

FILE NUMBER: Z201-319(MP)

DATE FILED: August 10, 2021

LOCATION: East line of Fran Way, between East 11th Street and Avenue B

COUNCIL DISTRICT: 4

MAPSCO: 55 F

SIZE OF REQUEST: ±2.26 acres

CENSUS TRACT: 0049.00

APPLICANT/OWNER: SDC Mixed Development, LLC

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

REQUEST: An application for an amendment to Tract IV within Planned Development District No. 812

SUMMARY: The purpose of the request is to primarily add a habitable story to the existing development/landscape plan in Building 1 of the multifamily portion of the development.

CPC RECOMMENDATION: **Approval**, subject to a revised development/landscape plan and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development/landscape plan and conditions.

BACKGROUND INFORMATION:

- The applicant is requesting to amend the existing development/landscape plan within PD 812 Tract IV. The project is the third phase of development in PD 812, which already includes a senior multifamily structure Tract I, and several townhomes Tract II. The PD also includes Tract 3, the remaining undeveloped phase of the development. The property occupies the majority of an entire block.
- The applicant is proposing to add an additional story of multifamily to Building 1. The first floor is proposed as retail uses with floors two, three, four, and five proposed as multifamily.
- The applicant is requesting to increase the stories on Building 1 on the development/landscape plan. Since the request includes an increase in habitable stories, it could not be processed as minor amendment and a zoning amendment is needed.
- The proposed development/landscape plan meets existing PD dimensional standards. The only proposed amendment to the conditions is to eliminate the loading requirement for the retail component (one space).
- The applicant has amended the development plan to relocate the driveway on Corinth street, which previously was oriented in such a way to cause conflict with the street median.

Zoning History:

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

1. **Z178-300:** On June 12, 2019, City Council approved an amendment to PD Tract II within Planned Development 812 located on the southwest corner of Avenue B and Fran Way.
2. **Z178-306:** An ongoing Authorized Hearing to consider appropriate zoning for the area including use, development standards, Parking, landscape, sign and other appropriate regulations in the Tenth Street neighborhood.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Corinth Street	Principal Arterial Bike Plan	100 feet
Fran Way	Local	50 feet
Avenue B	Local	50 feet
E 11 th St	Local	60 feet

Traffic:

Staff had recommended that the applicant amend the development/landscape plan to relocate both the proposed loading area (currently designated off Corinth Street) and the entrance and exit driveways to the garage along Corinth.

One loading area is currently required by the PD conditions for the retail space in Building 1. The existing development/landscape plan indicated this is loaded on the driveway on Corinth Street. The loading space is accessed by turning left from the driveway and is a short distance from the sidewalk and the right of way of Corinth street. This could create a hazard both to pedestrians on the nearby sidewalk and the oncoming traffic of Corinth, where trucks may have to back up. It is also necessary to maintain a loading space for area business and residential moving trucks. Without a loading space, retail and residential deliveries may block the traffic and access throughout the site on surrounding local streets, which are narrow. As such, staff recommends the loading space requirement remain, but be relocated to a location on the property that will not conflict with traffic and pedestrians on Corinth and the applicant has now agreed to this.

As proposed on the existing and proposed developments plans, the entrance/exit driveway to the parking garage conflicts with the existing median on Corinth Street. This misalignment could create traffic conflict attempting to enter and exit the garage. Since the development /landscape plan as proposed is located near, but not aligned with the median cut on Corinth, staff is of the opinion drivers could attempt dangerous maneuvers around the Corinth median while intending to turn north onto Corinth; therefore, the applicant has updated the proposed development/landscape plan to comply with staff's recommendation.

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

Neighborhood Plus Plan

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

Goal 6.3 Align planning, funding and community investments within a quarter mile of DART stations to promote transit-oriented development.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 812 Tract IV	General merchandise or food store
North	CR Community Retail	Undeveloped, Church
Northeast	PD 998 Subdistrict 1	Multifamily
East	CR Community Retail	Undeveloped
South	CR Community Retail, R-5(A) Single Family District	Retail and Personal service uses, Undeveloped
Southwest	PD 812 Tract II	Townhomes
West	PD 812 Tract I, PD 812 Tract III	Undeveloped, Multifamily

Land Use Compatibility:

The site is located within the PD 812 Tract IV and allows multifamily and a variety of retail and personal service uses, with no limit on unit density and a height limit of 80 feet, but the existing development/landscape plan called for 4 stories. The applicant is proposing an additional floor with roughly 30 additional multifamily units. Although the proposed development/landscape plan still meets the standards of PD 812 Tract IV, this addition necessitated a zoning amendment. The other tracts of the development are already developed as multifamily and townhome housing.

The proposed addition has ample access to 4 separate streets, which provide the structure additional distance from nearby homes. The large scale of the site provides appropriate possibility for open space and a potential for a mix of uses. The site is situated with immediate proximity to DART rail and bus stops, as well as other major infrastructure. These conditions, in addition to being within walking distance to area schools, make it a suitable opportunity for additional density and height.

Development Standards (No Changes Proposed):

District	Setbacks		Density/ FAR	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
PD 812 Tract IV	5'	0'	No Max	80' 7 stories	90%	Multifamily, Light Retail, Office

The conditions that describe PD 812 Tract IV allow for up to 7 stories at a height of 80 feet. The proposal which calls for 5 stories, is less than the maximum allowed in the PD provision.

Parking:

Pursuant to PD 812, the off-street parking requirement for Tract IV is a total minimum of 275 spaces. The existing development/landscape plan called for 296 spaces. The proposed development/landscape plan includes 310 spaces, an increase of 16 spaces for an increase of 30 units. Staff does not object to the number of parking spaces in relation to the 204 proposed units considering the close proximity of this site to the transit station and within a developing walkable neighborhood.

Landscaping:

Per PD 812, landscaping must comply with the development/landscape plan for Tract IV.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is uncategorized, however is located within close proximity to the “I” category to the west and south and “G” category to the east.

LIST OF OFFICERS

SDC Mixed Development LLC

1. Manager – Jay Oji
2. Manager – Joseph Agumadu

**CPC ACTION
NOVEMBER 18, 2021**

Motion: It was moved to recommend approval of an amendment to Tract IV , subject to a revised development/landscape plan and conditions with the following changes: 1) improve large package delivery options on the exterior of the building; and 2) ensure safe passage to both transit stations in the area within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B.

Maker: Anderson
Second: Jackson
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair, Jung, Suhler, Haqq*, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 134
Replies: For: 17 Against: 2

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Tekevwe Okobiah, 1536 Sphinx St., Dallas, TX, 75203
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Sr. Traffic Engineer, Development Services

**CPC ACTION
NOVEMBER 4, 2021**

Motion: In considering an application for an amendment to Tract IV within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B, it was moved to hold this case under advisement until November 18, 2021.

