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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Public Notice

250405

POSTED CITY SECRETARY
DALLAS, TX

City Plan Commission

April 24, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY OF DALLAS

CITY PLAN COMMISSION MEETING

THURSDAY, APRIL 24, 2025

AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **9:00 a.m.**

(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**

Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

New City Plan Commission webpage.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/CPC-042425 or by calling the following phone number: ***Webinar number:*** (Webinar 2481 473 1999) password: dallas (325527 from phones)) and by ***phone:*** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2481 473 1999* ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Development Department by registering online at https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, April 23, 2025, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo registrándose en línea en https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles, 23 de abril de 2025, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Development Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, APRIL 24, 2025
ORDER OF BUSINESS

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m19481b78aabf2302f08728559bccc4c3

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS	Item 1
APPROVAL OF MINUTES	
ACTION ITEMS:	
ZONING DOCKET:	
ZONING CASES – CONSENT	Items 2-6
ZONING CASES – UNDER ADVISEMENT	Items 7-11
ZONING CASES – INDIVIDUAL	Item 12
SUBDIVISION DOCKET:	
SUBDIVISION CASES – CONSENT	Items 13-17
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 18-19
AUTHORIZED HEARING – ZONING CASE – UNDER ADVISEMENT	Items 20
AUTHORIZATION OF AHEARING	Items 21
OTHER MATTERS:	
CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES	
ADJOURMENT	

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propriedad."

CALL TO ORDER

BRIEFINGS:

1. 25-1406A Briefing on the South Dallas Fair Park Area Plan
   Lindsay Jackson, Senior Planner, Planning and Development Department
   Patrick Blaydes, Chief Planner, Planning and Development Department

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the February 6, 2025 City Plan Commission Hearing, the February 13, 2025 Special Called City Plan Commission Hearing, the February 20, 2025 City Plan Commission Hearing, the March 4, 2025 City Plan Commission Hearing, the March 6, 2025 City Plan Commission Hearing, the March 20, 2025 City Plan Commission Hearing, and the April 10, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Zoning Cases - Consent:

2. 25-1407A An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) and partially within the H/74 Lincoln High School Historic Overlay District No. 74, at the east corner of Elsie Faye Heggins Street and Malcolm X Boulevard.
   Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.
   Applicant: Dallas Independent School District
   Representative: Elsie Thurman, Land Use Planning & Zoning Services
   Planner: Jenniffer Allgaier
   Council District: 7
   Z234-200(JA)

Attachments: Z234-200(JA)_Case Report
Z234-200(JA)_Site Plan_Proposed
Z234-200(JA)_Traffic Management Plan_Proposed

3. 25-1408A An application for MU-1 Mixed Use District on property zoned R-7.5(A) Single Family District, on the north line of Grovecrest Drive, west of Conner Drive.
Staff Recommendation: **Approval.**
Applicant: Bank of America
Representative: Mark Thornsburg, Jones Lang LaSalle Americas, Inc. and Robert Reeves, Robert Reeves & Associates, Inc.
Planner: Liliana Garza
Council District: 5
Z223-244(LG)

Attachments: Z223-244(LG)_Case Report

4. 25-1410A An application for a Specific Use Permit to allow alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Hillburn Drive and Great Trinity Forest Way.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Emilia Realty LLC/NA and C Investments
Representative: Parvez Malik, Malik Law Firm
Planner: Jordan Gregory
Council District: 5
Z234-189(JG)

Attachments: Z234-189(JG)_Case Report
Z234-189(JG)_Site Plan

5. 25-1411A An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the southeast corner of North Masters Drive and Tokowa Drive.
Staff Recommendation: **Approval** of a two-year period, subject to a site plan and conditions.
Applicant: Pervez Plasticwala
Representative: Robert Nunez; Alchemi DP.
Planner: Cherrell Caldwell
Council District: 5
Z245-115(CC

Attachments: Z245-115(CC)_Case Report
Z245-115(CC)_Site Plan

6. 25-1412A An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Tami Free
Representative: Tim Sanson,The Organic Recycler
Planner: Cherrell Caldwell
Council District: 6
Z245-156(CC)

Attachments: Z245-156(CC)_Case Report
Z245-156(CC)_Site Plan_Revised

Zoning Cases - Under Advisement:

7. 25-1414A An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.
Applicant: Karim P. Rashid
Representative: Robert Nunez
Planner: Connor Roberts
U/A From: March 6, 2025, March 20, 2025 and April 10, 2025.
Council District: 5
Z234-165(CR)

Attachments: Z234-165(CR)_Case Report
Z234-165(CR)_Site Plan

8. 25-1415A An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Maple Avenue and Hawthorne Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.
Applicant: Raymundo Castaneda
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 2
Z234-279(LG)

Attachments: Z234-279(LG)_Case Report
Z234-279(LG)_Site Plan

9. 25-1417A An application for 1) a planned development district for MF-3(A) Multifamily District uses and 2) removal of a D-1 Liquor Control Overlay on property zoned CR-D-1 Community Retail District with the D-1 Overlay, on the southeast corner of South Jim Miller Road and Great Trinity Forest Way.
Staff Recommendation: **Approval** of 1) a planned development district for MF-3(A) District uses, subject to a development plan and conditions; and 2) removal of a D-1 Liquor Control Overlay.
Applicant: JPI Real Estate Acquisition LLC
Representative: Tommy Mann/Jesse Copeland, Winstead PC
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 8
Z234-316(MP/LG)

Attachments: Z234-316(LG)_Case Report
Z234-316(LG)_Development Plan

10. 25-1420A An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road.
Staff Recommendation: **Approval.**
Applicant: TMM Development, LLC
Representative: Karl A. Crawley, Masterplan
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 8
Z245-124(LG)

Attachments: Z245-124(LG)_Case Report

11. 25-1421A An application for 1) a TH-3(A) Townhouse District; and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.
Staff Recommendation: **Denial**.
Applicant: DR Horton Homes
Representative: Rob Baldwin
Planner: Martin Bate
U/A From: March 20, 2025
Council District: 4
Z234-286(MB)

Attachments: Z234-286(MB)_Case Report

Zoning Cases - Individual:

12. 25-1422A An application for an amendment to Planned Development District No. 1065 on property zoned Planned Development District No. 1065, on the south line of West Mockingbird Lane, east of Elmbrook Drive.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Chris Schultz [DA12, LLC]
Representative: Karl Crawley
Planner: Martin Bate
Council District: 2
Z245-117(MB)

Attachments: Z245-117(MB)_Case Report

SUBDIVISION DOCKET:

Consent Items:

13. 25-1430A An application to replat a 0.380-acre tract of land containing all of Lots 5 and 6 in City Block J/1476 to create one lot on property located on Lewis Street, east of Hubert Street.
Applicant/Owner: T.G.H.M. Properties, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 26, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 14
S245-135

Attachments: S245-135_Case Report
S245-135_Plat

14. 25-1431A An application to replat a 7.321-acre tract of land containing all of Lots 1 through 4, and Lots 11 through 14 in City Block F/6044 to create one lot on property between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue.
Applicant/Owner: 4029 Love Bird Ln, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: March 27, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-137

Attachments: S245-137_Case Report
S245-137 PG 1_Plat
S245-137 PG 2_Plat

15. 25-1433A An application to create one 13.3642-acre lot from a tract of land in City Block A/8598 on property located between Clark Road and Clarkridge Drive, north of Camp Wisdom Road.
Applicant/Owner: Rosebriar Camp Wisdom, LP
Surveyor: Kimley-Horn and Associates Inc.,
Application Filed: March 27, 2025
Zoning: PD 1129
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-138

Attachments: S245-138_Case Report
S245-138_Plat

16. 25-1434A An application to create one 1.647-acre lot from a tract of land in City Block 7367 on property located on Chenault Street, west of Buckner Boulevard.
Applicant/Owner: Mohammad Khader Amlallah
Surveyor: Crowley Surveying
Application Filed: March 27, 2025
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 7
S245-140

Attachments: S245-140_Case Report
S245-140_Plat

17. 25-1435A An application to create one 6.3005-acre lot from a tract of land in City Block 8037 on property located on Ranchero Lane, west of Duncanville Road.
Applicant/Owner: Jaime Reynaldo Sepulveda
Surveyor: Seth Ephraim Osabutey
Application Filed: March 27, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-141

Attachments: S245-141_Case Report
S245-141 PG 1_Plat
S245-141 PG 2_Plat

Residential Replats:

18. 25-1436A An application to replat a 0.6656-acre (28,994-square foot) tract of land containing all of Lot 8 in City Block 20/6912 to create one 14,013-square foot lot and one 14,981-square foot lot on property located on Weehaven Drive at Misty Glen Lane, west corner.
Applicant/Owner: Fesbod, LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: March 26, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 4
S245-134

Attachments: S245-134_Case Report
S245-134_Plat

19. 25-1437A An application to replat a 1.0-acre (43,528-square foot) tract of land containing all of Lots 13 and 14 in City Block E/6855 to create four 10,882-square foot lots on property located on Veterans Drive, north of Talco Drive.
Applicants/Owners: Wisehouse Investment Group, LLC
Surveyor: Lim & Associates, Inc.
Application Filed: March 26, 2025
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 8
S245-136

Attachments: S245-136_Case Report
S245-136_Plat

Authorized Hearings - Zoning Case - Under Advisement:

20. 25-1441A A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres.
Staff Recommendation: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3 and a Shopfront Overlay on a portion.
Planner: Jalyn Porchay
U/A From: March 20, 2025
Council District: 1
Z189-349(JP)

Attachments: Z189-349(JP)_Case Report

Authorization of a Hearing:

21. 25-1438A

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Authorization of a Hearing "Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."

If #1 is approved, then consideration of #2.

2. Reconsideration of action taken on November 15, 2018, which was approval of "Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."

If #2 is approved, then consideration of #3.

3. Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."

Planner: Seth Okoth
Council District: 1
Z189-143(SO)

Attachments: Z189-143(SO)_Staff Memo_4-15-2025
Z189-143(SO)_Memo_11-15-2018

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, April 22, 2025

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, April 22, 2025, at 9:00 a.m. at City Hall, in Room 6ES and by videoconference, to consider **DCA245-006** – Amendment to the Dallas Development Code, Section 51A-4.701(e), "Postponements", to eliminate the section and shift requests for postponements of hearings for zoning cases from an administrative action to a request made as part of the City Plan Commission and/or City Council public hearing process. The public may attend the meeting via the videoconference link: https://bit.ly/Apr22ZOAC.

Thursday, April 24, 2025

CPC THOROUGHFARE COMMITTEE MEETING – Thursday, April 24, 2025, at 8:00 a.m., City Hall, Council Chambers (6th Floor) and by video conference, to consider: **(1) Wycliff Thoroughfare Plan Amendment** - Amendments to the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East. The public may attend the meeting via the videoconference link: https://bit.ly/CPCTC0424.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1406A **Item #:** 1.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): Citywide

DEPARTMENT: Department of Planning and Development

SUBJECT

Briefing on the South Dallas Fair Park Area Plan

Lindsay Jackson, Senior Planner, Planning and Development Department
Patrick Blaydes, Chief Planner, Planning and Development Department

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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1407A **Item #:** 2.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) and partially within the H/74 Lincoln High School Historic Overlay District No. 74, at the east corner of Elsie Faye Heggins Street and Malcolm X Boulevard.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Jenniffer Allgaier
Council District: 7
Z234-200(JA)

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Jenniffer Allgaier, M. Arch, AICP

FILE NUMBER: Z234-200(JA) **DATE FILED:** March 29, 2024

LOCATION: East corner of Elsie Faye Heggins Street and Malcolm X Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 21.993 acres **CENSUS TRACT:** 48113020800

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) and partially within the H/74 Lincoln High School Historic Overlay District No. 74.

SUMMARY: The purpose of the request is to allow for an addition to an existing public high school. *[Lincoln High School]*

STAFF RECOMMENDATION: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.

Planned Development District No. 595:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595

Lincoln High School Historic Overlay District No. 74 (H/74):
https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/lincoln_high_school.aspx

https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/DCH%20documents/pdf/22550.pdf

BACKGROUND INFORMATION:

- The area of request is predominantly zoned an R-5(A) Single Family Subdistrict within Planned Development District (PD) No. 595 – the South Dallas/Fair Park Special Purpose District – and is currently developed with two public high schools. [Lincoln High School and Career Institute East]

- Approximately one half of the request site (southeastern portion of the property containing CI East) is also within the Lincoln High School Historic Overlay District No. 74 (H/74).

- The applicant proposes to construct an approximately 3,800 square foot addition to the existing public high school (Lincoln) on the portion of property not covered by the historic overlay.

- Athletic field lighting for the football field is included with the current request. However, since the football field is located within the portion of the property covered by the historic overlay district, the applicant must obtain a Certificate of Appropriateness authorizing the athletic field lighting before it can be installed on site.

- Although a small portion of the request site (at the corner of Elsie Faye Heggins Street and Malcolm X Boulevard) is zoned an NC Neighborhood Commercial Subdistrict within PD No. 595, this portion of the property is currently undeveloped and no development is proposed within this area as part of the current request.

- On March 6, 2025, City Plan Commission recommended approval of the request. On April 9, 2025, City Council remanded the request to City Plan Commission due to a notification error (notifications for the previous CPC and CC hearings did not include the NC Neighborhood Commercial Subdistrict in their captions).

Zoning History:

There has been one zoning change request in the area within the last five years.

1. **Z212-299:** On December 13, 2023, City Council denied an application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Hatcher/Elsie Faye Heggins Street *(2nd to Botham Jean)*	Minor Arterial	Minimum-6 lanes-Divided 100' ROW; bike plan
Malcolm X Boulevard	Local	-

Traffic:

The proposed traffic management plan (TMP), dated March 6, 2025, is sealed by a licensed professional engineer, and contains the signature of the Lincoln High School principal. The proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by September 30, 2027 (or within six months after a certificate of occupancy is issued for the building addition, whichever is later) and by September 30th of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning application and supports the request as proposed.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

In September 2024, *forwardDallas! (2.0), an update to the 2006 Comprehensive Plan,* was adopted by City Council.



The current area of request is within the Community Residential (CR) Placetype, which is primarily made up of single-family homes; however, a mix of sensitively integrated housing types can be found in many of these areas.

Parks, schools, and places of worship interspersed throughout these areas provide focal points for community activity.

Land Use Compatibility:

The area of request is located in an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within PD No. 595, the South Dallas Fair Park Special Purpose District and is currently developed with two public high schools. The southeastern half of the property is also within Lincoln High School Historic Overlay District No. 74. Surrounding properties are also within PD No. 595, and are developed with a mix of uses, predominantly residential. Historic Butler Nelson Cemetery is adjacent to the northeast.

A Specific Use Permit (SUP) is required for schools to operate in the district. The applicant requests an SUP in order to construct an addition to the existing high school

and to add athletic field lighting at the existing football field. The use remains compatible with the surrounding properties and uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request, subject to a site plan, a traffic management plan, and conditions as provided in this report.

Development Standards:

Because an SUP does not change the zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located. For the R-5(A) Single Family Subdistrict within PD No. 595, the regulations for the R-5(A) Single Family District, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended, generally apply. The only exceptions are that in the R-5(A) Single Family Subdistrict within PD No. 595 (1) a market garden is allowed by SUP, and (2) surface accessory remote parking is permitted by SUP for institutional uses and Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply.

The following table shows development standards applicable for R-5(A) Single Family Subdistricts within PD No. 595, in general, and development standards for the proposed school at the request site in an R-5(A) Single Family Subdistrict within PD No. 595.

	Setbacks		Height[1]	Lot Coverage[2]	Density/FAR	Special Standards
	Front	Side/Rear				
R-5(A) Subdistrict in general	20' min	5' / 5' min for single family structures 10' / 10' min for other permitted structures	30' max Institutional uses, such as schools, may be built to any height consistent with FAA airspace limitations and the building code No max stories	45% max for residential structures 25% max for nonresidential structures 60% max for institutional uses such as schools	No max FAR Min lot area for a residential use is 7,500 sq ft No minimum lot area for a school	Continuity of blockface Parking must comply w FYSB* Max 4' tall fence in front yard
Proposed school at this R-5(A) Subdistrict site in particular	20' min at Elsie Faye Heggins Street 20' min at Malcolm X Boulevard	10' min at interior side yards This property does not have a "rear yard"	Any height consistent with FAA airspace limitations and the building code No max stories	60% max for institutional uses such as schools	No max FAR No min lot area for a school	Continuity of blockface Parking must comply w FYSB* Max 6' tall fence in front yard if approved by board of adjustment

[1]Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.
[2]Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.
*FYSB = Front Yard Setback

Landscaping:

For the R-5(A) Subdistrict within PD No. 595, landscaping and tree preservation must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

The city arborist reviewed the current zoning request and anticipates that the site can conform to Article X. A landscape plan will be required for review at permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

The Dallas Development Code determines the off-street parking requirement for a school using the following criteria: 1) the number of classrooms, and 2) the grade level of the school's students (e.g., elementary, middle, or high school). Parking for a high school is typically required at nine- and one-half spaces per high school classroom. At this standard ratio, a total of 760 off-street parking spaces would be required for the site [9.5 x 80 high school classrooms].

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. Sec. 51A-4.204(17)(C)(iv)]. Based on the parking analysis provided, the applicant proposes a reduced parking ratio of 3.5 spaces per high school classroom. At this reduced ratio, a total of 280 off-street parking spaces would be required for the site [3.5 x 80 high school classrooms]. The parking summary on the proposed SUP site plan indicates 292 spaces will be provided on site.

Staff supports the proposed reduction based on projected demand of 236 to 262 total spaces as determined by the applicant's engineer.

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 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 (A through C), to orange, representing the weakest markets (G through I). The area of request is part of an "I" MVA cluster, which extends to the east and northeast. Areas to the north, west, and south of the site are located within an "H" MVA cluster. In the wider vicinity to the east and southeast is an "F" MVA area.

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Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.

2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.

3. **TIME LIMIT**: This Specific Use Permit has no expiration date.

4. **LANDSCAPING**: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. **FENCES**: Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.

   A. An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)

   B. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;

   C. the fence complies with the visual obstruction regulations in Section 51A-4.602;

   D. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and

   E. for fences within required front yards (Elsie Faye Heggins and Malcolm X Boulevard), fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

6. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

7. **LIGHT STANDARDS FOR ATHLETIC FIELDS**: Light standards may be provided for the athletic fields shown on the attached site plan with the following conditions:

   A. The light standards may not be located within a required yard.

   B. The light standards may not exceed 80 feet in height. Residential proximity slope does not apply to the light standards.

   C. The light standards may only operate Monday through Saturday between 6:00 a.m. and 10:00 p.m.

   D. Lighting is limited to a practice involving a Dallas Independent School District athletic team or other University Interscholastic League organizations.

E. The lighting must meet the International Dark Sky Association standards for community-friendly sports lighting design.

8. **OFF-STREET PARKING**: Three and one-half off-street parking spaces must be provided for each classroom.

9. **PEDESTRIAN AMENITIES**:

A. The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:

i. Type A. A minimum of 1 bench and 1 trash receptacle must be provided in areas marked "Type A" on the attached site plan.

ii. Type B. A minimum of 4 bicycle racks must be provided in areas marked "Type B" on the attached site plan.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

10. **SIDEWALKS/BUFFER**: Except as provided in this paragraph, prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

A. Elsie Faye Heggins. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along Elsie Faye Heggins may remain as shown on the site plan; however, when this sidewalk is repaired or replaced, it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

B. Malcolm X Boulevard. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along Malcolm X Boulevard may remain as shown on the site plan; however, when this sidewalk is repaired or replaced, it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

11. **SIGNS**: Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

12. **TRAFFIC MANAGEMENT PLAN**:

A. In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted as shown on the attached traffic management plan. Except for bus loading and unloading where shown on the attached traffic management plan, student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 30, 2027, or within six months after a certificate of occupancy is issued for the building addition, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 30th of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by September 30, 2027, or within six months after a certificate of occupancy is issued for the building addition, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by September 30th of each odd-numbered year, the director shall notify the city plan commission.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;
b. queue lengths;
c. number and location of personnel assisting with loading and unloading of students;
d. drop-off and pick-up locations;
e. drop-off and pick-up hours for each grade level;
f. hours for each grade level; and
g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

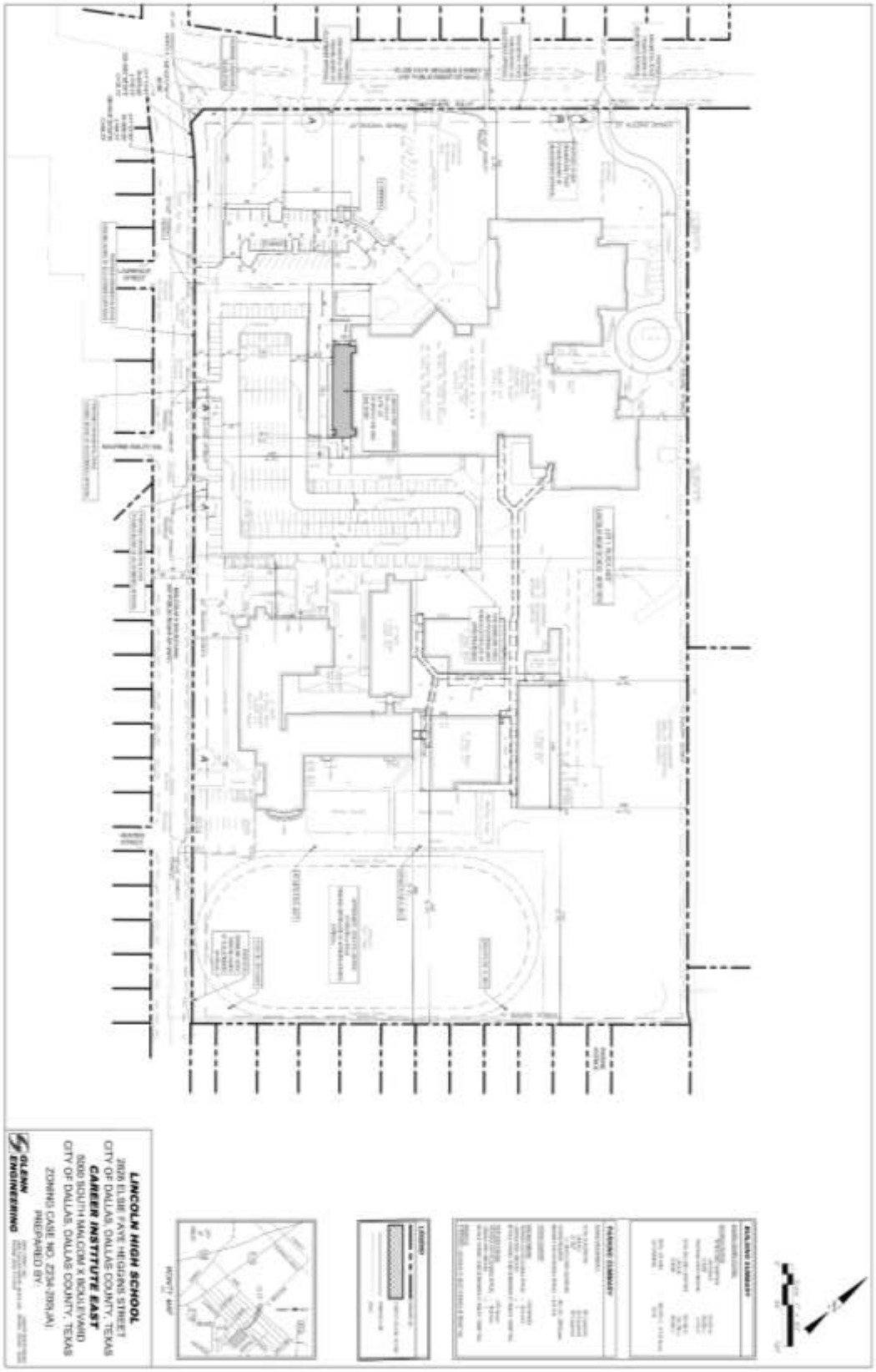
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

13. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

14. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed SUP Site Plan



Proposed Traffic Management Plan

LAMBETH
ENGINEERING
ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508



Traffic Management Plan
Lincoln High School

Z234-200(JA)

March 6, 2025

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Lincoln High School and Humanities/Communications Magnet (Lincoln HS). The Career Institute East (CI East) is also on this campus, southeast of Lincoln HS. All students attending CI East are transported to the school via buses after/before Lincoln HS dismisses. Therefore, CI East does not have impact to the Lincoln HS TMP.

The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Lincoln HS.

School:

- Location: 2826 Elsie Faye Heggins Street, Dallas, Texas 75215
- School District: Dallas Independent School District
- There are two schools on the site – Lincon HS and CI East.

Lincon High School:

- Lincon HS is traditional high school with 9th – 12th grade students.
- Lincoln HS School Times: 9:10 AM – 4:30 PM
- Lincoln HS students are dropped off before CI East buses arrive. Lincoln HS students' parents and buses arrive to pick up students after CI East buses have already departed taking the CI East students back to their campus.

Carrer Institue East:

- CI East is adjacent to Lincoln High School. CI East students ride school buses to/from their main campus to the CI East campus. CI East students attend this location on four different "sessions" (two on A Day and two on B Day) morning and afternoon.
- CI East buses arrive and depart at different times than Lincoln HS parents. CI East students are all bused to/from their main high school to CI East. Buses arrive at different times from the Lincoln HS buses and parents.
- CI East operates with eleven (11) buses, of which only seven (7) are on campus at one time. Session, one buses arrive to drop off CI East students at 9:15 AM and arrive to pick up students at 12:15 PM. Session two buses arrive to drop off CI East students at 1:00 PM and arrive to pick up students between 3:50 – 4:00 PM.
- The current traffic flow for CI East is shown in **Exhibit 2** and CI East bus routes are shown in the **Appendix**.

469.784.9534 • 6301 Gaston Ave., Suite 1129, Dallas, TX 75214 • christy@lambetheng.com

LAMBETH ENGINEERING ASSOCIATES

Zoning:

- Existing Zoning: PD 595 P(A)
- Project: Additions for new entry, new administrative offices, and new locker rooms. Renovations to the auditorium and lecture hall. Interior refresh to other areas. This project does not include the addition of classrooms.

Students:

Lincon High School

- 2023-2024 Student Enrollment: 658 students in 9th – 12th grades
- 2024-2025 Student Enrollment: 577 students in 9th – 12th grades
- Projected Student Enrollment: 800 students in 9th – 12th grades (*There is no planned growth, estimated increase to be conservative for TMP.*)
- **Table 1** summarizes the total number of students per grade.

Table 1. Lincoln HS Students per Grade

Grade	2023-2024 Enrollment	2024-2025 Enrollment	Estimated Future
9	198	170	200
10	193	166	200
11	140	118	200
12	127	123	200
Total:	**658**	**577**	**800**

Carrer Institute East

- 2023-2024 Student Enrollment: 1,500 CI East students - approximately 750 CI East students on campus per day, about 375 in the morning and 375 in the afternoon.
- Projected Student Enrollment: CI East is planned to accommodate up to 800 students at one time, all students will be bused to/from campus.

School Access:

- Adjacent Roadways:
  - Elsie Faye Heggins Street: Six-lane, divided roadway
  - S. Malcolm X Boulevard: Two-lane, undivided roadway
- Sidewalks are provided adjacent to the school.

LAMBETH ENGINEERING ASSOCIATES

Traffic Management Plan

Queue

Lambeth Engineering met with DISD staff and the school principal during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Tuesday, August 22, 2023 – PM Dismissal
- Wednesday, August 23, 2023 – AM Arrival
- Wednesday, August 23, 2023 – PM Dismissal
- Thursday, August 24, 2023 – PM Dismissal
- Wednesday, October 4, 2023 – PM Dismissal
- Wednesday, April 17, 2024 – PM Dismissal
- Thursday, December 12, 2024 – PM Dismissal (CI East)

The peak queue of parent vehicles picking up students was observed to be about 72 vehicles.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus and adjacent streets within fifteen (15) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2**. As shown, the proposed site plan does not have adequate space to accommodate parent vehicles on-site and adjacent to the school on S. Malcolm X Boulevard without using the CI East bus loading area. The CI East buses depart **prior** to Lincoln HS parent's arrival. Therefore, parents could park in this area. Using this additional area would allow all parent vehicles to be accommodated on-site plus adjacent to the school.

Queue lanes are shown to extend onto S. Malcolm X Boulevard, on the north side of the road, adjacent to the school. S. Malcom X Boulevard is four lanes wide with low through traffic; parent parking/queueing on the north side of the S. Malcom X Boulevard, adjacent to the school, is not projected to create traffic congestion. For reference, parents currently park on both sides of S. Malcolm X Boulevard and through vehicles can continue to pass by in both directions.

Table 2. TMP Summary

Student Capacity	School Times	Travel Modes	Projected Parent Vehicles	Provided Queue Space for Parents On-Site	Provided Queue Space for Parents on S. Malcolm X, Adjacent to School	Provided Queue Space for Parents on S. Malcolm X, Across the School	Total Provided Queue Space for Parents	On-Site Deficit for Parents	On-Site & On-Street Total Surplus for Parents
800 Students 9th - 12th Grades	Beginning: 9:10 AM Dismissal: 4:30 PM	Parents 42% Walkers 47% Buses 6% Student Drivers 5%	88 Veh. (2,068 Feet)	71 Veh. (1,668 Feet)	4 Veh. (104 Feet)	22 Veh. (519 Feet)	97 Veh. (2,291 Feet)	-17 Veh. (-400 Feet)	9 Veh.* (223 Feet)*

* Option of using additional queuing space on Malcolm X Blvd. when CI East buses are not present allows for an additional 242 LF. and gives additional queueing space for 10 vehicles.

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. 9th – 12th Grade Students: Drop off and pick up in the L-shaped driveway and in the school's main parking lot.
2. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross mid-block.

Parents

3. Parents pick up students in the following locations:
    a. Main Parking Lot: Parents will use the southeast driveway of the school's main parking lot via S. Malcolm X Boulevard joining the designated queue lane. After picking up their student, parents may use the bypass lane to exit via the middle driveway onto S. Malcolm X Boulevard.
    b. L-Shaped Driveway: Parents will use the northwest driveway entrance via S. Malcolm X Boulevard joining the designated queue lanes. After picking up their student, parents may use the bypass lane to exit to Elsie Faye Heggins Street.
    c. Parents will queue through the parking lots to wait for their students to come to them. Parents should pull all the way forward, as shown in the TMP, to maximize the number of vehicles on-site.
    d. Parents may park on both sides of S. Malcolm X Boulevard, as shown in the TMP.
    e. Parents may park in surplus parking spaces that are not blocked by queue lanes.
4. Parents should not block both lanes in the parking aisle or driveways, so that other parents may use as a bypass lane if their student arrives earlier.
5. Parents may not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.
6. Parents should be discouraged from parking on the residential streets (Lawrence Street, Maurine F. Bailey Way, and Hunter Street)

Buses

7. Three (3) school buses are planned to serve Lincoln HS.
8. Buses will drop off and pick up students in the L-shaped drive via S. Malcolm X Boulevard.
9. Since CI East students ride on DISD buses to/from their main HS campus to CI East, the class schedule at CI East starts later and ends earlier than at Lincoln HS. Therefore, CI East buses arrive and depart at different times from when Lincoln High School parents drop off or pick up their students. This ensures that CI East buses and Lincoln High School parents are not on campus simultaneously, avoiding any conflicts. Lincoln HS and CI East bus routes are included in the **Appendix**, for reference.

Staff

10. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
11. Staff should monitor student walkers exiting the campus onto the adjacent sidewalks and encourage students to cross in groups.

12. Staff should keep student riders within the campus gates to encourage parents to use designated queuing system on-site.
13. Staff should monitor pedestrians at crosswalks on-site.
14. Staff should send out the traffic flow at the beginning of every school year in order to show and remind parents of the traffic flow.

Licensed Peace Officers

15. A designated, licensed peace officer is assigned to Lincoln High School.

Crossing Guards

16. A designated crossing guard is not assigned to Lincoln High School, as the City does not provide crossing guards for high schools.

Parking Restrictions

17. Parents should be reminded not to park around the driveway openings.
18. It is recommended to install a "No Parking – Anytime" sign on S. Malcolm X Boulevard, adjacent to the school, between the mid-campus parking lot driveway entrances.
19. It is recommended that parents do not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces..

School Zones

20. Currently there are school zones on Elsie Faye Heggins Street and S. Malcolm X Boulevard. It is recommended these remain.

Off-Site Improvements

21. Signing and striping plan will be provided with full engineering review.
22. Review of the pedestrian access at the adjacent traffic signal will be reviewed with review of Civil engineering plans.

On-Site Improvements

23. It is recommended to install two (2) "Exit Only" and two (2) "Do Not Enter" signs at the northwest driveway, on Elsie Faye Heggins Street.
24. It is recommended to install two (2) "No Right Turn" signs at each of the new parking addition openings so that vehicles continue in the correct direction through the one-way driveway.

Summary

The Lincoln HS Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, by the school, without blocking through traffic. CI East buses arrive/depart after/before Lincoln HS buses and parents, they traffic flow from the two schools on the same campus do not conflict with one another.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

LAMBETH ENGINEERING ASSOCIATES

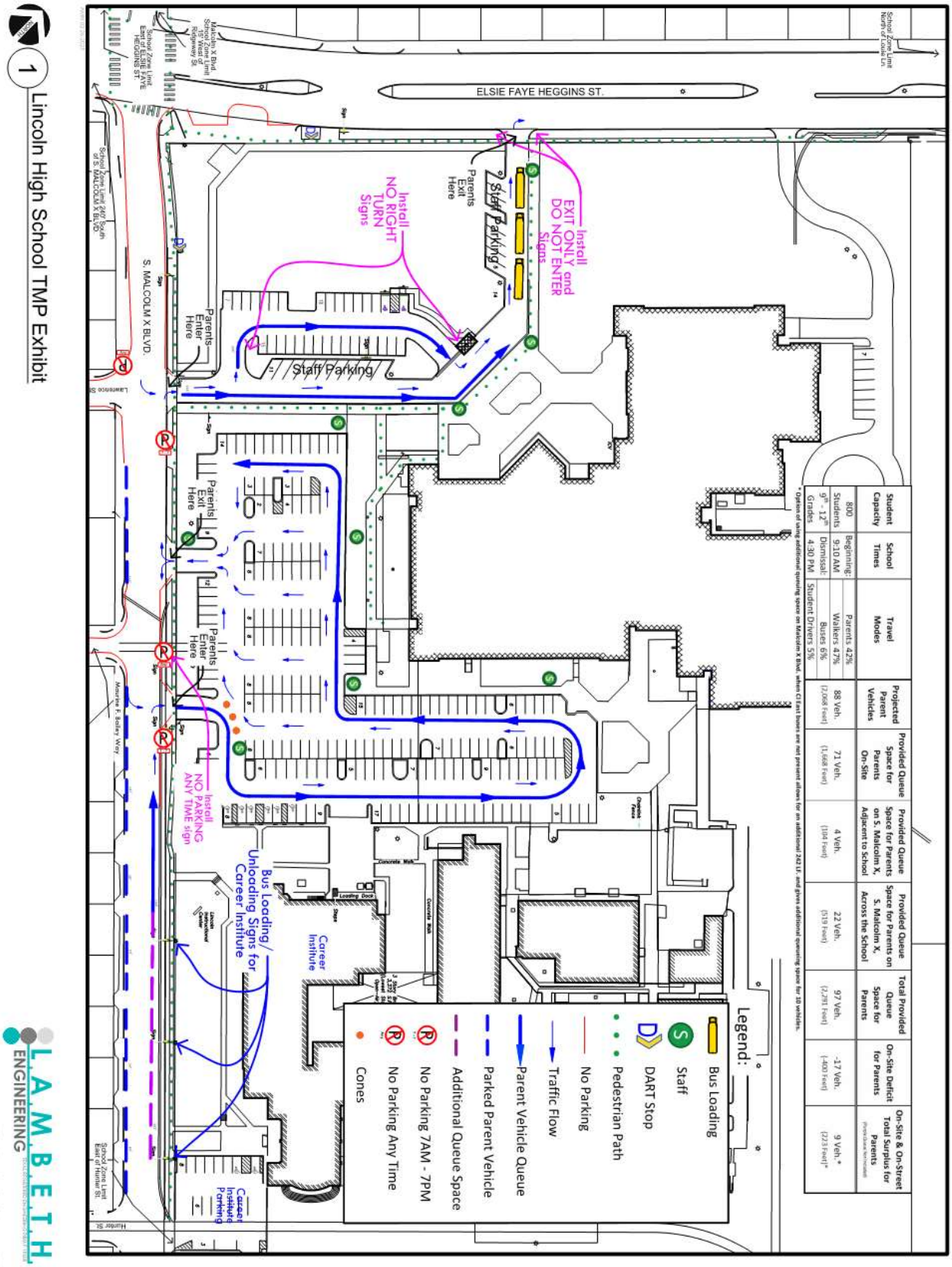
REVIEW AND COMMITMENT

The **Lincoln High School** traffic management plan (TMP) was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Signature	11/28/23 Date
Lance Williams Name	Principal Title



Student Capacity	School Times	Travel Modes	Projected Parent Vehicles	Provided Queue Space for Parents On-Site	Provided Queue Space for Parents on S. Malcolm X. Adjacent to School	Provided Queue Space for Parents on S. Malcolm X. Across the School	Total Provided Queue Space for Parents	On-Site Deficit for Parents	On-Site & On-Street Total Surplus for Parents
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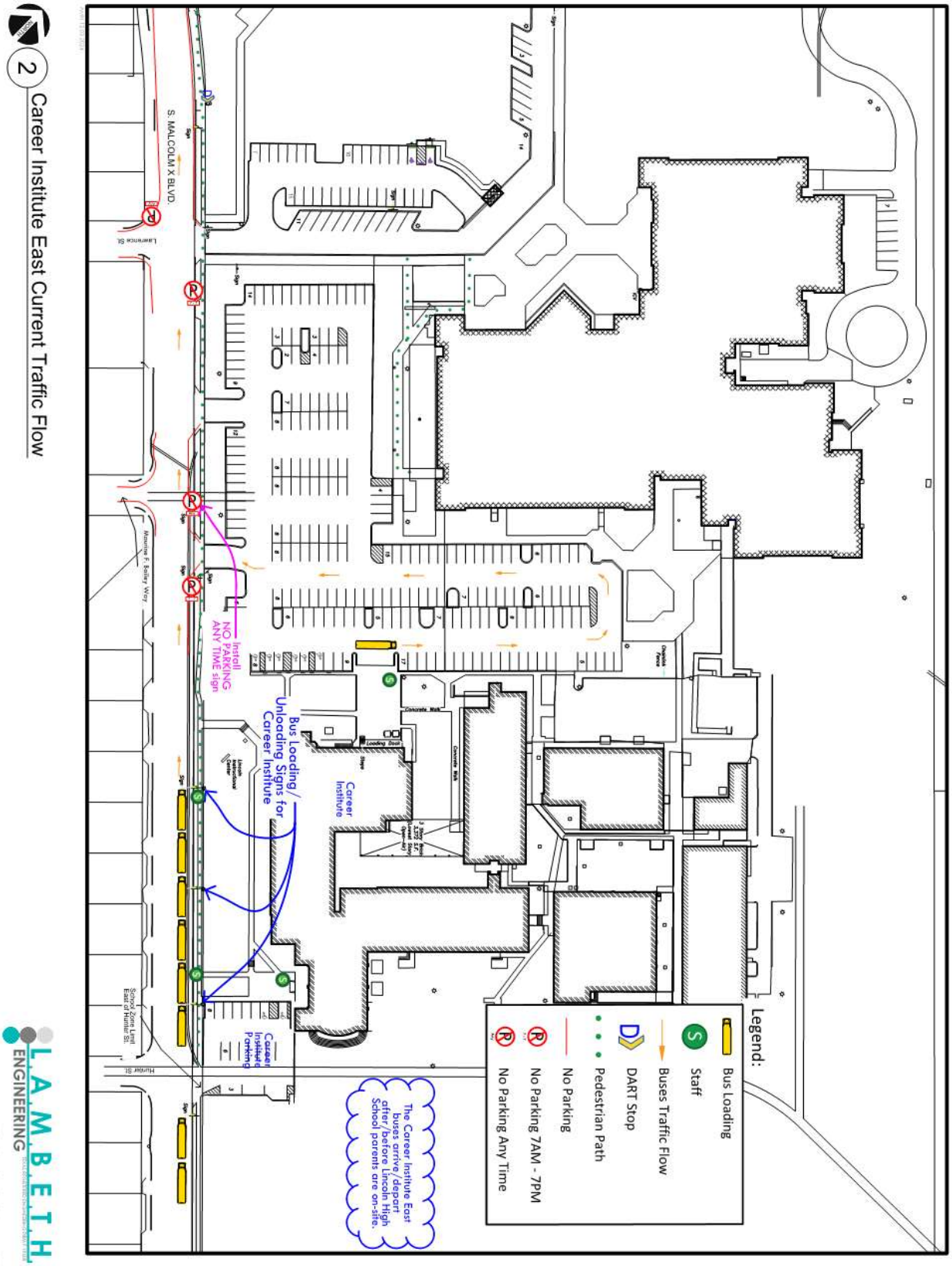
* Option of using additional queuing space on Malcolm X Blvd. when Ct Fest buses are not present allows for an additional 242 LF and gives additional queueing space for 10 vehicles.

1 Lincoln High School TMP Exhibit

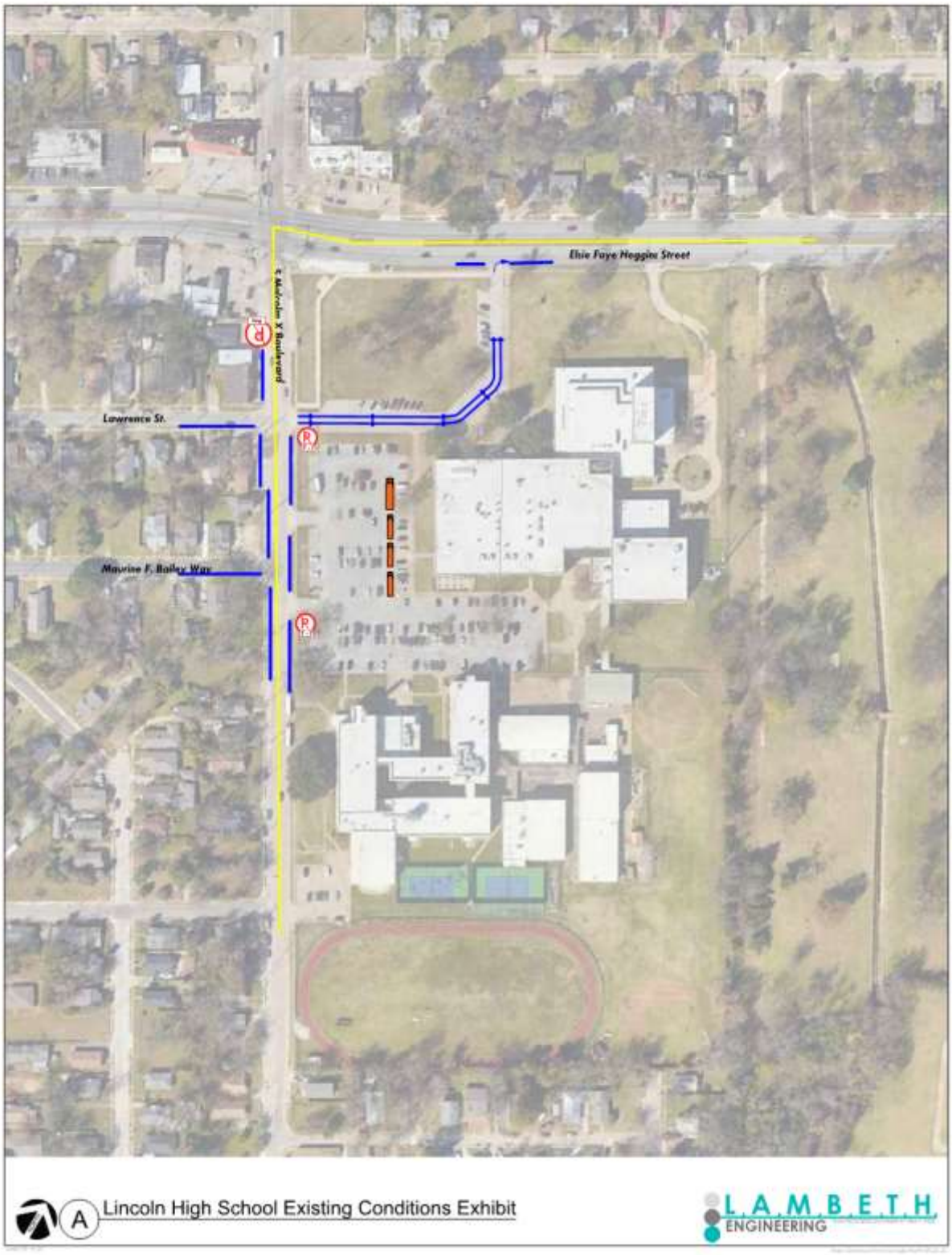
L.A.M.B.E.T.H. ENGINEERING

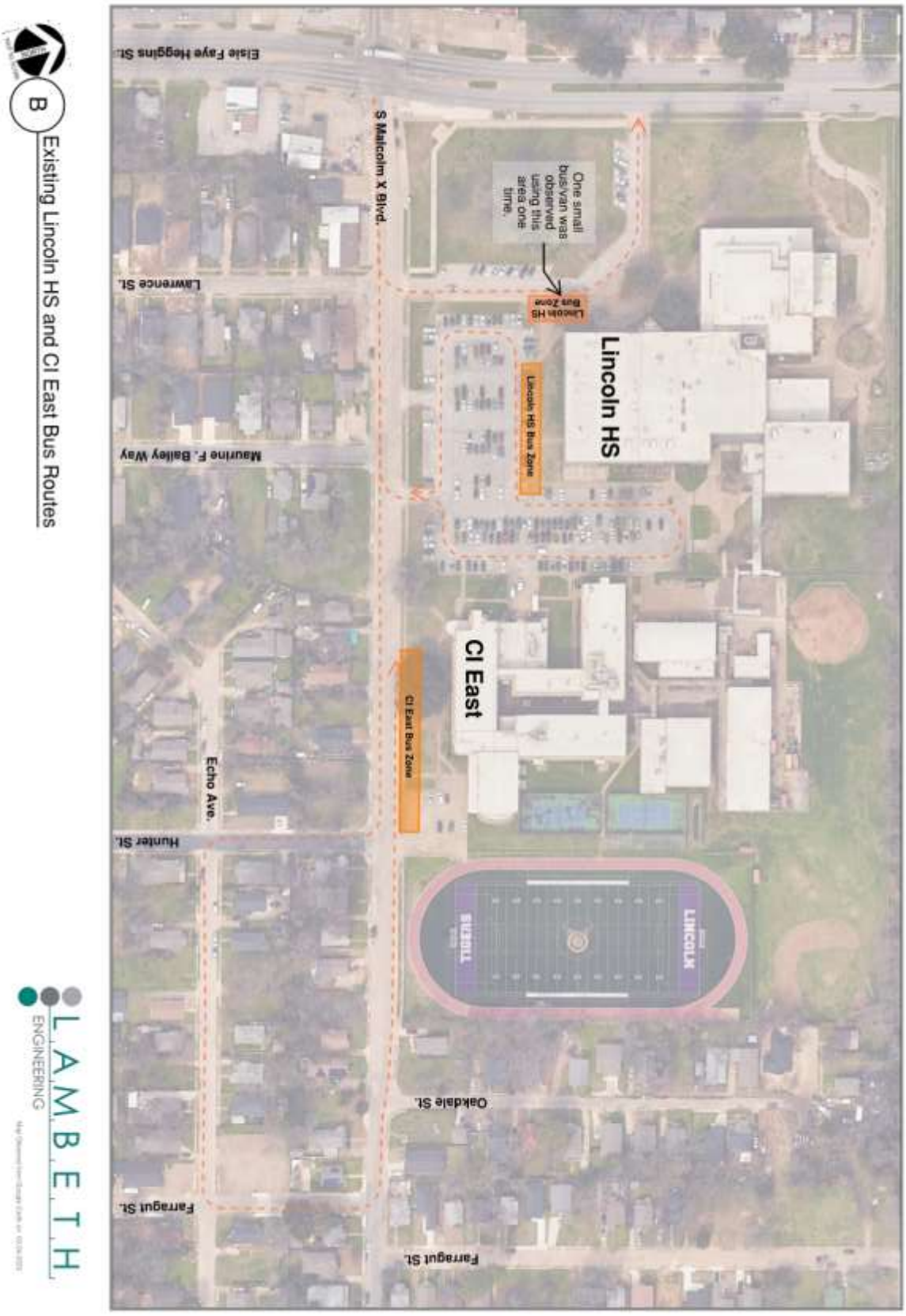


2 Career Institute East Current Traffic Flow

L.A.M.B.E.T.H. ENGINEERING

Appendix


Elsie Faye Heggins Street
S. Malcolm X Boulevard
Lawrence St.
Maurine F. Bailey Way
A
Lincoln High School Existing Conditions Exhibit
LAMBETH
ENGINEERING


B
Existing Lincoln HS and CI East Bus Routes
Elsie Faye Heggins St.
S Malcolm X Blvd.
L.Bwrence St.
Maurine F. Bailey Way
Echo Ave.
Hunter St.
Farragut St.
Oakdale St.
Farragut St.
One small bus/van was observed using this area one time.
Lincoln HS Bus Zone
Lincoln HS
Lincoln HS Bus Zone
CI East
CI East Bus Zone
LINCOLN
TIGERS
LAMBETH
ENGINEERING

2023-2024
Lincoln Humanities/Communications Magnet HS

All posted times for bus stops are approximate as there are several variables which may contribute to arrival times such as weather, traffic and other unexpected factors.
Students should arrive at their assigned bus stop at least 5-10 minutes before the scheduled pick-up time.

ROUTE	AM PICK-UP TIME	STOP(s) PICK-UP & DROP-OFF LOCATION	PM DROP-OFF	Early Dismissal	Route Overview	Drop off/pick up at Linclon High School
1201	7:55 AM	WILMER HUTCHINS HS	5:18 PM	2:13 PM		
	8:12 AM	**ARRIVE @ ROOSEVELT HS**	**4:58 PM**	**1:53 PM**		
	8:25 AM	**ARRIVE @ LINCOLN HS**	**4:45 PM**	**1:40 PM**		
	8:30 AM	**ARRIVE @ MADISON HS**	**4:40 PM**	**1:35 PM**		
Route 1201 Google Map Notes: **No change needed**						
1206	7:53 AM	SEAGOVILLE HS	5:25 PM	2:20 PM		
	8:07 AM	SPRUCE HS	5:12 PM	2:07 PM		
	8:16 AM	SAMUELL HS	5:03 PM	1:58 PM		
	8:29 AM	**ARRIVE @ LINCOLN HS**	**4:49 PM**	**1:44 PM**		
	8:40 AM	**ARRIVE @ ROOSEVELT HS**	**4:40 PM**	**1:35 PM**		
Route 1206 Google Map Notes: **No change needed**						
2046	8:08 AM	B. ADAMS HS	5:11 PM	2:06 PM		
	8:19 AM	SKYLINE HS	4:59 PM	1:54 PM		
	8:35 AM	**ARRIVE @ LINCOLN P/U**	**4:45 PM**	**1:40 PM**		
	8:40 AM	**ARRIVE @ MADISON**	**4:40 PM**	**1:35 PM**		
Route 2046 Google Map Notes: **No change needed**						
4097	7:49 AM	CARTER HS	5:27 PM	2:22 PM		
	8:06 AM	KIMBALL HS	5:14 PM	2:09 PM		
	8:16 AM	ADAMSON HS	5:00 PM	1:55 PM		
	8:32 AM	**ARRIVE @ MADISON HS**	**4:45 PM**	**1:40 PM**		
	8:40 AM	**ARRIVE @ LINCOLN HS**	**4:40 PM**	**1:35 PM**		
Route 4097 Google Map Notes: **No change needed**						

Bus Routes from DISD Transportation Website 12.07.23: **https://docs.google.com/spreadsheets/d/1tlSowudKW0lDqstO8ZHVAZfluYSYirf9FcOhNHyRr7g/edit#gid=13080341**

Maps from Google Maps 12.07.23

LANCE P. WILLIAMS, M.Ed.
PRINCIPAL OF LINCOLN HIGH SCHOOL

DALLAS INDEPENDENT SCHOOL DISTRICT

September 11, 2023

TO: Lincoln High School Student, Parents, Alumni and Fans

FROM: Lance Williams, Principal of Lincoln High School

SUBJECT: Lincoln / Career Institute East

To Whom It May Concern,

As requested, here is a letter stating the amount of staff and students that drive, walk, get picked up by parents or ride the bus. We will have a google system to record the amount of staff and students that drive to work. We will record their vehicle information and issue a placard for them to place in their window to identify them as a staff or student of Lincoln High School. Below are the number of staff and students as requested :

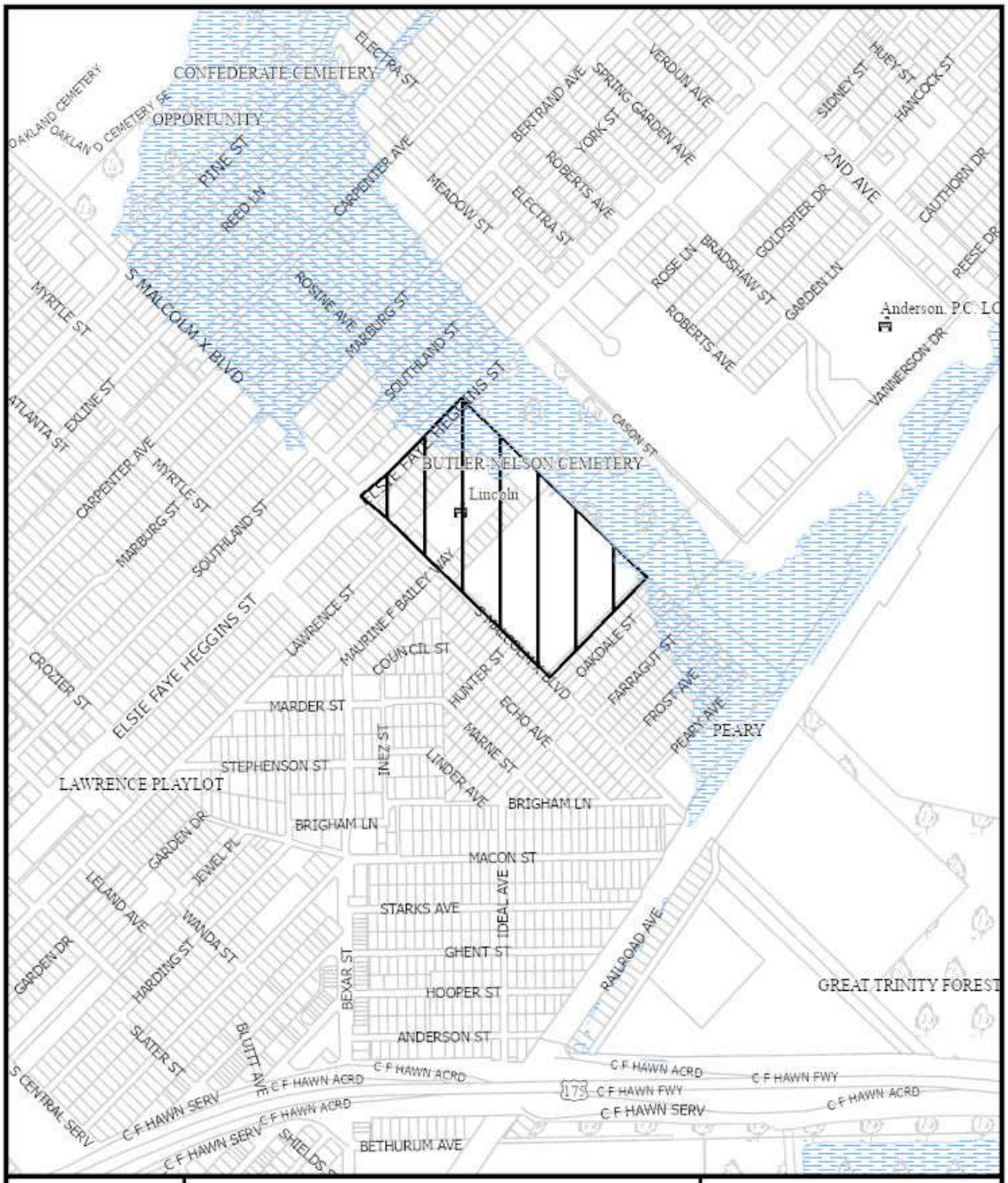
Lincoln HS
Bus Riders – 40
Car Drivers – 30
Walkers - 300
Bike Riders – 10
Parent Dropped Off - 270
Current Enrollment – 650
Staff – 110

Career Institute East
Bus Riders – 1500
Car Driver – 0
Walkers / Bike Riders – 0
Parent Dropped Off – 0
Current Enrollment – 1500
Staff Members – 60

Please let me know if anything further is needed.

