

FILE NUMBER: Z201-212(LG)

DATE FILED: March 16, 2021

LOCATION: South side of Cedardale Road, east of Altamoore Drive

COUNCIL DISTRICT: 8

MAPSCO: 76 G

SIZE OF REQUEST: ± 2.195 Acres

CENSUS TRACT: 167.03

REPRESENTATIVE: Dennis Chovan, Halff Associates

APPLICANT: Jake Marks, SIOR

OWNER: Joe Esparza

REQUEST: An application for the expansion of Planned Development District No. 980 on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to develop the site with warehouse uses.

CPC RECOMMENDATION: Approval, subject to a revised conceptual plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan and conditions.

Background Information:

- Planned Development District No. 980 was created by the City Council on January 11, 2017. The current planned development district consists of approximately 106.55 acres.
- The applicant is requesting to expand PD No. 980 to develop a larger site totaling approximately 2.2 acres for warehouse uses by right. Warehouse uses are not permitted in an A(A) Agricultural District, but they are permitted by right in PD No. 980.

Zoning History:

There have been no new zoning cases requested in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cedardale Road	Community Collector	44 feet/60 feet
Altamoore Drive	Community Collector	44 feet/60 feet

Traffic:

The Engineering Division of Sustainable Development and Construction reviewed a traffic impact analysis dated June 11, 2021 for a proposed approx. 1.1 million square foot warehouse facility at the subject site. The project’s construction schedule is planned to begin in the fall of 2021 with an expected buildout in 2022. A proposed plan has already been submitted for engineering review including water, wastewater, paving and drainage, and transportation elements.

The traffic impact analysis for the proposed warehouse facility documents an evaluation of the subject site, existing infrastructure, and impact of proposed development. The traffic volume projections are based on data published in the Institute of Transportation Engineer’s Trip Generation manual, 10th edition. The analysis quantifies the impact of projected large vehicle traffic in the International Inland Port of Dallas (IIPOD). Engineering staff has no objections to the proposed development subject to compliance with all City of Dallas standards and conditions listed below. Notwithstanding, it is important to recognize that recent trends in shipping and delivery services have increased the demand of truck traffic and overall warehouse operations. The traffic study includes a list of recommendations that will be incorporated in the development plan including the construction of a portion of Altamoore Drive per the City of Dallas Thoroughfare Plan designation. However, according to the study, the intersection of Bonnie View at Langdon Road is already experiencing

delays considered excessive, especially considering the percent of large vehicles with longer deceleration and acceleration rates through stop-controlled intersections. This intersection should also be considered one of the most prominent access points to the IIPOD. Therefore, it is important for the City to aggressively monitor this intersection to adequately serve the overall operations of the industrial/warehouse developments in the area including recently constructed sites and pending reviews. A traffic signal warrant of this intersection must be evaluated before approval of construction permits for this development. The study must be validated using traffic projections collected from existing facilities of similar size in the area; recent technologies and the efficiency of warehouse facilities may not be accounted for in the ITE Trip Generation Manual.

Engineering staff recommends the requirement of a traffic signal warrant analysis before approval of any construction permits for new development at the subject site as well as the developer’s roughly proportional contribution to the signal improvements in accordance with SEC. 51A-1.109 of the Dallas Development Code. The developer’s contribution to the intersection upgrades, including installation of a traffic signal if warranted, will be requested at permitting but would only be required if it is part of the established conditions of the approved ordinance considering a roughly proportional impact to the surrounding network. The applicant agreed to this condition and it has been added to the report.

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 request complies with the following land use goal and policy of the *forwardDallas! Comprehensive Plan*:

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

STAFF ANALYSIS

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped Land
Northwest	LI	Commercial Motor Vehicle Parking, Undeveloped Land
North/Northeast	LI	Undeveloped Land
East/South	PD No. 980	Warehouse, Undeveloped Land
West	LI	Undeveloped Land

Land Use Compatibility:

The area of request is currently zoned an A(A) Agricultural District and consists of undeveloped land. The area of request is surrounded by undeveloped land, commercial motor vehicle parking and warehouse uses within the vicinity. PD No. 980 permits agricultural, commercial, and business service, industrial, lodging, office, retail and personal service, transportation, utility and public service, and wholesale, distribution and storage uses. The proposed expansion of PD No. 980 will allow the continuation of uses that already existing in the area and within the immediate vicinity. Therefore, Staff is in support of the applicant’s request because the use is compatible with surrounding uses.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: A(A)	50'	Side: 20' adj. to res. (not including A(A)) Rear: 50' for SF 10' other structures	No maximum	24'	10% for res. 25% for non-residential	Min. Lot: 5,000 sq. ft.	Single family, Farming, ranching and gardening activities
Existing & Proposed: PD No. 980	50'; 25' if adj. ROW less than 72' wide	Side & Rear: 25'-all other uses; 100' single family, duplex or multifamily uses 0' for railroad ROW or rail spurs	2.0 FAR	200'	40%	Any structure over 26' may not be located a 1:3 residential proximity slope	Commercial and business service, industrial, retail and personal service, transportation, and wholesale, distribution and storage uses

Parking:

Per PD No. 980 refers to Division 51A-4.200 and Division 51A-4.300 of Dallas Development Code for off-street parking and loading requirements. No changes have been proposed to this provision with the request.

Landscaping:

Landscaping will be provided in accordance with SEC. 51P-980.113 of PD No. 980.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 target intervention strategies more precisely 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 subject site is considered to be uncategorized within an MVA Category but abuts Category "F" MVA properties to the east. Properties northwest of the area of request are also within Category "F."

CPC ACTION

June 17, 2021

Motion: It was moved to recommend **approval** of an expansion of Planned Development District No. 980, subject to a revised conceptual plan and conditions; as briefed, on property zoned A(A) Agricultural District, on the south side of Cedardale Road, east of Altamoore Drive.

Maker: Blair
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Garcia,
Rubin

Against: 0
Absent: 3 - Stinson, Schwope, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: Dennis Chovan, 3803 Parkwood Blvd., Frisco, TX, 75034
Against: None

CPC Recommended PD Conditions

ARTICLE 980.

PD 980.

SEC. 51P-980.101. LEGISLATIVE HISTORY.

PD 980 was established by Ordinance No. 30307, passed by the Dallas City Council on January 11, 2017. (Ord. 30307)

SEC. 51P-980.102. PROPERTY LOCATION AND SIZE.