Maker: Anderson
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 134
Replies: For: 17 Against: 2

Speakers: For: None
For (Did not speak): Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
Against: None

CPC ACTION
OCTOBER 21, 2021

Motion: In considering an application for an amendment to Tract IV within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B, it was moved to hold this case under advisement until November 4, 2021.

Maker: Suhler
Second: Rubin
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Anderson, Shidid, Carpenter, Jackson, Blair*, Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 134
Replies: For: 2 Against: 1

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Aaron Wolf, 3503 Carlton Ct., Sachse, TX, 75048
Bob Lamkin, 14881 Quorum Dr., Dallas, TX, 75254
Tekevwe Okobiah, 3030 LBJ Fwy., Dallas, TX, 75234
Against: None

CPC RECOMMENDED PD CONDITIONS

PD 812.

SEC. 51P-812.101. LEGISLATIVE HISTORY.

PD 812 was established by Ordinance No. 27645, passed by the Dallas City Council on August 26, 2009. (Ord. 27645)

SEC. 51P-812.102. PROPERTY LOCATION AND SIZE.

PD 812 is established on property located at the northwest corner of Compton Street and Fran Way. The size of PD 812 is approximately 15.147 acres. (Ord. Nos. 27645; 29962)

SEC. 51P-812.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(2) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(3) **MOBILE FOOD ESTABLISHMENT** means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(4) **TATTOO OR BODY PIERCING STUDIO** means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

(c) Tracts I and II are considered to be residential zoning districts. Tracts III and IV are considered to be nonresidential zoning districts. (Ord. Nos. 27645; 29962)

SEC. 51P-812.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 812A: Tract I and Tract II development plan/Tract III conceptual plan.
- (2) Exhibit 812B: Tract IV development/landscape plan.
- (3) Exhibit 812C: Tract II perimeter fence and gated streets plan. (Ord. Nos. 27645; 29962; 31234)

SEC. 51P-812.105. CONCEPTUAL PLAN.

For Tract III, development and use of property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls. (Ord. 27645)

SEC. 51P-812.106. DEVELOPMENT PLAN.

(a) For Tract I and Tract II, development and use of the Property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls.

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

(c) For Tract IV, development and use of the Property must comply with the Tract IV development/landscape plan (Exhibit 812B). If there is a conflict between the text of this article and the Tract IV development/landscape plan, the text of this article controls. (Ord. Nos. 27645; 29962)

SEC. 51P-812.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Tract I.

- Local utilities.
- Retirement housing.

(2) Tract II.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Local utilities.
- Private street or alley. *[See Section 51P-812.114.1 for additional provisions.]*
- Single family.

(3) Tract III.

(A) Miscellaneous uses.

- Temporary construction or sales office.

(B) Office uses.

- Office.

(C) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Retirement housing.
- Single family.

(D) Retail and personal service uses.

- Business school.
- Dry cleaning or laundry store.
- Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Swap or buy shop. *[SUP]*
- Temporary retail use.

(E) Transportation uses.

- Transit passenger shelter.
- (F) Utility and public service uses.
 - Local utilities. *[RAR may be required. See Section 51A-4.212(4).]*
- (4) Tract IV.
 - (A) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - (B) Institutional and community service uses.
 - Child-care facility.
 - Community service center. *[SUP]*
 - Library, art gallery, or museum.
 - Private school or open-enrollment charter school. *[SUP]*
 - Public school.
 - (C) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center. *[SUP]*
 - Office.
 - (D) Residential uses.
 - Handicapped group dwelling unit.
 - Live/work unit.
 - Multifamily.
 - Retirement housing.
 - Single family.
 - (E) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Animal shelter or clinic without outside runs. *[SUP]*
 - Animal shelter or clinic with outside runs. *[SUP]*
 - Business school.
 - Commercial amusement (inside). *[SUP]*
 - Convenience store with drive-through. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store.

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Mobile food establishment. *[Must be located on private property and may not be a permanent structure.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Surface parking.
- Temporary retail use.
- Theater.

(F) Utility and public service uses.

- Local utilities. *[RAR may be required. See Section 51A- 4.212(4).]* (Ord. Nos. 27645; 29962; 31234)

SEC. 51P-812.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 27645)

SEC. 51P-812.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Tract I. Minimum front yard is 15 feet.

(2) Tract II.

(A) Except as provided in the paragraph, minimum front yard is 15 feet.

- (B) For an accessory community center (private), no minimum front yard.
- (3) Tract III. Minimum front yard is 15 feet.
- (4) Tract IV. Minimum front yard setback is five feet. Balconies, canopies, and window bays may encroach up to five feet into the front yard setback.
- (b) Side and rear yard.
 - (1) Tract I. No minimum side and rear yard.
 - (2) Tract II. Except as noted on the Tract I and Tract II development plan/Tract III conceptual plan, no minimum side and rear yard.
 - (3) Tract III. No minimum side and rear yard.
 - (4) Tract IV. No minimum side and rear yard.
- (c) Density.
 - (1) Tract I. Maximum number of dwelling units or suites is 130.
 - (2) Tract II. Maximum number of dwelling units is 50.
 - (3) Tract III. No maximum density.
 - (4) Tract IV. No maximum density.
- (d) Floor area.
 - (1) Tract I. No maximum floor area.
 - (2) Tract II.
 - (A) Except as provided in this paragraph, no maximum floor area.
 - (B) For an accessory community center (private), maximum floor area is 3,000 square feet.
 - (3) Tract III. Maximum floor area is 20,000 square feet.
 - (4) Tract IV. No maximum floor area.
- (e) Height.

(1) Residential proximity slope. For Tracts I and III, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Tract I. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(3) Tract II. Maximum structure height is 35 feet.

(4) Tract III. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(5) Tract IV. Maximum structure height is 80 feet.

(f) Lot coverage.

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

(2) Tract I. Maximum lot coverage is 25 percent.

(3) Tract II. Maximum lot coverage is 65 percent.

(4) Tract III. Maximum lot coverage is 80 percent.

(5) Tract IV. Maximum lot coverage is 90 percent.

(g) Lot size.

(1) Tract I. No minimum lot size.

(2) Tract II.

(A) Minimum lot size for residential uses is 2,000 square feet.

(B) For local utilities and an accessory community center (private), no minimum lot size.

(3) Tract III. No minimum lot size.

(4) Tract IV. No minimum lot size.

(h) Stories.

- (1) Tract I. Maximum number of stories above grade is four.
- (2) Tract II. Maximum number of stories above grade is two.
- (3) Tract III. Maximum number of stories above grade is four.
- (4) Tract IV. Maximum number of stories above grade is seven. (Ord. Nos. 27645; 29962)

SEC. 51P-812.110. OFF-STREET PARKING AND LOADING.

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

(b) For Tract I and Tract III, off-street parking as required by Subsection (a) is reduced by 15 percent.

