HONORABLE MAYOR & CITY COUNCIL **WEDNESDAY, FEBRUARY 24, 2021**

ACM: Dr. Eric A. Johnson

FILE NUMBER:	Z190-180(PD)	**DATE FILED:**	January 10, 2020
LOCATION:	North side of Singleton Boulevard, between Bataan Street and Herbert Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	44 Q
SIZE OF REQUEST:	± 5.086 acres	**CENSUS TRACT:**	0101.02

REPRESENTATIVE: Laura Hoffman & Tommy Mann, Winstead PC

APPLICANT/OWNER: West Dallas Investments, L.P.

REQUEST: An application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District.

SUMMARY: The applicant proposes to develop the site with a special office project and mixed uses. The applicant requests to create a Planned Development District to allow for varied increases in the maximum height; (penetrating the residential proximity slope), and the floor area ratio; deviation from the streetscapes, landscape, sign regulations; and decreases to the front yard and side yard setbacks.

CPC RECOMMENDATION: **Approval**, subject to a development plan, a height plan, a streetscape exhibit, and conditions**.**

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The request site consists of 19 parcels with seven parcels being separated by a public street [Toronto Street] situated between Singleton Boulevard and Pueblo Street proposed to be abandoned. Existing uses consist of four surface parking lots, 12 undeveloped lots, one approximately 12,000-square-foot personal service use (gym) with surface parking, and two lots developed with single family dwellings.

- The applicant proposes to raze the existing improvements and redevelop the site with a special office project with a maximum height of 135 feet varied to 75 feet and a garage podium with a maximum height of 74 feet varied to 26 feet regulated through the use of a height exhibit. Additionally, the request seeks to provide a multipurpose space, a pedestrian connection, and abandon a public street that provides an east to west connection.

- The proposed standards of the PD will deviate from the district regulations for R-5(A), CS, and IR Districts as follows:
    1) increase the maximum allowable height from 30 feet (R-5(A)) and 45 feet (CS) respectively to varied heights per a height exhibit;
    2) decrease the maximum allowable height from 200 feet as permitted in an IR District to varied heights per a height exhibit;
    3) decrease front yard setbacks from 20 feet in an R-5(A) District and 15 feet in CS (when adjacent to a thoroughfare) and IR Districts to 12 feet for portions of a building between grade and below 14 feet and six feet for portions of a building between 14 feet and grade. Based on the development plan, a 20-foot setback is required along the northern and western portion of the property and a 12-foot setback is required along the southern and eastern portion of the property. A minimum 15-foot front yard setback is required for a parking structure on Herbert Street. (An additional side yard setback is required where residential adjacency exists for an additional 30 feet in an IR District and 20 feet in a CS District.);
    4) reduce the landscape requirement per Article X, and
    5) increase the number of allowable signs and sign types.

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

1. **Z190-158:** An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, located on the northeast corner of Gulden Lane and Singleton Boulevard. (Pending April 22, 2021 City Plan Commission hearing.)

2. Z189-350: On March 25, 2020, the City Council approved an amendment to Planned Development District No. 891 which incorporated the property in an IR District into and expanding PD No. 891.

3. Z156-302: On September 28, 2016, City Council approved the expansion of Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

4. Z112-319: On June 13, 2016, City Council approved Planned Development District No. 891 for certain Mixed Uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension; ROW
Singleton Boulevard	Major Arterial	88 feet
Herbert Street	Collector	56 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and finds that the deviation from the Complete Streets Manual regarding streetscape standards will negatively and significantly impact the surrounding roadway system. The traffic study for Gateway Tower incorrectly assumed zero annual growth for background traffic and did not consider recent construction or latent developments on Singleton. The traffic study assumes a 0.5% annual growth; the amount is inconsistent with observations of traffic or amount of private development in recent years and still pending. Staff disagrees with an assumed ten percent reduction to trip generation. Although transit should be considered an alternate mode of transportation, ride hailing also generates added trips not accounted in the study. The report is missing Exhibit 3 and Exhibit 4 showing existing and proposed geometries and should provide an illustration showing buildout conditions delay/LOS/V/C/Queue with existing roadway geometry and proposed geometry. A traffic signal warrant analysis is required before development of these properties. Given the amount of development, which exceeds the range of published data, the project traffic trip generation is not considered accurate. Either data from existing similar developments or a traffic study of actual (future) conditions is required. Alternatively, the study could have been based on parking spaces and a general understanding of any passenger loading operations. The study should have included

recommendations of roadway cross section and design of recommended right turn lanes, which are not feasible given the limited space available, and all other recommendations of roadway geometry. Further, staff cannot support the request, since a study including sight distance analysis at Bataan Street, which is impeded by existing buildings was not provided.

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 not consistent 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 1.2 Promote desired development.

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

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

The request site lies within an area designated Urban Neighborhood as depicted on the *forwardDallas! Comprehensive Plan* Vision Illustration. The proposed request is not characteristic of this building block. The Urban Mixed-Use Building Block is characterized by being predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods are characterized by having concentrations of shops and offices along key corridors or at

key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets are characterized with very pedestrian friendly, providing excellent connectivity to shopping, schools, and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.3 Apply urban design tools in pedestrian or transit-oriented districts when approving zoning cases and when developing Area Plans.

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

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

GOAL 5 EXPAND HOMEOWNERSHIP

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

Area Plans:

On March 9, 2011, Council approved the **West Dallas Urban Structure and Guidelines Area Plan** (**the Structure**). This document provides a template for redevelopment of an area generally bounded by the Trinity River Levee, IH-30, and Sylvan Avenue. "The Structure" is an updated and refined vision for this area from the earlier Trinity River Corridor Comprehensive Land Use Plan.

The plan envisions dense, pedestrian-oriented, mixed-use neighborhoods along the Singleton Boulevard and Herbert Street corridors. An overarching goal of “the Structure” is that the La Bajada neighborhood should be protected and reinforced through building use, scale, mass, building patterns, and details. Further amenities should be provided improving the quality of life for its residents.

The development objectives listed in “the Structure” for the area include:

1. Preserve, enhance, conserve the La Bajada community in its entirety;
2. Re-Create Singleton Boulevard and Commerce Street as handsome "parkway" streets entering the inner city;
3. Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it;
4. Step-down in density from the new neighborhood spine east, west and toward La Bajada;
5. Development of three to four (3-4) active mixed-use nodes at major intersections;
6. Allow for incremental rehabilitation and infill re-development of properties east, west, and south of new neighborhood spine as demand emerges, and;
7. Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

“The Structure” divides the area into nine neighborhoods. The area of request falls within two of the neighborhoods: La Bajada and Trinity Point.

The vision for the La Bajada neighborhood includes “one & two story structures conserved and enhanced consistent with its cultural heritage with reinforced services and strong interior and exterior pedestrian connectivity.” Recommended uses include “infill single-family homes (1 & 2 story), park and recreation/community center, duplex (1 & 2 story) or townhome (2 story & 3 story) as a transition to the Singleton District.”

The vision for the Trinity Point neighborhood is “…range of building heights announcing arrival from the east with strong orientation to the Trinity River.” Recommended uses include high density residential with retail at grade, high density office with retail at grade, hospitality, multifamily with retail at grade plus office, townhome, outdoor/indoor market, and park.

According to “the Structure,” to ensure compatibility with La Bajada, in-fill construction should be limited to single family uses and should respect the R-5(A) yard, lot, and space regulations. Where current single-family zoning meets existing IR District, consideration should be given to replacing incompatible uses with single family, duplex, and/or townhome buffers to the existing community. As development moves closer to Singleton and Sylvan, density and height allowances should be increased. “The Structure” recommends no portion of a building over 26 feet in height be located above the residential proximity slope.

"The Structure" encourages underground structured parking to satisfy parking requirements. Parking structures should exhibit the same principles as those for good building design that respect the context and character of its neighbors. With the exception for minimum ground-level frontage required for access to parking and loading, integrated parking and loading areas should not be visible on any building façade facing a public street. Stand-alone parking structures are encouraged to integrate an external skin designed to improve the building's appearance. The ground floor of structured parking along public streets should provide active uses.

"The Structure" recommends a variety of park and open spaces throughout the area. The spaces should provide a wide variety of passive and active recreational types. The type and character of the open space should be influence by its surrounding uses and prospective user groups. Public open space plays a critical role in integrating commercial and residential uses.

Development standards should focus on how buildings relate to form and public space. Regulations should guarantee the transformation of the built environment to realize the Structure's vision and build a strong sense of place.

The **Trinity River Corridor Comprehensive Land Use Plan**, adopted by Dallas City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. "The Structure" is an updated and refined vision from the Trinity River Plan for the area covered by "the Structure."

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 Trinity River Corridor Comprehensive Land Use Plan provides a preferred scenario future land use map. The area of request is designated as Community Corridor with Residential Traditional adjacent to the north. The Plan is designated by seven planning Districts within the Trinity River Corridor. Twenty-three areas were selected for further study. Since these study areas have had more detailed professional analysis and

received more extensive public comment during the planning process, the resulting Land Use Opportunity Plans can provide a more precise level of policy guidance for future development and investment decisions.

The Community Corridor land use module identifies the primary land use as retail-commercial and office-regional. Secondary land uses include multifamily, mixed use, entertainment, and civic uses. The Residential Traditional Module lists the primary land use as single family with secondary land uses being multifamily, neighborhood retail, and neighborhood office uses.

The area of request lies within the Downtown – Lakes District. The Downtown - Lakes District will have the most intense development pattern. This district includes various neighborhoods, La Bajada/Lost Altos being one. In these areas, investments and development patterns should support and strengthen the existing neighborhoods. Specifically, the existing single-family residential uses in La Bajada should be protected, enhances, and tied into the river greenbelt.

The area of request falls within **Study Area 16: La Bajada / Los Altos.** The Land Use Opportunity Plan for this area protects and retains the existing neighborhoods. It envisions a mix of uses, including Office and Retail – Special, at the point where the Margaret Hunt Hill Bridge will create a new connection across the river and a new gateway into West Dallas. The area between Singleton Boulevard and the rail line will redevelop with a mix of uses. The area is designated as Residential – Urban consisting of a variety of housing types such as townhomes, multifamily, and mid-rise residential. Retail – Community uses are designated along Sylvan in response to stakeholder interest in retail uses that will serve both local residents and visitors using the Trinity Park.