Educationally yours,

Mr. Lance P. Williams, M.Ed.
Principal of The Legendary Lincoln High School



1:8,400

VICINITY MAP

Case no: Z234-200

Date: 01/28/2025

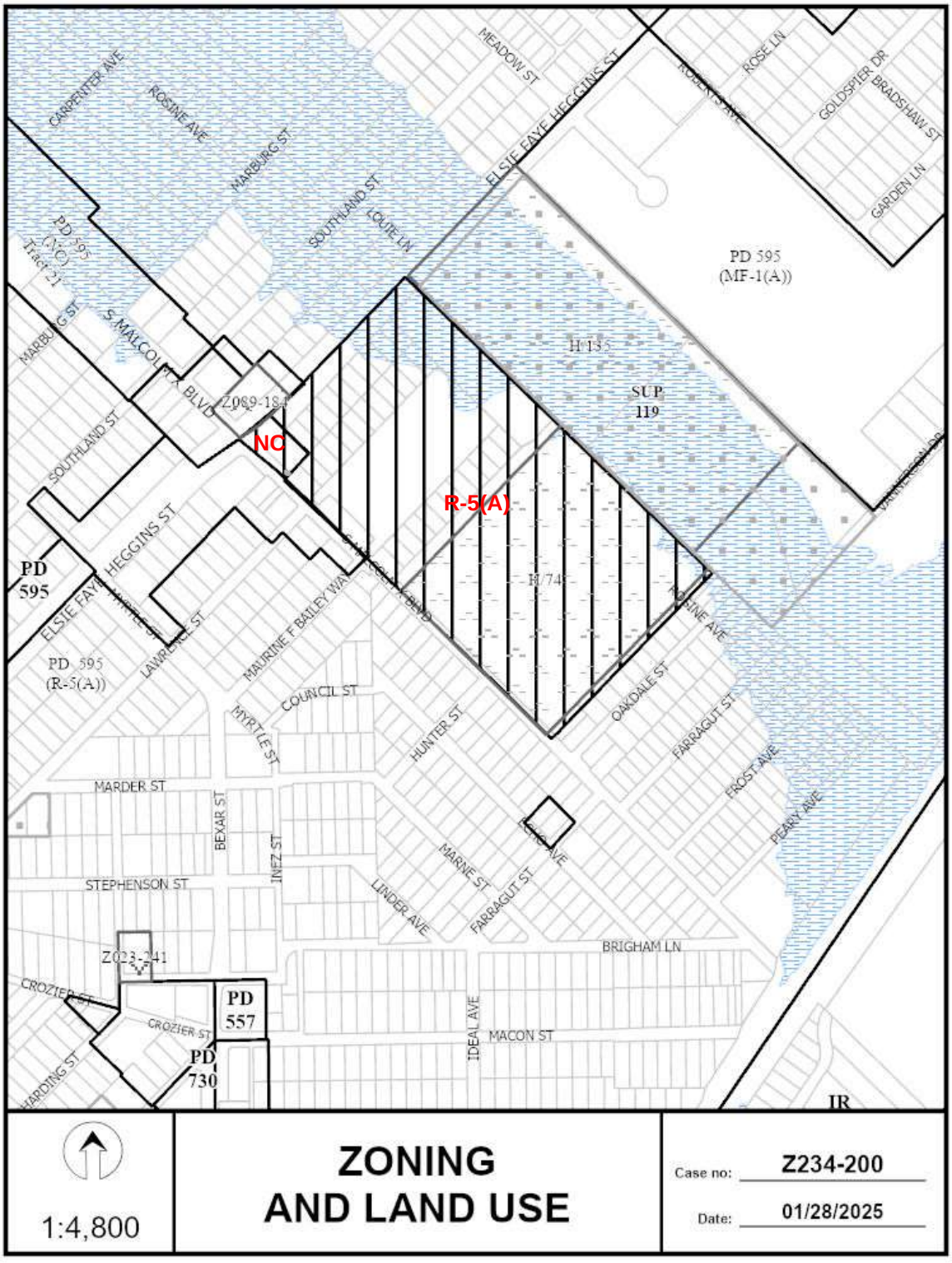


1:4,800

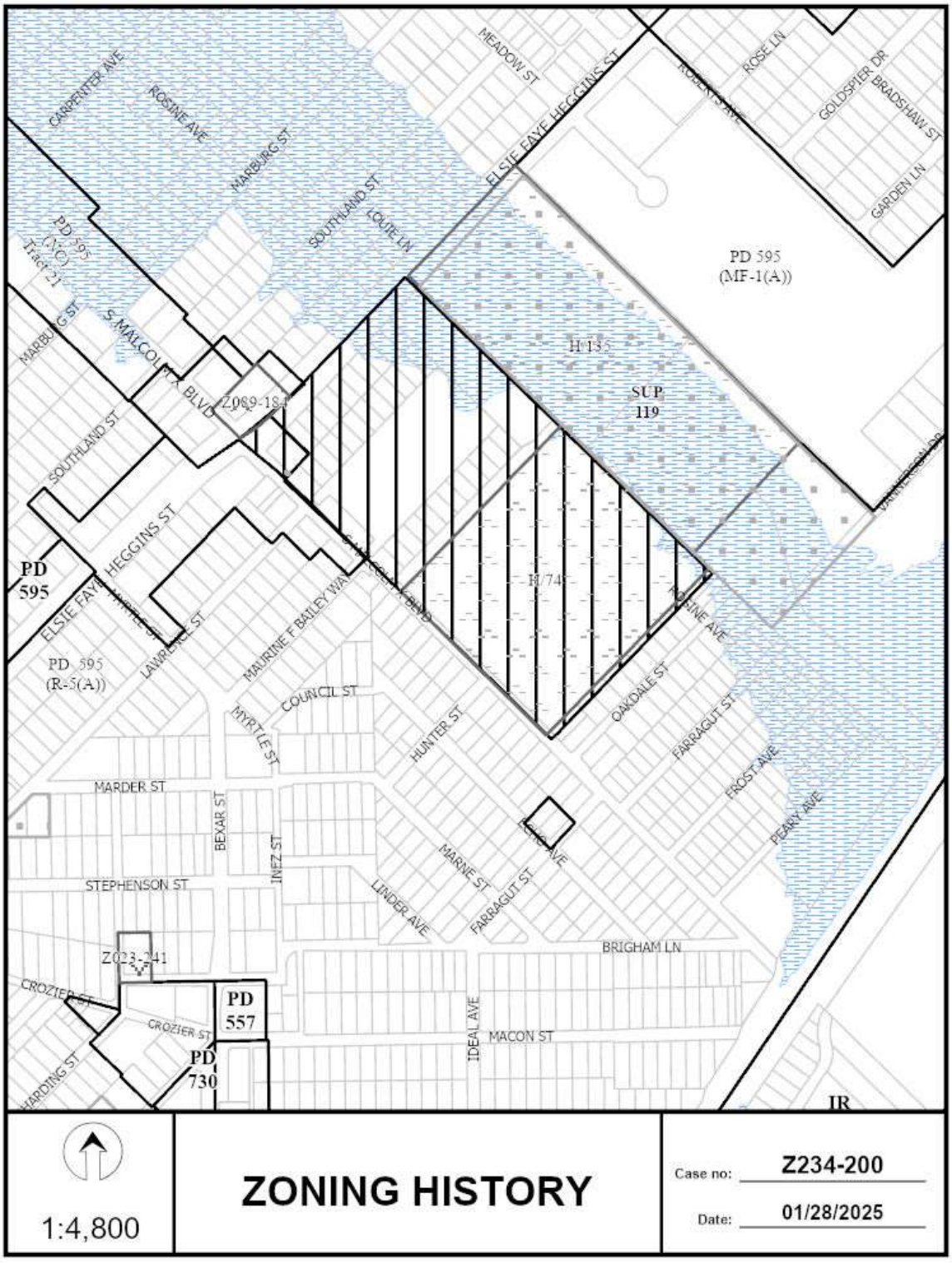
AERIAL MAP

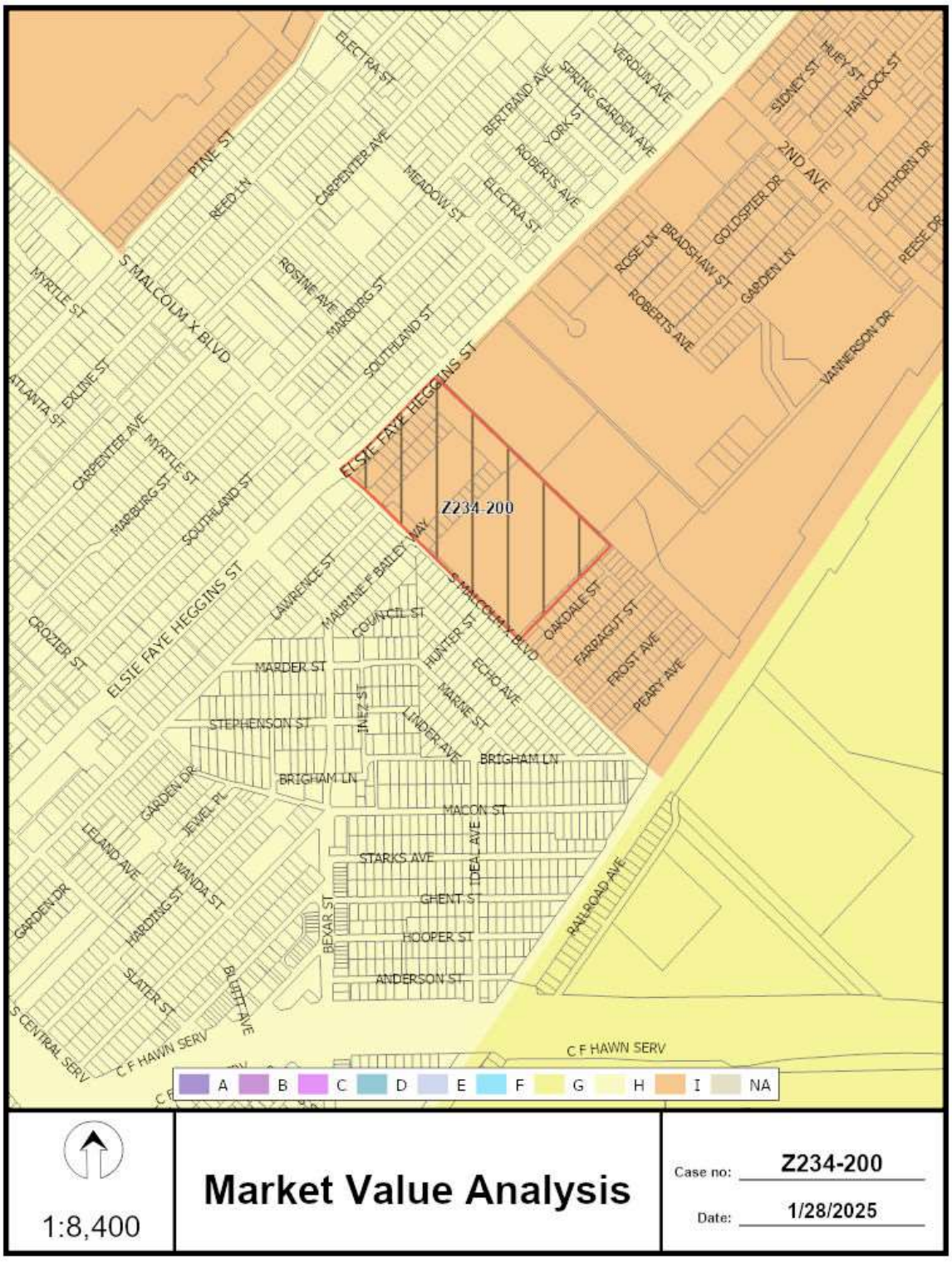
Case no: Z234-200

Date: 01/28/2025


CARPENTER AVE
ROSINE AVE
MARBURG ST
SOUTHLAND ST
LOUIE LN
MEADOW ST
ELSIE FAYE HEGGINS ST
ROBERTS AVE
ROSE LN
GOLDSPIER DR
BRADSHAW ST
GARDEN LN
PD 595 (NC) Tract 21
PD 595 (MF-1(A))
S MALCOLM X BLVD
Z089-184
NC
H 135
SUP 119
R-5(A)
H 74
PD 595
PD 595 (R-5(A))
LAWRENCE ST
MAURINE F BAILEY WAY
COUNCIL ST
MYRTLE ST
HUNTER ST
OAKDALE ST
FARRAGUT ST
FROST AVE
PEARY AVE
MARDER ST
BEXAR ST
INEZ ST
STEPHENSON ST
MARNE ST
LINDER AVE
BRIGHAM LN
Z023-241
CROZIER ST
PD 557
PD 730
IDEAL AVE
MACON ST
HARDING ST
IR
1:4,800
ZONING AND LAND USE
Case no: Z234-200
Date: 01/28/2025

1


MEADOW ST
CARPENTER AVE
ROSINE AVE
MARBURG ST
SOUTHLAND ST
LOUIE LN
ELSIE FAYE HEGGINS ST
ROBERTS AVE
ROSE LN
GOLDSPIER DR
BRADSHAW ST
GARDEN LN
PD 595 (MF-1(A))
PD 595 (MO) Tract 21
S MALCOLM X BLVD
Z089-184
H 135
SUP 119
H 74
PD 595
PD 595 (R-5(A))
LAWRENCE ST
MAURINE F BAILEY WAY
COUNCIL ST
MYRTLE ST
HUNTER ST
OAKDALE ST
FARRAGUT ST
FROST AVE
PEARY AVE
MARDER ST
BEXAR ST
INEZ ST
STEPHENSON ST
LINDER AVE
MARNE ST
BRIGHAM LN
Z023-241
CROZIER ST
PD 557
PD 730
IDEAL AVE
MACON ST
HARDING ST
IR
1:4,800
ZONING HISTORY
Case no: Z234-200
Date: 01/28/2025


ELECTRA ST
PINE ST
REED LN
CARPENTER AVE
MEADOW ST
BERTRAND AVE
SPRING GARDEN AVE
VERDUN AVE
YORK ST
ROBERTS AVE
SIDNEY ST
HUEY ST
HANCOCK ST
2ND AVE
CAUTHORN DR
REESE DR
GOLDSPIER DR
ROSE LN
BRADSHAW ST
GARDEN LN
ROBERTS AVE
VANNERSON DR
S MALCOLM X BLVD
MYRTLE ST
ROSINE AVE
HARBURG ST
SOUTHLAND ST
ATLANTA ST
EXLINE ST
CARPENTER AVE
MYRTLE ST
HARBURG ST
SOUTHLAND ST
ELSIE FAYE HEGGINS ST
Z234-200
MAURINE F BAILEY WAY
S MALCOLM X BLVD
LAWRENCE ST
COUNCIL ST
HUNTER ST
OAKDALE ST
FARRAGUT ST
FROST AVE
PEARY AVE
CROZIER ST
ELSIE FAYE HEGGINS ST
MARDER ST
ECHO AVE
MARINE ST
STEPHENSON ST
INEZ ST
LINDER AVE
BRIGHAM LN
BRIGHAM LN
GARDEN DR
JEWEL PL
LELAND AVE
MACON ST
IDEAL AVE
STARKS AVE
WANDA ST
GARDEN DR
HARDING ST
GHENT ST
BEXAR ST
HOOPER ST
RAILROAD AVE
SLATER ST
ANDERSON ST
BLUFF AVE
S CENTRAL SERV
C F HAWN SERV
C F HAWN SERV
A
B
C
D
E
F
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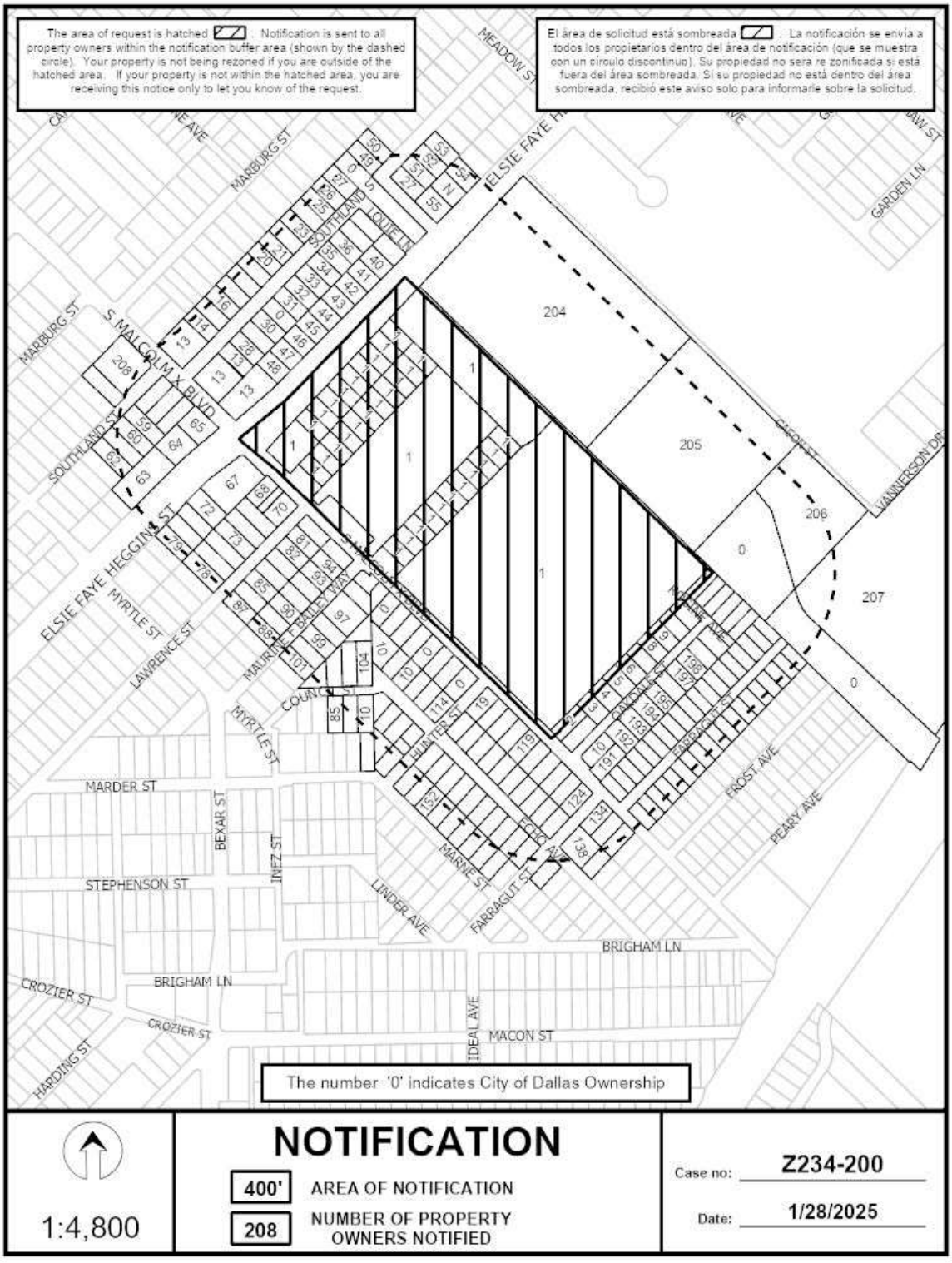
H
I
NA
1:8,400
Market Value Analysis
Case no: Z234-200
Date: 1/28/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MEADOW ST
MARBURG ST
ELSIE FAYE HEGGINS ST
S MALCOLM X BLVD
SOUTHLAND ST
LOUIE LN
GARDEN LN
VANNERSON DR
CASON ST
MYRTLE ST
LAWRENCE ST
MAURINE ST
BAILEY WAY
COUNCIL ST
HUNTER ST
OAKDALE ST
FARRAGUT ST
FROST AVE
PEARY AVE
MARNE ST
LINDER AVE
MARDER ST
BEXAR ST
INEZ ST
STEPHENSON ST
BRIGHAM LN
CROZIER ST
IDEAL AVE
MACON ST
HARDING ST
204
205
206
207
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
400' AREA OF NOTIFICATION
208 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z234-200
Date: 1/28/2025

01/28/2025

Notification List of Property Owners

Z234-200

208 Property Owners Notified

Label #	*Address*		*Owner*
1	2808	ELSIE FAYE HEGGINS ST	Dallas ISD
2	5124	S MALCOLM X BLVD	SPISOL LLC
3	2815	OAKDALE ST	ALLEN BRIAN
4	2817	OAKDALE ST	PRICE ANTOINE SR
5	2827	OAKDALE ST	Taxpayer at
6	2829	OAKDALE ST	RCGA LLC
7	2835	OAKDALE ST	HARRIS JUANITA
8	2837	OAKDALE ST	ANDERSON FRANCIS MAE
9	2839	OAKDALE ST	BUSBY JOHNNIE FAYE
10	2726	COUNCIL ST	SAFNA REALTY LLC
11	2845	OAKDALE ST	3018 ROCHESTER LLC
12	5118	ROSINE AVE	Taxpayer at
13	4516	S MALCOLM X BLVD	JINTEC REAL ESTATE LLC
14	2811	SOUTHLAND ST	BRAVO MARIO C
15	2815	SOUTHLAND ST	MMCP LLC
16	2819	SOUTHLAND ST	POPE GENELL N
17	2823	SOUTHLAND ST	EIKNER GEORGE A EST OF
18	2827	SOUTHLAND ST	POSADA NOE
19	2831	SOUTHLAND ST	PLINDSEY PROPERTIES LLC
20	2835	SOUTHLAND ST	CHINCHILLA NUBIA
21	2839	SOUTHLAND ST	PERRY CHRISTOPHER
22	2843	SOUTHLAND ST	COOK JO HAZEL
23	2847	SOUTHLAND ST	MCCALL HARDIE
24	2903	SOUTHLAND ST	FLORES JOSE
25	2907	SOUTHLAND ST	CUMMINGS MAE G ESTATE OF
26	2911	SOUTHLAND ST	ERVIN ANTHONY W SR &

01/28/2025

Label #	*Address*		*Owner*
27	2915	SOUTHLAND ST	CHUA ERIC
28	2814	SOUTHLAND ST	VALDERRAMA DAYSI VALDEZ
29	2818	SOUTHLAND ST	NEMONS CHARLES A & SHELIA
30	2822	SOUTHLAND ST	DAVID GUERA BEN INC
31	2830	SOUTHLAND ST	LA CITTA GROUP LLC
32	2834	SOUTHLAND ST	THAMES REAL ESTATE INC
33	2838	SOUTHLAND ST	Taxpayer at
34	2842	SOUTHLAND ST	HILL FREDERICK GLENN
35	2846	SOUTHLAND ST	WARD WATLER JR &
36	2902	SOUTHLAND ST	GOMEZ JUAN CARLOS S
37	2906	SOUTHLAND ST	MORROW LOUIS & LOURBRIA
38	2910	SOUTHLAND ST	STRANGE ALMA J EST OF
39	2923	ELSIE FAYE HEGGINS ST	ALEXANDER ERVIN JAMES &
40	2919	ELSIE FAYE HEGGINS ST	WILLIS PORSCHA NICHOLE &
41	2913	ELSIE FAYE HEGGINS ST	ALVAREZ EPIFANIO &
42	2909	ELSIE FAYE HEGGINS ST	VELASQUEZ TRINIDAD MORALES &
43	2903	ELSIE FAYE HEGGINS ST	STADIA HOMES LLC
44	2837	ELSIE FAYE HEGGINS ST	LISTER BETTY JO
45	2833	ELSIE FAYE HEGGINS ST	ABDULKHAALIQ ANWAR
46	2827	ELSIE FAYE HEGGINS ST	DESOTO REAL ESTATE RESOURCES LLC
47	2823	ELSIE FAYE HEGGINS ST	RNL BELLA LLC
48	2819	ELSIE FAYE HEGGINS ST	AKHTAR SYED M
49	2923	SOUTHLAND ST	GARCIA JOAQUIN H &
50	2927	SOUTHLAND ST	SAN IGNACIO PROPERTY
51	3002	SOUTHLAND ST	ZUNIGA ANNETT
52	3006	SOUTHLAND ST	MEDINA JAVIER
53	3010	SOUTHLAND ST	WOODS DORIS F LIFE EST
54	3015	ELSIE FAYE HEGGINS ST	PENAGRAPH THOMAS
55	3003	ELSIE FAYE HEGGINS ST	CLARK PHYLLIS F
56	2735	SOUTHLAND ST	BAIG MANAGEMENT CORP
57	4605	S MALCOLM X BLVD	MORENO GLORIA JAIMEZ

Label #	*Address*		*Owner*
58	4611	S MALCOLM X BLVD	JAIMES GLORIA
59	2734	SOUTHLAND ST	TRIMBLE BILLY E
60	2730	SOUTHLAND ST	BANDA ROBERT
61	2726	SOUTHLAND ST	SHEPPARD JOHNNYE JEWELL
62	2722	SOUTHLAND ST	M6 HOMES LLC
63	2729	ELSIE FAYE HEGGINS ST	2729 SHAGA LLC
64	2735	ELSIE FAYE HEGGINS ST	SGHAYER AMMAR
65	2743	ELSIE FAYE HEGGINS ST	SGHAYER AMMAR
66	4719	S MALCOLM X BLVD	KIDANE TESFAMARIAM
67	2738	ELSIE FAYE HEGGINS ST	KIDANE TESFAMARIAM G
68	4715	S MALCOLM X BLVD	WALKER GARY L &
69	2739	LAWRENCE ST	OMNIAH LLC
70	4721	S MALCOLM X BLVD	BELAI KIBROM
71	2735	LAWRENCE ST	HISLAND CORP
72	2732	ELSIE FAYE HEGGINS ST	MARIAM KIDANE
73	2731	LAWRENCE ST	RODRIGUEZ ECRICKA
74	2727	LAWRENCE ST	PEREZ ESTHELA VEGA
75	2726	ELSIE FAYE HEGGINS ST	KIDANE MARIAM
76	2723	LAWRENCE ST	DALLAS HOUSING ACQUISITION & DEV CORP
77	2722	ELSIE FAYE HEGGINS ST	MOORE T ESTATE OF
78	2719	LAWRENCE ST	LEE GLORIA SAHNGEUN
79	2718	ELSIE FAYE HEGGINS ST	MARIAM KIDANE G
80	4803	S MALCOLM X BLVD	TOPLETZ INVESTMENTS
81	2742	LAWRENCE ST	GONZALES TOMAS & CATALINA RODRIGUEZ
82	2738	LAWRENCE ST	THOMAS KEVIN
83	2734	LAWRENCE ST	HARRIS CHAUNCEY
84	2730	LAWRENCE ST	ABARUKUNDO ALAIN &
85	2726	LAWRENCE ST	CONFIA HOMES LLC
86	2722	LAWRENCE ST	NELSON LACREZIA
87	2718	LAWRENCE ST	JUSTICE ALVIN III &
88	2719	MAURINE F BAILEY WAY	JOHNSON ALICIA WARREN

01/28/2025

Label #	*Address*		*Owner*
89	2723	MAURINE F BAILEY WAY	TUTT MARGARET &
90	2727	MAURINE F BAILEY WAY	MITCHELL VARNICE & YVETTE R
91	2731	MAURINE F BAILEY WAY	EVBOMOEN NATHANIA OLOHITARE &
92	2735	MAURINE F BAILEY WAY	TODD LONNIE III & LA TU
93	2739	MAURINE F BAILEY WAY	BANKS RANDY
94	2743	MAURINE F BAILEY WAY	DAVIS ERNEST
95	4817	S MALCOLM X BLVD	WCP RETIREMENT PLAN
96	2742	MAURINE F BAILEY WAY	PLEASANT STANLEY SR
97	2738	MAURINE F BAILEY WAY	JACKSON WILLIAM & JOYCE
98	2730	MAURINE F BAILEY WAY	MEEKS BOURLAND
99	2726	MAURINE F BAILEY WAY	OLAYODE JOY
100	2722	MAURINE F BAILEY WAY	HARMON NORMA J
101	2718	MAURINE F BAILEY WAY	COOPER JASON
102	2746	MAURINE F BAILEY WAY	BRADFORD CHRISTOPHER
103	2722	COUNCIL ST	ANTHONY AISHA
104	2731	COUNCIL ST	WHITE WILLIAM E
105	2727	COUNCIL ST	HOLBERT GREGORY L & VIRGINIA A
106	2719	COUNCIL ST	FRANKLIN CASSANDRA
107	2729	COUNCIL ST	ROBINSON BYRDESTA
108	2827	MARDER ST	BREWSTER RUDY &
109	5003	S MALCOLM X BLVD	MARIN JULIO FLOREZ
110	5011	S MALCOLM X BLVD	JAIMES ROLANDO &
111	5015	S MALCOLM X BLVD	BROWN JOYCE MARIE
112	5019	S MALCOLM X BLVD	DAVIS SAMUEL ANTHONY
113	5027	S MALCOLM X BLVD	JOHNSON KAREN &
114	4934	ECHO AVE	JMD HOLDINGS LLC
115	4926	ECHO AVE	MORALES MANUEL RODRIGUEZ &
116	5107	S MALCOLM X BLVD	BAKER RICKY &
117	5111	S MALCOLM X BLVD	BARAMUS LLC
118	5113	S MALCOLM X BLVD	RENDON EZEQUIEL ROCHA &
119	5119	S MALCOLM X BLVD	WOLFORD KARNITA RENEE

01/28/2025

Label #	*Address*		*Owner*
120	5123	S MALCOLM X BLVD	Taxpayer at
121	5125	S MALCOLM X BLVD	DUNN JACK O
122	5131	S MALCOLM X BLVD	HAYES PERVIS W EST OF
123	5135	S MALCOLM X BLVD	ROBERTSON MILDRED
124	5139	S MALCOLM X BLVD	WHITE ANDREA
125	5038	ECHO AVE	TAYLOR MEMORIAL CHURCH OF GOD
126	5028	ECHO AVE	PORCHIA MALVIN EARL SR &
127	5026	ECHO AVE	PICKENS SHARON
128	5022	ECHO AVE	TEFFERA BINIAM
129	5018	ECHO AVE	DALLAS CITY OF COUNTY OF
130	5014	ECHO AVE	UNDERWOOD WANDA
131	5010	ECHO AVE	Taxpayer at
132	5006	ECHO AVE	CAMACHO DOMINGO ROCHA &
133	5002	ECHO AVE	OTA ENTERPRISES LLC
134	5203	S MALCOLM X BLVD	CARRIZALES JUAN M &
135	5207	S MALCOLM X BLVD	WILLIAMS KENNETH D
136	5211	S MALCOLM X BLVD	GOSSOM KASSIE DUNCAN &
137	5110	ECHO AVE	SPJ PORTFOLIO 2020 LLC
138	5100	ECHO AVE	KING THOMAS EDWARD JR &
139	5101	ECHO AVE	ETHAN TMAC PROPERTIES LLC
140	5007	ECHO AVE	TUCKER DENISE
141	5011	ECHO AVE	ANDERSON BARBARA DIAN
142	5019	ECHO AVE	UNDERWOOD RUBY JEWEL EST OF
143	5023	ECHO AVE	WILLIAMS PHILLIP
144	5027	ECHO AVE	HARDEN THELMA
145	5031	ECHO AVE	SAUCEDO ARMANDO TORRES
146	5035	ECHO AVE	BRODERICK STREET HOMES LLC
147	5036	MARNE ST	MCMATH JOHN LIFE ESTATE
148	5034	MARNE ST	ABDU KAMILAH
149	5030	MARNE ST	GOMEZBARCENAS JAIME
150	5026	MARNE ST	VARGHESE RUBIN MATHAI &

01/28/2025

Label #	*Address*		*Owner*
151	5018	MARNE ST	Taxpayer at
152	5010	MARNE ST	RCGA LLC
153	5002	MARNE ST	CISNEROS DINA ARELY &
154	4931	ECHO AVE	SOUTH DALLAS RENTALS
155	4935	ECHO AVE	CHATMAN WILLIAM ESTATE
156	2711	HUNTER ST	HINTON KENNETH A
157	2831	MARDER ST	BADGER MARY W
158	2803	FARRAGUT ST	TAPIA YONESI
159	2807	FARRAGUT ST	THOMAS VELMA
160	2811	FARRAGUT ST	CHANEY NATION LLC
161	2815	FARRAGUT ST	MCLEMORE MARCELLA ELAINE &
162	2819	FARRAGUT ST	WILLIAMS GREGORY
163	2823	FARRAGUT ST	RODRIGUEZ JOSEPH &
164	2825	FARRAGUT ST	GUADARRAMA EMILY
165	2829	FARRAGUT ST	OLIVER ALLA MAE
166	2833	FARRAGUT ST	TERRELL ENTERPRISES INC
167	2837	FARRAGUT ST	SCULLY SEAN
168	2843	FARRAGUT ST	BULLISH BUSINESS LLC
169	2845	FARRAGUT ST	DALLAS HOUSING ACQUISITION &
170	2847	FARRAGUT ST	LAGOW DEVELOPMENT PROJECT LLC
171	2859	FARRAGUT ST	POLARIN CAPITAL LLC
172	2865	FARRAGUT ST	DALLAS CITY PROPERTY MGMT
173	2802	FARRAGUT ST	ROBERTSON LEROY EST OF
174	2804	FARRAGUT ST	PERKINS ELAINE
175	2806	FARRAGUT ST	JONES C W FAMILY TRUST
176	2810	FARRAGUT ST	KELLEY DAPORSCHA
177	2812	FARRAGUT ST	DALLAS HOUSING ACQUISITION &
178	2814	FARRAGUT ST	GREEN JESSICA
179	2830	FARRAGUT ST	BURTON JETTIE C
180	2834	FARRAGUT ST	RUIZ JUAN ANTONIO RODRIGUEZ &
181	2838	FARRAGUT ST	BATTLE LARRY

01/28/2025

Label #	*Address*		*Owner*
182	2842	FARRAGUT ST	BAKER PATRICK J
183	2844	FARRAGUT ST	DUROSIER AREMAN
184	2850	FARRAGUT ST	DAUBEN CARLESS A &
185	2854	FARRAGUT ST	WILLIAMS WESLEY BERNARD EST OF &
186	2858	FARRAGUT ST	ROCKWELL HOLDINGS LLC
187	2866	FARRAGUT ST	PHILLIPS ARTHUR L EST OF
188	2870	FARRAGUT ST	TORRES FRANCISCO JAVIER R
189	2874	FARRAGUT ST	SOCIETY OF ST VINCENT DE
190	5126	S MALCOLM X BLVD	GIRON WALTER M
191	5138	S MALCOLM X BLVD	STEEN TRACY
192	2814	OAKDALE ST	LUNA JOSE RAUL ISLAS
193	2816	OAKDALE ST	Taxpayer at
194	2818	OAKDALE ST	CAVADIAN PROPERTIES LLC
195	2830	OAKDALE ST	QUIROZ JAVIER &
196	2834	OAKDALE ST	MIRAMAR MCB DFW SFR I LP
197	2838	OAKDALE ST	Taxpayer at
198	2840	OAKDALE ST	SALDANA ANDREA C
199	2842	OAKDALE ST	CRUZ GUSTAVO MARTINEZ
200	2844	OAKDALE ST	STM HOLD CO 2 LLC
201	5124	ROSINE AVE	HARRIS DOUGLAS EST OF &
202	5130	ROSINE AVE	KINYA MUNGAI
203	5132	ROSINE AVE	JONES LEROY
204	2900	ELSIE FAYE HEGGINS ST	WOODLAND CEMETERY
205	5000	CASON ST	HILL GROVE CEMETERY
206	5053	CASON ST	GLEN OAKS MEM CEMETERY
207	5219	2ND AVE	SJR SECOND AVE REALTY LP
208	4523	S MALCOLM X BLVD	DALLAS AREA RAPID TRANSIT

Scale: 1" = 60'
0' 60' 120'

BUILDING SUMMARY

BUILDING SQUARE FOOTAGE:

BUILDING COVERAGE	
EX BUILDING FOOTPRINT	
LINCOLN HS	135,023 s.f.
CI EAST	45,539 s.f.
PROPOSED ENTRY ADDITION	3,776 s.f.
TOTAL BUILDING FOOTPRINT	184,338 s.f.
LINCOLN	138,799 s.f.
CI EAST	45,539 s.f.
TOTAL LOT AREA	955,478 s.f. (21.93 Acres)
LOT COVERAGE	19.3%

PARKING SUMMARY

PARKING REQUIREMENTS:

TOTAL CLASSROOMS	80 Classrooms
LINCOLN	45 Classrooms
CI EAST	35 Classrooms
3.5 SPACES PER CLASSROOM	
PARKING REQUIRED	= 80 x 3.5 = 280 Spaces
REQUIRED ADA ACCESSIBLE SPACES	= 6 (1 Van)

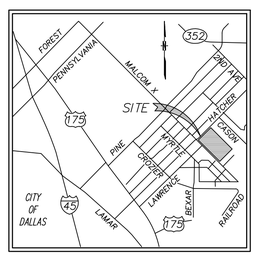
PARKING SUMMARY

EXISTING PARKING	= 283 SPACES
PROVIDED ADA ACCESSIBLE SPACES	= 10 (5 VAN)
LOADING ZONE (MEDIUM)	= 1
BICYCLE PARKING TO BE DETERMINED AT TIME OF PERMITTING.	
PROPOSED PARKING	= 292 Spaces
PROVIDED ADA ACCESSIBLE SPACES	= 10 (6 Van)
LOADING ZONE (MEDIUM)	= 1
BICYCLE PARKING TO BE DETERMINED AT TIME OF PERMITTING	

BIKERACKS
5 PROVIDED. LOCATIONS TO BE DETERMINED AT PERMITTING

LEGEND

- BOUNDARY LINE
- PROPOSED BUILDING ADDITION
- PROPOSED CURB
- FENCE



VICINITY MAP
NTS

LINCOLN HIGH SCHOOL
2826 ELSIE FAYE HEGGINS STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CAREER INSTITUTE EAST
5000 SOUTH MALCOM X BOULEVARD
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ZONING CASE NO. Z234-200(JA):
PREPARED BY:

GLENN ENGINEERING
TBPE FIRM F-303
4500 FULLER DRIVE, SUITE 220
PHONE: (972) 717-5151
HUB #1752575193300
IRVING, TEXAS 75038

LAMBETH
ENGINEERING
ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508



Traffic Management Plan
Lincoln High School

Z234-200(JA)

March 6, 2025

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Lincoln High School and Humanities/Communications Magnet (Lincoln HS). The Career Institute East (CI East) is also on this campus, southeast of Lincoln HS. All students attending CI East are transported to the school via buses after/before Lincoln HS dismisses. Therefore, CI East does not have impact to the Lincoln HS TMP.

The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Lincoln HS.

School:

- Location: 2826 Elsie Faye Heggins Street, Dallas, Texas 75215
- School District: Dallas Independent School District
- There are two schools on the site – Lincon HS and CI East.

Lincon High School:

- Lincon HS is traditional high school with 9th – 12th grade students.
- Lincoln HS School Times: 9:10 AM – 4:30 PM
- Lincoln HS students are dropped off before CI East buses arrive. Lincoln HS students' parents and buses arrive to pick up students after CI East buses have already departed taking the CI East students back to their campus.

Carrer Institue East:

- CI East is adjacent to Lincoln High School. CI East students ride school buses to/from their main campus to the CI East campus. CI East students attend this location on four different "sessions" (two on A Day and two on B Day) morning and afternoon.
- CI East buses arrive and depart at different times than Lincoln HS parents. CI East students are all bused to/from their main high school to CI East. Buses arrive at different times from the Lincoln HS buses and parents.
- CI East operates with eleven (11) buses, of which only seven (7) are on campus at one time. Session, one buses arrive to drop off CI East students at 9:15 AM and arrive to pick up students at 12:15 PM. Session two buses arrive to drop off CI East students at 1:00 PM and arrive to pick up students between 3:50 – 4:00 PM.
- The current traffic flow for CI East is shown in **Exhibit 2** and CI East bus routes are shown in the **Appendix**.

Zoning:

- Existing Zoning: PD 595 P(A)
- Project: Additions for new entry, new administrative offices, and new locker rooms. Renovations to the auditorium and lecture hall. Interior refresh to other areas. This project does not include the addition of classrooms.

Students:

Lincon High School

- 2023-2024 Student Enrollment: 658 students in 9th – 12th grades
- 2024-2025 Student Enrollment: 577 students in 9th – 12th grades
- Projected Student Enrollment: 800 students in 9th – 12th grades (*There is no planned growth, estimated increase to be conservative for TMP*.)
- **Table 1** summarizes the total number of students per grade.

Table 1. Lincoln HS Students per Grade

Grade	2023-2024 Enrollment	2024-2025 Enrollment	Estimated Future
9	198	170	200
10	193	166	200
11	140	118	200
12	127	123	200
Total:	**658**	**577**	**800**

Carrer Institute East

- 2023-2024 Student Enrollment: 1,500 CI East students - approximately 750 CI East students on campus per day, about 375 in the morning and 375 in the afternoon.
- Projected Student Enrollment: CI East is planned to accommodate up to 800 students at one time, all students will be bused to/from campus.

School Access:

- Adjacent Roadways:
  - Elsie Faye Heggins Street: Six-lane, divided roadway
  - S. Malcolm X Boulevard: Two-lane, undivided roadway
- Sidewalks are provided adjacent to the school.

Traffic Management Plan

Queue

Lambeth Engineering met with DISD staff and the school principal during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Tuesday, August 22, 2023 – PM Dismissal
- Wednesday, August 23, 2023 – AM Arrival
- Wednesday, August 23, 2023 – PM Dismissal
- Thursday, August 24, 2023 – PM Dismissal
- Wednesday, October 4, 2023 – PM Dismissal
- Wednesday, April 17, 2024 – PM Dismissal
- Thursday, December 12, 2024 – PM Dismissal (CI East)

The peak queue of parent vehicles picking up students was observed to be about 72 vehicles.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus and adjacent streets within fifteen (15) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2**. As shown, the proposed site plan does not have adequate space to accommodate parent vehicles on-site and adjacent to the school on S. Malcolm X Boulevard without using the CI East bus loading area. The CI East buses depart **prior** to Lincoln HS parent's arrival. Therefore, parents could park in this area. Using this additional area would allow all parent vehicles to be accommodated on-site plus adjacent to the school.

Queue lanes are shown to extend onto S. Malcolm X Boulevard, on the north side of the road, adjacent to the school. S. Malcom X Boulevard is four lanes wide with low through traffic; parent parking/queueing on the north side of the S. Malcom X Boulevard, adjacent to the school, is not projected to create traffic congestion. For reference, parents currently park on both sides of S. Malcolm X Boulevard and through vehicles can continue to pass by in both directions.

Table 2. TMP Summary

Student Capacity	School Times	Travel Modes	Projected Parent Vehicles	Provided Queue Space for Parents On-Site	Provided Queue Space for Parents on S. Malcolm X, Adjacent to School	Provided Queue Space for Parents on S. Malcolm X, Across the School	Total Provided Queue Space for Parents	On-Site Deficit for Parents	On-Site & On-Street Total Surplus for Parents (Purple Queue Not Included)
800 Students	Beginning: 9:10 AM	Parents 42% Walkers 47%	88 Veh. (2,068 Feet)	71 Veh. (1,668 Feet)	4 Veh. (104 Feet)	22 Veh. (519 Feet)	97 Veh. (2,291 Feet)	-17 Veh. (-400 Feet)	9 Veh.* (223 Feet)*
9th - 12th Grades	Dismissal: 4:30 PM	Buses 6% Student Drivers 5%							

*** Option of using additional queuing space on Malcolm X Blvd. when CI East buses are not present allows for an additional 242 LF. and gives additional queueing space for 10 vehicles.**

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. 9th – 12th Grade Students: Drop off and pick up in the L-shaped driveway and in the school's main parking lot.
2. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross mid-block.

Parents

3. Parents pick up students in the following locations:
    a. Main Parking Lot: Parents will use the southeast driveway of the school's main parking lot via S. Malcolm X Boulevard joining the designated queue lane. After picking up their student, parents may use the bypass lane to exit via the middle driveway onto S. Malcolm X Boulevard.
    b. L-Shaped Driveway: Parents will use the northwest driveway entrance via S. Malcolm X Boulevard joining the designated queue lanes. After picking up their student, parents may use the bypass lane to exit to Elsie Faye Heggins Street.
    c. Parents will queue through the parking lots to wait for their students to come to them. Parents should pull all the way forward, as shown in the TMP, to maximize the number of vehicles on-site.
    d. Parents may park on both sides of S. Malcolm X Boulevard, as shown in the TMP.
    e. Parents may park in surplus parking spaces that are not blocked by queue lanes.
4. Parents should not block both lanes in the parking aisle or driveways, so that other parents may use as a bypass lane if their student arrives earlier.
5. Parents may not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.
6. Parents should be discouraged from parking on the residential streets (Lawrence Street, Maurine F. Bailey Way, and Hunter Street)

Buses

7. Three (3) school buses are planned to serve Lincoln HS.
8. Buses will drop off and pick up students in the L-shaped drive via S. Malcolm X Boulevard.
9. Since CI East students ride on DISD buses to/from their main HS campus to CI East, the class schedule at CI East starts later and ends earlier than at Lincoln HS. Therefore, CI East buses arrive and depart at different times from when Lincoln High School parents drop off or pick up their students. This ensures that CI East buses and Lincoln High School parents are not on campus simultaneously, avoiding any conflicts. Lincoln HS and CI East bus routes are included in the **Appendix**, for reference.

Staff

10. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
11. Staff should monitor student walkers exiting the campus onto the adjacent sidewalks and encourage students to cross in groups.

12. Staff should keep student riders within the campus gates to encourage parents to use designated queuing system on-site.
13. Staff should monitor pedestrians at crosswalks on-site.
14. Staff should send out the traffic flow at the beginning of every school year in order to show and remind parents of the traffic flow.

Licensed Peace Officers

15. A designated, licensed peace officer is assigned to Lincoln High School.

Crossing Guards

16. A designated crossing guard is not assigned to Lincoln High School, as the City does not provide crossing guards for high schools.

Parking Restrictions

17. Parents should be reminded not to park around the driveway openings.
18. It is recommended to install a "No Parking – Anytime" sign on S. Malcolm X Boulevard, adjacent to the school, between the mid-campus parking lot driveway entrances.
19. It is recommended that parents do not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces..

School Zones

20. Currently there are school zones on Elsie Faye Heggins Street and S. Malcolm X Boulevard. It is recommended these remain.

Off-Site Improvements

21. Signing and striping plan will be provided with full engineering review.
22. Review of the pedestrian access at the adjacent traffic signal will be reviewed with review of Civil engineering plans.

On-Site Improvements

23. It is recommended to install two (2) "Exit Only" and two (2) "Do Not Enter" signs at the northwest driveway, on Elsie Faye Heggins Street.
24. It is recommended to install two (2) "No Right Turn" signs at each of the new parking addition openings so that vehicles continue in the correct direction through the one-way driveway.