(c) For an accessory community center (private) and accessory game court (private), no off-street parking is required.

(d) For Tract III, off-street parking is prohibited in the front yard.

(e) Screening of off-street parking areas from the street must attain a minimum height of three feet above the parking surface. Except as provided in Subsection 51P-812.112(d), screening materials must be either, or a combination of, the following:

(1) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet in width.

(2) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on-center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(f) In Tract I, carports must be architecturally compatible with the main structure the carport serves.

(g) For Tract IV, a minimum of 275 off-street parking spaces are required. (Ord. Nos. 27645; 29962)

SEC. 51P-812.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27645)

SEC. 51P-812.112. LANDSCAPING

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

(b) Open space.

(1) Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan, must include a minimum of two of the following:

(A) Park benches.

(B) Bicycle racks.

(C) Trash receptacles.

(D) A minimum of two additional large canopy trees with a minimum caliper of three inches each.

(2) A minimum aggregate of 15,000 square feet of land area must be provided for all of Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan.

(c) Site trees. For single family and handicapped group dwelling unit uses in Tract II, a minimum of one large tree must be provided for each lot.

(d) Tract I and Tract III Fran Way street frontage.

(1) Street trees must be provided at a ratio of one large tree for each 30 feet of frontage. Any street tree that is required to be planted horizontally within 20 feet of an overhead utility line may be a small tree species as approved by the building official.

(2) Screening of off-street parking must consist of landscape materials that are a minimum of three feet in height at the time of planting and capable of obtaining a solid appearance within three years.

(3) A minimum 15 foot perimeter landscape buffer must be provided along the frontage. This buffer may count as a design standard as required by Article X.

- (4) Automatic irrigation is required for all perimeter landscape buffers.
- (e) Tract IV. Landscaping must comply with the Tract IV development/landscape plan.
- (f) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 27645; 29962)

SEC. 51P-812.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27645)

SEC. 51P-812.114. SIDEWALKS.

- (a) Except as provided in this section, sidewalks along Compton Street and Fran Way must have an unobstructed sidewalk width of five feet.
- (b) In Tract IV, sidewalks must have an unobstructed sidewalk width of six feet. The director may approve an alternate sidewalk width that does not comply with this subsection where a six foot sidewalk is not possible. An alternate sidewalk approved by the director may be no less than four feet.
- (c) The board of adjustment may not grant a variance to the sidewalk requirements of this section. (Ord. Nos. 27645; 29962)

SEC. 51P-812.114.1. TRACT II ADDITIONAL PROVISIONS.

- (a) Development and use of the following must comply with the Tract II perimeter fence and gated streets plan (Exhibit 812C):
 - (1) Private street or alley.
 - (2) Fences constructed within 50 feet of the Tract II properties.
- (b) If there is a conflict between the text of this article and the Tract II perimeter fence and gated streets plan, the text of this article controls.
- (c) Except for fences within 100 feet of the western boundary line of Tract II, gates across private streets or private alleys and perimeter fences must be constructed of wrought iron or similar materials with a maximum height of six feet.

(d) Except as provided in this paragraph, the fence, screening, and visibility obstruction regulations in Section 51A-4.602 apply. At the intersection of Alley B and Compton Street, a motorized sliding gate may be located within a visibility triangle as shown on the Tract II perimeter fence and gated streets plan. (Ord. 31234)

SEC. 51P-812.115. ADDITIONAL PROVISIONS.

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

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

(c) Garage doors are prohibited from facing Compton Street or Fran Way.

(d) Each exterior facade of a main structure, excluding fenestration, must be at least 50 percent brick, stone, masonry, or glass. Fiber cement siding is prohibited as an exterior facade material. (Ord. 27645)

(e) Large package delivery options on the exterior of the building should be improved.

(f) Safe passage to both transit stations in the area should be ensured.

SEC. 51P-812.116. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27645)

~~SEC. 51P-812.117. ZONING MAP.~~

~~PD 812 is located on Zoning Map No. L-7. (Ord. 27645)~~

CPC Recommended Development/Landscape Plan

LANDSCAPE REQUIREMENTS			
TYPE	REQUIREMENT	REQUIREMENT	REQUIREMENT
STREET TREES	(1) 7' CALIPTR TREE PER 100' W - 2' TYPES	1.5 TREES	1.5 TREES
STREET TREES	4" DBH MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES
STREET TREES	10' TALL MINIMUM	1.5 TREES	1.5 TREES

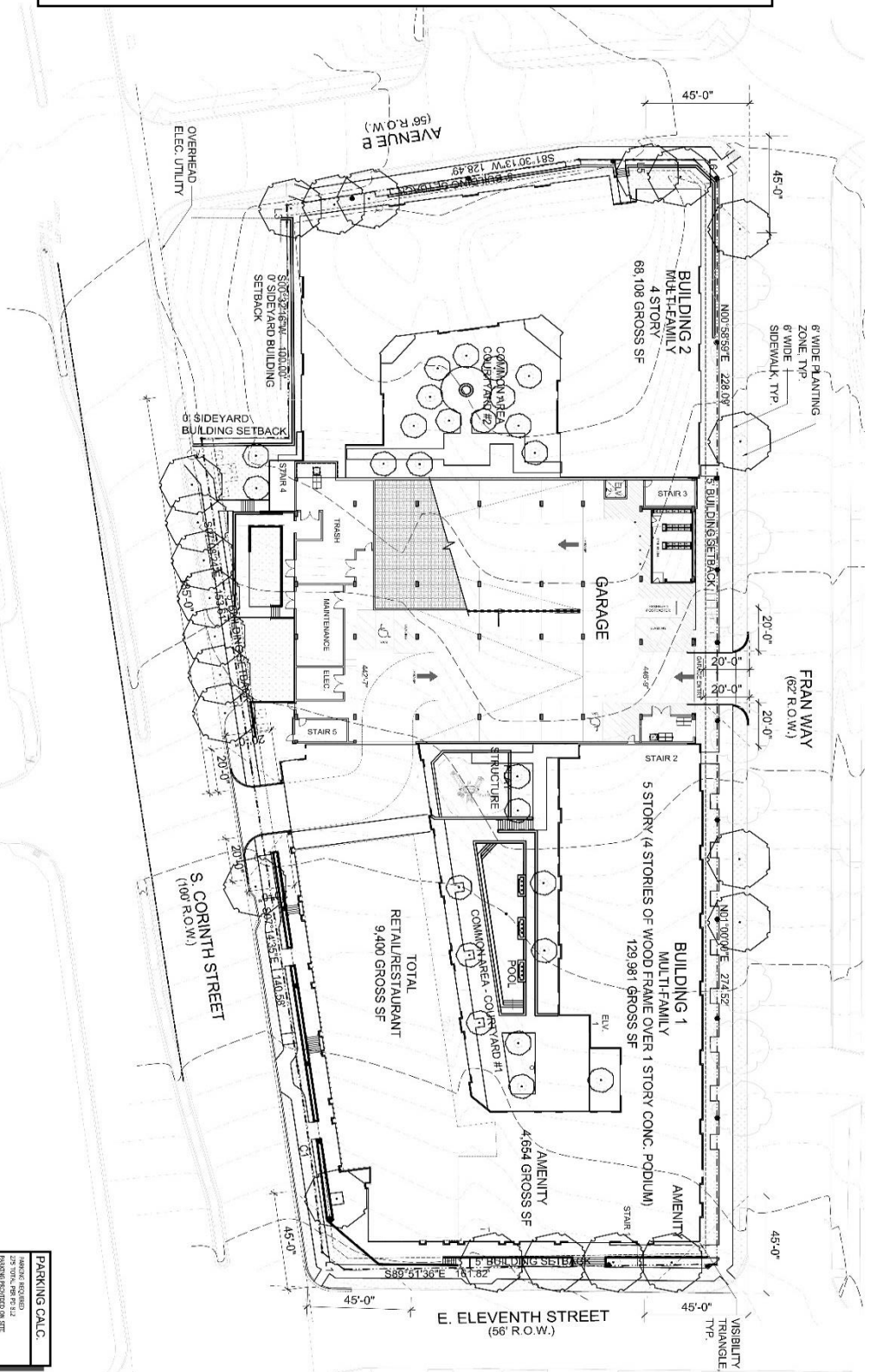
LANDSCAPE SCHEDULE			
TYPE	COMMON NAME	SIZE OF PLANTING	SPACING
STREET TREES	TO MEET CITY REQ	7' DB 7' CLIPPER	500' MAX
STREET TREES	TO MEET CITY REQ	7' DB 7' CLIPPER	500' MAX
STREET TREES	TO MEET CITY REQ	7' DB 7' CLIPPER	500' MAX
STREET TREES	TO MEET CITY REQ	7' DB 7' CLIPPER	500' MAX
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STREET TREES	TO MEET CITY REQ	7' DB 7' CLIPPER	500' MAX