This area is further studied in a prototype site. The prototype site plans are not intended to reflect specific development proposals. Rather, they are meant to be examples of the types of site development that can occur consistent with this plan's policy direction. The prototype for an area including the request site shows it developed as multifamily.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-5(A), CS, IR	Surface parking lots, single family, undeveloped lots, personal service use (gym)
North	R-5(A), NSO No. 13	Open space, community service center, single family
East	IR, R-5(A)	Retail and personal service, Single family
South	PD No. 891	Multifamily
West	CR, IR, R-5(A)	Church, personal service, single family

Land Use Compatibility:

The request site contains 19 total parcels, possessing three different zoning districts. The portion south of Toronto Street fronting along Singleton Boulevard is zoned an IR Industrial Research District developed with a 12,000-square-foot personal service use and off-street parking. The portions of the property north of Toronto Street are zoned a CS Commercial Service District to the far west and north of Pueblo Street an R-5(A) Single Family District with scattered undeveloped lots and two single family dwelling units.

The request site is surrounding by an open space, a community service center and residential dwellings to the north, residential uses immediately adjacent to the northeast, retail and personal service uses to the east, residential uses and undeveloped tracts to the west and surface parking lots and a microbrewery, microdistillery or winery use to the south.

The applicant is proposing to develop the request site with an office project with a separate parking garage. The maximum square feet allowed is 350,000 square feet. The request also seeks to abandon a portion of a public street [Toronto Street] to facilitate the portion of the development containing the garage podium.

The base zoning in the proposed planned development district is a GO(A) General Office District. The applicant proposes to limit the number of uses permitted to a temporary construction or sales office use, financial institution without drive-in window [*only in the same building as an office use*], office use, retail and personal services uses further limited to a commercial parking lot or garage use, a general merchandise or food

store 3,500 square feet or less use, a general merchandise or food store greater than 3,500 square feet [*maximum 15,000 square feet for any single user*], personal service uses [*excluding tattoo or body piercing studio or massage establishment*]. Additional provisions for retail and personal service uses further include a general merchandise of food store, personal service use, or restaurant without drive-in or drive through service use and restricting the use within an original brewery building or in the same building as an office use.

The maximum height of the project is proposed to be 135 feet along Singleton Boulevard and a step-down in height to 26 feet for the lowest portion of the garage podium. The applicant is requesting that the residential proximity slope (RPS) not apply to the PD. The height exhibit is similar to the RPS but does allow a portion of the building to penetrate the RPS near Singleton Boulevard.

The applicant proposes a 20-foot setback on the northern and western boundaries and a 12-foot setback on the southern and eastern boundaries. The proposed development plan shows the multipurpose space between the proposed garage structure and the property line to the north and the northwestern sides. Items such as landscaping, shade structures, outdoor seating, and a basketball court are allowed in the 20-foot setback.

The parking garage is proposed to be separated from the office building as shown on the development plan. The proposed conditions allow the two structures to be connected. This connection is not required to be shown on the development plan. The proposed conditions require ramps at the perimeter of the garage to be at least half obscured by vegetation, metal panels, solid walls, or other architectural elements. The facades must have a minimum of 42 inches of solid screen from the floor level to screen vehicle headlights.

Development, other than located within the original brewery building, must adhere to the proposed urban design requirements. One architectural element such as a canopy, turret, arcade, or arch is required at all pedestrian entry points to a parking structure or building. Other urban design requirements include variations to the facade, ground story transparency, screening of service and loading zones, and streetscape standards.

A pedestrian amenity space is proposed between the parking garage exterior wall facing Herbert Street and the sidewalk along Herbert Street. A minimum of 3,000 continuous square feet of pedestrian amenity space may be located between the building and the parking garage with an opening or connection to Herbert Street or on the north side of the parking garage between the garage and the multipurpose space. The pedestrian amenity spaces may include public art, street furnishings, a pocket park, or shade structures.

Staff believes this property should provide a transition between residentially zoned property and Singleton Boulevard. The proposed development is not consistent with the existing low density, single-family, urban character of the surrounding area. Staff recognizes that a portion of the site fronts along a major thoroughfare. There is the potential to support density increases only along Singleton Boulevard without further encroachments into the existing residential districts. "The Structure" encourages developments to provide amenities for residents of La Bajada. While providing some community space in the multipurpose area, the development is lacking neighborhood service uses.

Development Standards:

SUBDISTRICT	SETBACKS		FAR	Height	Lot Coverage	Additional Provisions	PRIMARY Uses
	Front	Side/Rear					
R-5(A) Single Family	20'	5'/5' OTHER: 10'	None	30'	45% for res 25% for nonres		Single Family
IR Industrial	15'	30' res adj OTHER: No min.	.5 Retail & personal srvc .75 lodging, office, retail & personal srv 2.0 all combined	200'	80%	RPS	Light industrial, office and supporting commercial uses
CS Retail	15'	20' res adj OTHER: No min.	.5 lodging, office, retail & personal srvc .75 all combined	45'	80%	RPS	Retail
GO Retail (base of proposed PD)	15'	None	4.0	270'	80%	RPS	Office
PD Proposed	12' for portion of a bldg. b/w grade and below 14' 6' for portion of a bldg. 14' taller	No min. 20' in location noted on development plan	350,000 sqft 1.58 office	135'	80%	None	Office tower, mixed uses

Parking:

Off-street parking will be provided for each use in accordance with the Development Code. The applicant proposes an office project with a mix of uses consisting of retail, restaurant, and multifamily uses. Office uses require one space per 366 square feet of floor area. Retail related uses generally require one space per 220 square feet of floor

area. Restaurant uses require one space per 100 square feet of floor area. The applicant proposes to provide the off-street parking and loading spaces in surface parking lots and within an above-ground structure.

Signs:

The applicant is proposing to add project announcement signs and banner signs within the development. The announcement sign proposes an effective area of 1,000 square feet and may be a digital sign. The project announcement sign would publicize a project or display a promotional message and can only be displayed no more than 90 days before the activity and be removed no more than 15 days after the event. Under the current zoning regulations for signs on this site, attached signs are allowed to cover up to 25% of the primary elevation and up to 15% of the secondary elevations. However, any attached sign located within 100' of private property in a non-business zoning district, is restricted to 40 square feet. A digital display is allowed where any other sign is allowed, however the size must be reduced to 50% of the allowed square footage for that sign or 50 square feet, whichever is more.

Thus, due to the proximity of the site to the single-family residential district to the west, northwest, north and east, staff cannot support the additional project announcement signs.

Landscaping:

The proposed landscape plan is an exception to Article X. The request deviates from Article X because it fails to provide for landscaping on impervious surfaced designated as multipurpose space and pedestrian connection. Additionally, the request does not distinguish landscape open soil areas or provide screening along the portions of the multipurpose spaces immediately adjacent to a residential district.

Staff cannot support the applicant's request because while the proposed conditions are reasonable and consistent with the spirit of Article X, tree planting areas are insufficient to support high intensity vehicle areas.

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). Portions of the property to the north along Pueblo Street are within an identifiable “H” MVA cluster while the remaining parcels are not within an identifiable MVA cluster. The request is immediately adjacent to an “H” MVA cluster to the west, northwest, northeast and an “E” MVA cluster to the southeast across Singleton Boulevard to the southeast.

LISTS OF OFFICERS

West Dallas Investments, LP
J. Stuart Fitts, Managing Partner
Philip Romano, Managing Partner
Larry McGregor, Managing Partner

CPC ACTION:
JANUARY 7, 2021

Motion: It was moved to recommend **approval** of Planned Development District for a GO General Office District and mixed uses, subject to a revised development plan, a revised height plan and a streetscape exhibit on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.

Maker: Carpenter
Second: Garcia
Result: Carried: 12 to 1

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter, Blair, Jung, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 1 - MacGregor
Absent: 2 - Jackson, Myers
Vacancy: 0

Notices: Area: 500 Mailed: 102
Replies: For: 2 Against: 6

Speakers: For: Jim Reynolds, 331 Singleton Blvd., Dallas, TX, 75212
Laura Hoffmann, 2728 N. Harwood St., Dallas, TX, 75201
Zach Edwards, 5005 Greenville Ave., Dallas, TX, 75206
Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
For (Did not speak): Ian Zapata, 5005 Greenville Ave., Dallas, TX, 75206
Paul Chapel, 9604 Orchard Hill, Dallas, TX, 75243
Against: Brent Brown, 7135 Wildgrove Ave., Dallas, TX, 75214
Wendi Macon, 3622 Ladd St., Dallas, TX, 75212

CPC ACTION:
DECEMBER 3, 2020

Motion: In considering an application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street, it was moved to **hold** this case under advisement until January 7, 2021.

Maker: Carpenter
Second: Rubin
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Myers, Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices:	Area:	500	Mailed:	102
Replies:	For:	2	Against:	6

Speakers: None

CPC ACTION:
NOVEMBER 5, 2020

Motion: In considering an application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street, it was moved to **hold** this case under advisement until December 3, 2020.

Maker: Carpenter
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Jung, Myers, Suhler, Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Blair, Schwope
Vacancy: 0

Notices: Area: 500 Mailed: 102
Replies: For: 1 Against: 6

Speakers: For: None
For (Did not speak): Tommy Mann, 2728 N. Harwood St., Dallas, TX, 75201
Frank Deleon, 3306 Herbert St., Dallas, TX, 75212
Against: None
Against (Did not speak): Sarah Ortiz, 219 Larry Dr., Duncanville, TX, 75137
Ana Ortiz, 219 Larry Dr., Duncanville, TX, 75137

CPC RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____-101. LEGISLATIVE HISTORY

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____ ____, 2020. (Ord. No. _____)

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

PD ___ is established on property generally bounded by _____, and _____ Street. The size of PD ___ is approximately 5.086 acres.

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

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

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

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

(d) MASSAGE ESTABLISHMENT means a massage establishment as defined by the Texas Occupation Code 455, as amended, where massage is practiced by anyone not a duly licensed physician or chiropractor. This term does not include, however, duly licensed beauty parlors or barbershops, gyms, fitness studios, or a place wherein registered physical therapists treat only patients recommended by a licensed physician. MASSAGE means a massage as defined by the Texas Occupation Code 455, as amended, but does not include massage by duly licensed physicians and chiropractors, registered physical therapists who treat only patients recommended by a licensed physician, massage services provided in conjunction with a gym or fitness studio, or massage practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(e) MULTIPURPOSE SPACE means the area shown on the development plan (Exhibit __A) as multipurpose space.

(f) NEWLY CONSTRUCTED BUILDING means a building that is not an original brewery building.

(g) ORIGINAL BREWERY BUILDING means a building constructed before **[insert effective date of the PD ordinance]**, the floor area of which has not since **[effective date of the PD ordinance]**, been increased by more than 20 percent.

