

**FILE NUMBER:** Z178-358(JM/AU)

**DATE FILED:** August 6, 2018

**LOCATION:** North side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue

**COUNCIL DISTRICT:** 13

**MAPSCO:** 25 W

**SIZE OF REQUEST:** +/- 13.126 acres

**CENSUS TRACT:** 73.01

**REPRESENTATIVE:** Suzan Kedron, Jackson Walker LLP

**OWNER/APPLICANT:** Corporation of Episcopal Diocese

**REQUEST:** An application for 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility on property zoned Planned Development District No. 314, the Preston Center Special Purpose District; an MF-1(A) Multifamily District; and an R-7.5(A) Single Family District with Specific Use Permit No. 1172

**SUMMARY:** The applicant is proposing a new Planned Development District in order to create a more unified campus plan to serve the existing Saint Michael and All Angels Episcopal Church. The proposed mixed-use development will be comprised of three distinct subdistricts. The existing church currently located in Subdistrict I will remain. The existing office building located in Subdistrict III will also remain; however the proposed uses for subdistricts II and III are intended to allow the redevelopment with a higher density mix of uses

**CPC RECOMMENDATION:** Approval of a Planned Development District, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and conditions; and approval of the termination of Specific Use Permit No. 1172

**STAFF RECOMMENDATION:** Approval of a Planned Development District, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and staff's recommended conditions; and approval of the termination of Specific Use Permit No. 1172

## **BACKGROUND INFORMATION**

- The 13.126-acre request site is comprised of three parcels, each having a different zoning classification:
  - The 7.953-acre southern parcel is currently zoned an R-7.5(A) single family district.
  - The 3.489-acre northeastern parcel is currently zoned an MF-1(A) Multifamily District.
  - The 1.684-acre northwestern parcel is currently within Tract 2 of Planned Development District No. 314.
- The applicant is proposing a Planned Development District to create a more unified campus plan to serve the existing Saint Michael and All Angels Episcopal Church and to redevelop the northern portion of the request area with a mix of office, multifamily and retail uses. The existing church and private school will be maintained in the current configuration.
- The request area is surrounded by office, multifamily, commercial uses, and a community center to the north and east, and by single family residential to the south. To the west is the Dallas North Tollway and additional single family uses across the tollway.

## **Zoning History**

There have been two zoning cases requested in the area in the past five years.

- 1. Z167-326:** On November 8, 2017, City Council approved a zoning change to create Subdistrict C within Tract II of Planned Development District No. 314, the Preston Center Special Purpose District, on property zoned Subarea A within Tract II of Planned Development District No. 314, (the Preston Center Special Purpose District), located at the southeast corner of Sherry Lane and Lomo Alto Drive.
- 2. Z178-116:** On March 28, 2018, City Council approved a zoning change to create Subarea C within Tract I of Planned Development District No. 314, the Preston Center Special Purpose District, on property zoned Tract I within Planned Development District No. 314, the Preston Center Special Purpose District, located on the south line of Northwest Highway, and on the north line of Berkshire Lane, west of Douglas Avenue.

**Thoroughfares/Streets**

Thoroughfare/Street	Type	Existing/Proposed ROW
Douglas Avenue	Community Collector	100 feet Bike Plan
Colgate Avenue	Minor Arterial	50 feet
Lomo Alto Drive	Local	50 feet

**Traffic**

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the adjacent street system.

**Trip Generation:**

According to the study, the proposed development at the subject site is expected to generate approximately 4,175 new daily trip ends on weekdays, 300 at AM peak hour and 370 at PM peak hour. The trip generation presented in the study is based on the development of the northern portion of the site with office, retail / restaurant, and multifamily uses, in addition to maintaining the existing church and school operation. The distribution of the site-generated traffic volumes onto the street system was based on the prevailing background traffic conditions and the trip generation characteristics of the proposed development.

**Traffic Operational Analysis:**

The level of performance to describe the efficiency of civil infrastructure is the Level of Service (LOS) description. Generally, LOS can be described as follows:

- LOS A – free, unobstructed flow
- LOS B – reasonable free flow
- LOS C – stable flow
- LOS D – approaching unstable flow
- LOS E – unstable flow, operating at design capacity
- LOS F – operating over design capacity

The signalized intersection capacity analysis for LOS is provided in the summary below:

Intersection	Existing conditions		Buildout Conditions		Horizon Conditions	
	AM	PM	AM	PM	AM	PM
Northwest Highway @ Douglas Avenue	D	C	D	C	E	D
Douglas Avenue @ Sherry Lane	C	C	C	D	C	D
Preston Road @ Sherry Lane	A	C	A	C	A	D

The applicant submitted a Traffic Management Plan for the existing Mother's Day Out, a kindergarten primer school that is currently operating within the church. The operation of the church is also included in the Traffic Impact Analysis. If this use is expanded, a new Traffic Management Plan will have to be provided.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and albeit the study finds the intersections of Douglas Avenue and Sherry Lane and Douglas Avenue and Luther Lane currently functioning within a range of theoretical; acceptable levels of service, both intersections should be upgraded to accommodate the anticipated additional traffic (both motor and foot). The proposed conditions include a requirement for the installation of detection equipment and accessible pedestrian signal system and striping of the intersection of Douglas Avenue and Sherry Lane.

Additionally, the Engineering Division also reviewed the Traffic Impact Analysis in respect to North Frederick Square Alley. Staff supports the applicant's proposed access points for Subdistrict, in addition to any loading spaces or docks already shown on the proposed development plan.

**Comprehensive Plan**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

**ECONOMIC ELEMENT**

**Goal 2.1 PROMOTE BALANCED GROWTH**

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities

## **URBAN DESIGN ELEMENT**

### **Goal 5.2 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.2** Define urban character in Downtown and urban cores.

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

### **Goal 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

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

### **Area Plans**

The *Northwest Highway and Preston Road Area Plan* was approved by Council on January 25, 2017. The community vision statement includes a reference to Preston Center as a renewed, walkable center that will serve as an urban core for the surrounding neighborhoods, with a balanced mixture of office, retail, residential, hospitality and entertainment facilities, making it possible to live, work and play without getting into an automobile.

The Plan is comprised of seven study areas and approximately 1,370 acres. The area of request is located within Zone 1, Preston Center. In Preston Center, the Plan envisions the core of Preston Center as a vibrant, mixed-use concept with retail space located on the ground floor and office or residential spaces located on the upper floors. The Plan recommends the City of Dallas to support more density, building height, floor to area ratios (FAR) and other land use concessions through the zoning process to encourage Zone 1 property owners to develop residential projects where commercial office could be built by right. This should be done without compromising proximity slope protections for surrounding neighborhoods.

Furthermore, the Long-Term Framework Plan indicates the intersections at Douglas Avenue and Sherry Lane and Douglas Avenue and Luther Lane not functioning properly and needing crosswalk improvements. The Plan includes pedestrian recommendations for Zone 1, among them being:

- Provide publicly accessible open space areas integrated into development;
- Provide public realm enhancements including seating areas, small planting areas, etc.;
- Provide streetscape enhancements such as outdoor seating areas, landscape zones, street trees, shade structures and lighting;
- Provide bicycle parking and bicycle rack zones.

The proposed development is for a mix of uses that distributes more evenly the office and residential uses and introduces the requirement for ground floor retail, in an urban form that enhances pedestrian connections and supports walkability. Street and intersection improvements are also part of this proposal. While the proposed PD removes the RPS requirement from the Subdistrict I, it imposes use and height restrictions in this subdistrict to ensure a gradual transition from the single-family neighborhoods to the more intense mixed-use development in Preston Center. Additionally, the PD also proposes to maintain the RPS requirements from the existing residential neighborhood south of Colgate Avenue and west of the Dallas North Tollway. The proposed PD also includes requirements for publicly accessible open space, sidewalks, pedestrian amenities, streetscape enhancements and bicycle parking.

Considering that the area of request is actually the area of transition between the single-family neighborhoods and Preston Center and the fact that the PD maintains the existing church as a community catalyst and a low intensity development, the proposal is consistent with the vision established by the Area Plan.

**DELETED**

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

The table below shows the uses surrounding the area of request.

	<b>Zoning</b>	<b>Land Use</b>
Site	<b>R-7.5(A) with SUP No. 1172 MF-1(A) PDD No. 314, Tract 2</b>	Church, Private school and child-care facility Parking lot, playground Office building
North	<b>PDD No. 314, Tract 2 (Subarea B) PDD No. 314, Tract 2 (Subarea C)</b>	Office Multifamily
Northeast	<b>PDD No. 314, Tract 6</b>	Office, Retail
East	<b>PDD No. 314, Tract 5 with SUP No. 744 PDD No. 314, Tract 7</b>	Bank (with drive-through), Office Community Center Single family residential
South	<b>R-7.5(A)</b>	Single family residential
West	<b>R-7.5(A) PDD No. 33</b>	Dallas North Tollway Single family residential

**Land Use Compatibility:**

The 13.126-acre request site is comprised of three parcels, each having a different zoning classification. The site is bounded by Colgate Avenue to the south, Douglas Avenue to the east, North Fredrick Square Alley to the north, and Lomo Alto Drive to the west. The site is located within a 0.5 mile walk from Preston Center.

The request area is surrounded by office, multifamily, commercial uses, and a community center to the north and east, and by single family residential to the south. To the west there is the Dallas North Tollway and additional single family further west, across the tollway.

The applicant is proposing to rezone the entire site into a Planned Development District for mixed-uses and create three subdistricts as follows:

- Subdistrict I is the 7.953-acre southern parcel, currently zoned an R-7.5(A) single family district. The property is currently developed with a church, a school and a child-care facility. According to DCAD, the church, approximately 129,000 square feet in area, was built in 1948 and was improved several times, the last being in 2002. This parcel also has a permanent Specific Use Permit, SUP No. 1172 for a private school and child-care facility. The Episcopal School of Dallas which was operating on the western wing of the church building, left this location earlier this

year, leaving only the Mother’s Day Out program operating within the church building. Saint Michael Episcopal School (Mother’s Day Out) serves 211 students, Pre-k and kindergarten.

- Subdistrict II is 3.489 acres in area and is currently zoned an MF-1(A) Multifamily District. A channeled creek tributary crosses the property west to east. The property south of the creek is currently developed as a parking lot for the church and school. During the weekends, this property is being used for St. Michael’s Farmers Market. North of the creek there is an open space with a playground for the school and child-care facility.
- Subdistrict III is 1.684 acre in area and is currently within Tract 2 of Planned Development District No. 314. The property is currently developed with a two-story office building. According to DCAD, the office is 49,081 square feet in area and was built in 1983.

The applicant is proposing to maintain the existing church, with the current private school and child-care facility (Mother’s Day Out) in Subdistrict I in the current configuration and develop the northern parcels (subdistricts II and III) with a mix of office, multifamily and retail uses. An internal drive with sidewalks connecting Douglas Avenue with Lomo Alto Drive will connect Subdistrict I with Subdistricts II and III. The applicant is proposing additional open space along Douglas Avenue, in Subdistrict II, to continue and enhance the existing public realm along the street.

The proposed uses within the three subdistricts are as follows:

*P* indicates permitted by right.  
**SUP** indicates permitted with a Specific Use Permit.  
**RAR** indicates permitted, but subject to Residential Adjacency Review.  
**LMTD** indicates permitted, but subject to limitations

	EXISTING				PROPOSED		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 Tract II GO (to S III)	PD 314 Tract II MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
<b>Agricultural Uses</b>							
Crop production (limited to community and urban gardens)	P	P	P	P	P	P	P
<b>Commercial and business service uses</b>							
Catering services						P	P
Technical school						P	P
<b>Institutional and community service uses</b>							
Adult day-care facility	SUP	SUP	LMTD	SUP, LMTD	SUP		P
Cemetery or mausoleum	SUP	SUP	SUP	SUP	P		



	EXISTING				PROPOSED		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 Tract II GO (to S III)	PD 314 Tract II MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
Child-care facility	SUP	SUP	LMTD	S, LMTD	P	P	P
Church	P	P	P	P	P	P	P
Community service center	SUP	SUP	SUP	SUP	SUP		P
Convalescent and nursing homes, hospice care, and related institutions		R		R		P	P
Library, art gallery, or museum	SUP	SUP	P	SUP	SUP	P	P
Private school	SUP	SUP	SUP	SUP	P	P	P
<b>Lodging uses</b>							
Hotel or motel			RAR			P	P
<b>Miscellaneous uses</b>							
Temporary constr. or sales office	P	P	P	P	P	P	P
<b>Office uses</b>							
Financial institutions without drive-in window			P			P	P
Financial institutions with drive-in window			DIR			P LMTD	P LMTD
Medical clinic or ambulatory surgical center			P			P	P
Office			P			P	
<b>Recreational uses</b>							
Private recreation center, club, or area	SUP	SUP	P	SUP	SUP	P	P
Public park, playground, or golf course	P	P	P	P	P	P	P
<b>Residential uses</b>							
Multifamily		P	RESTR.	P		P	P
Residential hotel				1MILE		P	P
Retirement housing		P	P	P		P	P
<b>Retail and personal service uses</b>							
Business school			RESTR.			P	P
Car wash						P LMTD	P LMTD
Commercial amusement (inside)						SUP	SUP
Commercial parking lot or garage							P
Dry cleaning or laundry store			RESTR.	LMTD		P LMTD	P LMTD
Furniture store			RESTR.			P	P
GMFS 3,500sf or less				LMTD		P	P

	EXISTING				PROPOSED		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 Tract II GO (to S III)	PD 314 Tract II MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
Electric fueling station						P	P
Personal service uses			LMTD	LMTD		P	P
Restaurant without drive-in or drive-through service			LMTD	RAR LMTD		P	P
Surface parking (temporary)						P	P
Temporary retail use						P	P
Vehicle display and sales						P LMTD	P LMTD
<b>Transportation uses</b>							
Transit passenger shelter	SUP	SUP	SUP	SUP		P	P
<b>Utility and public service uses</b>							
Police or fire station	SUP	SUP	P	SUP	SUP	P	P
Post office			P	SUP		P	P
Tower/antenna for cellular communication	P LMTD					P LMTD	P LMTD
Utility or government installation other than listed	SUP	SUP	SUP	SUP	SUP	SUP	SUP

The proposed list of uses further restricts the uses allowed in Subdistrict I, as compared with R-7.5(A), by not allowing any residential uses; however, the applicant proposes to allow by right the existing uses, church-related uses, private school and child-care facility to ensure the continuity of the existing operation of this property. The proposed PD includes the requirement for a Traffic Management Plan for a private school use.