OPEN SPACE CALC.			
TYPE	AREA (SQ. FT.)	PERCENT	TOTAL
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
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STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF

PARKING GARAGE CALC.			
TYPE	AREA (SQ. FT.)	PERCENT	TOTAL
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
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PARKING CALC.			
TYPE	AREA (SQ. FT.)	PERCENT	TOTAL
STREET TREES	5,419 SF	11.5%	5,419 SF
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STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF

DEVELOPMENT / LANDSCAPE PLAN			
TYPE	AREA (SQ. FT.)	PERCENT	TOTAL
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF
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STREET TREES	5,419 SF	11.5%	5,419 SF
STREET TREES	5,419 SF	11.5%	5,419 SF



HLR ARCHITECTS

201.411.1111 • 1000 N. 10TH ST. SUITE 100 • DENVER, CO 80202

WWW.HLRARCHITECTS.COM

PREPARED BY: JENNIFER L. LARSEN, AIA
DESIGNED BY: JENNIFER L. LARSEN, AIA
DRAWN BY: JENNIFER L. LARSEN, AIA
CHECKED BY: JENNIFER L. LARSEN, AIA
DATE: 10/10/2019

SPHINX @ FUJI LOFTS

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DATE: 10/10/2019

Existing Development/Landscape Plan



Tract IV
Development/Landscape Plan
Exhibit 812B
PDD No. 812

LANDSCAPE SCHEDULE			
TREES	COMMON NAME	SIZE AT PLANTING	SPACING
41 STREET	TO MEET CITY REQ'S	2" OR 3" CALIPER	SEE PLAN
25 SITE		AS NOTED	
TURF	REPAIR/GRASS SOD		

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH AN ELECTRONIC CONTROLLER AND RAIN/FREZEZ SENSOR.

LANDSCAPE REQUIREMENTS			
TYPE	REQUIREMENT	PROVIDED	
STREET TREES	(1) 3" CALIPER TREE PER 100' WIDE SIDEWALK	13 TREES	
STREET TREES	40' STREET FRONTAGE	13 TREES	
STREET TREES	(1) 3" CALIPER TREE PER 100' WIDE SIDEWALK	4 TREES	
STREET TREES	40' STREET FRONTAGE	4 TREES	
STREET TREES	(1) 3" CALIPER TREE PER 100' WIDE SIDEWALK	19 TREES	
STREET TREES	40' STREET FRONTAGE	19 TREES	
STREET TREES	(1) 3" CALIPER TREE PER 100' WIDE SIDEWALK	20 TREES	
STREET TREES	40' STREET FRONTAGE	20 TREES	
STREET TREES	(1) 3" CALIPER TREE PER 100' WIDE SIDEWALK	20 TREES	
STREET TREES	40' STREET FRONTAGE	20 TREES	

SPHINX AT FUJILLOFTS - DALLAS, TX
15235
12.01.2015

DEVELOPMENT /
LANDSCAPE PLAN
2145-247
SCALE: 1/8"