(h) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(i) PEDESTRIAN CONNECTION means the area shown on the development plan (Exhibit __A) as a pedestrian connection.

(j) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

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

SEC. 51P-____-104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A: Development plan.

(2) Exhibit B: Height exhibit.

(3) Exhibit C: Streetscape Standards

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

(a) Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit __A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For an original brewery building, 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-____-106. MAIN USES PERMITTED.

(a) In general. The following uses are the only main uses permitted:

(1) Miscellaneous uses.

-- Temporary construction or sales office.

(2) Office uses.

-- Financial institution without drive-in window [*only in the same building as an office use*]

-- Office.

(3) Retail and personal service uses. *[See Section 51P-___-106(b) for use restrictions.]*

-- Commercial parking lot or garage.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet. *[Maximum 15,000 square feet for any single user.]*

-- Personal service uses. *[Excluding tattoo or body piercing studio or massage establishment.]*

-- Restaurant without drive-in or drive-through service.

(b) Additional provisions for retail and personal service uses.

(1) A general merchandise or food store, personal service use, or restaurant without drive-in or drive through service is only allowed (i) within an original brewery building; or (ii) in the same building as an office use.

(2) A commercial parking lot or garage is only allowed if located on the same building site as an office use.

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

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

SEC. 51P-____-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 in the GO(A) General Office district apply to this district.

(b) Height.

(1) Except as otherwise provided herein, the maximum structure height is 135 feet.

(2) Maximum structure height for certain portions of the Property is further limited as shown on the height exhibit (Exhibit ___B).

(3) The residential proximity slope does not apply.

(c) Front Yard.

(1) Except for a parking structure on Herbert Street, minimum front yard for the portion of a building between grade and below 14 feet is 12 feet.

(2) Except for a parking structure on Herbert Street, minimum front yard for the portion of a building 14 feet or taller is 6 feet.

(3) Minimum front yard for a parking structure facing Herbert Street is 15 feet.

(4) No urban form setback is required.

(d) Side and Rear Yard.

(1) Except as otherwise expressly provided in this subsection, no minimum.

(2) A minimum 20 foot building setback is required in the locations noted on the development plan. The following may be located within the minimum 20 foot setback: shade structures, landscaping, trees, sculptures, retaining walls, mechanical equipment with associated screening, pavilions, gazebos, outdoor seating, structures and associated improvements for recreational purposes such as a basketball court or volleyball court, and any other improvements except for fully enclosed, occupiable building structures or parking structures. For the avoidance of doubt, this provision shall not be interpreted to allow permanent structures to be located within a fire lane. All fire lanes within the Property designated at the time of building permit must comply with City of Dallas Fire Code requirements.

(3) No tower spacing is required.

(e) Maximum floor area. 350,000 square feet.

(f) Lot Coverage.

(1) Except as otherwise provided in this paragraph, maximum lot coverage is 80 percent.

(2) Maximum lot coverage for any portion of a building greater than 90 feet in height is 30 percent.

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

SEC. 51P-____-109. URBAN DESIGN REQUIREMENTS.

(a) In general. Except for an original brewery building, development must comply with the following urban design requirements.

(b) Architectural elements. A minimum of one architectural element, such as the following, must be provided at all pedestrian entry points to a parking structure or building:

(1) Arcade,

(2) Arch,

(3) Canopy,

(4) Awning,

(5) Turret,

(6) Portal,

(7) Cantilevered building above the entrance, or

(8) Similar architectural feature.

(c) Façade variation.

(1) A minimum of every 50 feet of building facade length must provide variation within the vertical plane of a minimum of 5 feet.

(2) A minimum of every 400 feet of building façade length must provide a minimum of 25 feet of variation within the vertical plane.

(d) Ground story transparency. Any façade facing Singleton Boulevard must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 13 feet in height.

(e) Service and loading zones. Service and loading zones shall not be placed along Singleton Boulevard or Herbert Street and will be screened so as not to be visible from any adjacent public right-of-way.

(f) Streetscape Standards.

(1) In general. Streets must comply with the Streetscape Standards (Exhibit C). If there is a conflict between Exhibit C and the text of this article, the text of this article controls.

(A) For the northern side of Singleton Boulevard abutting the building site, the planting zone, bike lane, and sidewalk shown in the Streetscape Standards must be completed prior to issuance of a final certificate of occupancy for a newly constructed building. The median is shown on the Streetscape Standards for illustrative purposes only and will not be required as part of construction or certificate of occupancy within this district.

(B) For the west side of Herbert Street abutting the building site, the planting zone and the sidewalk shown in the Streetscape Standards must be completed prior to issuance of a final certificate of occupancy for a newly constructed building.

(2) Curb Extensions. A curb extension is required on Herbert Street abutting the building site where on-street parking is provided, except where parking is used as a lane of traffic during peak hours. On Herbert Street, curb extensions shall be provided at all mid-block crossings (if any), except where parking is used as a lane of traffic during peak hours. Curb extensions shall not encroach into traffic lanes or bike lanes.

(3) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color. Anti-slip material is encouraged.

(4) Sidewalks. A minimum seven-foot sidewalk is required along Herbert Street and Singleton Boulevard, with a minimum of six feet unobstructed, except for tree grates, pedestrian street lamps, street furnishings, utility poles, and service boxes. A portion of the sidewalk may be located within a sidewalk easement, as shown in the Streetscape Standards. Sidewalks must be level across all driveways and curb cuts.

(5) Lighting.

(A) Lighting should be provided at regular intervals with a spacing of no greater than 100 feet along Singleton Boulevard and Herbert Street, with the exception of visibility triangles and vehicular drives, in order to provide lighting on sidewalks and walkways to enhance pedestrian safety.

(B) Lighting must be directed away from residential districts or residential uses.

(6) Pedestrian amenity spaces.

(A) Along the Herbert Street frontage. A pedestrian amenity space a minimum of ten feet in width must be provided between any parking garage exterior wall facing Herbert Street and the sidewalk along Herbert Street to encourage activation of the corridor for pedestrians between Singleton Boulevard and the property to the north of the site.

(B) Interior to the development, connecting to the Herbert Street frontage. In addition to the space provided pursuant to Section ___-109(6)(A), a second pedestrian amenity space a minimum contiguous area of 3,000 square feet must be provided on the property that meets the requirements of this section. The pedestrian amenity space must either have frontage along Herbert Street or provide a pedestrian path connecting to the sidewalk along Herbert Street. The minimum 3,000 square feet contiguous area may be located (i) between the building and the parking garage, with an opening or connection to the Herbert Street frontage; or (ii) on the north side of the parking garage, between the parking garage and the area designated as multipurpose space on the development plan.

(C) Pedestrian amenities. Pedestrian amenities located within the areas described in Section ___(6)(A)-(B) may include public art, water features, trees, shade structures, street furnishings, pop-up cafés, a plaza, seating areas, a pocket park, merchandise displays, and occasional public activities (such as farmers markets or art shows, subject to city permitting requirements), and may be located within the required front yard setback.

SEC. 51P-____-110. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) 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.

(2) Off-street parking areas may be used for community events during evenings, weekends, and holidays.

(3) Section 51A-4.301(f)(1) does not apply in the locations where multipurpose space is shown on the development plan.

(b) Parking Structure Screening.

(1) Sloping ramps located at the perimeter of garage structures must be screened through the use of vegetation, metal panels, perforated metal screens, solid walls, or other architectural elements to obscure at least half of the sloping ramps' length from view. The garage is not required to be fully enclosed to satisfy this condition.

(2) Exterior parking structure façades must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(3) Murals or similar artistic installments may be utilized on exposed portions of a parking structure to enhance visual appeal and compliment the pedestrian experience.

(4) A parking structure may be connected to the main building, as long as the total enclosed floor area does not increase from that allowed on the development plan. This connection is not required to be shown on the development plan.

(c) Administrative parking reduction. The director may grant a reduction in the number of off-street parking spaces required for office, retail, and personal service uses in this planned development district if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. The maximum reduction authorized by this section for office, retail and personal service uses is 20 percent. In determining whether to grant a reduction under this subsection, the director shall consider the factors contained in Section 51A-4.313(b).

(d) Office use. Unless Chapter 51A requires less parking, one off-street parking space for each 366 square feet of floor area is required.

SEC. 51P-____-111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____-112. LANDSCAPING.

(a) Application. This section only becomes applicable to a lot or tract when the nonpermeable coverage on the lot or tract is increased by more than 2,000 square feet within a 24-month period, not including portions of pedestrian pathways that are between three feet in width and 15 feet in width.

(b) Definitions and standards. Except as provided in this section, the definitions and conditions of Article X apply. If there is a conflict, the text of this section controls.

(c) Surface parking lot trees. No surface parking space may be located more than 75 feet from the trunk of a large tree. Each tree must have a caliper of at least four inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(d) Street buffer zone and street trees.

(1) Definitions.

(A) TREE PLANTING ZONE means an area measured from the back edge of, and parallel and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement.

(B) TREE PLANTING STRIP means an area that is a minimum of five-feet-wide and a minimum of 10 feet in length, or that otherwise provides a minimum horizontal root expansion area of 60 square feet.

(2) Tree planting strip requirements.

(A) Herbert Street planting strip. A minimum five-foot wide tree planting strip is required adjacent to the sidewalk along Herbert Street as shown on the Streetscape Standards (Exhibit ___C).

(B) Singleton Boulevard planting strip. A minimum five-foot wide tree planting strip is required adjacent to the bike lane along Singleton Boulevard as shown on the Streetscape Standards (Exhibit ___C).

(3) Number, location, and type of street trees required.

(A) Except as provided in this section, one large tree must be provided for every 30 linear feet of lot frontage along a public street. The number of required street trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance crosses the property line, are not included in lot frontage calculations. When existing conditions prohibit planting large trees, the building official may approve either (i) one medium tree; or (ii) two small trees can be substituted for each large tree, and such trees shall be spaced per the requirements of Article X.

(B) Required large street trees shall be spaced 30 feet apart, except where such spacing is made impractical due to overhead or underground utility conflicts or easement restrictions, the location of vehicular access points, conflicts with city signs, signals, crosswalk signs or DART bus signs, or where otherwise recommended by the city arborist.

(C) All required street trees must have a caliper of at least four inches.

(D) Except when tree grates are provided in sidewalks, street trees must be planted within a tree planting strip within the tree planting zone.

(E) Tree planting zones and tree planting strips may be located in the right-of-way in accordance with SEC. 51P-___114.