PD 980 is established on property along the south line of Cedardale Road west of Cleveland Road. The size of PD 980 is approximately ~~106.55~~ 108.745 acres. (Ord. 30307)

SEC. 51P-980.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **DISTRICT IDENTIFICATION SIGN** means a detached sign that contains the logo or common name of the district or welcomes people to the district.

(2) **MOVEMENT CONTROL SIGN** means a sign that directs vehicular or pedestrian movement into or within the district and may include the name, address, logo, or directional symbol of the district or of any premise or use within the district.

(3) **PIERCING SALON** means a facility in which body piercing is performed. **BODY PIERCING** means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(4) **REVEAL** means a recess in a material that is a minimum 3/4 inch deep and 3/4 inch wide

(5) **STREET-YARD** means that portion of a lot between a building facade facing a street and the property line.

(6) **TATTOO STUDIO** means an establishment in which tattooing 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) This district is considered to be a nonresidential zoning district.

(d) In this district, a single family, duplex, or multifamily use creates residential adjacency as defined in Chapter 51A. (Ord. 30307)

SEC. 51P-980.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 980A: conceptual plan.
- (2) Exhibit 980B: vertical articulation. (Ord. 30307)

SEC. 51P-980.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 980A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 30307)

SEC. 51P-980.106. DEVELOPMENT PLAN.

(a) 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.

(b) Development plans may be submitted in phases. (Ord. 30307)

SEC. 51P-980.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Building repair and maintenance shop. [RAR]
 - Bus or rail transit vehicle maintenance or storage facility. [RAR]
 - Catering service.
 - Custom business services.

- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Machine or welding shop. *[Inside only. RAR]*
- Machinery, heavy equipment, or truck sales and services. *[RAR]*
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

- Gas drilling and production. *[SUP. Must be spaced a minimum of 1,000 feet from single family, duplex, or multifamily uses.]*
- Industrial (inside). *[SUP required if the use is potentially incompatible; otherwise RAR. See Section 51A-4.203(a).]*
- Industrial (inside) for light manufacturing.
- Industrial (outside). *[RAR]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

None permitted.

(5) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[By SUP for a hotel or motel with fewer than 60 rooms; otherwise, with RAR.]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in an industrial district.]*
- Commercial amusement (inside). *[SUP required if required in an industrial district. See Section 51A-4.210(b)(7). Gun range and dance hall uses are not permitted.]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential use.]*
- Commercial parking lot or garage. *[RAR]*
- 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. *[SUP]*
- General merchandise or food store 100,000 square feet or more. *[SUP. Subject to the design standards in Section 51A-4.605(a), rather than the design guidelines in Section 51P-980.116.]*
 - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses. *[Tattoo studios and piercing salons are not permitted.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Airport or landing field. *[SUP]*
- Commercial bus station and terminal. *[RAR]*
- Heliport. *[RAR]*
- Helistop. *[RAR]*
- Railroad passenger station. *[SUP]*
- Railroad yard, roundhouse, or shops. *[RAR]*
- STOL (short takeoff or landing) port. *[SUP]*

- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[RAR]*
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). Treat as if in an industrial district.]*
- Utility or government installation other than listed. *[SUP]*
- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage. *[See Section 51P-980.110.]*
- Petroleum product storage and wholesale. *[RAR]*
- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in an industrial district.]*
- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in an industrial district.]*
- Recycling drop-off container. *[See Section 51A-4.213 (11.2). Treat as if in an industrial district.]*
- Recycling drop-off for special occasion collection. *[See Section 51A- 4.213(11.3). Treat as if in an industrial district.]*
- Sand, gravel, or earth sales and storage. *[RAR]*
- Trade center.
- Vehicle storage lot.
- Warehouse. *[RAR]* (Ord. 30307)

SEC. 51P-980.108.

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. 30307)

SEC. 51P-980.109. 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) Except as provided in this subsection, minimum front yard is 50 feet.

(2) Minimum front yard may be reduced to 25 feet if the adjacent right-of-way is less than 72 feet wide, measured from back-of-curb to back-of-curb.

(b) Side yard.

(1) Except as provided in this subsection, minimum side yard is 25 feet.

(2) Minimum side yard for lots adjacent to single family, duplex, or multifamily uses is 100 feet.

(3) No minimum side yard for lots adjacent to railroad rights-of-way or rail spurs.

(c) Rear yard.

(1) Except as provided in this subsection, minimum rear yard is 25 feet.

(2) Minimum rear yard for lots adjacent to single family, duplex, or multifamily uses is 100 feet.

(3) No minimum rear yard for lots adjacent to railroad rights-of-way or rail spurs.

(d) Floor area ratio.

(1) Except as provided in this paragraph, maximum floor area ratio for all uses combined is 2.0.

(2) No maximum floor area ratio for industrial (inside), industrial (inside) for light manufacturing, or office showroom /warehouse uses.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 200 feet.

(2) Except as provided in this paragraph, if any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. For purposes of this paragraph, the site of origination is any single family, duplex, or multifamily use.

(A) The following structures may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designated to hold liquid.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screens which surround roof mounted mechanical equipment.
- (ix) Vent stacks.
- (x) Amateur communications tower.
- (xi) Parapet wall limited to a height of four feet.

(B) Chimneys may project through the residential proximity slope to a height not to exceed 12 feet above the maximum structure height or 12 feet above the residential proximity slope, whichever is less.

(f) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is 17. Aboveground parking structures are exempt from this requirement. (Ord. 30307)

SEC. 51P-980.110. SCREENING AND HEIGHT OF OUTSIDE STORAGE.

(a) Screening. If an outside storage area is visible from a public right-of-way, visible from a single family, duplex, or multifamily use, or visible from and within 100 feet of an adjoining property with a use other than a residential use, screening of outside storage must be constructed before the issuance of a certificate of occupancy and maintained in accordance with this section.

(1) Screening must be constructed of:

(A) brick, stone, or concrete masonry;

(B) earthen berm planted with turf grass or ground cover recommended for local area use by the city arborist;

(C) evergreen plant materials recommended for local area by the city arborist; or

(D) any combination of the above.

(2) Screening must be a minimum of nine feet in height.

(3) A required screening wall or fence may not have more than 10 square inches of openings in any give square foot of surface.

(4) The berm may not have a slope that exceeds one foot of height for each two feet of width.