Summary

The Lincoln HS Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, by the school, without blocking through traffic. CI East buses arrive/depart after/before Lincoln HS buses and parents, they traffic flow from the two schools on the same campus do not conflict with one another.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

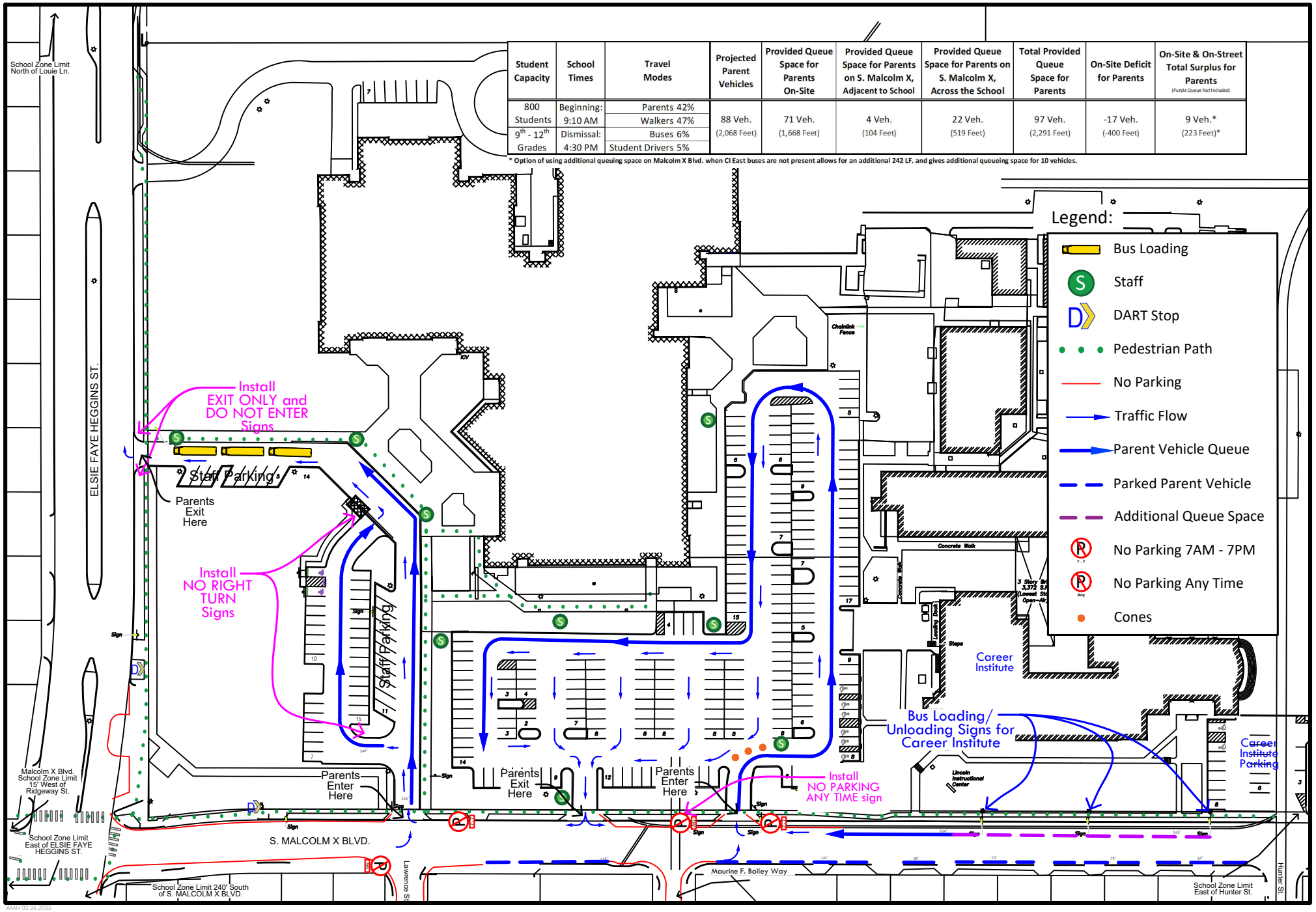
REVIEW AND COMMITMENT

The **Lincoln High School** traffic management plan (TMP) was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Signature	11/28/23
	Date
Lance Williams	Principal
Name	Title



Student Capacity	School Times	Travel Modes	Projected Parent Vehicles	Provided Queue Space for Parents On-Site	Provided Queue Space for Parents on S. Malcolm X, Adjacent to School	Provided Queue Space for Parents on S. Malcolm X, Across the School	Total Provided Queue Space for Parents	On-Site Deficit for Parents	On-Site & On-Street Total Surplus for Parents (Purple Queue Not Included)
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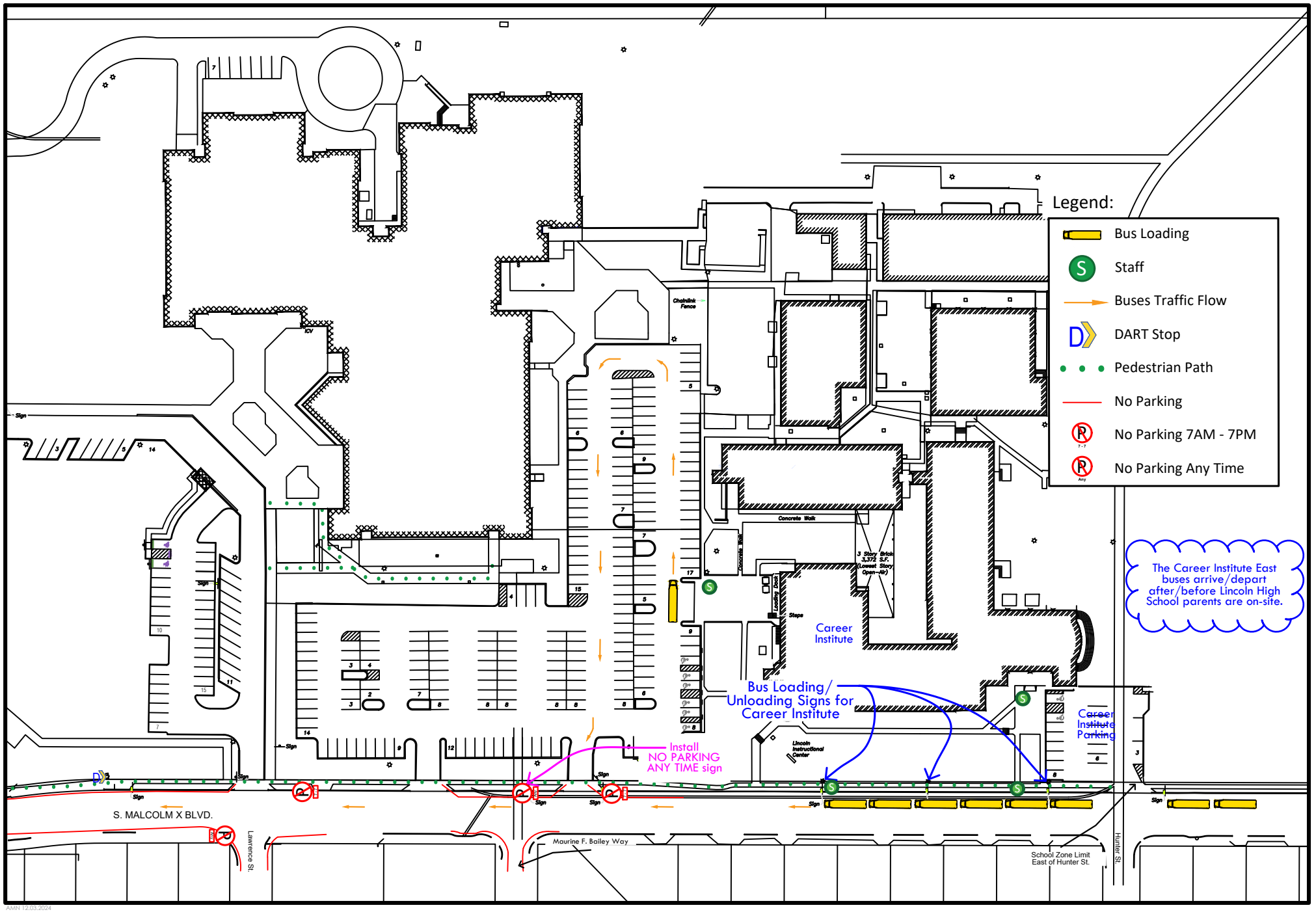
* Option of using additional queuing space on Malcolm X Blvd. when CI East buses are not present allows for an additional 242 LF. and gives additional queueing space for 10 vehicles.

AMN 02.26.2025

1 Lincoln High School TMP Exhibit

LAMBETH ENGINEERING TEXAS REGISTERED ENGINEERING FIRM F-19508

Site Plan Received from Glenn Engineering on 10.14.24



AMN 12.03.2024

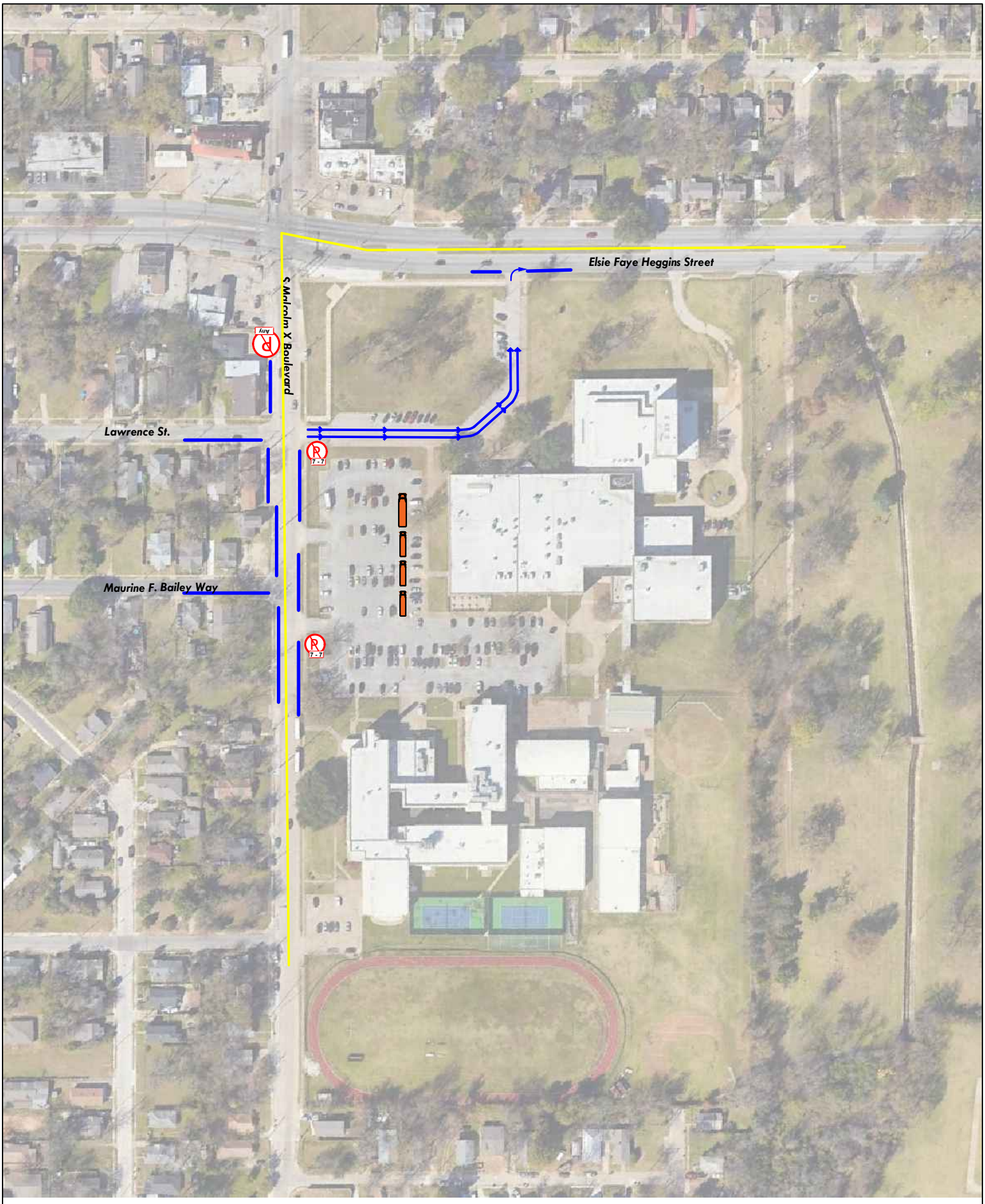
NORTH

2 Career Institute East Current Traffic Flow

LAMBETH ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-19508

Site Plan Received from Glenn Engineering on 10.14.24

Appendix



NORTH

A Lincoln High School Existing Conditions Exhibit

L.A.M.B.E.T.H. ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-19508

AMN 09.19.23

Map Obtained from Google Earth 08.22.23



NORTH
Not to Scale

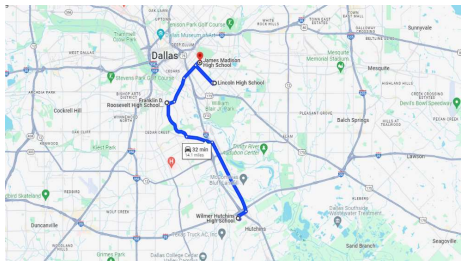
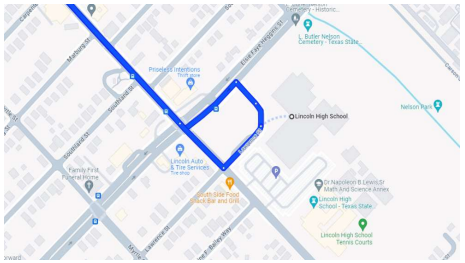
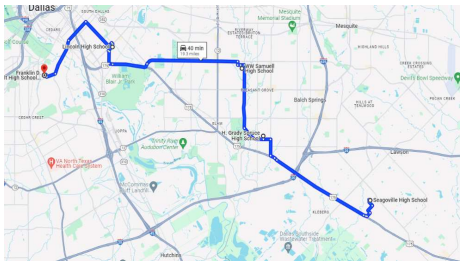
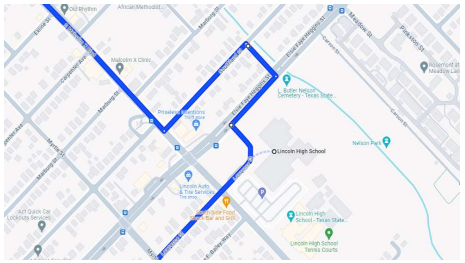
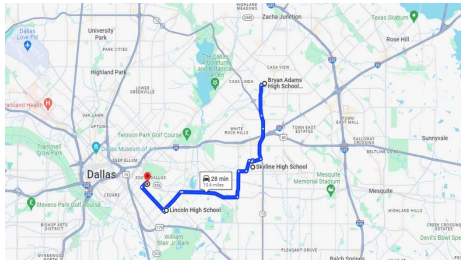
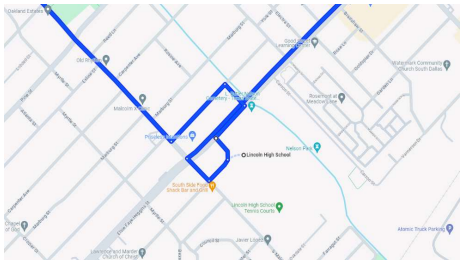
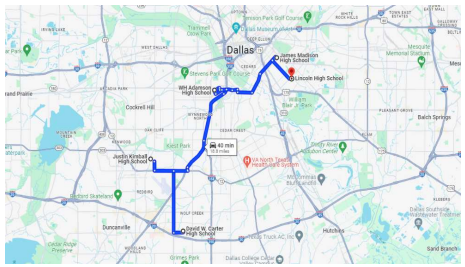
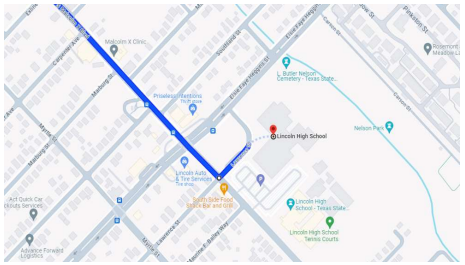
B Existing Lincoln HS and CI East Bus Routes

LAMBETH ENGINEERING

Map Obtained from Google Earth on 03.04.2025

2023-2024
Lincoln Humanities/Communications Magnet HS

All posted times for bus stops are approximate as there are several variables which may contribute to arrival times such as weather, traffic and other unexpected factors.
Students should arrive at their assigned bus stop at least 5-10 minutes before the scheduled pick-up time.

ROUTE	AM PICK-UP TIME	STOP(s) PICK-UP & DROP-OFF LOCATION	PM DROP-OFF	Early Dismissal	Route Overview	Drop off/pick up at Linclon High School
1201	7:55 AM	WILMER HUTCHINS HS	5:18 PM	2:13 PM		
	8:12 AM	**ARRIVE @ ROOSEVELT HS**	**4:58 PM**	**1:53 PM**		
	8:25 AM	**ARRIVE @ LINCOLN HS**	**4:45 PM**	**1:40 PM**		
	8:30 AM	**ARRIVE @ MADISON HS**	**4:40 PM**	**1:35 PM**		
Route 1201 Google Map						
Notes: **No change needed**						
1206	7:53 AM	SEAGOVILLE HS	5:25 PM	2:20 PM		
	8:07 AM	SPRUCE HS	5:12 PM	2:07 PM		
	8:16 AM	SAMUELL HS	5:03 PM	1:58 PM		
	8:29 AM	**ARRIVE @ LINCOLN HS**	**4:49 PM**	**1:44 PM**		
	8:40 AM	**ARRIVE @ ROOSEVELT HS**	**4:40 PM**	**1:35 PM**		
Route 1206 Google Map						
Notes: **No change needed**						
2046	8:08 AM	B. ADAMS HS	5:11 PM	2:06 PM		
	8:19 AM	SKYLINE HS	4:59 PM	1:54 PM		
	8:35 AM	**ARRIVE @ LINCOLN P/U**	**4:45 PM**	**1:40 PM**		
	8:40 AM	**ARRIVE @ MADISON**	**4:40 PM**	**1:35 PM**		
Route 2046 Google Map						
Notes: **No change needed**						
4097	7:49 AM	CARTER HS	5:27 PM	2:22 PM		
	8:06 AM	KIMBALL HS	5:14 PM	2:09 PM		
	8:16 AM	ADAMSON HS	5:00 PM	1:55 PM		
	8:32 AM	**ARRIVE @ MADISON HS**	**4:45 PM**	**1:40 PM**		
	8:40 AM	**ARRIVE @ LINCOLN HS**	**4:40 PM**	**1:35 PM**		
Route 4097 Google Map						
Notes: **No change needed**						

Bus Routes from DISD Transportation Website 12.07.23: **https://docs.google.com/spreadsheets/d/1tlSowudKW0lDqstO8ZHVAZfluYSYirf9FcOhNHyRr7g/edit#gid=13080341**

Maps from Google Maps 12.07.23

LANCE P. WILLIAMS, M.Ed.
PRINCIPAL OF LINCOLN HIGH SCHOOL

DALLAS INDEPENDENT SCHOOL DISTRICT

September 11, 2023

TO: Lincoln High School Student, Parents, Alumni and Fans

FROM: Lance Williams, Principal of Lincoln High School

SUBJECT: Lincoln / Career Institute East

To Whom It May Concern,

As requested, here is a letter stating the amount of staff and students that drive, walk, get picked up by parents or ride the bus. We will have a google system to record the amount of staff and students that drive to work. We will record their vehicle information and issue a placard for them to place in their window to identify them as a staff or student of Lincoln High School. Below are the number of staff and students as requested :

Lincoln HS
Bus Riders – 40
Car Drivers – 30
Walkers - 300
Bike Riders – 10
Parent Dropped Off - 270
Current Enrollment – 650
Staff – 110

Career Institute East
Bus Riders – 1500
Car Driver – 0
Walkers / Bike Riders – 0
Parent Dropped Off – 0
Current Enrollment – 1500
Staff Members – 60

Please let me know if anything further is needed.

Educationally yours,

Mr. Lance P. Williams, M.Ed.
Principal of The Legendary Lincoln High School

Agenda Information Sheet

File #: 25-1408A **Item #:** 3.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for MU-1 Mixed Use District on property zoned R-7.5(A) Single Family District, on the north line of Grovecrest Drive, west of Conner Drive.
Staff Recommendation: **Approval.**
Applicant: Bank of America
Representative: Mark Thornsburg, Jones Lang LaSalle Americas, Inc. and Robert Reeves, Robert Reeves & Associates, Inc.
Planner: Liliana Garza
Council District: 5
Z223-244(LG)

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Liliana Garza

FILE NUMBER: Z223-244(LG) **DATE FILED:** April 4, 2023

LOCATION: North line of Grovecrest Drive, west of Conner Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 26,250 sq. ft. **CENSUS TRACT:** 48113009203

OWNER: Reagan Newcomer

APPLICANT: Bank of America

REPRESENTATIVE: Mark Thornsburg, Jones Lang LaSalle Americas, Inc. and Robert Reeves, Robert Reeves & Associates, Inc.

REQUEST: An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single family District.

SUMMARY: The purpose of the request is to allow a parking lot on a property currently developed as a parking lot.

STAFF RECOMMENDATION: **Approval.**

BACKGROUND INFORMATION:

- The area of request is currently developed with a surface parking lot that is utilized by the bank across the alley to the east.

- The purpose of the request is to make the existing parking lot compliant with zoning and to continue to serve as additional parking for the bank on the west side of the site across the alley.

Zoning History:

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

1. Z212-158: On June 22, 2022, the City Council approved an application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, between Conner Drive and Pleasant Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Grovecrest Drive	Local Street	40 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting

in evaluating the applicant's request, since the application was filed prior to September 26, 2024.

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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Parking lot
North	MF-2(A)	Single family
East	LO-1 District and MF-2(A)	Single family, financial institution with drive-through
South	CR District and MF-1(A)	Undeveloped, multifamily
West	PD No. 366	Financial institution without drive-in window, general merchandise or food store > 3500 sq. ft

Land Use Compatibility:

The area of request is developed with surface parking and is zoned an R-7.5(A) District. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the late 1980s. However, based on the historic aerial maps dating back 1957, the area of request has been utilized as a surface parking lot since then.

Property to the north is developed with a single family use. Properties to the east are currently developed with single family use and a financial institution with drive-thorough. There is a multifamily complex to the south across Grovecrest Drive.

The purpose of the request is to make the existing parking lot compliant with zoning and to continue to serve as additional parking for the bank on the west side of the site across the alley. The proposed MU-1 District would serve as a more appropriate buffer between the residential uses to the north and east and the more intense uses allowed under Planned Development No. 366 to the west. Staff recommends approval and finds that the proposed district is complementary with surrounding uses and zoning districts.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current R-7.5(A) District and the proposed MU-1 District.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	**Proposed**
Use	**R-7.5(A)**	**MU-1**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		

	Existing	Proposed
Use	**R-7.5(A)**	**MU-1**
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★

	Existing	Proposed
Use	**R-7.5(A)**	**MU-1**
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R,S,★
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANOUS USES		
Attached non-premise sign.		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		

	Existing	Proposed
Use	**R-7.5(A)**	**MU-1**
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		★
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S,★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		
Drive-In theater		
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		•
General merchandise or food store 100,000 square feet or more		S

	Existing	Proposed
Use	**R-7.5(A)**	**MU-1**
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•

	Existing	Proposed
Use	**R-7.5(A)**	**MU-1**
Electrical generating plant		
Electrical substation	S	•
Local utilities	S,R,★	S,R,★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		★
Recycling collection center		★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) District and the proposed MU-1 District.

District	Setback		Min. Lot Area & Density	Height	Lot Cov.	Primary Uses
	Front	Side/ Rear				
Existing: R-7.5(A)	25’	5’ SF Other: 10’ Side 15’ Rear	7,500 s. ft.	30’	45% Res. 25% Nonres	Single family
Proposed: MU-1	15’ 20’ UF	20’ adj. to Res. Other: No min.	15 du/ac (Base No MUP) 20 du/ac (MUP=2) 25 du/ac (MUP=3) 0.4 FAR Retail & Personal Service 0.8 FAR Lodging, Office, & Residential 0.8 FAR Overall (Base No MUP)	80’ (No MUP) 90’ (MUP=2) 120’ (MUP=3)	80%	Office, retail & personal service, lodging, residential

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended.

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 currently within an “I” MVA area.

Bank of America Board Members

Brian Moynihan, Chair of the Board and Chief Executive Officer
Raul Anaya, President of Business Banking; President - Greater Los Angeles
Dean Athanasia, President, Regional Banking
Catherine P. Bessant, Vice Chair
Aditya Bhasin, Chief Technology and Information Officer
D. Steve Boland, ChiefAdministrative Officer
Alastair Borthwich, Chief Financial Officer
Sheri B. Bronstein, Chief Human Resources Officer

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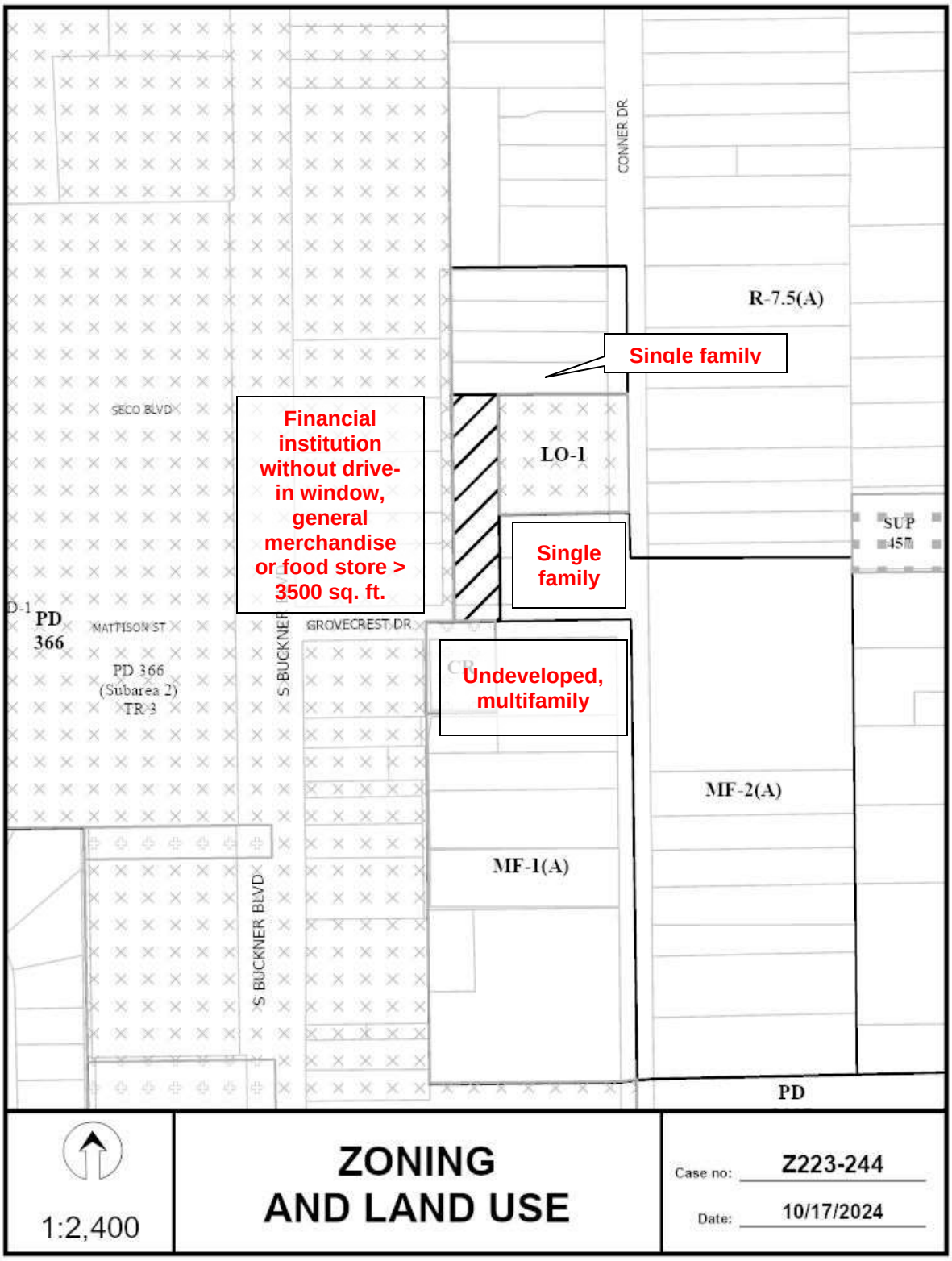
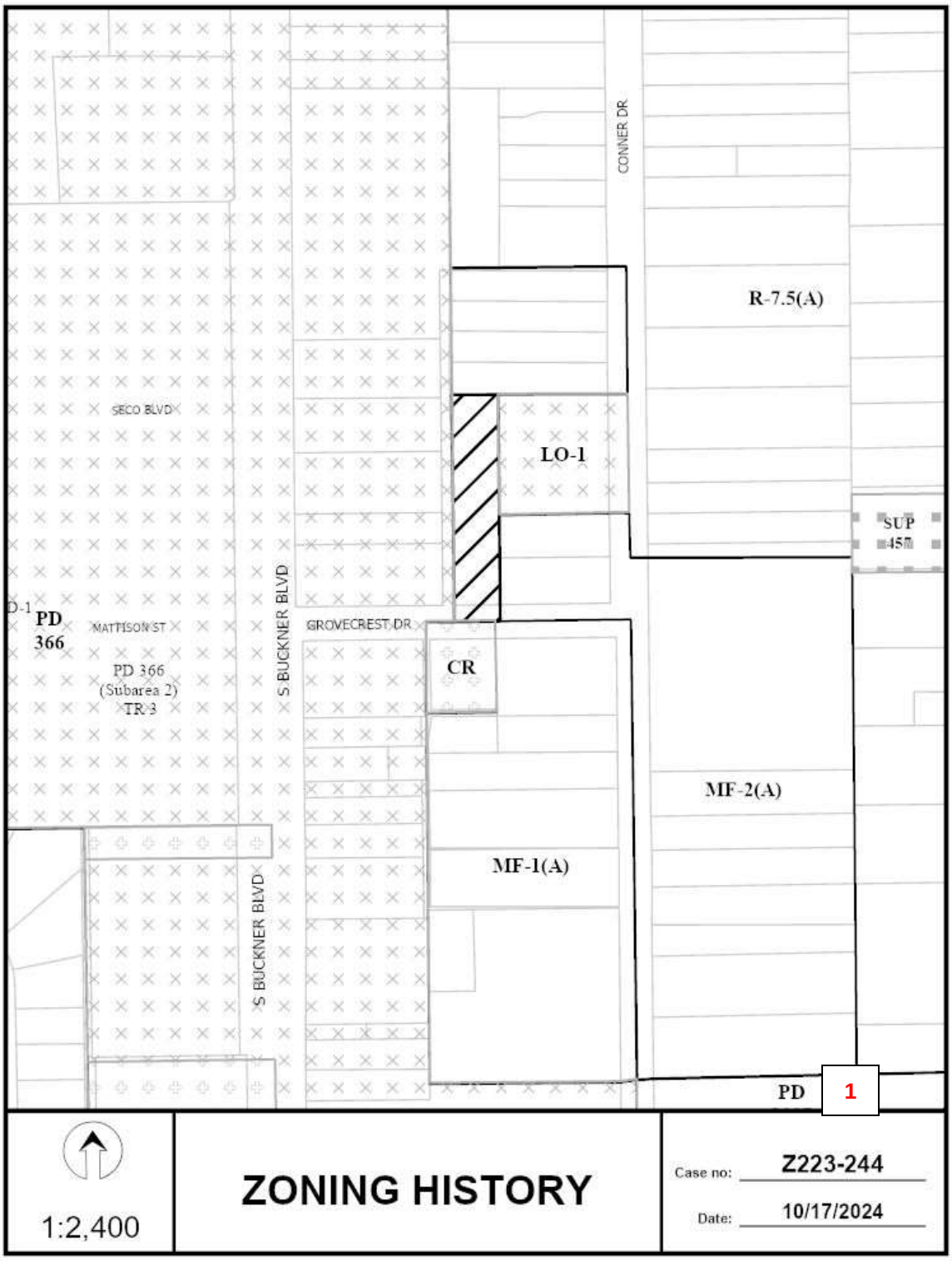
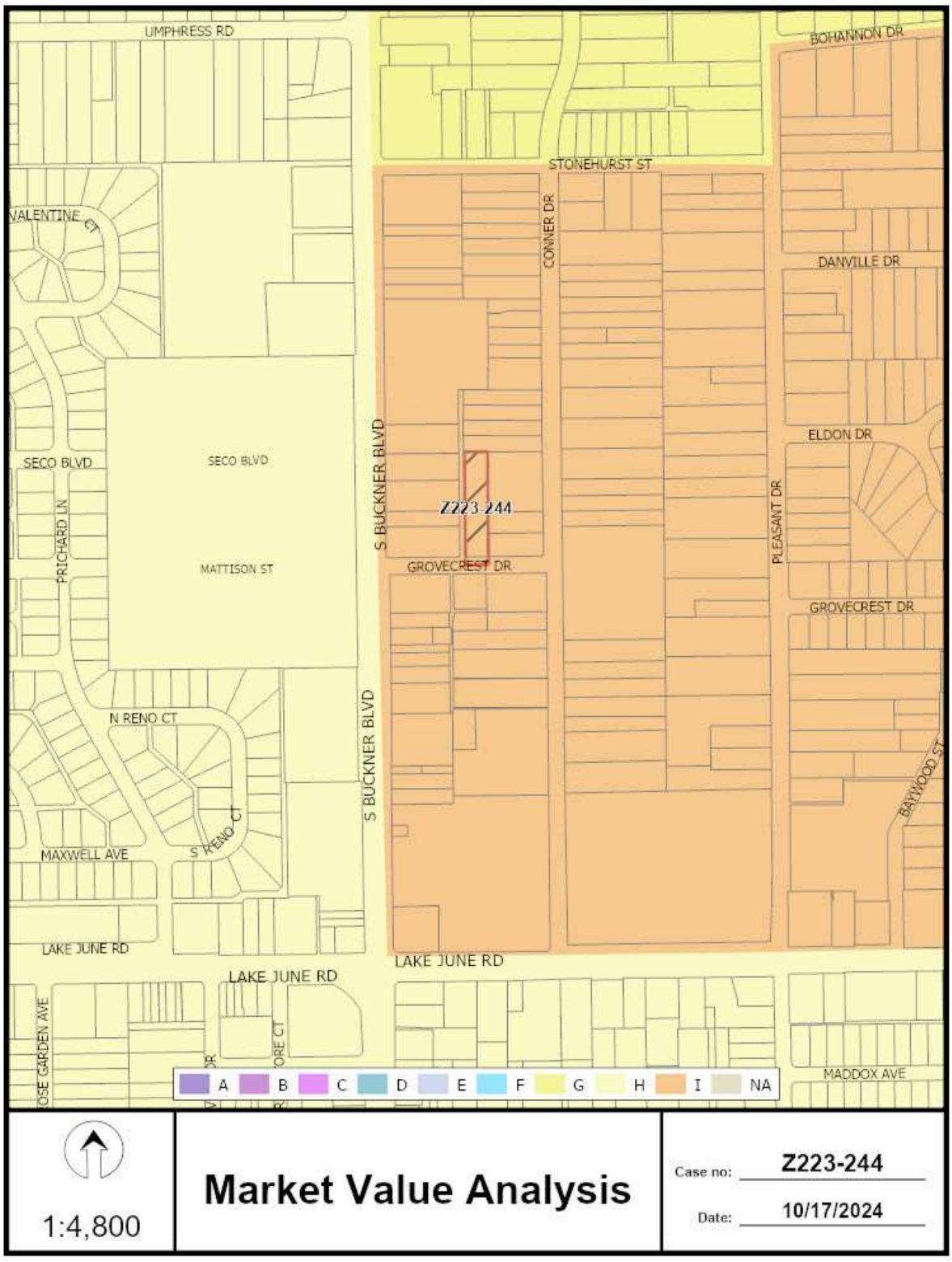
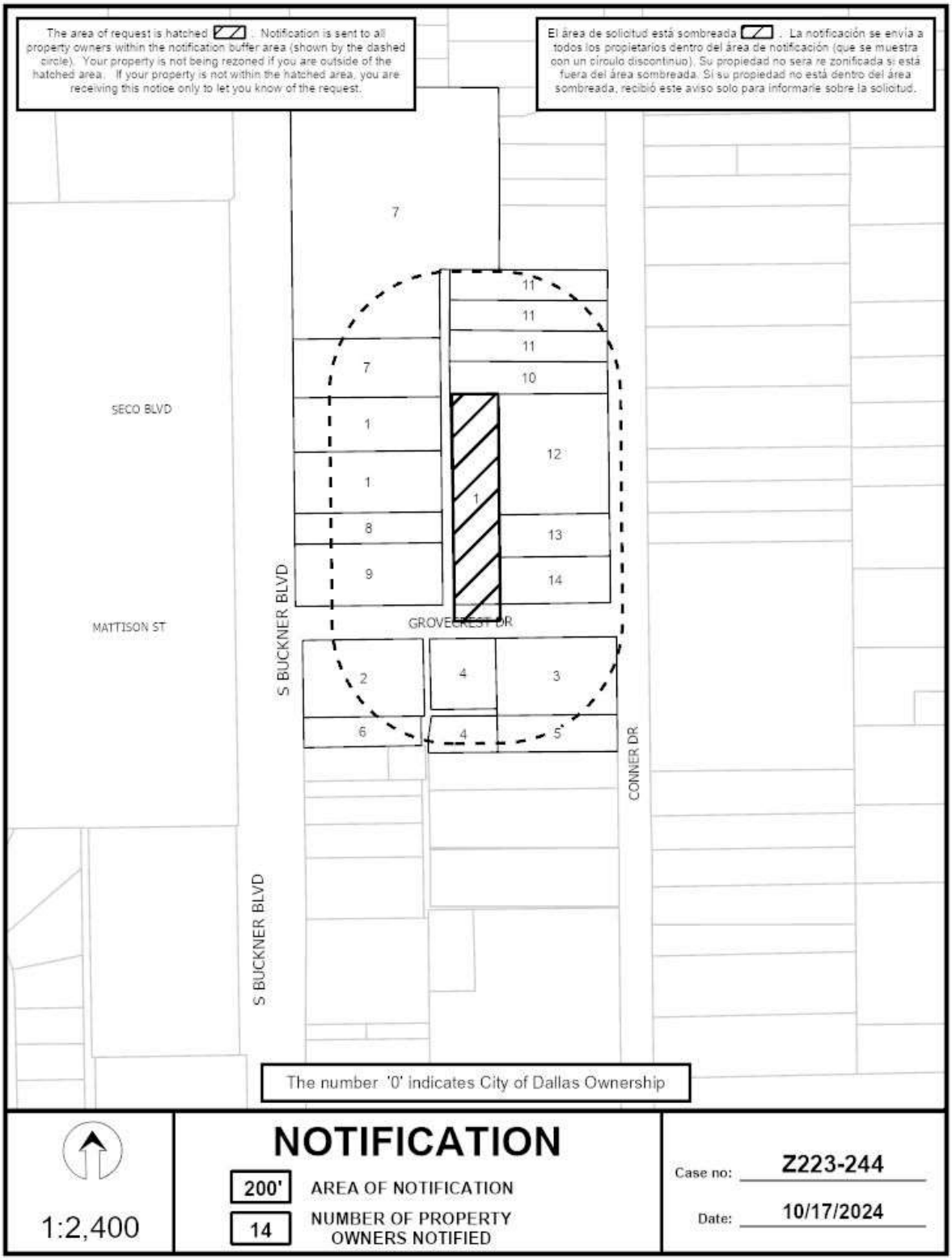
ECO BLVD
MATTISON ST
S BUCKNER BLVD
S BUCKNER BLVD
GROVECREST DR
CONNER DR
1:2,400
AERIAL MAP
Case no: Z223-244
Date: 10/17/2024


CONNER DR
R-7.5(A)
Single family
SECO BLVD
Financial institution without drive-in window, general merchandise or food store > 3500 sq. ft.
LO-1
SUP 457
Single family
PD 366
MATTISON ST
GROVECREST DR
S BUCKNER
Undeveloped, multifamily
PD 366 (Subarea 2) TR 3
MF-2(A)
MF-1(A)
S BUCKNER BLVD
PD
1:2,400
ZONING AND LAND USE
Case no: Z223-244
Date: 10/17/2024


CONNER DR
R-7.5(A)
SECO BLVD
LO-1
SUP
457
D-1
PD
366
MATTHISON ST
GROVECREST DR
S BUCKNER BLVD
PD 366
(Subarea 2)
TR-3
CR
MF-2(A)
MF-1(A)
S BUCKNER BLVD
PD
1
1:2,400
ZONING HISTORY
Case no: Z223-244
Date: 10/17/2024


UMPHRESS RD
BOHANNON DR
STONEHURST ST
VALENTINE CT
CONNER DR
DANVILLE DR
SECO BLVD
SECO BLVD
S BUCKNER BLVD
ELDON DR
Z223-244
PRICHARD LN
MATTISON ST
GROVECREST DR
PLEASANT DR
GROVECREST DR
N RENO CT
S BUCKNER BLVD
BAYWOOD ST
MAXWELL AVE
S RENO CT
LAKE JUNE RD
LAKE JUNE RD
LAKE JUNE RD
MADDOX AVE
A B C D E F G H I NA
1:4,800
Market Value Analysis
Case no: Z223-244
Date: 10/17/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SECO BLVD
MATTISON ST
S BUCKNER BLVD
GROVECREST DR
CONNER DR
S BUCKNER BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: Z223-244
Date: 10/17/2024

10/17/2024

Notification List of Property Owners

Z223-244

14 Property Owners Notified

Label #	*Address*		*Owner*
1	1520	S BUCKNER BLVD	GROVE STATE BANK
2	1442	S BUCKNER BLVD	JDBM TEXAS LLC
3	1451	CONNER DR	LUKA APARTMENTS LLC
4	1447	CONNER DR	RUVALCABA LAURA ANGELICA
5	1447	CONNER DR	AGUIRRE ESGARDO JAIMES &
6	1438	S BUCKNER BLVD	QADRI CHILDRENS TRUST
7	1536	S BUCKNER BLVD	NEWTEX REALTY LP
8	1508	S BUCKNER BLVD	ORTEGA RAFAEL
9	1500	S BUCKNER BLVD	ORTEGA RAFAEL
10	1529	CONNER DR	PIEDRA ANTONIO &
11	1535	CONNER DR	MAG CONNER LLC
12	1521	CONNER DR	MOBH HASIB
13	1507	CONNER DR	MARQUEZ HUGO C ORTIZ
14	1501	CONNER DR	HINOJOSA BENITO B &

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1410A **Item #:** 4.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Specific Use Permit to allow alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Hillburn Drive and Great Trinity Forest Way.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Emilia Realty LLC/NA and C Investments
Representative: Parvez Malik, Malik Law Firm
Planner: Jordan Gregory
Council District: 5
Z234-189(JG)

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Jordan Gregory

FILE NUMBER: Z234-189(JG) **DATE FILED:** March 13, 2024

LOCATION: Northwest corner of Hillburn Drive and Great Trinity Forest Way

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approximately 1.52 acres **CENSUS TRACT:** 48113009304

REPRESENTATIVE: Parvez Malik, Malik Law Firm

OWNER/APPLICANT: Emilia Realty LLC/NA and C Investments

REQUEST: An application for a Specific Use Permit to allow alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for the applicant to sell alcohol for off-premise consumption in a proposed general merchandise or food store.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of the request is in an RR Regional Retail District.
- The site is currently developed with a general merchandise store with less than 3,500 square feet of floor area and requests to sell alcohol, which requires a Specific Use Permit (SUP).
- The lot has frontage on both Hillburn Drive and S. Great Trinity Forest Way.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Hillburn Drive	Local Road	-
Great Trinity Forest Way	Principal Arterial	107’

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	RR Regional Retail with D-1 Liquor Control Overlay	General Merchandise or Food Store less than 3,500 SF and other vacant retail space
North	MF-2(A)	Multifamily
East	RR Regional Retail with D-1 Liquor Control Overlay	Auto Sales
South	RR Regional Retail with D-1 Liquor Control Overlay	Retail, Personal Service, Office, Auto Service
West	RR Regional Retail with D-1 Liquor Control Overlay	Auto Service

Land Use Compatibility:

The request site is within the RR, Regional Retail, zoning district with a D-1 Liquor Control Overlay and is currently developed with a one-story, 9,038-square-foot building. The existing general merchandise or food store occupies 2,100 square feet of the building with the remainder being currently vacant.

The current general merchandise or food store use is permitted without an SUP on the entire property. Because the property is within the D-1 Liquor Control Overlay, the sale of alcoholic beverages is allowed only by SUP. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing convenience store and is therefore requesting a SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.

A multifamily use is located to the north of the site, separated from the subject site by some open space. Other uses surrounding the area of request to the east, south, and west include a mix of automotive-related uses and retail. Specifically, to both the east and the west, there are automobile-related uses. To the south, the properties include a combination of retail, personal service, and automotive-related uses. The use of a general merchandise store with alcohol sales is compatible with the surrounding uses in the immediate vicinity, as well as the uses along Great Trinity Forest Way.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

As the uses surrounding the site include a mix of retail, automotive, and personal services, the addition of alcohol sales in conjunction with a general retail store less than 3,500 sf will complement the existing fabric of the intersection.

12B and TABC:

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B. The Certificate of Registration was approved as of July 9, 2024 and expires on July 9, 2025.

There is an active TABC License for this location. The active license is categorized as “Wine-Only Package Store Permit (Q)” which authorizes the sale of malt beverages and wine to consumers for off-premise consumption. The license was issued on October 20, 2022 and expires on October 19, 2026.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

Per code, the parking for retail uses is one space per every 200 square feet of floor area. The area of request is a total of 2,100 square feet within a building that is a total of 9,038

square feet. The proposed store is required to provide 11 parking spaces. There are currently 58 parking spaces on the site.

Crime Statistics

The Dallas Police Department provided crime statistics from March 2020 to March 2025. The information is provided in the subsequent charts. There were a total of 33 calls, 10 incidents, and 5 arrests over the time period.

Arrests

Offenses (Summary)	Count of Incidents
DEADLY CONDUCT	2
WARRANT HOLD (NOT A DPD WARRANT)	1
POSS CONT SUB PEN GRP 1/1-B <1G	1
EVADING ARREST DETENTION W/PREV CONVICTION PC38.04(b1)	1
Total	**5**

Calls

Calls (Summary)	Count of Incidents
1 – Emergency	11
2 – Urgent	17
3 - General Service	4
4 - Non Critical	1
Total	**33**

Incidents

Incidents (Summary)	Count of Incidents
THEFT OF PROP > OR EQUAL $750 <$2,500 (NOT SHOPLIFT) PC31.03(e3)	1
POSS CONT SUB PEN GRP 1 <1G	1
ROBBERY OF INDIVIDUAL (AGG)	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
THEFT FROM BUILDING> OR EQUAL $2500<$30K (NOT SHOPLIFT)	1
BURGLARY OF BUILDING - FORCED ENTRY	1
DEADLY CONDUCT	1
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
ROBBERY OF BUSINESS (AGG)	1
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
Total	**10**

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 currently in an "I" MVA cluster that extends to the north, east, and west. South of the request area across Great Trinity Forest Way are "G" and "H" MVA clusters.

List of Officers

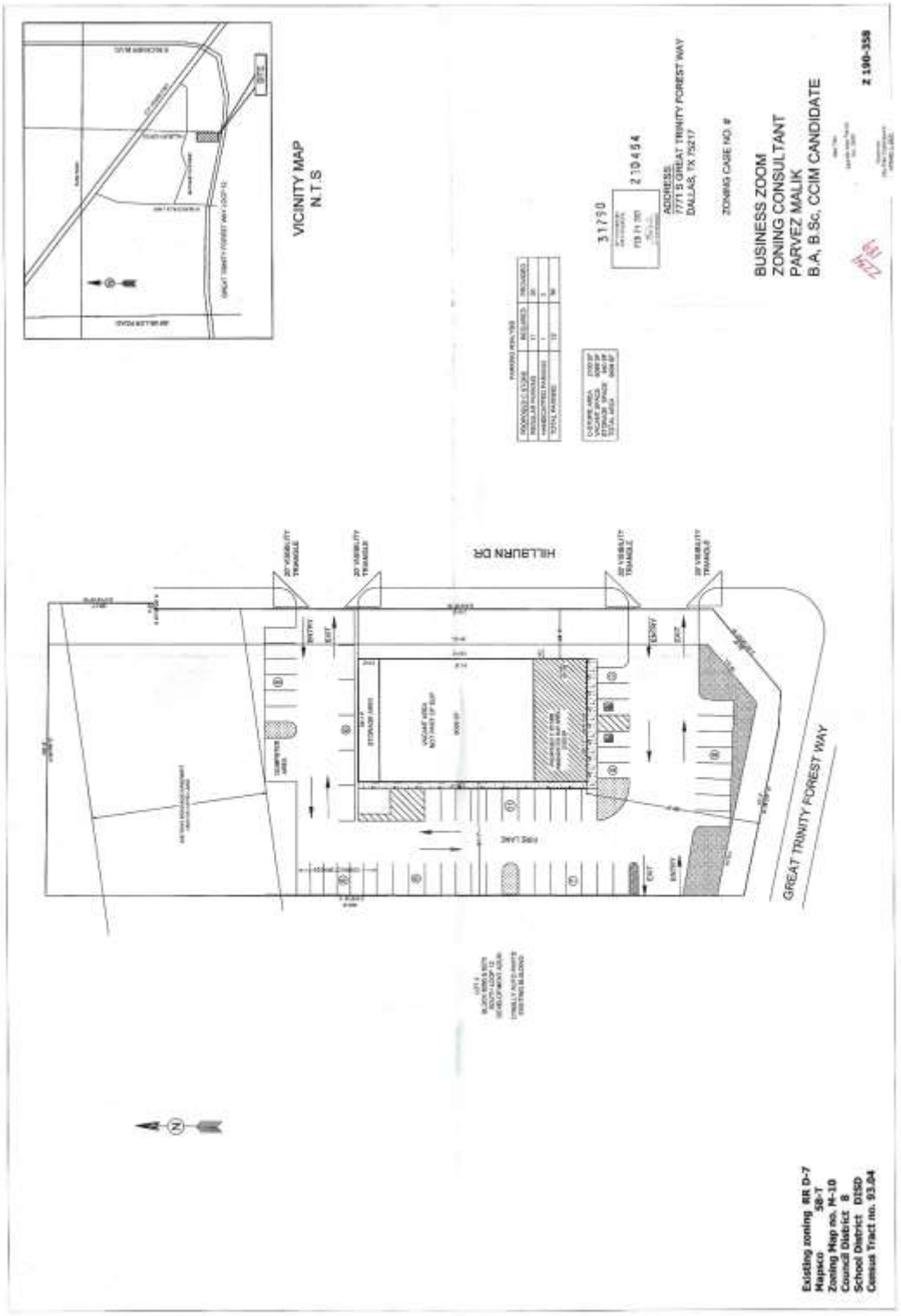
NA and C Investments, LLC

Mukhiya Gurung, President/Secretary

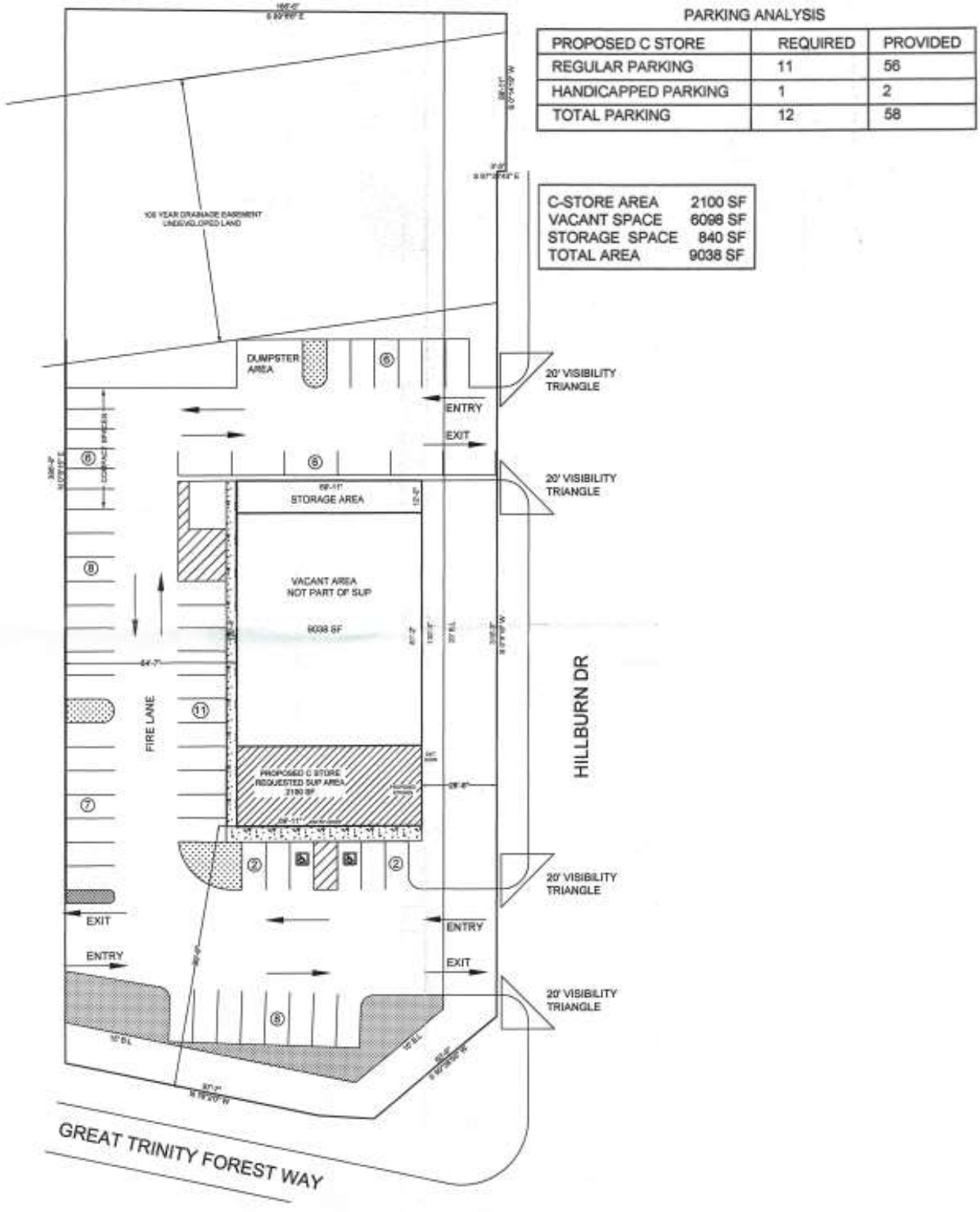
Proposed SUP Conditions

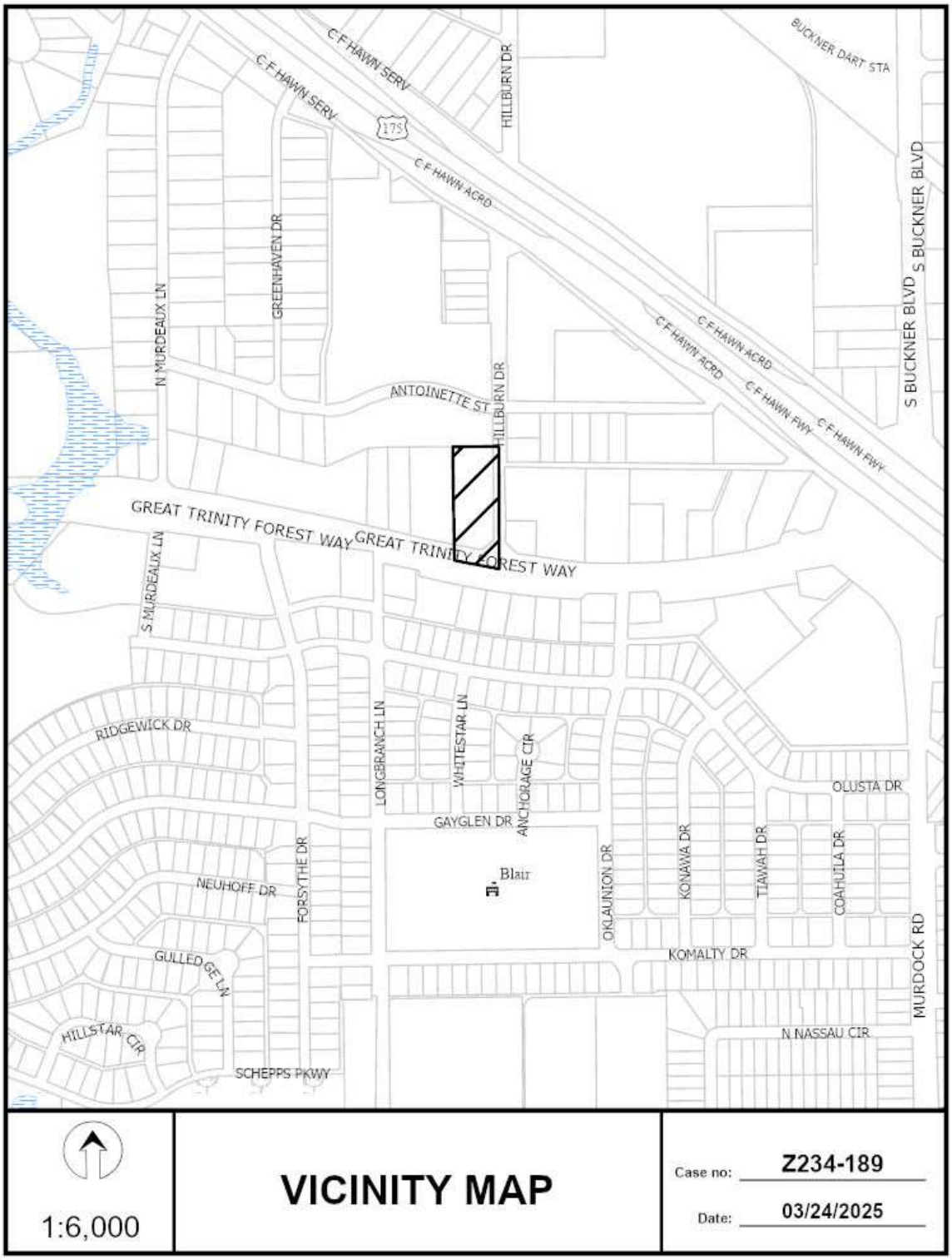
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store of 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: The specific use permit expires on _____ [two years after council approval] but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for the sale of alcoholic beverages in conjunction with a general merchandise or food store of 3,500 square feet or less is 2,100 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The property will be adequately maintained in good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the property must comply with all federal and state laws and regulations and with all ordinances, rules, and regulations of the City of Dallas.