(F) If the property owner is unable to locate a tree within the tree planting strip or tree planting zone due to overhead or underground utility conflicts or proximity to structures, the building official may approve a reduction in the number or the size of the required street trees.

(G) It is a defense to prosecution for a violation of the requirements of this section if trees are required to be removed or altered due to conflicts with city signs, signals, crosswalk signs, DART bus signs, or similar structures.

(4) Minimum clearance above pavement for large street trees. The property owner shall maintain large street trees that are five years of age or older at least 14 feet above street pavement and at least eight feet above a public sidewalk located on public or private property.

(5) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks located in a sidewalk that are not located within a tree planting strip. Suspended brick, pave stones, or similar materials may be used instead of a metal grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(e) Site trees for the multipurpose space. One large tree having a caliper of at least three inches must be provided in the area designated as multipurpose space on the development plan for each 4,000 square feet of multipurpose space exclusive of easements and fire lanes. Surface parking lot trees

required pursuant to Section ___-112(c) may be included towards the site tree requirement for the multipurpose space.

(f) Plant requirements. Plants used to satisfy the landscape requirements in Article X must comply with the following requirements:

(1) Except for evergreen shrubs located in a special planting area, a large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Artificial plant materials may not be used.

(3) Any required landscaping that dies must be replaced.

(g) Garage screening and landscaping. Except for frontage along Herbert Street and Singleton Boulevard (which must comply with the Streetscape Standards ((Exhibit C)), aboveground parking structures must have a 5-foot landscaping buffer on any side facing a residential district or residential use. This landscape buffer must contain solid evergreen screening with shrubs or other plantings, planted three feet on center. Initial plantings must be capable of obtaining a solid appearance within three years.

(h) The provisions of 51A-125 and 51A-10.126 are not applicable in this district.

(i) If the property owner is unable to comply with any of the requirements in this section, the property owner may apply to the board of adjustment for a special exception in accordance with the procedures set forth in Section 51A-10.110.

(j) Completion. All landscaping must be completed in accordance with this article before the final certificate of occupancy for new construction or surface parking lot.

SEC. 51P-____-113. SIGNS.

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

(b) Definitions.

(1) BANNER SIGN means a sign applied on a strip of cloth, vinyl, or similar material and attached to a structure. Awnings, canopy signs, and flags are not banners.

(2) PROJECT ANNOUNCEMENT SIGN means an attached sign that announces a project or displays a promotional message. Project announcement signs may be digital signs, constructed of rigid material, mesh, or a fabric surface, or a projection of a light image onto a wall face. A project announcement sign may not advertise individual tenants of a building on the property.

(3) PROMOTIONAL MESSAGE means a message that identifies or promotes a cultural activity within this district or within the broader district known as Trinity Groves, any special event being conducted in this district or Trinity Groves, an event conducted by or on behalf of the La Bajada community group, or any other event that will benefit the city. Benefit to the city is established by:

(A) use of city property in accordance with a contract, license, or permit;
(B) the receipt of city monies for the activity or event; or
(C) an ordinance or resolution of the city council that recognizes the activity or event as benefitting the city.

(c) In addition to those signs otherwise allowed by Article VII, one project announcement sign is allowed.

(1) Maximum effective area of the project announcement sign is 1,000 square feet.

(2) May contain a changeable message.

(3) A project announcement sign constructed of rigid material, mesh or a fabric surface may be displayed no more than 90 days before the project or activity commences and the sign must be removed no more than 15 days after the project or activity is completed. The sign hardware for a project announcement sign may be left in place between displays of a sign. A digital sign may display a message no more than 90 days before a project or activity commences and must change its message no more than 15 days after the project or activity is completed.

(4) May not be illuminated after 10:00 pm if located on a building façade facing a residential zoning district.

(5) Acceptable illumination examples include up-lighting or down-lighting with a concealed lamp from an external light source, back-lit LED, or digital signs.

(6) May not cover windows of a main building facade. May cover windows or openings of a parking structure façade.

(7) No more than 10 percent of the effective area of a project announcement sign may be devoted to sponsorship identification.

(8) A maximum of forty (40%) of the total effective area of the sign may contain text. The remainder of the sign must contain images or graphics.

(9) A sign permit is required prior to the erection of a project announcement sign. For a digital project announcement sign, after a sign permit is obtained for the initial erection of the sign no additional sign permits for a change in message are required.

(d) In addition to those signs otherwise allowed by Article VII, banner signs are allowed on light poles within the district. No sign permit is required to erect or remove a banner in this district. Banner signs are allowed on streetlight poles within the right-of-way subject to the following requirements:

(1) A banner must display a promotional message, generic graphics, or the name or logo of the district or Trinity Groves.

(2) A banner having a promotional message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.

(3) A banner and its sign hardware must:

(A) be mounted on a light pole;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and rust-proof material;

(E) not project more than three feet from the pole onto which it is mounted; and

(F) not exceed 20 square feet in effective area.

SEC. 51P-____-114. ADDITIONAL PROVISIONS.

(a) Either an emergency access gate or bollards are required within the driveway adjacent to Bataan Street in the location shown on the development plan.

(b) The area shown as multipurpose space on the development plan (Exhibit A) may include one or a combination of the following: shade structures, gazebos, pavilions, recreational amenities such as a basketball court, volleyball court, or similar amenities, surface parking, driveways, mechanical equipment with associated screening, dumpsters with associated screening, fire lanes, pervious paving, landscaping, trees, plazas, open space, outdoor seating, and similar structures or features. These structures or features are not required to be shown on the development plan. Other than foundations for allowed structures, fire lanes, driveways, and surface parking, ground cover within the multipurpose space shall be pervious. Any lighting provided in the multipurpose space must be directed downward and away from any adjacent residentially zoned properties.

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

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

(e) Traffic Impact Study. Before the issuance of a building permit for construction of a newly constructed building, a traffic impact study must be submitted to the director to determine if additional traffic improvements are necessary; and, if so, the extent which such additional improvements are attributable to the proposed development. Traffic improvements necessitated by and wholly attributable to new development of the property, which have been identified in the traffic impact study, shall either be (i) made by the owner as part of the new development; or (ii) a payment in amount equal to the estimated cost of constructing the improvement must be provided to the city. For traffic improvements partially attributable to the new development of the property, which have been identified in the traffic impact study, the property owner shall make a payment to the city in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements. Either the contract for any improvements made by the developer or payment in an amount equal to the property owner's roughly proportionate share of the estimated cost of constructing the improvements must be completed or provided prior to the issuance of a final certificate of occupancy for a newly constructed building on the property. The owner shall only be responsible for constructing or paying the cost (or portion thereof, as applicable), of any additional improvements to the extent such improvements are

attributable to the new development. All right-of-way or easement dedication shall be determined through the platting process.

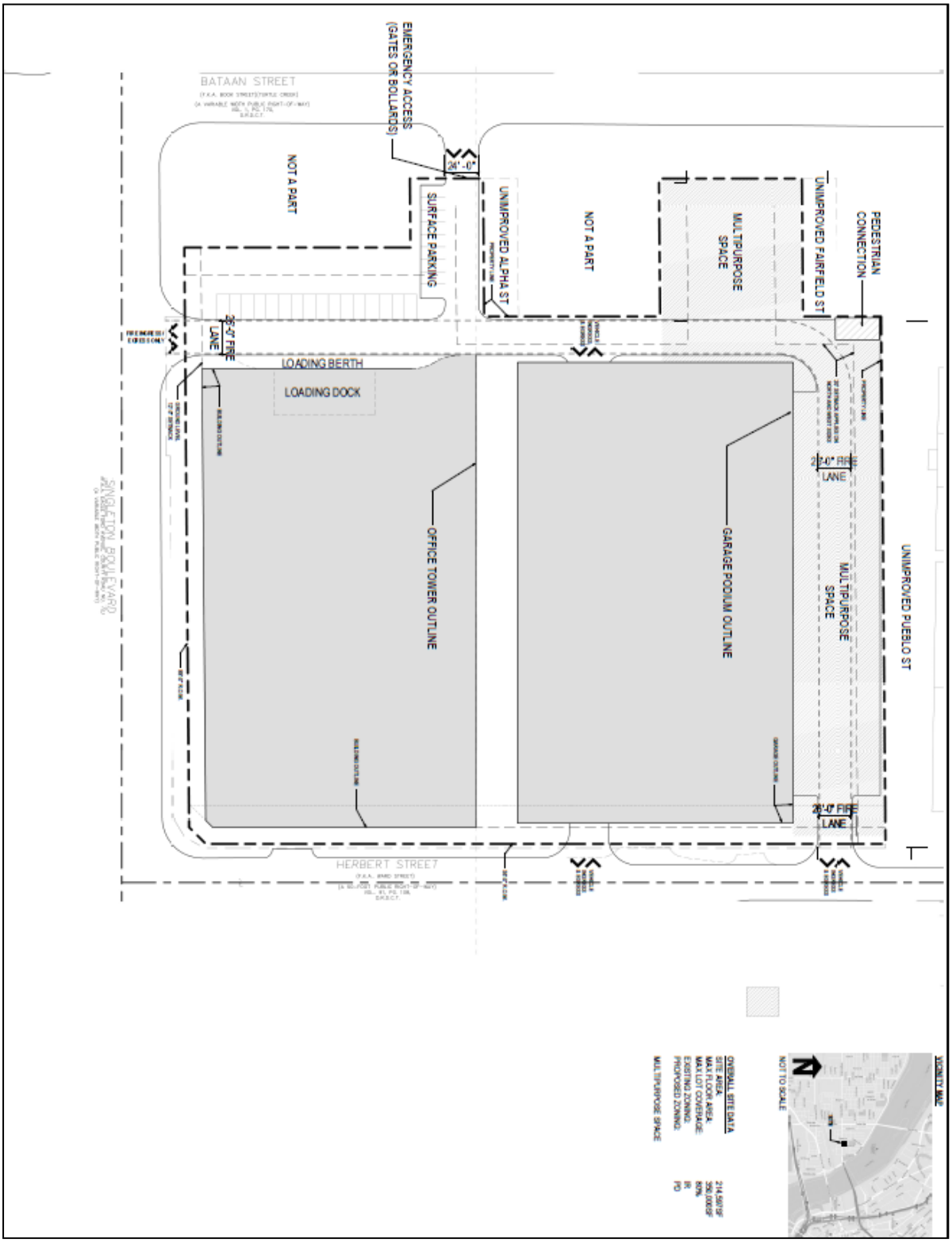
(f) Pedestrian connection. Prior to the issuance of a certificate of occupancy for a newly constructed building, an improved, 20 foot-wide public pedestrian path must be provided at the northwest corner of the property in the general location shown on the development plan (Exhibit ___A). This pedestrian path will serve to connect the city right-of-way along Pueblo Street and the city right-of-way along Fairfield Street resulting in a continuous 20-foot wide pedestrian path that connects Herbert Street to Bataan Street. The pedestrian path shall be kept free from trash and debris and shall not be gated.