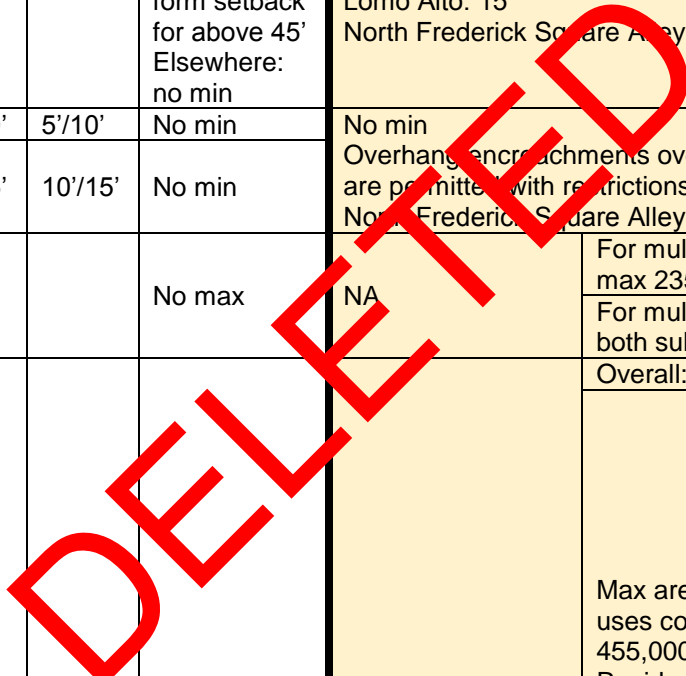
The proposed uses for Subdistricts II and III include additional uses than those allowed in PD 314 and MF-1(A). The applicant proposes to add the use types for residential for aged population, as well as more retail and personal service uses.

The conditions submitted by the applicant further restrict uses allowed by eliminating: custom business services, general merchandise or food store greater than 3,500 square feet, theater, helistop, radio, television, or microwave tower. The proposed conditions also eliminate the office use as an allowable use within Subdistrict III. These restriction in allowable uses are an effort to further limit the potential higher traffic generating uses.

Considering the existing mix of uses to the north and east of the site, the necessity for a diverse mix of housing in the area, and the fact that Subdistrict I will remain a low intensity institutional use and will mimic the allowable uses within R-7.5(A) district, staff supports the proposed use combination.

**Development Standards:**

	Existing			Proposed		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 - Tract 2 GO, MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
<b>Setbacks (min)</b>						
Front	25'	15'	If adjacent to Lomo Alto: 15' + 20' urban form setback for above 45' Elsewhere: no min	Douglas: 20'; and additional setbacks for S II Colgate: 15' Lomo Alto: 15' North Frederick Square Alley: 10'		
Side	5'/10'	5'/10'	No min	No min		
Rear	5'/15'	10'/15'	No min	Overhang encroachments over interior subdistrict lines are permitted with restrictions. North Frederick Square Alley: 10'		
<b>Density (max)</b>			No max	NA	For multifamily: max 235 DU	
					For multifamily: max 365 DU for both subdistricts combined	
					Overall: 586,157 sf	
<b>Floor area</b>					Max area for all uses combined: 455,000sf Residential: 220,000sf Office: 225,000sf Other: 10,000sf	Multifamily: 140,00sf Retirement housing or convalescent and nursing homes, hospice care and related: 160,000f Lodging: 150,00sf (+10,000sf bonus if no meeting room exceeding 1,900sf)
<b>FAR (max)</b>			4	0.75:1	3:1	2.5:1
				Overall 1.6:1		



	Existing			Proposed		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 - Tract 2 GO, MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
<b>Height (max)</b>	30'	36'	180' 14 stories	Church shall follow institutional uses, 30' for all other uses	180' + possibility of bonus for max. 200' in exchange of mixed-income housing units	180'
<b>RPS</b>			For over 26' Exceptions: - 12' projections - special RPS for facing districts across DNT - 1/2.56 - otherwise 1/3	<b>CPC recommendation:</b> Exceptions for projections only: 12' Otherwise 1:3 <b>Staff does not support any projections in the RPS</b>		
				55' projections for church architectural elements		
				<b>CPC recommendation:</b> SI will continue to generate RPS as R district outside of the PD <b>Staff does not support this proposal.</b>	<b>CPC recommendation:</b> SI will continue to generate RPS as MF district outside of the PD <b>Staff does not support this proposal.</b>	
<b>Lot coverage (max)</b>	45% 25% non-r	60% 25% non-r	100%	45% in general 60% for institutional buildings	60% + possibility of bonus for max of 80% in exchange of mixed-income housing units	100%
<b>Landscaping</b>	Art X		Art X + Special landscaping	Art X + Additional open space requirements		
<b>Parking</b>	Dallas Development Code		Reduction options for office uses	Reduction for hotel, motel, retirement housing, urban garden; Bike parking (for reduction); Mixed-use parking reduction; Valet parking standards. Limited administrative parking reduction standards. Underground parking: 50% for Subdistrict II. Limits the access points from S II to N. Frederick Square Alley to two. No access points from S III into the Alley. Standards for loading and service areas.		
<b>Signs</b>	Art VII		Art VII for non-business + Additional attached signs	Art VII for non-business + 1 monument sign on Douglas Av. and Lomo Alto Dr. for inst. use only	Art VII for non-business + Additional attached signs for restaurant use, with limitations	

	Existing			Proposed		
	R-7.5 (to S I)	MF-1 (to S II)	PD 314 - Tract 2 GO, MF-4 (to S III)	SUBDISTR I	SUBDISTR II	SUBDISTR III
<b>Design standards</b>	none		Front yard landscape area Pavement enhancement Pedestrian facilities Covered walkways Fountains Seating area	Pedestrian amenities and streetscape Building Architectural Design Screening for parking structures		

\* Underground parking may be located within the required setback

The proposed conditions also include urban design standards, blank wall area restrictions, required architectural elements, sidewalks and pedestrian amenities, and requirements for ground-level activating uses, traffic improvements and non-conformity standards. Due to recent state legislation that will have implications on city regulations and development standards, changes to the proposed conditions for architectural standards may be contemplated.

**Front setbacks:**

The applicant is proposing increased setbacks along Douglas Avenue and North Frederick Square Alley to allow front yard landscaping and improve the proposed streetscape while preserving the neighborhood character. The setback along Colgate Avenue is decreased from 25 feet to 15 feet per the existing church building. Additionally, the conditions proposed by the applicant further increase the front setback along Douglas Avenue in Subdistrict II to a minimum of 70 feet for a portion of the building and 134 feet for the rest of the building.

**Density:**

The applicant proposes a maximum of 365 multifamily dwelling units combined for Subdistrict II and III, and a maximum of 235 multifamily dwelling units for Subdistrict II, in an effort to further limit the traffic-generating uses.

**Floor area:**

The applicant proposes maximum allowable floor area for Subdistricts II and III combined and for certain types of uses within each proposed Subdistrict in an effort to further limit the traffic-generating uses.

**Floor to ratio area (FAR):**

For Subdistrict I, the applicant is not including a maximum floor area but is proposing a maximum FAR of 0.75:1. For Subdistrict II, the applicant is proposing a maximum FAR of 3:1, and for Subdistrict III, 2.5:1. The applicant also proposes a maximum overall FAR for the entire PD District of 1.6:1.

Considering the overall proposed standards and the intent to limit the traffic-generating uses, staff is supporting the proposed density, maximum floor area, and FAR.

**Height:**

The request includes 180 feet maximum height for certain areas within Subdistricts II and III, subject to RPS. A height plan is included with the request. The most significant height increase is proposed in Subdistrict II, from the existing allowable 36 feet to 180 feet, and Subdistrict III being a reiteration of the existing allowable height. However, the maximum allowable height must be understood together with the proposed changes to the existing Residential Proximity Slope (RPS) that will enable an overall increase in height for Subdistrict III.

Staff supports the proposed height, considering the following:

- the proposed height plan includes an area limited to 20 feet with an open space along Douglas Avenue, and an area limited to 70 feet with an internal open space, in the central part of the site; and
- the RPS generated from the single-family neighborhoods across the Dallas North Tollway that will further limit the northwest corner building,

**Residential Proximity Slope**

The Residential Proximity Slope (RPS) is a slope that emanates at a one foot in height for each three feet in distance of separation, at an 18.4 angle, infinitely, from the nearest private property within a single-family zoning district, which in this case is the 7.953-acre parcel in the proposed Subdistrict I [currently zoned R-7.5(A) district] which is developed with the church use.

Currently, without taking into consideration the existing height limitations and with the RPS requirements being generated from the northern line of the proposed Subdistrict I, the maximum potential height at the north property line of the proposed Subdistrict III would be approximately 88 feet. If the RPS generating line is moved south, along Colgate Avenue, the maximum potential height at the north property line of the proposed Subdistrict III would be approximately 210 feet.

The proposed PD conditions limit the maximum height for Subdistrict I to 30 feet but maintains the height exceptions for institutional uses per Dallas Development Code, all matching the existing regulations in the R-7.5(A) district.

For multifamily districts, the RPS slope emanates at a one foot in height for every one foot in distance of separation, at a 45 angle and terminates at a 50 feet distance from the site of origination, which in this case is the 3.489-acre parcel in the proposed Subdistrict II, currently zoned an MF-1(A) Multifamily District and developed with the church's parking lot.

The applicant is proposing that, for purposes of RPS, Subdistrict I will be considered a single-family district and Subdistrict II will be considered a multifamily district, thus will generate respective RPS for areas outside the proposed PD. Considering the initial rationale for establishing RPS throughout the City as to protect single-family neighborhoods from visual intrusion, and the proposed height for Subdistrict II and III that will be exempt from the RPS line, staff does not support this change.

Staff supports moving the RPS-generating line to the single-family district south of Colgate Avenue considering the height and use limitations proposed for Subdistrict I, that ensure an appropriate transition in form and density from the single-family neighborhood to the more intense Preston Center.

The proposed PD also includes projections into the residential proximity slope that are restricted to 12 feet above the existing residential proximity slope and are limited to general architectural features and unoccupiable structures. Staff does not support this request.

The proposal also includes allowable projections of 55 feet for architectural features specific to a church, such as cupola, steeple, spire, belfry or carillon, as to allow the existing church features. Staff supports the request because are architectural elements specific to churches and are unoccupiable structures that will not interfere with the residential privacy.

**Lot Coverage:**

The request includes proposed lot coverage for Subdistrict I to mimic the requirements for R-7.5(A) districts, 45 percent in general with an exception for institutional building that may be allowed to 60 percent lot coverage.

The proposed lot coverage for Subdistrict II is 60 percent with the possibility of an increase to 80 percent in exchange for mixed-income housing as detailed below.

The proposal for Subdistrict III is to maintain the currently allowed 100 percent lot coverage. Staff supports the proposed lot coverage for Subdistrict III, considering the location and limited area of this subdistrict.

**Mixed-income housing:**

Considering the opportunity for mixed-income housing in this area of the city, the proposed PD Conditions are including additional bonuses applicable to Subdistrict II for lot coverage and height per the chart below. The conditions include a percentage of the total number of units as mixed-income housing units based on the Adjusted Median Family Income for a 15-year period. Staff appreciates that the additional lot density and height will result in a more diverse urban form, while limiting the concentration of high-rise buildings. The overall density is further constrained by the applicant’s proposed height plan, the RPS and, the proposed floor area cap.

	<b>Proposed Subdistrict II</b>	Proposed with bonus	
<b>Percentage of units reserved at percentage of median income</b>		5% at 51-60%	5% at 51%-60% & 5% at 61-80%
Lot Coverage	60%	80%	80%
Height	180'		200'

**Parking:**

Except for the items stated below, parking will be in accordance with the parking regulations of Chapter 51A.

The applicant is proposing to provide 50 percent of the required parking for Subdistricts II and III in an underground parking structure, with the remainder either in an aboveground parking structure up to 50 percent of total required parking, or surface parking, up to ten percent of total required parking. This will not apply to Subdistrict I. Staff supports this proposal, taking into consideration the fact that Subdistrict I is already built and has a surface parking lot that would become nonconforming if the new restrictions are applied.

The applicant is proposing to reduce the required minimum off-street parking for hotel to 0.75 spaces for each unit. The current regulations require one space for unit for less than 250 units, three fourths space for between 251-500 units and half for over 500 units. The proposed ratio for retirement housing is reduced from one space per unit to 0.75 spaces per dwelling unit or suite, and for urban gardens and outside sales from one off-street parking space per 200 square feet of sales area to no required parking.

The applicant also proposes a mixed-use parking reduction for up to 30 percent and includes a mixed-use parking demand chart that contains residential, office, retail and personal service, church, and other uses.

Additionally, the applicant is proposing limited parking reduction in exchange for providing bicycle parking per the City’s Development Code.



After reviewing the proposed parking reduction options correlated with the overall mix of uses, caps on floor area, and different times of day for operation of some of the uses and considering the traffic impact analysis submitted by the applicant, the Engineering Division supports the proposed parking reductions.

Furthermore, the proposed conditions contain operational limitation to valet parking, specify the number of ingress/egress points into the proposed parking garage from the internal driveway and from North Frederick Square Alley, and allows only loading access from North Frederick Square Alley for proposed Subdistrict III, in an effort to evenly distribute the traffic generated by the proposed development.

**Additional provisions:**

The proposed conditions further limit the operation of private school uses, restaurant uses, commercial amusement (inside) uses, tower/antenna for cellular communication uses, and include additional regulations for noise, garbage collection, and outdoor illumination. Staff generally does not support the additional proposed provisions considering that: not all are supported by a land use rationale, are interfering with other city codes, are regulating the operation rather than the land use or urban form, and/or are not aligned with staff position in general.

The additional provisions also include requirements for North Frederick Square Alley to be improved to a minimum paving width of 20 feet and allows the permitting process to alter existing ingress and egress points into the Alley.