Proposed SUP Site Plan



Proposed SUP Site Plan (Enlarged)

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BUCKNER DART STA
S BUCKNER BLVD
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GREENHAVEN DR
N MURDEAUX LN
C F HAWN ACRD
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ANTOINETTE ST
HILLBURN DR
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
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RIDGEWICK DR
LONGBRANCH LN
WHITESTAR LN
ANCHORAGE CIR
OLUSTA DR
GAYGLEN DR
FORSYTHE DR
Blair
NEUHOFF DR
OKLAUNION DR
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HILLSTAR CIR
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VICINITY MAP
Case no: Z234-189
Date: 03/24/2025



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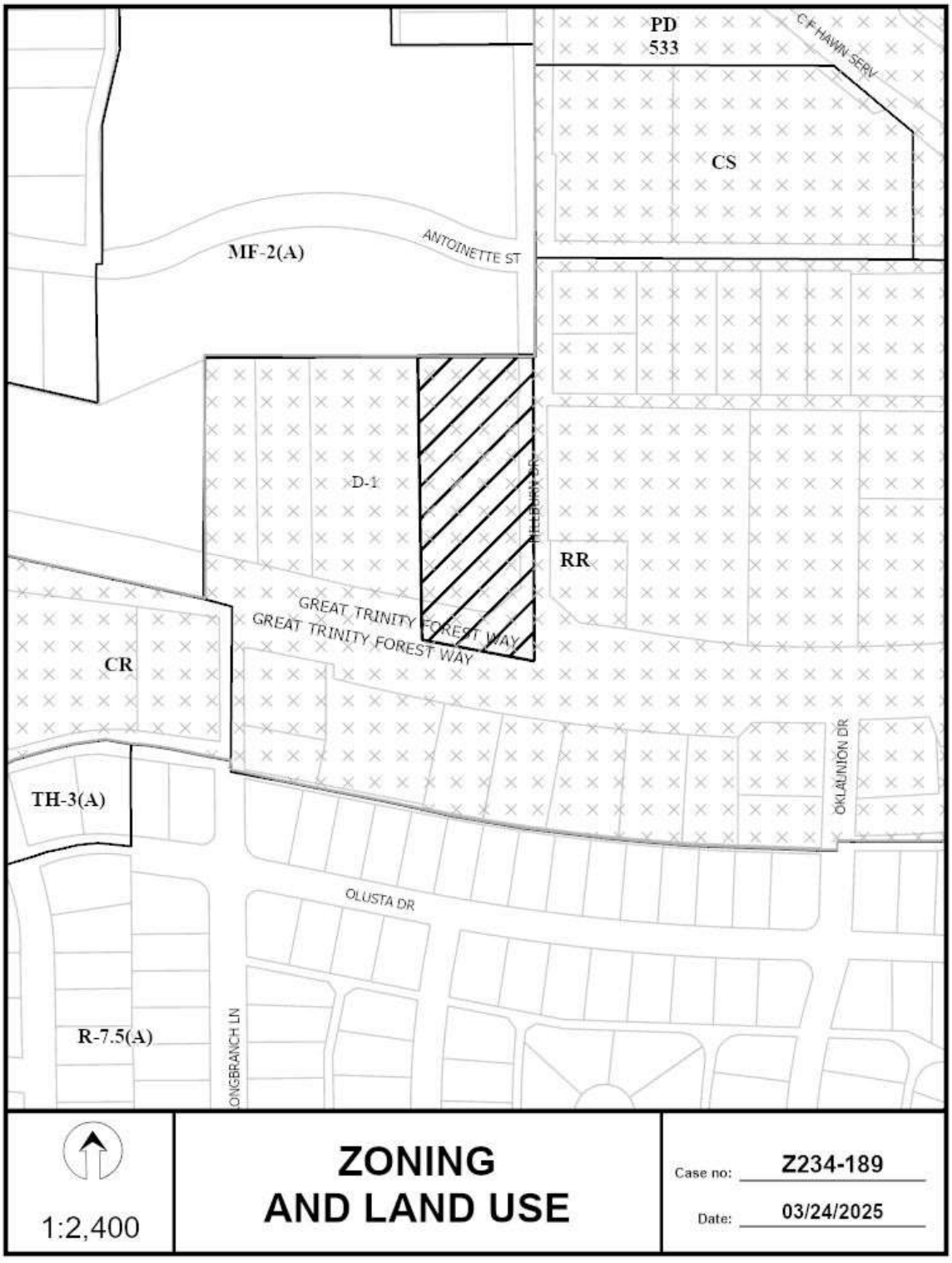
AERIAL MAP

Case no: Z234-189

Date: 03/24/2025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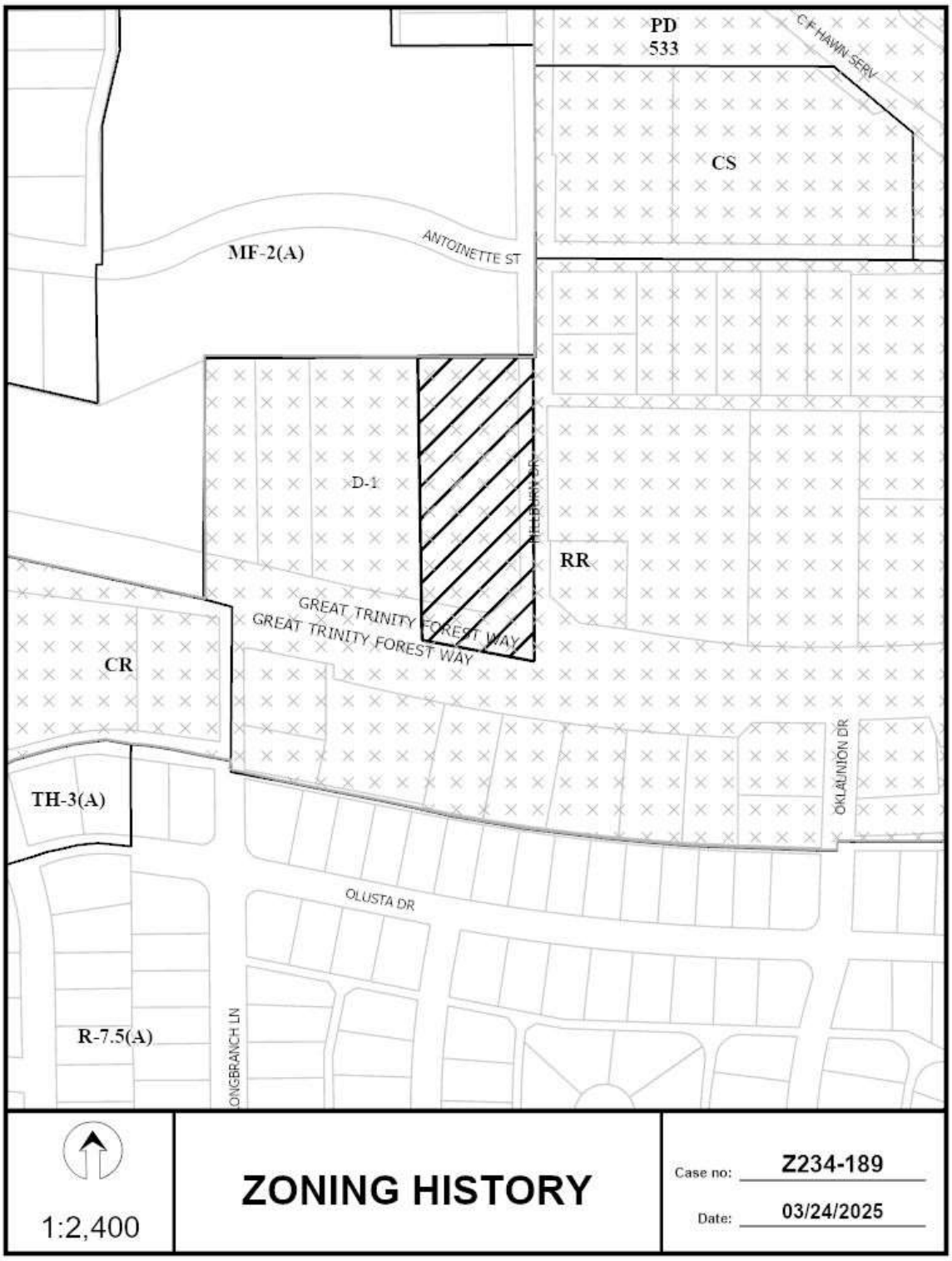
ZONING
AND LAND USE
Case no: Z234-189
Date: 03/24/2025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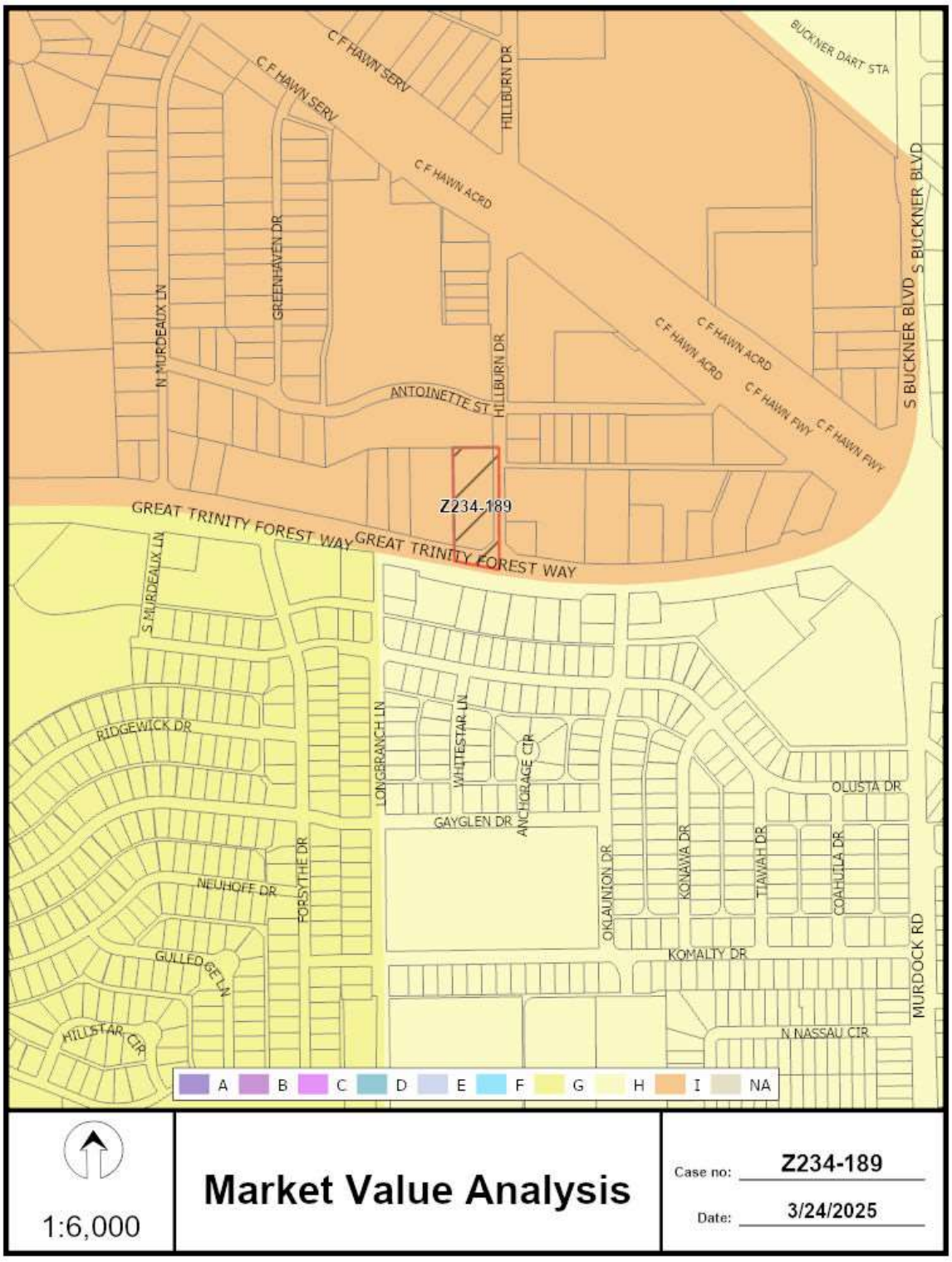
ZONING HISTORY
Case no: Z234-189
Date: 03/24/2025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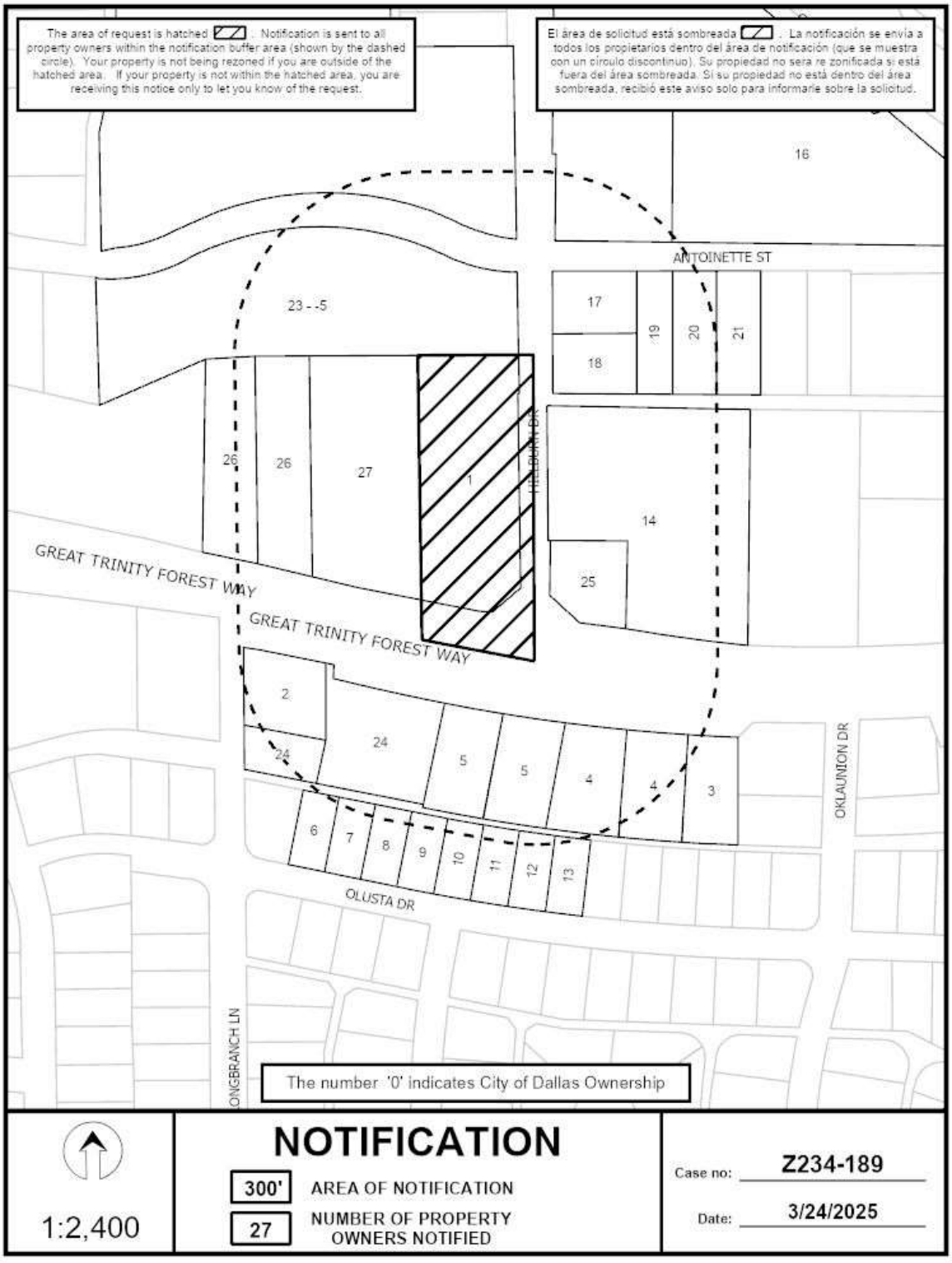
Market Value Analysis
Case no: Z234-189
Date: 3/24/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
16
ANTOINETTE ST
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9
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12
13
OLUSTA DR
ONGBRANCH LN
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
27
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z234-189
Date: 3/24/2025

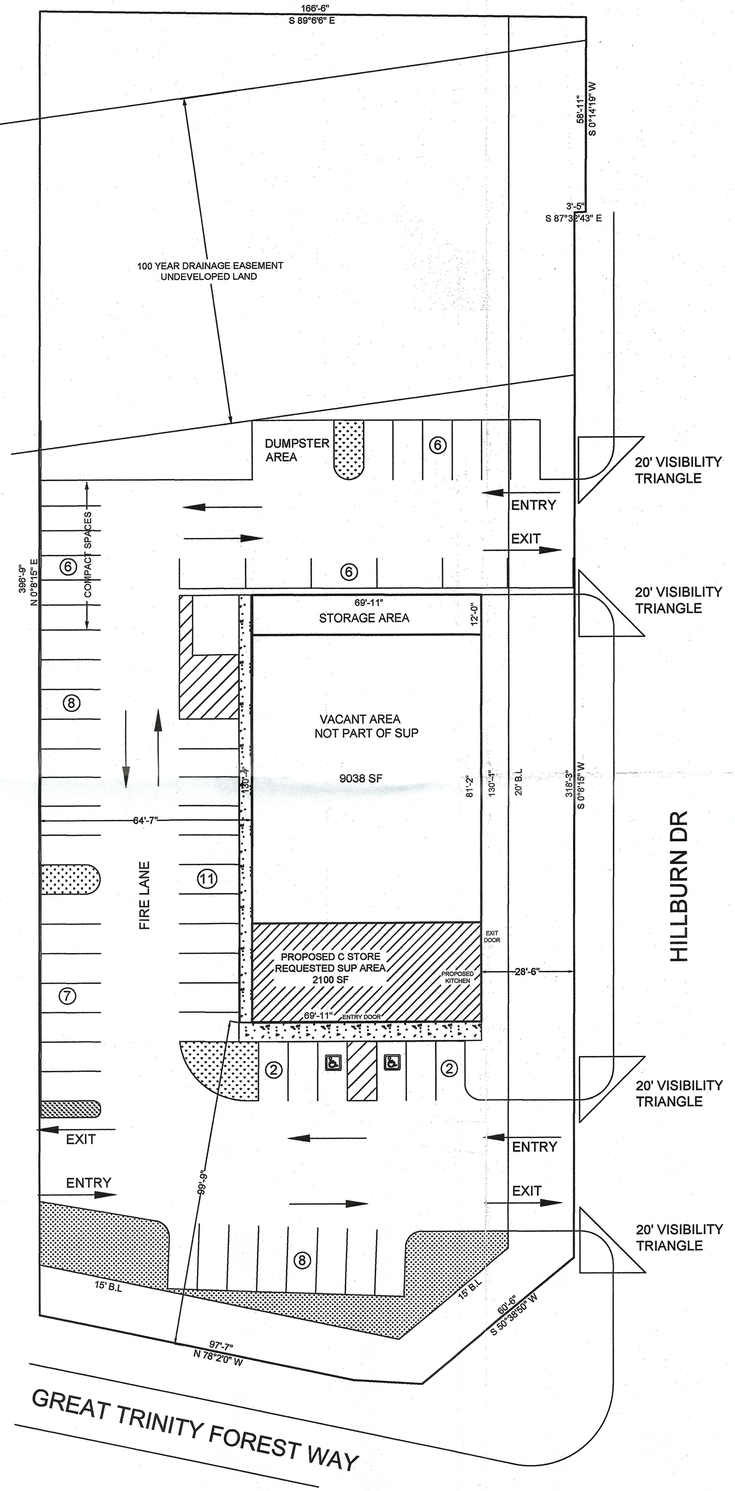
03/24/2025

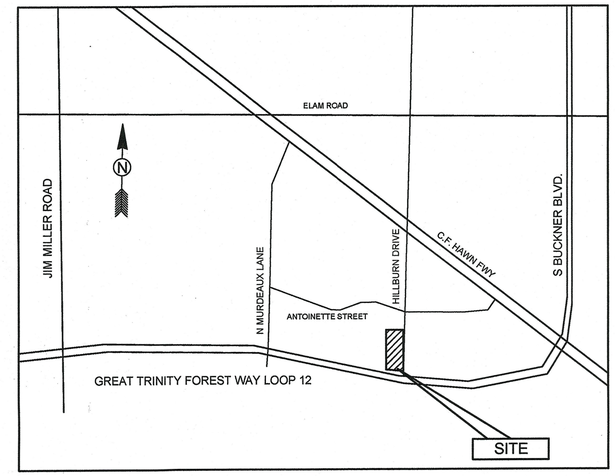
Notification List of Property Owners

Z234-189

27 Property Owners Notified

Label #	*Address*		*Owner*
1	7771	GREAT TRINITY FOREST WAY	EMILIA REALTY LLC
2	7710	GREAT TRINITY FOREST WAY	RAKAN B1 LLC
3	7822	GREAT TRINITY FOREST WAY	FREENEY RUBY LEE &
4	7810	GREAT TRINITY FOREST WAY	7812 GREAT TRINITY WAY LLC
5	7740	GREAT TRINITY FOREST WAY	SUPERB KAR WASH LLC
6	7709	OLUSTA DR	GARCIA MARCELINO
7	7715	OLUSTA DR	HERNANDEZ LUIS MANUEL
8	7719	OLUSTA DR	MEDINA JOHN E &
9	7725	OLUSTA DR	CORTES MARIA CONCEPTION &
10	7729	OLUSTA DR	MEDINA JESSE
11	7803	OLUSTA DR	LENOVITZ J MARSHALL
12	7809	OLUSTA DR	BARRIOS J CARMEN
13	7815	OLUSTA DR	SIAS EUGENIO
14	7815	GREAT TRINITY FOREST WAY	ALL STAR LEASING INC
15	7841	C F HAWN FWY	WRANGLER PROPERTIES LP
16	7979	C F HAWN FWY	HAWN FREEWAY SELF STORAGE LP
17	150	HILLBURN DR	ROJAS JOSE
18	142	HILLBURN DR	VALDEZ ELISEO
19	7814	ANTOINETTE ST	ANDRADE JOSE
20	7818	ANTOINETTE ST	BARRAZA MARY NANCY
21	7826	ANTOINETTE ST	TAVIRA TERESA PEIDRA &
22	7651	C F HAWN FWY	TEXAS ESSENTIAL HOUSING PUBLIC
23	7651	C F HAWN FWY	TEXAS ESSENTIAL HOUSING PUBLIC
24	7728	GREAT TRINITY FOREST WAY	S GREAT TRINITY FOREST WAY LLC
25	7811	GREAT TRINITY FOREST WAY	SHORT DAN & GERALDINE
26	7741	GREAT TRINITY FOREST WAY	GREAT TRINITY FOREST LLC
27	7767	GREAT TRINITY FOREST WAY	MITTAL & SONS LLC





VICINITY MAP
N.T.S

LOT 2
BLOCK 6265 & 6273
SOUTH LOOP 12
DEVELOPMENT ADDN

O'REILLY AUTO PARTS
EXSITING BUILDING

PARKING ANALYSIS

PROPOSED C STORE	REQUIRED	PROVIDED
REGULAR PARKING	11	56
HANDICAPPED PARKING	1	2
TOTAL PARKING	12	58

C-STORE AREA	2100 SF
VACANT SPACE	6098 SF
STORAGE SPACE	840 SF
TOTAL AREA	9038 SF

31790
APPROVED BY CITY COUNCIL
FEB 24 2021
CITY SECRETARY
210454

ADDRESS:
7771 S GREAT TRINITY FOREST WAY
DALLAS, TX 75217

ZONING CASE NO. #

BUSINESS ZOOM
ZONING CONSULTANT
PARVEZ MALIK
B.A, B.Sc, CCIM CANDIDATE

Existing zoning RR D-7
Mapsco 58-T
Zoning Map no. M-10
Council District 8
School District DISD
Census Tract no. 93.04

Site Plan

Specific Use Permit
No. 2409

Approved
City Plan Commission
January 7, 2021

7234
189

Z 190-358

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1411A **Item #:** 5.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the southeast corner of North Masters Drive and Tokowa Drive.
Staff Recommendation: **Approval** of a two-year period, subject to a site plan and conditions.
Applicant: Pervez Plasticwala
Representative: Robert Nunez; Alchemi DP.
Planner: Cherrell Caldwell
Council District: 5
Z245-115(CC

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Cherrell Caldwell

FILE NUMBER: Z245-115(CC) **DATE FILED:** November 8, 2024

LOCATION: Southeast corner of North Masters Drive and Tokowa Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 35,981 square feet **CENSUS TRACT:** 48113011902

REPRESENTATIVE: Robert Nunez; Alchemi DP.

OWNER: Murad Ali; Plasticwala

APPLICANT: Pervez Plasticwala

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to sell alcohol for off-premise consumption in a proposed general merchandise or food store.

STAFF RECOMMENDATION: **Approval** of a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The applicant was operating without a Specific Use Permit (SUP) from 2014 to November 2024, The City sued the applicant to achieve compliance with the SUP requirement. The purpose of this request is to comply with the City's requirement pursuant to previous litigation proceedings.
    - Case is annotated as City of Dallas v. Murad Ali Plasticwala; FoodPlus, Inc.; and 1346 N. Masters Drive, Suite 100, Dallas, Texas 75217, in rem, in the 116th Judicial District Court of Texas, DC-24-07510.
- The facility is currently utilized as a convenience store, the purpose of this request is to comply with the City's requirements pursuant to previous litigation proceedings.
- The applicant proposes to continue operating the facilities as a general merchandise food store less than 3,500 square feet.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Masters Drive	MA- Minor Arterial	100 feet
Tokowa Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about general zoning changes in the Dry Overlays.

Area Plans:

The subject property is not located within a designated area plan.

Land Use:

	Zoning	Use
Site	CR-D-1 Community Retail with a D-1 Liquor Control Overlay	General Merchandise <3,500s.f., laundry store, and restaurant
North	CR-D Community Retail with a D Liquor Control Overlay	Single family
East	Planned Development District No.-805 with a D-1 Liquor Control Overlay	Retail
South	CR-D-1 Community Retail with a D-1 Liquor Control Overlay	Shopping center
Southwest	CR-D Community Retail with a D Liquor Control Overlay	Child-care facility
West	R-7.5(A) Single Family	Single family

Land Use Compatibility:

The zoning districts and land uses of the site and surrounding properties are reflected in the table above. To sell or serve alcohol in a D-1 Liquor Control Overlay, a specific use permit is required.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

The applicant's proposal for the sale of beer and wine for off-premise consumption is a typical accessory use of General Merchandise facilities. Staff recommends approval of a two-year period.

TABC Information:

The TABC license is currently active with an expiration date of February 17, 2026. It is important to note that many other license types must comply with the spacing requirements to protected uses such as a hospital, school or church. A BQ (Beer & Wine Off-Premise Sales) license does not require a minimum separation from a childcare land use. Southwest of the property in question is a childcare facility (Glenbrook Child Development Center). Furthermore, staff reviewed the distance requirements and determined the proposed is in compliance.

Chapter 12B Status:

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. At the time of this report the 12B registration status is unknown and will provide a status update at the City Plan Commission briefing.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 being provided per the attached site plan.

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 currently in an “H” MVA cluster that extends to the northeast and northwest.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

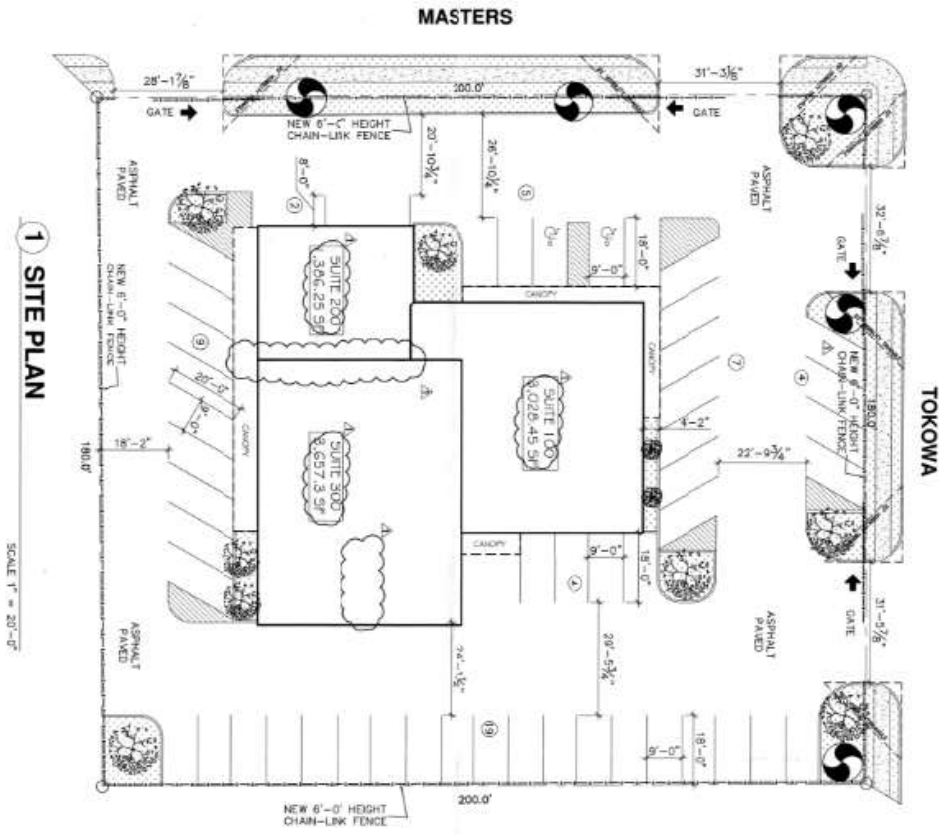
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance).

4. FLOOR AREA: The maximum floor area for the general merchandise or food store is 3,084 square feet.

5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



PARKING ANALYSIS
1146 MASTERS DRIVE

SUITE	USE	CODE	SQ. FT.	REQ'D	PROV'D
100	GENERAL MERCHANDISE	1/200	3,028.45 SF	15	20
200	OFFICE	1/333	1,386.25 SF	4	6
300	COIN LAUNDRY	1/200	3,657.3 SF	18	24
				37	50

LEGAL DESC
1 BLK 6/1
72.TR 1 2000180
3 MASTERS DR & TOKOWA D
4 YOU05196/0960 D0100395 CO-DALLAS
5 6717 000 081 3006717 000

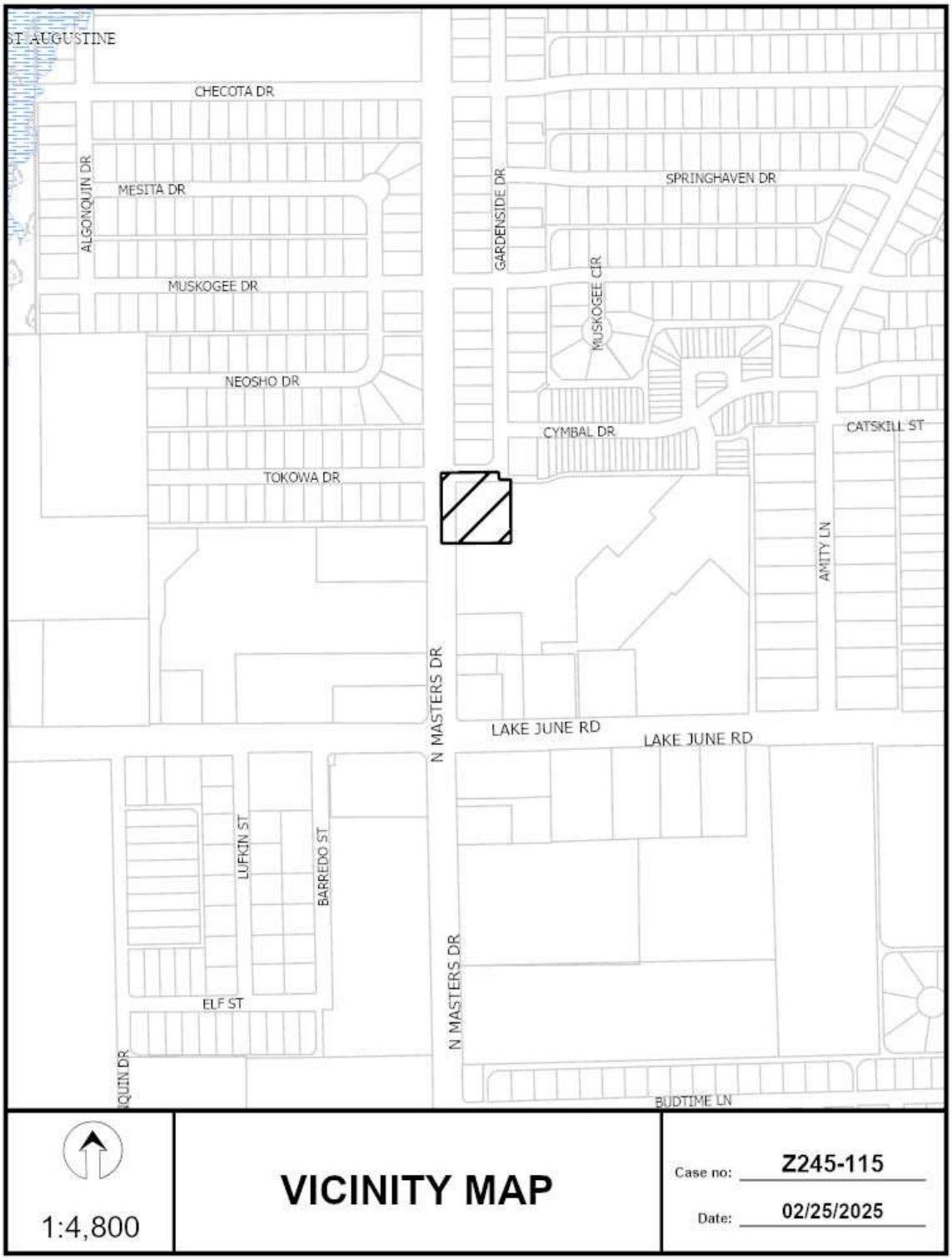
CASE #
OWNER
MURAD ALI
Project
COMMERCIAL REMODEL
Drawn 05-08-2012
Scale 1/8"=1' ZONING CR
Sheet No. C-1

Sheet Title
SITE PLAN

No.	Revision/Issue	Date
1	ADDENDUM No.1	12.06.2012

PROJECT NAME
BUILDING REMODELING
ADDRESS
1346 N. MASTERS DR.
DALLAS, TEXAS 75217

PLANS & PERMIT SOLUTIONS
PLANS & PERMIT SUBMITTAL AND REPRESENTATION
609 HANOVER DR. ALLEN, TX 75002
office: 469.464.6665 fax:972.432.4361
kellez@plansandpermitsolutions.com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CYMBAL DR
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LAKE JUNE RD
LAKE JUNE RD
LUFKIN ST
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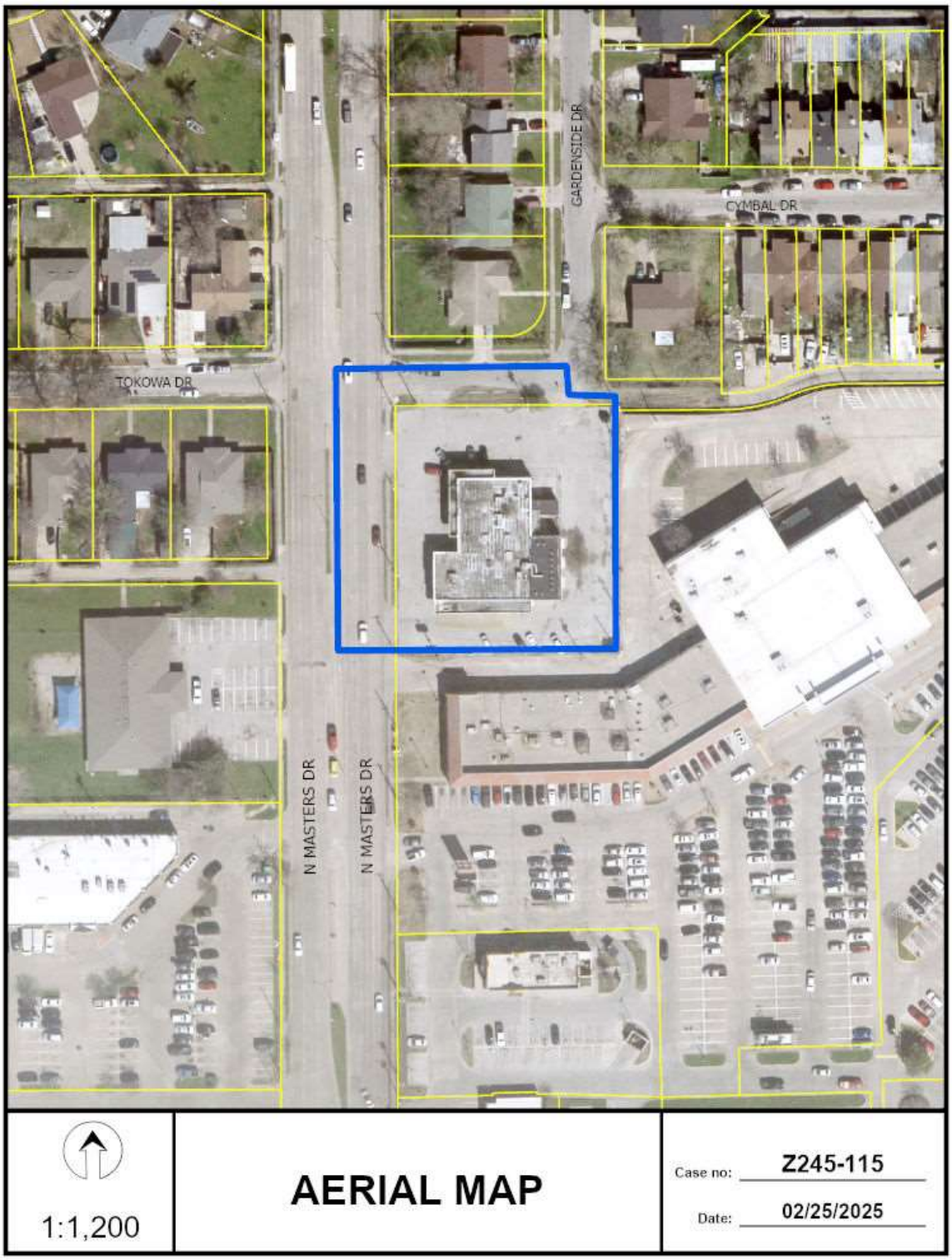
VICINITY MAP
Case no: Z245-115
Date: 02/25/2025



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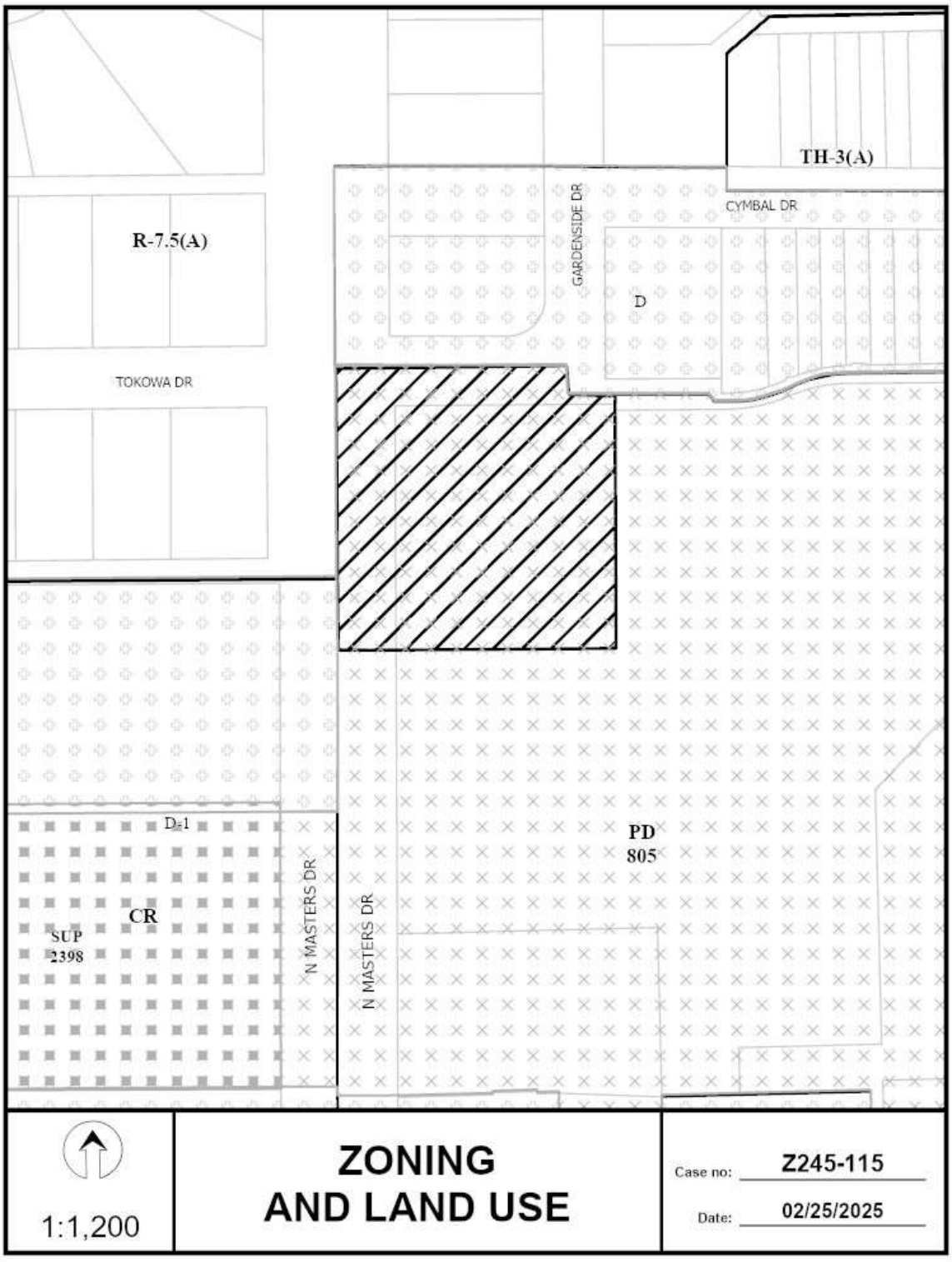
AERIAL MAP

Case no: Z245-115

Date: 02/25/2025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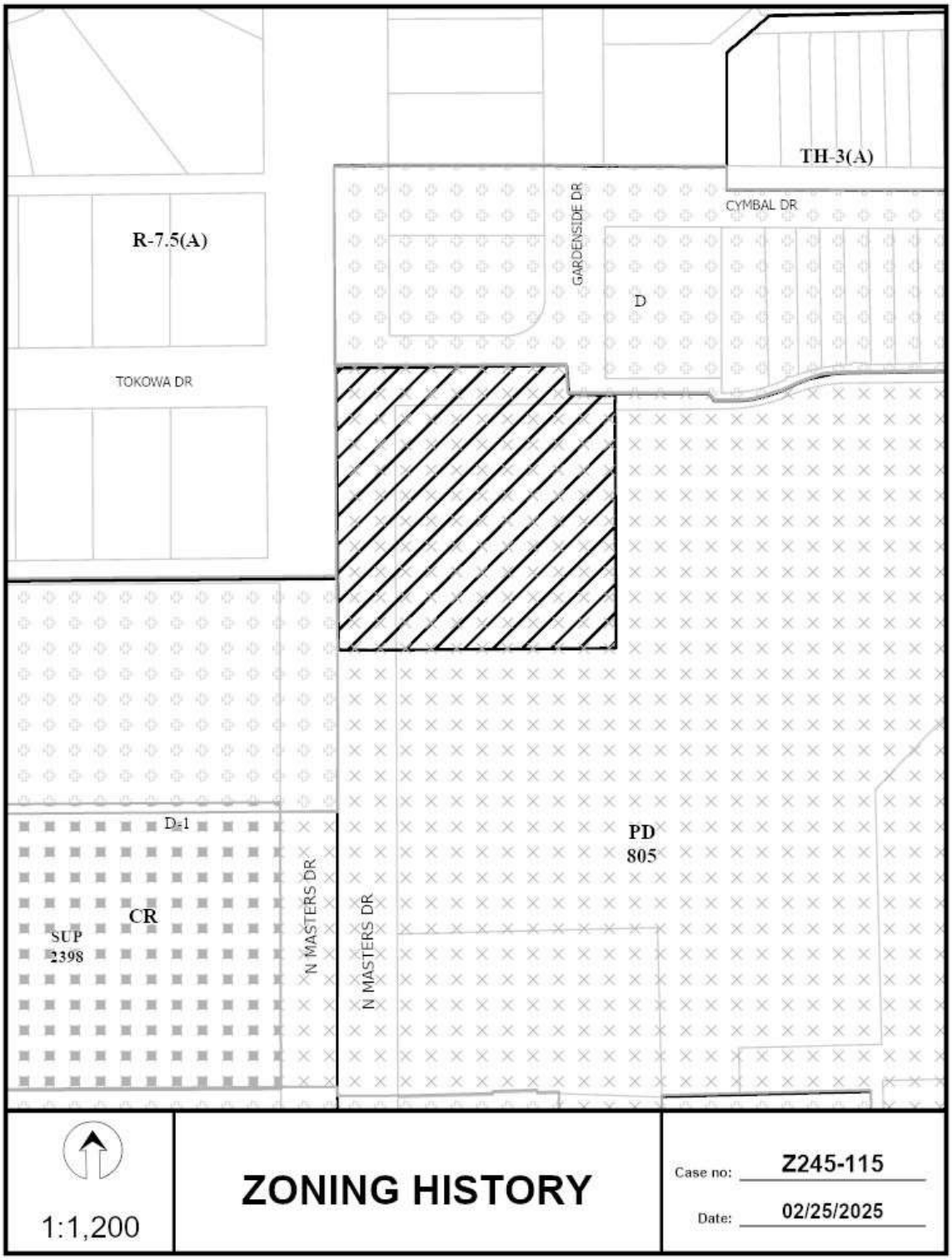
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Case no: Z245-115
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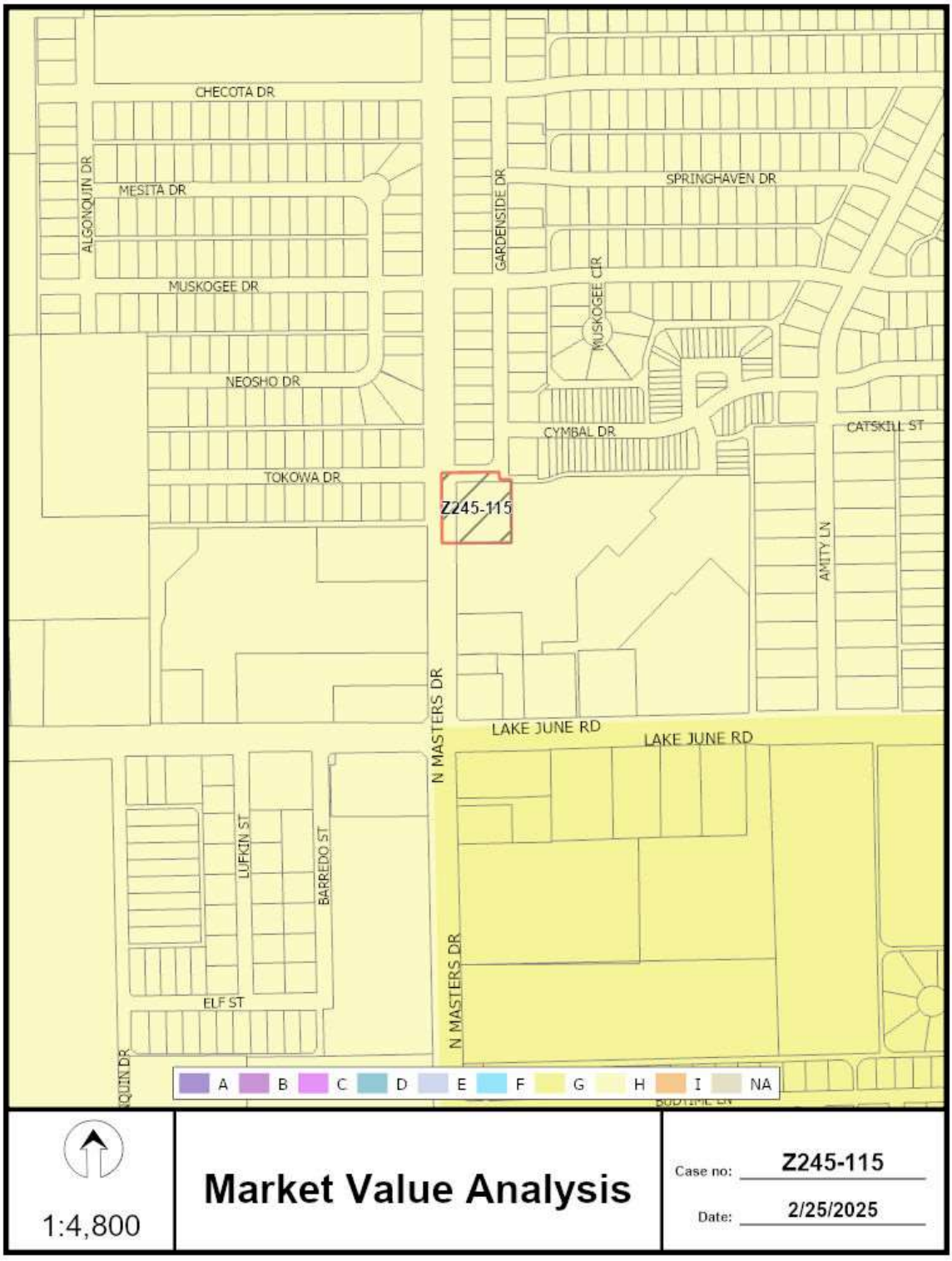
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LAKE JUNE RD
LUFKIN ST
BARREDO ST
ELF ST
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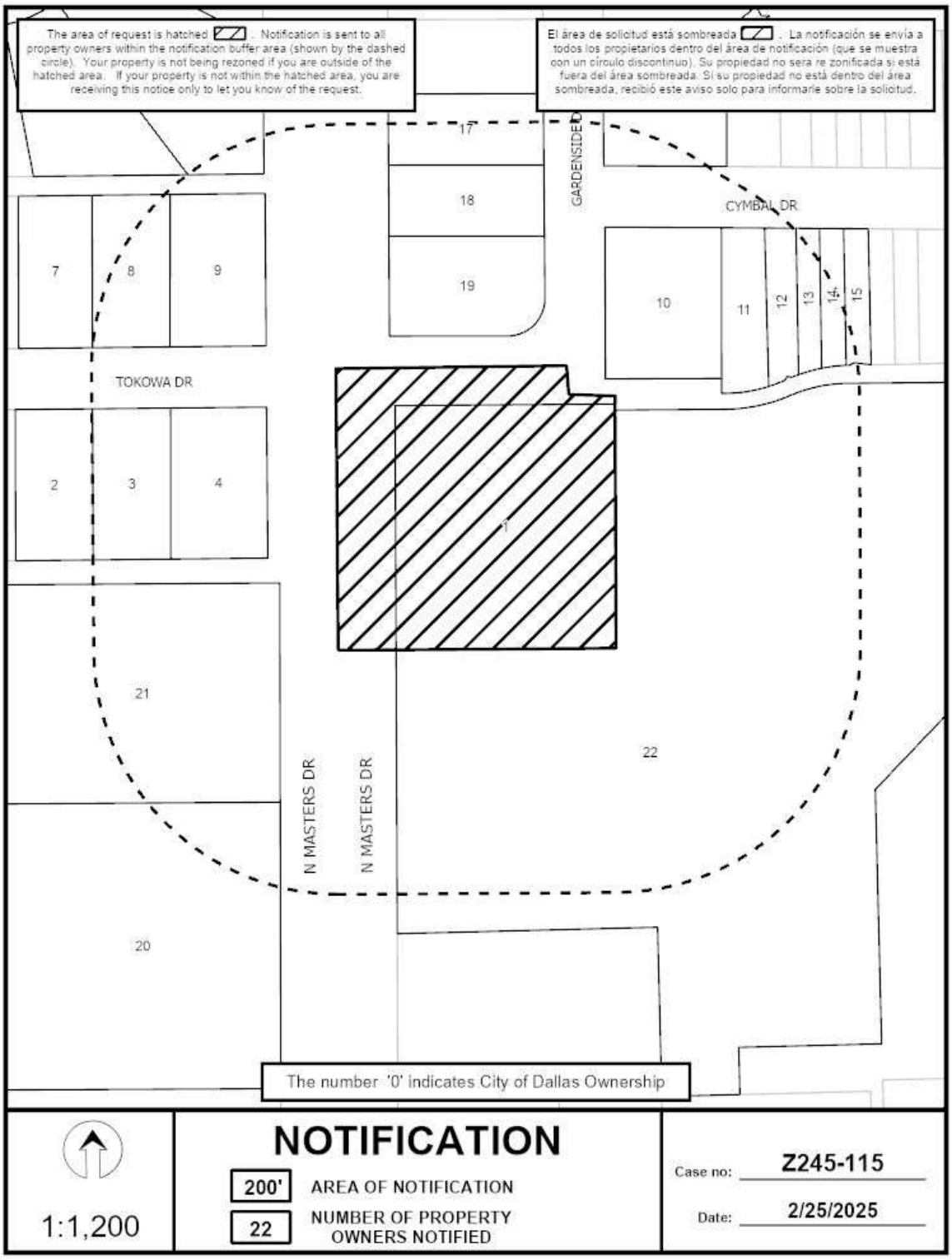
Market Value Analysis
Case no: Z245-115
Date: 2/25/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
GARDENSIDE D
CYMBAL DR
TOKOWA DR
N MASTERS DR
N MASTERS DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z245-115
Date: 2/25/2025

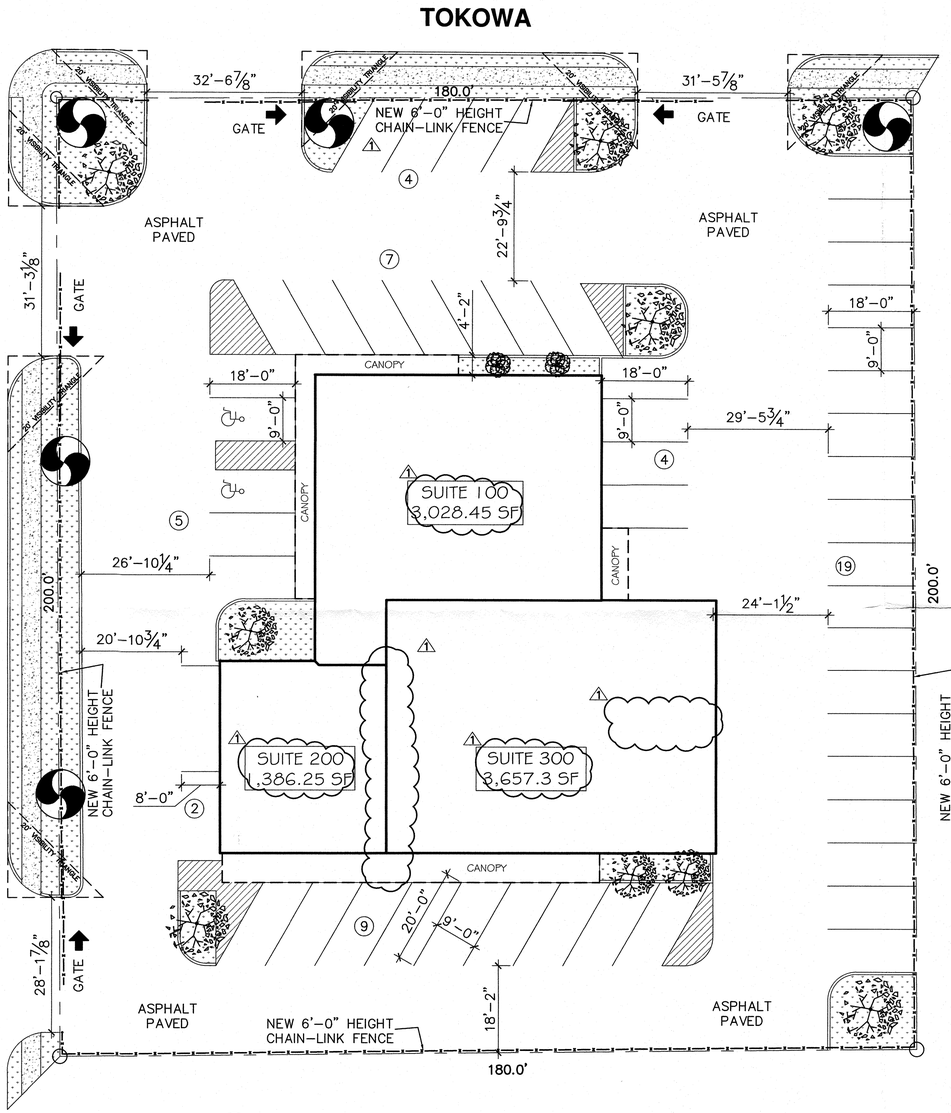
02/25/2025

Notification List of Property Owners

Z245-115

22 Property Owners Notified

Label #	*Address*		*Owner*
1	1346	N MASTERS DR	PLASTICWALA MURAD ALI
2	10120	TOKOWA DR	Taxpayer at
3	10124	TOKOWA DR	CARDENAS JOSE P
4	10128	TOKOWA DR	LOPEZ FERMIN & SELENE
5	10108	NEOSHO DR	HARRIS LEE FRANCES
6	10104	NEOSHO DR	VILLALOBOS OSIRIS ANGELICA &
7	10119	TOKOWA DR	MCELROY VICKIE J
8	10123	TOKOWA DR	MORENO VICTORIANA
9	10127	TOKOWA DR	Taxpayer at
10	10306	CYMBAL DR	ZAMORA JOSE LUIS
11	10308	CYMBAL DR	Taxpayer at
12	10312	CYMBAL DR	BARRIENTOS BRENDA
13	10316	CYMBAL DR	Taxpayer at
14	10320	CYMBAL DR	HERNANDEZ RUBEN
15	10324	CYMBAL DR	FROSSARD T E JR
16	1420	GARDENSIDE DR	HERNANDEZ FELIPE GARAY &
17	1415	GARDENSIDE DR	HERNANDEZ JESUS R & EVA
18	1409	GARDENSIDE DR	BENAVIDES PATRICIO & EVA
19	1403	GARDENSIDE DR	MEDRANO REINA &
20	10121	LAKE JUNE RD	PINFIN PROPERTIES LP
21	1339	N MASTERS DR	SUNRISE ENTERPRISES INC
22	10325	LAKE JUNE RD	NEC LAKE JUNE & MASTERS L



1 SITE PLAN

SCALE 1" = 20'-0"

PARKING ANALYSIS 1346 MASTERS DRIVE					
SUITE	USE	CODE	SQ. FT.	REQ'	PROV'
100	GENERAL MERCHANDISE	1/200	3,028.45 SF	15	20
200	OFFICE	1/333	1,386.25 SF	4	6
300	COIN LAUNDRY	1/200	3,657.3 SF	18	24
				37	50

LEGAL DESC

1: BLK 671
72: TR 1 200X180
3: MASTERS DR & TOKOWA D
4: VOL95196/0960 DD100395 CO-DALLAS
5: 6717 000 001 3006717 000

N
W E
S

PLANS & PERMIT SOLUTIONS
PLANS & PERMIT SUBMITTAL AND REPRESENTATION
609 HANOVER DR. ALLEN, TX 75002
office: 469.464.6605 fax:972.432.439 I
ktellez@plansandpermitsolutions.com

2245-115

PROJECT NAME
BUILDING REMODELING

ADDRESS
1346 N. MASTERS DR.
DALLAS, TEXAS 75217

No.	Revision/Issue	Date
1	ADDENDUM No.1	12.06.2012

Sheet Title
SITE PLAN

CASE #

OWNER
MURAD ALI

Project
COMMERCIAL REMODEL

Date
05-09-2012

Sheet No.
C-1

Scale
1/8"=1'

ZONING
CR

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1412A **Item #:** 6.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Tami Free
Representative: Tim Sanson,The Organic Recycler
Planner: Cherrell Caldwell
Council District: 6
Z245-156(CC)

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Cherrell Caldwell

FILE NUMBER: Z245-156(CC) **DATE FILED:** January 16, 2025

LOCATION: North side of Manana Drive, east of Spangler Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: +/- 6.76 Acres **CENSUS TRACT:** 4811300990

REPRESENTATIVE: Tim Sanson, The Organic Recycler

APPLICANT/OWNER: Tami Free

REQUEST: An application for the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308].

