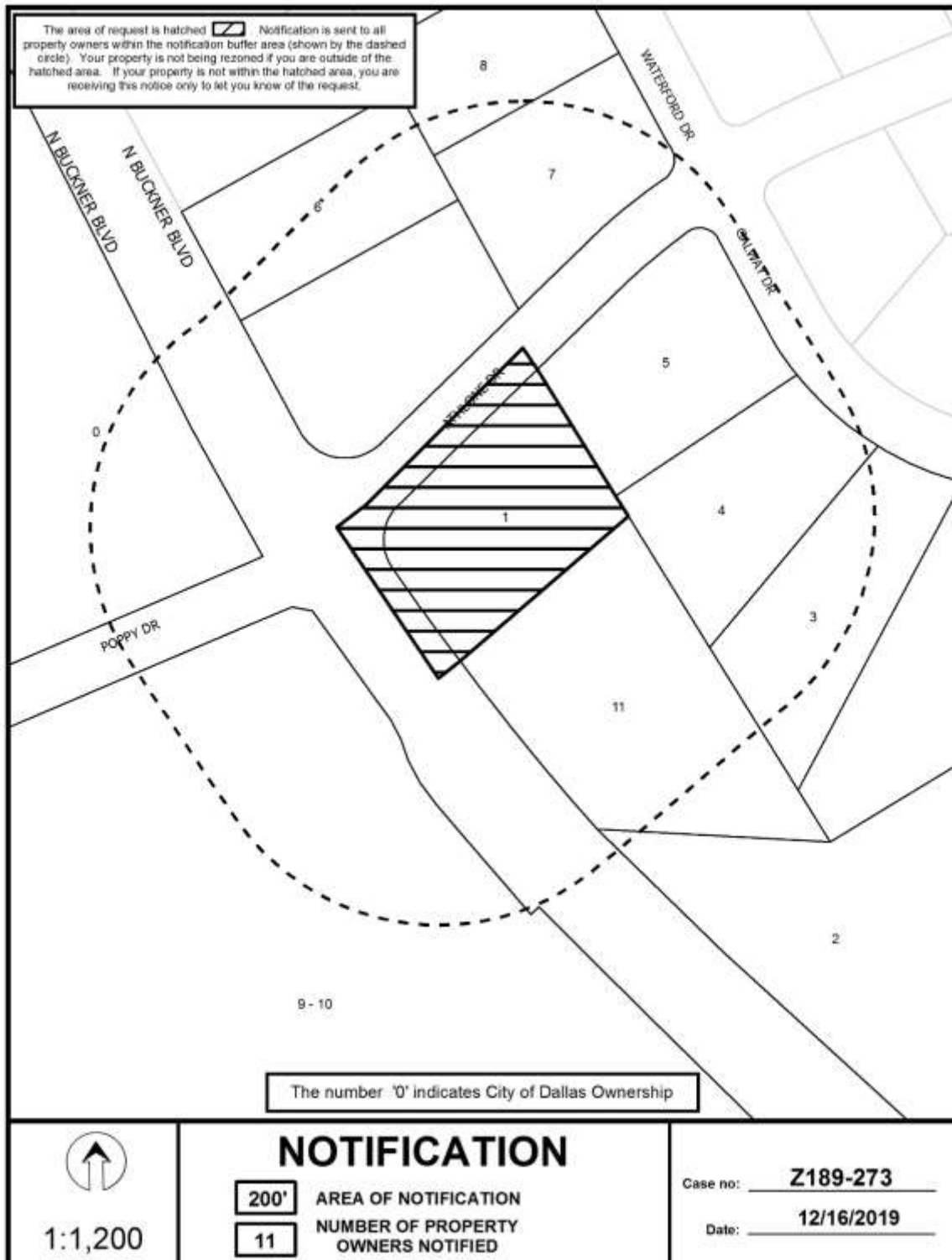


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 12/16/2019





Z189-273(CT)

12/16/2019

## ***Notification List of Property Owners***

***Z189-273***

***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1108 N BUCKNER BLVD	FORD BARRY KEVIN &
2	1152 N BUCKNER BLVD	CASA LINDA (EDENS) LLC
3	9522 GALWAY DR	RUSSELL MARTIN R &
4	9518 GALWAY DR	GALLOWAY KATHY WINDROW &
5	9510 GALWAY DR	FARMER AARON L & CAROLYN
6	1066 N BUCKNER BLVD	WHITEHEAD DAVID W & JENA D
7	1123 WATERFORD DR	SHARP LAWRENCE D & MAYRA O
8	1115 WATERFORD DR	OLOUGHLIN TERRENCE E &
9	1151 N BUCKNER BLVD	GMR EAST DALLAS LAND LLC
10	1151 N BUCKNER BLVD	DALLAS MEDICAL OFFICE BUILDING, LLC
11	1110 N BUCKNER BLVD	CASA LINDA PROF BLDG INC

**FILE NUMBER:** Z189-363(CT)

**DATE FILED:** September 24, 2019

**LOCATION:** Terminus of Pauma Valley Circle, east of Woods Edge Drive

**COUNCIL DISTRICT:** 12

**MAPSCO:** 7 A

**SIZE OF REQUEST:** Approx. 0.529 acres

**CENSUS TRACT:** 317.06

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**REPRESENTATIVE:** Lee M. Kirner, Cantey Hanger, LLP

**APPLICANT/OWNER:** Sue Holland

**REQUEST:** An application for an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225].

**SUMMARY:** The purpose of requesting the zoning change is to allow for the enlargement of the existing residential lot by adding a portion of the adjacent property to the south, which is zoned R-1/2ac(A) district. The use of the property will remain as single family use and the applicant proposes to retain the existing deed restrictions on the property.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND:**

- The 0.529-acre area of request is zoned R-10(A) Single Family District with existing deed restrictions [Z878-225]. The site is currently developed with a single-family structure.
- The applicant is also the owner of the abutting property to the south of the request site. The purpose of requesting an R-1/2ac(A) district is to enlarge the existing residential lot by adding a portion the property to the south which is zoned R-1/2ac(A) district.
- The existing deed restrictions were volunteered in conjunction with a request for an R-10(A) Single Family District and accepted by City Council on September 1988.
- The deed restrictions include:
  - Requirement of a master drainage study prior to the submittal of a final plat.
  - Secondary Thoroughfare dedication prior to the submittal of the final plat within 200 feet of any secondary thoroughfare.
  - Prohibit connection from the terminus of Pauma Valley Drive to Frankford Road
  - Require a 20-foot rear yard setback for any lot abutting property on R-10 district that is not part of the deed restricted property
  - Minimum lot size for any lot abutting property zoned R-10 [except in Tract 2B] of 10,000 square feet
  - Minimum lot size for any lot in Tract 2A of 21,000 square feet [area of request is within Tract 2A]
  - Minimum lot size for any lot in Tract 2B of 12,000 square feet
  - Minimum lot size for any lot in Tract 1A of 10,000 square feet
- The use of the property will remain as single family use and the applicant proposes to retain the existing deed restrictions on the property

**Zoning History:** There have been no recent zoning request in the area within the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Pauma Valley Circle	Local	50 ft.

**Traffic:**

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not 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.

ECONOMIC ELEMENT

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	R-10(A)	Single family
North	R-10(A)	Single family
East	R-1/2AC(A)	Golf Course
South	R-10(A) R-1/2AC(A)	Single family
West	R-10(A)	Single family

**Land Use Compatibility:**

The area of request is zoned an R-10(A) Single Family District and is developed with a single family dwelling. The applicant is also the owner of the abutting property to the south and seeks to replat a portion of this property into one lot. The request does not change the property from its residential nature.

Existing deed restrictions [Z878-225] on the property include among other, the requirement that the minimum lot size for any lot in Tract 2A, in which the subject site is located, shall be 21,000 square feet. The 21,000-square-foot minimum lot size translates into 0.48 acres, which is two hundredths short of a half-acre lot. The subject site contains 0.529 acres which equates to 21,906-square-feet which is slightly larger than one-half of an acre, thus meeting the minimum lot area required per the deed restrictions. The increase in the lot area of the area of request will not be in conflict with the existing deed restrictions.

The overall composition of the surrounding area consists of single family dwellings. The proposed use of the property will not change and will remain a single family in nature. East of the property there is a creek and east of the creek is a golf course. North, west, southwest of the site is are single family dwellings. South of the property are two vacant lots.

Staff is in support of the request as the zoning change is not foreseen to have a negative impact in the surrounding area or land uses.

**Development Standards:**

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
R-10(A) Single Family District	30'	6'	No Max Dwelling Unit Density	30'	45%		Single family
<b>Proposed</b>							
R-1/2(A) Single Family District	40'	10'/10'	No Max Dwelling Unit Density	36'	40%		Single family

**Parking:**

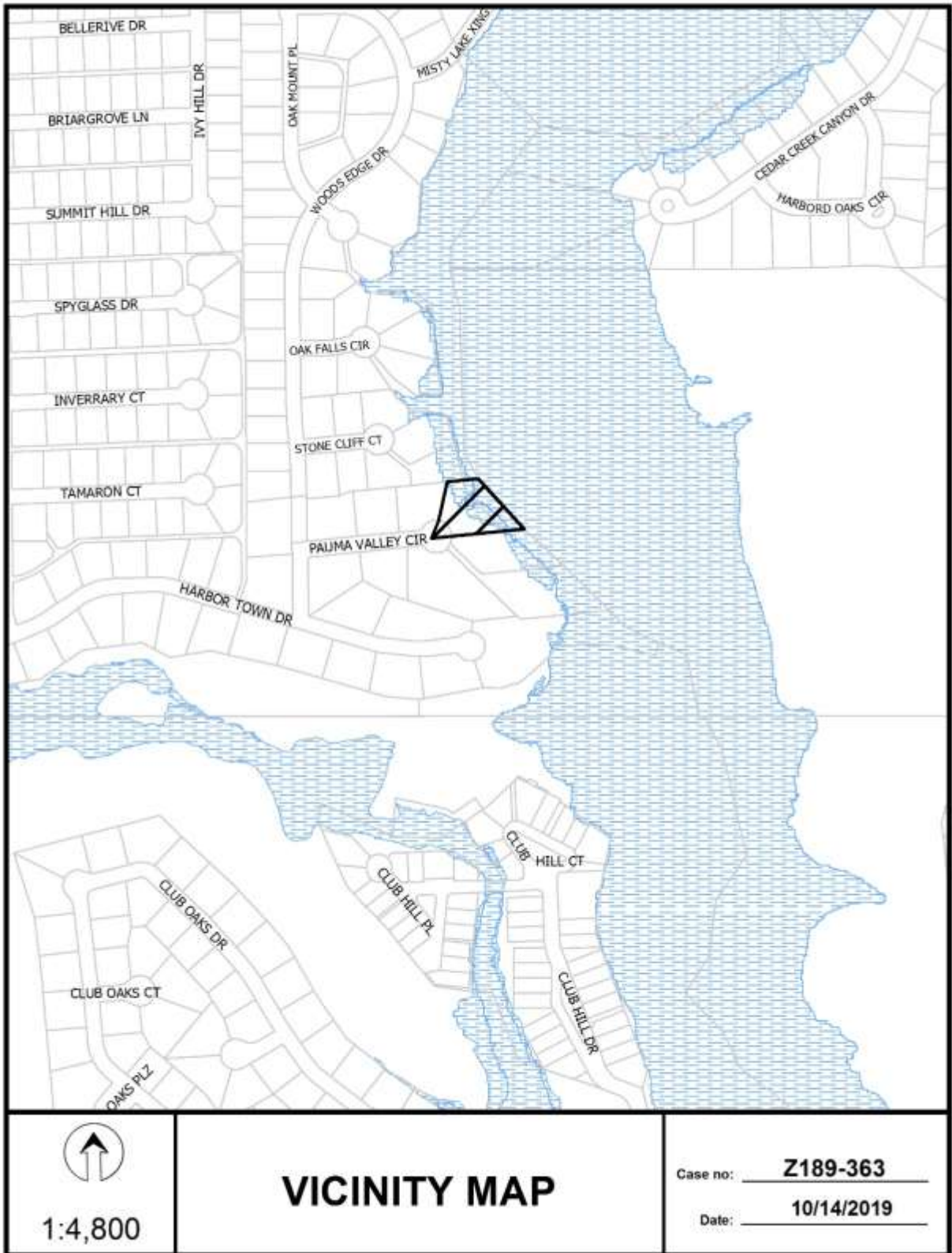
Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of two off-street parking spaces per dwelling in the R-1/2ac(A) district.

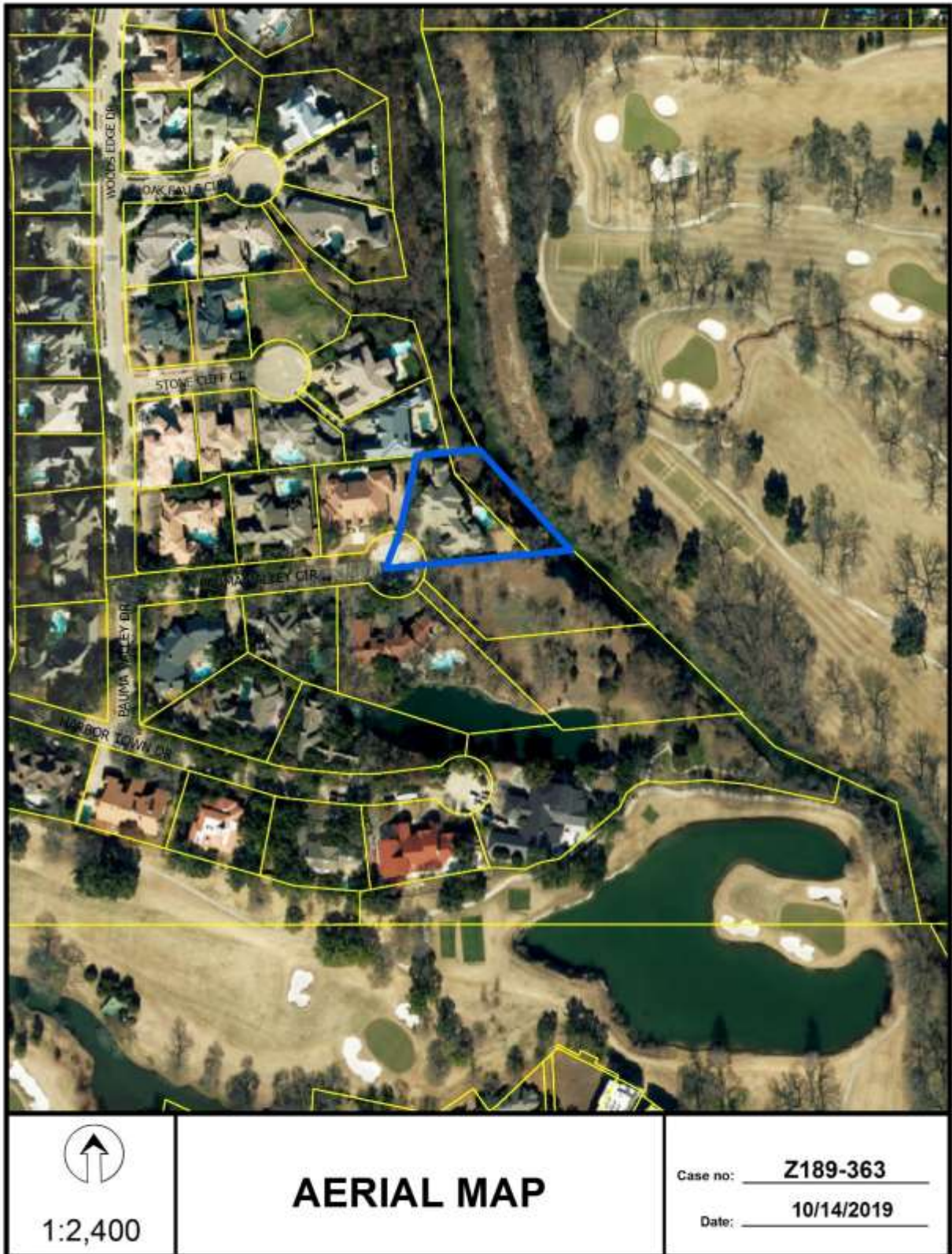
**Landscaping:**

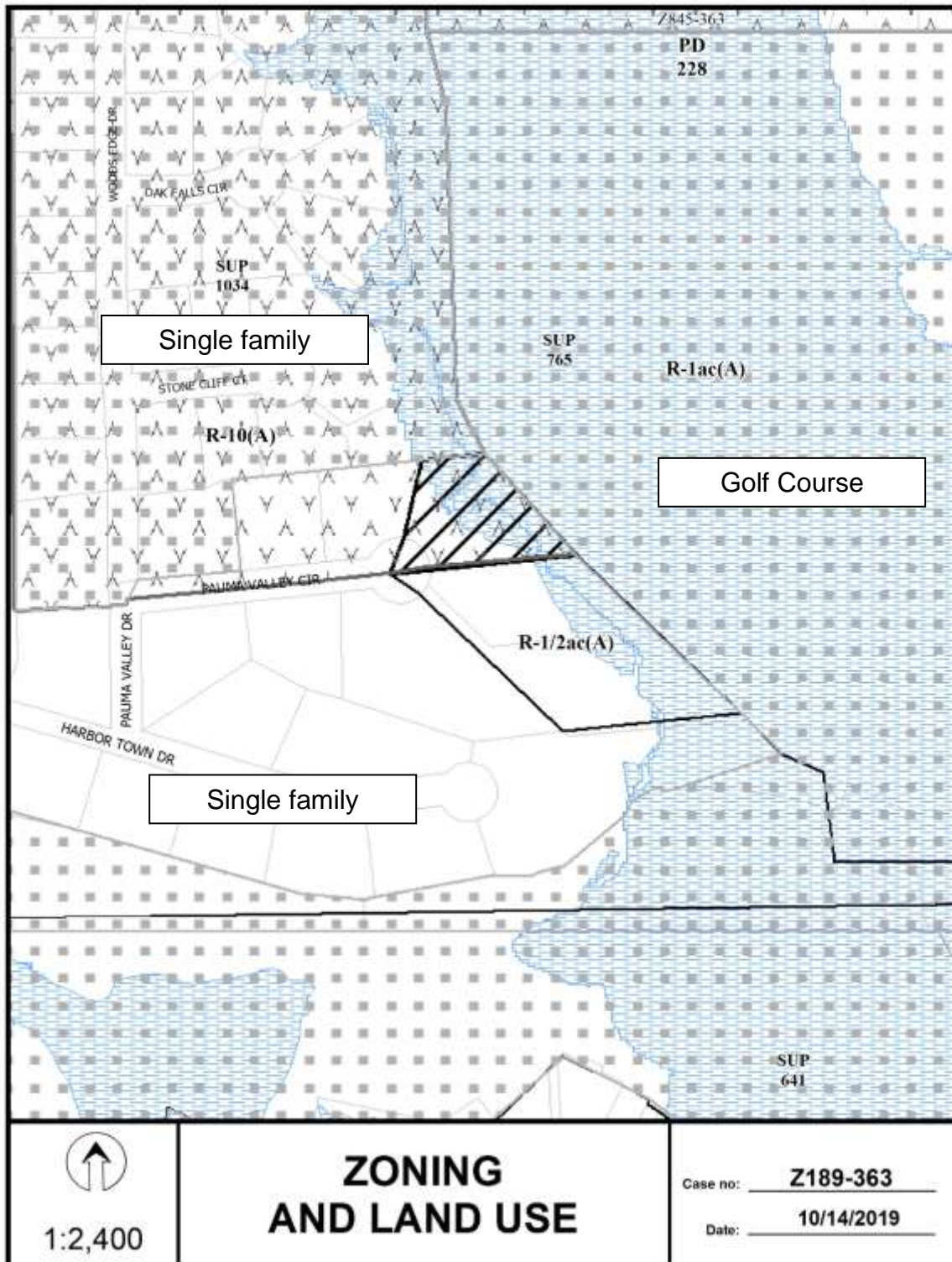
Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant’s request will not trigger any Article X requirements, as no new construction is proposed on the site.

**Market Value Analysis**

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











Z189-363(CT)

10/14/2019

***Notification List of Property Owners***

***Z189-363***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	17415 PAUMA VALLEY CIR	HOLLAND ROYCE J
2	17412 PAUMA VALLEY DR	HILDEBRAND BRODY J & JULIE
3	17201 PRESTON TRAIL DR	PRESTON TR GOLF CLUB
4	17411 PAUMA VALLEY CIR	HUSTON ALLAN S &
5	17407 PAUMA VALLEY CIR	EICHHORN ERIC J
6		OAKDALE RESIDENTIAL ASSOC INC
7	5612 STONE CLIFF CT	BECKER MARC &
8	5616 STONE CLIFF CT	DICKENS NANCEE & ERIK A H
9	5615 STONE CLIFF CT	YAKER NATAN
10	17408 PAUMA VALLEY DR	PIDGEON STEVEN
11	PAUMA VALLEY CIR	HOLLAND SHERRIE SUE STABER &
12	PAUMA VALLEY CIR	PAUMA VALLEY RANCH LLC

**FILE NUMBER:** Z189-369(CT)                      **DATE FILED:** September 30, 2019  
**LOCATION:** South corner of Gaston Avenue and Tucker Street  
**COUNCIL DISTRICT:** 14                              **MAPSCO:** 37 X  
**SIZE OF REQUEST:** Approx. 4.27 acres              **CENSUS TRACT:** 1.00

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**APPLICANT:** Lindsay Sloan, On Rotation Brewhouse  
(Craft Brew Labs, Inc.)

**OWNER:** 7324 Gaston Ave. Ltd.

**REQUEST:** An application for the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808.

**SUMMARY:** The applicant proposes to continue the operation of an existing alcoholic beverage establishment limited to a bar, lounge, or tavern use on the subject site (On Rotation Brewhouse).

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

**BACKGROUND INFORMATION:**

- The area of request is zoned Planned Development District No. 808 and is currently developed with two buildings housing retail and personal service uses.
- The applicant proposes to continue the operation of an existing alcoholic beverage establishment limited to a bar, lounge, or tavern use on the subject site (On Rotation Brewhouse).
- On March 26, 2014, City Council approved Specific Use Permit No.2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use at the subject site.
- The Specific Use Permit was renewed by City Council on September 28, 2016 for a three-year period. [Expiration date: September 28, 2019]. The applicant filed the application within the time-frame of renewal.

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

1. **Z145-216** On June 4, 2015, the City Council denied an application to create a new Planned Development District to allow a mini-warehouse use by right and increase floor area ratio on property generally located on the east line of East Grand Avenue south of Gaston Avenue.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Gaston Avenue	Community Collector	60 feet
Tucker Street	Local	30 feet
East Grand Avenue	Principal Arterial	100 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:

**URBAN DESIGN**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**ECONOMIC ELEMENT**

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

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 808, SUP No. 2119	Restaurants, personal service, dry cleaners, medical office, UPS, veterinarian, etc.
<b>North</b>	CR & CR w/ Deed Restrictions	Retail and restaurants
<b>East</b>	MU-1 w/ Deed Restrictions	Liquor Store, pawn shop, and restaurant
<b>South</b>	R-7.5(A) & CR	Single family homes, restaurant
<b>West</b>	MF-2(A), R-7.5(A)	Multifamily units, single family homes

**Land Use Compatibility:**

The continued operation of the alcoholic beverage establishment use is consistent with the commercial uses within the immediate area. The use has been in operation for five years with no indication of having an adverse effect on surrounding uses.

No changes are being proposed to the site plan. The applicant plans to operate in the same manner. The existing alcoholic beverage establishment limited to a bar, lounge or tavern includes a 581-square-foot small scale beer manufacturing area. The Dallas Development Code establishes that a microbrewery, micro-distillery, or winery uses, and accessory alcoholic beverage manufacturing uses may not occupy more than 40 percent of the total floor area of the main use [(51A-4.217(a)(5).] The beer manufacturing area, which the applicant proposes to continue to use and occupy in this manner, represents a total of less than 20 percent of the overall square footage (3,200 sq. ft.).

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

The shopping center which houses the use comprised of retail and personal service uses and the applicant's request is consistent with the existing zoning, the general provisions for a Specific Use Permit, and is not foreseen to have a negative impact on the surrounding properties. The existing bar, lounge, or tavern will continue to contribute to the character of the neighborhood and promote further reinvestment in the area. Staff recommends approval of the request for a three-year period to allow for a review of the use within a short time period and reevaluate the use's compatibility with surrounding uses.

**Landscaping:**

Landscaping of any development will be in accordance with Article X, as amended. There is no development proposed, therefore no additional landscaping is required.

**Parking:**

The bar, lounge, or tavern use requires one parking spaces per 100 square feet of floor area and one space per 500 square feet of floor area used for the manufacture of alcoholic beverages as an accessory use to the bar, lounge, or tavern. The 2,619-square foot building with 581-square-feet to be used to manufacture alcoholic beverages (brewery) would require 29 parking spaces. The subject site meets the required parking for the use.

**Police Report:**

Staff obtained reported offenses for the most recent three-year period during which the use has operated under SUP No. 2119. The list of offenses is provided below:

Date	Incident No.	Premise	Crime
4/8/2019	069845 -2019	Parking (Business)	BMV
7/20/2019	146352 -2019	Restaurant/Food Service/TABC Location	BURGLARY-BUSINESS
1/31/2019	020603 -2019	Restaurant/Food Service/TABC Location	DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY
6/9/2019	116438 -2019	Restaurant/Food Service/TABC Location	BURGLARY-BUSINESS
12/4/2017	275621 -2017	Restaurant/Food Service/TABC Location	MISCELLANEOUS
1/28/2019	018482 -2019	Restaurant/Food Service/TABC Location	BURGLARY-BUSINESS
1/28/2019	018594 -2019	Restaurant/Food Service/TABC Location	BURGLARY-BUSINESS
5/14/2017	108260 -2017	Restaurant/Food Service/TABC Location	MISCELLANEOUS

**Market Value Analysis**

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**PARTNERS/OFFICERS**

**List of Partners/Principals/Officers**

CRAFT BREW LABS, INC. dba On Rotation Brewhouse

Jacob L Sloan, President and Secretary

Lindsay G Sloan, Director

Nancy H Greer, Director

David E Greer Jr, Director

7324 GASTON AVENUE, LTD.

LO/GP 7324 Gaston Avenue, Inc.

Mack A Pogue, Chairman, Director

William C Dovall, President

Nancy A Davis, Vice President, Secretary, Treasurer

Gregory S Courtwright, Vice President

Steve Seitz, Vice President

Robert Dozier, Vice President

Leigh Ann Everett, Assistant Secretary



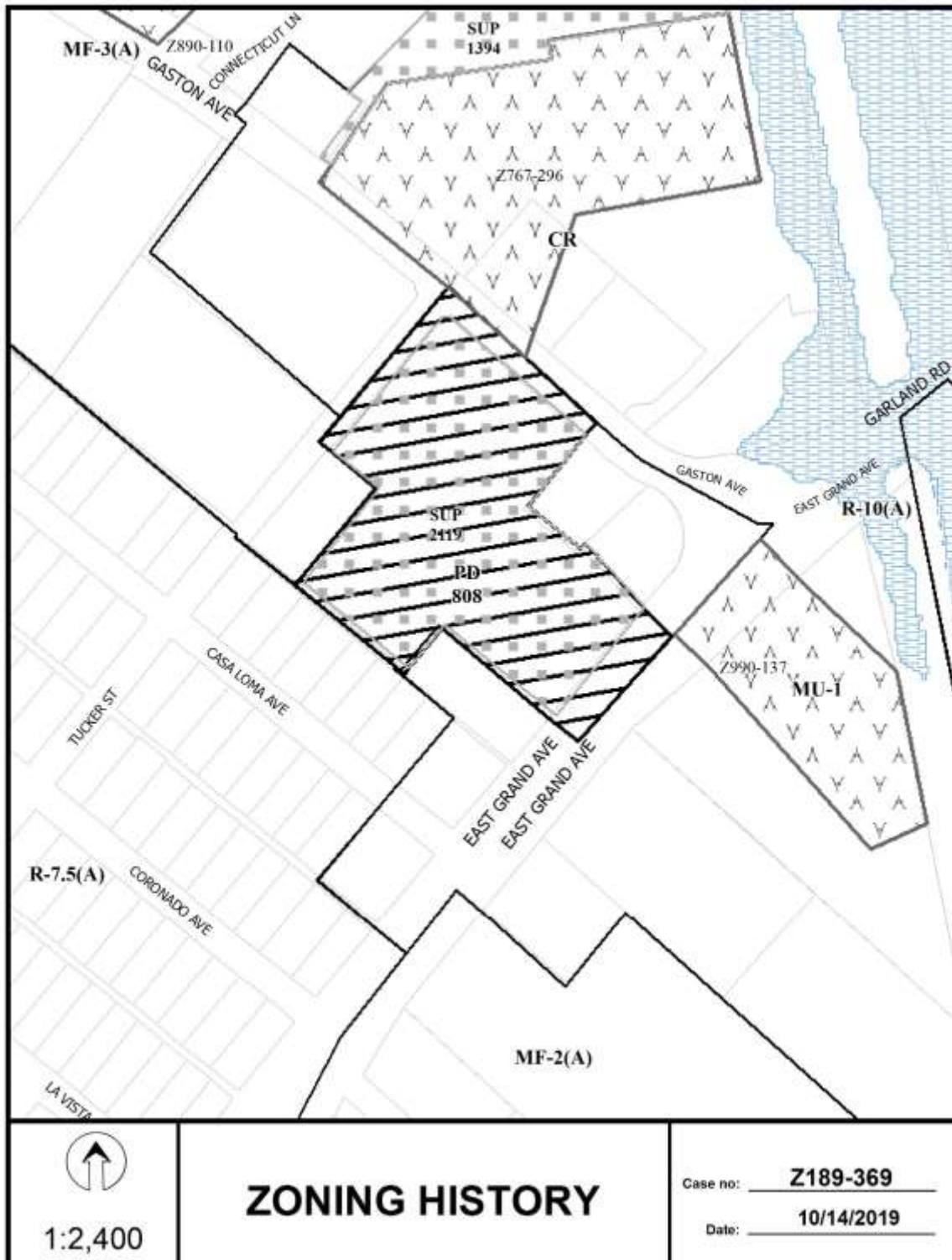
### PROPOSED SUP CONDITIONS

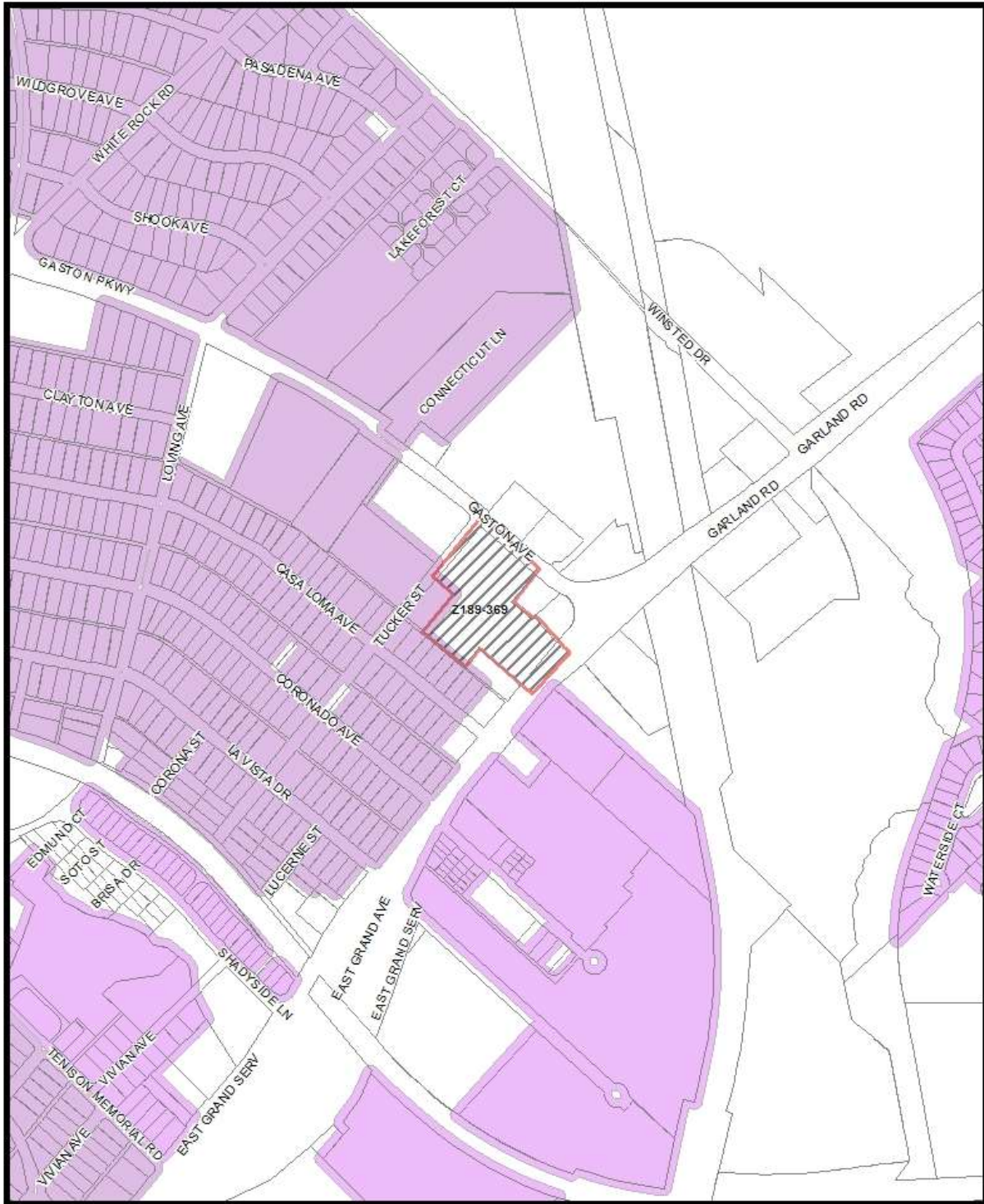
1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance.
4. FLOOR AREA: Maximum floor area for the alcoholic beverage establishment limited to a bar, lounge, or tavern is 3,200 square feet.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern use may only operate between 12:00 p.m. (noon) and 10:00 p.m., Sunday through Thursday, and between 12:00 p.m. (noon) and 12:00 a.m. (midnight), Friday through Saturday.
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
7. OUTSIDE STORAGE: Outside storage of silos or containers of spent grain is not permitted.
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.









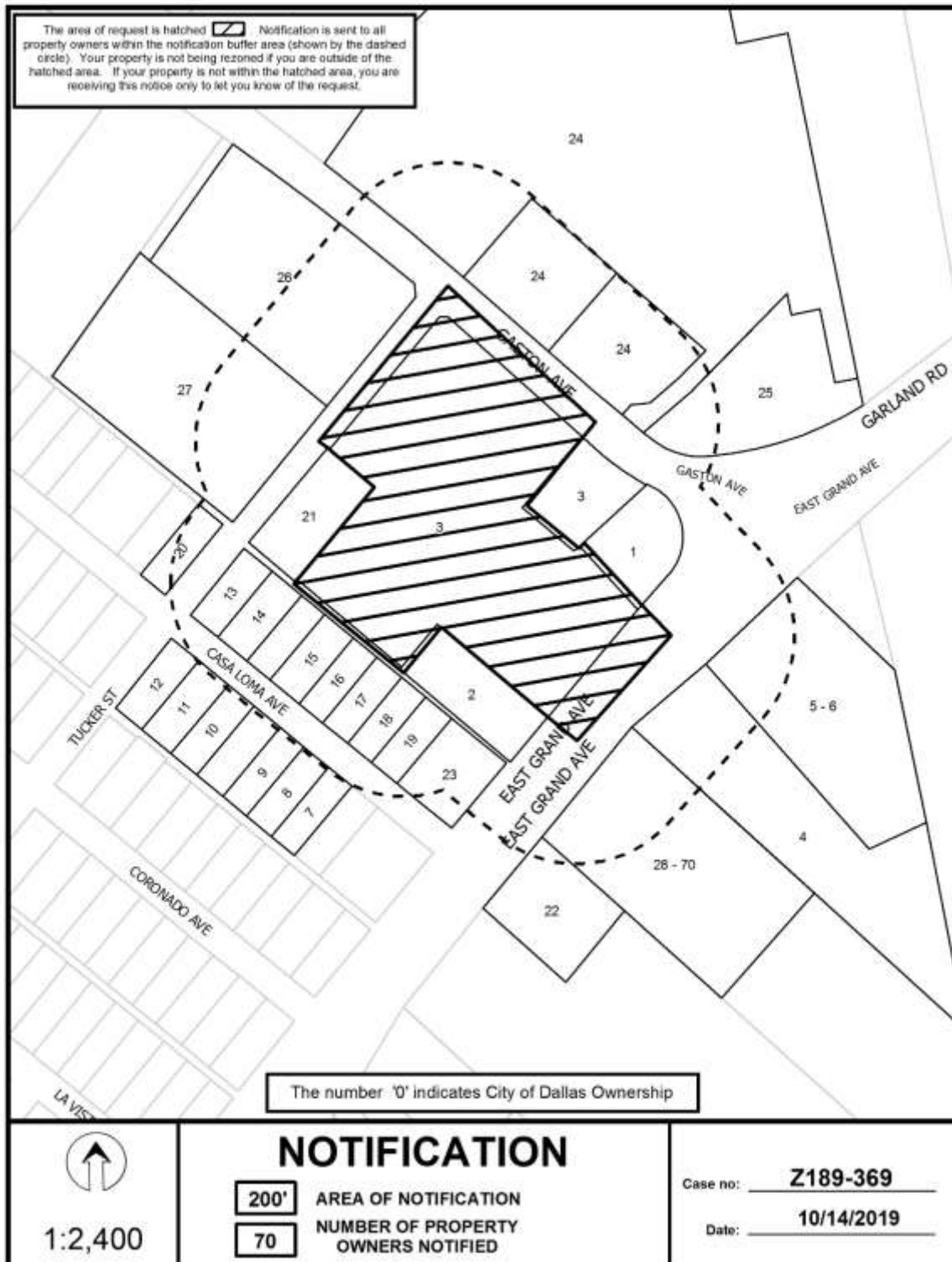


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 10/15/2019



10/14/2019

***Notification List of Property Owners******Z189-369******70 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7340 GASTON AVE	7324 GASTON AVENUE LTD
2	7515 EAST GRAND AVE	SALES MEXICO LINDO
3	7330 GASTON AVE	7324 GASTON AVE LTD
4	7522 EAST GRAND AVE	WRSM NO 1 LP
5	7530 EAST GRAND AVE	WRSM NO 1 LP
6	7530 EAST GRAND AVE	WRSM NO 1 LP
7	7326 CASA LOMA AVE	CAMPAGNA ANTHONY J
8	7322 CASA LOMA AVE	MORRIS ALAN W
9	7318 CASA LOMA AVE	MBA LESLIE OBINEGBO & OBI
10	7310 CASA LOMA AVE	RICH HARRISON & HEATHER
11	7306 CASA LOMA AVE	ALLEN DANA L & CHRISTINE E
12	7302 CASA LOMA AVE	BIRDI KANU & MARISSA
13	7303 CASA LOMA AVE	SPARKS CHRISTOPHER R &
14	7307 CASA LOMA AVE	GRIFFIN DIANA DEE
15	7315 CASA LOMA AVE	WAKS DAVID M & AMBER K
16	7319 CASA LOMA AVE	CULLIVAN MARISSA T
17	7323 CASA LOMA AVE	FUERTE ASHLYN
18	7327 CASA LOMA AVE	GRANDE ERIK
19	7331 CASA LOMA AVE	MITROFF TWILA J
20	7243 CASA LOMA AVE	TUNCER ENIS
21	2114 TUCKER ST	SHELTON SYLVIA KIRKWOOD
22	7446 EAST GRAND AVE	J & K INVESTMENTS LLC
23	7500 E GRAND AVE	SALES MEXICO LINDO
24	7317 GASTON AVE	CH REALTY VII R DALLAS ARBORETUM VILLAGE LP
25	7347 GASTON AVE	GASTON GRAND CORNER LTD
26	7230 GASTON AVE	BROWN ARTHUR LUTHER ET AL



10/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2165 TUCKER ST	MDI LLC
28	7510 EAST GRAND AVE	7510 E GRAND LLC
29	7510 EAST GRAND AVE	ALVAREZ BEATRICE
30	7510 EAST GRAND AVE	WILSON MAYDAY LLC
31	7510 EAST GRAND AVE	HATCHETT JANA E
32	7510 EAST GRAND AVE	ALLEN WALTER
33	7510 EAST GRAND AVE	GUY DARRELL
34	7510 EAST GRAND AVE	SILVA JOSE VICENTE
35	7510 EAST GRAND AVE	WATSON LAWRENCE E
36	7510 EAST GRAND AVE	BURKHARDT BARBARA
37	7510 EAST GRAND AVE	MARTINDALE JOY ELAINE
38	7510 EAST GRAND AVE	7510 E GRAND LLC
39	7510 EAST GRAND AVE	CAO YE
40	7510 EAST GRAND AVE	AMOY LLC
41	7510 EAST GRAND AVE	BRENING JOHN E
42	7510 EAST GRAND AVE	7510 E GRAND LLC
43	7510 EAST GRAND AVE	ALLAH SUPREME SEVEN &
44	7510 EAST GRAND AVE	ROHRMAN ELIZABETH
45	7510 EAST GRAND AVE	CHUA AY HUA
46	7510 EAST GRAND AVE	BOGAN TRUST
47	7510 EAST GRAND AVE	WHITE MARLO Y
48	7510 EAST GRAND AVE	COX RAYMOND F
49	7510 EAST GRAND AVE	HILDRETH ALLEN
50	7510 EAST GRAND AVE	ARDON RUTH J
51	7510 EAST GRAND AVE	BERRY MARK
52	7510 EAST GRAND AVE	MUSMAR MAJED
53	7510 EAST GRAND AVE	NEW WORLD SERIES LLC SERIES X
54	7510 EAST GRAND AVE	HARDAGE GEORGE
55	7510 EAST GRAND AVE	MEDINA ERIN
56	7510 EAST GRAND AVE	BORN MARK W &
57	7510 EAST GRAND AVE	HARDAGE GEORGE

Z189-369(CT)

10/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE B
59	7510 EAST GRAND AVE	MORENO NICOLE CHRILDRENS TRUST
60	7510 EAST GRAND AVE	SENITZ FAMILY HOME
61	7510 EAST GRAND AVE	BADER GREG
62	7510 EAST GRAND AVE	GRAY NANCY E
63	7510 EAST GRAND AVE	HERNANDEZ EDELMIRO C &
64	7510 EAST GRAND AVE	GALENBIA LLC
65	7510 EAST GRAND AVE	HOWARD JOHN
66	7510 EAST GRAND AVE	GULENG EMERSON E JR
67	7510 EAST GRAND AVE	MEYERS KAREN
68	7510 EAST GRAND AVE	KLS INVESTMENTS LLC
69	7510 EAST GRAND AVE	CHUA AY HUA
70	7510 EAST GRAND AVE	SILVA MICHAEL R

**FILE NUMBER:** Z190-106(CT)                      **DATE FILED:** September 7, 2019  
**LOCATION:** Southwest corner of Montfort Drive and James Temple Drive  
**COUNCIL DISTRICT:** 11                              **MAPSCO:** 15 N  
**SIZE OF REQUEST:** Approx. 1.88 acres              **CENSUS TRACT:** 136.16

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**REPRESENTATIVE:** Suzan Kedron, Jackson Walker L.L.P.

**APPLICANT:** Ryan Crow, TCHDallas1, LLC

**OWNER:** RH Three LP

**REQUEST:** An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District.

**SUMMARY:** The applicant proposes to operate a membership-based social club with activities to include card games, billiards, and sports lounges (Texas Card House).

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

**BACKGROUND INFORMATION:**

- The area of request is within subdistrict 3 (Tract 2) Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887 and is currently developed with a one-story building, housing nine suites composed of retail and personal service uses.
- The applicant proposes to operate a commercial amusement (inside) use on the subject site [Texas Card House].
- The suite housing the commercial amusement (inside) use is 6,357-square-feet.

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

1. **Z167-307** On December 13, 2017, City Council approved an application to modify the boundaries of Subdistrict 1, 1A, 1B, and create subdistrict 1C within Planned Development District No. 887.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Montfort Drive	Minor Arterial	80 feet
James Temple Drive	Community Collector	50 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 887 Subdistrict 3-Tract 2	Retail/Personal Service
<b>North</b>	NO-(A), PDD No. 250, RR	Retail/Personal Service, Multifamily
<b>East</b>	PDD No. 887, Subdistrict 1A-Tract 1 (WMU-20)	Retail/Personal Service
<b>South</b>	PDD No. 887, Subdistrict 2 (WMU-20)	Retail
<b>West</b>	PDD No. 887, Subdistrict 2 (WMU-20)	Retail

**Land Use Compatibility:**

The site is developed with a one-story retail building and a surface parking lot. The proposed location of the commercial amusement (inside) use is within the westernmost suite of the retail building. North, across James Temple Drive there is a multifamily development. Other surrounding uses to the proposed membership-based social club are a large retail store (Target), retail and personal service uses in the suites to the east, and a restaurant with drive-in or drive-through service to the south. Across Montfort Drive to the east, is the remnants of Valley View Mall, as it is being demolished.

The commercial amusement (inside) use is defined as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, a children’s amusement center, dance hall, motor track or skating rink. The applicant intends to offer card games, billiards, and other games of skill to the public as a part of a membership-based social club.

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

Staff supports the request and recommends approval for a two-year period because the applicant has agreed to comply with hours of operation restrictions, has added security measures as a condition of the use, and it is not foreseen to be detrimental to surrounding properties. Additionally, a two-year period would allow for the use to be re-evaluated in a short period of time.

**Landscaping:**

Landscaping will be provided in accordance to the landscaping requirements in Article X, as amended.

**Parking:**

The off-street parking requirement for the commercial amusement (inside) use in a Walkable Urban Mixed Use District is one parking space per each 200 square feet of floor area. The applicant has proposed a floor area of 6,357 square feet for the use resulting in a minimum of 32 parking spaces required for the proposed use. The applicant also reports that the cumulative parking requirement for the entire shopping center site is 114 spaces and 123 parking spaces are provided.

**Market Value Analysis:**

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

weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, the nearest MVA cluster is located to the north and is identified as an “E” MVA cluster and the area to the south of LBJ Freeway is identified as an “E” MVA cluster to the south and an “H” MVA cluster to the southeast.

**List of Partners/Principals/Officers**

**TCHDallas1, LLC**

Ryan Crow, Owner/Manager and CEO  
Darren Brown, Owner/ Manager

**RH Three, LP**

RH Three GP, LLC, General Partner  
Judge McStay, Director/Manager of RH Three GP, LLC

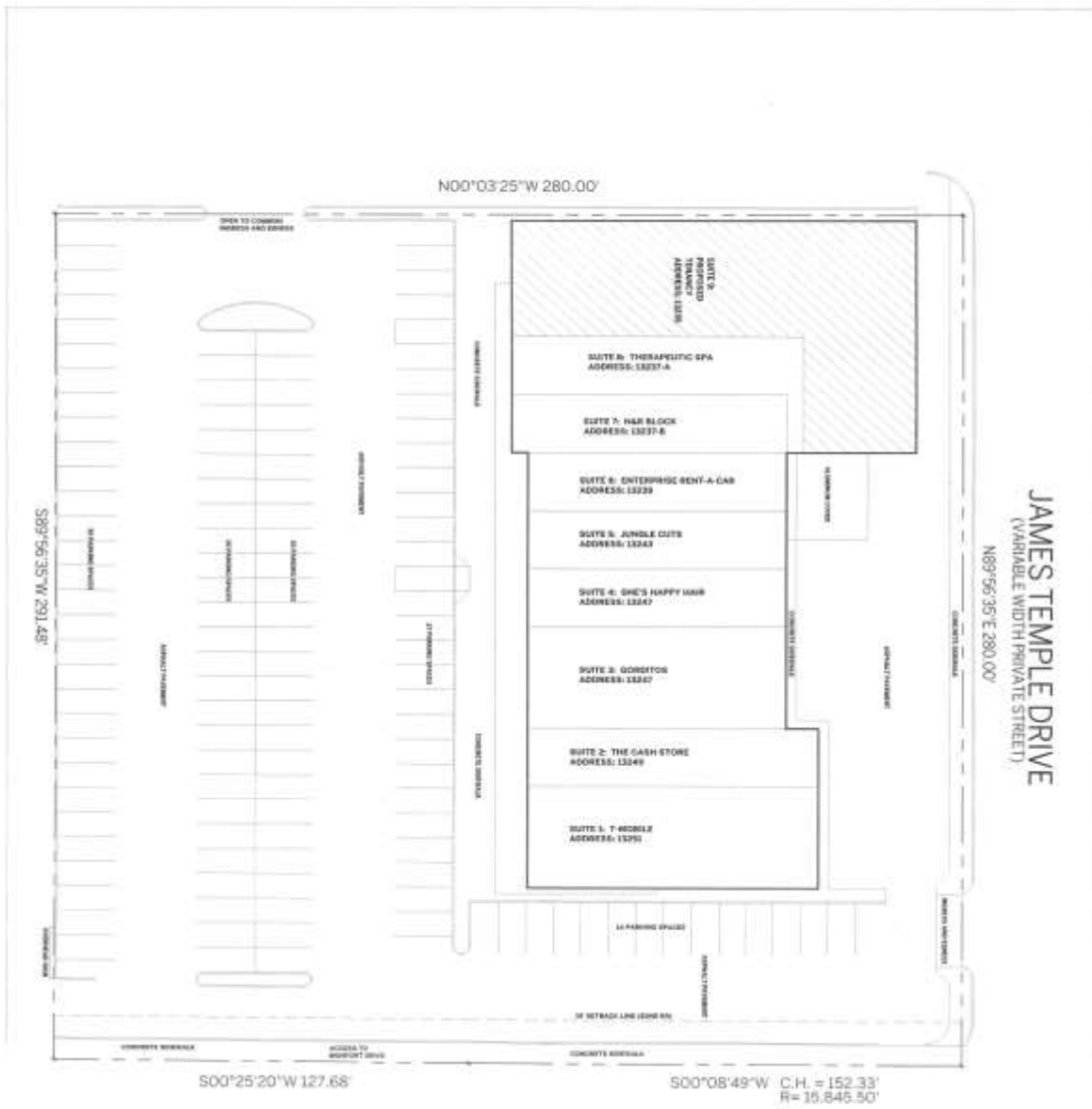
The Morning Star Family, LP Limited Partner



### PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (inside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance) \_\_\_\_\_.
4. HOURS OF OPERATION: A commercial amusement (inside) may only operate between 12:00 p.m. (noon) and 12:00 a.m. (midnight), Sunday through Thursday and between 12:00 p.m. (noon) and 2:00 a.m. (next day) on Friday and Saturday.
5. SECURITY: During the hours of operation, a minimum of two security officers must be stationed on the property, with at least one of the two stationed on the outside.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN



MONFORT DRIVE

**1 Site Plan**  
 Scale: 1/8" = 1'-0"  
 Date: 11/11/2010

**ANOHCO**  
 12501 KENNEDY DRIVE  
 FORT WORTH, TEXAS 76135  
 (817) 336-2222

**MONFORT PLAZA SHOPPING CENTER**

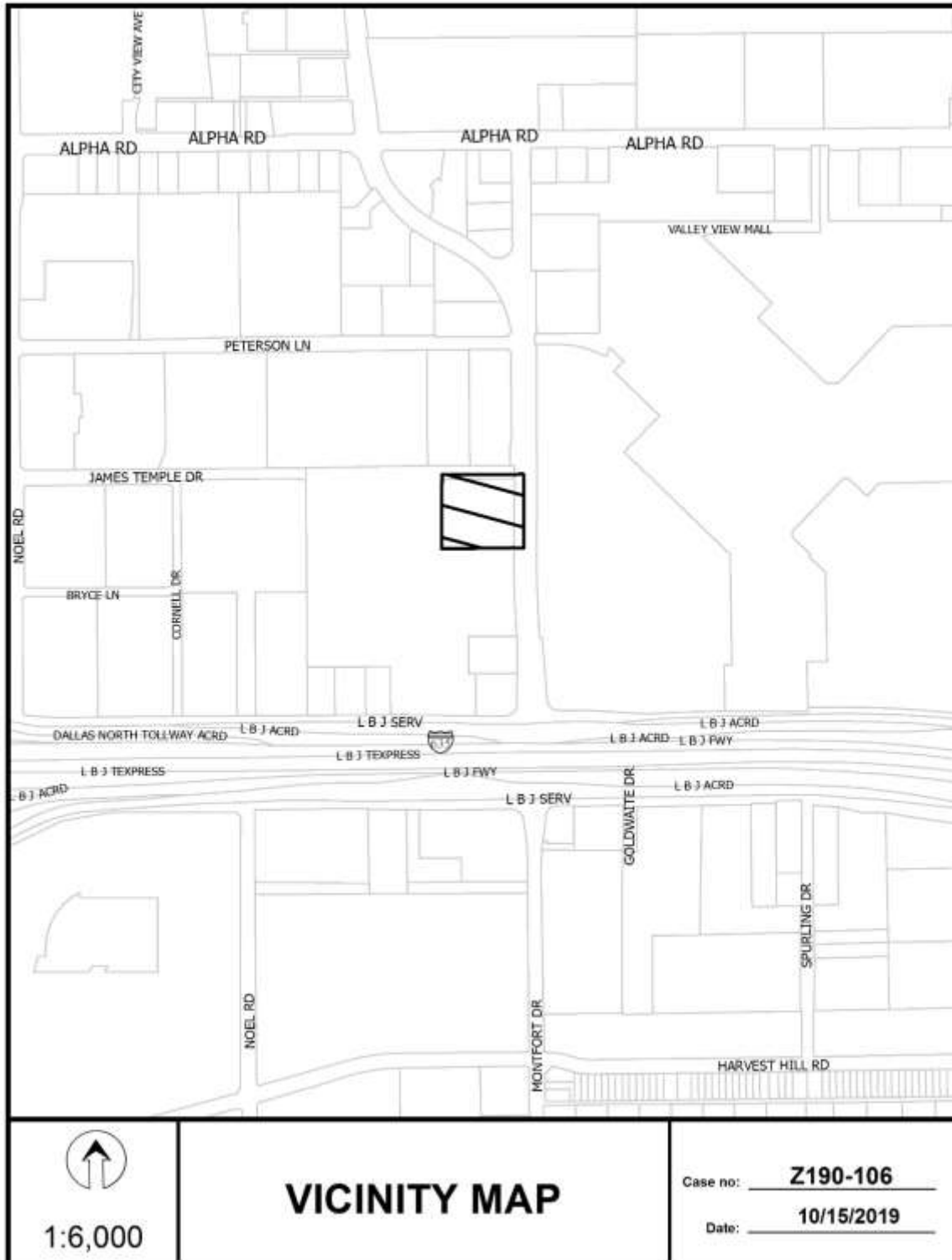
**A0000**

**PARKING:**

NO.	TYPE	AREA (SQ. FT.)	TOTAL
1	Handicap	1,000	1,000
2	Other	10,000	10,000
<b>Total</b>		<b>11,000</b>	<b>11,000</b>

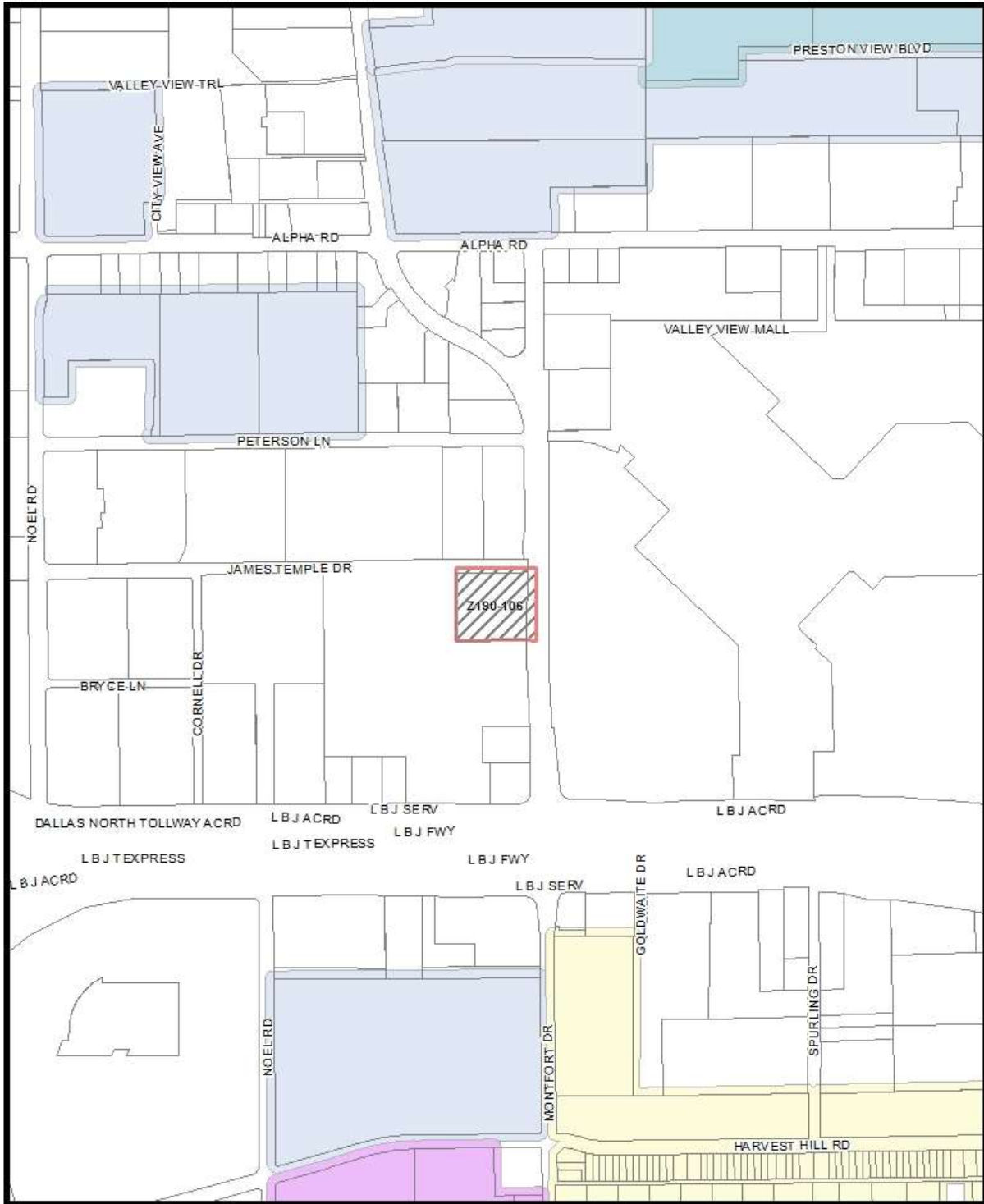
**LEGAL DESCRIPTION:**  
 LOT 4, BLOCK 4, 71090 OF THE TARGET NORTH ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7101E, PAGE 92, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.









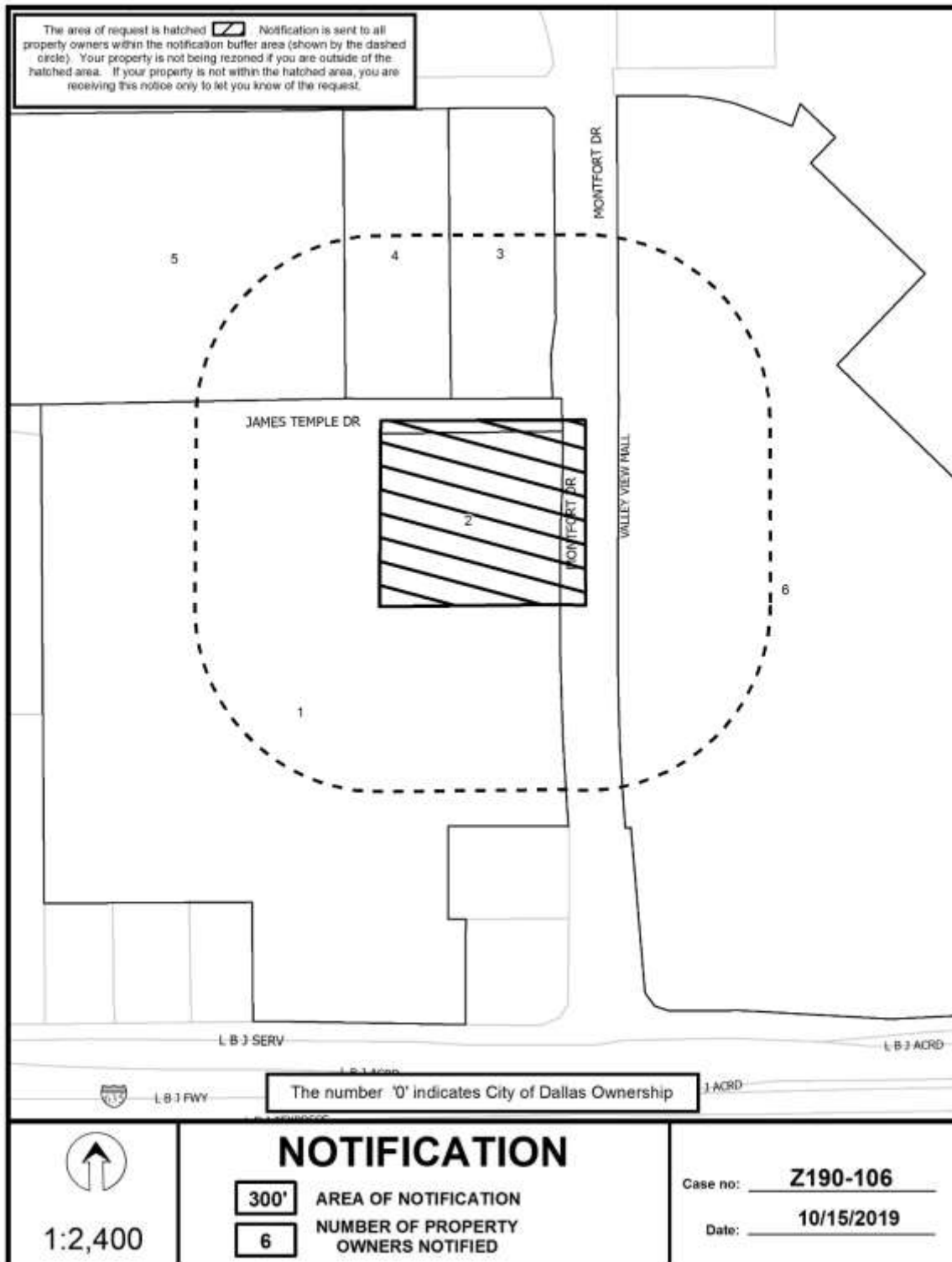


MVA Cluster A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 10/15/2019



Z190-106(CT)

10/15/2019

***Notification List of Property Owners***

***Z190-106***

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13131 MONTFORT DR	DAYTON HUDSON CORP
2	13235 MONTFORT DR	RH THREE LP
3	13305 MONTFORT DR	MONTFORT VALLEY VIEW SHOPPING CTR LLC
4	5580 PETERSON LN	PETERSON LANE PARTNERS LLC
5	5454 PETERSON LN	ARTS AT MIDTOWN INVESTORS LP
6	13138 MONTFORT DR	EFK LBJ PARTNERS LP



**FILE NUMBER:** Z190-110(CT)                      **DATE FILED:** October 16, 2019  
**LOCATION:** Terminus of Maceo Circle Drive, south of Magna Vista Drive  
and west of Scenic Circle  
**COUNCIL DISTRICT:** 4                                      **MAPSCO:** 56 S  
**SIZE OF REQUEST:** Approx. 7,500 sq. ft.              **CENSUS TRACT:** 86.03

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**OWNER/APPLICANT:** Anthony Brown

**REQUEST:** An application for a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District

**SUMMARY:** The purpose of the request is to allow for the operation of a handicapped group dwelling unit on the property to house four to eight residents. [Wellspring Residential Home Care Assisted Living Facility]

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

**BACKGROUND INFORMATION:**

- The request site zoned R-7.5(A) Single Family District and is developed with a 1,744-square-foot single family dwelling.
- Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight.
- A handicapped group dwelling unit is allowed by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, an SUP is required. The department of Code Compliance issued a letter to the applicant indicating that the proposed facility is less than 1,000 feet from another facility which prompted this application.

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Maceo Circle	Local	50 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

**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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Single Family
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family/Church

**Land Use Compatibility:**

The ±7,500-square foot request site is located within an established single family neighborhood and is developed with a ±1,744-square foot dwelling unit.

A handicapped group dwelling unit is allowed by right in agricultural, single family, duplex, townhouse, CH, MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH), MH(A), GO(A), central area, MU-1, and MU-1(SAH) districts by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, an SUP is required. The request site is within 1,000 feet of an existing handicapped group dwelling unit at 2523 Magna Vista Drive.

Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight.

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 compatible with the adjacent property and 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 applicant’s request is consistent with the surrounding area and compatible with the residential uses. Additionally, the proposed use use complies with the general provisions for consideration of an SUP.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family

**Parking:**

A handicapped group dwelling unit requires one off-street parking space in the R-7.5(A) Single Family District. However, if an SUP is required, the off-street parking requirement may be established in the ordinance granting the SUP.

The site plan depicts one parking space within an attached garage, in the rear of the property.

**Landscaping:**

Landscaping is required per Article X of the Dallas Development Code.

**Additional Provisions:**

No certificate of occupancy is required for this use.

**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

Z190-110(CT)

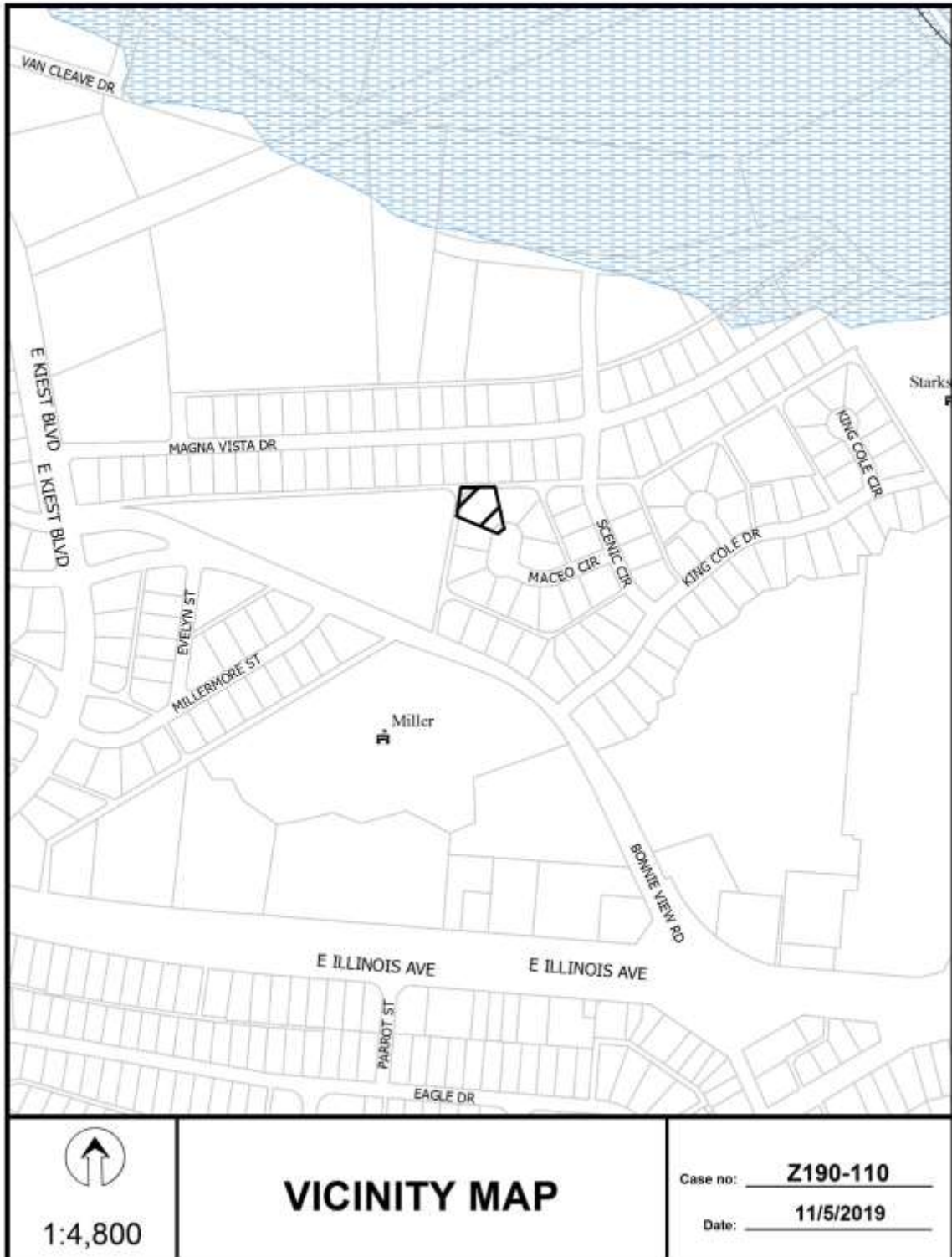
and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map,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

### **Proposed SUP Conditions**

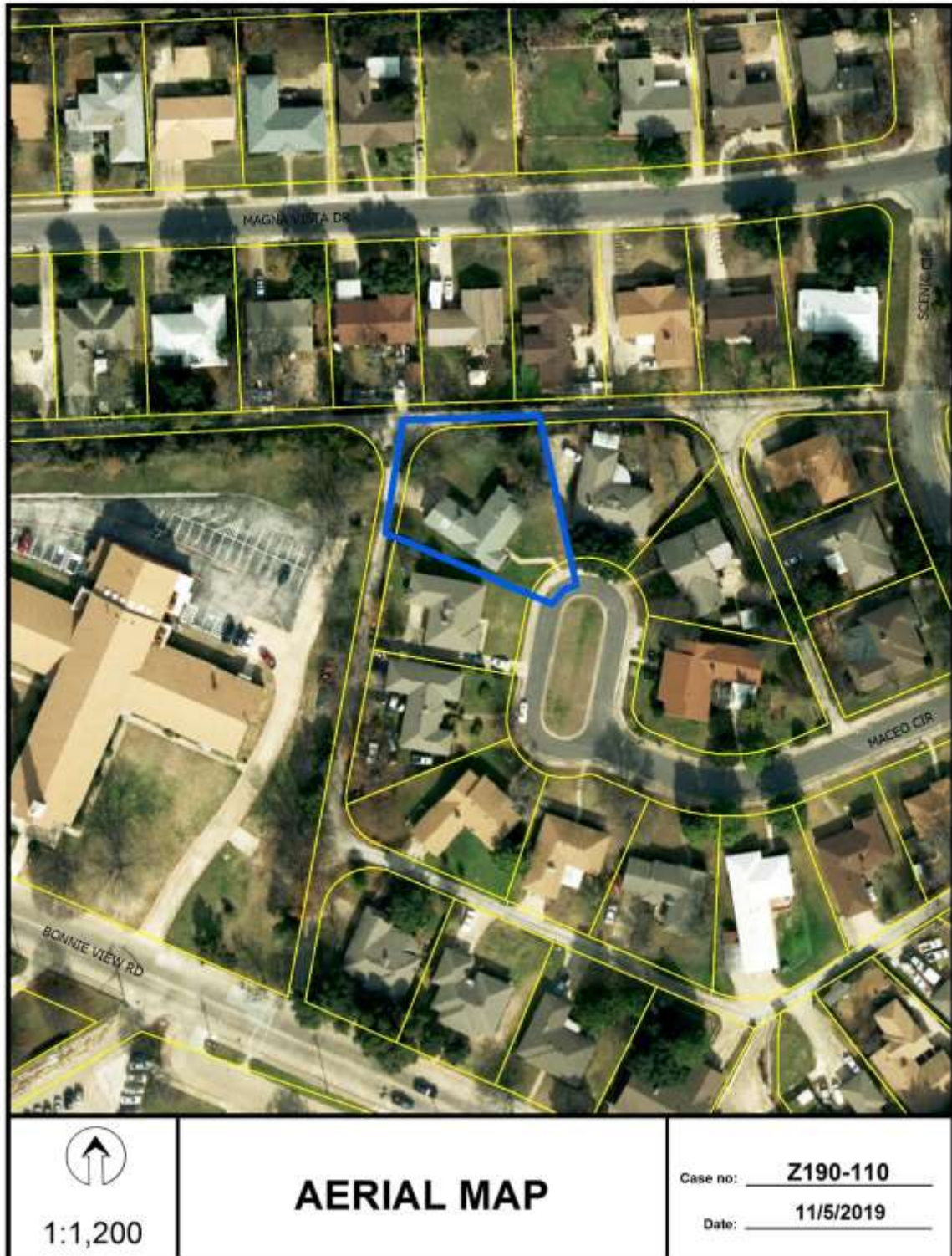
1. USE: The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year period), but is eligible for automatic renewal for 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 application for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

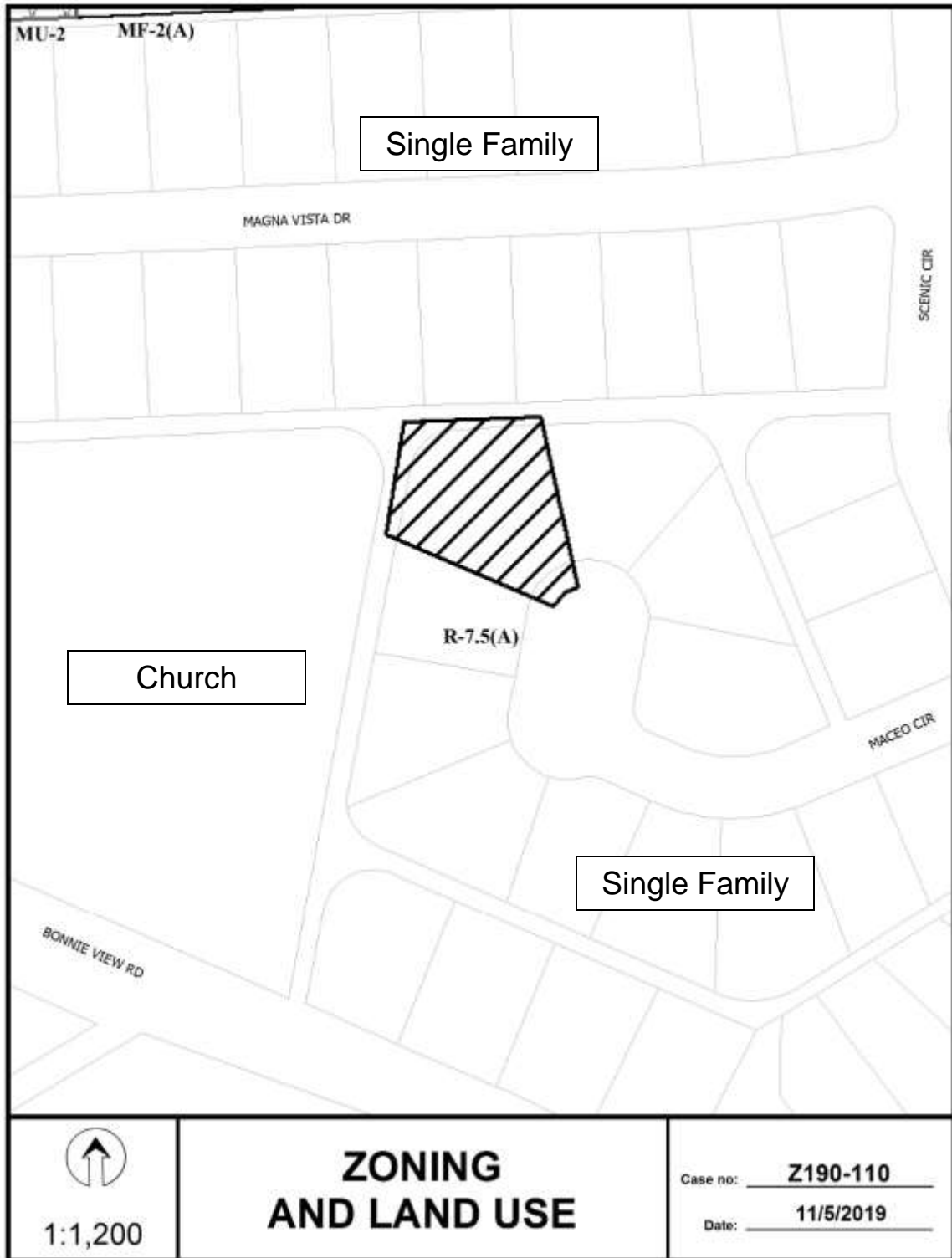
### PROPOSED SUP SITE PLAN

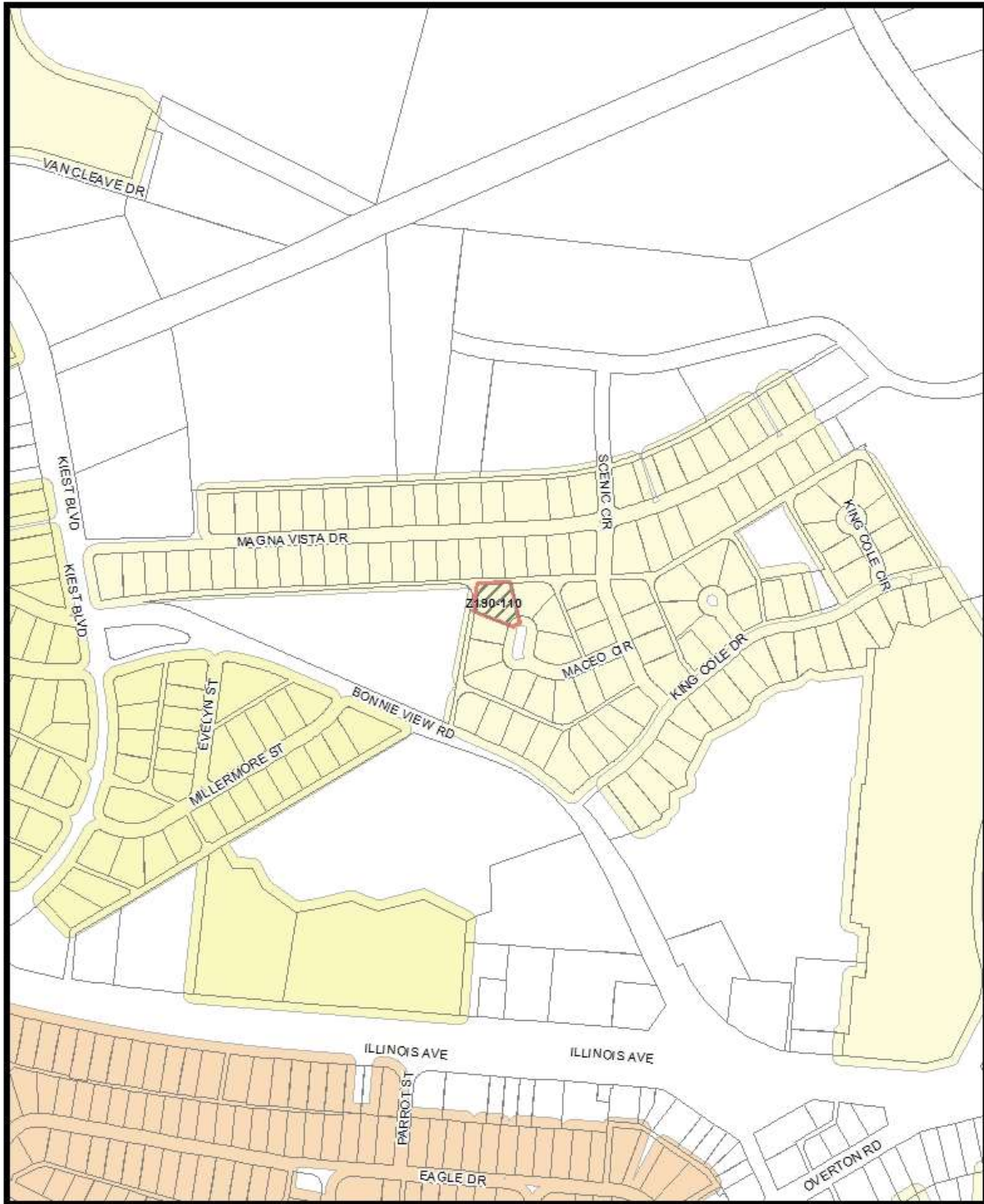












MVA Cluster    A    B    C    D    E    F    G    H    I    NA

 1:4,800

# Market Value Analysis

Printed Date: 11/5/2019



11/05/2019

## ***Notification List of Property Owners***

### ***Z190-110***

#### ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2707 MACEO CIR	BROWN ANTHONY Q & MARIE A
2	2724 MACEO CIR	STEWART WILLIE LEE
3	2720 MACEO CIR	MARISCAL ADRIANA E &
4	2716 MACEO CIR	ALVAREZ RAMON & SUSANA PARRA DE
5	2712 MACEO CIR	JONES ROBERT L &
6	2706 MACEO CIR	DRAIN LISA M
7	2711 MACEO CIR	MATTHEWS ALPHONSE C
8	2717 MACEO CIR	KING SHAUNTAI
9	2721 MACEO CIR	GRIFFIN GILEY E
10	3027 SCENIC CIR	GRAY KEITH EARL &
11	3021 SCENIC CIR	MOORE THETA MICHELLE
12	3015 SCENIC CIR	JOHNSON SHANDA BRANCH
13	2628 MAGNA VISTA DR	VILLEGAS ALEJANDRO TEJEDA
14	2634 MAGNA VISTA DR	JOHNSON WANDA J
15	2704 MAGNA VISTA DR	BRADLEY MAE JOYCE
16	2710 MAGNA VISTA DR	ARBUCKLE LILLIE EST OF
17	2716 MAGNA VISTA DR	HOLLIE BARBARA
18	2722 MAGNA VISTA DR	WILLIAMS TOBIZENA B &
19	2728 MAGNA VISTA DR	YOUNG ARNOLD LIDDELL
20	2705 MAGNA VISTA DR	AUSTIN O THOMAS
21	2711 MAGNA VISTA DR	JAMISON MICHAEL & ERIKA SMITH
22	2723 MAGNA VISTA DR	CARTER DOZIER & BARBARA G
23	3110 BONNIE VIEW RD	GOOD ST BAPTIST CH

**FILE NUMBER:** Z190-112(CT)                      **DATE FILED:** September 17, 2019  
**LOCATION:** Northeast corner of South Buckner Boulevard and Forney Road  
**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 48 Q  
**SIZE OF REQUEST:** Approx. .564 acres              **CENSUS TRACT:** 122.07

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**REPRESENTATIVE:** Santos Martinez, La Sierra Planning Group

**OWNER/APPLICANT:** Buckner Crossing L.P.

**REQUEST:** An application for the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise of food store 3,500-square-feet or less use on property zoned an LI-D-1 Light Industrial District with D-1 Liquor Control Overlay.

**SUMMARY:** The applicant seeks to continue the sale of alcohol beverages in conjunction with a general merchandise or food store use (7-Eleven) on the subject site.

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

**BACKGROUND INFORMATION:**

- The ±0.564-acre request site is developed with a 3,010-square-foot general merchandise or food store (convenience store) and vehicle fueling station (gas pumps).
- On December 11, 2013, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period on the request site.
- In April 2015, a letter was sent to the applicant advising them to submit an application to renew SUP No. 2054 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. An application was not submitted and SUP No. 2054 expired on December 11, 2015.
- On March 28, 2018, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period on the request site.
- The proposed request is to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property. No changes are proposed to the site plan.
- The general merchandise use is permitted by right. The sale of alcoholic beverages for off-premise consumption is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.

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

1. **Z189-217** On November 21, 2019, the City Plan Commission approved a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
South Buckner Boulevard	Principal Arterial	107 feet
Forney Road	Community Collector	80 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	LI-D-1 Light Industrial with D-1 Liquor Control Overlay Specific Use Permit No. 2269	Fueling Station
<b>North</b>	LI-D-1 Light Industrial with D-1 Liquor Control Overlay	Church
<b>East</b>	LI-D-1 Light Industrial with D-1 Liquor Control Overlay	Warehouse
<b>South</b>	LI-D-1 Light Industrial with D-1 Liquor Control Overlay	Industrial (Inside)
<b>West</b>	MC-1-D-1 Multiple Commercial District with D-1 Liquor Control Overlay	Undeveloped



**Land Use Compatibility:**

The approximately 0.564-acre site is zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The request for a Specific Use Permit will allow the applicant to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise.

The general merchandise use is permitted by right. The sale of alcoholic beverages for off-premise consumption is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.

The adjacent land uses consist of a warehouse and church use to the north, warehouse uses to the east and an industrial (inside) use to the south. Properties west of the request site, across South Buckner Boulevard, are undeveloped. The proposed request complies with the alcoholic distance requirement of 300 feet from a church, which is measured front door to front door along the right-of-way lines.

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LI Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

**Landscaping:** Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less is at one space for each 200 square feet of floor area. Based on the 3,010 square feet of floor area, the development requires 17 spaces with 17 being provided per the attached site plan.