SEC. 51P-____-116. COMPLIANCE WITH CONDITIONS.

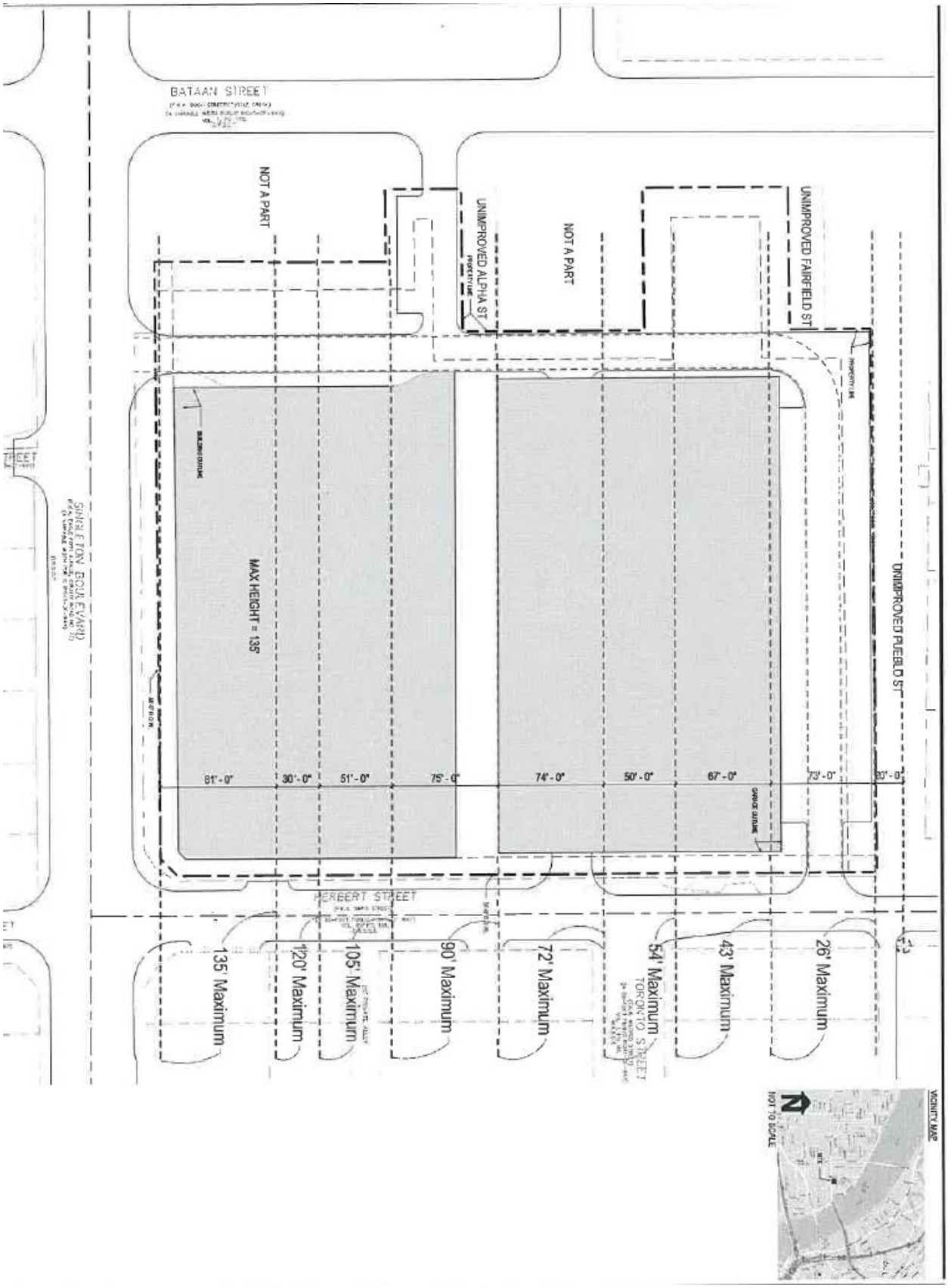
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

CPC APPROVED DEVELOPMENT PLAN

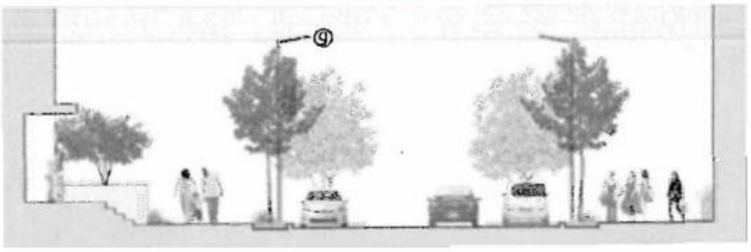


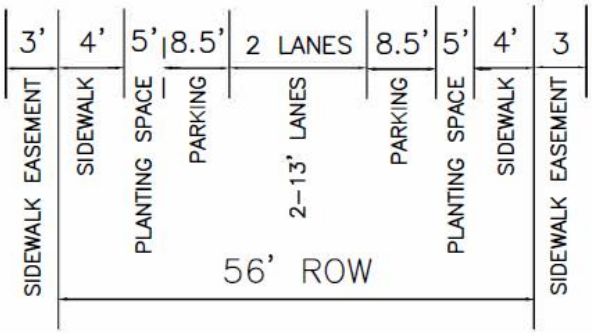
CPC APPROVED HEIGHT EXHIBIT



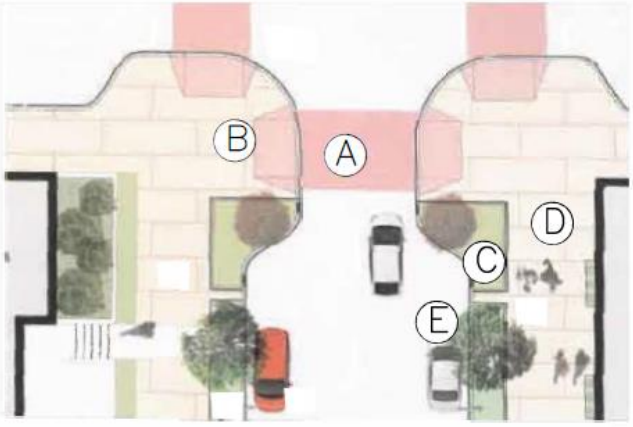
CPC APPROVED STREETSCAPE EXHIBIT
Herbert Street