SUMMARY: The purpose of the request is to continue the operation of an existing wood or lumber processing use. The existing deed restrictions on the property include limiting the permitted uses, and more specifically, restricting potentially incompatible industrial (outside) uses to only allow wood or lumber processing by Specific Use Permit.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The request site is currently being used for an outside wood processing facility as allowed by SUP No. 1653 and is surrounded by undeveloped land and industrial uses.

- On February 14, 2007, the City accepted deed restrictions on the property to limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit. SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use was first approved by City Council on February 14, 2007, for a two-year period.

- SUP No. 1653 was amended to clarify parking requirements and renewed for a three-year period on January 28, 2009, and February 8, 2012, respectively. Subsequently, the SUP was renewed for a two-year period on January 14, 2015, and for a three-year period on January 2017. Previously, the SUP was set to expire on January 11, 2020. The applicant submitted a request for renewal on August 29, 2019, which was approved by City Council on February 12, 2020, and set to expire February 12, 2025. It is important to note the application for the renewal for this application was submitted on January 16, 2025, prior to the expiration date.

- A Certificate of Occupancy for the industrial (outside) potentially incompatible use was issued on November 4, 2019 (Business: DFW A1 Pallet).

- According to the Building Inspections Department, the current facility received a Certificate of Occupancy on March 14, 2022 (Business: The Organic Recycler).

Zoning History

There has been three zoning requests in the area within the last five years.

1. **Z234-328:** On February 20, 2025, the City Plan Commission recommended denial of an application for 1) an IM Industrial Manufacturing District and 2) a specific use permit for a potentially incompatible industrial (outside) use, limited to asphalt or concrete batch plant. The applicant has submitted an appeal to City Council.

2. **Z201-253:** On January 12, 2022, the City Council approved an application for a specific use permit for a metal salvage facility on property zoned an IM industrial

Manufacturing District with deed restrictions (Z145-236), on the south line of Ryan Road, east of Luna Road.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Mañana Drive	Minor Arterial	30 feet

Traffic

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in September of 2024. 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.

The previous forward Dallas was adopted in June of 2006. This application was submitted in January of 2025; therefore, the new forward Dallas applies. Below is a description of the place type for this area of request, along with the themes this specific use supports as a recycling facility.

PLACETYPE

INDUSTRIAL HUB

The Industrial Hub place type comprises areas identified for heavy industrial production, salvage, and storage operations. These areas, and the uses they include, should not be located in or near residential areas. Industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities

are contained in this place type. The strategic and equitable location of this place type within the city, away from the proximity to neighborhoods, aims to address historic residential adjacencies while providing critical infrastructure support.

IH A-1 Cleaning up contaminated sites such as Superfund and Brownfield sites is a priority implementation action to be followed up by local community-led redevelopment and capital project prioritization.

IH A-2 Despite existing challenges and current conditions, The industrial Hub place type has the potential to accommodate Dallas' innovative and cutting-edge sustainable economic models that promote a green economy.

Area Plans:

The subject site is located within the Elm Fork planning district of the Trinity River Corridor Land Use Plan adopted in March 2005 and revised in December 2009.

The Preferred Land Use Plan for the corridor serves as the long-range land use and development plan for the Corridor. In this capacity, the comprehensive land use plan is the policy reference for City staff, the City Plan Commission, and the Dallas City Council when they consider decisions affecting land use in the corridor. The future land use plan recommends this area for heavy industrial uses module. Within this module, the primary land use recommended is industrial - manufacturing, the secondary land uses are recommended to be a combination of industrial-flex office, industrial-distribution, and civic uses. The plan also includes optional land uses, as parks and open spaces and retail-neighborhood uses.

The Trinity River Corridor Land Use Plan also recognizes certain areas within the Trinity River Corridor play particularly valuable roles in achieving the 2050 Vision. The development visions for these areas are part of the framework for land use planning of the entire corridor. The request site is located within the Elm Fork Employment Center. The Trinity River Corridor Land Use Plan's recommendations for this area include: primary land use is multi-use, proposed development pattern is light and heavy industrial with limited opportunities for commercial, open space allows for golf, environmental protection, flood control, and active recreation uses.

The corridor is divided into seven Planning Districts in order to communicate the appropriate land use plan and design policies for each part of the corridor. The area plan also includes Land Use Opportunity Plans that reflect specific opportunities that can be expected in the Trinity River Corridor based upon a market response to the capital

improvements in the Trinity River Corridor Project. The maps also express the land uses desired for the corridor by stakeholders who participated in the study.

The Preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. North of Northwest Highway and west of IH-35, areas are planned for Heavy Industrial and Light Industrial uses.

The request is consistent with the recommendation of the Area Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM with Deed Restrictions [Z056-308] and SUP No. 1653	Industrial (outside) potentially incompatible use limited to wood or lumber processing
North	IM	Industrial railroad, undeveloped wooded area, athletic complex
East	IR	Creek, undeveloped
South	IM with SUP No. 563 IM with SUP No. 817	Creek, salvage yard, concrete batch plant
West	IR	Warehouse, distribution

Land Use Compatibility:

The 6.76-acre request site is currently being used for an outside wood processing facility that includes a 5,000 square-foot manufacturing area and four outside storage areas totaling an approximately 56,225 square feet.

On February 14, 2007, the City accepted deed restrictions on the property to limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit.

SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use, was first approved by the City Council in February 2007. Subsequently, the SUP was renewed for a two-year period on January 14, 2015, and for a three-year period on January 2017. The applicant submitted a request for renewal on August 29, 2019, which was approved by City Council on February 12, 2020, and set to expire February 12, 2025. It is important to note that the application for the renewal of this application was submitted on January 16, 2025, prior to the expiration date.

The request site is generally located within a larger industrial and commercial service area. The site is surrounded by industrial uses, warehouses, and undeveloped land. There are two Specific Use Permits for a concrete batching plant (SUP No. 817) and a salvage yard (SUP No. 563) located to the south of the subject site. The Elm Fork soccer complex is located north of the site and is buffered by a heavily wooded undeveloped area.

An outside wood processing facility is defined as an industrial (outside) potentially incompatible use per the Dallas Development Code. This use is allowed by SUP only in the IM District.

The requested use predates the now-established MoneyGram Soccer Park. For reference, aerial imagery is provided below. In 2007 the deed restrictions for the potentially incompatible industrial (outside) use, limited to a wood or lumber processing use was established. Since then the facility remains operating to date. The MoneyGram Soccer Park shows construction began within the year 2012.



The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.



The existing wood and lumber processing use is compatible with the surrounding industrial uses in the area. The SUP conditions help limit any detrimental aspects of the use by limiting the hours of operation to provide relief for surrounding uses on nights and weekends. The conditions also limit the height of the stacking areas to prevent visual intrusion to the surrounding area. The subject site is screened along Mañana Drive by fencing and trees and is surrounded by a heavily wooded area to the north and east.



In general, the applicant's request for a Specific Use Permit for the industrial (outside) potentially incompatible use is consistent with the general provisions for a Specific Use Permit and with the surrounding zoning that is intended to be maintained as an industrial area.

Staff support of the applicant's request is based on the land use compatibility with the surrounding area. The likelihood of a change in the area due to the new soccer park to the north of the site is unlikely, as the recently approved forward Dallas denotes this area is suitable for industrial use.

Parking:

Pursuant to the Dallas Development Code, off-street parking is required at a ratio of one space per every 600 square feet of floor area, plus one space per 600 square feet of outside manufacturing area.

There are no buildings on site and the outside manufacturing area is 5,000 square feet in area as indicated on the site plan. Eight parking spaces are provided in the covered parking area included on the site plan.

Staff supports the removal of the parking requirement being listed within the conditions as the language is redundant to the code of ordinances. Section 51A-4.203 for Industrial (outside) uses requires one space per 600 square feet of floor area plus one space per 600 square feet of outside manufacturing area. The manufacturing area (no building) is 50 X 100, totaling 5,000 square feet, This calculates to a requirement of 8 parking spaces. The existing SUP conditions provides language for eight parking spaces. Consequently, the language is not needed.

Landscaping:

No changes to the existing site are proposed with this SUP renewal. Landscape is required per Article X of the Dallas Development Code.

SUP CONDITIONS
Renewal SUP NO. 1653

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use limited to wood or lumber processing.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (five years from passage of this ordinance) [~~January 11, 2020~~].

4. PARKING: A minimum of eight off-street parking spaces must be provided in the location shown on the attached site plan. All parking, driveways that connect to a street or alley, and vehicle maneuvering areas must comply with Division 51A-4.300, "Off-Street Parking and Loading Regulations," of the Dallas Development Code, as amended.

5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

6. HOURS OF OPERATION: The potentially incompatible industrial (outside) use limited to wood or lumber processing may only operate between 6:00 a.m. and 5:00 p.m., Monday through Friday, and between 6:00 a.m. and 12:00 p.m. (noon), Saturday.

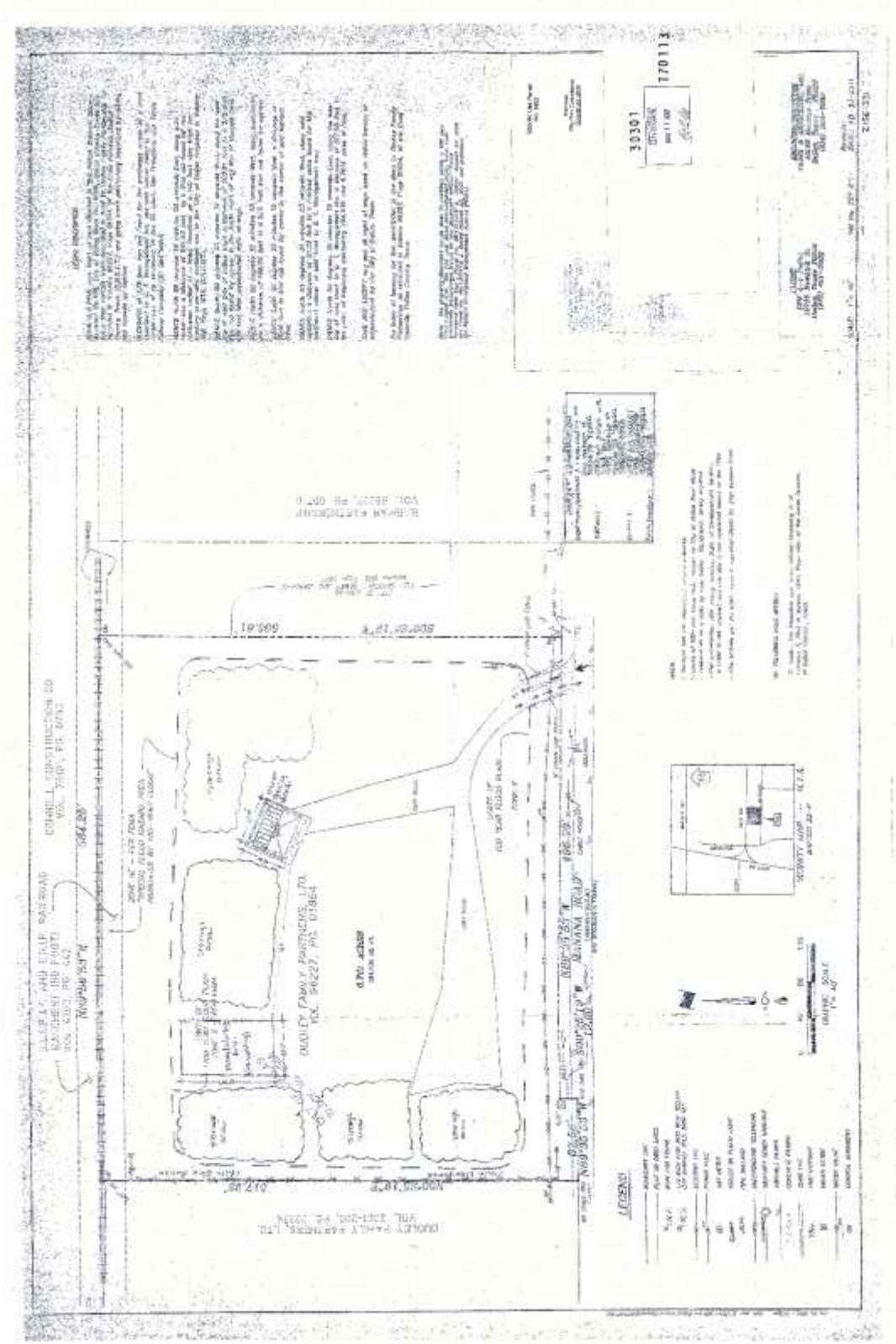
7. STACKING: The maximum stacking height of materials stored outside is 25 feet in the locations shown on the attached site plan.

8. MANUFACTURING AREA: The maximum area for wood or lumber processing is 5,000 square feet in the location shown on the attached site plan as "Manufacturing Area."

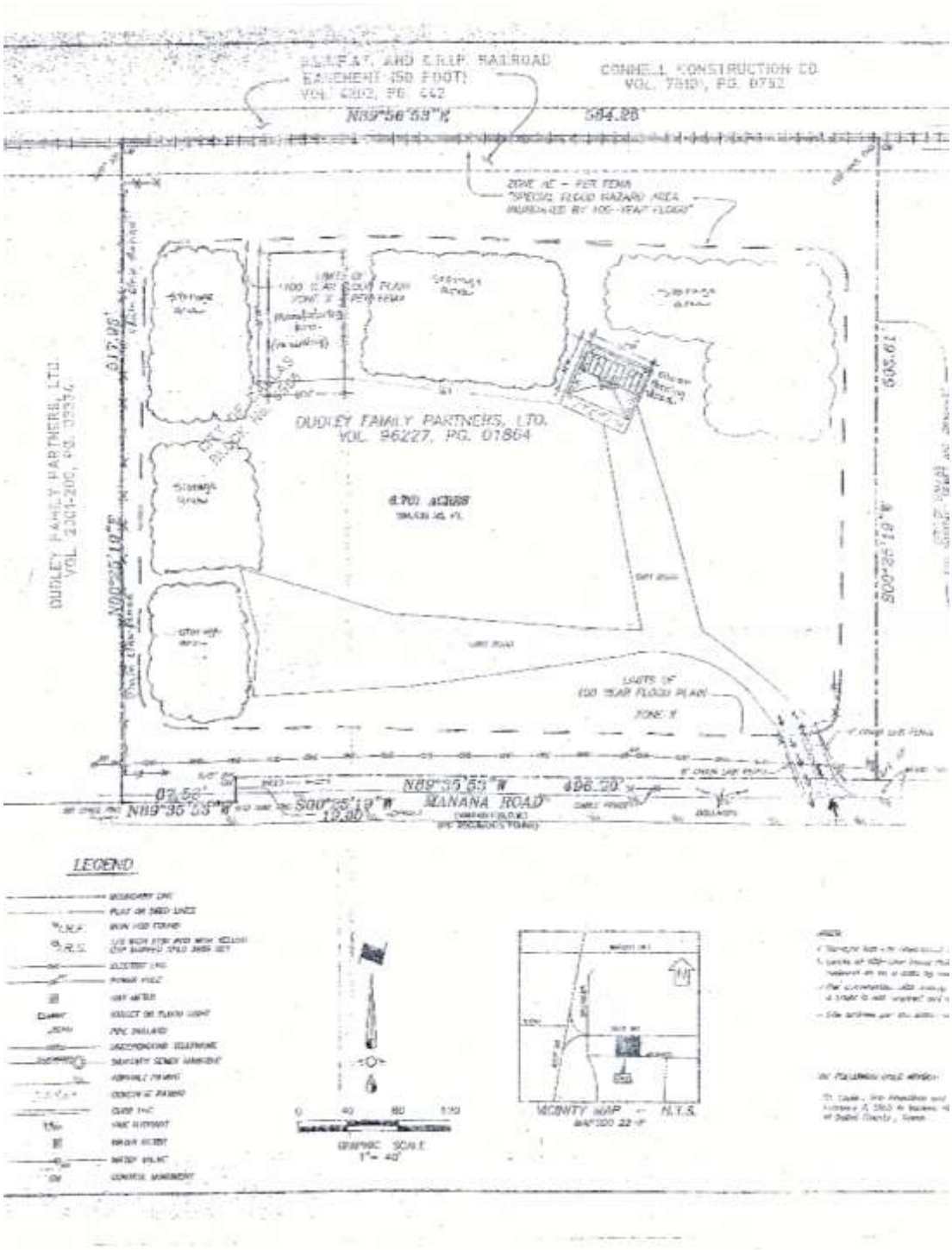
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

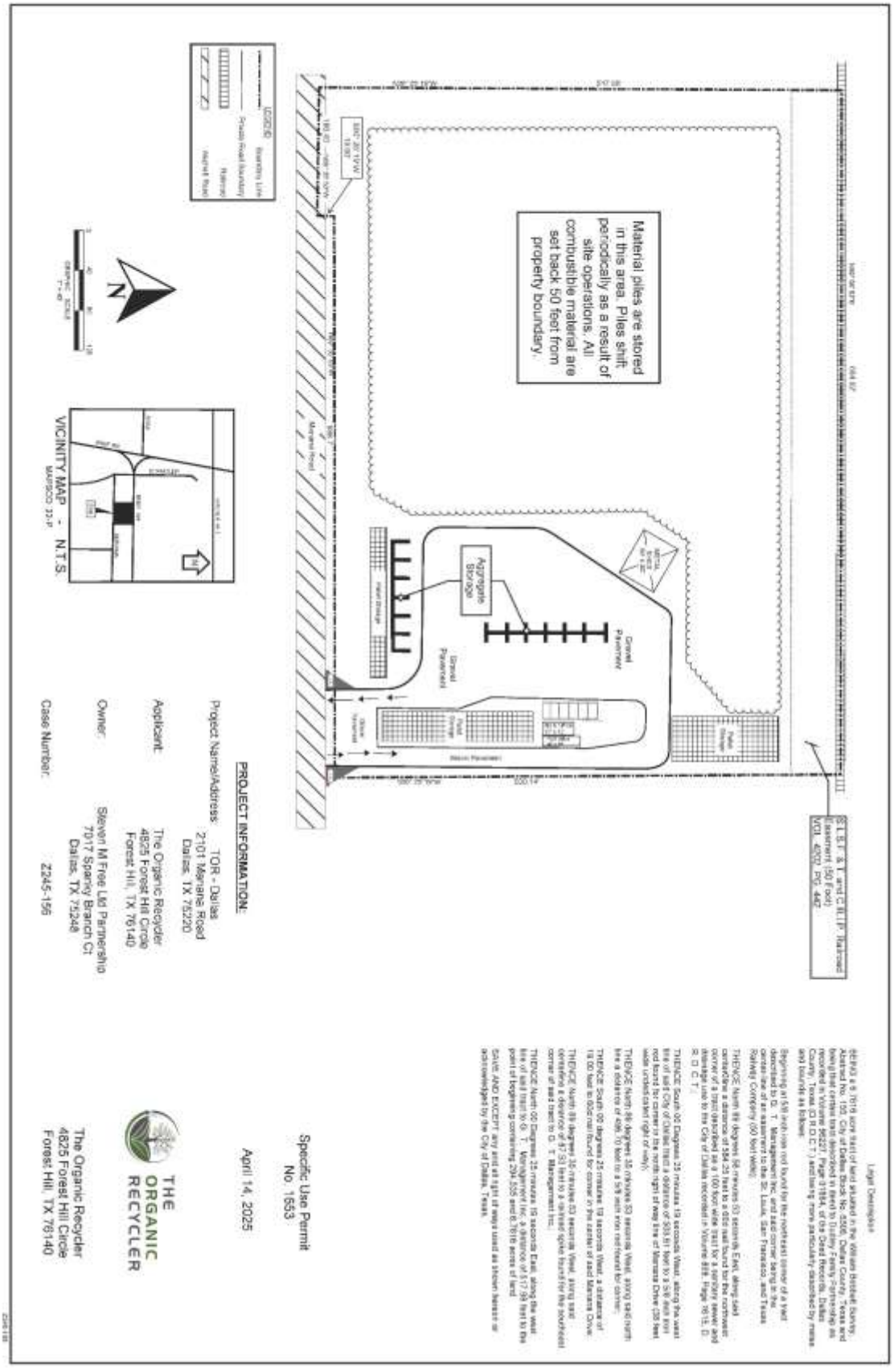
EXISTING SITE PLAN



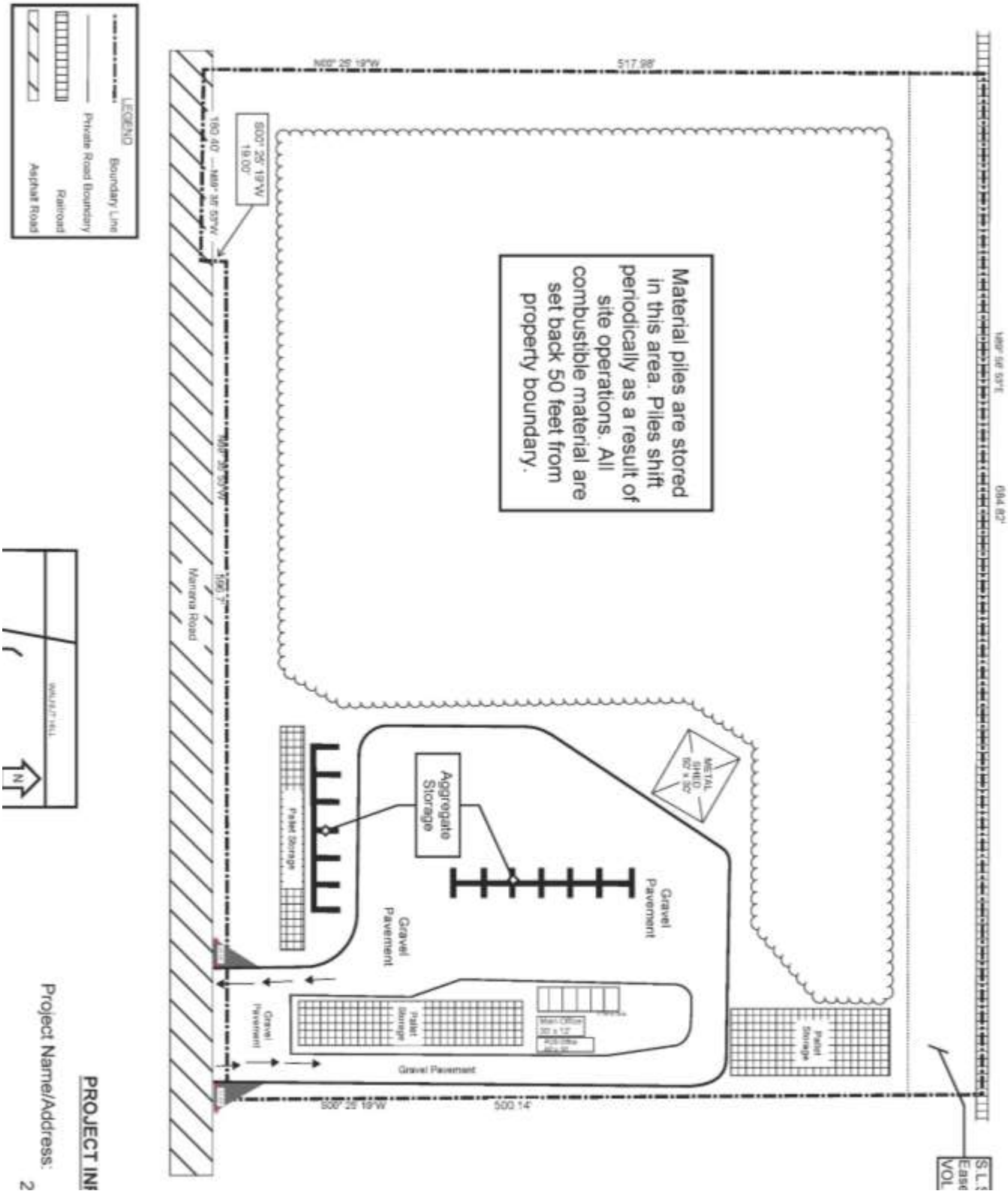
EXISTING SITE PLAN (ENLARGED)



PROPOSED REVISED SITE PLAN

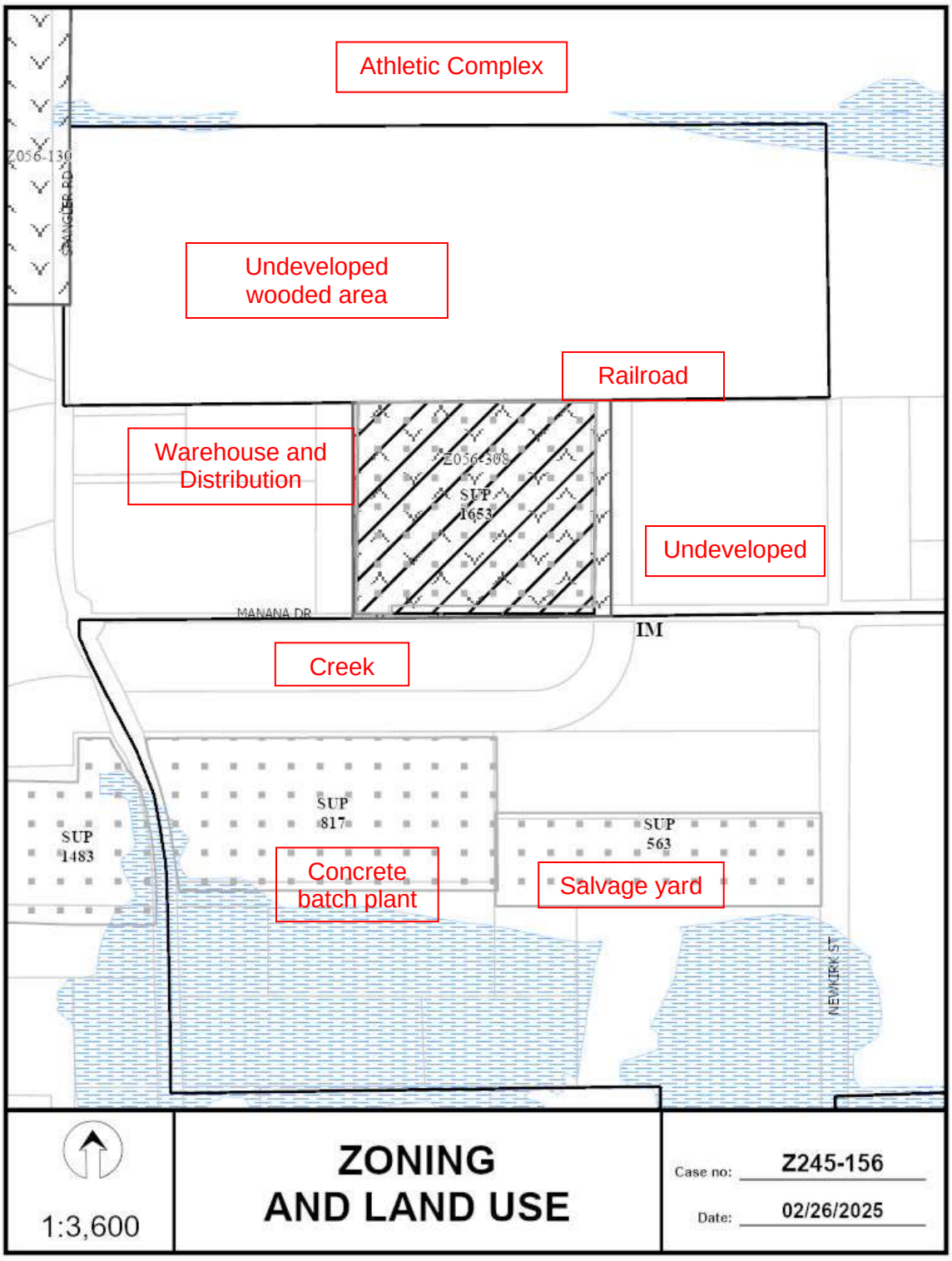


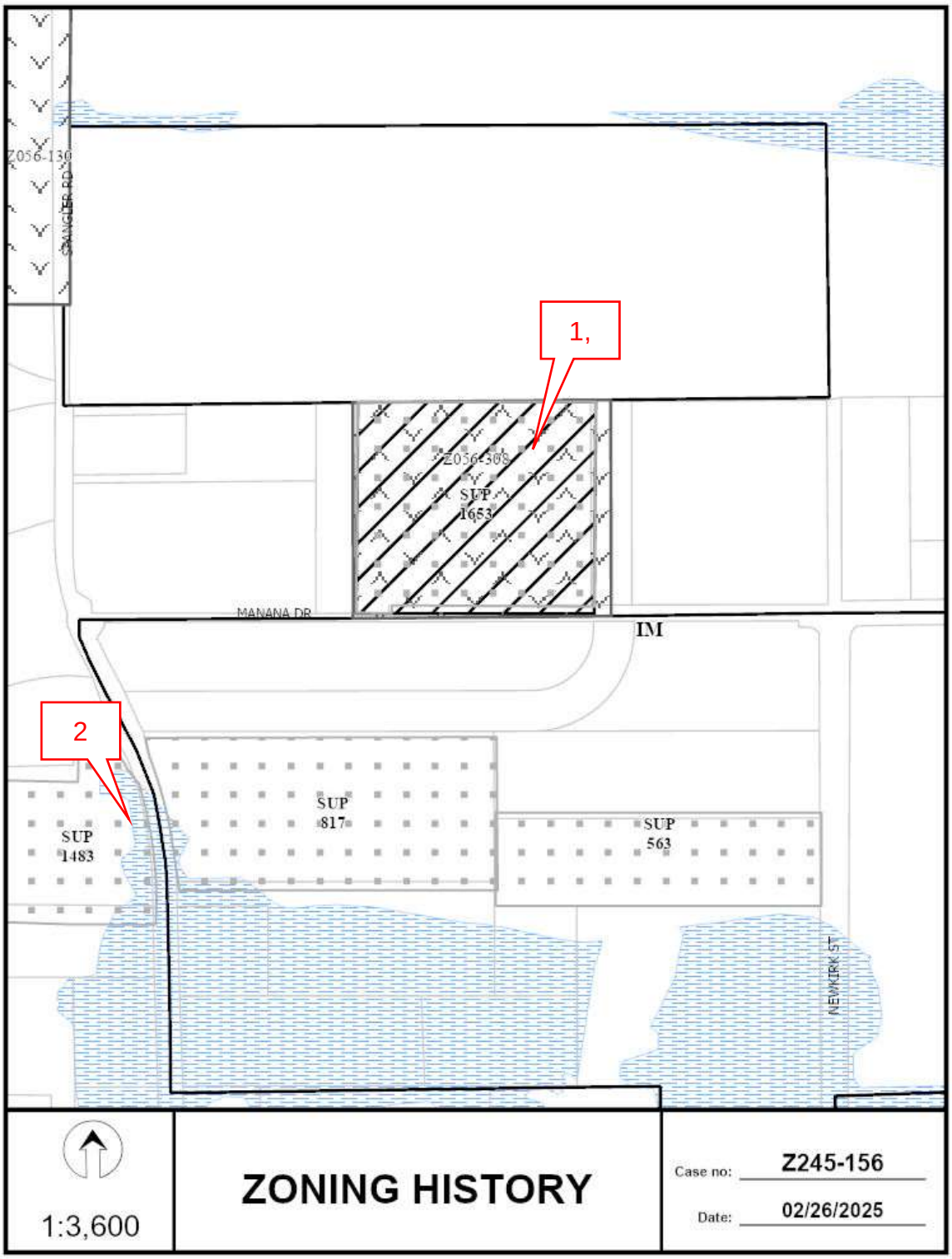
PROPOSED REVISED SITE PLAN (ENLARGED)




SPANGLER RD
ELM FORK ATHLETIC COMPLEX
RYAN RD
MANANA DR
WIRE WAY
SPANGLER RD
W NORTHWEST SERV
NEWKIRK ST
W NORTHWEST HWY
1:6,000
VICINITY MAP
Case no: Z245-156
Date: 02/26/2025


SPANGLER RD
NEWKIRK ST
1:3,600
AERIAL MAP
Case no: Z245-156
Date: 02/26/2025


Athletic Complex
Z056-130
SANGER RD
Undeveloped wooded area
Railroad
Warehouse and Distribution
Z056-308
SUP 1653
Undeveloped
MANANA DR
IM
Creek
SUP 817
SUP 1483
SUP 563
Concrete batch plant
Salvage yard
NEWKIRK ST
1:3,600
ZONING AND LAND USE
Case no: Z245-156
Date: 02/26/2025


Z056-130
SAMUELL BLVD
1,
Z056-308
SUP
1653
MANANA DR
IM
2
SUP
817
SUP
563
SUP
1483
NEWKIRK ST
1:3,600
ZONING HISTORY
Case no: Z245-156
Date: 02/26/2025

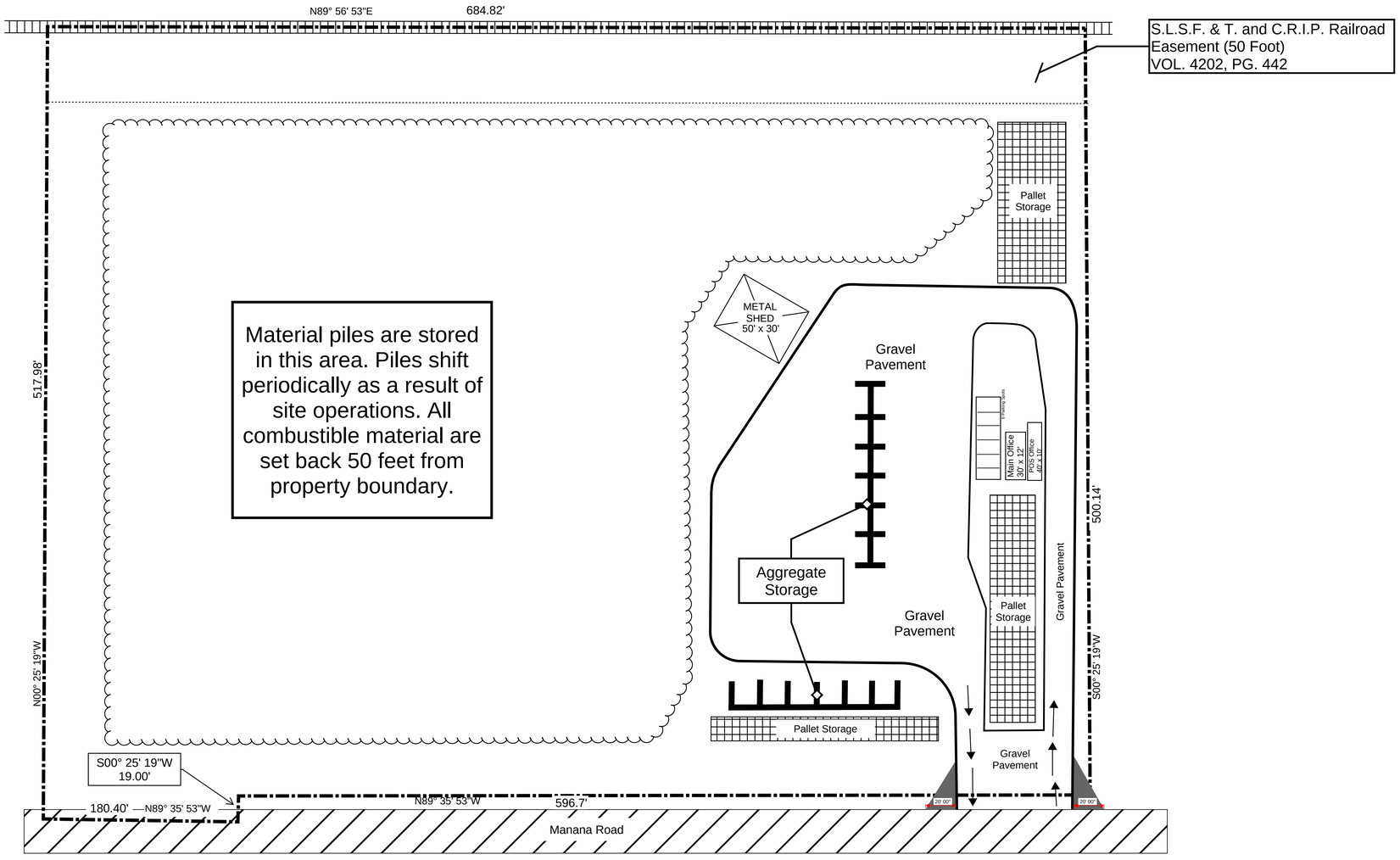
02/26/2025

Notification List of Property Owners

Z245-156

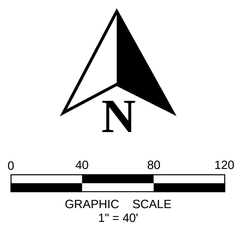
6 Property Owners Notified

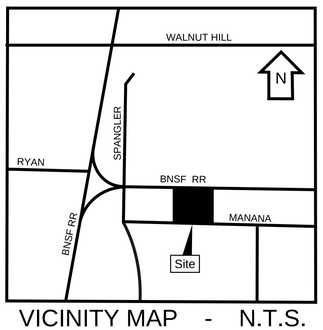
Label #	***Address***		***Owner***
1	2101	MANANA RD	STEVEN M FREE LIMITED PARTNERSHIP
2	10610	SPANGLER RD	TXI OPERATIONS LP
3	10733	NEWKIRK ST	ALMONT KANDEN PARTNERS LTD
4	2001	MANANA DR	OSI 2001 MANANA DR LLC
5	2001	MANANA DR	STEVEN M FREE FAMILY LTD PS
6	2001	MANANA DR	SANCHEZ FOOD & CO INC



LEGEND

- Boundary Line
- Private Road Boundary
- Railroad
- Asphalt Road





VICINITY MAP - N.T.S.
MAPSCO 22-P

Legal Description

BEING a 6.7616 acre tract of land situated in the William Bobbett Survey, Abstract No. 155, City of Dallas Block No. 6506, Dallas County, Texas and being that certain tract described in deed to Dudley Family Partnership as recorded in Volume 96227, Page 01864, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at 5/8 inch iron rod found for the northeast corner of a tract described to G. T. Management Inc, and said corner being in the center-line of an easement to the St. Louis, San Fransisco, and Texas Railway Company (50 feet wide);

THENCE North 89 degrees 56 minutes 53 seconds East, along said center0line a distance of 584.25 feet to a 60d nail found for the northwest corner of a tract described as a 100 foot wide tract for a sanitary sewer and drainage use to the City of Dallas recorded in Volume 808, Page 1615, D. R. D. C. T.;

THENCE South 00 Degrees 25 minutes 19 seconds West, along the west line of said City of Dallas tract a distance of 503.61 feet to a 5/8 inch iron rod found for corner in the north right of way line of Manana Drive (38 feet wide undedicated right of way);

THENCE North 89 degrees 35 minutes 53 seconds West, along said north line a distance of 496.70 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 25 minutes 19 seconds West, a distance of 19.00 feet to 60d nail found for corner in the center of said Manana Drive;

THENCE North 89 degrees 35 minutes 53 seconds West, along said centerline a distance of 87.53 feet to a railroad spike found for the southeast corner of said tract to G. T. Management Inc,;

THENCE North 00 Degrees 25 minutes 19 seconds East, along the west line of said tract to G. T. Management Inc, a distance of 517.98 feet to the point of beginning containing 294,535 and 6.7616 acres of land

SAVE AND EXCEPT any and all right of ways used as shown hereon or acknowledged by the City of Dallas, Texas.

PROJECT INFORMATION:

Project Name/Address: TOR - Dallas
2101 Manana Road
Dallas, TX 75220

Applicant: The Organic Recycler
4825 Forest Hill Circle
Forest Hill, TX 76140

Owner: Steven M Free Ltd Partnership
7017 Spanky Branch Ct
Dallas, TX 75248

Case Number: Z245-156

Specific Use Permit
No. 1653

April 14, 2025

THE ORGANIC RECYCLER

The Organic Recycler
4825 Forest Hill Circle
Forest Hill, TX 76140

Agenda Information Sheet

File #: 25-1414A **Item #:** 7.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.
Applicant: Karim P. Rashid
Representative: Robert Nunez
Planner: Connor Roberts
U/A From: March 6, 2025, March 20, 2025 and April 10, 2025.
Council District: 5
Z234-165(CR)

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CITY PLAN COMMISSION **THURSDAY, APRIL 23, 2025**

Planner: Connor Roberts

FILE NUMBER: Z234-165(CR) **DATE FILED:** January 26, 2024

LOCATION: Northeast corner of Lake June Road and Holcomb Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 17,603 sq. ft. **CENSUS TRACT:** 48113009203

REPRESENTATIVE: Robert Nunez

OWNER/APPLICANT: Karim P. Rashid

REQUEST: An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of the request is to allow for the continued sale of alcoholic beverages in conjunction with an existing general merchandise or food store (convenience store) 3,500 square feet or less.

STAFF RECOMMENDATION: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.

PRIOR CPC ACTION: On March 6 and 20, and April 10, 2025, the City Plan Commission moved to hold this case under advisement. There are no updates to this report since March 6, 2025.

BACKGROUND INFORMATION:

- The approximately 0.40-acre area of request is currently developed with an approximately 2,000-square-foot general merchandise or food store (a convenience store). A fuel canopy structure is situated closer to the corner of the property at the intersection of Holcomb Road and Lake June Road.
- Access to the site is granted from both Holcomb Road and Lake June Road.
- Specific Use Permit No. 1871 was previously approved for this site on August 10, 2011, allowing for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. The latest renewal expired on April 14, 2024, and had eligibility for automatic renewal for additional three-year periods. To receive approval of an automatic renewal request, the application must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The application for renewal was filed on January 26, 2024, which was 79 days before the expiration date.
- This application seeks to renew Specific Use Permit No. 1871 and reinstate the previously approved eligibility for automatic renewal for additional three-year periods.
- There are no proposed changes to the previously approved site plan.
- This item was held under advisement at the March 6, 2025, City Plan Commission meeting; no updates or changes have been proposed.

Zoning History:

There have been three zoning cases in the area in the last five years:

1. **Z223-188:** On April 24, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay located on the southwest corner of Lake June Road and Holcomb Road.
2. **Z223-201**: On July 24, 2023, City of Dallas staff approved an application for the automatic renewal of Specific Use Permit No. 1866 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay located on the southeast corner of Holcomb Road and Lake June Road.
3. **Z201-151:** On April 14, 2021, the City Council approved an application for an amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor

Control Overlay located on the northeast corner of Lake June Road and Holcomb Road. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet; Bike Plan

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue the review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request is an accessory use in nature and does not standalone support the goals and policies of the comprehensive plan; therefore, a goal was not selected to convey compliance or lack thereof.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less; motor vehicle fueling station
North	R-7.5(A) Single Family District	Single-family
East	CR Community Retail District	Undeveloped
South	CR Community Retail District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less

	Zoning	Land Use
West	RR Regional Retail District with a D Liquor Control Overlay	Auto service center

Land Use Compatibility:

The approximately 0.40-acre area of request is currently developed with an approximately 2,000-square-foot general merchandise or food store (a convenience store). A fuel canopy structure is situated closer to the corner of the property at the intersection of Holcomb Road and Lake June Road.

The general merchandise of food store 3,500 square feet or less is permitted by right per Section 51A-4.122(b)(2)(J); however, the sale of alcoholic beverages requires a Specific Use Permit within a D-1 Liquor Control Overlay.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request due to the compatibility with surrounding land uses, including similar SUPs on the southeast and southwest corners of the intersection of Lake June Road and Holcomb Road.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

The Dallas Development Code requires one parking space per 200 square feet of floor area for general merchandise or food stores 3,500 square feet or. Based on the proposed 2,000 square feet of floor area, the suite requires 10 spaces with 12 being provided per the attached site plan.

Crime Statistics:

Crime statistics were requested for the previous three-year period.

Arrest(s):

Description	Count
Assault-Family Violence-Bodily Injury Only	1

Call(s):

Description	Count
Business Alarm	2
Business Hold Up	1
Criminal Assault	1
Suspicious Person	1
Meet Complainant	1
Other	3
CIT	2
Major Dist. (Violence)	12

Incident(s):

Description	Count
Miscellaneous	3
Shoplifting	1
Destruction/Damage/Vandalism of property	1
Robbery-Individual	1
UUMV	6
Simple Assault	1

12B and TABC

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as

any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

No information on the status of the 12B compliance nor TABC licensing requirements at the time of this report.

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 currently in an “H” MVA area.