**Dallas Police Department:**

**Calls (30):**

Response Date	Response Time	Problem	Address
8/15/2017	3:24	12B - Business Alarm	4710 S Buckner Blvd
7/26/2017	9:41	11B - Burg of Bus	4710 S Buckner Blvd
7/26/2017	2:05	12B - Business Alarm	4710 S Buckner Blvd
7/22/2017	5:47	12B - Business Alarm	4710 S Buckner Blvd
7/22/2017	1:54	12B - Business Alarm	4710 S Buckner Blvd
5/26/2017	9:00	33 - Prostitution	4710 S Buckner Blvd

2/23/2017	16:26	6X - Major Dist (Violence)	4710 S Buckner Blvd
2/6/2017	16:36	40 - Other	4710 S Buckner Blvd
1/27/2017	20:04	6XA - Major Dist Ambulance	4710 S Buckner Blvd
1/24/2017	11:25	38 - Meet Complainant	4710 S Buckner Blvd
12/26/2016	18:42	7X - Major Accident	4710 S BUCKNER BLVD
10/10/2016	3:15	12B - Business Alarm	4710 S Buckner Blvd
9/5/2016	17:46	6X - Major Dist (Violence)	4710 S BUCKNER BLVD
8/19/2016	8:01	6X - Major Dist (Violence)	4710 S Buckner Blvd
8/1/2016	9:32	6X - Major Dist (Violence)	4710 S Buckner Blvd
7/9/2016	6:31	6X - Major Dist (Violence)	4710 S BUCKNER BLVD
1/11/2016	1:31	12B - Business Alarm	4710 S Buckner Blvd
1/8/2016	8:29	11B - Burg of Bus	4710 S Buckner Blvd
11/22/2015	2:42	12B - Business Alarm	4710 S Buckner Blvd
11/22/2015	4:07	12B - Business Alarm	4710 S Buckner Blvd
11/20/2015	5:57	12B - Business Alarm	4710 S Buckner Blvd
9/17/2015	6:08	11B/01 - Burg of Bus	4710 S Buckner Blvd
9/3/2015	6:11	11B - Burg of Bus	4710 S Buckner Blvd
8/13/2015	2:16	12B - Business Alarm	4710 S Buckner Blvd
7/5/2015	2:42	12B - Business Alarm	4710 S Buckner Blvd
4/16/2015	14:52	40 - Other	4710 S Buckner Blvd
3/20/2015	21:32	40 - Other	4710 S Buckner Blvd
11/3/2014	22:15	6X - Major Dist (Violence)	4710 S Buckner Blvd
10/6/2014	23:06	12B - Business Alarm	4710 S Buckner Blvd

**Crimes (15):**

<b>Incident No.</b>	<b>Offense</b>	<b>Address</b>
261881-2014	OTHER THEFTS	4710 S BUCKNER BLVD
216066-2015	BURGLARY-BUSINESS	4710 S BUCKNER BLVD
204705-2015	BURGLARY-BUSINESS	4710 S BUCKNER BLVD
187209-2015	BURGLARY-BUSINESS	4710 S BUCKNER BLVD
110709-2015	ROBBERY-INDIVIDUAL	4710 S BUCKNER BLVD
153418-2015	ASSAULT	4710 S BUCKNER BLVD

134224-2015	LIQUOR OFFENSE	4710 S BUCKNER BLVD
110709-2015	ROBBERY-INDIVIDUAL	4710 S BUCKNER BLVD
110709-2015	ROBBERY-INDIVIDUAL	4710 S BUCKNER BLVD
047101-2017	ASSAULT	4710 S BUCKNER BLVD
006007-2016	VANDALISM & CRIM MISCHIEF	4710 S BUCKNER BLVD
169407-2017	BURGLARY-BUSINESS	4710 S BUCKNER BLVD
140112-2017	AGG ASSAULT - FV	4710 S BUCKNER BLVD
021304-2017	AGG ASSAULT - NFV	4710 S BUCKNER BLVD
243296-2016	BURGLARY-BUSINESS	4710 S BUCKNER BLVD

**Arrests:** Zero (0)

### **Market Value Analysis**

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

Z190-112(CT)

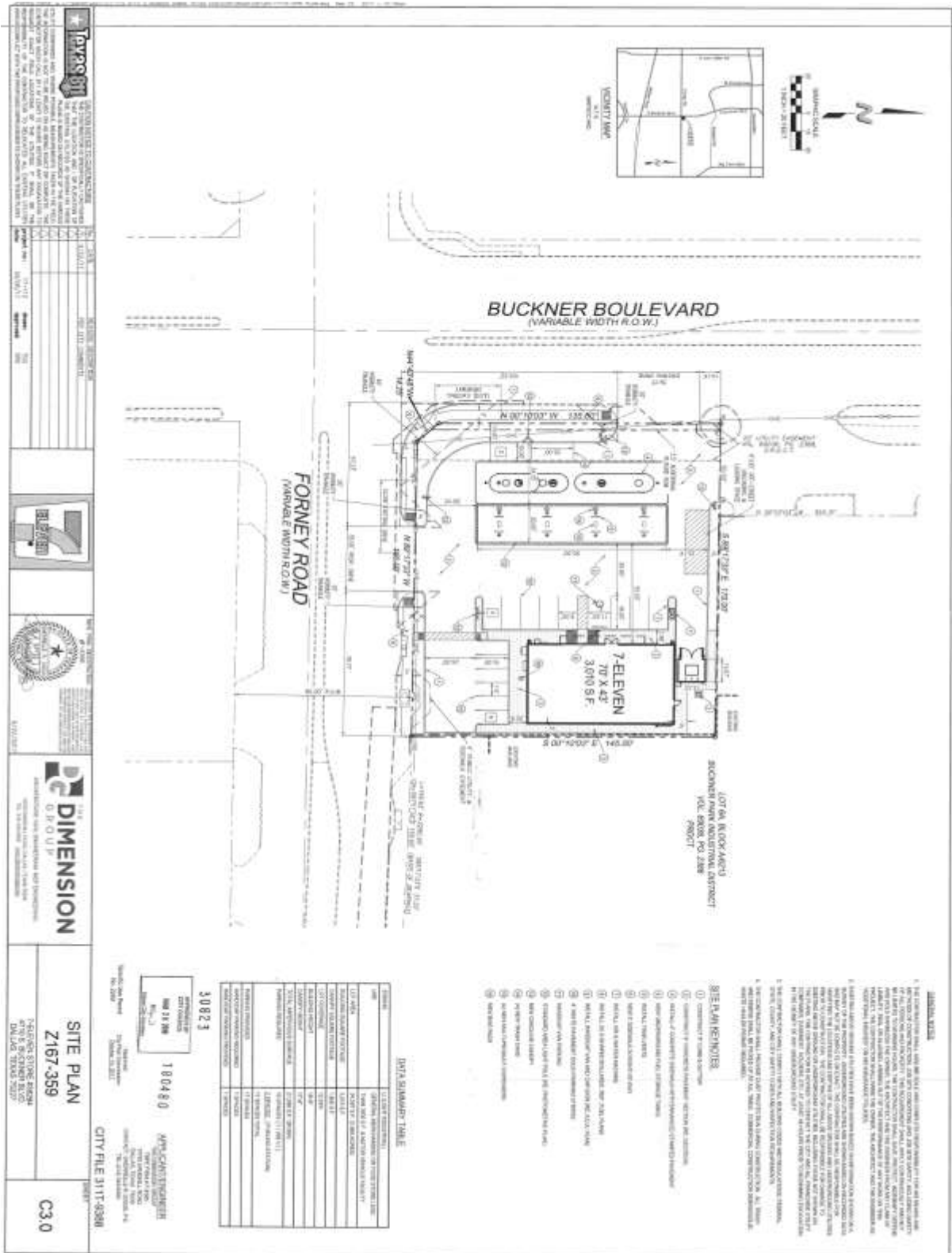
**LIST OF PARTNERS/PRINCIPALS/OFFICERS**

Mostafa Setayesh, President

### PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~March 28, 2020~~ (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

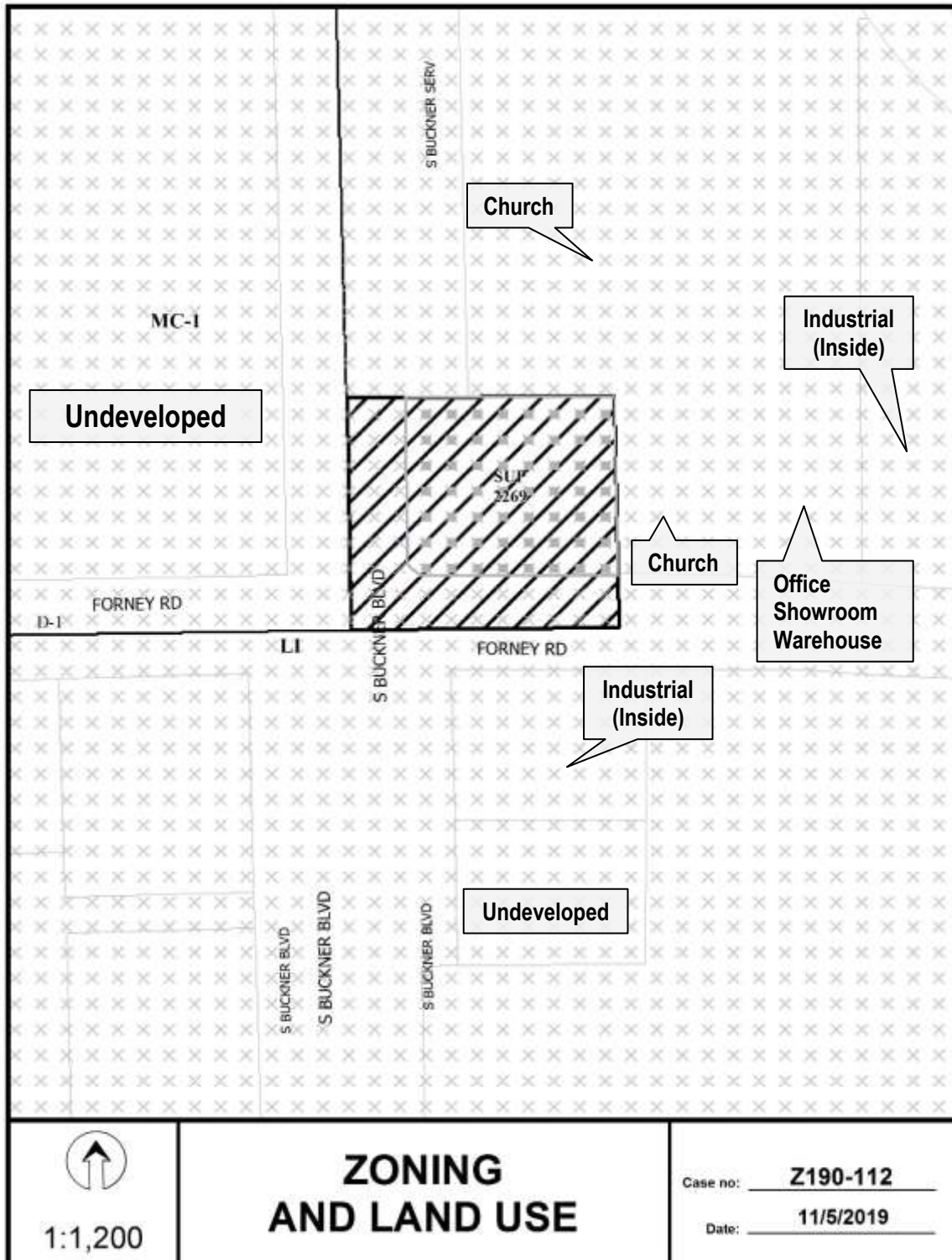
EXISTING SUP SITE PLAN (No Changes Proposed)



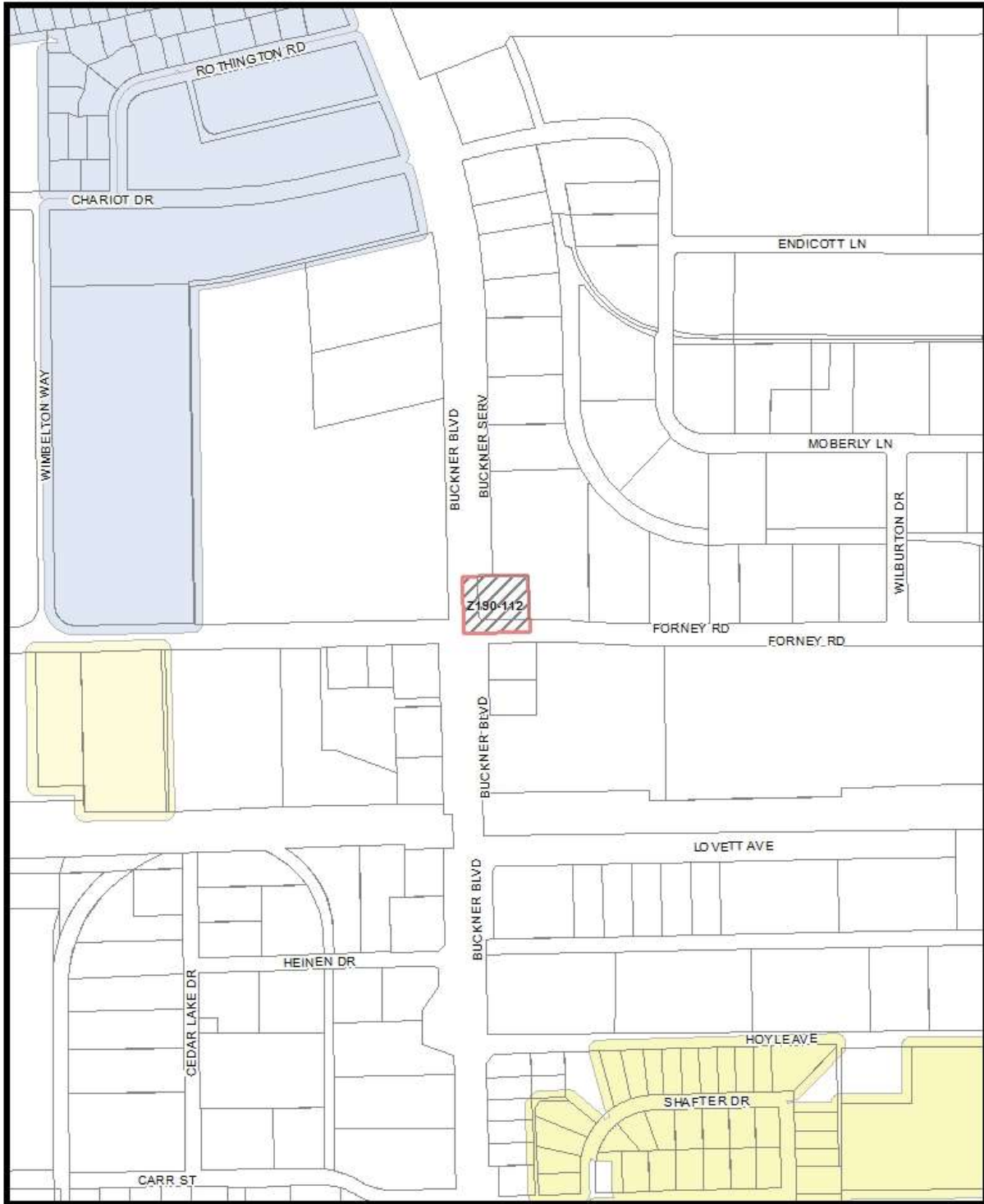










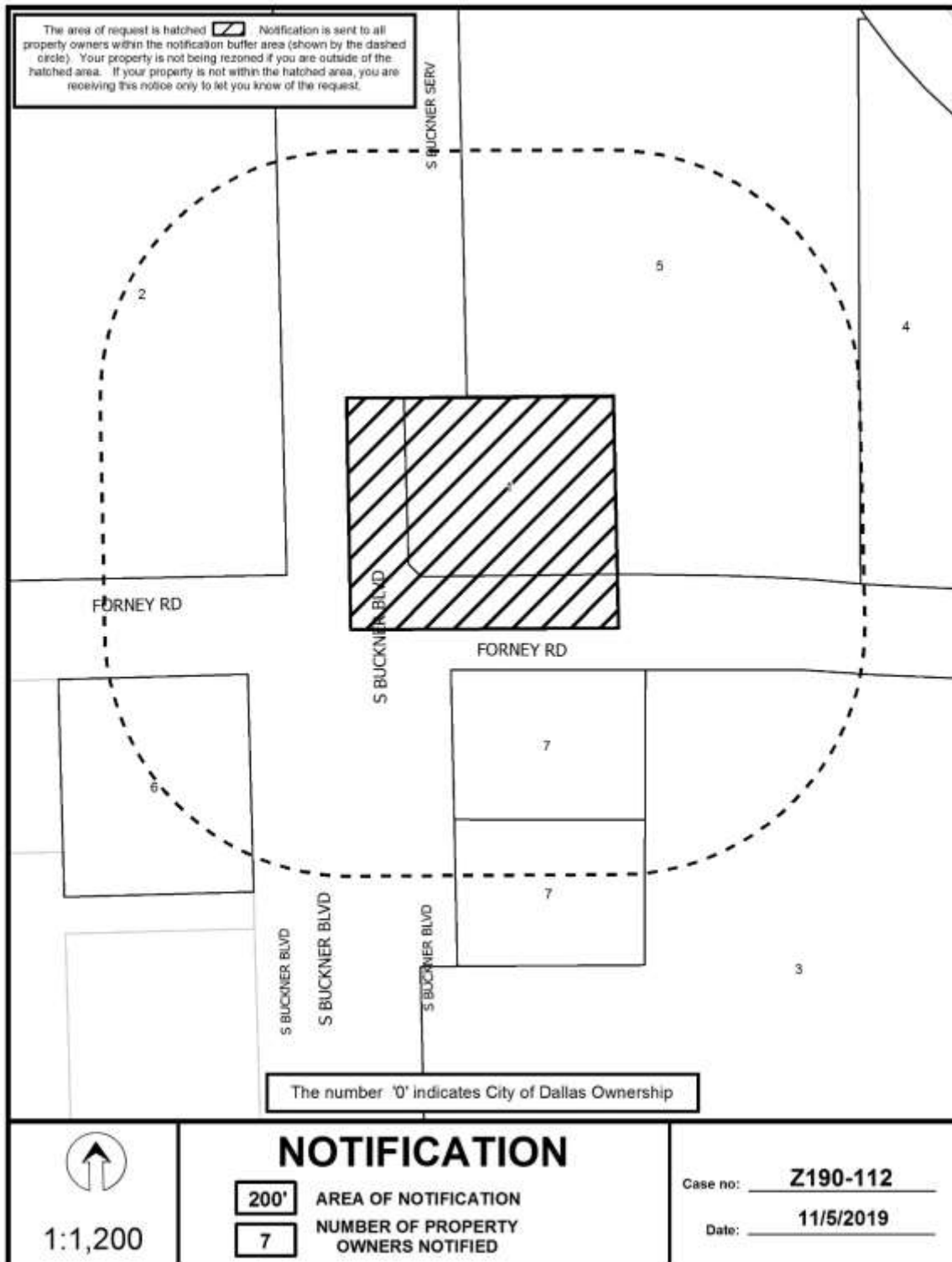


MVA Cluster    A    B    C    D    E    F    G    H    I    NA

 1:4,800

# Market Value Analysis

Printed Date: 11/5/2019



Z190-112(CT)

11/05/2019

***Notification List of Property Owners***

***Z190-112***

***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4710 S BUCKNER BLVD	BUCKNER CROSSING LP
2	4700 S BUCKNER BLVD	MDJ BUCKNER LLC
3	4520 S BUCKNER BLVD	SOUTH BUCKNER 4520 LP THE
4	8131 FORNEY RD	LANDSCAPE STRUCTURES INC
5	4740 S BUCKNER RD	INTERNATIONAL BIBLE ASSOC
6	4625 S BUCKNER BLVD	BUCKNER FOODS INC
7	4612 S BUCKNER BLVD	SOUTH BUCKNER 4520 LP THE

**FILE NUMBER:** Z190-120(CT)                      **DATE FILED:** October 22, 2019  
**LOCATION:** South line of Sunset Avenue, between South Bishop Avenue  
and South Madison Avenue  
**COUNCIL DISTRICT:** 1                                      **MAPSCO:** 54 G  
**SIZE OF REQUEST:** Approx. 6,874 sq. ft.              **CENSUS TRACT:** 47.00

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**APPLICANT:** Dilek Caner

**OWNER:** Jefferson Monument LLC

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, micro distillery, or winery on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District.

**SUMMARY:** The applicant seeks to operate an alcoholic beverage establishment use limited to a microbrewery, micro, or winery (winery) use on the subject site.

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

**BACKGROUND INFORMATION:**

- The 6,874-square-foot request site is developed with a 2,213-square-foot commercial structure.
- The applicant proposes to sell beer/wine, hold beer/wine tastings, sell food items, ship beer/wine to customers as a part of a microbrewery, micro distillery, or winery use.

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

1. **Z167-340** On October 25, 2017, the City Council approved a renewal of Specific Use Permit No. 1739 for a medical clinic use on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Sunset Avenue	Local	30 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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



**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 316 Subarea 4	Vacant
<b>North</b>	PD No. 316 Subarea 4	Office
<b>East</b>	PD No. 316 Subarea 4	Retail/Personal Service
<b>South</b>	PD No. 316 Subarea 1	Office Retail/Personal Service
<b>West</b>	PD No. 316 Subarea 4	Church

**Land Use Compatibility:**

The approximate 6,874-square-foot site is zoned PD No. 316 Subarea 4 and is currently developed with a 2,213-square-foot structure.

The property located to the north of the area of request, across Sunset Avenue is zoned PD No. 316 Subarea 4 and is developed with an office plaza. To the east is a parking lot, south is an office building which includes retail and personal service uses. West of the subject site is a parking lot which holds parking for the office build to the south of the subject site.

The area surrounding the site is commercial in nature and there are many retail and personal service uses within the area. Subarea 4 within Planned Development District No. 316 allows mainly office and mixed use (medium density) and retail and personal services uses.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PD 316 (Subarea 4)	15'	20' adjacent to residential OTHER: No Min.	0.80 FAR overall 1.0 office	90' 4 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

**Parking:**

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

The winery will occupy an approximately 2,213-square-foot building.

At a ratio of one space for every 600 square feet of floor area, a total of 4 spaces will be required for the winery [2,213 / 600 = 3.7 ~ 4 spaces]. The proposed winery will be entering a parking agreement with the owner of the parking lot to the east of the area of request. The owner of the lot also owns the area of request which the applicant is leasing.

**Landscaping:**

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

**Market Value Analysis**

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

Z190-120(CT)

**LIST OF PARTNERS/PRINCIPALS/OFFICERS**

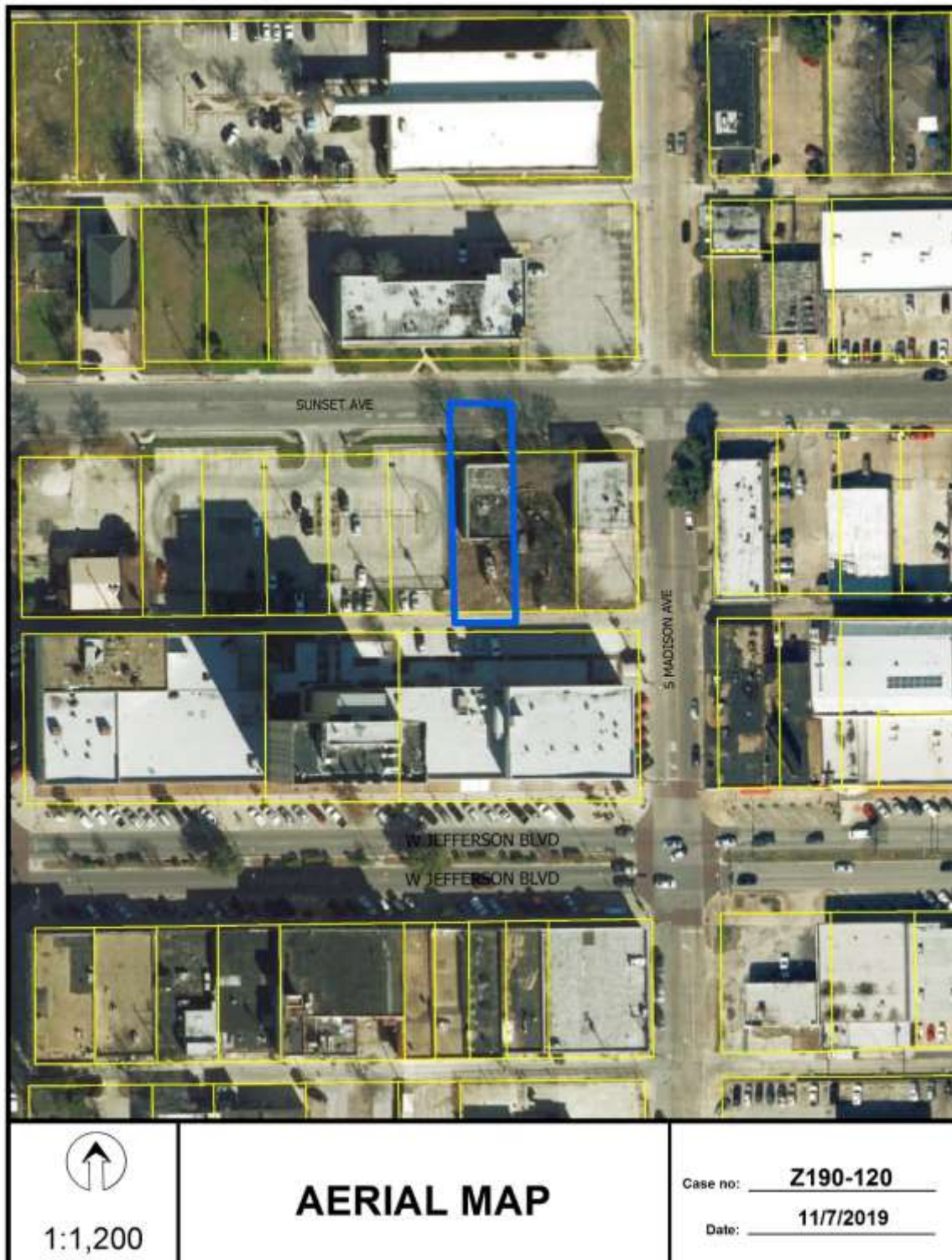
Jim Lake Jr., Sole Partner

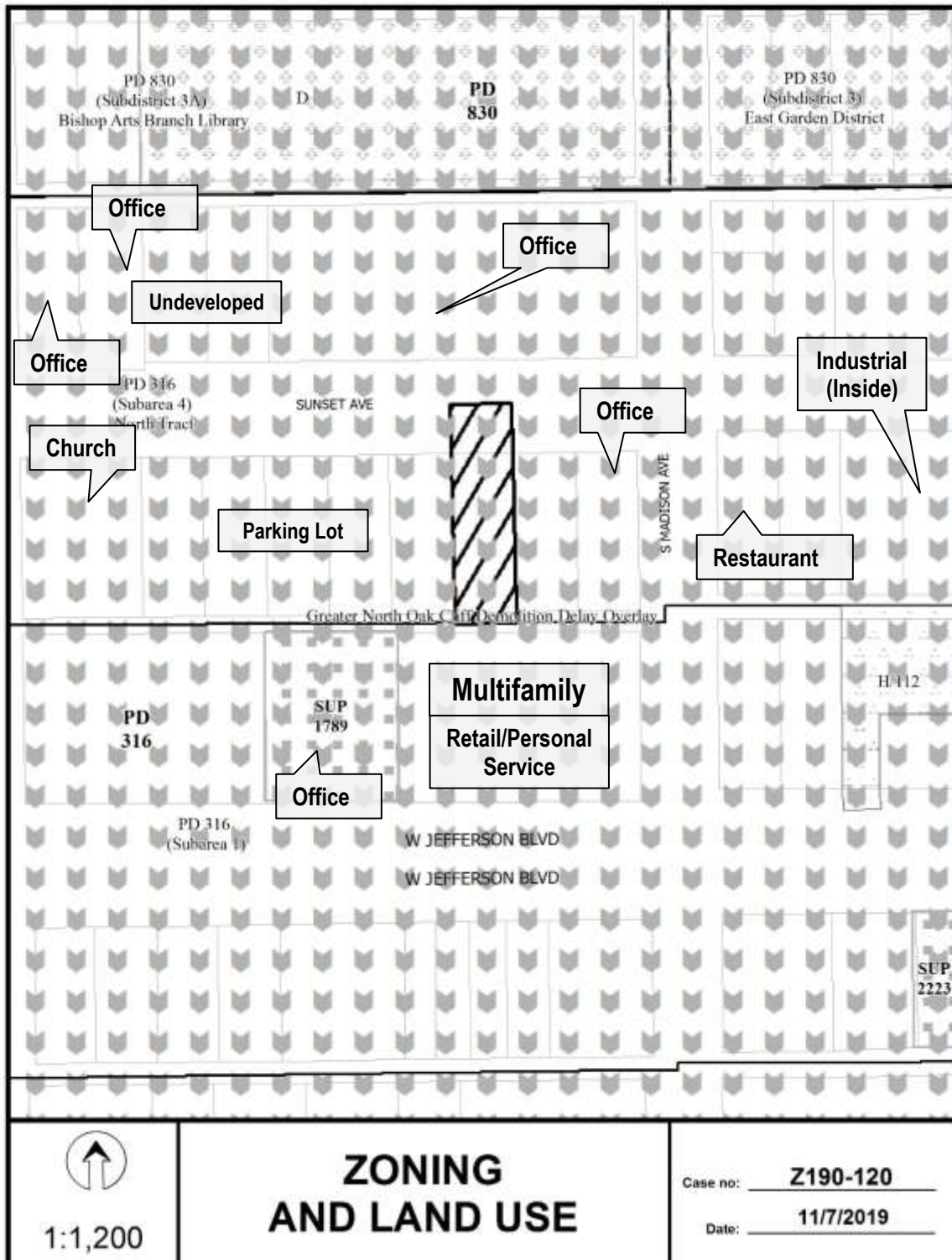
### **PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 2,213 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery may only operate between 11:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
6. OUTDOOR DECK: The outdoor deck may not be covered.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

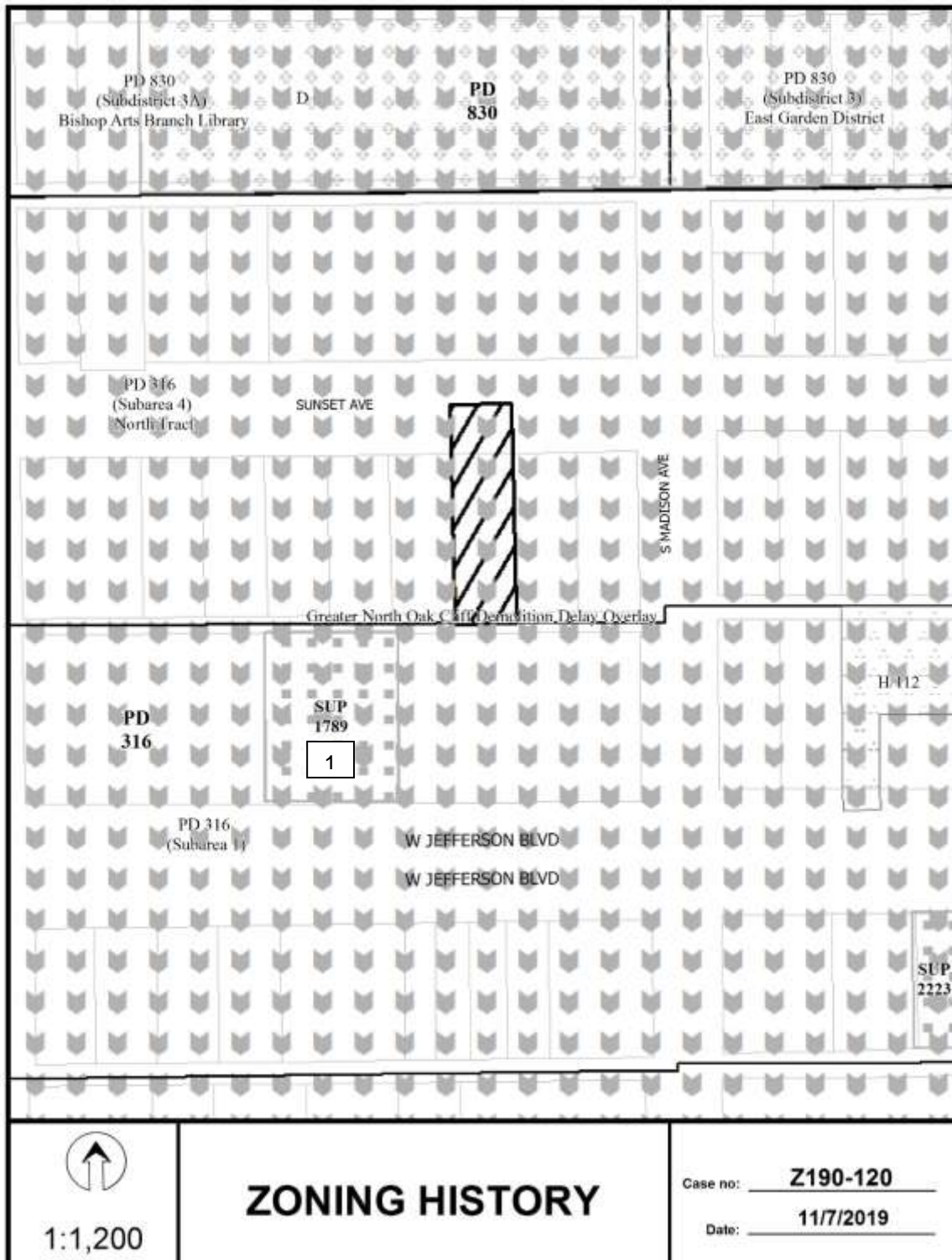












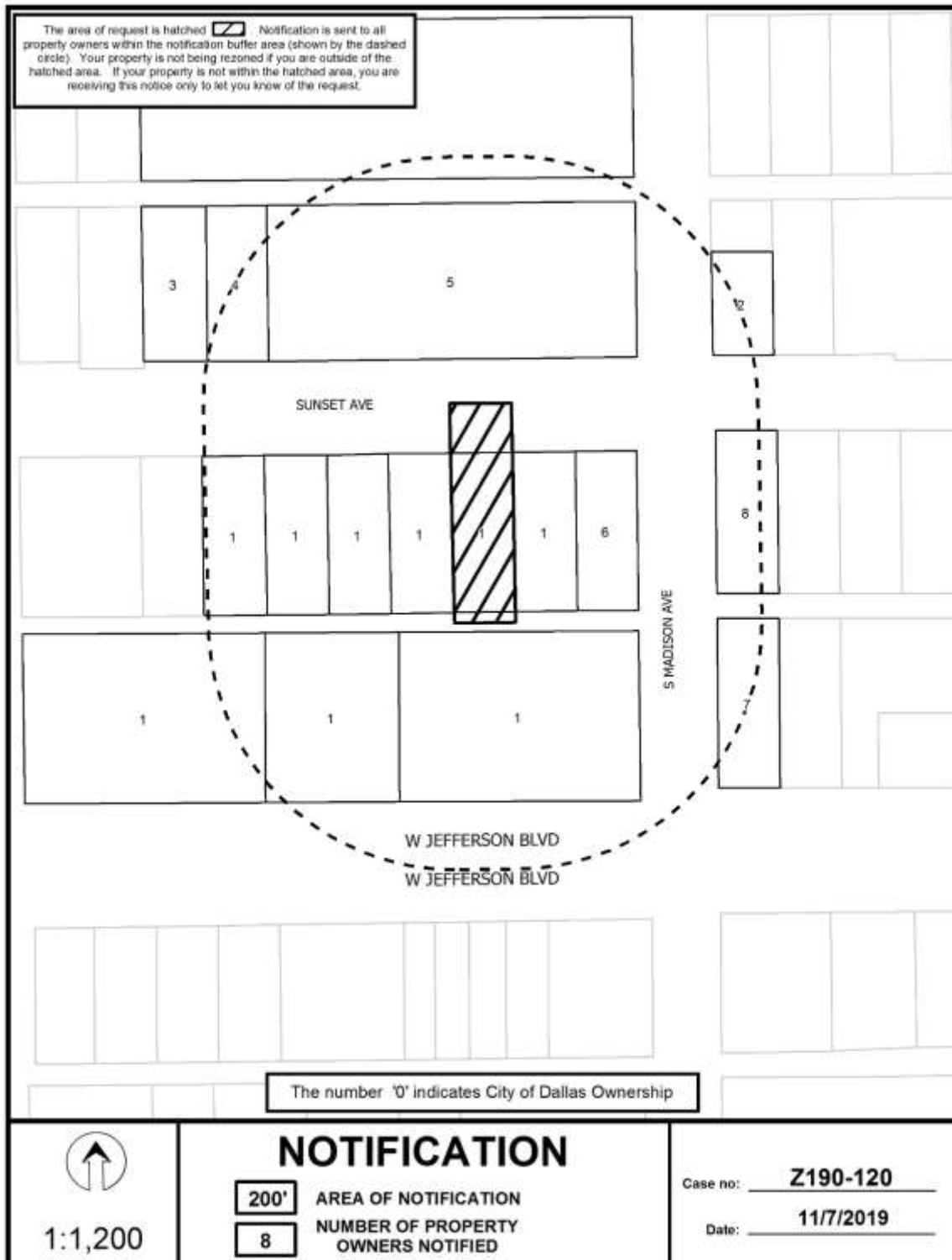


MVA Cluster A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 11/7/2019



Z190-120(CT)

11/07/2019

***Notification List of Property Owners***

***Z190-120***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	304 SUNSET AVE	JEFFERSON MONUMENT LLC
2	237 SUNSET AVE	DERASAUGH MARGARET &
3	329 SUNSET AVE	SANTOS GERONIMO &
4	325 SUNSET AVE	SUNSET I PPTIES LLC
5	315 SUNSET AVE	SUNSET I PPTIES LLC
6	201 S MADISON AVE	EFFECTIVE TIME MGMT INC
7	239 W JEFFERSON BLVD	VA CAPITAL LLC
8	238 SUNSET AVE	TYLER ARTS DISTRICT INV LLC

**Planner: Sarah May**

**FILE NUMBER:** Z189-354(SM)      **DATE FILED:** September 16, 2019  
**LOCATION:** North corner of McKinney Avenue and North Haskell Avenue  
**COUNCIL DISTRICT:** 14      **MAPSCO:** 35 Y  
**SIZE OF REQUEST:** Approx. 7.14 acres      **CENSUS TRACT:** 7.01

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School.

**SUMMARY:** The applicant [Dallas ISD] proposes to remove existing portable classrooms adjacent to Cole Avenue and construct an addition with approximately 50,000 square feet of floor area on the north side of the existing school building [North Dallas High School]. The addition will also necessitate the reconfiguration of the outdoor playing fields and the applicant proposes to add street trees around the playing fields.

**STAFF RECOMMENDATION:** Approval of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions and approval of the repeal of Specific Use Permit No. 893.

**PLANNED DEVELOPMENT DISTRICT No. 193:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 193 EXHIBITS:**

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

**HISTORIC OVERLAY No. 111:**

<https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/HP%20Documents/Landmark%20Structures/North%20Dallas%20High%20School%20Ordinance%2024652.pdf>

**BACKGROUND INFORMATION:**

- The site was constructed in 1920 with a public school use, North Dallas High School, and is now the oldest operating high school in Dallas ISD.
- On December 14, 1983, the City Council approved Specific Use Permit No. 893 for a public school use for a permanent time period, subject to a site plan and conditions.
- On November 4, 2019, the Landmark Commission approved two applications for North Dallas High School. One was a Certificate of Demolition (CD) application for the removal of three temporary non-historic classroom buildings – located at the rear of the school. The second was a Certificate of Appropriateness (CA) application for removal of a non-historic rear addition, construction of a new gym/storm shelter rear addition, reconfiguration of the parking lot and service area, reconfigure the sports field, new landscaping (associated with new addition and parking lot reconfiguration), new fencing, and replacement of the sign at the front of the school. Both Staff and Task Force have recommended approval of both applications as submitted.

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

1. **Z189-311:** On October 23, 2019, the City Council approved an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Cambrick Street.
2. **Z178-223:** On August 14, 2019, the City Council approved an amendment to Planned Development District No. 305, Cityplace; generally located on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres.
3. **Z178-225:** On October 23, 2019, the City Council approved an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace, located on the northeast corner of North Central Expressway and Haskell Avenue.
4. **Z156-333:** On January 11, 2017, the City Council approved a WR-20 Walkable Urban Residential District with a Height Map Overlay on property zoned Subdistrict B-1, West Residential Subzone within Planned Development District No. 305 bounded by Blackburn Street, Cole Avenue, Travis Street, and Lemmon Avenue East.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Description; ROW</b>
McKinney Avenue	Major Arterial	3 lanes undivided; 60-80 ft
Cole Avenue	Major Arterial	3 lanes undivided; 60-80 ft
North Haskell Avenue	Local	60 feet

**Traffic:** The Engineering Division of the Sustainable Development and Construction Department made the following comments and recommendations regarding the applicant’s proposed traffic management plan (TMP).

1. The proposed TMP for DISD’s North Dallas High School shows that all drop-off and pick-up traffic will accumulate on site but leaves little to no flexibility to accommodate the challenges of the planned two-way conversion of both McKinney and Cole. The planned two-way conversions will provide only one travel lane in each direction adjacent to the school; any stopping, standing or parking in this lane will obstruct the one travel lane.
2. Also, the proposed TMP does not provide details on how school staff should assign pick-up locations. As a result, parents and staff will still need to coordinate so that all areas are managed and fully utilized as shown on the plan. Internal queuing is also not shown to be facilitated by staff, temporary control signs (like traffic cones) or pavement markings.
3. The relocation of buses to Haskell Avenue eliminates an existing midblock crosswalk while creating loading areas on both sides of the street. Students are likely to cross in between buses.
4. Staff recommends a reconfiguration of the intersection of Cole at Haskell to eliminate an existing dead triangular space abutting the school property with proper sidewalk, barrier free ramps, curb and gutter. The applicant is not interested in following this recommendation at this time.

The proposed TMP for DISD’s North Dallas High School will be challenging to enforce and therefore staff recommends approval of the request with required annual updates followed by biennial updates following the implementation of the two-way conversion of McKinney and Cole.

**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. Encourage the development of these facilities in priority Area Plans.

**NEIGHBORHOOD PLUS**

Policy 4.2 Support and leverage emerging school quality and school choice programs.

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 193 (MF-2) with SUP No. 893 and H No. 111	Public School
<b>Northeast</b>	PDD No. 193 (MF-2)	Park
<b>Southeast</b>	PDD No. 193 (PDS No. 102) and PDD No. 305 (West Mixed Use Subarea D-1)	Church and Multiple Family
<b>Southwest</b>	PDD No. 193 (PDS No. 65) and PDD No. 305 (West MU Subareas C and C-1)	Public School and Mixed uses
<b>Northwest</b>	PDD No. 193 (MF-2)	Multiple Family

**Land Use Compatibility:**

Surrounding land uses consist of a mix of residential, institutional, and recreational uses as noted in the table above which are considered compatible with the existing school that has been serving the community for 99 years. The school has operated under SUP No. 893 since 1983; however, since PDD No. 193 does not allow an SUP to alter the parking requirements for a public school, staff supports the applicant’s request for a new PDD.



**Parking:**

North Dallas High School operates on two parcels of land separated by Haskell Avenue. The portion of the school on the south line of Haskell Avenue will remain unchanged and is not a part of this request. This application is limited to the portion of the school campus which is north of Haskell Avenue, where the addition is proposed. The existing school campus has parking and classrooms on both sides of Haskell Avenue for students and therefore, the cumulative number of parking spaces and classrooms on both sides of Haskell Avenue should be considered for the applicant's requested parking reduction.

Although approximately 10 classrooms for the school's Early Collegiate program for all grade levels is located southwest of the subject site, that portion of the campus contains a parking lot that is also utilized for drivers who teach or attend classes on the subject site. The 96 parking spaces on the southern campus, outside of the subject site, are required to be provided for the 10-classroom school through PDS No. 65 parking regulations and equate to 9.6 spaces per classroom and cannot be altered as part of this request. The supply of parking spaces is proposed to increase from 128 to 138 on the northern campus which contains approximately 35 classrooms, and thus equates to approximately 3.94 spaces per classroom. For the entire high school campus, on both sides of Haskell Avenue, the total average parking supply equates to 5.2 spaces per high school classroom.

The Dallas Development Code requires nine and one-half spaces for each high school classroom or 428 parking spaces for the existing high school campus with approximately 45 classrooms on both sides of Haskell Avenue while only 224 parking are provided. The applicant has provided a parking demand study which observed the overall parking provided on both sides of Haskell Avenue had a surplus of 50 spaces provided. The study therefore expects a surplus of 60 spaces once the addition is complete because an additional 10 spaces will be constructed and enrollment is not expected to increase. Based upon the parking demand analysis provided by the applicant, staff does not object to the requested parking requirement.

**Landscaping:**

Historic Overlay No. 111 for North Dallas High School has landscape regulations which supersede zoning landscape regulations; therefore, landscaping for a public school in the proposed PDS is focused on the rear or northern portion of the existing school campus.

Additionally, since the northern portion of the existing school campus has no street trees, the proposed addition will require a reduction of the playing field areas. Because there are utility conflicts along McKinney Avenue and Cole Avenue which prevent the planting of large trees, staff is supportive of the applicant's to limit landscaping to small street trees spaced approximately 25 feet apart.

**Market Value Analysis:**

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

**List of DISD Trustees**

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

- |            |  |
|------------|--|
| District 1 | Edwin Flores, 2 <sup>nd</sup> Vice President |
| District 2 | Dustin Marshall                              |
| District 3 | Dan Micciche, 1 <sup>st</sup> Vice President |
| District 4 | Karla Garcia, Board Secretary                |
| District 5 | Maxie Johnson                                |
| District 6 | Joyce Foreman                                |
| District 7 | Ben Mackey                                   |
| District 8 | Miguel Solis                                 |
| District 9 | Justin Henry, President                      |

Specific use Permit No. 893  
(to be repealed)

834051

3120 N. HASKELL AVE

12/13/83

ORDINANCE NO. 18085

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an MF-2 Multiple Family District, to-wit:

Being all of City Block 3/1512 bounded by North Haskell Avenue, Cole Avenue, Cambrick Street and McKinney Avenue, and containing 7.75 acres of land,

to be used under Specific Use Permit No. 893 for a public school; providing that this specific use permit is granted subject to certain conditions; providing a penalty not to exceed \$1000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

CHECKED BY

JCX

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

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an MF-2 Multiple Family District, and which shall be used under Specific Use Permit No. 893 for a public school, to-wit:

**SUP site plan could not be located in files.** Block 3/1512 bounded by North Haskell Avenue, Ambrick Street and McKinney Avenue, and acres of land.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. SITE PLAN: Development and utilization of the Property must conform to a city plan commission approved site plan which is attached to and made a part of this ordinance.
2. PARKING: Off-street parking must be provided at the ratio of nine and one-half (9 1/2) spaces for each classroom.
3. PAVING: All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials such as asphaltic paving materials or concrete. The surface must consist of compacted subgrade covered by: (1) concrete paving; (2) hot asphaltic paving consisting of a binder course and a surface course; or (3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless, and suitable for use under all weather conditions.
4. FENCING: The outdoor play area must be totally enclosed by a minimum four-foot high fence as shown on the approved site plan.
5. TIME LIMIT: This specific use permit has no time limit.

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6. MAINTENANCE: All of the Property must be properly maintained in a state of good repair and neat appearance at all times.
7. SIGNS: All signs must comply the provisions for non-business zoning districts contained in Article VII of the Dallas Development Code, as amended.
8. GENERAL REQUIREMENTS: Utilization of the property must comply with the requirements of all applicable codes and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with the standard City of Dallas specifications adopted for such purpose, and that the same shall be done to the satisfaction of the director of public works.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance and with the construction codes and all other applicable ordinances of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$1000.

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SECTION 7. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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

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

APPROVED AS TO FORM:

ANALESLIE MUNCY, City Attorney

By Maks. Kyz  
Assistant City Attorney

Passed and correctly enrolled DEC 14 1983

Zoning File No. 2823-382/6271-N

1971D

**Applicant's Proposed PDD No. 193 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 at the north corner of McKinney Avenue and Haskell Avenue. The size of PD Subdistrict \_\_\_\_ is 7.15 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. EXHIBITS.**

The following exhibits are incorporated into this division:

(1) Exhibit \_\_\_A: development plan.

(2) Exhibit \_\_\_B: traffic management plan.

**SEC. S-\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) Except as provided in this section, 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.



(b) For a public or private school, 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.

**SEC. S-\_\_\_\_.107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted in this subdistrict 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 subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following main use is permitted by right:

-- Public or private school. [*Limited to a public school other than an open-enrollment charter school.*]

**SEC. S-\_\_\_\_.108. 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-\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

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

The yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

**SEC. S-\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school use, off-street parking may be located within required yards.

(c) For a public school other than an open-enrollment charter school use with up to 35 classrooms, a minimum of 138 parking spaces must be provided. Additional parking in the amount required by Part I of this article must be provided for any classrooms beyond the initial 35 classrooms.

**SEC. S-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-\_\_\_\_.112. LANDSCAPING.**

(a) In general. Except for a public or private school use, landscaping and screening must be provided in accordance with Part I of this article.

(b) Public school other than an open-enrollment charter school. Except for driveways and visibility triangles, a minimum of one tree for each 25 feet of lot frontage in the PDS Landscaping area shown on the development plan is required. Required trees must be located between the street curb and the sidewalk.

(c) Maintenance. 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 \_\_\_B).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within the city rights-of-way.

(c) 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 March 1, 2022. 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 year until the two-way conversion of McKinney Avenue and Cole Avenue are complete, after such time submit updates to the director by March 1 of each even-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. S-\_\_\_\_.114. SIGNS.**

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

**SEC. S-\_\_\_\_.115. ADDITIONAL PROVISIONS.**

(a) For a public or private school use, athletic field fencing may be a maximum height of 35 feet and located within the front yard.

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(b) 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.

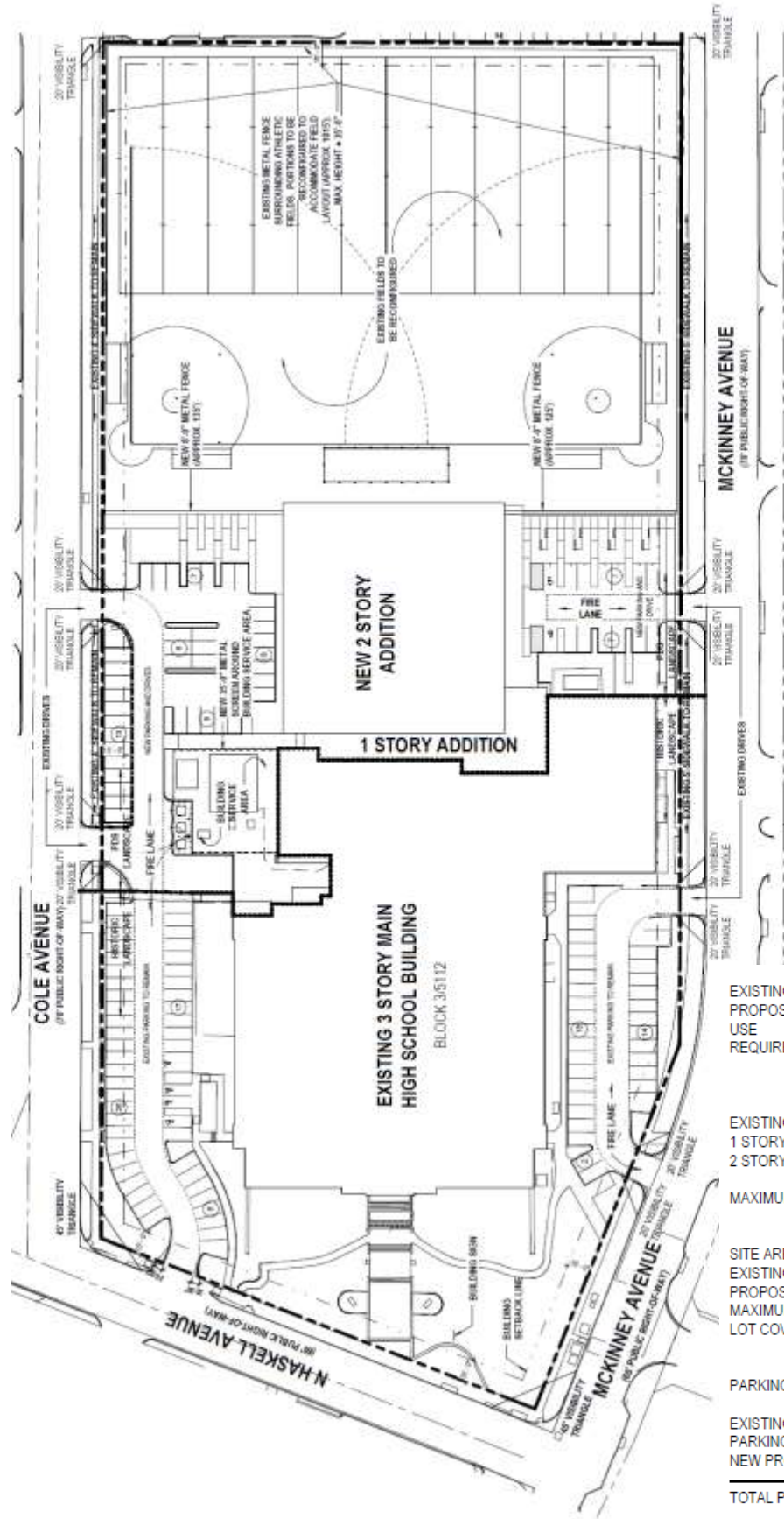
(c) Development and use of the Property must comply with Part I of this article.

**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.

(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.

**Proposed Development Plan**



EXISTING ZONING	R 7.5 (A)
PROPOSED ZONING	PD - FOR A PUBLIC SCHOOL
USE	PUBLIC HIGH SCHOOL
REQUIRED SETBACK	MCKINNEY AVE - 15' HASKELL AVE - 15' COLE AVE - 15'
EXISTING MAIN BUILDING	60 ft. (3 story)
1 STORY ADDITION	16' - 8"
2 STORY ADDITION	55'
MAXIMUM BUILDING HEIGHT	85 ft.
SITE AREA	330,535 sq. ft.
EXISTING FLOOR AREA	160,000 sq. ft.
PROPOSED FLOOR AREA	50,000 sq. ft.
MAXIMUM BUILDING HEIGHT	85 ft.
LOT COVERAGE	28%
<b>PARKING REQUIREMENTS</b>	
EXISTING PARKING	133
PARKING SPACES REMOVED	- 48
NEW PROPOSED PARKING	+ 53
<b>TOTAL PARKING ON SITE</b>	<b>138</b>

**Proposed Traffic Management Plan**

November 26, 2019

PK# 2592-19.162

Z189-354

# TRAFFIC MANAGEMENT PLAN

*Project:*

**DISD North Dallas High School**

*In Dallas, Texas*

*Prepared for:*

**City of Dallas**

*On behalf of:*

**Dallas Independent School District**

*Prepared by:*



Hunter W. Lemley, P.E.



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100060-00

November 26, 2019



**TRAFFIC MANAGEMENT PLAN**  
**DISD North Dallas High School**  
Dallas, Texas

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    *TMP Objectives* ..... 1  
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    *Expectations* ..... 2  
    *Changes to TMP* ..... 3  
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Exhibit 1. Recommendations/Proposed Conditions

Appendix

November 26, 2019



## INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for North Dallas High School (the "School") located at 3120 N Haskell Ave in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking amend the Planned Development District for the property from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

### School Description

The site currently consists of an existing public high school. Current enrollment is summarized below in **Table 1**. The School is not anticipating an increase enrollment as a result of the Project. School starts at 9:05 AM and ends at 4:20 PM. Calculations for vehicle accumulation and parking numbers are based upon engineer recommended ratios and validated by on-site dismissal observations conducted on Thursday, April 25th, 2019. Pacheco Koch performed two on-site observations each for the morning and afternoon periods.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9th Grade	300
10th Grade	275
11th Grade	250
12th Grade	225
TOTAL	1,050

\*Enrollment Data provided by DISD

The school building is located on N Haskell Avenue. Access to the campus is via McKinney Avenue and Cole Avenue, two three-lane, one-way, major thoroughfares. The school is located in a predominately urbanized area.

### TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:



November 26, 2019

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

### **Methodology**

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely up on published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

### **Expectations**

*NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.*

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Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "**Exhibit 1**"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibit. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

### ***Changes to TMP***

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as-needed basis.

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## TRAFFIC MANAGEMENT PLAN

*NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.*

A summary of existing conditions is provided below:

- Parent pick-up activity currently occurs on the eastern curbside of Cole Avenue, the western curbside of McKinney Avenue, and within the visitor parking lot located on the western side of the school building.
- Currently, the bus loading area is located at the northern parking lot of the school building.
- Proper pedestrian amenities are available in the vicinity of the school, such as, sidewalks, crosswalks, ADA compliant barrier-free ramps, appropriate signage, etc.

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

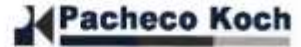
1. **Relocate School Bus Loading to New Bus Loading Area Located on Haskell Avenue** – As a result of the northern parking lot being removed, relocate the school bus loading area from the northern parking lot to the existing bus loading area along both curbsides on Haskell Avenue. Bus Loading Zone signs to be installed on the southern curbside of Haskell Avenue.
2. **Relocate Crosswalk on Cole Avenue to North Leg of Intersection With Appropriate Signage and Installation of ADA Compliant Ramp** – Crosswalk has been evaluated based on NCHRP 562 to recommend relocating the existing crosswalk on Cole Avenue at the intersection of Haskell Avenue to the north leg to minimize walking distance for pedestrians. It was observed that little to no school pedestrian traffic was utilizing the crosswalk, however, it is still necessary to provide access across Cole Avenue.
3. **Remove Crosswalk on Haskell Avenue** – In order to provide safety for students, remove the crosswalk on Haskell Avenue that would cause a hazard of students walking in between school buses.

November 26, 2019



- Vehicular traffic is to enter the area via Cole Avenue and McKinney Avenue. To enter the school site, driveways are located along Cole Avenue, McKinney Avenue, and Haskell Avenue. Ingress traffic from the west parking lot shall enter the southern-most driveway and queue starting at the driveway located on Haskell Avenue.
- Bus loading/unloading shall be located along both curbsides on Haskell Avenue at the southern side of the school building and separated from the queuing circulation.
- NOTE: McKinney Avenue is currently a one-way thoroughfare that will be converted to two-way in the immediate future. This plan was developed to take into this transition accordingly and does not need to be updated once McKinney Avenue is converted to two-way operational.

November 11, 2019



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for North Dallas High 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. 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

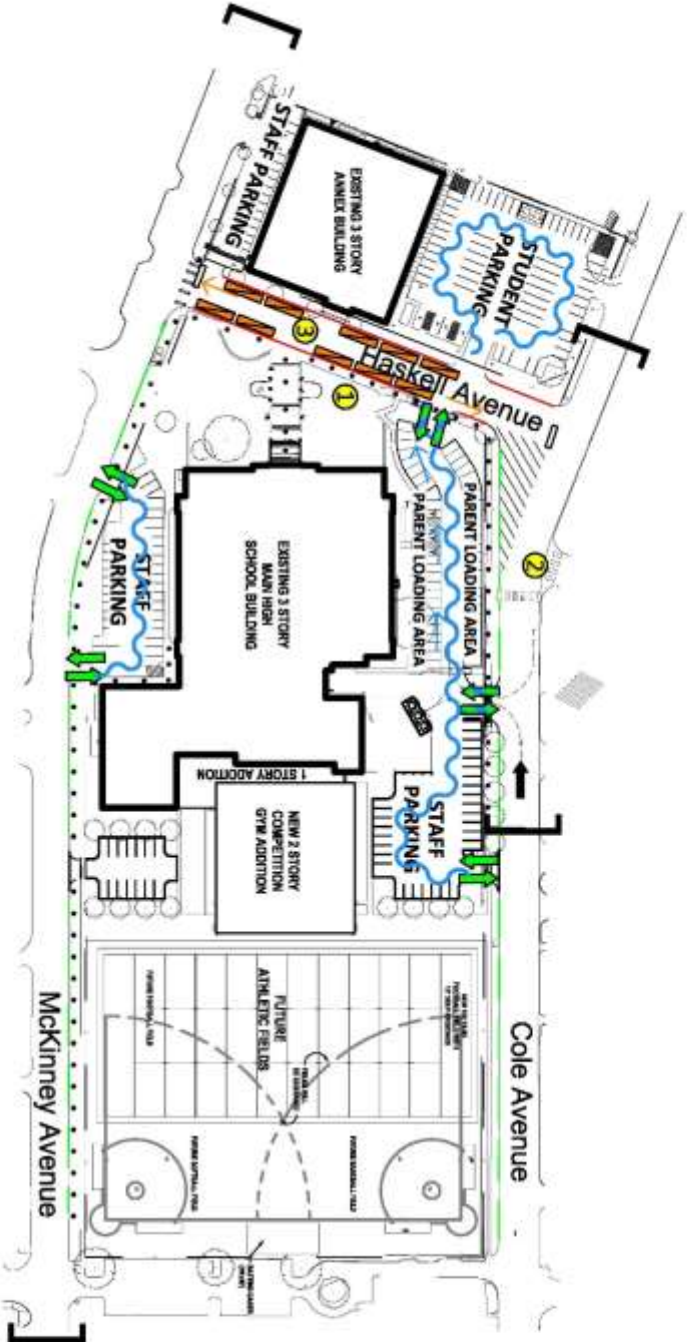
11/26/2019  
Date

Name: F. Wanserski

Title: Principal

END OF MEMO

GENERAL NOTE: 1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.  
2. The Traffic Management Plan is intended to function when McKinney Avenue is one-way operational AND two-way operational.



- Parking**
- No On-Street Parking Allowed (Existing)
  - On-Street Parking Allowed (Existing)
  - Access Point
- Queueing/Loading**
- Queue Area (Conventional Loading)
  - Circulation/Flow
  - School Bus Loading/Unloading
- Pedestrian/Other**
- Crosswalk
  - School Zone
  - Stop Line
  - Trail/Path

PR 2192-19-162 TX REER ENGINEERING FROM F-408  
(AAV-11/26/19) TX REER SURVEYING FROM LS-102030-00

THE SEAL APPEARING ON THIS DOCUMENT WAS VALID UNTIL APRIL 1, 2024 ON 11/26/2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS PROFESSIONAL ENGINEERING ACT.



Proposed Parking*	Vehicles
Parking Supply	234
Parking Demand	174
Surplus	+60

- RECOMMENDATIONS**
- 1 Relocate School Bus Loading to New Bus Loading Area Located on Haskell Avenue
  - 2 Relocate Crosswalk on Cole Avenue to North Leg of Intersection With Appropriate Signage and Installation of ADA Compliant Ramp
  - 2 Remove Crosswalk on Haskell Avenue

Vehicle Accumulation/Capacity	Notes
Projected Enrollment	1,200 Students
Deductions:	
- By School Bus (20%)	240
- By Walking (55%)	660
- Other (35%)	420
Students by Pick-up/Drop-off	1,200
Student Accumulated Rate	1.33
Equivalent Length of Vehicle	8.33
Projected Maximum Vehicle Accumulation*	480
Off-Street Proposed Capacity	420
<b>SURPLUS</b>	<b>60</b>

\* Percentage assumptions are based on professional judgment. Surplus may vary not depict actual school drop-off/vehicle characteristics.

**BACKGROUND:**  
Client Information: City of Dallas  
Approving Agency: Public School (High School)  
Event/Type: DISD Student School Event Organizer  
Event Name/Date (if applicable): Winter morning & evening (seasonal)  
Event Frequency: Quarterly

**NOTE:** This drawing is conceptual only and does not reflect a detailed design. 50% plan developed and provided by others.

**EXHIBIT 1** **Z189-354**  
**Traffic Management Plan**  
**Proposed Conditions**  
DISD North Dallas High School  
Dallas, Texas  
**Pacheco Koch**

**APPENDIX**

DEFINITIONS:

Terms are used in this report:

“Event”– a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., “school day”)

“School” (a.k.a., “Event Organizer”) – the person, group, or organization responsible for the Event

“TMP Manager” – a person or persons designated by the School to implement the TMP (also see additional tasks in the Expectations section)

“Users” – guests/patrons attending the Event

“Analyst” – the person(s) preparing the TMP for the School

“Approving Agency” – the municipality or government agency requiring the Traffic Management Plan

“Traffic Department” – the department of the public agency responsible for traffic operations for a given right-of-way

“Site” – the property at which the Event is located (generally assumed to be occupied by the School)

“TMP Strategies” – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

“Queue Area” – the area for parent/guardian of a student to wait and load their student into the vehicle. (For a conventional loading protocol, the parent/guardian may wait curbside to load their student into the vehicle or may walk up to the school building to pick up their student. A conventional loading protocol does not require hang-tags, etc. however a by-pass lane is necessary in order to facilitate traffic.)



DISCLAIMERS:

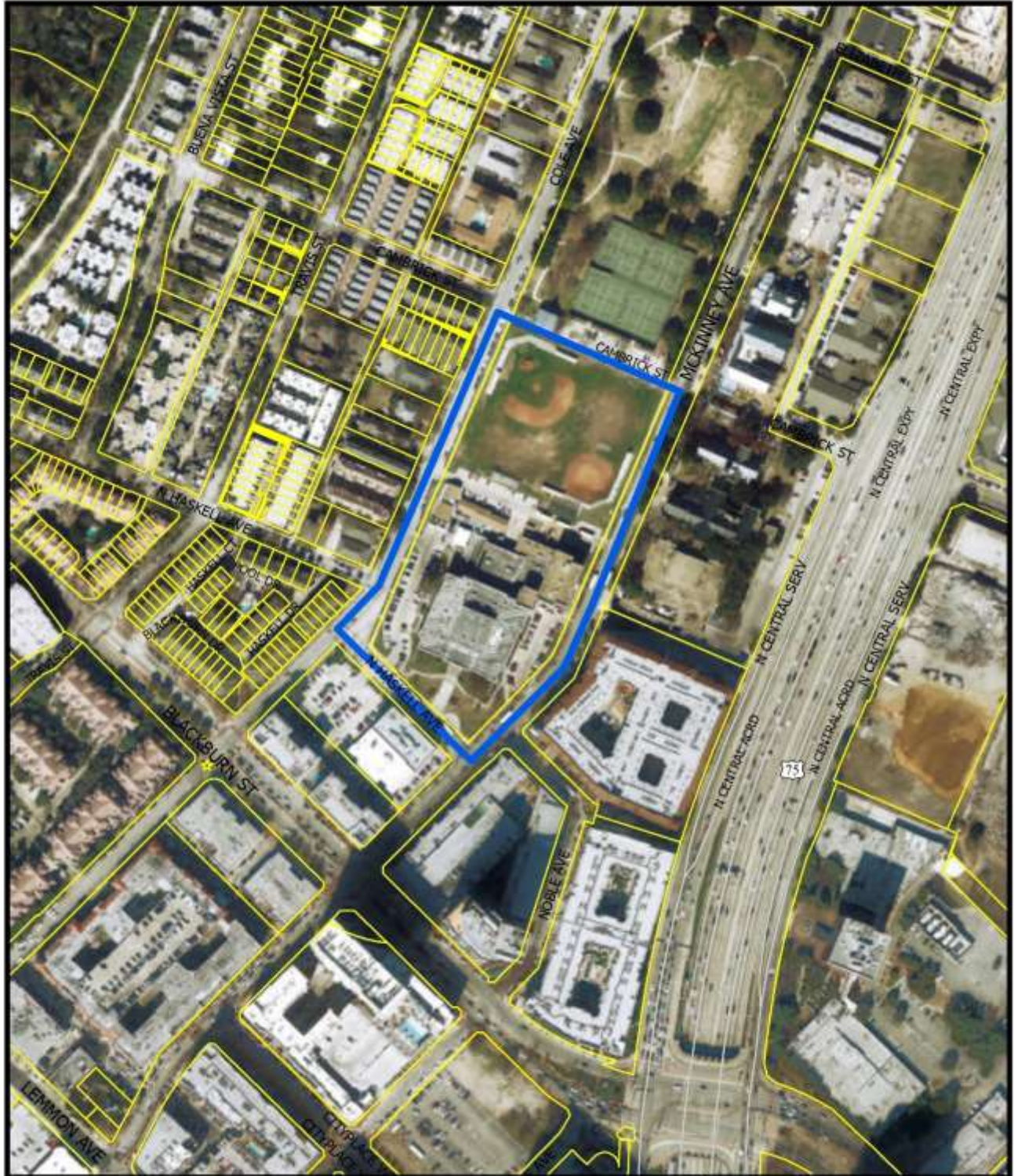
A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see **Exhibit 1** for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.



1:3,600

# AERIAL MAP

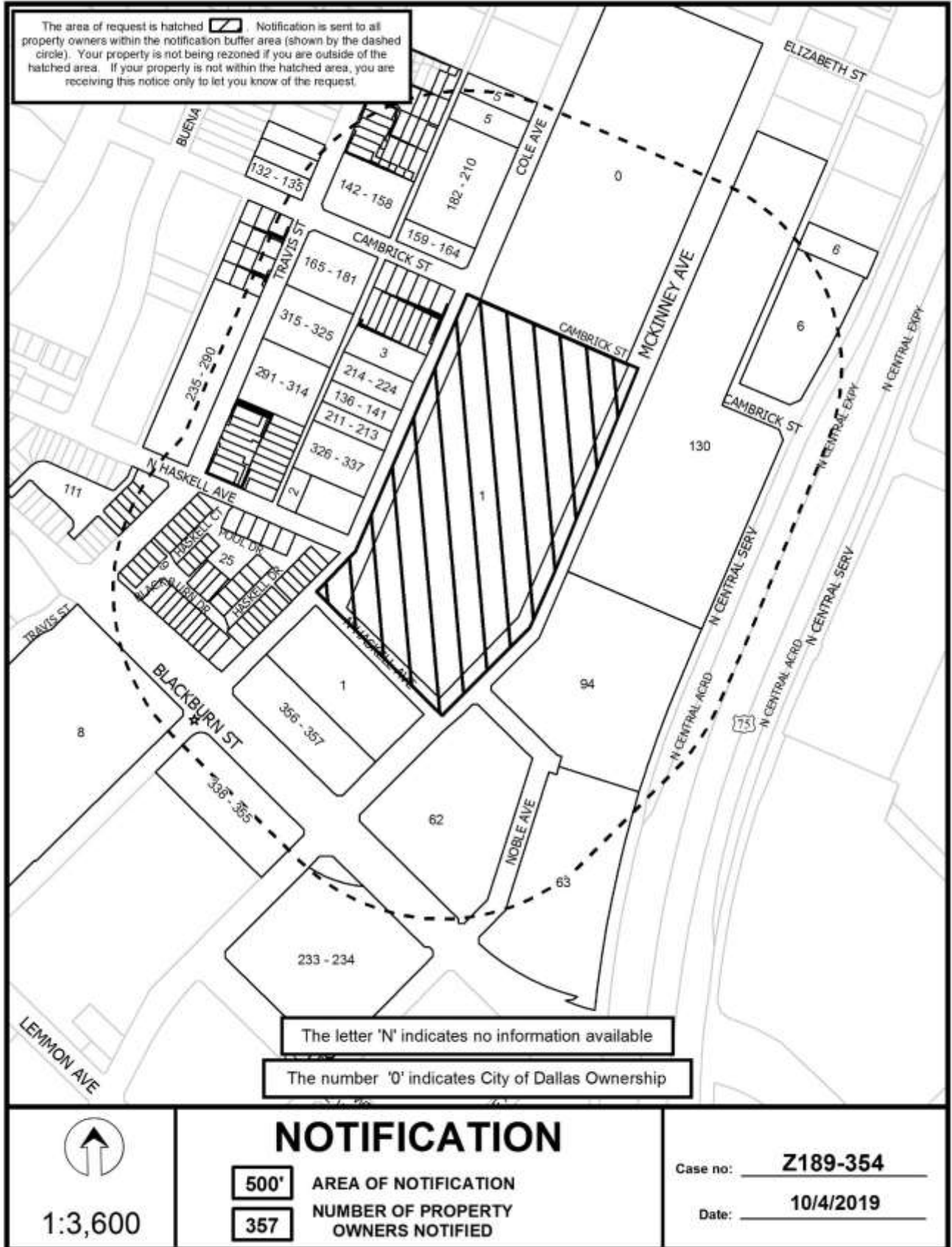
Case no: Z189-354

Date: 10/4/2019









10/04/2019

***Notification List of Property Owners******Z189-354******357 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3120 N HASKELL AVE	Dallas ISD
2	3210 N HASKELL AVE	COLE FLOYD O JR
3	3927 COLE AVE	LUFESA INVESTMENT PROPERTIES LLC
4	4011 TRAVIS ST	ALLEN JOHN M
5	4031 COLE AVE	VICEROY LIVING LLC
6	4029 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
7	3700 MCKINNEY AVE	BLACKBURN CENTRAL
8	3711 COLE AVE	LG CITYPLACE LP
9	3201 HASKELL AVE	BLVD BLDRS/VALENCIA LP
10	3810 TRAVIS ST	SANDERS ANGELA L
11	3808 TRAVIS ST	BARNETT ROBERT TRACY
12	3806 TRAVIS ST	METZLER JONATHAN
13	3804 TRAVIS ST	MCKENDRY PATRICIA & MATTHEW
14	3802 TRAVIS ST	CURLEY BRINDA HOLT
15	3224 BLACKBURN DR	DELPINO CARLOS M & DEBORAH A
16	3222 BLACKBURN DR	DOUD BRIAN &
17	3220 BLACKBURN DR	BARRETT JOHN & LISA
18	3218 BLACKBURN DR	MORTENSON TIMOTHY & KATHLEEN
19	3216 BLACKBURN DR	DUNN JOHN R
20	3214 BLACKBURN DR	TURNBULL JULIE & DERRICK J
21	3212 BLACKBURN DR	LATHAM VAN & LYNN
22	3210 BLACKBURN DR	FL DALLAS LLC
23	3208 BLACKBURN DR	KUMAR RAJESWARI V
24	3206 BLACKBURN DR	EDGERTON JAMES & LINDA L
25	3223 POOL DR	HOA OF VALENCIA TOWNHOMES
26	3839 COLE AVE	WOOMING GEORGE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3837 COLE AVE	KOBETT PATRICK
28	3835 COLE AVE	HARRIS DARRIUN & KRISTINA HARRIS
29	3831 COLE AVE	HOFF NANCY A
30	3829 COLE AVE	PARKER RONALD C
31	3825 COLE AVE	OZBILEK LEVENT & ZEYNEP BURCU
32	3823 COLE AVE	MINARYJOLANDAN MAJID &
33	3821 COLE AVE	DE HAAN KAMERON
34	3819 COLE AVE	BUCK MICHAEL A &
35	3817 COLE AVE	BRYANT DAVID B
36	3815 COLE AVE	CHRISTOPHERSON AARON M
37	3811 COLE AVE	DOAN DUC
38	3815 HASKELL DR	PRITCHARD JEFFREY M &
39	3817 HASKELL DR	CULLEN JOHN M & CONSTANCE L
40	3819 HASKELL DR	WEIDE MARK
41	3821 HASKELL DR	WALLACE CHRIS
42	3823 HASKELL DR	HAUSER THOMAS M JR
43	3825 HASKELL DR	BALL JOHN G
44	3820 HASKELL CT	VICK MICHAEL M & GRETCHEN G P
45	3818 HASKELL CT	CONNERS CHRISTOPHER
46	3816 HASKELL CT	MAH JEFFERY
47	3814 HASKELL CT	TRUST PAM
48	3812 HASKELL CT	ETHRIDGE JACOB J & AMANDA B
49	3812 TRAVIS ST	SMITH TOBIAS
50	3814 TRAVIS ST	KAMINSKI ANDRZEJ S
51	3816 TRAVIS ST	ASINOF PAULA
52	3820 TRAVIS ST	HEPFER MAXINE
53	3824 TRAVIS ST	MASON ASHLEY L
54	3231 HASKELL AVE	OZBILEK LEVENT & ZEYNEP B
55	3227 HASKELL AVE	VELING MARIA C
56	3223 HASKELL AVE	BOLDRICK DAVID B & SUSAN B
57	3219 HASKELL AVE	MESCIOGLU KUTLAY



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3215 HASKELL AVE	HAMMETT DENNIS R
59	3230 BLACKBURN DR	MAZUR ORLY & LEONARD
60	3232 BLACKBURN DR	E&S JOSEPH FAMILY PARTNERSHIP LTD
61	3234 BLACKBURN DR	FARROW PAUL
62	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
63	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
64	3900 TRAVIS ST	SHRI SONYA LIMITED PS
65	3902 TRAVIS ST	NIDUMOLU VIJAY
66	3904 TRAVIS ST	BLANKENSHIP MONICA L & LARRY D
67	3238 N HASKELL AVE	OCONNOR JESSICA L
68	3234 N HASKELL AVE	ARBOUR PAOLA M
69	3230 N HASKELL AVE	RAUPERS GREGORY D
70	3906 TRAVIS ST	NIREN LESLIE
71	3908 TRAVIS ST	BONDS DOROTHEA
72	3910 TRAVIS ST	GRIMSHAW AIMEE M
73	3250 N HASKELL AVE	KAVANAGH MARK ANTHONY
74	3246 N HASKELL AVE	MAGSTADT BRYAN MICHAEL &
75	3912 TRAVIS ST	WHITE TRUST THE
76	3914 TRAVIS ST	NELSON MITZI JEAN
77	3262 N HASKELL AVE	SHAKOURIAN NIKKI
78	3258 N HASKELL AVE	NYSEWANDER BEN
79	3254 N HASKELL AVE	WOODARD RACHEL
80	3983 COLE AVE	JOHNSTON KEVIN S &
81	3979 COLE AVE	KLEIN BRYAN D
82	3975 COLE AVE	PERNA DAVIID A
83	3971 COLE AVE	MCARTHUR CLAIRE L III &
84	3967 COLE AVE	NGUYEN QUANG KHOA
85	3963 COLE AVE	MENDRYGAL KIPRIAN E &
86	3959 COLE AVE	LIN CHUN M
87	3955 COLE AVE	SPARROW TONI L
88	3951 COLE AVE	JENKINS KRISTIN M &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3947 COLE AVE	SARGENT JAMES M JR
90	3943 COLE AVE	OWENS DERRICK CHASE
91	3939 COLE AVE	DOWELL MICHAEL B &
92	3935 COLE AVE	MURRAY SARAH P & MARK C
93	3931 COLE AVE	BROWN FREDERICK
94	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
95	3947 TRAVIS ST	PIHAKARI KATIANNA
96	3943 TRAVIS ST	SOTOBURAK KIMBERLY &
97	3939 TRAVIS ST	MYERS PATRICK DAVID &
98	3955 TRAVIS ST	ROGERS DEBBIE COFFMAN
99	3971 TRAVIS ST	DEABREU IZABELLA DUTRA &
100	3967 TRAVIS ST	MAY STEVEN D
101	3963 TRAVIS ST	APONTE DUANE
102	3975 TRAVIS ST	GOEKE GEORGE B
103	3979 TRAVIS ST	KENNEDY BRYAN J
104	3983 TRAVIS ST	VAMOS JOSE
105	3817 TRAVIS ST	CORREA ANDRES & CLAUDIA VARGAS
106	3819 TRAVIS ST	MAGNESS SUE ANN
107	3821 TRAVIS ST	KENNEDY LESLIE A
108	3823 TRAVIS ST	BERMAN GEORGE &
109	3825 TRAVIS ST	BREVELLE JOHNALAIN ALMARIA
110	3827 TRAVIS ST	DEAN GAIL L SURVIVORS TRUST
111	3300 BLACKBURN ST	PORTOBELLO LTD
112	4016 TRAVIS ST	KUTLER MARC D
113	4016 TRAVIS ST	MEYER JASON & KRISTIN GREEN
114	4016 TRAVIS ST	FISCHER CHRIS A
115	4016 TRAVIS ST	RUCK DUANE SCOTT &
116	4016 TRAVIS ST	STINSON STEWART
117	4016 TRAVIS ST	ADAMS JAMES LOUIS &
118	4030 TRAVIS ST	ROEMER JASON
119	4022 TRAVIS ST	GRIGGS LEO II

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4022 TRAVIS ST	DARIENZO VINCENZO &
121	4022 TRAVIS ST	FERRIS CYNTHIA ANN
122	4022 TRAVIS ST	HACKEN KEVIN T
123	4018 TRAVIS ST	GIVENS JENNY G
124	4018 TRAVIS ST	CAMPBELL JONATHAN &
125	4018 TRAVIS ST	OZTURK CIGDEM
126	4018 TRAVIS ST	WARDEN GARY
127	4014 TRAVIS ST	LOYOLA WALTER X JR
128	4014 TRAVIS ST	AUSTIN MILES J
129	4014 TRAVIS ST	BUSKER MITCHELL
130	3966 MCKINNEY AVE	CHURCH OF INCARNATION
131	11111 COLE AVE	CITY PLACE - DALLAS TIF 920
132	3340 CAMBRICK ST	NORFLEET GAIL
133	3330 CAMBRICK ST	JAMIESON JEFF
134	4003 TRAVIS ST	KARPIENSKI SAMANTHA
135	4003 TRAVIS ST	HUFFINES DEVIN
136	3919 COLE AVE	ROBEY SCOTT
137	3919 COLE AVE	COLE AVE 3919 102 LAND TR
138	3919 COLE AVE	HARTSELL NICOLE L
139	3919 COLE AVE	GORDON LAINEY ELIZABETH
140	3919 COLE AVE	CARMICHAEL WILLIAM JAMES JR
141	3919 COLE AVE	MOUTON ANDREW JAMES
142	3250 CAMBRICK ST	DAILEY GEORGE L JR & KATHARINE C
143	3250 CAMBRICK ST	KERSTEN EDWARD LAWRENCE
144	3250 CAMBRICK ST	KHARIV OKSANA
145	3250 CAMBRICK ST	BREWSTER ADRIAN
146	3250 CAMBRICK ST	BRYANT MONROE D JR
147	3250 CAMBRICK ST	DELEON ADRIAN
148	3250 CAMBRICK ST	SAIB AMINE
149	3250 CAMBRICK ST	BRAY RONALD A & SYLVIA H
150	3250 CAMBRICK ST	ABREL AMIR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3250 CAMBRICK ST	NEEMAN PATRICK RUSSELL
152	3250 CAMBRICK ST	HITTON WILLIAM
153	3250 CAMBRICK ST	NYENHUIS BRIAN KEITH
154	3250 CAMBRICK ST	JACOBSON JOHN D
155	3250 CAMBRICK ST	DAMERIS BRYAN V
156	3250 CAMBRICK ST	LAMSON INVESTMENTS LLC
157	3250 CAMBRICK ST	RYAN MEGHAN J
158	3250 CAMBRICK ST	SLOAN FREDERICK C
159	3230 CAMBRICK ST	CHEW SUSAN
160	3230 CAMBRICK ST	MCELROY ERIN
161	3230 CAMBRICK ST	LEVINE MARK
162	3230 CAMBRICK ST	DEAN JESSICA M
163	3230 CAMBRICK ST	BABCOCK JANE H
164	3230 CAMBRICK ST	SMITH CHARLES C
165	3251 CAMBRICK ST	WRIGHT JEANNA M TRUST
166	3251 CAMBRICK ST	CARRALES ANGELA L
167	3251 CAMBRICK ST	THIBODEAUX PAUL L
168	3251 CAMBRICK ST	SCHALL RYAN N
169	3251 CAMBRICK ST	FABIAN CHRIS
170	3251 CAMBRICK ST	PARRISH BRIAN MICHAEL &
171	3251 CAMBRICK ST	NAGELY NEAL MILTON
172	3251 CAMBRICK ST	PARIKH ANKUR
173	3251 CAMBRICK ST	MONACO ANDREW D
174	3251 CAMBRICK ST	SULLIVAN ESAU KENNETH
175	3251 CAMBRICK ST	KOO HE JIN
176	3251 CAMBRICK ST	SUSIE CATHERINE LEIGH
177	3251 CAMBRICK ST	KRUGER BRADLEY A
178	3251 CAMBRICK ST	CHEN KENNETH SUNGMAN &
179	3251 CAMBRICK ST	APPERTI-OCHOA JENNIFER &
180	3251 CAMBRICK ST	BORG SANDRA J & JOSEPH D LIVING TR
181	3251 CAMBRICK ST	ARIAGNO CONSTANCE R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4011 COLE AVE	GARZA ANA L
183	4011 COLE AVE	WALKER JOHN H &
184	4011 COLE AVE	KAFTOUS SHARI
185	4011 COLE AVE	AHMED MUSTAQUE
186	4011 COLE AVE	MYERS SCOTT TIMOTHY
187	4011 COLE AVE	POLLARD CRAIG
188	4011 COLE AVE	FATTAHIYAR AHMAD
189	4011 COLE AVE	WILCHER MATTHEW
190	4011 COLE AVE	ADAMS JOHN
191	4011 COLE AVE	DIAMOS VIKKI &
192	4011 COLE AVE	VICEROY LIVING LLC
193	4011 COLE AVE	LOONEY JASON P
194	4011 COLE AVE	GRANDCHAMPT ROGER
195	4011 COLE AVE	REYESTOME ISRAEL
196	4011 COLE AVE	SOCALL PRISCILLA
197	4011 COLE AVE	BLUEROCK PROPERTIES LLC
198	4011 COLE AVE	TATE JOHN W &
199	4011 COLE AVE	RITTER ALMA ANGELINA
200	4021 COLE AVE	PETREE JASON
201	4021 COLE AVE	RAMOS VIVIANA
202	4021 COLE AVE	ORTEGA MARTHA
203	4021 COLE AVE	PURIFOY GROUP LLC THE
204	4021 COLE AVE	DELAMATA TOMAS
205	4021 COLE AVE	CASTRO NORA
206	4021 COLE AVE	HART DONALD R
207	4021 COLE AVE	FORBRICH D T
208	4021 COLE AVE	LAM BILLY M
209	4021 COLE AVE	SANCHEZ NICHOS MERAZ
210	4021 COLE AVE	CATHEY SAM C
211	3915 COLE AVE	UNIVERSITY CONSTRUCTION
212	3915 COLE AVE	DOYLE ROBERT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3915 COLE AVE	COLE FLOYD
214	3923 COLE AVE	SHEFFIELD KIT & VASILISA
215	3923 COLE AVE	KAPPELMANN JENNIFER LEE
216	3923 COLE AVE	DIWA TOMAS III & LETICIA
217	3923 COLE AVE	PAYNE CHANDRA L
218	3923 COLE AVE	COLEAVENUECONDOS LLC
219	3923 COLE AVE	PYTKA JACK & LORETA
220	3923 COLE AVE	LEHTOLA PATRICIA
221	3923 COLE AVE	GOHSMAN JOHN W & ANNETTE F
222	3923 COLE AVE	GOODRUM DAVID H
223	3923 COLE AVE	ROWE ALLEN EDWIN &
224	3923 COLE AVE	HENKIN HARVEY E & HELENE
225	3901 COLE AVE	MELENDEZ MYRNA GEORGINA
226	3901 COLE AVE	HANSON KURT & PATRICA
227	3901 COLE AVE	TUCKER THOMAS A
228	3901 COLE AVE	FERGUSON ELIZABETH
229	3901 COLE AVE	ROWLAND COLIN
230	3901 COLE AVE	ROWLAND COLIN
231	3901 COLE AVE	BREWER EMILY M
232	3901 COLE AVE	SOKOLOVIC BENJAMIN S
233	3700 MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
234	3700 MCKINNEY AVE	3700 MCKINNEY LTD
235	3901 TRAVIS ST	SIERS SCOTT A
236	3901 TRAVIS ST	GARCIA RYAN
237	3901 TRAVIS ST	HENNINGSSEN JOSEPH H JR
238	3901 TRAVIS ST	GILLETTE KRISTINE
239	3901 TRAVIS ST	JEON TINA
240	3901 TRAVIS ST	DILLOW DANIELLE LEIGH
241	3901 TRAVIS ST	KISSANE ERIN
242	3901 TRAVIS ST	WEINBERG ELANDRA B
243	3901 TRAVIS ST	GILG TERRANCE L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3901 TRAVIS ST	TSAI ROGER W & MARGARET S C
245	3901 TRAVIS ST	MCMANUS SEAN
246	3901 TRAVIS ST	BAKER JONATHAN A
247	3901 TRAVIS ST	MARTITS CHALANGARI KATALIN &
248	3901 TRAVIS ST	CCCC PROPERTY MGMT LLC
249	3901 TRAVIS ST	SULLIVAN JOHN P REVOCABLE TRUST
250	3901 TRAVIS ST	DOTLINK LLC
251	3901 TRAVIS ST	SHERIDAN THOMAS M
252	3901 TRAVIS ST	SHADLE KATHERINE A &
253	3901 TRAVIS ST	FRIEDMAN JASON
254	3901 TRAVIS ST	CAMERON AMANDA
255	3901 TRAVIS ST	CUARTELON ADELE S
256	3901 TRAVIS ST	WEEDMAN JONATHAN
257	3901 TRAVIS ST	TSAI TAI CHUN
258	3901 TRAVIS ST	PANGLE JONATHAN LOUIS
259	3901 TRAVIS ST	THOMAS DARIUS & FALLYN
260	3901 TRAVIS ST	HALAYDA STEPHEN J
261	3901 TRAVIS ST	PLEITEZ CLAUDIA
262	3901 TRAVIS ST	CCCC PPTY MGMT LLC
263	3901 TRAVIS ST	SENROR CHARLES DAVID & JANE ALLEN
264	3901 TRAVIS ST	ROUSSON GEORGE & BEATA
265	3901 TRAVIS ST	WOOD CHARLES MARK
266	3901 TRAVIS ST	MCALEAVEY DAVID J
267	3901 TRAVIS ST	REYES JOSHUA P
268	3901 TRAVIS ST	FULLER WILLIAM T
269	3901 TRAVIS ST	JOHNSON CARRIE L
270	3901 TRAVIS ST	SMITH SCOTT N & ALYSSA L
271	3901 TRAVIS ST	MELCHER MARIAH B
272	3901 TRAVIS ST	LUPTON CHAD ARTHUR &
273	3901 TRAVIS ST	FEATHERSTONE ALEXANDRIA N
274	3901 TRAVIS ST	BURNLEY ROBERT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3901 TRAVIS ST	KAISER KASS
276	3901 TRAVIS ST	WESTBROOK ASHLY
277	3901 TRAVIS ST	BITENCOURT NICOLE
278	3901 TRAVIS ST	GURKA STEPHANIE A &
279	3901 TRAVIS ST	SANCHEZ VICTOR G
280	3901 TRAVIS ST	IVCHENKO NATALIA A
281	3901 TRAVIS ST	CHEN SHYHDAH &
282	3901 TRAVIS ST	GOMEZ MARK D
283	3901 TRAVIS ST	VANLANDINGHAM SHARMAN J
284	3901 TRAVIS ST	FACCA THOMAS PAUL &
285	3901 TRAVIS ST	MILLER LINDSEY R
286	3901 TRAVIS ST	LOVATO CHRISTOPHER J
287	3901 TRAVIS ST	BEARIST GROUP LLC
288	3901 TRAVIS ST	TATUM JOHN & MARGARET
289	3901 TRAVIS ST	HERBST REBECCA
290	3901 TRAVIS ST	BUIE THOMAS M & CAROLINE P
291	3922 TRAVIS ST	FLAD JORDAN ELIZABETH
292	3922 TRAVIS ST	PATEL RAJAN P
293	3922 TRAVIS ST	STAFIRA JOHN
294	3922 TRAVIS ST	MURREY MATTHEW LYNN & HEATHER FOX
295	3922 TRAVIS ST	BURNS NICHOLS L
296	3922 TRAVIS ST	WIGGS BRUCE
297	3920 TRAVIS ST	KIM ERNEST YOON
298	3920 TRAVIS ST	CASSADY KAREN
299	3920 TRAVIS ST	BOYD TRACY J
300	3920 TRAVIS ST	CORPACO 1 LP
301	3920 TRAVIS ST	WENNING CONNOR
302	3920 TRAVIS ST	DAVIS LANE C & VIVIAN O
303	3920 TRAVIS ST	WINSTON NANCY A
304	3920 TRAVIS ST	GLENNON JASON NICHOLAS
305	3920 TRAVIS ST	FIROOZBAKHT BOBACK F



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3920 TRAVIS ST	RODRIGUEZ HILDA M
307	3920 TRAVIS ST	MOUSEL MICHAEL A
308	3922 TRAVIS ST	SCHOENFELD BRENDA
309	3922 TRAVIS ST	JAMES RICHARD D & RONALD S
310	3920 TRAVIS ST	ESPINOSA LEIGH ANN
311	3920 TRAVIS ST	KING CLAUDINE
312	3920 TRAVIS ST	FARVARDIN ANOOSH
313	3920 TRAVIS ST	WILCHER JACQUELINE K
314	3920 TRAVIS ST	HOMSEY ANNA L
315	3936 TRAVIS ST	GUERRA ALEXANDER
316	3936 TRAVIS ST	VELAZQUEZ SOFIA ALEJANDRA M &
317	3936 TRAVIS ST	DAVILA HOLANDA &
318	3936 TRAVIS ST	THRAILKILL JESSICA
319	3936 TRAVIS ST	FURLOW DAVID
320	3936 TRAVIS ST	VAN HATTUM ROBERT
321	3936 TRAVIS ST	MCLENDON SHERRY A
322	3936 TRAVIS ST	SCSM CORPORATION LLC
323	3936 TRAVIS ST	CRISMAN THOMAS L
324	3936 TRAVIS ST	GRAVES ALEXANDRA L
325	3936 TRAVIS ST	HARPER HEIDI
326	3907 COLE AVE	HAMM PHILIP
327	3907 COLE AVE	ANDERL RICHARD M
328	3907 COLE AVE	SUTHERLAND SCOTT R &
329	3907 COLE AVE	HAEGELE JOSHUA S & SARAH J SPECK
330	3907 COLE AVE	SEARFOSS RALPH
331	3907 COLE AVE	CULBERTSON DAVID EVAN
332	3907 COLE AVE	STHRC REAL ESTATE TRUST
333	3907 COLE AVE	REINHEIMER MARK &
334	3907 COLE AVE	ABATE MATTHEW & ESTHER
335	3907 COLE AVE	SHAH JHEEL H
336	3907 COLE AVE	MASEK GEORGE E &

Z189-354(SM)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3907 COLE AVE	FENNEMA RICHARD E & MARIA E
338	3699 MCKINNEY AVE	WEST VILLAGE 2004 PO LTD
339	3699 MCKINNEY AVE	KAPORIS HELEN
340	3699 MCKINNEY AVE	WILLIAMSON ANA R
341	3699 MCKINNEY AVE	SAVAGE TAMARA ANN
342	3699 MCKINNEY AVE	JONES MIRANDA
343	3699 MCKINNEY AVE	MILLER OMARI
344	3699 MCKINNEY AVE	SHERWOOD STEVEN TRUST
345	3699 MCKINNEY AVE	KIA HAMID G & SHELIA F
346	3699 MCKINNEY AVE	SCHULZE MARK
347	3699 MCKINNEY AVE	JOHNSON GLENN
348	3699 MCKINNEY AVE	LIVINGSTON WILLIAM C &
349	3699 MCKINNEY AVE	LEMMA YONATAN SOLOMON
350	3699 MCKINNEY AVE	PHILZACH LLC
351	3699 MCKINNEY AVE	REBELLO EUPHRASON G
352	3699 MCKINNEY AVE	YOUNG FREDERICK C
353	3699 MCKINNEY AVE	BARRON JEFFERY ADAM
354	3699 MCKINNEY AVE	ALIBHAI HUSEIN F
355	3699 MCKINNEY AVE	SHAH SUMMIT J &
356	3839 MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3839 OWNER LP
357	3839 MCKINNEY AVE	WVII LP

**Planner: Jennifer Muñoz**

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**FILE NUMBER:** Z190-104(JM)                      **DATE FILED:** October 4, 2019  
**LOCATION:** Northwest line of Ross Avenue and southeast line of Munger Avenue, between North Prairie Avenue and Annex Avenue  
**COUNCIL DISTRICT:** 2                                      **MAPSCO:** 46 A  
**SIZE OF REQUEST:** ± 2.25 acres                      **CENSUS TRACT:** 8.00

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**REPRESENTATIVE:** Audra Buckley, Permitted Development

**APPLICANT/OWNER:** 4621 Ross Ave. LP

**REQUEST:** An application for **1)** a P(A) Parking District with deed restrictions volunteered by the applicant; **2)** the termination of Specific Use Permit No. 600 for an institutional use; and **3)** the termination of Specific Use Permit No. 1568 for an open-enrollment charter school use on property zoned an MF-2(A) Multifamily District and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District.

**SUMMARY:** The purpose of this request is to allow for the existing building to be refurbished and occupied with a mix of office and retail uses, as allowed by the regulations in Subarea 4 of PD District No. 298. The previous institutional uses, including the open-enrollment charter school, will no longer occupy the site. The SUPs for the institutional uses will be terminated and the existing parking lots, currently located in the MF-2(A) Multifamily District facing Munger Avenue, must be rezoned to serve the proposed office and retail uses facing Ross Avenue. Volunteered deed restrictions will prohibit access from the existing parking lots onto Munger Avenue.

**STAFF RECOMMENDATION:** Approval of a P(A) District on the MF-2(A) District lots, subject to a site plan and deed restrictions volunteered by the applicant; approval of the termination of Specific Use Permit No. 600; and approval of the termination of Specific Use Permit No. 1568.

**PLANNED DEVELOPMENT DISTRICT No. 298:**  
<http://www.dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20298.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 298 EXHIBITS:**  
<http://www.dallascityattorney.com/51P/exhibits.html#a298>

**BACKGROUND INFORMATION:**

- The site consists of 2.25 acres with frontage along the south side of Munger Avenue and the north side of Ross Avenue, all part of the remainder of Lot 2B.
- Parking for nonresidential uses is not allowed in residential districts. The property is dually zoned an MF-2(A) Multifamily District along Munger Avenue, and Subarea 4 within Planned Development District No. 298, the Bryan Area Special Purpose District. The portion of the property zoned an MF-2(A) District provides parking for the existing structure within PD No. 298 facing Ross Avenue.
- The parking lots served the structure legally when the site operated under SUP No. 1568 for an open-enrollment charter school and SUP No. 600 for an institutional use, YWCA, formerly the “Young Women’s Christian Association of the United States of America, Inc.” Institutional uses are allowed by SUP in an MF-2(A) District. The institutional uses no longer exist and termination of the two SUPs is requested. The site is being renovated and is planned to operate with office and retail uses which are not allowed in the residential district.
- The Dallas Development Code, as amended establishes that a P(A) Parking District must be either contiguous to or perpendicularly across an adjoining street or alley from a main use. The main use for these two parking lots faces Ross Avenue, contiguous to the parking lots in the MF-2(A) District, and contains a three-story, 50,135-square foot building erected in 1973. Additionally, a P(A) District requires approval of a site plan.
- Deed restrictions volunteered by the applicant limit access onto Munger Avenue for emergency service vehicles use only, by requiring a gate.

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

1. **Z156-172:** On May 25, 2016, the City Council approved Specific Use Permit No. 2200 for a child-care facility on property zoned an MF-2(A) Multifamily District on the southeast line of Munger Avenue, between Annex Avenue and North Prairie Avenue.
2. **Z167-160:** On June 14, 2017, the City Council approved Planned Development District No. 987 for MF-2(A) Multifamily District uses, on property zoned an MF-2(A) Multifamily District and a P(A) Parking District on the northwest line of San Jacinto Street, between Annex Avenue and Grigsby Avenue.
3. **Z178-186:** On April 25, 2018, City Council approved the establishment of a demolition delay overlay district, Oak Lawn and East Dallas – DDO-4, for approximately 3,277 acres located in Downtown and Uptown Dallas.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Community Collector	80 feet	--
Munger Avenue	Local	60 feet	--

**Traffic:**

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

**STAFF ANALYSIS**

**Comprehensive Plan:**

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

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

**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 5.2 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 existing parking lots continue to serve the building erected in 1973. The continued use of the parking lots adjacent to multifamily structures allows the reutilization of the building along Ross Avenue, a contributing structure to the urban landscape along the major thoroughfare.

**Surrounding Land Uses:**

<b>Area</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2(A) and Subarea 4 w/in PD No. 298 w/SUP Nos. 600 & 1568	Vacant and Parking
<b>Northwest</b>	MF-2(A)	Multifamily
<b>Northeast</b>	MF-2(A) and Subarea 4 w/in PD No. 298	Multifamily, Child care facility, Mini-warehouse, and Financial institution with drive through
<b>Southeast</b>	Subarea 4 w/in PD No. 298	Restaurant with drive through and Convalescent nursing home
<b>Southwest</b>	MF-2(A) and Subarea 4 w/in PD No. 298	Multifamily

**Land Use Compatibility:**

The site consists of 2.25 acres with frontage along the south side of Munger Avenue and the north side of Ross Avenue, all part of the remainder of Lot 2B. The request to rezone the parking lots from an MF-2(A) District to a P(A) Parking District is required with the transition of the existing structure from institutional uses, allowed in the residential district by SUP, to nonresidential uses, as allowed by Subarea 4 of PD No. 298.

The parking lots served the structure legally when the site operated under SUP No. 1568 for an open-enrollment charter school and SUP No. 600 for an institutional use, YWCA, formerly the “Young Women’s Christian Association of the United States of America, Inc.” Institutional uses are allowed by SUP in an MF-2(A) District. The institutional uses no longer exist and termination of the two SUPs is requested. The site is being renovated and is planned to operate with office and retail uses which are not allowed in the residential district.

Deed restrictions volunteered by the applicant limit access onto Munger Avenue for emergency service vehicles use only, by requiring a gate.

Surrounding land uses consist of multifamily and a child-care facility to the northwest and northeast; mini-warehouse, financial institution with drive-through, restaurant with drive-through, and convalescent nursing home to the southeast; and, multifamily to the southwest.

Staff supports the request, subject to volunteered deed restrictions which protect the residential neighborhood to the northwest along Munger Avenue from the traffic generated by the new office and mixed-use development.

When considering a P(A) Parking District within Chapter 51A, Dallas Development Code, the following should be considered:

- 1) Parking must be contiguous or directly across an alley or street from the main use(s) it serves;
- 2) The lot in a parking district contiguous to a residential district shall provide and maintain a minimum front yard of ten feet;
- 3) The lot must detail all landscaping required, including screening, that meets the requirements of Article X;
- 4) All parking lot lighting must meet the requirements of Sec.51A-4.301(e); and

The site plan must show curb cuts for vehicular access designed to direct traffic to the nearest thoroughfare and must meet all requirements set forth in the Off-Street Parking and Driveway Handbook.

The subject parking lots meet the requirements for a P(A) District. The minimum front yard is provided along Munger Avenue. A screening fence and landscaping are provided at the Munger Avenue access points, which are locked for access only to emergency vehicles. The parking lots have served the contiguous building facing Ross Avenue for over 40 years. The existing building would not be usable for a mix of uses as allowed by PD No. 298 without these parking lots.

