

FILE NUMBER: Z234-290(LG/MP) **DATE FILED:** July 19, 2024
LOCATION: North corner of Maple Avenue and Amelia Avenue
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 21,649 square feet **CENSUS TRACT:** 48113000407

REPRESENTATIVE: James Scott, Studio Mas Architects

OWNER: HBRE Holdings, LLC

REQUEST: An application for (1) an amendment to Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District; and (2) a Specific Use Permit for a bank or savings and loan office with drive-in window service.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to setbacks, design standards, and landscaping to develop the site with a bank or savings and loan office with drive-in window service use.

CPC RECOMMENDATION: (1) **Approval** of an amendment to Planned Development Subdistrict No. 145, subject to conditions; and (2) **approval** of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and conditions.

STAFF RECOMMENDATION: (1) **Approval** of an amendment to Planned Development Subdistrict No. 145, subject to conditions; and (2) **approval** of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and conditions.

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

PDS 145 within PD No. 193:

[https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-145%20\[Part%20II%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-145%20[Part%20II%20PD%20193].pdf)

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently undeveloped.
- The existing zoning district allows a number of retail and commercial uses based on the GR General Retail Subdistrict. However, the specific conditions of the PDS limit the massing and design of what can be developed on site in practice.
- To develop a bank or savings and loan office with a drive-in window, the applicant requests alterations to the PDS as well as a Specific Use Permit. The use of bank or savings and loan office is permitted by right within the GR Subdistrict, but the inclusion of the drive-in window necessitates an SUP, according to PD 193.
- The applicant proposes to modify the following primary provisions of the PDS:
 - Reduce the distance a structure can be from the northeast boundary from 103 feet to 98 feet.
 - Not specify masonry for required screening.
 - Allow outside speakers for the purpose of the drive through bank.
 - Add sidewalk and transparency standards.
- CPC and staff recommend conditions to enhance the public realm. These standards would increase transparency, ensure safe and activated sidewalks, and reduce driveway sizes.
- The applicant proposes a site plan and landscape plan, both associated with the SUP.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-126:** On April 14, 2021, City Council approved an application for a Planned Development District for IR Industrial Research District uses and standards on property zoned an IR Industrial Research District, located on the southwest corner of Maple Avenue and Medical District Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Maple Avenue	Community Collector	Existing ROW, 42' of pavement Bike Plan
Amelia Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant’s request.

With the inclusion of staff and CPC recommended conditions, the request complies with the following land use goals and policies of the Comprehensive Plan:

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff and CPC recommended conditions which include ROW design standards support the low carbon and mode split goals of CECAP.

Area Plan:

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The recommended urban design standards meet the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE**
- 2 ACTIVATE THE PUBLIC REALM**

Staff and CPC recommended conditions for transparency, enhanced sidewalks, and public amenities all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Undeveloped
Northwest	LC Subdistrict within PD No. 193	Multiple-family
Northeast	MF-2 Multiple Family Subdistrict within PD No. 193	Duplex
Southeast	PDS 115 within PD No. 193	General merchandise or food store > 3500 sqft
Southwest	PD No. 1051	Surface parking

Land Use Compatibility:

The area of request consists of an undeveloped lot of less than half an acre.

Property to the northwest of the site is built out as multiple-family. Northeast of the site there is a duplex. Southeast across Amelia, there is a general merchandise or food store greater than 3,500 square feet. Southwest across Maple, there is a surface parking lot associated with Parkland Hospital.

The proposed use would be complementary with the surrounding area.

Staff recommends changes to the requirements for a development plan and a landscape plan. In the case of the proposed use, an SUP Site Plan and SUP Landscape Plan must be submitted and must regulate the bank with drive in window use. Under the recommended changes, the remaining by right uses would not require a development plan for this use, but would have to meet all of the requirements of the PDS and to meet the SUP plans. These uses are already compatible with the site and surrounding area. Under the conditions the building must be located nearly 100 feet from the northeast property line and height is limited to just 36 feet, which generally corresponds to the development plan on file today.

Development Standards

(Existing PDS changes from base highlighted in yellow, proposed changes to the PDS highlighted in blue)

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Base GR</u> <u>PD No. 193</u>	10' 25' above 36'	10' / 25'	Studio 100 1 BR 125 2 BR 150 +1 +25	2.5	120'	80% res 80% nonres
<u>Existing PDS</u> <u>145</u> <u>PD No. 193</u>	10' on Maple 5' on Amelia with ped scale projections	10' / 25' (No rear on AOR) No primary buildings within 103 feet of northeast boundary	Studio 100 1 BR 125 2 BR 150 +1 +25	0.8 total 0.37 retail 0.19 restaurant 0.14 bar	36'	80% res 80% nonres
<u>Proposed PDS</u> <u>145</u> <u>PD No. 193</u>	10' on Maple 5' on Amelia with ped scale projections	10' / 25' (No rear on AOR) No primary buildings within 103.98 feet of northeast boundary	Studio 100 1 BR 125 2 BR 150 +1 +25	0.8 total 0.37 retail 0.19 restaurant 0.14 bar	36'	80% res 80% nonres

Design Standards

The applicant proposes a design standards section, and staff recommends additional inclusions in this section.

- Sidewalks: The applicant's request calls for sidewalks with a minimum of six unobstructed feet with a five-foot landscape buffer, with allowances to reduce the buffer when in conflict with utilities. In this language, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Transparency: The conditions call for 20% transparency on street facing facades. They also request to allow 40% open screening between the facades and the street. This 40% open screening is permitted only if the underlying transparency behind it is increased to 50%.

Ground level entries: The two street-facing facades must each have an entrance that accesses the street with an improved path connecting to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block and is important on a main street such as Maple Avenue.

- Driveways: The conditions allow only an exit-driveway is permitted on Maple Avenue and recommends a maximum width of 16 feet for this access point. Staff also recommends only one two-way access approach is permitted on Amelia Street, with a maximum width of 26 feet where it crosses a sidewalk.
- Sidewalk buffers: The conditions require vertical buffering between parking and driving surfaces and sidewalks with either 3 feet of landscaping or 3 feet of bollards.

Landscaping:

The existing PDS includes a landscape plan that generally meets the requirements of Part 1 Landscaping.

The proposed landscape plan associated with the SUP meets many requirements of Part 1, but has conflicts with utilities that require the trees be set back further than typical.

- On Maple Avenue, the conditions call for minimum of four medium or large trees within the first 25 feet of the property line, in keeping with Part 1 frequency, but allowing them to be set back farther than the street, due to utility conflicts.
- On Amelia Street, the conditions call for a minimum of 8 small trees or 3 large trees. This would be an increase on the 6 required by Part 1 but is likely the maximum frequency given utilities and visibility triangles.

These are important inclusions for advancing walkability on this corridor while allowing some flexibility in the face of existing conditions.

Parking:

In general, the parking requirements in existing PDS generally default to Part I of PD No. 193. The only change the existing PDS makes to Part 1, is permitting a 1 to 110 ratio for restaurant without drive through uses, in comparison to 1 to 100 in the base code. Staff recommends maintaining this provision.

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 located within an “I” MVA area.

List of Officers

HBRE Holdings, LLC

William E. Lowe – President

Lance C. Bigham – Chief Financial Officer

**CPC Action
December 5, 2024**

Motion: It was moved to recommend 1) **approval** of an amendment to Planned Development Subdistrict No. 145, subject to staff’s recommended conditions; and 2) **approval** of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and staff’s recommended conditions with the following changes: 1) In the planned development conditions, development and use of a bank in savings and loan office must comply with an approved Specific Use Permit site plan; for all other permitted uses, development, and use of the property must comply with the existing development plan; landscaping for a bank and savings and loan office must comply with a specific use permit site plan that chose landscaping requirements for all other permitted uses, landscaping must be provided as shown on the existing landscape plan; 2) In the Design Standard Section, the word “should” and the first sentence of Subsection B, is changed to “must” and the following provision is added, “A single building entry served by a common exterior covered entry may be provided in lieu of separate façade entries.” 3) The prohibition on all outdoor speakers is changed to read, “Outdoor loudspeakers are prohibited except for a drive-through loudspeaker for a bank and savings and loan office that complies with Section 51P-193.129.” 4) In the SUP conditions, condition 4.ii should read, “Along Amelia Street a minimum of three large or eight small trees are required within 25 feet of the property line.” 5) for the Hours of Operations, revised to read, “From 8:00 AM to 6:00 p.m. Monday-Friday.”, on the north corner of Maple Avenue and Amelia Avenue.

Note: Commissioner Kingston offered a Friendly amendment to remove drive-through and keep bank use the use of permeable surface. Commissioner Hampton, maker of the motion, did not accept the Friendly amendment.

Maker: Hampton
Second: Housewright
Result: Carried: 7 to 5

For: 7 - Chernock, Hampton, Herbert, Forsyth,
Housewright, Haqq, Hall

Against: 5 - Shidid, Wheeler-Reagan, Blair, Kingston, Rubin
Absent: 2 - Carpenter, Sleeper
Vacancy: 1 - District 11

Notices: Area: 500 Mailed: 37
Replies: For: 2 Against: 0

Speakers: For: James Scott, 2431 Pinebluff Dr., Dallas, TX, 75228
Against: None

CPC RECOMMENDED PD CONDITIONS

Division S-145. PD Subdistrict 145.

SEC. S-145.101. LEGISLATIVE HISTORY.

PD Subdistrict 145 was established by Ordinance No. 31095, passed by the Dallas City Council on January 9, 2019. (Ord. 31095)

SEC. S-145.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 145 is established on property located at the north corner of Maple Avenue and Amelia Street. The size of PD Subdistrict 145 is 0.5197 acres. (Ord. 31095)

SEC. S-145.103. 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,

(1) **ALTERNATIVE FINANCIAL ESTABLISHMENT** means a car title loan business or money services business. An alternative financial establishment does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code. If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a credit access business under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment.

(2) **CAR TITLE LOAN BUSINESS** means an establishment that makes small, short-term consumer loans secured by a title to a motor vehicle.

(3) **MONEY SERVICES BUSINESS** means a business that provides or assists a consumer in obtaining a payday cash advance, payroll advance, short-term cash loan, short-term cash advance, instant payday cash advance, short-term money loan services, or similar services to individuals for a specified fee.

(4) **STOOP** means a small porch that may include stairs leading to the entrance of a residence.

(5) **SUBDISTRICT** means a Subdistrict of PD 193.

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

(d) This subdistrict is considered to be a nonresidential zoning district. (Ord. 31095)

SEC. S-145.104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-145A: development plan.
- (2) Exhibit S-145B: landscape plan. (Ord. 31095)

SEC. S-145.105. DEVELOPMENT PLAN.

Development and use of a bank and savings and loan office must comply with an approved SUP site plan. For all other permitted uses, development and use of the property must comply with the existing development plan (Exhibit S-145A). ~~Development and use of the Property must comply with the development plan (Exhibit S-145A).~~ If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. 31095)

SEC. S-145.106. 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 GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail 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 GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following main uses are prohibited:

- Alternative financial establishment.
- Dance hall.
- Drive-through restaurant.
- All motor vehicle related uses.
- Pawn shop.

(c) The following uses may not be located on a roof top:

- Bar, lounge, or tavern.
- Restaurant without drive-in or drive-through service.

(d) The only use allowed within **403 98** feet of the northeast boundary line of the subdistrict is surface parking and a trash enclosure.

(e) Uses must remain closed to the public between 12:00 a.m. (midnight) and 6:00 a.m. daily. (Ord. 31095)

SEC. S-145.107. ACCESSORY USES.

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

consult Section 51P-193.108. (Ord. 31095)

SEC. S-145.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

(b) Front yard. Minimum front yard is 10 feet on Maple Avenue and five feet on Amelia Street. Stoops, steps, handrails, guardrails, planters, patios, shade structures, transformers and other utility equipment, benches and other pedestrian seating, pots, raised planters, sculptures, and other decorative landscape features may project a maximum of five feet into the required front yard.

(c) Floor area.

(1) Maximum floor area for a retail use is 8,000 square feet.

(2) Maximum floor area for a restaurant without drive-through service use is 4,000 square feet.

(3) Maximum floor area for a bar, lounge, or tavern use is 1,800 square feet.

(d) Floor area ratio. Maximum floor area ratio is 0.8.

(e) Height. Maximum structure height is 36 feet. (Ord. 31095)

SEC. S-145.109. 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) Restaurant without drive-in or drive-through service requires a minimum of one parking space per 110 square feet of floor area.

(c) Maximum height of light fixtures located in the surface parking area shown on the development plan is eight feet. (Ord. 31095)

SEC. S-145.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) See Article VI.

(b) All light fixtures must be designed to direct the light source downward and away from adjoining properties. (Ord. 31095)

SEC. S-145.111. LANDSCAPING.

- (a) Landscaping must be provided as shown on the landscape plan (Exhibit S-145B) Landscaping for a bank and savings and loan office must comply with an SUP site plan that shows landscaping requirements. For all other permitted uses, landscaping must be provided as shown on the existing landscape plan (Exhibit S-145B)
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 31095)

SEC. S-145.112. SCREENING.

- (a) A minimum eight-foot ~~solid masonry wall~~ solid screening fence is required to screen surface parking along a portion of the northeast boundary of this subdistrict ~~as shown on the landscape plan.~~
- (b) A minimum six-foot solid screening fence is required to screen surface parking along a portion of the northwest boundary of this subdistrict ~~as shown on the landscape plan. (Ord. 31095)~~

SEC. S-145.113. DESIGN STANDARDS

(a) Sidewalks.

- 1. A minimum six foot-wide unobstructed sidewalk with a minimum five-foot wide-buffer is required along all street frontages. The required landscape buffer width may be reduced only when existing utilities conflict with the full width.
- 2. Sidewalks should be continuous and level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk.

(b) Ground level transparency. Ground-level of buildings must provide a minimum of 20% transparency for all street-facing facades. If a street facing façade has over 50% transparency, screening materials that are more than 40% open are permitted between the transparent surface and the street.

(c) Ground floor entries. All street-facing facades must have an entrance that accesses the street with an improved path connecting to the sidewalk. A single building entry served by a common exterior covered entry may be provided in lieu of separate facade entries.

(d) Driveways. Driveway access permitted on Maple Avenue may only be for exiting vehicles, with a maximum width of 16 feet where it crosses a sidewalk. One two-way access approach is permitted on Amelia Street, with a maximum width of 26 feet where it crosses a sidewalk.

(e) Except within a visibility triangle, where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

(1) Landscaping plantings with a minimum height of 36 inches; or

(2) Bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

SEC. S-145.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.
(Ord. 31095)

SEC. S-145.115. ADDITIONAL PROVISIONS.

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

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

(c) ~~Outdoor speakers are prohibited.~~ Outdoor loud speakers are prohibited except for a drive-through loudspeaker for a bank and savings and loan office that complies with Section 51P-193.129.

(d) Development and use of the Property must comply with Part I of this article.
(Ord. 31095)

SEC. S-145.116. 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. (Ord. 31095)

EXISTING PD DEVELOPMENT PLAN



SITE AREA: 3197 AC.
22,813 SQ. FT.

USES: LIMITED GR. SUBDISTRICT USES (refer to ordinance)

FLOOR AREA, PER GR. DISTRICT STANDARDS

RESTAURANT: MAX. 4,000 SQ. FT.

RETAIL: MAX. 8,000 SQ. FT.

BAR, LOUNGE, OR TAVERN: MAX. 1,800 SQ. FT.

COVERAGE: 32%

PARKING PER GR. DISTRICT STANDARDS

RESTAURANT: 1,010 SQ. FT.

RETAIL: 1,200 SQ. FT.

YARDS:

FRONT: 10 FT. ALONG MAPLE AVE

5 FT. ALONG AMELIA ST. AFTER 5 FT. ROW DEDICATION

SIDE AND REAR: NONE

HEIGHT: 35 FT.

FLOOR AREA RATIO: MAX. 2:1

LANDSCAPE PER LANDSCAPE PLAN



MAPLE AVE.

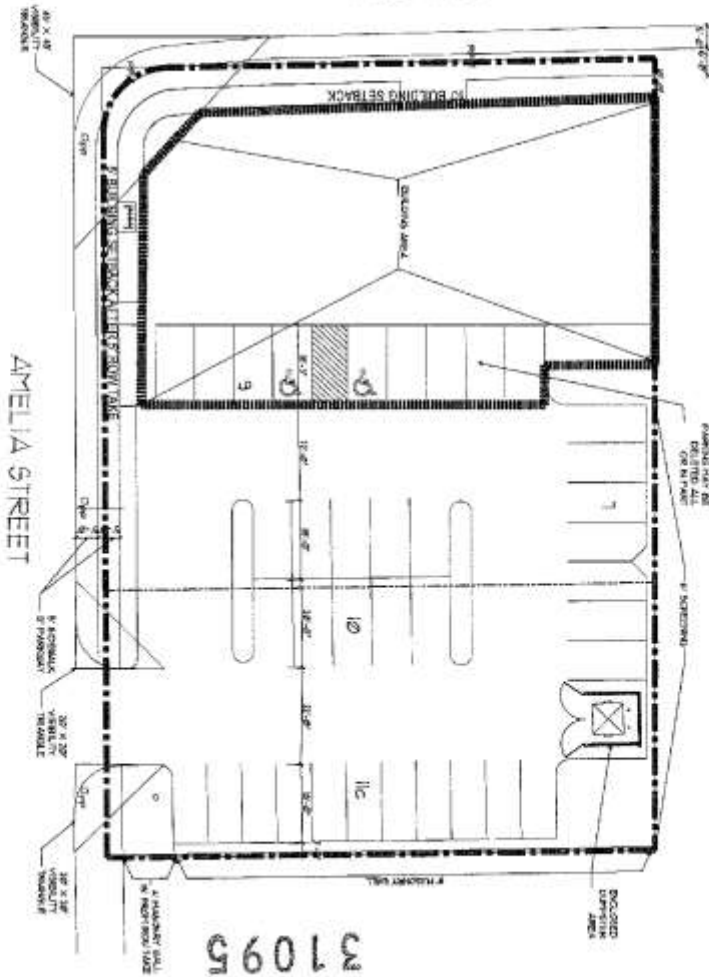


Exhibit S-145A
PD 193, PD 5 NO.
REVERSED DIMENSIONS

DEVELOPMENT PLAN

DALLAS, TEXAS



Planned Development
District No. 193

Exhibit S-145A
Planned Development
District No. 145

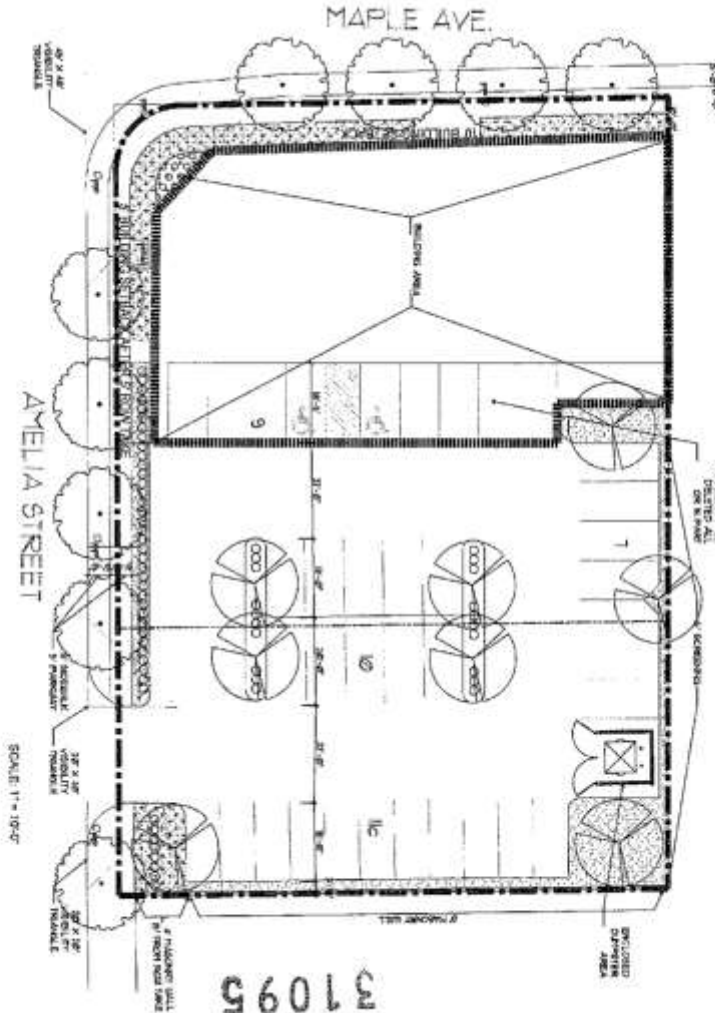
Approved
City Plan Commission
October 18, 2018

190116

EXISTING PD LANDSCAPE PLAN



CITY OF OMAHA LANDSCAPE ORNAMENT COMPLIANCE MANDATORY REQUIREMENTS	
SITE LANDSCAPING AREA	AT LEAST 10% OF LOT MUST BE LANDSCAPED REQUIRED 2,294 SF 2,211 SF AT LEAST 50% OF FRONT YARD MUST BE LANDSCAPED REQUIRED 1,348 SF 1,610 SF
GENERAL PLANTING AREA	AT LEAST 12% OF REQUIRED FRONT YARD MUST BE GENERAL PLANTING AREA REQUIRED 178 SF
SPECIAL PLANTING AREA	AT LEAST 6% OF REQUIRED FRONT YARD MUST BE SPECIAL PLANTING AREA REQUIRED 99 SF
STREET TREES	284 FT. OF FRONT/REAR REQUIRED 11 LARGE CANOPY 22,408 SQ. FT.
SITE TREES	REQUIRED 9 LARGE CANOPY



Planned Development
District No. 193

Exhibit S-145B
Planned Development
District No. 145

Approved
City Plan Commission
October 18, 2018

630 ARCHITECTS
3121 S. 116TH STREET
LINCOLN, NE 68504
TEL: 402.478.1234
WWW.630ARCHITECTS.COM

EXHIBIT S-
PD-193, PDS NO. _____
REVISED 10/8/18
LANDSCAPE PLAN
DILLIAN TEKAR

PROFESSIONAL SEAL
STATE OF NEBRASKA
LS1
DILLIAN TEKAR
REGISTERED LANDSCAPE ARCHITECT
NO. 000011
EXPIRES 12/31/2018

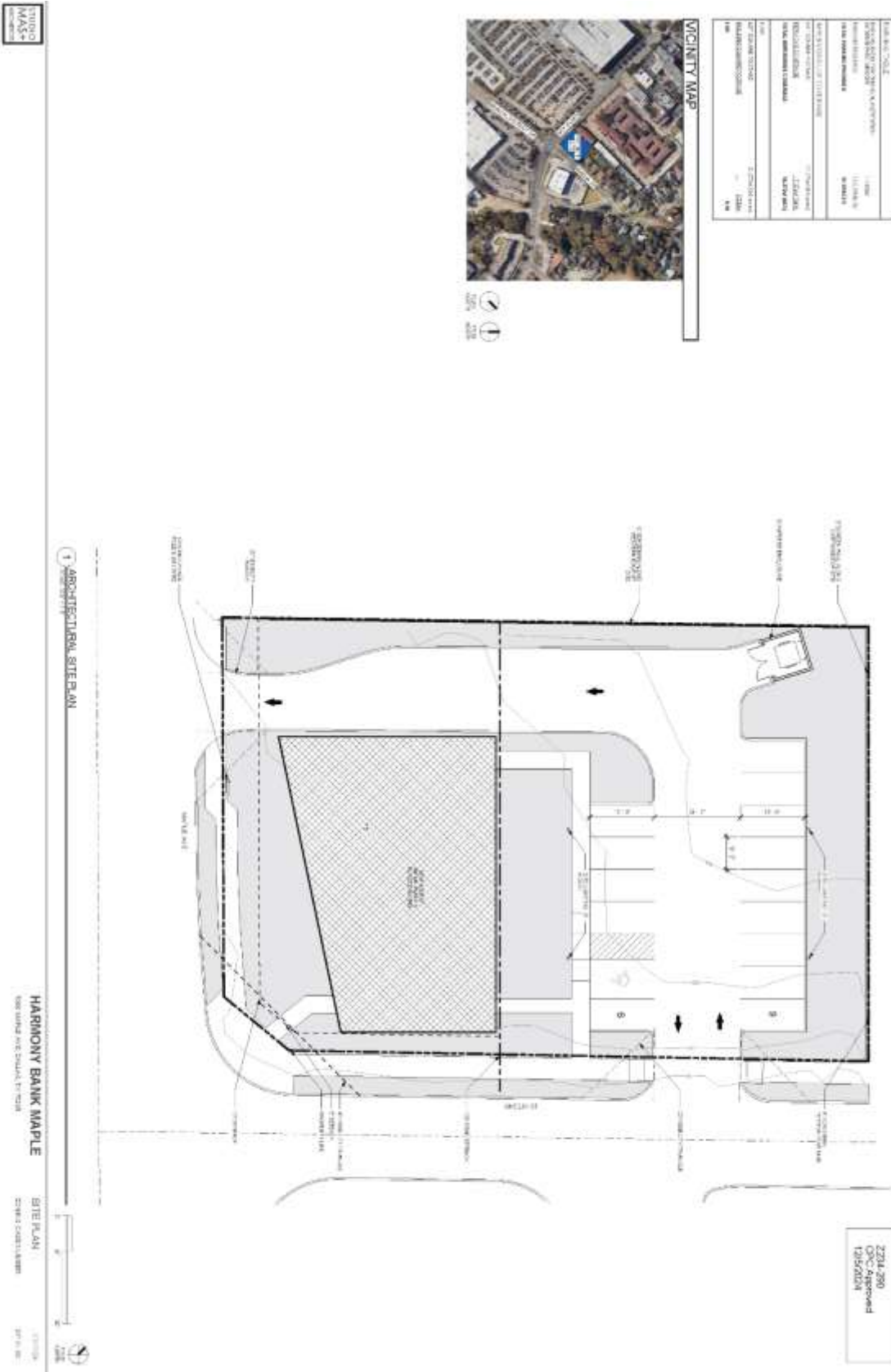
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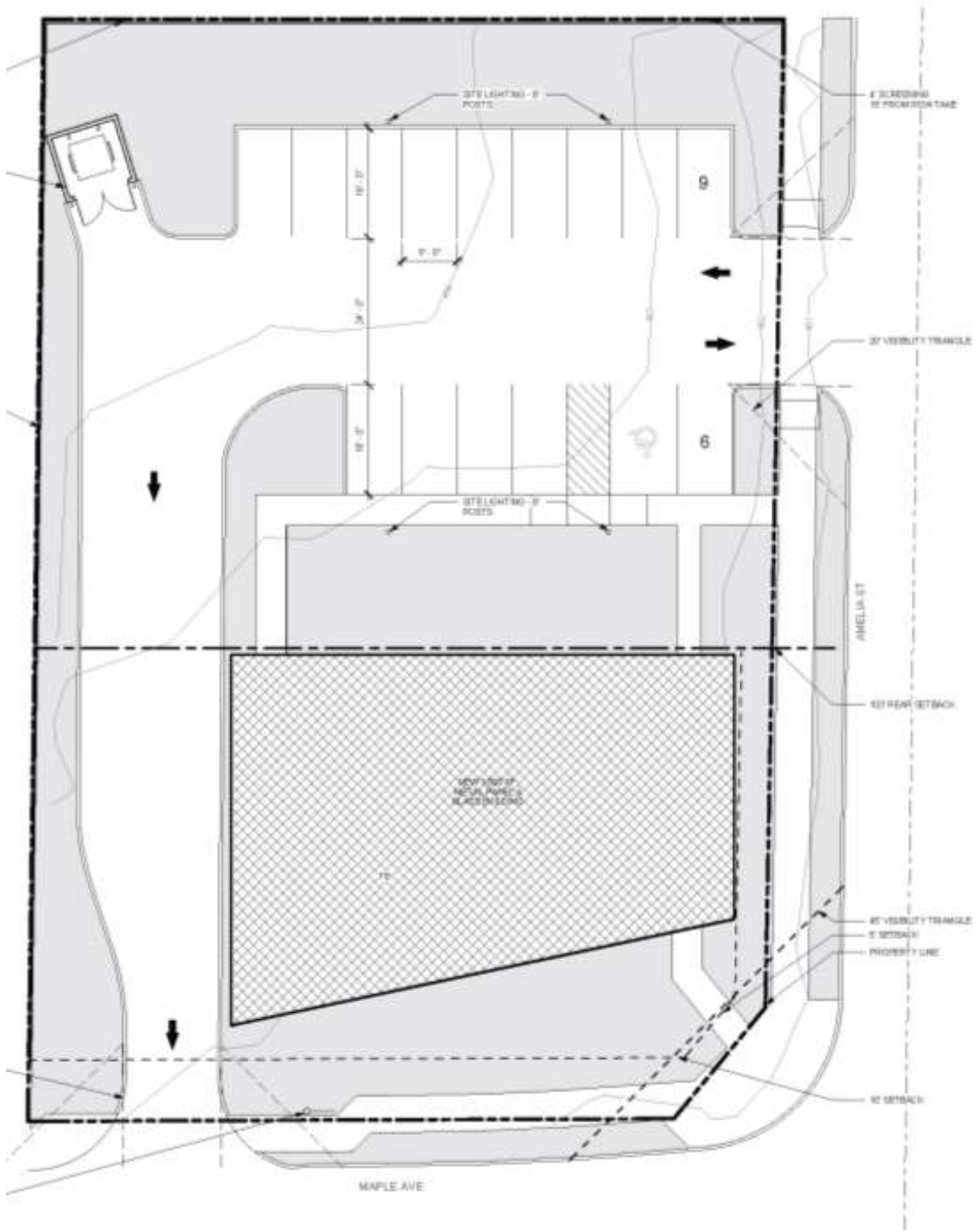
CPC RECOMMENDED SUP CONDITIONS

1. **USE:** The only use authorized by this SUP is a bank or savings and loan office with a drive-thru window.
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 this ordinance.)
3. **LANDSCAPING:** Landscaping must be provided in accordance with the following conditions and with the attached landscape plan prior to the issuance of a certificate of occupancy for a bank or savings and loan office to use a drive-thru window.
 - i. Along Maple Avenue, a minimum of four medium or large trees are required within the first 25 feet of the property line.
 - ii. Along Amelia Street, a minimum of either three large or eight small trees are required within 25 feet of the Property line.
4. **HOURS OF OPERATION:** Monday - Friday 8:00 AM - 6:00 PM.
5. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
6. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

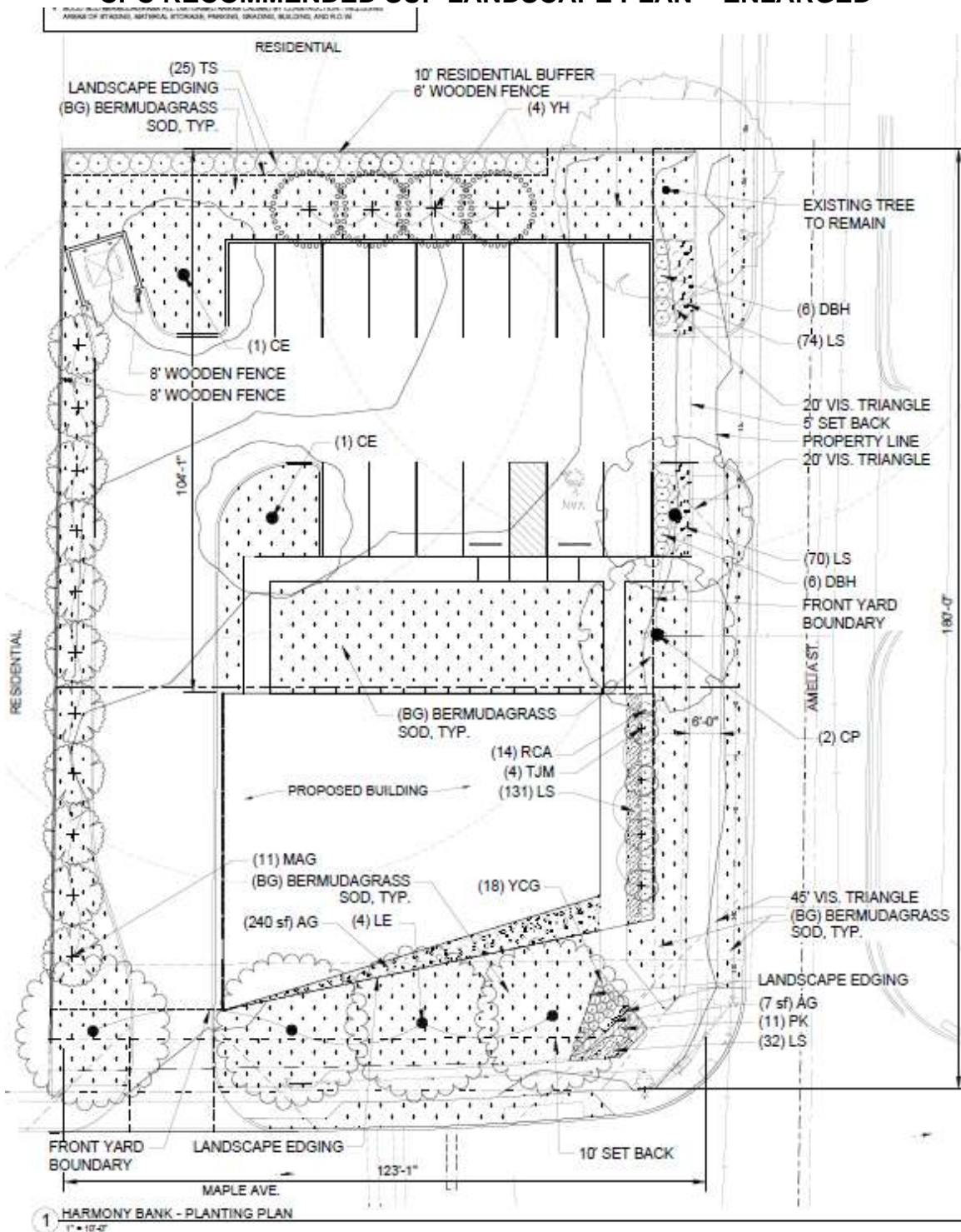
CPC RECOMMENDED SUP SITE PLAN

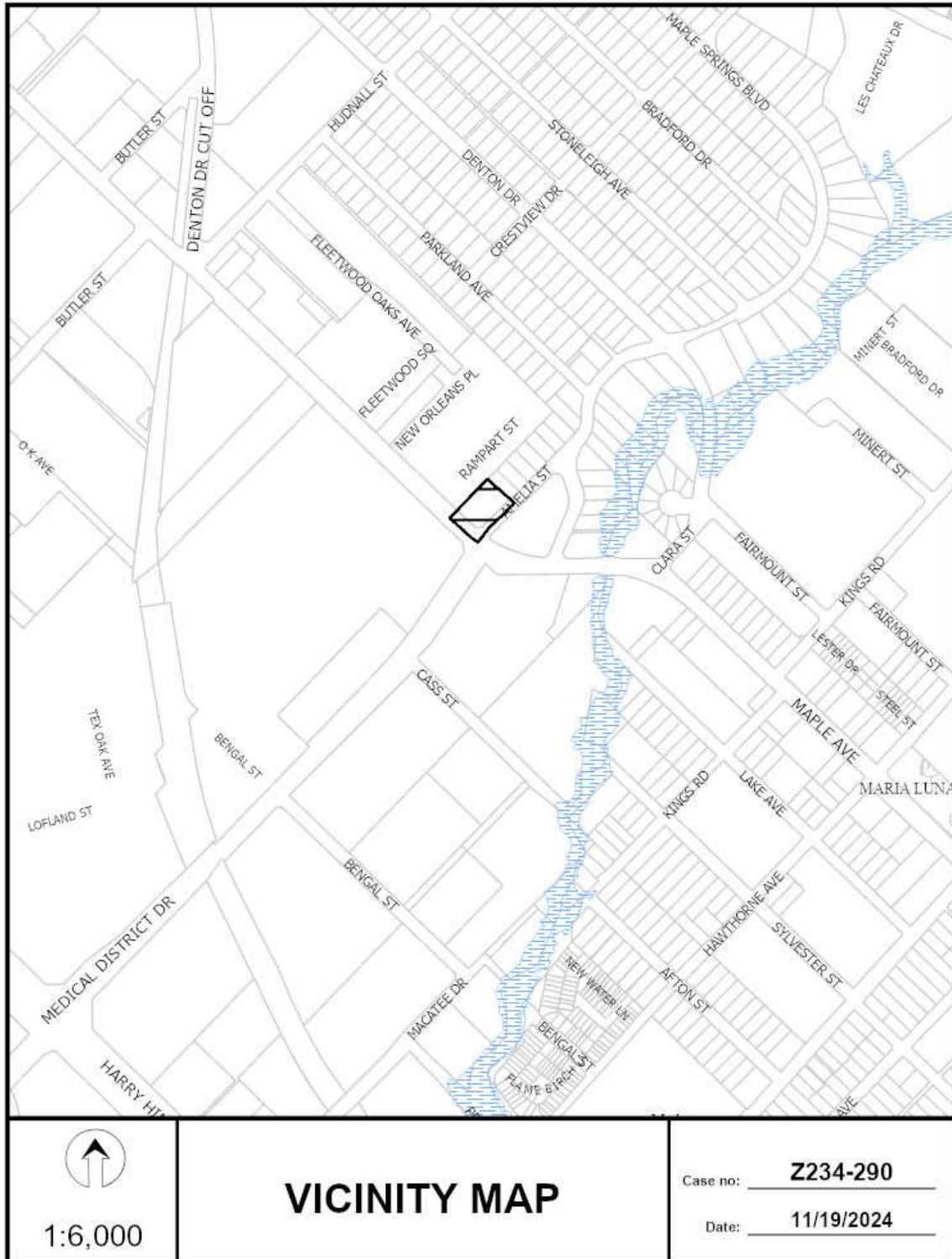


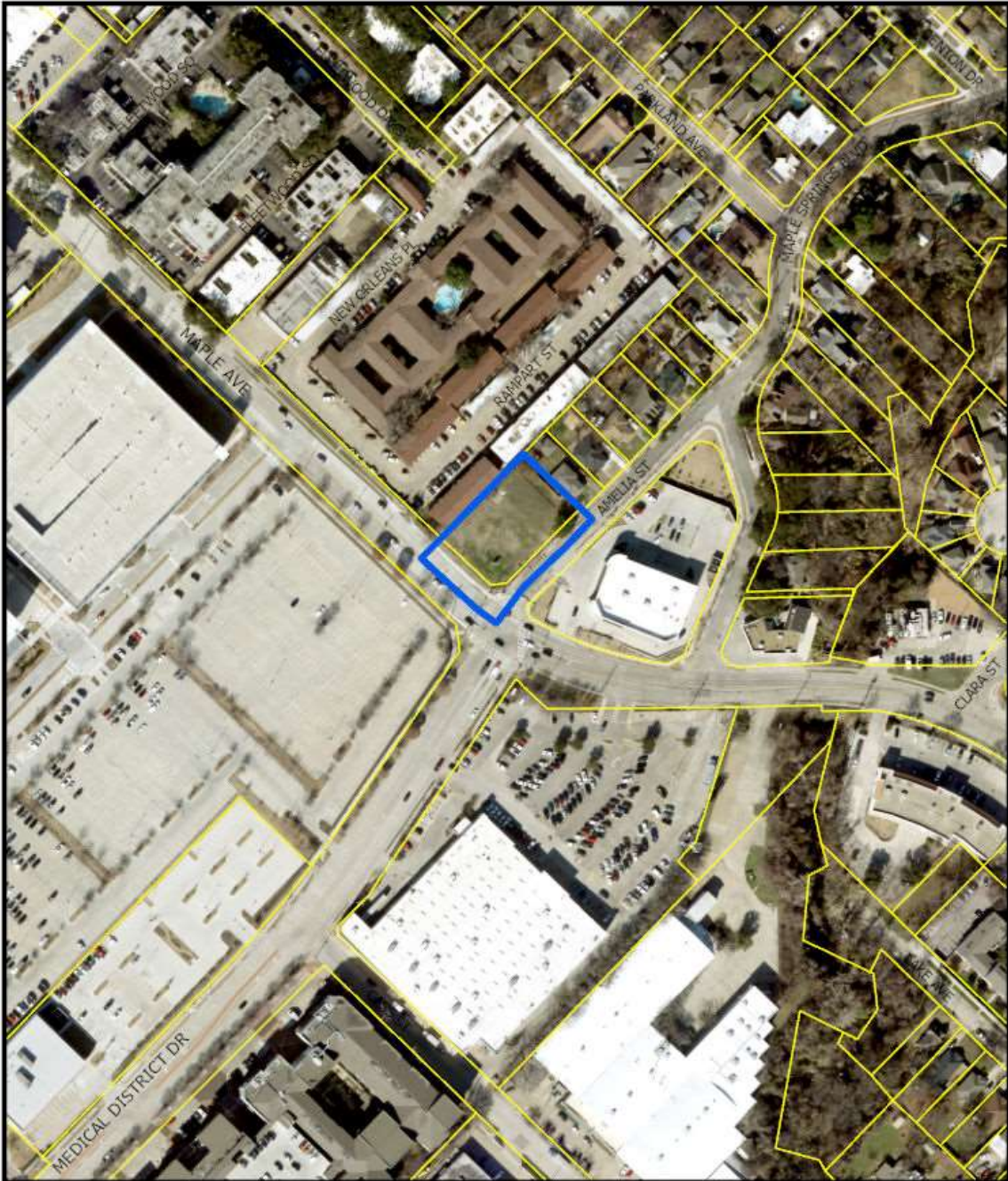
CPC RECOMMENDED SUP SITE PLAN – ENLARGED



CPC RECOMMENDED SUP LANDSCAPE PLAN – ENLARGED





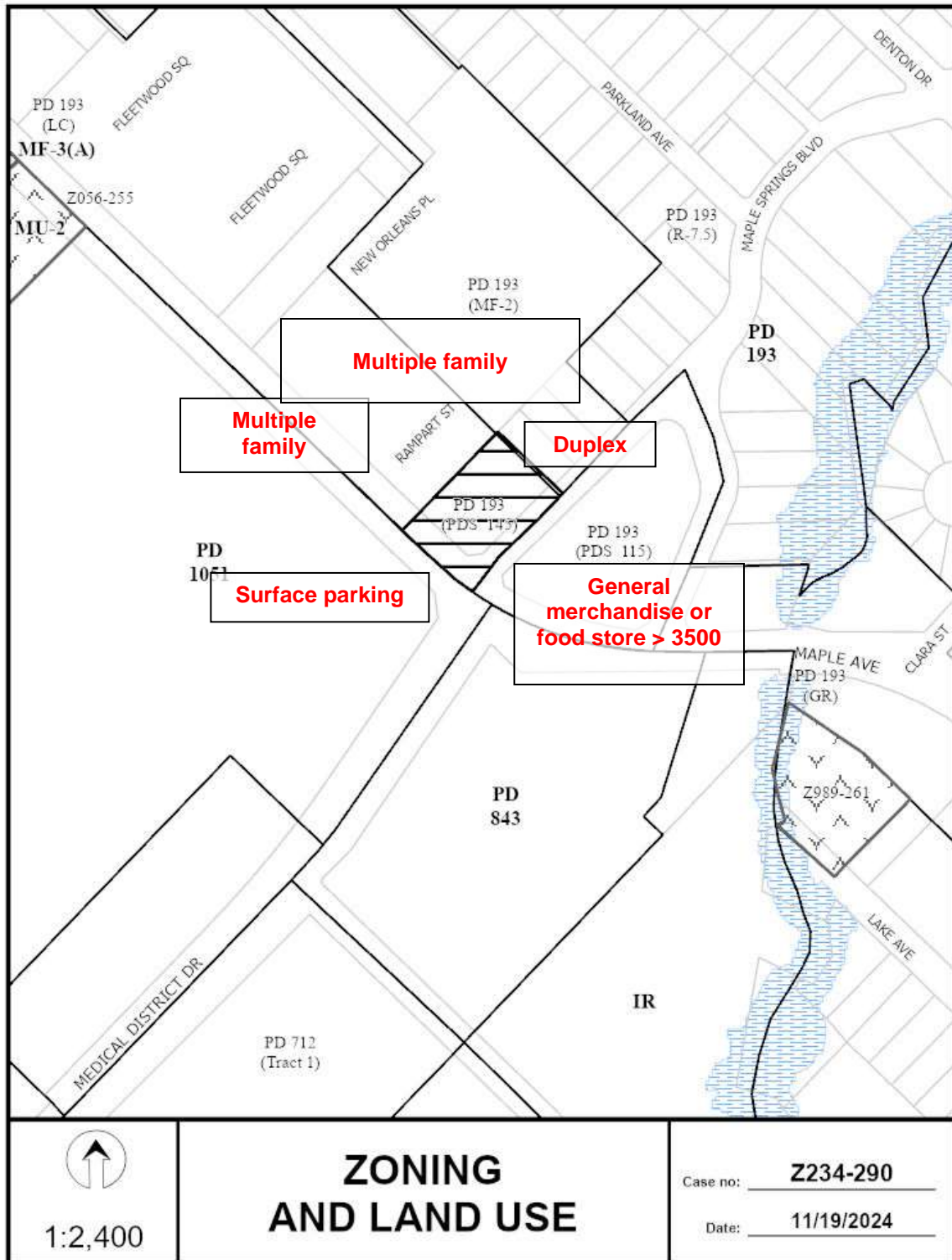


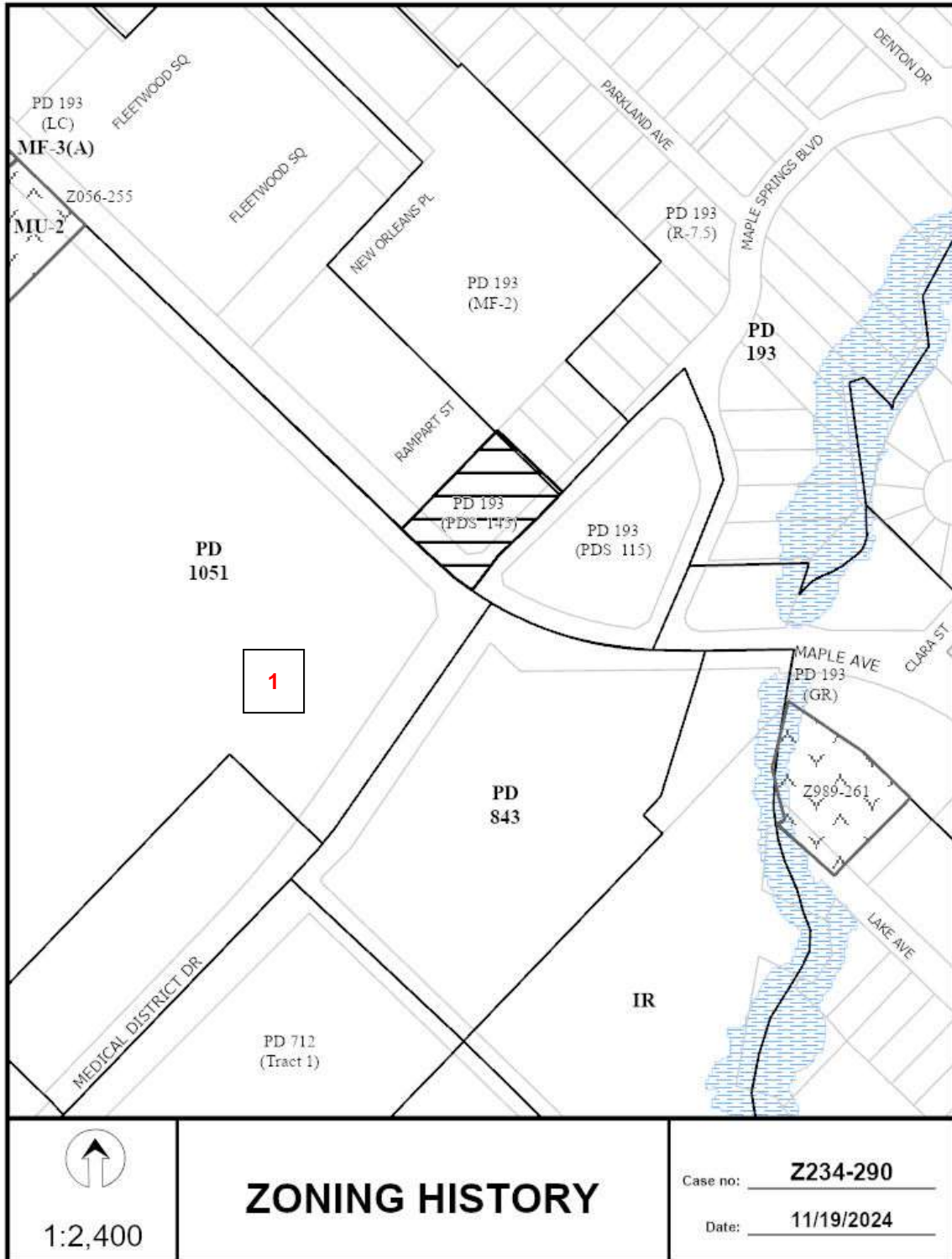
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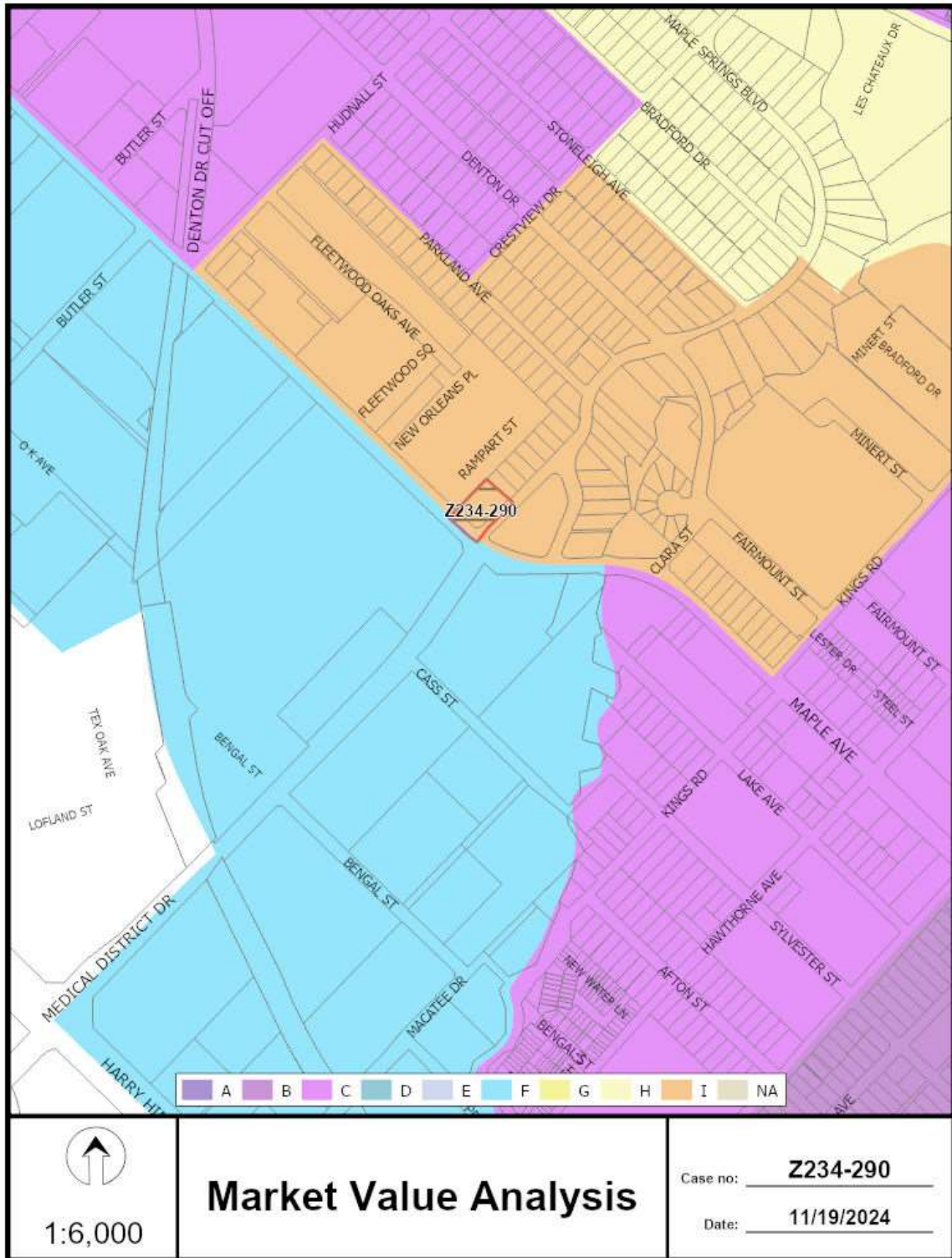
AERIAL MAP

Case no: Z234-290

Date: 11/19/2024









12/04/2024

Reply List of Property Owners***Z234-290******37 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5004	MAPLE AVE	HBRE HOLDINGS LLC
2	4810	MAPLE AVE	TCG MMB INVESTORS LLC
3	4906	MAPLE AVE	DREKAJ DAVID
4	2510	MAPLE SPRINGS BLVD	GONZALES HERMINIA E
5	2514	MAPLE SPRINGS BLVD	BALDWIN PHILIP M
6	2518	MAPLE SPRINGS BLVD	BROOKER RICHARD I V
7	2600	MAPLE SPRINGS BLVD	LAVES BARRY A
8	2612	MAPLE SPRINGS BLVD	SPARKS GLENN C &
9	2515	AMELIA ST	KENNEWELL LAUREN
10	2521	AMELIA ST	MCNEILL CHARLES &
11	2523	AMELIA ST	AYALA ANTHONY
12	2527	AMELIA ST	AMARASINGHAM RUBEN &
13	2603	AMELIA ST	HERNANDEZ EDWARD R
14	2605	MAPLE SPRINGS BLVD	CAWTHON JOEL ALEXANDER &
15	2611	MAPLE SPRINGS BLVD	TORRES JUANITA SUAREZ
16	5225	FLEETWOOD OAKS DR	HOCTOR TIC LLC &
17	5120	MAPLE AVE	STAR COMMISSARY LLC
18	5010	MAPLE AVE	SAN CARLOS ASSOC LP
19	2616	MAPLE SPRINGS BLVD	SPARKS GLENN C
20	2620	MAPLE SPRINGS BLVD	DRABLOS SCOTT C & KELLY P B
21	2624	MAPLE SPRINGS BLVD	LARA PEDRO
22	2615	MAPLE SPRINGS BLVD	AYALA JOSEFINA L EST OF
23	2619	MAPLE SPRINGS BLVD	DERRY DALE LYNN
24	5009	PARKLAND AVE	SALMON JAMES DAVID &
25	5011	PARKLAND AVE	MARTINEZ ELIZABETH TR
26	5015	PARKLAND AVE	REYES ROBIN

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	5103 PARKLAND AVE	STULL DOMINIC
O	28	5107 PARKLAND AVE	ROTH BEN A
	29	4714 CASS ST	KALOGRIDIS REAL EST LTD
	30	4821 MAPLE AVE	MAGIC CARPET LTD
	31	4807 MAPLE AVE	Taxpayer at
	32	4800 FAIRMOUNT ST	MAEDC
	33	4819 FAIRMOUNT ST	MEJIA JUAN FRANCISCO &
	34	4930 MAPLE AVE	BR UPTOWN DALLAS INVEST 1 LLC &
	35	4901 MAPLE AVE	KROGER TEXAS LP
	36	2311 MEDICAL DISTRICT DR	DALLAS COUNTY HOSPITAL DIST DBA
	37	5101 MAPLE AVE	DALLAS COUNTY HOSPITAL DISTRICT