LIST OF OFFICERS

Karim P. Rashid, Owner	Owner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

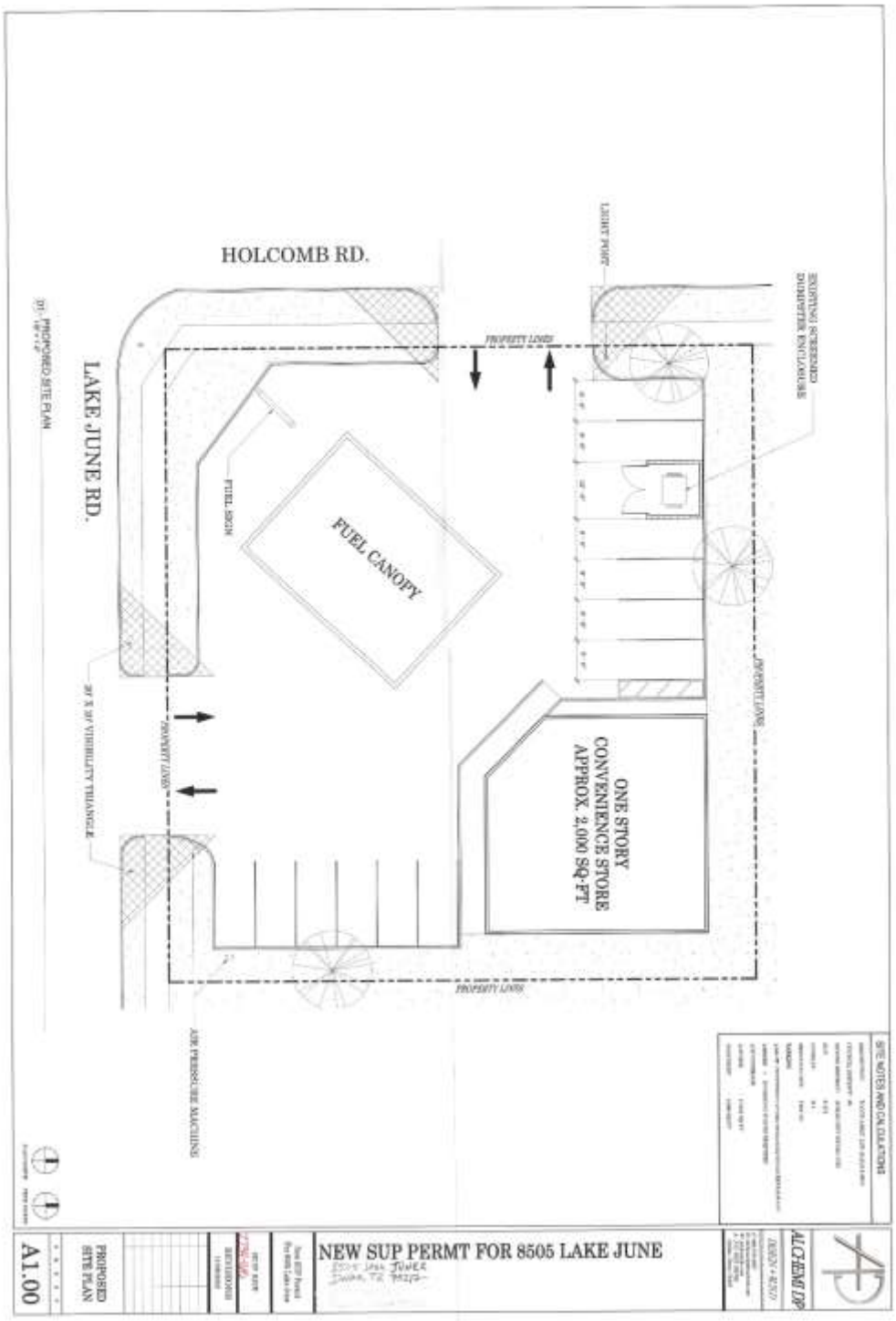
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

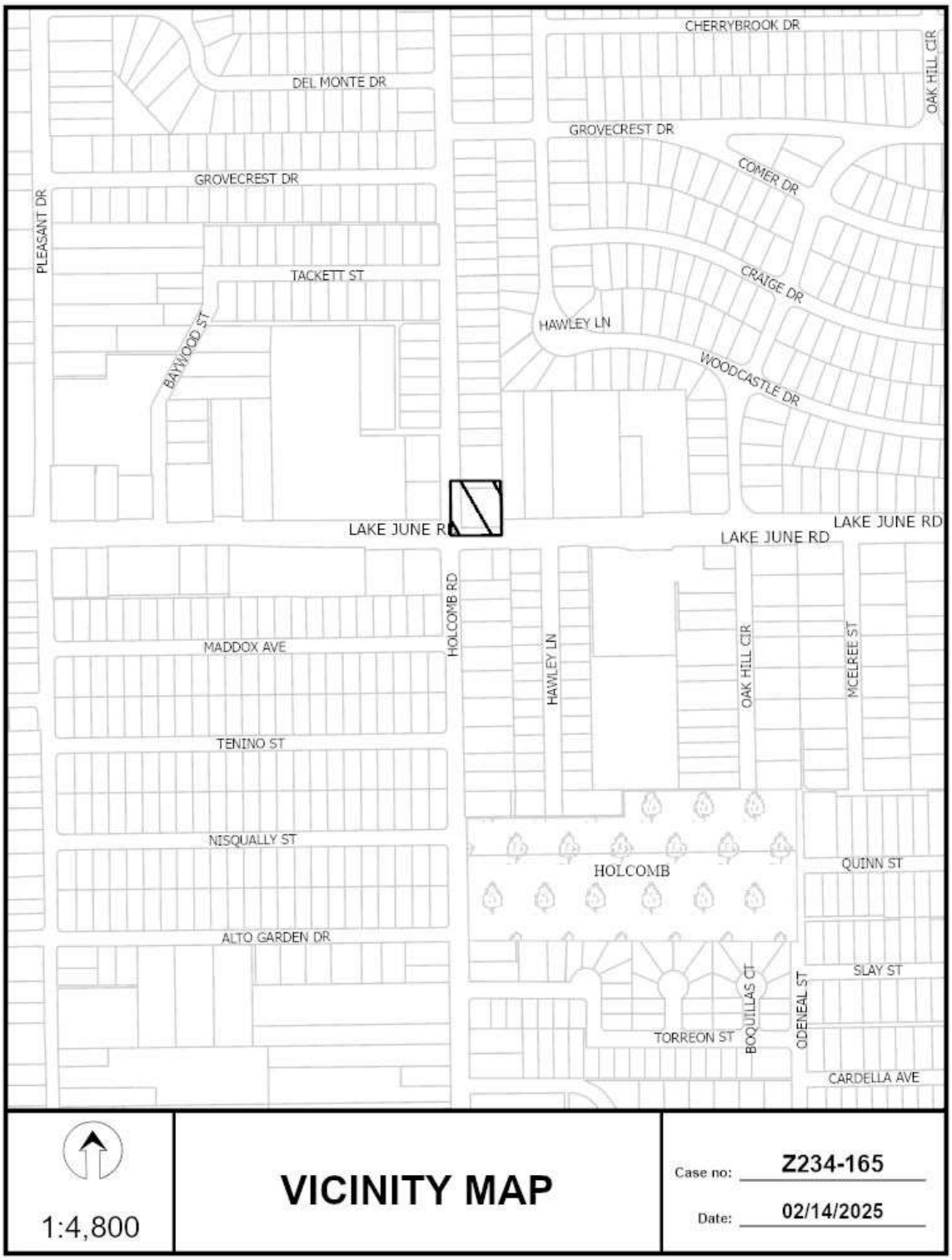
3. TIME LIMIT: This specific use permit expires on (3 years from the passage of this ordinance) ~~April 14, 2024~~, but is eligible for automatic renewal for additional three-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (NO CHANGES)

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DEL MONTE DR
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CRAIGE DR
BAYWOOD ST
HAWLEY LN
WOODCASTLE DR
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LAKE JUNE RD
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MADDOX AVE
HAWLEY LN
OAK HILL CIR
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HOLCOMB
QUINN ST
ALTO GARDEN DR
SLAY ST
BOQUILLAS CT
ODENEAL ST
TORREON ST
CARDELLA AVE
1:4,800
VICINITY MAP
Case no: Z234-165
Date: 02/14/2025

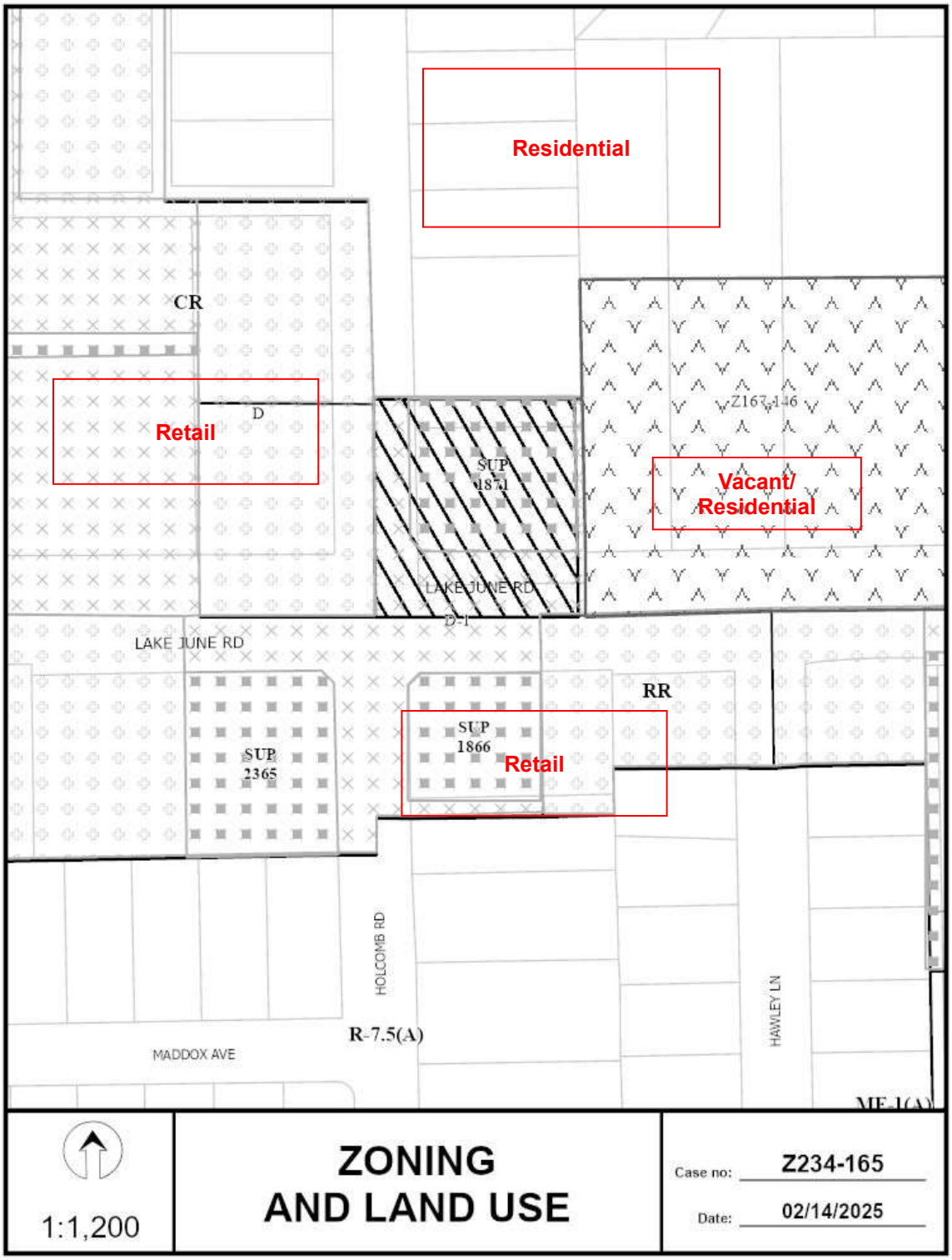


1:1,200

AERIAL MAP

Case no: Z234-165

Date: 02/14/2025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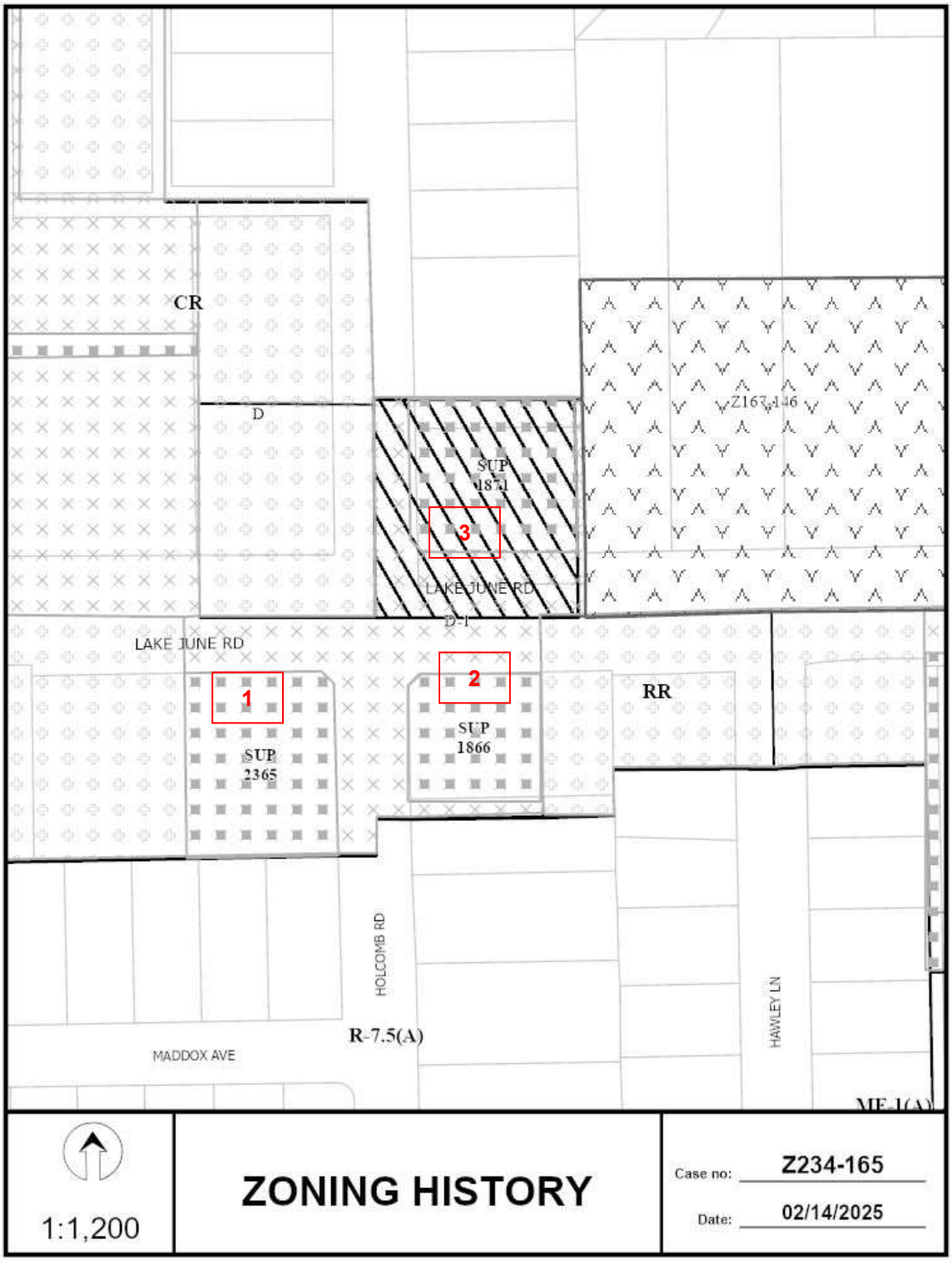
ZONING
AND LAND USE
Case no: Z234-165
Date: 02/14/2025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HAWLEY LN
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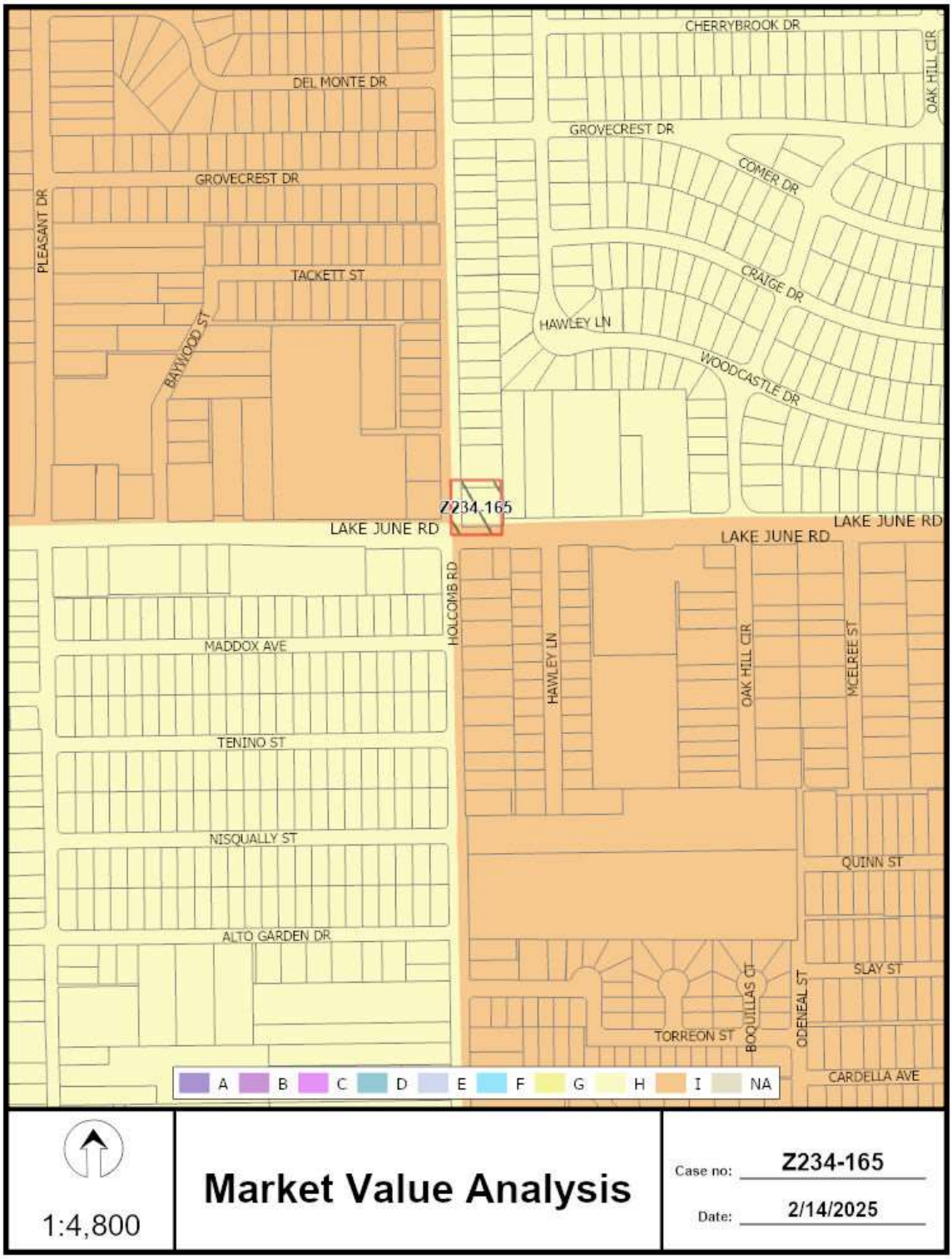
ZONING HISTORY
Case no: Z234-165
Date: 02/14/2025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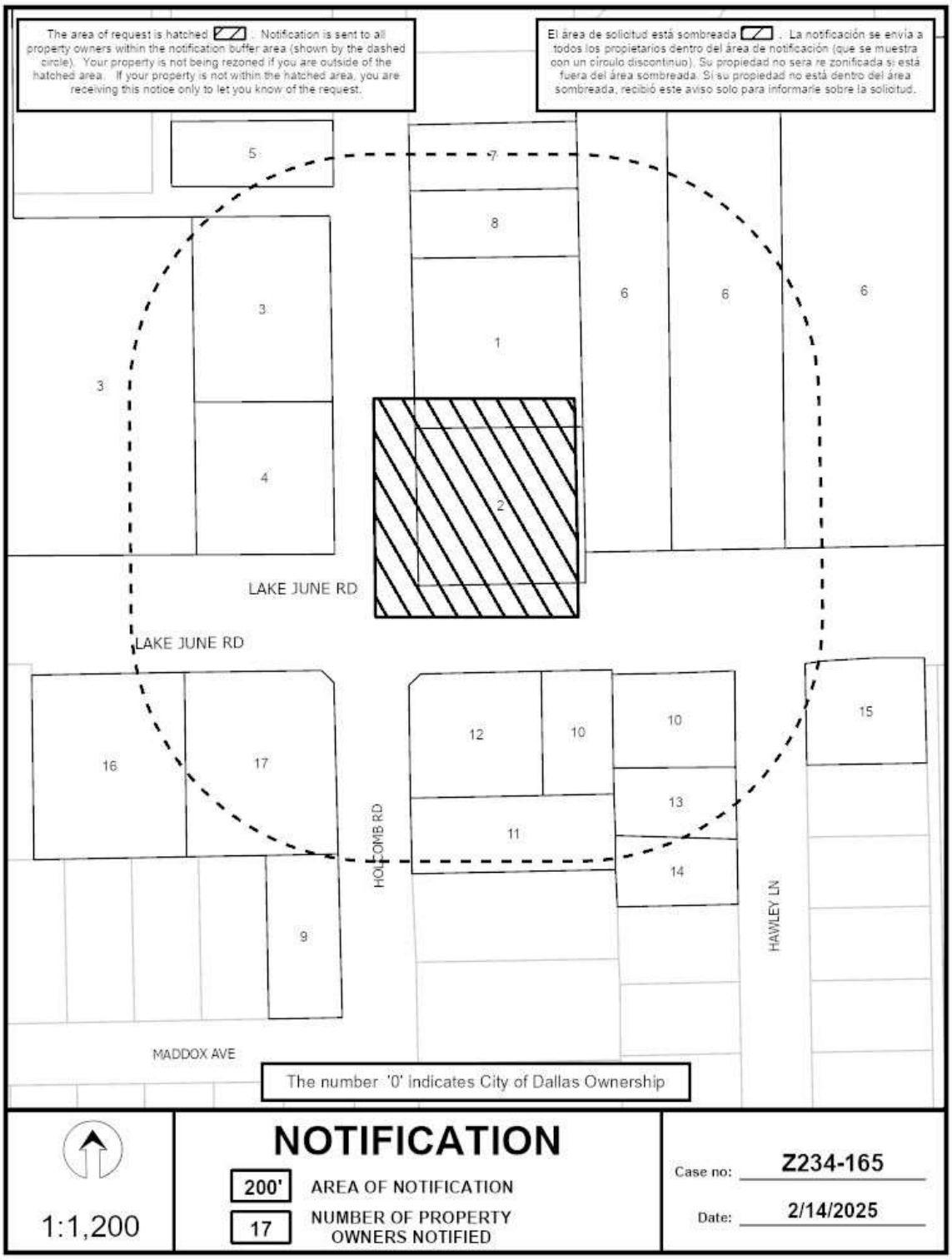
SLAY ST
BOQUILLAS CT
ODENEAL ST
TORREON ST
CARDELLA AVE
A B C D E F G H I NA
1:4,800
Market Value Analysis
Case no: Z234-165
Date: 2/14/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
LAKE JUNE RD
LAKE JUNE RD
HOLCOMB RD
HAWLEY LN
MADDOX AVE
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
17
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z234-165
Date: 2/14/2025

02/14/2025

Notification List of Property Owners

Z234-165

17 Property Owners Notified

Label #	*Address*		*Owner*
1	1316	HOLCOMB RD	RAMIREZ JOSEFINA EST OF
2	8505	LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
3	8443	LAKE JUNE RD	MARTINEZ RUBEN
4	8449	LAKE JUNE RD	ORTIZ JOSE & SANDRA
5	1329	HOLCOMB RD	SEGOVIA JOSE
6	8601	LAKE JUNE RD	LAKE JUNE HEIGHTS LLC
7	1328	HOLCOMB RD	MORENO ROSA
8	1324	HOLCOMB RD	MONGE JOSE &
9	8451	MADDOX AVE	ALVARADO JAVIER & OLIMPIA
10	8508	LAKE JUNE RD	MUMITH FAHIM
11	1236	HOLCOMB RD	VIRAMONTES ANA L MAURICIO &
12	8502	LAKE JUNE RD	NISHTHA INC
13	1231	HAWLEY LN	HERNANDEZ ROGELIO
14	1227	HAWLEY LN	MENDEZ BELEN V
15	8600	LAKE JUNE RD	MUMITH FAHIM & OMRAN
16	8440	LAKE JUNE RD	WASH JUNE INC
17	8470	LAKE JUNE RD	DEEYANSAI ENTERPRISE INC

SITE NOTES AND CALCULATIONS

DESCRIPTION:	BLOCK A/6327 LOT 19 ACS 0.3916
COUNCIL DISTRICT:	#5
ZONING DISTRICT:	COMMUNITY RETAIL (CR)
SUP:	#1871
OVERLAY:	D-1
PREVIOUS CASE:	Z101-181

PARKING

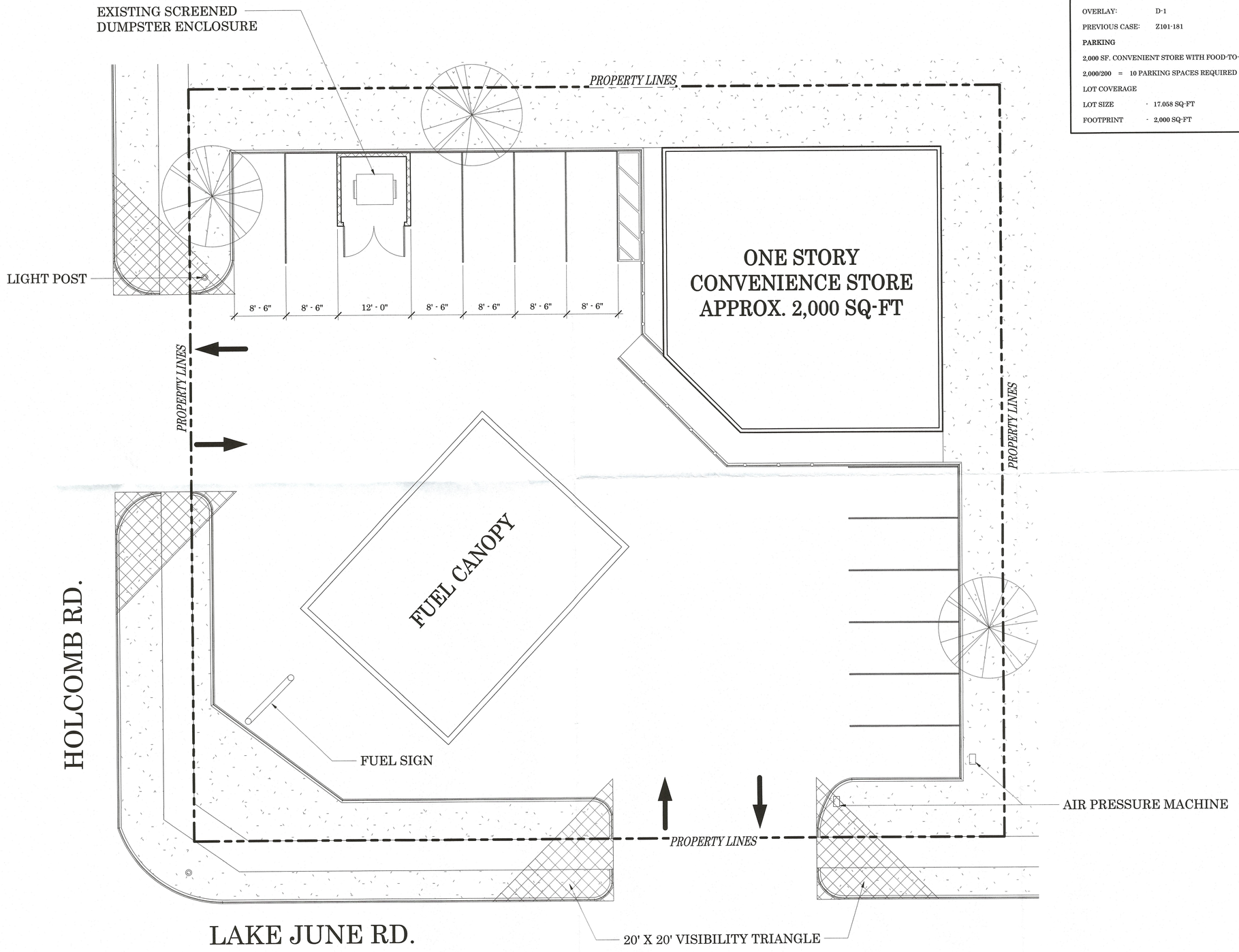
2,000 SF. CONVENIENT STORE WITH FOOD-TO-GO RESTAURANT

2,000/200 = 10 PARKING SPACES REQUIRED

LOT COVERAGE

LOT SIZE - 17.058 SQ-FT

FOOTPRINT - 2,000 SQ-FT



01 PROPOSED SITE PLAN
1/8" = 1'-0"

PLAN NORTH TRUE NORTH

ALCHEMI DP
DESIGN + BUILD
P: 806.570.4867
E: Alchemidp@outlook.com
W: Alchemidp.com
A: P.O. BOX 195752
Dallas, Texas 75219

NEW SUP PERMIT FOR 8505 LAKE JUNE

8505 Lake June
Dallas, TX 75217

New SUP Permit
For 8505 Lake June

SUP SET
Z234-165

REVISIONS
11/08/2023

PROPOSED SITE PLAN

SHEET
A1.00

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1415A **Item #:** 8.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Maple Avenue and Hawthorne Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.
Applicant: Raymundo Castaneda
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 2
Z234-279(LG)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Liliana Garza

FILE NUMBER: Z234-279(LG) **DATE FILED:** July 10, 2024

LOCATION: South corner of Maple Avenue and Hawthorne Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 17,250 sq. ft. **CENSUS TRACT:** 48113000401

OWNER: Salrey Property Holdings, LLC

APPLICANT: Raymundo Castaneda

REQUEST: An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow the existing restaurant to become a drive-through restaurant.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to site plan and conditions.

PRIOR CPC ACTION: On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025.

PLANNED DEVELOPMENT DISTRICT NO. 193
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I

BACKGROUND INFORMATION:

- The area of request is currently developed with an approximately 2,700 sq. ft. one story building erected in 1972 per Dallas County Appraisal District records. The area of request is currently zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

- The applicant is proposing to add a drive-thru window to the existing restaurant building. Under the GR Subdistrict within PD Np. 193, the existing restaurant is permitted by right; the proposed drive-through component required a Specific Use Permit. Therefore, they are requesting a Specific Use Permit for a drive-through restaurant use.

- On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025. Changes have been made to the request since the last hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	70 ft. Bike Plan
Hawthorne Avenue	Local Street	50 ft.

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request and has no objection to the proposed request pending evaluation of traffic operations to include a mitigation plan that prevents queues from extending beyond the property line.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, since the application was filed prior to September 26, 2024.

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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Area Plan:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

While the applicant's request for a drive-through component to the existing restaurant is not completely consistent with objectives one (1) and three (3), the existing restaurant has frontage along Maple Avenue has street level pedestrian environment, by having an existing sidewalk and an area for a bus shelter for transit.

Land Use:

	Zoning	Land Use
Site	GR Subdistrict within PD No. 193	Restaurant
North	GR Subdistrict within PD No. 193	Vacant car wash
Northeast	GR Subdistrict within PD No. 193	Park
Southeast	GR Subdistrict within PD No. 193	Restaurant without drive-in service, retail food store
Southwest	MF-2 Subdistrict within PD No. 193	Single family, multiple-family
Northwest	GR Subdistrict within PD No. 193	Bar, lounge, or tavern, restaurant without drive-in service, auto repair garage (inside), undeveloped

Land Use Compatibility:

The area of request is currently developed with an approximately 2,700 sq. ft. one story building erected in 1972 per Dallas County Appraisal District records. According to the applicant, they have been operating the existing restaurant use since 1996. Properties across Maple Avenue are developed with a vacant car wash and park. Adjacent property to the southeast is developed with a retail food store and a restaurant without drive-in services. Adjacent properties to the southwest are developed with single family and multiple-family. To the northwest across Hawthorne Avenue, properties are developed

with bars, lounge, or tavern uses, a restaurant without drive-in service, and an auto repair garage.

The applicant proposes to only add a drive-thru window and ordering station to the existing restaurant building; which requires a Specific Use Permit. According to the applicant, they are not proposing to increase the total floor area or modify the pavement on the site. The existing restaurant fronts a major arterial where the various restaurants and personal service uses operate as well as on a designated Special Retail Street. The Special Retail Street designated on specific streets in the Oak Lawn Area promotes a more walkable pedestrian-friendly environment along the streetscape. However, the restaurant's building orientation, parking lot, pavement on the northwest, and lack of landscaping have existed since 1979, based on the historic aerial maps, prior to the adoption of the Oak Lawn Special Purpose District in 1985. While the drive-through component is not completely consistent with the walkable environment, there is an existing sidewalk and an area for a bus shelter for transit along Maple Avenue. The proposed use will provide the residents to continue to dine at various businesses in the area. The added drive-through component to the existing restaurant use will not impact the surrounding uses negatively. However, staff recommends a two-year period because it will provide an opportunity to reevaluate if the window is detrimental.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff considers the proposed request to be compatible with the existing development pattern of the area since the restaurant use is already existing and the applicant is only adding a drive-thru window and ordering station. Staff recommends approval for a two-year period, subject to a site plan and conditions. Since the restaurant building, parking lot, and driveway are already in existence, staff believes the two-year time period will

allow an initial period for the applicant to demonstrate their operation of the drive-through use, which can then be reevaluated following this initial period.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of PD No. 193, the Oak Lawn Special Purpose District. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

Pursuant to Planned Development No. 193, off-street parking requirement for a drive-through restaurant is one space for each 100 square feet of floor area. Therefore, the existing 2,690 square foot restaurant, requires 27 parking spaces. Per site plan provided, there are 27 parking spaces on site.

Market Value Analysis:

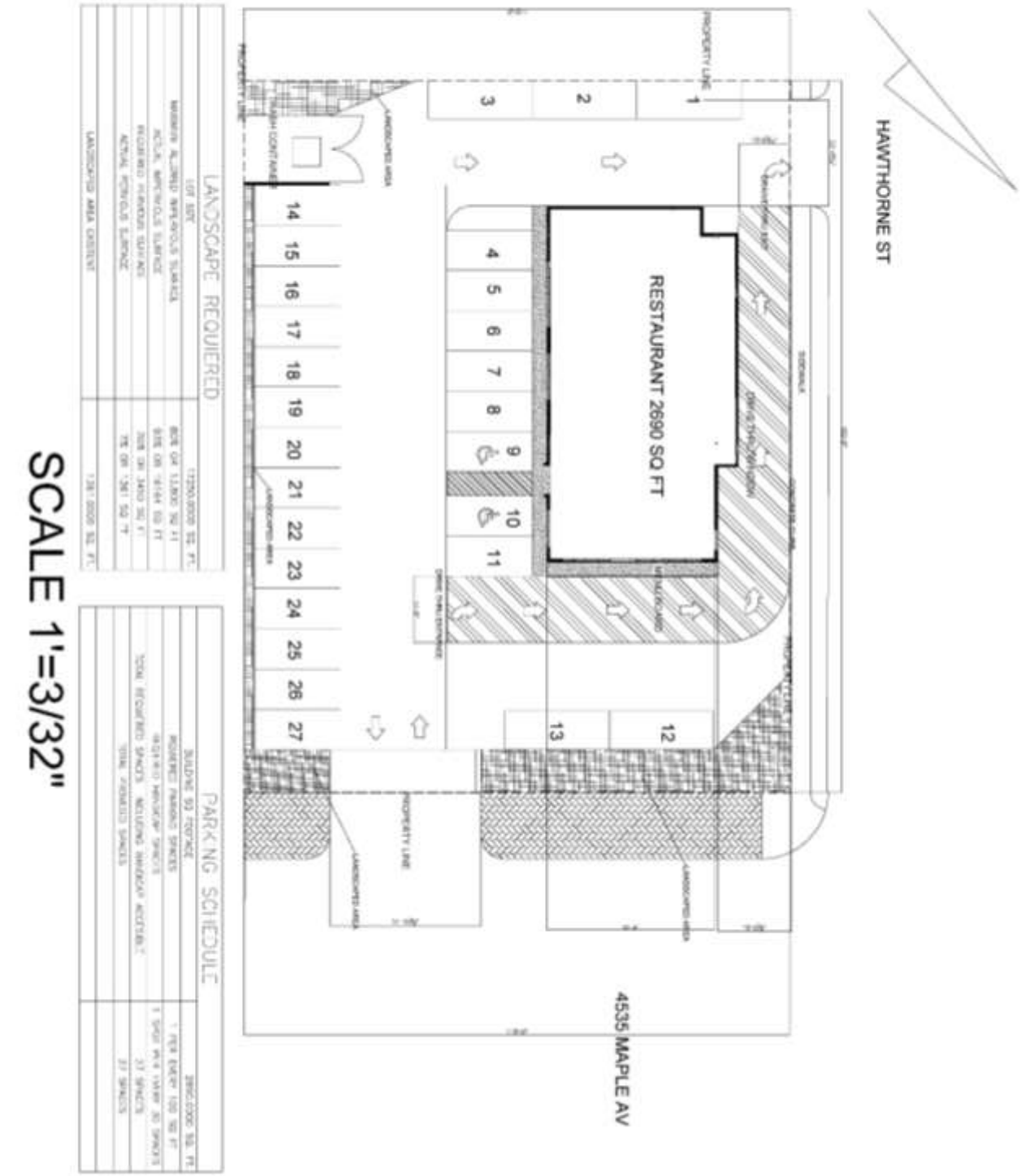
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 currently within an “C” MVA area.

List of Owner

Salrey Property Holdings, LLC

Raymundo Castaneda, Owner

Proposed Site Plan



Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a drive-through use.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on **[two years after the date of approval]**.

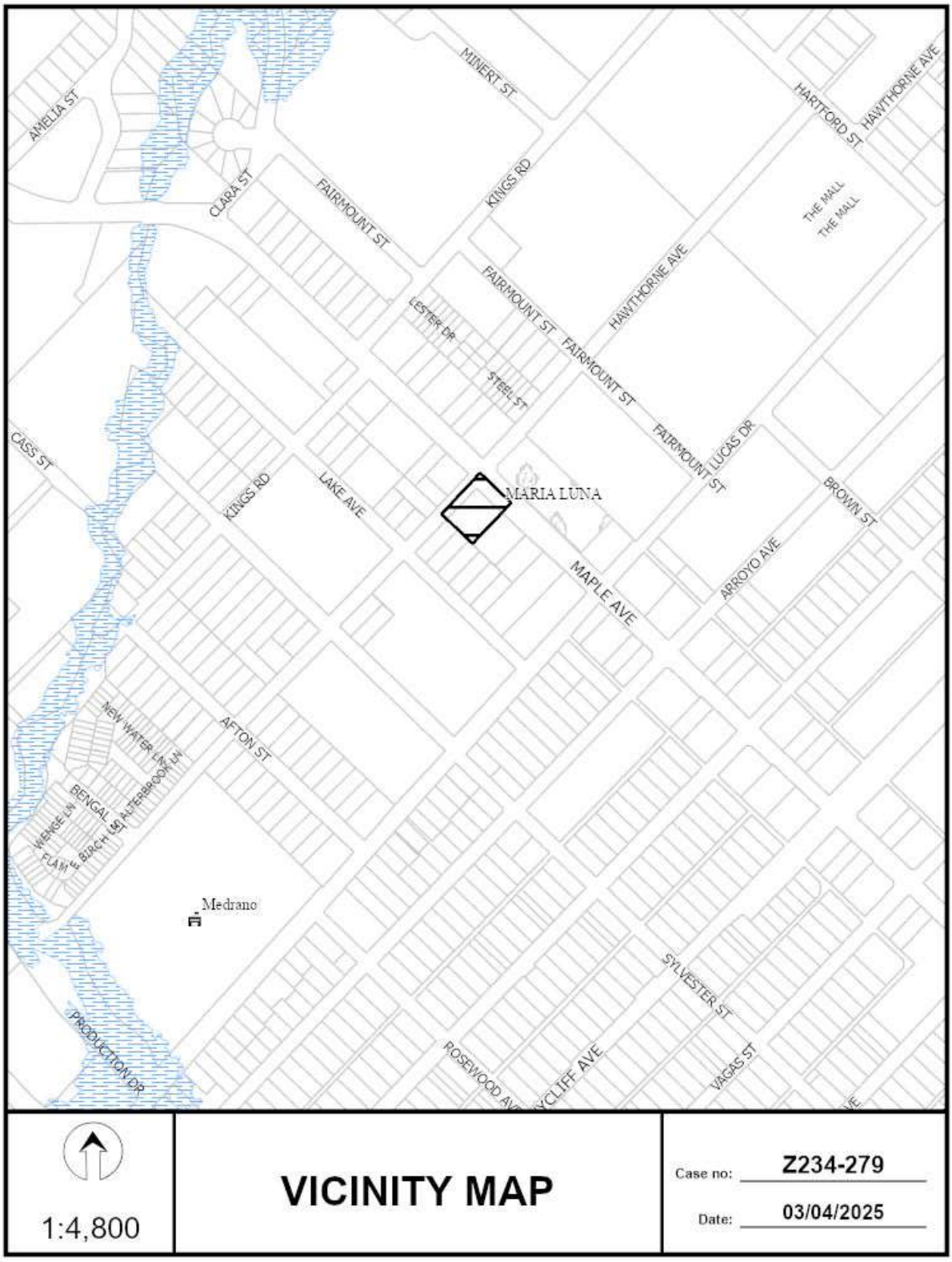
4. INGRESS-EGREES: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.

5. HOURS OF OPERATION: The drive-through restaurant may only operate between 7:00 am and 10:00 pm., Monday through Sunday.

6. DRIVE-THROUGH LOUDSPEAPER: Use of drive-through loudspeaker must comply with Planned Development No 193 Sec. 51P-193.129(d) Drive-through loudspeaker regulations.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.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LESTER DR
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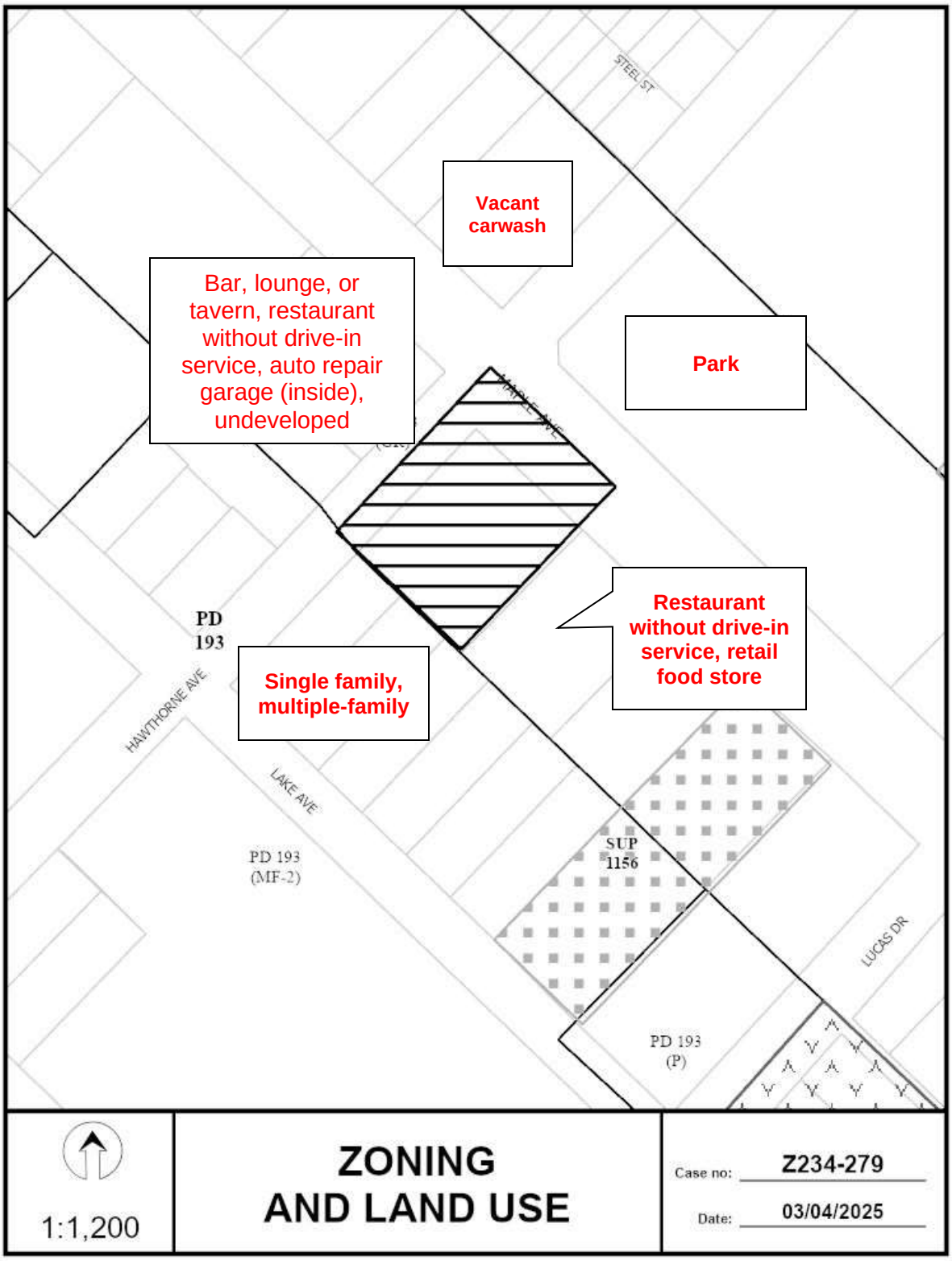
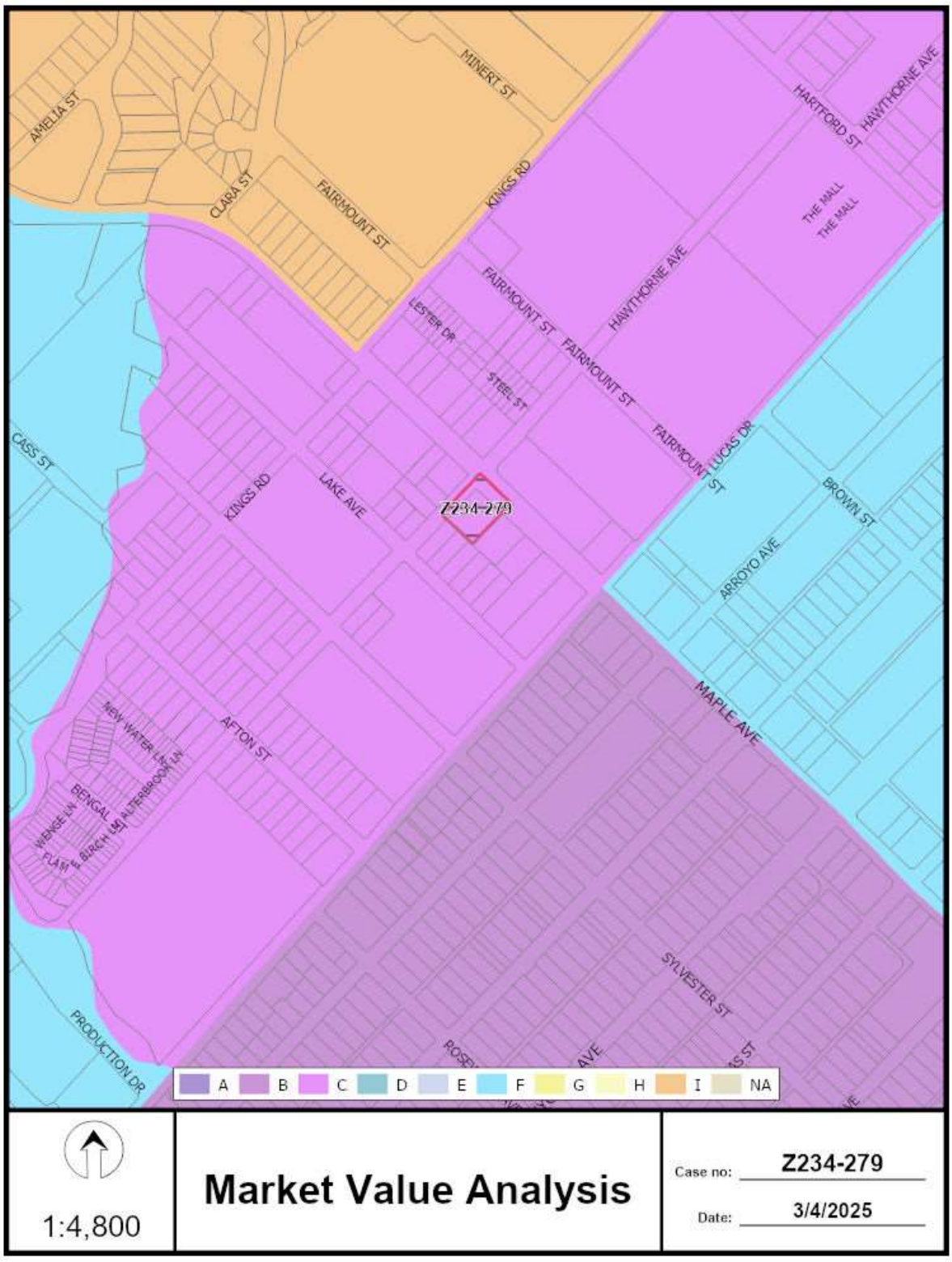
LUCAS DR
CASS ST
KINGS RD
LAKE AVE
MARIA LUNA
BROWN ST
MAPLE AVE
ARROYO AVE
NEW WATER LN
AFTON ST
BENGAL ST
WENGE LN
FLAME BIRCH LN
Medrano
SYLVESTER ST
PRODUCTION DR
ROSEWOOD AVE
VAGAS ST
1:4,800
VICINITY MAP
Case no: Z234-279
Date: 03/04/2025


MAPLE AVE
HAWTHORNE AVE
LAKE AVE
LUCAS DR
1:1,200
AERIAL MAP
Case no: Z234-279
Date: 03/04/2025


STEEL ST
Vacant carwash
Bar, lounge, or tavern, restaurant without drive-in service, auto repair garage (inside), undeveloped
Park
MAPLE AVE
PD 193
Single family, multiple-family
Restaurant without drive-in service, retail food store
HAWTHORNE AVE
LAKE AVE
PD 193 (MF-2)
SUP 1156
LUCAS DR
PD 193 (P)
1:1,200
ZONING AND LAND USE
Case no: Z234-279
Date: 03/04/2025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ARROYO AVE
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AFTON ST
BENGAL
WENGE LN
ALTERBROOK LN
FLAME BIRCH LN
SYLVESTER ST
PRODUCTION DR
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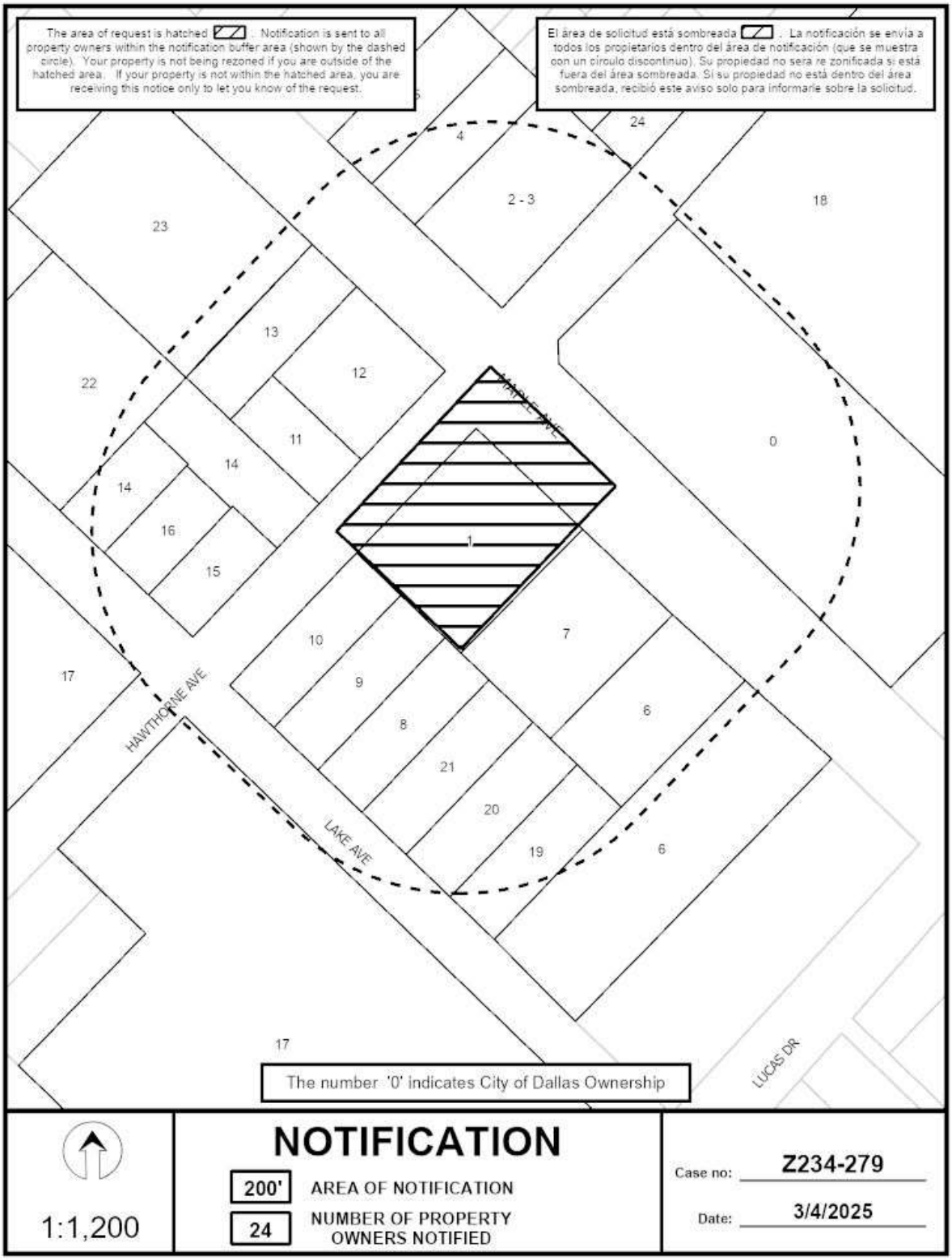
1:4,800
Market Value Analysis
Case no: Z234-279
Date: 3/4/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
4
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19
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17
17
HAWTHORNE AVE
LAKE AVE
LUCAS DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z234-279
Date: 3/4/2025

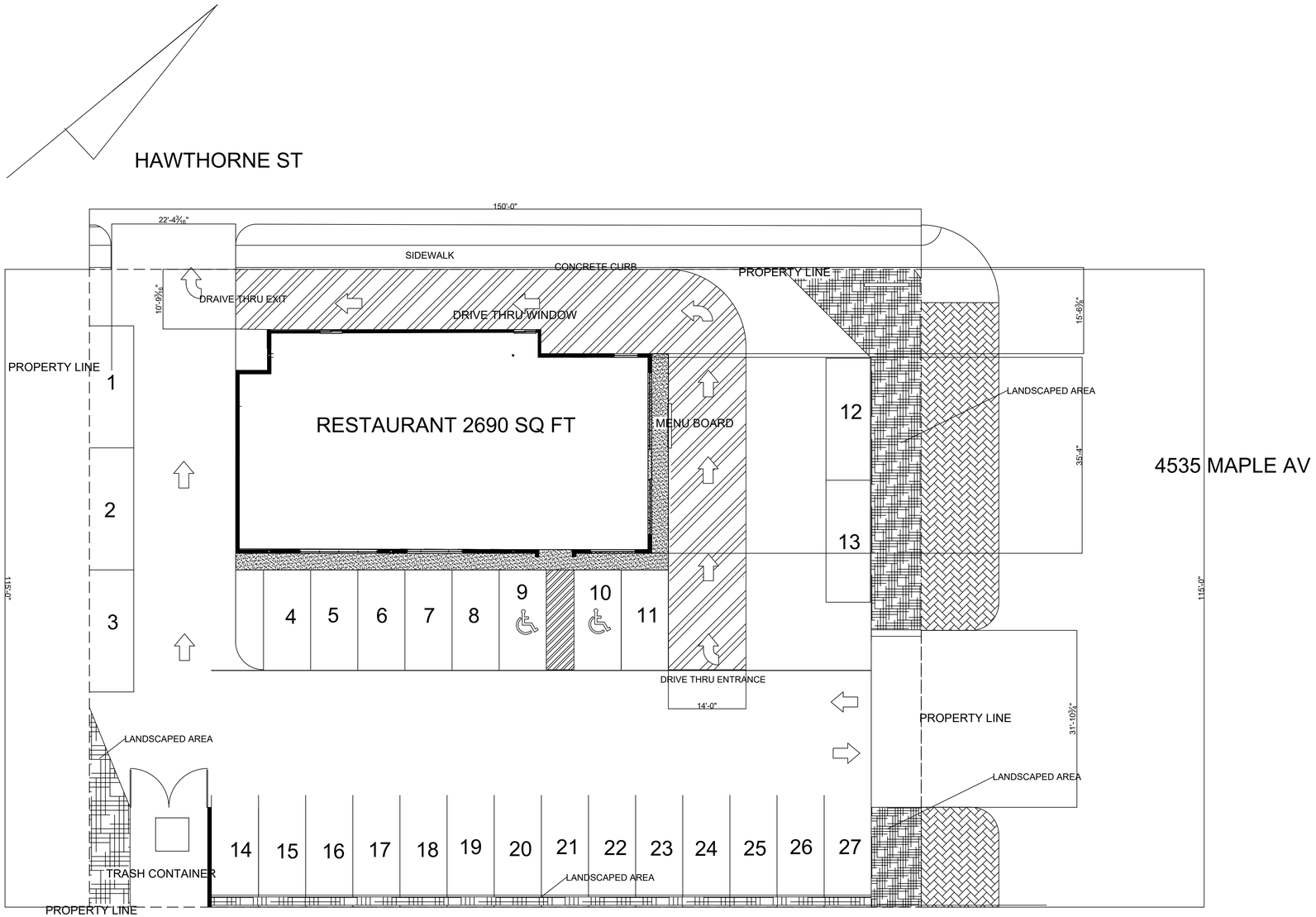
03/04/2025

Notification List of Property Owners

Z234-279

24 Property Owners Notified

Label #	*Address*		*Owner*
1	4535	MAPLE AVE	Taxpayer at
2	4602	MAPLE AVE	BAKER ALBERT JR
3	4600	MAPLE AVE	BAKER ALBERT L JR
4	4610	MAPLE AVE	PATINO JOSE S
5	4614	MAPLE AVE	PATINO JUAN J & DELIA
6	4515	MAPLE AVE	SBLFT OF 2016 LTD
7	4525	MAPLE AVE	4525 MAPLE LLC
8	4528	LAKE AVE	Taxpayer at
9	4534	LAKE AVE	BOLDER VISION LLC
10	4538	LAKE AVE	FIERROS JUAN
11	2443	HAWTHORNE AVE	JEANETTE INV III LTD
12	4601	MAPLE AVE	MILLVIEW LLC
13	4611	MAPLE AVE	FTL ASSOCIATES LTD
14	2439	HAWTHORNE AVE	OJEDA BEN B LP
15	4600	LAKE AVE	RODRIGUEZ JESUS MARTINEZ &
16	4606	LAKE AVE	JIMENEZ MARIO A
17	4503	LAKE AVE	SEP CASA LLC
18	2515	LUCAS DR	DALLAS HOUSING AUTHORITY
19	4516	LAKE AVE	1250 WDT LTD &
20	4520	LAKE AVE	1250 WDT LTD
21	4524	LAKE AVE	KENT BRIAN D JR & TINA M
22	4614	LAKE AVE	OJEDA FAMILY PARTNERSHIP
23	4617	MAPLE AVE	OJEDA BEN B LTD PS
24	4603	STEEL ST	NOESS CARRIE LOU



LANDSCAPE REQUIERED	
LOT SIZE	17250.0000 SQ. FT.
MAXIMUM ALLOWED IMPERVIOUS SURFACE	80% OR 13,800 SQ FT
ACTUAL IMPERVIOUS SURFACE	93% OR 16164 SQ FT
REQUIERED PERVIOUS SURFACE	20% OR 3450 SQ FT
ACTUAL PERVIOUS SURFACE	7% OR 1361 SQ FT
LANDSCAPED AREA EXISTENT	1361.0000 SQ. FT.