HERBERT
NOT TO SCALE

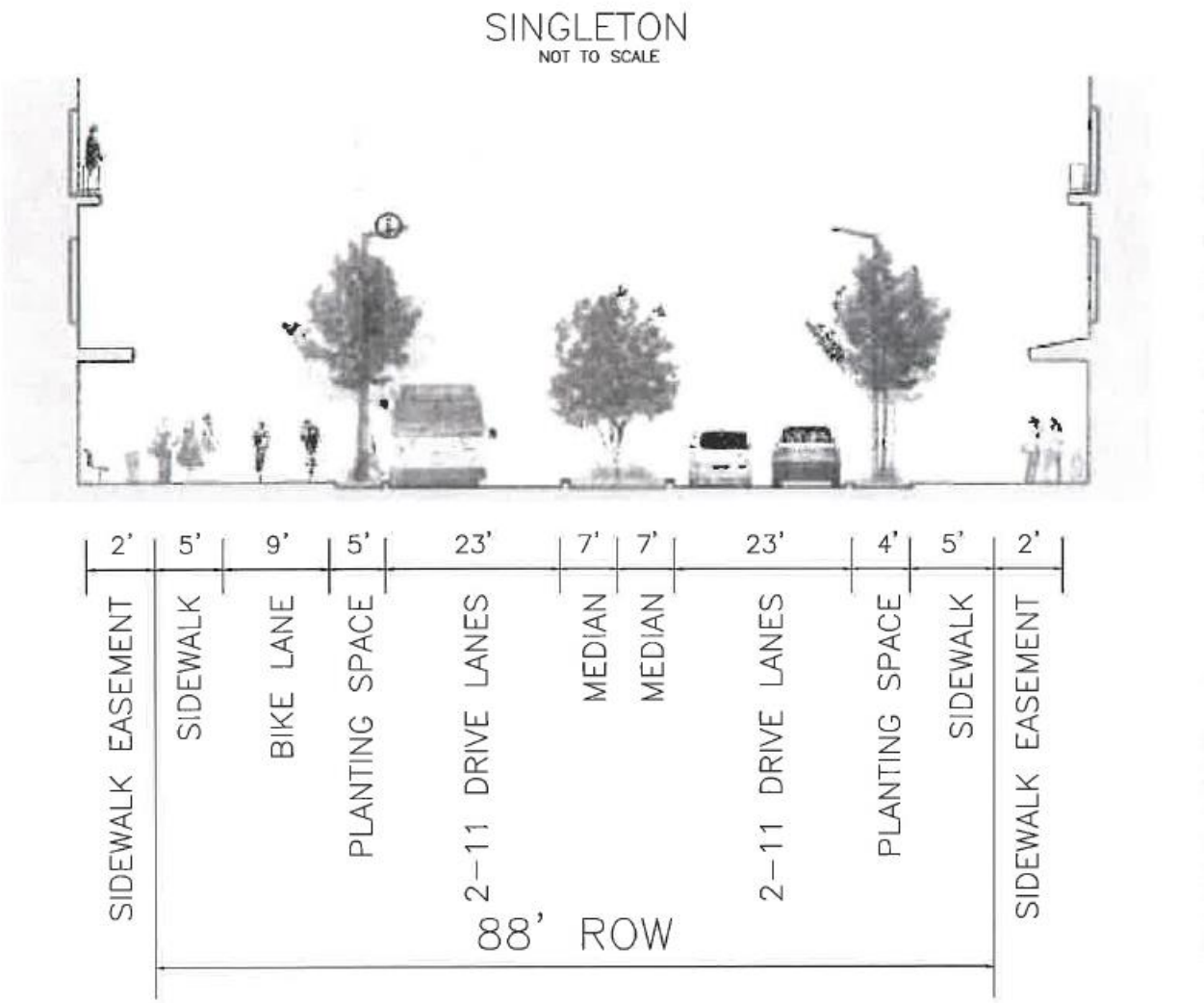


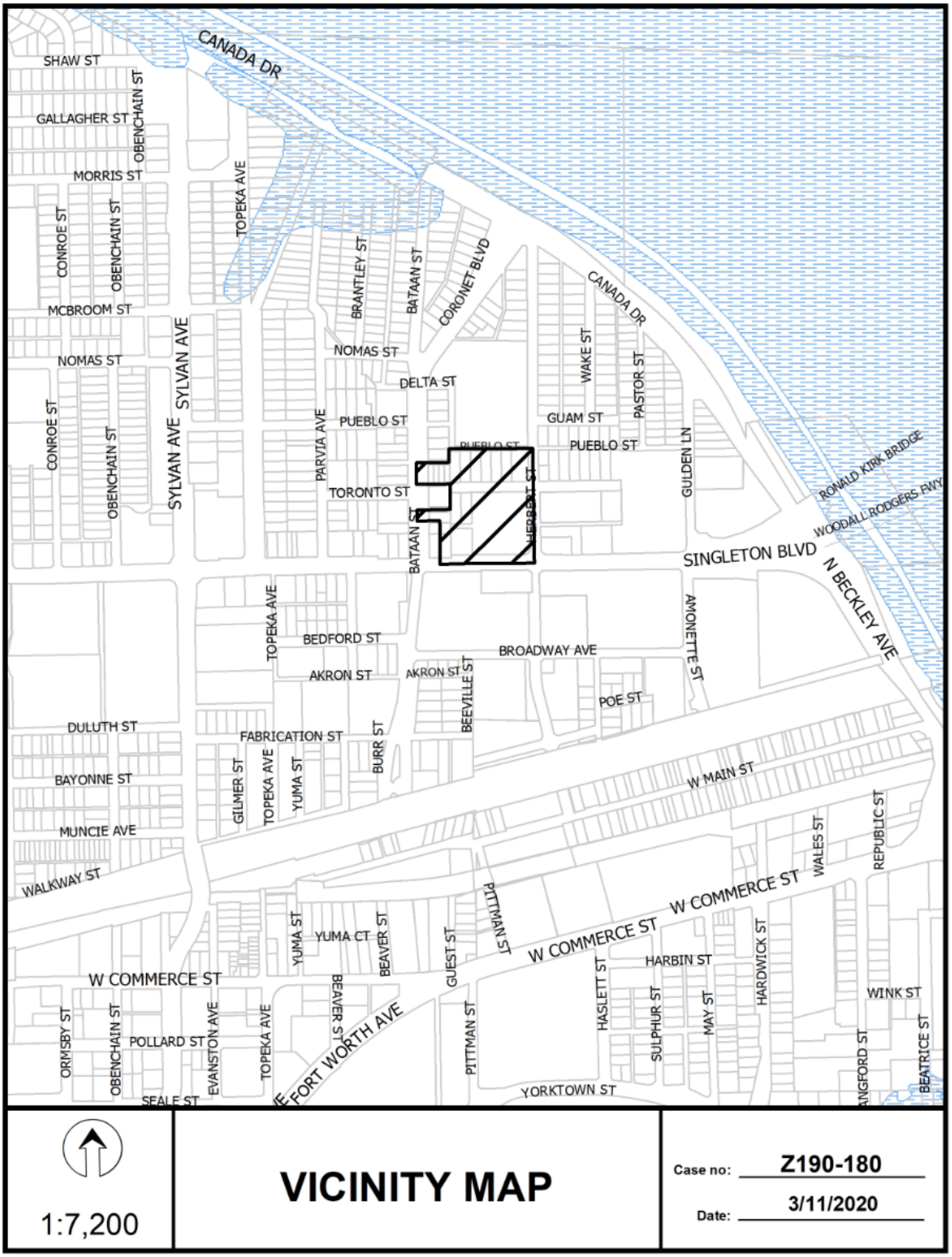


LOCAL INTERSECTION
A) CROSSWALK
B) CURB EXTENSION
C) PLANTING STRIP
D) SIDEWALK
E) PARKING



CPC APPROVED STREETSCAPE EXHIBIT
Singleton Blvd





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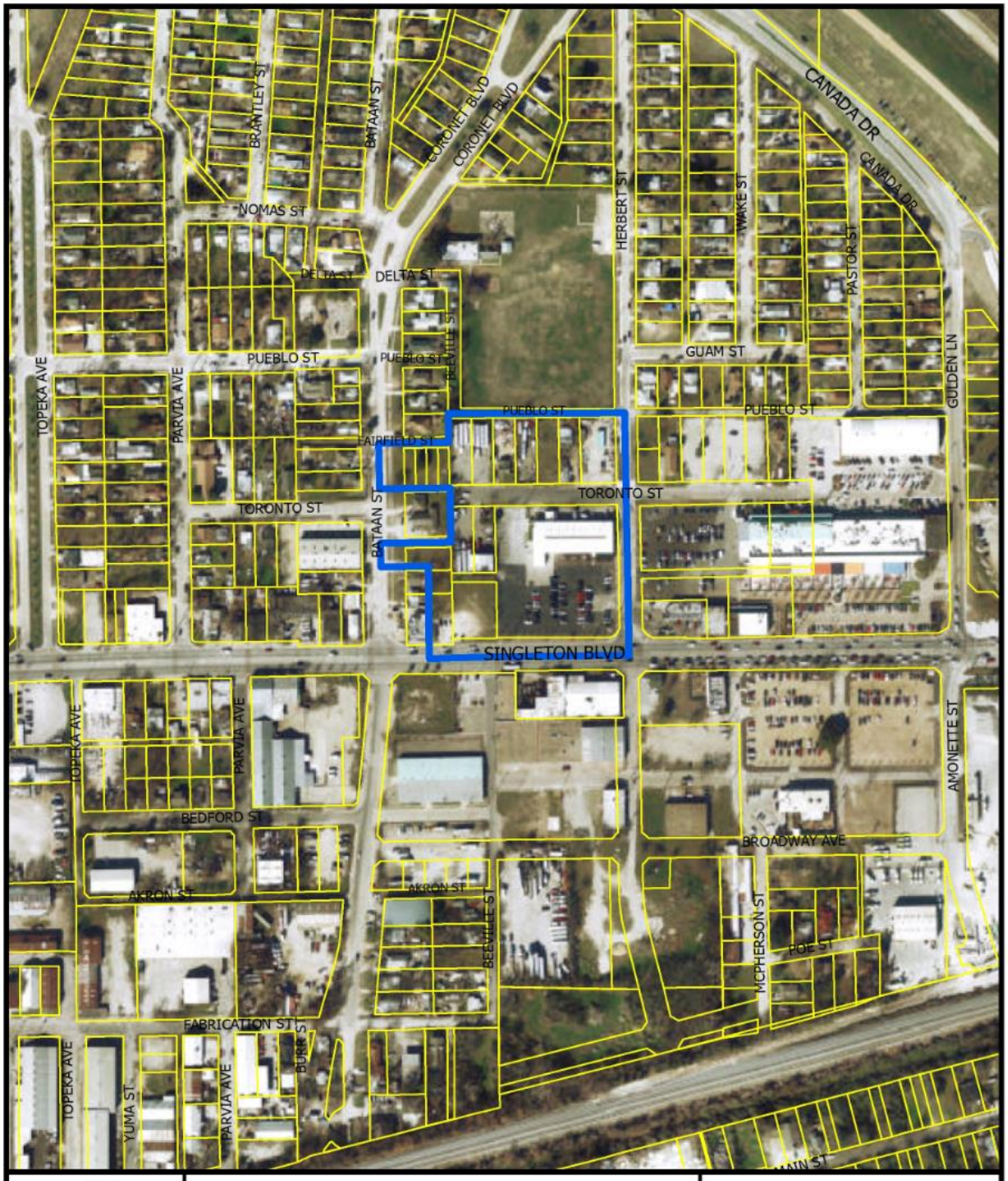
VICINITY MAP