(5) Plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. 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. Plant materials must be capable of providing a solid appearance and must provide a visual barrier of the required height within three years of their initial planting.

(b) Height.

(1) Except as provided in this paragraph, maximum stacking height of outside storage is 30 feet.

(2) Maximum stacking height of outside storage within 40 feet of screening is eight feet. (Ord. 30307)

SEC. 51P-980.111. OFF-STREET PARKING AND LOADING.

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(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Consult Division 51A-4.300 for information regarding off-street parking and loading generally. (Ord. 30307)

SEC. 51P-980.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30307)

SEC. 51P-980.113. LANDSCAPING

(a) Site trees.

(1) One tree having a caliper of at least two inches must be provided for each 6,000 square feet of lot area, or fraction thereof, with a minimum of four trees being provided.

(2) Existing trees may be used to satisfy the site tree requirements in Article X.

(b) Street-yard landscaping.

(1) In addition to any buffer landscaping required under Subsection (c), at least 15 percent of the street-yard must be landscaped.

(2) One tree must be provided within the street-yard for every 50 feet of street frontage.

(3) Trees required in the street-yard also qualify for site trees under Subsection (a) but do not qualify as buffer trees under Subsection (c).

(4) Street-yard landscaping must be provided before the issuance of a certificate of occupancy.

(c) Buffers.

(1) Perimeter buffer. A minimum 10-foot-wide perimeter landscape buffer must be provided along a lot abutting a single family use. One large canopy tree must be provided for every 50 feet of landscape buffer.

(2) Parking lot buffer.

(A) Except as provided in this subsection, a 20-foot-wide landscape buffer must be provided between a parking lot and an adjacent divided thoroughfare.

(B) Except as provided in this subsection, a 10-foot-wide landscape buffer must be provided between a parking lot and an adjacent undivided street.

(C) A parking lot landscape buffer must consist of large shrubs placed a maximum of 36 inches on center over the entire length of the buffer. The large shrubs must be maintained at a minimum height of three feet and must be capable of providing a solid appearance within three years of planting.

(D) The parking lot buffer may be within the street-yard.

(E) Trees required for street-yard landscaping may be provided within a parking lot buffer if the parking lot buffer is located within a street-yard.

(d) Parking lot landscaping.

(1) Every required parking space must be located within 100 feet of a landscape island.

(2) Twenty square feet of landscape area within a landscape island must be provided for every required parking space.

(3) Landscape islands must be a minimum of eight feet in width measured from inside-of-curb to inside-of-curb.

(4) Each landscape island must have a minimum of one canopy tree. Trees in landscape islands qualify as site trees under Subsection (a), but do not qualify as buffer trees under Subsection (c).

(5) The planting area requirements in Article X apply to the parking lot landscape areas.

(6) Parking lot landscape requirements apply only to passenger car parking lots, not parking lots used exclusively for trucks.

(e) Dumpster screening. Dumpsters visible from a public street must be screened on three sides with a minimum six-foot-high opaque screening material (not chain link or wooden fences). The fourth side must be a metal gate.

(f) Artificial lot.

(1) The artificial lot standards in Article X apply to this district.

(2) An artificial lot within this district is not required to have street frontage.

(g) Irrigation.

(1) Except as provided in this subsection, all required plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(2) A facility that is landscaped to comply with the LEED NC credit system, LEED certification, or equivalent rating system, including Texas Smartscape, may provide an alternative landscape maintenance program certified as appropriate by a licensed landscape architect or licensed irrigator.

(3) A water maintenance program must be specified on a landscape plan approved by the building official that identifies water sources and the areas where alternative irrigation measures will be used.

(4) If irrigation is provided by an optional collection system, it should be noted on the landscape plan.

(h) Landscape maintenance. Plant materials must be maintained in a healthy growing condition. (Ord. 30307)

SEC. 51P-980.114. TREE PRESERVATION.

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Applicability. Tree preservation regulations do not apply to the following:

(1) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(2) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(3) A tree located within designated rights-of-way.

(4) A tree within a designated building foundation area.

(5) A tree within an existing or designated public utility easement area or public drainage easement area.

(6) Trees with a caliper of 12 inches or less.

(7) Cedar (juniper) trees and Bois D'Arc (Osage Orange (Maclura pomifera)).

(c) Tree removal permit. In lieu of a tree survey, an applicant for a tree removal permit may provide an estimate of caliper inches to be removed based on a sampling of trees within the

lot or tract to be developed. The sampling must be a minimum of 10 percent of the lot or tract from which the trees are to be removed and approved by the building official.

(d) Alternative methods of compliance.

(1) In addition to the alternative methods of compliance with tree replacement requirements in Section 51A-10.135, an applicant for tree replacement may:

(A) donate land within the city limits to the city for tree preservation purposes using the same standards and procedures as in Section 51A-10.135(a)(4) and (d) (but in fee simple rather than as an easement);

(B) plant replacement trees on other property within the district; or

(C) plant replacement trees on property that is within five miles of the tree removal property but still within the city limits.

(2) Trees planted on public property, including public right-of-way, may be used to mitigate trees removed.

(e) Tree replacement credits.

(1) A credit against replacement trees is available for protected trees with a caliper greater than 12 inches preserved within tree preservation areas at a ratio of four caliper inches of credit for each one caliper inch preserved in the tree preservation area. Tree preservation areas must be shown on a landscape plan. The amount of credit for a tree preservation area is determined by:

(A) For tree preservation areas with more than five acres, a sampling of trees in 10 percent of the area to be preserved.

(B) For tree preservation areas five acres or less, a tree survey of preserved trees.

(2) For any platted lot abutting a designated floodplain, a credit against replacement trees is available for protected trees greater than 18 inches preserved in floodplain areas at a ratio of one caliper inch of credit for each one caliper inch preserved. Floodplain areas receiving tree replacement credits must be shown on a landscape plan. If a credit is given for trees preserved in a floodplain area, the floodplain area is not eligible for reclamation under Article V.

(3) Credit against replacement trees is available for meeting the most recent version of the LEED Reference Guide for New Construction and Major Renovations, (the "LEED Guide"). Each LEED credit under the Sustainable Sites or Water Efficiency categories counts as two credits for the purposes of this paragraph.

(A) Sites with five credits qualify for a five percent reduction in the total caliper inches of trees required to be mitigated.

(B) Sites with between six and 10 credits qualify for a 10 percent reduction in the total caliper inches of trees required to be mitigated.