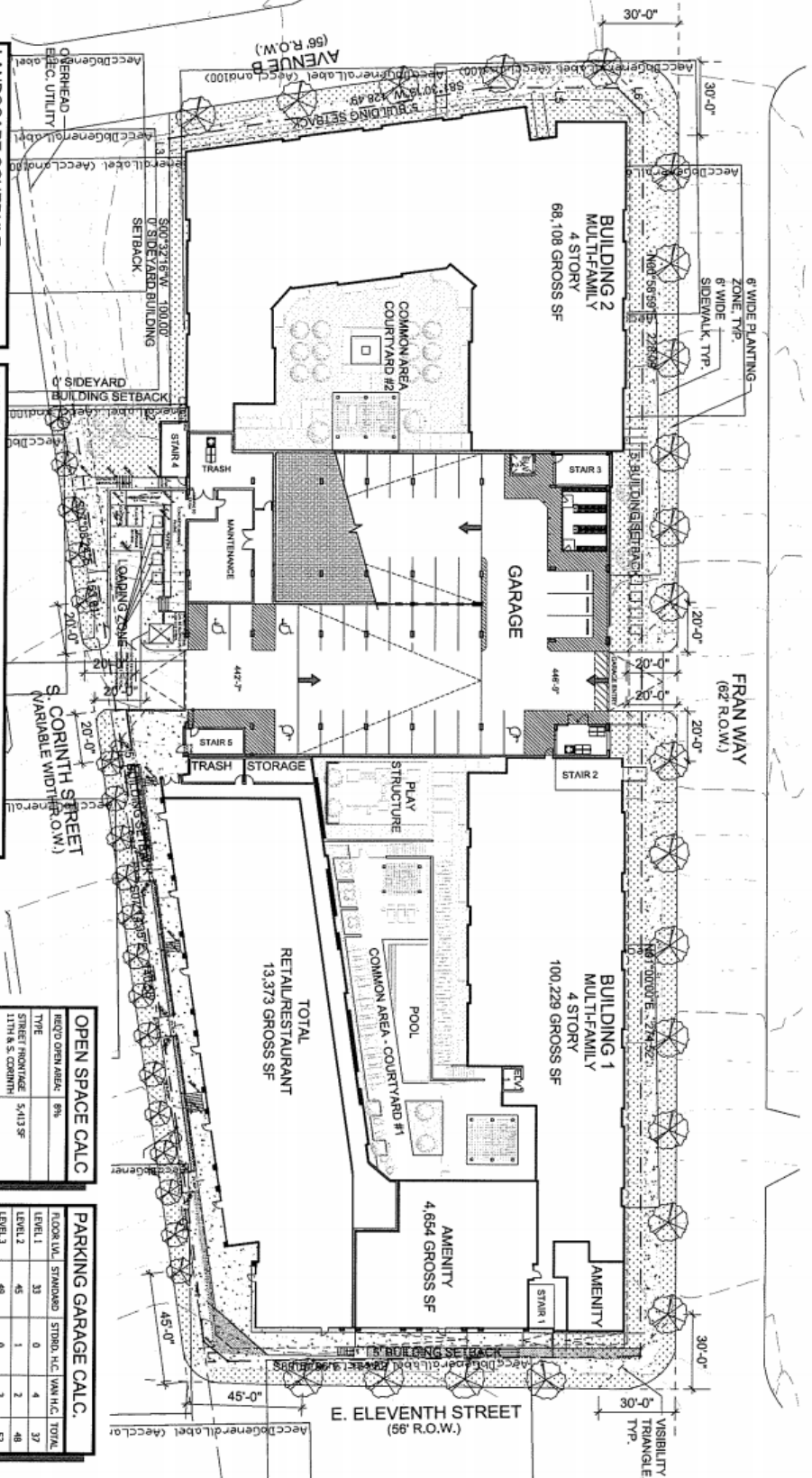


OPEN SPACE CALC.			
REQ'D OPEN AREA	8%		
TYPE			
STREET FRONTAGE	5,413 SF		
11TH & CORINTH			
COURTYARD #1	9,072 SF		
COURTYARD #2	5,535 SF		
POOL DECK	1,081 SF		
TOTAL AREA	21,102 SF		
SITE AREA	98,222 SF		
% OPEN AREA	21.5%		

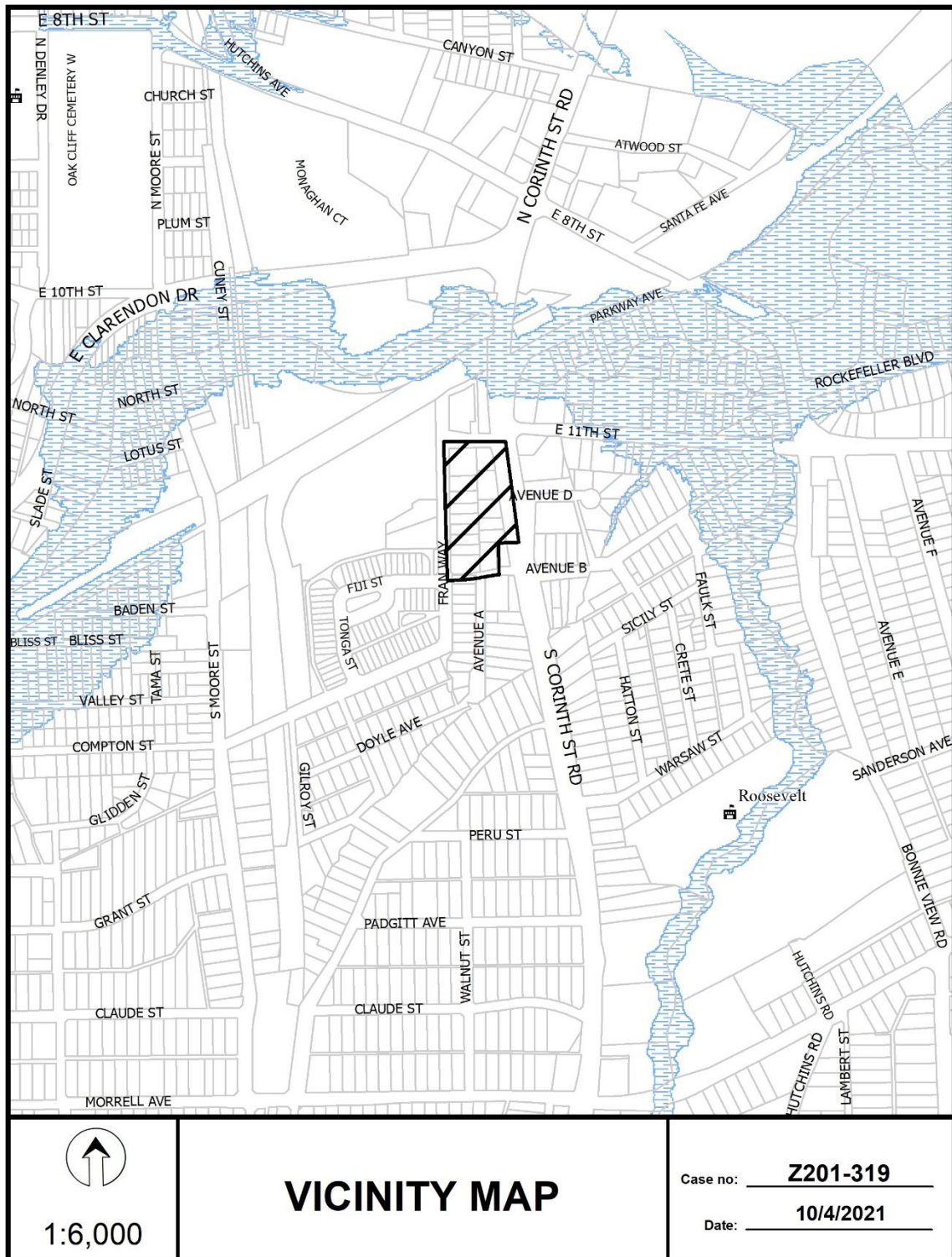
PARKING GARAGE CALC.				
FLOOR/LEVEL	STANDARD	STDRD. H.C.	VAN H.C.	TOTAL
LEVEL 1	33	0	4	37
LEVEL 2	45	1	2	48
LEVEL 3	49	0	3	52
LEVEL 4	51	1	1	53
LEVEL 5	53	1	0	54
LEVEL 6	52	0	0	52
TOTAL	283	3	10	296