PARKING SCHEDULE	
BUILDING SQ FOOTAGE	2690.0000 SQ. FT.
RQUIERED PARKING SPACES	1 PER EVERY 100 SQ FT
REQIERED HANDICAP SPACES	1 SPOT PER EVERY 30 SPACES
TOTAL REQUIERED SPACES INCLUDING HANDICAP ACCESIBLE	27 SPACES
TOTAL PROVIDED SPACES	27 SPACES

SCALE 1'=3/32"

General Notes

No.	Revision/Issue	Date

CLIENT EL REY DEL GRILL RESTAURANT

4535 MAPLE AVE DALLAS TEXAS 75219

214 681 51 61 RAYMYUNDOCASTANEDA@GMAIL.COM

PROJECT MANAGER RAYMUNDO CASTANEDA

DRIVE THRU SUP REQUESTED

Project: DRIVE THRU SUP

Date: 10/27/2024

Scale: 1"= 3/32"

Sheet: 1

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1417A **Item #:** 9.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) a planned development district for MF-3(A) Multifamily District uses and 2) removal of a D-1 Liquor Control Overlay on property zoned CR-D-1 Community Retail District with the D-1 Overlay, on the southeast corner of South Jim Miller Road and Great Trinity Forest Way.
Staff Recommendation: **Approval** of 1) a planned development district for MF-3(A) District uses, subject to a development plan and conditions; and 2) removal of a D-1 Liquor Control Overlay.
Applicant: JPI Real Estate Acquisition LLC
Representative: Tommy Mann/Jesse Copeland, Winstead PC
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 8
Z234-316(MP/LG)

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planners: Michael V. Pepe and Liliana Garza

FILE NUMBER: Z234-316(MP/LG) **DATE FILED:** August 14, 2024

LOCATION: Southeast corner of South Jim Miller Road and Great Trinity Forest Way

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 16.95 acres **CENSUS TRACT:** 48113011601

REPRESENTATIVE: Tommy Mann, Jesse Copeland, Winstead PC

APPLICANT: JPI Real Estate Acquisition LLC

OWNER: VSB Investments LLC

REQUEST: An application for 1) a planned development district for MF-3(A) Multifamily District uses and 2) removal of a D-1 Liquor Control Overlay on property zoned CR-D-1 Community Retail District with the D-1 Overlay.

SUMMARY: The purpose of the request is to develop the site for residential use and modify the development standards for an MF-3(A) Multifamily District, primarily related to setbacks, height, and design standards.

STAFF RECOMMENDATION: **Approval** of 1) a planned development district for MF-3(A) District uses, subject to a development plan and conditions; and, 2) removal of a D-1 Liquor Control Overlay.

PRIOR CPC ACTION: On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped.
- The applicant proposes multifamily uses on site.
- The applicant is requesting a Planned Development District based on MF-3(A) Multifamily District.
- The request would also remove the existing D-1 Overlay, which would not be relevant to the proposed residential zoning, as D-1 Overlays typically apply to commercial districts only.
- On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025. Changes have been made to Mixed-Income Housing PD condition since the last hearing and are highlighted in yellow.

Zoning History:

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

1. **Z212-327:** On November 22, 2022, Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, located at the northeast corner of S. Jim Miller Road and Great Trinity Forest Way, was automatically renewed for a five-year time period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Great Trinity Forest Way	Principal Arterial	107 feet
South Jim Miller Road	Local	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The requested planned development district 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.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.1 Coordinate development and planning activities.

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.

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

NEIGHBORHOOD PLUS

Goal 4 Attract and Retain the Middle Class

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

Goal 5 Expand Homeownership

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Overall, the proposed change advances the Comprehensive Plan's goals to encourage a healthy mix of land uses and strengthen neighborhood character and identity through complementary development. It also furthers Neighborhood Plus goals of widening housing options and improving housing desirability.

Necessity for Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions.

In order to provide relief from residential proximity slope and from urban form setback to build multifamily in consolidated buildings, a PD is necessary. If subject to RPS and UFS,

the property would have to be more spread out and would consume more of the site, whereas the more concentrated design allows for nearly 50% of the site to be preserved.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District with D-1 Liquor Control Overlay	Undeveloped
North	MF-2(A) Multifamily District, CR Community Retail District with D-1 Liquor Control Overlay	Multifamily, retail
East	MF-1(A) Multifamily District, CR Community Retail District with D-1 Liquor Control Overlay	Multifamily, undeveloped
South	MF-1(A) Multifamily District	Multifamily,
West	CR Community Retail District with D-1 Liquor Control Overlay, R-7.5(A) Single Family District	Retail, single family

Land Use Compatibility:

North of the site across Great Trinity Forest, there are multifamily and retail uses. There is an undeveloped property zoned CR to the east. South of the site, there are multifamily uses. East across Jim Miller, there are retail uses and single family houses. The proposed multifamily use is appropriate for both the site and the surrounding area.

The change from CR to an MF-3(A) base would remove a number of more intense uses permitted at this time by right. These changes would make the property more compatible with residential uses around the site. The district would represent appropriately sited density.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site has access to the major roads of Great Trinity Forest, Jim Miller and US 175. The site also has direct access to the frequent bus no. 38 transit route which directly connects the site with Buckner Station and Ledbetter Station. It is also within walking distance to area schools and regional parks facilities.

Land Use Comparison:

The requested PD for MF-3(A) uses would primarily limit the existing nonresidential CR District site to residential and institutional uses. The applicant requests a straight multifamily base district for the proposed PD to allow for the residential development desired.

Development Standards:
(Changes from base highlighted)

DISTRICT	SETBACKS		Unit density	FAR	Height	Lot Coverage	Special Standards
	Front	Side /Rear					
Existing Community Retail	15' min No max	20' adj res Else 0'	N/A	0.5-0.75 depending on uses	54'	60%	RPS
MF-3(A) Multifamily Base	15' min No max UFS	20' adj res Else 10'	90 DUAC Stud.1/450 sqft 1 br 1/500 sqft 2 br 1/550 sqft +br 50 sqft MIHDB 5% 150 DUAC	2.0	90' MIHDB 5% 120'	80% MIHDB 5% 85%	Tower Spacing RPS
Proposed PD with MF-3(A)	15' min No max With 5% MIHDB ~~UFS~~	20' adj res Else 10'	90 DUAC Stud.1/450 sqft 1 br 1/500 sqft 2 br 1/550 sqft +br 50 sqft	2.0	90'	80%	Tower Spacing With 5% MIHDB ~~RPS~~

Urban form setback is an additional 10-foot front yard setback is required for that portion of a structure above 45 feet in height. The proposed text would allow the entire structure

to be located 15’ from the front property line. This encourages the façade to be located near the street which improves the activate at the street level and helps the site conserve natural space in the rear of the site.

RPS is generated from the multifamily district from the south and would limit the massing of a base MF-3(A) development. The PD provides relief from this if MIHDB is included.

Mixed Income Housing:

The applicant proposes to tie relief from urban form setback and residential proximity slope to the provision of mixed income housing. Based on the “G” MVA category for the area, five percent of units to be provided at 61-to-80 percent of area median income is appropriate.

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

Additionally, about 50 percent of the site is designated on the development plan as a tree preservation area, which according to the conditions, cannot be developed with buildings or parking areas.

Parking:

Parking is required to be provided in accordance with Chapter 51A. For a multifamily use, one space is required per bedroom. Additionally, one quarter space guest parking is also required if parking is restricted to residents only.

Should the applicant participate in the mixed income housing development bonus program, parking must be provided in accordance with 4.1107.

As with any minimum required parking, these ratios only reflect the minimum amount required. The applicant may provide additional parking beyond these.

Design Standards:

Design standards are required in accordance with 4.1107.
As with any project utilizing the mixed income development bonus, the following apply:

- Human scale setback items are permitted
- Fencing is limited to four-feet-in-height in the front yard
- Sixty percent of ground floor units must have direct connections to the sidewalk
- Parking is prohibited between the street and façade (along two frontages maximum), prohibited in setback on thoroughfare, limits on side yard parking*
- Parking structures if provided must be screened with building or 42-inch screening
- Transparency and entries on facades facing frontages
- Six-foot sidewalks provided on all frontages two-to-15 feet from back-of-curb.
- Pedestrian scale lighting
- Ten percent open space.

The applicant requests exemptions to the provisions marked with asterisks.

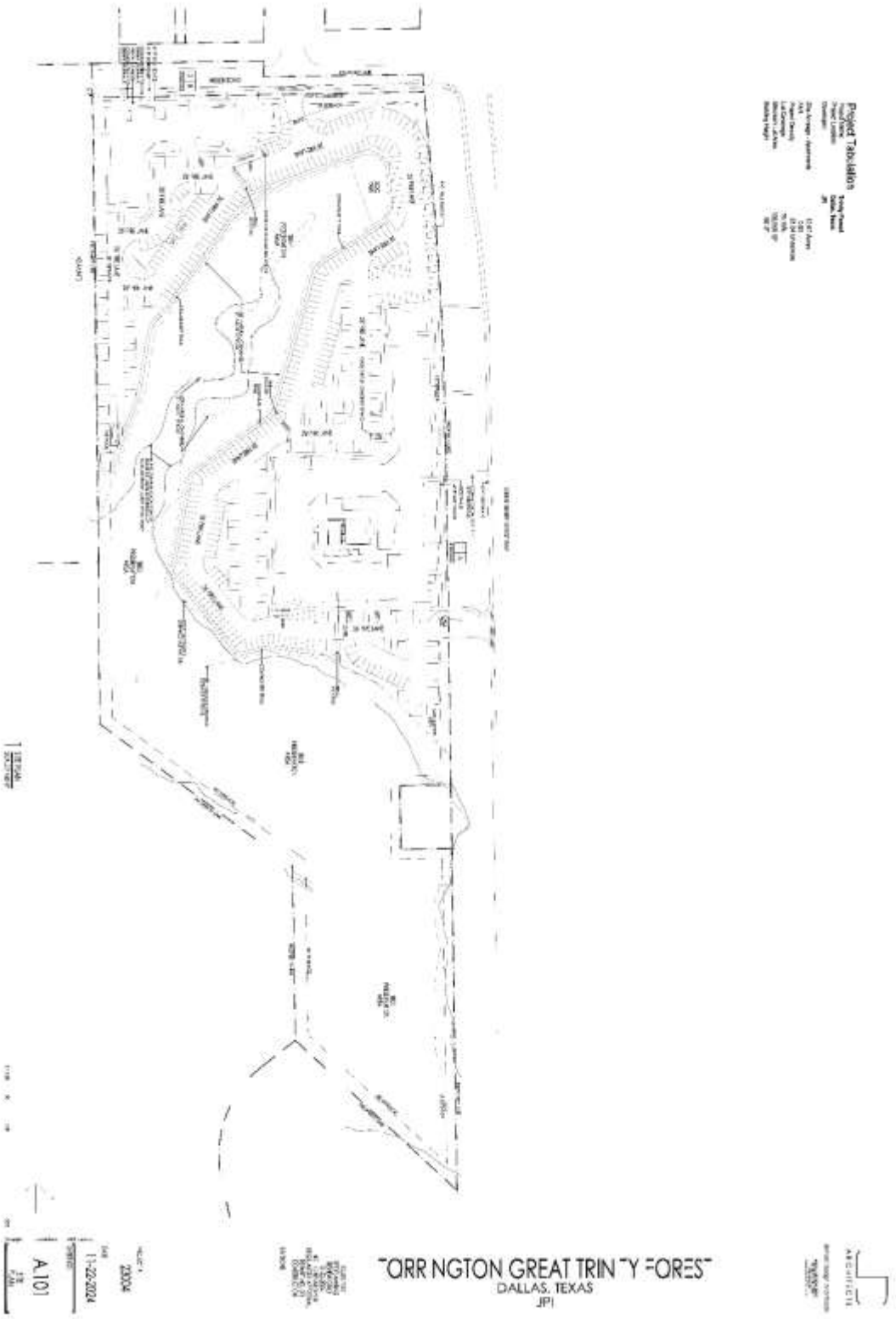
Beyond the design standards of 4.1107, the project must include the following additional public benefit:

- Distinct and level crossings for sidewalks
- Pedestrian safety buffers where sidewalks abut driving surfaces
- Driveway maximums of one per frontage limited to 26 feet in width where it crosses a sidewalk
- Street furniture with two of the following, every 300 feet: bench, trash receptacle, bike rack.

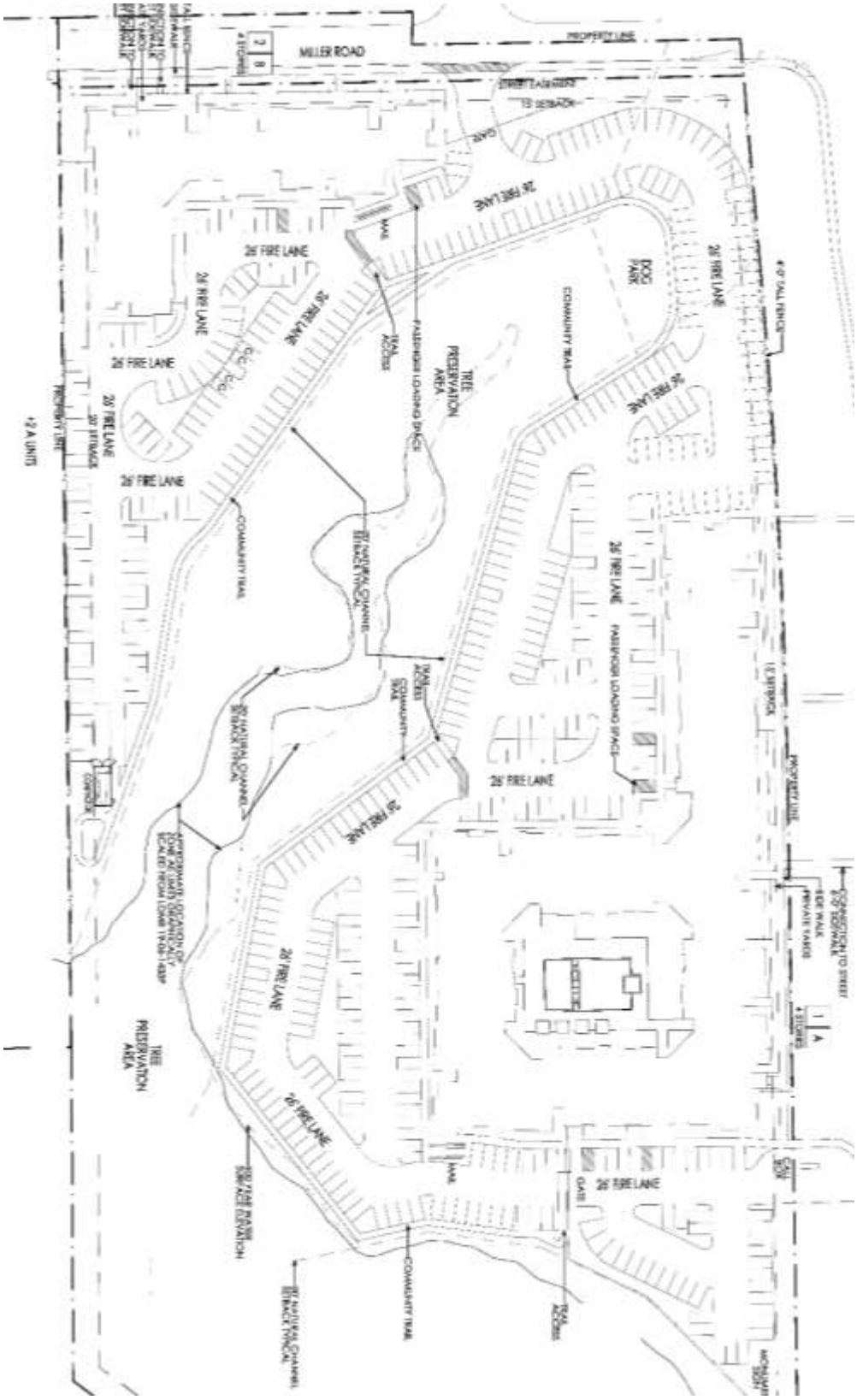
Market Value Analysis:

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 subject property is located within an MVA “G”.

Proposed Development Plan



Proposed Development Plan
(Enlarged)



Proposed Conditions

ARTICLE – _____.

PD ____.

SEC. 51P-___.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on _____ __, 2024.

SEC. 51P-___.102. PROPERTY LOCATION AND SIZE.

PD __ is established on property located south of Great Trinity Forest Way and east of Jim Miller Road. The size of PD __ is approximately 16.95 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 references 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: Exhibit ___A: development plan.

SEC. 51P-___.105 DEVELOPMENT PLAN.

(a) For project receiving a bonus pursuant to Sec. 51P-___115, 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.

(b) For all other uses, 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.

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

The only main uses permitted are those main uses permitted in the MF-3(A) Multifamily District, subject to the same conditions applicable in the MF-3(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-3(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-3(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 area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

-- Amateur communication tower.
-- Open storage.
-- Private stable.

SEC. 51P-___108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-3(A) Multifamily District apply.

(b) Development bonuses for a project that qualifies for a bonus pursuant to 51P-___115.

(1) Front yard.

(i) No urban form setback is required.

(2) Height.

(i) The residential proximity slope defined in Section 51A-4.412 does not apply.

SEC. 51P-___109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. Except as provided in this

section, off-street parking and loading requirements for all uses must comply with the use regulations set forth in Division 51A-4.200.

(b) For a project that qualifies for a bonus pursuant to Section 51P-___.115. Required off-street parking for a multifamily use must be provided in accordance with Section 51A-4.1107(c)(2).

SEC. 51P-___.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.113. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P-___114. SIGNS.

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

SEC. 51P-___115. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-___.108.

(b) Reserved units. A minimum of five percent of the residential units must be made available at an affordable rate with an income band of 61 percent to 80 percent of adjusted median family income.

(c) Development regulations.

(1) Except as otherwise provided in this section, compliance with Section 51A-4.1107 is required. If there is a conflict between Section 51A-4.1107 and this district, the standards of this district control.

(2) Surface parking may be provided within the front yard setback.

SEC. 51P-___.116. SIDEWALKS AND WALKING TRAILS.

(a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-___.115.

(b) Minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide parkway must be provided along all street frontages.

(c) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface a minimum of one of the following bufferings must be provided:

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

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

(d) Sidewalks must be continuous and level across all driveways, loading areas, and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.

(e) A pedestrian walking trail must be provided and may be built within the tree preservation area. This trail must have a minimum linear distance of 1,250 feet.

SEC. 51P-___.117. DRIVEWAYS.

(a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-___.115.

(b) Maximum number of driveways per street frontage is one.

(c) Maximum driveway approach width where it crosses a sidewalk is 26 feet.

(d) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

SEC. 51P-___.118. PEDESTRIAN AMENITIES.

(a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-___.115.

(b) A grouping of a minimum of two of each of the following pedestrian amenities must be provided on each street frontage at a spacing of no greater than one per 300 feet:

(1) Bench.

(2) Trash and recycling receptacle.

(3) Bicycle rack.

SEC. 51P-___.119. TREE PRESERVATION AREA.

Buildings and parking areas may not be developed within the area labelled tree preservation area on the development plan.

SEC. 51P-___.120. ADDITIONAL PROVISIONS.

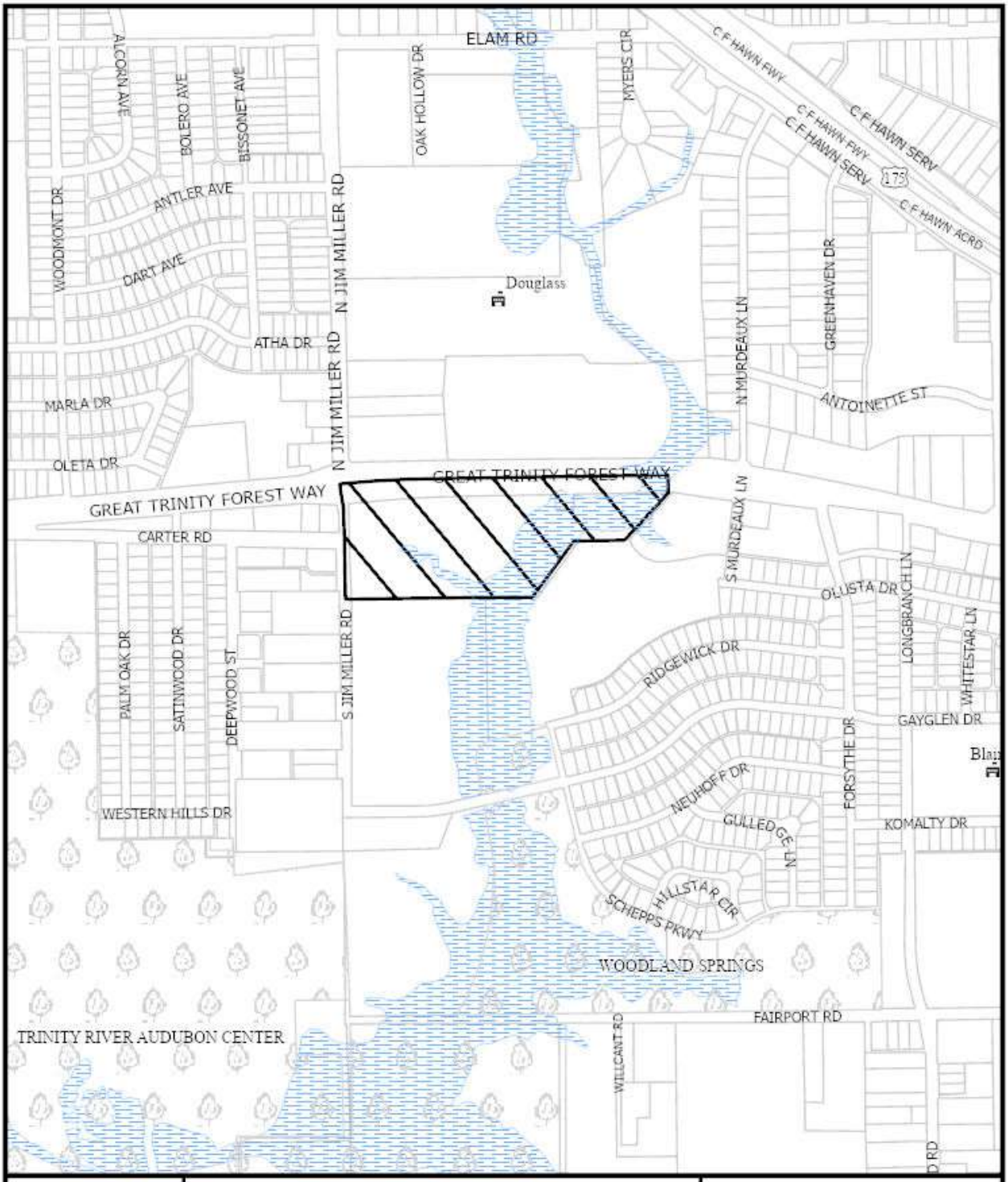
(a) The Property must be properly maintained in a state of good repair and neat appearance.

(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 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, in this district until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



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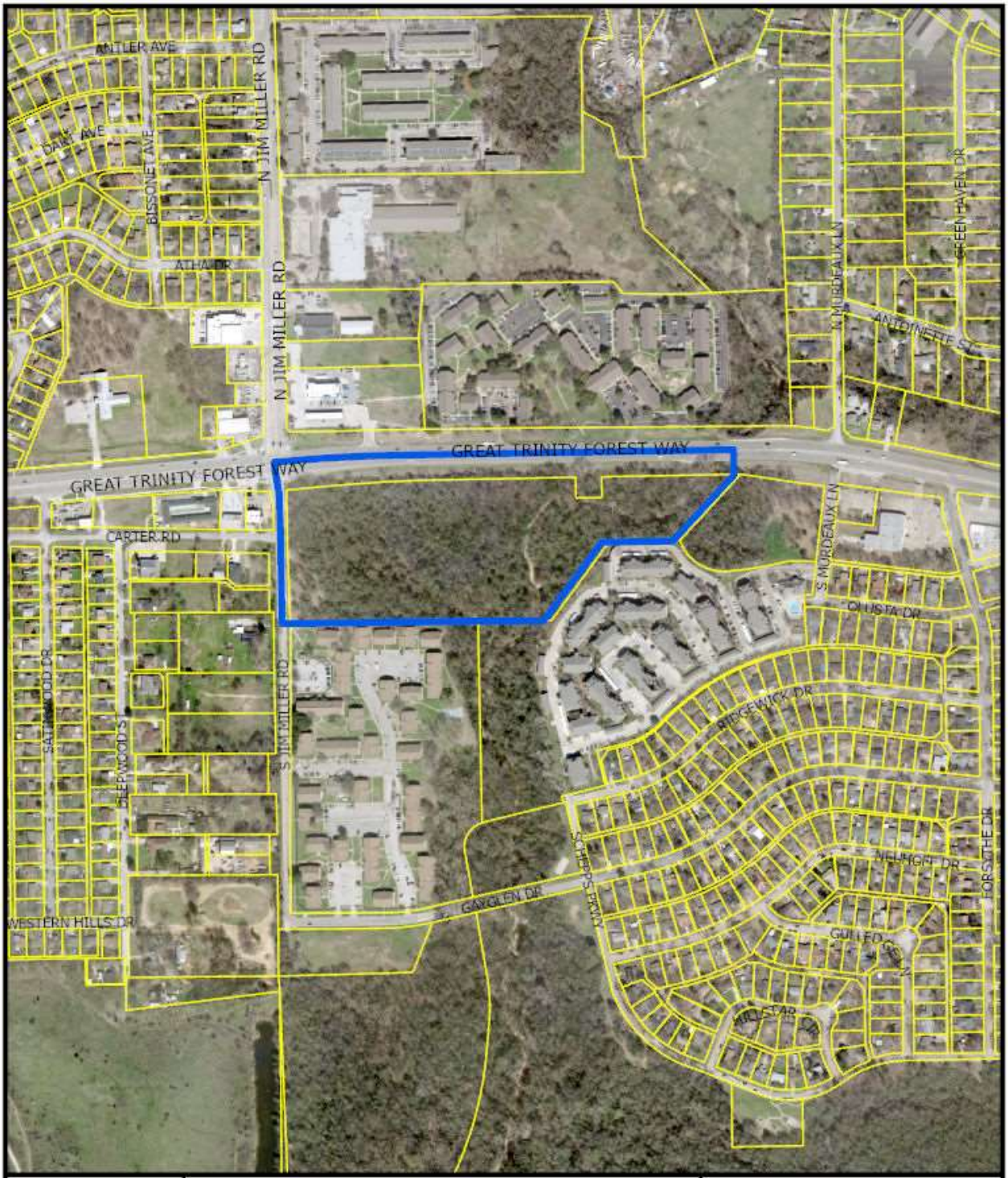
VICINITY MAP

Case no: Z234-316

Date: 02/24/2025



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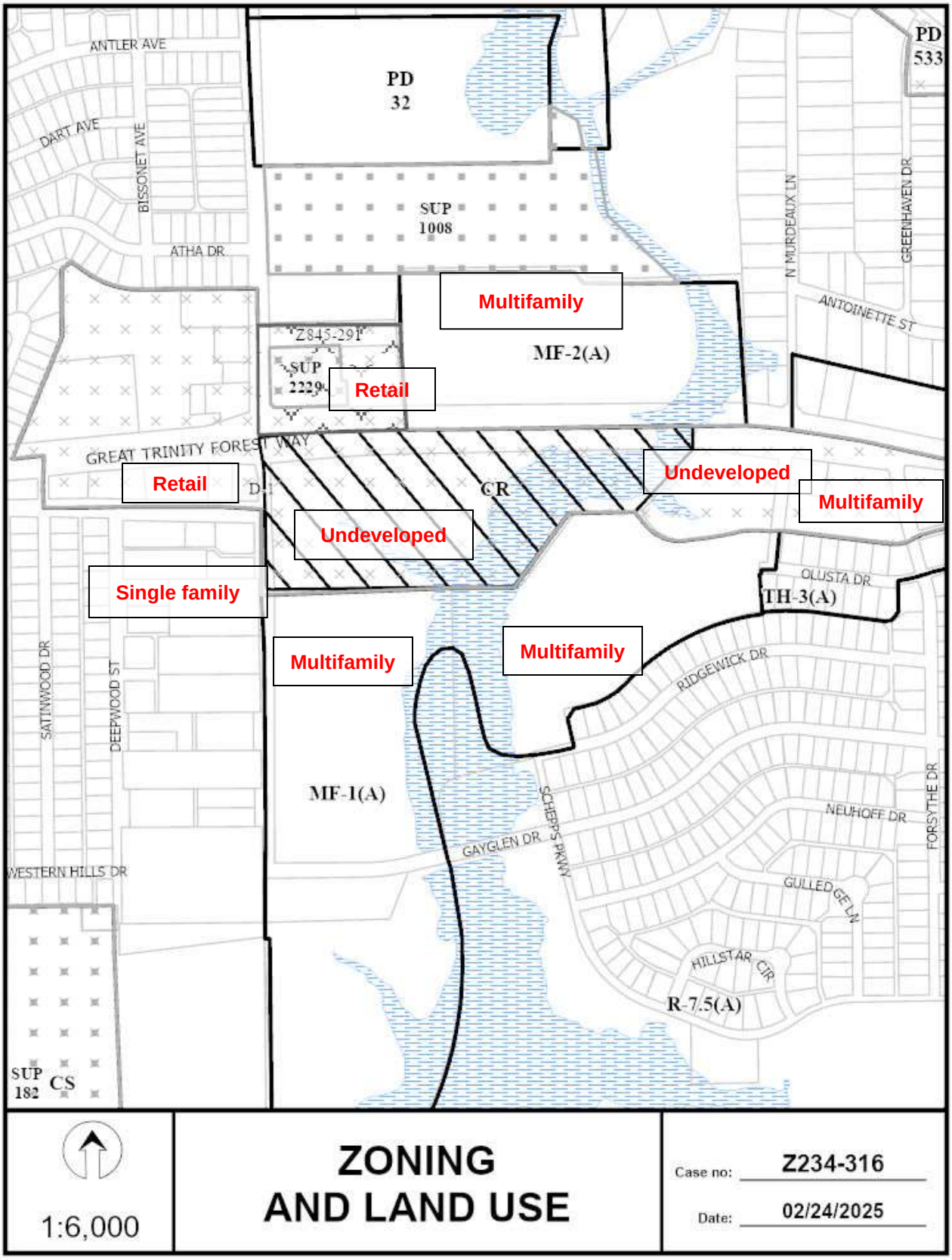
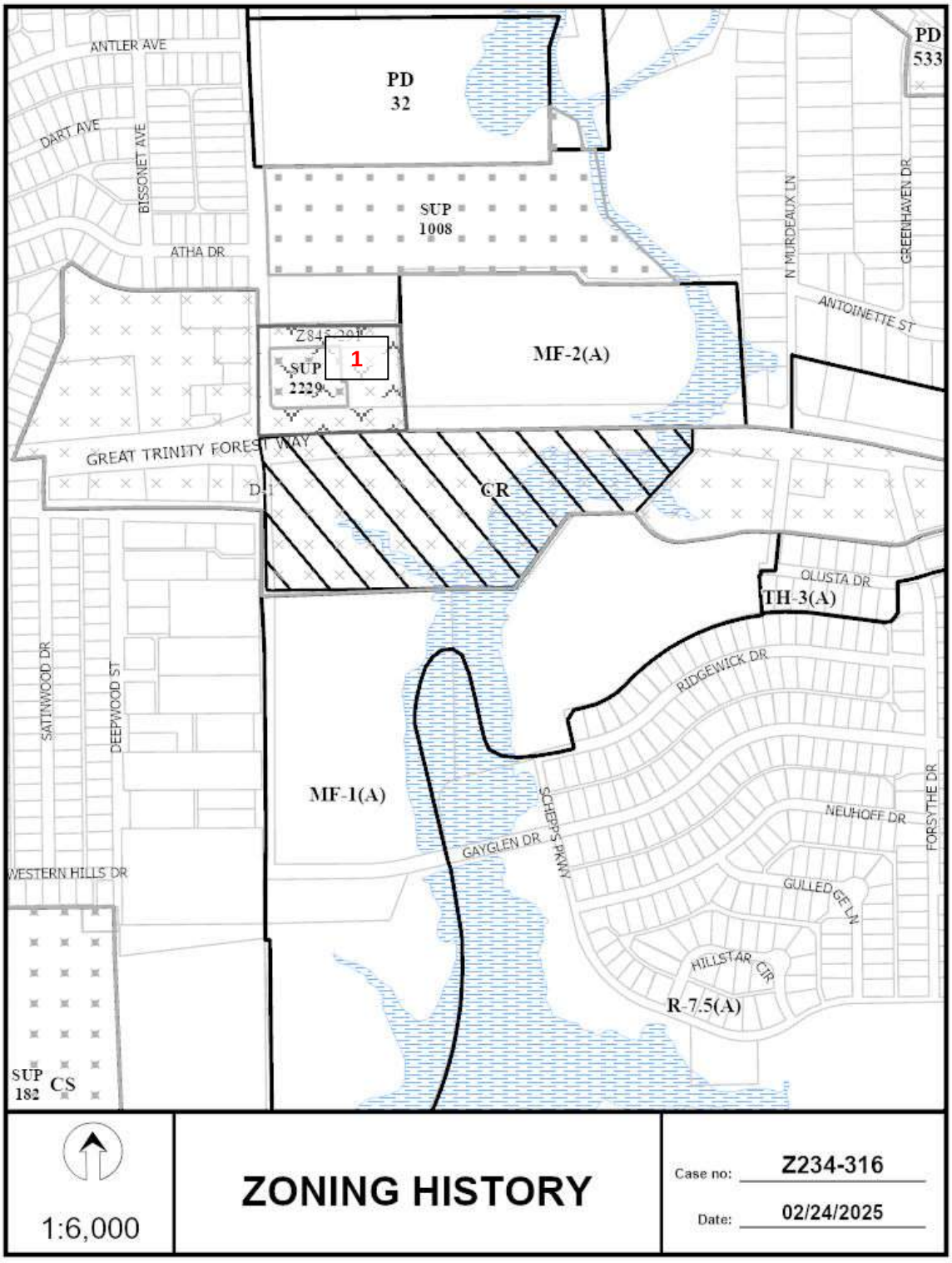
AERIAL MAP

Case no: Z234-316

Date: 02/24/2025


ANTLER AVE
DART AVE
BISSONET AVE
ATHA DR
PD 32
SUP 1008
PD 533
N MURDEAUX LN
GREENHAVEN DR
ANTOINETTE ST
Multifamily
Z845-291
SUP 2229
Retail
MF-2(A)
GREAT TRINITY FOREST WAY
Retail
D-1
CR
Undeveloped
Multifamily
Undeveloped
OLUSTA DR
TH-3(A)
Single family
SATINWOOD DR
DEEPWOOD ST
Multifamily
Multifamily
RIDGEWICK DR
MF-1(A)
SCHERPS PKWY
NEUHOFF DR
FORSYTHE DR
GAYGLEN DR
WESTERN HILLS DR
GULLEDGE LN
HILLSTAR CIR
R-7.5(A)
SUP 182
CS
1:6,000
ZONING AND LAND USE
Case no: Z234-316
Date: 02/24/2025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PD 533
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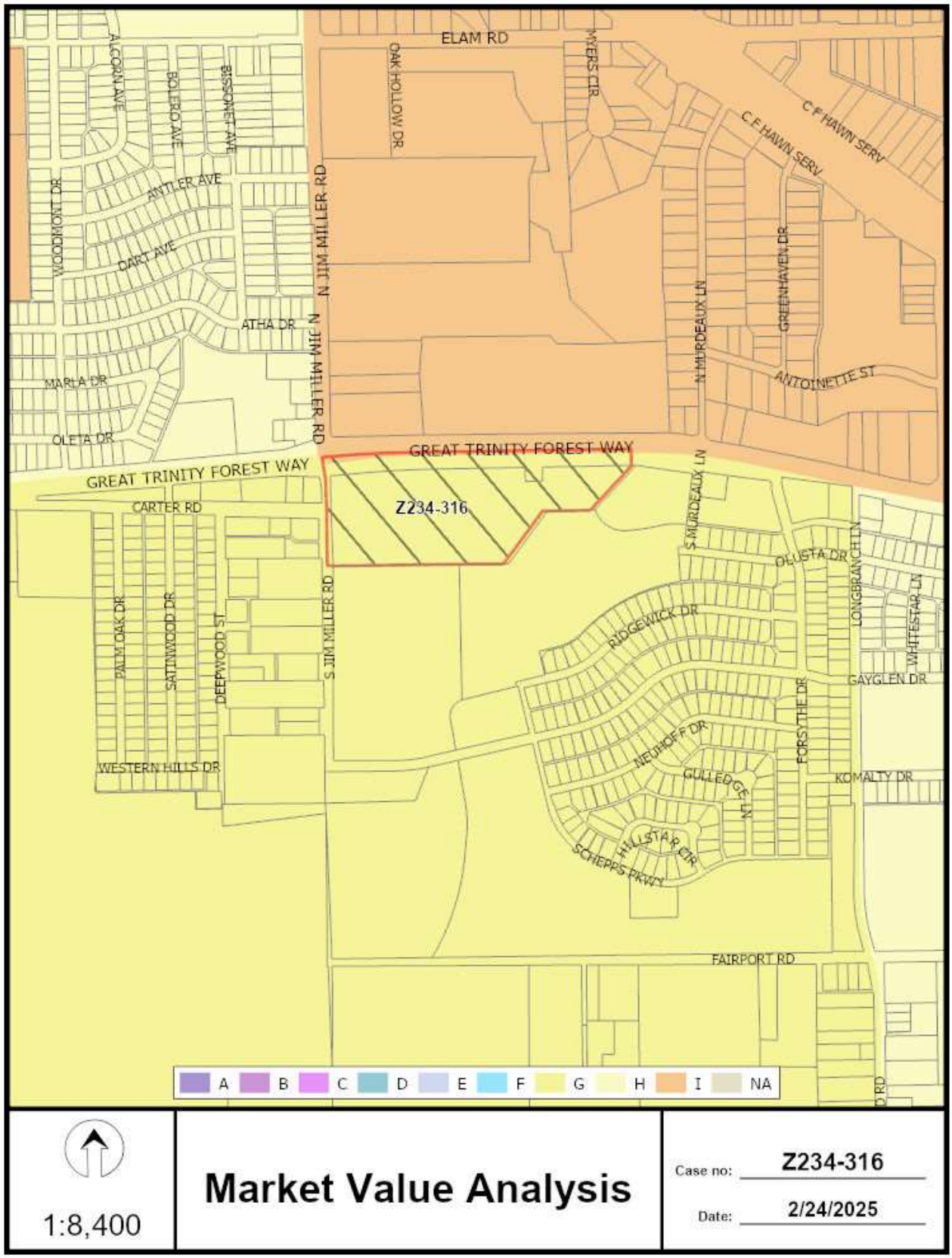
GREENHAVEN DR
ANTOINETTE ST
Z845-201
SUP 2229
1
MF-2(A)
GREAT TRINITY FOREST WAY
CR
OLUSTA DR
TH-3(A)
RIDGEWICK DR
SATINWOOD DR
DEEPWOOD ST
MF-1(A)
SCHEPPS PKWY
GAYGLEN DR
NEUHOFF DR
FORSYTHE DR
WESTERN HILLS DR
GULLEDGE LN
HILLSTAR CIR
R-7.5(A)
SUP 182
CS
1:6,000
ZONING HISTORY
Case no: Z234-316
Date: 02/24/2025


ELAM RD
ALCORN AVE
BOLERO AVE
BOSSOM AVE
OAK HOLLOW DR
MYERS CIR
C F HAWN SERV
C F HAWN SERV
ANTLER AVE
WOODMONT DR
DART AVE
N JIM MILLER RD
ATHA DR
N JIM MILLER RD
N MURDEAUX LN
GREENHAVEN DR
MARLA DR
ANTOINETTE ST
OLETA DR
GREAT TRINITY FOREST WAY
GREAT TRINITY FOREST WAY
Z234-316
CARTER RD
S MURDEAUX LN
OLUSTA DR
LONGBRANCH LN
WHITESTAR LN
PALM OAK DR
SATINWOOD DR
DEEPWOOD ST
S JIM MILLER RD
RIDGEWICK DR
GAYGLEN DR
FORSYTHE DR
NEUHOFF DR
WESTERN HILLS DR
GULLEDGE LN
KOMALTY DR
HILLSTAR CIR
SCHEPPS PKWY
FAIRPORT RD
A
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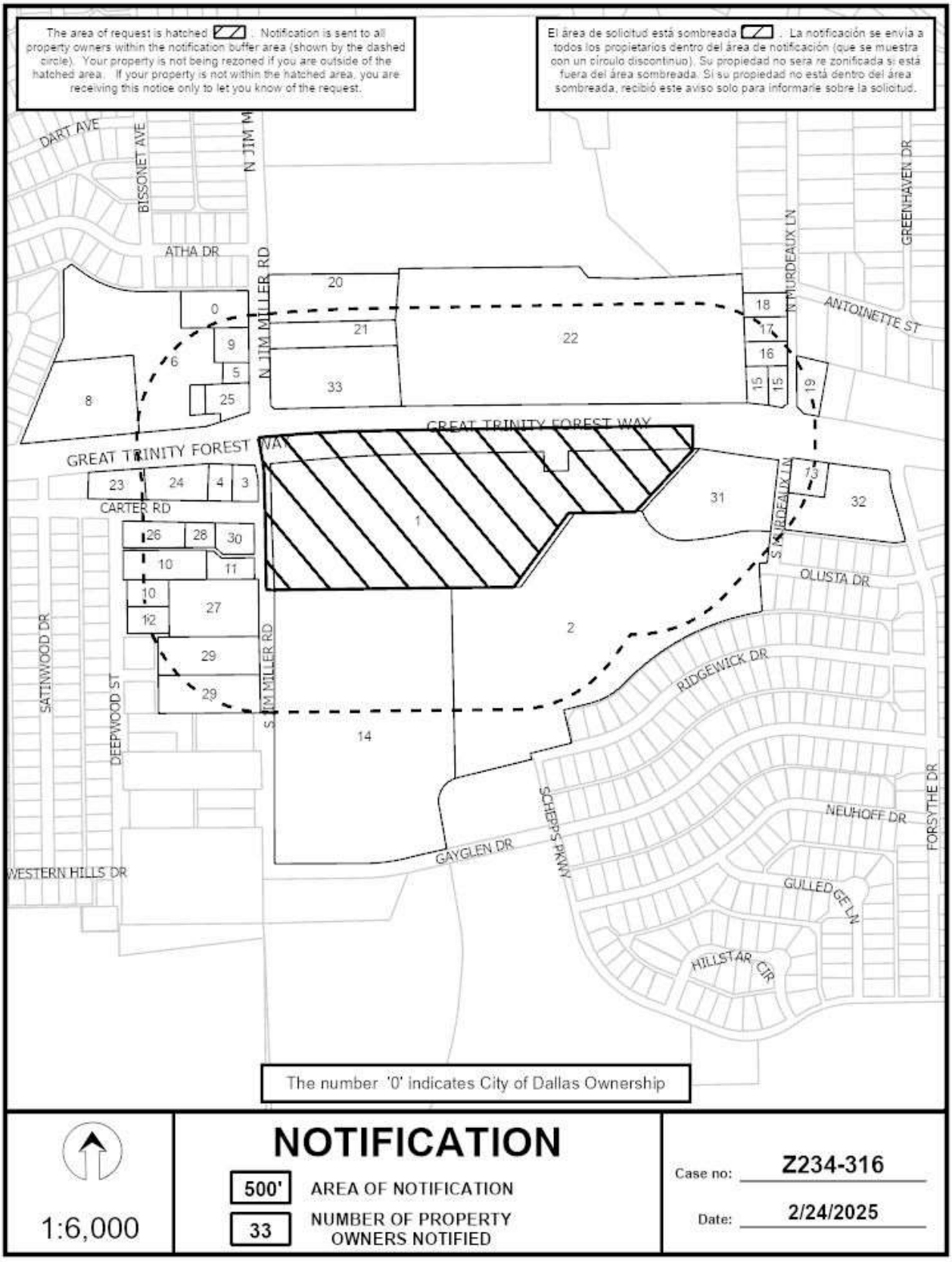
Market Value Analysis
Case no: Z234-316
Date: 2/24/2025


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada. La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
DART AVE
BISSONET AVE
N JIM M
ATHA DR
N JIM MILLER RD
GREENHAVEN DR
N MURDEAUX LN
ANTOINETTE ST
GREAT TRINITY FOREST WAY
CARTER RD
S JIM MILLER RD
S MURDEAUX LN
OLUSTA DR
RIDGEWICK DR
SATINWOOD DR
DEEPWOOD ST
SCHERPS PKWY
NEUHOFF DR
FORSYTHE DR
GAYGLEN DR
WESTERN HILLS DR
GULLEDGE LN
HILLSTAR CIR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
33 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z234-316
Date: 2/24/2025

02/24/2025

Notification List of Property Owners

Z234-316

33 Property Owners Notified

Label #	*Address*		*Owner*
1	7100	GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
2	125	S MURDEAUX LN	GARLAND HOUSING FIANCE CORP
3	7036	GREAT TRINITY FOREST WAY	FOODPLUS 2 INC
4	7028	GREAT TRINITY FOREST WAY	SUPERB KAR WASH LLC
5	115	N JIM MILLER RD	KRISHNA SAISH INVESTMENTS
6	6901	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
7	7015	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
8	6800	GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH BAPT
9	129	S JIM MILLER RD	CENTURY OAK INVESTMENTS LLC
10	120	DEEPWOOD ST	K L TENISON HOLDING GROUP LLC
11	137	S JIM MILLER RD	MENDOZA JUAN
12	140	DEEPWOOD ST	Taxpayer at
13	7506	GREAT TRINITY FOREST WAY	CRAWFORD SELVIN
14	202	S JIM MILLER RD	AMAZ PROPERTY ACQUISITIONS LLC
15	1	GREAT TRINITY FOREST WAY	ANDOR PROPERTIES LLC
16	119	N MURDEAUX LN	Taxpayer at
17	127	N MURDEAUX LN	Taxpayer at
18	135	N MURDEAUX LN	ALLEN LEON
19	7505	GREAT TRINITY FOREST WAY	MILLER BILL & JERRY
20	200	N JIM MILLER RD	ST JAMES AFRICAN METHODST
21	124	N JIM MILLER RD	ST JAMES AFRICAN METHODIST EPISCOPAL CHURCH
22	7203	GREAT TRINITY FOREST WAY	DM RIDGE TRINITY LTD
23	7020	GREAT TRINITY FOREST WAY	PATEL BALU
24	7020	GREAT TRINITY FOREST WAY	ONE GREAT TRINITY LLC
25	7071	GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
26	7004	CARTER RD	LOVE OF GOD CHURCH

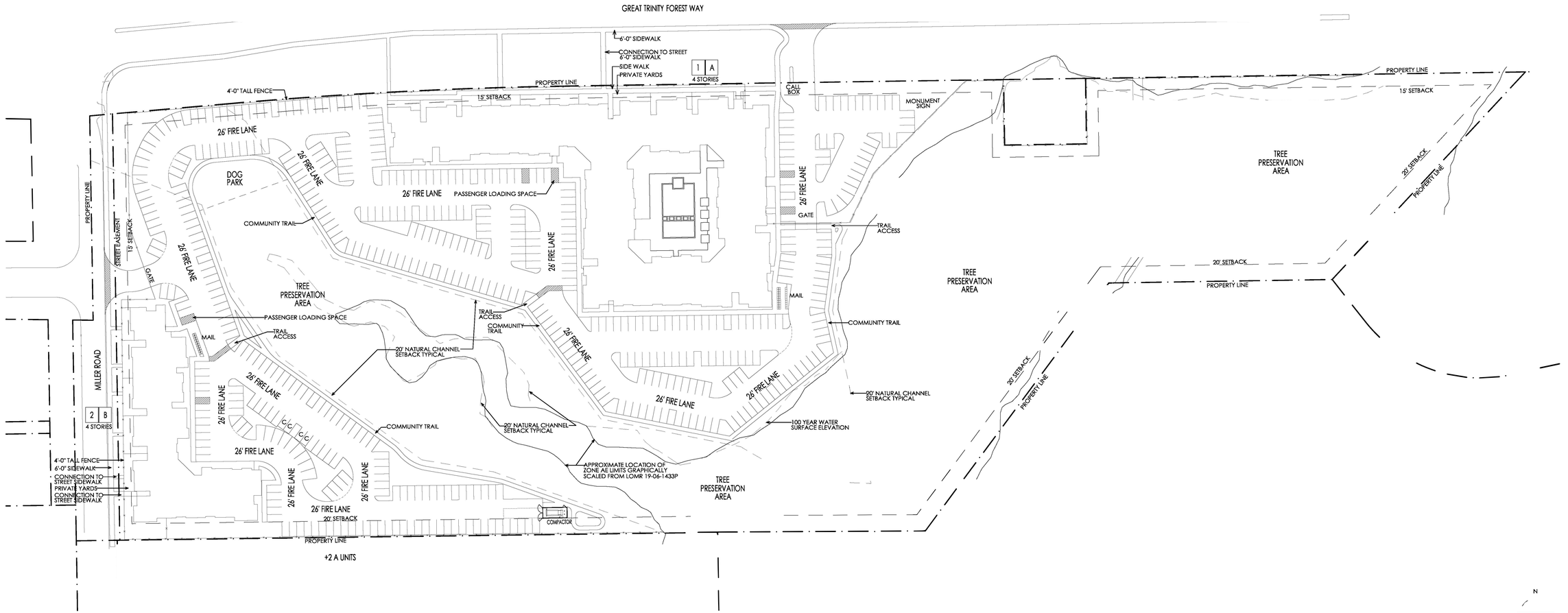
02/24/2025

Label #	*Address*		*Owner*
27	135	S JIM MILLER RD	MUHAMMAD ROBERT
28	7026	CARTER RD	BIRMINGHAM BRANDON &
29	237	S JIM MILLER RD	CERON SERGIO
30	7040	CARTER RD	Taxpayer at
31	7400	GREAT TRINITY FOREST WAY	SHA ROCK CLIFF LLC
32	7550	GREAT TRINITY FOREST WAY	IGLESIA AVIVAMIENTO CRISTIANO
33	116	N JIM MILLER RD	SANABEL INVESTMENT LP

Project Tabulation

Project Name:	**Trinity Forest**
Project Location:	**Dallas, Texas**
Developer:	**JPI**

Site Acreage - Apartments	10.67 Acres
FAR	0.65
Project Density	23.24 Units/Acre
Lot Coverage	16.16%
Minimum Lot Area	136,550 SF
Building Height	50'-0"



1 SITE PLAN
SCALE 1"=60'-0"

N

0 10 20 50 100 250

ARCHITECTS

United Design Architects

4345 LINDBERGH DRIVE
ADDISON, TX 75001
214-462-8093
www.studioUDA.com

TORRINGTON GREAT TRINITY FOREST

DALLAS, TEXAS

JPI

ISSUED FOR
SITE PLANNING
REVIEW ONLY
11-22-2024
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

PROJECT #
23004

DATE
11-22-2024

SHEET NO.
A.101

SITE PLAN

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City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1420A **Item #:** 10.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road.
Staff Recommendation: **Approval.**
Applicant: TMM Development, LLC
Representative: Karl A. Crawley, Masterplan
Planner: Liliana Garza
U/A From: March 20, 2025
Council District: 8
Z245-124(LG)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Liliana Garza

FILE NUMBER: Z245-124(LG) **DATE FILED:** November 26, 2024

LOCATION: Northeast line of Haymarket Road, southeast of South Saint Augustine Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±13.73 acres **CENSUS TRACT:** 48113017102

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER/APPLICANT: TMM Development, LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372].