(C) Sites with between 11 and 15 credits qualify for a 20 percent reduction in the total caliper inches of trees required to be mitigated.

(D) Sites with between 16 and 20 credits qualify for a 30 percent reduction in the total caliper inches of trees required to be mitigated.

(E) Sites with between 21 and 25 credits qualify for a 40 percent reduction in the total caliper inches of trees required to be mitigated.

(F) Sites with more than 25 credits qualify for a 50 percent reduction in the total caliper inches of trees required to be mitigated.

(4) No credit may be given for tree preservation that is outside the city.

(f) Location of replacement trees.

(1) Replacement trees may be planted in a parkway provided that they are at least 10 feet from any underground utility and at least 20 feet from overhead utility lines.

(2) Replacement trees may not be planted outside of the city.

(g) Timing for tree planting. Replacement trees must be planted within 12 months after issuance of a tree removal permit in conjunction with a grading permit, or with the completion of a building permit for construction on the tree removal property submitted within 12 months after issue of the tree removal permit. (Ord. 30307)

SEC. 51P-980.115. SIGNS.

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

(b) District identification signs.

(1) For purposes of this subsection, the Property is one premise.

(2) A district identification sign may:

(A) be located within 500 feet of an interstate highway or designated thoroughfare;

- (B) not contain more than 200 square feet of effective area;
- (C) not exceed 40 feet in height; and
- (D) be externally illuminated.

(3) No more than one district identification sign is permitted for every 2,000 feet of street frontage, or portion thereof, if located within 500 feet of an interstate highway or designated thoroughfare.

(4) HBA signs are not permitted.

(c) Movement control signs.

(1) Movement control signs may be externally or internally illuminated.

(2) A movement control sign must be located at least 1,000 feet from another movement control sign.

(3) Movement control signs may:

- (A) be attached or detached signs;
- (B) not exceed 60 square feet in effective area;
- (C) not exceed 15 feet in height;
- (D) be erected anywhere within the district without limit as to number.

(4) A movement control sign may be located in a public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter; Article VI of Chapter 43 of the Dallas City Code; the Dallas Building Code; and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.

(5) The director of mobility and street services must review the location of any sign located in the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.

(6) A movement control sign located outside the public right-of-way must have a minimum setback of 15 feet from the property line. No sign may be located in a visibility triangle.

(7) HBA signs are not permitted. (Ord. 30307)

SEC. 51P-980.116. DESIGN GUIDELINES.

(a) Purpose. The purpose of these design guidelines is to encourage quality development that will contribute to the overall aesthetics of the district as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with and enhance the overall appearance of the district.

(b) Materials.

(1) Except as provided in this subsection, exclusive of doors and windows, the surface of each exterior wall facing a public street, residential use, or public open space must consist of stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete, or a combination of these materials.

(2) Other cement products (such as stucco, Hardy Plank, or other similar materials) are limited to 50 percent of the buildings' exterior finishes.

(3) Exterior insulation finishing system (EIFS) is allowed but must be located at least eight feet above grade.

(c) Facades.

(1) Vertical articulation. Facades facing public right-of-way must have vertical accent bands spaced no greater than 150 feet apart. Such accent bands must be a minimum of 10 feet in length and must change height by a minimum of three feet (see Exhibit 980B).

(2) Accent bands. Accent bands must be further accentuated with one of the following:

- (A) reveals;
- (B) textures;
- (C) different colors; or
- (D) a combination of the above finishes.

(3) Roofs. Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so that they are not visible from a point five feet, six inches above grade at the property line. Screening materials must match the materials and colors used on the main building. Chain link fence may not be used as a screening material. (Ord. 30307)

SEC. 51P-980.117. LIGHTING.

(a) In general. All lighting must be designed in accordance with Illuminating Engineering Society of North America (IESNA) practices.

(b) Lighting plan review. A lighting plan that complies with the requirements of this section must be approved by the building official with the application for a building permit for work on the building site. Photometric plans must graphically depict illumination layout and foot candle values within the area being lighted and at the property lines. All photometric plans and pertinent illumination design information (including fixtures, electrical design data, and IESNA data for luminaries) must be signed and sealed by a licensed engineer in the state of Texas.

(c) General design. Except as provided in this section, all lighting must provide proper site illumination while directing illumination away from any adjacent property.

(1) Street lighting. Street lighting must conform at a minimum to the Texas Department of Transportation Highway Illumination Manual.

(2) Site lighting. Uses that operate between sunset and sunrise must provide illumination not to exceed a maintained average of two-and-one-half foot-candles at ground level and must not distribute more than one-quarter of one foot-candle of light on adjacent residential property.

(3) Parking lot lighting.

(A) Parking lot lighting must provide no more than a maintained average of one-and-one-half foot-candles at ground level and must not distribute more than one quarter of one foot-candle of light on adjacent residential property.

(B) A minimum average of the greater of either one foot-candle (maintained) or that required by applicable IESNA practice must be maintained.

(4) Sign lighting. All sign lighting must be designed to minimize uplight. Floodlight use to illuminate signs must be done in a manner that eliminates glare along adjacent roadways and properties.

(d) Light trespass control measures.

(1) Fixture design and location. Any fixture whose distance from a lot line is less than three times its height must be shielded so that all direct light cast in the direction of streets or abutting residential lots is cut off at an angle of no more than 70 degrees measured from a vertical line directly below the fixture. The cut-off may be accomplished either by the fixture photometric properties or by a supplementary external shield.

(2) Lighting shield design. Shields that are installed to control light trespass and glare must be designed so that the parts of the shields that are exposed to the direct light of the fixture and visible from streets or abutting residential lots shall have a flat-black, low reflectivity finish. (Ord. 3030)

SEC. 51P-980.118 **INFRASTRUCTURE IMPROVEMENT**

(a) A traffic signal warrant analysis and the corresponding apportionment determination required in Section 51A-1.109 for a traffic signal installation at the intersection of Bonnie View Road and Langdon Road must be made prior to the issuance of a building permit for new construction.

(b) Before the issuance of building permits for new construction, the percentage of the cost of a traffic signal upgrade at the intersection of Bonnie View Road and Langdon Road must be paid to the city as determined by the apportionment analysis in Section 51A-1.109.