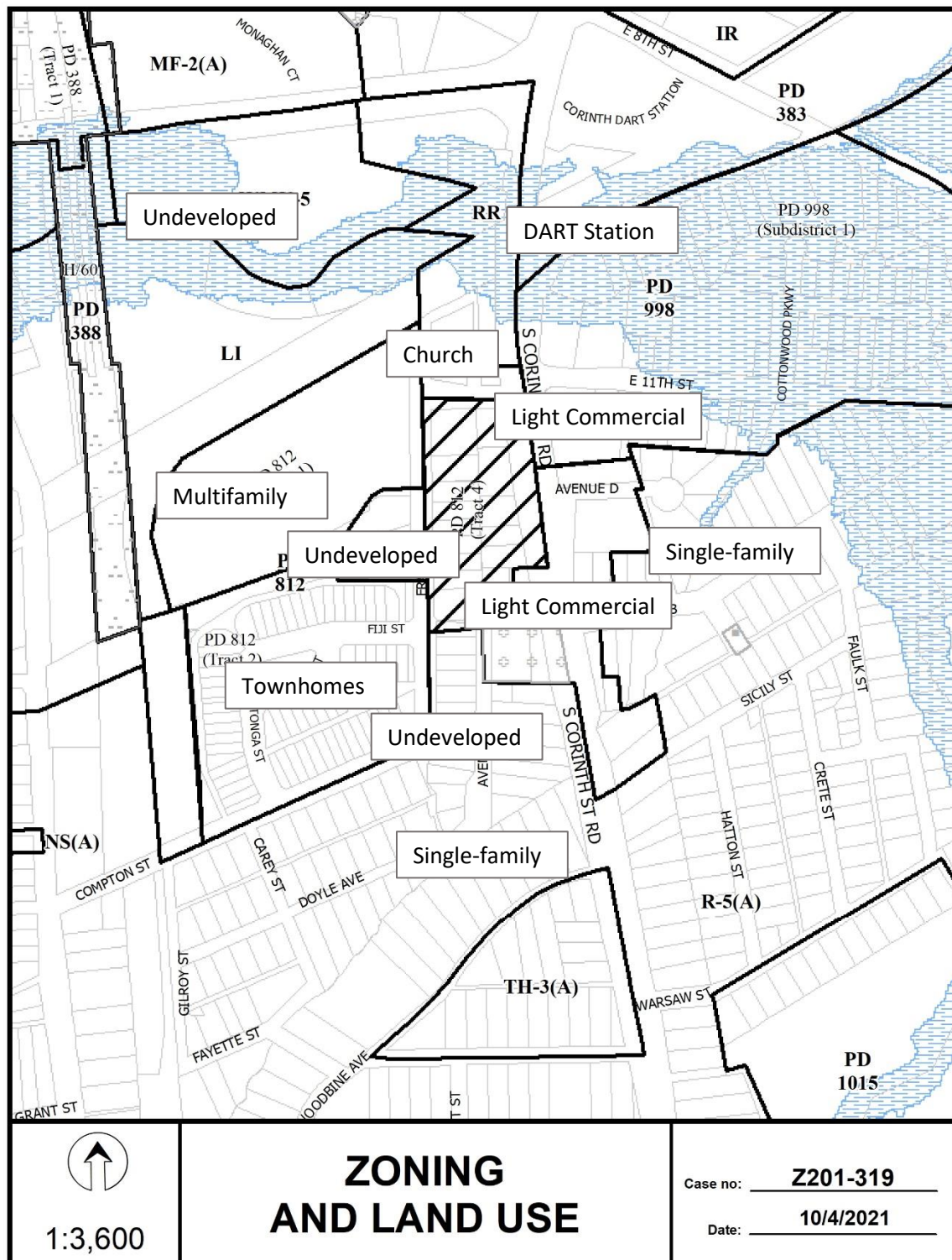
NOTE: 275 PARKING SPACES REQUIRED FOR SITE

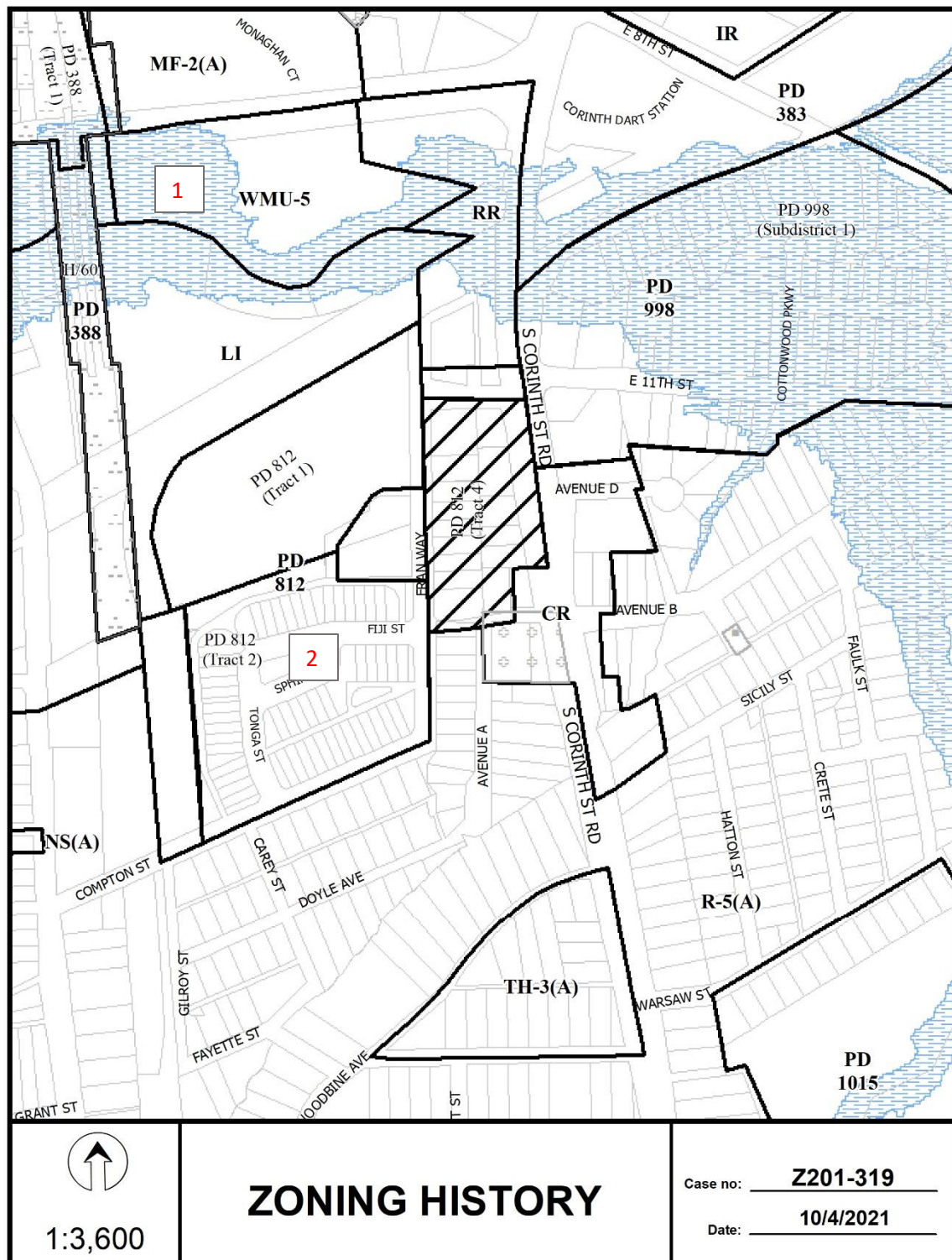
NOTE: 275 PARKING SPACES REQUIRED FOR SITE