Case no: Z190-180

Date: 3/11/2020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BEEVILLE ST
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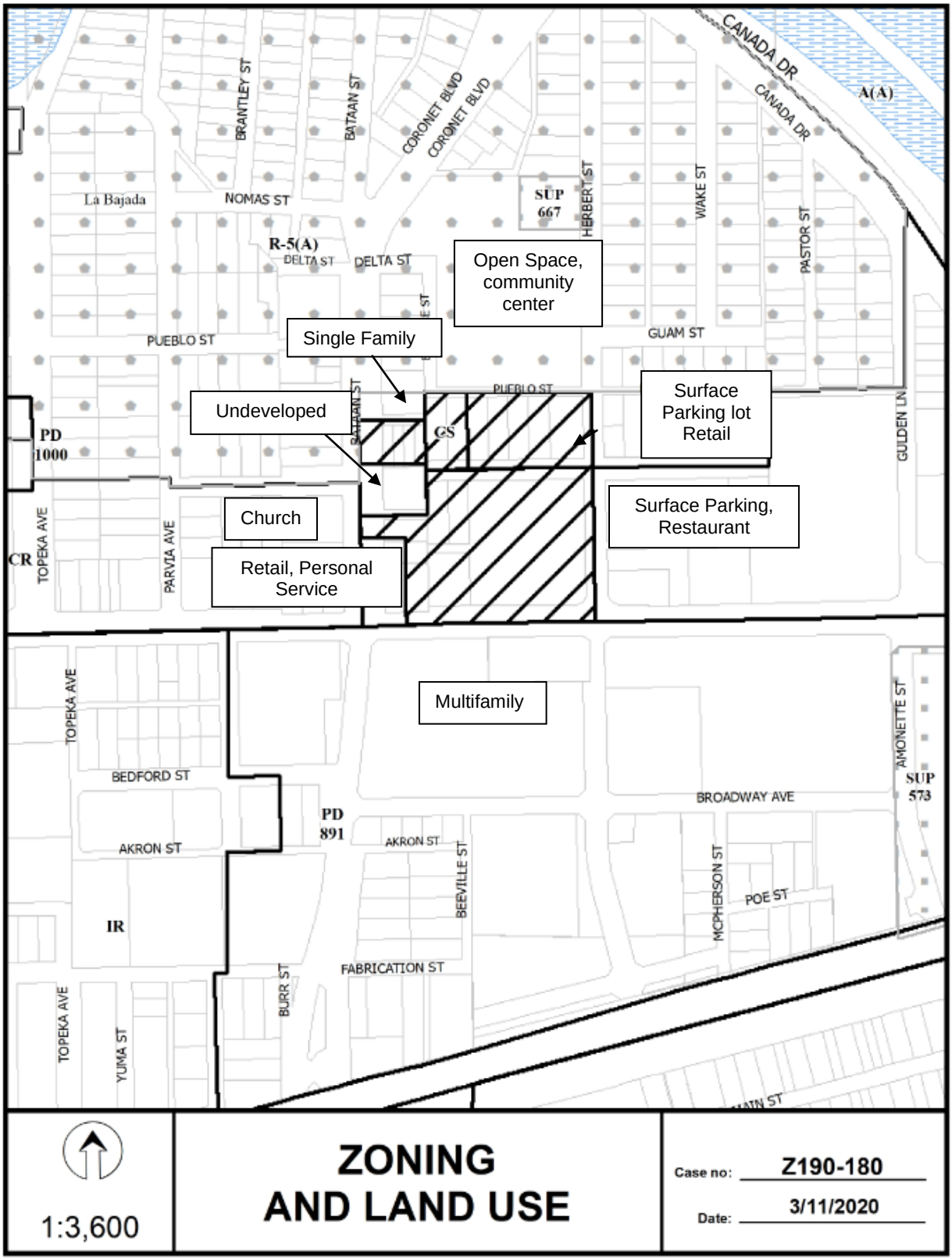
AERIAL MAP
Case no: Z190-180
Date: 3/11/2020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SUP 667
R-5(A)
DELTA ST
Open Space, community center
PUEBLO ST
Single Family
GUAM ST
Undeveloped
Surface Parking lot Retail
PD 1000
GS
GULDEN LN
Church
Surface Parking, Restaurant
CR
TOPEKA AVE
PARVIA AVE
Retail, Personal Service
Multifamily
BEDFORD ST
AKRON ST
PD 891
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SUP 573
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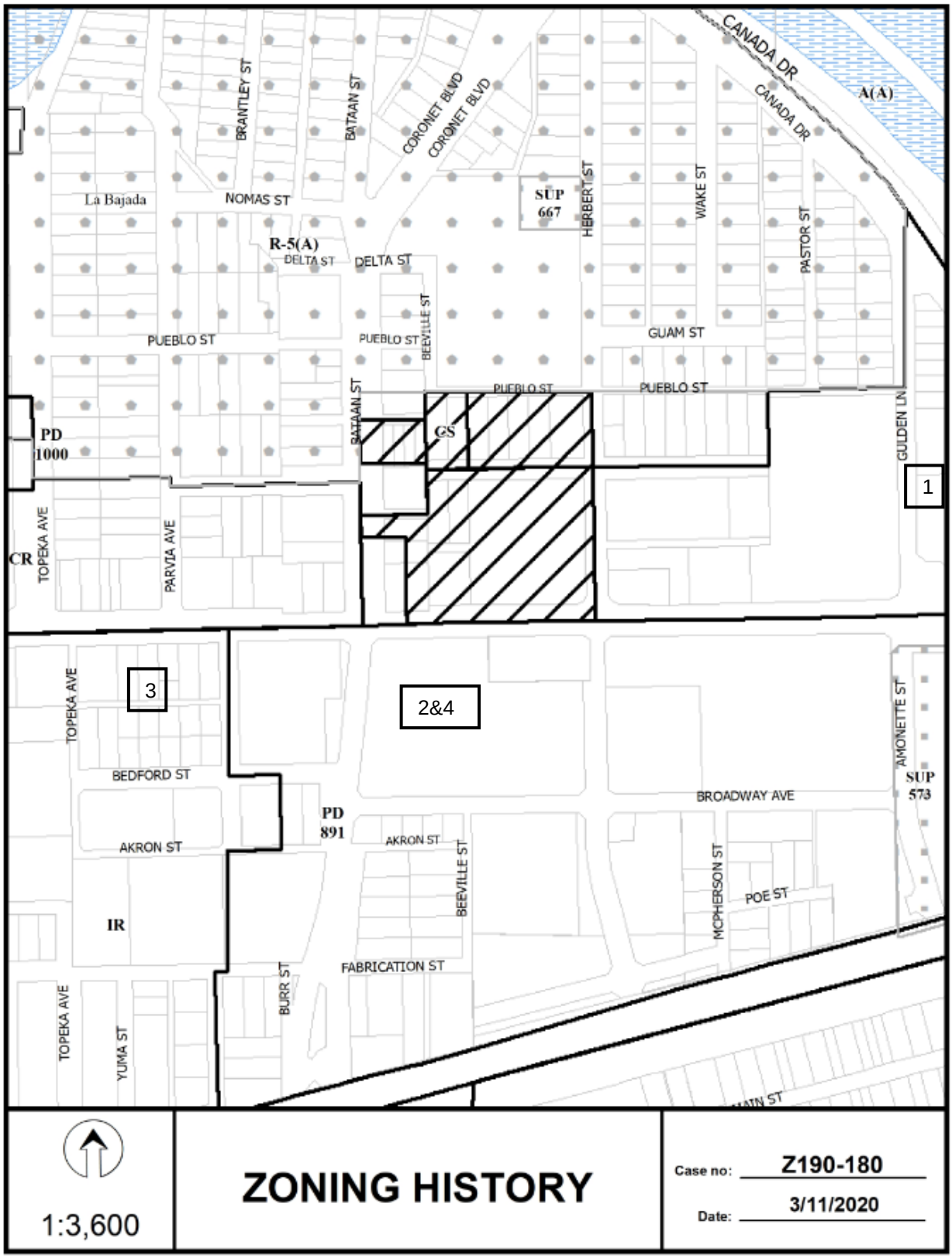
ZONING AND LAND USE
Case no: Z190-180
Date: 3/11/2020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BEEVILLE ST
GUAM ST
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TOPEKA AVE
PARVIA AVE
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BEDFORD ST
AKRON ST
PD 891
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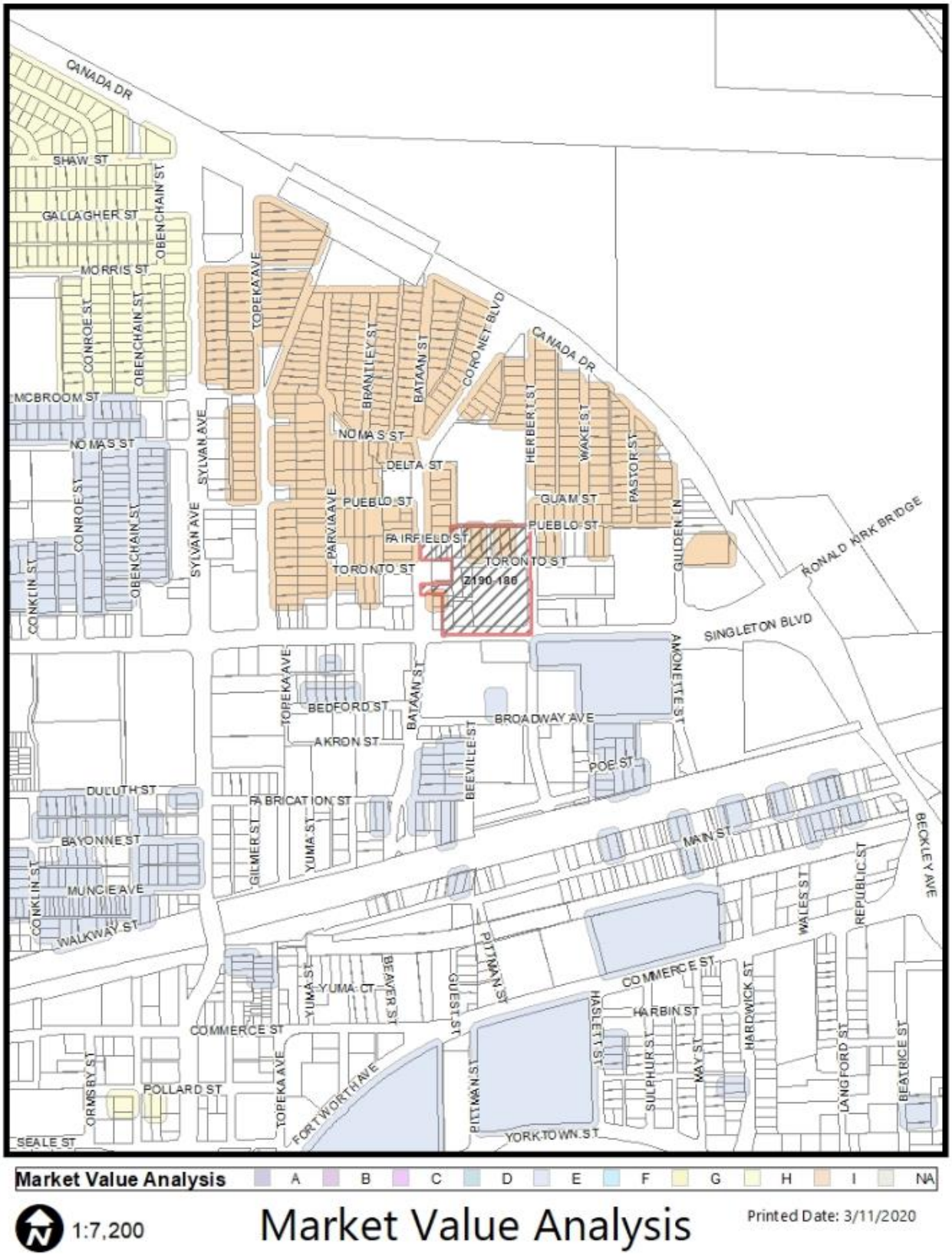
ZONING HISTORY
Case no: Z190-180
Date: 3/11/2020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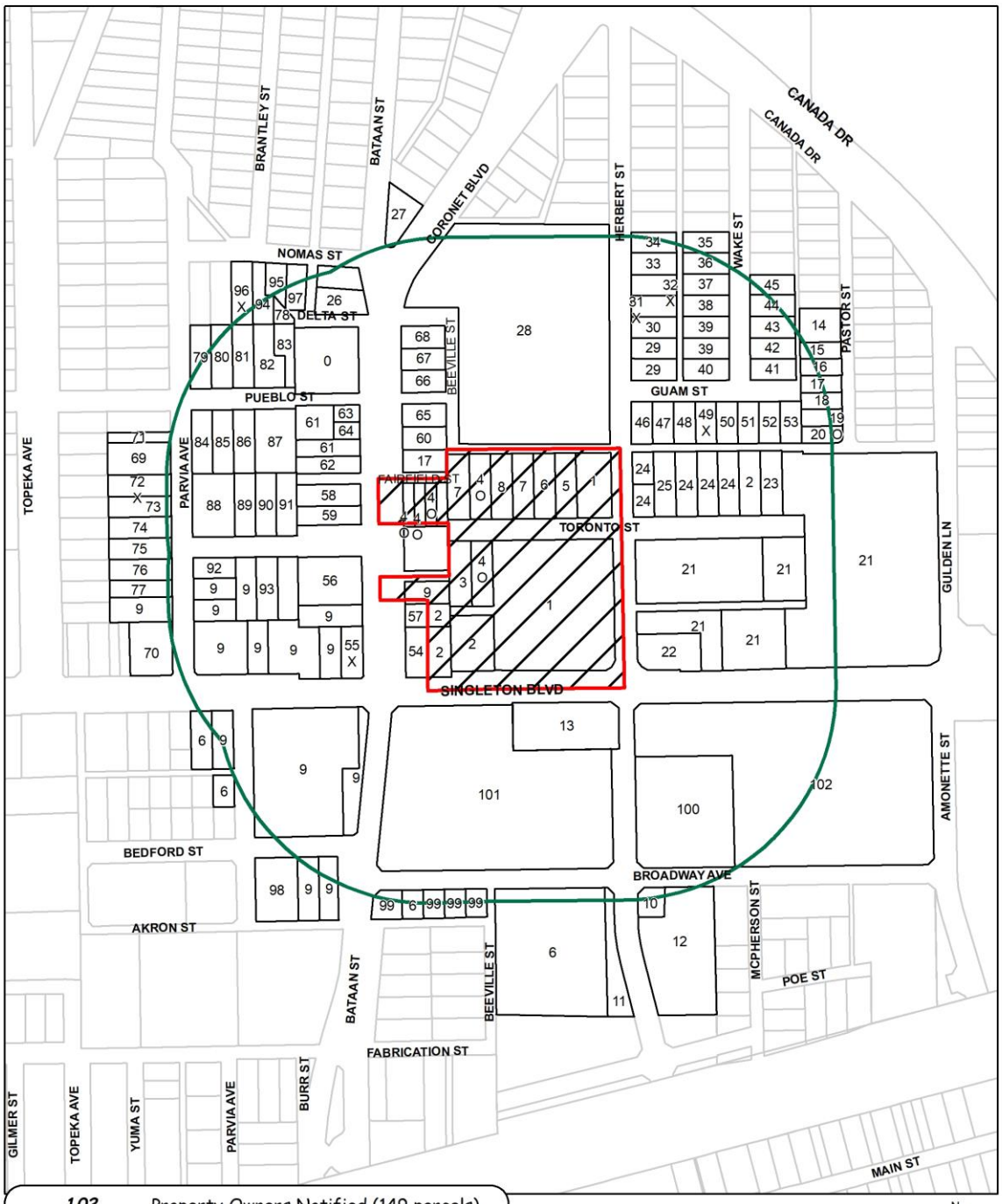
MAY ST
LANGFORD ST
BEATRICE ST
ORMSBY ST
POLLARD ST
FORT WORTH AVE
YORKTOWN ST
SEALE ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 3/11/2020