SEC. 51P-980.119. **ADDITIONAL PROVISIONS.**

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

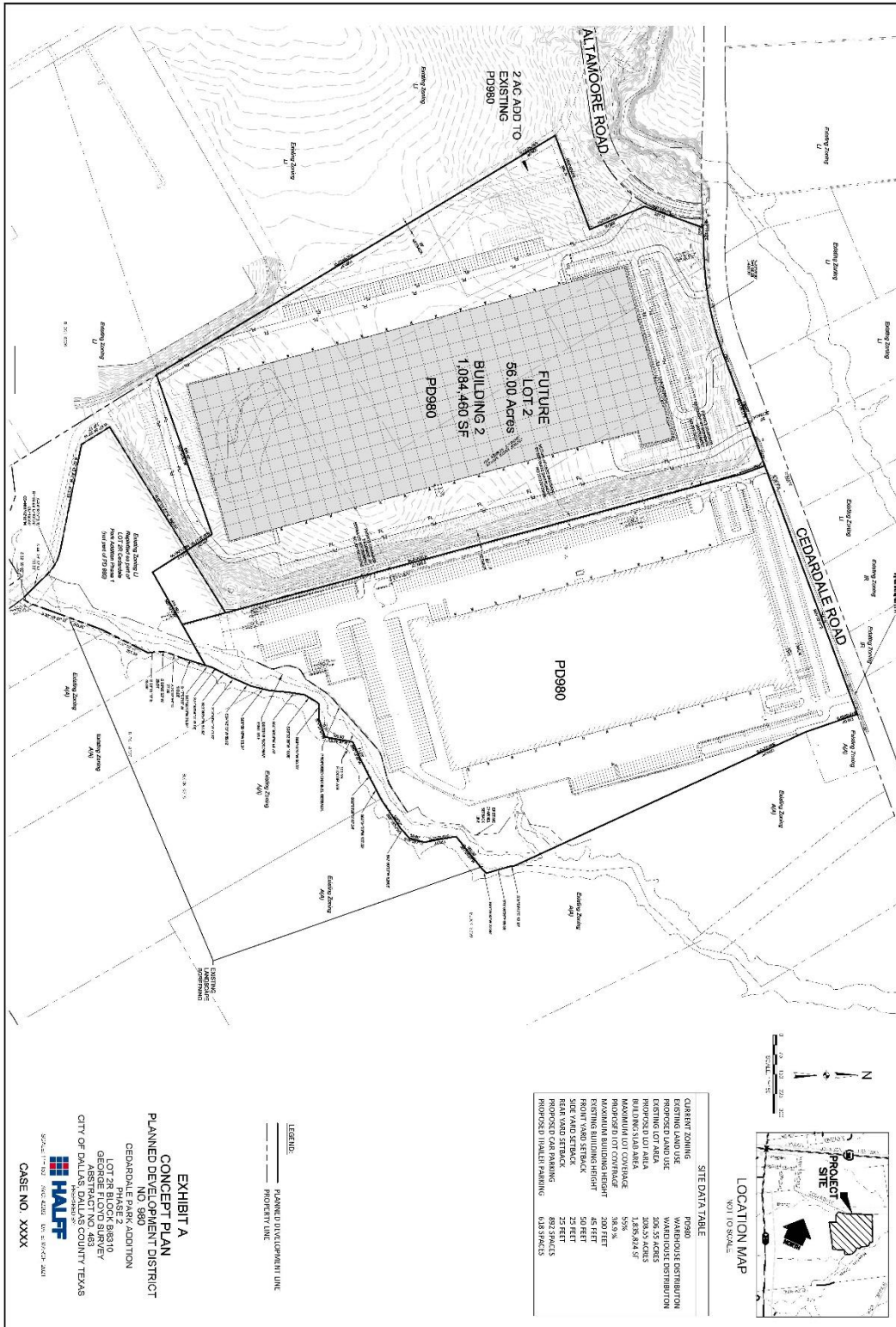
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 30307)

SEC. 51P-980.120. **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. (Ord. 30307)

PROPOSED CONCEPTUAL PLAN



EXISTING CONCEPTUAL PLAN

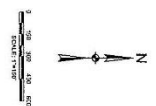
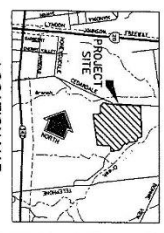
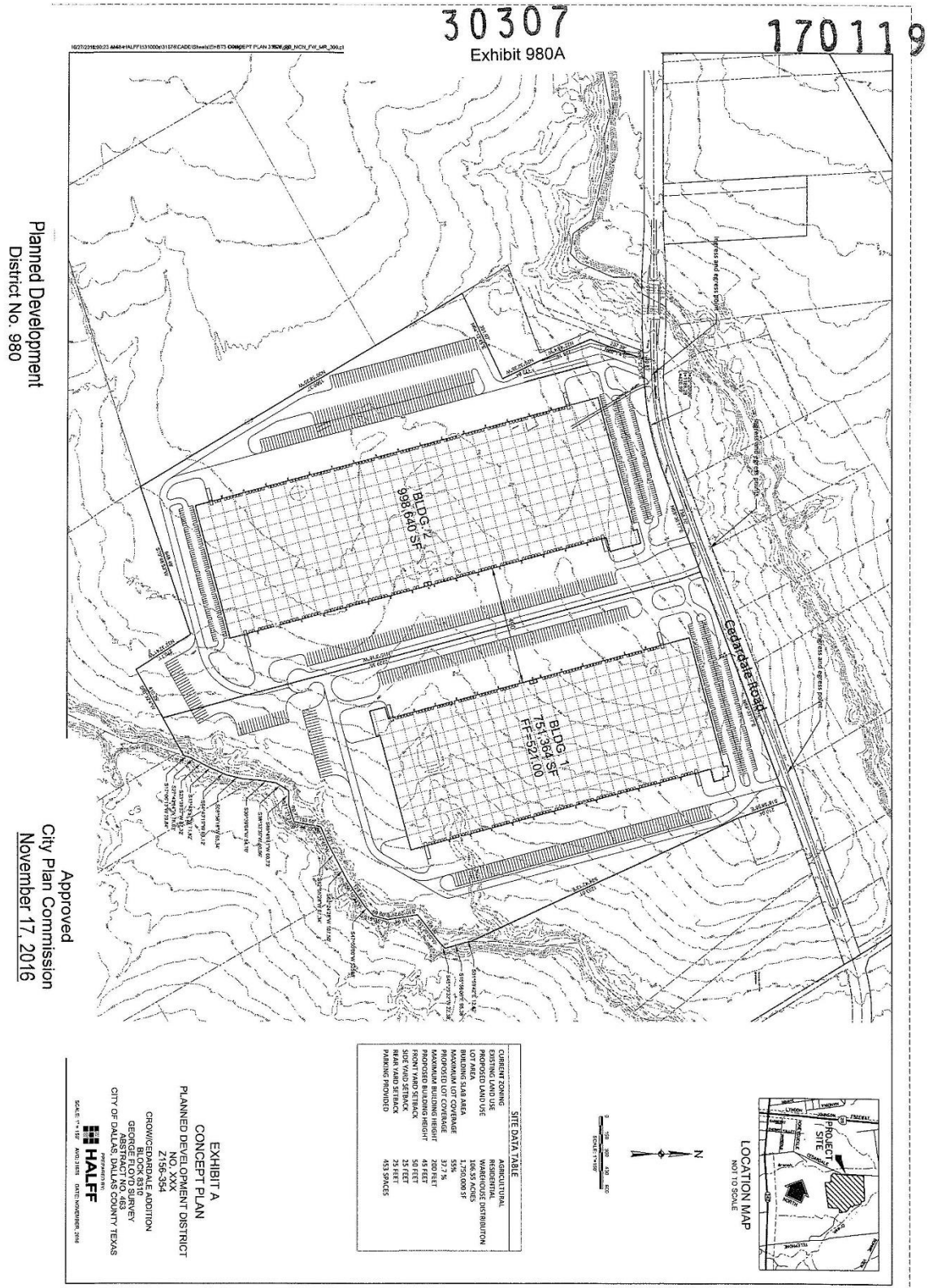
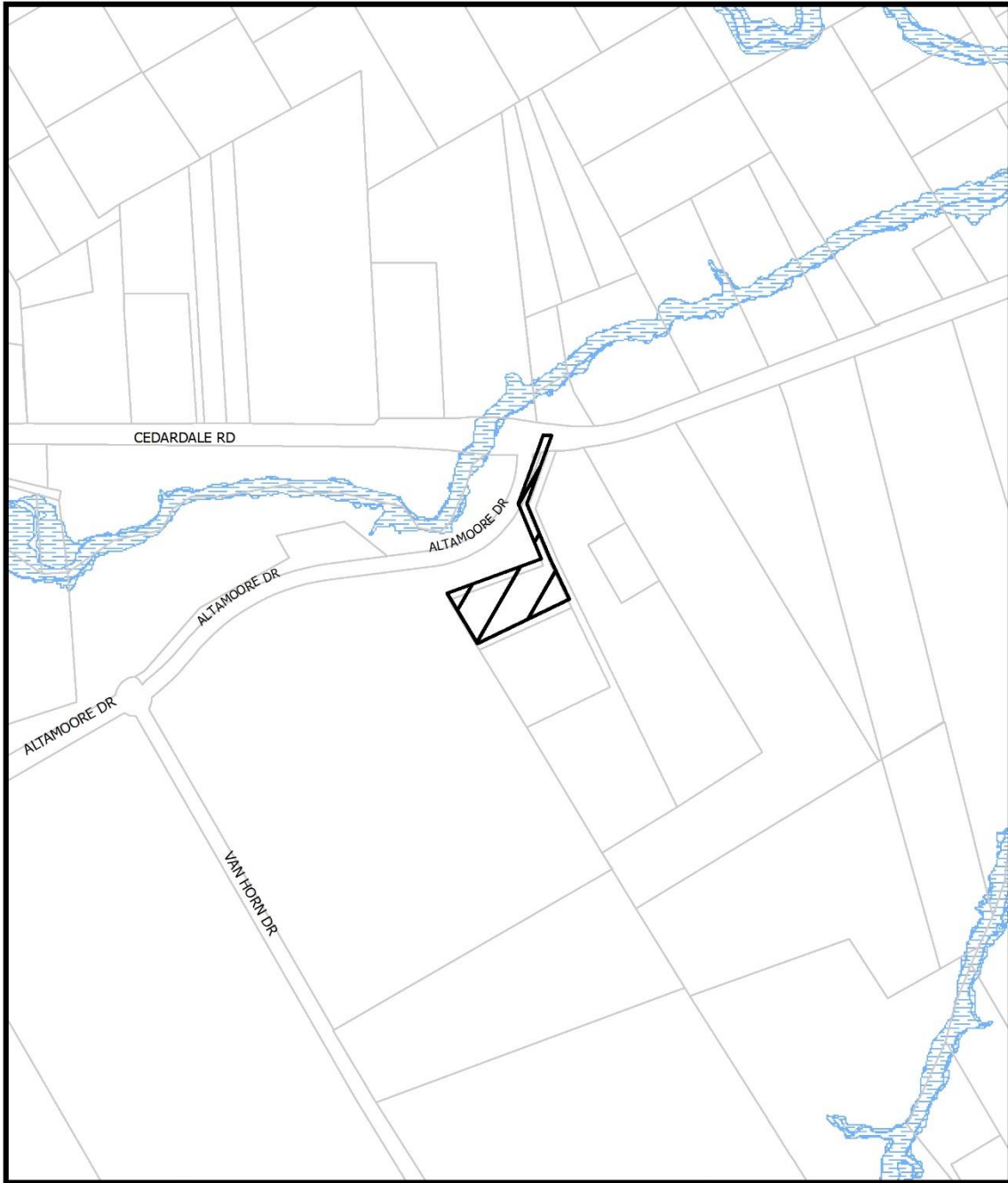


EXHIBIT A
CONCEPT PLAN
PLANNED DEVELOPMENT DISTRICT
Z156-354
CHRONIC/DARBALLE ADDITION
BLOCK 8910
GERGEN/FORD SURVEY
CITY OF DALLAS, DALLAS COUNTY TEXAS

PREPARED BY:
HALFF
ARCHITECTS

SCALE: 1" = 12'
DATE: 08/18/16

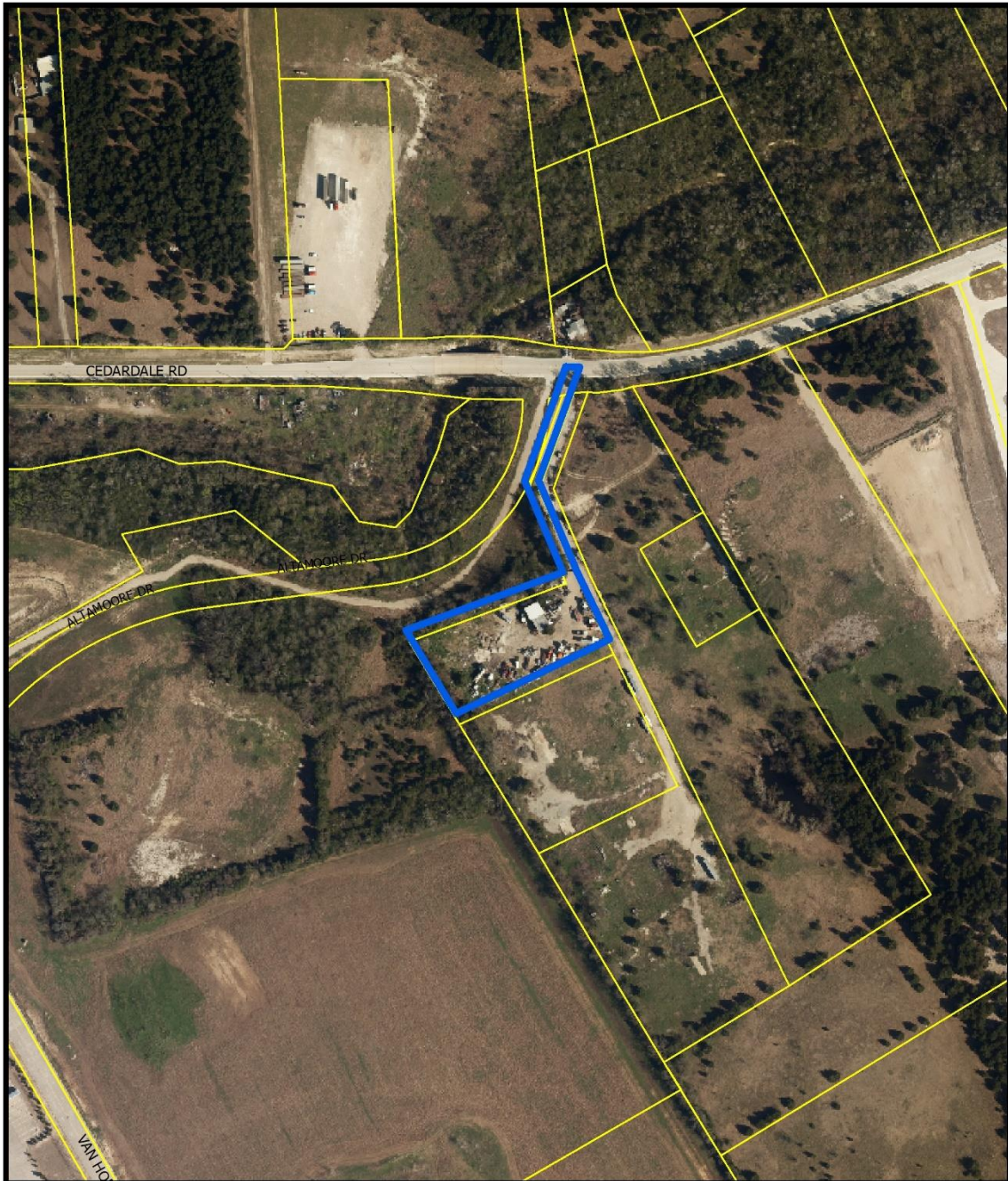



1:6,000

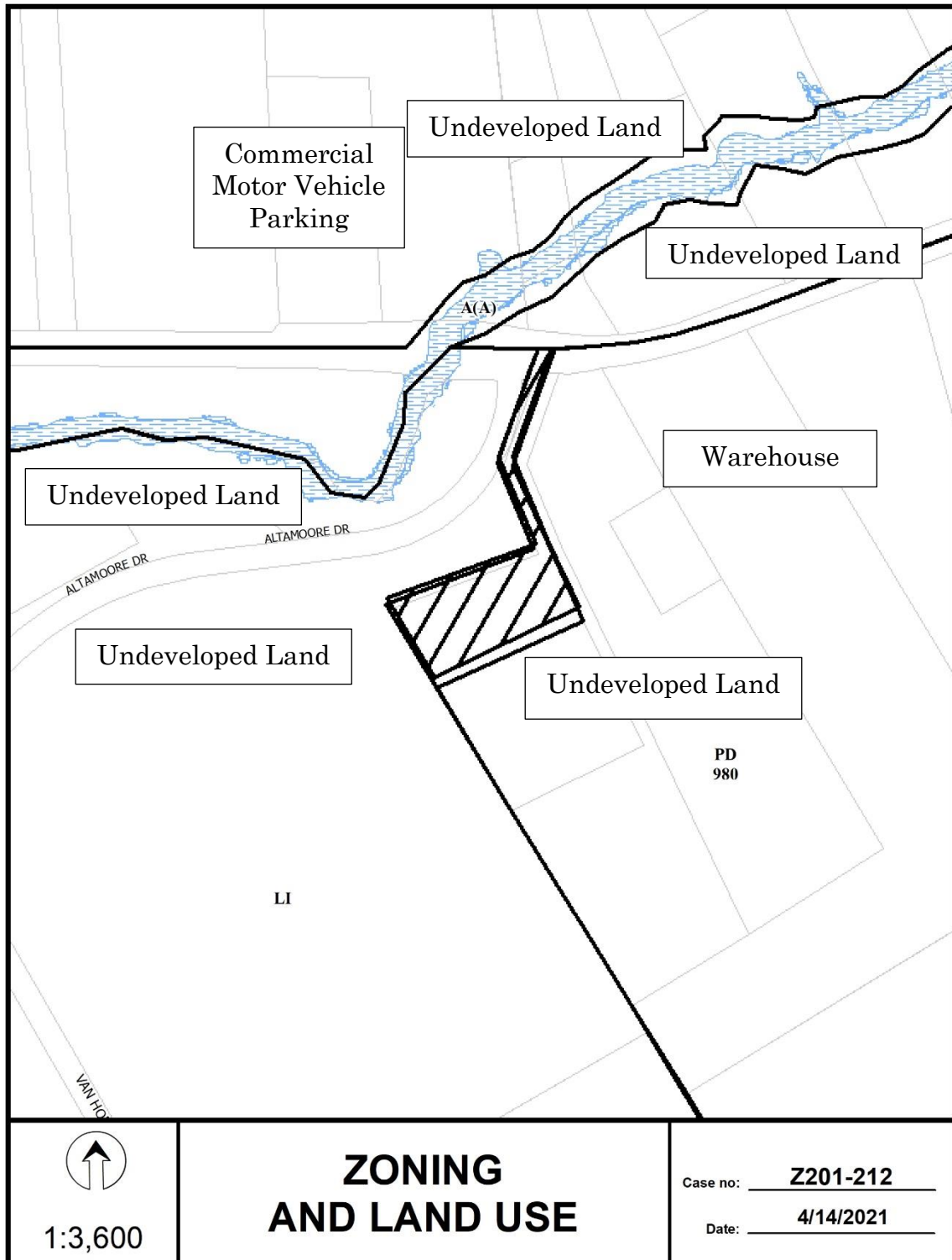
VICINITY MAP

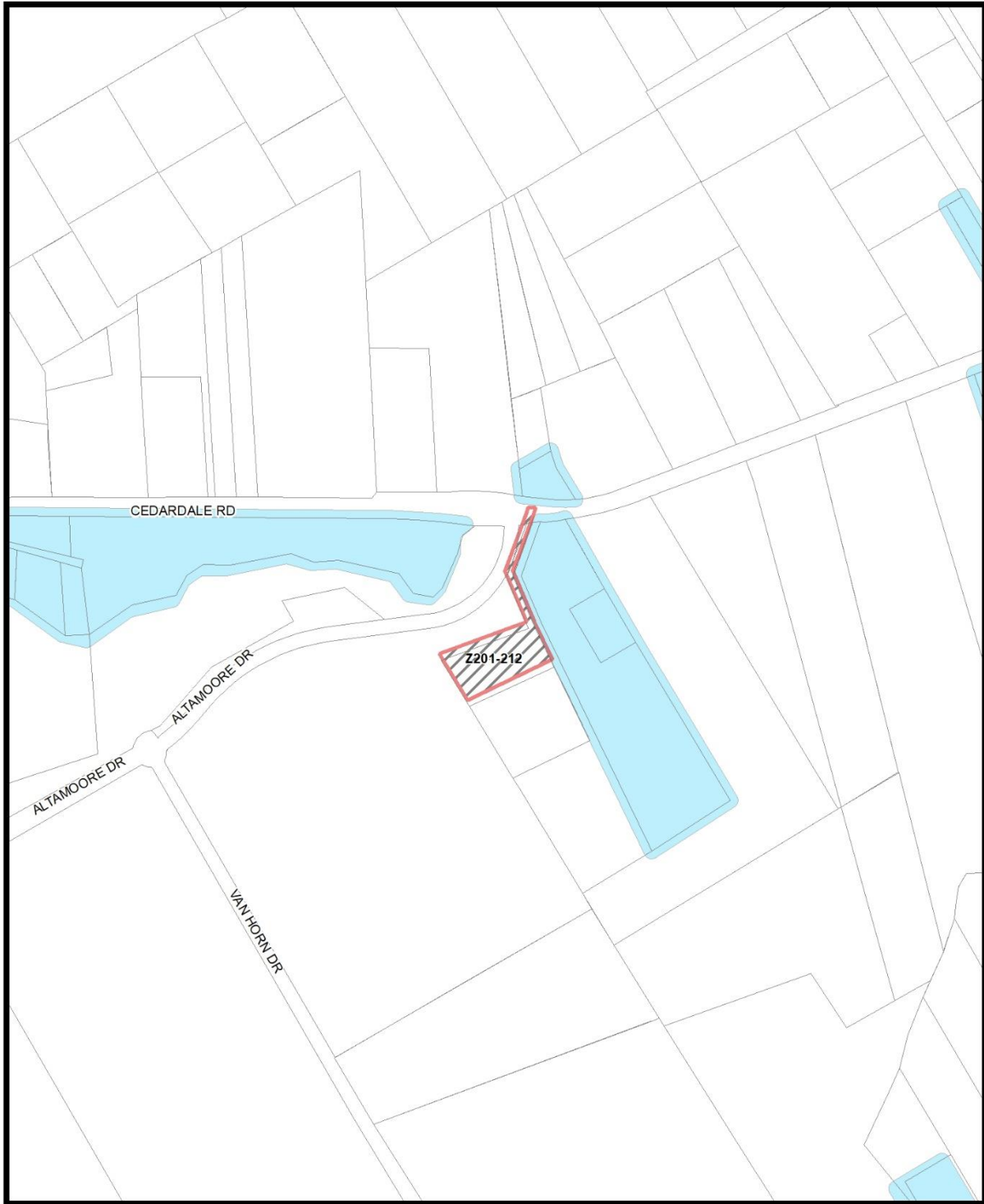
Case no: Z201-212

Date: 4/14/2021



 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z201-212 </u> Date: <u> 4/14/2021 </u>
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Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 4/14/2021

CPC RESPONSES



<u>16</u>	Property Owners Notified (17 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>500'</u>	Area of Notification
<u>6/17/2021</u>	Date

Z201-212
CPC



1:3,600

06/16/2021

Reply List of Property Owners

Z201-212

16 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	3566 ALTAMOORE DR	TC ALTAMOORE PHASE 2 VENTURE LLC
	2	3400 CEDARDALE RD	Taxpayer at
	3	3420 CEDARDALE RD	ESPARZA JOSE CARMEN &
	4	2946 CEDARDALE RD	KEETON PAUL L JR
	5	3423 CEDARDALE RD	ESPARZA JOSE CARMEN & MARIA
	6	3401 CEDARDALE RD	BARAJAS NICOLAS
	7	3525 CEDARDALE RD	CARTER LINDA JO &
	8	3521 CEDARDALE RD	BARAJAS NICOLAS
	9	3521 CEDARDALE RD	BARAJAS NICK
	10	1 VAN HORN DR	RIDGE LOGISTICS CNTR S DALLAS
	11	3500 ALTAMOORE DR	TC ALTAMOORE PHASE 1 VENTURE LLC
	12	3422 CEDARDALE RD	Taxpayer at
	13	3434 CEDARDALE RD	Taxpayer at
	14	3424 CEDARDALE RD	Taxpayer at
	15	3310 CEDARDALE DR	Taxpayer at
	16	3420 CEDARDALE RD	Taxpayer at