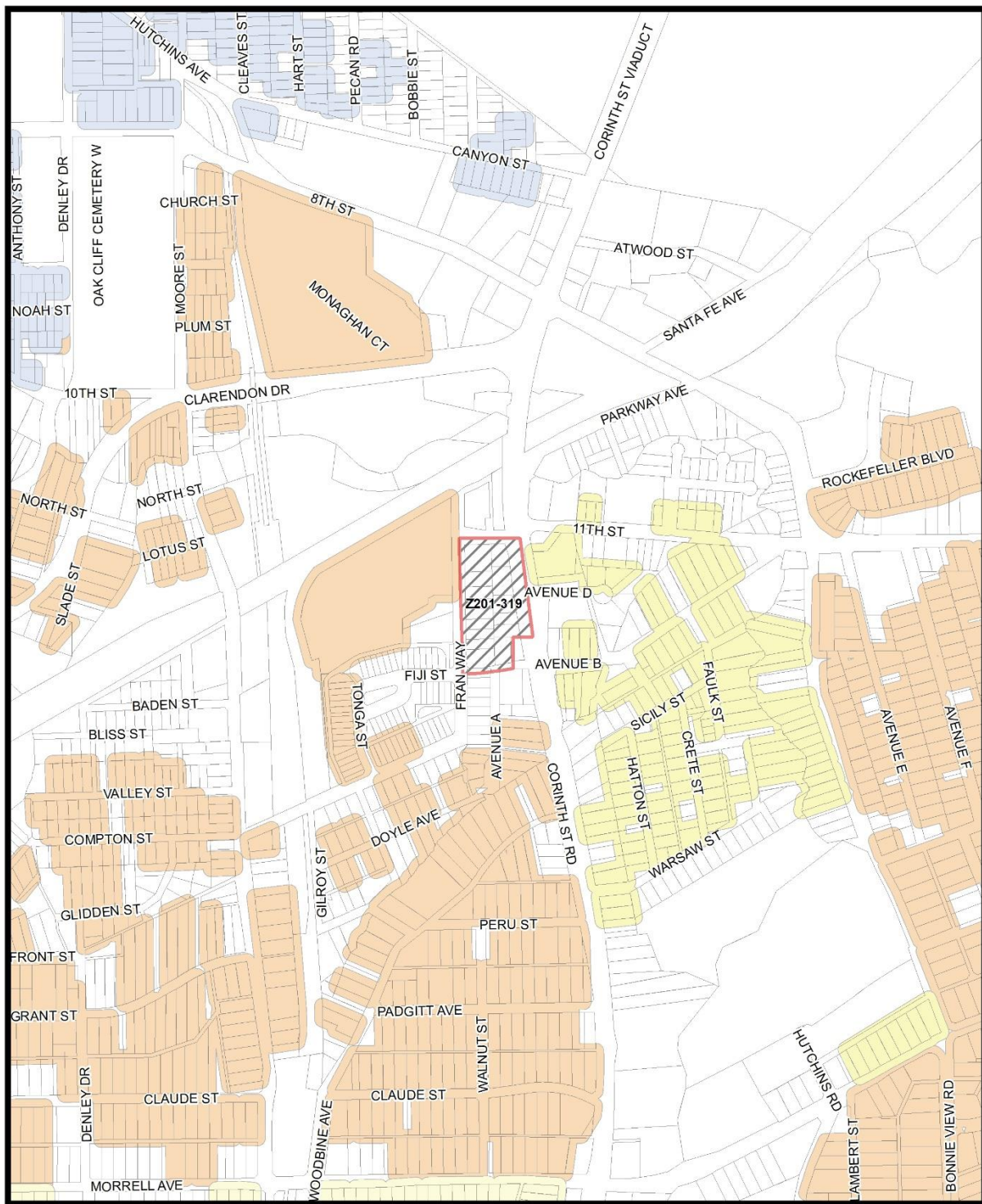


Z145-247









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



1:6,000

Market Value Analysis

Printed Date: 10/12/2021



11/17/2021

Reply List of Property Owners***Z201-319******134 Property Owners Notified******17 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	419 AVE A	SDC SACHSE SENIOR VILLAS LLC
O	2	1502 AVE B	TEXAS SDC LLC
O	3	431 AVE A	SPHINX DEVELOPMENT CORPORATION
O	4	215 S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
O	5	301 S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
	6	327 S CORINTH ST RD	BOLDEN CEDRIC
O	7	315 AVE A	SPHINX DEVELOPMENT CORP
O	8	407 AVE A	SDC SACHSE SENIOR VILLAS LLC
	9	523 WOODBINE AVE	CISNEROS JOSE TAMAYO &
	10	519 WOODBINE AVE	CISNEROS JOSE T &
	11	515 WOODBINE AVE	KELLEY MANDELL
	12	507 WOODBINE AVE	MAGDALENO HERIBERTO &
O	13	510 S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
	14	508 S CORINTH ST RD	CHANDLER DONALD &
X	15	506 S CORINTH ST RD	CHANDLER DONALD &
	16	1514 COMPTON ST	BELTRAN MIGUEL
	17	1518 COMPTON ST	ZHU YIQUN
	18	1522 COMPTON ST	MANJREKAR ASHISH
	19	1526 COMPTON ST	BILODEAU THEODORE
	20	1530 COMPTON ST	HAPPY FAMILY RENTALS LLC
	21	1534 COMPTON ST	ELVISARA LLC
	22	1538 COMPTON ST	KING ALONZO
	23	441 AVE A	MILLER GORGE
	24	1535 DOYLE AVE	THOMPSON DINO
	25	1525 DOYLE AVE	ERGO CONSTRUCTION MGMT LLC
	26	1521 DOYLE AVE	ERGO CONSTRUCTION MGMT LLC &

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	435 AVE A	MEYER STEVE
	28	423 AVE A	SDC SACHSE SENIOR VILLAS LLC
O	29	411 AVE A	SDC SACHSE SENIOR VILLAS
O	30	409 AVE A	SDC SACHSE SENIOR VILLAS LLC
	31	301 S CORINTH ST RD	TEXAS SDC LLC
O	32	415 CORINTH ST	SDC SACHSE SR VILLAS LLC
O	33	414 AVE A	SDC SACHSE SR VILLAS LLC
	34	417 CORINTH ST	CHANDLER DONALD S &
	35	422 AVE A	CANAS LUIS ALBERTO GONZALEZ
O	36	430 AVE A	SPHINX DEVELOPMENT CORPORATION
	37	434 AVE A	DYSON PAULA ET AL &
	38	438 AVE A	CANAS JUAN
	39	424 S CORINTH ST RD	CHANDLER DONALD &
	40	219 AVENUE A	LIBERTY BAPTIST CHURCH
	41	191 S CORINTH ST RD	BALLAS VICTOR
	42	1631 SICILY ST	ARRIETA LEO R &
X	43	1627 SICILY ST	BAUMAN LEDDRUE
	44	1623 SICILY ST	YOUNG ERMA LEE
	45	1619 SICILY ST	ARRIETA LEO ROBERTO
	46	1615 SICILY ST	VELASQUEZ RUBEN
	47	1606 AVE B	DANIELS MARKUS
	48	1622 AVE B	BOLDEN CEDRIC
	49	1614 AVE B	SMITH ALEXANDREA ROSE
	50	416 S CORINTH ST RD	SMITH ALEXANDREA ROSE SMITH
O	51	316 S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
	52	302 CORINTH ST	SDC SACHSE SENIOR VILLAS LLC
	53	1615 AVE B	BOLDEN CEDRIC & IRENE
	54	1619 AVE B	ARTEAGASALAS JOSE LUIS &
	55	1601 AVE D	HERNANDEZ JUAN
	56	234 S CORINTH ST RD	DELAGARZA DAVID
	57	260 S CORINTH ST RD	BLACKMAN JOHN B &

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	218	S CORINTH ST RD	Taxpayer at
59	1719	AVE B	CRUZ ROBERTO CRUZ
60	1711	AVE B	LAU CHING &
61	1715	AVE B	KINGDOM OF GOD CHURCH
62	1702	AVE B	KINGDOM OF GOD BAPTIST CH
63	407	CRETE ST	LOPEZ HERACLIO &
64	1710	AVE B	SIDDIQUE SHUJA & FARHEEN SHAJA
65	406	CRETE ST	LOPEZ HERACLIO M
66	1714	AVE B	CRUZCRUZ ANTONIO G
67	1718	AVE B	LAURIANO CARMEN
68	1700	AVE B	HAYDEN TOM &
69	1712	E 11TH ST	JOHNSON LORA
70	1714	E 11TH ST	MOSAIC TILE SUPPLIES LLC
71	1624	E 11TH ST	AVETON LAURA ZANE &
72	1710	E 11TH ST	AVETON LAURA ZANE
73	1619	AVE D	MARTINEZ ALVARO
74	1623	AVE D	HORTON DAWNA WILSON &
75	1624	AVE D	AIXEN GROUP LLC
76	1623	E 11TH ST	CARR CLYDE
77	1627	E 11TH ST	CARR CLYDE B
78	1711	E 11TH ST	POUNDERS STANLEY &
79	1615	E 11TH ST	MCCOMBS PHYLLIS R
80	1618	PARKWAY AVE	FLOWERS CRANFORD
81	1622	PARKWAY AVE	CANYON O C & DELMA
82	211	CHANEY ST	MCDONALD W G
83	4524	E CLARENDON DR	DALLAS AREA RAPID TRANSIT
84	119	S CORINTH ST RD	ONCOR ELECRC DELIVERY COMPANY
85	117	CORINTH ST	HERNDON SUSAN W &
86	1	COMPTON ST	FIJI PROPERTY OWNERS ASSN INC
87	1511	COMPTON ST	BRIGHT LEGACY ENTERPRISES LLC
88	1517	COMPTON ST	GRANGER AURIELLE

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1523 COMPTON ST	NORRIS DANA
	90	1529 COMPTON ST	FISCHER JOSEPHINE
	91	1535 COMPTON ST	GRANT JANET
	92	1541 COMPTON ST	MISIGARO JENNIFER &
	93	1547 COMPTON ST	Taxpayer at
	94	1553 COMPTON ST	LOFTON CRYSTAL G
	95	1559 COMPTON ST	WHITE ASHLEY
	96	1565 COMPTON ST	POLVADO LANCE
	97	1571 COMPTON ST	PHAN JOHN
	98	1577 COMPTON ST	TAYLOR LETICIA R
	99	1512 SPHINX ST	WILHURT INVESTORS LLC
	100	1518 SPHINX ST	CALVERT GLENN W
	101	1524 SPHINX ST	WING PAL LLC
	102	1530 SPHINX ST	NUNEZ JIMMY DANIEL
O	103	1536 SPHINX ST	OKOBIAH OGHENETEKEVWE
	104	1542 SPHINX ST	HINTON FREDERICK H JR
	105	1572 FIJI ST	JOHNSON DONYEL
	106	1578 FIJI ST	PHILIP SHERENE
	107	1584 FIJI ST	SAVAGE JEFFREY MICHAEL
	108	1590 FIJI ST	WILHURT INVESTORS LLC
	109	1596 FIJI ST	Taxpayer at
	110	1583 FIJI ST	BLAIR PROPERTY HOLDINGS SERIES A LLC
	111	1577 FIJI ST	DUNLAP KEISHA R
	112	1571 FIJI ST	SOLES LAUREN DOMINIQUE
	113	1565 FIJI ST	LE TAN M
O	114	1559 FIJI ST	GREGORY ESTELLE T
	115	1553 FIJI ST	OSAYANDE MEGAN E
	116	1541 FIJI ST	FONTENEAUX JEREMY E
	117	1535 FIJI ST	Taxpayer at
	118	1529 FIJI ST	JIMENEZ JOSE MANUEL
	119	1523 FIJI ST	REED TAYLOR J &

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1517 FIJI ST	MASHBURN AMY
	121	1511 FIJI ST	FRANCIS TERRIONE D &
	122	307 TONGA ST	WADE LATEEFAH
	123	313 TONGA ST	NAKWAASAH MAXX &
	124	319 TONGA ST	NORMAN NINA
	125	325 TONGA ST	ROBLES JO ANN
	126	331 TONGA ST	WILSON DANIELLE
	127	337 TONGA ST	SCURLOCK DELOIS
	128	343 TONGA ST	CHAN TIFFANY PHOEBE
	129	201 FRAN WAY	SDC FIJI SENIOR LP
O	130	319 FRAN WAY	SPHINX DEVELOPMENT CORP
	131	1526 E CLARENDON DR	CCH LAMAR PARTNERS I LP
	132	1803 E 8TH ST	DALLAS AREA RAPID TRANSIT
	133	116 S CORINTH ST RD	ONCOR ELECRTCIC DELIVERY COMPANY
	134	555 2ND AVE	DART