CPC RESPONSES



102	Property Owners Notified (149 parcels)
2	Replies in Favor (7 parcels)
6	Replies in Opposition (6 parcels)
500'	Area of Notification
1/7/2021	Date

Z190-180
CPC

N
W E
S

1:3,600

01/06/2021

Reply List of Property Owners

Z190-180

102 Property Owners Notified 2 Property Owners in Favor 6 Property Owners Opposed

Reply	*Label #*	*Address*		*Owner*
	1	423	SINGLETON BLVD	WEST DALLAS INVESTMENTS L
	2	425	SINGLETON BLVD	WEST DALLAS INVESTMENTS
	3	453	TORONTO ST	WEST DALLAS INVESTMENTS
O	4	424	TORONTO ST	WORKFORE MULTIFAMILY LLC
	5	407	TORONTO ST	RAMIREZ THOMAS &
	6	2712	BEEVILLE ST	WEST DALLAS INV LP
	7	417	TORONTO ST	ZUNIGA GILBERT
	8	421	TORONTO ST	WORKFORCE MULTIFAMILY LLC
	9	507	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
	10	2800	HERBERT ST	WEST DALLAS INVESTMENTS LP
	11	2729	HERBERT ST	WEST DALLAS INV
	12	350	BROADWAY BLVD	WEST DALLAS INV
	13	408	SINGLETON BLVD	IZZAA FUND LLC
	14	3121	PASTOR ST	MARTINEZ JOSEFINA RODRIGUEZ
	15	3119	PASTOR ST	LARA IGNACIO JR & ESTHER
	16	3115	PASTOR ST	GUZMAN JUAN GARCIA
	17	3111	PASTOR ST	MENDEZ JOE N
	18	3109	PASTOR ST	PADILLA MARY T
O	19	3105	PASTOR ST	SOLAJA STEVE & VICKI
	20	3101	PASTOR ST	DELAROSA THELMA
	21	3011	GULDEN LN	WEST DALLAS INVMTS LP
	22	353	SINGLETON BLVD	J R S B PETRO INC
	23	331	TORONTO ST	NUNCIO MARGARET
	24	339	TORONTO ST	WEST DALLAS INVESTMENTS
	25	351	TORONTO ST	NUNCIO EDWARD
	26	3237	BATAAN ST	2007-2009 VIRGINIA LAND TRUST

Reply	*Label #*	*Address*		*Owner*
	27	3313	CORONET BLVD	CHANTACA AGUSTINA M
	28	3201	HERBERT ST	LUCIOUS L WILLIAMS FOUNDATION THE
	29	3202	HERBERT ST	MARTINEZ SILVERIO
	30	3210	HERBERT ST	SANTOYA SOFIA RIVERA
X	31	3214	HERBERT ST	RANGEL YOLANDA &
X	32	3218	HERBERT ST	RANGEL YOLANDA
	33	3222	HERBERT ST	CUEVAS BENICNO
	34	3302	HERBERT ST	GARABITO CIPRIANO
	35	3303	WAKE ST	GUZMAN MARIA LF EST ET AL
	36	3221	WAKE ST	MARTINEZ SUNNY R
	37	3217	WAKE ST	CASTILLO DARRELL F &
	38	3215	WAKE ST	JORDAN CORRINE
	39	3211	WAKE ST	ROJAS RUSSELL SANDOVAL
	40	3203	WAKE ST	ROJAS RUSSELL SANDOVAL
	41	3202	WAKE ST	MARTINEZ NICHOLAS R
	42	3206	WAKE ST	GILDED ASPIRATIONS LLC
	43	3210	WAKE ST	MONTES JOSEPHINA
	44	3214	WAKE ST	MARTINEZ FRED
	45	3218	WAKE ST	HERNANDEZ JULIA MARTINEZ
	46	3122	HERBERT ST	HERNANDEZ RAUL
	47	348	GUAM ST	HERNANDEZ FELIPE R
	48	344	GUAM ST	PADILLA JIMMY P
X	49	340	GUAM ST	GONZALES MANUELA
	50	336	GUAM ST	DIAZ JUANITA NUNCIO
	51	332	GUAM ST	ALCALA ARTHUR &
	52	328	GUAM ST	ESQUIVEL ARTURO O &
	53	322	GUAM ST	RIOS GUADALUPE REVOCABLE LIVING TRUST
	54	437	SINGLETON BLVD	EJK USA ENTERPRISE LLC
X	55	3001	BATAAN ST	HUERTA YSIDRO
	56	3015	BATAAN ST	IGLESIA DE DIOS MANANTIA
	57	3012	BATAAN ST	CASTILLO NATIVIDAD M &

01/06/2021

Reply	*Label #*	*Address*		*Owner*
	58	3115	BATAAN ST	CURZ ARMANDO
	59	3111	BATAAN ST	MARY PADILLA
	60	3208	BATAAN ST	ESQUIVEL IRIS
	61	3207	BATAAN ST	PENA MARTHA
	62	3203	BATAAN ST	ESQUIVEL ARNULFO & ROSA
	63	3213	BATAAN ST	PEREZ CORINA
	64	3209	BATAAN ST	ALVARADO MARIA DELCARMEN
	65	3210	BATAAN ST	CARILLO JOHANA SORA
	66	3216	BATAAN ST	AGUILAR LEONARDO & MARIA
	67	3222	BATAAN ST	FLORES JOSE
	68	3228	BATAAN ST	LOZADA FELIX EST OF
	69	3115	PARVIA AVE	TRINITY MODERN LLC
	70	603	SINGLETON BLVD	EMEM III LLC
	71	3119	PARVIA AVE	VELAZQUEZ IDALIA
X	72	3109	PARVIA AVE	CARRILLO TONY &
	73	3107	PARVIA AVE	SALAZAR CATHERINE EST OF
	74	3101	PARVIA AVE	CAZARES FORTUNATA EST OF
	75	3023	PARVIA AVE	OROZCO AMELIA
	76	3019	PARVIA AVE	HUERTA WALTER A
	77	3015	PARVIA AVE	LUNA PAULA &
	78	510	DELTA ST	BURKE RHONDA
	79	531	PUEBLO ST	ORANTES GODOFREDO &
	80	527	PUEBLO ST	MENDEZ JOE
	81	523	PUEBLO ST	HUERTA MARIA C
	82	517	PUEBLO ST	FLORES JOHN
	83	513	PUEBLO ST	FLORES EDUARDO
	84	530	PUEBLO ST	MARTINEZ RUBEN JR &
	85	526	PUEBLO ST	URBINA ALFREDO
	86	522	PUEBLO ST	DELCASTILLO PIO &
	87	514	PUEBLO ST	DELEROSA ARGENTINA
	88	531	TORONTO ST	NEW MOUNT CORINTH BAPTIST

01/06/2021

Reply	*Label #*	*Address*		*Owner*
	89	523	TORONTO ST	HERRERA ZULEMA
	90	519	TORONTO ST	GARCIA ELVIRA MORALES
	91	515	TORONTO ST	GARCIA ISIDRA
	92	3020	PARVIA AVE	MOON MARGARET P LUNA EST OF
	93	518	TORONTO ST	GALVAN PASCUAL & LORENZA
	94	522	NOMAS ST	JONES WALLACE L &
	95	518	NOMAS ST	RODRIQUEZ DAVID & EMMA
X	96	524	NOMAS ST	GALLEGOS BEATRICE FAZ &
	97	512	NOMAS ST	REYES ANASTACIO R
	98	516	BEDFORD ST	WEST DALLAS INVESTMENTS LP
	99	432	BROADWAY BLVD	WEST DALLAS INV L P
	100	360	SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
	101	440	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL II LP
	102	320	SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP