

FILE NUMBER: Z201-327(RM) **DATE FILED:** August 22, 2021

LOCATION: East line of Bexar Street, between Valentine Street and Silkwood Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.55 acre **CENSUS TRACT:** 0115.00

REPRESENTATIVE: Michael Westfall, Westfall Engineering

OWNER/APPLICANT: Citybuild Community Development Corporation

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, density, floor area, height, lot coverage, visual obstruction regulations, and design standards to develop the site with multifamily.

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

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

PD No. 595:

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

PD No. 595 Exhibits A-B:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

BACKGROUND INFORMATION:

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The site is currently undeveloped.
- The applicant proposes to develop the site with multifamily. To accomplish, they propose a Planned Development District for MF-2(A) Multifamily District uses.
- In the conditions of the proposed PD, the applicant proposes modified development standards primarily related to setbacks, density, floor area, height, lot coverage, visual obstruction regulations, and design standards.
- Since the June 2, 2022 City Plan Commission meeting, the proposed conditions have been revised to require that a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI to receive the development bonuses requested by the applicant in the yard, lot, and space regulations, the visual obstruction regulations, the off-street parking and loading section, and the landscaping section.
- If this minimum percentage of affordable units is not provided, the property would be subject to the standard regulations of an MF-2(A) District. In either scenario, the design standards in Section 51P-____.115 would apply to new construction for multifamily uses.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bexar Street	Community Collector	50 feet
Valentine Street	Local Street	-
Silkwood Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

In the PD conditions, the applicant proposes to modify the visual obstruction regulations that would apply under standard code requirements. These standard regulations define a visibility triangle as the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection. The applicant proposes to modify this visibility triangle requirement so the distance from the intersection is reduced to 30 feet. Engineering has no objections to the proposed reduced visibility triangles.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plan:

South Dallas/Fair Park Economic Development Plan

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

1. Holistic Strategy
2. Improve Basic Attributes
3. Increase Resources
4. Financial Support and Technical Assistance
5. Encourage Corridor Reinvestment

The plan proposes new strategies and delivery models for revitalization and identifies four development opportunity sites based on project opportunity criteria. Illustrations of these sites demonstrate the main corridor opportunities: Neighborhood Commercial, Community Commercial and Regional Service Commercial.

Staff assesses the applicant's request as consistent with the goals of the South Dallas/Fair Park Economic Development Plan. The plan identifies the presence of incompatible commercial uses adjacent to residential neighborhoods. These commercial uses are too intense adjacent to neighborhoods, and they are located on lots with dimensions that are inadequate to support quality uses. While the area of request is currently undeveloped, the size and depth of its lots have the potential to further contribute to this issue. The proposal to develop the property with dense, urban style multifamily could provide a more compatible transition to the single family areas while ensuring an inviting pedestrian experience along the Bexar Street frontage.

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Staff assesses the applicant's request as consistent with the goals of the Trinity River Corridor Comprehensive Land Use Study, which designates the area of request as part of the Rochester Park study area. This area is envisioned as largely residential with some

neighborhood serving commercial and infill development. The area has also seen notable improvements in urban design, streets and sidewalks, and landscaping along Bexar Street. The applicant’s proposed design standards would complement these existing improvements.

Land Use:

	Zoning	Land Use
Site	NC Neighborhood Commercial Subdistrict within PD No. 595	Undeveloped
North	NC Neighborhood Commercial Subdistrict within PD No. 595	Undeveloped
East	R-5(A) Single Family Subdistrict within PD No. 595	Single family
South	NC Neighborhood Commercial Subdistrict within PD No. 595	General merchandise or food store greater than 3,500 square feet
West	NC Neighborhood Commercial Subdistrict within PD No. 595	Personal service use, single family

Land Use Compatibility:

The area of request is currently surrounded by a mix of undeveloped land, single family, and a general merchandise store on the east line of Bexar Street. On the west line of Bexar Street is a mix of single family and personal service use. Staff assesses the applicant’s proposed use as compatible with surrounding uses in the area.

The applicant proposes to develop the site with two three-story multifamily buildings along the Bexar Street frontage, separated by an existing 15-foot alley that will be paved as a driveway. This driveway will lead to a parking area at the rear of the site that can also be accessed via Valentine Street and Silkwood Street.

To accomplish this development of the site, the applicant proposes a Planned Development District for MF-2(A) Multifamily District uses with modified development standards primarily related to setbacks, density, floor area, height, lot coverage, and design standards. Since the June 2, 2022 City Plan Commission meeting, the PD conditions have been revised to stipulate that these deviations apply if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI. Otherwise, the regulations of a standard MF-2(A) District would apply.

Under the existing standards of the NC Neighborhood Commercial Subdistrict within PD No. 595, a front yard setback is not required. If a front yard setback is provided, it must be a minimum of 15 feet with landscaping provided in accordance with the landscaping section of the PD. In lieu of this requirement, the applicant proposes no front yard setback. The existing zoning requires a 15-foot side and rear yard when a property is adjacent to residential. Otherwise, no side or rear yard is required, but if one is provided it must be a minimum of five feet. With the requested PD, the applicant proposes no side setback and a rear setback of 2.5 feet.

The current NC Subdistrict requires a floor area ratio of 0.5. The applicant proposes a maximum floor area ratio of 1.25, and that for purposes of calculating floor area ratio, the entire area of the PD is considered one lot. Height is currently limited to 30 feet or two stories with a residential proximity slope restriction. The applicant proposes a maximum height of 45 feet or three stories, and to remove the residential proximity slope restriction. The applicant also proposes to increase maximum lot coverage from 40% to 45%.

Staff supports the applicant's request because it will provide affordable housing in an urban form with design standards that enhance the pedestrian experience along Bexar Street. The request is also consistent with many goals and policies of the comprehensive plan, Neighborhood Plus plan, and the two area plans that apply to the request area.

Development Standards

Following is a comparison table showing differences in development standards between the current NC Subdistrict within PD No. 595 and the proposed PD for MF-2(A) District uses. Also included for comparison are the development standards of a standard MF-2(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD 595 (NC)	None or 15' ¹	15' adj to res Other: None or 5' ²	0.5 FAR	30' 2 stories	40%	Proximity Slope	Retail and personal service, office
Proposed: PD for MF-2(A) ³	None	Side: None Rear: 2.5'	1.25 FAR Max 36 du	36' 3 stories	45%		Multifamily, duplex, single family
Comp: MF-2(A)	15'	15'	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf for each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

¹ If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping"

² If a setback is provided, it must be a minimum of five feet

³ Applies if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI. Otherwise, the regulations of a standard MF-2(A) District apply.

Design Standards

The applicant proposes design standards that will enhance the pedestrian realm along the street frontage. These standards include requirements for street-fronting facades to connect to the sidewalk, for sidewalks to have enhanced paving materials, and for pedestrian scale lighting to be provided along sidewalks. They also require enhanced paving materials at pedestrian driveway crossings and pedestrian amenities along the street frontage. Lastly, exterior lighting sources, if used, must be oriented down and onto the property they light to provide greater compatibility with the surrounding residential uses.

Landscaping:

In general, the applicant proposes that landscaping for the site must be provided in accordance with Article X, as amended. For multifamily that provides a minimum of 15 percent of the total number of units available to households earning between 61 and 80 percent of AMFI, landscaping must be provided as shown on the proposed landscape

plan. In the PD conditions, the applicant also proposes alternative standards for parkway trees that still meet the intent of in Article X. Lastly, conditions that codify the deviations requested by the applicant on their proposed landscape plan have been added to the landscaping section.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. However, the applicant proposes a minimum of 0.33 space per dwelling unit for multifamily that provides a minimum of 15 percent of the total number of units available to households earning between 61 and 80 percent of AMFI. The applicant proposes a maximum of 36 dwelling units, which requires a total of 12 parking spaces. As demonstrated on the proposed development plan, the site will provide a total of 14 spaces.

Market Value Analysis:

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

List of Officers

Citybuild Community Development Corporation

Trae Williams, President
Kevin Smith, Secretary
Daryl Halbert, Treasurer
Dennis Oliver, Member
Tavis Westbrook, Member
Trey Holloway, Member

**CPC ACTION
JUNE 16, 2022**

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan, revised landscape plan and conditions; as briefed, on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Maker: Rubin
Second: Hampton
Result: Carried: 11 to 2

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jung, Housewright, Gibson, Haqq,
Stanard, Rubin

Against: 2 - Blair, Kingston
Absent: 1 - Vann
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 123
Replies: For: 0 Against: 0

Speakers: For: Heath Voyles, 1715 N. Angel Pkwy., Allen, TX, 75002
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215
FOR (Did not speak): Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246
Against: None
Staff: Darwin Wade, Area Development, Housing & Neighborhood Revitalization
Phil Erwin, Chief Arborist, Development Services
David Nevarez, Sr. Traffic Engineer, Development

**CPC ACTION
JUNE 2, 2022**

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan, landscape plan and conditions on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Maker: Vann
Second: Rubin
Result: Failed: 4 to 6

For: 4 - Shidid, Vann, Stanard, Rubin

Against: 6 - Popken, Hampton, Blair, Jung, Haqq, Kingston
Absent: 4 - Anderson, Carpenter, Housewright, Gibson
Vacancy: 1 - District 3

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street, it was moved to **hold** this case under advisement until June 16, 2022.

Maker: Vann
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Shidid, Vann, Blair, Jung, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 4 - Anderson, Carpenter, Housewright, Gibson
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 123
Replies: For: 0 Against: 0

Speakers: For: Trey Holloway, 4013 Chiesa Rd., Rowlett, TX, 75088
Michael Westfall, 1719 Angel Parkway, Allen, TX, 75002
Clifton Reese, 2813 Dorris St., Dallas, TX, 75215

Z201-327(RM)

Against: None

Staff: Phil Erwin, Chief Arborist, Development Services

Pam Thompson, Housing Strategy, Housing & Neighborhood Revitalization

**CPC ACTION
MAY 19, 2022**

Motion: In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street, it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Rubin
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Housewright, Stanard,
Kingston, Rubin

Against: 0
Absent: 4 - Vann, Jung, Gibson, Haqq
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 123
Replies: For: 0 Against: 0

Speakers: None

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 located on the east line of Bexar Street, between Valentine Street and Silkwood Street. The size of PD ____ is approximately 0.55 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.

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

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For multifamily, development and use of the Property must comply with the development plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

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

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

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) If compliant with Section 51P- _____.114, the following standards apply.

(1) Setbacks.

(A) Front yard. No front yard setback is required.

(B) Side yard. No side yard setback is required.

(C) Rear yard. Minimum rear yard is 2.5 feet.

(2) Density. Maximum dwelling unit density is 36 units.

(3) Floor area. Maximum floor area is 30,000 square feet.

(4) Floor area ratio. Maximum floor area ratio is 1.25. For purposes of calculating floor area ratio, the entire area of the PD is considered one lot.

(5) Height. Residential proximity slope does not apply.

(6) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Stories. Maximum number of stories above grade is three.

(8) Building separation. The minimum building separation in 51A-4.209(b)(5)(E)(ii) does not apply.

SEC. 51P- _____.109. VISUAL OBSTRUCTION REGULATIONS.

(a) In general. Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply in this district.

(b) If compliant with Section 51P-____.114, the following standards apply.

(1) Definitions. In this section:

(A) **VISIBILITY TRIANGLE** means:

(i) where one public street intersects with another public street within the district, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(ii) where an alley or driveway intersects with a local street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(2) A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is:

(A) in a visibility triangle, as defined in Section 51P-____.106(b); and

(B) between two-and-one-half feet and eight feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle.

SEC. 51P- _____.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) If compliant with Section 51P-____.114, the following standards apply.

(1) A minimum of 0.33 space per dwelling unit is required for a multifamily use.

(2) No off-street loading spaces are required.

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

(b) If compliant with Section 51P-____.114, the following standards apply.

(1) For multifamily, landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

(3) Parkway trees.

(A) Number. The number of parkway trees required is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 35. Fractions are rounded to the nearest whole number, with 0.5 being rounded up to the next higher whole number.

(B) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree.

(C) Utility conflict. The director may approve alternate landscaping that meets the spirit and intent of this subsection, including but not limited to replacing large trees with small trees, if compliance is made impossible due to a utility conflict.

(4) Street buffer zone. A street buffer zone per Section 51A.10.125(b) is not required on Valentine Street, Silkwood Street, or Bexar Street.

(5) The soil and planting area requirements of Section 51A-10.104 are not required. For each large or medium tree installation, a minimum of 25 square feet of surface landscape area is required.

(6) Residential buffer zone. A residential buffer zone of a minimum of 2.5 feet must be provided. Where screening is required, no plant group is required.

(7) The landscape design options in Section 51A-10.126 are not required.

(8) Site trees are not required.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. The development bonuses identified in the Yard, Lot, and Space Regulations, the Visual Obstruction Regulations, the Off-Street Parking and Loading section, and the Landscaping section of this Article apply if a minimum of 15 percent of the total number of units are available to households earning between 61 and 80 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.

(c) Design standards. Compliance with 51A-4.1107 is not required.

SEC. 51P- ____ .115. DESIGN STANDARDS.

(a) Applicability. The following design standards apply to new construction for multifamily uses.

(b) Street frontages.

(1) Frontages. All street-fronting facades must have at least one window and at least one common primary entrance facing the street at street-level. The entrance must access the street with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting and open-space-fronting façade. Transparency must be uniformly spaced vertically and horizontally with more than 25 feet separating areas of transparency.

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

(c) Sidewalk, lighting, and driveway standards.

(1) Sidewalks. Sidewalks located adjacent to and parallel to the Bexar Street right-of-way must have a minimum width of five feet and must have a combination of pavers and concrete to match the current sidewalk.

(2) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from residential properties.

(B) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(3) Pedestrian driveway crossings. The driveway and sidewalk intersection located adjacent to and parallel to the Bexar Street right-of-way must be clearly marked by a combination of pavers and concrete to match the current sidewalk.

(d) Pedestrian amenities. The following pedestrian amenities are required along the street frontage of Bexar Street.

(1) Two benches.

(2) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(e) Fencing. An eight-foot-high fence is required along a property line shared with a single family use.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

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

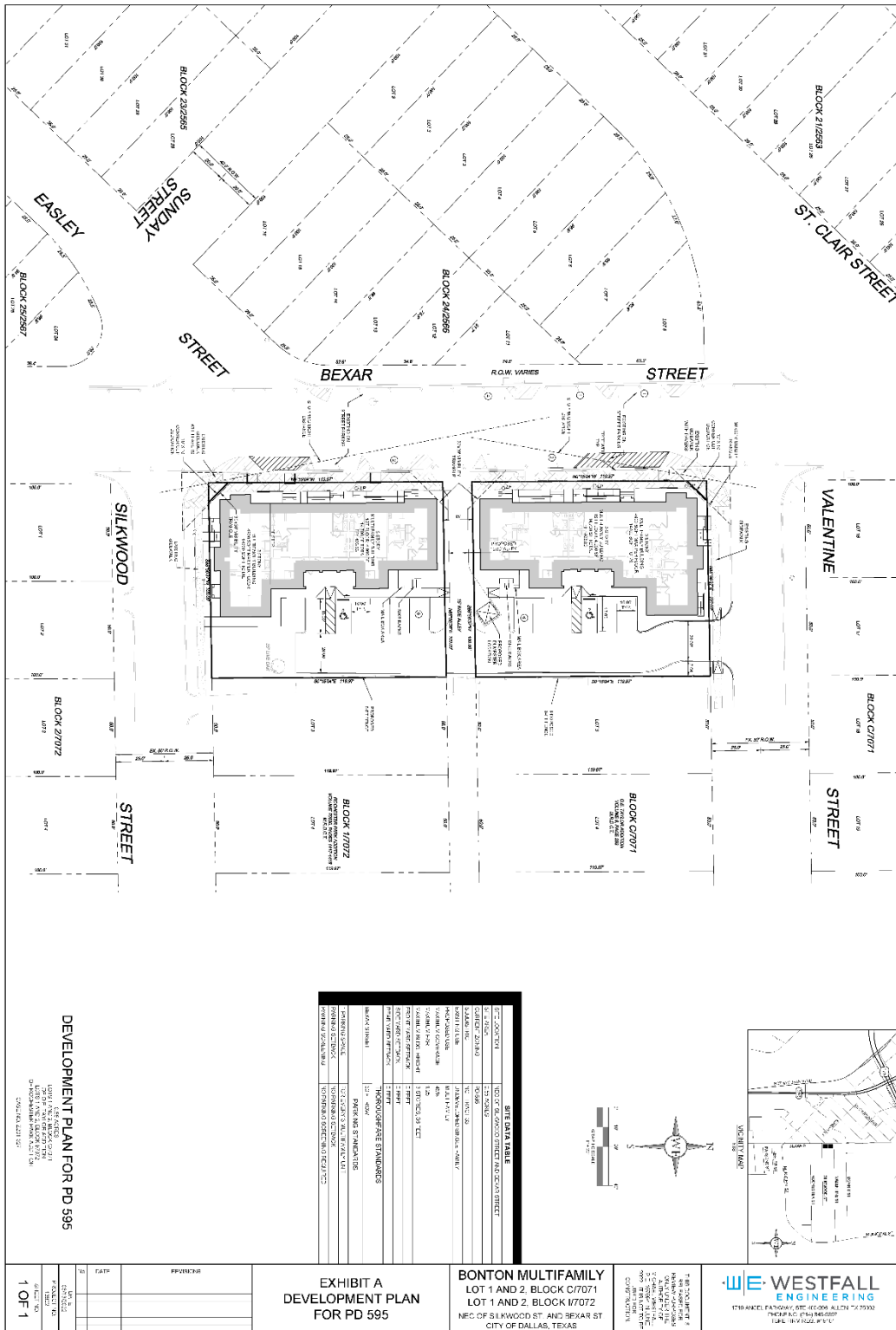
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.117. COMPLIANCE WITH CONDITIONS.

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

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

CPC RECOMMENDED DEVELOPMENT PLAN



DEVELOPMENT PLAN FOR PD 595

SITE DATA TABLE	
PROJECT NO.	100-200-0001-0001-0001-0001
PROJECT NAME	BONTON MULTIFAMILY
OWNER	WESTFALL ENGINEERING
DATE	05/20/2024
SCALE	AS SHOWN
PROJECT LOCATION	LOT 1 AND 2, BLOCK C17071, BONTON MULTIFAMILY, 0501 SILKWOOD ST. & BEXAR ST., CITY OF DALLAS, TEXAS
PROJECT DESCRIPTION	RECONSTRUCTION OF EXISTING BUILDINGS
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	UNDER REVIEW
PROJECT CONTACT	WESTFALL ENGINEERING, 1750 RICE AVENUE, SUITE 100, DALLAS, TX 75201
PROJECT PHONE	(214) 343-1111
PROJECT FAX	(214) 343-1112
PROJECT EMAIL	WESTFALL@WESTFALL-ENG.COM
PROJECT WEBSITE	WWW.WESTFALL-ENG.COM
PROJECT SOCIAL MEDIA	WWW.WESTFALL-ENG.COM
PROJECT GITHUB	WWW.WESTFALL-ENG.COM
PROJECT LINKEDIN	WWW.WESTFALL-ENG.COM
PROJECT TWITTER	WWW.WESTFALL-ENG.COM
PROJECT FACEBOOK	WWW.WESTFALL-ENG.COM
PROJECT INSTAGRAM	WWW.WESTFALL-ENG.COM
PROJECT YOUTUBE	WWW.WESTFALL-ENG.COM
PROJECT TIKTOK	WWW.WESTFALL-ENG.COM
PROJECT SNAPCHAT	WWW.WESTFALL-ENG.COM
PROJECT OTHER	WWW.WESTFALL-ENG.COM

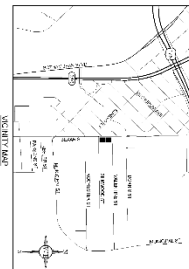
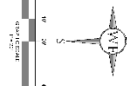


EXHIBIT A
DEVELOPMENT PLAN
FOR PD 595

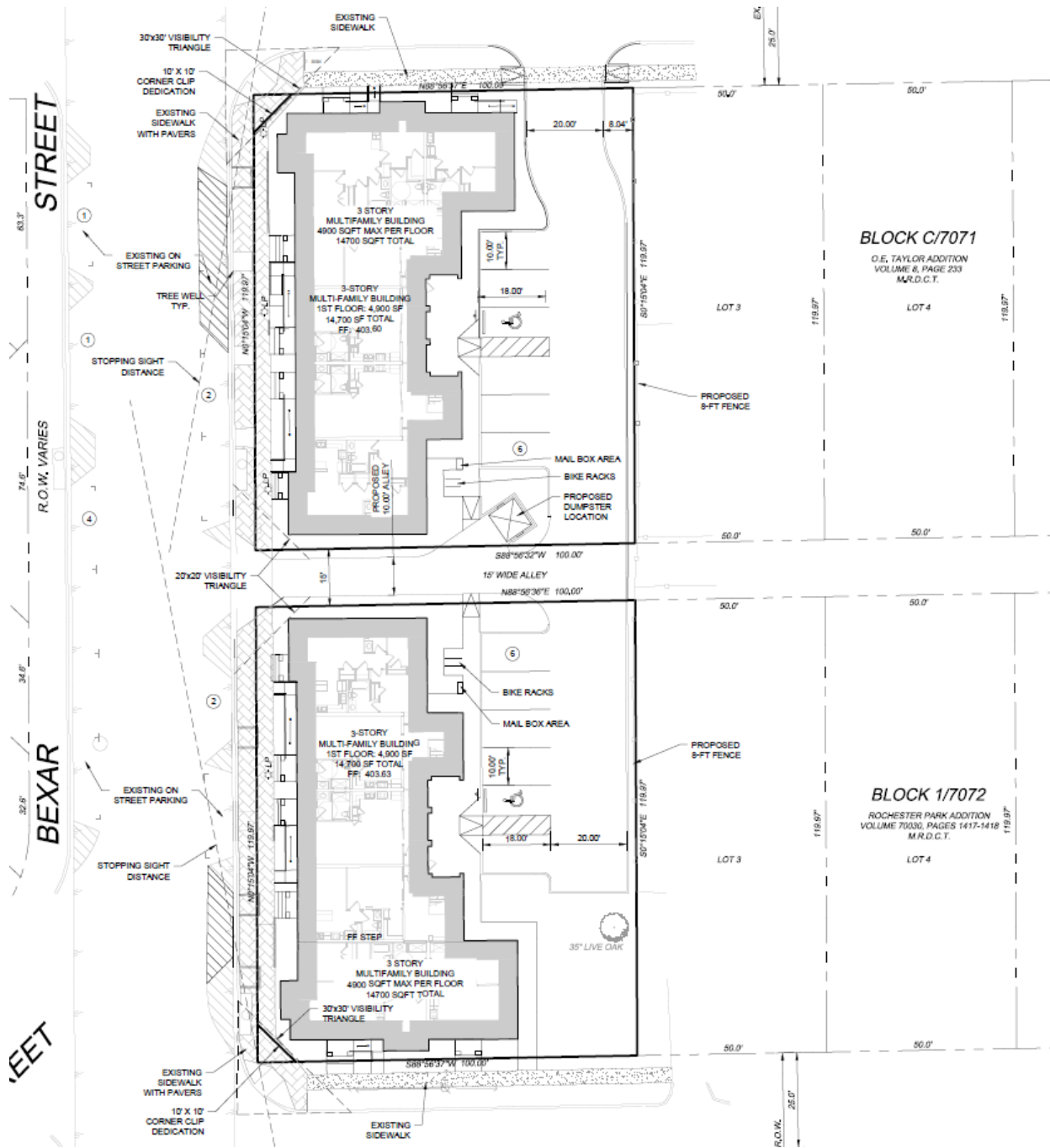
BONTON MULTIFAMILY
LOT 1 AND 2, BLOCK C17071
LOT 1 AND 2, BLOCK W17072
NEC. OF SILKWOOD ST. AND BEXAR ST.
CITY OF DALLAS, TEXAS

WESTFALL ENGINEERING
1750 RICE AVENUE, SUITE 100
DALLAS, TEXAS 75201
PHONE: (214) 343-1111
WWW.WESTFALL-ENG.COM

WESTFALL ENGINEERING
1750 RICE AVENUE, SUITE 100, DALLAS, TX 75201
PHONE: (214) 343-1111
WWW.WESTFALL-ENG.COM

NO.	DATE	DESCRIPTION
1	05/20/2024	ISSUED FOR PERMIT
2	05/20/2024	ISSUED FOR PERMIT
3	05/20/2024	ISSUED FOR PERMIT
4	05/20/2024	ISSUED FOR PERMIT
5	05/20/2024	ISSUED FOR PERMIT
6	05/20/2024	ISSUED FOR PERMIT
7	05/20/2024	ISSUED FOR PERMIT
8	05/20/2024	ISSUED FOR PERMIT
9	05/20/2024	ISSUED FOR PERMIT
10	05/20/2024	ISSUED FOR PERMIT

CPC RECOMMENDED DEVELOPMENT PLAN (ENLARGED)



CPC RECOMMENDED LANDSCAPE PLAN

Plant List:

Quantity	Species	Size	Comments
66	Grass	19' x 10' (many types)	
14	Shrub	5-6'	field etc.
8	Tree	12-17'	field etc.
4	Tree	18-24'	field etc.
2	Tree	24-30'	field etc.

Note: All plant sizes shall be field sizes or Greens made.

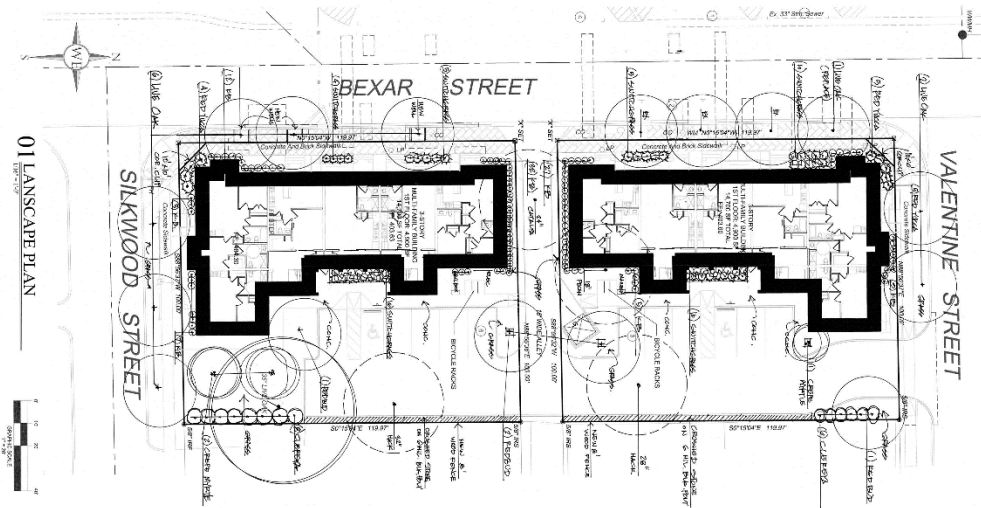
THIS SITE HAS BEEN DESIGNED AS A VEGETAR AND ALL PLANTS HAVE BEEN SELECTED FROM THE TEXAS SUSTAINABLE LANDSCAPE PROGRAM

LANDSCAPE DESIGN STANDARDS:

- Number of landscape elements: 50' diameter
- Ornamental trees: 6" diameter
- Max. landscape area: 50% of total site area
- All trees: 3" caliper
- Foundation planting: 3" wide
- Height: 10' or less
- Spacing: as required
- Color: as required
- Texture: as required
- Seasonal interest: as required
- Maintenance: as required
- All plants: 100% survival
- All plants: 100% survival
- All plants: 100% survival

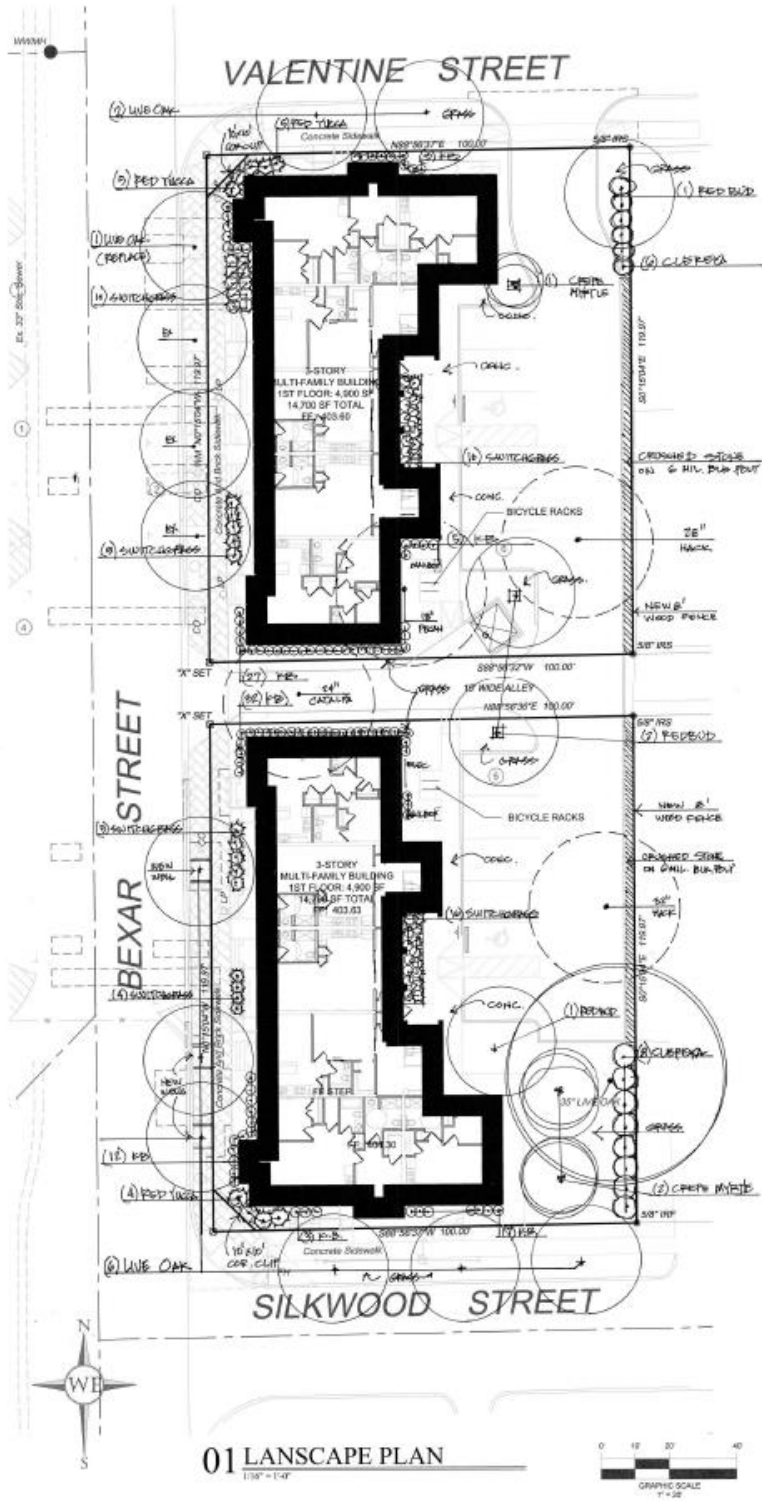
Tree Mitigation:

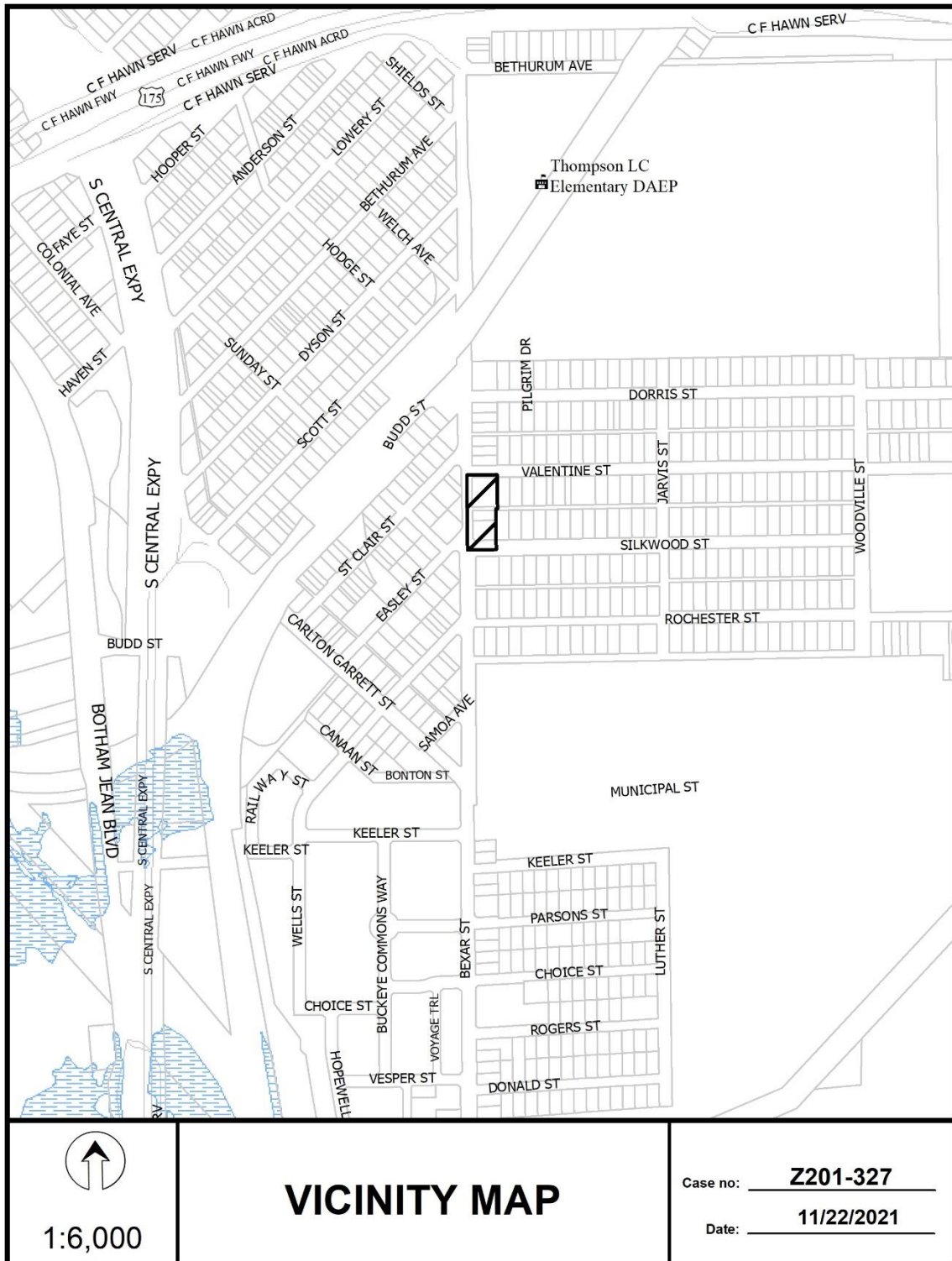
Total number of on-site trees to be removed: 70 (60' diameter)
 Number of trees to be replanted: 70 (60' diameter)
 New on-site trees proposed (3" x 3" @ 24" dia): 7

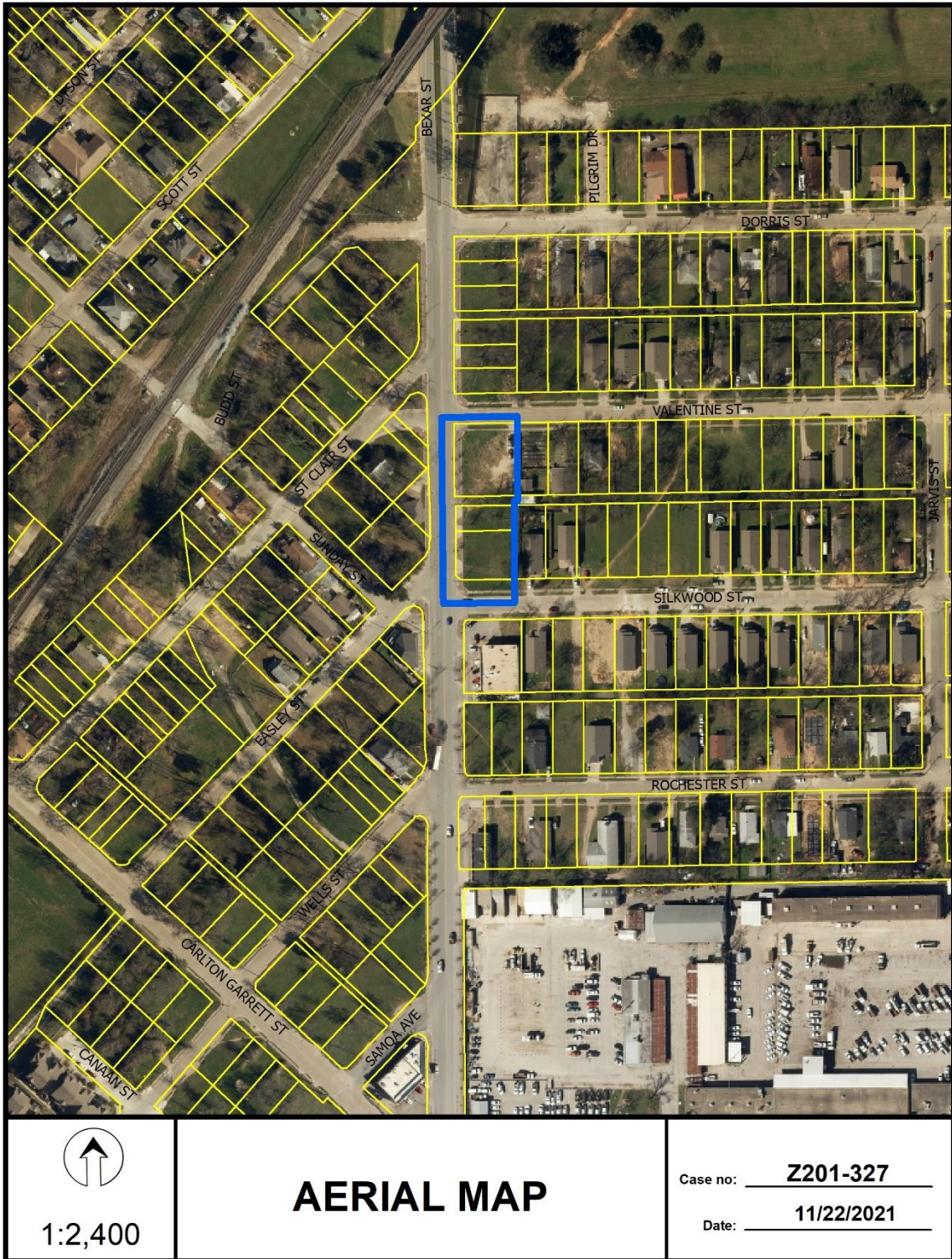


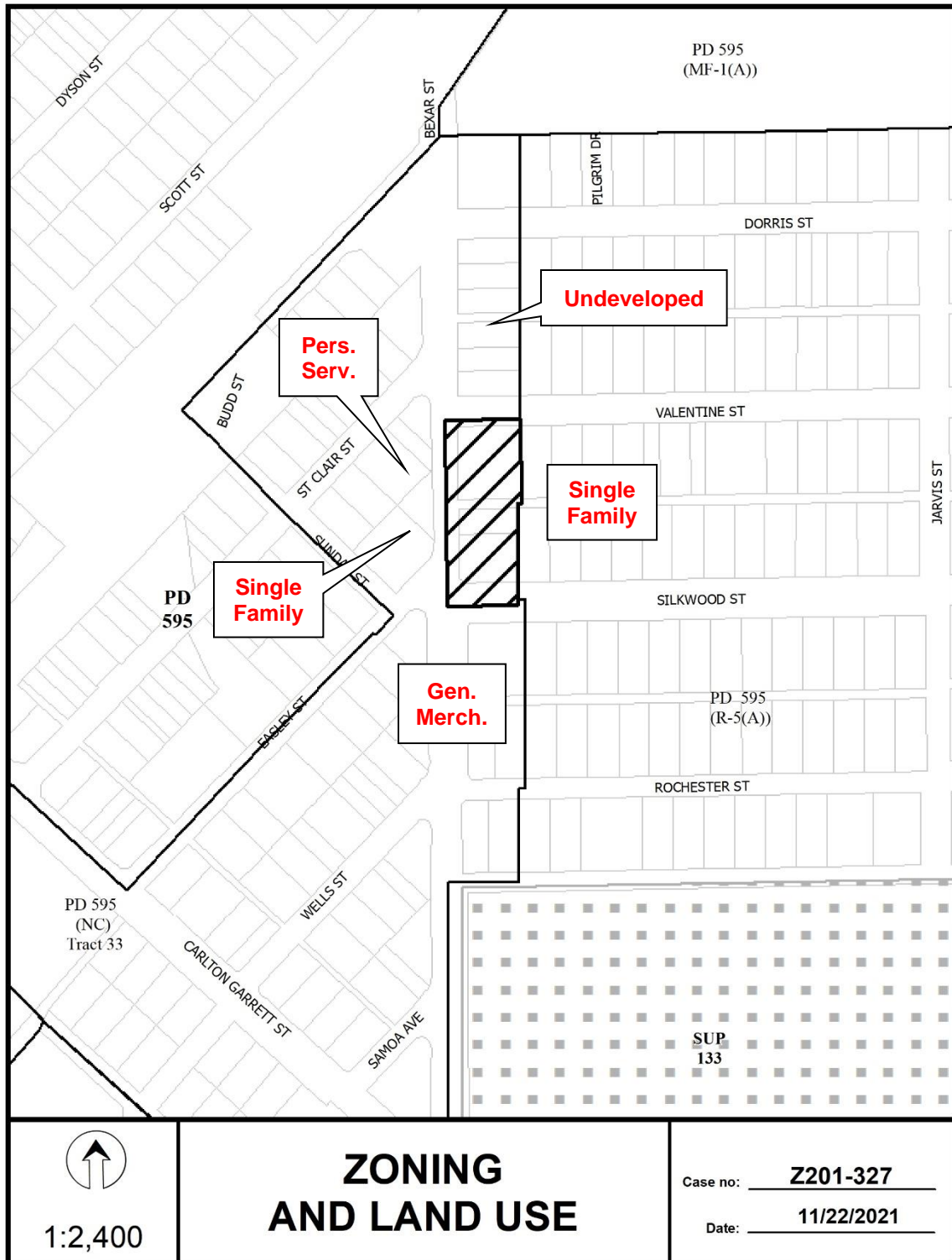
<p>L1.00</p>		<p>BONTON GARDENS</p> <p>BUILDING AT BEXAR AND VALENTINE STREET DALLAS, TEXAS 75215</p>		<p>14902 Preston Road Suite 404 Dallas, Texas 75254 214.316.9600 917.591.6611 BR 1975</p>	<p>RESIDENCE</p>
		<p>JAN. 31, 2022</p> <p>PROJECT #: 2021-302</p>			

CPC RECOMMENDED LANDSCAPE PLAN (ENLARGED)











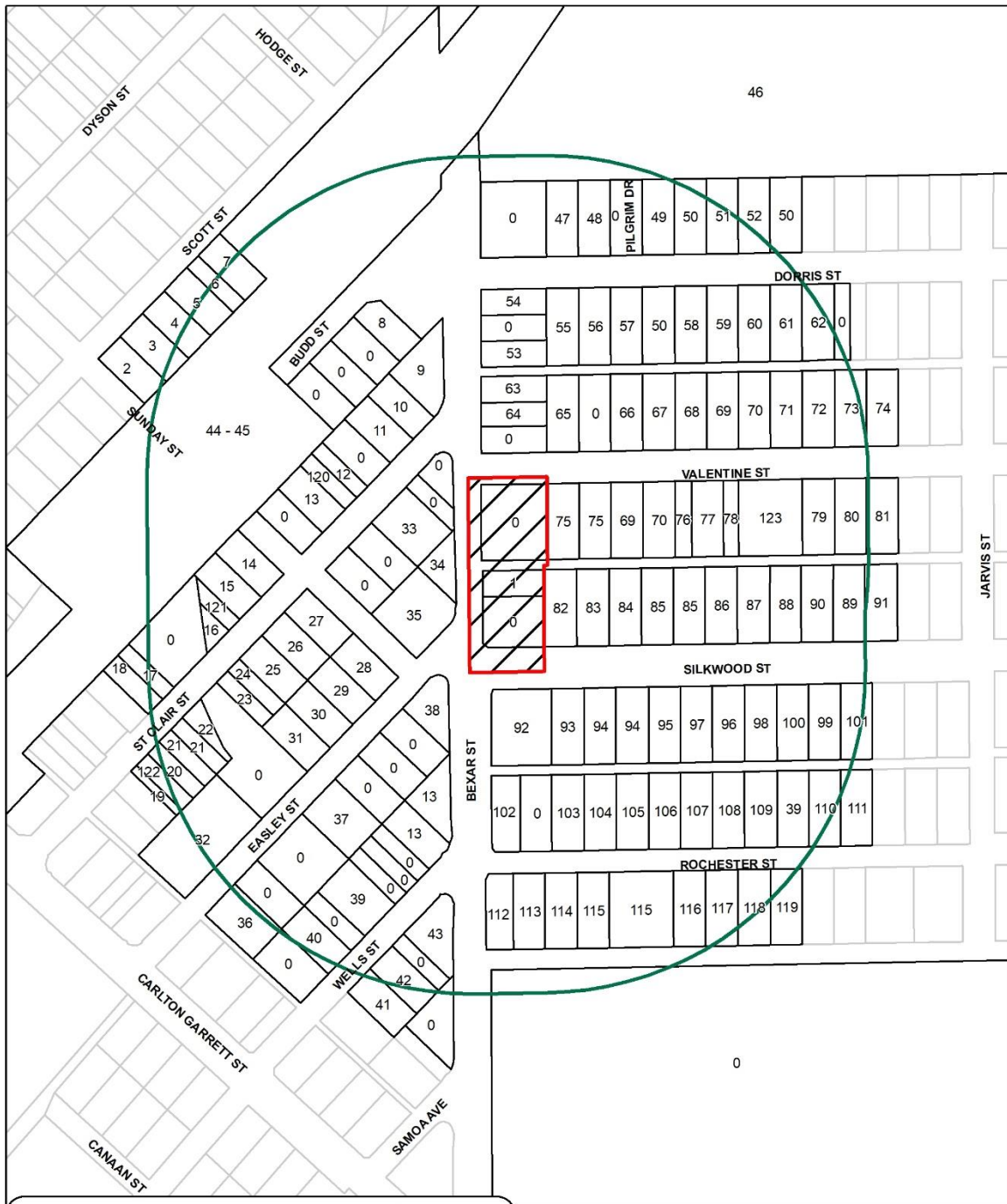
Market Value Analysis A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 4/19/2022

Z201-327(RM)



123	Property Owners Notified (167 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
6/16/2022	Date

Z201-327
CPC



1:2,400

06/15/2022

Reply List of Property Owners***Z201-327******123 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6112	BEXAR ST	CITYBUILD COMMUNITY
2	2402	SCOTT ST	CURTIS HAROLD EDWIN
3	2406	SCOTT ST	BAKER RAYBURN B SR
4	2410	SCOTT ST	ANTHONY WILFRED DEAN ETAL
5	2412	SCOTT ST	MARTINEZ GERARDO J & DORA
6	2416	SCOTT ST	HERNANDEZ YESENIA
7	2418	SCOTT ST	ESPINOZA BRIDGETTE
8	2426	BUDD ST	WARBINGTON CHARLIE MAE
9	2525	ST CLAIR DR	SANI AL D
10	2521	ST CLAIR DR	BANKS JAMES E EST OF
11	2517	ST CLAIR DR	MURRUGARRA MEDINA JOSE D
12	2511	ST CLAIR DR	MITCHELL CLYDE
13	2507	ST CLAIR DR	JONES SAUNDRA
14	2447	ST CLAIR DR	LUA LUCIANO G
15	2445	ST CLAIR DR	LUA LUCIANO
16	2437	ST CLAIR DR	CALLIN ARTHUR & JUANITA
17	2427	ST CLAIR DR	LUX HOMES CORPORATION
18	2425	ST CLAIR DR	SANDERS EARLINE
19	2416	ST CLAIR DR	WINSTON THELMA
20	2420	ST CLAIR DR	SWEENEY L E
21	2422	ST CLAIR DR	DOLLSON DOROTHY M
22	2428	ST CLAIR DR	JACKSON HAROLD
23	2432	ST CLAIR DR	HERNANDEZ LUCIA NALLEY SALAZAR
24	2434	ST CLAIR DR	HORSLEY MARTHA KENNEDY
25	2438	ST CLAIR DR	LOWERY BENNIE
26	2442	ST CLAIR DR	CERVANTES BENIGNO UBALDO &

06/15/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2446 ST CLAIR DR	RAMIREZ NICOLAS &
	28	2439 EASLEY ST	RAMIREZ PAULA
	29	2441 EASLEY ST	GUTIERREZ EFRAIN PENA
	30	2437 EASLEY ST	LOTT CAROLYN
	31	2433 EASLEY ST	Taxpayer at
	32	2417 EASLEY ST	Taxpayer at
	33	2510 ST CLAIR DR	JONES WASHINGTON III
	34	6105 BEXAR ST	WILLIAMS LORETHA
	35	2503 EASLEY ST	WILLIAMS JESSIE L
	36	2410 EASLEY ST	BENNERS WILL H III &
	37	2428 EASLEY ST	CITYBUILD COMMUNITY DEV CORP
	38	6205 BEXAR ST	NTUD LLC
	39	2527 WELLS ST	CONFIA HOMES LLC
	40	2519 WELLS ST	BAAGILU VENTURES LLC
	41	2516 WELLS ST	EJIGU ENANU
	42	2522 WELLS ST	EJIGU HAILU
	43	2528 WELLS ST	MILLER TERRI
	44	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
	45	9999 NO NAME ST	UNION PACIFIC RR CO
	46	5712 BEXAR ST	DALLAS HOUSING AUTHORITY
	47	2611 DORRIS ST	LIGON ERMA J &
	48	2615 DORRIS ST	BLACK ISLAND LLC
	49	2623 DORRIS ST	EVANGELIST TEMPLE CHURCH OF GOD IN CHRIST THE
	50	2625 DORRIS ST	EVANGELIST TEMPLE CHURCH
	51	2627 DORRIS ST	EVANGELIST TEMPLE CHURCH
	52	2707 DORRIS ST	EVANGELIST TEMPLE CHURCH OF GOD IN CHRIST
	53	6010 BEXAR ST	ALAMANA INC
	54	6000 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
	55	2608 DORRIS ST	HENDERSON & REGAL VENTURES LLC
	56	2612 DORRIS ST	GONZALEZ JUAN ANTONIO &
	57	2618 DORRIS ST	BROWN SONYA MARIE

06/15/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2626 DORRIS ST	EVANGELIST TEMPLE
	59	2702 DORRIS ST	KELLY ALMA
	60	2706 DORRIS ST	LUCERN ASSETS LLC
	61	2710 DORRIS ST	LYNCH PAMELA &
	62	2714 DORRIS ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
	63	6018 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
	64	6022 BEXAR ST	SNEED VERA & LOUIS
	65	2611 VALENTINE ST	HARRISON PAUL L &
	66	2619 VALENTINE ST	ALEXANDER NICOLE
	67	2621 VALENTINE ST	MITCHELL VELMA
	68	2625 VALENTINE ST	CALLAHAN SEPTEMBER
	69	2701 VALENTINE ST	EST REALTY
	70	2707 VALENTINE ST	CITYBUILD COMMUNITY DEV CORP
	71	2711 VALENTINE ST	COVINGTON ROY SR
	72	2715 VALENTINE ST	ARMELIN MONICA & CHARLES
	73	2717 VALENTINE ST	JR & ASSOCIATES
	74	2723 VALENTINE ST	HERNANDEZ VICTORIO
	75	2610 VALENTINE ST	CITYBUILD COMMUNITY
	76	2624 VALENTINE ST	CITYBUILD COMMUNITY
	77	2626 VALENTINE ST	SHAH AMITA
	78	2702 VALENTINE ST	EDWARDS RONALD EUGENE
	79	2714 VALENTINE ST	GULLEY MICHAEL LYNN
	80	2718 VALENTINE ST	MCELWEE LOUIS & SANDY
	81	2722 VALENTINE ST	RIDER TONI & TOMMIE
	82	2609 SILKWOOD ST	THOMAS CINDY
	83	2613 SILKWOOD ST	SHAW STEPHANIE
	84	2617 SILKWOOD ST	ALONSO ALMA DELIA
	85	2623 SILKWOOD ST	S&S LENDING
	86	2701 SILKWOOD ST	ASHMORE FAMILY TRUST
	87	2705 SILKWOOD ST	AKPADJA ADJO &
	88	2709 SILKWOOD ST	ROGERS GENIS

06/15/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2717 SILKWOOD ST	WASHINGTON YVETTE
	90	2711 SILKWOOD ST	KING CHESSINA
	91	2723 SILKWOOD ST	PERSLEY REGINA
	92	6204 BEXAR ST	HAI TAK ENTERPRISES INC
	93	2608 SILKWOOD ST	GARCIA FRANCES &
	94	2614 SILKWOOD ST	DALLAS AREA HABITAT FOR HUMANITY
	95	2620 SILKWOOD ST	CARTER SAMANTHA &
	96	2700 SILKWOOD ST	JONES SCHWANA
	97	2628 SILKWOOD ST	GREGORY LASHAUNDA
	98	2706 SILKWOOD ST	JONES LATONYA
	99	2714 SILKWOOD ST	SEPULVEDA ELIZABETH
	100	2710 SILKWOOD ST	JOHSAM INC
	101	2718 SILKWOOD ST	CORREA MARIA
	102	2601 ROCHESTER ST	GRIFFIN ANGELA CHARISSE M &
	103	2609 ROCHESTER ST	LAWLER CHARLIE W EST OF
	104	2613 ROCHESTER ST	HOOVER HENRY A
	105	2617 ROCHESTER ST	DELGADILLO GENEVA
	106	2621 ROCHESTER ST	LAWLER DONIE T
	107	2625 ROCHESTER ST	JOHNSON JOE SR
	108	2703 ROCHESTER ST	RILERY ALEXZANDER
	109	2707 ROCHESTER ST	LINO MARY LOU
	110	2713 ROCHESTER ST	Taxpayer at
	111	2719 ROCHESTER ST	TUCKER WAYMON
	112	6306 BEXAR ST	EJIGU ENANU
	113	2606 ROCHESTER ST	EJIGU HAILU &
	114	2608 ROCHESTER ST	WILLIAMS BARRY VINCENT JR
	115	2614 ROCHESTER ST	TRUE FOUNDATION CHRISTIAN CHURCH
	116	2626 ROCHESTER ST	GIBSON BONNIE & BILLY
	117	2702 ROCHESTER ST	Taxpayer at
	118	2706 ROCHESTER ST	ENTRUST GROUP INC THE
	119	2710 ROCHESTER ST	RHODES WILLIE JR & HAZEL D

Z201-327(RM)

06/15/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2511 ST CLAIR DR	RICO ALFONSO RUIZ
	121	2439 ST CLAIR DR	BIVINS J
	122	2418 ST CLAIR DR	CLAYBURTON EMMA LOIS
	123	2706 VALENTINE ST	EDWARDS RONALD E &