**Landscaping:**

Landscaping will be in accordance with Article X of Dallas Development Code. In addition to the Article X landscape requirements, the proposed PD includes requirements for additional street trees, pedestrian amenities, and publicly accessible open space. Minimum 10 percent of the site is proposed to be publicly-accessible open space and must be provided as a contiguous space of minimum 20,000 square feet for each subdistrict, with the possibility to be combined at one single location. The proposed exhibits indicate the areas for publicly accessible open space along Douglas Avenue and the interior driveway.

The existing landscaping and mature large canopy trees along Colgate Avenue and Douglas Avenue in Subdistrict I are currently nonconforming with the requirements of Article X and PD proposal for street trees, therefore, per the City Arborist recommendation, the proposed PD conditions include provisions to allow the non-conforming landscape to be maintained and preserved.

**Signs:**

The PD proposal includes the standards for signs as per the non-business zoning districts within Article VII. This proposal is aligned with the surrounding districts standards for signs.

Additionally, for Subdistrict I only, the proposed PD conditions include the possibility of two monument signs, maximum 50 square feet in area and five feet in height, along Douglas Avenue and Lomo Alto Drive for institutional uses. This request will allow the applicant to change the existing nonconforming monument signs for the church. Staff is in support of this request for institutional uses only, considering the proposed size and location limitations.

For Subdistricts II and III, the proposed PD includes additional signage for restaurant uses only, limited in size, to a maximum 75 square feet, and location per building façade and limited to the first two levels. Staff is in support of this request considering the limited street frontage of Subdistricts II and III along Douglas Avenue and Lomo Alto Drive, that will allow the additional signs mostly on the interior drive and will not clutter the public streetscape.

**Market Value Analysis:**

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

**LIST OF PARTNERS**

**Corporation of the Episcopal Diocese of Dallas**

The Rt. Rev. George R. Sumner – **Chair**  
Timothy A. Mack – **President**  
Will C. Beecherl – **Vice President**  
G. Thomas Graves III – **Treasurer**

**SMAA Northeast Title Holding Company**

Margaret Spellings – **President**  
James Skochdopole – **Secretary**  
Kathy Kelley – **Treasurer**

**Fredericks Square Title**

Blair Oden – **Chair and President**  
Kim Brooks – **Secretary**

**DELETED**

**CPC Action  
August 15, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue, it was moved to **hold** this case under advisement until September 5, 2019.

Maker: Murphy  
Second: Schultz  
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley, Tarpley\*

Against: 0  
Absent: 0  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

**Notices:** Area: 100 Mailed: 179  
**Replies:** For: 13 Against: 44

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Against: None

**CPC Action  
September 5, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue, it was moved to hold this case under advisement until September 19, 2019.

Maker: Murphy  
Second: Schultz  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Criss  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 179  
**Replies:** For: 16 Against: 49

**Speakers:** For: Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Against: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218  
**Against** (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Clinton Madison, 6627 Northwood Rd., Dallas, TX, 75225

**CPC Action  
September 19, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**De minimus Significant Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change in the Commission’s judgment is *de minimus* in nature.

Maker: Murphy  
Second: Ridley  
Result: Carried: 10 to 1

For: 10 - MacGregor, Schulte, Johnson, Shidid, Brinson, Jung, Housewright, Schultz, Murphy, Ridley

Against: 1 - Carpenter  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Arbo Drive and Douglas Avenue, it was moved to **hold** this case under advisement until October 3, 2019.

Maker: Murphy  
Second: Schultz  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Johnson, Shidid, Carpenter, Brinson, Jung, Housewright, Schultz, Murphy, Ridley

Against: 0  
Absent: 2 - Criss, Tarpley  
Vacancy: 2 - District 8, District 12

**Notices:** Area: 500 Mailed: 179  
**Replies:** For: 17 Against: 56

**Speakers:** For: Christopher Girata, 5509 W. University Blvd., Dallas, TX, 75209  
Tricia Stewart, 7811 Bryn Mawr Dr., Dallas, TX, 75225  
Ben Leal, 1614 Jensen Ct., Dallas, TX, 75204

Ben McCrory, 9510 Rockbrook Dr., Dallas, TX, 75220  
Richard Wells, 4301 Colgate Ave., Dallas, TX, 75225  
Prabha Cinclair, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

For (Did not speak):

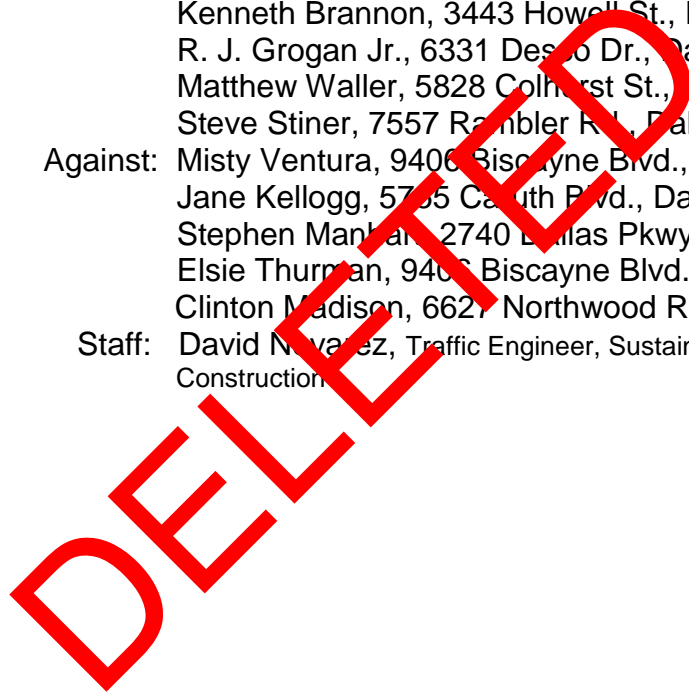
Bonner Allen, 5847 Palo Pinto Ave., Dallas, TX, 75206  
Nancy Wilbur, 7350 Lane Park Dr., Dallas, TX, 75225  
Steve McKenney, 8505 Edgemere Rd., Dallas, TX, 75225  
Mary McKenney, 8505 Edgemere Rd., Dallas, TX, 75225  
Stewart Thomas, 5108 Horseshoe Trl., Dallas, TX, 75209  
Christi Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
Warren Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
George Baldwin, 11711 St. Michaels Dr., Dallas, TX, 75230  
James Lipscomb, 5908 Waggoner Dr., Dallas, TX, 75230  
Kathryn Kelly, 4317 Purdue St., Dallas Park, TX, 75225  
Kenneth Brannon, 3443 Howell St., Dallas, TX, 75204  
R. J. Grogan Jr., 6331 Desoto Dr., Dallas, TX, 75225  
Matthew Waller, 5828 Colhurst St., Dallas, TX, 75230  
Steve Stiner, 7557 Rambler Rd., Dallas, TX, 75231

Against:

Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218  
Jane Kellogg, 5755 Canuth Blvd., Dallas, TX, 75209  
Stephen Manhart, 2740 Dallas Pkwy., Plano, TX, 75093  
Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Clinton Madison, 6627 Northwood Rd., Dallas, TX, 75225

Staff:

David Nunez, Traffic Engineer, Sustainable Development & Construction



**CPC Action  
October 3, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue, it was moved to **hold** this case under advisement until October 17, 2019.

Maker: Schultz  
Second: MacGregor  
Result: Carried: 9 to 0

For: 9 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Song, Housewright, Schultz, Ridley

Against: 0

Absent: 3 - Criss, Brinson, Murphy

Vacancy: 3 - District 8, District 12, Place 15

**Notices:** Area: 500 Mailed: 179

**Replies:** For: 31 Against: 42

**Speakers:** For: None

For (Do not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201

Against: None



**CPC Action  
October 17, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**De minimus Significant Change Motion:** In considering the requirement in Section 5(m)(1)(B) of the CPC Rules of Procedure, the finding is it does not apply because the impact of the proposed change to increase setbacks in the Commission’s judgment is *de minimus* in nature.

Maker: Murphy  
Second: Jung  
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Brinson, Blair, Jung, Housewright,  
Schultz, Schwope, Murphy, Ridley

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, Place 15

**Motion:** In considering an application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Leno Alto Drive and Douglas Avenue, it was moved to **hold** this case under advisement until November 7, 2019.

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

For: 13 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Brinson, Blair, Jung, Housewright,  
Schultz, Schwope, Murphy, Ridley

Against: 0  
Absent: 0  
Vacancy: 2 - District 3, Place 15

**Notices:** Area: 500                      Mailed: 179  
**Replies:** For: 31                        Against: 42

- Speakers:** For: Christopher Girata, 5509 W. University Blvd., Dallas, TX, 75209  
Owen McCrory, 9510 Rockbrook Dr., Dallas, TX, 75220  
Blair Oden, 5820 Norway Rd., Dallas, TX, 75230  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Karen Wiley, 3900 Wentwood Dr., University Park, TX, 75225  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
- For (Did not speak): Matthew Waller, 5828 Colhurst St., Dallas, TX, 75230  
Warren Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
R. J. Grogan Jr., 6331 Desco Dr., Dallas, TX, 75225  
Kenneth Brannon, 3443 Howell St., Dallas, TX, 75204  
Bonner Allen, 5847 Palo Pinto Ave., Dallas, TX, 75206  
Kathryn Kelly, 4317 Purdue St., Dallas Park, TX, 75225  
Jennifer Pascal, 6723 Ellworth Ave., Dallas, TX, 75214
- Against: Alan Stewart, 4233 Colgate Ave., Dallas, TX, 75225  
Phillip Carey, 4237 Colgate Ave., Dallas, TX, 75225  
Harry Criss, 5956 Sherry Ln., Dallas, TX, 75225  
Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218  
Clinton Madison, 6627 Northwood Rd., Dallas, TX, 75225
- Against (Did not speak): Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218
- Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

**DELETED**

**CPC Action  
November 7, 2019**

**Z178-358(JM AU)**

Planner: Andreea Udrea

**Motion:** It was moved to recommend **approval** of 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart with **applicant's recommended conditions** including two modifications to applicants recommended conditions: 1) With regard to Section 118(d) Restaurant Uses, strike subsection 118(d)(4). Insert language in section 118(a) to clarify that as long as the mother's day out program exists, there can be no schools at the same location, and 2) the following conditions should be added: (i) Amendments to the development plan are permitted but in no event shall any extra height be awarded through the minor amendment process, even at the discretion of the director of CPC; (ii) The minimum front, rear or side setback on North Frederick Square Alley is 10 feet; (iii) No overhang or aboveground structure other than the paving may be placed in the required front, side or rear yard adjacent to the Frederick Square Alley; (iv) With regard to density: (1) In subdistricts II and III combined, the number of multifamily dwelling units may not exceed 365, (2) In subdistrict II, the number of multifamily dwelling units may not exceed 235, and (3) There is no density limit for retirement housing, or convalescent and nursing homes, hospice care, and related institutions uses, except as otherwise set forth in the PD; (v) With regard to floor area: (1) Within subdistrict II maximum floor area for all uses combined is 455,000 square feet, and (2) Within subdistrict III: (i) Maximum floor area for Multifamily uses is 140,000 square feet. However, this limitation does not apply to retirement housing or convalescent and nursing homes, hospice care and related institution uses; (ii) Maximum floor area for retirement housing or convalescent and nursing homes, hospice care and related institution uses is 60,000 square feet; (iii) Maximum floor area for lodging uses is 150,000 square feet plus an additional 10,000 square feet for lodging uses that do not have a meeting room exceeding 1,900 square feet; and (iv) In any event, the maximum allowed floor area in subdistricts II and III is 586,157 square feet; (iv) With regard to the Alley: (1) In subdistrict II: (i) Off-street loading spaces may be accessed from the Frederick Square North alley as shown on the development plan; (ii) One valet drop-off access point is permitted on the Frederick Square North alley provided that it is limited to 11 a.m. – 2 p.m. and after 6 p.m., Monday- Friday and is unlimited for Saturdays, Sundays and national holidays; and (iii) All parking spaces located in subdistrict II must have two ingress/egress points to the Frederick Square North alley and must also have equivalent access for both ingress and egress to the internal drive located on the south side of Subdistrict II, (2) In subdistrict III – the only future access to Frederick Square North alley from Subdistrict III shall be loading and is limited to one loading point, (3) The Director shall have

discretion to alter ingress/egress point to avoid a conflict with neighbors on the north side of Frederick Square North alley, (4) The Frederick Square North alley shall be improved to include a minimum paving width of 20 feet between Lomo Alto Drive and Douglas Avenue; (v) With regard to Mechanical Equipment: In subdistrict II, all rooftop mechanical equipment must be screened with a vertical screen; and (vi) With regard to infrastructure improvements, specifically in Section 119, the building official shall not issue a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for striping of the intersection of Douglas Avenue and Sherry Lane as determined by the director on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.

Maker: Murphy  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Johnson, Shidid, Carpenter, Lunsford, Blair, Jung, Housewright, Schmitz, Schwabe, Murphy, Ridley, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 179  
Replies: For: 31 Against: 42

**Speakers:** For: Christopher Girata, 5509 W. University Blvd., Dallas, TX, 75209  
Owen McCrory, 9510 Rockbrook Dr., Dallas, TX, 75220  
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231  
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201  
Steve Neuhoff, 4237 Greenbrier Dr., Dallas, TX, 75225  
Richard Wells, 4301 Colgate Ave., Dallas, TX, 75225  
For (Did not speak): Jennifer Pascal, 6723 Ellsworth Ave., Dallas, TX, 75214  
Warren Houser, 3915 Cobblestone Dr., Dallas, TX, 75229  
Matthew Waller, 5828 Colhurst St., Dallas, TX, 75230  
Bonner Allen, 5847 Palo Pinto Ave., Dallas, TX, 75206  
James Lipscomb, 5908 Waggoner Dr., Dallas, TX, 75230  
Against: Misty Ventura, 9406 Biscayne Blvd., Dallas, TX, 75218  
Alan Stewart, 4233 Colgate Ave., Dallas, TX, 75225  
Amy Carey, 4237 Colgate Ave., Dallas, TX, 75225  
Jacob Carey, 4237 Colgate Ave., Dallas, TX, 75225  
Ravi Natarajan, 4413 Colgate Ave., Dallas, TX, 75225  
Marny Blake, 4225 Colgate Ave., Dallas, TX, 75225

Z178-358(JM/AU)

Brian Blake, 4225 Colgate Ave., Dallas, TX, 75225  
Kathy Stewart, 4233 Colgate Ave., Dallas, TX, 75225  
Staff: David Nevarez, Traffic Engineer, Sustainable Development &  
Construction

DELETED

**CPC RECOMMENDED CONDITIONS**

**“ARTICLE \_\_\_\_\_.**

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

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property bounded by North Frederick Square Alley, Douglas Avenue, Colgate Avenue, and Lomo Alto Drive. The size of PD \_\_\_\_\_ is approximately 13.12 acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

1) **BLANK WALL AREA** means any portion of the exterior of a building that does not include windows or doors, or columns, pilasters, or other articulations greater than 12 inches in depth. Blank wall areas measured horizontally on each story.

(2) **FLOOR AREA SUBDISTRICT RATIO** means the ratio of floor area to subdistrict area (Note: A 1:1 floor area subdistrict ratio is stated as “1.0,” 2:1 is stated as “2.0,” “2.5:1 is stated as “2.5,” etc.)

(3) **GUN RANGE** means a specialized facility or area designated and used for firearms qualifications, training, or practice.

(4) **INTERIOR SIDE YARD** means a side yard that is not adjacent to a street.

(5) **QUIET AREA** means a garden, meditative, or gathering space screened from the public right-of-way.

**CPC’s recommendation:**

(6) **LIGHT SOURCE** means a flame, bulb, mantle, or other device, or any portion thereof, that produces visible light. The term “light source” does not include a device or fixture that serves to cover, direct, or control the distribution of light.

**Staff's recommendation:**

~~(6) — LIGHT SOURCE means a flame, bulb, mantle, or other device, or any portion thereof, that produces visible light. The term “light source” does not include a device or fixture that serves to cover, direct, or control the distribution of light.~~

(7) MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

(8) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space

(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 commercial district.

**SEC. 51P-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: Conceptual Plan
- (2) Exhibit \_\_\_\_B: Development Plan Subdistrict I
- (3) Exhibit \_\_\_\_C: Development Plan Subdistrict II
- (4) Exhibit \_\_\_\_D: Height and Setbacks Plan
- (5) Exhibit \_\_\_\_E: Mixed use development parking chart

**SEC. 51P-\_\_\_\_.105. CREATION OF SUBDISTRICTS.**

(a) This district is divided into three subdistricts: Subdistrict I, II, and III as shown on the conceptual plan (Exhibit \_\_\_\_A).

(b) The subdistricts may, but are not required to, correspond to platted lot lines.

(c) Structure must conform to the yard, lot, and space regulations for the respective subdistricts.

**SEC. 51P-\_\_\_\_.106. CONCEPTUAL PLAN.**

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

**SEC. 51P-\_\_\_\_.107. DEVELOPMENT PLAN.**

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

(b) Subdistrict II. Development and use of the Property must comply with the development plan (Exhibit \_\_\_C). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) Subdistrict III. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this zone. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(d) In addition to the requirements set forth in the City of Dallas Development Code (Section 51A-4.702), the submittal of a development plan must also include the following:

(1) Cumulative floor area, lot coverage, open space and landscape totals, parking spaces count by use category for the building site, the subdistrict, the Property.

(2) Sufficient information to verify compliance with maximum floor area, lot coverage, parking.

(3) A Traffic Management Plan, if a private school use.

(e) Amendments to the development plan per Section 51A-4.702(h) are permitted but in no event shall any extra right be awarded through the minor amendment process, even at the discretion of the director or the City Plan Commission.

**SEC. 51P-\_\_\_\_.108. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

– Crop production. [*Limited to community and urban gardens.*]

(2) Commercial and business service uses.



- Catering service. *[Subdistricts II and III.]*
- Technical school. *[Subdistricts II and III.]*

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict I with Specific Use Permit; by right in Subdistrict III.]*
- Cemetery or mausoleum. *[Subdistrict I.]*
- Child-care facility.
- Church.
- Community service center. *[Subdistrict I with Specific Use Permit; by right in Subdistrict III.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts II and III.]*
- Library, art gallery, or museum. *[Subdistrict I by Specific Use Permit; by right in Subdistricts II and III.]*
- Private school.

(4) Lodging uses.

- Hotel or motel. *[Subdistricts II and III.]*

(5) Miscellaneous uses.

- Temporary construction or sales office.

(6) Office uses.

- Financial institution without drive-in window. *[Subdistricts II and III.]*
- Financial institution with drive-in window. *[Subdistricts II and III; drive-in must entirely be located in a building with a minimum of one additional use.]*
- Medical clinic or ambulatory surgical center. *[Subdistricts II and III.]*
- Office. *[Subdistrict II]*

(7) Recreation uses.

- Private recreation center, club, or area. *[Subdistrict I by Specific Use Permit; by right in Subdistricts II and III.]*
- Public park, playground, or golf course.

(8) Residential uses.

- Multifamily. *[Subdistricts II and III.]*
- Residential hotel. *[Subdistricts II and III.]*
- Retirement housing. *[Subdistricts II and III.]*

(9) Retail and personal service uses.

- Business school. *[Subdistricts II and III.]*
- Car wash. *[[Subdistricts II and III; must be entirely located in a building with a minimum of one additional use.]*
- Commercial amusement (inside). *[Subdistricts II and III by Specific Use Permit.]*
- Commercial parking lot or garage. *[Subdistrict III.]*
- Dry cleaning or laundry store. *[Subdistricts II and III; must be entirely located in a building with a minimum of one additional use.]*
- Furniture store. *[Subdistricts II and III.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts II and III.]*
- Electric fuelling station. *[Subdistricts II and III.]*
- Personal service uses. *[Subdistricts II and III.]*
- Restaurant without drive-in or drive-through service. *[Subdistricts II and III; no exterior of cooking/smoking of food is allowed.]*
- Temporary surface parking. *[Subdistricts II and III.]*
- Temporary retail use. *[Subdistricts II and III.]*
- Vehicle display and sales. *[Subdistricts II and III; any vehicle display limited to five vehicles at one time and must be located in a building with a minimum of one additional use.]*

(10) Transportation uses.

- Transit passenger shelter. *[Subdistricts II and III.]*

(11) Utility and public service uses.

- Police or fire station. *[Subdistrict I by Specific Use Permit; by right in Subdistricts II and III.]*
- Post office. *[Subdistricts II and III.]*
- Tower/antenna for cellular communication. *[Subdistricts II and III; must be attached to a building with a minimum of one additional use.]*
- Utility or government installation other than listed. *[by Specific Use Permit.]*

**SEC. 51P-\_\_\_\_.109. ACCESSORY USES.**

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

**SEC. 51P-\_\_\_\_.110. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Aboveground parking structures are included in lot coverage calculations; surface parking lots, underground structures, and structures that are permitted in the open space are not.

(b) Front yard.

(1) Douglas Avenue. Minimum front yard is 20 feet.

(2) Colgate Avenue and Lomo Alto Drive. Minimum front yard is 15 feet.

(3) North Frederick Square Alley. Minimum front yard is 10 feet. No overhang or above-ground structure may be placed in the required yard.

(c) Side and rear yard.

(1) No minimum side yard or rear yard.

(2) No minimum interior side yard.

(3) North Frederick Square Alley. Minimum side and rear yard is 10 feet. No overhang or above-ground structure may be placed in the required yard.

(4) For purposes of encroachments in the interior subdistrict or lot lines, the property is considered as building site.

(5) No more than one porte cochere, canopy, or overhang may encroach an interior subdistrict or lot line subject to the following conditions:

(A) Maximum 40 feet encroachment

(B) May only overhang Subdistrict I and II

(C) Maximum 40 feet in width; and

(D) Must have a minimum clearance of 12 feet.

(d) Additional Setbacks.

(1) Area A as shown on the height and setback plan (Exhibit \_\_\_\_D) shall be setback a minimum of 70 feet west of the eastern boundary line of Subdistrict II.

(2) Area A1 as shown on the height and setback plan (Exhibit \_\_\_\_D) shall be setback a minimum of 119 feet, 10 inches west of the eastern boundary line of Subdistrict II.

(3) Area C as shown on the height and setback plan (Exhibit \_\_\_D) shall be setback a minimum of 134 feet, 10 inches west of the eastern boundary line of Subdistrict II.

(e) Density.

(1) In Subdistricts II and III combined the number of multifamily dwelling units may not exceed 365.

(2) In Subdistrict II the number of multifamily dwelling units may not exceed 235.

(3) There is no density limit for retirement housing, or convalescent and nursing homes, hospice care, and related institutions uses, except as otherwise set forth in this Ordinance.

(f) Floor area subdistrict ratio. The following maximum floor area to subdistrict area ratios shall apply.

(1) Subdistrict I. Maximum floor area subdistrict ratio is 0.75.

(2) Subdistrict II. Maximum floor area subdistrict ratio is 3.0.

(3) Subdistrict III. Maximum floor area subdistrict ratio is 2.5.

(4) Notwithstanding (1), (2) and (3) the overall floor area in the district shall not exceed a ratio of floor area to district area of 1.6:1.

(g) Floor area limits for certain uses in Subdistrict II and III.

(1) Subdistrict II.

(A) Maximum floor area for all uses combined is 455,000 square feet.

(B) Maximum floor area for residential uses is 220,000 square feet.

(C) Maximum floor area for office uses is 225,000 square feet.

(D) Maximum floor area for all other uses is 10,000 square feet.

(2) Subdistrict III.

(A) Maximum floor area for multifamily uses is 140,000 square feet. This limitation does not apply to retirement housing or convalescent and nursing homes, hospice care and related institutional uses.

(B) Maximum floor area for residential uses and convalescent and nursing homes, hospice care, and related institutions uses is 160,000 square feet.

(C) Maximum floor area for lodging uses is 150,000 square feet, plus an additional 10,000 square feet for lodging uses that do not have a meeting room exceeding 1,900 square feet.

(3) Notwithstanding (1) and (2), the maximum allowed floor area in Subdistrict II and Subdistrict III combined is 586,157 square feet.

(h) Height.

(1) Except as shown on the height plan (Exhibit \_\_\_D), maximum structure height is:

(A) Subdistrict I.

(i) Structures for utility and public service uses and institutional uses per City of Dallas Development Code.

(i) For all other uses. Maximum structure height is 30 feet, subject to the residential proximity slope.

(B) Subdistrict II and III. Maximum structure height is 180 feet, subject to the residential proximity slope.

(C) In Subdistrict I, when a multifamily use complies with the requirements in Section 51P-...110, the proposed maximum structure height may be increased to a maximum of 200 feet if:

(i) five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices, and

(ii) five percent of the units are available to households earning between 61 and 80 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(2) Residential proximity slope.

**CPC's recommendation:**

<p>(A) The site of origination for the residential proximity slope shall be as determined by Section 51A-4.412, except that:</p> <p>(i) No residential proximity slope shall originate within this district to restrict height of a structure within this district. For residential proximity slope purposes, this district shall be considered a single building site.</p> <p>(ii) Subdistrict I shall be considered a single-family district and Subdistrict II shall be considered a multifamily district only for application of the residential proximity slope outside of this District.</p>
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**Staff's recommendation:**

(A) The site of origination for the residential proximity slope shall be as determined by Section 51A-4.412, except that:

- (i) No residential proximity slope shall originate within this district to restrict height of a structure within this district. For residential proximity slope purposes, this district shall be considered a single building site.
- (ii) ~~Subdistrict I shall be considered a single family district and Subdistrict II shall be considered a multifamily district only for application of the residential proximity slope outside of this District.~~

**CPC's recommendation:**

(B) Except as provided in this paragraph, the following structures may project a maximum of 12 feet above the maximum structure height:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens which surround roof mounted mechanical equipment.
- (vi) Chimney and vent stacks.
- (vii) Tower antenna for cellular communications
- (viii) Parapet wall, limited to a height of four feet.

**Staff's recommendation:**

~~(B) Except as provided in this paragraph, the following structures may project a maximum of 12 feet above the maximum structure height:~~

- ~~(i) Elevator penthouse or bulkhead.~~
- ~~(ii) Mechanical equipment room.~~
- ~~(iii) Cooling tower.~~
- ~~(iv) Tank designed to hold liquids.~~
- ~~(v) Visual screens which surround roof mounted mechanical equipment.~~
- ~~(vi) Chimney and vent stacks.~~

- ~~(vii) Tower antenna for cellular communications~~
- ~~(viii) Parapet wall, limited to a height of four feet.~~

(D) Except as provided in this paragraph, in Subdistrict I, the following structures may project to a maximum of 55 feet above the residential proximity slope:

- (i) Cupola.
- (ii) Steeple.
- (iii) Spire.
- (iv) Belfry.
- (v) Carillon.

(i) Lot coverage.

(1) For Subdistrict I, maximum lot coverage is 45 percent. Institutional buildings may cover a maximum of 60 percent of the lot.

(2) For Subdistrict II, maximum lot coverage is 60 percent in general.

(3) In Subdistrict I, when a multifamily use complies with the requirements in Section 51P-...110, the proposed lot coverage may be increased to a maximum of 80 percent if five percent of the units are available to households earning between 51 and 60 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.

(4) For Subdistrict III, maximum lot coverage is 100 percent.

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

(j) Lot size. No minimum lot size.

(k) Stories. No maximum number of stories above grade.

**SEC. 51P- \_\_\_\_ .111. OFF-STREET PARKING AND LOADING.**

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

(b) Spaces required.

- (1) Hotel or motel. Three quarters of a space for each room.
- (2) Retirement housing. Three quarters of a space per dwelling unit or suite.
- (3) Urban garden. None required.
- (4) Outside sales. None required.

(c) Tandem parking. Tandem parking is permitted for lodging uses, with a City of Dallas valet license. Tandem parking is permitted for residential uses.

(d) Valet parking. One valet drop-off access point is permitted on the North Frederick Square Alley provided that it is limited between 11 a.m. and 2 p.m. and after 6 p.m. Monday through Friday and is unlimited for Saturdays, Sundays and national holidays.

(e) Parking structures. Below-grade parking structures may project to the lot line.

(f) Location.

(1) The entire district is considered one lot for parking purposes.

(2) All parking spaces located in Subdistrict II must have two ingress/egress points to the North Frederick Square Alley and must also have equivalent access for both ingress and egress to the internal drive located on the south side of Subdistrict II.

(g) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed-use development may be reduced in accordance with the mixed-use development (MUD) parking chart (Exhibit \_\_\_E).

(B) For purposes of this section, mixed use development means a lot with more than one main use.

(C) This reduction may be used in combination with other parking reductions, except that the required parking for a mixed-use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed-use development is calculated as follows:



(A) First, the standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) Finally, the “time of day” columns are totalled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed-use development is a retail or personal service use, the minimum parking requirement for the mixed-use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(h) Special exception. The board of adjustment may grant a parking special exception as specified in Chapter 51A before or subsequent to the approval of a development plan.

(j) Bicycle parking. Bicycle parking must be provided according to the City of Dallas Development Code. A maximum of 5% of the required parking may be reduced by providing five bicycle parking spaces in accordance with Sec. 51A-4.330 for each parking space removed.

(k) Underground parking for Subdistricts II and III. A minimum of 50 percent of all required parking must be provided below grade. The rest may be provided in aboveground parking structures. A maximum of 10 percent of all required parking may be provided as surface parking.

(l) Administrative parking reduction. The director may only grant an administrative parking reduction in accordance with Section 51A-4.313 for office and retail and personal service uses (except for restaurants and alcoholic beverage establishments) within a 1,200 feet walking distance of a platform of a rail transit station if such office and retail and personal uses are not located within 600 feet of a single-family or duplex district and such uses are connected to the rail transit station by a sidewalk with a minimum width of six feet. No other administrative parking reductions may be granted.

(m) Off-street loading and service areas.

(1) Subdistrict II. Off-street loading spaces may be accessed from the North Frederick Square Alley as shown on the development plan.

(2) Subdistrict III. The only future access to North Frederick Square Alley shall be loading and is limited to one loading point.

(n) Screening of off-street loading spaces and service areas.

(1) Off-street loading spaces and service areas for trash collection must be screened from all public streets, and from all adjoining property whether abutting or directly across a street or alley.

(2) The screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space to a public street or adjoining property and may be provided by using any of the methods for providing screening described in Section 51A-4.602(b)(3), except that screening around service areas for trash collection must be screened by a masonry wall.

**SEC. 51P- \_\_\_\_ .112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_ .113. LANDSCAPING.**

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

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

(d) Publicly accessible open space.

(1) At least 10 percent of the building site must be reserved as publicly accessible open space for activities including active or passive recreation, playground activity, groundwater recharge, landscaping, quiet areas, or other such uses.

(2) A contiguous area of minimum 20,000 square feet must be provided as publicly accessible open space for the entire Property. The open space must be connected by pedestrian walkways minimum six feet in width.

(3) No structures except for architectural elements; quiet areas; walls; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed.

(4) Publicly accessible open space may contain primarily grass, gravel/stone, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, shade structures, or other such elements.

(5) Publicly accessible open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

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

(7) Except for emergency vehicles, on-site open space cannot be parked or driven upon.

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

**SEC. 51P- \_\_\_\_ .114. SIGNS.**

(a) Except as provided, signs must comply with the non-business zoning districts in Article VII.

(b) Subdistrict I. For institutional uses, one detached monument sign a maximum of 50 square feet in effective sign area, not more than five feet in height, may be located within five feet of each public right-of-way on Douglas Avenue and Lomo Alto Drive. The monument signs must be placed outside of the visibility triangles.

(c) Subdistricts II and III.

(1) The exceptions in Sec. 51A-7.404(5) shall also apply to these subdistricts.

(2) Restaurant uses.

(A) May have two, additional, attached signs;

(B) Each attached sign must be on a different façade;

(C) Maximum 75 square feet in effective area per attached sign; and

(D) The sign must be located no higher than the first two stories of the building.

**SEC. 51P-\_\_\_\_.115. DESIGN STANDARDS.**

(a) The design standards required by this section must only apply to new construction of facades with frontage on Douglas Avenue, Colgate Avenue, and Lomo Alto Drive.

(b) Public realm design.

(1) Sidewalks.

(A) A minimum unobstructed sidewalk clear zone width of six feet must be provided. An additional minimum landscape buffer of five feet must be provided between the back of curb and the sidewalk along all public and private streets.

(B) Sidewalks must be located in an area parallel to and between five feet and 15 feet of the back of the projected street curb.

(C) Sidewalks 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.

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

(2) Pedestrian amenities.

(A) Except as provided, bicycle parking must be provided per Dallas Development Code.

(B) A minimum of one bicycle rack with minimum five spaces shall be provided for each subdistrict. Bicycle racks can be collocated in one central facility and location.

(3) Mechanical equipment.

(A) Except as provided in this paragraph, aboveground utility boxes, generators, and other large mechanical equipment should be located out of view from Douglas Avenue, Colgate Avenue, and Lomo Alto Drive. Items that cannot be located as required must be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height or must be screened with landscaping such as shrubs, bushes, and trees.

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

(C) In Subdistrict II, all rooftop mechanical equipment must be screened with a vertical screen.

(4) Lighting.

(A) Except as provided in this paragraph, lights must be provided at regular intervals with a spacing of no greater than 100 feet along all street-facing facades to provide lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety. Lights are not required to be placed in visibility triangles and vehicular drives.

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

(C) Except as provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Building design.

(1) Architectural elements.

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

(B) For the first 20 feet in height of a building façade in Subdistrict II, every 50 feet of building facade length must provide changes within the vertical plane of a minimum of five feet.

(C) Where clearly visible from public view, blank walls must not exceed 30 linear feet. BLANK WALL AREA means any portion of the exterior of a building that does not include windows or doors; or columns, pilasters, or other articulations greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) Individual entries.

(A) A minimum of 60 percent of the street-level multifamily dwelling units adjacent to a street, if any, in each building must have individual entries that access the street with an improved path connecting to the sidewalk.

(B) A minimum of 50 percent of retail unit adjacent to a street in each building must have individual entries that access the street.

(3) Service and loading.

(A) Service entries and back of house functions must be located away from Colgate Avenue, Douglas Avenue, and Lomo Alto Drive, and should be visually screened by a solid wood or masonry fence or wall at least 6 feet in height where visible from the public realm or shall be screened with landscaping such as shrubs, bushes, and trees.

(B) Loading areas and loading docks: (i) should be located away from Colgate Avenue, Douglas Avenue, and Lomo Alto Drive; (ii) should be a maximum of 50 feet wide; and (iii) should provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

(4) Architectural elements for parking lots and structures.

(A) Aboveground parking structures must be constructed so as to screen vehicles from pedestrians on adjacent public streets and diffuse vehicle headlights from shining directly into adjacent residential dwelling units.

(B) All non-entry openings in the aboveground parking structure facade must be screened. Screening may include architectural grillwork or other materials that provide ventilation.

(C) In Subdistrict II, along all public and private streets surface parking lot must be located behind the constructed building line.

(D) Aboveground parking structures are not permitted facing public streets and must be screened where clearly visible from public view.

**SEC 51P- \_\_\_\_ .116. MIXED-INCOME HOUSING**

(a) Except as provided in this section, mixed-income housing compliance with Division 51A-4.1100 is required to obtain development bonuses in Section 51P-\_\_\_\_.

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

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

**SEC 51P- \_\_\_\_ .117. NONCONFORMING USES, STRUCTURES AND LANDSCAPE**

(a) Original nonconforming uses in Subdistrict III.

(1) Original nonconforming uses are defined as those uses made nonconforming by the passage of this ordinance.

(2) Section 51-4.704(a)(1), which specifies the procedures for establishing compliance dates for nonconforming uses, does not apply to original nonconforming uses Subdistrict III. The board shall not provide a compliance date for original nonconforming uses in Subdistrict III.

(b) A person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure or a nonconforming landscape if the work does not cause the structure to become more nonconforming as to the yard, lot, space and landscape regulations.

**SEC. 51P- \_\_\_\_ .118. ADDITIONAL PROVISIONS.**

(a) Private school use.

**CPC’s recommendation:**

- (1) No more than one private school is permitted in this district. A Mother’s Day Out program is considered a private school.
- (2) A private school shall not exceed an average daily attendance of 345 students or a maximum enrollment 460 students.

**Staff’s recommendation:**

- ~~(1) No more than one private school is permitted in this district. A Mother’s Day Out program is considered a private school.~~
- ~~(2) A private school shall not exceed an average daily attendance of 345 students or a maximum enrollment 460 students.~~

(b) Restaurant uses. In Subdistrict II the following additional conditions apply:

**CPC’s recommendation:**

- (1) Only one (1) restaurant is allowed within Subdistrict II unless located within the interior of a Subdistrict II building.
- (2) No patrons may access the rooftop.
- (3) All restaurant service/loading will be located underneath or on the west side of the Subdistrict II office building footprint.
- (4) Subject to compliance with city construction codes, all restaurant cooking exhaust will be routed through the Subdistrict II building and not through the restaurant.
- (5) Any restaurant facing Douglas Avenue shall not have any openings allowing persons direct access to North Frederick Square Alley.

**Staff’s recommendation:**

- ~~(1) Only one (1) restaurant is allowed within Subdistrict II unless located within the interior of a Subdistrict II building.~~

- (2) No patrons may access the rooftop.
- (3) All restaurant service/loading will be located underneath or on the west side of the Subdistrict II office building footprint.
- ~~(4) Subject to compliance with city construction codes, all restaurant cooking exhaust will be routed through the Subdistrict II building and not through the restaurant.~~
- (5) Any restaurant facing Douglas Avenue shall not have any openings allowing persons direct access to North Frederick Square Alley.

(c) Commercial amusement (inside) uses. The following additional conditions apply:

**CPC's recommendation:**

- (1) No part of this use may consist of dance hall, and gun range; and
- (2) The floor area may not exceed 5,000 square feet.

**Staff's recommendation:**

- (1) No part of this use may consist of dance hall and gun range; and
- (2) The floor area may not exceed 5,000 square feet.

(d) Tower/antenna for cellular communication uses. The following additional conditions apply:

- (1) Mounted cellular antennas as described in Section 51A-4.212(10.1)(A)(i) of the Dallas City Code may be installed; and
- (2) Each mounted cellular antenna must be integrated into the building façade or mounted on the roof of a main structure and not be visible from any street or located above residential proximity slope.

(e) Additional noise regulations:

**Applicant request:**

- (1) The use of an outside speaker as part of an intercom system must be approved by the director of sustainable development and construction of the City if the speaker is located within 250 feet of private property with a residential use. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800 of the Dallas City Code;
- (2) In that area on the height and setback plan labeled A, A-1, B and C, the use of an outside public address, paging speaker, or sound amplifier is prohibited between 9:00 p.m. and 8:00 a.m.



(3) In the portion of Subdistrict I within 300 feet from Douglas Avenue, the use of an outside public address, paging speaker, or sound amplifier is prohibited between 10:30 p.m. and 6:00 a.m.;

(4) Subsections (1) thru (3) do not apply to special events for which a special events permit is issued under Chapter 42A of Dallas City Code.

**Staff's recommendation:**

~~(1) The use of an outside speaker as part of an intercom system must be approved by the director of sustainable development and construction of the City if the speaker is located within 250 feet of private property with a residential use. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800 of the Dallas City Code;~~

~~(2) In that area on the height and setback plan labeled A, A-1, B and C, the use of an outside public address, paging speaker, or sound amplifier is prohibited between 9:00 p.m. and 8:00 a.m.~~

~~(3) In the portion of Subdistrict I within 300 feet from Douglas Avenue, the use of an outside public address, paging speaker, or sound amplifier is prohibited between 10:30 p.m. and 6:00 a.m.;~~

~~(4) Subsections (1) thru (3) do not apply to special events for which a special events permit is issued under Chapter 42A of Dallas City Code.~~

**CPC's recommendation:**

(f) Garbage collection. Garbage collection is prohibited between 10 p.m. and 7 a.m.

**Staff's recommendation:**

~~(f) Garbage collection. Garbage collection is prohibited between 10 p.m. and 7 a.m.~~

(g) Outdoor illumination:

**CPC's recommendation:**

- (1) Light sources that are located outdoors must:
  - (A) Be indirect, diffused, or covered by shielded-type fixtures that control or direct the distribution of light;
  - (B) Be installed to reduce glare and the consequent interference with boundary streets and neighboring properties;
  - (C) Be oriented down and onto the property they light and away from any adjacent property with a residential use; and
  - (D) Be no more than 24 feet above grade;

(2) Light fixtures for outdoor light sources must be attached to buildings or mounted on poles made of metal or a material with similar durability except as provided in (6) (C) below.

(3) Shielded-type fixtures used with outdoor light sources must control the light beam so that it is not directed outside of this district.

(4) Strings of lamps or bare bulbs are prohibited outdoors, except in Subdistrict I.

(5) Exceptions. Notwithstanding subsections (2) through (5) above:

(A) The words on a sign may be illuminated by back lighting if:

(i) No part of the sign has a changeable message, moves, flashes, blinks, changes its illumination, or rotates; and

(ii) No light source is visible from a property north of Subdistrict II with a residential use that is located within 600 feet of the light source.

(B) A building may have a horizontal and vertical light-emitting diode (LED) lighting system that is affixed to the front of the building if:

(i) The lighting does not blink, flash, move, be animated, or change its illumination; and

(ii) The system is installed so that it outlines only the edges of the building's façades.

(C) Outdoor light sources used for Cross Tower, Steeple, Carillon or other similar church structures [collectively, "Church Elements"], may be ground mounted or located below or above 24 feet above grade, may be directed only upwards or downwards to illuminate such Church Elements, and shall be covered by shielded-type fixtures that control or direct the distribution of light.

(D) This section does not apply to light sources located indoors that have the sole purpose of providing illumination for one or more rooms, halls, or other spaces in the interior of a building.

**Staff's recommendation:**

~~(1) Light sources that are located outdoors must:~~

~~(A) Be indirect, diffused, or covered by shielded type fixtures that control or direct the distribution of light;~~

~~(B) — Be installed to reduce glare and the consequent interference with boundary streets and neighboring properties;~~

~~(C) — Be oriented down and onto the property they light and away from any adjacent property with a residential use; and~~

~~(D) — Be no more than 24 feet above grade;~~

~~(2) Light fixtures for outdoor light sources must be attached to buildings or mounted on poles made of metal or a material with similar durability except as provided in (6) (C) below.~~

~~(3) Shielded-type fixtures used with outdoor light sources must control the light beam so that it is not directed outside of this district.~~

~~(4) Strings of lamps or bare bulbs are prohibited outdoors, except in Subdistrict I.~~

~~(5) Exceptions. Notwithstanding subsections (2) through (5) above:~~

~~(A) — The words on a sign may be illuminated by back lighting if:~~

~~(i) No part of the sign has a changeable message, moves, flashes, blinks, changes its illumination, or rotates; and~~

~~(ii) No light source is visible from a property north of Subdistrict II with a residential use that is located within 600 feet of the light source.~~

~~(B) — A building may have a horizontal and vertical light-emitting diode (LED) lighting system that is attached to the fins of the building if:~~

~~(i) The lighting does not blink, flash, move, be animated, or change its illumination; and~~

~~(ii) The system is installed so that it outlines only the edges of the building's façades.~~

~~(C) — Outdoor light sources used for Cross Tower, Steeple, Carillon or other similar church structures [collectively, "Church Elements"], may be ground mounted or located below or above 24 feet above grade, may be directed only upwards or downwards to illuminate such Church Elements, and shall be covered by shielded-type fixtures that control or direct the distribution of light.~~

~~(D) — This section does not apply to light sources located indoors that have the sole purpose of providing illumination for one or more rooms, halls, or other spaces in the interior of a building.~~

(h) North Frederick Square Alley.

(1) The Director shall have discretion to alter ingress/egress point to avoid a conflict with neighbors on the north side of North Frederick Square Alley.

(2) The Frederick Square North alley shall be improved to include a minimum paving width of 20 feet between Lomo Alto Drive and Douglas Avenue.

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

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

**SEC. 51P-\_\_\_\_.119. 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.”

(c) The building official shall not issue a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for the installation of detection equipment and accessible pedestrian signal system at the intersection of Douglas Avenue and Sherry Lane as determined by the director.

(d) The building official shall not issue a final certificate of occupancy for new construction unless there is an executed developer agreement or contract for striping of the intersection of Douglas Avenue and Sherry Lane as determined by the director.

EXHIBIT     E  
Mixed Use Development Parking Chart  
(for calculating standard parking requirement)

<u>USE CATEGORIES</u>	<u>STANDARD PARKING REQUIREMENT</u>	<u>PARKING ADJUSTMENT THE TIME OF DAY (weekday)</u>				
		<u>Morning</u>	<u>Noon</u>	<u>After-noon</u>	<u>Late After Noon</u>	<u>Evening</u>
<u>Residential Uses</u>	<u>per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office Uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail &amp; personal services uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Church uses</u>	<u>Per Code</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>20%</u>
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

# CPC RECOMMENDED CONCEPTUAL PLAN

**HKS**  
APPLICANT  
18824.000  
11/19/2019

ARCHITECT  
18824.000  
11/19/2019

PLANNING  
18824.000  
11/19/2019

**ZONING ATTORNEY**  
18824.000  
11/19/2019

**LANDSCAPE ARCHITECT**  
18824.000  
11/19/2019

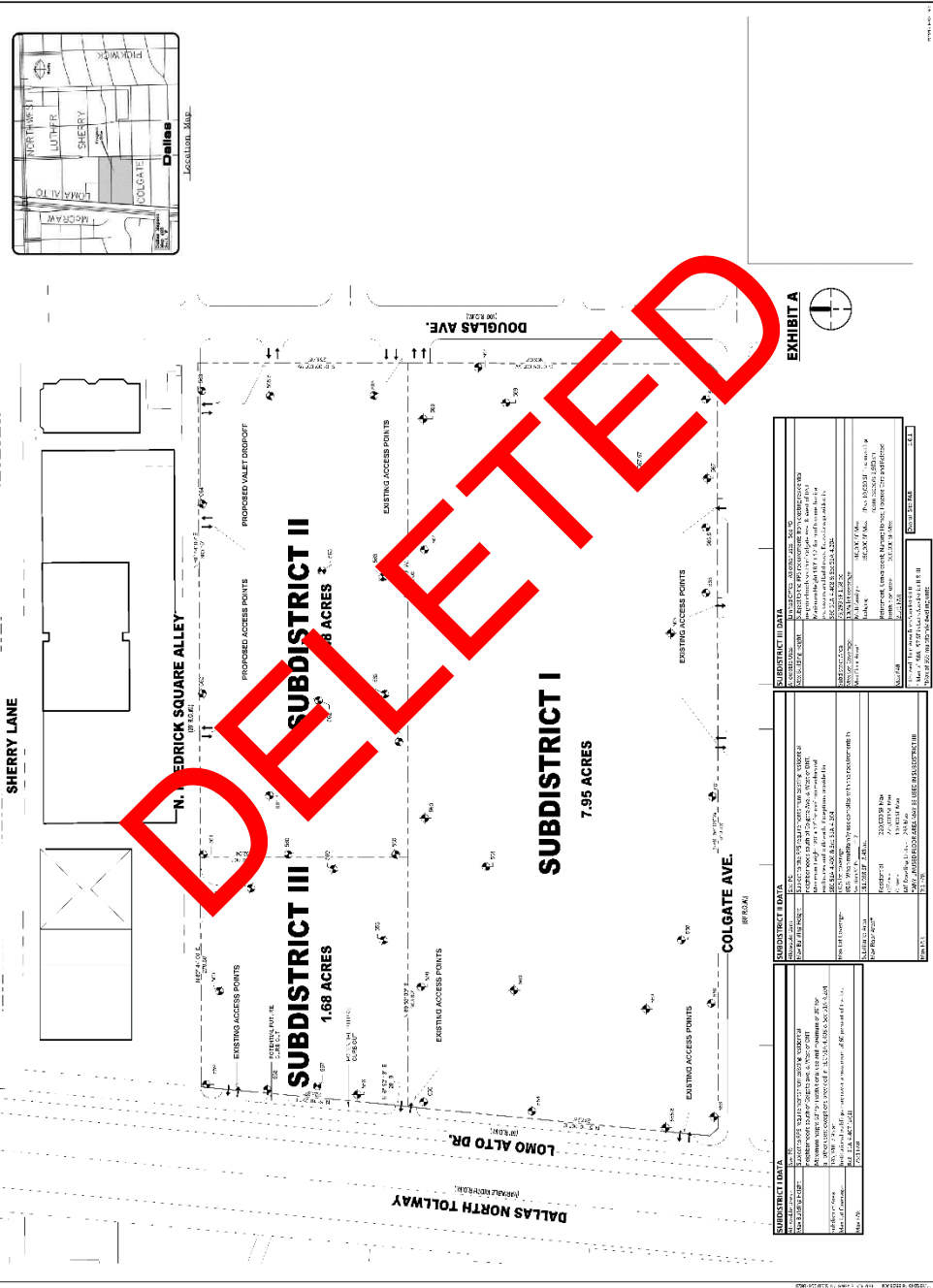
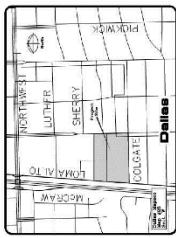
**LANDSCAPE ARCHITECT**  
18824.000  
11/19/2019

Saint Michael and All Angels  
EPISCOPAL CHURCH



PROJECT NO. 18824.000  
DATE 11/19/2019  
APP. RESUBMITTAL  
CONCEPTUAL PLAN

**CP.01**



**EXHIBIT A**

SUBDISTRICT I DATA	SUBDISTRICT II DATA	SUBDISTRICT III DATA
<p>7.95 ACRES</p> <p>18824.000</p> <p>11/19/2019</p>	<p>7.18 ACRES</p> <p>18824.000</p> <p>11/19/2019</p>	<p>1.88 ACRES</p> <p>18824.000</p> <p>11/19/2019</p>
<p>18824.000</p> <p>11/19/2019</p>	<p>18824.000</p> <p>11/19/2019</p>	<p>18824.000</p> <p>11/19/2019</p>

# CPC RECOMMENDED DEVELOPMENT PLAN SUBDISTRICT I



**APPLICANT**  
SANTITAS DEVELOPMENT, LLC  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241

**ARCHITECT**  
HKS  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241

**ZONING ATTORNEY**  
SANTITAS DEVELOPMENT, LLC  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241

**LANDSCAPE ARCHITECT**  
SANTITAS DEVELOPMENT, LLC  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241

**LANDSCAPE ARCHITECT**  
SANTITAS DEVELOPMENT, LLC  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241

**SPONSOR**  
Saint Michael and All Angels  
Catholic Church  
11111 W. LBJ Fwy., Suite 1000  
Dallas, TX 75241



**DATE**  
11/19/2019

**PROJECT NUMBER**  
19821.000

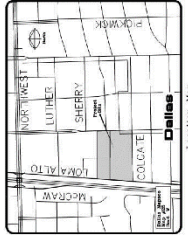
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11/19/2019

**DATE**  
11/19/2019

**DATE**  
11/19/2019

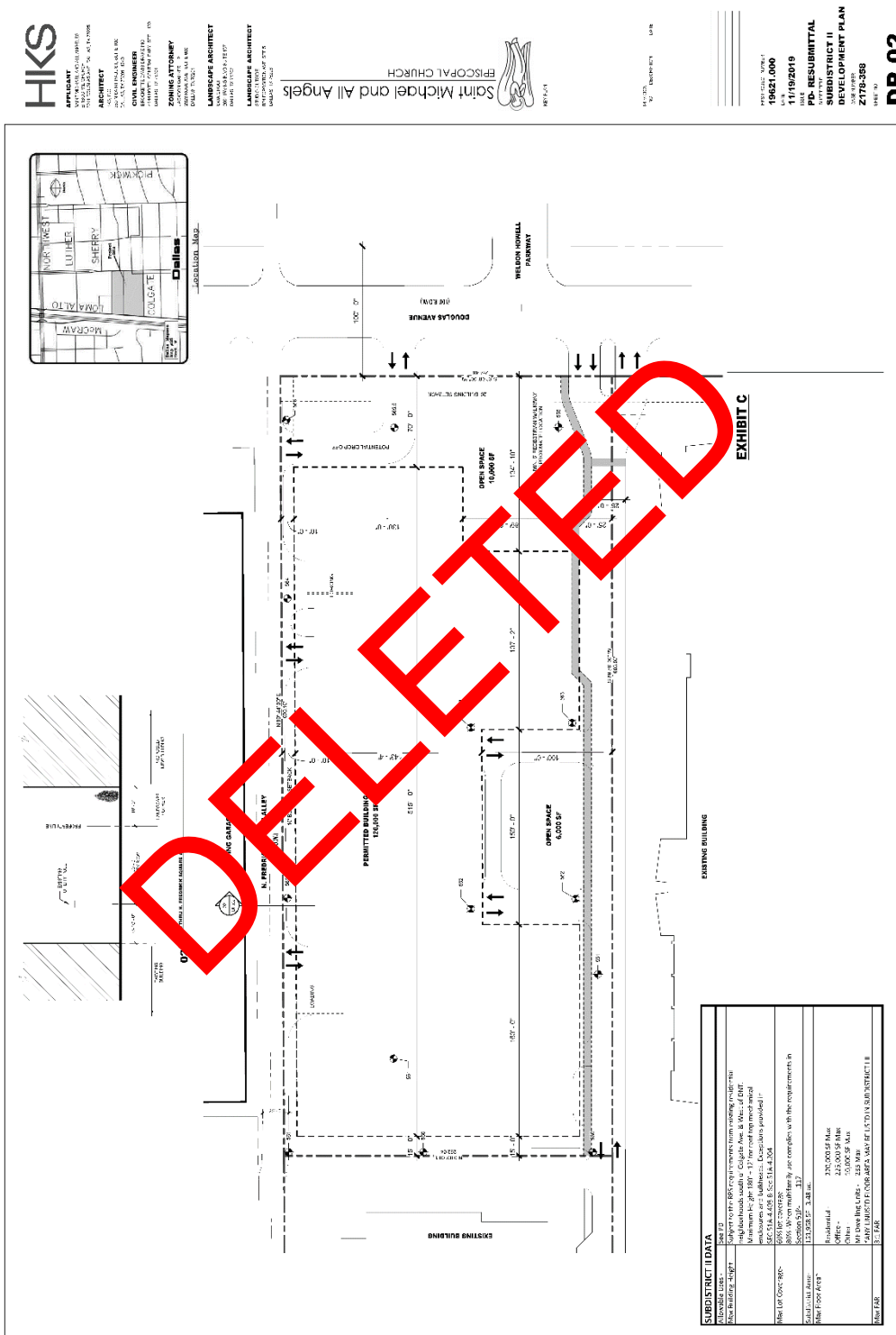
**DATE**  
11/19/2019

**DP-01**



SUBDISTRICT I DATA	
Block ID	19821.000
Subdistrict I Data	19821.000
Maximum Height	40 feet
Maximum Floor Area Ratio	0.5
Maximum Lot Coverage	0.5
Minimum Lot Area	5,000 sq. ft.
Minimum Lot Width	50 feet
Minimum Lot Depth	50 feet
Minimum Lot Area Ratio	0.5
Minimum Lot Width Ratio	0.5
Minimum Lot Depth Ratio	0.5
Minimum Lot Area Ratio	0.5
Minimum Lot Width Ratio	0.5
Minimum Lot Depth Ratio	0.5

### CPC RECOMMENDED DEVELOPMENT PLAN SUBDISTRICT II



**HKS**

APPLICANT:  
19621.000

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**LABORCAFE ARCHITECT**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**LABORCAFE ARCHITECT**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**SCOTT MICHAEL AND ALL ANGELS**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**LABORCAFE ARCHITECT**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**LABORCAFE ARCHITECT**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02

**LABORCAFE ARCHITECT**

ARCHITECT:  
11/19/2019

PROJECT NAME:  
SUBDISTRICT II

PROJECT ADDRESS:  
RECOMMENDED DEVELOPMENT PLAN

PROJECT NUMBER:  
Z178-358

PROJECT SHEET:  
SHEET 02



# CPC RECOMMENDED HEIGHT AND SETBACKS PLAN



**ARCHITECT**  
 HKS INC. 1000 SMITH STREET  
 DALLAS, TEXAS 75202  
 TEL: 214.760.1000  
 FAX: 214.760.1001  
 WWW.HKS.COM

**CIVIL ENGINEER**  
 HKS INC. 1000 SMITH STREET  
 DALLAS, TEXAS 75202  
 TEL: 214.760.1000  
 FAX: 214.760.1001  
 WWW.HKS.COM

**LANDSCAPE ARCHITECT**  
 HKS INC. 1000 SMITH STREET  
 DALLAS, TEXAS 75202  
 TEL: 214.760.1000  
 FAX: 214.760.1001  
 WWW.HKS.COM

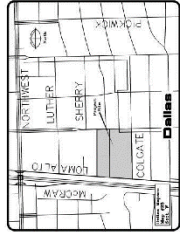
SPICOPAL CHURCH  
 1000 SMITH STREET  
 DALLAS, TEXAS 75202  
 TEL: 214.760.1000  
 FAX: 214.760.1001  
 WWW.HKS.COM

**PROJECT INFORMATION**  
 PROJECT NO. 2178-358  
 SHEET NO. HP.01

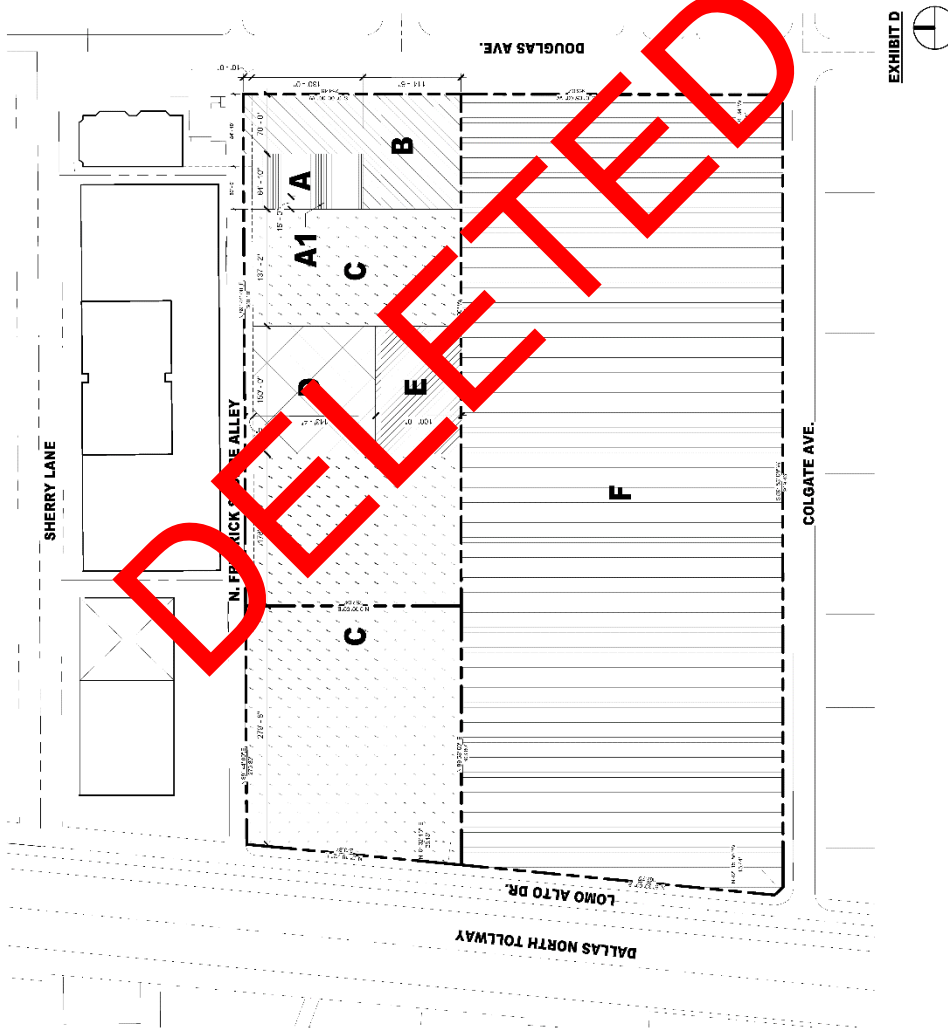
**DATE**  
 11/18/2019

**PROJECT NAME**  
 PD - RESIDENTIAL  
 HEIGHT & SETBACKS  
 PLAN DRAFT

**CONTRACT NO.**  
 2178-358



- AREA A**  
 MAXIMUM HEIGHT: 20'
- AREA A.1**  
 MAXIMUM HEIGHT: 20'
- AREA B**  
 ONLY LANDSCAPE FEATURES AND TREES AND SCREEN WALLS.  
 SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT FOR EACH ENCLOSURE & MULCHBEDS, EXCEPTIONS PROVIDED IN SEC 51A-4-02 & 51A-4-05
- AREA C**  
 MAXIMUM HEIGHT: 10'
- AREA D**  
 ONLY LANDSCAPE FEATURES AND TREES AND SCREEN WALLS.  
 SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT FOR EACH ENCLOSURE & MULCHBEDS, EXCEPTIONS PROVIDED IN SEC 51A-4-02 & 51A-4-05
- AREA E**  
 ONLY LANDSCAPE FEATURES AND TREES AND SCREEN WALLS.  
 SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT FOR EACH ENCLOSURE & MULCHBEDS, EXCEPTIONS PROVIDED IN SEC 51A-4-02 & 51A-4-05
- AREA F**  
 ONLY LANDSCAPE FEATURES AND TREES AND SCREEN WALLS.  
 SUBJECT TO THE RESIDENTIAL PROXIMITY SLOPE REQUIREMENTS FROM EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH OF COLGATE & WEST OF DALLAS NORTH TOLLWAY. MAXIMUM HEIGHT FOR EACH ENCLOSURE & MULCHBEDS, EXCEPTIONS PROVIDED IN SEC 51A-4-02 & 51A-4-05



**EXHIBIT D**

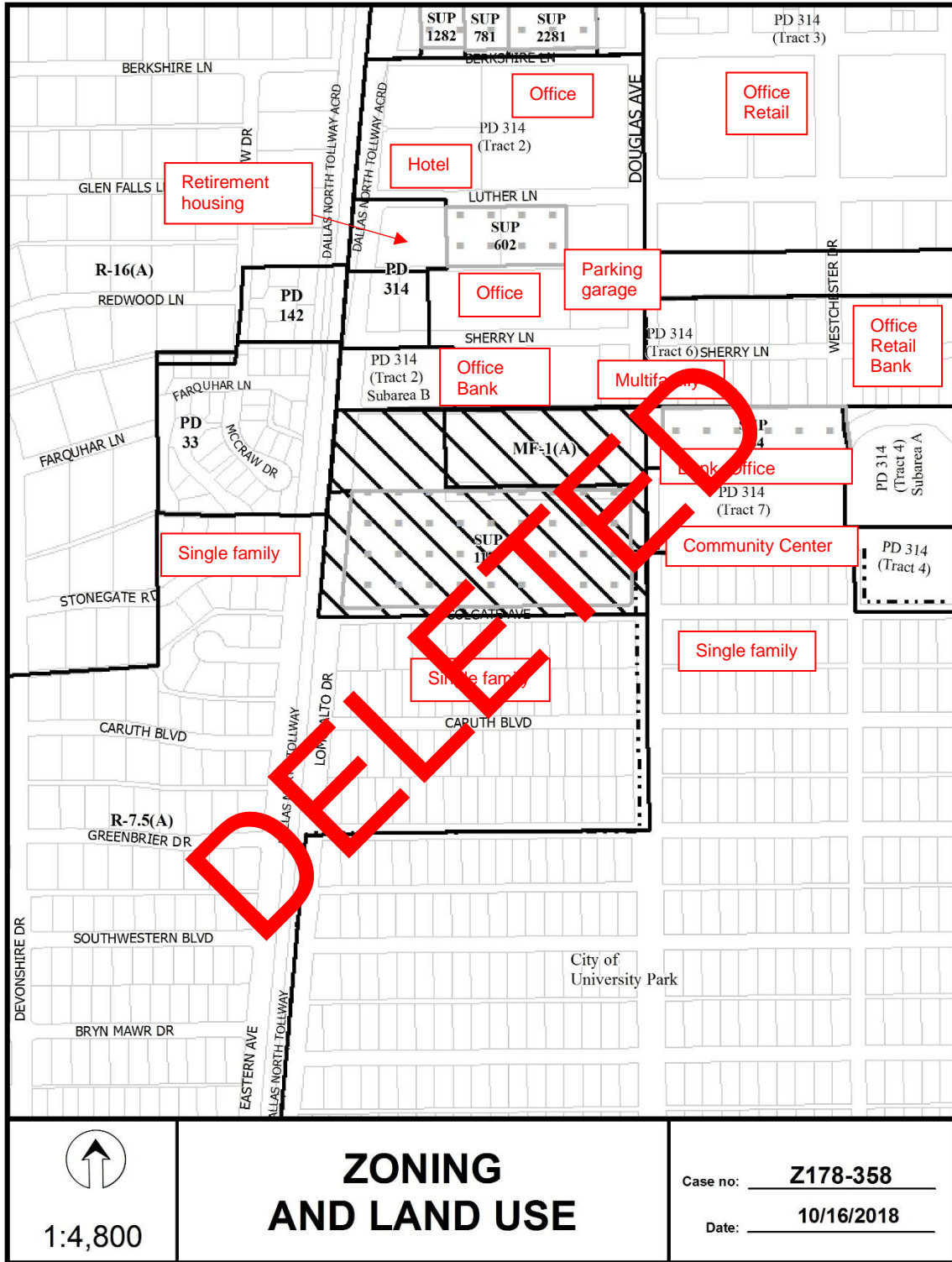


1:4,800

# AERIAL MAP

Case no: Z178-358

Date: 10/16/2018







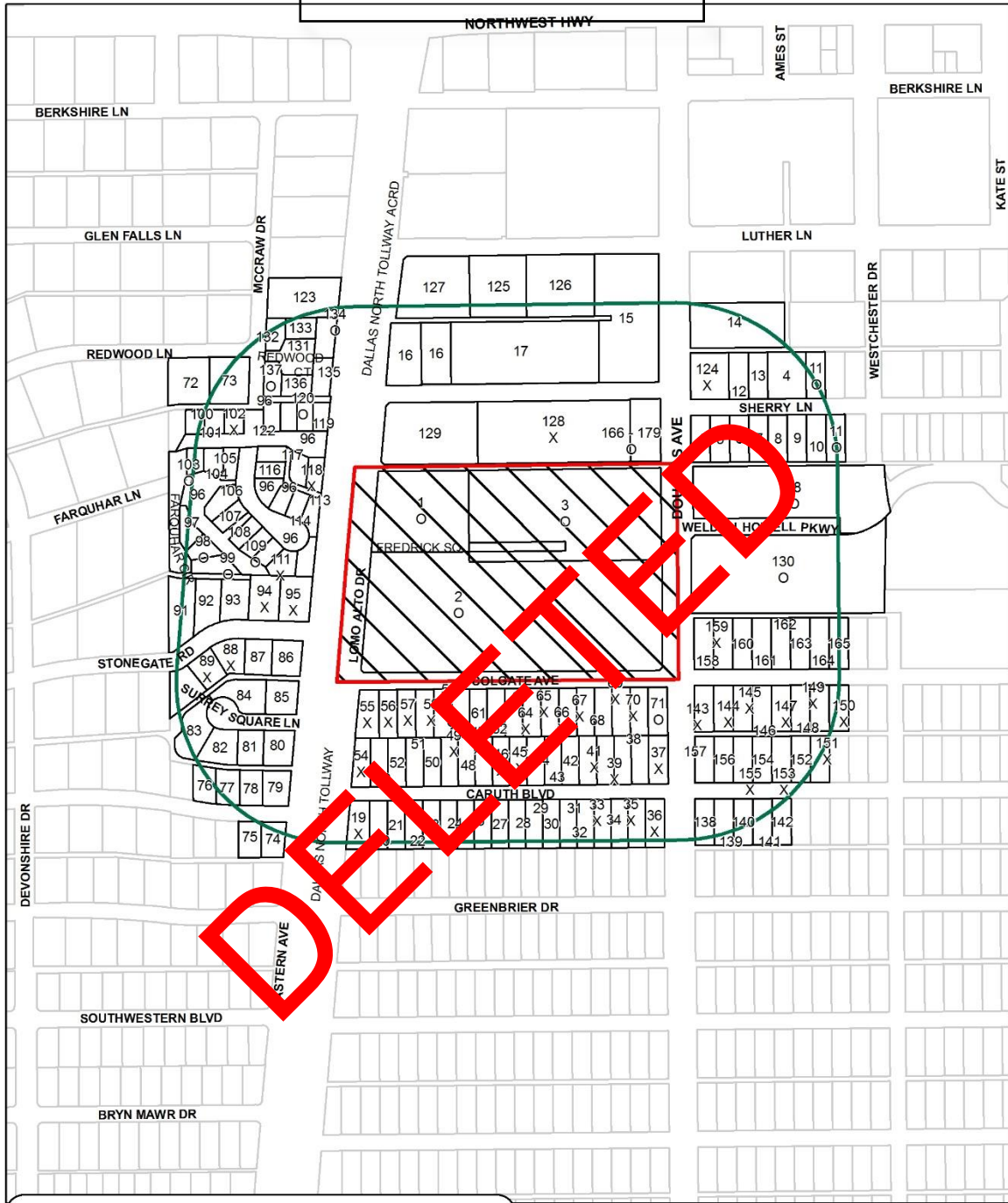
MVACluster A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 10/16/2018

**CPC RESPONSES**



<u>179</u>	Property Owners Notified (176 parcels)
<u>31</u>	Replies in Favor (19 parcels)
<u>42</u>	Replies in Opposition (42 parcels)
<u>500'</u>	Area of Notification
<u>11/7/2019</u>	Date

**Z178-358**  
**CPC**



1:4,800

11/06/2019

## *Reply List of Property Owners*

**Z178-358**

*179 Property Owners Notified      31 Property Owners in Favor      42 Property Owners Opposed*

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	8100 LOMO ALTO DR	FREDERICKS SQUARE TITLE
O	2	8011 DOUGLAS AVE	CORPORATION OF EPISCOPAL
	4	6010 SHERRY LN	TOMLIN FAMILY LTD
	5	6012 SHERRY LN	6012 SHERRY LANE LTD
	6	6020 SHERRY LN	KIDWELL JOHN M PROPERTIES INC
	7	6030 SHERRY LN	MOORE FAMILY PROPERTY CO NO 2 LTD
	8	6036 SHERRY LN	SRI SHERRY LLC
	9	6044 SHERRY LN	PRESTON GRAND INC
	10	6050 SHERRY LN	JULIA AHN LP
O	11	6060 SHERRY LN	K & B SHERRY TX LTD &
	12	6023 SHERRY LN	BY SHERRY II LP
	13	6031 SHERRY LN	SHERRY LANE INV INC
	14	8222 DOUGLAS AVE	MP PRESTON CENTER OWNER LLC
	15	8235 DOUGLAS AVE	GPI DOUGLAS LP
	16	5905 SHERRY LN	SGD BV PARK CITIES LP
	17	5949 SHERRY LN	KBSIII STERLING PLAZA LLC
O	18	811 WESTCHESTER DR	BV CP PRESTON CENTER LP
X	19	4429 CARUTH BLVD	DANZA ALEXANDER M & AMY P
	20	4427 CARUTH BLVD	WRAY ALAN W & KAREN E
	21	4425 CARUTH BLVD	JAMES CHRISTOPHER C &
	22	4421 CARUTH BLVD	JAMES CHRISTOPHER C &
	23	4417 CARUTH BLVD	HENDERSON WYATT & LONDON
	24	4413 CARUTH BLVD	SLAVEN RICHARD D & JESSICA C
	25	4409 CARUTH BLVD	VICTOR ENTERPRISES INC
	26	4405 CARUTH BLVD	BOND ROBERT & KASEY D
	27	4401 CARUTH BLVD	DEIS LOUIS P & NANCY J FAMILY LIVING TRUST

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	28	4333 CARUTH BLVD	TURFITT DENISE LARUE
	29	4329 CARUTH BLVD	MCNULTY GORDON MATTHEW & AMY
	30	4325 CARUTH BLVD	MJCB MANAGEMENT TRUST
	31	4321 CARUTH BLVD	OLIVO ERIC W & PIPER L
	32	4317 CARUTH BLVD	ZANTOP DAVID M & ELIZABETH A
X	33	4313 CARUTH BLVD	KITTMAN PAUL FAMILY TRUST
	34	4309 CARUTH BLVD	OBRIEN MICHAEL
X	35	4305 CARUTH BLVD	IDRIS AHAMED &
X	36	4301 CARUTH BLVD	COWDEN JOHN B III
X	37	4300 CARUTH BLVD	MARTIN CANTHIA A
	38	4304 CARUTH BLVD	GRIFFIN DEBORAH A
X	39	4308 CARUTH BLVD	EWING GERRY J &
O	40	4312 CARUTH BLVD	FOX ANNE &
X	41	4316 CARUTH BLVD	SAVAGE SCOTT M &
	42	4320 CARUTH BLVD	BOURGEOIS KIMBERLY A
	43	4324 CARUTH BLVD	KORAL KORGUN &
	44	4328 CARUTH BLVD	SHOWALTER BARTON E &
X	45	4332 CARUTH BLVD	MOREY ALLEN F &
X	46	4400 CARUTH BLVD	PHELPS BRIAN &
X	47	4404 CARUTH BLVD	HEARD DAVID N & KERI TONN
	48	4408 CARUTH BLVD	MEYER TRAVIS CHURCHMAN &
	50	4416 CARUTH BLVD	YOON DONGHI A & TRACEY HANG
	51	4420 CARUTH BLVD	MCDADE CHRISTOPHER LANCE
	52	4424 CARUTH BLVD	VICHYASTIT KEN &
	53	4428 CARUTH BLVD	PORTTEUS ANDREW M
X	54	4432 CARUTH BLVD	HARRIS SHERIL
X	58	4417 COLGATE AVE	WHISENANT PRESTON & KRISTEN
	60	4409 COLGATE AVE	BROOKS TAYLOR K & LAURA
	61	4405 COLGATE AVE	SEDBERRY GREGORY T
	62	4401 COLGATE AVE	VASSA NEAL &
	63	4333 COLGATE AVE	YSBRAND JOSEPH H



11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	68	4313 COLGATE AVE	WEST JESSIE LEIGH EST OF
	72	5808 REDWOOD LN	RIEKE ROBERT D & MELISSA E
	73	5818 REDWOOD LN	COZORT DONNA
	74	5764 CARUTH BLVD	PATTERSON ELISE THAYER
	75	5756 CARUTH BLVD	GLASGOW HENRY C JR &
	76	5743 CARUTH BLVD	HUNTER SUSAN ELIZABETH
	77	5749 CARUTH BLVD	CONWAY TAYLOR G
	78	5755 CARUTH BLVD	KELLOGG JANE B
	79	5763 CARUTH BLVD	GERSON ELLIOTT J
	80	5728 SURREY SQUARE LN	HELLER RIMLEY &
	81	5722 SURREY SQUARE LN	CASSON CAROL J
	82	5714 SURREY SQUARE LN	ROONEY MATTHEW &
	83	5708 SURREY SQUARE LN	FLIP SISTERS LLC
	84	5715 SURREY SQUARE LN	CJ REC LLC
	85	5729 SURREY SQUARE LN	AINI MATEEN
	86	5764 STONEGATE RD	DAVIS PETER
	87	5756 STONEGATE RD	MURPHY CHRISTOPHER JOHN & ASHLEY NESTOR
X	88	5750 STONEGATE RD	SHUTE BRENDA E & JAMES C
X	89	5744 STONEGATE RD	REAM JULEE A
	90	5736 STONEGATE RD	TEDDLIE ERIC A & JANET
	91	5745 STONEGATE RD	HAKIM RIMA
	92	5749 STONEGATE RD	JANSONIUS JOHN V &
	93	5753 STONEGATE RD	FOSTER DALE & VICTORIA
X	94	5757 STONEGATE RD	LASSITER JENNIFER R &
	96	8848 MCCRAW DR	TEALWOOD SQ HOME OWNERS
	97	8828 FARQUHAR CIR	THORNTON ROBERT LEE III &
O	98	8818 FARQUHAR CIR	NEC GS EXEMPT TRUST &
O	99	8808 FARQUHAR CIR	LOWE JOHN B JR & MARY P
	100	5815 FARQUHAR LN	BERRY SALLY B & BUFORD P
	101	5825 FARQUHAR LN	FRANKLIN JOHN CARRELL & BARBARA E
X	102	5835 FARQUHAR LN	JCB MANAGEMENT TRUST THE

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	103	8838 FARQUHAR CIR	TRAVIS KENNETH B & KAREN A
	104	5826 FARQUHAR LN	MITCHELL HARVEY R &
	105	8863 MCCRAW DR	PIERCE NANCY WATSON
	106	8859 MCCRAW DR	STAMMBERGER ERIC &
	107	8849 MCCRAW DR	WEINER FAMILY MINERAL INTEREST
	108	8839 MCCRAW DR	HAYNER WILLIAM M ETAL
O	109	8829 MCCRAW DR	MCFARLAND JOHN SAMUEL &
	110	8819 MCCRAW DR	ROOSEVELT ELLIOTT JR &
X	111	8809 MCCRAW DR	CAMPBELL BOBBY PIPKIN
	113	8818 MCCRAW DR	BRUTON CAROLE LOU
	114	8828 MCCRAW DR	BLACK BEAUTY
O	115	8838 MCCRAW DR	BIRNBAUM MARC A
	116	8858 MCCRAW DR	MYTINGER FRANK K &
	117	5866 FARQUHAR LN	BARNES WILLIAM R & MARY G
	119	5875 FARQUHAR LN	WINN PARIS BRUNET &
O	120	5865 FARQUHAR LN	EDYARD DOLORES T
	121	5855 FARQUHAR LN	STOREY HELEN S
	122	5845 FARQUHAR LN	NEWSOME THOMAS W & JANVRIN M
	123	9018 MCCRAW DR	HARDAWAY OSCAR O &
X	124	8700 DOUGLAS AVE	MILLCREEK SHERRY DOUGLAS
	125	5944 LUTHER LN	LUTHER PRESTON CENTER LLC
	126	5954 LUTHER LN	WOODBINE LEGACY
	127	5934 LUTHER LN	METROPOLITAN PRESTON CENTER
	129	5950 SHERRY LN	5950 SHERRY PROPERTY LLC
	131	5801 REDWOOD CT	REDWOOD COURT HOMEOWNERS
	132	5803 REDWOOD CT	PRITCHETT PHILIP H & MARTHA C
	133	5805 REDWOOD CT	LOEB MICHAEL E & RAYNA D
O	134	5811 REDWOOD CT	LARDNER ANN MARIE
	135	5810 REDWOOD CT	HUBACH FRANCIS P JR
	136	5804 REDWOOD CT	PITZER STARR LAMBERT & CHRISTINE H
O	137	5802 REDWOOD CT	COUSINS RALPH & HARRIET

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	138	4237 CARUTH BLVD	WANG CHIEN CHENG &
	139	4233 CARUTH BLVD	MALONE JAMES P JR &
	140	4229 CARUTH BLVD	CARDWELL CRAIG G & JENNIFER
	141	4225 CARUTH BLVD	FINNEY MARSHALL HOHMAN & MEREDITH COX
	142	4221 CARUTH BLVD	ACHARYA SUJEET S &
X	144	4233 COLGATE AVE	STEWART KATHY K
	146	4225 COLGATE AVE	BLAKE BRIAN K & MARNEY L
X	147	4221 COLGATE AVE	OBRIEN SEAN C &
	148	4217 COLGATE AVE	COUTU BRANDON & TAYLOR
X	149	4213 COLGATE AVE	WALSH MELANIE C LAHAN
X	150	4209 COLGATE AVE	SMITH HARRY & ADINA
X	151	4212 CARUTH BLVD	O'CONNOR ROBERT M & MARCY A
	152	4216 CARUTH BLVD	JOHN CO BUILDING CONSULTANTS LLC
X	153	4220 CARUTH BLVD	REGENBAUM DONNA
	154	4224 CARUTH BLVD	WEAVER CLAY & DAWN
X	155	4228 CARUTH BLVD	BANKS JASON A &
	156	4232 CARUTH BLVD	HARRIS HOUSTON E
	157	4236 CARUTH BLVD	GUY MARK GREGORY &
	158	4236 COLGATE AVE	WEAVER JOSEPH R JR &
	160	4228 COLGATE AVE	PALMER BENJAMIN S & LAUREN B
	161	4224 COLGATE AVE	STEELE CAROLE E
	162	4220 COLGATE AVE	NAIR ANJALI & MURALI
	163	4216 COLGATE AVE	DONAHOE JAMES S & DANA B
	164	4212 COLGATE AVE	SHERER SCOTT D & BLAIRE B
	165	4208 COLGATE AVE	LANE DAVID &
O	166	8181 DOUGLAS AVE	WILLIS LISA HART
O	168	8181 DOUGLAS AVE	DABKOWSKI JOHN G &
O	169	8181 DOUGLAS AVE	MABREY JAMES L
O	170	8181 DOUGLAS AVE	DECLEVA KATHIANN LEAKE
O	171	8181 DOUGLAS AVE	BURFORD SCOTT & PAULA
O	172	8181 DOUGLAS AVE	DEASON DARWIN TR &

11/06/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	173	8181 DOUGLAS AVE	CAMP BARBARA S
O	174	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K
O	175	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST
O	176	8181 DOUGLAS AVE	WILLIAMSON JOHN D JR &
O	177	8181 DOUGLAS AVE	JACKSON MELVIN
O	178	8181 DOUGLAS AVE	RILEY SANDRA A
O	179	8181 DOUGLAS AVE	DEASON DARWIN
X	A1	5956 SHERRY LN	SHERRY REALTY HOLDINGS
O	A2	8181 DOUGLAS AVE	ALHADEF GARY & LEESA
X	A3	5765 STONEGATE RD	MCGUIRE THOMAS & CATHERINE
X	A4	4321 COLGATE AVE	REDDICK STEPHEN & CLAIRE S
X	A5	4317 COLGATE AVE	SNADON COLLEW & HEIDI F
X	A6	4309 COLGATE AVE	PETTIJOHN JOANNE P
X	A7	4412 CARUTH BLVD	LOEWEN BRYAN & JULIE P
X	A8	4325 COLGATE AVE	TESFASELASSIE NEGUSSIE
O	A9	8808 MCCRAW DR	CRUTCHER HARRY III &
O	A10	8011 DOUGLAS AVE	ST MICHAELS & ALL ANGELS EPISCOPAL CHURCH
O	A11	4301 COLGATE AVE	4301 COLGATE LLC
O	A12	8000 DOUGLAS AVE	ROMAN CATHOLIC DIOCESE DALLAS
X	A13	4329 COLGATE AVE	MIRCHANDANI SATIN H & GITA
X	A14	5876 FAQUHAR LN	GRANT ELISABETH W
X	A15	4305 COLGATE AVE	RAMEY KIMBALL PARKS
X	A16	4421 COLGATE AVE	LANDWEHR JEFFREY &
X	A17	4229 COLGATE AVE	PARDOE WILLIAM H
X	A18	4413 COLGATE AVE	RAJAGOPAL ARTHI &
X	A19	4425 COLGATE AVE	STEVENS BRYAN &
X	A20	4237 COLGATE AVE	CAREY PHILLIP & AMY
X	A21	4429 COLGATE AVE	MATTINGLY THOMAS U
X	A22	4232 COLGATE AVE	MARTIN SUZANNE