**Development Standards:**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Height</u>	<u>Lot Cover- age</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b>MF-2(A) –</b> existing Multifamily	15'	5'	30'	45%	RPS	Residential and institutional.
<b>P(A) - proposed</b> Parking District	10' adj. to res.	No Min. Screening Req.	N/A	N/A	RPS	Commercial parking lot, surface parking lot
<b>PD No.298,</b> <b>Subarea 4 –</b> existing, but adjacent to rezoning request	15'	0'/5'	54'	90%	RPS	Retail and personal service, office, lodging, institutional and community service, commercial and business service, and commercially compatible single family uses.

**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

Z190-104(JM)

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 partially located within an “E” MVA cluster, as well as many surrounding properties.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires no off-street parking for a surface parking lot or commercial parking lot. Parking must be maintained per the approved site plan. The two parking lots currently exist and provide 95 regular and 51 compact off-street parking spaces for a total of 146 parking spaces including five handicapped accessible spaces.

**Landscaping:**

Landscaping per Article X has not been triggered by the current request.



Z190-104(JM)

**List of Officers**

**Property Owner:** 4621 Ross Ave. LP

**General Partner:** 4621 Ross Ave. GP, LLC

**Managing Member:** Susan Gruppi

**Proposed Site Plan**

**LEGEND**

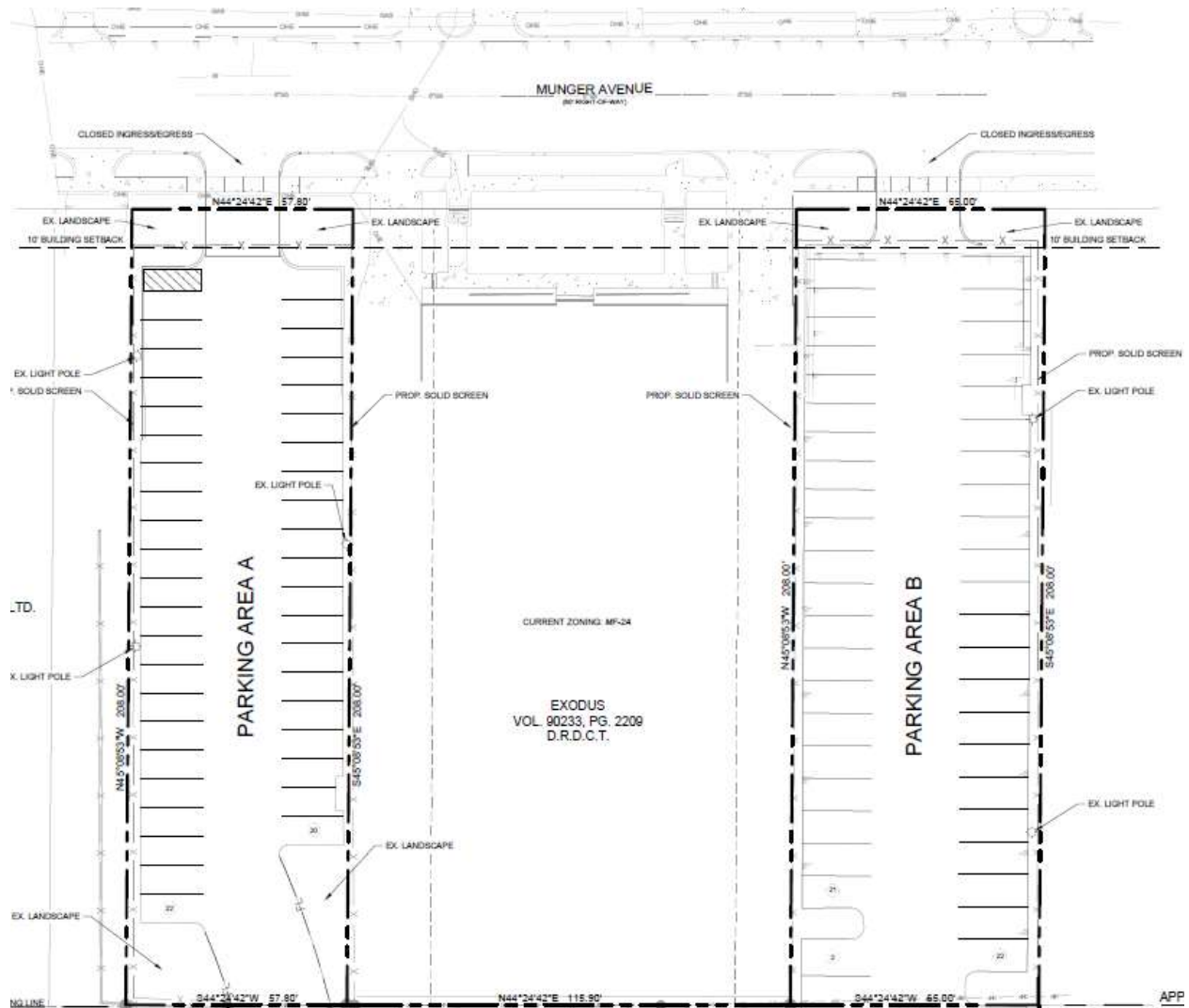
	PROPERTY LINE
	EXISTING FENCE
	PARKING COUNT

**PARKING TABLE**

PARKING AREA A	42 SPACES
PARKING AREA B	45 SPACES



NOTE: LIGHTING TO BE PROVIDED PER SEC 51A-4.301(e)



**Volunteered Deed Restrictions**

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

I.

The undersigned, 4621 Ross Ave LP, a Texas limited partnership ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land situated in the J. Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, being a portion of Lot 2B, Block B/652 of the YWCA/Ross Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97177, Page 3412 of the Deed Records of Dallas County, Texas, according to the plat thereof recorded in Volume 97177, Page 3412 of the Deed Records of Dallas County, Texas being that same tract of land conveyed to America CAN! by deed recorded in Volume 2004232, Page 7545, contained in instrument number 201900159606 in the Deed Records of Dallas County, Texas, and being more particularly described hereto:

Block B/0652 Lot 2B

II.

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

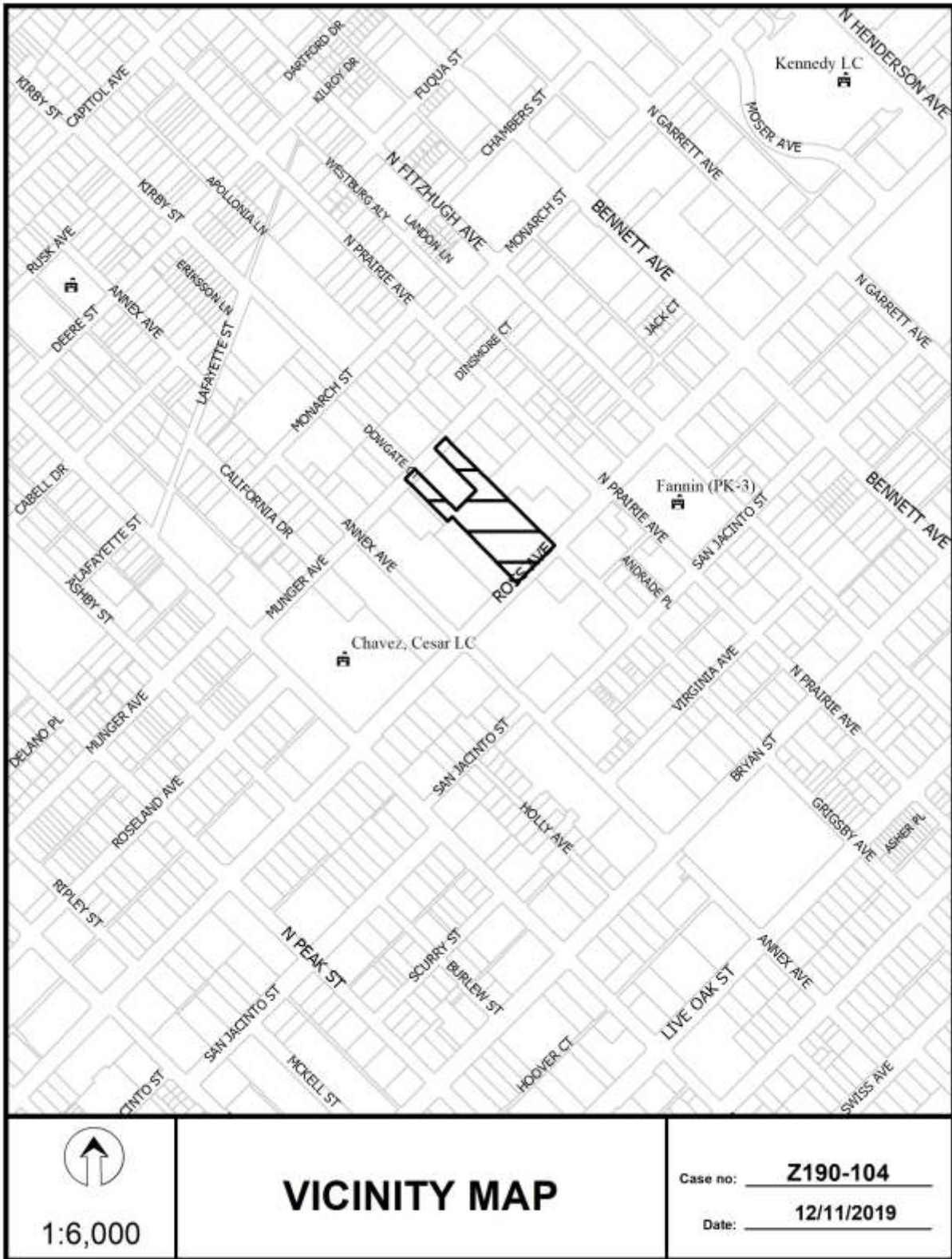
- 1. Ingress/Egress to the property from Munger Avenue shall be gated and shall only be allowed for emergency service vehicle use.
- 2. Parking shall only be used for structures located at 4621 Ross Avenue.

III.

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

IV.

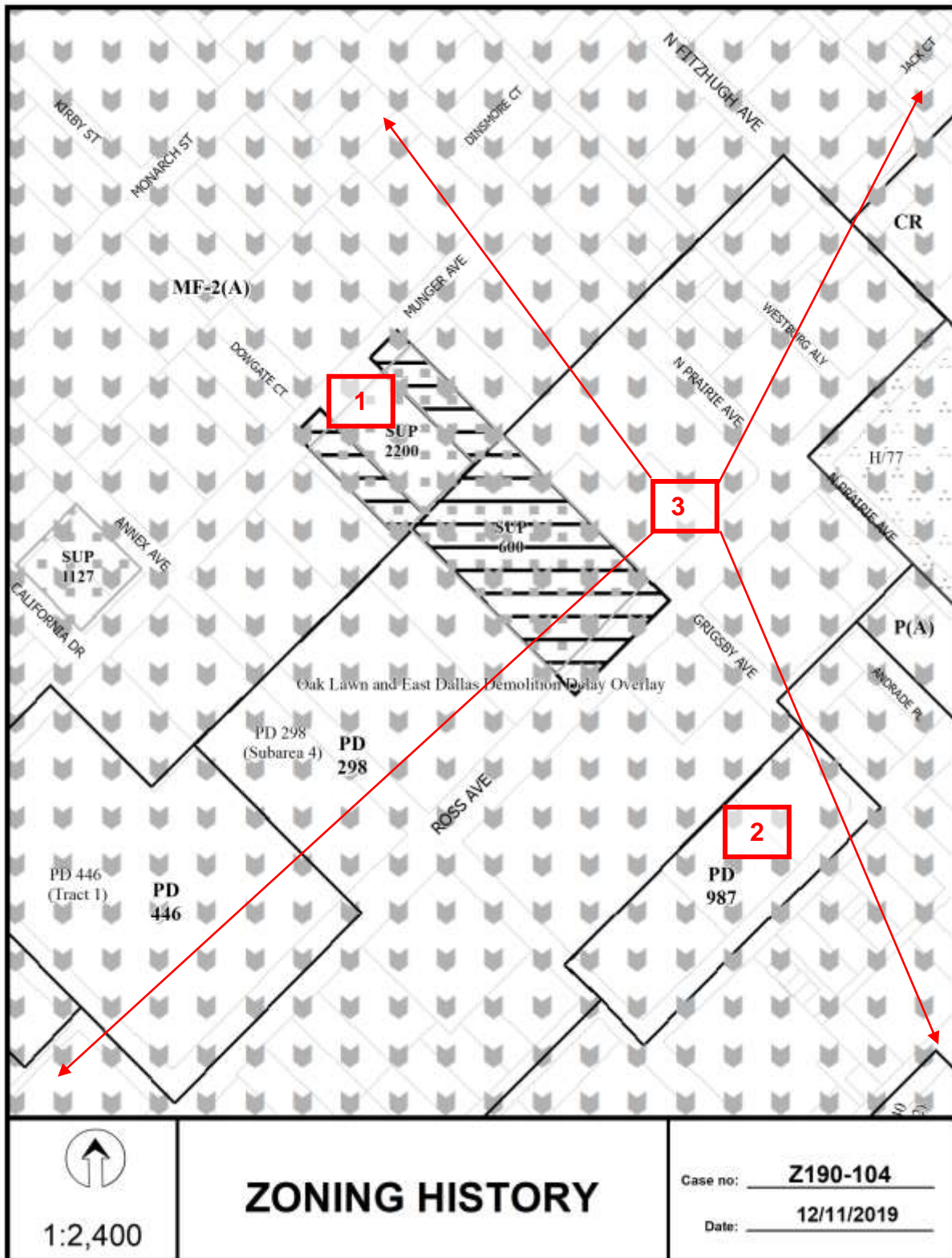
These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must

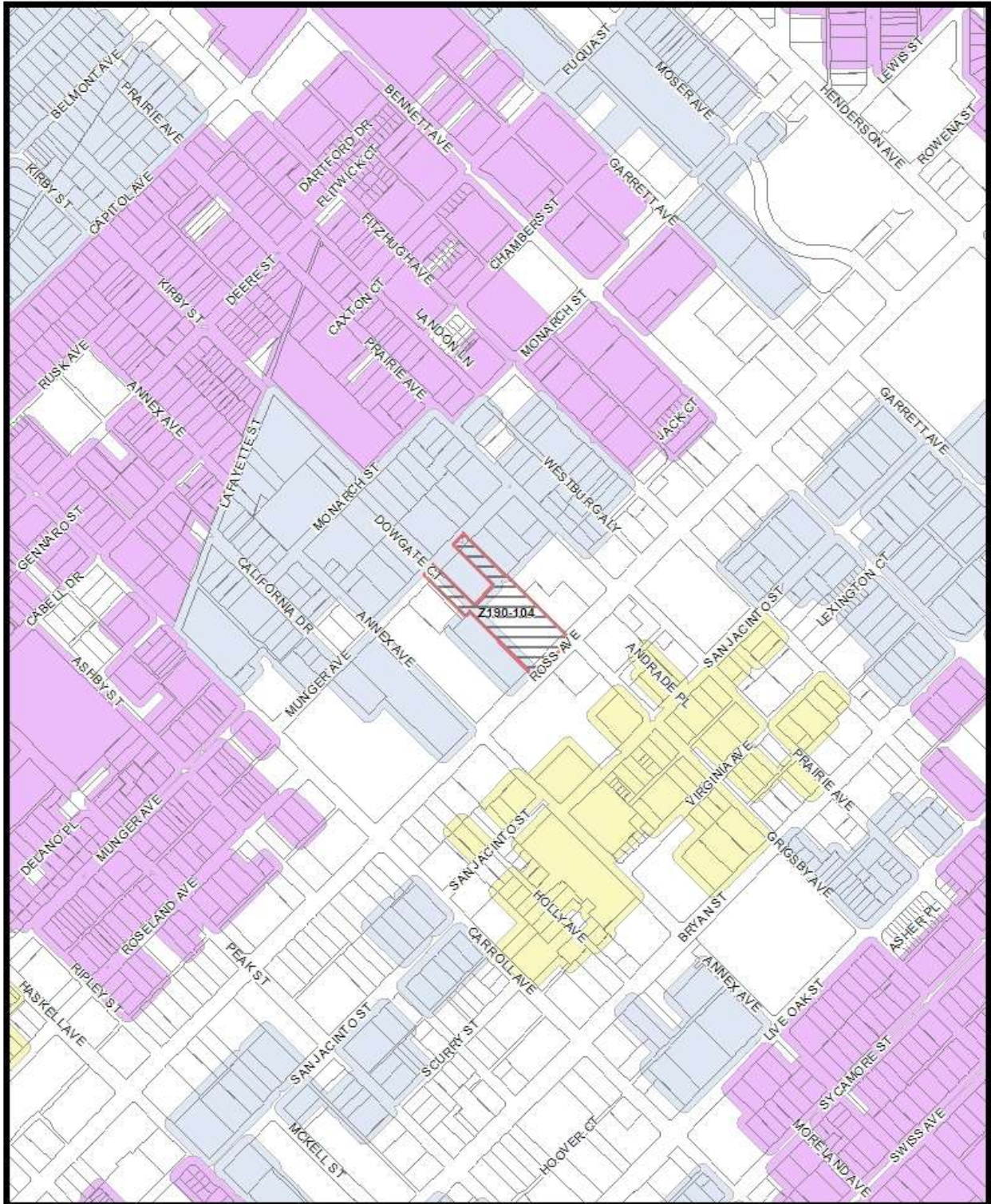




 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>          Z190-104          </u> Date: <u>          12/11/2019          </u>
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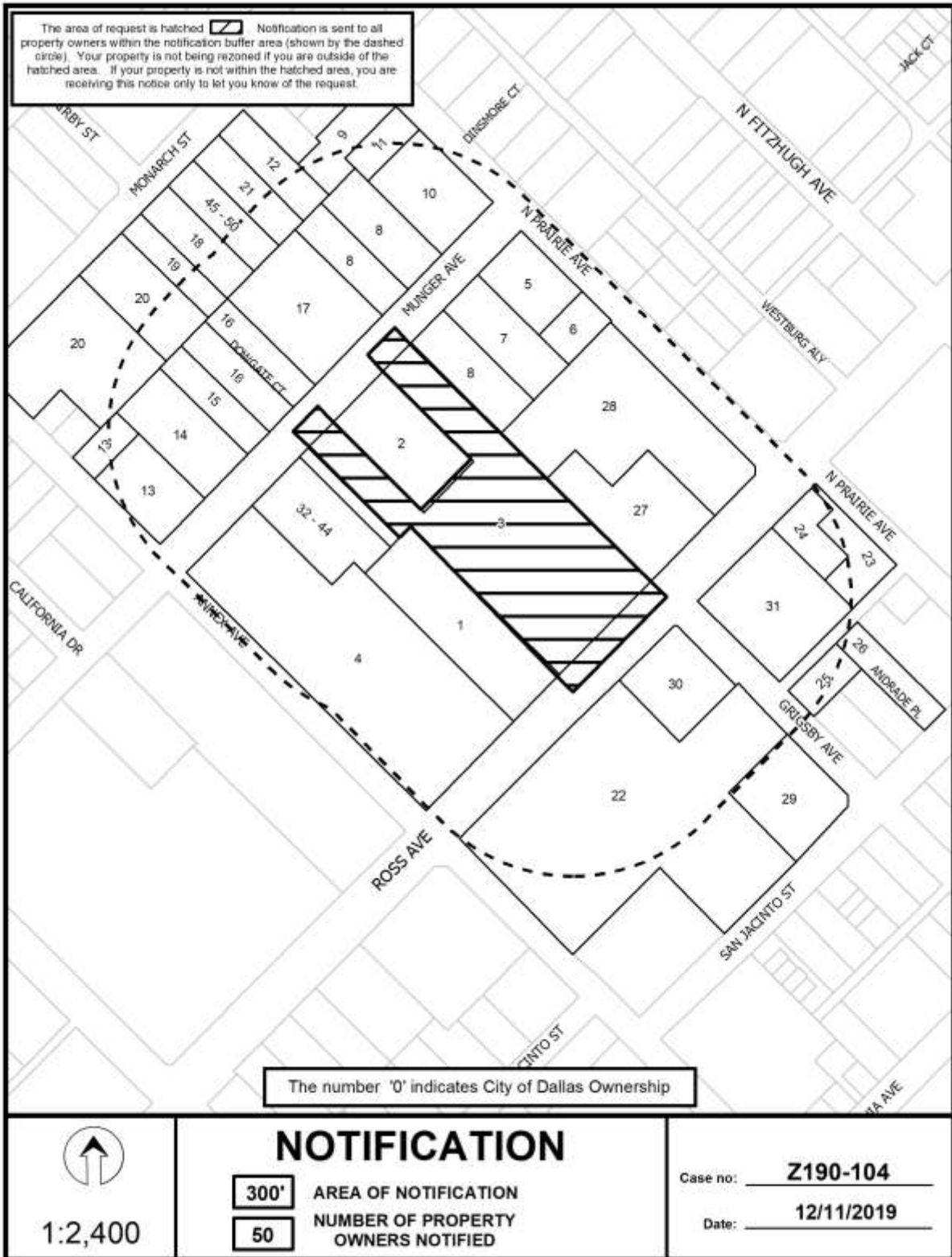
MVAC Cluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 12/11/2019





12/11/2019

***Notification List of Property Owners******Z190-104******50 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4619 ROSS AVE	HETRICK DENNIS W &
2	4630 MUNGER AVE	EXODUS
3	4621 ROSS AVE	4621 ROSS AVE LP
4	4601 ROSS AVE	DALLAS WOMANS FORUM
5	4718 MUNGER AVE	GUTIERREZ ELIAS & ANGELA
6	1725 N PRAIRIE AVE	ROGERS STEPHEN J
7	4710 MUNGER AVE	DAISHO INC
8	4640 MUNGER AVE	YNS INVESTMENTS LP
9	1921 N PRAIRIE AVE	KESSLER PARK PROPERTIES INC
10	4715 MUNGER AVE	BESTWESTERMAN FAMILY
11	1915 N PRAIRIE AVE	VALDATA JUSTIN R
12	4704 MONARCH ST	ALCALA MARIBEL
13	1914 ANNEX AVE	COG DALLAS HOMES II LLC
14	4611 MUNGER AVE	CUTCHINC PROPERTIES LLC
15	4619 MUNGER AVE	FINSTROM LARRY & DIANE
16	4621 MUNGER AVE	COG DALLAS HOMES II LLC
17	4627 MUNGER AVE	4627 MUNGER LLC
18	4634 MONARCH ST	COG DALLAS II LLC
19	4626 MONARCH ST	COG DALLAS HOMES II LLC
20	4622 MONARCH ST	TAKASHIMA YUJI
21	4700 MONARCH ST	MARRUFO JOSE
22	4600 ROSS AVE	4600 ROSS MFI LP
23	1621 N PRAIRIE AVE	VALUE WASH
24	4716 ROSS AVE	MFT ENTERPRISES INC TR
25	1612 GRIGSBY AVE	BEACH DEVELOPMENTS LLC
26	4709 SAN JACINTO ST	SAN JACINTO CENTRAL REAL ESTATE

12/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4709 ROSS AVE	4709 ROSS AVE LLC
28	4721 ROSS AVE	PS LPT PPTIES INVESTORS
29	1625 GRIGSBY AVE	CAPTAIN CAPITAL LLC
30	4636 ROSS AVE	DALLAS 24 HOUR CLUB INC
31	4700 ROSS AVE	GONZALES MARIA R TR
32	4620 MUNGER AVE	MARTAYAN SOFIK M
33	4620 MUNGER AVE	WCFLP RE MUNGER LP
34	4620 MUNGER AVE	ARSHAN LLC
35	4620 MUNGER AVE	MUNGER AVE INVESTMENTS LLC
36	4620 MUNGER AVE	LEWIS JOHN MICHAEL
37	4620 MUNGER AVE	KOSZEWSKI IVAN
38	4626 MUNGER AVE	POLCYN SCOTT D
39	4626 MUNGER AVE	COLTON HIGHTOWER
40	4626 MUNGER AVE	GERICKE DEAN
41	4626 MUNGER AVE	FLEXER DARY A & ERIK
42	4626 MUNGER AVE	LIN SARAH
43	4626 MUNGER AVE	CAUDILL AUSTIN
44	4626 MUNGER AVE	KRIZMONICS RITA E
45	4690 MONARCH ST	HAM WILLIAM &
46	4690 MONARCH ST	LIU YIHENG
47	4690 MONARCH ST	DESAI DEESHA
48	4690 MONARCH ST	POGGETTO VICTORIA DAL &
49	4690 MONARCH ST	MIHELICK ALEX M
50	4690 MONARCH ST	WELCH CHRISTOPHER A

**FILE NUMBER:** Z189-268(AU)

**DATE FILED:** September 7, 2019

**LOCATION:** North side of Bruton Road, east of North Masters Drive

**COUNCIL DISTRICT:** 7

**MAPSCO:** 59-D

**SIZE OF REQUEST:** ± 5.69 Ac

**CENSUS TRACT:** 176.05

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**REPRESENTATIVE:** Callaway Architecture

**APPLICANT:** Dr. Vicente Delgado, Golden Rule Schools

**OWNER:** Arturo Garcia

**REQUEST:** An application for the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District

**SUMMARY:** The purpose of this request is to allow for the construction of a new building on the eastern portion of the site. The expansion will increase the number of classrooms from 15 to 23. The school will continue to serve students from pre-kindergarten through sixth grade.

**STAFF RECOMMENDATION:** Approval, subject to a site plan, traffic management plan, and conditions.

## **BACKGROUND INFORMATION**

- The 5.69-acre area of request consists of two lots. There is a 1.85-acre southwestern lot fronting Bruton Road which is currently developed with a 14,993-square-foot building that contains a church use [Nueva Vida / New Life Assembly] and an open-enrollment charter school [Golden Rule Schools]. The existing school currently contains 15 classrooms, pre-kindergarten through sixth grade. The lot also contains two portable classroom buildings, 1,552 square feet and 807 square feet in area.
- The 3.84-acre northeastern lot is a flag lot that has access from Bruton Road and is currently developed with a parking lot that is serving additional parking needs for the existing school and church.
- On November 10, 2010, the City Council approved Specific Use Permit No. 1817 for an open-enrollment charter school, for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions. On September 10, 2014, City Council approved an amendment and renewal of SUP No. 1817 for a five-year period with eligibility for automatic renewal for additional five-year periods. The amendment included two new portable buildings for additional classroom space, but the number of classrooms remained 15 as approved with the initial SUP.
- A Certificate of Occupancy for the Nueva Vida / New Life Assembly church was issued on March 2010. A Certificate of Occupancy for the Golden Rule Charter School was issued on January 2016.
- The applicant is proposing the construction of another building for the school on the northeastern lot. The building will be approximately 15,283 square feet in area and will contain eight additional classrooms.

### **Zoning History**

There have been no zoning change requests in the surrounding area in the past five years.

### **Thoroughfares/Streets**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / Proposed ROW</b>
Bruton Road	Principal Arterial	100 feet Bike plan

### **Traffic**

The applicant submitted a Traffic Management Plan with this request, that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian

activity and travel by all other modes during peak demand conditions for a planned event.

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the TMP and determined that the request will not have a negative impact on the existing street system. Compliance with the TMP will be required as part of the Specific Use Permit conditions.

## **STAFF ANALYSIS**

### **Comprehensive Plan**

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

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

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

**Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family	Church, open enrollment charter school
<b>North</b>	TH-2(A) Townhouse	Single family
<b>East</b>	R-7.5(A) Single Family with deed restrictions Z845-226	Single family
<b>South</b>	R-7.5(A) Single Family	Single family
<b>West</b>	R-7.5(A) Single Family	Single family

**Land Use Compatibility**

The 5.69-acre area of request consists of two lots and is zoned an R-7.5(A) Single Family district. The 1.85-acre southwestern lot is fronting Bruton Road and is currently developed with a 14,993-square-foot building that contains a church [Nueva Vida / New Life Assembly] and an open-enrollment charter school [Golden Rule Schools]. The school currently contains 15 classrooms, pre-kindergarten through sixth grade. The lot also contains two portable classroom buildings, 1,552 square feet and 807 square feet in area.

The 3.84-acre northeastern lot is a flag lot and has access from Bruton Road. The lot is currently developed with a parking lot that is serving additional parking needs for the school and church. The applicant is proposing the construction of an additional building to expand the school use on this lot. The building will be approximately 15,283 square feet in area and will contain eight additional classrooms.

The Dallas Development Code prohibits the use of access and parking agreements between two lots in a residential district [Section 51A-4.324(b)(1)]. Therefore, the two lots will be required to provide access and parking separately, as required by code.

Surrounding land uses consist of single family uses on all sides.

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

in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The existing open-enrollment charter school has been operating at this location since 2016 with no indication of having an adverse impact on the surrounding neighborhood. Staff supports the request to renew and amend the existing SUP.

**Development Standards**

DISTRICT	SETBACKS			Height	Lot Coverage	Special Standards
	Front	Side	Rear			
R-7.5(A) and standards for open enrollment schools	25'	5' 10' other permitted structures	5' 15' other permitted structures	30' Any height for institutional uses (subject to FAA, RPS and building code)	45% 60% for institutional uses	RPS

**Parking**

Parking will be provided pursuant to the Dallas Development Code, as amended. The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for this school is as follows:

- one- and one-half space for each kindergarten/elementary school classroom, and
- three and one-half spaces for each junior high/middle school classroom.

The requirement for off-street parking for church uses is 1 space per 4 fixed seats in the sanctuary or auditorium.

For the southwestern lot, the school is required to provide 23 parking spaces and the church is required to provide 34 parking spaces, thus 73 spaces are required for both uses on this lot. The Dallas Development Code allows institutional uses to share parking in residential districts on the same lot where both uses are located. And specifies that special parking may not account for more than 50 percent of the off-street parking required for each use. According to the site plan, there are currently 52 parking spaces on this lot, thus meeting the code requirements for parking for both uses. The applicant will provide information regarding a parking agreement filed with the Building Official between the school and church.

For the northeastern lot, the school is required to provide 12 parking spaces. According to the site plan, there are currently 33 parking spaces on this lot, thus meeting the code requirements for parking.



### **Landscaping**

Landscaping must be provided in accordance with the landscaping requirements in Article X of the Dallas Development Code, as amended.

### **Market Value Analysis**

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

Z189-268(AU)

## **List of Officers**

### **Golden Rule Schools, Inc.**

Darrell Pilcher – **Board President**  
Gamaliel Solares – **Board Vice President**  
Sarah Elizondo – **Board Secretary**  
Yolanda Mata – **Board Member**  
Lupita Kassi – **Board Member**  
Dr. Vicente Delgado – **Superintendent / CEO**  
Cesar Hernandez – **Principal**

### **Nueva Vida / New Life Assembly**

Arturo Garcia – **Church Pastor**  
Uziel Garcia – **Deacon Board**  
Arturo Villalba – **Deacon Board**

**AMENDED  
SUP CONDITIONS**

1. USE: The only use authorized by this Specific Use Permit is an open-enrollment charter school
2. SITE PLAN: Use and development of the property must comply with the attached site plan / traffic management plan
3. TIME LIMIT: This specific use permit expires on [~~September 10, 2019~~], (five-years from the passage of the 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 application for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of classrooms is ~~45~~ 23.
5. DROP-OFF/PICK-UP: Drop-off and pick-up areas for students must be provided in the locations shown on the attached site plan.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 4:30 p.m., Monday through Friday, except for school-related administrative meetings.
7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
8. PARKING: Parking must be provided in the locations shown on the attached site plan.
9. TRAFFIC MANAGEMENT PLAN:
  - A. In general. The operation of an open-enrollment charter school must comply with the attached traffic management plan.
  - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted in the city rights-of-way.

C. Traffic study.

- i. 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, ~~2012~~ 2021. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the Director by November 1 of each odd-numbered year.
- ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four sample taken on different school days at different drop-off and pick-up times over a two-year 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.
- iii. 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.

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

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

11. 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.



## APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

KCI Technologies, Inc. | 5021 Lakawana Street, Suite 501 | Dallas, TX 75247 | main: 927.957.3016 | www.kci.com

### MEMORANDUM

**To:** David Nevarez, P.E., City of Dallas

**From:** Beth Ostrowski, P.E. (Tennessee), KCI Technologies, Inc.  
Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

**Re:** **Golden Rule – Pleasant Grove – Traffic Management Plan**

**Date:** December 16, 2019



### Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Pleasant Grove campus. The school is located on Bruton Road, west of Cheyenne Road in Dallas, Texas. Specifically, the school is located at 10747 Bruton Road, Dallas, TX 75217, and their phone number is 469-341-5780. The school is currently planned to expand by 176 middle school students. The Pleasant Grove campus includes two vehicular access points on Bruton Road.

The TMP exhibit, attached, consists of a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. Specifically, this TMP is intended to promote strategies to manage all modes of transportation and maintain student safety at all times.

### Existing Conditions

The following roadway provides access to the Pleasant Grove campus:

- Bruton Road is a two-way roadway that travels in an east-west direction with three lanes in each direction. Bruton Road is divided by a center median in the vicinity of the school. Bruton Road provides connection between Interstate 635 to the east and C.F. Hawn Freeway to the west. The posted speed limit on Bruton Road near the school is 35 mph.

The Golden Rule School – Pleasant Grove campus has a current enrollment of 216 full-time students. The existing enrollment includes 46 Pre-K students either during the morning hours (arrive at 8:00 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00 PM and dismiss at 3:00 PM). The remainder of the existing enrollment consists

## APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

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Re: Golden Rule School – Pleasant Grove – Traffic Management Plan

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of elementary students. Elementary school students arrive at 7:30 AM and dismiss at 3:00 PM. The 176 new middle school students will arrive and dismiss on a schedule, staggered from the elementary school, beginning at 8:00 AM and 3:30 PM, respectively. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

Field observations of the existing traffic management system at the school were made on a typical weekday during arrival and dismissal periods. The field observations indicate that the majority of traffic entering the school for drop-off/pick-up travel through the eastern access point. These vehicles travel to the northern parking lot, circulate through the parking lot, and exit out the same travel path after drop-off/pick-up. A portion of the exiting vehicles turn toward the southern parking lot and travel through the western access point. This driver behavior is likely due to the southbound egress queue, utilizing the western egress point may reduce egress delay for right-turners; however, it creates conflict between the two travel paths. Additionally, some vehicles enter through the western access point, park in the southern parking lot, and students/parents walk into the school from that location.

Field observations also indicate that existing queuing remains within the internal drives on campus during the arrival period in the morning. Before the dismissal period in the afternoon, vehicles queue along Bruton Road as they wait for students to be dismissed. Field measurements indicate that the maximum queue along Bruton Road spanned from the eastern access drive to a point approximately 575 feet to the east. Photos of existing queues are presented at the end of the report.

According to information provided by school officials, an identification system is in place for dismissal that involves student name signs displayed in vehicles and walkie-talkie communications in order to coordinate students with their vehicles as they arrive. There are two traffic control officers that direct traffic along Bruton Road during arrival and dismissal periods. Four school staff members assist in walking students to/from vehicles during arrival and dismissal periods.

### Turning Movement Counts

In order to provide data for the traffic impact analysis, traffic counts were conducted at the following locations:

- Bruton Road and Leroy Road
- Bruton Road and West School Access



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- Bruton Road and East School Access
- Bruton Road and Cheyenne Road

Turning movement counts were conducted from 6:30 – 8:30 AM and 3:00 – 6:00 PM on a typical weekday in September 2019 by Marr Traffic. From the counts, it was determined that the peak hours of traffic flow occurred from 7:15 – 8:15 AM and 3:15 – 4:15 PM. The existing peak hour traffic volumes are presented on a figure at the end of the report.

### Sight Distance

Sight distance measurements were conducted on Bruton Road at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35 mph speed on Bruton Road, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto Bruton Road without requiring a motorist on Bruton Road to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the east of the site accesses onto Bruton Road. For a speed of 35 mph, the design value for intersection sight distance for a motorist turning left (across 3 lanes) from a stop is 440 feet. Therefore, it is desirable to provide a minimum of 440 feet looking to the west of the site accesses onto Bruton Road.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives, with one exception. Adequate sight distance is not available for motorists turning right from the East School Access onto Bruton Road. Specifically, approximately 80 feet of sight distance is available due to an existing house located east of the property.

It should be noted that this driveway is existing. Furthermore, during arrival and dismissal periods a traffic control officer will mitigate this issue by directing traffic.

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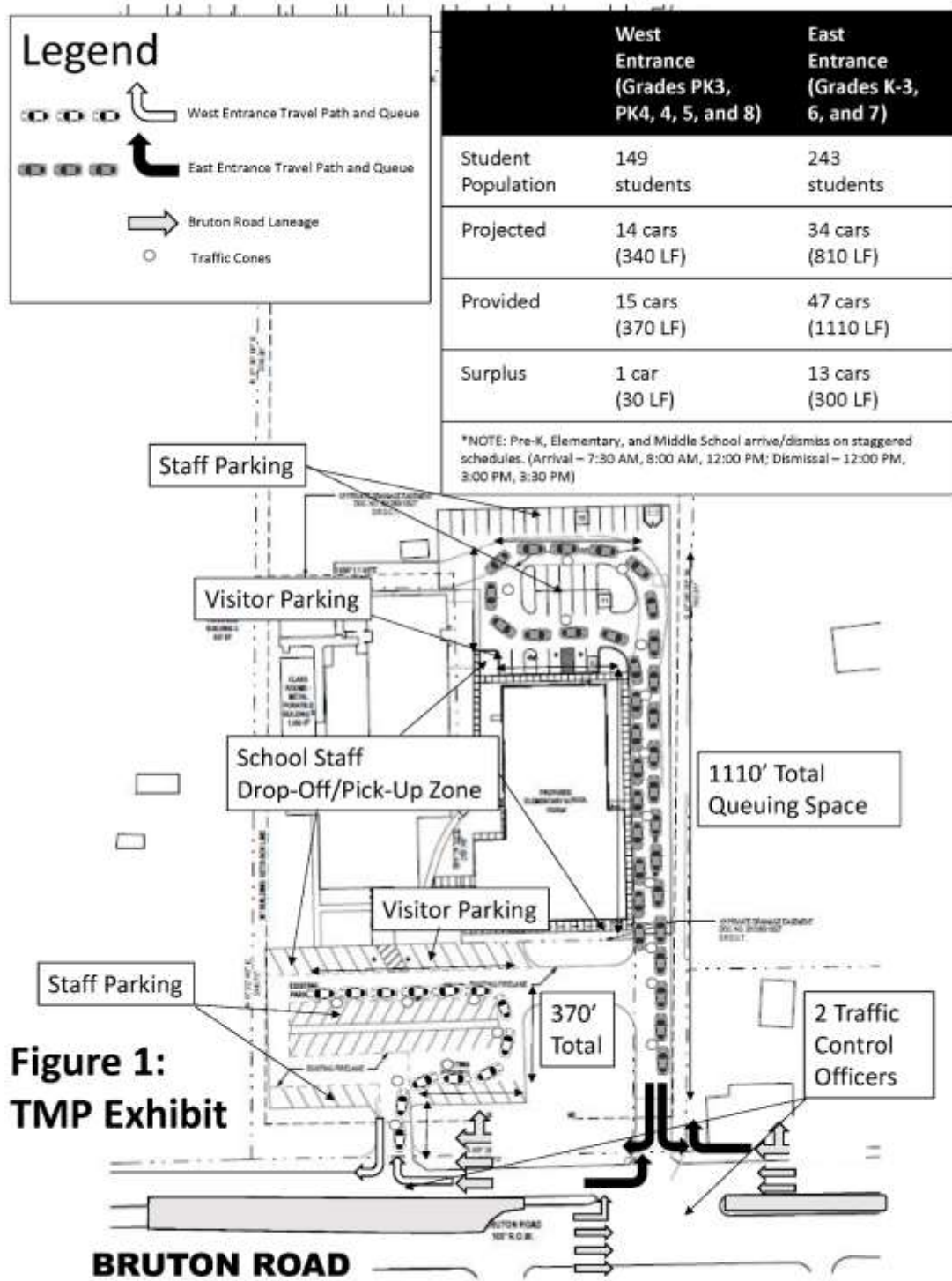
During non-peak hours, motorists turning right have the option of exiting out of the western site access point.

### TMP Exhibit

The TMP exhibit is shown on the next page. The TMP exhibit shows the following features of the Pleasant Grove campus:

- Building footprints, curbs, parking, pavement markings, designated student drop-off and pick-up locations.
- School site location and all ingress and egress points of access for motor vehicles or pedestrians.
- On-site traffic circulation, including any temporary traffic control devices.
- Location of school staff assisting with unloading and loading students, as well as location of school crossing guards and/or off-duty deputized officers.

### APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN



## APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

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**Summary Table**

**TABLE 1: SUMMARY OF TMP**

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	Elementary - 7:30 AM, 12:00 PM (Pre-K only)	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM
Student Dismissal Time:	Elementary – 12:00 PM (Pre-K only), 3:00 PM	Elementary – 12:00 PM (Pre-K only), 3:00 PM Middle School – 3:30 PM
School Enrollment:	PK3 – 21 students PK4 – 25 students KG – 37 students Gr. 1 – 29 students Gr. 2 – 35 students Gr. 3 – 25 students Gr. 4 – 21 students Gr. 5 – 23 students	PK3 – 21 students PK4 – 25 students KG – 37 students Gr. 1 – 29 students Gr. 2 – 35 students Gr. 3 – 25 students Gr. 4 – 21 students Gr. 5 – 23 students Gr. 6,7,8 – 176 students
Number of School Staff Assisting Loading/Unloading:	4	4
Number of Crossing Guards and/or Off-Duty Officers:	2	2
Storage Capacity:	530 feet (Eastern Entrance) 270 feet (Western Entrance – Not Utilized)	1,110 feet (Eastern Entrance) 370 feet (Western Entrance)

As shown in the TMP Exhibit, during arrival and dismissal periods, traffic follows two separate travel paths. The first path is planned to travel through the western site access point and circulate through the southern parking lot. This path provides 370 feet of queuing space that is underutilized in existing conditions. The second path is planned to travel through the eastern site access point and circulate through the northern parking lot. As shown in Table 1, the expansion project will provide 580 feet of added storage capacity for the travel path that enters the eastern site access point. This is due to the northern parking lot being shifted further north than its existing location. The staggered arrival/dismissal schedule (elementary school at 3:00PM and middle school at 3:30PM) along with the added storage capacity should help mitigate existing queueing issues. The existing queuing

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extended onto Bruton Road for 575 feet, therefore the additional storage exceeds the existing off-site queue.

Further mitigating the existing queues, it is recommended that Golden Rule Charter School implement a standard practice to fully utilize both the east and west entrance during dismissal. The west travel path is currently underutilized. Ideal utilization for each entrance would be thirty percent of parents using the west travel path and 70 percent of parents using the east travel path. Table 2, below illustrates how parents would be distributed:

**TABLE 2: DISTRIBUTION OF PARENTS FOR DISMISSAL**

Method and School		West Travel Path		East Travel Path	
		Group	Approximate Percent	Group	Approximate Percent
Sort by Grade*	Elementary School	4th and 5th Grade	26%	K-3rd Grade	74%
	Middle School	8th Grade	33%	6th and 7th Grade	67%
<p>* This may result in siblings being separated, in this scenarios, older siblings should join younger siblings in the East Travel Path.</p>					

It should be noted that the eastbound left-turn lane on Bruton Road into the East Entrance has approximately 60 feet of storage. Per the September 2019 Traffic Impact Study for this school expansion, the maximum peak hour queue is anticipated to be two vehicles (40-50 feet), therefore, the existing storage bay is anticipated to be sufficient to accommodate the projected traffic volumes.

In the event of an emergency occurring during peak arrival/dismissal periods, the school plans to utilize existing procedures to allow emergency vehicles onto the campus. School staff and traffic control officers will direct traffic either off-site, into parking spaces, or off the side of the internal drives in order to clear a path for emergency vehicles to travel.

Due to the relatively low traffic volumes observed making the eastbound u-turning movement at the intersection of Bruton Road at the site access drive, it is not recommended that u-turning movements be restricted at this location. The impact of u-

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turning movements on traffic operations at an intersection differs minimally from left turn movements. Therefore, traffic operations at the intersection should remain acceptable with the presence of u-turning movements at the observed rate.

### Conclusions and Recommendations

The analyses presented in this memo that safe and efficient traffic operations can be achieved by implementing the following recommendations:

- Maintain existing traffic management plan characteristics, including 4 school staff members, 2 crossing guards, temporary traffic control equipment, and student identification system.
- Maintain and utilize the existing travel paths for both the eastern and western entrance points, as shown in the TMP Exhibit.
- Implement a standard practice to control utilization of each travel path by assigning students to each path by grade level. The recommended distribution strategy is identified above. Goal utilization should be 30% for the west travel path and 70% for the east travel path.
- Shift the front of the dismissal queue for each travel path to maximize storage. For the west path this pushes the front of queue to the west corner of the existing building. For the east path, this pushes the front of the queue to the northeast corner of the building expansion.
- Stagger arrival and dismissal times with as much time between phases as possible to avoid queueing issues.
- Place traffic cones between eastern and western travel paths to separate traffic.
- No parking, standing, or stopping on Bruton Road is allowed. Any observed vehicular queue on Bruton Road should be immediately mitigated.

## APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

**MEMORANDUM**

Date: December 16, 2019

Re: Golden Rule School – Pleasant Grove – Traffic Management Plan

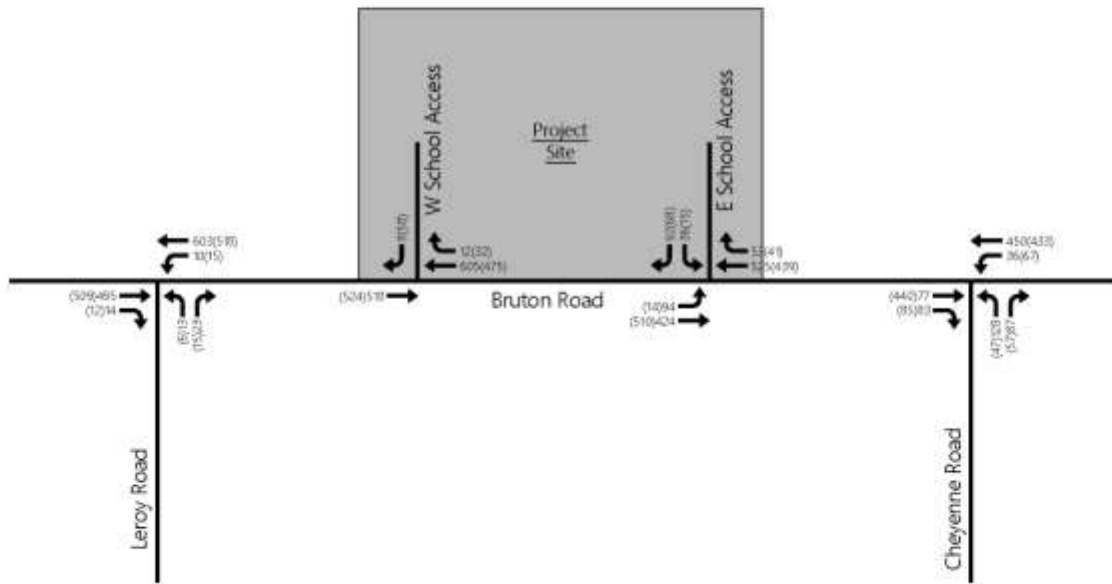
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**Existing Conditions Photos**



# APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

Golden Rule Dallas Schools - Pleasant Grove - Traffic Impact Study September 2019



XXX - AM Peak Hour  
Traffic Volumes  
0000 - PM Peak Hour  
Traffic Volumes



Existing Peak Hour Traffic Volumes  
(Not to Scale)

Figure 3.



## APPLICANT'S PROPOSED TRAFFIC MANAGEMENT PLAN

### SCHOOL TMP REVIEW AND COMMITMENT

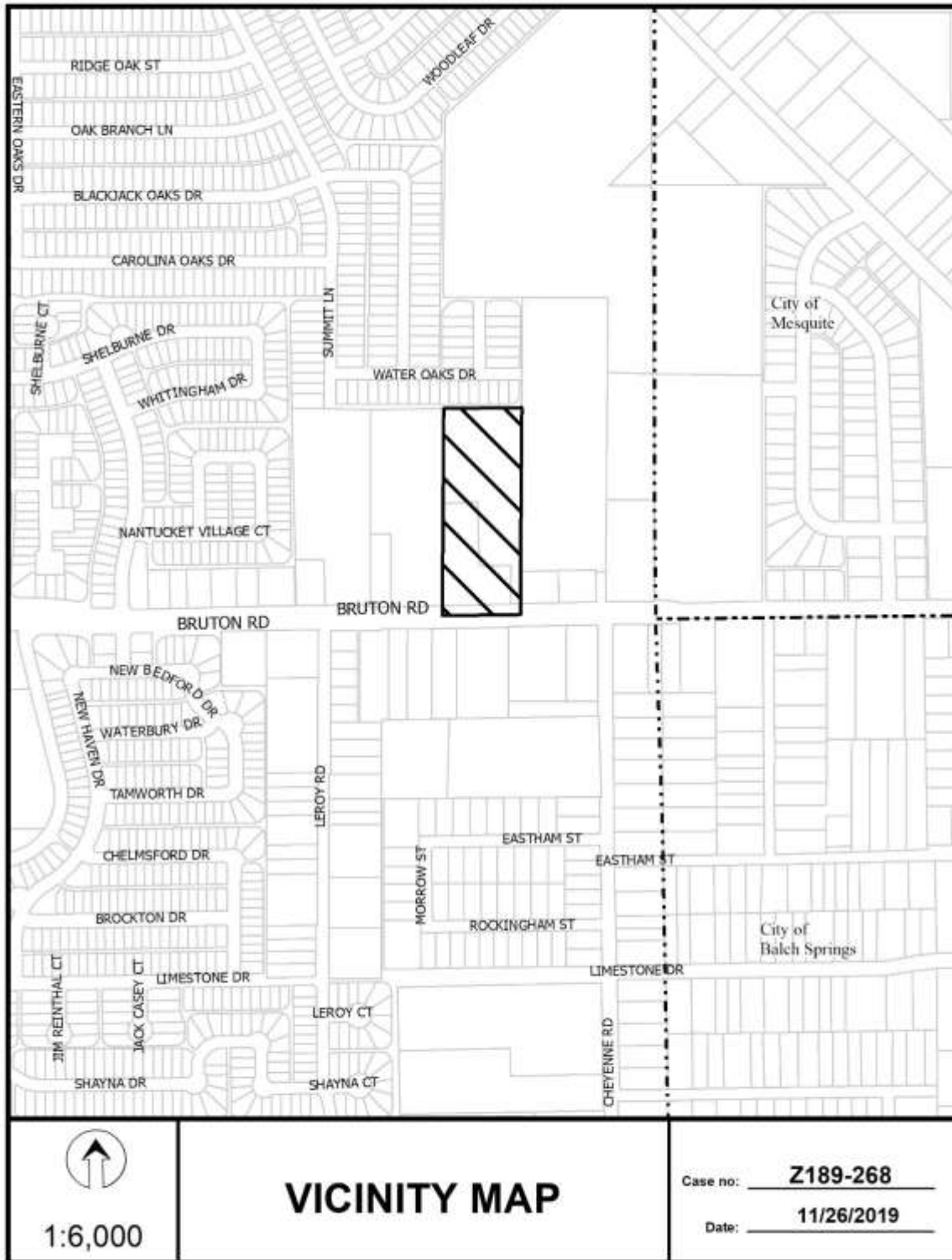
The school traffic management plan (TMP) for <School\_Name> was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. A concerted effort and full participation of the school administration are essential to maintain safe and efficient traffic operations.

By consent of this submittal, 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 through a minor amendment.

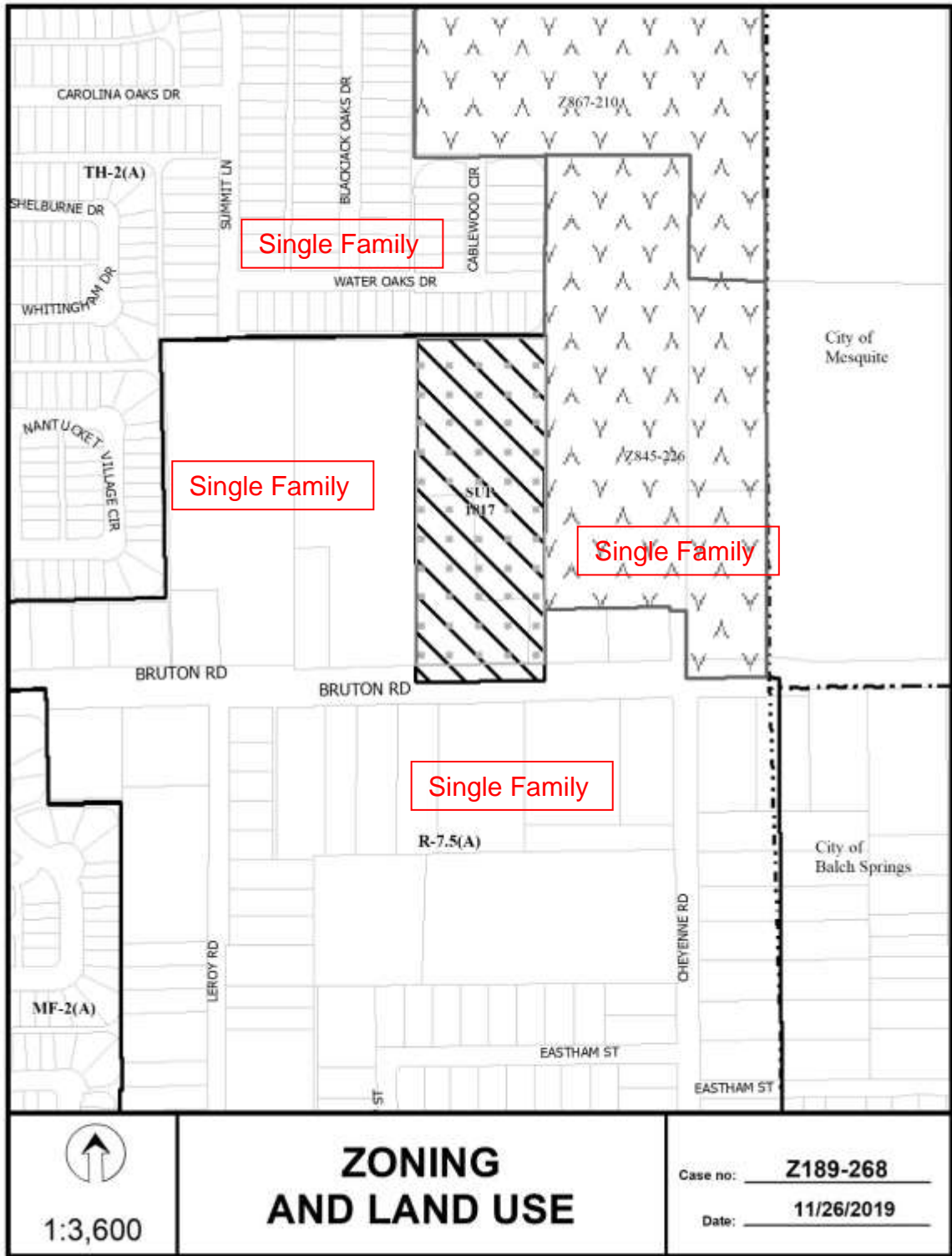
  
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Signature

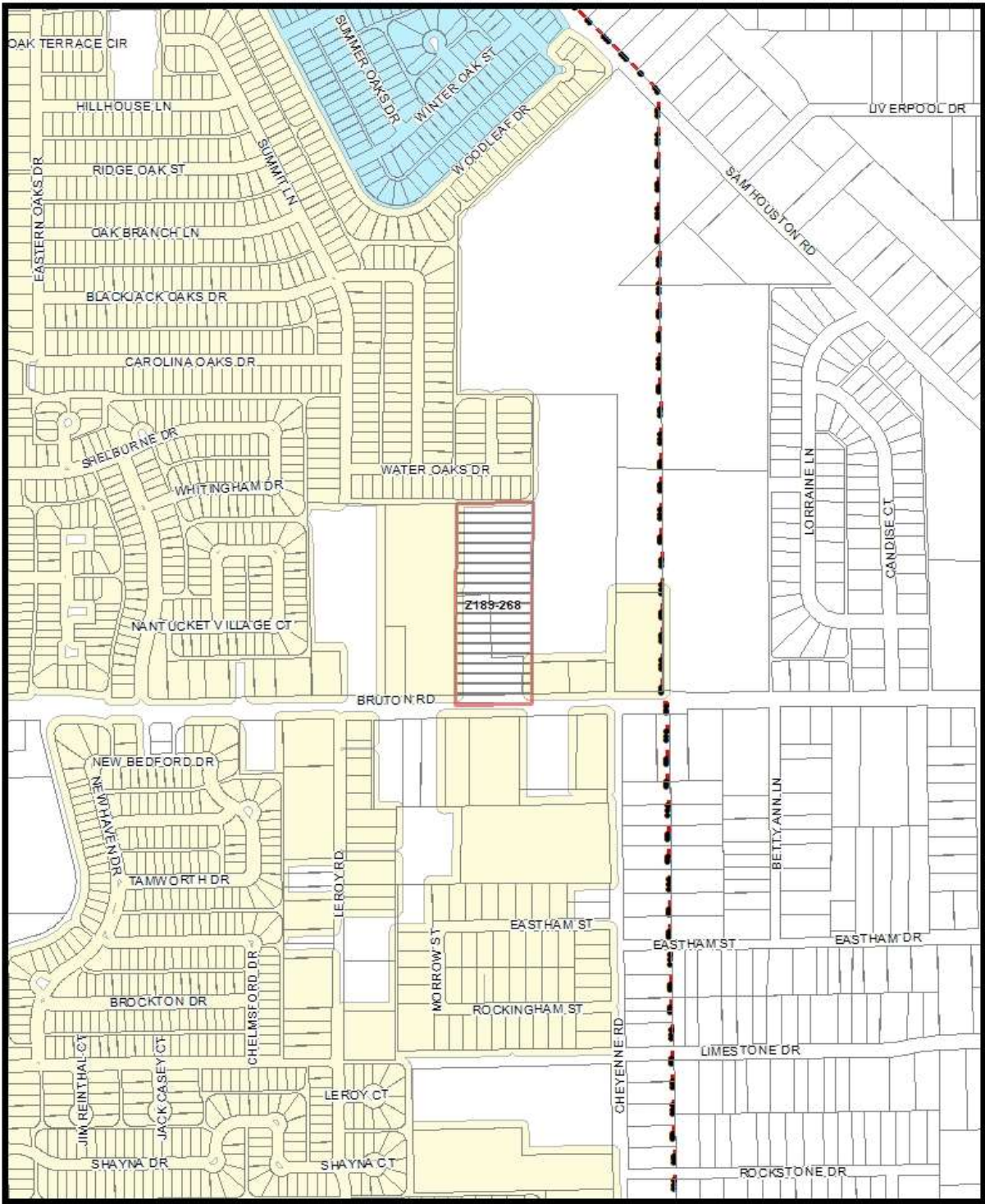
11/18/19  
Date

Name: Cesar Hernandez  
Title: Campus Principal







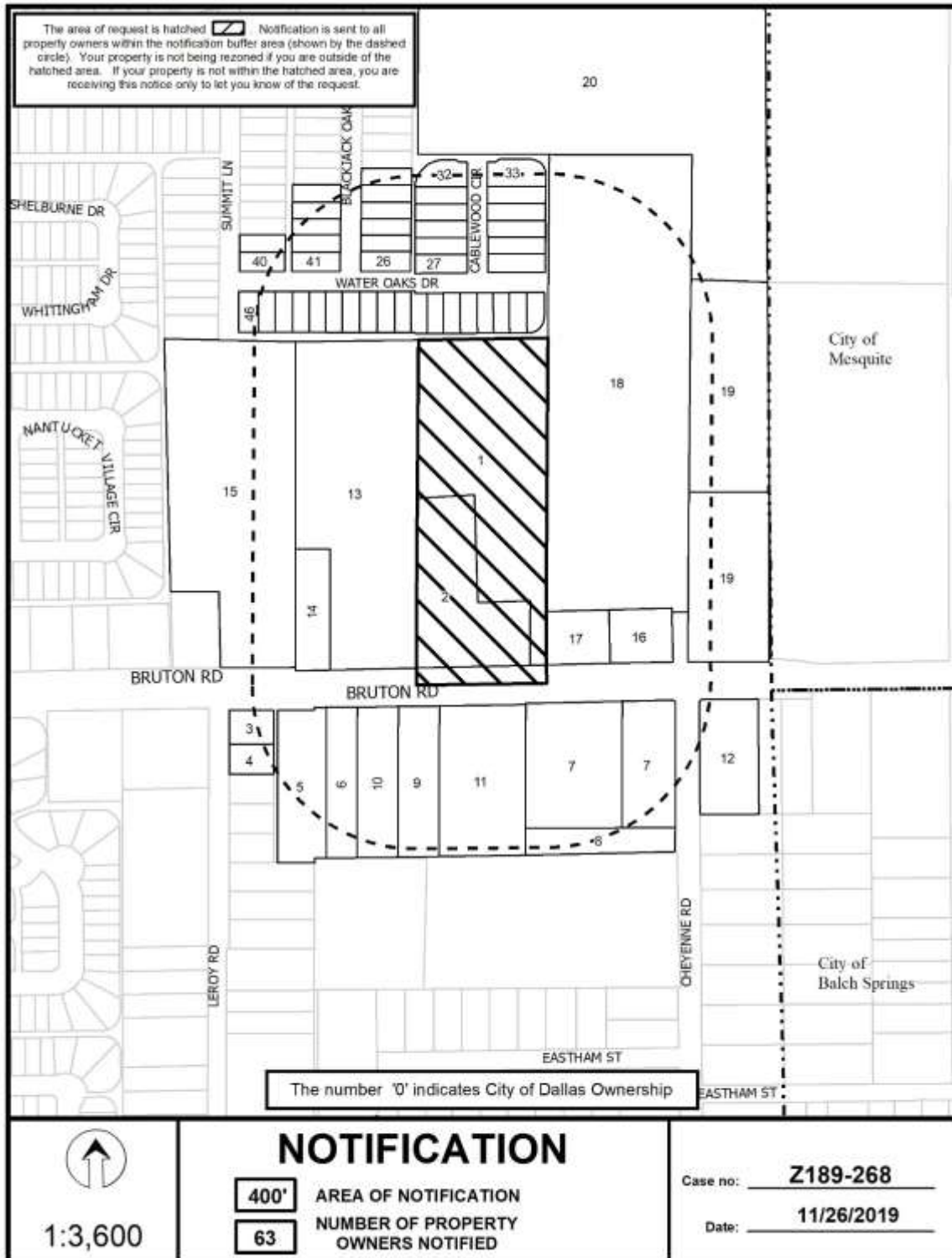


MVACluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/26/2019



11/26/2019

***Notification List of Property Owners******Z189-268******63 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10747 BRUTON RD	GOLDEN RULE SCHOOLS INC
2	10747 BRUTON RD	NUEVA VIDA NEW LIFE ASSEMBLY INC
3	2048 LEROY RD	TURNER THERESA A
4	2042 LEROY RD	HILL CHARLES RAY ESTATE
5	10612 BRUTON RD	SAENZ ADALBERTO
6	10618 BRUTON RD	GALLEGOS COSME G &
7	10822 BRUTON RD	MACIEL GUADALUPE & PABLO
8	10822 BRUTON RD	CARBAJAL AUGUSTINE & VERONICA
9	10708 BRUTON RD	RODRIGUEZ JOSE JUAN
10	10622 BRUTON RD	FLORES JOSE B &
11	10726 BRUTON RD	RIOS MARTHA M
12	10910 BRUTON RD	GODS WAY NEHEMIAH M B C
13	10631 BRUTON RD	ROBERTSON MARY ELLEN
14	10625 BRUTON RD	HOLMES JOHNNY & ALICE G
15	10601 BRUTON RD	RICO MARCO A & SARITA
16	10825 BRUTON RD	PERALTA FIDELINA CHAIDEZ DE
17	10807 BRUTON RD	JENNINGS ALISHA
18	10807 BRUTON RD	HERNANDEZ GERARDO P &
19	10901 BRUTON RD	DALLAS DIRECTIONAL DRILLING INC
20	2501 SAM HOUSTON RD	MESQUITE CITY OF
21	10556 BLACKJACK OAKS DR	GUIDO JUSTO P& DINORA J
22	10560 BLACKJACK OAKS DR	GIPSON JAMES EARL JR &
23	10564 BLACKJACK OAKS DR	JONES MARKIANNA
24	10568 BLACKJACK OAKS DR	MIMS ALICE M
25	10572 BLACKJACK OAKS DR	REYES GUELLERMO & MARIANA
26	10576 BLACKJACK OAKS DR	OPENDOOR PROPERTY D LLC

11/26/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2303 CABLEWOOD CIR	MAYORAL ALBERTO
28	2307 CABLEWOOD CIR	DOMINGUEZ BERTOLDO &
29	2311 CABLEWOOD CIR	ESTRADA DEMETRIO
30	2315 CABLEWOOD CIR	RODRIGUEZ MERCEDES EST OF
31	2319 CABLEWOOD CIR	WATTS MICHAEL D & WILLETTE B
32	2323 CABLEWOOD CIR	WASHINGTON ANNETTE J
33	2324 CABLEWOOD CIR	WHITE ABIGALE CROSS
34	2320 CABLEWOOD CIR	MONCIBAIS MARTA
35	2316 CABLEWOOD CIR	DELAROSAMORALES PEDRO ANTONIO &
36	2312 CABLEWOOD CIR	WILLIAMS LAKENDRA
37	2308 CABLEWOOD CIR	SOWELL D E
38	2304 CABLEWOOD CIR	ALEGRIA MAX A & SANDRA E
39	2308 SUMMIT LN	ARNOLD DONALD W & JOY
40	2304 SUMMIT LN	RIZO FOSTER MORALES &
41	10575 BLACKJACK OAKS DR	WILSON MARION E &
42	10571 BLACKJACK OAKS DR	WOODRUFF CLAUDIA WHITE
43	10567 BLACKJACK OAKS DR	HALL DORRIS JEAN
44	10563 BLACKJACK OAKS DR	GONZALEZ FRANCISCO E &
45	10559 BLACKJACK OAKS DR	KELLY MILTON CARDELL
46	10704 WATER OAKS DR	MUNIZ MARIA GUADALUPE
47	10708 WATER OAKS DR	PARKER CARLA
48	10712 WATER OAKS DR	EUCEDA INVESTMENT CORP
49	10716 WATER OAKS DR	MENDOZA PABLO JR
50	10720 WATER OAKS DR	ALFARO JOSE LUIS
51	10724 WATER OAKS DR	PATTON CHESTER R & DOLLY
52	10728 WATER OAKS DR	SHAW CAROLYN
53	10732 WATER OAKS DR	JONES BYRON L
54	10736 WATER OAKS DR	NEIMETZ RANDOLPH S
55	10740 WATER OAKS DR	GAMBLE BRUCE L
56	10744 WATER OAKS DR	GONZALES ORALIA TUDON &
57	10748 WATER OAKS DR	HEBRON DELORES MAE &



Z189-268(AU)

11/26/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10752 WATER OAKS DR	COOPER ANGELA
59	10756 WATER OAKS DR	ESTRADA ANDRES LOPEZ &
60	10804 WATER OAKS DR	CORLEY ROBERT
61	10808 WATER OAKS DR	BATTLE TRAVIS J
62	10812 WATER OAKS DR	MOORE SARAH J
63	10816 WATER OAKS DR	REEVES MAE JEWELL

**FILE NUMBER:** Z189-343(AU)

**DATE FILED:** August 29, 2019

**LOCATION:** North side of Manana Drive, east of Spangler Road

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22 P

**SIZE OF REQUEST:** +/- 6.76 Acres

**CENSUS TRACT:** 99.00

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**REPRESENTATIVE/  
APPLICANT:**

Steven M. Free

**OWNER:**

Steven M. Free, LP

**REQUEST:**

An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308].

**SUMMARY:**

The purpose of the request is to continue the operation of an existing wood or lumber processing use. The existing deed restrictions on the property include limiting the permitted uses, and more specifically, restricting potentially incompatible industrial (outside) uses to only allow wood or lumber processing by Specific Use Permit.

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

### **Background Information**

- The request site is currently being used for an outside wood processing facility as allowed by SUP No. 1653 and is surrounded by undeveloped land and industrial uses.
- On February 14, 2007, the City accepted deed restrictions on the property to limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit. SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use was first approved by City Council on February 14, 2007, for a two-year period.
- SUP No. 1653 was amended to clarify parking requirements and renewed for a three-year period on January 28, 2009 and February 8, 2012 respectively. Subsequently, the SUP was renewed for a two-year period on January 14, 2015, and for a three-year period on January 2017. The SUP will expire on January 11, 2020. The applicant submitted the request for renewal on August 29, 2019.
- A Certificate of Occupancy for the industrial (outside) potentially incompatible use was issued on November 4, 2019.

### **Zoning History**

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

- 1. Z134-338:** On January 14, 2015, the City Council approved the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing, located on the north side of Mañana Drive, west of Newkirk Street (subject site).
- 2. Z156-188:** On May 25, 2016, an automatic renewal of Specific Use Permit No. 1446 for an alcoholic beverage establishment limited to a bar, lounge, or tavern was approved, on property zoned an IR Industrial Research District, located on the west line of Spangler Road and Manana Drive.
- 3. Z156-331:** On January 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing, located on the north side of Mañana Drive, west of Newkirk Street.

**Thoroughfares/Streets**

Thoroughfare/Street	Type	Existing / Proposed ROW
Mañana Drive	Minor Arterial	30 feet

**Traffic**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

**Area Plans:**

The subject site is located within the Elm Fork planning district of the Trinity River Corridor Land Use Plan adopted in March 2005 and revised in December 2009.

The Preferred Land Use Plan for the corridor serves as the long-range land use and development plan for the Corridor. In this capacity, the comprehensive land use plan is the policy reference for City staff, the City Plan Commission, and the Dallas City Council when they consider decisions affecting land use in the corridor. The future land use plan recommends this area for heavy industrial uses module. Within this module, the primary land use recommended is industrial - manufacturing, the secondary land uses are recommended to be a combination of industrial-flex office, industrial-distribution, and civic uses. The plan also includes optional land uses, as parks and open spaces and retail-neighborhood uses.

The Plan also recognizes certain areas within the Trinity River Corridor play particularly valuable roles in achieving the 2050 Vision. The development visions for these areas are

part of the framework for land use planning of the entire corridor. The request site is located within the Elm Fork Employment Center. The Plan’s recommendations for this area include: primary land use is multi-use, proposed development pattern is light and heavy industrial with limited opportunities for commercial, open space allows for golf, environmental protection, flood control, and active recreation uses.

The corridor is divided into seven Planning Districts in order to communicate the appropriate land use plan and design policies for each part of the corridor. The area plan also includes Land Use Opportunity Plans that reflect specific opportunities that can be expected in the Trinity River Corridor based upon a market response to the capital improvements in the Trinity River Corridor Project. The maps also express the land uses desired for the corridor by stakeholders who participated in the study.

The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. North of Northwest Highway and west of IH-35, areas are planned for Heavy Industrial and Light Industrial uses.

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM with Deed Restrictions [Z056-308] and SUP No. 1653	Industrial (outside) potentially incompatible use limited to wood or lumber processing
<b>North</b>	IM	Industrial railroad, undeveloped wooded area, athletic complex
<b>East</b>	IR	Creek, undeveloped
<b>South</b>	IM with SUP No. 563 IM with SUP No. 817	Creek, salvage yard, concrete batch plant
<b>West</b>	IR	Warehouse, distribution

**Land Use Compatibility:**

The 6.76-acre request site is currently being used for an outside wood processing facility that includes a 5,000 square-foot manufacturing area and four outside storage areas totaling an approximately 56,225 square feet.

On February 14, 2007, the City accepted deed restrictions on the property to limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit.

Z189-343(AU)

SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use was first approved by City Council on February 14, 2007 respectively. Subsequently, the SUP was renewed for a two-year period on January 14, 2015, and for a three-year period on January 2017. The SUP will expire on January 11, 2020. The applicant submitted the request for renewal on August 29, 2019.

The request site is generally located within a larger industrial and commercial service area. The site is surrounded by industrial uses, warehouses, and undeveloped land. There are two Specific Use Permits for a concrete batching plant (SUP No. 817) and a salvage yard (SUP No. 563) located to the south of the subject site. The Elm Fork soccer complex is located north of the site and is buffered by a heavily wooded undeveloped area.

An outside wood processing facility is defined as an industrial (outside) potentially incompatible use per the Dallas Development Code. This use is allowed by SUP only in the IM District.

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

The existing wood and lumber processing use is compatible with the surrounding industrial uses in the area. The SUP conditions help limit any detrimental aspects of the use by limiting the hours of operation to provide relief for surrounding uses on nights and weekends. The conditions also limit the height of the stacking areas to prevent visual intrusion to the surrounding area. The subject site is screened along Mañana Drive by fencing and trees and is surrounded by a heavily wooded area to the north and east.

In general, the applicant's request for a Specific Use Permit for the industrial (outside) potentially incompatible use is consistent with the general provisions for a Specific Use Permit and with the surrounding zoning that is intended to be maintained as an industrial area.

Staff supports the applicant's request of an increase in the time period from three years to five years, however staff does not support the request for eligibility for automatic renewal for additional five-year periods because of the potential for change in the area due to the new soccer park to the north of the site.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking is required at a ratio of one space per every 600 square feet of floor area, plus one space per 600 square feet of outside manufacturing area.

There are no buildings on site and the outside manufacturing area is 5,000 square feet in area as indicated on the site plan. Eight parking spaces are provided in the covered parking area included on the site plan.

**Landscaping:**

No changes to the existing site are proposed with this SUP renewal. Landscape is required per Article X of the Dallas Development Code.

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use limited to wood or lumber processing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Applicant's request:

- |  |
|--|
| <ol style="list-style-type: none"><li>3. TIME LIMIT: This specific use permit expires on <del>January 11, 2020</del> (five-year period from passage of this ordinance) but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).</li></ol> |
|--|

Staff's recommendation:

- |   |
|---|
| <ol style="list-style-type: none"><li>3. TIME LIMIT: This specific use permit expires on <del>January 11, 2020</del> (five-year period from passage of this ordinance).</li></ol> |
|---|
4. PARKING: A minimum of eight parking spaces must be provided in the location shown on the attached site plan. All parking, driveways that connect to a street or alley, and vehicle maneuvering areas must comply with Division 51A-4.300, "Off-Street Parking and Loading Regulations," of the Dallas Development Code, as amended.
  5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
  6. HOURS OF OPERATION: The wood or lumber processing use may only operate between 6:00 a.m. and 5:00 p.m., Monday through Friday, and between 6:00 a.m. and 12:00 p.m., Saturday.
  7. STACKING: The maximum stacking height of materials stored outside is 18 feet in the locations shown on the attached site plan.

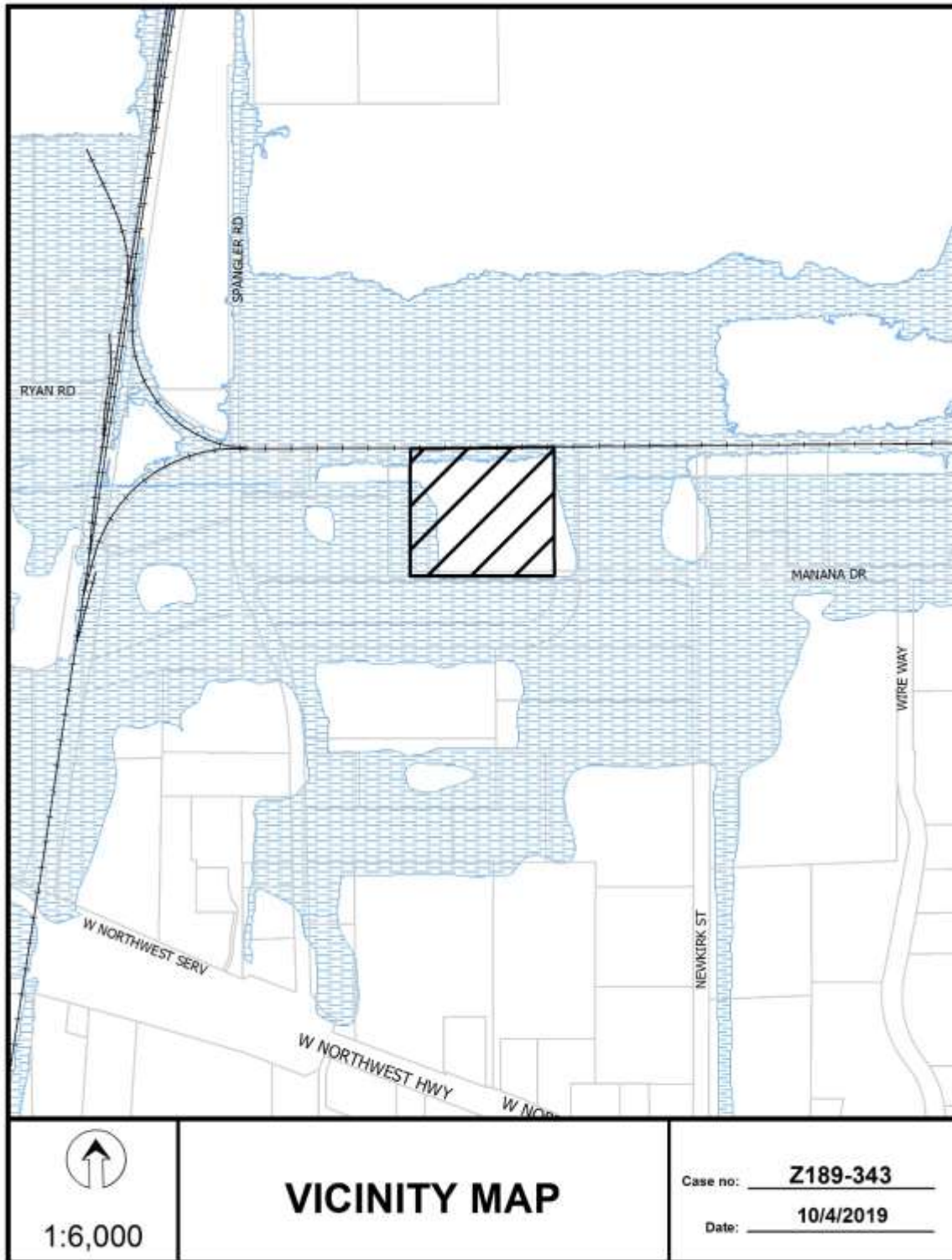


Z189-343(AU)

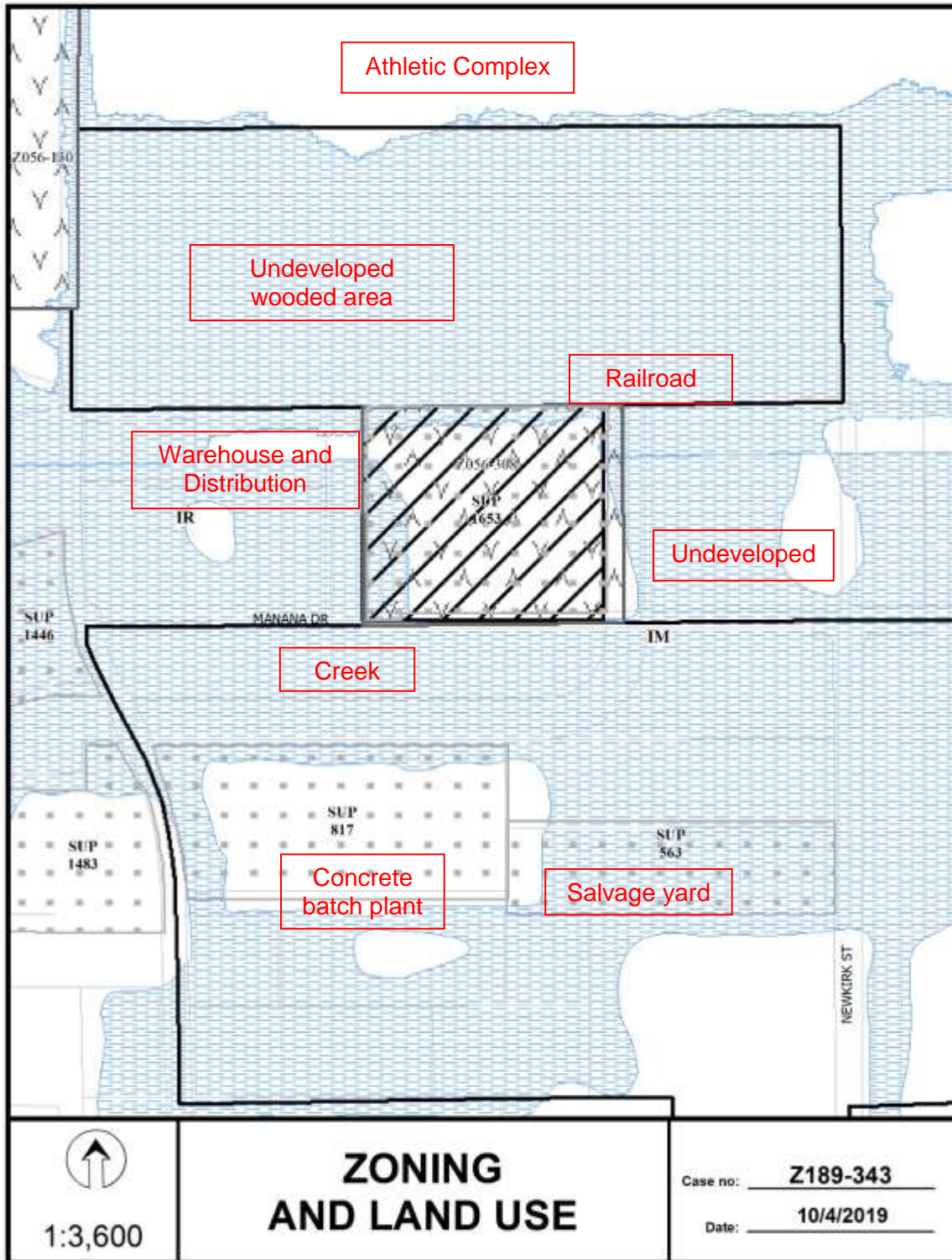
8. MANUFACTURING AREA: The maximum area for wood or lumber processing is 5,000 square feet in the location shown on the attached site plan as "Manufacturing Area."
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

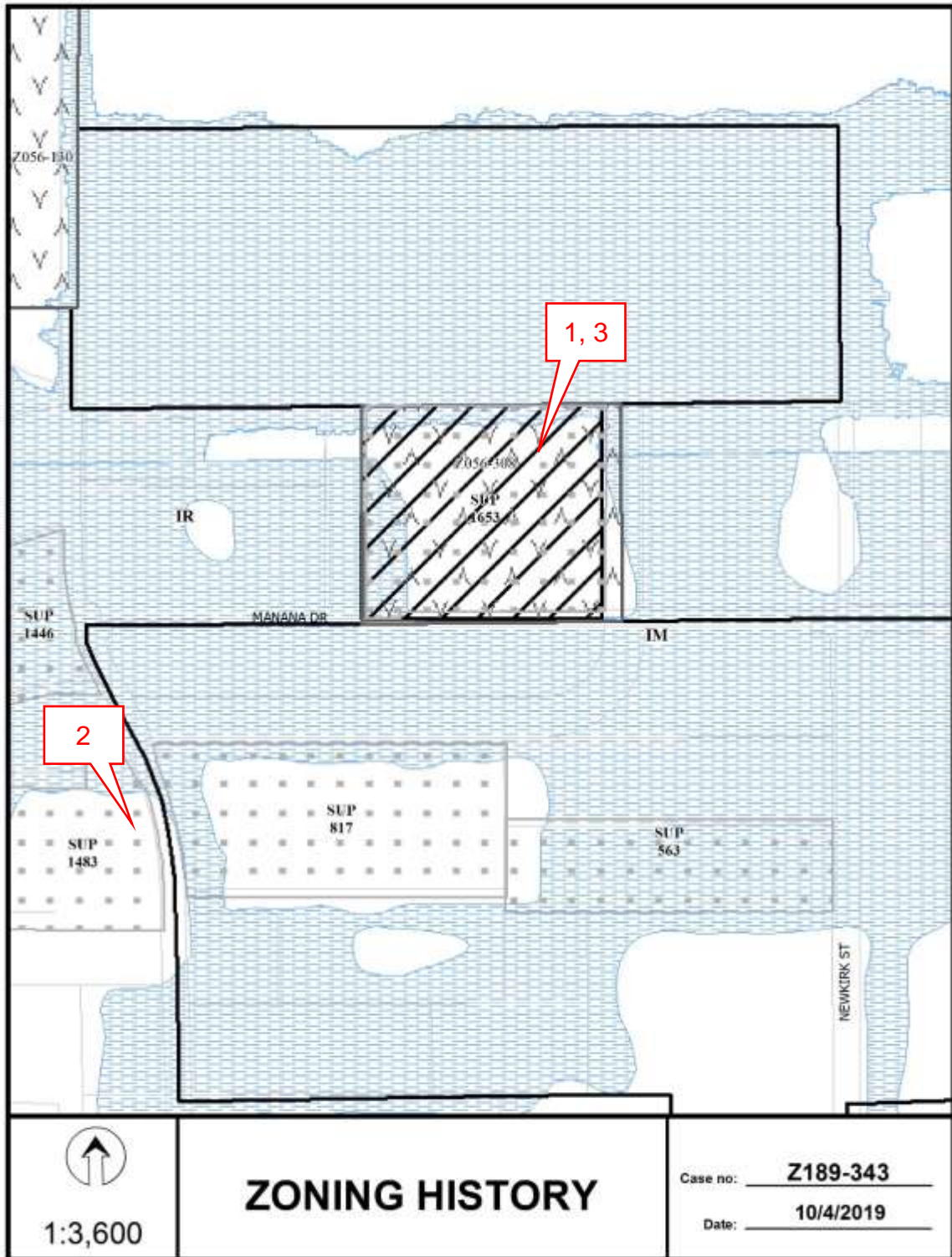


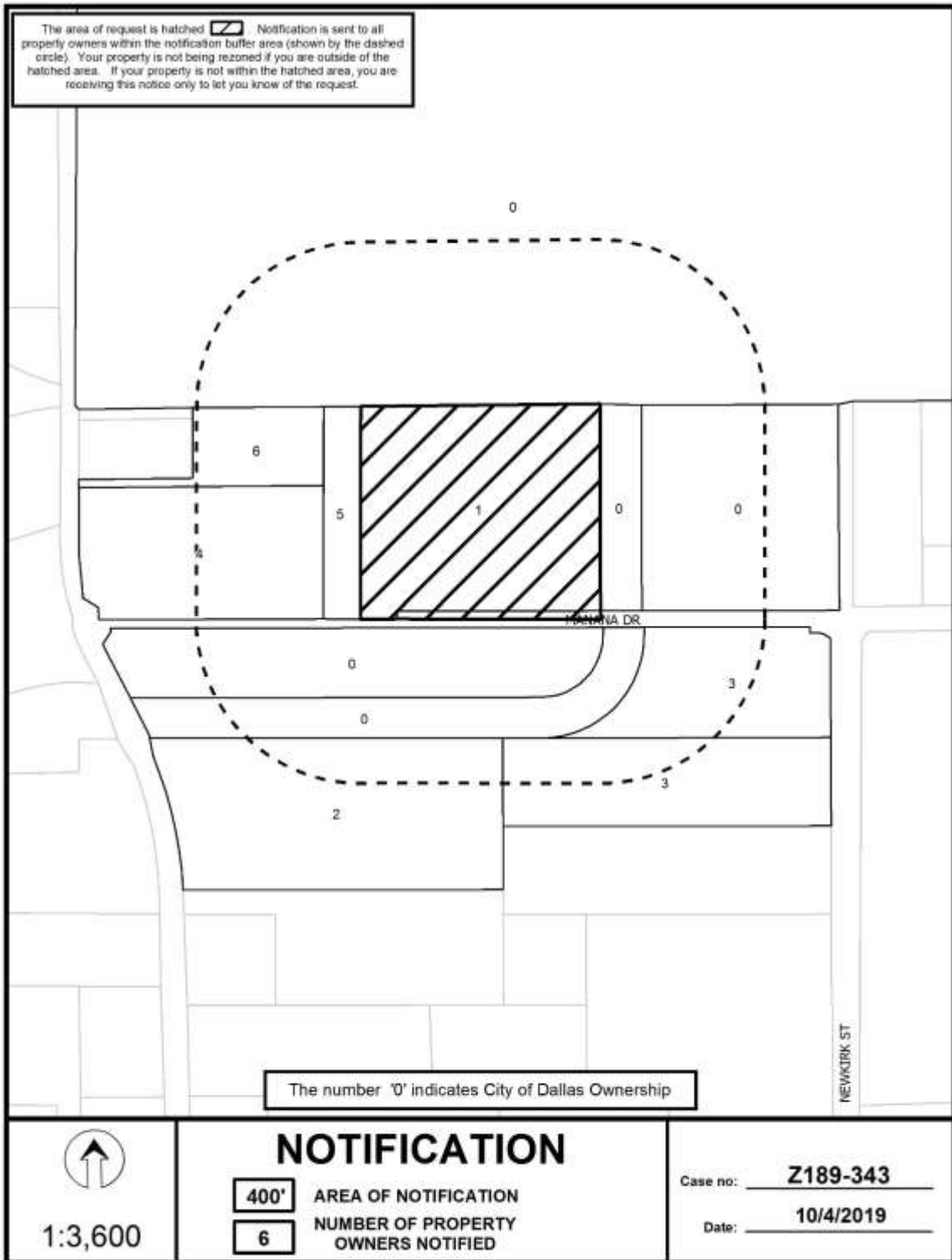














Z189-343(AU)

10/04/2019

***Notification List of Property Owners***

***Z189-343***

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2101 MANANA RD	STEVEN M FREE LIMITED PARTNERSHIP
2	10610 SPANGLER RD	TXI OPERATIONS LP
3	10733 NEWKIRK ST	BARKER & BRATTON STEEL
4	2001 MANANA DR	GT MGMT INC
5	2001 MANANA DR	STEVEN M FREE FAMILY LTD PS
6	2001 MANANA DR	SANCHEZ FOOD & CO INC

**FILE NUMBER:** Z189-347(AU)

**DATE FILED:** September 9, 2019

**LOCATION:** South line of California Crossing Road, east of Wildwood Drive

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22 X

**SIZE OF REQUEST:** +/- 10.957 Acres

**CENSUS TRACT:** 99.00

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**REPRESENTATIVE:** Kevin D. Yard - BCEE

**APPLICANT/OWNER:** Gregory A. Roemer - Tong Development LLC

**REQUEST:** An application for an amendment to Planned Development No. 444

**SUMMARY:** The purpose of the request is to develop the site with a commercial motor vehicle parking and an outside storage uses to be utilized in conjunction with a refuse transfer station use [Community Waste Disposal] located on an adjacent parcel to the east. The applicant requests to allow by right the additional uses and the approval of a development plan.

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

**PLANNED DEVELOPMENT DISTRICT No. 444:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20444.pdf>

**PLANNED DEVELOPMENT DISTRICT No. 444 EXHIBITS:**

<http://www.dallascityattorney.com/51P/exhibits.html#a444>

## **BACKGROUND INFORMATION**

- The 10.957-acre request site is operated in conjunction with a refuse transfer station [Community Waste Disposal] located to the northeast of the subject site. The request site is currently being used as outside storage, employee and company trucks parking, and compressed natural gas station, lines and related fueling station for refuse hauling trucks for the refuse transfer station.
- The refuse transfer station [not a part of the area of request] has been operating on the adjacent property by Specific Use Permit No. 1464 since 2002. SUP No. 1464 will expire in 2028 but is eligible for automatic renewal for additional ten-year periods.
- Planned Development District No. 444 was approved by City Council on August 1996 for certain IR Industrial Research District uses and an outside salvage or reclamation use by Specific Use Permit. A conceptual plan was approved with the establishment of PD No. 444 with a development plan required for all permitted uses. Specific Use Permit No. 1294 for an outside salvage and reclamation use was approved for the area of request but expired on August 2002.
- The use regulations in PD No. 444 do not allow commercial vehicle parking and outside storage uses. The purpose of the request is to amend the PD District to allow commercial vehicle parking and outside storage uses. The request also includes a development plan for the expansion of the existing parking lot and outside storage area.
- A portion of the request site is located within the 100-year floodplain.
- Some areas of the request site are built on a former city landfill. The land owner has the obligation to maintain an undisturbed clay cap to protect the former landfill portion and submit annual reports to the Texas Commission of Environmental Quality (TCEQ) and City departments.

## **Zoning History**

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

- 1. Z189-296:** On October 23, 2019, City Council approved Specific Use Permit No. 2350 for an industrial (outside) not potentially compatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, located on the south line of California Crossing Road and Allred Street.

- 2. Z178-229:** On August 22, 2018, the City Council approved the renewal of Specific Use Permit No. 1464 for a refuse transfer station for a ten-year period with eligibility for automatic renewal for additional ten-year periods, on property zoned an IM Industrial Manufacturing, located on the south line of California Crossing Road.

**Thoroughfares/Streets**

Thoroughfare/Street	Type	Existing / Proposed ROW
California Crossing Road	Collector	50 feet / 60 feet

**Traffic**

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

**STAFF ANALYSIS**

**Comprehensive Plan**

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

**Area Plan**

The subject site is located within the Elm Fork planning district of the Trinity River Corridor Land Use Plan adopted in March 2005 and revised in December 2009.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which

attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river’s meandering environment.

The subject site is located within the Elm Fork district which is recommended for industrial and business uses. The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and business in Dallas and recognizes the area west of IH-35 as a new location for office uses identified adjacent to the Trinity River.

Considering the fact that office and commercial and business service uses, per the Plan’s recommendation, are allowable uses by PD No. 444 and the request is for adding uses that would enable a better operation of an existing regulated use, staff considers that the request is not detrimental to the Plan and is neither consistent nor inconsistent with the Plan’s recommendations.

**Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 444	Parking and outside storage
<b>North</b>	IR	Warehouse, distribution
<b>Northeast</b>	IR with SUP No. 1464	Refuse transfer station
<b>East</b>	IR with SUP No. 2350	Concrete batch plant
<b>South</b>	IR	LB Houston Nature Area Daniels Creek
<b>West</b>	IR	LB Houston Nature Area Daniels Creek
<b>Northwest</b>	IR	Concrete batch plant

**Land Use Compatibility**

The 10.957-acre request site is zoned Planned Development District No. 444 and is operated in conjunction with an existing refuse transfer station [Community Waste Disposal] located on the adjacent property to the northeast. The request site is currently being used as outside storage, employee and company trucks parking, and compressed natural gas station, lines and related fueling station for refuse hauling trucks for the refuse transfer station.

The request area is surrounded by industrial uses to the north, northwest and east, and by the LB Houston Nature area along Elm Fork Trinity River to the south and west. The site is partially located within the 100-year floodplain of the Elm Fork Trinity River basin.

At the time of building permit, the applicant will need the approval of the Floodplain Management Department before starting any work on the property.

Planned Development District No. 444 was approved by City Council on August 1996 for certain IR Industrial Research District uses and an outside salvage or reclamation use by Specific Use Permit. Specific Use Permit No. 1294 for an outside salvage and reclamation use was approved for the area of request but expired on August 2002

The use regulations in PD No. 444 do not allow commercial vehicle parking and outside storage uses. The purpose of the request is to amend the PD District to allow commercial vehicle parking and outside storage uses. The request also includes a development plan for the expansion of the existing parking lot and outside storage area.

The request site is a flag lot with direct access from California Crossing Road and has unrestricted access from the adjacent property to the northeast where the refuse transfer station is located, thus functioning as a unified campus. The entire campus is fenced and secured and has restricted access.

The proposed development plan includes an additional parking lot for employees, with 143 parking spaces, a truck parking lot with 121 spaces, and an 8,253-square foot open storage area. The open storage will be used for the storage of empty and clean containers used for garbage collection. All of the proposed improvement and operation is proposed outside of the 100-year floodplain portion of the site.

Considering the fact that the request site is surrounded IR Industrial Research District and by light industrial uses, it is staff's opinion that the requested amendment will not have a negative impact in the surrounding area or land uses. Furthermore, staff considers that the additional requested uses will provide for a better operation of the existing refuse transfer station on the adjacent property. Staff is in support of the request for the PD amendment subject to a development plan and conditions.

### **Parking**

PD No. 444 defaults to the Dallas Development Code for parking requirements for all uses other than outside salvage or reclamation use. For an outside storage use, the Code requires one parking space for each 5,000 square feet of site area, exclusive of parking area, up to a maximum of five required spaces, with a minimum of one space required.

The 8,253-square-foot open storage area is required to provide two parking spaces. The property will be also developed with a parking lot containing 143 standard parking spaces and 121 truck parking spaces, therefore providing also the required parking for the outside store use.

**Landscaping**

All landscaping provided must comply with provisions of Article X of Dallas Development Code.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Site is not within nor in proximity of an identifiable MVA Category.

## **PROPOSED PD CONDITIONS**

### **SEC. 51P-444.101. LEGISLATIVE HISTORY.**

PD 444 was established by Ordinance No. 22853, passed by the Dallas City Council on August 28, 1996. Ordinance No. 22853 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22853; 26042)

### **SEC. 51P-444.102. PROPERTY LOCATION AND SIZE.**

PD 444 is established on property generally located along the south line of California Crossing Road, east of the east line of Wildwood Drive. The size of PD 444 is approximately 10.957 acres. (Ord. Nos. 22853; 26042)

### **SEC. 51P-444.103. 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 nonresidential zoning district. (Ord. Nos. 22853; 26042)

### **SEC. 51P-444.104. CONCEPTUAL PLAN.**

For all permitted uses exclusive of an outside salvage or reclamation use, development and use of the Property must comply with the conceptual plan (Exhibit 444A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22853; 26042)

### **SEC. 51P-444.105. DEVELOPMENT PLAN.**

(a) For all permitted uses other than an outside salvage or reclamation use, a development plan must be approved by the city plan commission prior to the issuance of any building permit. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article.

(b) For an outside salvage or reclamation use, Subsection 51A-4.702(c)(2) through



(i), regarding submission of or an amendment to a site plan, development plan, or landscape plan, do not apply. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.106. MAIN USES PERMITTED.**

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Machine or welding shop. [RAR]
- Machinery, heavy equipment, or truck sales and services. [RAR]
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(c) Industrial uses.

- Industrial (inside) light manufacturing.
- Inside industrial. [RAR]
- Organic compost recycling facility. [SUP]
- Outside industrial. [SUP]
- Outside salvage or reclamation. [SUP. Subparagraph (e)(i) of Section 51A- 4.203(b)(5) does not apply to an outside salvage or reclamation use in this district.]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(d) Institutional and community service uses.

-- None permitted.

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

-- Temporary construction or sales office.

(g) Office uses.

-- Office.

- (h) Recreation uses.
    - None permitted.
  - (i) Residential uses.
    - None permitted.
  - (j) Retail and personal service uses.
    - Auto service center. [RAR]
    - Commercial motor vehicle parking lot or garage. [As allowed per 51A-4.210(8.1)]
    - Commercial parking lot or garage. [RAR]
    - Home improvement center, lumber, brick, or building materials sales yard. [RAR]
    - Household equipment and appliance repair.
  - (k) Transportation uses.
    - None permitted.
  - (l) Utility and public service uses.
    - Commercial radio or television transmitting station.
    - Electrical substation.
    - Local utilities.
    - Radio, television, or microwave tower. [RAR]
    - Tower/antenna for cellular communication. [RAR if RAR is required in the IR Industrial Research District under Section 51A-4.212(10.1).]
    - Utility or government installation other than listed. [SUP]
    - Water treatment plant. [SUP]
  - (m) Wholesale, distribution, and storage uses.
    - Freight terminal. [RAR]
    - Manufactured building sales lot. [RAR]
    - Outside storage. [RAR]
    - Recycling buy-back center. [RAR or SUP if RAR or an SUP is required in the IR Industrial Research District under Section 51A-4.213(11).]
    - Recycling collection center. [RAR or SUP if RAR or an SUP is required in the IR Industrial Research District under Section 51A-4.213(11.1).]
    - Recycling drop-off container. [SUP if an SUP is required in the IR Industrial Research District under Section 51A-4.213(11.2).]
    - Warehouse. [RAR]
- (Ord. Nos. 22853; 26042)

**SEC. 51P-444.107. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.108. 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 contained in Division 51A-4.400. In the event of conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 30 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

(2) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. For all permitted uses, excluding an outside salvage or reclamation use, maximum floor area ratio is:

(1) 0.5 for retail and personal service uses;

(2) 0.75 for any combination of lodging, office, and retail and personal service uses;

and

(3) 2.0 for all uses combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 200 feet.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 15. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 22853; 26042)

**SEC. 51P-444.109. OFF-STREET PARKING AND LOADING.**

A minimum of five off-street parking spaces must be provided for an outside salvage or reclamation use.

(a) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq) for information regarding off-street parking and loading generally. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

For all permitted uses excluding an outside salvage or reclamation use, consult Article VI. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.111. LANDSCAPING.**

For all permitted uses other than an outside salvage or reclamation use, landscaping must be provided in accordance with Article X. For an outside salvage or reclamation use, landscaping must be provided which is reasonably consistent with the standards and purposes of Article X. (Ord. Nos. 22853; 26042)

Z189-347(AU)

**SEC. 51P-444.112. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.113. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22853; 26042)

**SEC. 51P-444.114. PAVING.**

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. (Ord. Nos. 22853; 26042)

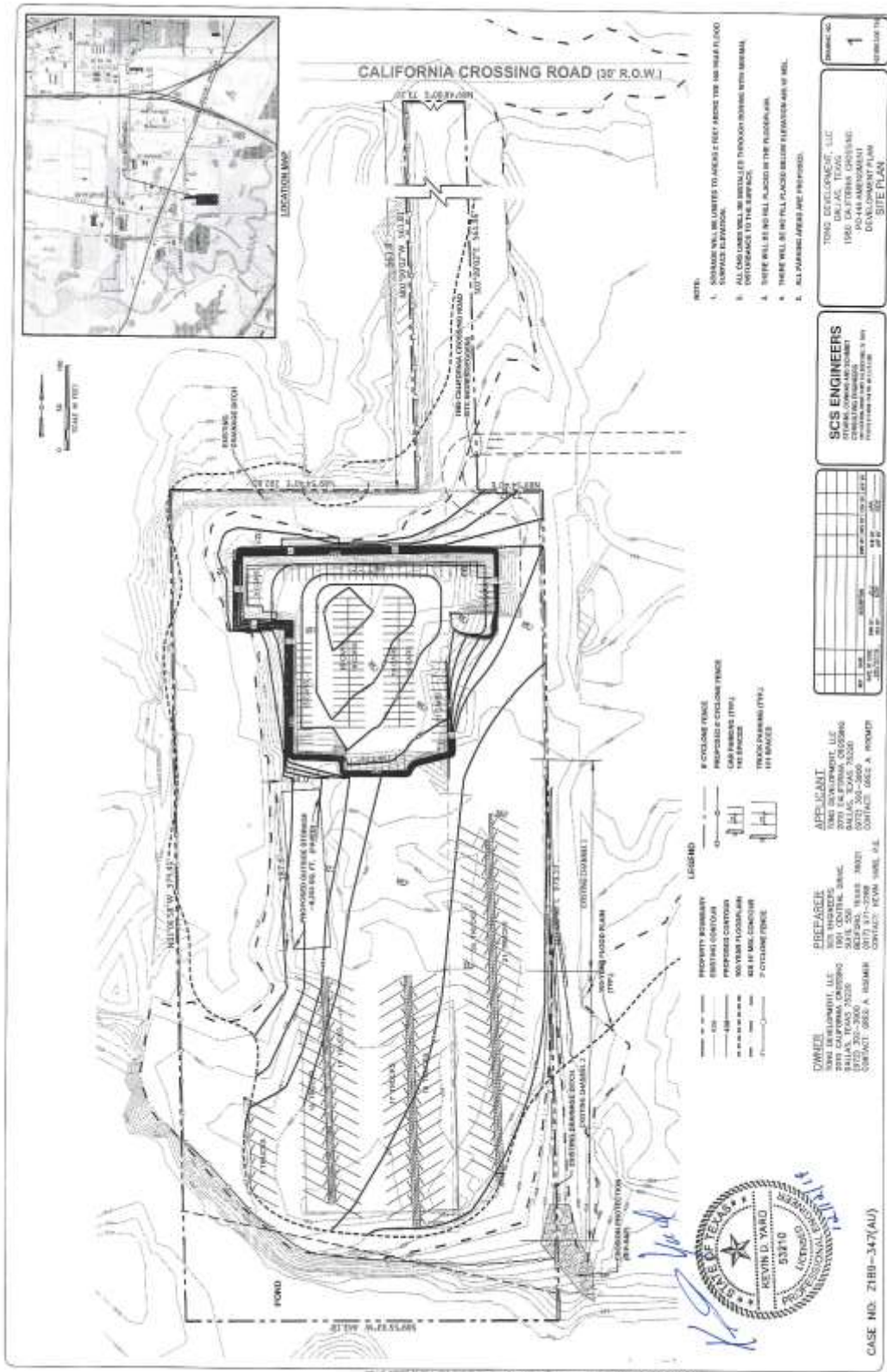
**SEC. 51P-444.115. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22853; 26042)

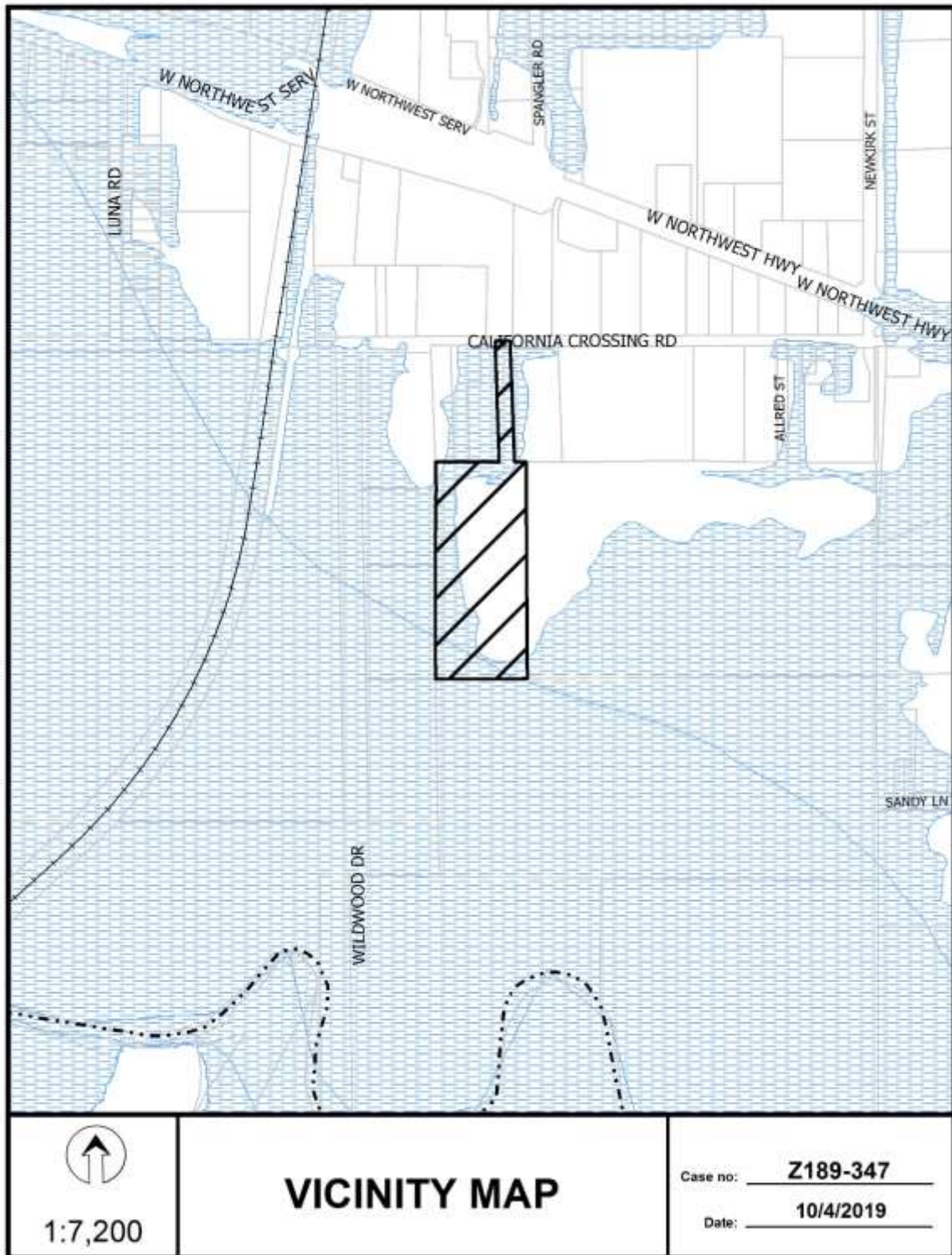
**SEC. 51P-444.116. ZONING MAP.**

PD 444 is located on Zoning Map Nos. F-4 and G-4. (Ord. Nos. 22853; 26042)

PROPOSED DEVELOPMENT PLAN

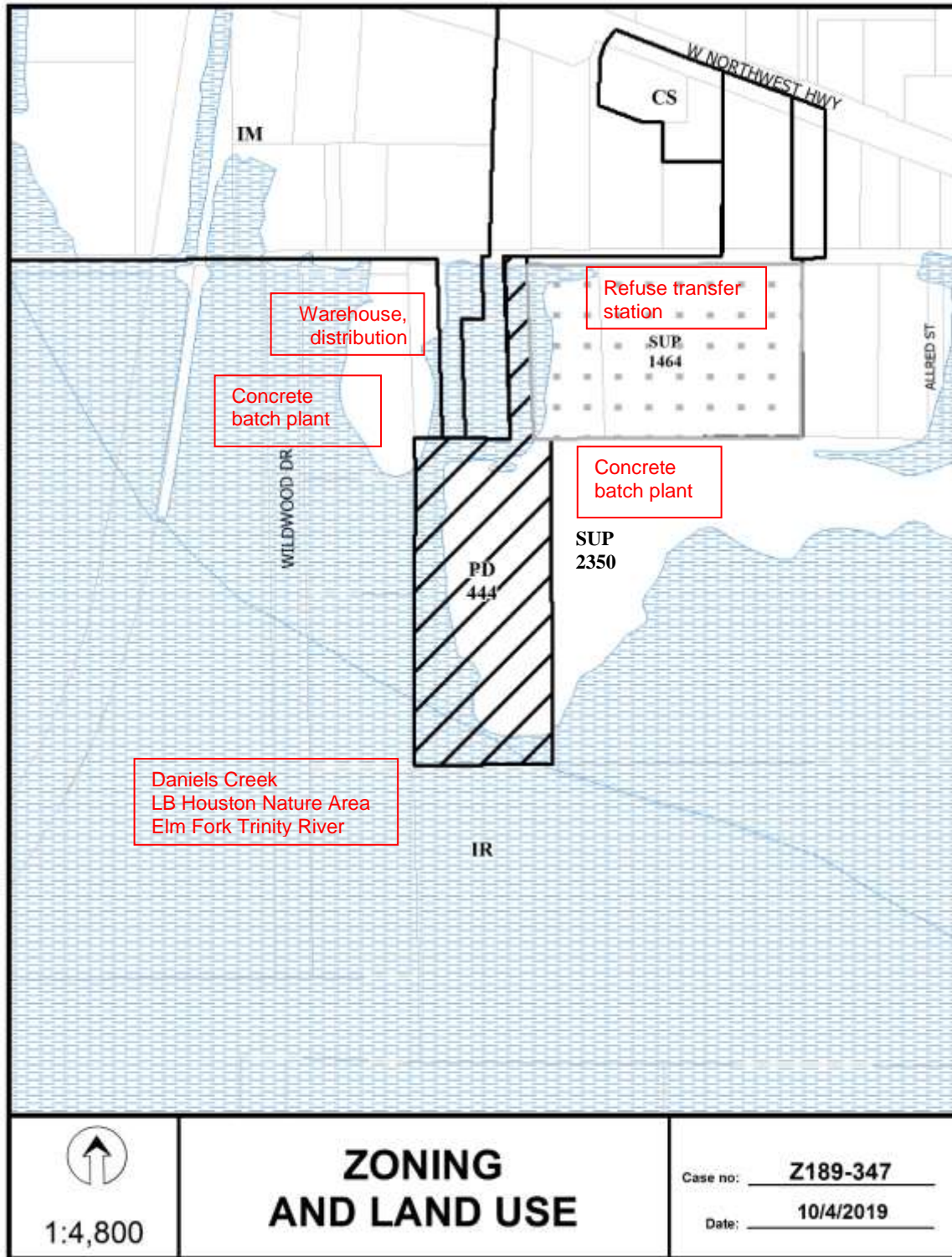


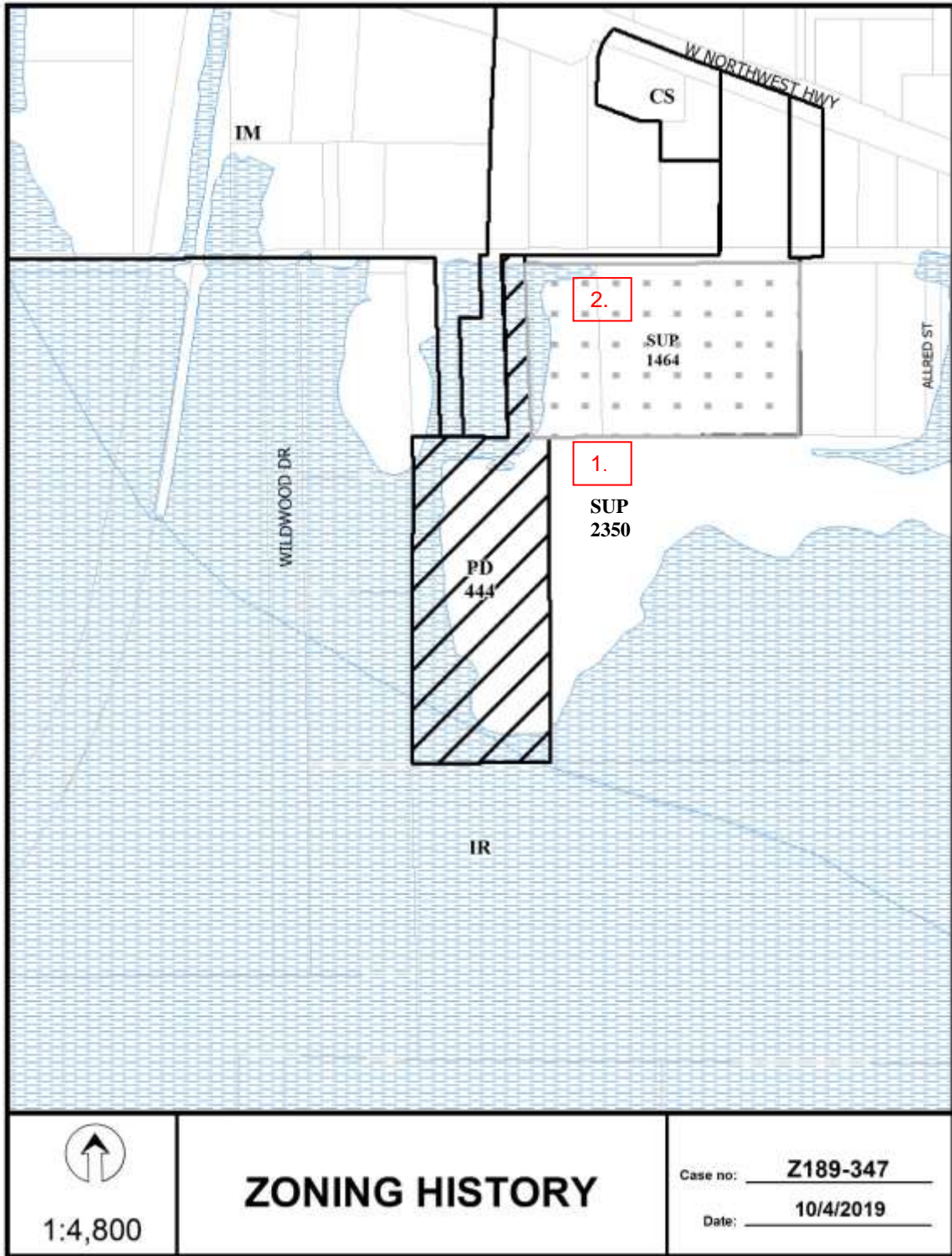












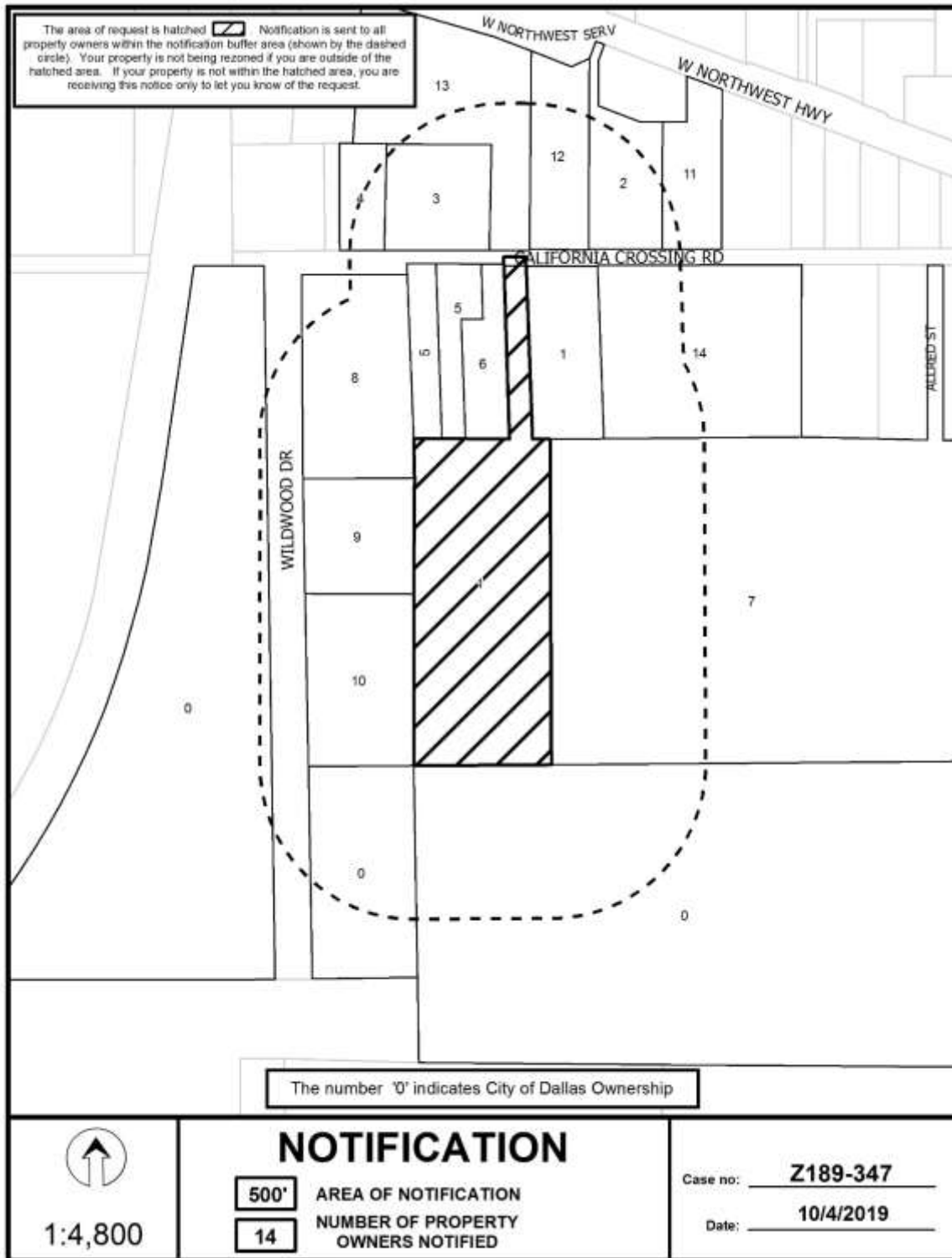


MVA Cluster    A    B    C    D    E    F    G    H    I    NA

 1:7,200

# Market Value Analysis

Printed Date: 10/4/2019



Z189-347(AU)

10/04/2019

## ***Notification List of Property Owners***

***Z189-347***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1990 CALIFORNIA CROSSING RD	TONG DEVELOPMENT LLC
2	2011 CALIFORNIA CROSSING RD	FIRE PROTECTION &
3	1975 CALIFORNIA CROSSING RD	VOGT JOHN ET AL
4	1951 CALIFORNIA CROSSING RD	BBK PROPERTIES
5	1964 CALIFORNIA CROSSING RD	INTERNATIONAL SUPPLY
6	1976 CALIFORNIA CROSSING RD	STOCKWEATHER E J &
7	2118 CALIFORNIA CROSSING RD	ANANI LLC
8	1946 CALIFORNIA CROSSING RD	SOUTHERN STAR CONCRETE IN
9	10402 WILDWOOD DR	F & F INVESTMENT CO
10	10400 WILDWOOD DR	CAMPBELL JOHN G
11	1940 NORTHWEST HWY	BERRIDGE MANUFACTURING COMPANY
12	1888 W NORTHWEST HWY	MARTECO RENTAL CO INC
13	1864 W NORTHWEST HWY	BBK PROPERTIES
14	2010 CALIFORNIA CROSSING RD	H R DEVELOPMENT INC

**FILE NUMBER:** Z189-367(AU)

**DATE FILED:** September 26, 2019

**LOCATION:** Southwest corner of Lake June Road and Holcomb Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58 M

**SIZE OF REQUEST:** Approximately 0.43 acres

**CENSUS TRACT:** 92.02

**REPRESENTATIVE:** Parvez Malik, Business Zoom LLC

**APPLICANT:** Burak Corporation

**OWNER:** A&Z Tasty Foods LP

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

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

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

## **BACKGROUND INFORMATION**

- The 0.43-acre request site is zoned a CR-D1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 2,800 square feet in floor area, and a motor vehicle fueling station. The general merchandise use is permitted by right in the CR District. The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.
- On February 18, 2009, a certificate of occupancy for a general merchandise or food store was issued to the applicant.
- On June 22, 2011, the City Council approved Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less, for a two-year period with eligibility for automatic renewals for additional five-year periods, for the subject site. On June 26, 2013, the City Council approved the renewal of SUP No. 1867 for a five-year period with eligibility for automatic renewals for additional five-year periods. The applicant did not submit an application to begin the automatic renewal process or to renew the SUP within the specified time frame. SUP No. 1867 expired on June 26, 2018.

## **Zoning History**

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

- 1. Z178-378:** On May 8, 2019, the City Council approved the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for a two-year period, on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay located on the northeast corner of Lake June Road and Holcomb Road.
- 2. Z178-360:** On November 28, 2018, an automatic renewal was approved for Specific Use Permit No. 1932 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for an additional five-year period, on property zoned an CR Community Retail District with a D-1 Liquor Control Overlay located on the north line of Lake June Road, west of Holcomb Road.



- 3. Z178-168:** On February 13, 2018, an automatic renewal of Specific Use Permit No. 1866 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, for an additional five-year period, on property zoned an CR Community Retail District with a D-1 Liquor Control Overlay located on the southeast corner of Lake June Road and Holcomb Road.

**Thoroughfares/Streets**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Lake June Road	Principal Arterial	80 ft.
Holcomb Road	Local	60 ft.

**Traffic**

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

**Comprehensive Plan:**

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

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

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

**Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
Site	CR with D-1 overlay	General merchandise store and fueling station
North	RR with D overlay	Auto related uses
Northwest	CR with D-1 overlay	Retail, food store, office, restaurant, personal services
Northeast	CR with D-1 overlay, and SUP No. 1871	Sale of alcoholic beverages in conjunction with general merchandise or food store 3,500 square feet or less
East	CR with D-1 overlay, and SUP No. 1866	Sale of alcoholic beverages in conjunction with general merchandise or food store 3,500 square feet or less
South	R-7.5(A)	Single Family
West	CR with D overlay	Retail, personal services

**STAFF ANALYSIS**

**Land Use Compatibility**

The approximately 0.43-acre site is zoned a CR-D Community Retail District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The general merchandise use is permitted by right in the CR District. The sale of alcoholic beverages requires a specific use permit if located within the D-1 Liquor Control Overlay.

On June 22, 2011, the City Council approved Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less use, for a two-year period with eligibility for automatic renewals for additional five-year periods, for the subject site. On June 26, 2013, the City Council approved the renewal of SUP No. 1867 for a five-year period with eligibility for automatic renewals for additional five-year periods. The applicant did not submit an

application to begin the automatic renewal process or to renew the SUP within the specified time frame. SUP No. 1867 expired on June 26, 2018.

The surrounding land uses consist of a variety of auto related uses, retail and personal services, and fueling stations with convenience stores along Lake June Road. South of the request site is a single family neighborhood.

Further northwest, along Lake June Road there is church use. Chapter 6 of the City Code for alcoholic beverages establishments specifies that no person may sell alcoholic beverages if the place of business is within 300 feet of a church. The measurement of the distance between the place of business where alcoholic beverages are sold and a church will be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. The applicant submitted a distance survey that shows a distance of 300 feet buffer zone around the request site that does not intersect with the church property.

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

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

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

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

Considering the location of the area of request on a corner between two major thoroughfares, the surrounding uses that are similar or complimentary to the proposed use, the fact that the request site had an SUP before, and the proposed SUP Conditions that include a shorter timeframe to allow staff to continue the periodical review of compliance, staff supports the applicant's request for an SUP for alcohol sales in conjunction with a convenience store.

**Parking**

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 being provided per the attached site plan.

**Landscaping**

Landscaping of any development will be in accordance with Article X, as amended.

**Market Value Analysis**

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

Z189-367(AU)

**Crime Report:**

While this is a request for a new Specific Use Permit for alcohol sales and the use is not currently being operated, staff requested a crime report, considering the fact that the request site had a previous SUP for alcohol sales.

From June 2013 to November 2019, 143 phone calls were placed to the Dallas Police Department (DPD) with the location at the request site, of which 59 calls were coded either a general service or non-critical, and six calls were coded an emergency. DPD also reported 19 incidents and 33 arrest charges.

**LIST OF PARTNERS**

**Barak Corporation**

Mohammed Fasih ud-din – President

**A&Z Tasty Foods LP**

Azam Zakaria – President / General Partner

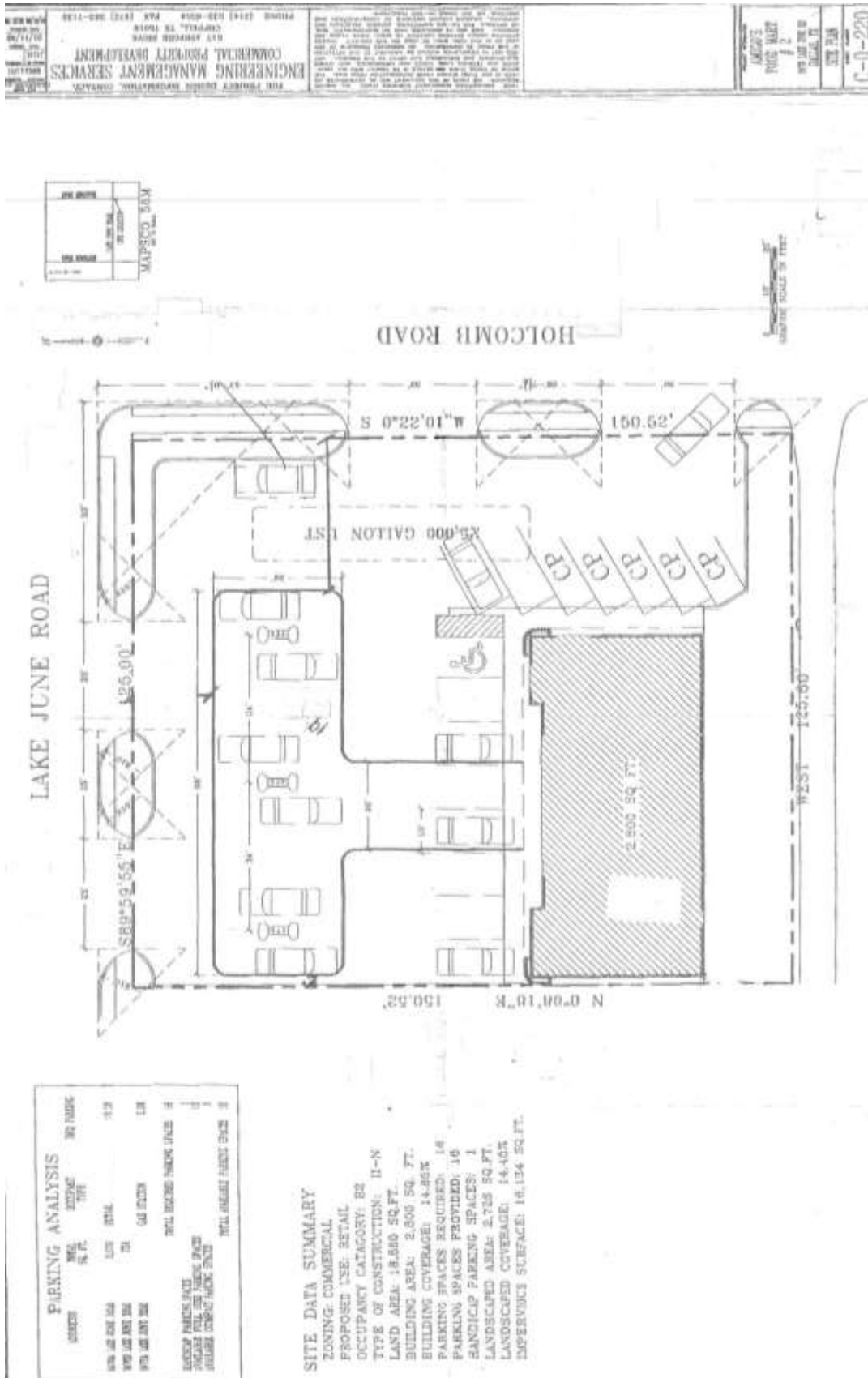
Rasheed Zakaria – Secretary

Shafi Zakaria – Partner

### PROPOSED SUP CONDITIONS

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

PROPOSED SITE PLAN



ENGINEERING MANAGEMENT SERVICES  
 COMMERCIAL PROPERTY DEVELOPMENT  
 1111 FORTNEY DRIVE, WASHINGTON, DC 20004  
 PHONE (202) 462-1100 FAX (202) 462-1100

DATE: 11/11/09  
 DRAWN BY: J. P. HARRIS  
 CHECKED BY: J. P. HARRIS  
 SCALE: AS SHOWN

C-0-220

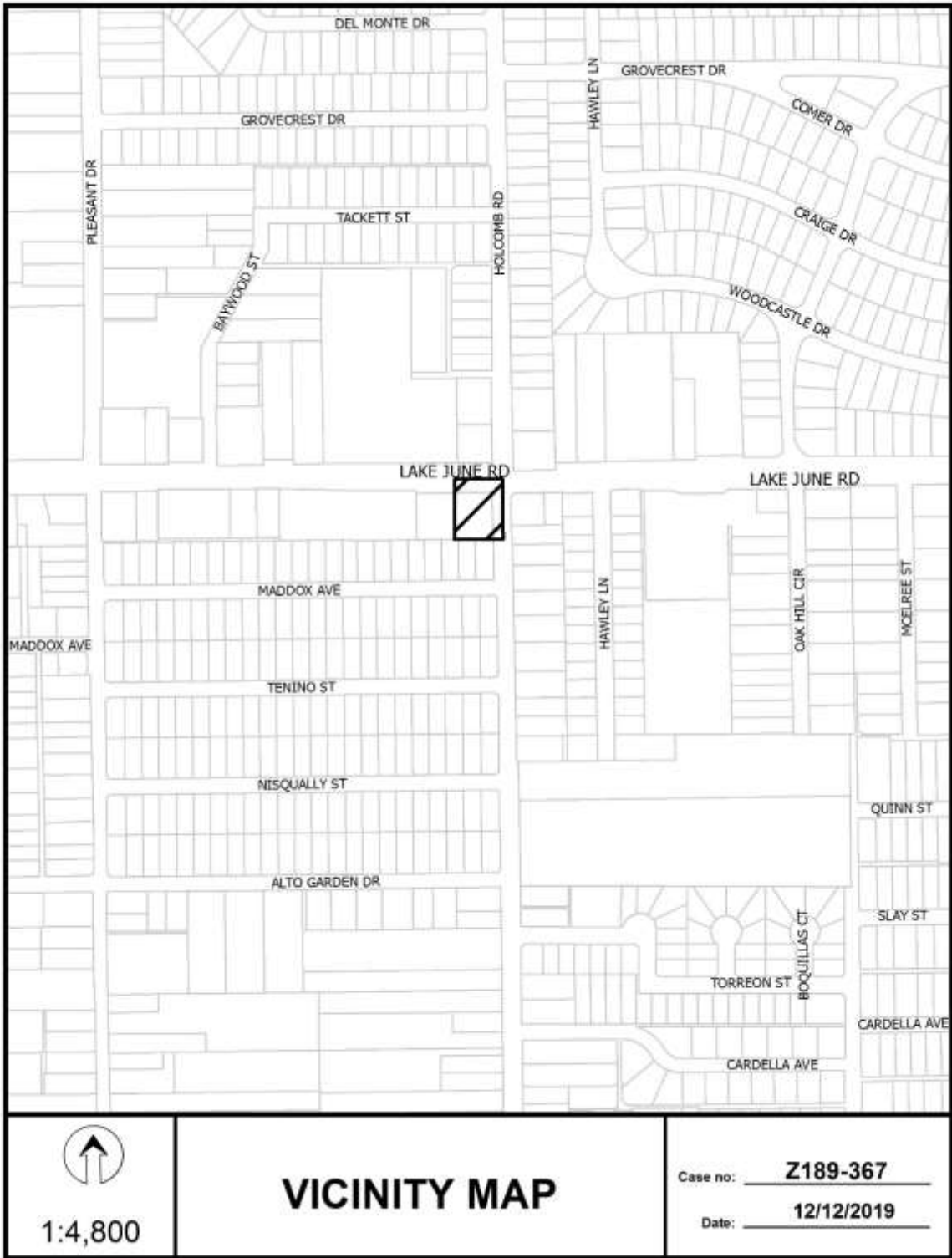
**PARKING ANALYSIS**

SPACE	NO.	ESTIMATE	NO. PARKING
		TYPE	
MIN. 400 SQ. FT.	12	STANDARD	12
MIN. 400 SQ. FT.	2	STANDARD	2
MIN. 400 SQ. FT.	0	STANDARD	0
<b>TOTAL PARKING SPACES</b>			
<b>14</b>			
<b>ADDITIONAL PARKING SPACES</b>			
<b>16,154</b>			

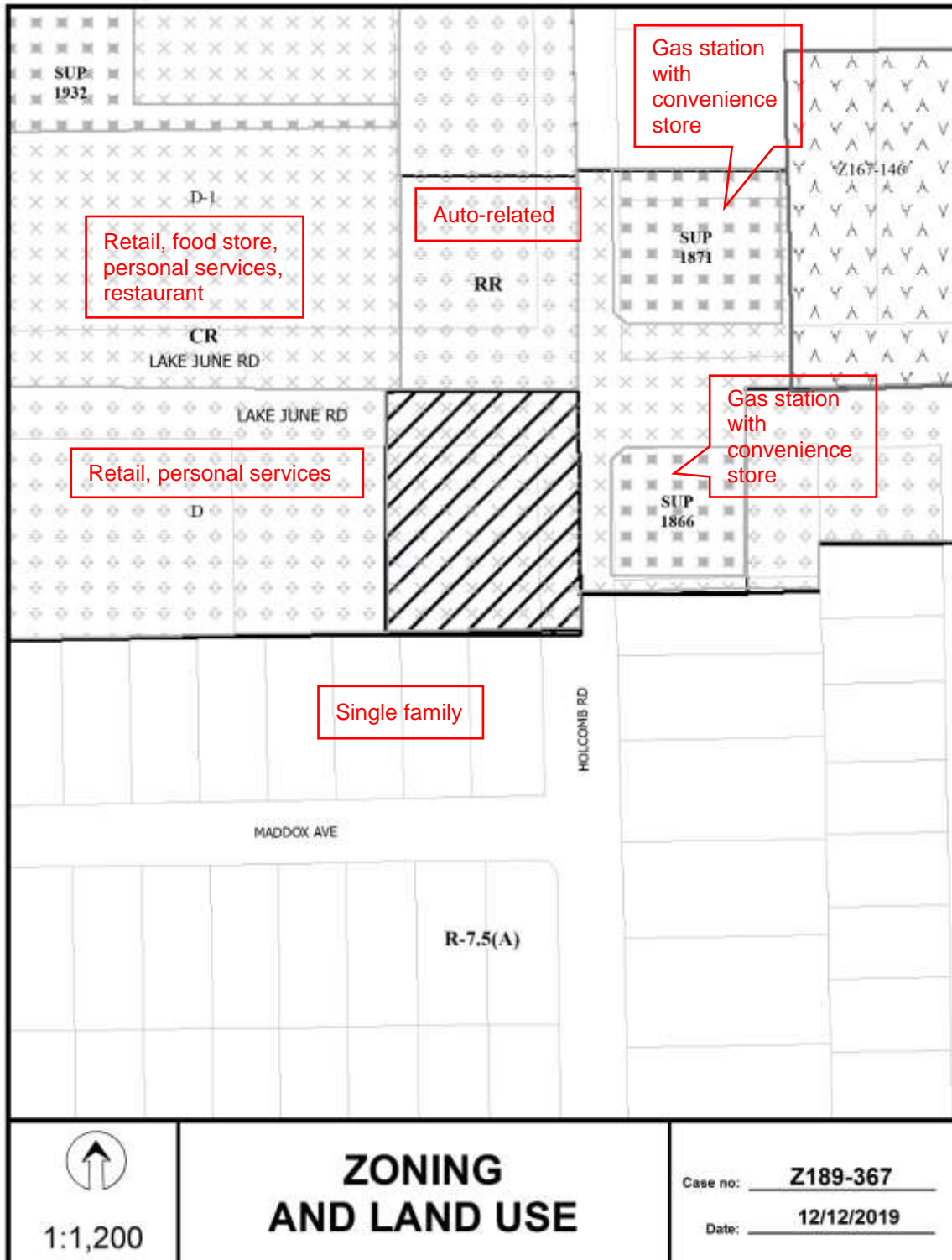
**SITE DATA SUMMARY**  
 ZONING: COMMERCIAL  
 PROPOSED USE: RETAIL  
 OCCUPANCY CATEGORY: B2  
 TYPE OF CONSTRUCTION: II-N  
 LAND AREA: 18,680 SQ. FT.  
 BUILDING AREA: 2,800 SQ. FT.  
 BUILDING COVERAGE: 14.98%  
 PARKING SPACES REQUIRED: 14  
 PARKING SPACES PROVIDED: 16  
 HANDICAP PARKING SPACES: 1  
 LANDSCAPED AREA: 2,768 SQ. FT.  
 LANDSCAPED COVERAGE: 14.81%  
 IMPERVIOUS SURFACE: 16,154 SQ. FT.

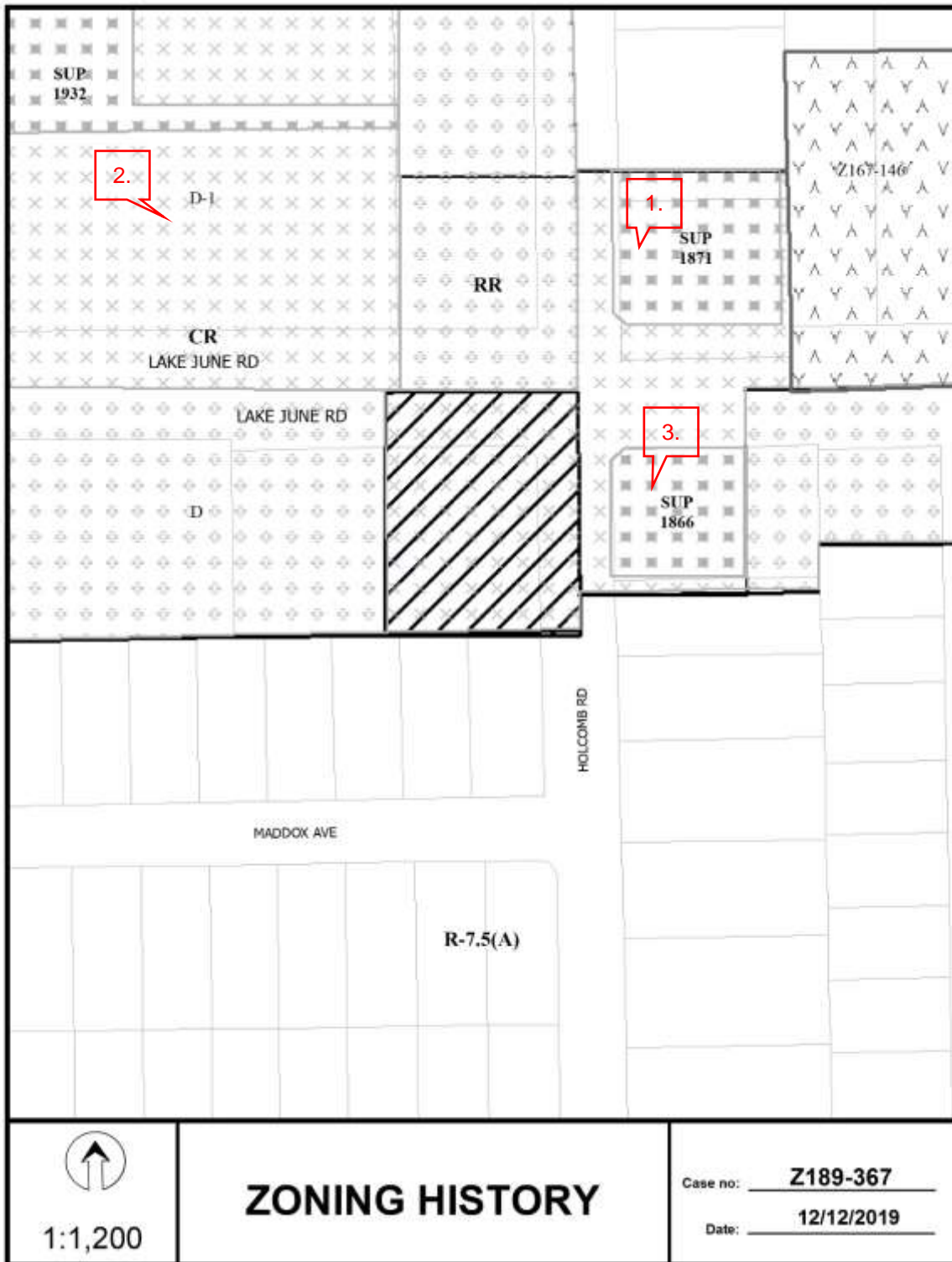


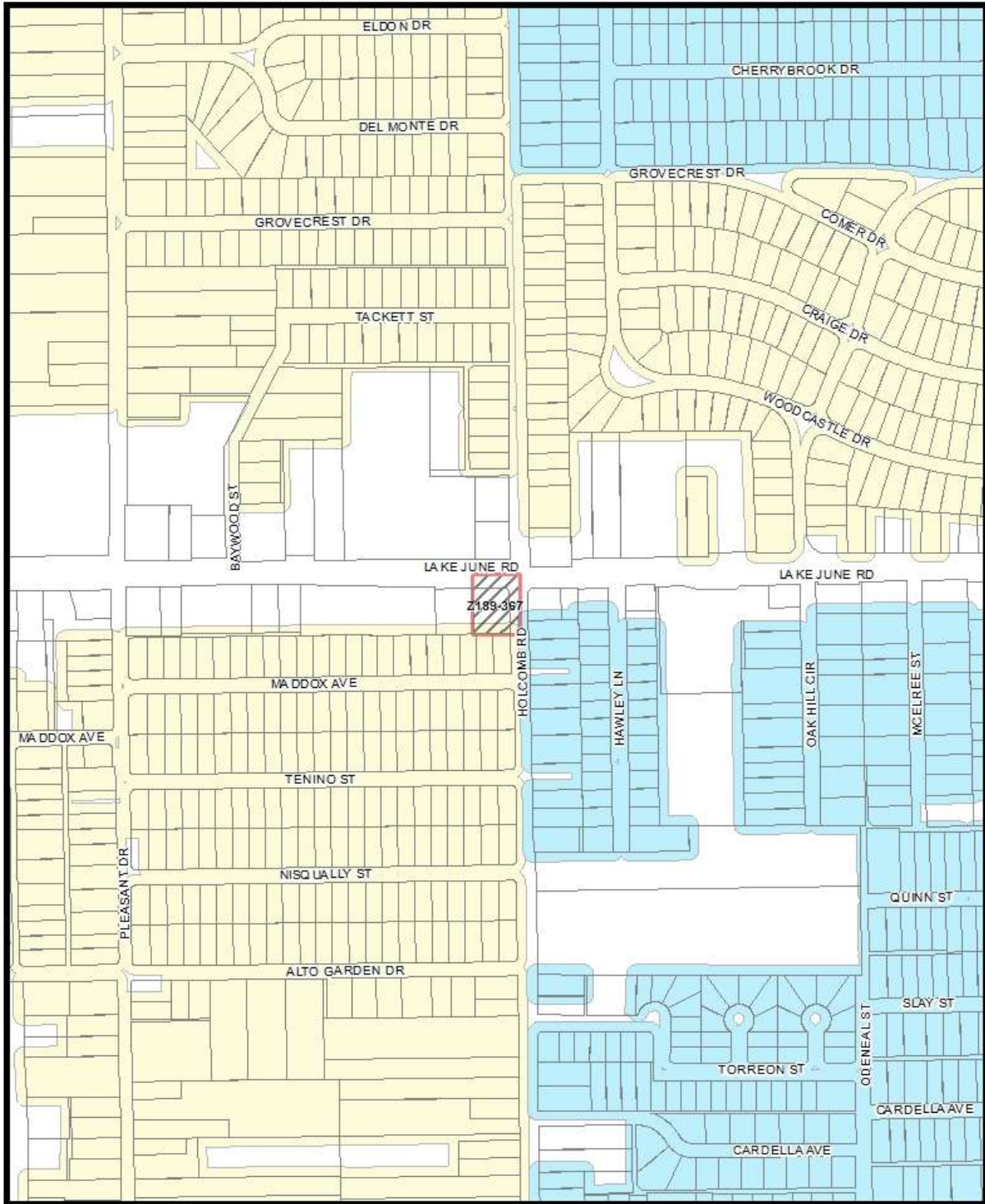










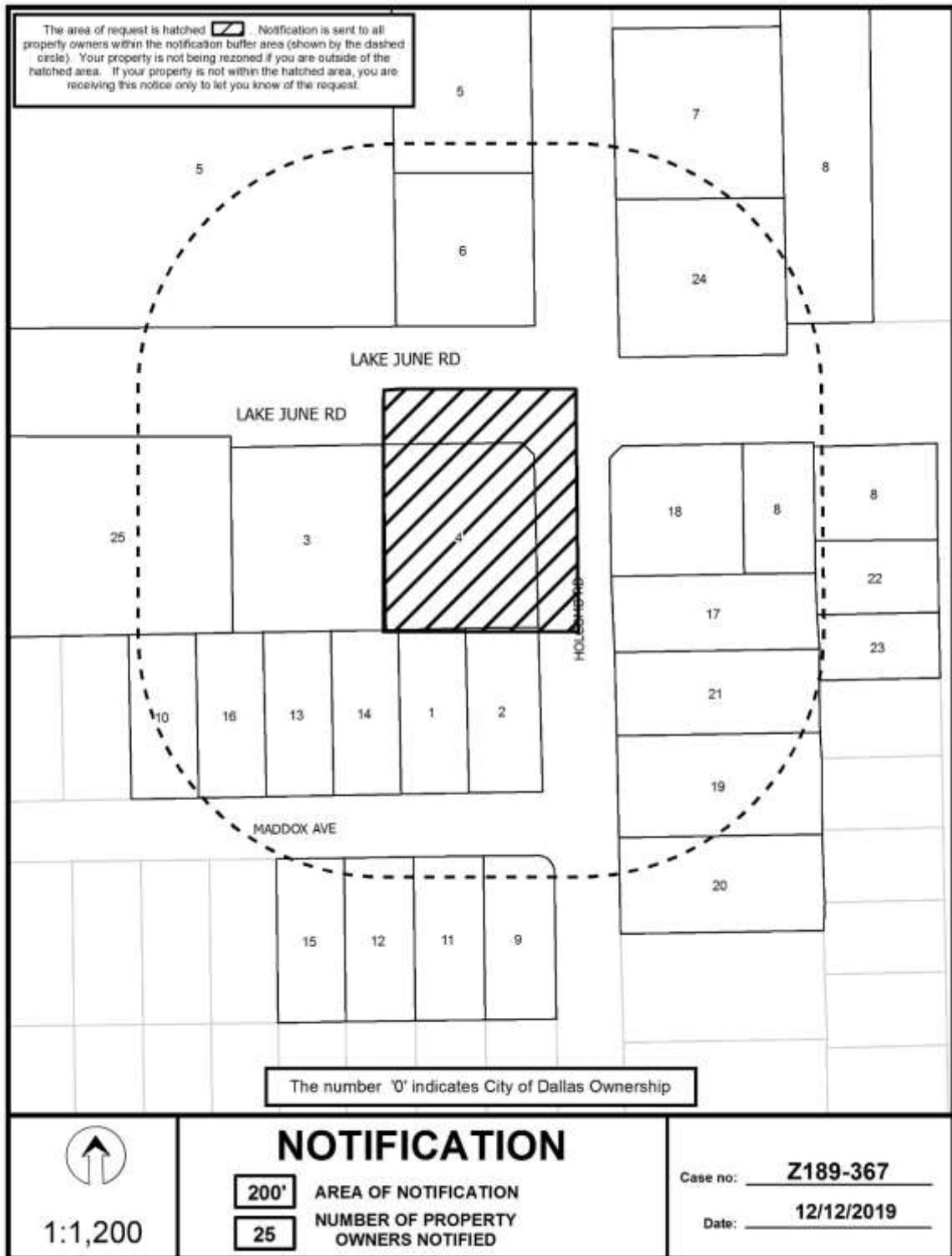


Market Value Analysis A B C D E F G H I NA

 1:4,800

# Market Value Analysis

Printed Date: 12/19/2019



12/12/2019

***Notification List of Property Owners******Z189-367******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8447 MADDOX AVE	HERNANDEZ JOSE GUADALUPE
2	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
3	8440 LAKE JUNE RD	WASH JUNE INC
4	8470 LAKE JUNE RD	A & Z TASTY FOODS LP
5	8443 LAKE JUNE RD	MARTINEZ RUBEN
6	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
7	1316 HOLCOMB RD	RAMIREZ JOSEFINA EST OF
8	8515 LAKE JUNE RD	MUMITH FAHIM
9	8450 MADDOX AVE	HERNANDEZ MARIA
10	8429 MADDOX AVE	SALDIVAR DOMINGO M
11	8446 MADDOX AVE	BARBOZA JAIME
12	8442 MADDOX AVE	HERNANDEZ GIL
13	8439 MADDOX AVE	PERRUSQUIA VERONICA
14	8443 MADDOX AVE	HERNANDEZ JOSE BELEN
15	8438 MADDOX AVE	MA LEG PARTNERS 4
16	8435 MADDOX AVE	MORALES JOSE G &
17	1236 HOLCOMB RD	DURAN JOSE JORGE
18	8502 LAKE JUNE RD	FGC PROPERTIES INC
19	1224 HOLCOMB RD	MARTINEZ JACINTO &
20	1218 HOLCOMB RD	MAGANA MARIA
21	1232 HOLCOMB RD	DURAN YOENA
22	1231 HAWLEY LN	HERNANDEZ ROGELIO
23	1227 HAWLEY LN	MENDEZ BELEN V
24	8505 LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
25	8416 LAKE JUNE RD	MHY PLAZA LLC



**FILE NUMBER:** Z189-370(AU)

**DATE FILED:** September 30, 2019

**LOCATION:** North line of Canada Drive, northwest of the terminus of Finis Street

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 E

**SIZE OF REQUEST:** ± 0.59 Acres

**CENSUS TRACT:** 101.01

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**REPRESENTATIVE:** Daniel P. Provost

**APPLICANT/OWNER:** Francisco Ortiz, FODAP LLC

**REQUEST:** An application for an R-5(A) Single Family District on property zoned a CR Community Retail District

**SUMMARY:** The purpose of the request is to develop the site with two single family dwellings under the regulations of the R-5(A) Single Family District.

**STAFF RECOMMENDATION:** Approval.

## BACKGROUND INFORMATION

- The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park Neighborhood. The area of request is zoned an CR Community Retail District.
- The applicant is intending to build two single family homes on the two lots under the R-5(A) Single Family District regulations.

### Zoning History

There have been no zoning change requests in the surrounding area in the past five years.

### Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Principal Arterial	80 feet Bike plan

### Traffic

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

## STAFF ANALYSIS

### Comprehensive Plan

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

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

### LAND USE ELEMENT

#### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**  
**Policy 1.3.1** Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

**Area Plan**

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the West Dallas Comprehensive Land Use Study.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009.

The 2050 Vision Statement for the Trinity River Corridor in Dallas The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan’s recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City’s urban form to increase the appeal of urban life.

The request site is located within the Residential Traditional Module. This module recommends residential single-family detached as primary land uses, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses.

The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced.

The Preferred Land Use Plan for the West Dallas District respects the concerns of area residents and stakeholders. The existing neighborhoods north of Singleton Boulevard will retain this character. The Residential Traditional land use module applied here maintains this development pattern. While this land use module can generally accommodate some multi-family, office and/or retail development, these uses should not extend into the single-family neighborhoods.

The applicant’s request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.

**Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail	Undeveloped
<b>North</b>	A(A) Agricultural	Trinity River
<b>East Southeast</b>	R-5(A) Single Family	Single family
<b>South</b>	CR Community Retail	Single family
<b>Southwest</b>	CR Community Retail	Church
<b>West</b>	CR Community Retail	Undeveloped

**Land Use Compatibility**

The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park neighborhood. The area of request is zoned a CR Community Retail District.

The applicant is intending to build two single family homes on the two existing lots that comprise the area of request. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east and south and church use to the southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of fourteen lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A) district on all sides. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped.

**Development Standards**

District	Setbacks		Height (max)	Lot Coverage (max)	Density / FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
<b>Existing:</b> CR	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	RPS Visual intrusion	agricultural, commercial & business service, industrial, institutional and community services, lodging, office, recreational, retail and personal services, transportation utility and public service, wholesale, distribution, storage
<b>Proposed:</b> R-5(A)	20'	5' SF 10' Others	30'	45% SF 25% others	1DU/lot		Single family residential

Overall, the most significant changes in development rights would include changing the site to primarily single-family residential land uses, decreasing the maximum allowable lot coverage and height, and the additional special standards to protect the neighborhood.

The proposed R-5(A) district will move the residential proximity slope generating line further west, thus having an impact in the surrounding properties that will remain within the CR district, to the south and west; however, it is important to note that this is an existing condition due to the CR district being surrounded by the R-5(A) district. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and church uses, staff considers that the current uses will not be negatively affected by this zoning change.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the expansion of the R-5(A) single family district. The proposed zoning change is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood.

### **Parking**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single family use requires one parking space per dwelling unit when located within an R-5(A) District.

### **Landscaping**

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

### **Market Value Analysis**

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

Z189-370(AU)

**List of Officers**

**FODAP, LLC**

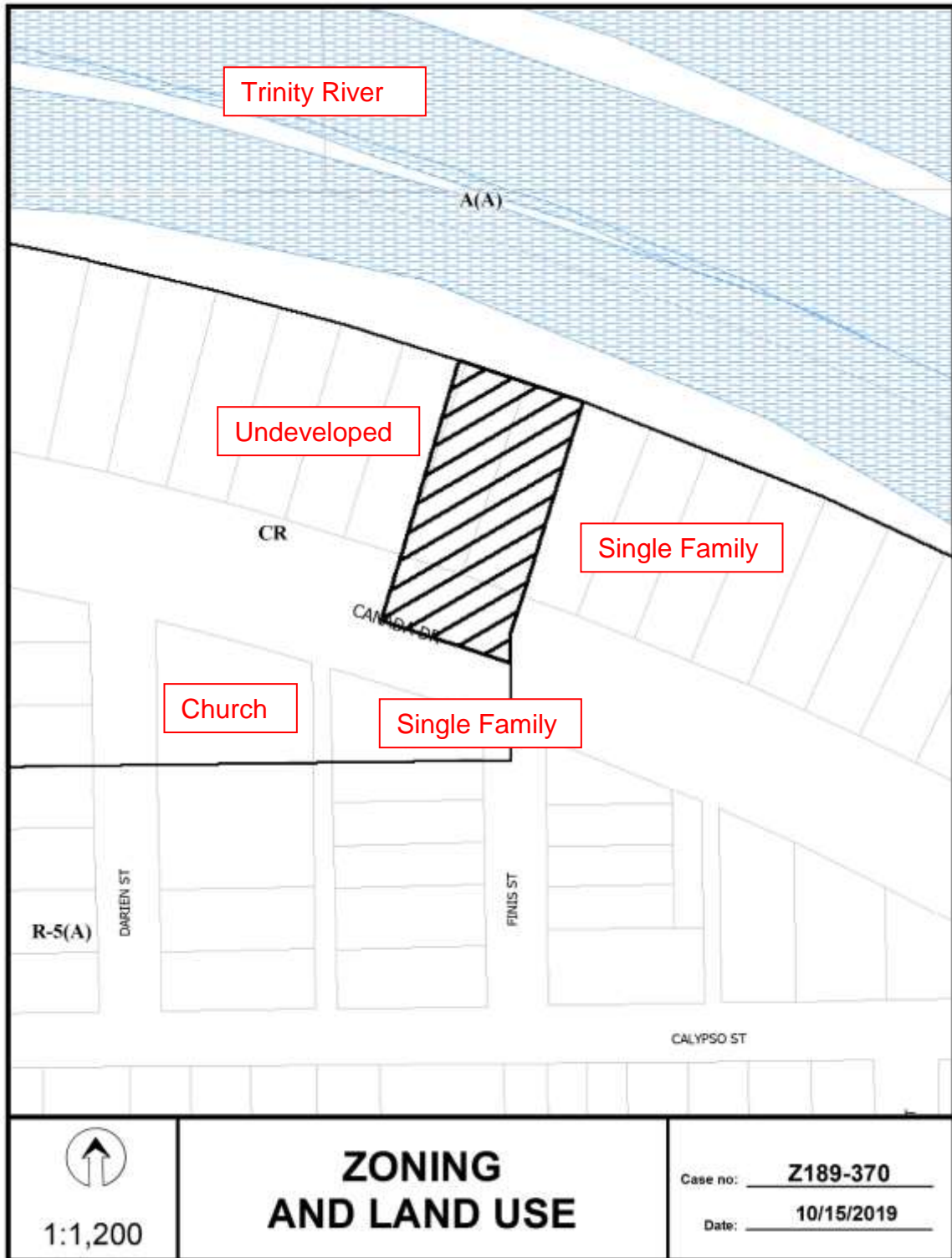
Francisco Ortiz - Partner

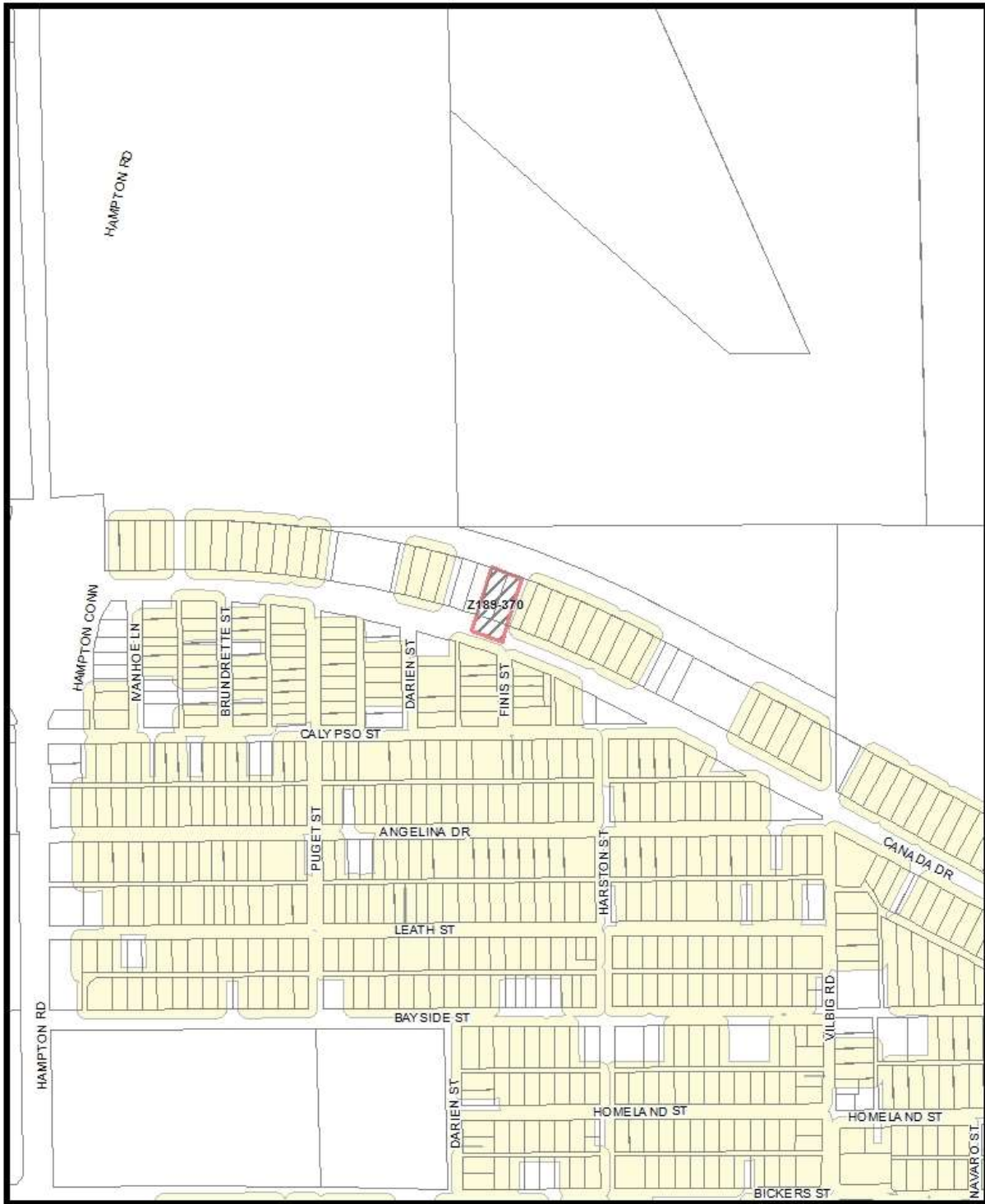
Daniel P Provost - Partner









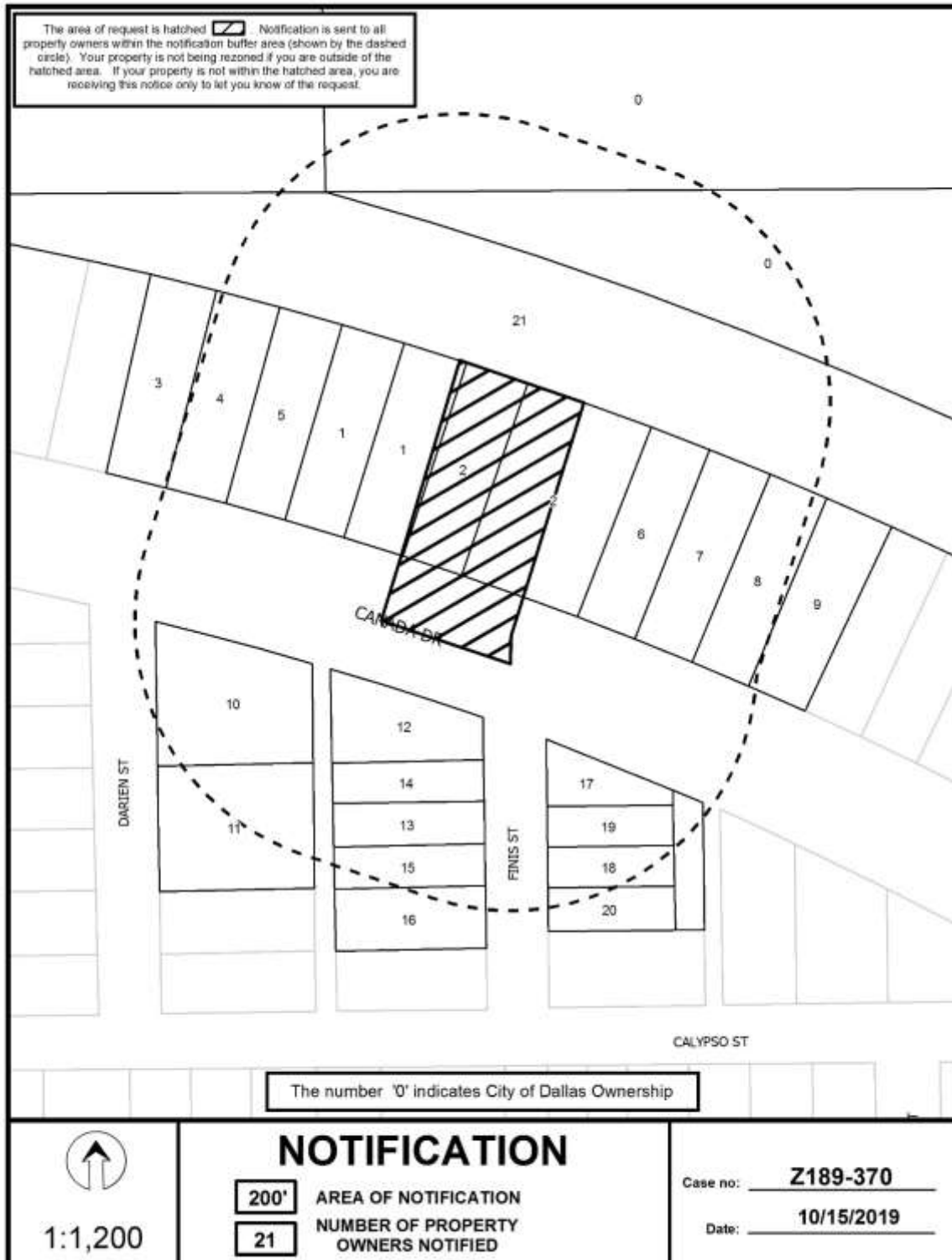


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 10/15/2019



10/15/2019

## ***Notification List of Property Owners***

### ***Z189-370***

#### ***21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1943 CANADA DR	SHERMAN JAMES
2	1935 CANADA DR	FODAP LLC
3	1955 CANADA DR	RIVERS EDGE INVESTMENTS LLC
4	1951 CANADA DR	CARTER FAYE DELL &
5	1947 CANADA DR	ALVARDO JOSE E &
6	1923 CANADA DR	GAVILANES ESMERALDA
7	1919 CANADA DR	SANCHEZ LONDY M &
8	1915 CANADA DR	BECERRA JUAN & KYUNG
9	1911 CANADA DR	LOPEZ MAURO ORLANDO
10	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA
11	4010 DARIEN ST	SHELBY FAYE DEAN
12	4019 FINIS LN	HOWARD CATHY ELIZABETH
13	4011 FINIS LN	KING ALBERT
14	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
15	4009 FINIS LN	SHAW C W ESTATE OF
16	4007 FINIS LN	TORRES JOSE G
17	4014 FINIS LN	FIELDS LEONARD
18	4008 FINIS LN	STIGER JAMES M & HELEN
19	4010 FINIS LN	HERNANDEZ ADEN
20	4004 FINIS LN	HOOD DAVID & ARDIE LEE
21	242 CANADA DR	EASON RICHARD B

**FILE NUMBER:** Z189-278(AM)

**DATE FILED:** May 24, 2019

**LOCATION:** Southwest corner of Pacific Avenue and North Harwood Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45 L

**SIZE OF REQUEST:** ±0.3645 acres

**CENSUS TRACT:** 31.01

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**REPRESENTATIVE:** Chris Valentine, Tailim Song Law Firm

**APPLICANT:** Old Town Ranchers, Inc.

**OWNER:** Kevin Kristian 2612, LLC

**REQUEST:** An application for the renewal of and an amendment to Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029.

**SUMMARY:** The applicant proposes to continue the use of the property as a commercial amusement (inside) limited to a dance hall and to amend the existing Specific Use Permit to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use.

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

**PLANNED DEVELOPMENT DISTRICT No. 619:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20619.pdf>

**PDD No. 619 Exhibits:**

<http://www.dallascityattorney.com/51P/exhibits.html#a619>

## **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 the Central Business District (CBD) area and promoted the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and personal service uses in the area and create a mixed-use urban activity center.
- PD No. 619 contains 34 acres of land divided into 11 subdistricts, including vertical subdistricts, at, below, and above street level. A Specific Use Permit is required to operate a commercial amusement (inside) use and an alcoholic beverage establishment.
- On June 12, 2013, the City Council approved Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall for a three-year period, subject to a site plan and conditions. The SUP was renewed on May 25, 2016 with an amendment to exclude the alcoholic beverage establishment limited to a bar, lounge, or tavern on the second floor because staff determined that the business revenue did not gross 75 percent of alcohol sales<sup>1</sup>. Therefore, the use was not an alcoholic beverage establishment limited to a bar, lounge, or tavern. SUP No. 2029 expired on May 25, 2019.
- The site is developed with a two-story building with 16,192 square feet of floor area. The first floor contains the 9,393 square feet for the commercial amusement (inside) limited to a dance hall use. The second floor contains the remaining 6,799 square feet of space. The purpose of the amendment is to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on the second floor which is also used as a commercial amusement (inside) limited to a dance hall use.
- The existing site plan limits the dance floor to 927 square feet but includes the total maximum floor area of both floors for the commercial amusement (inside) limited to a dance hall use.

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

1. **Z178-123:** On June 13, 2018, the City Council approved the renewal of Specific Use Permit No. 1957 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 in an area bound by Pacific Avenue, St. Paul Street, Elm Street, and South Ervay Street.

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<sup>1</sup> Section 51A-4.210(b)(4)(A)(i) of the Dallas Development Code, defines a bar, lounge or tavern as an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

2. **Z167-351:** On March 28, 2018, the City Council approved Tract C within Historic Overlay No. 48, the Harwood Historic District, to allow additional signage on property zoned Planned Development District No. 619, located on the northeast corner of St. Paul Street and Elm Street.
3. **Z145-334:** On December 9, 2015, the City Council approved SUP No. 2165 for a vehicle display, sales, and service use on property zoned a CA-1(A) Central Area District with a Core Pedestrian Overlay on the west corner of Olive Street and Live Oak Street.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Pacific Street	Local Street	80 feet
Harwood Street	Local Street	80 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not 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 Plan identifies the request site as being in the Downtown Building Block.

The proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

**Urban Design Element**

**Goal 5.3** Establishing Walk-To Convenience

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

**Economic Element**

**Goal 2.3** Build a Dynamic and Expanded Downtown

*Policy 2.3.1* Restore Downtown Dallas as the economic and cultural heart of North Central Texas



**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 619 & H/48	Bar, lounge or tavern and a dance hall
<b>North</b>	PD No. 619 & H/48	Park and local utilities station
<b>East</b>	PD No. 619 & H/48	Parking lot and office
<b>South</b>	PD No. 619 & H/48	Office and parking
<b>West</b>	PD No. 619 & H/48	Majestic Theater

**Land Use Compatibility:**

The approximately 0.3645 acre site is zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and contains Subdistricts A and C. The site is developed with a two-story building and is adjacent to office uses to the south, and The Majestic Theater to the west. Additional surrounding uses include a park, office uses, surface parking, and a utility installation.

The SUP was granted on June 12, 2013 and has been renewed continuously on a three-year time period since it was granted. The request to amend the SUP for a commercial amusement (inside) limited to a dance hall and the addition of a bar, lounge, or tavern use (as it was originally approved in the 2013 ordinance) is not foreseen to pose a detriment to the public health, safety, or general welfare of the public or surrounding properties. The establishment will only be open after normal business hours and will not impact any of the office uses which neighbor it. The overall use and operation will not change. As this has been an existing use, staff is supportive of the request.

**Market Value Analysis:**

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

**Police Report:**

Staff obtained the Police Department reported offenses for a three-year time period, 2016-2019. The list of offenses is provided below.

<b>Off/Incident</b>	<b>Premise</b>	<b>Date1</b>
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Bar/NightClub/DanceHall ETC.	6/19/2016
SEX ASSAULT (RAPE	Apartment Residence	6/25/2016
BMV	Parking Lot (All Others)	8/13/2016
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Parking Lot (All Others)	8/28/2016
THEFT OF PROP > OR EQUAL \$100 BUT <\$750- NOT SHOPLIFT	Bar/NightClub/DanceHall ETC.	9/4/2016
ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	10/17/2016
ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	10/17/2016
THEFT FROM PERSON-PICKPOCKE	Bar/NightClub/DanceHall ETC.	12/3/2016
BMV	Parking Lot (All Others)	3/17/2017
ASSAULT (AGG) -SERIOUS BODILY INJURY	Outdoor Area Public/Private	6/10/2017
THEFT FROM PERSON-PURSE SNATC	Bar/NightClub/DanceHall ETC.	11/11/2017
THEFT FROM PERSON	Bar/NightClub/DanceHall ETC.	12/29/2017
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	Bar/NightClub/DanceHall ETC.	3/21/2018
ASSAULT (AGG) -SERIOUS BODILY INJURY	Parking Lot (Park)	10/6/2018
ASSAULT (AGG) -SERIOUS BODILY INJURY	Parking Lot (Park)	10/6/2018
BMV	Parking Lot (Park)	10/27/2018
ASSAULT (AGG) -SERIOUS BODILY INJURY	Bar/NightClub/DanceHall ETC.	3/31/2019

**Parking:**

Parking must be provided in accordance to Planned Development District No. 619. No parking changes are being proposed with this request.

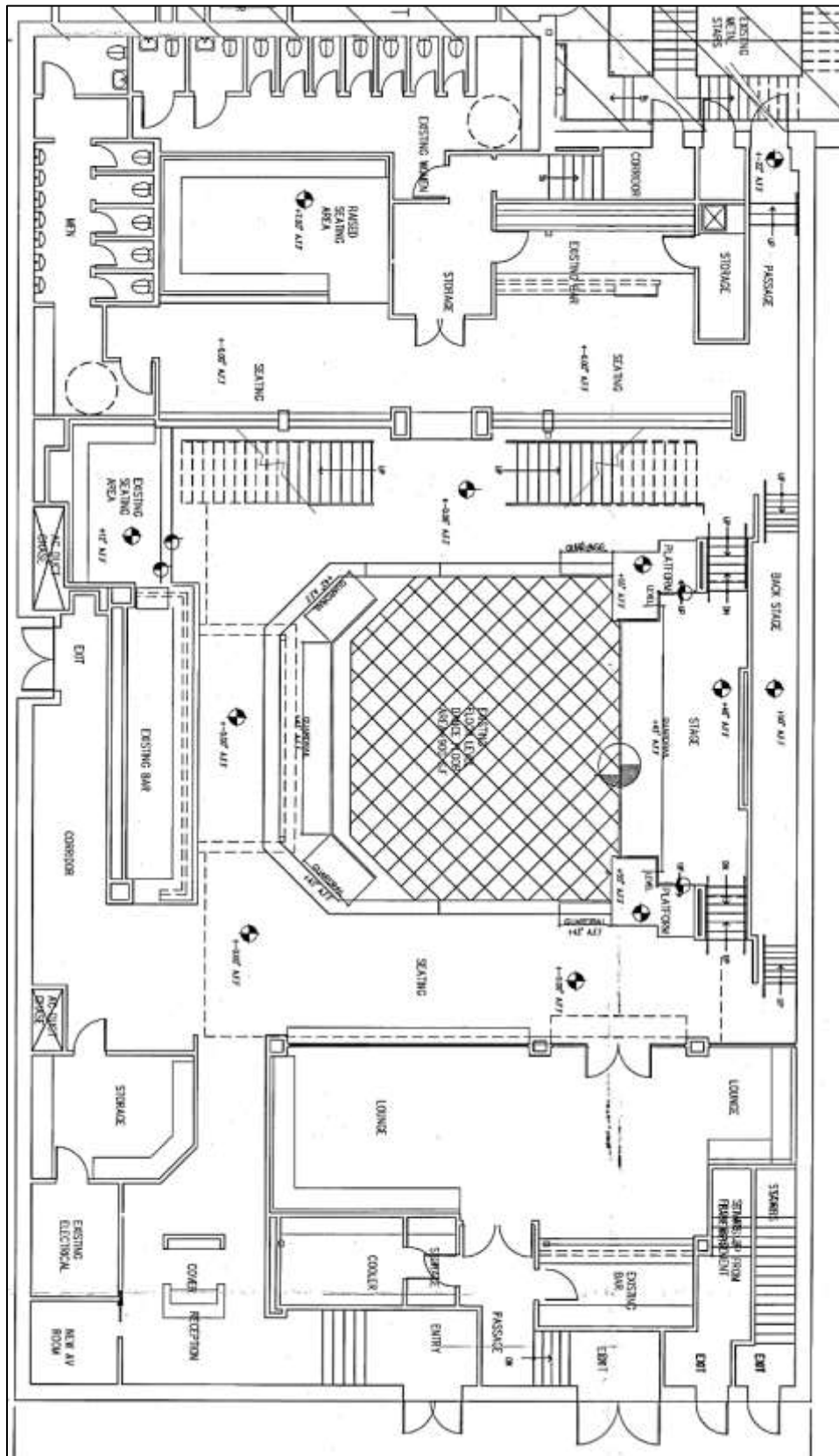
**Landscaping:**

Landscaping in this district must comply with all landscaping requirements set forth for the CA-1(A) Central Area District and should be consistent with any design guidelines for the district approved by City Council. However, the proposed use does not trigger any landscaping.

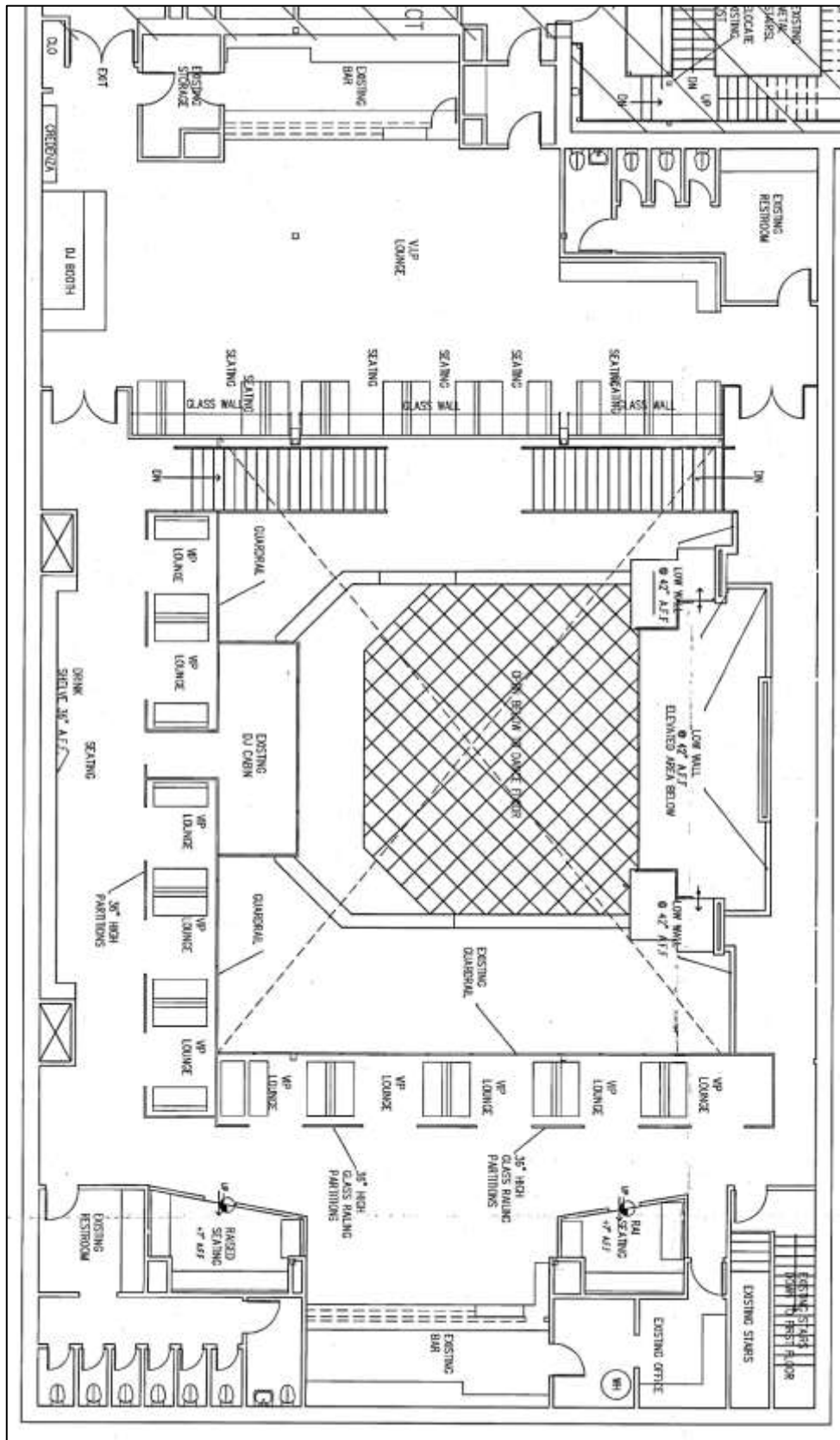
### Proposed SUP Conditions

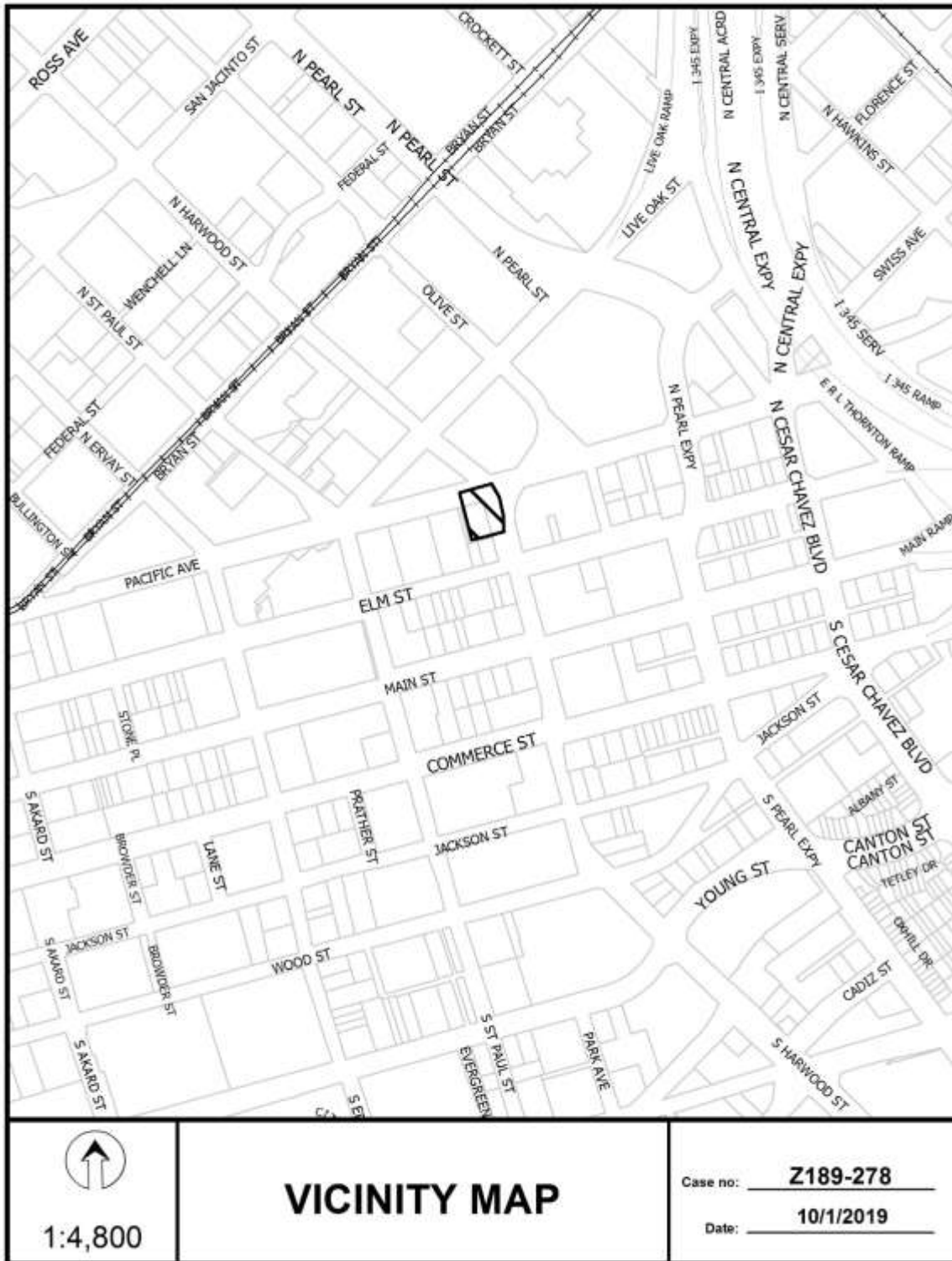
1. USE: The only uses authorized by this specific use permit is are a commercial amusement (inside) limited to a dance hall and an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached first and second floor site plans.
3. TIME LIMIT: This specific use permit expires on [three years from the passage of this ordinance] May 25, 2019.
4. DANCE FLOOR: Maximum dance floor area is 927 square feet.
5. FLOOR AREA: Maximum floor area is 16,192 square feet.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a dance hall and the alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use on the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

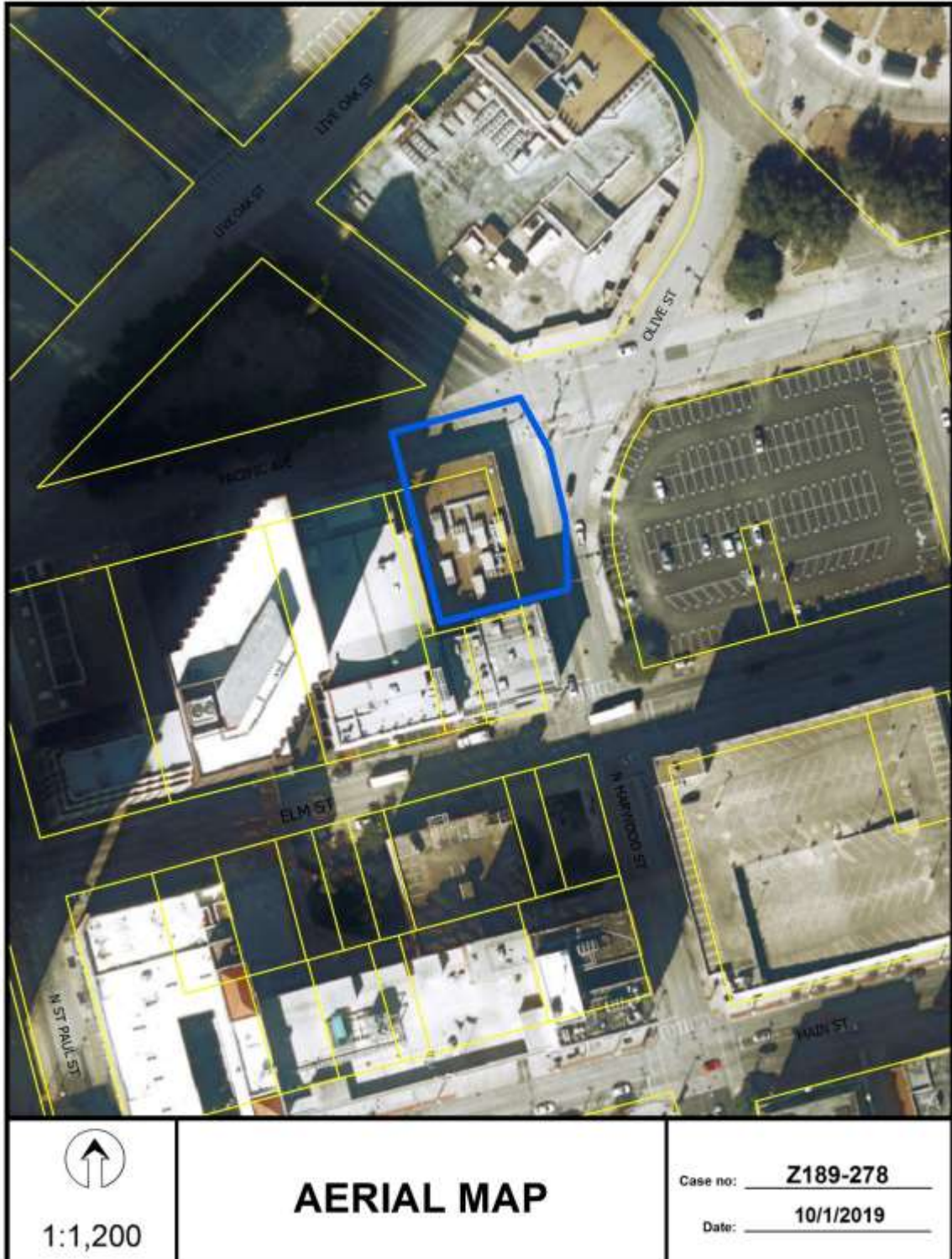
### Existing Site Plan – First Floor (No changes)

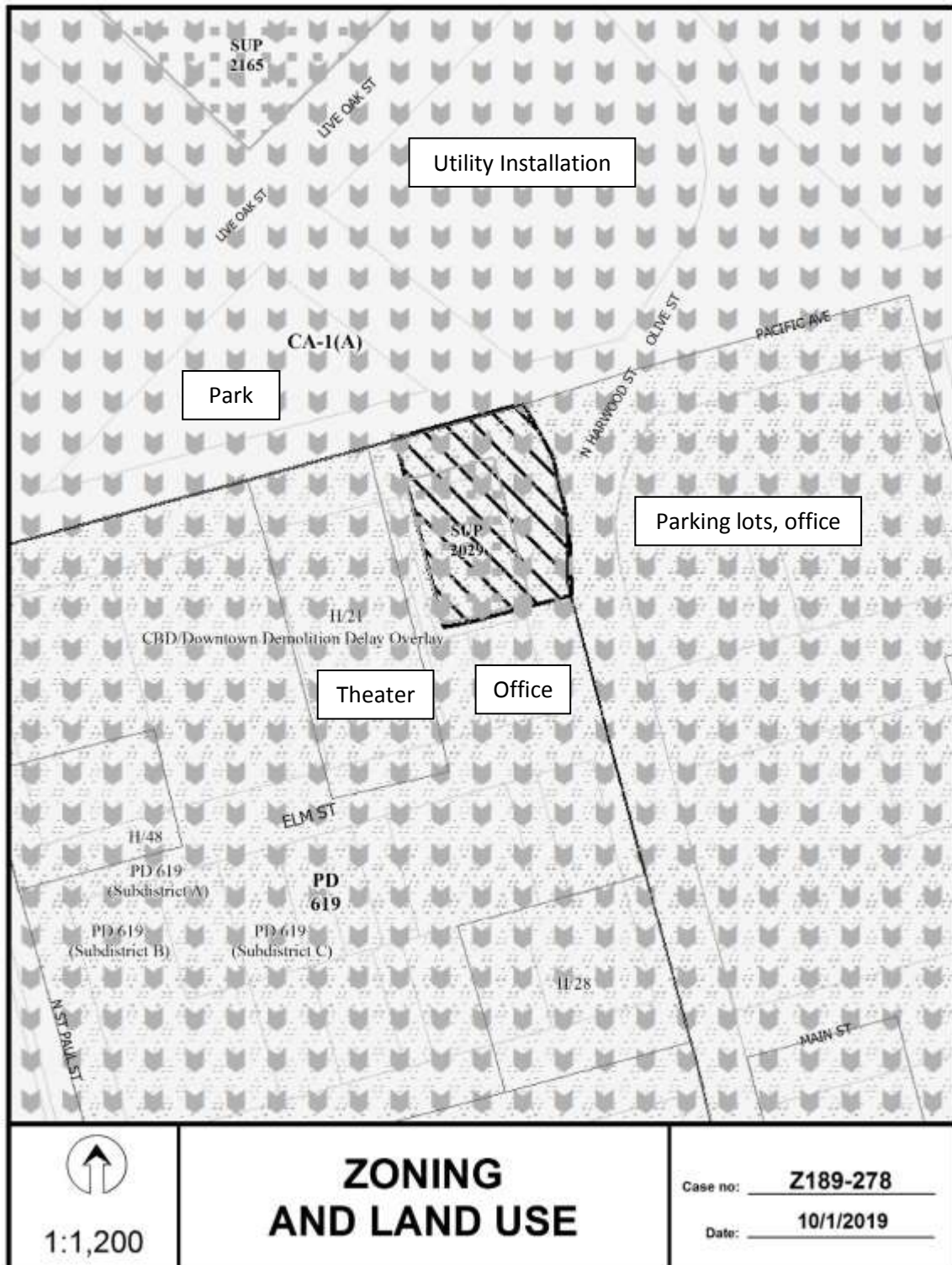


Existing Site Plan – Second Floor (No changes)



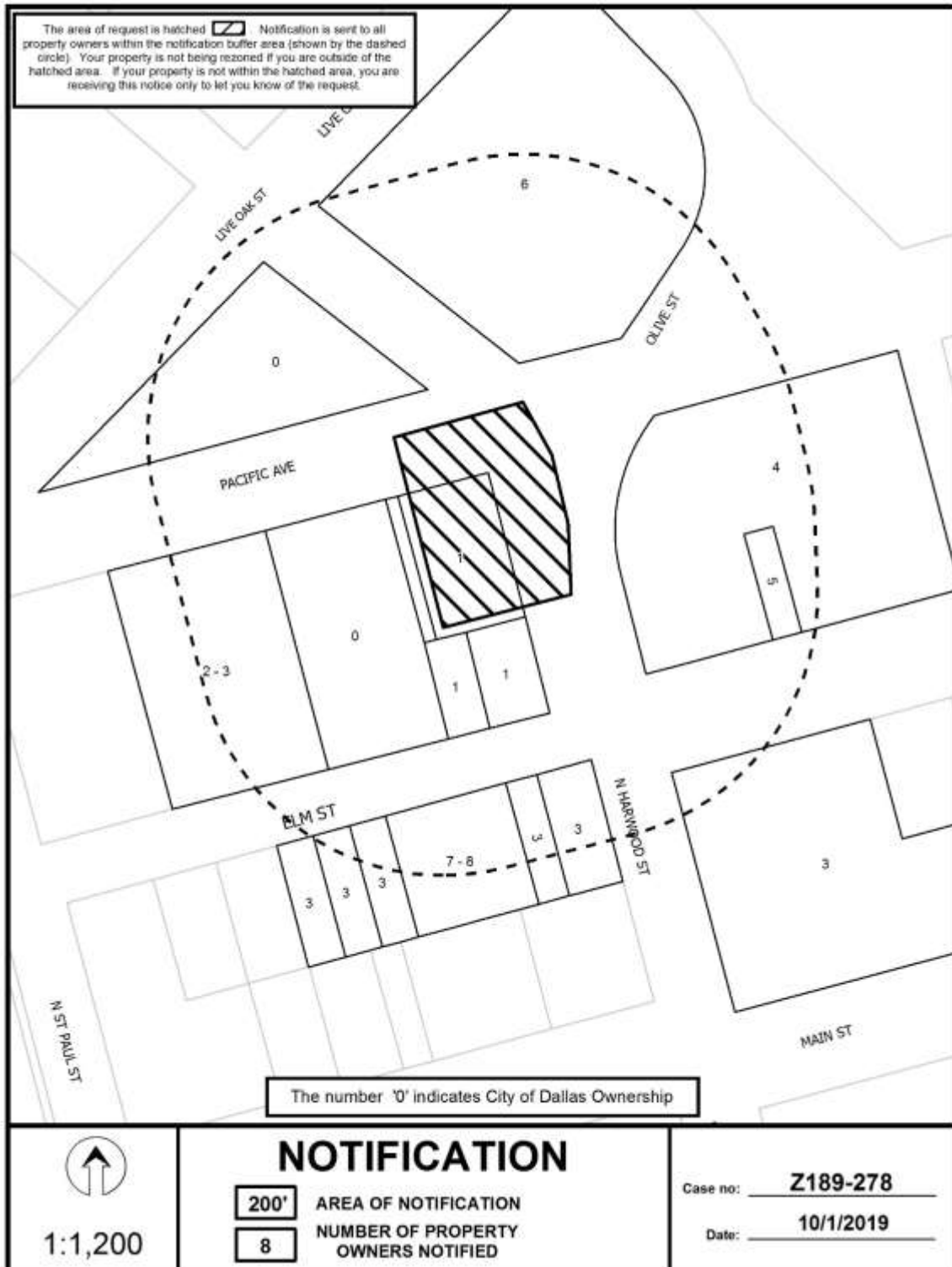












Z189-278(AM)

10/01/2019

***Notification List of Property Owners***

***Z189-278***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1933 ELM ST	KEVIN KRISTIAN 2612 LLC
2	1910 PACIFIC AVE	1910 PACIFIC LP
3	1910 PACIFIC AVE	OLYMBEC USA LLC
4	2001 ELM ST	CAIN JOHN CHARLES
5	2009 ELM ST	DENIUS FRANKLIN W & ET AL
6	2020 LIVE OAK ST	WESTDALE 2020 LIVE OAK LP
7	1920 ELM ST	1900 PACIFIC HOLDINGS LP
8	1920 ELM ST	1900 PACIFIC HOLDINGS LP

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**FILE NUMBER:** Z178-250(AM) **DATE FILED:** April 30, 2018  
**LOCATION:** East corner of Graham Avenue and Philip Avenue  
**COUNCIL DISTRICT:** 2 **MAPSCO:** 46 H  
**SIZE OF REQUEST:** ± .31 acres **CENSUS TRACT:** 24.00

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**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates

**APPLICANT:** Krishikesh Shinde

**OWNER:** The Texas Vedic Society, LLC

**REQUEST:** An application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use with consideration for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

**SUMMARY:** The applicant requests to 1) amend the current district regulations to allow for MU-1 Mixed Use District uses and permit the removal of off-street parking requirements for street-level office, and retail and personal service uses; and 2) obtain a Specific Use Permit for group residential use. The purpose of the request is to allow for the renovation of an existing four-story structure for mixed uses to include a group residential use on the top three floors with retail uses on the ground floor.

**PRIOR CPC ACTION:** On October 17, 2019 the City Plan Commission held the case under advisement. On November 7, 2019, the City Plan Commission held this item under advisement and instructed staff to re-advertise the case to include consideration for a Specific Use Permit for a group residential use.

**STAFF RECOMMENDATION:** Approval of the Planned Development District amendment, subject to a revised development plan and staff's recommended conditions, and approval of a Special Use Permit for group residential use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

**PLANNED DEVELOPMENT DISTRICT No. 539:**  
<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20539.pdf>  
**PDD No. 539 Exhibits:**  
<http://www.dallascityattorney.com/51P/exhibits.html#a539>

**BACKGROUND INFORMATION:**

- Planned Development District No. 539 was established by the Dallas City Council on March 24, 1999 by Ordinance No. 23825.
- The site is presently developed with a 4-story, approximately 21,000-square-foot building that is currently vacant. According to Building Inspections’ records, was previously occupied with a community service center and a group residential facility use under Specific Use Permit No. 1381 which was approved by City Council on March 24, 1999. SUP No. 1381 expired on May 24, 2011 when the permit was not renewed.
- The applicant is proposing to use the site as bakery, specialty retail store, and group residential use. The bakery will be primarily used to bake goods which will be sold off-site. The specialty retail store will sell clothing and associated religious goods. The group residential use is intended to serve visiting patrons of faith for short-term periods of time.

**Zoning History:** There has not been any zoning change requests in the vicinity in the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Required ROW</b>
Graham Avenue	Community Collector	56 ft.	56 ft.
Philip Avenue	Community Collector	56 ft.	56 ft.

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request for a parking reduction and determined that it will not significantly impact the surrounding roadway system or parking availability. The applicant provided a parking study indicating the proposed square footage for specific uses that would be housed in the legacy building and the proposed parking required. The Engineering Division determined that the parking study was sufficient in allowing for the reduction in parking, so long as the uses proposed did not exceed the square footage offered in the Mixed Use Development Parking Chart (Exhibit 539 B).

**Parking:**

The applicant has requested a reduction in the parking ratios for the following proposed uses found in the chart below. These uses are limited in size and scope, and since any other uses outside of these listed below will be required to meet Chapter 51A general parking standards, staff is supportive of the proposed parking reductions. Staff supports establishing floor area maximums, as the parking provided is based on the parking

demand as determined by the provided mixed-use development parking chart in Exhibit B.

Applying the proposed reduced parking ratios, a total of 13 off-street parking spaces will be required for the below uses [an overall reduction of 14 spaces from the current code requirements]. The applicant is proposing to provide 15 off-street parking spaces, as depicted on the proposed development plan.

A condition for an access easement agreement prior to obtaining a Certificate of Occupancy is proposed in order to allow for the internal circulation of the parking area to be accessible through the adjacent property. As the proposed development plan indicates access to the eastern property, staff recommends this condition, so the requirement of the access agreement be reflected in the conditions as it is shown on the proposed plans. The inclusion of this condition aligns with City policy requiring this form of agreement between property owners that intend to allow shared vehicle circulation through their developments.

Staff is supportive of the requested parking reduction as it is reflective of the provided parking study shown, as provided by the applicant, under Exhibit B (Mixed Use Development Parking Chart). The applicant would like to limit the maximum square footage permitted for commercial uses 21,000-square-feet and have this maximum floor area be able to be used interchangeably between the allowable uses so long as the maximum floor area is not exceeded. Staff disagrees with this as the applicant has requested a parking reduction based on the parking-to-floor-area-ratio as provided below. The applicant disagrees with staff's proposal for outlining the maximum number of square footage limited to each use in the conditions of the PD as requirements would be too restrictive should there be minor deviations in business requirements. Staff proposes the floor-area cap be instituted as deviation from the proposed floor area the parking requirements may change which may result in uses under-parked. With this consideration, staff believes the applicant should adhere to the proposed square footage as outlined in the following parking chart.

Use	Proposed Size in Sq. Ft	51A Section	Spaces Required	Parking Requested	Spaces Provided
Catering Service	2,000	1:200	10	1:625	4
Restaurant (Bakery)	400	1:100	4	1:625	1
General Merchandise (Specialty Retail Store)	1,600	1:200	8	1:625	3
Office	200	1:200	1	1:400	1
Group Residential - Beds	16 units	.25 units:1	4	.25 units:1	4
<b>Total Required</b>			<b>27</b>		<b>13</b>

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**Economic Element**

**Goal 2.1 PROMOTE BALANCED GROWTH**

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

**Urban Design Element**

**Goal 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Surrounding Land Uses:**

	Zoning	Land Use
<b>Site</b>	PD No.539	Vacant 4-story building
<b>North</b>	PD No. 134 – Subarea A	Single Family
<b>East</b>	CR, CR-D	General Merchandise; Bar, Lounge, or Tavern
<b>South</b>	RR	General Merchandise, restaurant without drive-in service
<b>West</b>	PD No.134 – Subarea A	Monastery/Temple

**Land Use Compatibility:**

The subject site is developed with one four-story, approximately 21,000-square-foot building that is presently vacant. Surrounding land uses consist of general merchandise establishments to the northeast and east, a general merchandise and a restaurant without drive-in service to the south, a monastery/temple to the west, and single-family to the north.

The purpose of the request is to allow for the adaptive re-use of the existing building to accommodate a group residential facility<sup>1</sup> with up to 16 beds on the upper floors, and for approximately 4,000 square feet of commercial/retail uses on the ground-level floor of the building. The applicant is proposing the following uses: an approximately 400-square-foot bakery, a 2,000-square-foot catering service use, an approximately 1,600-square-foot specialty retail store, and a 200-square-foot office use. The group residential facility will require a Specific Use Permit which will allow the City to verify compliance with conditions at time of renewal.

The introduction of MU-1 Mixed Use District uses is not foreseen to adversely impact the surrounding neighborhood as the property presently allows CR Community Retail District uses. Incorporating MU-1 uses would allow the building to be redeveloped in a way that will allow for more walk-to convenience and increased residential stock in the community. The block in which the building is found, bordered by S. Beacon Street, E. Grand Avenue, Graham Avenue, and Philip Avenue is entirely commercial in nature. Additional MU-1 uses would be complimentary in this area.

The proposed MU-1 District uses set forth in this request are appropriate in the context of the block and neighborhood the subject site is in. Introducing these uses would allow for the activation of a building that has been vacant since 2016, provide additional neighborhood services to the surrounding community, and create new residential stock.

The table below shows a comparison between the uses currently allowed and the uses allowed with the proposed zoning change:

	<b>CR (Existing)</b>	<b>MU-1 (Proposed)</b>
<u>Agricultural</u>	--Crop production.	-- Crop production.
<u>Commercial and business service</u>	-- Building repair and maintenance shop. [RAR -- Catering service. -- Custom business services. -- Electronics service center.	-- Catering service. -- Custom business services. -- Electronics service center. -- Labor hall. [SUP]

<sup>1</sup> The Dallas Development Code defines *group residential facility* as an interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a "family" as the term is defined in this chapter, whether or not the facility is operated for profit or charges for the services it offers. This use does not include: a) facilities that negotiate sleeping arrangements on a daily basis; b) dwelling units occupied exclusively by families; or c) any other use specifically defined in this chapter [Section 51A-4.209(b)(3)]



	<b>CR (Existing)</b>	<b>MU-1 (Proposed)</b>
	-- Medical or scientific laboratory. [SUP] -- Tool equipment rental	-- Medical or scientific laboratory. [SUP]
<u>Industrial</u>	--Gas drilling and production. [SUP] --Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	-- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
<u>Institutional and community service</u>	--Adult day care facility. --Cemetery or mausoleum. [SUP] --Child-care facility. --Church. --College, university, or seminary. --Community service center. [SUP] --Convent or monastery. -- 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]	-- 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]
<u>Lodging</u>	-- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general purpose shelter. [See Section <a href="#">51A-4.205</a> (2.1)]	-- Extended stay hotel or motel. [SUP] -- Hotel or motel. [RAR] or [SUP] [See Section <a href="#">51A-4.205</a> (1).]
<u>Miscellaneous</u>	--Attached non-premise sign. [SUP] --Carnival or circus (temporary). [By special authorization of the building official.] --Temporary construction or sales office.	-- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
<u>Office</u>	-- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] --Medical clinic or ambulatory surgical center.	-- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office.

	--Office	
	<b>CR ( Existing)</b>	<b>MU-1 (Proposed)</b>
<u>Recreation</u>	--Country club with private membership. --Private recreation center, club, or area. --Public park, playground, or golf course.	-- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.
<u>Residential</u>	--College dormitory, fraternity or sorority house.	-- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [See Section <a href="#">51A-4.209</a> (3).] -- Handicapped group dwelling unit. [See Section <a href="#">51A-4.209</a> (3.1).] -- Multifamily. -- Residential hotel. -- Retirement housing. -- Single family.
<u>Retail and personal service</u>	-- Alcoholic beverage establishments. [See Section <a href="#">51A-4.210</a> (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Carwash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section <a href="#">51A-4.210</a> (b)(7)(B).]	-- Alcoholic beverage establishments. [See Section <a href="#">51A-4.210</a> (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 <a href="#">51A-4.210</a> (b)(7)(B)]
<u>Utility and public service</u>	-- Commercial radio and television transmitting station. -- Electrical substation. --Local utilities. [SUP or RAR may be required.] --Police or fire station. --Post office. [SUP] --Radio, television, or microwave tower. [SUP] --Tower/antenna for cellular communication. [See Section <a href="#">51A-4.212</a> (10.1).] --Utility or government installation	-- Commercial radio or television transmitting station. -- Electrical substation. -- Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212</a> (4).] -- Police or fire station. -- Post office. -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section <a href="#">51A-4.212</a> (10.1).] -- Utility or government installation

	other than listed. [SUP]	other than listed. [SUP]
	<b>CR (Existing)</b>	<b>MU-1 (Proposed)</b>
<u>Wholesale, distribution, and storage</u>	<ul style="list-style-type: none"> <li>-- Mini-warehouse. [SUP]</li> <li>-- Recycling buy-back center [See Section <a href="#">51A-4.213 (11).</a>]</li> <li>-- Recycling collection center. [See Section <a href="#">51A-4.213 (11.1).</a>]</li> <li>-- Recycling drop-off container. [See Section <a href="#">51A-4.213 (11.2).</a>]</li> <li>-- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213 (11.3).</a>]</li> </ul>	<ul style="list-style-type: none"> <li>-- Mini-warehouse. [SUP]</li> <li>-- Recycling buy-back center [See Section <a href="#">51A-4.213 (11).</a>]</li> <li>-- Recycling collection center. [See Section <a href="#">51A-4.213 (11.1).</a>]</li> <li>-- Recycling drop-off container. [See Section <a href="#">51A-4.213 (11.2).</a>]</li> <li>-- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213 (11.3).</a>]</li> </ul>

<p><u>Accessory</u></p>	<ul style="list-style-type: none"> <li>-- Accessory community center (private).</li> <li>-- Home occupation.</li> <li>-- Private Stable.</li> <li>-- Accessory helistop. [SUP]</li> <li>-- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]</li> <li>-- Commercial amusement (outside). [SUP]</li> <li>-- Commercial parking lot or garage. [RAR]</li> <li>-- Convenience store with drive-through. [SUP]</li> <li>-- Dry cleaning or laundry store.</li> <li>-- Furniture store.</li> <li>--General merchandise or food store 3,500 square feet or less.</li> <li>-- General merchandise or food store greater than 3,500 square feet.</li> <li>-- General merchandise or food store 100,000 square feet or more. [SUP]</li> <li>-- Home improvement center, lumber, brick or building materials sales yard. [DIR]</li> <li>-- Household equipment and appliance repair.</li> <li>-- Liquor store.</li> <li>-- Mortuary, funeral home, or commercial wedding chapel.</li> <li>--Motor vehicle fueling station.</li> <li>-- Nursery, garden shop, or plant sales.</li> </ul>	<ul style="list-style-type: none"> <li>-- Accessory helistop. [SUP]</li> <li>-- Accessory medical/ infectious waste incinerator. [See Section 51A-4.217(3.1).]</li> <li>-- Commercial amusement (outside). [SUP]</li> <li>-- Commercial parking lot or garage. [RAR]</li> <li>-- Dry cleaning or laundry store.</li> <li>-- Furniture store.</li> <li>-- General merchandise or food store 3,500 square feet or less.</li> <li>-- General merchandise or food store greater than 3,500 square feet.</li> <li>-- General merchandise or food store 100,000 square feet or more. [SUP]</li> <li>-- Mortuary, funeral home, or commercial wedding chapel.</li> <li>-- Motor vehicle fueling station.</li> <li>-- Nursery, garden shop, or plant sales.</li> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Personal service uses.</li> <li>-- Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Swap or buy shop. [SUP]</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> </ul>
	<p><b>CR (Existing)</b></p>	<p><b>MU-1 (Proposed)</b></p>
<p><u>Accessory</u></p>	<ul style="list-style-type: none"> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Pawn shop.</li> <li>--Personal service uses.</li> <li>--Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Swap or buy shop. [SUP]</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> </ul>	

<u>Transportation</u>	--Transit passenger shelter. --Transit passenger station or transfer center. <i>[By SUP or council resolution.]</i>	-- Transit passenger shelter. -- Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section <a href="#">51A-4.211.</a>]</i>
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The applicant has included in the request, a Specific Use Permit for a group residential facility use in conjunction with the Planned Development District amendment. Initially, the use was being proposed to be allowed by right as part of the PD amendment; however, after the case was scheduled and advertised for the October 17, 2019 CPC hearing, the applicant indicated the intent to maintain the SUP requirement for this use in the PD regulations.

To prevent the SUP application being subject to the two-year limitation established in the development code after the approval of the PD amendment, the applicant requested that the SUP be considered as part of this application and submitted proposed SUP conditions for the group residential facility.

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

Staff supports the request for an SUP for a group residential facility because the use previously existed at the subject site, and was regulated by similar conditions as those being proposed with this application. The proposed use is not foreseen to have a negative impact in the surrounding uses.

**Development Standards**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing PDD 539 CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR Overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed PDD 539 MU-1 Mixed Use-1	As shown on the development plan		Maximum floor area for all uses combined = 21,000 sf	54' 4 stories	As shown on the development plan	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Reference MU-1 Mixed Use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories w/ retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging & residential

The existing PD conditions include certain yard, lot, and space regulations to be provided per the development plan. Standards include a maximum number of four stories, height of 54-feet, and maximum floor area of 21,000-square-feet; therefore, the additional height, density, and lot coverage usually allowed in an MU-1 District will not apply in this case. MU-1 uses are different from CR uses in that the MU-1 district allows the inclusion of a residential component to commercial uses. The conditions proposed as part of the zoning change would limit any additional uses to the ones specified per the conditions, being group residential use, and excludes any residential uses such as multifamily.

**Market Value Analysis**

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

**Landscaping:** Landscaping will be provided if triggered in accordance with Article X, as amended.

Z178-250(AM)

**List of Members**

The Texas Vedic Society

Mike Meyer – Sole Member

**ARTICLE 539.**

**PD 539.**

**SEC. 51P-539.101. LEGISLATIVE HISTORY.**

PD 539 was established by Ordinance No. 23825, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23825 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23825; 25163)

**SEC. 51P-539.102. PROPERTY LOCATION AND SIZE.**

PD 539 is established on property generally located on the east corner of Graham Avenue and Philip Avenue. The size of PD 539 is approximately 0.31 acres. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.103. DEFINITIONS AND INTERPRETATIONS.**

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

(1) BAKERY OR CONFECTIONERY SHOP means a facility for preparing, cooking, baking, and the retail sale of candy, baked goods, or other sweets.

(2) LEGACY BUILDING means the existing four story building built prior to 1951 as identified on the development plan (Exhibit \_\_\_ A).

(3) SPECIALTY RETAIL STORE means a facility for the retail sales of clothing and devotional goods.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_\_A: development plan.

(2) Exhibit \_\_\_B: Mixed Use Development Parking Chart.

**SEC. 51P-539.104. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 539A). In the event of a conflict between the provisions of this article and the development plan,



the provisions of this article control. The development plan will serve as the SUP site plan for a group residential use. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.105. MAIN USES PERMITTED.**

- (a) Group residential facility. [SUP]
- (b) Bakery or confectionery shop.
- (c) Specialty retail store.

(b) Except as provided above, the uses permitted in this district are all uses permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District, as amended, subject to the same conditions applicable in the ~~CR Community Retail District~~ MU-1 Mixed Use District as set out in the Dallas Development Code, as amended. For example, a use permitted in the ~~CR Community Retail District~~ MU-1 Mixed Use District by Specific Use Permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the ~~CR Community Retail District~~ MU-1 Mixed Use District is subject to DIR in this planned development district, etc. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.106. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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 not permitted in this district:
  - Accessory community center (private).
  - Home occupation.
  - Private stable.
- (c) The following accessory use is permitted by SUP only:
  - Accessory helistop.

(d) In this district, an SUP may be required for the following accessory use:

- Accessory medical/infectious waste incinerator. [See Section 51A-4.217(3.1).]

(Ord. Nos. 23825; 25163)

**SEC. 51P-539.107. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development plan.

- (b) Floor area. Maximum permitted floor area is 21,000 square feet.

*\*\*Staff Recommendation\*\* [Applicant does not agree]*

- |    |  |
|----|--|
| 1) | Maximum permitted floor area for a catering service use is 2,000 square feet.                |
| 2) | Maximum permitted floor area for a bakery or confectionery shop use is 400 square feet.      |
| 3) | Maximum permitted floor area for a specialty retail store use is 1,600 square feet.          |
| 4) | Maximum permitted floor area for a group residential facility office use is 200 square feet. |

- (c) Height. Maximum structure height is 54 feet.

- (d) Lot coverage. Maximum lot coverage is as shown on the development plan.

- (e) Lot size. No minimum lot size.

- (f) Stories. Maximum number of stories above grade is four. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.108. OFF-STREET PARKING AND LOADING.**

(a) Except as provided ~~in Subsection (b) below~~, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off street parking and loading generally.

(b) Off-street parking and loading for a development in a legacy building containing any combination of group residential facility, catering service, bakery, specialty retail store, and a community service center must be provided and located as shown on the development plan. The off-street parking must be provided at the following ratios. Parking must be shared using the Mixed Use Development Parking Chart (Exhibit 539B).

- (1) Catering service. One space per 625 square feet of floor area.

- (2) Bakery or confectionery shop. One space per 625 square feet of floor area.

- (3) Specialty retail store. One space per 625 square feet of floor area.

- (4) Group residential facility. 0.25 spaces per bed and one space per 400 square feet of accessory office floor area.

- (5) One small loading space is required.

**SEC. 51P-539.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.110. LANDSCAPING.**

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition. Tree mitigation requirements must be met as outlined in Article X. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.111. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII.(Ord. Nos. 23825; 25163)

**SEC. 51P-539.112. NUMBER OF RESIDENTS.**

Maximum number of residents permitted in a group residential facility is 16. (Ord. Nos. 23825; 25163)

**SEC. 51P-539.113. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

(c) The Property must obtain an access easement agreement for ingress and egress from the adjacent property owner prior to receiving a Certificate of Occupancy.

**SEC. 51P-539.114. COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23825; 25163; 26102)

~~**SEC. 51P-539.115. ZONING MAP.**~~

Z178-250(AM)

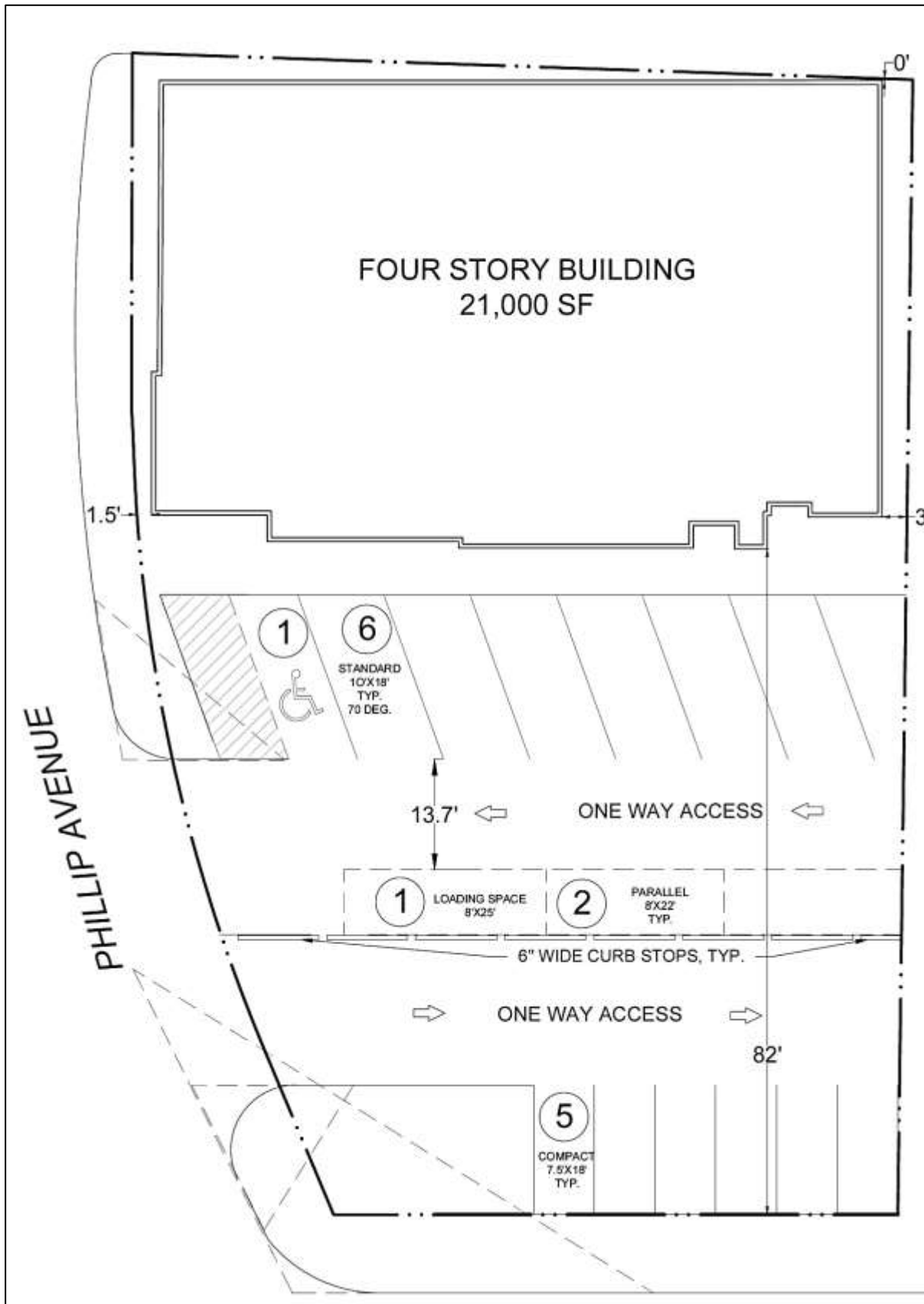
~~PD 539 is located on Zoning Map No. J-8. (Ord. Nos. 23825; 25163)~~

### **Proposed SUP Conditions**

1. **USE**: The only use authorized by this Specific Use Permit is a group residential facility.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on five years, 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.)
6. **PARKING**: Parking must be provided in accordance with Planned Development District No. 539 and located as shown on the attached development plan.
7. **RESIDENTS**. Maximum number of residents is 16.
8. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Proposed Development Plan

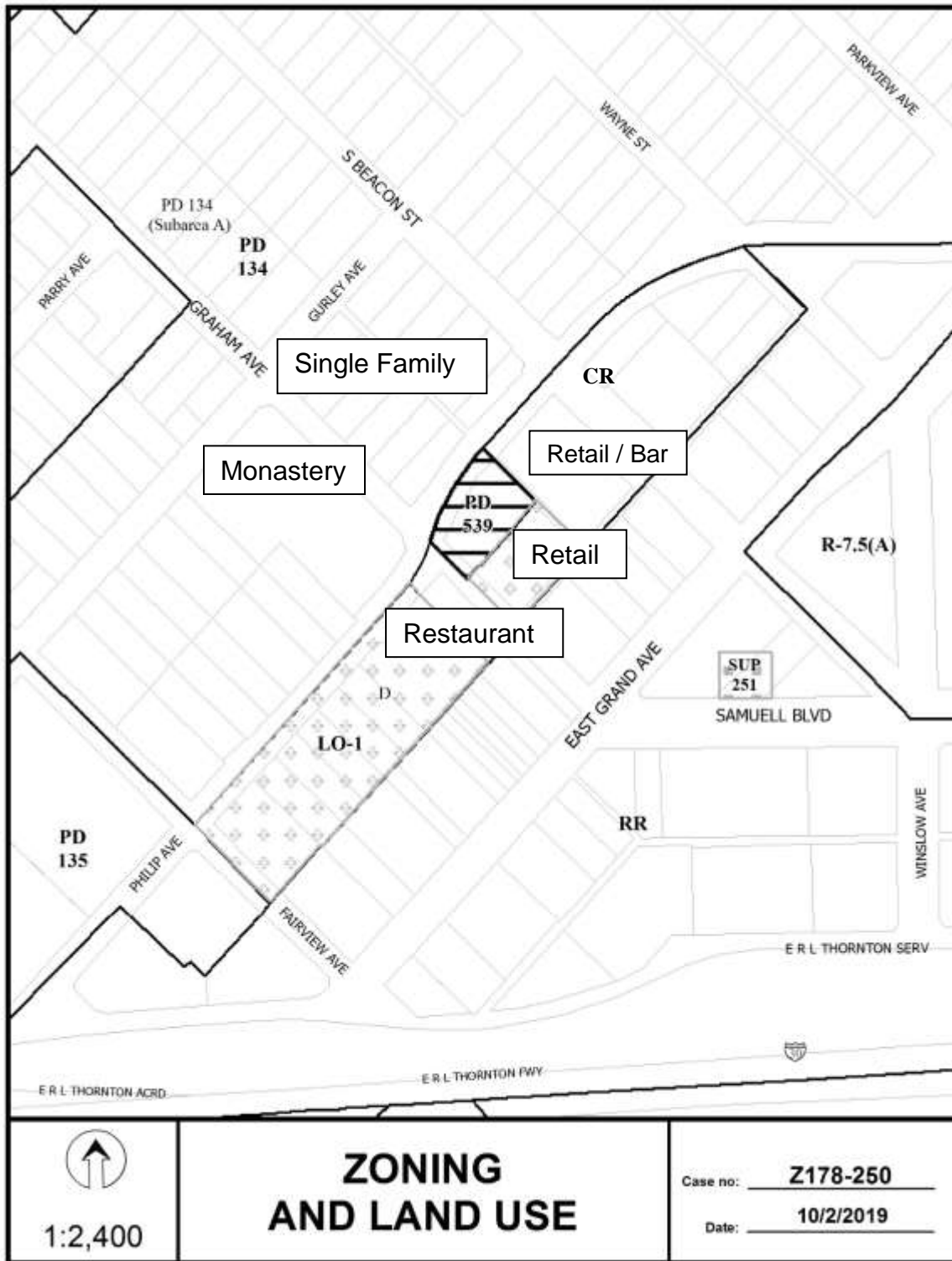


**Exhibit 539 B: Mixed Use Development Parking Chart**

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (whichever is greater)	0	1	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Group Home	42	0.25	10.50	80%	8.40	60%	6.30	60%	6.30	70%	7.35	100%	10.50
	Group Home Office	200	400	0.50	100%	0.50	80%	0.40	100%	0.50	85%	0.43	35%	0.18
	Office Uses*	333	0.00	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail Uses*	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Specialty Retail	1,600	625	2.56	60%	1.54	75%	1.92	70%	1.79	65%	1.66	70%	1.79
	Retail 10,000+ SF		200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar, Restaurant, & Commercial Amusement (inside)		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Bakery	400	625	0.64	75%	0.48	100%	0.64	75%	0.48	50%	0.32	25%	0.16
	Catering	2,000	625	3.20	75%	2.40	100%	3.20	75%	2.40	50%	1.60	25%	0.80
	Health Studio	0	200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game Court Center	0	n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use	0	300	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential &amp; theater):</b>		<b>4,000</b>		<b>17</b>		<b>13</b>		<b>12</b>		<b>11</b>		<b>11</b>		<b>13</b>











## *Notification List of Property Owners*

### *Z178-250*

#### *91 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1106 GRAHAM AVE	TEXAS VEDIC SOCIETY LLC THE
2	5443 EAST GRAND AVE	BALLAS VICTOR
3	5439 EAST GRAND AVE	JEANETTE INV III LTD
4	5437 EAST GRAND AVE	SUSAN ROSHAN DDS PLLC
5	5433 EAST GRAND AVE	BUENA NOCHE I LLC
6	5433 EAST GRAND AVE	ALCANTARA MA FLORA
7	5435 EAST GRAND AVE	BENITEZ JOSE &
8	5431 EAST GRAND AVE	EASTGRANDE LLC
9	5429 EAST GRAND AVE	MORGAN PARK LTD &
10	5423 EAST GRAND AVE	JEANETTE INV III LTD
11	5415 EAST GRAND AVE	MORGAN PARK LTD &
12	5409 EAST GRAND AVE	LEVIN MARVIN L
13	5401 EAST GRAND AVE	BENITEZ JOSE & MARIA DOLRES
14	5426 PHILIP AVE	SANCHEZ ANDRES & JAIME
15	5420 PHILIP AVE	SANCHEZ JAIME &
16	5416 PHILIP AVE	BUENA NOCHE I LLC &
17	5412 PHILIP AVE	PATEL KAPIL & KALINDI
18	5410 PHILIP AVE	JASSO SIMON
19	5404 PHILIP AVE	KARBUN PARTNERS LLC
20	5431 PHILIP AVE	NIKAM SHEKHAR D &
21	5427 PHILIP AVE	TKG ACADEMY INC
22	5426 GURLEY AVE	TEXAS KRISHNAS INC
23	5422 GURLEY AVE	THE TEXAS KRISHNAS, INC
24	5416 GURLEY AVE	TEXAS KRISHNAS INC THE
25	5408 GURLEY AVE	BROWN THEODORE JR &
26	5425 PHILIP AVE	BURGESS CAPITAL LLC

## Z178-250(AM)

10/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5409 PHILIP AVE	MEYER JAMES M &
28	915 GRAHAM AVE	IYENGAR DWARAKA &
29	5435 GURLEY AVE	BEARDEN DANIEL K &
30	919 GRAHAM AVE	BEARDEN DANIEL K JR
31	5429 GURLEY AVE	KLOSS MICHAEL J &
32	5427 GURLEY AVE	WILLISMOUJAN SILVIA
33	5423 GURLEY AVE	TREVINO ROLANDO
34	5509 EAST GRAND AVE	5511-5523 EAST GRAND LTD
35	5513 EAST GRAND AVE	5511-5523 EAST GRAND LTD
36	5519 EAST GRAND AVE	5511 -5523 EAST GRAND LTD
37	5523 EAST GRAND AVE	5511-5523 EAST GRAND LTD
38	5523 EAST GRAND AVE	5511 5523 EAST GRAND LTD
39	1022 GRAHAM AVE	DAMARIA INVESTMENTS LLC
40	1018 GRAHAM AVE	TEXAS KRISHNAS THE
41	1014 GRAHAM AVE	PENATE RICARDO &
42	1010 GRAHAM AVE	NAIDU DEO
43	1004 GRAHAM AVE	RIOS JOHN
44	1000 GRAHAM AVE	THE TEXAS KRISHNAS INC
45	1101 S BEACON ST	MLM ROSS LLC
46	1023 S BEACON ST	BINFIELD KENT
47	1017 S BEACON ST	CAMPUZANO MARIA
48	1015 S BEACON ST	MARTINEZ CAMILO & MARIA
49	1011 S BEACON ST	MARTINEZ MARIA GUADALUPE
50	1007 S BEACON ST	SANCHEZ ANDERS C &
51	1001 S BEACON ST	CERVANTES JOSE & GRACIELA
52	5611 EAST GRAND AVE	FORE DOWN INC
53	1100 S BEACON ST	FURMAGA LLC
54	1022 S BEACON ST	HURTADO ISIDORO
55	1018 S BEACON ST	HERRERA MANUEL
56	1014 S BEACON ST	GONZALES SOPHIA
57	1010 S BEACON ST	MENDEZ FRANCISCO &

## Z178-250(AM)

10/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1006 S BEACON ST	RUIZ ALEJO & SILVIA
59	1004 S BEACON ST	GALVAN RAMIRO & MARIA R
60	1115 WAYNE ST	SIMMS HOLDINGS LLC
61	1111 WAYNE ST	IBARRA JUAN & SANJUANA
62	1107 WAYNE ST	CAUDILLO TONY
63	1023 WAYNE ST	JAMES MARIANNE B
64	1019 WAYNE ST	ZHU BEN
65	1015 WAYNE ST	RAMIREZ AURELIO BASIO &
66	1011 WAYNE ST	RAMIREZ IGNACIO &
67	1007 WAYNE ST	TORRES RAYMUNDO &
68	1003 WAYNE ST	LOPEZ SALVADOR & LISA
69	924 GRAHAM AVE	VAZQUEZ JOSE L
70	916 GRAHAM AVE	SANCHEZ GUILLERMO
71	914 GRAHAM AVE	VENKATASUBBAREDDY ANJANADRI &
72	921 S BEACON ST	YOUNG CHARLES S &
73	919 S BEACON ST	MEYER NARAYANA
74	913 S BEACON ST	SANTANA JOSE LUIS & CASTA
75	922 S BEACON ST	FRANCIS MARIA L
76	918 S BEACON ST	COLSON TIMOTHY P
77	5432 EAST GRAND AVE	BIXEL DAVID W JR ETAL
78	5438 EAST GRAND AVE	SCHWARTZ HYMAN TRUST &
79	5440 EAST GRAND AVE	SANCHEZ GUILLERMO &
80	2706 SAMUELL BLVD	SANCHEZ GUILLERMO &
81	2710 SAMUELL BLVD	NAYEB FAMILY LP
82	1111 S BEACON ST	THONG HONG
83	5550 EAST GRAND AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
84	5560 EAST GRAND AVE	HWANG SEUNG YUB
85	5434 PHILIP AVE	SANCHEZ JAIME &
86	1006 FAIRVIEW AVE	KRISHNAS TEXAS INC
87	5430 GURLEY AVE	TEXAS KRISHNAS INC
88	1108 GRAHAM AVE	NVN LLC

Z178-250(AM)

10/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1106 S BEACON ST	GARNER BRIAN S
90	5421 E R L THORNTON FWY	FINANCIAL OPERATING INC
91	5416 EAST GRAND AVE	RSR HOLDINGS LLC &



Planner: Sarah May

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**FILE NUMBER:** Z189-153(SM)      **DATE FILED:** December 12, 2018  
**LOCATION:** West line of Manderville Lane, south of Meadow Road  
**COUNCIL DISTRICT:** 13      **MAPSCO:** 26 K  
**SIZE OF REQUEST:** Approx. 6.4 acres      **CENSUS TRACT:** 78.22

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**REPRESENTATIVE:** Tommy Mann and Brad Williams, Winstead PC

**OWNER/APPLICANT:** Persist Investment Corporation and Pearl Investment Corporation

**REQUEST:** An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District.

**SUMMARY:** The applicant proposes to construct a mixed use development on the subject site, which is currently undeveloped. The applicant expects to construct a four-story mixed use building with a parking structure and anticipates density to be approximately 73 units per acre consisting of a mix of one and two-bedroom units. The proposed deed restrictions of the original request limit certain uses and require multifamily new construction to adhere to urban design standards.

**STAFF RECOMMENDATION:** Approval of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.

**PRIOR CPC ACTION:** On March 7, April 4, May 16, June 20, and July 11, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners. On September 19, 2019 the City Plan Commission held this item under advisement and instructed staff to re-advertise the case for a Planned Development District. On November 21 and December 12, 2019, the City Plan Commission held this item under advisement to allow the applicant to enhance the proposed Planned Development District conditions and plans; however, no changes were received prior to the writing of this report.

**BACKGROUND INFORMATION:**

- The request site was previously developed with apartments. A demolition permit was completed on November 12, 2002.
- On September 19, 2019 the City Plan Commission held this item under advisement and instructed staff to re-advertise the case for a planned development district.
- On October 9, 2019, the applicant provided revised application materials for a planned development district.

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

1. **Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed Use District with deed restriction volunteered by applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road
2. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of Planned Development District No. 745, located on the northeast corner of Meadow Road and Manderville Lane.
3. **Z167-237:** On June 28, 2017, the City Council approved an amendment to Subarea B within Planned Development District No. 745 for mixed uses, located on the north side of Meadow Road, east of Manderville Lane
4. **Z156-169:** On June 15, 2016, the City Council approved a P(A) Parking District on property zoned an MF-1(A) Multifamily District, located on the south line of Glen Lakes Drive, west of Manderville Lane.

**Thoroughfares/Streets:**

Street	Type	ROW
Manderville Lane	Local	50 feet

**Traffic:**

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

**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 complies with the following goals and policies:

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2(A)	Undeveloped
<b>North</b>	PDD No. 927 (Subarea B)	Retirement housing
<b>East</b>	R-7.5(A) and PD 745 (Subarea A)	DART Light Rail and Undeveloped
<b>South</b>	GO(A) and PDD No. 588	Office
<b>West</b>	GO(A)	Office

**Land Use Compatibility:**

The site is undeveloped and is surrounded by retirement housing to the north, a light rail line to the east, office developments to the south and west, and retirement housing is located farther to the south. Staff supports the applicant’s request for an MU-2 Mixed Use District because 1) the applicant’s proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the surrounding zoning districts have similar uses and development standards as the applicant’s request, and 3) the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for mixed use development. Additionally, the PDD proposal does not enrich the request above the MU-2 Mixed Use District standards because deed restrictions have the ability to prohibit uses that are seen as objectionable, which have been offered in the deed restrictions volunteered by the applicant.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily– Existing	15'	10'	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%	Proximity Slope	Multifamily, duplex, single family
MU-2 Mixed Use- 2 - Proposed	15'	20' adjacent to residential OTHER: No Min.	50-100 units/acre 1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD– Proposed	15'	15' on south; otherwise, 10'	75 units/acre* 1.6 FAR for nonresidential uses*	36' 85**	60% 80%*	Proximity Slope	Office, retail & personal service, lodging, residential

\*When design standards are met.

Although both proposals for an MU-2 Mixed Use District and the proposed PDD conditions increase the existing development standards for height, lot coverage, and therefore the future development’s ability to build more density on the site, staff notes that the site’s current zoning of MF-2(A) is substantially lower in height as compared to the surrounding zoning districts and therefore staff supports a change in zoning that allows the subject site to develop with increased height<sup>1</sup>.

Further, the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for a more dense, taller, mixed use development than the garden-style apartment developments that the existing zoning of MF-2(A) Multifamily District prescribes. Finally, the applicant’s volunteered deed restrictions require urban design standards for multifamily development that would encourage pedestrian-friendly urban design standards.

Regarding which of the proposals staff supports most, staff prefers the original request of an MU-2 Mixed Use District with deed restrictions to a Planned Development District as proposed because the PDD proposal does not enrich the request beyond the MU-2 Mixed Use District standards. The proposed PDD 1) does not propose development plan but instead proposes a basic conceptual plan with no specificity as to how the site

<sup>1</sup> Maximum heights vary for sites that surround the subject site from 55 to 90 feet to the north and 270 feet in all other directions.

would develop and therefore is no better than a general zoning district, 2) it does not offer enhanced design standards than the proposed deed restrictions would require, and 3) the PDD conditions prohibit mixed income housing bonuses. However, staff does recognize the proposed PDD development standards do not exceed those granted under the MU-2 Mixed Use District but for this location, being within a quarter-mile of a DART light transit station and within a major employment center, the site is an optimal location for the higher height and density that the MU-2 Mixed Use District affords.

**Landscaping:**

With the exception of the additional landscape requirements for multifamily developments listed in the volunteered proposed conditions, landscaping will be in accordance with Article X, as amended. The proposed PDD does not include the additional street tree provisions prescribed in the volunteered deed restrictions.

**Parking:**

Parking will be provided in accordance with the Dallas Development Code, as amended.

**Market Value Analysis:**

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

Z189-153(SM)

**Partners & Principals**

Pearl Investment Corporation and Persist Investment Corporation

Carol Corporation

Henry Koo

**PROPOSED DEED RESTRICTIONS**

1. The following uses are prohibited on the Property:

- Alternative financial establishment.
- Attached non-premise sign.
- Auto service center.
- Car wash.
- Carnival or circus.
- Cemetery or mausoleum.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial radio or television transmitting station.
- Country club with private membership.
- Electrical substation.
- Gas drilling and production.
- Halfway house.
- Helistop.
- Labor hall.
- Liquor store.
- Local utilities.
- Paraphernalia shop.
- Radio, television, or microwave tower.
- Residential hotel.
- Swap or buy shop.
- Tool or equipment rental.

2. Any multifamily development on the Property shall adhere to the following, urban design standards:

A. Sidewalks. Sidewalks within and adjacent to Mandeville Drive shall provide a minimum 7-foot wide sidewalk with an additional minimum 5-foot landscape buffer utilizing tree grates, open planters, or a parkway area, between the back of curb and the sidewalk (“Landscape Buffer Zone”). Sidewalks shall be continuous and generally level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. If a sidewalk is located on private property, the Owner will dedicate a sidewalk easement to the City.

B. Pedestrian Amenities. A minimum of one bicycle rack parking space shall be provided for each street-level accessible unit provided. Bicycle racks can be collocated in one central facility and location.

C. Street Trees. Street trees shall be provided within the Landscape Buffer Zone and should be spaced 30 feet on center, except where conflicts with utilities and driveways exist or subsurface conditions discourage the installation of street trees.

D. Mechanical Equipment. Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment shall be located out of view from the public right-of-way. When conditions do not permit equipment to be out-of-view from the public right-of-way, same shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees. No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

E. Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Lighting must be directed downward and away from adjacent properties. Lighting shall be spaced between 75 and 100 feet apart.

F. Ground Floor Entries. A minimum of 60 percent of the street-facing, lowest level dwelling units must have: (i) individual entries directly from the outside; (ii) street access; and (iii) improved paths connecting the dwelling unit to the sidewalk. Each of these units must have individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch. Any fencing of private front yards shall be permitted to a maximum of 36 inches in height.

G. Architectural Elements. 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. The ground-level of buildings shall provide a minimum of 10% transparency for all street-facing facades. For every 125 feet of building facade length, a minimum two-foot variation within the vertical plane must be provided.

H. Service and Loading. Service entries and back-of-house functions shall not be located along Manderville Lane, and should be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

I. Surface Parking. All surface parking must be screened from the street and residentially zoned property. A minimum screening height of 3.5 feet above the parking surface is required and may incorporate building elements, a plaza or landscape zone that serves to visually screen parking while introducing occupiable amenitized pedestrian space.

J. Parking structures. All above ground parking structures must be wrapped by occupiable building area or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening.



**APPLICANT'S PROPOSED PD 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 located on the west line of Manderville Lane, south of Meadow Road. The size of PD \_\_\_\_\_ is approximately 6.4 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, BUFFER ZONE means the area between the back of curb and the sidewalk.

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

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

**SEC. 51P- \_\_\_\_ .104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_A: 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.**

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

**SEC. 51P- \_\_\_\_ .107. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) When the provisions of Section 51P-\_\_\_\_.114 are met, the following main use is permitted by right:

- Adult day care facility.
- Child-care facility.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Financial institution without drive-in window.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Hotel or motel.
- Library, art gallery, or museum.
- Office.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Transit passenger shelter.

**SEC. 51P- \_\_\_\_ .108. 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-\_\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Side yard setback. Minimum side yard setback along the southern district boundary is 15 feet.

(c) Urban design development bonuses. When the provisions of Section 51P-\_\_\_\_.114 are met, the following development bonuses apply:

(1) Dwelling unit density. Maximum dwelling unit density is 75 units per acre.

(2) Height. Maximum height is 85 feet.

(3) Lot Coverage. Maximum lot coverage is 80 percent.

(4) Lot Size. No minimum lot area per dwelling unit is required in this district.

(5) Floor area ratio. For nonresidential uses, maximum floor area ratio is 1.6.

**SEC. 51P-\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

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

**SEC. 51P-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.112. LANDSCAPING.**

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

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

**SEC. 51P- \_\_\_\_ .113. SIGNS.**

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

**SEC. 51P- \_\_\_\_ .114. URBAN DESIGN STANDARDS**

(a) Applicability. Compliance with this section is required to obtain development bonuses in Sec. 51P- \_\_\_\_ .109.

(b) Sidewalks.

(1) Width. A minimum seven-foot wide unobstructed sidewalk is required within or adjacent to Manderville Lane. An additional minimum five-foot area must be provided between the street curb and sidewalk that may utilize tree grates, open planters, general planting or impervious paving.

(2) Continuity. Sidewalks must be continuous and generally level across all driveways and curb cuts and must be constructed to be at the same grade as the existing sidewalk.

(3) Easement required. If a sidewalk is located on private property, sidewalk easements must be dedicated to the City.

(c) Pedestrian Amenities.

(1) Bicycle racks. In addition to the bicycle parking requirements of Section 51A-4.333, a minimum of one bicycle rack parking space for each street-level accessible unit is required. Bicycle racks may be collocated in one central facility and location.

(2) Benches. A minimum of one bench for every 100 feet of street frontage is required adjacent to the public sidewalk. In determining the required number of benches, fractional numbers are counted to the nearest whole number, with one-half counted as an additional space.

(d) Ground level mechanical equipment.

(1) Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment must be screened with a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees.

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

(e) Pedestrian Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian lighting shall be:

- (1) spaced between 75 and 100 feet apart,
- (2) directed downward and away from adjacent properties, and
- (3) a maximum height of 20 feet.

(f) Ground-level entries.

(1) For multifamily uses, a minimum of 60 percent of the street-facing, lowest level dwelling units must have:

- (A) individual entries directly from the outside;
- (B) street access; and
- (C) improved paths connecting the dwelling unit to the sidewalk.

(2) Any multifamily unit counted toward this requirement must have individual entries, stoops, or porches that are elevated a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(g) Fencing. Fencing of private multifamily front yards are limited to a maximum height of 36 inches.

(h) Architectural elements.

(1) Corners and entries. At least one of the following architectural elements shall be provided at all building corners and at public entry points:

- (i) canopies;
- (ii) awnings;
- (iii) variations in building massing;
- (iv) increased transparency; or
- (v) variations in fenestration.

(2) Building articulation. For every 125 feet of horizontal building facade length, a minimum two-foot variation within the vertical plane must be provided.

(i) Service and loading. Service entries and back-of-house functions are prohibited along Manderville Lane, and must be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

(j) Parking structures.

(1) Ground level activation. Except for points of vehicle ingress/egress, street-facing facades for above ground parking structures must be wrapped by occupiable building area.

(2) Screening. All other aboveground parking structure facades must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening. (Ord. \_\_\_\_)

**SEC. 51P- \_\_\_\_ .114. ADDITIONAL PROVISIONS.**

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

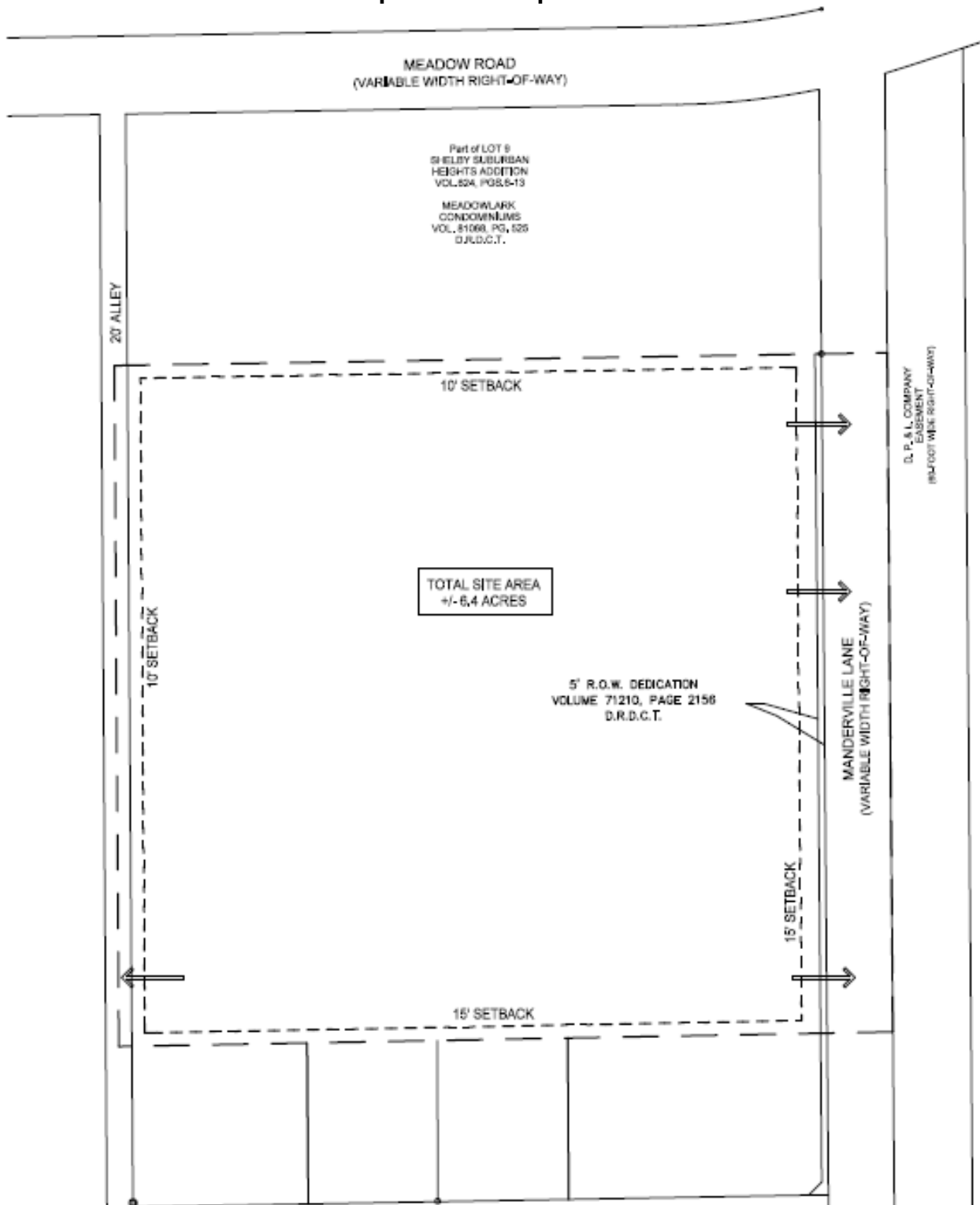
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_ .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 Conceptual Plan

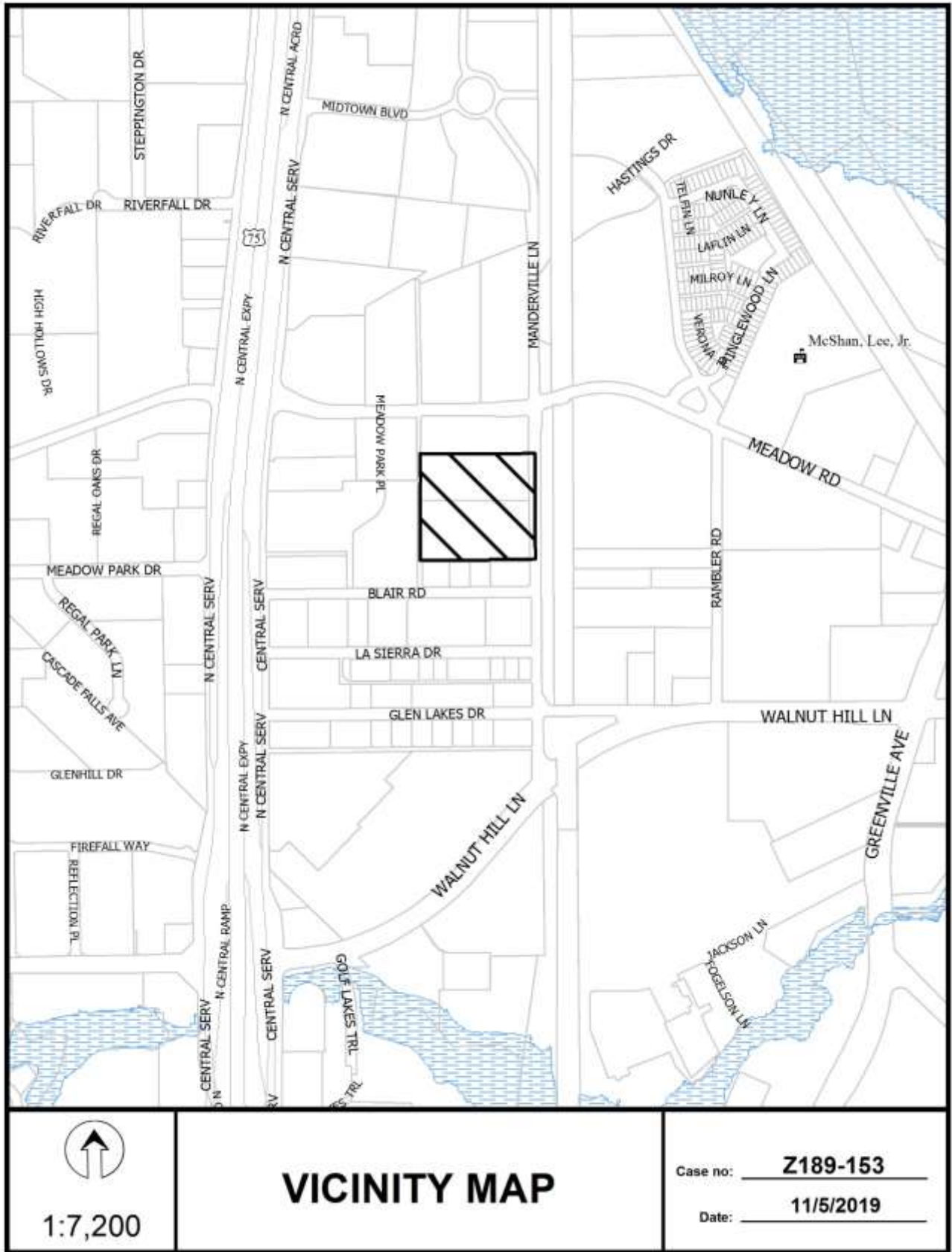


SITE DATA TABLE

USE	ACERAGE	LOT COVERAGE	MAX. DENSITY	MAX. BLDG. HT.
SEC. 51P __, 107	+/- 6.4	MAX. 80%	RESIDENTIAL TOWNHOUSE TOWNHOUSE/ROW	85' and 5 STORIES

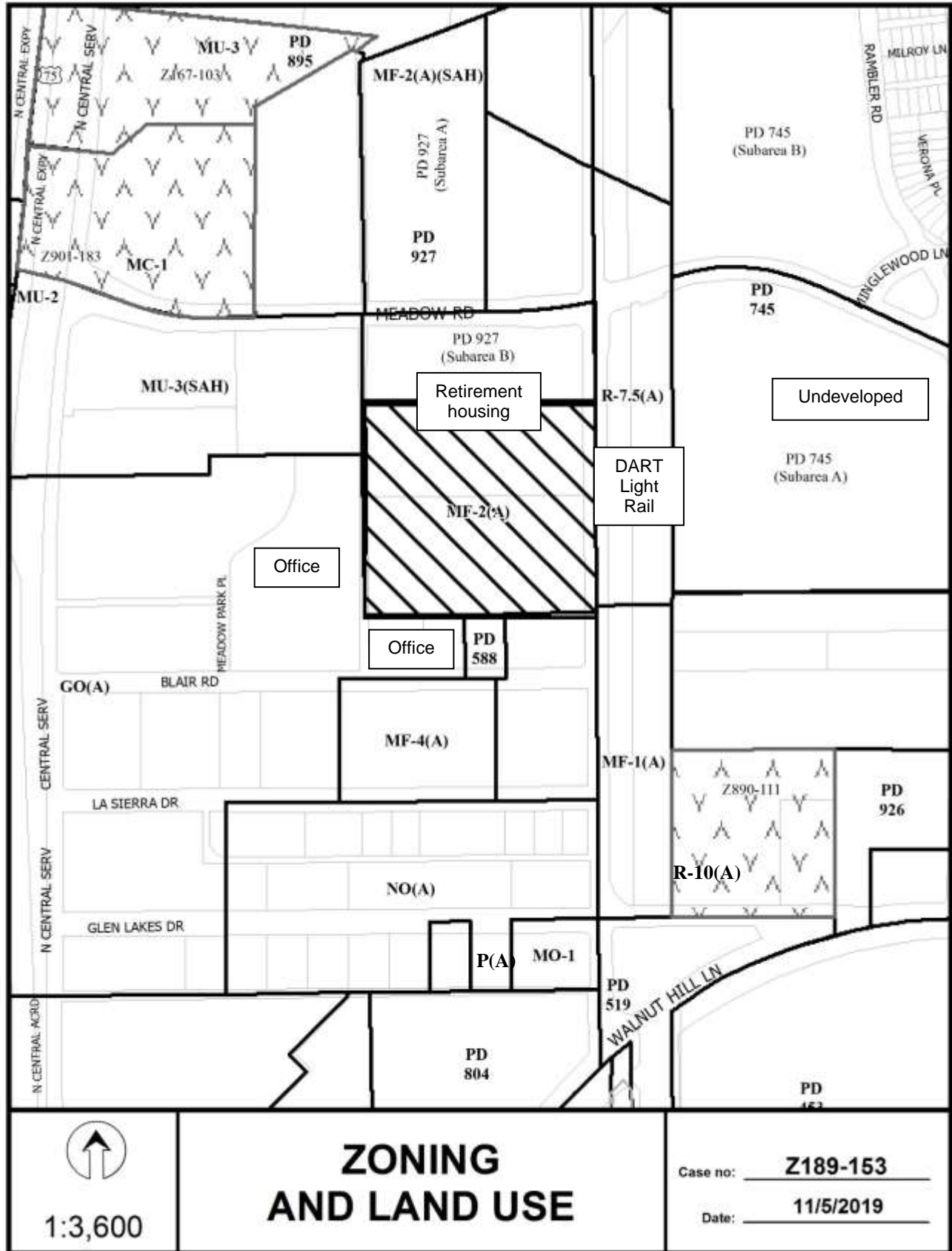
LEGEND

- BUILDING AREA
- APPROX. POINT OF ACCESS







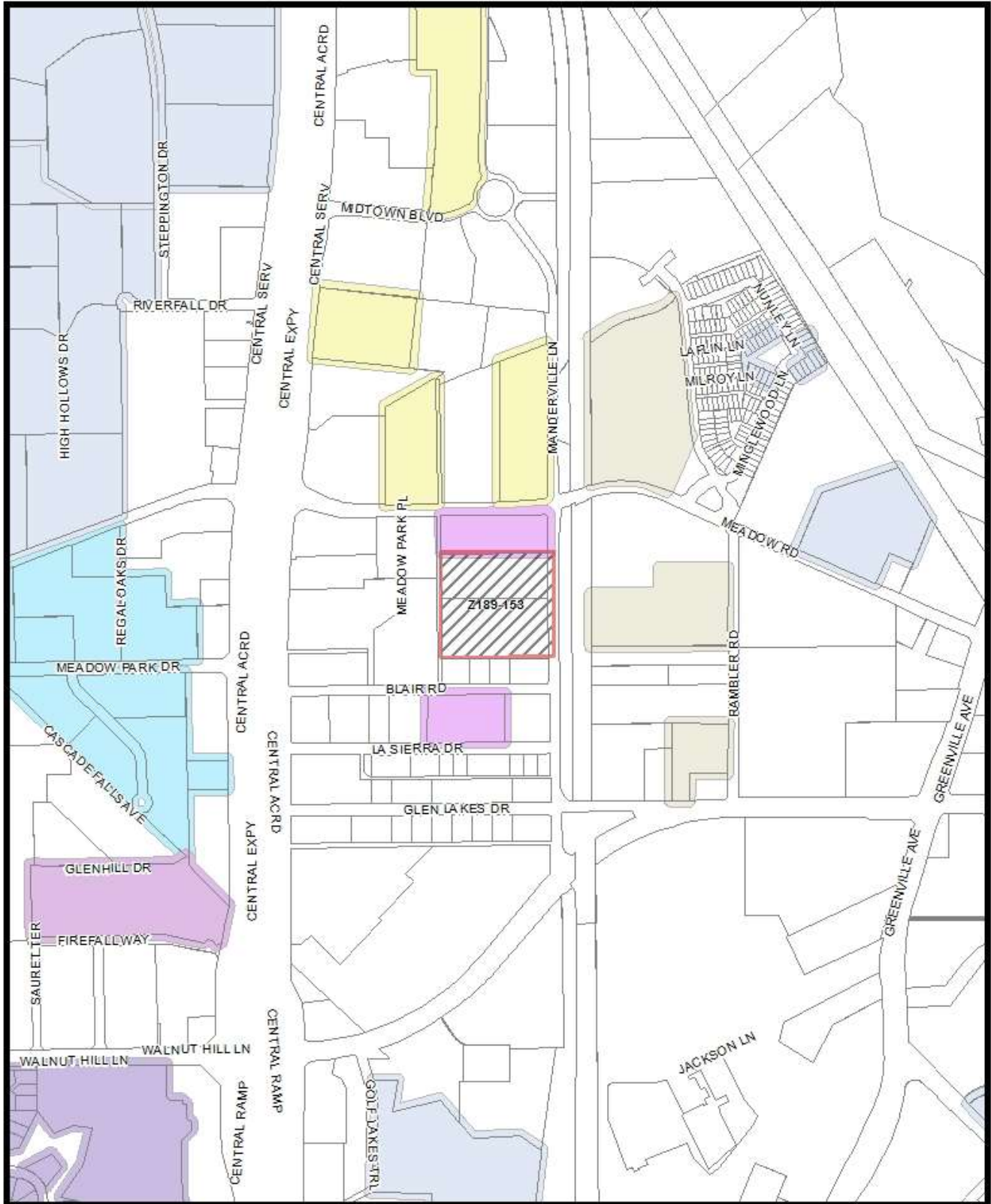


1:3,600

# ZONING AND LAND USE

Case no: Z189-153

Date: 11/5/2019

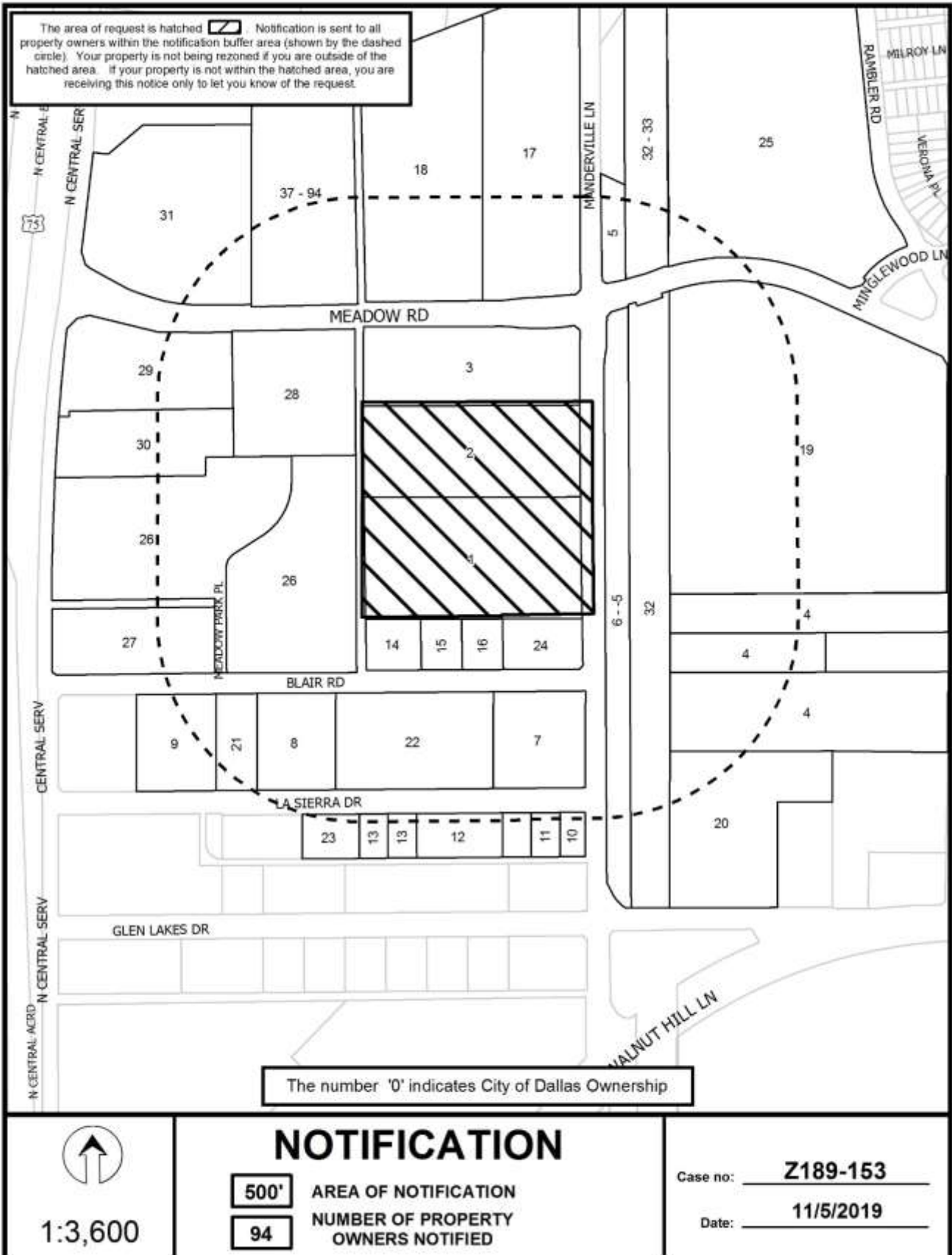


Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/5/2019



11/05/2019

***Notification List of Property Owners******Z189-153******94 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7735 MANDERVILLE LN	TENIR LLC
2	7777 MANDERVILLE LN	TENIR LLC
3	8130 MEADOW RD	ADORA 9 REALTY
4	7537 RAMBLER RD	IPXI RAMBLER INVESTORS LLC
5	7700 GLEN LAKES DR	ONCOR ELECRC DELIVERY COMPANY
6	7700 GLEN LAKES DR	ONCOR ELECRC DELIVERY COMPANY
7	5459 LA SIERRA DR	MANDERVILLE LANE
8	5445 LA SIERRA DR	DALLAS LA SIERRA GROUP LLC
9	5421 LA SIERRA DR	EYECARE REAL PPTIES LLC
10	5496 LA SIERRA DR	MAIN ST ROSS PARTNERS LTD
11	5494 LA SIERRA DR	MISTER PRESTON LLC
12	5480 LA SIERRA DR	5480 LA SIERRA LLC
13	5468 LA SIERRA DR	5468 LA SIERRA PARTNERS LLC
14	5465 BLAIR RD	WILSON THOMAS G JR
15	5473 BLAIR RD	FN BLAIR ROAD LLC
16	5481 BLAIR RD	LOPO PROPERTIES LLC
17	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
18	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
19	8240 MEADOW RD	MP DALLAS PROJECT OWNER LLC
20	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
21	5433 LA SIERRA DR	LASIERRA 5433 LLC
22	5455 LA SIERRA DR	SNH IL PROPERTIES TRUST
23	5454 LA SIERRA DR	SERIES A OF 5454 CAPITAL LLC
24	5489 BLAIR RD	SOUTHWEST TRANSPLANT ALLIANCE INC
25	8213 MEADOW RD	TKG VALENCIA MIDTOWN LLC
26	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC

11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
28	8050 MEADOW RD	HTA DALLAS LTAC LLC
29	10370 N CENTRAL EXPY	MEADOW HOSPITALITY LP
30	10350 N CENTRAL EXPY	MEADOW TWO HOSPITALITY LP
31	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
32	401 S BUCKNER BLVD	DART
33	401 S BUCKNER BLVD	DART
34	5477 GLEN LAKES DR	FIRST 5477 LTD
35	5477 GLEN LAKES DR	DALLAS FORT WORTH IVF REALTY LP
36	5477 GLEN LAKES DR	NT PSYCHIATRIC ALLIANCE
37	8059 MEADOW RD	MESSEYE ABEIR
38	8059 MEADOW RD	TODORA TONY
39	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
40	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
41	8057 MEADOW RD	NEWAY ZEKARIAS
42	8057 MEADOW RD	ABEBE ZUFAN
43	8055 MEADOW RD	COOMER JEFFREY
44	8055 MEADOW RD	CUNNINGHAM SHEREICE
45	8057 MEADOW RD	CUNNINGHAM SHEREICE
46	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
47	8055 MEADOW RD	RUDOLPH JAMAAL
48	8065 MEADOW RD	MALLARD WARREN L
49	8065 MEADOW RD	HUEY JOSEPH D & LORI A
50	8067 MEADOW RD	CHILDRESS CAROLYN H
51	8065 MEADOW RD	JORDAN JAMES C &
52	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
53	8069 MEADOW RD	EXCESS SPORTS & ENTERTAINMENT
54	8069 MEADOW RD	HARTGROVE GRACE T
55	8069 MEADOW RD	ASKY MAZYAR
56	8069 MEADOW RD	PEREYDA MIRANDA
57	8071 MEADOW RD	GARCIA CYNTHIA

11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8071 MEADOW RD	WOLTER DIANE
59	8071 MEADOW RD	GENAYE WOYINSHET T
60	8071 MEADOW RD	YANACEK CANDACE L
61	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
62	8075 MEADOW RD	WOODHEAVEN LIVING LLC
63	8075 MEADOW RD	SINGLETON PAULA K
64	8075 MEADOW RD	MEDINA JUANA
65	8081 MEADOW RD	MISGINA HAIMANOT BERAK
66	8081 MEADOW RD	SALCEDO DANNIEL E
67	8081 MEADOW RD	SOLOMON YEMANE KIFLU
68	8081 MEADOW RD	VILLAFUERTE ARMANDO
69	8083 MEADOW RD	MAYO HEDWIG J
70	8083 MEADOW RD	VALDEZ FEDERICO C &
71	8083 MEADOW RD	ARMSTRONG YENY A
72	8083 MEADOW RD	DAN YARON MOSHE MOSSES
73	8085 MEADOW RD	KELSO JOSHUA & TERRY D
74	8085 MEADOW RD	EXCESS MEDIA LLC
75	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
76	8085 MEADOW RD	MITCHELL LAURENCE
77	8087 MEADOW RD	SULLIVAN DEIRDRE
78	8087 MEADOW RD	KIRK CHARLES GLEN
79	8087 MEADOW RD	HOLAN ANTHONY N &
80	8089 MEADOW RD	GLO NITE INC
81	8089 MEADOW RD	JOHNSTON HILLARY
82	8089 MEADOW RD	HAILE TESHOME S
83	8091 MEADOW RD	BENAVIDES OSCAR R JR
84	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
85	8093 MEADOW RD	KENNEDY MATTHEW
86	8093 MEADOW RD	BENEVIDES OSCAR
87	8093 MEADOW RD	SELAMAWIT ABRAHA
88	8095 MEADOW RD	MIZU KASSAHUN

Z189-153(SM)

11/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8095 MEADOW RD	TAN JINI L
90	8095 MEADOW RD	SHEPHERD MARGARET
91	8095 MEADOW RD	SEUBERT SALLY A
92	8095 MEADOW RD	STOKES CATRIONA
93	8095 MEADOW RD	FOSTER CORRIE LEE
94	8079 MEADOW RD	MEADOWS NORTH REALTY LLC



**FILE NUMBER:** Z189-282(PD)

**DATE FILED:** May 28, 2019

**LOCATION:** West side of Webb Chapel Road, north of the terminus of Townsend Drive

**COUNCIL DISTRICT:** 13

**MAPSCO:** 23 F

**SIZE OF REQUEST:** ±10,152 sq. ft.

**CENSUS TRACT:** 0096.11

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**REPRESENTATIVE/APPLICANT:** Ramon Aranda

**OWNER:** Dhina Benitez

**REQUEST:** An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District.

**SUMMARY:** The applicant proposes to remodel the existing building to accommodate a child-care facility with a maximum of 2,181 square feet. No new structures are proposed with this request.

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

**PRIOR CPC ACTION:** The Commission held the request under advisement on September 5, October 17, November 21, and December 12, 2019. No changes have been made to the request.

**BACKGROUND:**

- The applicant proposes to remodel the existing single-family residence to be used as a child-care facility for maximum 12 children.
- The subject site is approximately 10,152 square feet in area and contains an approximately 2,181 square foot, one-story single-family structure.
- No new construction is proposed. However, the structure is proposed to be remodeled to allow a playground and five off-street parking spaces.
- The subject site is zoned an R-10(A) Single Family District. The City of Dallas Development Code allows child-care facilities within an R-10(A) District subject to approval of a Specific Use Permit.

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Webb Chapel Road	Principal Arterial	100 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determine that the proposed request 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.

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.

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

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A)	Single Family
<b>North</b>	R-10A)	Single Family
<b>South</b>	R-10(A)	Church, surface parking lot
<b>East</b>	R-10(A)	Undeveloped
<b>West</b>	R-10(A)	Single Family

**Land Use Compatibility:**

The 10,152-square-foot request site is developed with an existing single family structure consisting of 2,181 square feet in area. On site there is also an 827-sqaure-foot attached covered porch structure slated for a future outdoor playground on the rear side of the property. The applicant proposes to remodel and repurpose the existing structure on the property for a child-care facility for a maximum of 12 children with hours of operation

proposed from 7:00 a.m. to 8:00 p.m., Monday through Saturday. The site is surrounded by single family residential lots on all sides and a church use with surface parking to the south.

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 because child-care facilities are assets within residential communities. Additionally, the small scope of the proposed child-care facility limits the potential impact upon surrounding properties and because the proposed condition of a five-year period with automatic renewals for an additional five-year period will allow an opportunity for staff to reevaluate the use to determine it's compatibility with adjacent properties.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A)	30'	6'	1 Dwelling Unit/ 10,500 sq. ft.	30'	45%		Single family

**Parking:**

The off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. The applicant is required to provide 4 off-street parking spaces for a child-care facility that has approximately 2,181 square feet of floor area. The applicant is proposing to provide 5 spaces with one required handicapped space.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

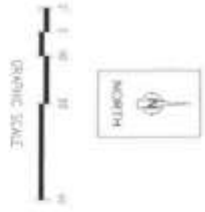
**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and 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 an “F” MVA cluster, and surrounded by an “F” MVA cluster to the west and north and a “D” MVA cluster to the east across Royal Haven Lane.

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit terminates \_\_\_\_\_ (five-year from the passage of the ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51 A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. HOURS OF OPERATION: The child-care facility may only operate between 7:00 a.m. and 8:00 p.m., Monday through Saturday.
5. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
6. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: A minimum of five off-street parking spaces must be provided as shown on the attached site plan
8. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X, as amended.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN

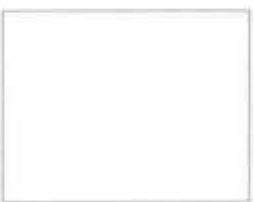


**KRISTINE AND PROPOSED ZONING REGULATIONS**

Code	Height	Area	Use	Lot	Other	Notes
...	...	...	...	...	...	...
...	...	...	...	...	...	...

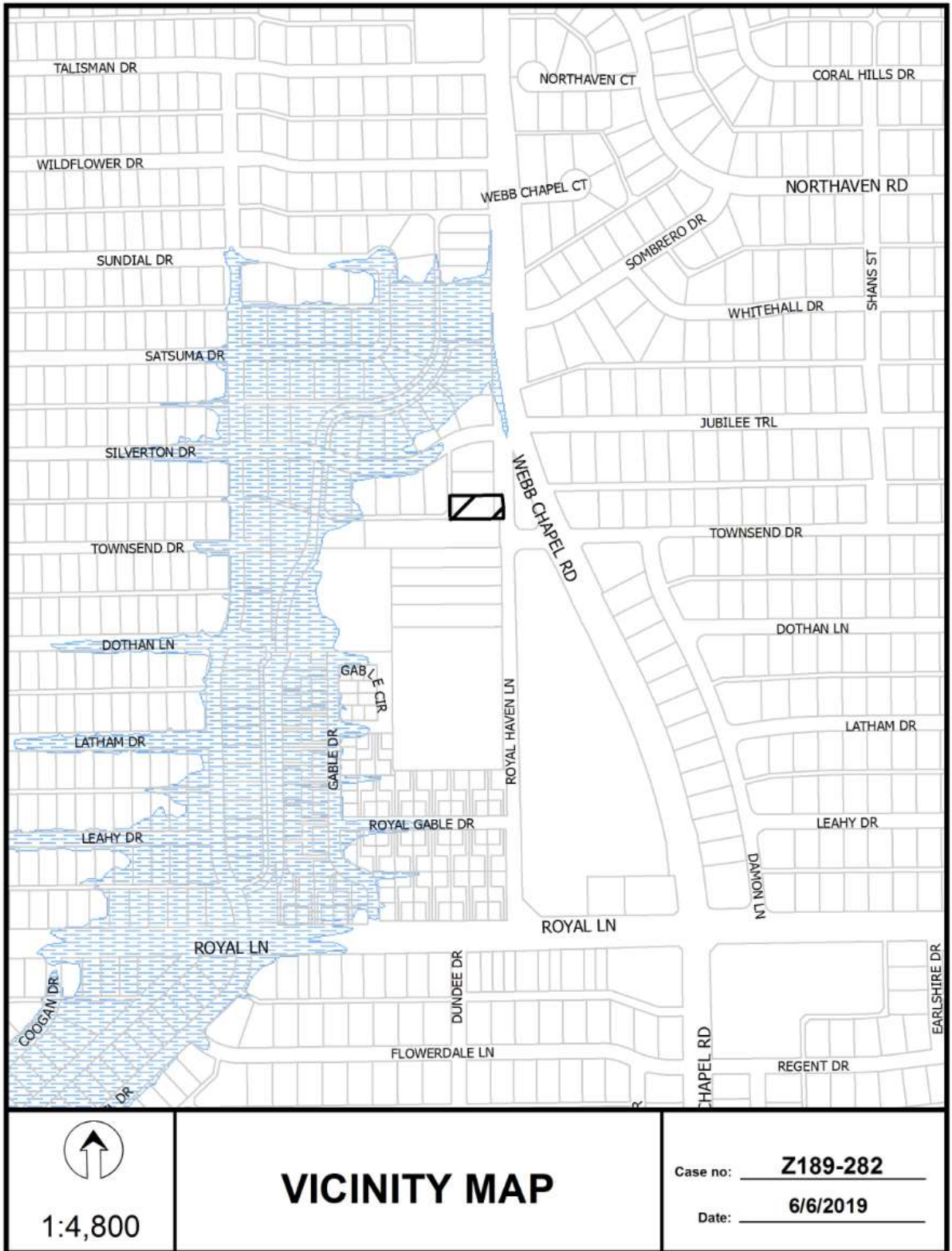


**PARKING ANALYSIS**  
 LAND USE: CHILD CARE FACILITY  
 PARKING REQUIRED: 1,000 SQ FT OF PARKING AREA  
 TOTAL EXISTING: 200 SQ FT  
 PARKING REQUIRED: 800 SQ FT  
 (SEE PLAN)



LANDSCAPE: 45 FT<sup>2</sup> ALLEY 1 FT OF 164 SQUARE FOOTLANDSCAPE (SEE PLAN)

SITE & LANDSCAPE PLAN	
7-185-SKRPFH	
S.U.F.P.	
DEPARTMENT OF CURBURN PLANNING	
CITY OF DALLAS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE







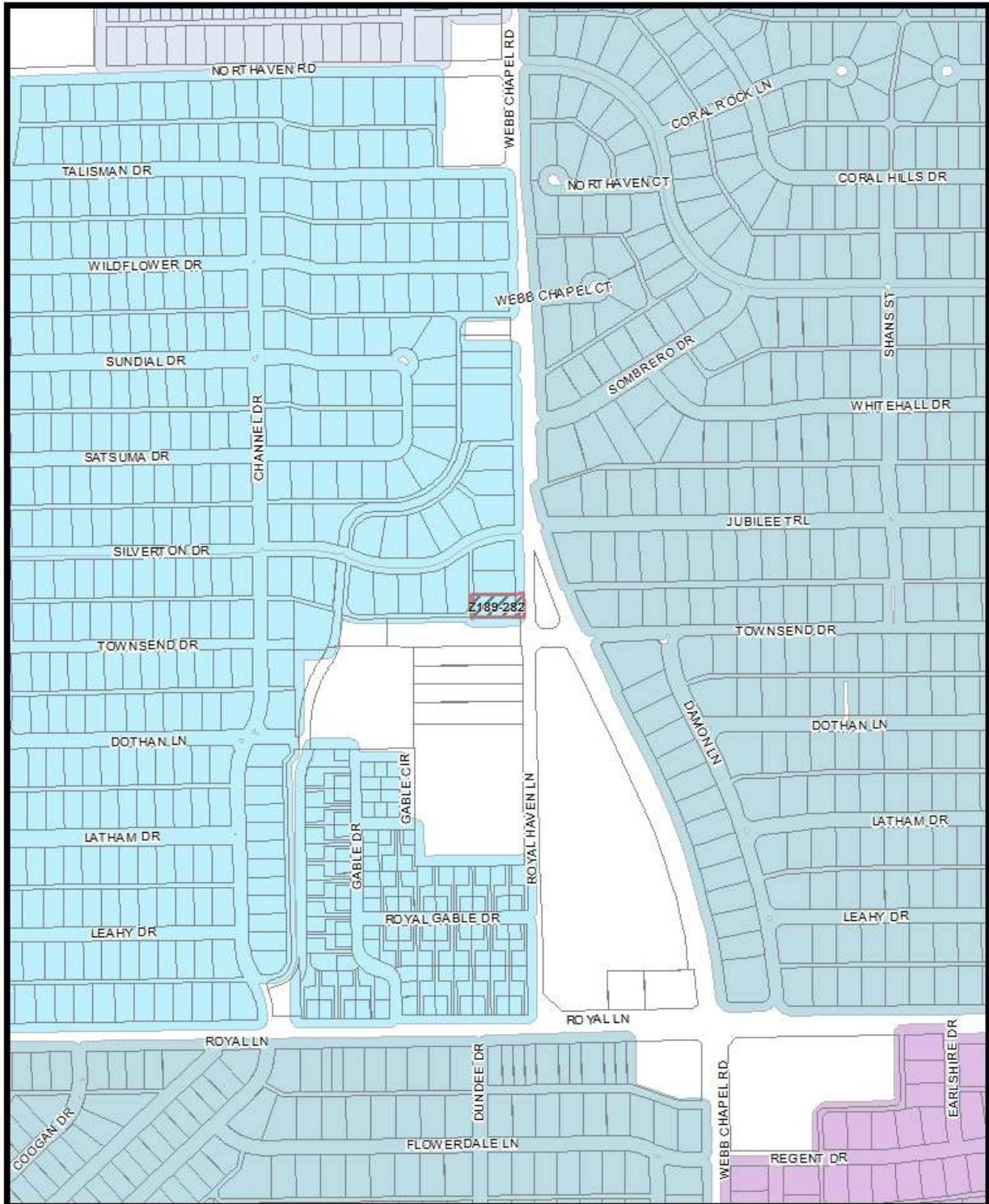


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# ZONING AND LAND USE

Case no: Z189-282

Date: 6/6/2019

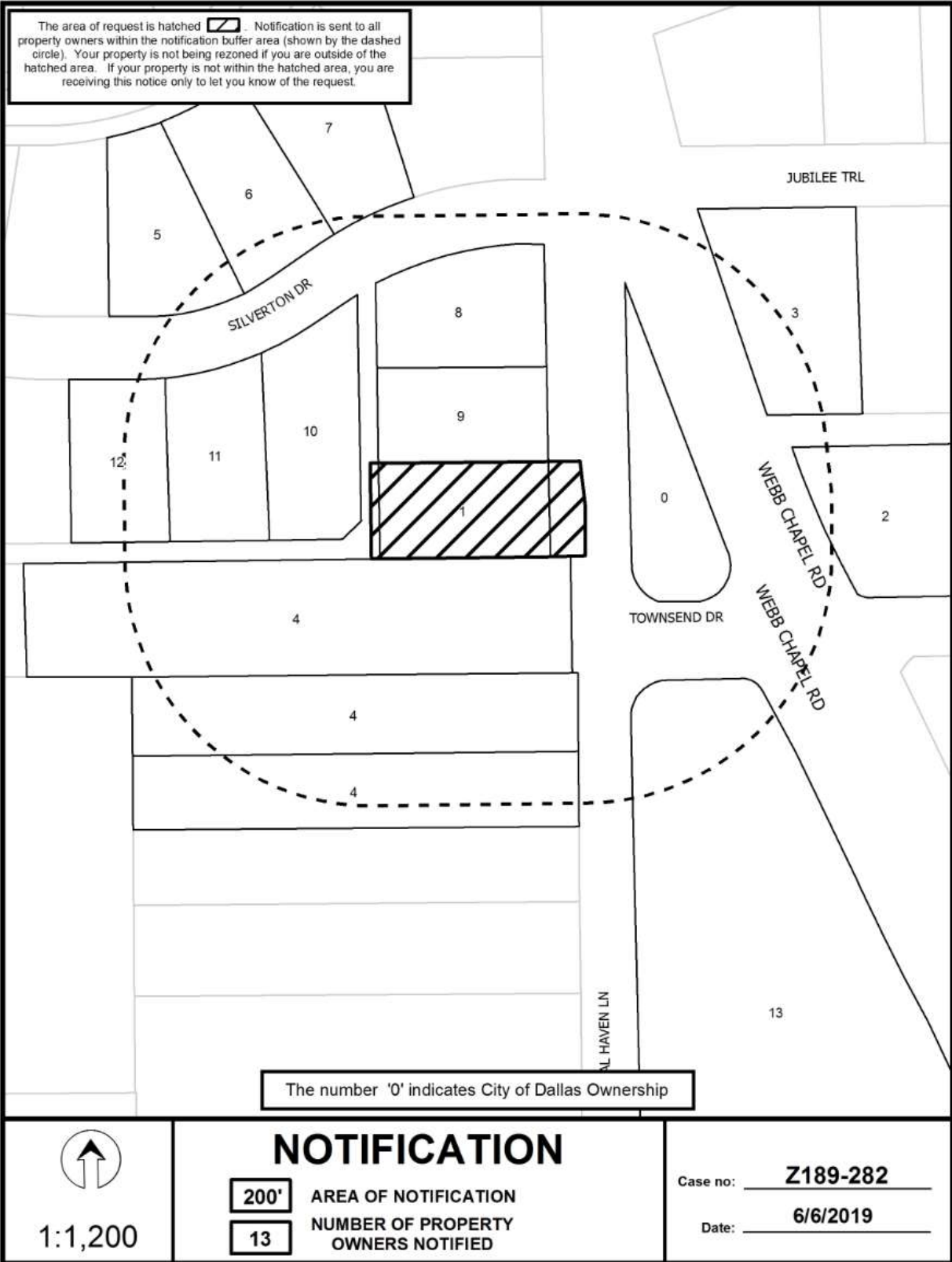


MVA Cluster A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 6/6/2019



06/06/2019

## ***Notification List of Property Owners***

***Z189-282***

***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11029 ROYAL HAVEN LN	FERMAN DHINA A BENITEZ
2	3191 TOWNSEND DR	SLATER DONALD A &
3	3108 JUBILEE TRL	ABILITY CONNECTION TEXAS
4	11025 WEBB CHAPEL RD	ROMAN CATHOLIC DIOCESE DALLAS
5	3145 SILVERTON DR	POULOS ELEANOR
6	3153 SILVERTON DR	HOEFER JAMES A ET AL
7	3159 SILVERTON DR	LIGHTHOUSE NORTH TEXAS HOLDINGS LLC
8	11043 ROYAL HAVEN LN	HANDYMAK LLC
9	11035 ROYAL HAVEN LN	AYALA ECDOMILIA BAUTISTA &
10	3152 SILVERTON DR	RUSHING GAIL E
11	3146 SILVERTON DR	OSTMAN NORMA
12	3140 SILVERTON DR	BAUTISTA JACKELINE TR
13	10815 WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC

**FILE NUMBER:** Z189-287(PD) **DATE FILED:** June 7, 2019

**LOCATION:** South corner of McKinnon Street and Ivan Street

**COUNCIL DISTRICT:** 2 **MAPSCO:** 45 E

**SIZE OF REQUEST:** ±16,774 sq. ft. **CENSUS TRACT:** 19.00

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**REPRESENTATIVE:** Melody Paradise

**APPLICANT/OWNER:** One Harwood Boulevard, Ltd.

**REQUEST:** An application for an amendment to and the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use on property zoned an LC-D1 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow for the continued operation of the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use and an amendment to allow for the following changes: 1) the removal and relocation of a drive approach, drive-way, and parking orientation, 2) a revised parking data table, 3) the addition of a permeable shade structure, and 4) the addition of shade trees.

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

**PRIOR CPC ACTION:** On November 7, 2019, the City Plan Commission held this item under advisement.

**PLANNED DEVELOPMENT NO. 193:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

**BACKGROUND INFORMATION:**

- The request site is currently developed with an existing 1,775-square-foot single-story structure subdivided with two suites, the request site and a warehouse use.
- Previously the site was developed with a second single-story structure that was demolished in 2017 due to the structural integrity having been compromised.
- On October 8, 2014, the City Council approved a zoning change and SUP No. 2108 for alcoholic beverages in conjunction with a restaurant without drive-through service use for a five-year period with eligibility of automatic renewal for additional five-year periods [Z134-274] on the subject site.
- The purpose of the request is to continue the operation of the business for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use and amend the following: 1) remove and relocate a drive approach, 2) remove a drive-way, 3) remove remote parking spaces shown on an adjacent parcel, 4) re-orient parking, 5) revise a parking data table, 6) add a permeable shade structure, and 7) add shade trees.

**Zoning History:** There has been one recent zoning change requested in the area within the past five years.

1. **Z134-274** On October 8, 2014, the City Council recommended approval of LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service on property zoned an MF-3 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
McKinnon Street aka Dallas North Tollway	Freeway	Variable right-away width	Variable right-away width
N. Harwood Street	Local Street	60 ft.	60 ft.
Ivan Street	Local Street	45 ft.	45 ft.

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

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

## **URBAN DESIGN**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

#### **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.

The objective does not apply due to the structure being existing.

- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

The objective does not apply due to the request site not being in a retail area.

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

The structure and off-street parking spaces are existing, and no enlargements are proposed.

- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

While an enlargement is proposed, the enlargement is for an open air pergola which does not constitute increased floor area and will not affect standards sensitive to scale and adjacency.



Z189-287(PD)

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

The request does not propose any significant enlargements that could be considered for bonuses.

(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.

The request does not seek any deviations from the Code or up-zoning that requires Board or Commission consideration.

(7) To promote landscape/streetscape quality and appearance.

The applicant is proposing to close a drive approach, eliminating a driveway and emphasizing a pedestrian-friendly environment.

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

	<b>Zoning with PDS No. 193</b>	<b>Land Use</b>
<b>Site</b>	LC -D-1	Restaurant without drive-through service.
<b>North</b>	O-2	Undeveloped
<b>Northeast</b>	O-2	Multifamily
<b>Southeast</b>	PDS No. 83	Undeveloped
<b>South</b>	PDS No. 83	Undeveloped
<b>West</b>	PDS No. 77	Multifamily

**Land Use Compatibility:**

The request site is within Oak Lawn, an area which provides for a healthy balance of housing, jobs, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses. Considered to be one of Dallas' first commercial districts, Oak Lawn is within close proximity to three major highways, North Stemmons Freeway, Dallas North Tollway, and Harry Hines.

The request site consists of a one-story, 1,775-square-foot structure fronting on the south corner of Ivan Street and McKinnon Street. The 1,775-square-foot structure

consists of two suites, suite 1 is 799 square feet and is occupied with a restaurant without drive-through service use [The Grove] with an outdoor seating area. Suite 2 is 976 square feet and is currently vacant and proposed to be designated as a warehouse use. The request will allow for the continued operation of the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use and amend the following: 1) remove and relocate a drive approach, 2) remove a drive-way, 3) remove remote parking spaces shown on an adjacent parcel, 4) re-orient parking, 5) revise a parking data table, 6) add a permeable shade structure, and 7) add shade trees.

Surrounding land uses include vacant tracts to the northwest, east and south, and multifamily to the west across Ivan Street and to the north across McKinnon Street.

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

Staff supports the request and recommends approval of the amendment to and renewal of SUP No. 2108 because the continued sale of alcoholic beverages in conjunction with a restaurant without drive-through service. Will contribute to the character of the neighborhood and promote further tourism and reinvestment in the area.

**Landscaping:**

The request will not trigger landscape requirements per Part 1 of Planned Development District 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 to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “C” MVA Cluster to the west across Ivan Street and to the northeast across McKinnon Street.

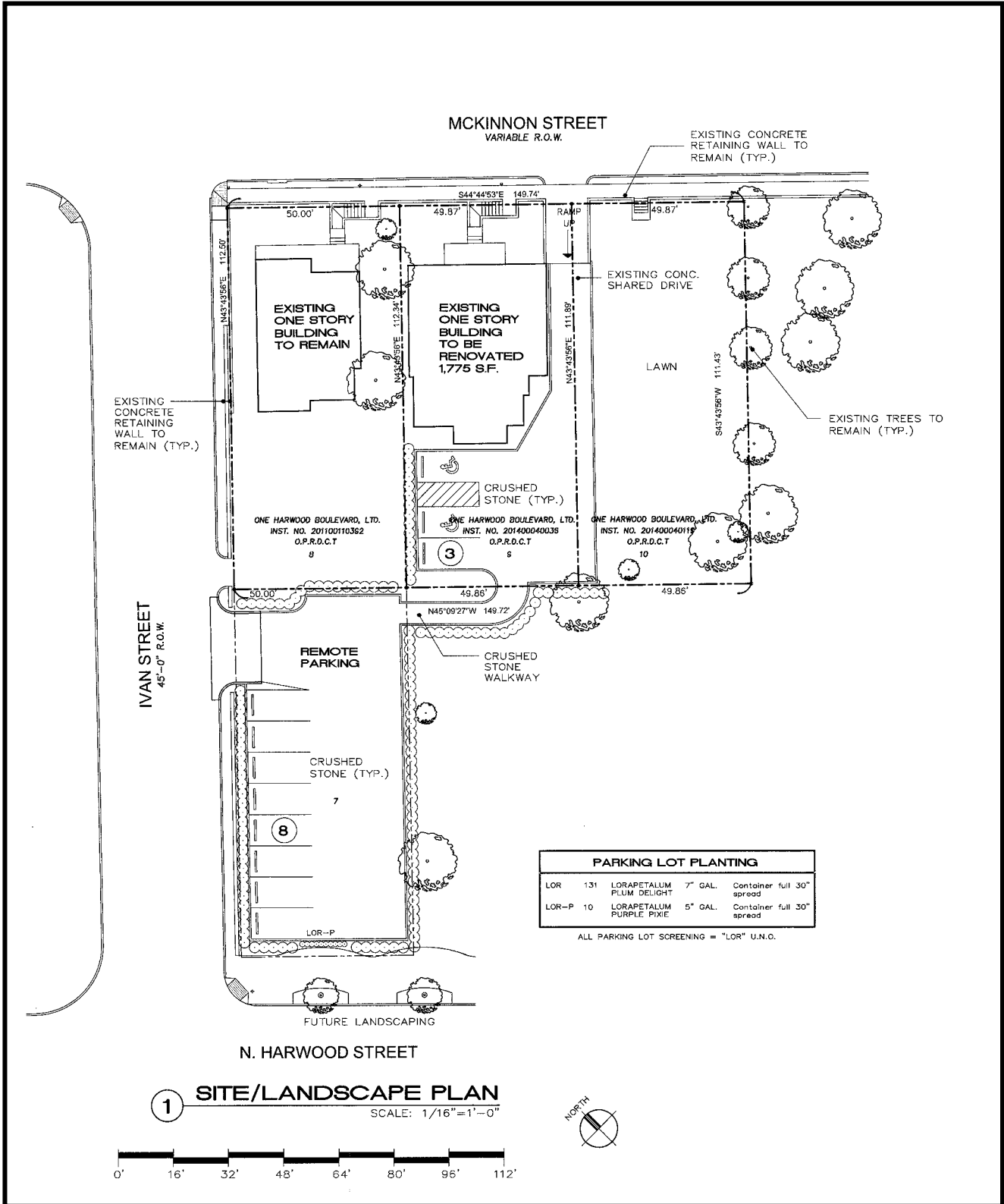
**Parking:**

PDD No. 193 requires one space for every 100 square feet of floor area for a restaurant use. At a total square footage of 799 square feet, the proposed use requires eight spaces. The additional 976 square feet is intended to be utilized as a warehouse use. At a total square footage of 976 square feet, the proposed use requires one space for a total of nine spaces required. The request site will provide two spaces on-site with seven spaces being provided on an adjacent site.

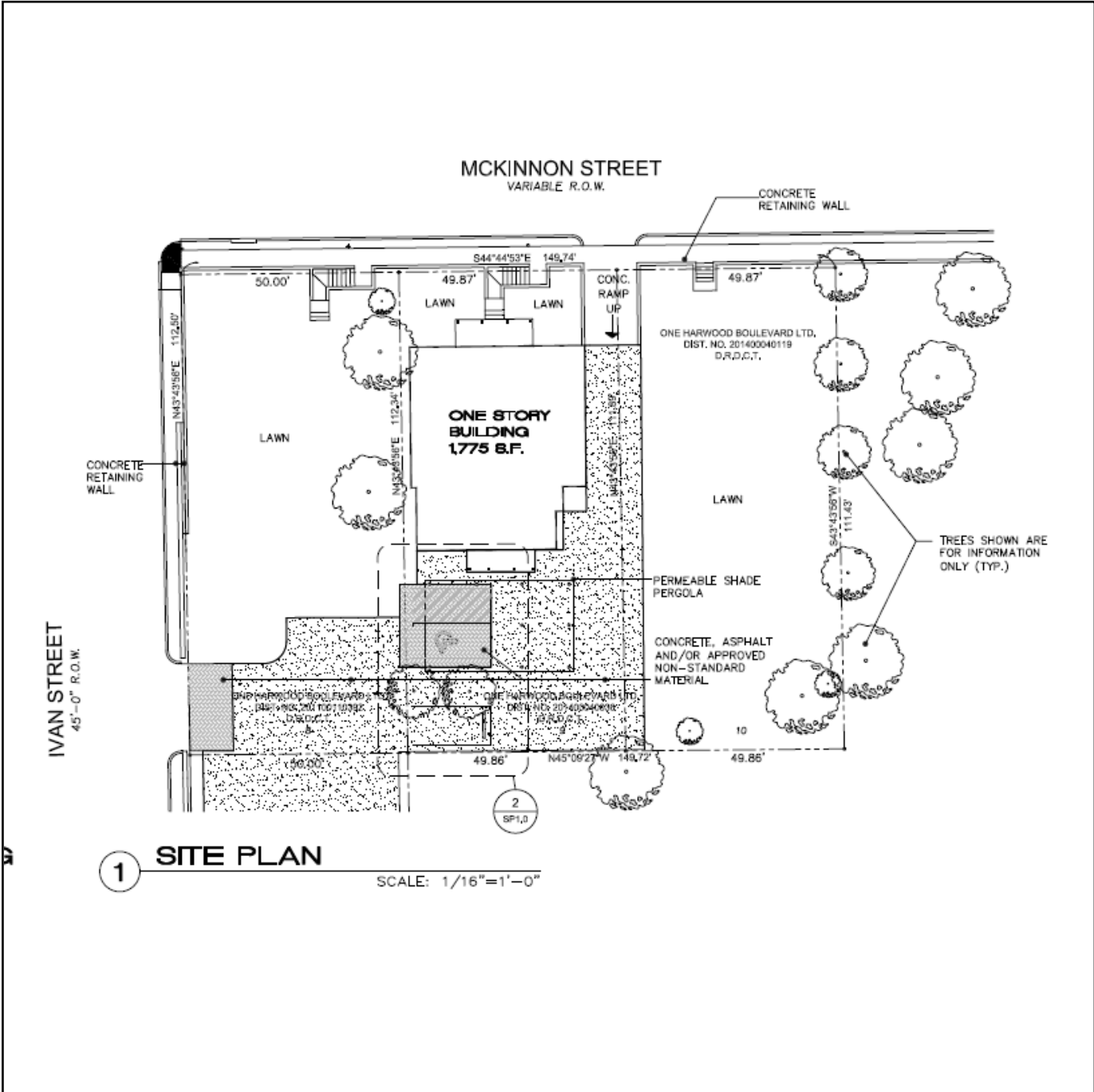
**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the 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 application for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**







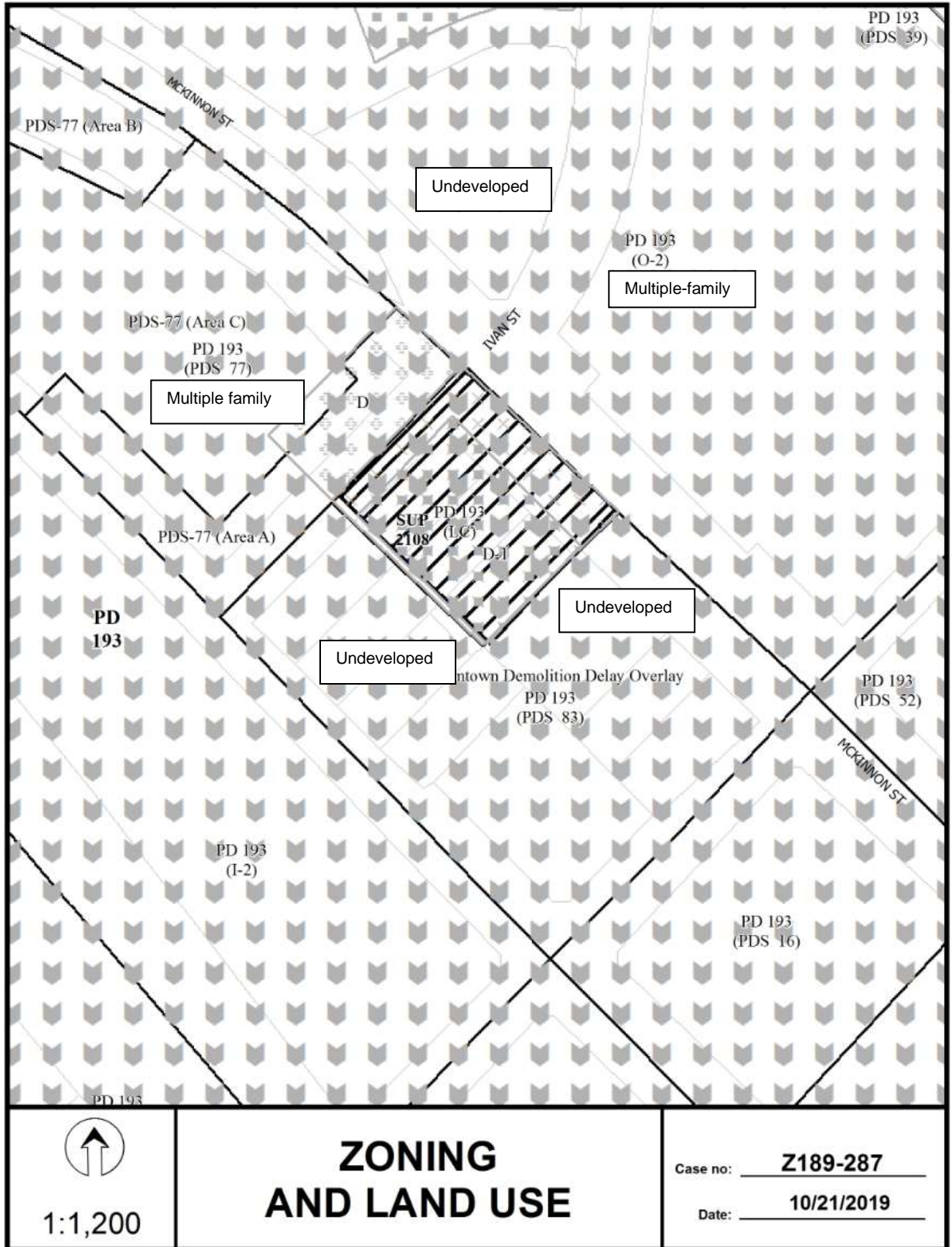
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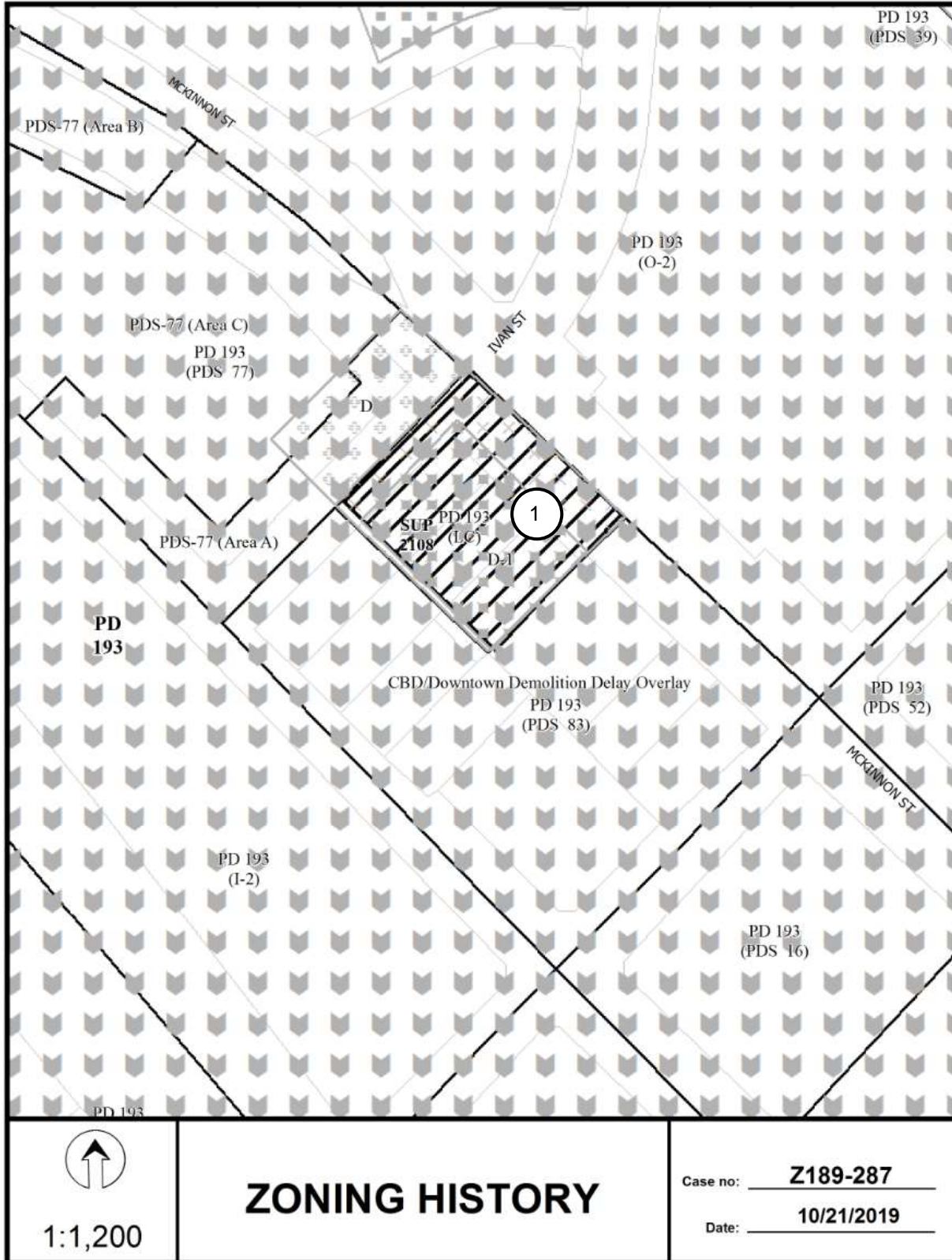
# AERIAL MAP

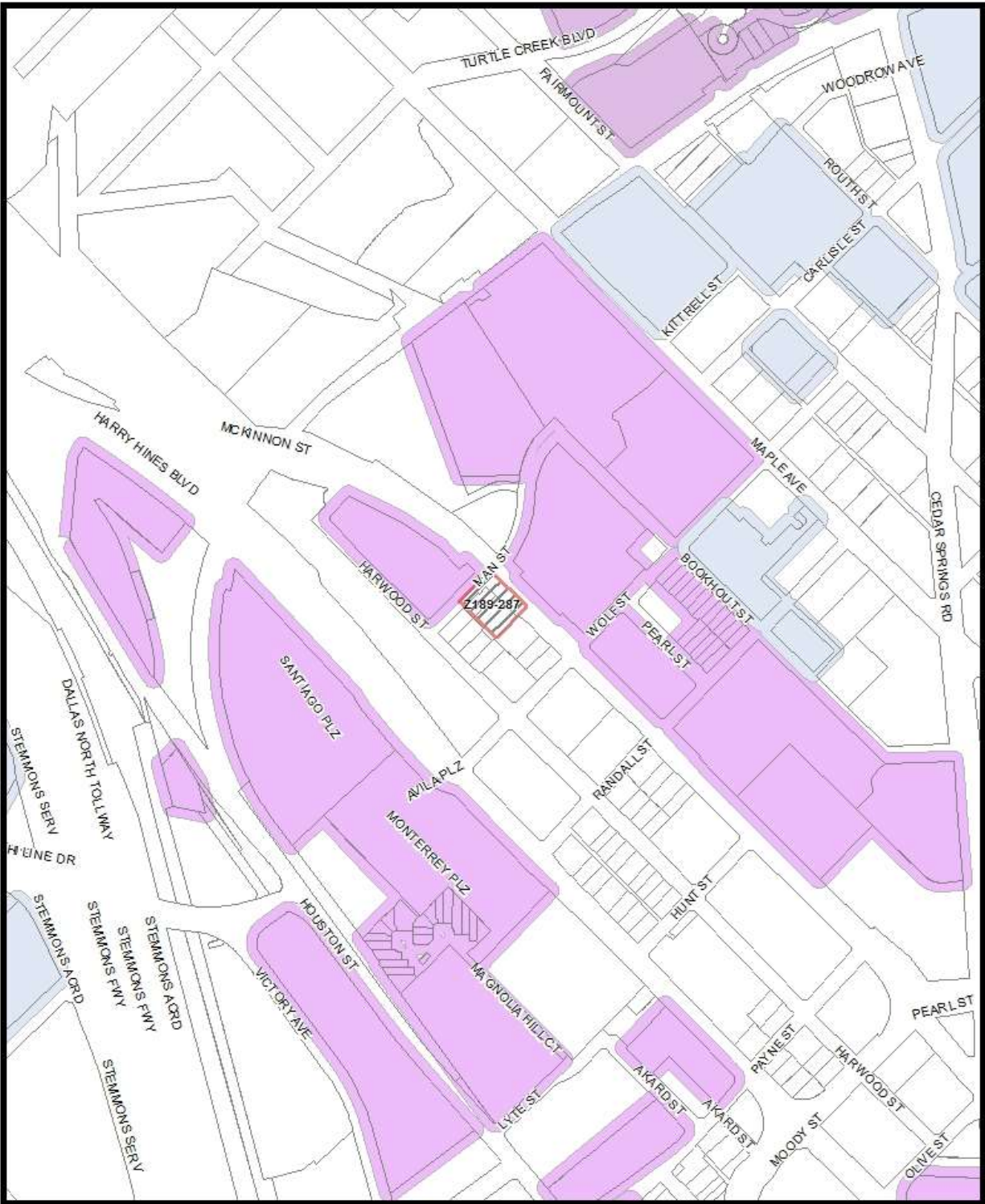
Case no: Z189-287

Date: 10/21/2019







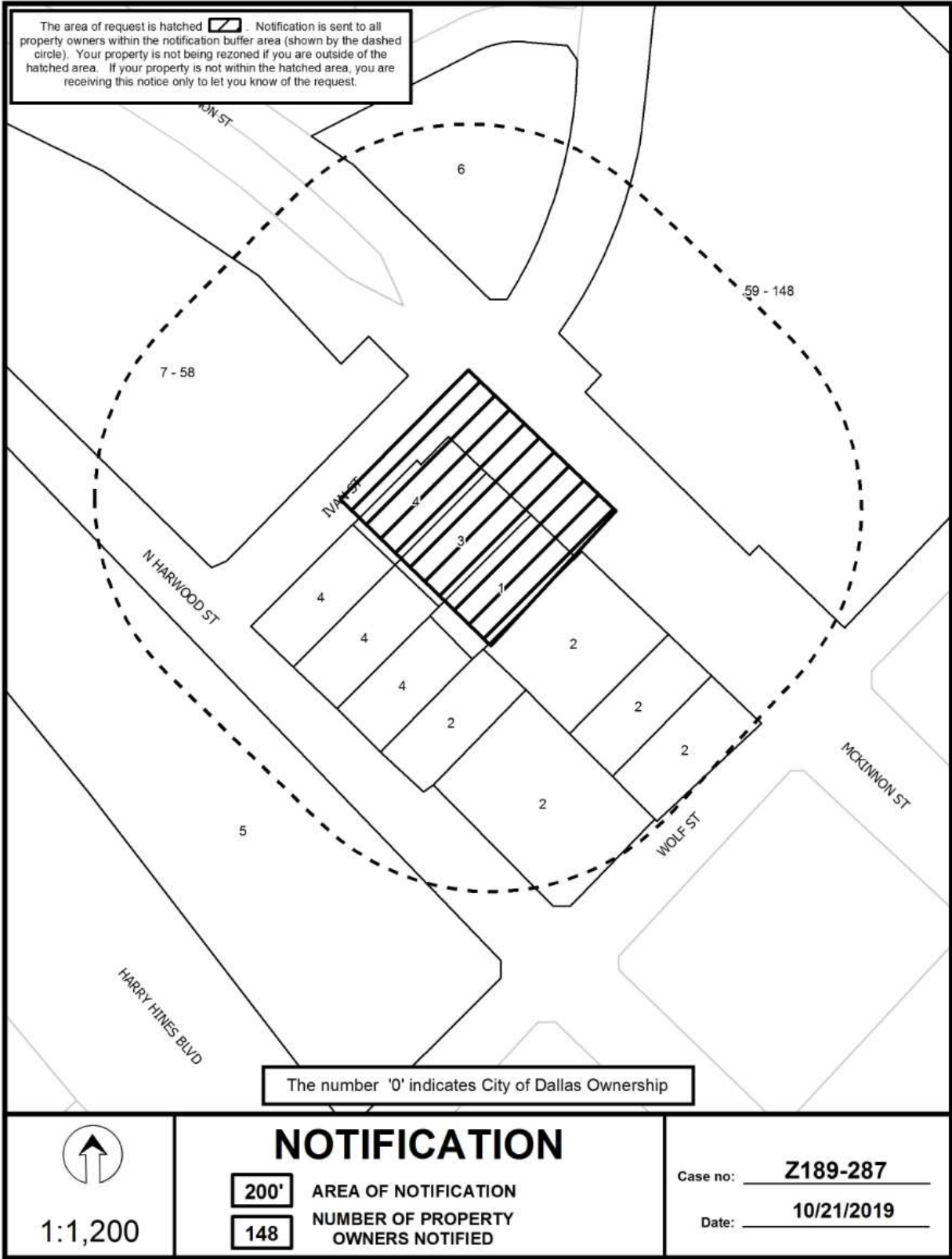


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 10/21/2019



10/21/2019

***Notification List of Property Owners******Z189-287******148 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
2	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
3	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
4	3023 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
5	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
6	1902 IVAN ST	3100 MCKINNON LP
7	3130 N HARWOOD ST	ONTIVEROS GREG
8	3130 N HARWOOD ST	UPHOFF LINDA A & BARRY J
9	3130 N HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
10	3130 N HARWOOD ST	SETHI FAMILY TRUST THE
11	3130 N HARWOOD ST	PONTES CRISTINA & LUCAS
12	3130 N HARWOOD ST	FEDORKO JOHN M &
13	3130 N HARWOOD ST	HOMEWOOD PROPERTIES LLC
14	3130 N HARWOOD ST	VAUGHN JAMES SCOTT & BRENDA
15	3130 N HARWOOD ST	DUWAJI EMAD
16	3130 N HARWOOD ST	GREEN SET LLC SERIES R
17	3130 N HARWOOD ST	ALLEY ESSA K &
18	3130 N HARWOOD ST	DUWAJI IYAD
19	3130 N HARWOOD ST	TERRY SHAWN D
20	3130 N HARWOOD ST	REINHARDT JEFF
21	3130 N HARWOOD ST	WOODWARD STEVE & TERRI
22	3130 N HARWOOD ST	GHOSH PRITAM
23	3130 N HARWOOD ST	PADDON STEVEN &
24	3130 N HARWOOD ST	GUNTIPALLI PRAVEEN KUMAR
25	3130 N HARWOOD ST	KATEB MARY CAMILLE & MEHDI
26	3130 N HARWOOD ST	SANDERS ANTHONY L & SUE B

10/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3130 N HARWOOD ST	ALLEN BRADY LEE
28	3130 N HARWOOD ST	MAGNET LLC
29	3130 N HARWOOD ST	GARCIA ISRAEL BRISENO
30	3130 N HARWOOD ST	WIGGINS PHILLIP F &
31	3130 N HARWOOD ST	TANAM LLC
32	3130 N HARWOOD ST	BOUTTE MATT &
33	3130 N HARWOOD ST	PETO GARY D & DIANE L
34	3130 N HARWOOD ST	PETO GARY D & DIANE L
35	3130 N HARWOOD ST	MOON SAMUEL S
36	3130 N HARWOOD ST	MOON DESCENDANTS 2012 TRUST &
37	3130 N HARWOOD ST	GRABHAM RICHARD H & JAN Q
38	3130 N HARWOOD ST	JOHNSON EDWARD A & MARY
39	3130 N HARWOOD ST	PATEL KIRIT N & ARCHNA
40	3130 N HARWOOD ST	INVESMART DFW LLC
41	3130 N HARWOOD ST	NILTA PROPERTY HOLDINGS LP
42	3130 N HARWOOD ST	PANDIAN PAUL & GEETHA
43	3130 N HARWOOD ST	GROJEAN THOMAS FRANCIS JR &
44	3130 N HARWOOD ST	GRILLO JOSEPH J
45	3130 N HARWOOD ST	ANDREWS STEPHEN J
46	3130 N HARWOOD ST	GENETELLI RICHARD JR
47	3130 N HARWOOD ST	BLANKENSHIP BILL
48	3130 N HARWOOD ST	HUMPHREYS DANIEL STUART
49	3130 N HARWOOD ST	PEMBERTON MATTHEW A &
50	3130 N HARWOOD ST	VALZ JONATHAN & JAMIE
51	3130 N HARWOOD ST	STEPHANIAN EDIC & KERRIE
52	3130 N HARWOOD ST	RIGLEY NOEL J & PRATIKSHA
53	3130 N HARWOOD ST	DENNIS & ANGELA MULLAHY 2017
54	3130 N HARWOOD ST	COLON RAMON ESTEBAN &
55	3130 N HARWOOD ST	FUSCO MANAGEMENT TRUST
56	3130 N HARWOOD ST	KARNABY ZIAD M
57	3130 N HARWOOD ST	STEVENS FAMILY 2011 REVOCABLE TRUST

10/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3130 N HARWOOD ST	FLORIN COMPANY LTD
59	2201 WOLF ST	COBB MOLLY J
60	2201 WOLF ST	MOORE MALIA & STEVEN GANNON &
61	2201 WOLF ST	SOHN TED
62	2201 WOLF ST	MEADE KRISTYN L
63	2201 WOLF ST	OVERTON KATHERINE
64	2201 WOLF ST	HARPER HOLLY
65	2201 WOLF ST	FLEMING JEFFREY H
66	2201 WOLF ST	MIKKILINENI ANUPAMA
67	2201 WOLF ST	BIGELOW CHRISTOPHER
68	2201 WOLF ST	KEELER DOCTOR
69	2201 WOLF ST	PG ALPHA LLC
70	2201 WOLF ST	SALAZAR MONICA
71	2201 WOLF ST	HOFKER BEATRIX
72	2201 WOLF ST	LUU MYDA
73	2201 WOLF ST	TRORB INC
74	2201 WOLF ST	DEMELO BRUNO BANDEIRA
75	2201 WOLF ST	THOMAS CHRISTINA M
76	2201 WOLF ST	LEEDS JESSICA BONNIE
77	2201 WOLF ST	KUBICKI ROBERT P
78	2201 WOLF ST	LE BETSY
79	2201 WOLF ST	BARANSI RAMZI
80	2201 WOLF ST	NECKELS JOHN PAUL
81	2201 WOLF ST	BIDA DAN F
82	2201 WOLF ST	SULLIVAN PATRICK E
83	2201 WOLF ST	NEMATI MEHDI & SHAHIN
84	2201 WOLF ST	BUNN IAN
85	2201 WOLF ST	KIM JUNG O
86	2201 WOLF ST	MANCENIDO PATRICK
87	2201 WOLF ST	RAJAGOPALAN SRIDHARAN &
88	2201 WOLF ST	SHAPOURI AZIZOLLAH

10/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2201 WOLF ST	SMITH NATALIE
90	2201 WOLF ST	BREKKE CORTNEE E
91	2201 WOLF ST	PEARSON REBECCA NORTHERN
92	2201 WOLF ST	BROEKHOFF KATELYN & RYAN
93	2201 WOLF ST	VOISSEM MEGAN & PHILIP
94	2201 WOLF ST	BENNY R VALEK 401K PLAN
95	2201 WOLF ST	KARIMI AKHTAR
96	2201 WOLF ST	PARK JUSTIN & SAMANTHA
97	2201 WOLF ST	DIAZ SAMUEL
98	2201 WOLF ST	KINDRED INVESTMENTS INC
99	2201 WOLF ST	PRUNISKI LINDSAY ANN
100	2201 WOLF ST	PUPKO INVESTORS LLC
101	2201 WOLF ST	URIOSTE JOSE RAFAEL
102	2201 WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
103	2201 WOLF ST	SOLOMON COURTNEY
104	2201 WOLF ST	LANGHENRY WILLARD H IV
105	2201 WOLF ST	VISITACION EUNKYUNG P
106	2201 WOLF ST	VICK JEFFREY B
107	2201 WOLF ST	TRORB INC
108	2201 WOLF ST	MORDECAI MATTHEW L
109	2201 WOLF ST	HOFFMANN DONNA
110	2201 WOLF ST	HOPSON CHRIS
111	2201 WOLF ST	HILL JEAN
112	2201 WOLF ST	PHAN JENNY
113	2201 WOLF ST	EDIGER BENJAMIN NEAL &
114	2201 WOLF ST	MOORE KELLY ANNE
115	2201 WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
116	2201 WOLF ST	WANG RUINA
117	2201 WOLF ST	DAVIDSON DUSTIN A
118	2201 WOLF ST	GANT MADELINE J
119	2201 WOLF ST	CAVAZOS CORINA A



10/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2201 WOLF ST	LASSEN ANN ALIZABETH &
121	2201 WOLF ST	KJT GROUP
122	2201 WOLF ST	EDWARDS RODERICK
123	2201 WOLF ST	SMITH MELODY
124	2201 WOLF ST	WULKE NICHOLAS
125	2201 WOLF ST	LITTLE BRADLEY C & LAURA L
126	2201 WOLF ST	NOWICKI MILOSZ
127	2201 WOLF ST	ROBLES CHRISTINE
128	2201 WOLF ST	WILSON SKYE
129	2201 WOLF ST	PENSCO TRUST CO
130	2201 WOLF ST	SAM JANAY M
131	2201 WOLF ST	SOURS MELODY
132	2201 WOLF ST	AKINTOLA OMOLOLA E &
133	2201 WOLF ST	ADDO TAYO A
134	2201 WOLF ST	CARADONNA NICHOLAS
135	2201 WOLF ST	KORB RONALD DEAN & NICKI
136	2201 WOLF ST	BEADLING PETER J & CAROLYN P
137	2201 WOLF ST	RAMEY ISABEL ZAINA
138	2201 WOLF ST	TERRY TODD
139	2201 WOLF ST	REEVES GEORGE WP
140	2201 WOLF ST	RUIZGARCIA ERIKA PATRICIA
141	2201 WOLF ST	YAZHARI MONA &
142	2201 WOLF ST	MEHTA SATISH & HEMLATA
143	2201 WOLF ST	KEITH KRISTY
144	2201 WOLF ST	CULLUM PAMELA G
145	2201 WOLF ST	ROY DAVE A
146	2201 WOLF ST	OSBURN KEVIN A
147	2201 WOLF ST	KOUZBARI MAHMOOD
148	2201 WOLF ST	OUZTS SUSAN &

**FILE NUMBER:** Z189-319(AU)

**DATE FILED:** July 26, 2019

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

**COUNCIL DISTRICT:** 13

**MAPSCO:** 25 X

**SIZE OF REQUEST:** +/- 4.5 Acres

**CENSUS TRACT:** 73.01

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**OWNER/APPLICANT:** Alpine Douglas, LLC

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

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

**STAFF RECOMMENDATION:** Denial.

**PRIOR CPC ACTION:** On November 21, 2019, the City Plan Commission held this item under advisement.

**PLANNED DEVELOPMENT DISTRICT No. 314:**

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

**PLANNED DEVELOPMENT DISTRICT No. 314 EXHIBITS:**

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

## **Background Information**

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

## **Zoning History**

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

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

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

**Thoroughfares/Streets**

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

**Traffic**

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

**Surrounding Land Uses**

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

## **STAFF ANALYSIS**

### **Comprehensive Plan**

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

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

### **URBAN DESIGN ELEMENT**

#### **Goal 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.2** Define urban character in Downtown and urban cores.

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

### **Area Plans**

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

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

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

### **Land Use Compatibility**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Considering that:

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

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

### **Landscaping**

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

### **Parking**

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

### **Market Value Analysis**

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



## **LIST OF PARTNERS**

### **OWNER**

#### **Alpine Douglas, LLC**

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

### **APPLICANTS**

#### **Bank OZK (bank of the Ozark)**

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

#### **Target**

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

**PROPOSED PD CONDITIONS**

**ARTICLE 314.**

**PD 314.**

**Preston Center Special Purpose District**

**SEC. 51P-314.101. LEGISLATIVE HISTORY.**

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

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

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

**SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

(A) A private street or alley.

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

(C) A railroad right-of-way.

(D) A cemetery or mausoleum.

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

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

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

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

(13) SECTION means a section of this article.

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

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

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

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

(17) SUP means specific use permit.

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

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

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

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

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

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

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

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

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

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

**SEC. 51P-314.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

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

**SEC. 51P-314.103.2. DEVELOPMENT PLANS.**

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

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

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

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

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

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

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

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

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

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

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

(1) Front, side, and rear yards.

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

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

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

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

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

(4) Floor area ratio.

(A) Tract I.

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

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

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

(5) Height.

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

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

(i) 30 feet in Tract I.

(ii) 119 feet in Tract V.

(6) Lot coverage.

(A) Tract I.

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

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

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

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

(7) Stories.

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

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

(c) Required off-street parking.

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

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

(d) Tract V environmental performance standards.

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

(2) LEED certification.

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

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

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

(e) Landscape regulations.

(1) Tract I.

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

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

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

(2) Tract V.

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

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

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

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

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

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

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

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

(B) retirement housing (permitted by right).

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

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

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

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

restrictions:

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

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

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

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



(1) Front yard.

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

yard is:

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

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

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

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

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

(5) Height.

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

(i) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. In Subarea C, railings, parapet walls, trellises, and architectural features such as wind barriers, wing walls, and patio dividing walls may project through the slope to a height not to exceed the maximum structure height, or eight feet above the slope, whichever is less.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Front yard.

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

yard is:

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

Road;

and

(ii) no minimum in all other cases.

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

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

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

(4) Height.

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

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

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

(ii) 85 feet on all other property.

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

(6) Stories.

- (A) Maximum number of stories above grade is:
  - (i) three on Lots 7, 8, and 9 in City Block 5623; and
  - (ii) six on all other property.

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

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

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

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

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

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

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

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

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

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

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

(e) Development impact review in Tract III, (including Subarea A). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all

uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

**SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS IV AND VII.**

(a) Use regulations. The following use regulations apply in Tracts IV and VII:

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

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

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

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

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

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

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

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

(4) A remote community center is allowed in Tract VII. A remote community center is not required to be located on the same lot as the church, but the lot containing a remote community center must be within 100 feet of the lot containing the church.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts IV and VII:

(1) Front yard. Minimum front yard is:

(A) 15 feet where adjacent to Preston Road, Douglas Avenue, or Weldon Howell Parkway; and

(B) no minimum in all other cases.

(2) Side and rear yards.

(A) In Tract IV, minimum side and rear yards are the same as those for the MU-2 district.

(B) In Tract VII, minimum side and rear yards are five feet.

(3) Floor area ratio.

(A) In Tract IV, maximum floor area ratio is 2.0.

(B) In Tract VII, maximum floor area ratio is 1.0.

(4) Height.

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

(B) Preston Road slope. If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

(i) the vertical plane extending through the Preston Road front yard setback line; and

(ii) the horizontal plane 45 feet above grade.

(C) Exception to slope restrictions. Structures listed in Section 51A-4.408(a)(2) may project through the slopes described in Subparagraphs (A) and (B) to a height not to exceed the maximum structure height, or 12 feet above the slopes, whichever is less.

(D) Maximum structure height.

(i) Unless further restricted under Subparagraphs (A) and (B), in Subdistrict IV, maximum structure height is 120 feet.

(ii) In Tract VII, maximum structure height is 45 feet.

(5) Lot coverage.

(A) In Tract IV, maximum lot coverage is 100 percent.

(B) In Tract VII, maximum lot coverage is 80 percent.

(6) Stories. Maximum number of stories above grade is nine. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(7) Floor area.

(A) In Tract IV, subarea A may not have more than 30,000 square feet of retail and personal service uses.

(B) In Tract VII, maximum floor area is 42,000 square feet.

(c) Required off-street parking. The following off-street parking regulations apply in Tracts IV and VII:

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

(2) In Subarea A, the off-street parking requirement is 1,306 spaces. Subsection (e), "Off-Street Parking Reduction Option," of Section 51P-314.111 of this article does not apply to property located in Subarea A.

(3) No parking spaces are required for a remote community center.

(4) Tract VII is considered one lot for parking purposes.

(5) Required off-street parking for a church may be provided on an adjacent lot within Subdistricts IV or VII.

(d) Landscaping regulations. Landscaping in Tracts IV and VII must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tracts IV and VII. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 23277; 24914; 26708; 27859)

**SEC. 51P-314.110. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT VI.**

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

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

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

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

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

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

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

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

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

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract VI:

(1) Front, side, and rear yards. Minimum front, side, and rear yards are the same as those for the CR district.

(2) Floor area ratio. Maximum floor area ratio is 0.75.

(3) Height.

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

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.

(4) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (3).

(c) Required off-street parking. Required off-street parking in Tract VI must be provided for new development in accordance with Chapter 51A. Off-street parking for existing development must be provided as was required under former Planned Development District No. 6. (See Exhibit 314A)

(d) Traffic impact study required.

(1) Except as otherwise provided in this subsection, no building permit in Tract VI may be issued to authorize development at an FAR in excess of that permitted in former Planned Development District No. 6 unless and until the director of public works and transportation determines that such development will not result in an unacceptable level-of-service at nearby intersections.

(2) An applicant for a permit to authorize development at an FAR in excess of that permitted in former Planned Development District No. 6 shall submit a traffic impact study to the building official for review and approval by the director of public works and transportation. The director may reject a traffic impact study submitted if, in the opinion of the director, it does not contain sufficient information.

(3) Within 30 calendar days of the date the traffic impact study is accepted, the director of public works and transportation shall determine whether the development will result in an unacceptable level-of-service at nearby intersections. The applicant may appeal the decision of the director to the board of adjustment.

(4) The property owner assumes the risk that the provisions of this subsection have been complied with. Any permit issued in violation of this subsection is void.

(e) Landscaping regulations. Landscaping in Tract VI must be provided on all property in accordance with Article X of Chapter 51A. Development impact review in Tract VI. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 24914)

**SEC. 51P-314.111. PROVISIONS OF GENERAL APPLICABILITY.**

(a) In general. The following subsections apply to all property in this district and are cumulative of the use regulations and development standards for individual tracts in the previous sections.



(b) Existing buildings conforming. All buildings lawfully existing at the time of passage of Ordinance No. 20397 shall be considered conforming.

(c) Illumination of buildings and structures.

(1) In this subsection:

(A) EXTERIOR ILLUMINATION means illumination provided for the primary purpose of attracting the attention of persons outside the premise on which it is located, regardless of whether the light source itself is physically located inside or outside of a building or structure. This definition includes illuminated holiday decorations.

(B) LIGHT SOURCE means a device such as a lamp, mantle, or bulb, or any portion thereof, which produces visible light.

(C) LUMINAIRE means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

(2) The exterior illumination of buildings, structures, signs, and art is prohibited:

(A) above 30 feet in height when the item illuminated is located within 600 feet of private property in a residential district and the illumination is visible from that property; and

(B) above 45 feet in height in all other cases.

(C) In Tract III, Subarea A, exterior illumination of a sign is permitted at 65 feet and below in height in all cases. One illuminated sign attached to the parapet is allowed on each of the east and north facing facades above a height of 75 feet. The effective area of these signs attached to the parapet above 75 feet in height is 175 square feet. The illuminated signs allowed above 75 feet in height may only be illuminated between the hours of 6:30 a.m. and 12 midnight

All exterior illumination in this district must be brought into full compliance with this paragraph on or before July 28, 1989. No person shall have nonconforming rights to exterior illumination as defined in this subsection.

(d) Noise.

(1) Except as otherwise provided in this subsection, the noise regulations in Article VI of Chapter 51A apply in this district. In the event of a conflict between this subsection and Article VI, this subsection controls.

(2) The use of an outside public address or paging speaker is prohibited in this district.

(3) The use of an outside speaker as part of an intercom system must be approved by the director of planning and development if the speaker is located within 250 feet of private property in a residential district. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800.

(4) Paragraphs (2) and (3) do not apply to special events for which a special events permit is issued under Chapter 42A of the Dallas City Code.

(e) Off-street parking reduction option.

(1) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III if the owner:

(A) submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and

(B) makes a "cash in lieu of parking" payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(2) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(3) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index} \\ \text{Sq. Ft.}$$

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(5) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

(f) Parking structures. Parking structures located adjacent to or directly across a street or alley from private property in a residential district must have a facade treatment to ensure that vehicles parked are not visible from that property.

(g) Sanitation. Garbage storage areas, including dumpster, must:

(1) be located behind the front building line;

(2) be screened from all yards having frontage on Lomo Alto Drive, Preston Road, or Northwest Highway; and

(3) comply in all other respects with Chapter 51A and all other applicable ordinances of the city.

(h) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(i) Sign regulations.

(1) Non-premise signs, as defined in Article VII of the Dallas Development Code, as amended, are prohibited in this district.

(2) Section 51A-7.209, "Signs Displaying Noncommercial Messages," of the Dallas Development Code, as amended, applies in this district. (Ord. Nos. 20397; 20619; 24914)

(3) In Tract III, Subarea A, a maximum of two signs on each façade is allowed to be attached to a structure listed in Section 51A-7.211(a). The signs allowed under this section must be located within 50 feet of the corner of the building façade at the intersection of two streets. Each sign has a maximum effective area of 100 square feet is allowed to extend up to one foot above the structure. These signs are in addition to those allowed on that façade per Section 51A-7.300. These signs may only be illuminated between the hours of 6:30 am and 12 Midnight.

**SEC. 51P-314.112. SPECIAL LANDSCAPING REGULATIONS.**

(a) Definitions. Except as otherwise provided in this subsection, the definitions in Article X of Chapter 51A apply to this section. In this section:

(1) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(2) FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

(3) FRONT YARD LANDSCAPE AREA means an area in the front yard, as defined in this section, at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials.

(4) FYLA means front yard landscape area.

(5) INTERNAL STREET means a street that is internal to, i.e. not on the perimeter of, this district.

(6) PARKWAY means the portion of a street right-of-way between the street curb and the front lot line.

(7) SPECIAL AMENITIES ZONE means that area parallel to and between three and six feet from the back of the street curb in Tracts II, III, and IV, and that area parallel to and between three and 25 feet from the back of the street curb in Tract V.

(b) In general. Properties in Tracts II, III, and IV with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. Properties in Tract V must comply with the mandatory special landscaping provisions in Subsection (e). This section partially modifies the requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue to apply to all property in Tracts II, III, IV, and V. In the event of a conflict between this section and Article X, this section controls.

(c) Minimum point totals required. The minimum number of points needed for landscape plan approval varies depending on the tract the lot is in and the zoning district classification of adjacent properties as follows:

<b>LOT WITH RESIDENTIAL ADJACENCY*</b>	<b>LOT WITHOUT RESIDENTIAL</b>
<b>25 points</b>	<b>15 points</b>

**\*As defined in Section 51A-10.101 (Definitions). The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as "design standards" and contained in Subsection (d).**

(d) Design standards.

(1) Front yard landscape area.

(A) Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage. One additional point may be earned for each additional increment of one square foot of FYLA per linear foot of lot frontage, up to a maximum of three additional points (eight points total). [Example: Seven points would be awarded if three square feet of FYLA was provided for each linear foot of lot frontage.]

(B) FYLA credits may be substituted for actual front yard landscape area. FYLA credits are earned when trees or shrubs are placed in the front yard as follows:

<u>SIZE OF TREE OR SHRUB</u>	<u>FYLA CREDIT</u>
<b>1 tree: minimum 5 in. caliper</b>	<b>100 sq. ft.</b>
<b>minimum 2.5 in. caliper</b>	<b>50 sq. ft.</b>
<b>minimum 1 in. caliper</b>	<b>30 sq. ft.</b>
<b>1 shrub: minimum 4-foot height</b>	<b>30 sq. ft.</b>
<b>minimum 2-foot height</b>	<b>15 sq. ft.</b>

(2) Pavement enhancement. Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. An additional one-half point may be earned for each additional increment of enhanced pavement constituting 10 percent of the total pedestrian and vehicular pavement area in the front yard.

(3) Pedestrian facilities.

(A) Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(B) Covered walkways. Three points are awarded when walkways in the front yard are covered by awnings or canopies in accordance with this subparagraph. Coverage must be at least five feet in depth, and the total length of walkways covered must be equal to or greater than 25 percent of the length of the lot frontage. One additional point is awarded for each additional increment of walkway length covered that is equal to 25 percent of the lot frontage, up to a maximum of three additional points (six points total).

(C) Fountains, ponds, and sculpture. Three points are awarded when at least one-half square foot of front yard area for each linear foot of lot frontage is devoted to fountains, ponds, or sculpture. One additional point is earned for each additional increment of one-half square foot per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(D) Seating area. Three points are awarded when at least 0.25 linear feet of seating is provided for each linear foot of lot frontage. One additional point is earned for each additional increment of 0.25 linear feet of seating per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

(4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of seven feet.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and, except in Tract V, must be spaced no less than 25 feet apart, measured from trunk to trunk. The street trees in Tract V must be spaced no less than 15 feet apart and no more than 35 feet apart, measured from trunk to trunk, excluding driveways and required visibility triangles. In Tract V, street trees planted in the right-of-way may be counted towards the site tree requirements.

(6) Off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. In Tract V, drive lanes and structured parking adjacent to Douglas Avenue must also be screened by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.

(9) Any lot in Tract V having frontage on Douglas Avenue must provide a minimum of 18 linear feet of seating area and a minimum of 200 square feet of courts or plazas in the front yard facing Douglas Avenue.

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(g) Parkway landscape permit.

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

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

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

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

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 20397; 24914; 28068)

**SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.**

The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(a) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection

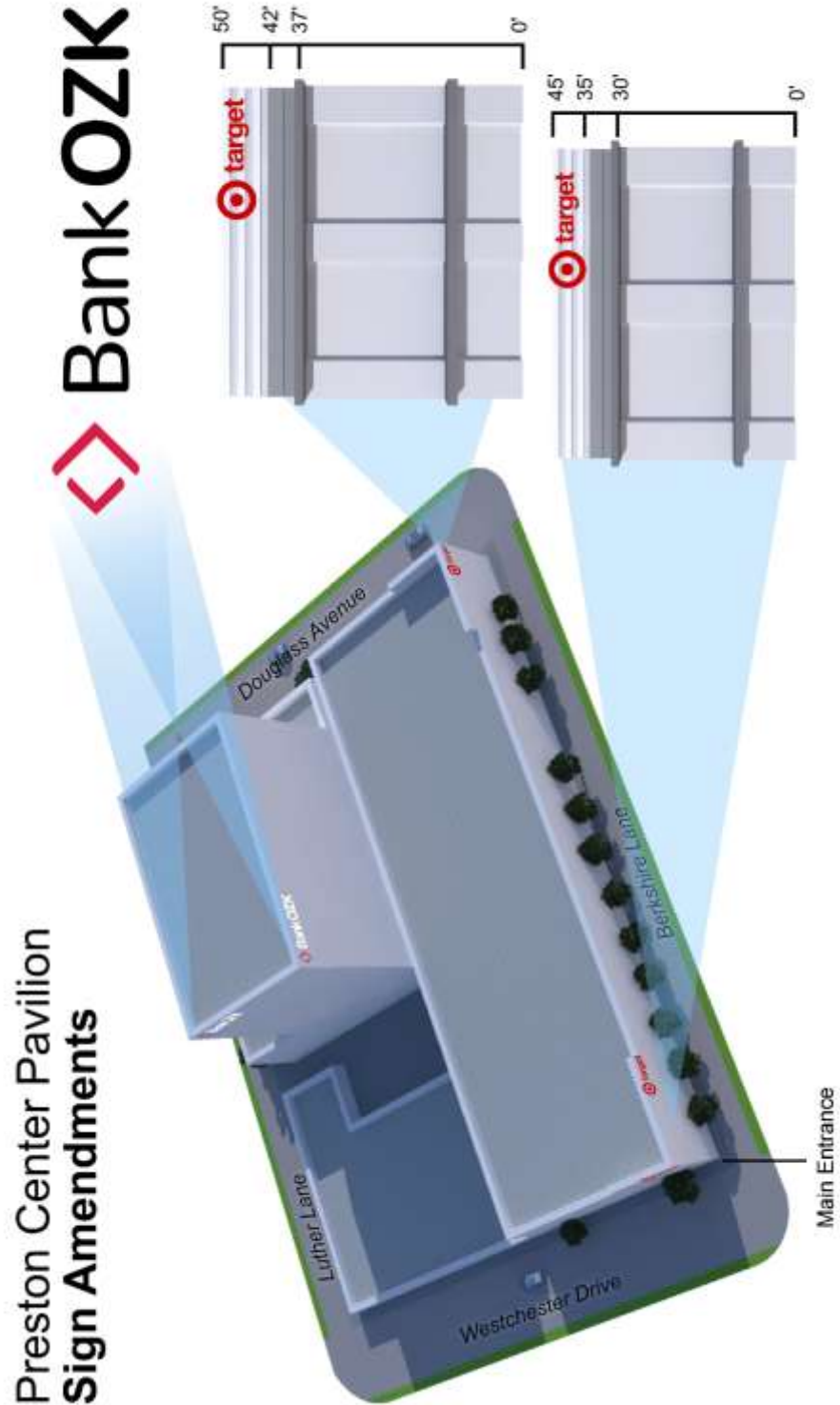
( ) of Section 11 of Ordinance No. 20397.

(c)The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397. (Ord. Nos. 20619; 24914)

**SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.**

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20397; 24914; 26102)

**SIGN ILLUSTRATION**  
(for information purposes only)





**SIGN ILLUSTRATION**  
(for information purposes only)

**T3292 Preston Center**

**Front elevation Current**



**Front elevation (no changes)**



**Front Right elevation Current**



**Front Right elevation - with proposed Target sign**



**SIGN ILLUSTRATION**  
(for information purposes only)

Rear Parking Garage elevation - with proposed Target sign



Right Parking Garage elevation - with proposed Target sign

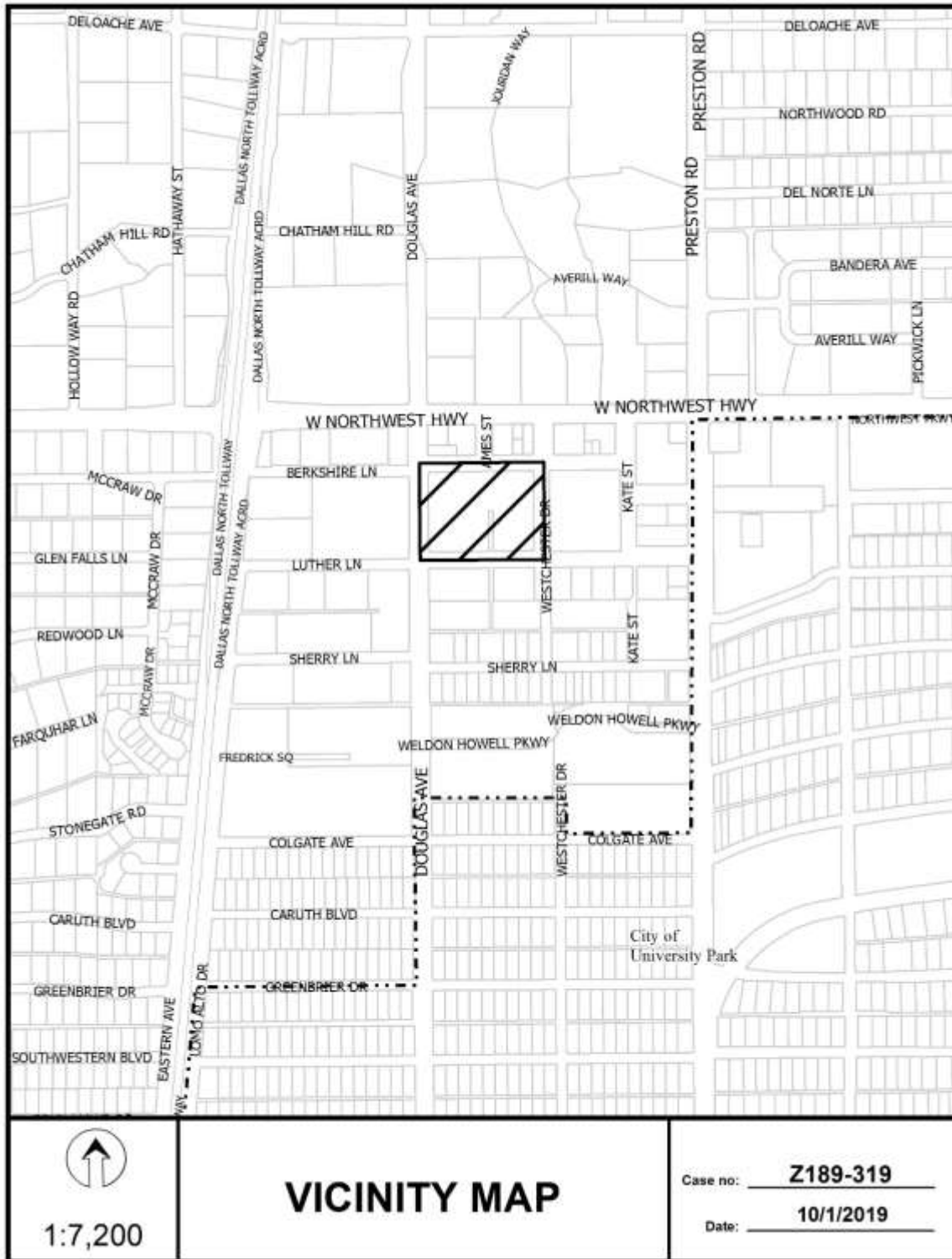


Rear Parking Garage elevation Current

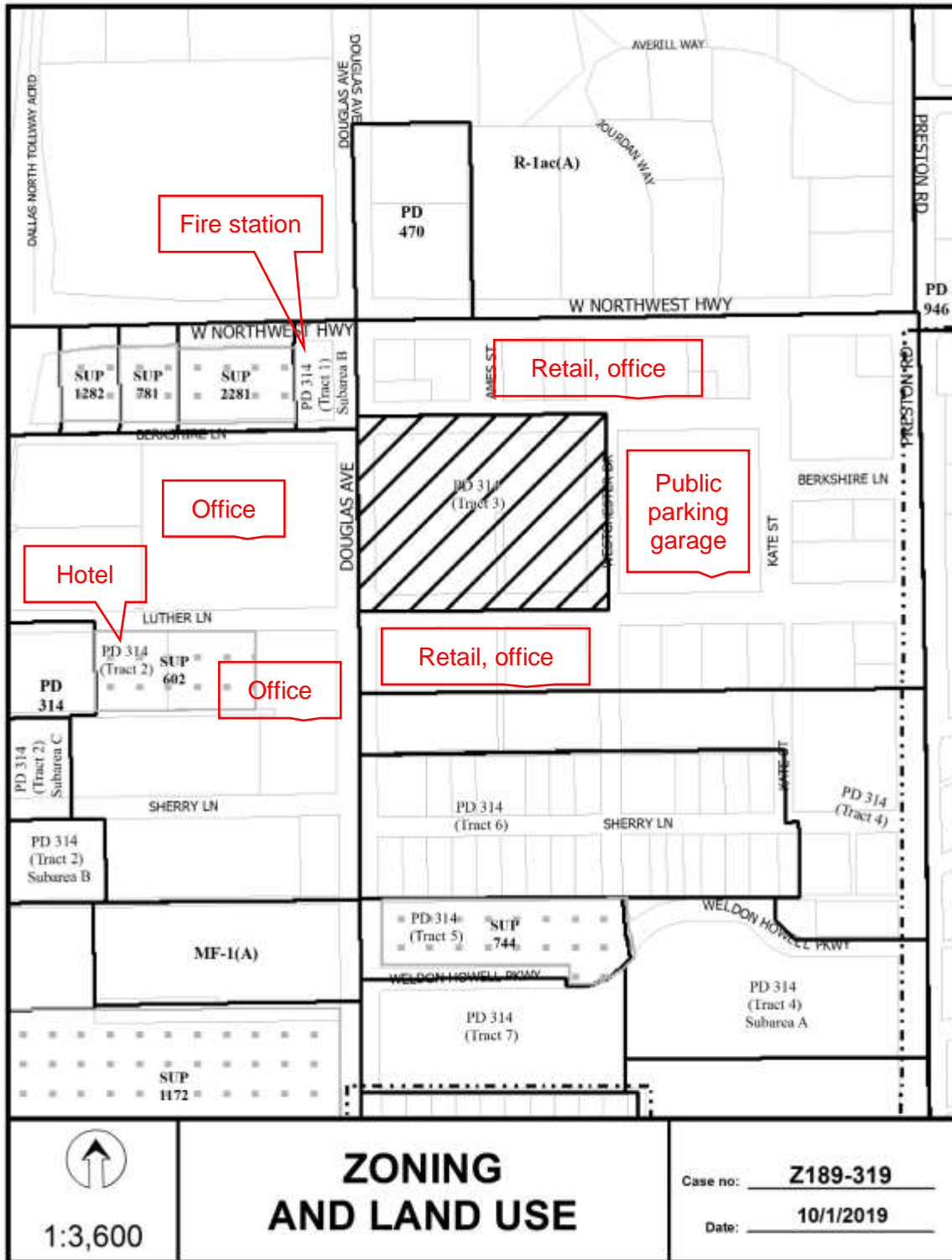


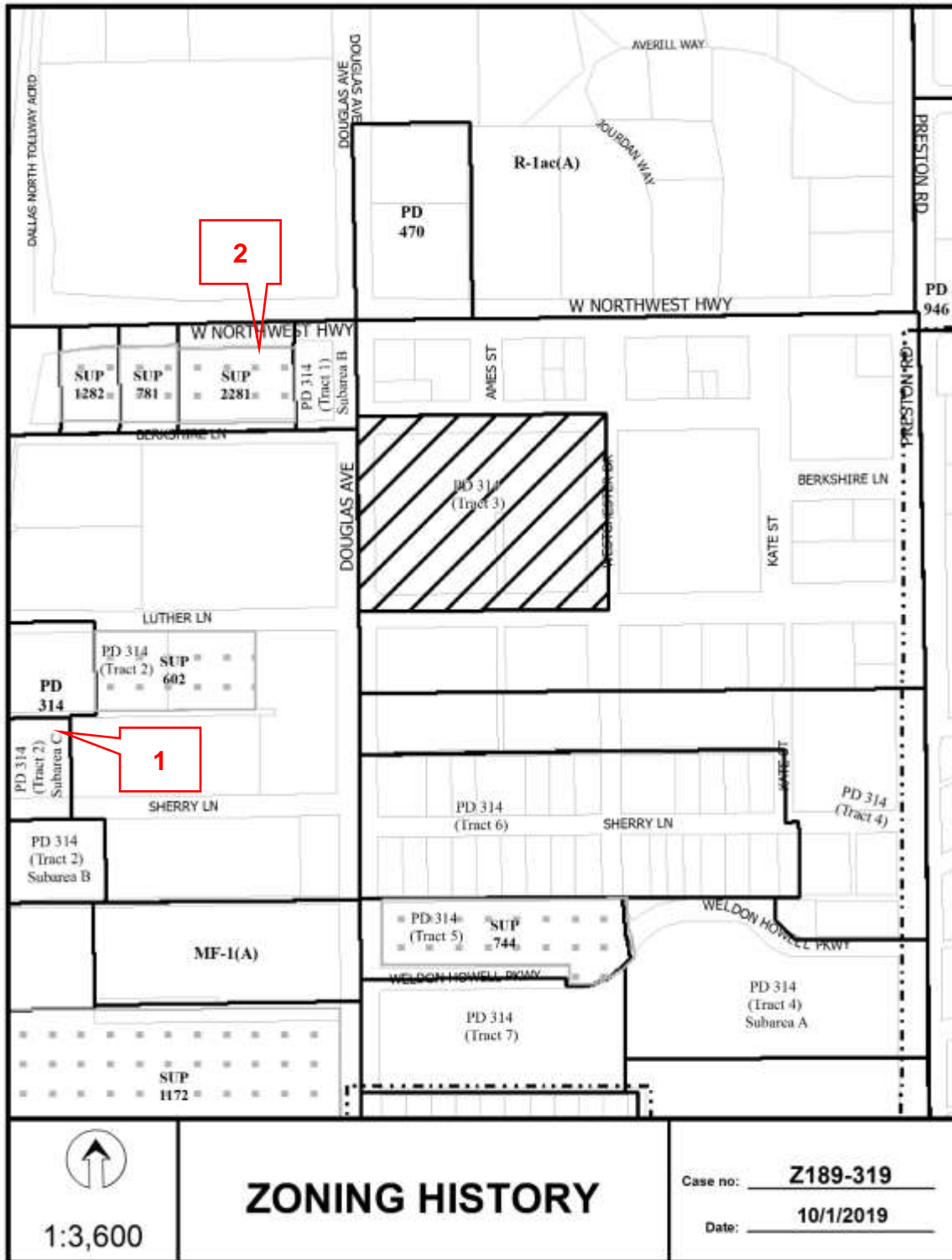
Right Parking Garage elevation Current











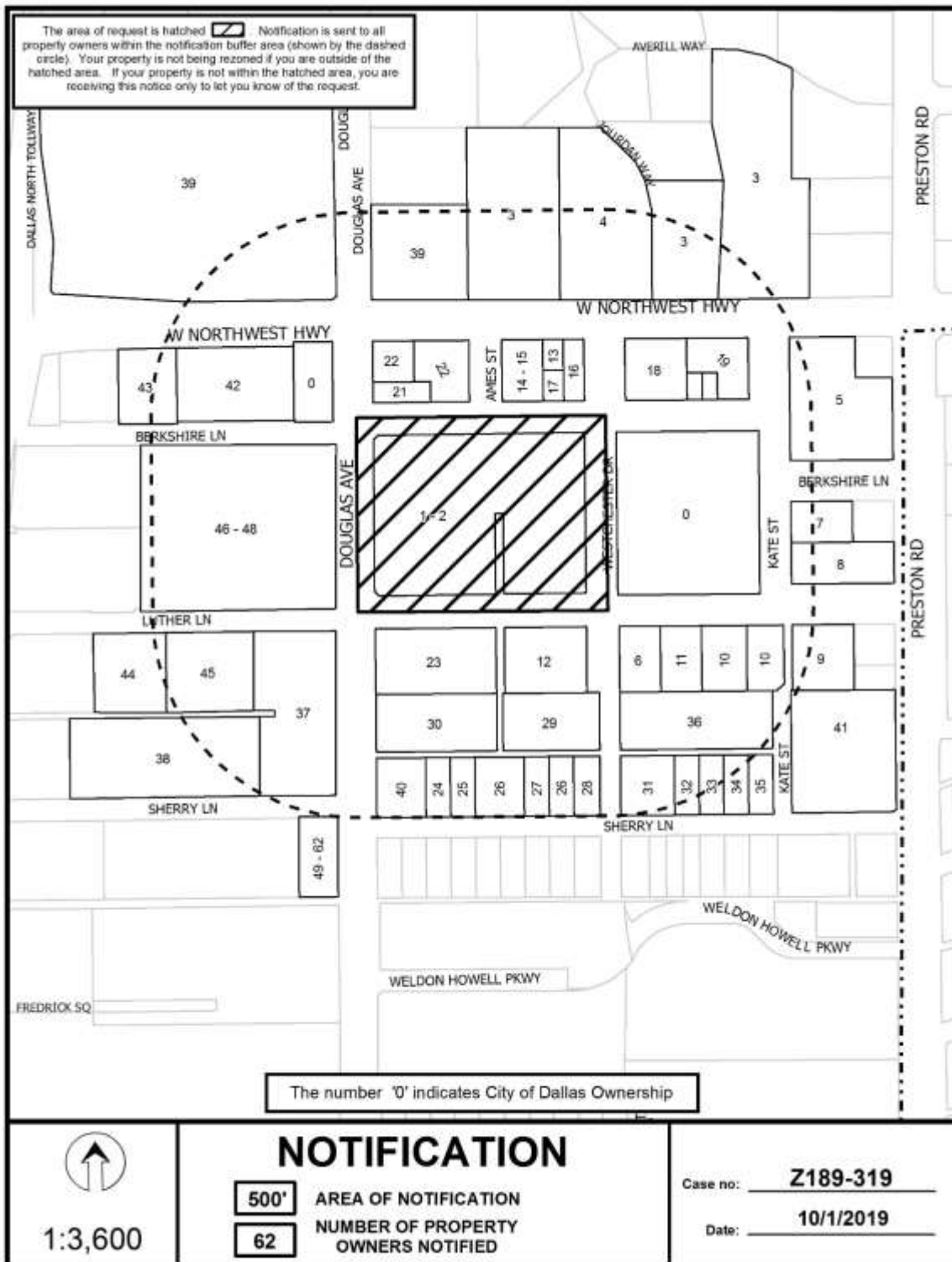


MVA Cluster A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 10/1/2019





10/01/2019

***Notification List of Property Owners******Z189-319******62 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8301 WESTCHESTER DR	ALPINE PRESTON CENTER LLC
2	8300 DOUGLAS AVE	ALPINE DOUGLAS LLC
3	5830 AVERILL WAY	CUBAN MARK
4	8531 JOURDAN WAY	JAUCHEN REALTY LLC
5	8411 PRESTON RD	DALLAS BERKSHIRE PARTNERS LTD
6	6100 LUTHER LN	TREK RESOURCES INC
7	8307 PRESTON RD	ROBBINS SERAFINA ETAL
8	6131 LUTHER LN	PRESTON SQUARE TRUST THE
9	6132 LUTHER LN	KATE LUTHER LP
10	6126 LUTHER LN	RAMSBOTTOM PARTNERS LP
11	6110 LUTHER LN	ALPINE LUTHER LANE LLC
12	6038 LUTHER LN	RB PASS LLC
13	5930 W NORTHWEST HWY	LOBELLO SAM INV
14	5926 W NORTHWEST HWY	LOBELLO SAM INV
15	5926 W NORTHWEST HWY	LCT MATHEWS JV
16	5938 W NORTHWEST HWY	KINNEY PROPERTY F & P LTD &
17	6033 BERKSHIRE LN	LEER LLC
18	8400 WESTCHESTER DR	SEARS DIANA COX &
19	5960 W NORTHWEST HWY	CURRIN LAND JOINT VENTURE
20	6117 BERKSHIRE LN	K & B COMM TEXAS LTD ETAL
21	6003 BERKSHIRE LN	BERKSHIRE DOUGLAS RETAIL
22	6019 BERKSHIRE LN	HBT PARTNERS LP
23	8226 DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
24	6023 SHERRY LN	BV SHERRY II LP
25	6031 SHERRY LN	SHERRY LANE INV INC
26	6039 SHERRY LN	TOMLIN FAMILY LTD

10/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6059 SHERRY LN	K & B SHERRY TX LTD &
28	6071 SHERRY LN	6071 SHERRY LN VENTURE
29	8215 WESTCHESTER DR	MATILDA REALTY I LP
30	8222 DOUGLAS AVE	MP PRESTON CENTER OWNER LLC
31	6103 SHERRY LN	OCONNOR - SHERRY LANE LTD
32	6125 SHERRY LN	CONCORD SHERRY LANE LP
33	6137 SHERRY LN	YATER C M & SONS MFG JLRS
34	6141 SHERRY LN	BV SHERRY III LP
35	6147 SHERRY LN	THP SHERRY LANE LTD
36	8214 WESTCHESTER DR	8214 WESTCHESTER LLC
37	8235 DOUGLAS AVE	GPI DOUGLAS LP
38	5949 SHERRY LN	KBSIII STERLING PLAZA LLC
39	8505 DOUGLAS AVE	NORTHWEST BIBLE CHURCH
40	8200 DOUGLAS AVE	MILLCREEK SHERRY DOUGLAS
41	8201 PRESTON RD	TRT PRESTON SHERRY LLC
42	5858 W NORTHWEST HWY	DB FIVE GRILL LP
43	5840 W NORTHWEST HWY	NWHWY 5840 LLC
44	5944 LUTHER LN	LUTHER PRESTON CENTER LLC
45	5954 LUTHER LN	WOODBINE LEGACY
46	8343 DOUGLAS AVE	CFO DT III LLC
47	8333 DOUGLAS AVE	CFO DT III LLC
48	5960 BERKSHIRE LN	CFO DT IV LLC
49	8181 DOUGLAS AVE	WILLIS LISA HART
50	8181 DOUGLAS AVE	ALHADEF GARY & LEESA
51	8181 DOUGLAS AVE	DABKOWSKI JOHN G &
52	8181 DOUGLAS AVE	MABREY JAMES L
53	8181 DOUGLAS AVE	JOSEPHS JOHN &
54	8181 DOUGLAS AVE	BURFORD SCOTT & PAULA
55	8181 DOUGLAS AVE	DEASON KATERINA PANOS
56	8181 DOUGLAS AVE	CAMP BARBARA S
57	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K

Z189-319(AU)

10/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST
59	8181 DOUGLAS AVE	WILLIAMSON JOHN D JR &
60	8181 DOUGLAS AVE	JACKSON MELVIN
61	8181 DOUGLAS AVE	RILEY SANDRA A
62	8181 DOUGLAS AVE	DEASON DARWIN

**FILE NUMBER:** Z189-318(CY/AU)

**DATE FILED:** July 25, 2019

**LOCATION:** North side of the Interstate Highway 20 service road, south of Rylie Road, west of Haymarket Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 69 G

**SIZE OF REQUEST:** 34.21 Acres

**CENSUS TRACT:** 116.02

**REPRESENTATIVE:** Mitch Lenamond, Eric Davis Engineering

**APPLICANT:** Via Bayou Inc.

**OWNER:** Liberty Bankers Insurance CO

**REQUEST:** An application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District

**SUMMARY:** The purpose of the request is to develop the site with a campground to accommodate recreational vehicles and cabins on a rental basis for temporary camping purposes.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The 34.21-acre area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees.
- The purpose of the request is to allow for the development of the site with a recreational vehicle (RV) campground with up to 272 stalls, amenity areas and other customary uses such as manager’s office, laundry room and amenity areas.
- The proposed Planned Development District will modify the use regulations in the R-7.5(A) District by allowing the manufactured home park, manufactured home subdivision or campground use (limited to a campground use) and associated accessory uses. The proposed Planned Development District will be subject to a Development Plan.
- The manufactured home park, manufactured home subdivision or campground use is only allowed in the MH(A) Manufactured Home District.

**Zoning History:**

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

- 1. Z156-273:** On April 12, 2017, City Council approved Specific Use Permit No. 2232 for the placement of fill material, on property zoned an A(A) Agricultural District and an R-10(A) Single-family District, located on the east line of Haymarket Road, south of LBJ Freeway.
- 2. Z189-171:** On June 12, 2019, City Council approved an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school, on property zoned an R-7.5(A) Single Family District, located on the northwest corner of Rylie Road and Tufts Road.
- 3. Z189-248:** On December 11, 2019, City Council approved an NS(A) Neighborhood Service District and Specific Use Permit No. 2351 for a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year periods, on property zoned and R-7.5(A) Single Family District, located on the northwest corner of Haymarket Road and Interstate Highway 20 [LBJ Freeway].
- 4. Z189-253:** On July 1, 2019 an automatic renewal for Specific Use Permit No. 2100 for an open-enrollment charter school was approved for an additional five-year period, on property zoned an R-7.5(A) Single Family District, located on the southeast corner of Tufts Road and Mulberry Street.

**5. Z189-283:** An application for an R-7.5(A) Single Family District on a property zoned an A(A) Agricultural District, located on the northwest corner of Prater Road and Tempest Drive, is currently under review.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Required ROW
Haymarket Rd.	Community Collector	60 feet	60 feet
Interstate Highway 20	Highway	Variable	-
Rylie Rd	Residential Collector	60 feet	60 feet

**Traffic**

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact assessment. According to the applicant, the proposed manufactured home park, manufactured home subdivision or campground use (limited to a campground use) is estimated to generate less than 100 vehicle trips during either in the AM or PM peak hours onto the adjacent street system.

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

**STAFF ANALYSIS**

**Comprehensive Plan**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request is not consistent with the goals and policies of the comprehensive plan.

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

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

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

## **ECONOMIC ELEMENT**

### **GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character

**Policy 5.2.3** Ensure attractive gateways into the city.

## **Area Plan**

The *I-20 Freeway Corridor Land Use Study* was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS Neighborhood Service zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

The Plan recommends consideration of the following when considering whether a use is neighborhood serving:

- 1) Does the establishment actually serve the neighborhood or a much larger market area? (The majority of the clientele should be from the adjoining neighborhood.)
- 2) Does the design of the proposed use fit the character of the neighborhood? Every use, whether residential, office, retail, public, or quasi-public, should work to enhance the sense of neighborhood. Specific goals, objectives, policies and recommended actions are discussed in the Concluding Analysis section of this study.

The Plan also includes general recommendations, as follows:

#### TRANSPORTATION GOAL

- Minimize traffic intrusion in stable neighborhoods by devising, in consultation with citizens and affected business persons, strategies for controlling traffic flow and speed.

#### LAND USE AND ZONING GOAL

- Promote compatible land use and infill development along the I-20 freeway corridor.
- Shield lighting to illuminate only those areas for which it is designed. Buffer neighboring community commercial/retail uses from residential uses with landscaping, density, and scale transition.
- Favorably considering commercial development only at major intersections and other areas not appropriate for residential development.

#### ECONOMIC DEVELOPMENT POLICY STATEMENTS

- Encourage more “quality neighborhood serving” commercial and retail development (i.e., eating establishments, pharmacy, retail) by promoting new private sector investment, including the retention and expansion of existing business in commercial areas, along this corridor.
- Large tracts of undeveloped land are located throughout the study area. Future economic development activity should be aggressively pursued and marketed with the support of the Southern Dallas Development Corporation, City of Dallas Economic Development Department and stakeholders; however, economic initiatives must consider the character of this corridor as well and its impact on adjacent municipalities and residential neighborhoods.

#### LAND USE AND ZONING POLICY STATEMENTS

- Land use conflicts should be avoided while permitting adequate opportunities for mixed-use development (i.e., office, industrial, commercial and residential); uses must be accommodated in locations matching the market demand for such development.
- Favorably consider CR, CS and NS uses at or near the intersection of two major thoroughfares or one major and a secondary thoroughfare, and other areas along I-20 where use does not adversely impact the surrounding residential neighborhood.
- Strongly encourage adequate buffering between commercial and single family uses when the commercial uses are located along I-20. Buffering should be provided from low-intensity areas with open space, landscaping and screening or sensitive site design.
- Preserve and protect residential neighborhoods from incompatible uses, cut-through heavy commercial vehicle traffic, encroachment and other negative factors.



The proposal does not meet the goals and policies contained in the comprehensive and area plans.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Undeveloped
<b>North</b>	R-7.5(A) with SUP No. 1339	Open enrollment charter school
<b>Northeast</b>	R-7.5(A) with SUP No. 2100	Open enrollment charter school
<b>East</b>	PD No. 648	Public school, single family
<b>Southeast</b>	NS(A) with SUP NO. 2351 CS	Undeveloped
<b>South</b>	R-7.5(A) A(A)	Single family, daycare, crop production
<b>West</b>	R-7.5(A)	Single family

**Land Use Compatibility:**

The 34.21-acre area of request is zoned an R-7.5(A) Single Family District, and with the exception of a single family structure along Haymarket Road and a few other scattered structures, the site is largely undeveloped, and is partially covered with large mature canopy trees. The entry ramp onto I-20 is bordering the site to the south. The site has no access from I-20 entry ramp. The site has frontages on Haymarket Road, Rylie Road and Prater Street.

The request site is generally surrounded by single family homes and public and open enrollment charter schools. The further surroundings include churches, a mobile home park, and a crop production.

The purpose of the request is to allow for the development of the site with a recreational vehicle (RV) campground with up to 272 stalls, amenity areas and other customary uses such as manager’s office, laundry room and amenity areas.

The applicant is proposing to modify the use regulations in the R-7.5(A) District by allowing the manufactured home park, manufactured home subdivision or campground use (limited to a campground use) use, and a propane gas filling station as an accessory use and permitted only in conjunction with the campground use. The proposed conditions further limit the campground use, allowing only recreational vehicles, and limit the propane gas filling station to 300 square feet in area and 12 feet in height.

The proposed Planned Development District will be subject to a Development Plan. The proposed development plan includes 272 parking stalls with various dimensions, an amenity center, bath house and laundry building, an office with manager's apartment, a dog park and a detention/retention basin with a walking trail around it. The proposed campground is proposed to have its main access from Haymarket Road. The plan also includes enclosed garages and storage units along the southern boundary, backing up the highway, and the proposed accessory propane gas filling station, by the main entrance from Haymarket Road.

The overall composition of the surrounding area consists of some established residential neighborhood in large parcels of land, newer single-family subdivisions and a non-conforming mobile home park with a denser lot pattern. Existing schools and churches that are neighborhood supporting uses, are scattered throughout the area.

Staff took into consideration the shape of the request site that expands and intertwines with the existing single family lot pattern, enabling access into the site from local residential streets and maintain street frontages along the residential streets.

Staff also considered, the transient nature of the campground use and the type of traffic it generates, consisting of larger recreational vehicles onto local residential streets and adjacent to schools.

Although the manufactured home park, manufactured home subdivision or campground use are individually defined by the Dallas Development Code, the Code does not distinguish between the operation of each type and, furthermore, considered all of them as residential uses. The definitions included in the Code are as follows:

A manufactured home<sup>1</sup> park is a unified development of transient stands<sup>2</sup> arranged on a lot under single ownership.

A manufactured home subdivision is a plat designed specifically for manufactured home development.

A campground is a lot used to accommodate recreation vehicles, tents, or manufactured homes on a rental basis for temporary camping purposes.

The applicant agreed to limitations of the use to narrow the operation of the site to allow only recreational vehicles and introduced a maximum number of 300 pads. While these limitations further refine the use to match the applicant's development intentions, they do not change the overall land use category for permitting and enforcement purposes.

Staff recognizes that the proposed conditions seek to provide for a development more consistent with the existing residential zoning by maintaining the required setbacks and proposed compliance with the landscape requirements in Article X that includes landscape buffers along streets and residential adjacency. However; staff also took into

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<sup>1</sup> **Manufactured home** is a structure transportable in on or more sections, which is built on a permanent chassis and which is designed for use with or without a permanent foundation when connected to the required utilities. The term includes but is not limited to HUD-code manufactured homes and mobile homes.

<sup>2</sup> **Transient stand** means a site for the placing and use of a manufactured home, recreational vehicle or tent.

account the recommendation of the Area Plan and Comprehensive Plan to protect, support and enhance the existing neighborhoods. Therefore, it is staff’s opinion that the proposed campground use is not compatible with the single family uses and the existing lot pattern of the neighborhood.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing:</b> R-7.5(A)	25'	5' for SFD, 10' other structures	No Maximum	30'	45% for Residential, 25% for non-residential	
<b>Proposed PD</b> for R-7.5(A) and campground uses	25' (including along I-20 frontage road)	5' for SFD, 10' other structures	No Maximum Campground: max. 272 RV pads	30' Campground: 36'	45% for Residential, 25% for non-residential	Campground: - Paving distance from property lines

Overall, the only change in development standards refers to an increase in height from 30 feet to 36 feet for the proposed office and amenity center associated with the campground use. Both buildings are located at the interior of the property and not visible from public street.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The campground use is required to provide 1.5 parking spaces for each transient stand. For the proposed 272 pads, a total of 408 parking spaces are required. The applicant is proposing two parking spaces per each transient stand, therefore exceeding the parking requirements.

The proposed Development Plan includes 272 pads, 35 feet wide and with varying lengths from 55 feet to 80 feet. The pads are designed to accommodate the recreational vehicle and two additional car parking spaces. Each building for the incidental uses is provided with parking, to a total of 47 additional car parking spaces. The plan also includes 61 enclosed garages / storage stalls, 14 feet by 50 feet that are available to the campground guests for additional parking needs. The proposed plan complies with the Code requirements for parking.

**Landscaping:**

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

Staff recognized the significant amount of mature canopy trees existing on site and requested a tree survey to assess the feasibility of compliance with the tree removal and mitigation requirements in Article X.

The applicant submitted a tree location plan that does not meet the requirements of a tree survey. The submitted plan identifies approximately 640 trees but does not contain the necessary information about tree health and size (caliper in inches), therefore staff could not estimate the tree mitigation requirements for this site.

While, the tree mitigation is a step in the permitting process, it is staff' opinion that the applicant's proposed development plan should have been assessed by staff considering the applicant's intentions to preserve the existing tree canopy that meets the tree preservation requirements by Article X of the Dallas Development Code.

**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. Only a small portion of the site is located within the E category. Adjacent properties to the west, north and east, and further south, are located within the E category. Properties further northeast are also located within the G category.

**LIST OF OFFICERS**

**Via Bayou Inc.**

**Craig Turner** – President / Owner

**Liberty Bankers Insurance Group**

**Bradford A. Phillips** – President and Chief Executive Officer

**Louis J. Corna** – Secretary

**Van Vaughan** – Treasurer

**David D. Vrla** – Executive Vice President and Chief Actuary

**Eric Johansson** – Chief Operations Officer

**Tamara A Burden** – Chief Risk Officer

**Janet Gustafson** – Vice President Compliance

**APPLICANT'S PROPOSED PD 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 located on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road. The size of PD is approximately 34 acres.

**SEC. 51P-\_\_.103                   DEFINITIONS AND INTERPRETATIONS.**

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

PROPANE GAS FILLING STATION is a facility for the dispensing of propane gas from aboveground storage tanks storing petroleum products. This use does not include a motor vehicle fueling station, a truck stop, or a liquefied natural gas fueling station as defined in the Dallas Development Code.

ABOVEGROUND STORAGE TANK is a nonvehicular device (including any associated piping) that is made of nonearthen materials; located on or above the surface of the ground; and designed to contain an accumulation of petroleum products.

(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-\_\_.104                   EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit A: Development Plan.

**SEC. 51P-\_\_\_.106 DEVELOPMENT PLAN.**

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

(b) For 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- \_\_\_\_\_.107. 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 main use is permitted by right:

-- Manufactured home park, manufactured home subdivision, or campground. *[Limited to a campground.]*

**SEC. 51P-\_\_\_.108 ACCESSORY USES.**

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

(b) The following accessory uses are permitted in conjunction with Manufactured home park, manufactured home subdivision, or campground. *[Limited to a campground]:*

-- Propane gas filling station *[limited to a maximum 300 square feet and 12 feet in height]*

**SEC. 51P-\_\_\_.109            YARD, LOT, AND SPACE REGULATIONS.**

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

- (a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5 (A) Single Family District apply.
- (b) Height. For a campground use, the maximum structure height is 36 feet.

**SEC. 51P-\_\_\_.110            OFF-STREET PARKING AND LOADING.**

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

**SEC. 51P-\_\_\_.111            ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_.112            LANDSCAPING.**

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

**SEC. 51P-\_\_\_.113            SIGNS.**

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

**SEC. 51P-\_\_\_.114            ADDITIONAL PROVISIONS.**

- (a) The campground use must accommodate only recreational vehicles on designated pads. The maximum number of pads or units is 300.



(b) Uses that are customarily incidental to the campground use are permitted provided that they are located as indicated on the Development Plan.

(c) The open space is provided as indicated on the Development Plan.

(d) The PROPANE GAS FILLING STATION is limited to the area identified on the Development Plan and must be less than 300 square feet in area. The maximum height of the aboveground storage tank must be less than 12 feet.

(e) Paved surfaces:

(1) Along Interstate 20, for a campground use, all paved surfaces must be kept at a minimum of 25 feet from the property line.

(2) Side yard. For a campground use, all paved surfaces must be kept at a minimum of 10 feet from a residential district.

(3) Rear yard. For a campground use, all paved surfaces must be kept at a minimum of 15 feet from a residential district.

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

(f) 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.

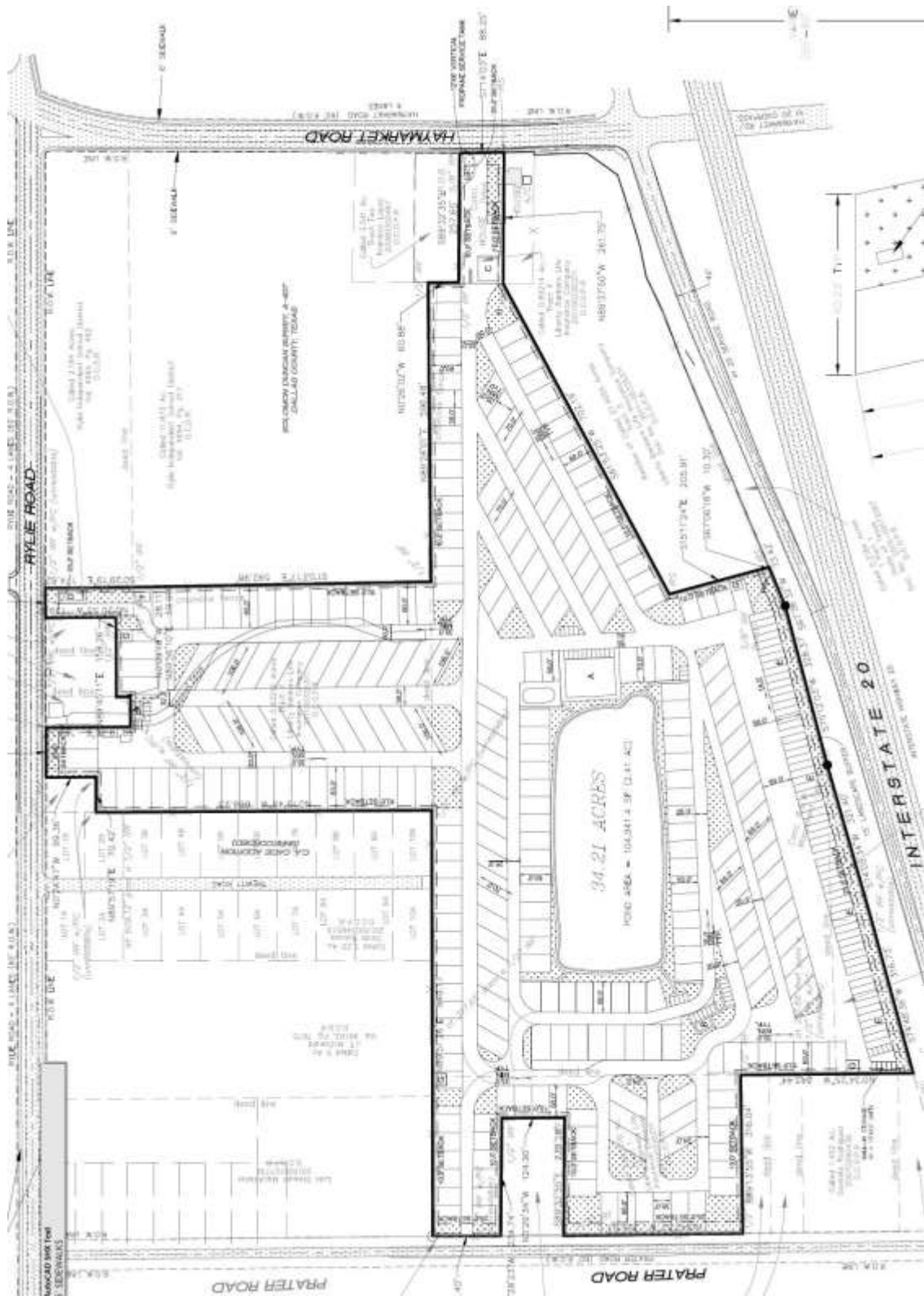
**SEC. 51P-\_\_\_.115 COMPLIANCE WITH CONDITIONS.**

(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.

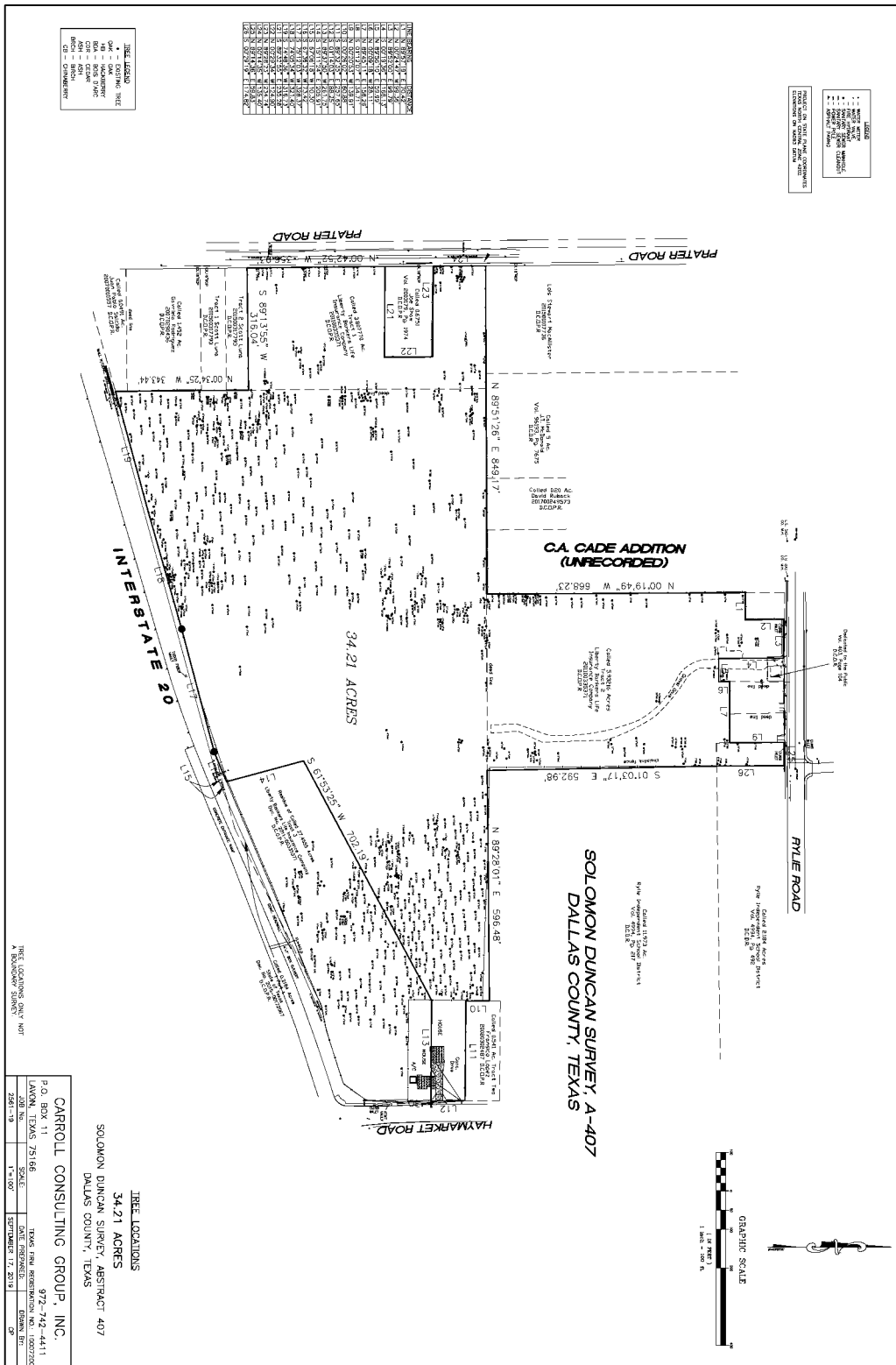
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

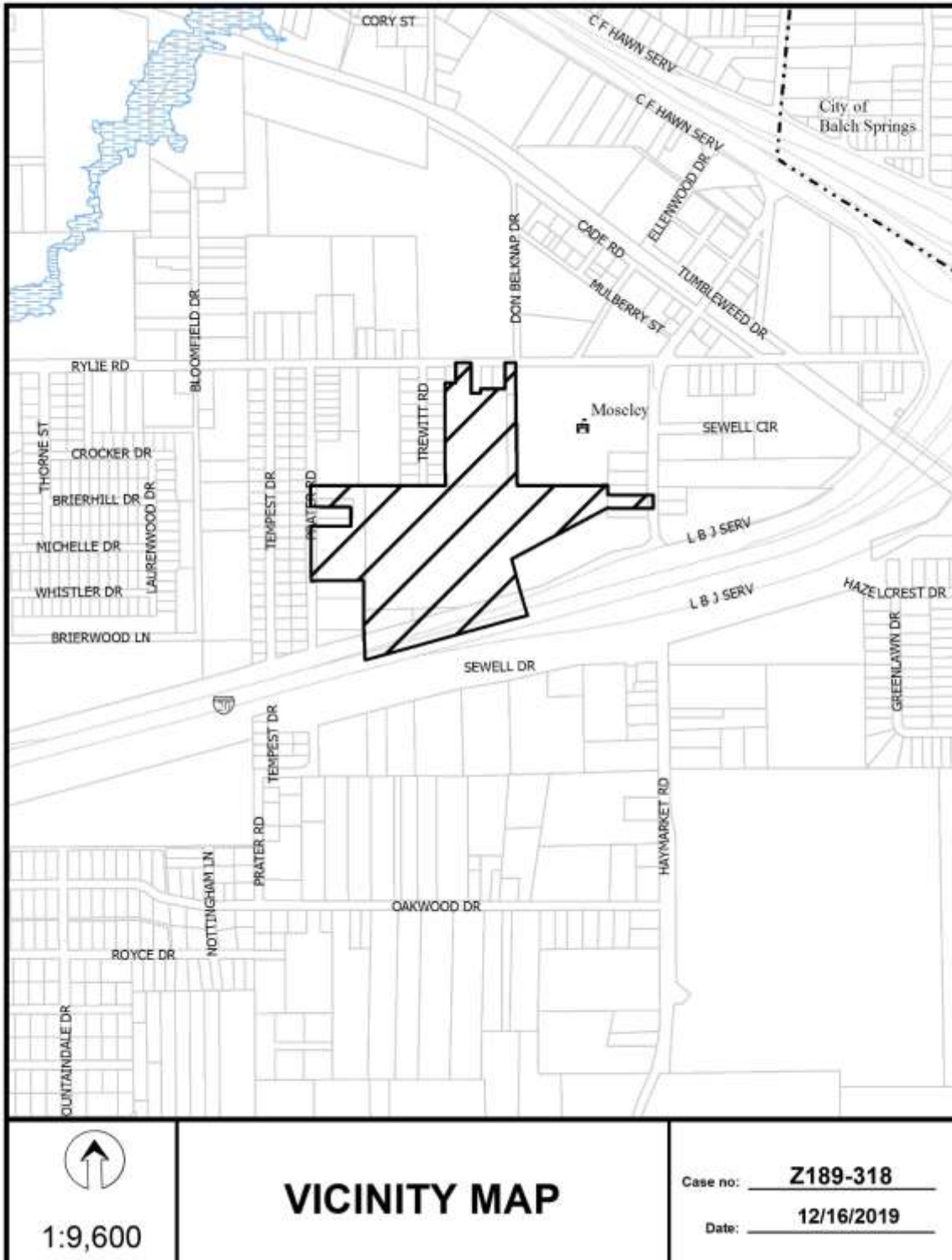


### APPLICANT'S PROPOSED DEVELOPMENT PLAN (enlarged)

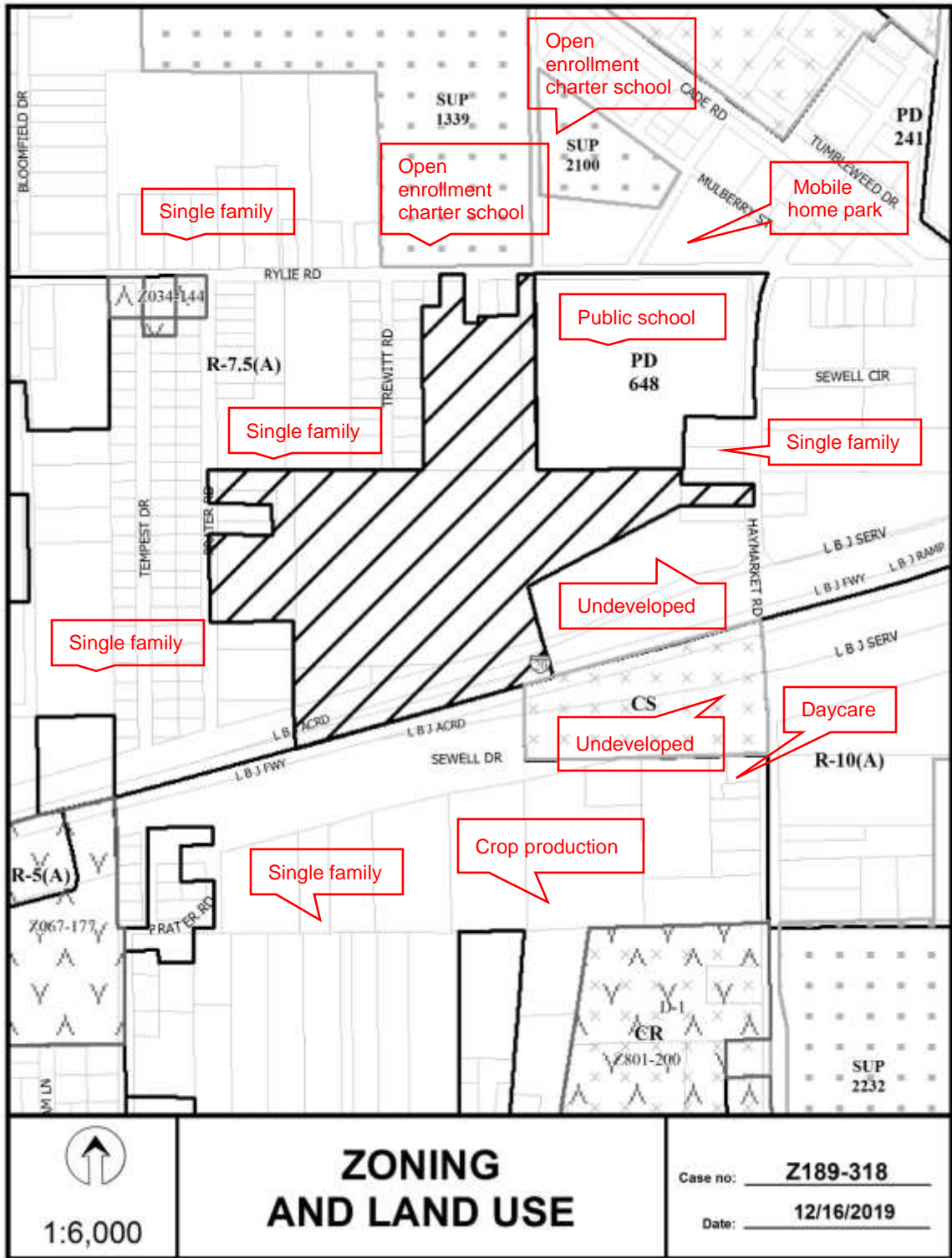


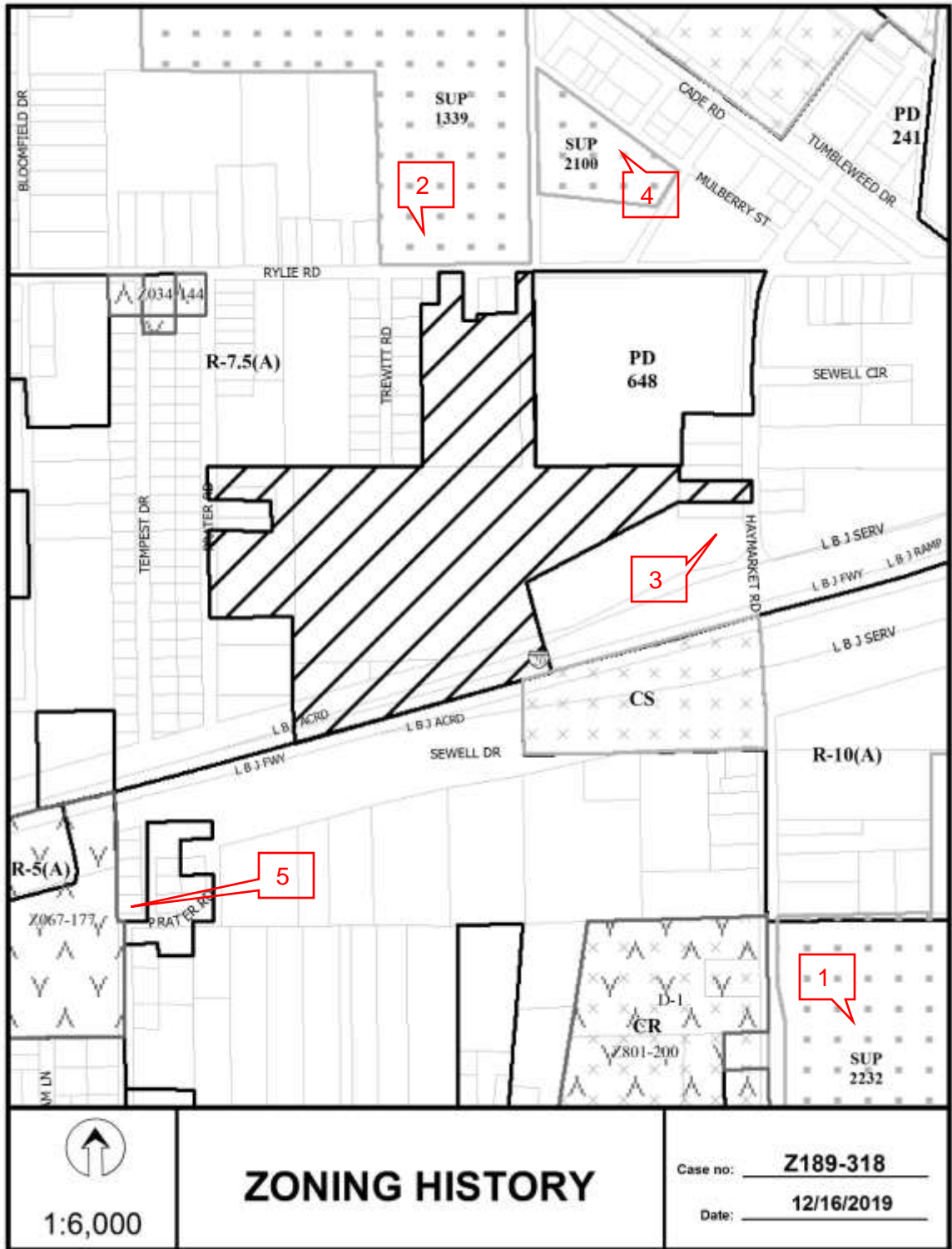
# APPLICANT'S TREE LOCATION PLAN (Reference only)



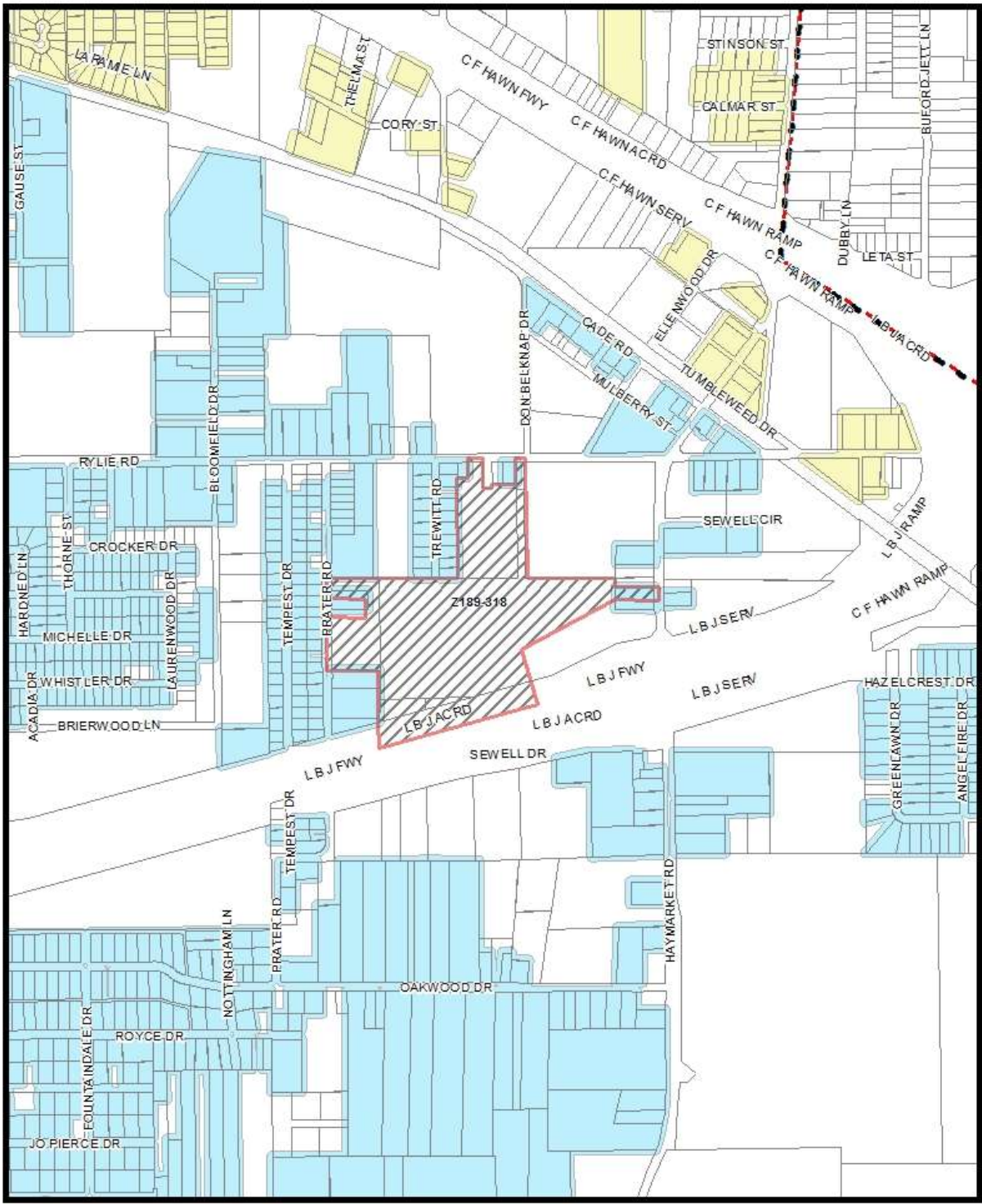












Market Value Analysis A B C D E F G H I NA

1:9,600

# Market Value Analysis

Printed Date: 12/16/2019



12/16/2019

***Notification List of Property Owners******Z189-318******137 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10328 RYLIE RD	LIBERTY BANKER LIFE INSURANCE CO
2	10334 RYLIE RD	BUENO SERGIO
3	10314 RYLIE RD	MILLER LISA GAIL
4	1451 HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
5	1412 PRATER RD	RODRIGUEZ JOSE
6	1444 PRATER RD	RODRIGUEZ GABRIELA
7	1438 PRATER RD	HERNANDEZ MANUELA
8	1450 PRATER RD	SALCIDO JUAN PABLO
9	1304 TREWITT RD	DE LEON JUAN &
10	1308 TREWITT RD	CASTELLANOS ASHLEY
11	1312 TREWITT RD	CARRALES RAMIRO
12	1318 TREWITT RD	DELEON E JAIME
13	1322 TREWITT RD	MARTINEZ MARIA ISABEL &
14	1326 TREWITT RD	SOLIS JUAN
15	1330 TREWITT RD	MURILLO LETICIA
16	1334 TREWITT RD	ROSALES JOSE A
17	1338 TREWITT RD	TORRES JOSE &
18	10400 RYLIE RD	Dallas ISD
19	1416 BLOOMFIELD DR	VELEZ RAFAEL LOMELI
20	1416 BLOOMFIELD DR	LIMON SERGIO
21	1400 BLOOMFIELD DR	ZUNIGA RAMIRO &
22	1538 PRATER RD	WHITE KENNETH RAY
23	10230 SEWELL RD	RUIBAL FARMS LP
24	10510 SEWELL CIR	SEWELL CIRCLE LP
25	10510 SEWELL CIR	BUENO NORBERTO & MARIA
26	1430 HAYMARKET RD	GALVAN FRANCISCO

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1450 HAYMARKET RD	MARTINEZ MARIA D C &
28	1454 HAYMARKET RD	BERLANGA CONCEPTION J &
29	1508 HAYMARKET RD	MILLARD MATTHEW
30	10239 RYLIE RD	MALDONADO BLAS &
31	10249 RYLIE RD	SANCHEZ JOSE SANTOS
32	10245 RYLIE RD	A+ CHARTER SCHOOLS
33	1221 HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
34	10850 MULBERRY ST	LARA, MARTHA
35	10850 MULBERRY ST	GARCIA VIRGINIA
36	10850 MULBERRY ST	RAMIREZ MARIA D SALAZAR
37	10850 MULBERRY ST	PIEDRA FERNANDO
38	10850 MULBERRY ST	SOTO LITZY B
39	10850 MULBERRY ST	SANABRIA, CLAUDIA
40	10850 MULBERRY ST	HERNANDEZ, IVAN PABLO
41	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
42	10850 MULBERRY ST	MURILLO LETICIA
43	10850 MULBERRY ST	LORENA, VILLA
44	10850 MULBERRY ST	MARTINEZ CRYSTAL
45	10850 MULBERRY ST	CABALLERO DANIEL
46	10850 MULBERRY ST	LOLLAR JESSEY
47	10850 MULBERRY ST	TREJO, JOSE
48	10850 MULBERRY ST	NAJERA JAIME
49	10850 MULBERRY ST	CALZADA LIZETH
50	1000 ELLENWOOD DR	A+ CHARTER SCHOOLS INC
51	1451 TEMPEST DR	LUVIANO YANIVE L CAMPOS
52	1449 TEMPEST DR	HERNANDEZ CARMEN
53	1445 TEMPEST DR	NAVARRETE FLORENTINO
54	1443 TEMPEST DR	DELABRA GERARDO & KARINA
55	1441 TEMPEST DR	LAWSON JAMES L
56	1437 TEMPEST DR	TORRES FABIAN & MARY L
57	1435 TEMPEST DR	JOHNSON RICKEY G

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1433 TEMPEST DR	HERNANDEZ ENRIQUE &
59	1429 TEMPEST DR	TOMLIN THOMAS R
60	1427 TEMPEST DR	GUZMAN GUSTAVO
61	1425 TEMPEST DR	GOMEZ CRISTOBAL A &
62	1421 TEMPEST DR	HERNANDEZ ISAIAS &
63	1419 TEMPEST DR	DEUTSCHE BANK NATIONAL
64	1413 TEMPEST DR	LOMELI ALFREDO &
65	1409 TEMPEST DR	ZUNIGA MARIA ALEJANDRA &
66	1405 TEMPEST DR	PALACIOS MARTHA
67	1401 TEMPEST DR	FIGUEROA JOSE
68	1325 TEMPEST DR	BROWN SOPHIA ET AL
69	1319 TEMPEST DR	BUENO SERGIO
70	1317 TEMPEST DR	BUENO SERGIO
71	1314 TEMPEST DR	TOVAR ANA LAURA
72	1318 TEMPEST DR	GAMEZ ABDON & ARLINE
73	1322 TEMPEST DR	ALLEN VERNON & CARRIE
74	1326 TEMPEST DR	ALLEN ANGELA KAY
75	1402 TEMPEST DR	PALACIOS LEONARDO &
76	1406 TEMPEST DR	PALACIOS PATRICIA
77	1410 TEMPEST DR	GOMEZ JIMMY
78	1414 TEMPEST DR	CHAVEZ PEGGY
79	1420 TEMPEST DR	ANGELESMANCILLA BERNARDO &
80	1422 TEMPEST DR	GUZMAN ENRIQUE G & JUANITA
81	1426 TEMPEST DR	BAKER DOROTHY
82	1428 TEMPEST DR	DUARTE RAMIRO &
83	1430 TEMPEST DR	ROGERSGONZALEZ NICOMEDES M
84	1434 TEMPEST DR	MORALES STEPHANIE M & IVAN C
85	1436 TEMPEST DR	VASQUEZ JOAQUIN DE JESUS
86	1438 TEMPEST DR	MONTGOMERY PATRICK L
87	1442 TEMPEST DR	HACKNEY RICHARD E
88	1444 TEMPEST DR	GUZMAN ANTONIO &

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1446 TEMPEST DR	RAMIREZ JUVENTINO & JUANA
90	1450 TEMPEST DR	MONROY FELIPE
91	1452 TEMPEST DR	RODRIQUEZ GLORIA H
92	1454 TEMPEST DR	JETT MARION B &
93	1451 PRATER RD	LEYVA RUBEN & CARMEN
94	1451 PRATER RD	HENLEY DANIEL W
95	1449 PRATER RD	LEYVA RUBEN & MARIA
96	1443 PRATER RD	FREEMAN CYNDI
97	1441 PRATER RD	RIVERA ANGEL
98	1437 PRATER RD	CHAVEZ DANIELA
99	1435 PRATER RD	PEREZ RODOLFO BANCHI &
100	1433 PRATER RD	THOMAS JIMMIE L
101	1429 PRATER RD	PREISS FRANK
102	1427 PRATER RD	RAMIREZ ERIK AUGUSTINE
103	1425 PRATER RD	ANDRADE JOSE & ROSA
104	1421 PRATER RD	ANDRADE JOSE & ROSA M
105	1419 PRATER RD	GALVAN LAURENCIO
106	1417 PRATER RD	GARDNER SHIRLEY JEAN
107	1413 PRATER RD	DIAZ SILVERIO & DIAMANTIN
108	1409 PRATER RD	DIAZ SILVERIO G
109	1405 PRATER RD	ANDRADE JOSE
110	1401 PRATER RD	CHAVEZ GUILLERMINA GARCIA &
111	1325 PRATER RD	FUENTES ERNESTO & ABELINA
112	900009 PRATER RD	CHAVEZ GUILLERMINA GARCIA
113	1313 PRATER RD	ESPINOZA MIKE
114	1408 PRATER RD	MACALLISTER LOIS
115	10232 RYLIE RD	RODRIGUEZ JOSE
116	10240 RYLIE RD	RYLIE CHURCH OF CHRIST
117	10330 RYLIE RD	PARADA KEVIN JOEL &
118	1437 HAYMARKET RD	LOPEZ FRANSISCO &
119	1431 HAYMARKET RD	ALBARRAN MARICELA

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1301 TREWITT RD	MACKENZIE SUE PROPERTIES
121	1305 TREWITT RD	GUAJARDO YOLANDA
122	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
123	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
124	1319 TREWITT RD	PULIDO JAVIER & MARIA
125	1323 TREWITT RD	JUAREZ MATIAS & BEATRIZ PESINA CRUZ
126	1327 TREWITT RD	CORNELIUS WANDA
127	1331 TREWITT RD	AMARO JOSE TORRES
128	1335 TREWITT RD	HERNANDEZ AURELIO
129	1339 TREWITT RD	RUBACK DAVID
130	1300 TREWITT RD	MORA JOSE ALFREDO TIRADO &
131	10440 SEWELL RD	LEMONS JAMES D
132	10410 RYLIE RD	RILEY CEMETERY ASSOC
133	10110 RYLIE RD	NEW HAVEN BAPTIST CHURCH
134	1330 PRATER RD	GALVAN FRANCISCO
135	3 PRATER RD	ZARZOZA EFRAIN
136	1322 PRATER RD	EDWARDS LAVONDA K
137	1336 PRATER RD	ESPINOZA BERNARDO

**FILE NUMBER:** Z190-109AU)

**DATE FILED:** October 14, 2019

**LOCATION:** Northeast corner of Greenville Avenue and Milton Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36 B

**SIZE OF REQUEST:** Approximately 0.87 acres

**CENSUS TRACT:** 79.13

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT/OWNER:** Greenville Milton Retail

**REQUEST:** An application for an amendment to Tract 2 within Planned Development District No. 610

**SUMMARY:** The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached, non-monument premise signs.

**STAFF RECOMMENDATION:** Denial.



### **Background Information**

- The 0.87-acre request site is currently developed with a one-story building containing a financial institution with a drive-in window. The property is located in Tract 2 within Planned Development District No. 610.
- PD No. 610 was established in 2001 on property generally located at the southwest corner of Matilda Street and Lovers Lane and it comprises approximately 10.23 acres. Tract 2 within PD No. 610 contains only the request site.
- Currently there is a monument sign on the southwest corner of the property. The existing monument sign is approximately 7 feet in height and is 45 square feet in area and is setback approximately 16 feet from Milton Street and 22 feet from Greenville Avenue.
- The property previously had a 30-foot high legal non-conforming detached non-monument sign that did not meet the 45 feet setback requirement per Article VII of the Dallas Development Code. Per the City's records, the sign was built in November 2004. In April 2018, a demolition and sign permit were issued, and the non-monument sign was removed and replaced with a monument sign meeting Article VII requirements.
- The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached non-monument premise signs. PD No. 610 does not include sign regulations, but it is considered a nonresidential district, therefore being regulated by the business district sign regulations in Article VII.
- The applicant is intending to replace the existing monument sign with a 30-foot tall detached non-monument sign, replicating the previous sign, on the same location. Per Article VII, a 30-foot tall detached non-monument sign is required to be placed at a 45 feet setback from a public street.
- The applicant is requesting to amend PD No. 610 and introduce sign regulations for detached non-monument signs to a maximum height of 30 feet, maximum 100 square feet of sign effective area, and with a minimum setback of 15 feet.

**Zoning History**

There have been two zoning changes requested in the area in the past five years:

- 1. **Z167-121:** On September 13, 2017, City Council approved an MU-1 Mixed-Use District on property zoned an MF-1(A) Multifamily District, located on the west line of Matilda Street, south of East Lovers Lane.
  
- 2. **Z145-326:** On March 28, 2018, City Council approved an amendment to Planned Development District No. 799, on property zoned Subareas I and II within Planned Development District No. 799, located on the north line of Milton Street, east line of Matilda Street, south line of East Lovers Lane, and west line of Amesbury Drive.

**Thoroughfares/Streets**

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
Greenville Avenue	Principal Arterial	100 ft. Bike Plan
Milton Street	Local	60 ft.

**Traffic**

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

**Comprehensive Plan**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant’s request. The applicant’s request is not consistent with the following goals and policies of the comprehensive plan.

**URBAN DESIGN ELEMENT**

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

**STAFF ANALYSIS**

**Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
Site	PD No. 610, Tract 2	Financial institution with a drive-in window
North	MU-3 Mixed Use	Restaurant with drive-through window
East	PD No. 610, Tract 1	General merchandise or food store greater than 3,500 square feet
Southeast	PD No. 333	Self-storage
South	PD No. 610, Tract 3	Restaurant with drive-through window
West Southwest	MU-3 Mixed Use	Retail, office

**Land Use Compatibility**

The 0.87-acre request site is currently developed with a one-story building containing a financial institution with a drive-in window use.

The site is surrounded by restaurants with drive-through window to the north and south, by a grocery store to the east, a self-storage facility to the southeast and office and retail facilities to the west, across Greenville Avenue. The adjacent restaurants and the retail facilities have detached non-monument premise signs that comply with Article VII of the Dallas Development Code.

The property is located in Tract 2 within Planned Development District No. 610, which was established in 2001 and contains approximately 10.23 acres. Tract 2 within PD No. 610 contains only the request site. PD No. 610 does not include sign regulations, but it is considered a nonresidential district, therefore being regulated by the business district sign regulations per Article VII of the Dallas Development Code. The applicant proposes new sign regulations for Tract 2 to allow for modified setback standards for detached non-monument premise signs.

Article VII specifies that the minimum setback for a single-tenant non-monument sign is 15 feet and the height of a single-tenant sign may not exceed a 2:1 setback-to-height slope or 35 feet, whichever is less. The setback-to-height slope, as defined by Article VII, is a plane projected upward and inward from a point of beginning located at the property line 7.5 feet above a level plane going through the nearest point of the vehicular traffic surface of the adjacent improved public right-of-way other than an alley

and extending infinitely. A 2:1 setback-to-height slope moves two feet away from the point of beginning for every one foot the slope rises, resulting in a 26.5651 degree slope.

Article VII also specifies that the effective area of a single-tenant sign may not exceed an 8:1 effective-area-to-height ratio or 200 square feet, whichever is less. The effective-area-to-height ratio, as defined by Article VII, is the ratio of the effective area of signs to its height.

Currently there is a monument sign on the southwest corner of the property. The existing monument sign is approximately 7 feet in height and is 45 square feet in area and is located approximately 16 feet setback from Milton Street and 22 feet from Greenville Avenue which complies with the sign regulations in Article VII.

The applicant is intending to replace the existing monument sign with a 30-foot tall detached non-monument sign, replicating a previously existing non-conforming sign at the same location. The proposed setbacks for the requested sign are approximately 16 feet setback from Milton Street and 22 feet from Greenville Avenue. Per Article VII, a 30-foot tall detached non-monument sign is required to be placed at a 45 feet setback from a public street and may have an effective area of 200 square feet.

The applicant is requesting to amend PD No. 610 and introduce sign regulations to allow for a detached non-monument sign with a maximum height of 30 feet, maximum 100 square feet of sign effective area, and with a minimum setback of 15 feet from a public street.

Considering that:

- The current signage provisions are appropriate for retail and office uses throughout the city, and that the request site does not present any particularity to require different sign regulations, staff finds that the request is only to allow signage closer to public streets;
- Staff could not find a land use or urban form rationale to support the need for signage closer to public streets at this location;
- The Greenville Avenue corridor has sections cluttered with non-conforming detached non-monument signs located closer to the public streets than Article VII permits. Therefore, the urban form, silhouette, and rhythm of the street frontage is maintaining a car-oriented character that is currently preventing a full transition to a complete street design that requires a human-scale urban form and good pedestrian activation.

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

### **Parking**

No changes to the building or site are proposed, therefore no additional parking is required. The site must comply with parking standards contained in PD. No. 610.

### **Landscaping**

No changes to the building or site are proposed, therefore no landscape requirements will be triggered by this request. The site must comply with landscape standards contained in PD. No. 610. However, considering that the existing monument sign is located within a landscape island with large canopy trees, staff is recommending taking into the account the existing trees and the requirements to protect the site trees as required by Article X of Dallas Development Code. Staff also considers that the visibility of a tall non-moment sign at the proposed location will be affected by the existing large canopy trees.

### **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). While the request site is uncategorized, surrounding properties located further southeast are located within an "E" MVA cluster and properties located further northwest are located within an "B" MVA cluster.

Z190-109(AU)

**LIST OF PARTNERS**

**Greenville Milton Retail Associates LLC**

Leland R. Burk - **Manager**

**PROPOSED PLANNED DEVELOPMENT CONDITIONS**

**ARTICLE 610.**

**PD 610.**

**SEC. 51P-610.101. LEGISLATIVE HISTORY.**

PD 610 was established by Ordinance No. 24691, passed by the Dallas City Council on August 22, 2001. (Ord. 24691)

**SEC. 51P-610.102. PROPERTY LOCATION AND SIZE.**

PD 610 is established on property generally located at the southwest corner of Matilda Street and Lovers Lane. The size of PD 610 is approximately 10.23 acres. (Ord. Nos. 24691; 24704)

**SEC. 51P-610.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions 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 nonresidential zoning district.
- (d) The following rules apply in interpreting the use regulations in this article:
  - (1) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.
  - (2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.
  - (3) The symbols *[L]* and *[SUP]* appearing together after a listed use mean that the use is permitted by right as a limited use; otherwise it is permitted by specific use permit only.
  - (4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (RAR means residential adjacency review. For more information regarding residential adjacency review generally, see Division 51A-4.800.) (Ord. 24691)

**SEC. 51P-610.104. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan dividing the Property into three tracts of land (Exhibit 610A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. 24691)

**SEC. 51P-610.105. DEVELOPMENT PLAN.**

In the event Tract 1 is developed as a “food store greater than 3,500 square feet,” Tract 1 must comply with the development plan (Exhibit 610B). All amendments to the development plan must comply with the conceptual plan. No development plan is required for Tract 2 or Tract 3, or for the development of Tract 1 for any use other than a “food store greater than 3,500 square feet.” In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. 24691)

**SEC. 51P-610.106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted in this district:

- (a) Agricultural uses.
  - Crop production.
  
- (b) Commercial and business service uses.
  - Catering service.
  - Custom business services.
  - Electronics service center.
  - Labor hall. *[SUP]*
  - Medical or scientific laboratory.
  - 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.
- 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.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Open enrollment charter school or private school. [SUP]
- Public school other than open enrollment charter school. [RAR]

(e) Lodging uses.

- Hotel or motel. [RAR]
- Overnight general purpose shelter. [See Section 51A-4.205(2.1).]

(f) Miscellaneous uses.

- Attached non-premise sign. [SUP]
- Carnival or circus (temporary). [By special authorization of the building official.]
- ✓ -- Temporary construction or sales office.

(g) Office uses.

- Ambulatory surgical center.
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic.
- Office.

(h) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(i) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Group residential facility. [See Section 51A-4.209(b)(3).]

- Multifamily.
- Residential hotel.
- Retirement housing.

(j) Retail and personal service uses.

- Alcoholic beverage establishments. [*See Section 51A-4.210(b)(4).*]
- Animal shelter or clinic without outside run. [*RAR*]
- Auto service center. [*RAR*]
- Business school.
- Car wash. [*RAR*]
- Commercial amusement (inside). [*Dance halls prohibited in Tract 1. SUP may be required for other commercial amusement (inside) uses. 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.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [*RAR*]
- Restaurant with drive-in or drive-through service. [*DIR*]
- Surface parking.
- Swap or buy shop. [*SUP*]
- Temporary retail use.
- Theater.

(k) Transportation uses.

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

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.

- Local utilities.
  - Police or fire station.
  - Post office.
  - Radio, television, or microwave tower. *[SUP]*
  - Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*
  - Utility or government installation other than listed. *[SUP]*
- (m) Wholesale, distribution, and storage uses.
- Mini-warehouse. *[SUP]*
  - Office showroom/warehouse.
  - Recycling buy-back center. *[See Section 51A-4.213(11).]*
  - Recycling collection center. *[See Section 51A-4.213(11.1).]*
  - Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
  - Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
  - Trade center.

(Ord. Nos. 24691; 24787)

**SEC. 51P-610.107. 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 use is not permitted in this district:

- Private stable.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory medical/infectious waste incinerator. *[See Section 51A-4.217(b)(3.1).]*

(Ord. 24691)

**SEC. 51P-610.108. 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) Front yard.

(1) The minimum front yard is 15 feet.

(2) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(b) Side and rear yard. The minimum side and rear yard is:

(1) 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

(2) no minimum in all other cases.

(c) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 in height up to a total setback of 30 feet. This subsection does not require a total side or rear yard setback greater than 30 feet.

(d) Density. There is no maximum dwelling unit density.

(e) Floor area ratio. The maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no mixed use project (MUP). The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which are “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

Use Category	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	3.2	3.4	3.6	3.6	3.8
Office	3.2	3.4	3.6	3.6	3.8
Residential	3.2	-	3.8	-	3.8
Retail and personal service	2.0	2.6	3.0	3.2	3.75
TOTAL DEVELOPMENT	3.2	3.6	4.0	4.0	4.5

(f) Height.

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

(2) Maximum height. Unless further restricted under Subsection (f)(1), the maximum structure height is 270 feet.

(g) Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. There is no minimum lot size.

(i) Stories. The maximum number of stories above grade is 20. Parking garages are exempt from this requirement but must comply with the height regulations of Subsection (f). (Ord. 24691)

**SEC. 51P-610.109. OFF-STREET PARKING AND LOADING.**

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Consult the off-street parking and loading regulations in Division 51A-4.300 for information regarding off-street parking and loading generally.

(b) Off-street parking for uses on Tract 3 may be provided on Tract 2 without executing and filing a special parking agreement that would otherwise be required under Section 51A-4.328. (Ord. 24691)

**SEC. 51P-610.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 24691)

**SEC. 51P-610.111. LANDSCAPING.**

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

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 24691)

**SEC. 51P-610.111.1 SIGNS FOR TRACT 2.**

(a) Except as provided in this section, signs in Tract 2 must comply with the provisions for business zoning districts in Article VII.

(b) One detached premise sign is allowed at maximum height of 30 feet and maximum 100 square feet effective area with a minimum setback of 15 feet.

**SEC. 51P-610.112. ADDITIONAL PROVISIONS.**

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

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope that originates in that district. (See Section 51A-4.412.) For purposes of this subsection, the term, “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(c) The entire Property must be 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. (Ord. Nos. 24691; 26102)

**SEC. 51P-610.113. 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 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 district until there has been full compliance with this article, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24691; 26102)

**SEC. 51P-610.114. ZONING MAP.**

PD 610 is located on Zoning Map No. G-8. (Ord. 24691)

**PROPOSED SIGN**

(for information purposes only)



**Proposed Sign Schedule**

Item	Description	Qty	Page #
1	ASW - Custom 30'-0" DIF Illum. Pylon Sign	1	4

**ICON**

Drawing prepared by: **ICON**

Location: 5116 Greenville Ave, Dallas, TX 75206  
 Project: 4306  
 Loc #: 5116  
 File Path: Active\BANKS\BANK OF AMERICA\2017\Locations\4306\_5116\_Dallas\_TX\_RB.cdr

**BANK OF AMERICA**

**SITE PLAN**

Drawing prepared for:

Rev. #	Req. #	Date	Req. By	Drawn By	Revised in Description
Original	254526	07/25/17	BW	BW	Sign #2 Faceway mount to existing posts
Rev. 1	255187	08/02/17	BW	BW	Sign #1 Custom 3' height
Rev. 2	256496	09/21/17	BW	Lv	Proposed sign with 3SW
Rev. 3	255185	07/27/18	BW	Lv	See request for details
Rev. 4	248611	02/06/18	BW	ABP	
Rev. 5	312002	05/09/18	BW	Lv	Updated sign 1 to custom 30w @ 15' eah.
Rev. 6	312679	05/09/18	BW	Lv	Revised sign 2 - 12' - adjust existing mon photo.
Rev. 7	314255	06/27/19	BW	MM	
Rev. 8	315482	07/27/19	BW	ABP	
Rev. 9	316248	08/15/19	BW	NPP	
Rev. 10	000000	00000000	XXX	XXX	

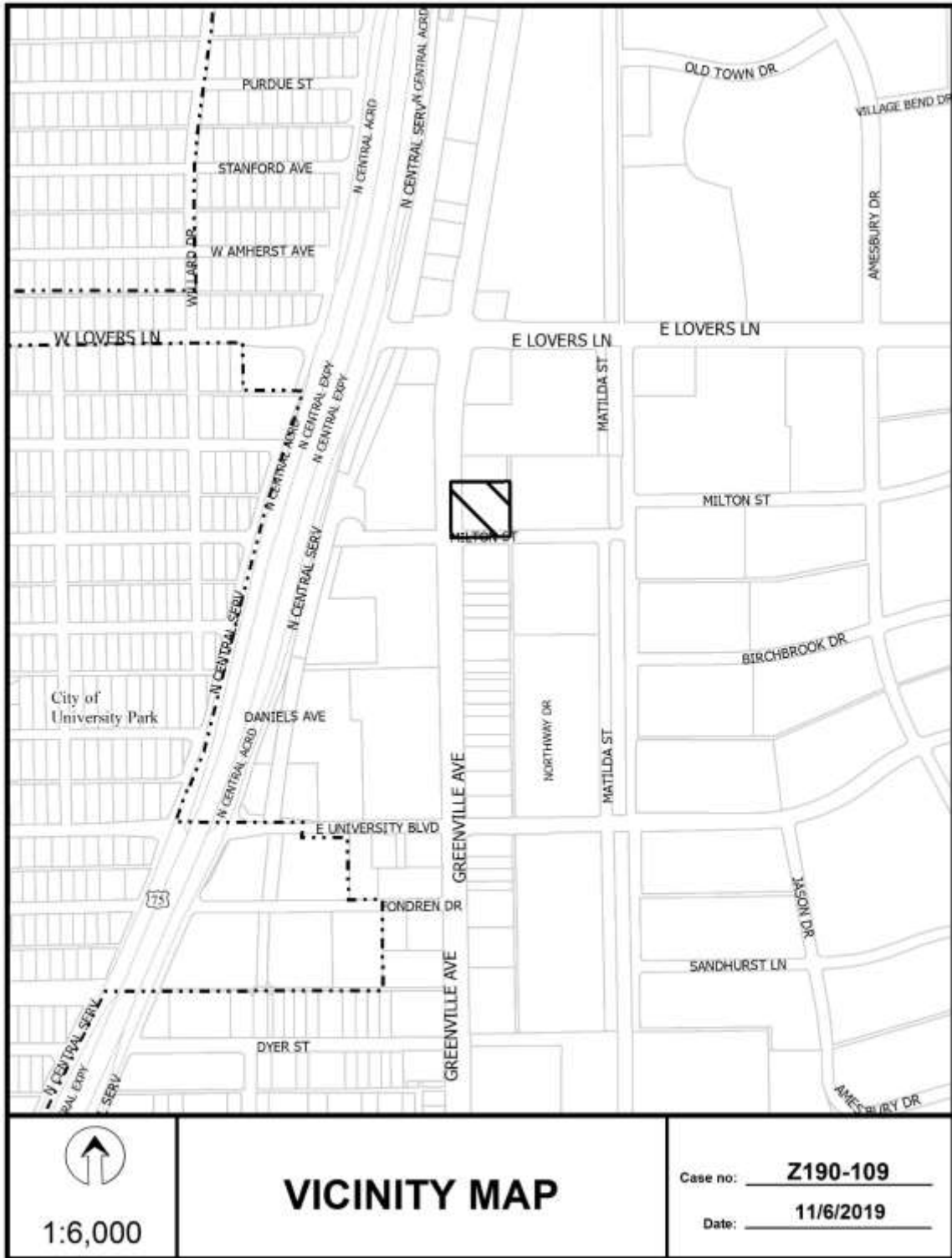
Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.

Pg. 2

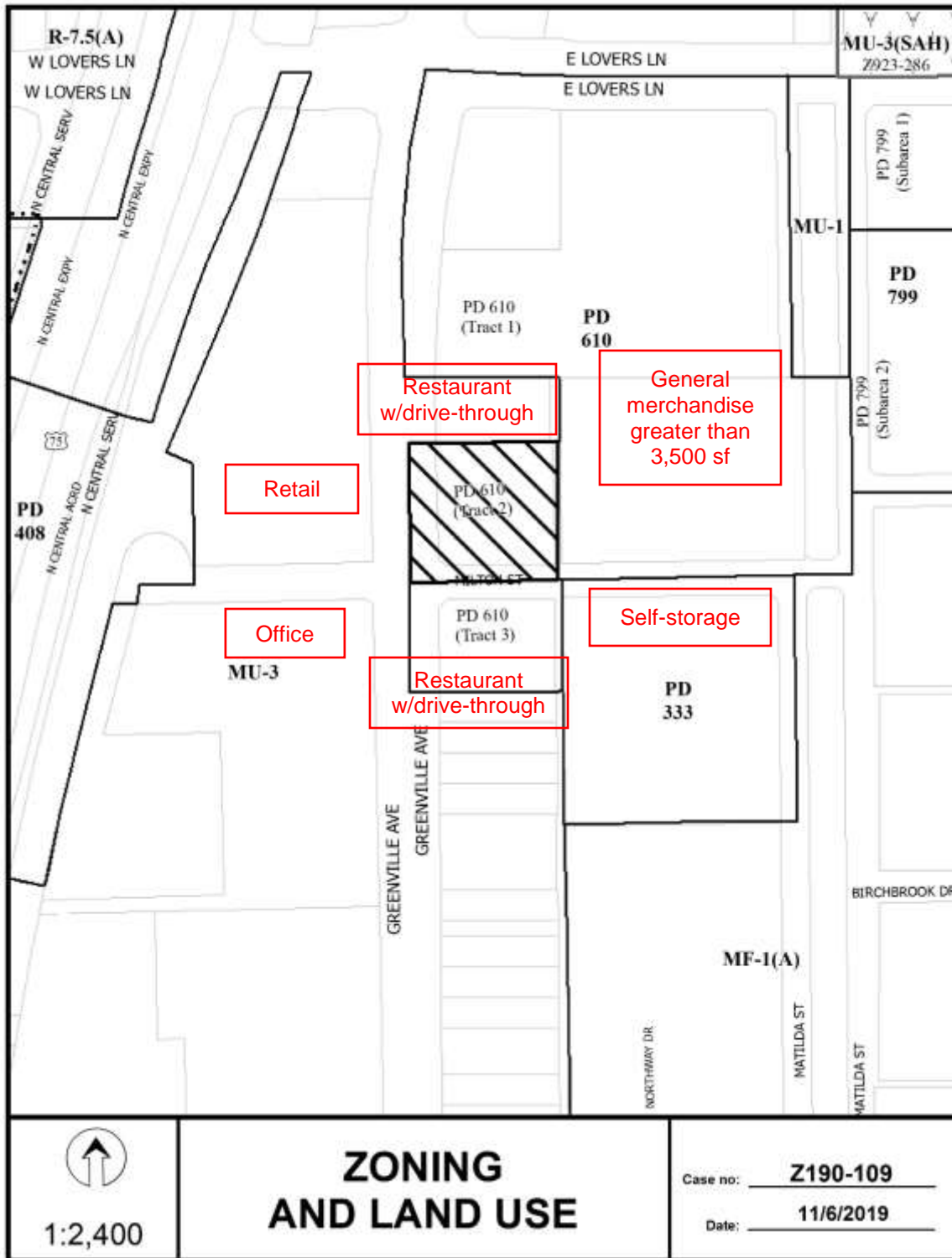


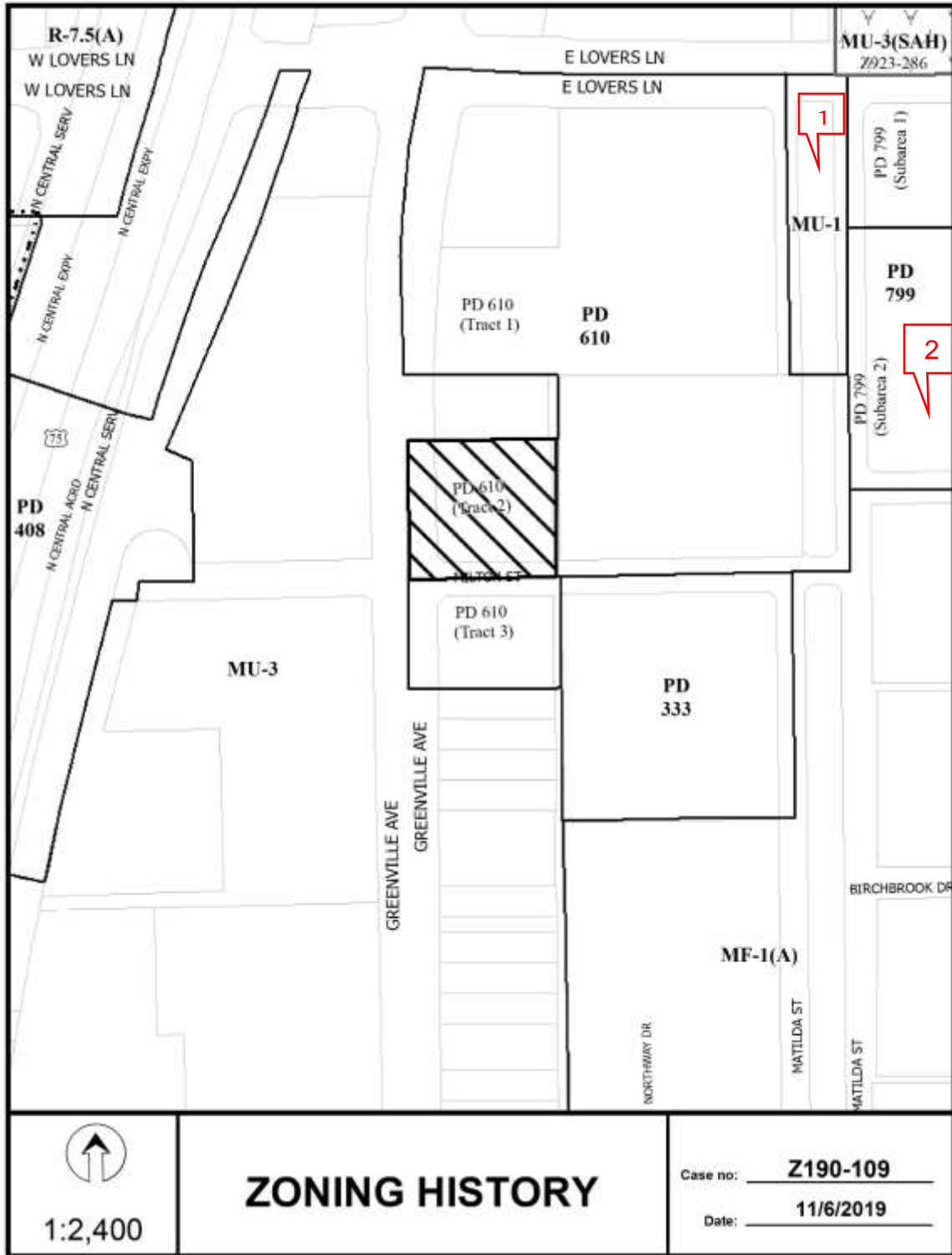


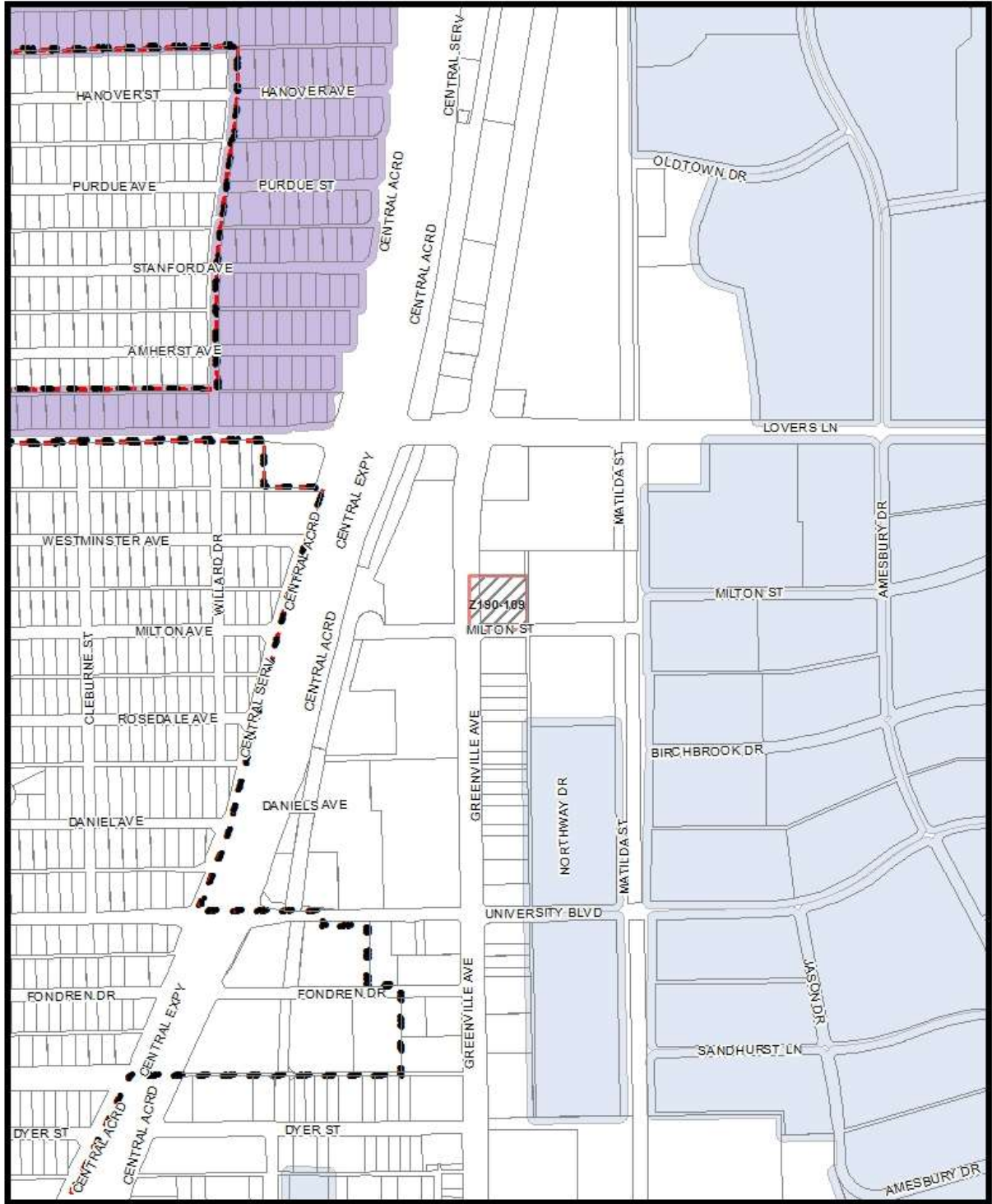










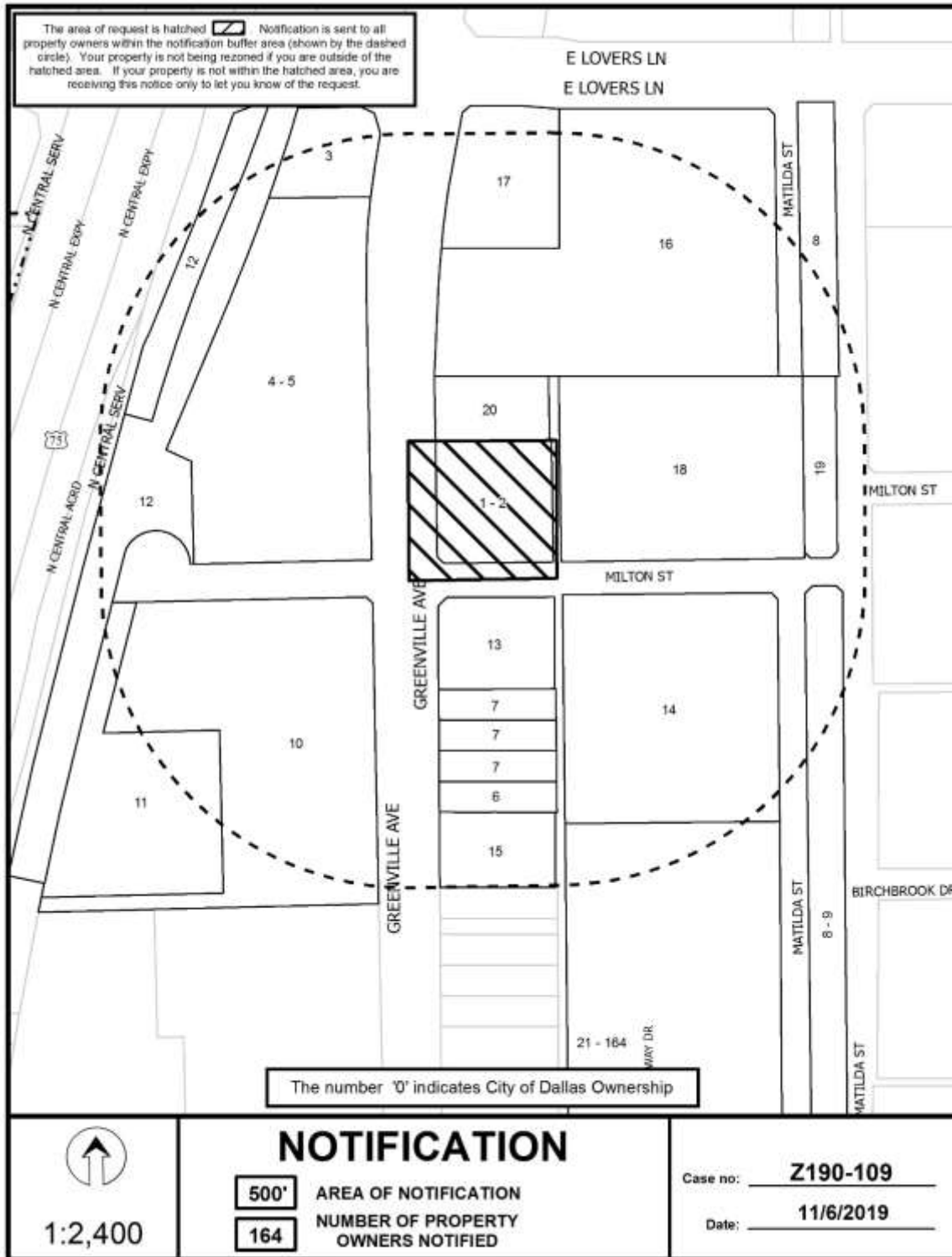


Market Value Analysis A B C D E F G H I NA

 1:6,000

# Market Value Analysis

Printed Date: 11/6/2019



11/06/2019

***Notification List of Property Owners******Z190-109******164 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5116 GREENVILLE AVE	GREENVILLE MILTON RETAIL
2	5116 GREENVILLE AVE	MUSSO & CIVELLO ET AL
3	5233 GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
4	5111 GREENVILLE AVE	LOVERS LANE REDWOOD TEXAS
5	5111 GREENVILLE AVE	OFFICE DEPOT
6	4930 GREENVILLE AVE	BARRACO JOE
7	5010 GREENVILLE AVE	5010 GREENVILLE LLC
8	4500 GREENVILLE AVE	ONCOR ELECRC DELIVERY COMPANY
9	4500 GREENVILLE AVE	ONCOR ELECRC DELIVERY COMPANY
10	5005 GREENVILLE AVE	US MEADOWS LLC
11	6688 N CENTRAL EXPY	US ENERGY SQUARE LLC
12	6650 N CENTRAL EXPY	DALLAS AREA RAPID TRANSIT
13	5030 GREENVILLE AVE	5030 GREENVILLE AVE LLC
14	5720 MILTON ST	SH 710 LLC
15	4924 GREENVILLE AVE	CH RETAIL FUND I DALLAS GREENVILLE SS LP
16	5750 E LOVERS LN	LINCOLN LAG LTD
17	5200 GREENVILLE AVE	HEDRICK L W TRUST
18	5750 LOVERS LN	LINCOLN LAG LTD
19	4500 GREENVILLE AVE	LINCOLN LAG LTD
20	5118 GREENVILLE AVE	LINCOLN LAG TWO LTD
21	4800 NORTHWAY DR	SAMUELSON DANA R
22	4800 NORTHWAY DR	ARWINE HEIDI &
23	4800 NORTHWAY DR	BALAKRISHNAN BALA & INDIRA
24	4800 NORTHWAY DR	JORGENS JASON D
25	4800 NORTHWAY DR	CLOUTIER ROGER A
26	4800 NORTHWAY DR	COX YVETTE



11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4800 NORTHWAY DR	JOHNSON TASHA B
28	4800 NORTHWAY DR	AZPEITIA JUAN ANTONIO
29	4800 NORTHWAY DR	CASTRO ELSA M
30	4800 NORTHWAY DR	GONZALEZ ELVIRA
31	4800 NORTHWAY DR	CLARK CHRISTAL
32	4800 NORTHWAY DR	WARREN CALVIN
33	4800 NORTHWAY DR	MCKINLEY STEPHANIE J
34	4800 NORTHWAY DR	NEEL CHARLES D
35	4800 NORTHWAY DR	MALONE DANIEL EMMETT
36	4800 NORTHWAY DR	YOUNG DANA
37	4800 NORTHWAY DR	HOLY KRISTEN M
38	4800 NORTHWAY DR	ALVAREZ MARCO A &
39	4800 NORTHWAY DR	GEORGES BRITT T & MICHELLE
40	4800 NORTHWAY DR	PERIS STEVEN
41	4800 NORTHWAY DR	HARMON GEORGE M III & MEREDITH
42	4800 NORTHWAY DR	SOPRANZI DONALD F
43	4800 NORTHWAY DR	HERMES REBECCA JANE &
44	4800 NORTHWAY DR	HOUDE HOLDINGS LP
45	4800 NORTHWAY DR	WENNERBOM M T &
46	4800 NORTHWAY DR	DOTY MEITRA L
47	4800 NORTHWAY DR	KIDD KEITH
48	4800 NORTHWAY DR	KELLEY KRISTIN
49	4800 NORTHWAY DR	WANG RUIJUAN
50	4800 NORTHWAY DR	METSCHER JULIE & MIKE JR
51	4800 NORTHWAY DR	4800 NORTHWAY DR LLC
52	4800 NORTHWAY DR	LARSON PERRY K &
53	4800 NORTHWAY DR	MACIAS OSCAR IVAN
54	4800 NORTHWAY DR	TUNKS TIMOTHY & SARAH
55	4800 NORTHWAY DR	KOWALSKY LOIS B REVOCABLE
56	4800 NORTHWAY DR	CADENHEAD WILLIAM
57	4800 NORTHWAY DR	LIEBBE WILLIAM H &

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4800 NORTHWAY DR	DYKMAN MELISSA A
59	4800 NORTHWAY DR	WHITLEY MICHELLE
60	4800 NORTHWAY DR	LIN QI & DAPENG QI
61	4800 NORTHWAY DR	BETANCOURT LINA
62	4800 NORTHWAY DR	SIMS JAYMIE LOUISE
63	4800 NORTHWAY DR	FOERSTER MAXIME
64	4800 NORTHWAY DR	MARTWIG JASON
65	4800 NORTHWAY DR	WHITE PAMELA GAIL
66	4800 NORTHWAY DR	KLEIN JOHN & EMILY
67	4800 NORTHWAY DR	HARPER JAYNE MICHELLE
68	4800 NORTHWAY DR	TORRES KARLA GABRIELA
69	4800 NORTHWAY DR	PESCHKA STEPHANIE
70	4800 NORTHWAY DR	BO LY INC
71	4800 NORTHWAY DR	BOWEN HALEY B
72	4800 NORTHWAY DR	ZHOU LI
73	4800 NORTHWAY DR	MYERS LAURA L FRYE
74	4800 NORTHWAY DR	DEMLER LARK A
75	4800 NORTHWAY DR	LEWIS THOMAS HUNTER
76	4800 NORTHWAY DR	CHACON EULISES A
77	4800 NORTHWAY DR	BUEHRING MICHAEL BLAKE
78	4800 NORTHWAY DR	SHAW DIANE M
79	4800 NORTHWAY DR	WOODALL TIMOTHY R MGMT TRUST
80	4800 NORTHWAY DR	MCDONALD MONA L
81	4800 NORTHWAY DR	MACHUCAPRADO JESUS
82	4800 NORTHWAY DR	GUTIERREZ CRISTHAL
83	4800 NORTHWAY DR	KAMM BARBARA
84	4800 NORTHWAY DR	JEFFERSON IVY N
85	4800 NORTHWAY DR	RHODES DAVID G
86	4800 NORTHWAY DR	HORAK CRISTINA R
87	4800 NORTHWAY DR	SURBER MICHAEL G
88	4800 NORTHWAY DR	TRW MANAGEMENT TRUST

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4800 NORTHWAY DR	KAISER ADAM M & OKSANA S
90	4800 NORTHWAY DR	MURPHY JANE L
91	4800 NORTHWAY DR	ANJADHAVJI INVESTMENTS
92	4800 NORTHWAY DR	GOLMAN WENDY M
93	4800 NORTHWAY DR	KAINTHLA RAMESH & NEETU
94	4800 NORTHWAY DR	OLIVI HENRY ALLEN
95	4800 NORTHWAY DR	WILLIAMS THERESA M
96	4800 NORTHWAY DR	NAYLOR RODNEY
97	4800 NORTHWAY DR	BARRON GEOVANNI
98	4800 NORTHWAY DR	PULLEN DAVID A & CAROL A FAMILY TRUST
99	4800 NORTHWAY DR	STAMM CORY E &
100	4800 NORTHWAY DR	KLOPPING MARSHA
101	4800 NORTHWAY DR	RAMIREZ VICTOR J &
102	4800 NORTHWAY DR	THAI DANIEL Q &
103	4800 NORTHWAY DR	KEY PARKER M
104	4800 NORTHWAY DR	JACOBI THOMAS M
105	4800 NORTHWAY DR	MURPHY WILLIAM HICKS
106	4800 NORTHWAY DR	MOHMED DALELL DIANE
107	5757 E UNIVERSITY BLVD	PRICE MONTY
108	5757 E UNIVERSITY BLVD	SOUTH EAST CAPITAL AND PRIVATE
109	5757 E UNIVERSITY BLVD	TABBERT MARK
110	5757 E UNIVERSITY BLVD	WALLACE JENTRY
111	5757 E UNIVERSITY BLVD	MEYERS KAREN LINNET
112	5757 E UNIVERSITY BLVD	MCCAFFERTY ELIZABETH L
113	5757 E UNIVERSITY BLVD	WALKER THEODORE
114	5757 E UNIVERSITY BLVD	ECKERT JUDY JORDAN
115	5757 E UNIVERSITY BLVD	TRAYLOR JUSTIN
116	5757 E UNIVERSITY BLVD	LYNCH ZACHARY CARSON
117	5757 E UNIVERSITY BLVD	LARAWAY JEANETTE
118	5757 E UNIVERSITY BLVD	EMERSON TARA MAUREEN
119	5757 E UNIVERSITY BLVD	MEDALI INVESTMENTS INC

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5757 E UNIVERSITY BLVD	UDOFA ANIEDI & FRED
121	5757 E UNIVERSITY BLVD	RALSTON ANN I
122	5757 E UNIVERSITY BLVD	NG HAGAN K
123	5757 E UNIVERSITY BLVD	TNL INVESTMENTS LLC
124	5757 E UNIVERSITY BLVD	BAJPAY PARITOSH & SHUBHA
125	5757 E UNIVERSITY BLVD	A&D ENGINEERING
126	5757 E UNIVERSITY BLVD	BLANTON JOHN R JR
127	5757 E UNIVERSITY BLVD	JOHNSON KENDALL M
128	5757 E UNIVERSITY BLVD	TALBERT TARYN
129	5757 E UNIVERSITY BLVD	BARTON ALLISON N
130	5757 E UNIVERSITY BLVD	HUERTA SERGIO
131	5757 E UNIVERSITY BLVD	NEPOMUCENO ERWIN &
132	5757 E UNIVERSITY BLVD	STACHOVIC JULIA A
133	5757 E UNIVERSITY BLVD	SU TING & QING FENG
134	5757 E UNIVERSITY BLVD	BROWN CHRISTOPHER
135	5757 E UNIVERSITY BLVD	KIM JINHO
136	5757 E UNIVERSITY BLVD	KAMM GINGER L
137	5757 E UNIVERSITY BLVD	CANTERBURY JANELLE & LOUIS
138	5757 E UNIVERSITY BLVD	PERRY NICHOLAS L
139	5757 E UNIVERSITY BLVD	MANN DANIEL C
140	5757 E UNIVERSITY BLVD	BONNEY ERIC J
141	5757 E UNIVERSITY BLVD	TRIMBLE BRANDON LYLE
142	5757 E UNIVERSITY BLVD	MANNING JULIE RUTH &
143	5757 E UNIVERSITY BLVD	ZHANG SHUQI
144	5757 E UNIVERSITY BLVD	DOAN JOHN A
145	5757 E UNIVERSITY BLVD	FENLEY JILL M
146	5757 E UNIVERSITY BLVD	PRADO LESLIE GALE & JOE S
147	5757 E UNIVERSITY BLVD	ARNOLD WILLIAM V
148	5757 E UNIVERSITY BLVD	EBERHART CARL &
149	5757 E UNIVERSITY BLVD	PARHAM EUGENE B JR
150	5757 E UNIVERSITY BLVD	TRIMBLE BRANDON

11/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5757 E UNIVERSITY BLVD	SERGEYS TRUST
152	5757 E UNIVERSITY BLVD	MAIZITIS JEFF
153	5757 E UNIVERSITY BLVD	PARK HELEN
154	5757 E UNIVERSITY BLVD	ANDERSON BYRON
155	5757 E UNIVERSITY BLVD	EDOMWONYI EGHEOSA O
156	5757 E UNIVERSITY BLVD	GONZALES MICHAEL
157	5757 E UNIVERSITY BLVD	BIDDULPH BRENT
158	5757 E UNIVERSITY BLVD	MOON WILLIAM &
159	5757 E UNIVERSITY BLVD	HUFF TONYA &
160	5757 E UNIVERSITY BLVD	PARRA GABRIEL
161	5757 E UNIVERSITY BLVD	LIN SHUTE &
162	5757 E UNIVERSITY BLVD	FOSTER ROY D
163	5757 E UNIVERSITY BLVD	ZAPFFE PETER N
164	5757 E UNIVERSITY BLVD	REUTHER KEVIN WILLIAM

**Planner: Jennifer Muñoz**

**FILE NUMBER:** Z189-371(JM)                      **DATE FILED:** September 30, 2019  
**LOCATION:** Southwest corner of West Illinois Avenue and Chalmers Street  
**COUNCIL DISTRICT:** 3                                      **MAPSCO:** 53 U  
**SIZE OF REQUEST:** ± 5.4 acres                      **CENSUS TRACT:** 180.04

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**APPLICANT/  
REPRESENTATIVE:** Mark Daniels, Callaway Architecture

**OWNER:** Dr. Vincente Delgado; Golden Rule Schools, Inc.

**REQUEST:** An application to amend and expand Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant proposes to **1)** expand the site area from 4.38 acres to 5.446 acres of land; **2)** utilize an existing church building with 8,616 square feet of floor area and erect a new building with 15,324 square feet of floor area; and, **3)** increase the number of classrooms from 32 to 40. With the proposed expansion, there will be five pre-kindergarten, 24 elementary, and 11 middle school classrooms.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The property is presently zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1450 for an open enrollment charter school on a portion of the site. The SUP for the charter school was approved on August 8, 2001, with a maximum of 14 classrooms, for a ten-year period with eligibility for automatic renewals for additional ten-year periods.
- On April 26, 2006, and August 26, 2009, SUP No. 1450 was amended and expanded to increase the size of the property from 1.6 acres of land to 4.38 acres of land and from 14 classrooms to 26 and 32 classrooms, respectively. Subsequently, two minor amendments were completed in 2016 and 2017 after finding compliance issues at inspection for an auto renewal.
- On April 4, 2018, a building permit application was made to expand the school into the existing church facility at 2634 West Illinois Avenue, or 2602 West Illinois Avenue Suite B (Nueva Vida/New Life Assembly)—currently a portion of the expansion request. The application expired due to inactivity on August 16, 2018.
- On November 7, 2019, the City Plan Commission recommended approval of a preliminary replat including the expansion area to the west along West Illinois Avenue and into the R-7.5(A) Single Family District neighborhood to the south along Chalmers Street. This request serves to allow the land use by an SUP, as required by the land use standards for the single family district.
- The applicant proposes to **1)** expand the site area from 4.38 acres to 5.446 acres of land; **2)** utilize an existing church building with 8,616 square feet of floor area and erect a new building with 15,324 square feet of floor area; and, **3)** increase the number of classrooms from 32 to 40. With the proposed expansion, there will be five pre-kindergarten, 24 elementary, and 11 middle school classrooms.

**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
Illinois Avenue	Principal Arterial	91 feet	Illinois Avenue
Chalmers Street	Local	50 feet	Chalmers Street

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will have a negative impact on the existing street system. The existing traffic management plan for the

school is not properly enforced, which creates a traffic hazard for students and area motorists. After a detailed review and comments provided to the school administration, traffic engineer, and representative, the proposed revisions still do not provide adequate representation of the student population on the total trip counts and do not utilize the best practices for the safe operation of the school.

The proposed student population of 866 does not have bus service. Additionally, the school has a no-walking policy, where all students are required to be driven to/from school. The proposed TMP indicates an expected maximum queue of 38 cars at 7:30 am through the east entrance and eight cars for at 8:00 a.m. through the west entrance, for delivery of 886 students (more than described earlier in the TMP). These predictions are less than the allowable depicted on the proposed revised TMP, which has available queueing for up to 21 cars at the west entrance, and 43 at the east. Despite proposed staggering of arrival and dismissal times, observations made at the site by City staff found the existing TMP operations unsuccessful. Parents park in an adjacent church parking lot east of the site along Chalmers Street and parents and children walk throughout the streets and alleyways to access the school. The school administration recognized the challenges with the site and stated that multiple efforts have been made to inform the parents of proper traffic operations for the site, to no avail.

The proposed expansion includes providing parking, queueing, and a new driveway access onto Engle Avenue, a residential collector. This would create additional traffic safety issues for a lot mid-block within a residential neighborhood.

Staff believes that adding more students in the proposed expansion of the school use further into the residential neighborhood is a detriment to the area residents and school users. While staff recommends denial of the expansion request, further investigation and assessment of appropriate traffic management operations should be performed for the existing school and especially if the expansion request is recommended for approval. The applicant is aware of this request to further improve the operations of the site, but chose to proceed to the public hearing process.

## **STAFF ANALYSIS**

### **Comprehensive Plan:**

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

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

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**



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

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

The continued expansion of the school southward is degrading the established single family neighborhood.

**Surrounding Land Uses:**

<b>Area</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) with SUP No. 1450	Church, open enrollment charter school, and single family
<b>North</b>	R-7.5(A)	Single family
<b>East</b>	R-7.5(A)	Church, single family, and parking lot
<b>South</b>	R-7.5(A)	Single family
<b>West</b>	R-7.5(A)	Single family and child-care facility

**Land Use Compatibility:**

The property is adjacent to single family residential uses on West Illinois to the west and north; a church and childcare facility to the west; church and single family to the west; and single family to the east and west on the side of the property facing Engle Avenue.

The existing school has operated at the site since 2002, per the Certificate of Occupancy. While the school provides a valuable service to the community, the continued expansion of the school into the residential neighborhood to the south is not appropriate. The school utilizes a single family residence along Engle Avenue, closer to Chalmers Street on the west, as office space. The school has purchased two additional single family lots with a single family residence midblock along Engle Avenue, which is planned for demolition to provide parking, access onto Engle Avenue, and additional queueing space for the 866-886 students proposed, per the new traffic management plan.

The school was originally approved with 14 classrooms on 1.6 acres of land. Amendments in 2006 and 2009 expanded the area to 4.32 acres of land and increased the total allowable classrooms to 26 and 32, respectively. The current request is to incorporate the adjacent church site/building along West Illinois to the west and a single

family residence to the south, midblock along Engle Avenue, for a further expansion of the site/land use. The new lot area would now contain 5.4 acres and 40 classrooms with an increase in enrollment of up to 120 students.

Staff does not believe the continued expansion of the land use into the residential neighborhood is appropriate, one lot at a time. The proposed parking lot would be intrusive, with the proposed queueing and driveway access towards Engle Avenue. Staff suggested to the applicant to limit access to emergency vehicles solely, but this idea was rejected. Staff performed two site observations and found the existing traffic operations create hazards for the neighborhood and student population.

If this request is recommended for approval, staff suggests further investigation into traffic operations and management to protect pedestrians and motorists alike.

**Development Standards:**

DISTRICT	SETBACKS		Density	Lot Size	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear					
Existing: R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	7,500 Sq.ft.	30' RPS applies	45% Res.  25% Nonres.	Single family and institutional uses

The proposed parking lot will be required to provide the minimum front yard. The surface parking proposed does not constitute lot coverage. The parking lot will require screening per Sec. 51A-4.602(b).

**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 most of the area of request is not located within an MVA cluster, the expansion area and surrounding properties are categorized as being within an “G” MVA cluster in all directions.

**Parking:**

The proposed expansion of the open-enrollment or charter school use to provide 40 total classrooms will allow five pre-kindergarten, 24 elementary, and 11 middle school classrooms. According to the Dallas Development Code, the pre-kindergarten and elementary classrooms require one and one-half parking spaces, and the middle school classrooms require three and one-half parking spaces. The total minimum parking requirement for the expansion of the charter school is 82 off-street parking spaces. According to the site plan, the property maintains and proposes 169 parking spaces, more than double the required parking.

**Landscaping:**

Landscaping will be in accordance Article X, as amended. For an institutional development in a residential district, a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, and surface parking lots are required. While it would be ideal to bring the entire site into compliance with the construction of the new building, the applicant may choose to utilize artificial lot delineation per Article X, which allows a building site over two acres in size to consider the improvement area as a lot required to conform to landscaping standards. The area must not exceed 50 percent of the building site. The expansion area is just over an acre of the total 5.4-acre site. According to the site plan submitted, no additional landscaping is provided in the existing school or expansion areas with existing buildings. The new construction site will be landscaped, likely utilizing the artificial lot standard.

**List of Officers**



**GOLDEN RULE SCHOOLS, INC.**

District Offices:

135 W. Wintergreen Rd. ☎ DeSoto, TX. 75115

Tel: 469-248-4463 ☎ Fax: 469-248-4468

[www.goldenruledallas.org](http://www.goldenruledallas.org)

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**Board Members and Officers**

Board President  
Darrell Pilcher

Board- Vice President  
Gamaliel Solares

Board Secretary  
Sarah Elizondo

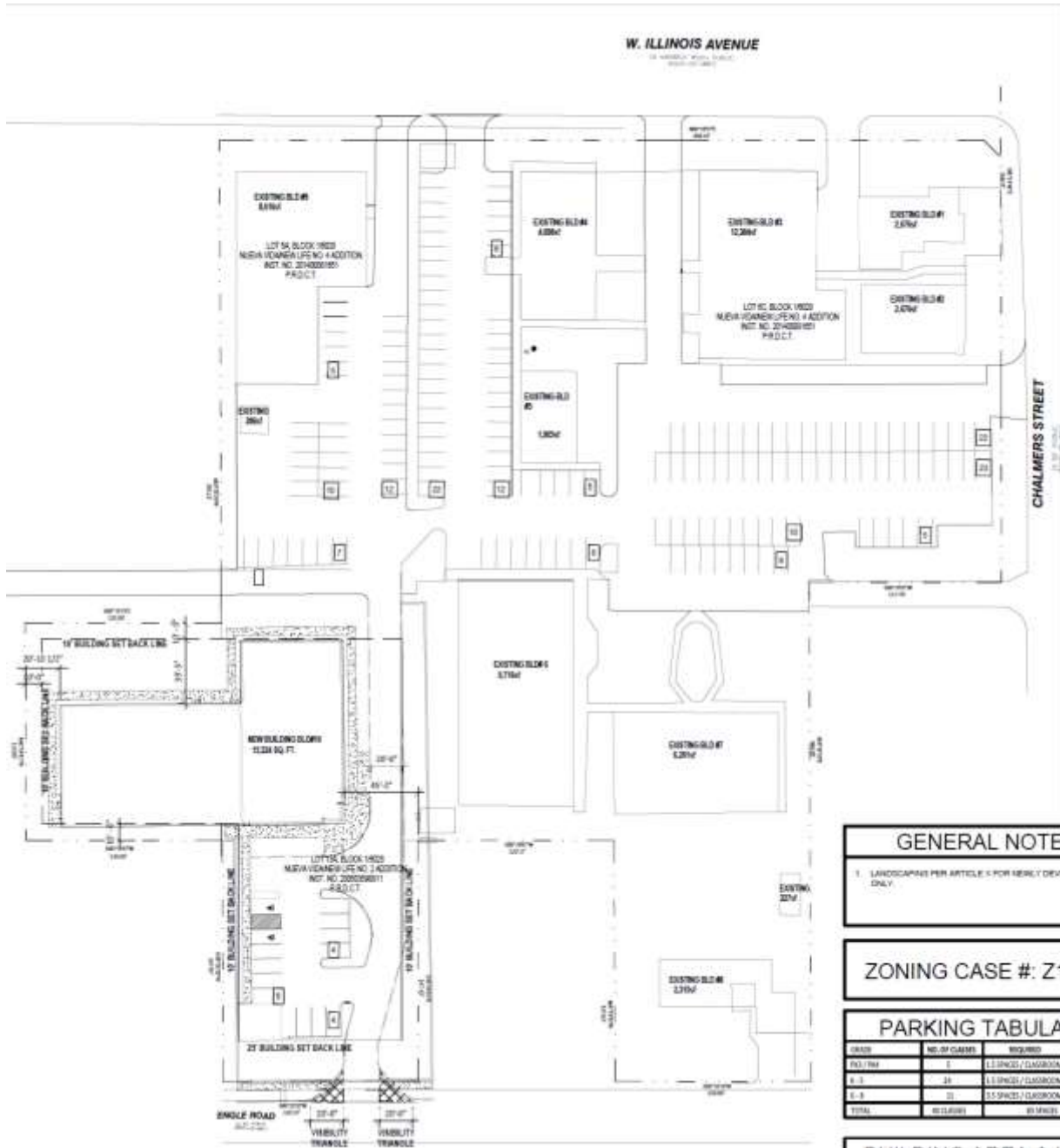
Board Member  
Yolanda Mata

Board Member  
Lupita Kassi

Superintendent /CEO  
Dr. Vicente Delgado

Principal-  
Cesar Hernandez

**Proposed Site Plan**



GENERAL NOTES	
1.	LANDSCAPING PER ARTICLE 5 FOR NEWLY DEVELOPED AREAS ONLY.

ZONING CASE #: Z189-371

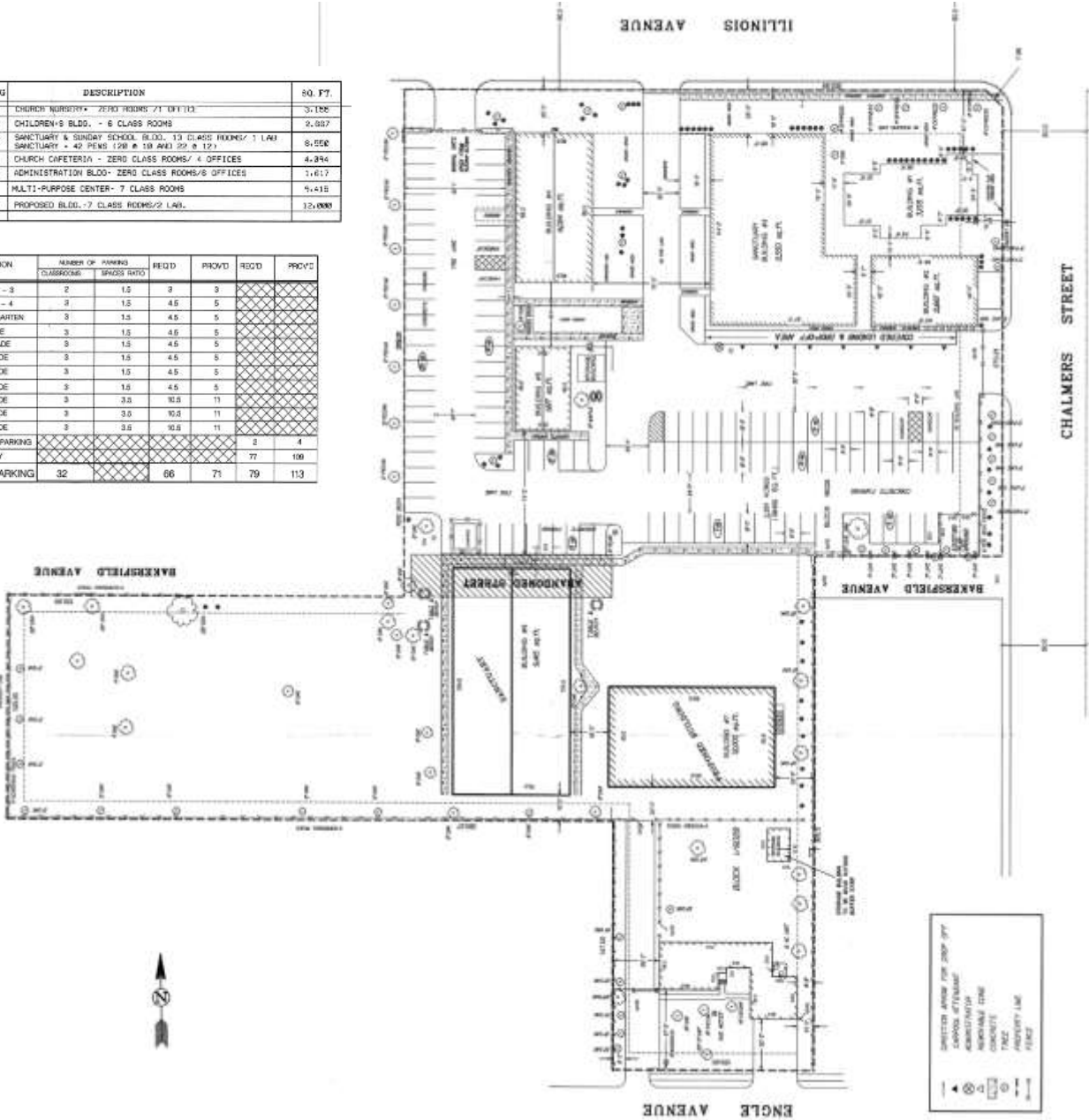
PARKING TABULATION			
CLASS	NO. OF CLASSES	REQUIRED	PROVIDED
PK1/PK4	2	1.1 SPACES / CLASSROOM + 8	
1-3	25	1.1 SPACES / CLASSROOM + 38	
1-8	22	1.1 SPACES / CLASSROOM + 38	
TOTAL	49	49 SPACES	100

BUILDING AREA & HEIGHT TABULATION				
BUILDING	CLASSROOM	BUILDING HEIGHT	BUILDING AREA	STY 102 IN ACRES
BUILDING 1	0	20' 0" ±	2,281 SQ. FT.	
BUILDING 2	0	20' 0" ±	2,275 SQ. FT.	
BUILDING 3	10	20' 0" ±	11,284 SQ. FT.	
BUILDING 4	0	20' 0" ±	3,689 SQ. FT.	
BUILDING 5	0	18' 0" ±	1,870 SQ. FT.	
BUILDING 6	7	20' 0" ±	6,752 SQ. FT.	
BUILDING 7	7	20' 0" ±	6,201 SQ. FT.	
BUILDING 8	0	18' 0" ±	2,333 SQ. FT.	
BUILDING 9	0	20' 0" ±	6,034 SQ. FT.	
BUILDING 10	0	20' 0" ±	11,529 SQ. FT.	
TOTAL	40		61,322 SQ. FT.	0.406

Existing Site Plan

BUILDING	DESCRIPTION	SQ. FT.
BLDG. 1	CHURCH NURSERY - ZERO ROOMS/21 OFFICE	3,156
BLDG. 2	CHILDREN'S BLDG. - 6 CLASS ROOMS	2,037
BLDG. 3	SANCTUARY & SUNDAY SCHOOL BLDG. 13 CLASS ROOMS/ 1 LAB SANCTUARY - 42 PERS. 28' x 19' AND 22' x 12'	8,056
BLDG. 4	CHURCH CAFETERIA - ZERO CLASS ROOMS/ 4 OFFICES	4,394
BLDG. 5	ADMINISTRATION BLDG. - ZERO CLASS ROOMS/ 9 OFFICES	1,617
BLDG. 6	MULTI-PURPOSE CENTER - 7 CLASS ROOMS	5,415
BLDG. 7	PROPOSED BLDG. - 7 CLASS ROOMS/ 2 LAB.	12,000

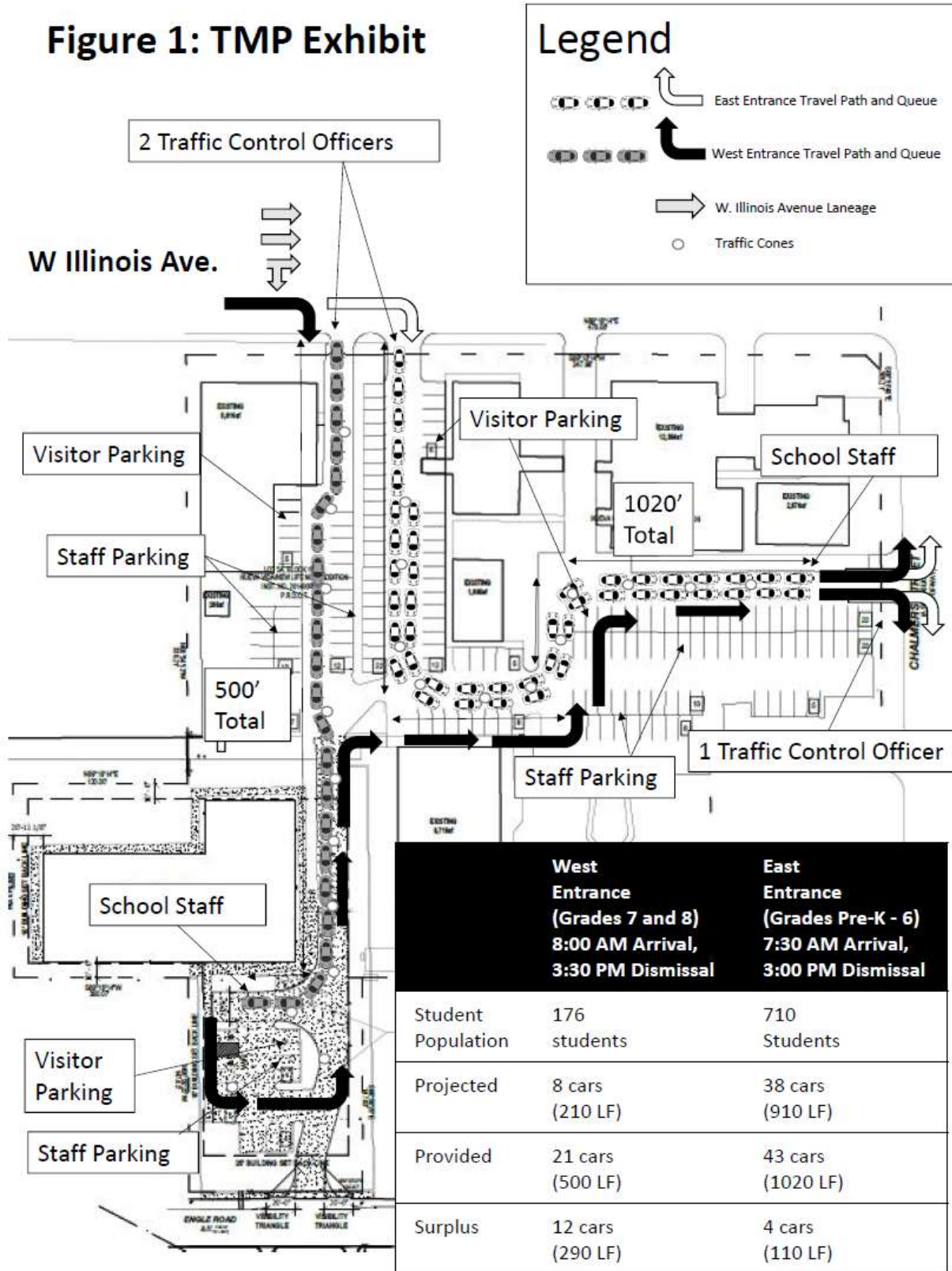
DESCRIPTION	NUMBER OF PARKING		REQ'D	PROVD	REQ'D	PROVD
	CLASSROOMS	SPACES REQ'D				
PPE K - 3	2	1.2	3	3		
PPE K - 4	3	1.2	4.5	5		
KINDERGARTEN	3	1.5	4.5	5		
1st GRADE	3	1.5	4.5	5		
2nd GRADE	3	1.5	4.5	5		
3rd GRADE	3	1.5	4.5	5		
4th GRADE	3	1.5	4.5	5		
5th GRADE	3	1.5	4.5	5		
6th GRADE	3	3.0	9.0	11		
7th GRADE	3	3.0	9.0	11		
8th GRADE	3	3.0	9.0	11		
HANDICAP PARKING					2	4
SANCTUARY					77	100
TOTAL PARKING	32		66	71	79	113



○ CENTER POINT OF 200' RPT  
 ○ CIRCLE AT YARDLINE  
 ○ ADJACENT TO  
 ○ INTERNAL THE  
 ○ CONCRETE  
 ○ TRAIL  
 ○ PROPERTY LINE  
 ○ FENCE

**Proposed Traffic Management Plan**

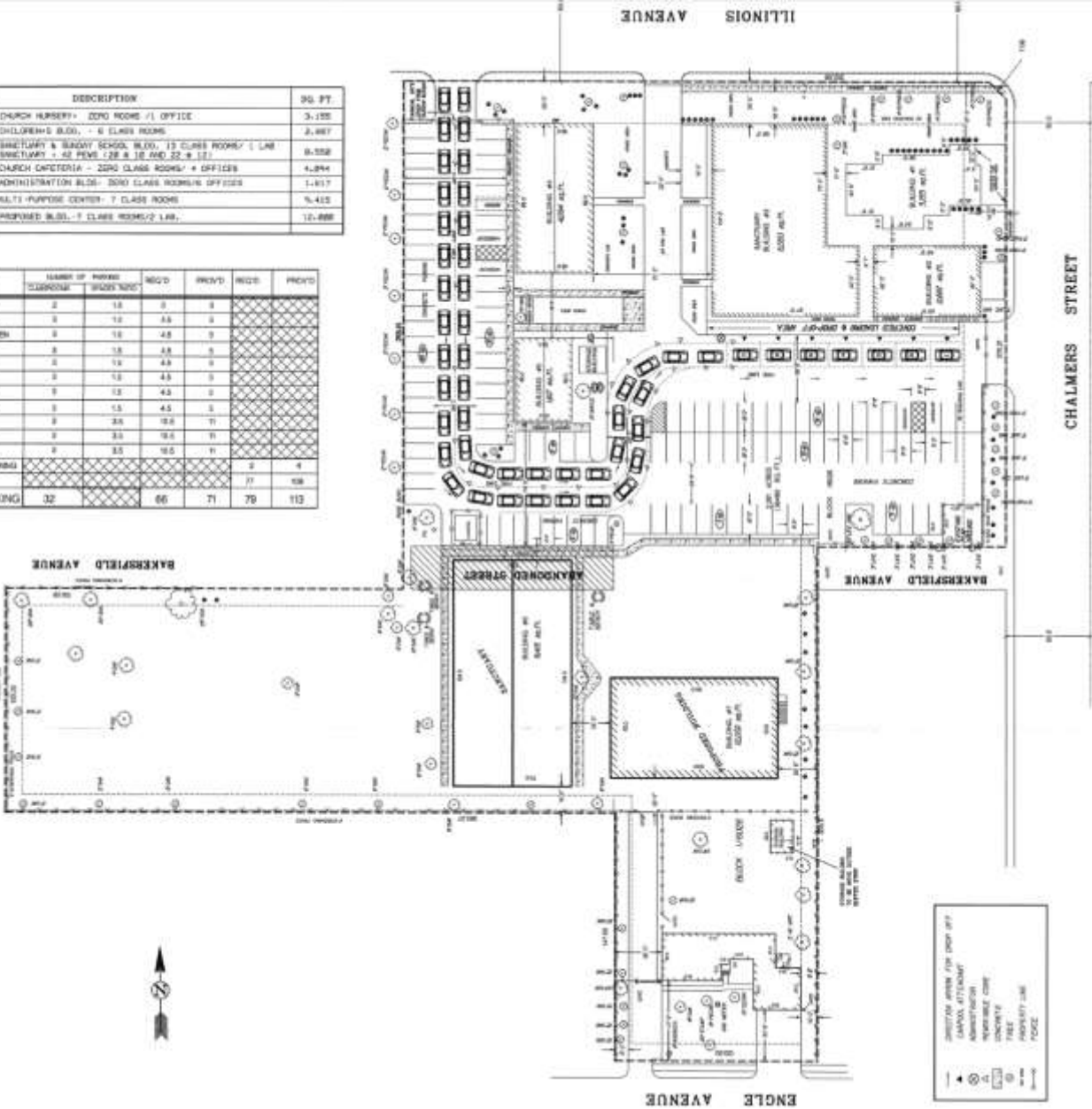
**Figure 1: TMP Exhibit**



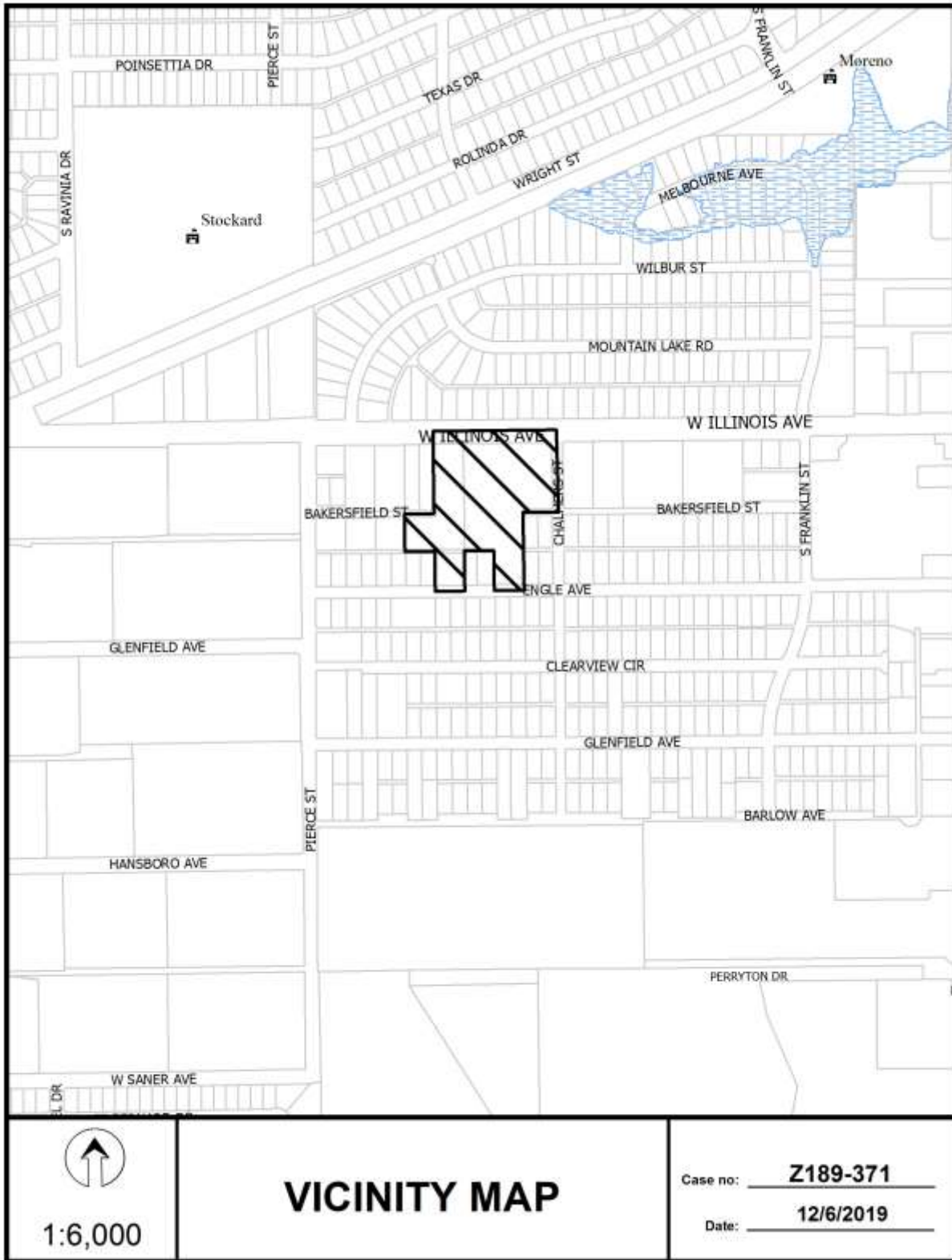
**Existing Traffic Management Plan**

BUILDING	DESCRIPTION	SQ. FT.
BLDG. 1	CHURCH NURSERY + ZEPHYRUS /1 OFFICE	3,155
BLDG. 2	CHILDREN'S BLDG. + 6 CLASS ROOMS	2,967
BLDG. 3	SANCTUARY & SUNDAY SCHOOL BLDG. 13 CLASS ROOMS / LAB	8,558
BLDG. 4	CHURCH OFFICES + 2200 CLASS ROOMS + OFFICES	4,874
BLDG. 5	ADMINISTRATION BLDG. 2000 CLASS ROOMS/OFFICES	1,617
BLDG. 6	MULTI-PURPOSE CENTER 7 CLASS ROOMS	6,433
BLDG. 7	PROPOSED BLDG. 7 CLASS ROOMS/2 LAB.	12,886

DESCRIPTION	NUMBER OF SPACES		REQ'D	PROVD	REQ'D	PROVD
	CLASSROOM	GRADE				
FIRE # - 1	2	18	0	0		
FIRE # - 4	3	12	4.5	3		
GREENGLASS	3	18	4.5	3		
1st GRADE	3	18	4.5	3		
2nd GRADE	3	18	4.5	3		
3rd GRADE	3	18	4.5	3		
4th GRADE	3	18	4.5	3		
5th GRADE	3	18	4.5	3		
6th GRADE	3	24	6.0	3		
7th GRADE	3	24	6.0	3		
8th GRADE	3	24	6.0	3		
9th GRADE	3	24	6.0	3		
INFORMAL PARKING				2	0	
SECURITY				77	100	
<b>TOTAL PARKING</b>	<b>32</b>	<b>66</b>	<b>71</b>	<b>79</b>	<b>113</b>	



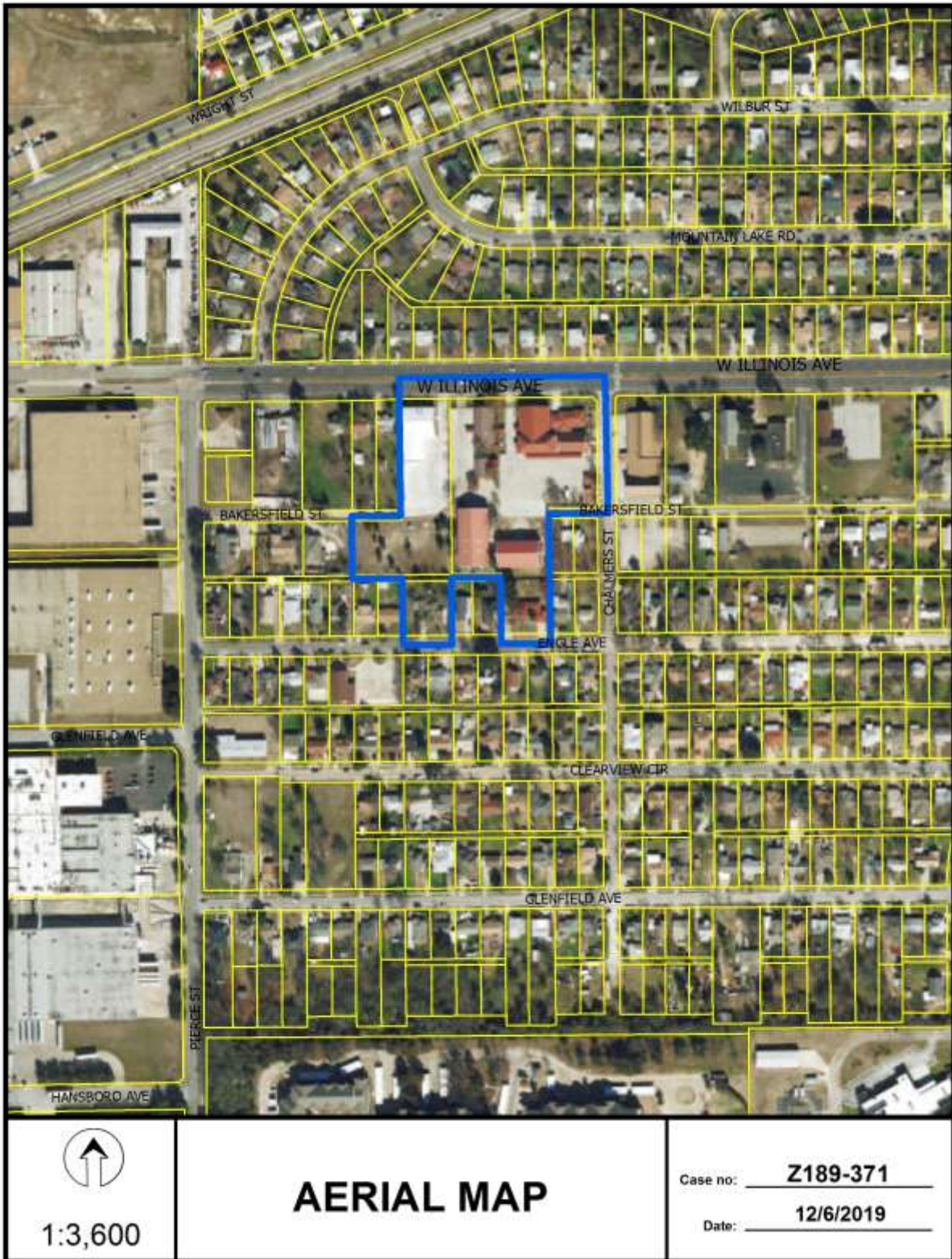


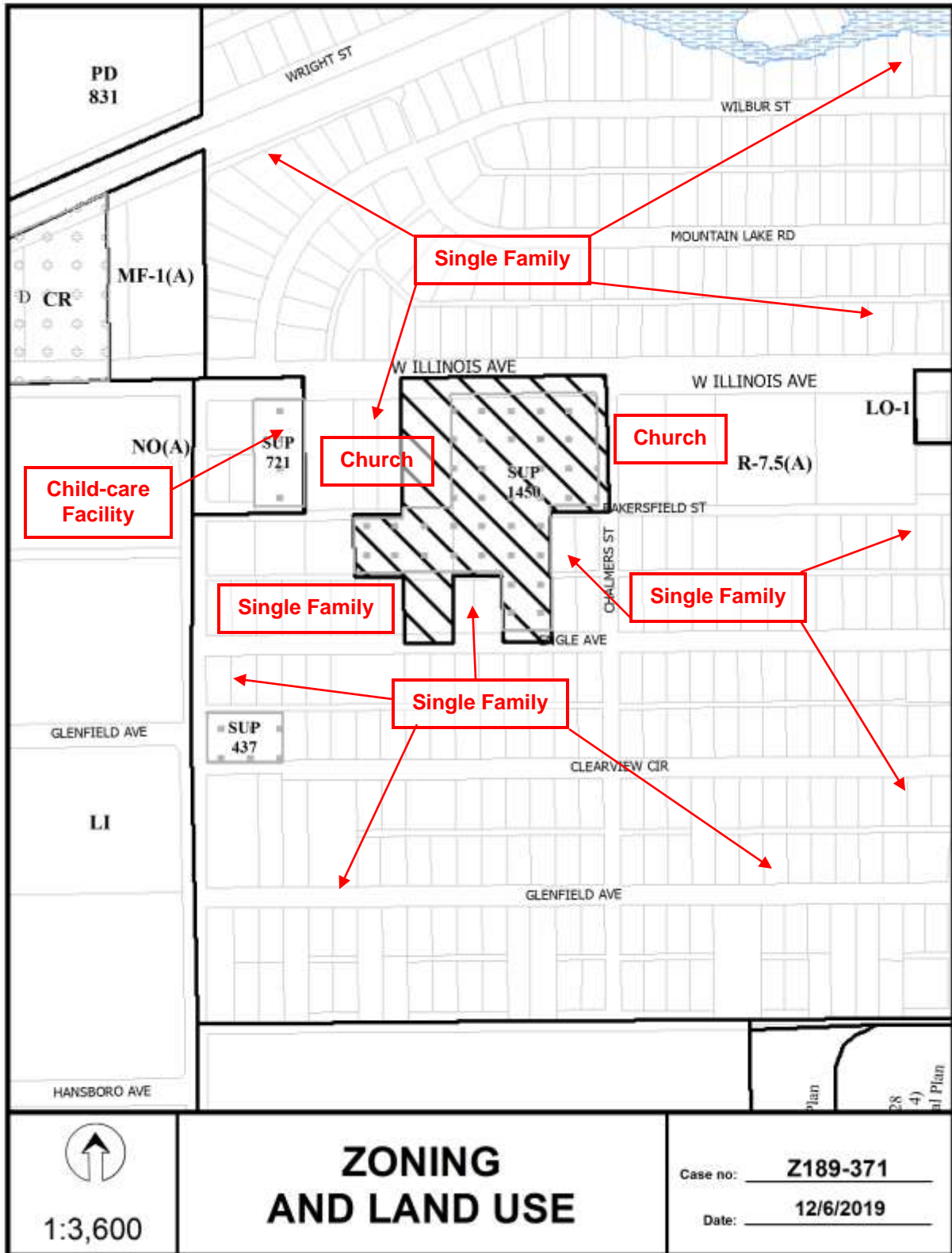


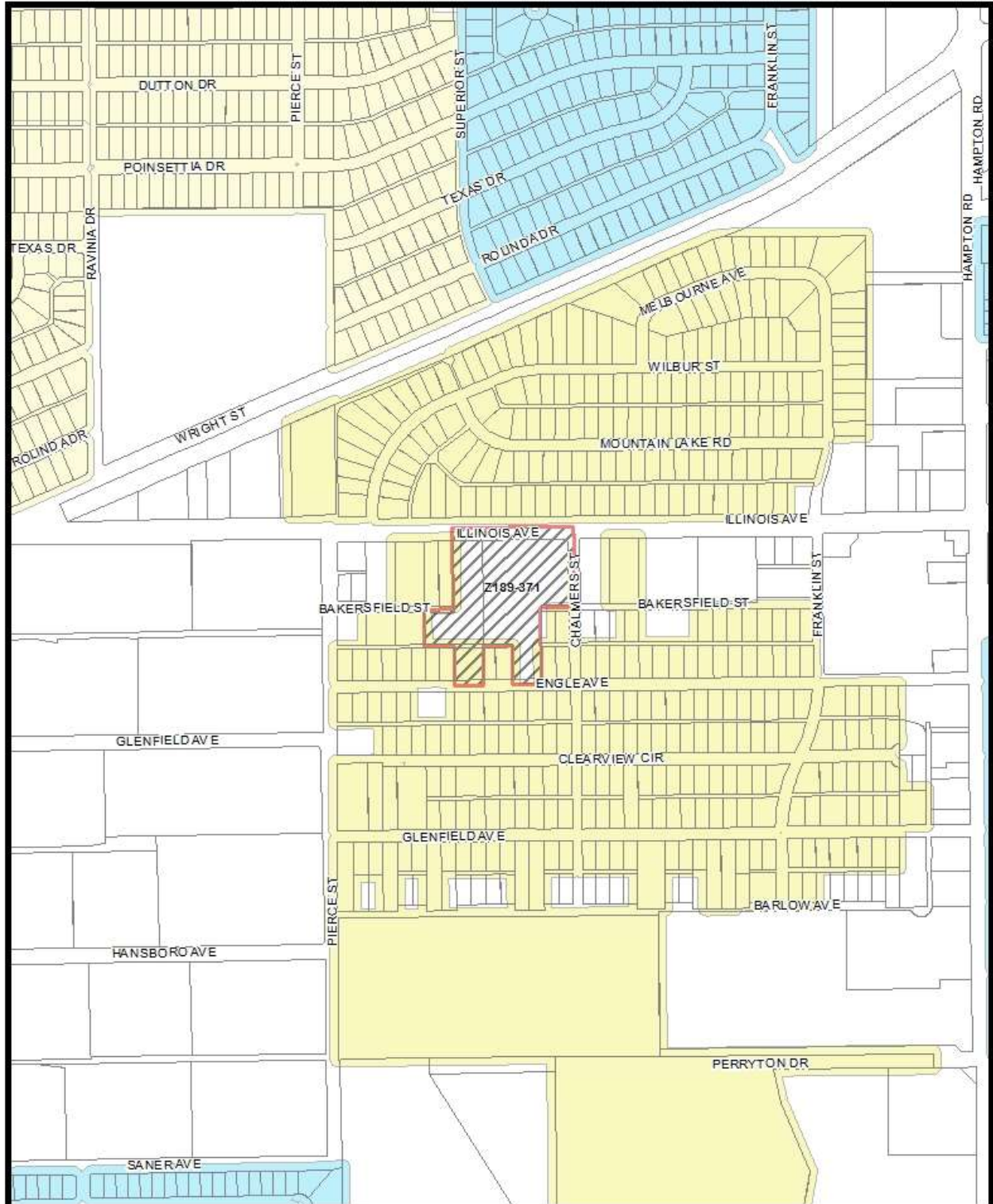
1:6,000

**VICINITY MAP**

Case no:     Z189-371      
Date:     12/6/2019







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



# Market Value Analysis

Printed Date: 12/6/2019



12/05/2019

***Notification List of Property Owners******Z189-371******133 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2702 W ILLINOIS AVE	REYES GAMALIEL MEJIA
2	2718 BAKERSFIELD ST	VILLANUEVA ROSALINDA
3	2623 ENGLE AVE	DELGADO ANTONIO & MARTHA
4	2634 W ILLINOIS AVE	NUEVA VIDA/ NEW LIFE ASSEMBLY
5	2602 W ILLINOIS AVE	GOLDEN RULE SCHOOLS INC
6	2631 ENGLE AVE	NUEVA VIDANEW LIFE ASSEMBLY
7	2757 WILBUR ST	JACKSON SIDNEY B SR
8	2751 WILBUR ST	CARDOZA ALFONSO G
9	2747 WILBUR ST	NORRELL MARILYN KAY &
10	2607 MOUNTAIN LAKE RD	RODRIGUEZ DIMAS
11	2611 MOUNTAIN LAKE RD	MAYEN MARGARITA S
12	2615 MOUNTAIN LAKE RD	GARCIA RICARDO
13	2621 MOUNTAIN LAKE RD	ORTIZ JUAN P &
14	2625 MOUNTAIN LAKE RD	CHAMBERS JAMES K & TINA M
15	2631 MOUNTAIN LAKE RD	ROCHA MARIA R
16	2635 MOUNTAIN LAKE RD	GONZALEZ EMA &
17	2641 MOUNTAIN LAKE RD	GARCIA DANIEL & CRUZ
18	2651 MOUNTAIN LAKE RD	MARTINEZ SILVERIO
19	2754 WILBUR ST	CASTILLEJO CELESTINO &
20	2746 WILBUR ST	MONTERO GUILLERMINA
21	2740 WILBUR ST	ESCOBEDOROSALES JAVIER ALEJANDRO &
22	2726 WILBUR ST	VEGA ADELINA REGALADO
23	2720 WILBUR ST	SOLORZANO TOMAS &
24	2712 WILBUR ST	CHAVEZ JOSE LUIS
25	2706 WILBUR ST	ALVAREZ DAVID F
26	2660 MOUNTAIN LAKE RD	ZACARIAS NOHEMI

12/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2654 MOUNTAIN LAKE RD	MARTINEZ JOSE
28	2650 MOUNTAIN LAKE RD	DURAN OSVALDO
29	2646 MOUNTAIN LAKE RD	MARTINSON JAY MCCARLEY
30	2640 MOUNTAIN LAKE RD	RAMIREZ SAN JUANA
31	2636 MOUNTAIN LAKE RD	DELAROSA MONICA
32	2630 MOUNTAIN LAKE RD	MARTINEZ ANDREA
33	2626 MOUNTAIN LAKE RD	ALDANA LUIS ANGEL GONZALEZ &
34	2620 MOUNTAIN LAKE RD	GREGORIO NEFTALI
35	2616 MOUNTAIN LAKE RD	GUILLEN ANTONIA
36	2610 MOUNTAIN LAKE RD	MIRELES BASILIO
37	2606 MOUNTAIN LAKE RD	GONZALES MARCELINA
38	2602 MOUNTAIN LAKE RD	GONZALEZ ALBERTO G & SOCORRO C
39	2560 MOUNTAIN LAKE RD	BANDA ROGELIO C &
40	2545 W ILLINOIS AVE	ARELLANO FREDDY
41	2551 W ILLINOIS AVE	MAZZMANIA LP
42	2555 W ILLINOIS AVE	LEYVA AMADOR & MARIA
43	2561 W ILLINOIS AVE	TORRES DARLENE
44	2565 W ILLINOIS AVE	LOPEZ RAFAEL & SILVIA REYNOSO
45	2571 W ILLINOIS AVE	JIMENEZ CYNTHIA
46	2575 W ILLINOIS AVE	REYES JOSH
47	2581 W ILLINOIS AVE	GUTIERREZ SIMON
48	2603 W ILLINOIS AVE	COMPEAN GUILLERMO &
49	2607 W ILLINOIS AVE	SEPULVEDA JUAN CARLOS
50	2611 W ILLINOIS AVE	BACCHUS ANTOINETTE
51	2617 W ILLINOIS AVE	MARTINEZ ALBERTO
52	2621 W ILLINOIS AVE	ALBARANGEL JOSE MARCELO
53	2625 W ILLINOIS AVE	ZAVALA ROSENDAN
54	2631 W ILLINOIS AVE	GOMEZ RAMON M
55	2635 W ILLINOIS AVE	ESQUIVEL ANTHONY
56	2703 W ILLINOIS AVE	HERNANDEZ VICTORIA
57	2709 W ILLINOIS AVE	GUERRERO TRACY &

12/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2600 PIERCE ST	KANASE HEENA N &
59	2726 W ILLINOIS AVE	CHAPMAN BEVERLY D
60	2712 W ILLINOIS AVE	DELGADO VICENTE & ANTONIO
61	2706 W ILLINOIS AVE	DURON JOSE A
62	2636 PIERCE ST	CHURCH OF GOD OF PROPHECY
63	2731 ENGLE AVE	LULE ROBERT
64	2737 ENGLE AVE	JIMENEZ ALBERTO JR & MARY
65	2624 BAKERSFIELD ST	GUZMANFLORES RODRIGO & MARIA CONCEPTION
66	2723 ENGLE AVE	MAPLES ANTHONY LEE
67	2727 ENGLE AVE	CARDONA DAVID &
68	2719 ENGLE AVE	GARCIA ROLANDO & BLANCA E
69	2717 ENGLE AVE	SANCHEZ JAVIER
70	2707 ENGLE AVE	GOMEZ DONNA M
71	2703 ENGLE AVE	TILLEY JERRY
72	2603 ENGLE AVE	MARTINEZ JUAN RAUL
73	2608 BAKERSFIELD ST	VALDEZ LUPE
74	2607 ENGLE AVE	CABRERA AGUSTIN & MELBA
75	2574 W ILLINOIS AVE	FIRST PENTECOSTAL CHURCH
76	2558 W ILLINOIS AVE	SILOE IGLESIA EVANGELICA
77	2550 W ILLINOIS AVE	PALABRA DE VIDA MINISTRIES INC
78	2577 ENGLE AVE	GANDHI LLC
79	2571 ENGLE AVE	DOMINGUEZ CUAUHTEMOC &
80	2567 ENGLE AVE	HERNANDEZ RENE S &
81	2558 BAKERSFIELD ST	HERNANDEZ ANTONIO C
82	2561 ENGLE AVE	GOMEZ ENRIQUE
83	2551 ENGLE AVE	VERDIN JOSE C & ROSA
84	2557 ENGLE AVE	RUIZ RAMIRO
85	2736 ENGLE AVE	CANCINO MISAEL CRUZ
86	2730 ENGLE AVE	CORDERO ALFREDO & BLANCA
87	2710 PIERCE ST	MASONIC LODGE 1314
88	2726 ENGLE AVE	SILVA JUAN C & MARIA B



12/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2722 ENGLE AVE	RODRIGUEZ LOUIS
90	2719 CLEARVIEW CIR	LOPEZ JUAN A & BERTHA
91	2710 ENGLE AVE	CANAAN CHURCH OF GOD
92	2715 CLEARVIEW CIR	RANGEL MICHAEL ETAL
93	2711 CLEARVIEW CIR	ESCAMILLA ROY
94	2718 ENGLE AVE	CANAAN CHURCH OF GOD
95	2707 CLEARVIEW CIR	VALTIERRA SERGIO R &
96	2703 CLEARVIEW CIR	OSORIO PEDRO &
97	2631 CLEARVIEW CIR	CRUZ GISELA
98	2627 CLEARVIEW CIR	REYES ANGEL S & RAMONA C
99	2636 ENGLE AVE	GARCIA JOEL H & HILARIA
100	2634 ENGLE AVE	GARCIA JOSE G
101	2626 ENGLE AVE	KUGLER VALERIE J
102	2623 CLEARVIEW CIR	RAMIREZ JOSE L &
103	2619 CLEARVIEW CIR	GONZALES RIGOBERTO &
104	2620 ENGLE AVE	ROSS ANDREW & LYDIA
105	2615 CLEARVIEW CIR	GONZALEZ MARCELINO ET AL
106	2611 CLEARVIEW CIR	CONTRERAS EFRAIN &
107	2610 ENGLE AVE	GARCIA PEDRO JR & IRMA G
108	2616 ENGLE AVE	HERNANDEZ JOSE LUIS
109	2606 ENGLE AVE	ACUNA JOSE A & MARTINA C
110	2602 ENGLE AVE	TAPIA JUAN MARTIN
111	2607 CLEARVIEW CIR	SCHORMAN CLEARVIEW LLC
112	2603 CLEARVIEW CIR	MUNOZ RODOLFO & MAYELA
113	2714 CLEARVIEW CIR	RAMOS ROGELIO
114	2702 CLEARVIEW CIR	2702 CLEARVIEW SERIES
115	2706 CLEARVIEW CIR	GUERRERO ARTURO GUEVARA &
116	2628 CLEARVIEW CIR	BEIZA ADOLFINA
117	2620 CLEARVIEW CIR	TABOR ARTHUR
118	2624 CLEARVIEW CIR	CASANAZ CARLOS A
119	2612 CLEARVIEW CIR	FERNANDEZ ROMULO & NORMA

Z189-371(JM)

12/05/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2616 CLEARVIEW CIR	ALONZO HUGO & ROSA
121	2608 CLEARVIEW CIR	CASTANEDA CESAR &
122	2604 CLEARVIEW CIR	YESCAS FELIPE
123	2572 ENGLE AVE	BENITEZ REYNA PEREZ NEGRON &
124	2576 ENGLE AVE	ESPINOZA JESUS &
125	2567 CLEARVIEW CIR	PORRAS LOUIS A JR
126	2563 CLEARVIEW CIR	LOPEZ HUGO &
127	2560 ENGLE AVE	MENDOZA MARIA S
128	2553 CLEARVIEW CIR	GUTIERREZ BRISA
129	2566 ENGLE AVE	WILSON REBECCA
130	2559 CLEARVIEW CIR	STUBBS SANDRA JEAN
131	2556 ENGLE AVE	OLGUIN ONESIMO
132	2566 CLEARVIEW CIR	MORGADO SERGIO C &
133	2627 ENGLE AVE	LEYVA PRESILIANO &

**FILE NUMBER:** Z189-246(PD)

**DATE FILED:** April 17, 2019

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

**COUNCIL DISTRICT:** 7

**MAPSCO:** 48 L

**SIZE OF REQUEST:** Approx. ± 3.0 acres

**CENSUS TRACT:** 0122.07

**REPRESENTATIVE:** Santos Martinez, La Sierra Planning Group

**APPLICANT/OWNER:** Sikka Investments LLC

**REQUEST:** An application for a 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use.

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

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

**BACKGROUND:**

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

**Zoning History:**

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

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

**Thoroughfares/Streets:**

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

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**URBAN DESIGN**

**GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE**

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

**Area Plan:**

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

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

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

**Surrounding Land Uses:**

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

**Land Use Compatibility:**

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

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

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

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

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

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

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

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

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

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

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

The list of prohibited uses is as follows:

- Gas drilling and production [SUP].
- Temporary concrete or asphalt batching plant [*By special authorization of the building official*].
- Hotel and motel [SUP].
- Lodging or boarding house [SUP]
- Overnight general purpose [See Sections 51A-4.205(2.1)].
- College dormitory, fraternity, or sorority house.
- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [DIR]
- 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]
- Convenience store with drive-through. [SUP]
- Furniture store.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. [SUP]
- Home improvement center, lumber, brick or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop. [SUP]
- Pawn shop.
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.
- Mini-warehouse. [SUP]
- Recycling buy-back center. [See Section 51A-4.213 (11).]
- Recycling collection center. [See Section 51A-4.213 (11.1)]



The following uses have not been restricted.

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

**Development Standards**

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

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

**Parking:**

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

**Landscaping:**

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

**Market Value Analysis:**

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

Z189-246(PD)

**List of Partners/Principals/Officers**

**Sikka Investments LLC**

Alex Daredia	Officer
Shazeb Daredia	Officer

### **Proposed Volunteered Deed Restrictions**

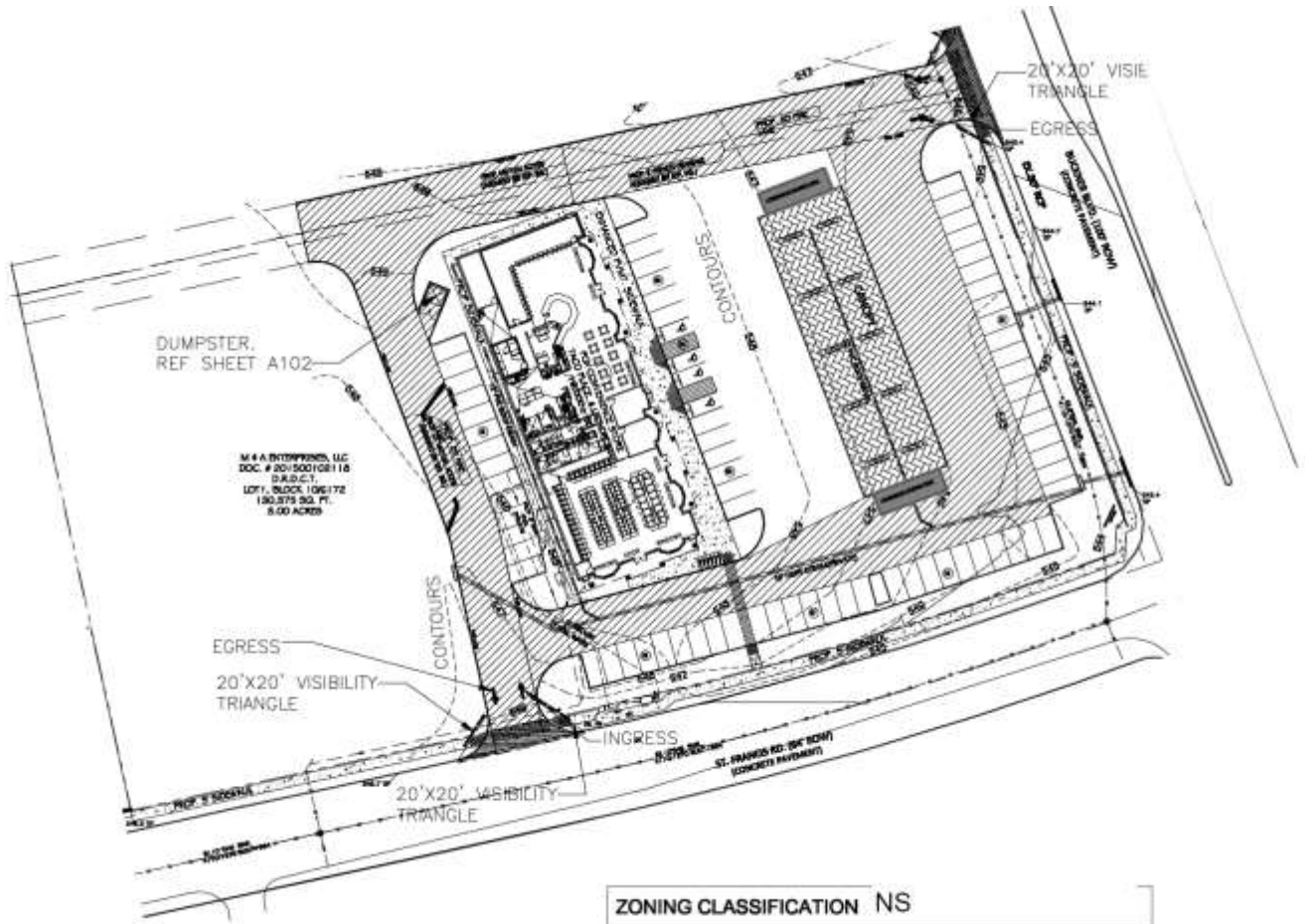
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- (1) The following uses are prohibited on the Property:
  - Gas drilling and production [SUP].
  - Temporary concrete or asphalt batching plant [*By special authorization of the building official*].
  - Hotel and motel [SUP].
  - Lodging or boarding house [SUP]
  - Overnight general purpose [See Sections 51A-4.205(2.1)].
  - College dormitory, fraternity, or sorority house.
  - Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).]
  - Ambulance service. [RAR]
  - Animal shelter or clinic without outside runs. [RAR]
  - Auto service center. [RAR]
  - Business school.
  - Car wash. [DIR]
  - 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]
  - Convenience store with drive-through. [SUP]
  - Furniture store.
  - General merchandise or food store greater than 3,500 square feet.
  - General merchandise or food store 100,000 square feet or more. [SUP]
  - Home improvement center, lumber, brick or building materials sales yard. [DIR]
  - Household equipment and appliance repair.
  - Liquor store.
  - Mortuary, funeral home, or commercial wedding chapel.
  - Nursery, garden shop, or plant sales.
  - Paraphernalia shop. [SUP]
  - Pawn shop.
  - Restaurant with drive-in or drive-through service. [DIR]
  - Swap or buy shop. [SUP]
  - Temporary retail use.
  - Theater.
  - Mini-warehouse. [SUP]
  - Recycling buy-back center. [See Section 51A-4.213 (11).]
  - Recycling collection center. [See Section 51A-4.213 (11.1).]
- (2) The maximum building height shall be 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

**Proposed SUP Conditions**

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

**Proposed Site Plan**



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

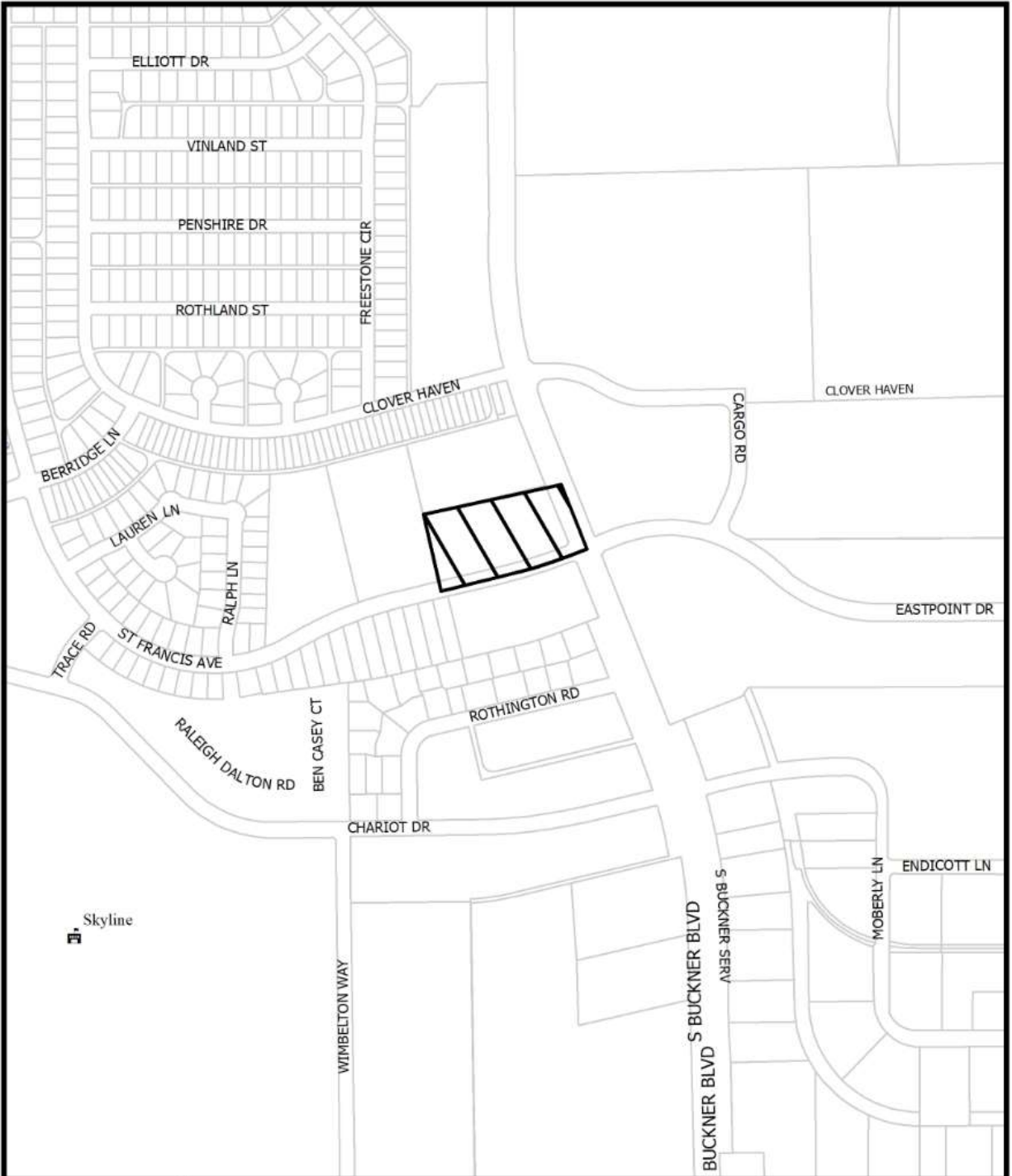



**Proposed Termination of SUP No. 2235 Conditions**

1. **USE:** The only use authorized by this specific use permit is a motor vehicle fueling station.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires April 12, 2022, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **LANDSCAPING:** Landscaping must be provided as shown on the attached landscape plan.
5. **FENCE:** A six-foot-high solid wood fence must be provided in the location shown on the attached landscape plan.
6. **INGRESS-EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. **PARKING:** Off-street parking must be located as shown on the attached site plan.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.”



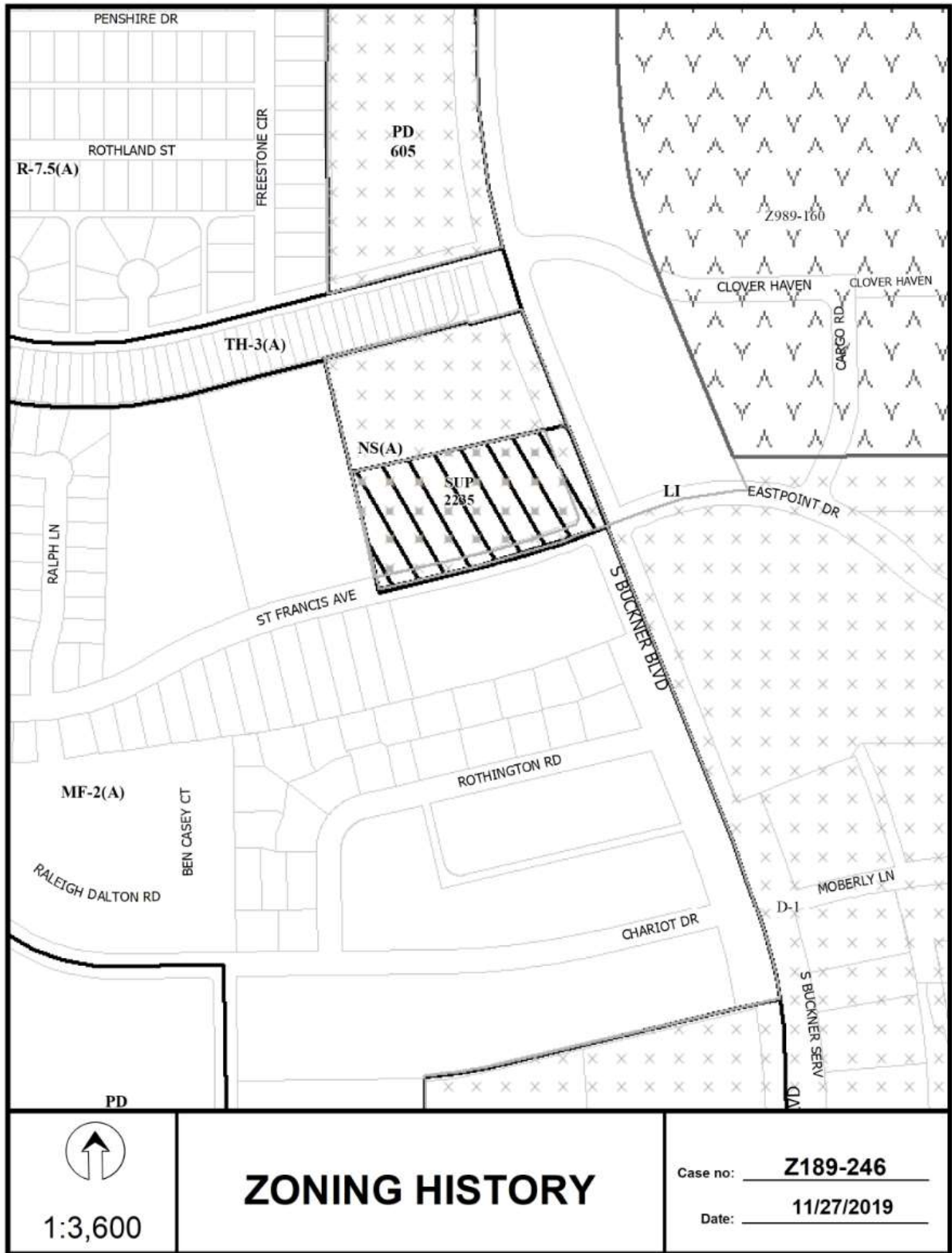




 1:6,000	<b>VICINITY MAP</b>	Case no: <u>    Z189-246    </u> Date: <u>    11/27/2019    </u>
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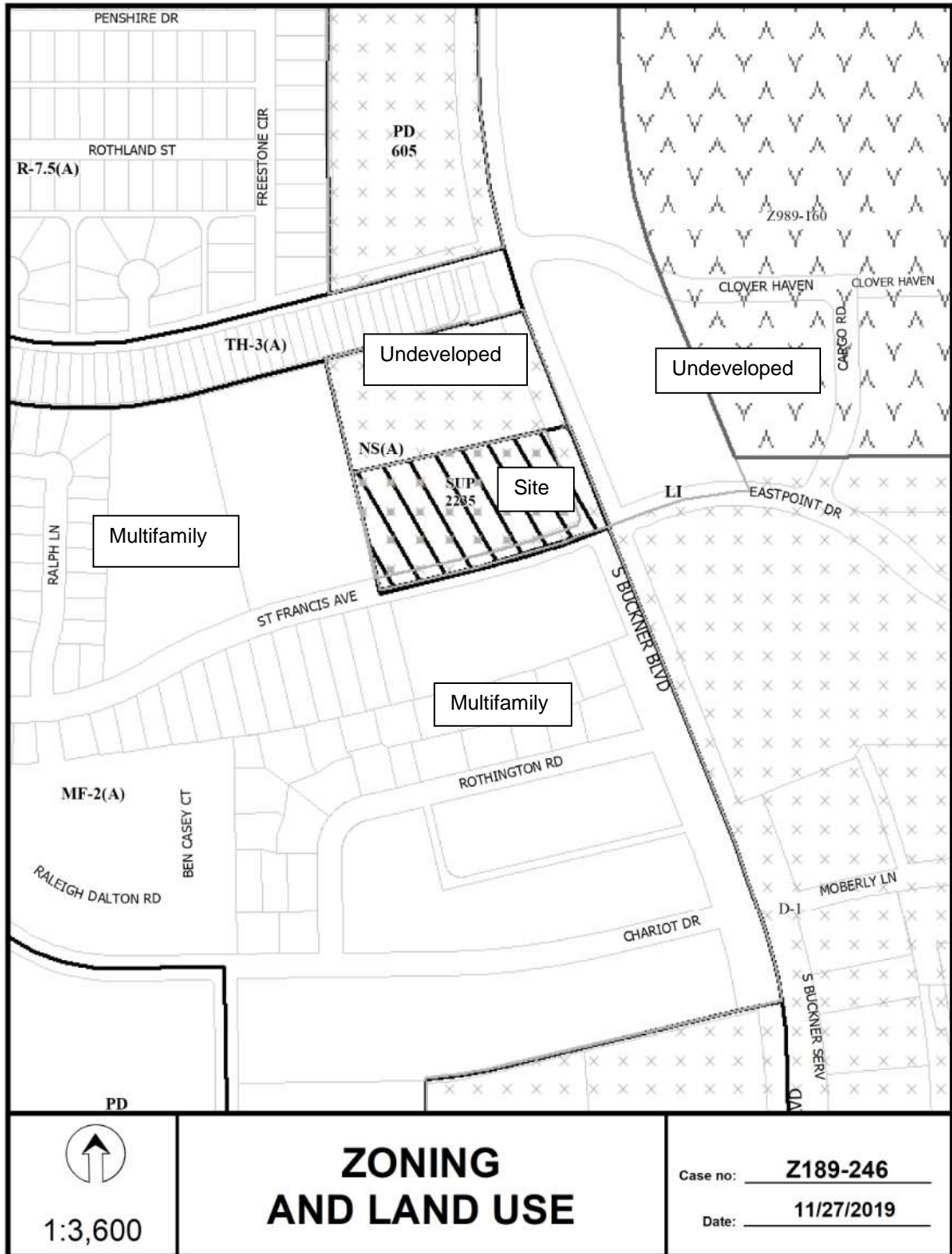


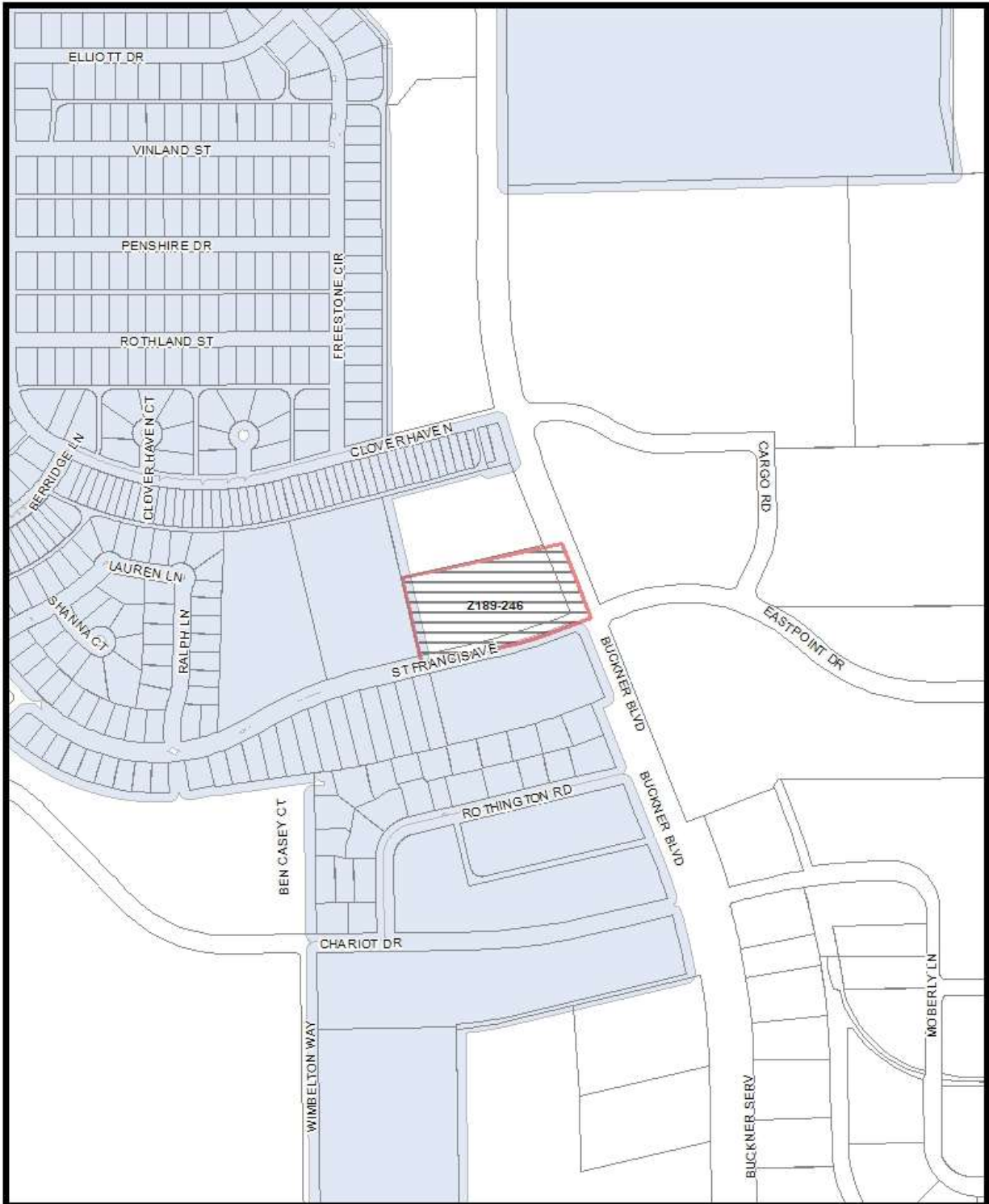
 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>    Z189-246    </u> Date: <u>    11/27/2019    </u>
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# ZONING HISTORY

Case no: Z189-246  
Date: 11/27/2019



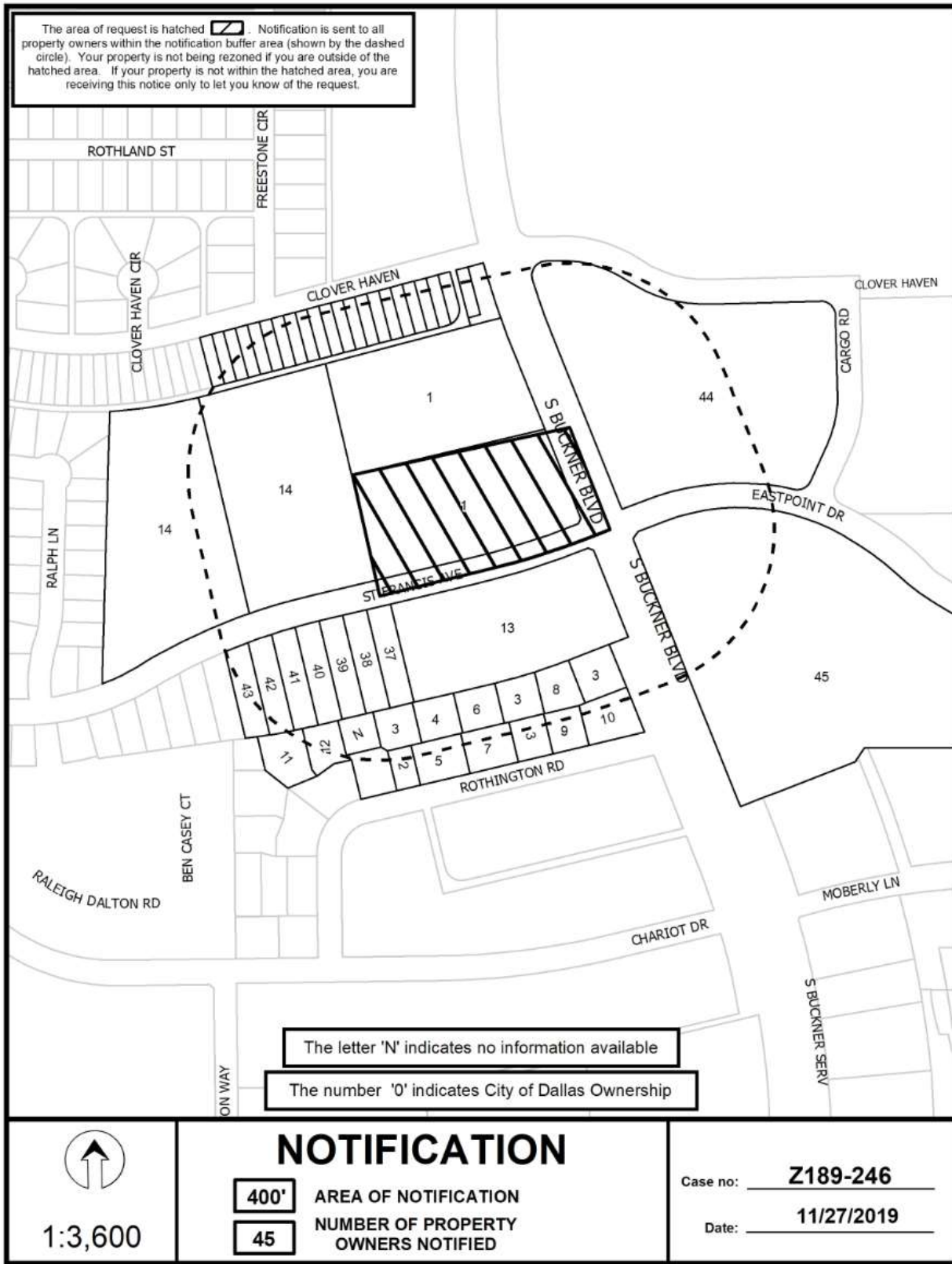


MVACluster A B C D E F G H I NA

 1:4,800

# Market Value Analysis

Printed Date: 11/27/2019



11/27/2019

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

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



11/27/2019

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

**Planner: Pamela Daniel**

**FILE NUMBER:** Z189-254(PD) **DATE FILED:** April 26, 2019

**LOCATION:** West corner of Copeland Street and Gay Street

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

**SIZE OF REQUEST:** Approx. 0.21 acres **CENSUS TRACT:** 27.01

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**REPRESENTATIVE:** Luis Perez

**APPLICANT/OWNER:** Anilkumar and Rama Thakrar Family Trust

**REQUEST:** An application for a MF-2(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 nonresidential subdistricts.
- The approximately 0.21-acre request site is currently developed with a one-story multifamily containing four dwelling units.
- The structure is approximately 2,640-square-feet and was constructed in 1925.
- Historic information was obtained utilizing Historic aerials and Google Earth. Utilizing these search engines, staff determined that while the use was nonconforming, the use ceased operation between 2011 and 2015. Sec. 51A-4.704.(F)(2) regulates that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more.
- The proposed MF-2(A) Multifamily Subdistrict will allow the land use of multifamily by right. The current zoning of R-5(A) Single Family Subdistrict does not allow the multifamily use.
- The surrounding land uses consist of single-family dwelling units to the west, north, and south with undeveloped parcels to the northeast and southwest.

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

**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 the request will not have a negative impact on the existing street system.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

While the request does provide affordable housing, equal consideration should also be given to the quality, safety and structural integrity of the housing. Thus, staff does not believe that the request meets the goal of providing equitable opportunities for Dallas residents.

## **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.

### **GOAL 6 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 currently 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.

**Surrounding Land Uses:**

	<b>Subdistricts in PD No. 595</b>	<b>Land Use</b>
Site	R-5(A)	Multifamily
North	R-5(A)	Single Family
Northeast	R-5(A)	Undeveloped
East	R-5(A)	Undeveloped
South	R-5(A)	Single Family
Southwest	R-5(A)	Undeveloped
West	R-5(A)	Single Family

**Land Use Compatibility:**

The request site is approximately 0.21-acres of land and is currently developed with a one-story multifamily structure consisting of four dwelling units. According to the Historical Aerials, the structure was constructed between 1958 and 1968. Historical zoning maps reflect the zoning in 1965 was an MF-2 Multifamily District. In 2001, when PDD No. 595 was established the district was zoned an R-5(A) Single Family Subdistrict with the structure existing. Pursuant to the Dallas Development Code, the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. Per historical aerials, provided for reference, in 2011 the nonconforming use was vacant and boarded-up through 2015. Upon further research, staff could not obtain evidence of an active Certificate of Occupancy, the required multitenant permit or permits for necessary utility connections.

While the Dallas Development Code does provide a provision to allow a nonconforming use the right to operate if the structure is damaged or destroyed other than by the intentional act of the owner or his agent, staff has found no evidence of a natural disaster occurring on the property.

The property is surrounded by single family to the north, south and west with undeveloped lots to the northeast, east and southwest.

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-2(A) Multifamily Subdistrict as they relate to the height, lot coverage, lot size, parking and screening requirements. While the use previously operated in the neighborhood, 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.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD 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
PDD No. MF-2(A) - Proposed Multifamily	15' However, 20' is required for continuity	10'/15'	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

**Off-Street 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 development, one parking space is required per dwelling unit. An additional one-quarter space per dwelling unit must be provided for resident parking if the required parking is restricted to resident parking only. In addition, PD No. 595 requires additional parking setbacks and screening. If the property is developed as existing, the required parking will be a minimum of eight parking spaces plus two parking spaces for guests. Additionally, the required parking cannot be located in the required front yard. The existing use does not provide any off-street parking as required by Code.

**Landscaping:**

Landscaping of any development will be in accordance with the landscape regulations of PDD No. 595.

**List of Partners/Principals/Officers**

**Anilkumar and Rama Thakrar Family Trust**

Anilkumar Thakrar	Trust member
Rama Thakrar	Trust member
Anish Thakrar	Trust member

**Historical Timeline**  
**(for reference purposes only)**

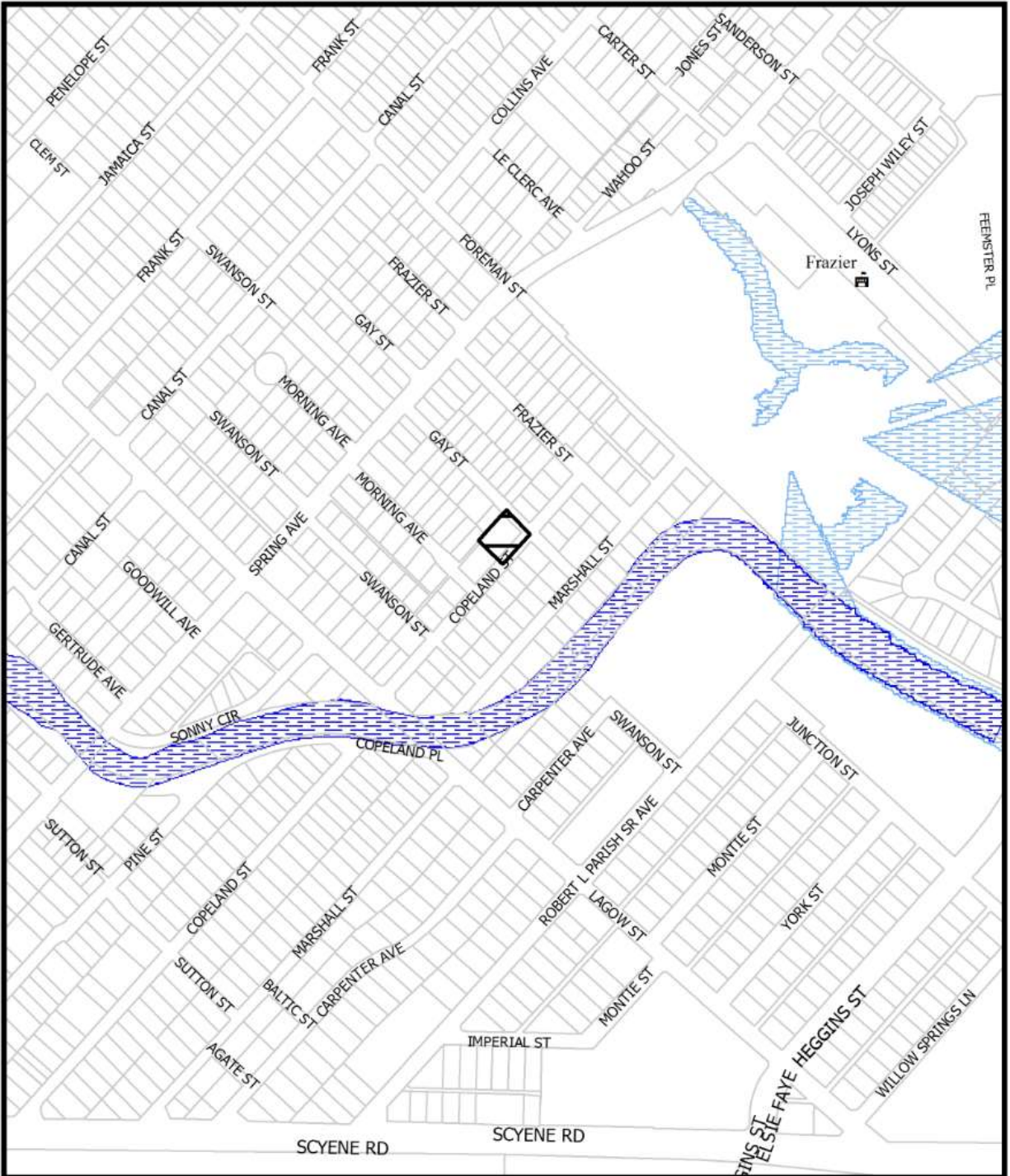
2011



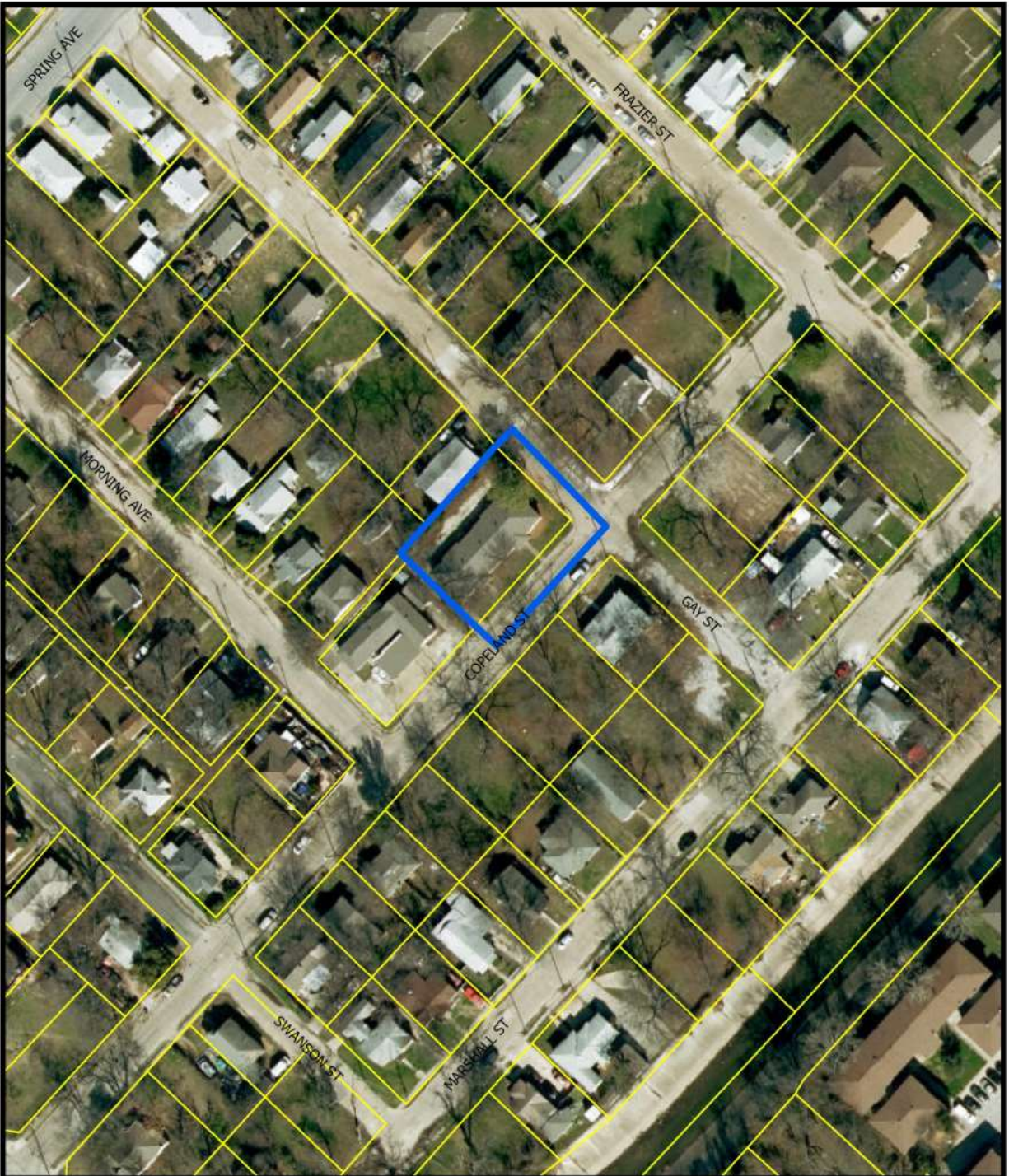
2015



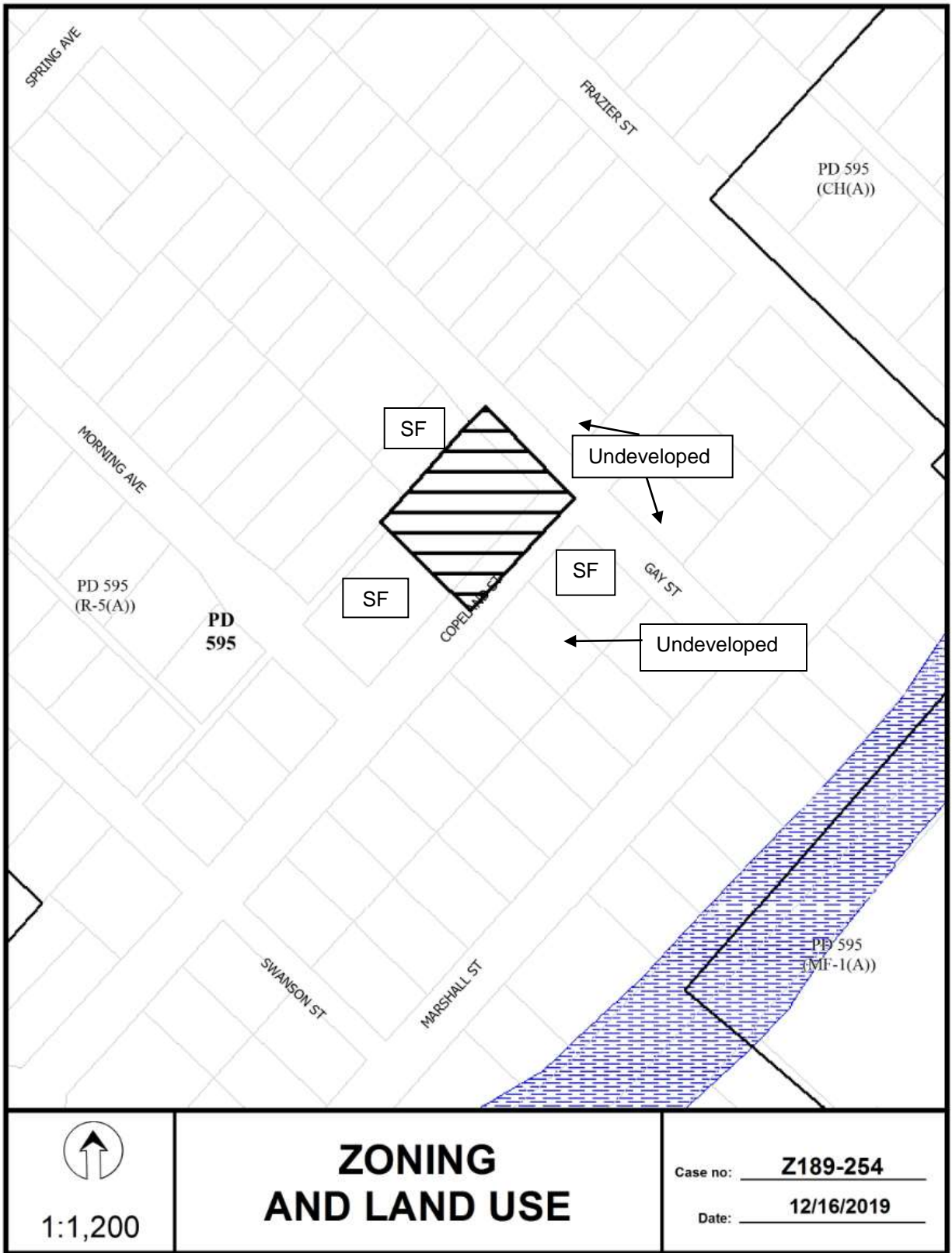


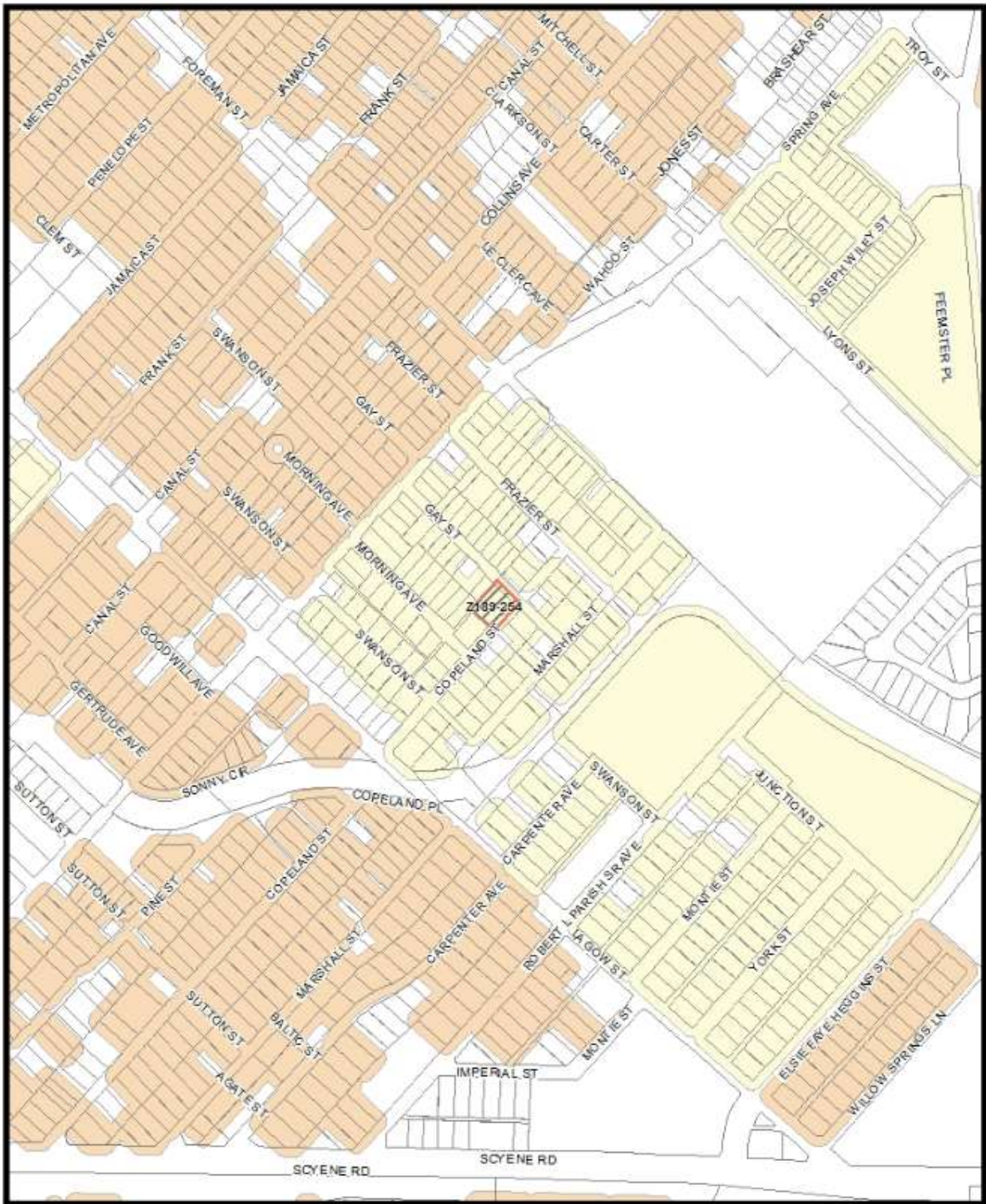


 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u>    Z189-254    </u> Date: <u>    12/16/2019    </u>
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 1:1,200	<h2>AERIAL MAP</h2>	Case no: <u>    Z189-254    </u> Date: <u>    12/16/2019    </u>
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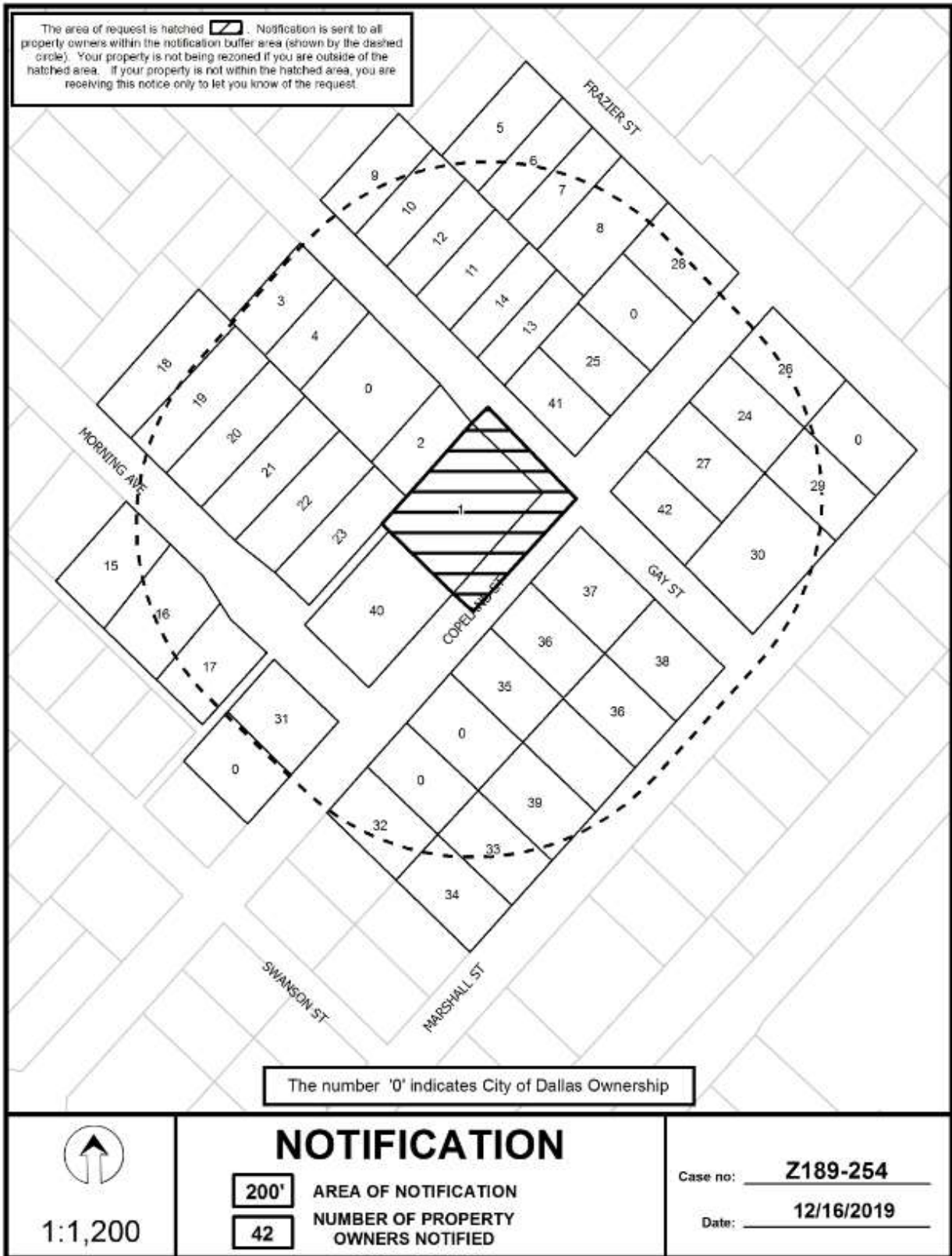
Market Value Analysis



1:4,800

# Market Value Analysis

Printed Date: 12/16/2019



12/16/2019

***Notification List of Property Owners******Z189-254******42 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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	AMERITEX HOMES LLC

12/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4326 COPELAND AVE	SANDERS ERIC D
28	4335 COPELAND AVE	LASTER ABE
29	4331 MARSHALL ST	TEKELEMARIYAM YEWUBDAR
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	4303 MARSHALL ST	SANDERS SARAH
40	4307 COPELAND AVE	ZENO WILLIAM
41	4323 COPELAND AVE	BUTLER BETTY W
42	4322 COPELAND AVE	JAMES JOE W

**FILE NUMBER:** DCA189-005

**DATE INITIATED:** May 29, 2019

**TOPIC:** Temporary Inclement Weather Shelters

**CITY COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

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**PROPOSAL:** Consideration of amending Sections 51-4.217 and 51A-4.217 of the Dallas Development Code to allow temporary inclement weather shelters as a specific accessory use.

**SUMMARY:** The proposal creates a new specific accessory use that allows temporary shelter during times of inclement weather in compliance with Chapter 45.

**ZOAC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.



## **BACKGROUND**

- On April 17, 2019, the Office of Homeless Solutions (OHS) briefed full City Council on Inclement Weather. Direction was given to modify and refine terminology, clarify operation of temporary inclement weather shelters, and explore options to amend Chapter 51A.
- On May 2, 2019, the Citizen Homelessness Commission (CHC) convened a special called meeting to discuss inclement weather sheltering.
- On May 15, 2019, the Office of Homeless Solutions briefed full City Council on Inclement Weather. City Council supported staff recommendation to establish a new use in Chapter 51A.
- On June 20, 2019, staff gave a presentation on overview of temporary inclement weather shelter and potential code amendments to Chapter 51 and 51A to ZOAC. The committee asked questions throughout the presentation and requested the Office of Homeless Solutions provide prior Citizen Homeless Commission and City Council involvement and feedback, community feedback, and highlights on the Temporary Inclement Weather Shelter Program as being drafted for the new Chapter 45.
- On August 15, 2019, the Office of Homeless Solutions gave a presentation on the Temporary Inclement Weather Shelter Program to ZOAC. ZOAC requested that this item be delayed in returning to ZOAC until after the Citizen Homeless Commission meeting scheduled for September 12, 2019.
- On September 12, 2019, the Office of Homeless Solutions briefed the Citizen Homelessness Commission on an update of the Temporary Inclement Weather Shelter Program. The committee asked questions at the conclusion of the presentation relating to procedure and process of the program.
- On September 19, 2019, the Zoning Ordinance Advisory Committee (ZOAC) considered this issue and voted to recommended the proposal move to City Plan Commission (CPC).
- On November 21, 2019, staff briefed the City Plan Commission (CPC) on Temporary Inclement Weather Shelters.
- On December 10, 2019, the Office of Homeless Solutions was scheduled to brief the Housing and Homeless Solutions Council Committee on an update of the Temporary Inclement Weather Shelter Program. However, the committee moved to hold the item for briefing until the January committee meeting but have City Plan Commission move forward with the land use portion in Chapter 51 and Chapter 51A of the two pronged approach.

- Video: <https://dallastx.swagit.com/play/12102019-924>
- Presentation: <https://cityofdallas.legistar.com/LegislationDetail.aspx?ID=4276297&GUID=967842F0-1B30-4250-ADE6-2C9E2CC3D76E&Options=&Search=>

### **GENERAL INFO/STAFF ANALYSIS:**

City Council gave direction to initiate a code amendment to allow the opportunity to provide temporary emergency shelter for the homeless during times of severe temperatures. Early iterations of this code amendment were of a new lodging use because an overnight general purpose shelter is codified as a lodging use. Under this new lodging use, a provision to be in conjunction with a Certificate of Occupancy for a nonresidential use was added. The paired use must then also be a nonresidential use to ensure that the overnight sheltering of the homeless is not permitted within residential uses. In this iteration of the new use, elements of implementing this use, such as defining inclement weather and inclement weather period and capping the maximum number of overnight guests, were built into the draft ordinance. After staff deliberation, meetings with OHS staff, and Building Inspections staff, it was determined that the details of the program would be located in the new chapter, not in the land use. The direction from Council was to create a use that would allow for the overnight sheltering of the homeless during times of inclement weather, not to establish the process by which this function will be actualized.

Upon further examination of the intent and function of the new use, it was determined that the use temporary inclement weather shelter is more appropriately categorized as a specific accessory use. Unlike an overnight general purpose shelter, a temporary inclement weather shelter is not meant to be a primary or exclusive use—meaning that this use would be accessory to a main use. The intent of this new use is to allow the overnight sheltering of the homeless during times of inclement weather on a temporary basis, as a accessory use where there is an existing main use. Not only does temporary inclement weather shelter more reasonably fit as a specific accessory use, but as such would be allowed in most Planned Development Districts. Generally, when a Planned Development District is established, Section 51-4.217 or 51A-4.217 ACCESSORY USES is referenced for applicability and regulations. When specific accessory uses, as listed in that section, are not to be allowed in the Planned Development District they are listed individually in the Planned Development District as “not permitted” and the other specific accessory uses listed are allowed. Therefore, if code amendments are made to Chapters 51 or 51A adding new specific accessory uses after the establishment of the Planned Development District, those uses would be allowed in the Planned Development District until such time as the Planned Development District was otherwise amended. However, Planned Development Districts that list all uses that

“are permitted” would not allow new uses that are added at a later date, such as the proposed specific accessory use Temporary Inclement Weather Shelters.

A two-pronged approach provides for the amendment to Chapters 51 and 51A to create a new specific accessory use in conjunction with the second prong which is the creation of a new chapter in City Code. The second prong, the new Chapter 45 being created by OHS, will contain the process and procedure in which interested parties may participate, operate, and be permitted. Additionally, potential spacing requirements from other temporary inclement weather shelters and overnight general purpose shelters will be housed in Chapter 45. Spacing has a precedent of being located in the chapter governing the operation of the program as is the case in Chapter 6 Alcoholic Beverages, for example.

**PROPOSAL:**

Staff proposes a two-pronged approach to establish temporary inclement weather shelters. The first prong is to create the land use to allow temporary inclement weather shelters by amending Chapters 51 and 51A. The second prong is creation of Chapter 45 in the Dallas City Code by the Office of Homeless Solutions. This new chapter will include, but is not limited to, the program details and regulations, operations, life safety requirements, licensing, and permitting of the program.

The temporary inclement weather shelter is proposed to be a specific accessory use under Section 51A-4.217. Temporary inclement weather shelters may only operate in conjunction with an existing Certificate of Occupancy (CO) for a main use. As a specific accessory use, temporary inclement shelter would be allowed in most Planned Development Districts unless specified otherwise in the Planned Development District. Because most PDs list the specific accessory uses that are “not permitted”, by default the other specific accessssory uses listed are allowed. Therefore additional specific accessory uses being added to the Code after the establishment of the PD would be allowed.

Temporary inclement weather shelters are not permitted in Parking (P) districts because no main use allowed in a parking district would allow the accessory use temporary inclement weather shelters.

No additional off-street parking or loading is required. The main use must already provide required parking.

This use must comply with the regulations in Chapter 45, and may only operate in conjunction with a Certificate of Occupancy. This use is not allowed in conjunction with single family, duplex, townhouse, or handicapped group dwelling unit.

The area restrictions in Subsection (a)(3) will not apply to temporary inclement weather shelters. Unless specifically called out, accessory uses can only occupy five percent of the area of the lot, or floor area, containing the main use.

**Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes  
September 20, 2019**

**Motion to accept staff's recommendation for amendments to the Dallas Development Code to define and establish regulations for inclement weather shelters as presented.**

**Motion:** Brown  
**2<sup>nd</sup>:** Behring

**Result:** Passed: 5-1  
For: Shidid, Behring, Brown, Gomez, and Hall  
Against: Murphy  
Absent: None

<b>DRAFT ORDINANCE</b>
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Sec. 51A-4.217 Accessory Uses

(b) Specific accessory uses.

(11.1) Temporary inclement weather shelter.

(A) Definition: A facility that offers shelter during times of inclement weather in compliance with Chapter 45.

(B) District restrictions: This accessory use is not permitted in Parking (P).

(C) Required off-street parking: None required.

(D) Required off-street loading: None required.

(E) Additional provisions:

(i) This use must comply with the regulations in Chapter 45.

(ii) This use may only operate in conjunction with a Certificate of Occupancy. This use is not allowed in conjunction with single family, duplex, townhouse, or handicapped group dwelling unit.

(iii) The area restrictions in Subsection (a)(3) do not apply to this use.