SUMMARY: The purpose of the request is to allow a single-family development.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned an A(A) Agricultural District with deed restrictions [Z845-372]. The property is within Tract II-A of the deed restrictions; therefore, only restrictions one and six apply to the site.
- Restriction one restricts the maximum number of dwelling units to 1,375 for all the residential districts combined.
- According to the applicant, there are approximately 465 dwelling units, or lots approved by preliminary plats in all of the residential districts of the deed restrictions.
- The applicant proposes approximately 45 units within this site, which will not exceed the 1,375-unit restriction.
- The sixth restriction states all of the definitions of the Dallas Development code as amended are incorporated into the document as if recited herein.
- The applicant proposes to develop a single family community that will be an extension of the previously approved plat adjacent to the site to the northeast.
- The proposed single-family development includes 5,000-square-foot lots. The existing A(A) allows single family; however, the minimum lot size is three acres.
- On March 20, 2025, the City Plan Commission held this item under advisement to April 24, 2025. No changes have been made to the request since the last hearing.

Zoning History:

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

1. **Z201-330:** On August 24, 2022, the City Council denied an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road.

2. **Z245-122:** On February 26, 2025, the City Plan Commission held an application for an R-5(A) Single family District on property zoned A(A) Agricultural District on the south line of South St. Augustine Road, east of Middlefield Road under advisement to the CPC meeting of April 10, 2025.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Haymarket Road	Community Collector	60 ft.

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request. A development impact review is required to determine whether the existing public infrastructure can accommodate the proposed development.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan (2.0)* was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request is consistent with the following goals and policies of the comprehensive plan:

Placetypes:

Small Town Residential

This placetype allows for primary land uses like: Agricultural, Public Open Space, Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Private Open Space, Multiplex, Mixed-Use, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

Small Town Residential areas represent a blend of rural and suburban lifestyle. These neighborhoods typically include single-family homes, rural estates, and active agricultural uses. They maintain a slower pace of development while preserving the community's character. Local amenities such as parks and small-scale retail may be present, offering essential services while supporting a connected and self-sufficient environment.

The applicant's request is consistent with the characteristics of the Small Town Residential placetype and enhances the sense of the neighborhood.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	R-5(A) Single Family District	Undeveloped
East	R-7.5(A) Single Family District	Undeveloped
South	A(A) Agricultural District	Undeveloped, Single family
West	CR Community Retail District	Undeveloped

Land Use Compatibility:

The area of request is an approximately 13-acre undeveloped parcel zoned an A(A) Agricultural District. Properties to the south are developed with single family uses. Undeveloped properties are immediately adjacent to the north, east, and west.

The proposed zoning change is consistent with the development and zoning patterns found in the area. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses and supported by the comprehensive plan update Small Town Residential PlaceType. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

Development Standards

Following is a comparison of the development standards of the current A(A) District and the proposed R-5(A) District.

District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: A(A)	50 ft.	Side: 20 ft. Rear: 50 ft. SF Rear: 10 ft. other	Min. lot size: 3 acres	24 ft.	10% Res. 25% Nonres.
Proposed: R-5(A)	20 ft.	5 ft. SF Other: 10 ft.	Min. lot size: 5,000 sq. ft.	30 ft.	45% Res. 25% Nonres.

The area of request has deed restrictions [Z845-372]. The applicable restriction number one applies since the site is under Tract II-A. This restriction limits the maximum number of dwelling units to 1,375 for all the residential districts combined under the deed restriction. According to the applicant, there are approximately 465 dwelling units or lot approved by preliminary plats in all residential districts of the deed restriction area. The applicant proposes approximately 45 units within this site, which will not exceed the 1,375-unit restriction.

Land Use Comparison

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINES SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	•	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	S	
Public or private school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANOUS USES		
Attached non-premise sign.		

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-In theater	•	
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		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		

	Existing	Proposed
Use	**A(A)**	**R-5(A)**
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage	S	
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking for a single family use is one space per dwelling unit in the R-5(A) Single Family District.

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 currently within an “H” MVA area.

List of Principal/Partners/Officers

TMM Development, LLC:

Marc E. McKinney: Managing Member

EXISTING DEED RESTRICTIONS (TO REMAIN)

The area of request is Tract II-A, only Deed Restriction 1 and 6 pertain to this tract.

861213

The Residential Districts on the Property consist of Tracts II, II-A, II-B, II-C, III, IV, V and VI as shown on the site plan attached to and made a part of these restrictions as Exhibit "A" and being more particularly described on Exhibit "B".

The Non-Residential Districts on the Property consist of Tract I as shown on the site plan attached to and made a part of these restrictions as Exhibit "A" and being more particularly described on Exhibit "B".

That the undersigned, Cam-Tam Joint Venture and Robert C. Womack and James W. Womack, do hereby impress all of the following described property with the following deed restrictions to-wit:

1. No more than 1375 dwelling unts may be constructed on all the Residential Districts combined.

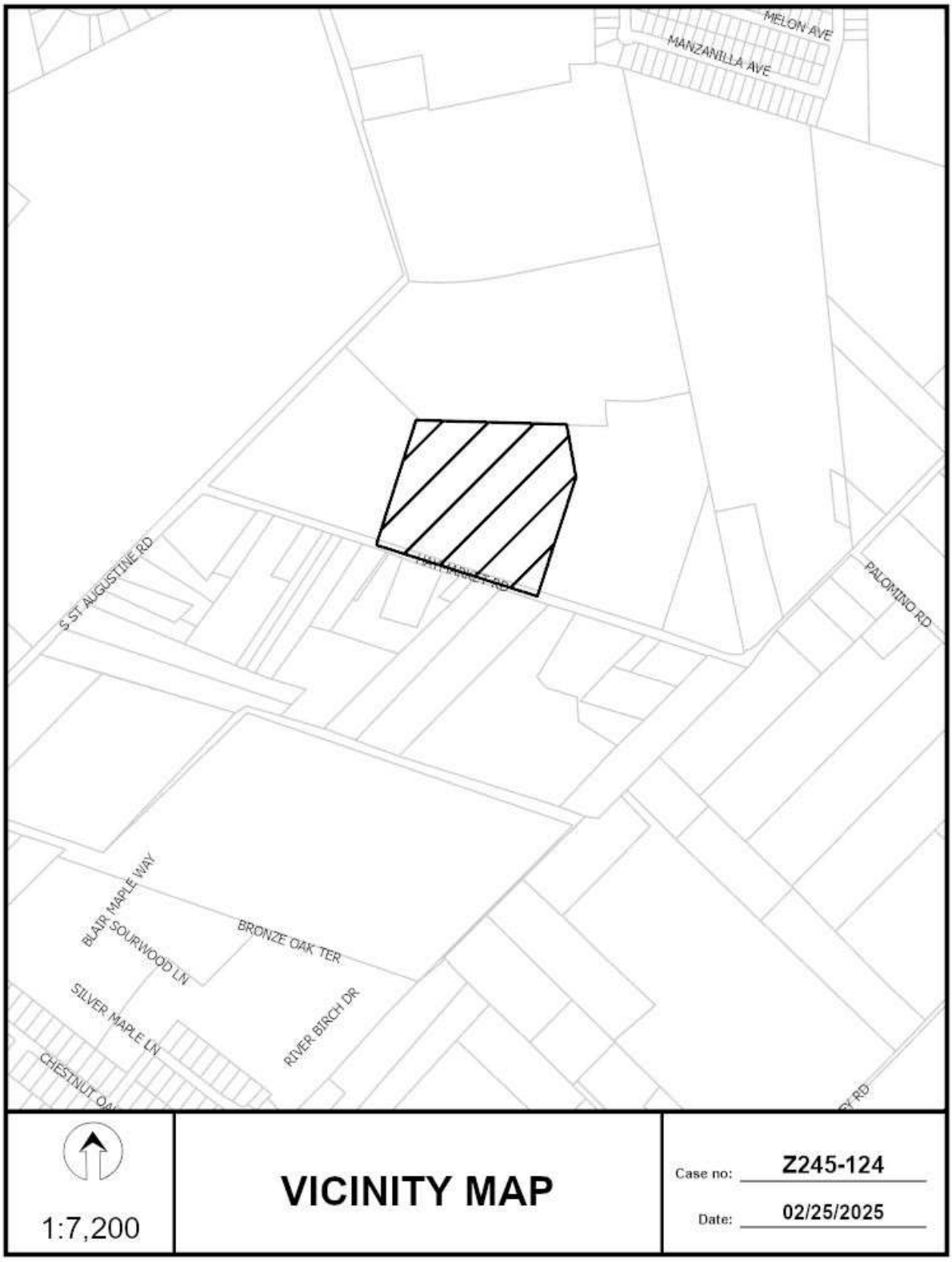
2. All structures constructed on Tract I are limited to 24' feet in height.

3. No vehicular access is permitted from Tract I to any alley that provides access to Residential Districts.

4. Residential uses are prohibited in Tract I.

5. Prior to the issuance of any building permit for construction in Tract I, a six foot masonry screening wall must be constructed along the boundary line between Tract I and Tracts II-A and II-C.

6. For purposes of these restrictions, all of the definitions of the Dallas Development Code as amended are incorporated into this document as if recited herein.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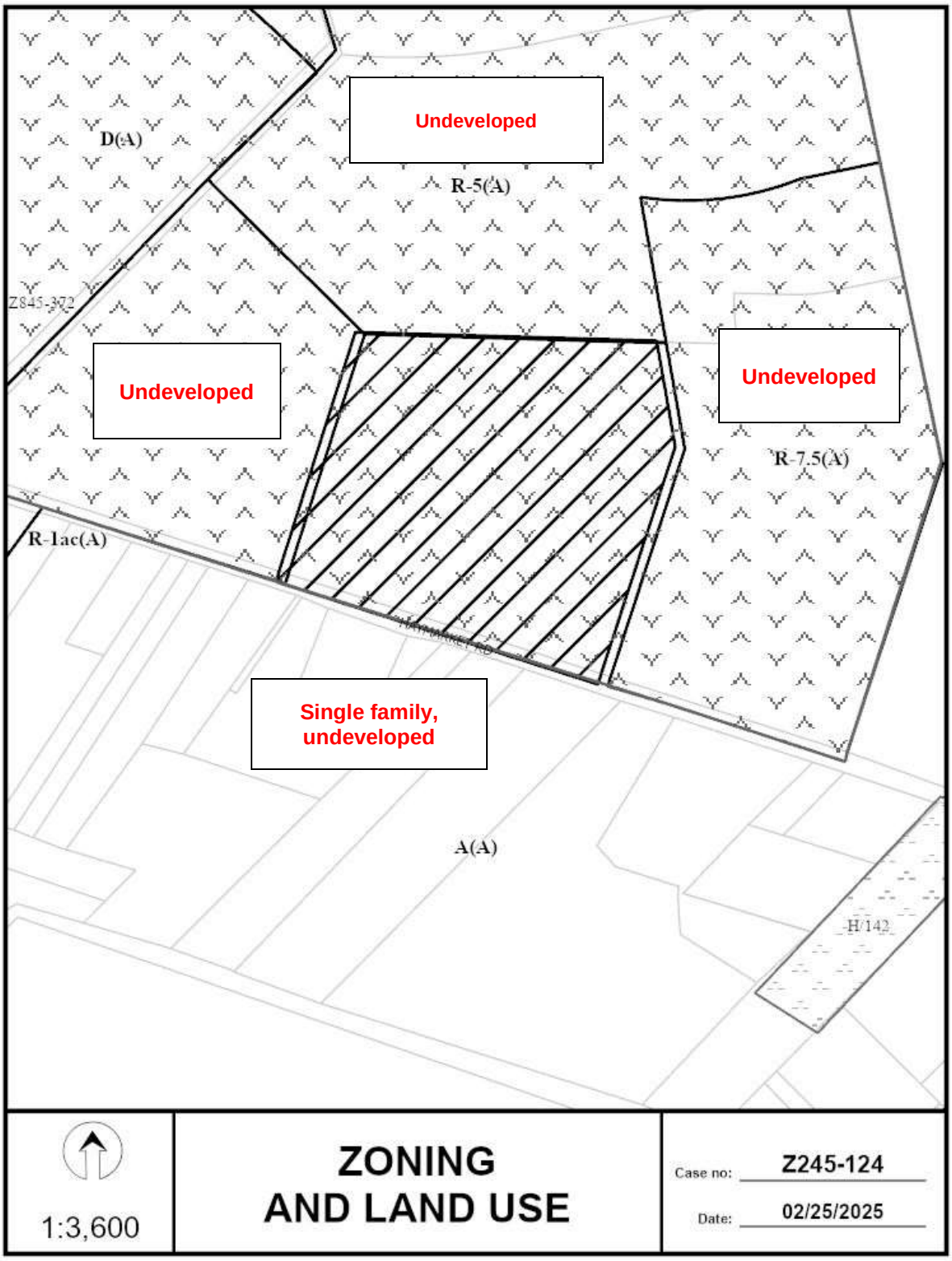
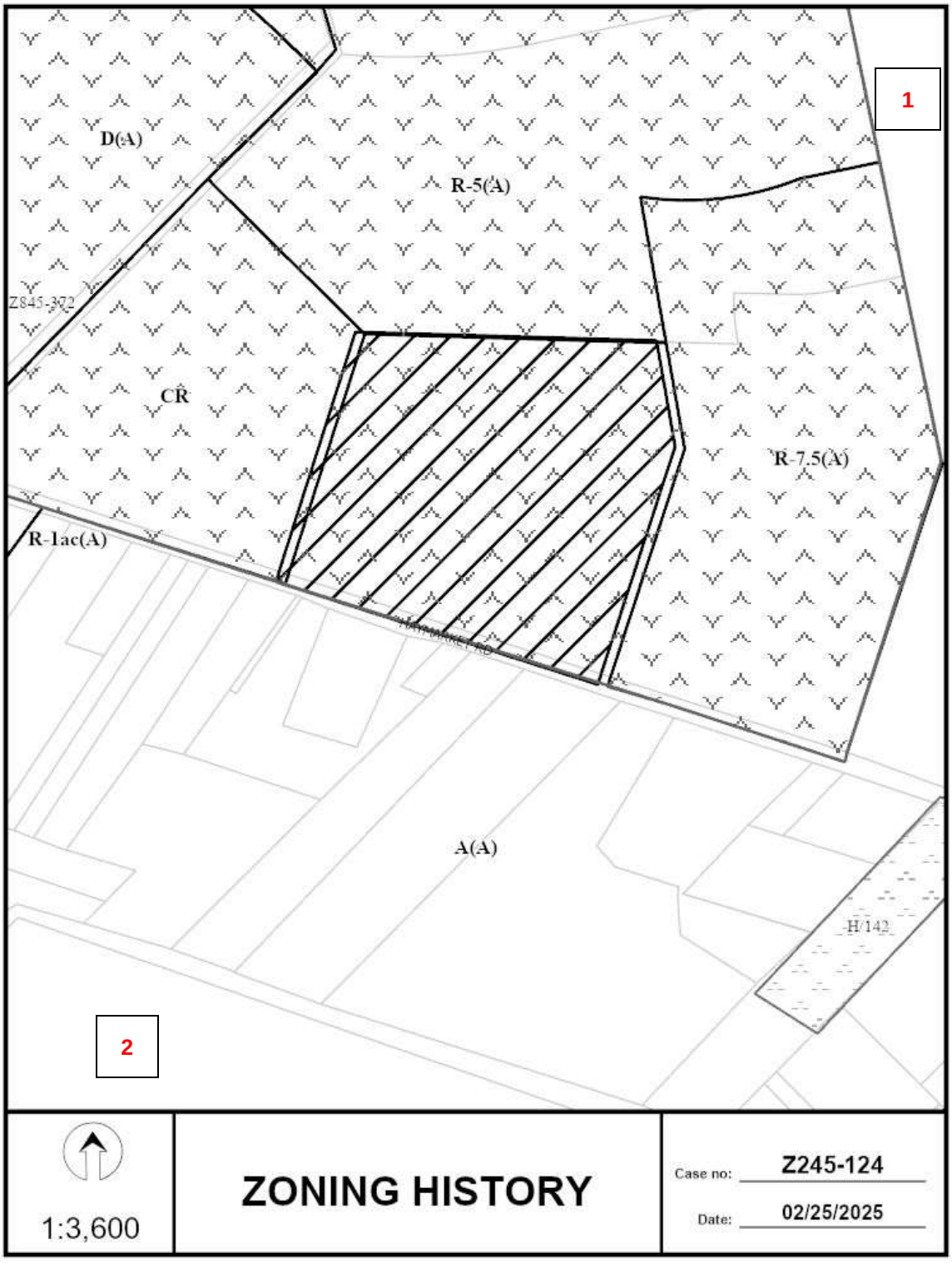
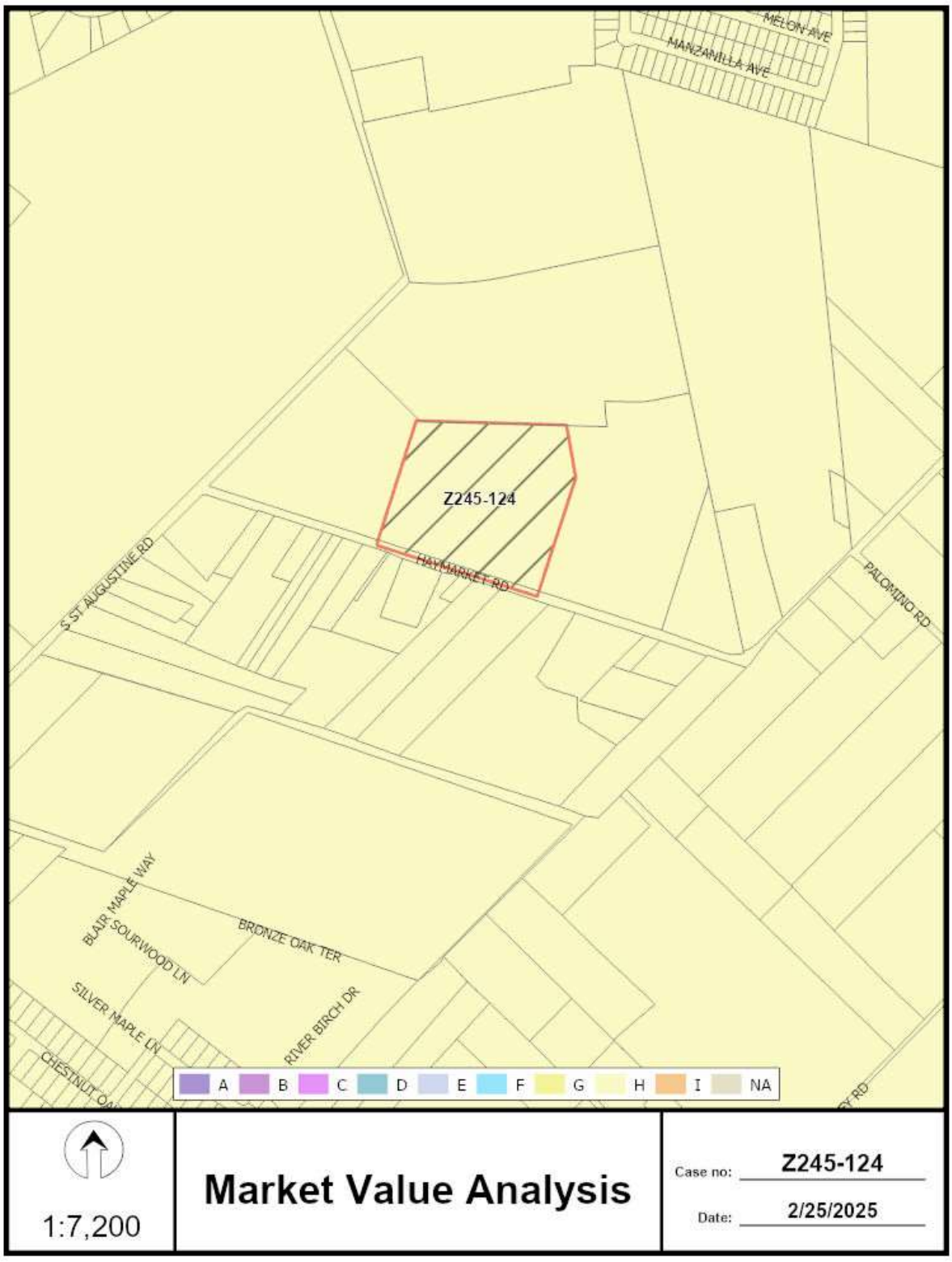
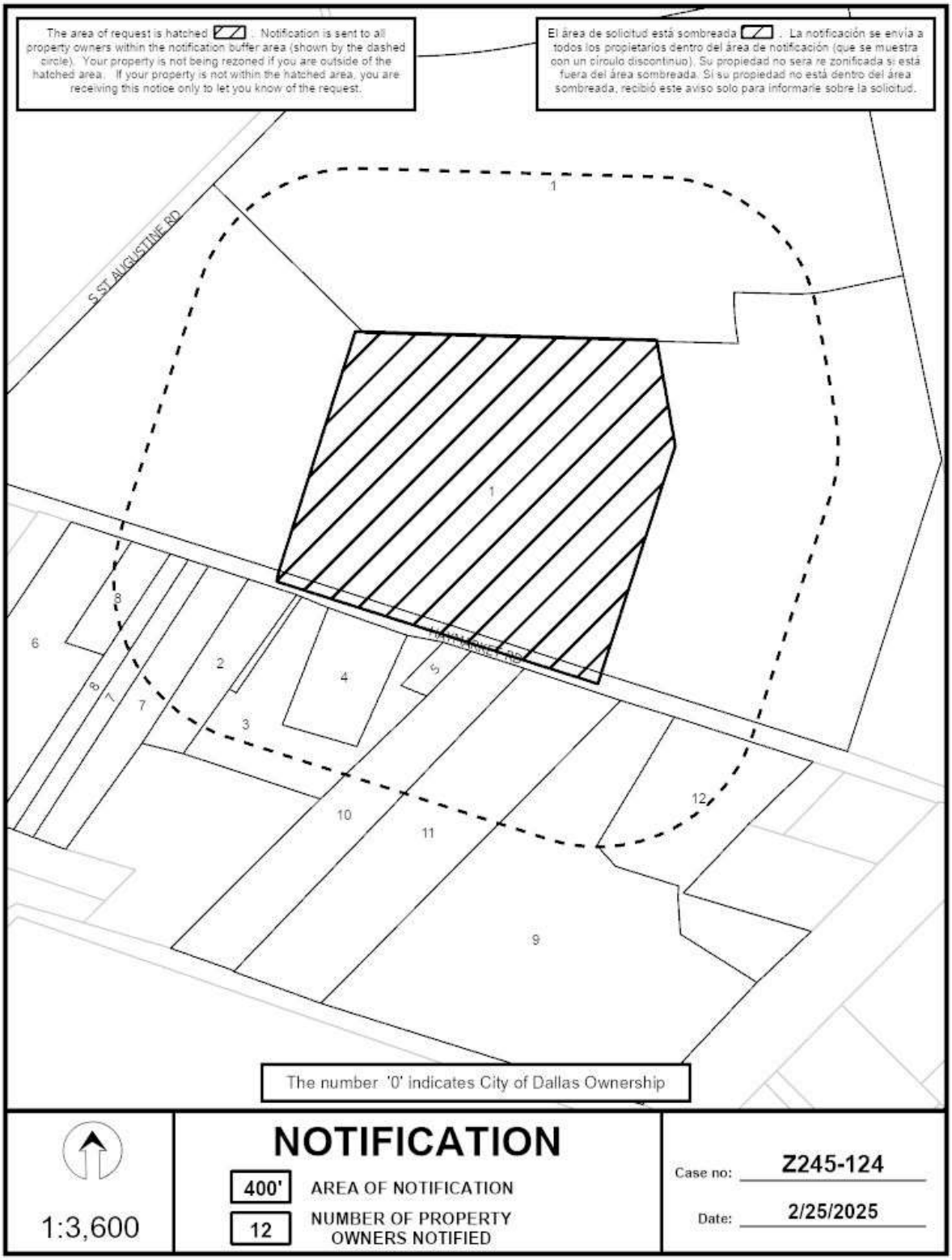
MANZANILLA AVE
S ST AUGUSTINE RD
PALOMINO RD
BLAIR MAPLE WAY
BRONZE OAK TER
SILVER MAPLE LN
RIVER BIRCH DR
1:7,200
VICINITY MAP
Case no: Z245-124
Date: 02/25/2025


HAYMARKET RD
1:3,600
AERIAL MAP
Case no: Z245-124
Date: 02/25/2025


Undeveloped
D(A)
R-5(A)
Z845-372
Undeveloped
Undeveloped
R-7.5(A)
R-1ac(A)
Single family, undeveloped
A(A)
H/142
1:3,600
ZONING AND LAND USE
Case no: Z245-124
Date: 02/25/2025


1
D(A)
R-5(A)
Z845-372
CR
R-7.5(A)
R-1ac(A)
A(A)
H/142
2
1:3,600
ZONING HISTORY
Case no: Z245-124
Date: 02/25/2025


MELON AVE
MANZANILLA AVE
Z245-124
HAYMARKET RD
S ST AUGUSTINE RD
PALOMINO RD
BLAIR MAPLE WAY
SOURWOOD LN
BRONZE OAK TER
SILVER MAPLE LN
RIVER BIRCH DR
A B C D E F G H I NA
1:7,200
Market Value Analysis
Case no: Z245-124
Date: 2/25/2025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El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
S ST AUGUSTINE RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z245-124
Date: 2/25/2025

02/25/2025

Notification List of Property Owners

Z245-124

12 Property Owners Notified

Label #	*Address*		*Owner*
1	2700	ST AUGUSTINE RD	TMM DEVELOPMENT LLC
2	2706	HAYMARKET RD	STANIEC PEGGY SUE
3	2642	HAYMARKET RD	GUTIERREZ YESENIA & JUANA
4	2642	HAYMARKET RD	MANQUEROS ANDRES &
5	2620	HAYMARKET RD	SOTO HERMILO
6	2740	HAYMARKET RD	JASSO DAVID JR & DIANA M
7	2710	HAYMARKET RD	CARDENAS ZOILA A
8	2720	HAYMARKET RD	AMBROSE MICHELLE A &
9	2560	HAYMARKET RD	LANDA CARLOS SALGADO &
10	2612	HAYMARKET RD	FORD STEPHEN D
11	2602	HAYMARKET RD	RUIZ BENITO
12	2550	HAYMARKET RD	ARREOLA FERNANDO ASTORGA &

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1421A **Item #:** 11.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) a TH-3(A) Townhouse District; and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.
Staff Recommendation: **Denial**.
Applicant: DR Horton Homes
Representative: Rob Baldwin
Planner: Martin Bate
U/A From: March 20, 2025
Council District: 4
Z234-286(MB)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Martin Bate

FILE NUMBER: Z234-286(MB) **DATE FILED:** July 17, 2024

LOCATION: Generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 28.192 ac **CENSUS TRACT:** 48113005500

OWNER: SW Region Conf. of the 7th Day Adventists

APPLICANT: DR Horton Homes

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for 1) a TH-3(A) Townhouse District; and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow development of single family housing.

STAFF RECOMMENDATION: **Denial**.

Prior CPC Action: On March 20, 2025, CPC moved to hold this case under advisement until April 24, 2025. There have been no changes to this report since March 20, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned primarily an R-7.5(A) Single Family District as well as an IR Industrial Research District. The area of request is undeveloped.
- The area of request is bounded by Arrow Road, Bonnie View Road, and Southerland Avenue.
- The applicant proposes to redevelop the property with single family housing.
- To accomplish this, they request a TH-3(A) Townhouse District.
- Additionally, applicant has volunteered deed restrictions pertaining to maximum dwelling units, spacing between dwelling units, open space, homeowner's associations, and street frontages.
- There have been no changes to this report since March 20, 2025.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Arrow Road	Local street	50 feet and 40 feet
Bonnie View Road	Local street	60 feet
Southerland Avenue	Local street	45 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and has provided the following comment:

The proposed townhome district of this scale lacks development standards at permitting, which could lead to a development that maximizes dwelling unit counts over preserving neighborhood character and ensuring safety. The development code permits long, wide, and straight roads, long blocks, and front-loaded structures creating a series of continuous driveways, lacking front yards and clear sidewalks. The design would also compromise on-street parking, creating straight roads with wide pavement widths that encourage high-speed traffic and offer no pedestrian amenities.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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 DEVELOPEMNT 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 1.3.3 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.

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Trinity River Corridor Land Use Plan:

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 area of request is within the North Trinity Forest District. The plan designates the area as a "Residential Traditional" module, which is intended to have single family detached housing as the primary land use, making up about 65% of the land uses within such a module. The module also calls for about 10% of uses to be "Residential – Multi-family 2".

The proposed use is for single family detached housing, which complies with the vision of the Trinity River Corridor Land Use Plan.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District, IR Industrial Research District	Undeveloped
North	R-7.5(A) Single Family	Church, undeveloped, and single family
East	MF-2(A) Multifamily District	Undeveloped
South	R-7.5(A) Single Family	Community service center, single family
West	R-7.5(A) Single Family	Public or private school, single family

Land Use Compatibility:

The area of request is currently undeveloped. The site is generally surrounded by R-7.5(A) Single Family zoning immediately north, south, and west, with predominantly single-family houses. Part of the area of request is within an IR Industrial Research District, which includes a warehouse use outside of the area of request. Additionally, a large MF-2(A) Multifamily District exists to the east / south of the area of request and is undeveloped.

The applicant wishes to develop the site with single family housing and has requested a TH-3(A) Townhouse District. The Townhouse Districts allow for smaller lot sizes for single

family homes compared to the Single Family Districts, while the TH-3(A) district, in particular, allows for denser development than TH-1(A) or TH-2(A).

As the predominant land uses in the area are detached single family houses and the proposed deed restrictions will require the houses to be detached, staff finds that the proposal is compatible with the surrounding land uses. Additionally, the dedication of one acre of land for open space contributes to the area character by preserving a portion of the wooded, secluded nature of the area, rather than fully developing the site.

Staff recognizes the concerns of Transportation regarding design standards for roadways. The total right-of-way for streets built in this development, per the Dallas Street Design Manual, is 56 feet, with pavement widths of 36 feet. Parkways on each side must be ten feet. The Design Manual classifies TH-3(A) zoning districts alongside multifamily districts, whereas a smaller Townhouse District or a Single-Family District would be able to use narrower streets in conjunction with an alley.

Additionally, base code would allow for construction of driveways that are adjacent to each other, creating several curb cuts throughout the development which affect pedestrian safety and visibility. Separation of driveways by requiring additional spacing would improve the pedestrian realm and character of the development.

Staff finds that given the size of the proposed development, a planned development district with a conceptual plan and standards for street widths, driveway spacing, sidewalk and sidewalk buffer widths, and pedestrian amenities would be better suited for this site. Such a development would allow the density envisioned while also promoting a safer environment.

While the land use in and of itself is compatible with the surrounding area, the scale of the development and the accompanying base development standards raise concerns for staff, as outlined above. Therefore, staff finds that the development as proposed is incompatible with the surrounding uses.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the requested TH-3(A) Townhouse District:

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-7.5(A)	25’	Single family: 5’	None; min. lot size is 7,500 sqft	30’	45% residential 25% nonresidential		Single family
Proposed: TH-3(A)	Zero feet’[1]	Single family: No side/rear	No max density Single family: Min. lot area 2,000 sqft	36’	60% residential 25% nonresidential		Single family, duplex

[1] Due to blockface continuity requirements, a 25-foot front yard setback would apply to any houses fronting Bonnie View Road and Southerland Avenue. However, proposed deed restrictions will prohibit frontage along Bonnie View and Southerland.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. The only changes in permitted uses are that duplexes are allowed by-right (but would be forbidden under proposed deed restrictions) and that retirement housing is allowed by Specific Use Permit.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**R-7.5(A)**	**TH-3(A)**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

Use	Existing R-7.5(A)	Proposed TH-3(A)
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		

	Existing	Proposed
Use	**R-7.5(A)**	**TH-3(A)**
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
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		

	Existing	Proposed
Use	**R-7.5(A)**	**TH-3(A)**
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S

	Existing	Proposed
Use	**R-7.5(A)**	**TH-3(A)**
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in a TH-3(A) Townhouse District is one space. The applicant would be required to comply with standard parking minimums at permitting.

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 within an “H” MVA area.

List of Officers

Southwest Region Conference Association of Seventh Day Adventists

Dr. Carlton P. Byrd, President
Jason C. North, Sr., Secretary, VP of Administration

City Temple Community Development Corporation

Dr. Carlton P. Byrd, President

City Temple SDA Church

Dr. Carlton P. Byrd, President

DR Horton

Donald R. Horton, Chairman of the Board
David Auld, President & CEO
Michael Murray, COO
Paul Romanowski, CFO
Quadri Akamo, DVP of Land Development

APPLICANT'S PROPOSED DEED RESTRICTIONS

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

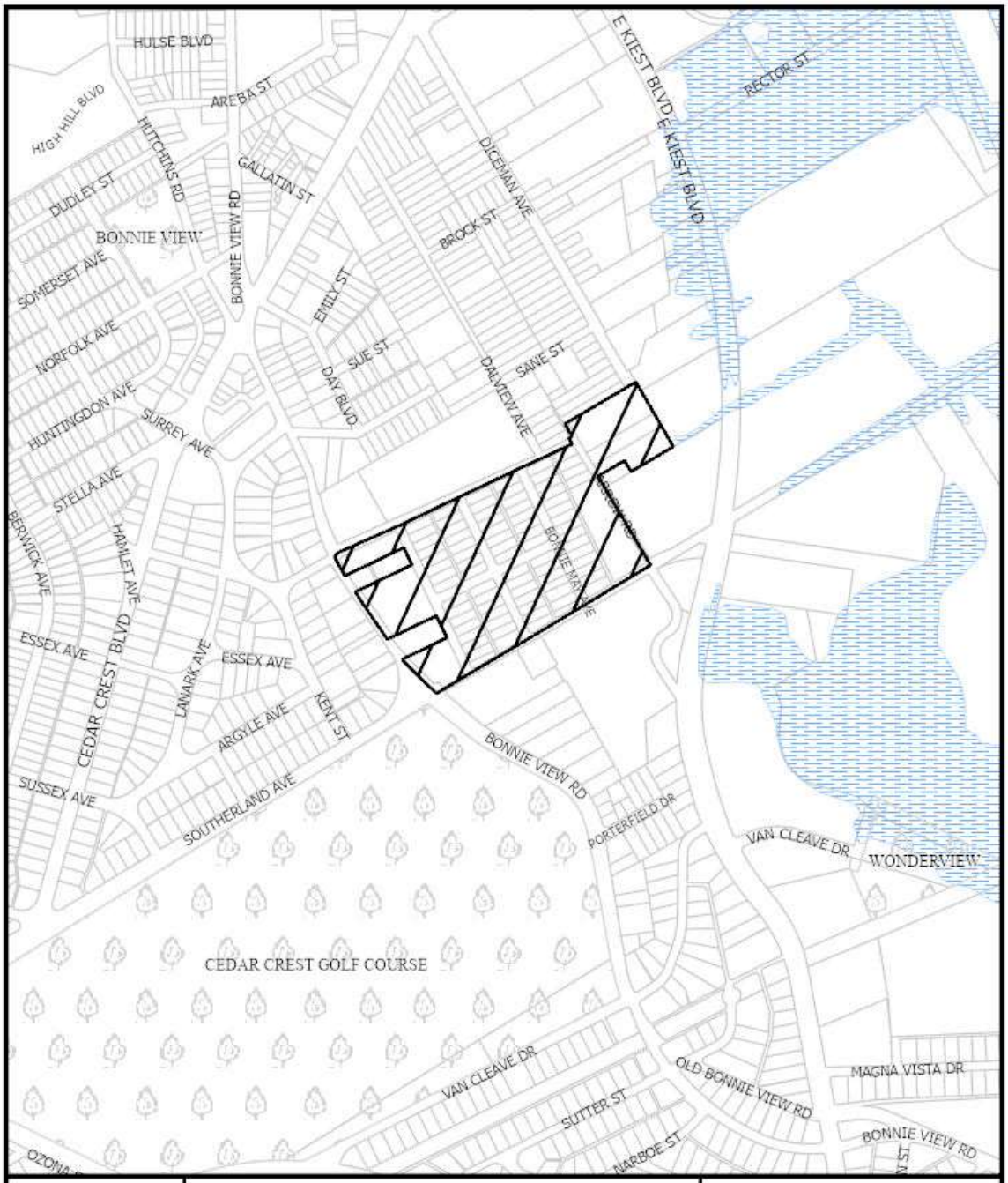
(l) Maximum number of dwelling units is 200.

(2) Minimum separation between dwelling units is three feet.

(3) A minimum of 43,560 square feet of open space must be provided at the northeast corner of Bonnie View Road and Southerland Avenue.

(4) A homeowner's association must be created for the maintenance of all common areas and open space.

(5) Except for new streets, rights-of-way, and shared access drives, vehicular access is prohibited on Bonnie View Road and Southerland Avenue.



1:8,400

VICINITY MAP

Case no: Z234-286

Date: 02/25/2025

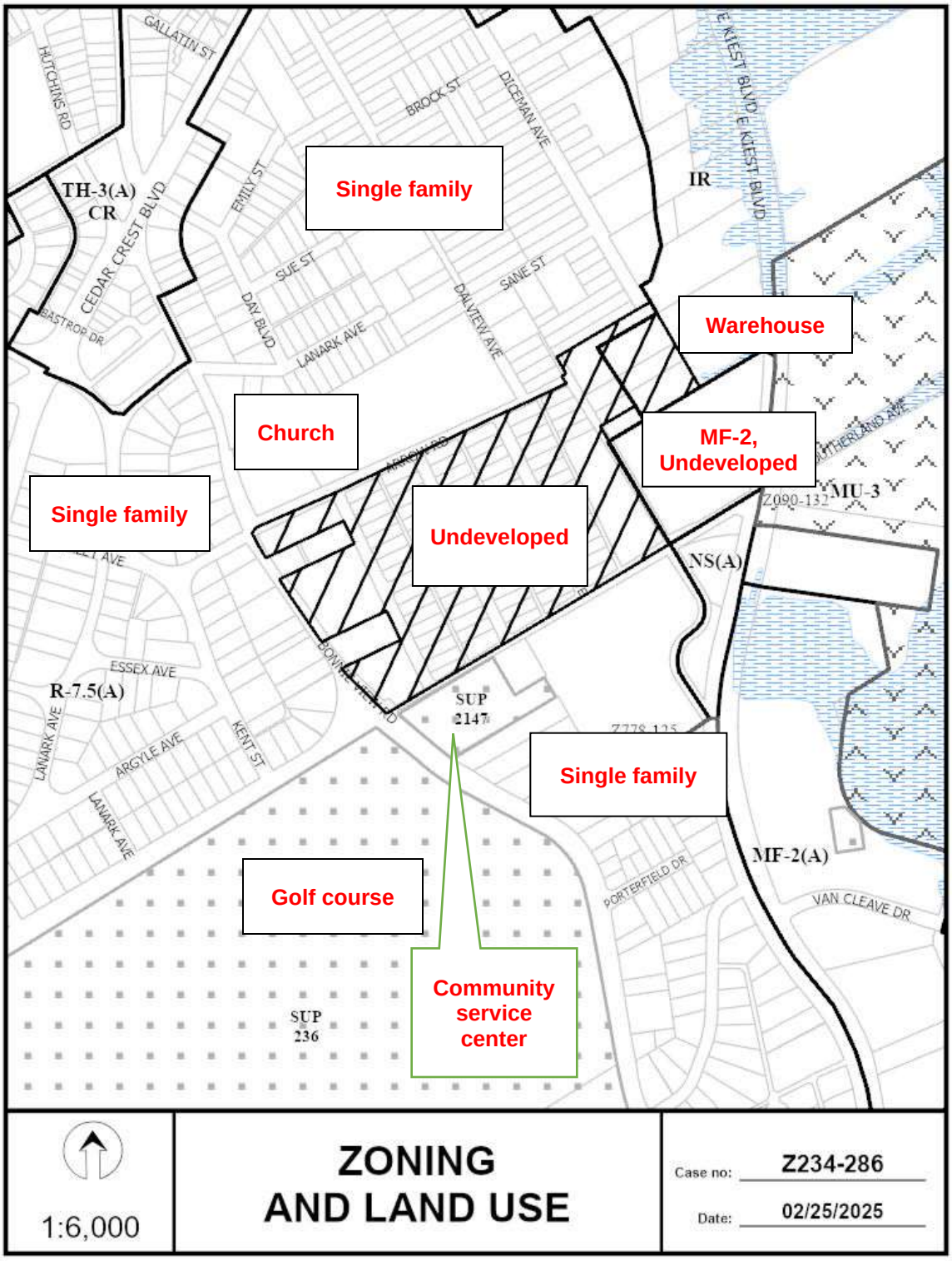


1:6,000

AERIAL MAP

Case no: Z234-286

Date: 02/25/2025


Single family
Warehouse
Church
MF-2, Undeveloped
Single family
Undeveloped
Single family
Golf course
Community service center
TH-3(A) CR
R-7.5(A)
NS(A)
MU-3
MF-2(A)
IR
SUP 2147
SUP 236
GALLATIN ST
HUTCHINS RD
BROCK ST
DICEMAN AVE
E KIEST BLVD
EMILY ST
CEDAR CREST BLVD
BASTROP DR
SUE ST
DAV BLVD
LANARK AVE
DALVIEW AVE
SAINE ST
ARGYLE RD
SUTHERLAND AVE
Z090-132
ESSEX AVE
KENT ST
ARGYLE AVE
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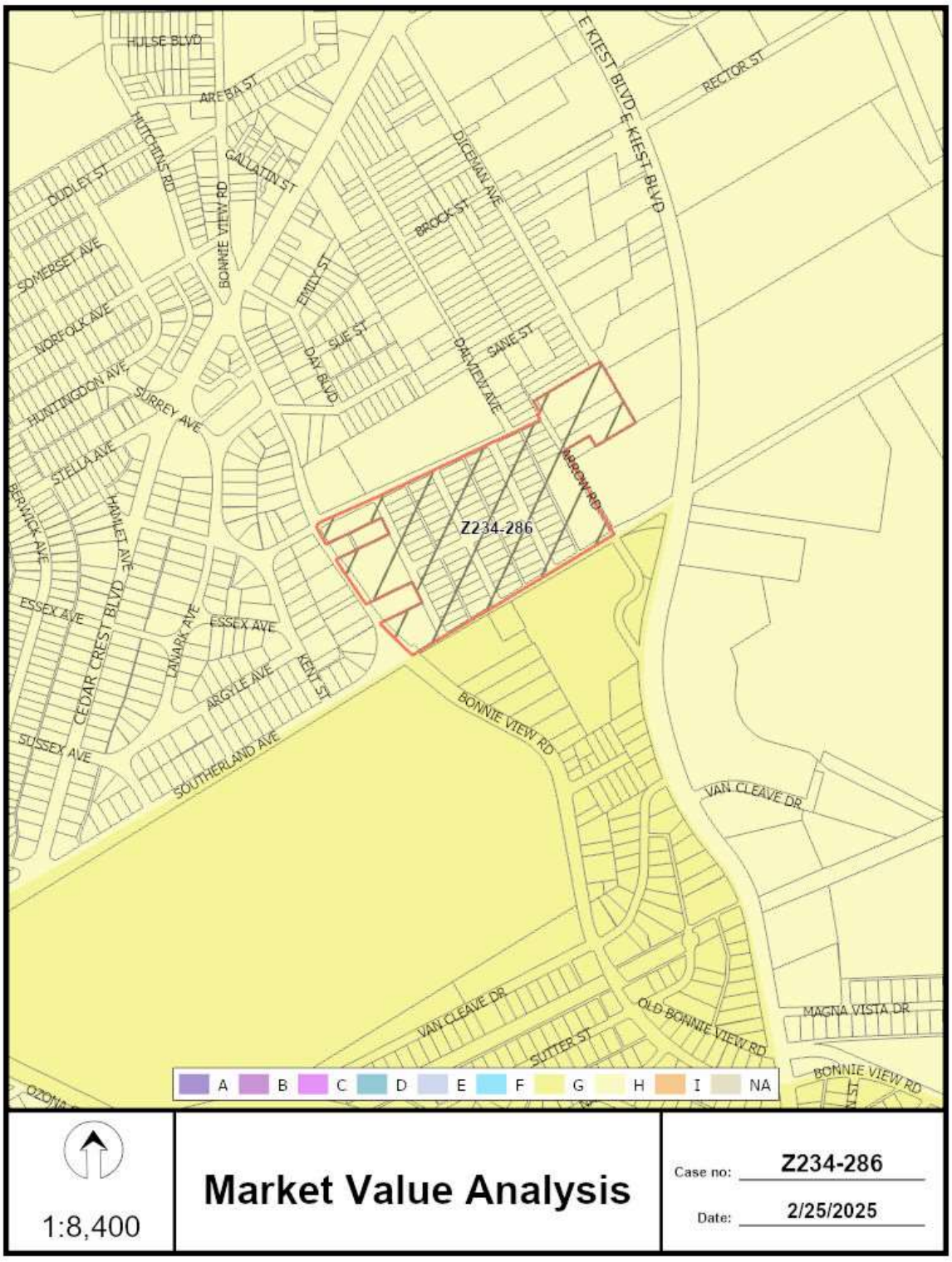
HULSE BLVD
ARE BA ST
HUTCHINS RD
DUDLEY ST
GALLATIN ST
BONNIE VIEW RD
E KIEST BLVD
RECTOR ST
DICEMAN AVE
BROCK ST
EMILY ST
SUE ST
DAV BLVD
DALVIEW AVE
SANE ST
SOMERSET AVE
NORFOLK AVE
HUNTINGDON AVE
SURREY AVE
STELLA AVE
BERWICK AVE
HAMLET AVE
CEDAR CREST BLVD
ESSEX AVE
LAMARK AVE
ARGYLE AVE
KENT ST
SUSSEX AVE
SOUTHERLAND AVE
BARRON RD
Z234-286
BONNIE VIEW RD
VAN CLEAVE DR
OLD BONNIE VIEW RD
SUTTER ST
MAGNA VISTA DR
A B C D E F G H I NA
1:8,400
Market Value Analysis
Case no: Z234-286
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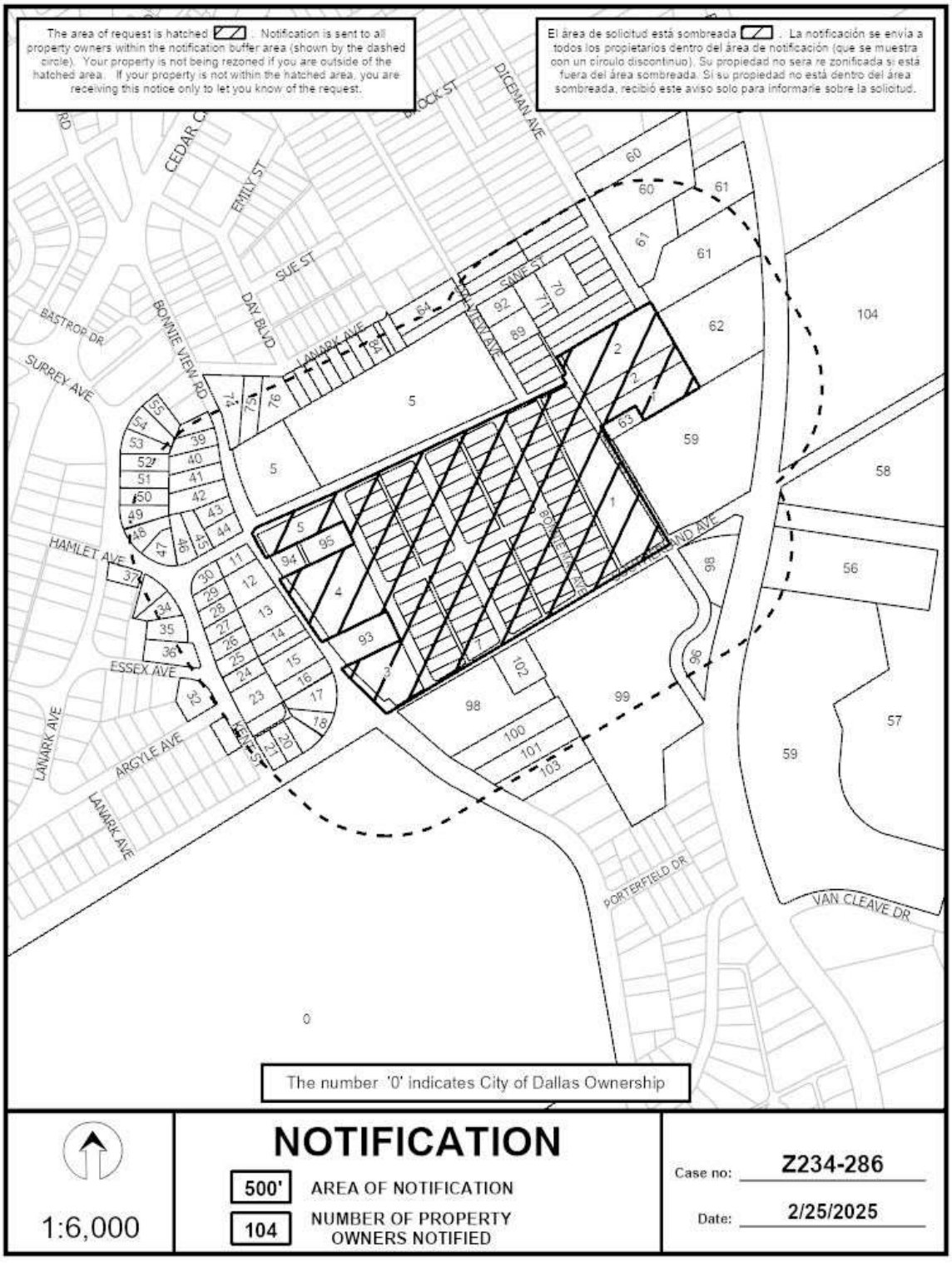
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The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
104 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z234-286
Date: 2/25/2025

02/25/2025

Notification List of Property Owners

Z234-286

104 Property Owners Notified

Label #	*Address*		*Owner*
1	1610	ARROW RD	CITY TEMPLE COMMUNITY
2	1608	ARROW RD	SW REG CONFERENCE OF THE
3	1706	BONNIE VIEW RD	CITY TEMPLE SDA CHURCH
4	1638	BONNIE VIEW RD	SOUTHWEST REGION CONF
5	1505	DALVIEW AVE	SOUTHWEST REGION CONFERENCE ASSOC
6	1600	DEAN ST	CITY TEMPLE COMMUNITY
7	1720	DEAN ST	CITY TEMPLE COMMUNITY DEV CORP
8	1717	BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
9	1721	BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
10	1609	ARROW RD	CITY TEMPLE COMMUNITY
11	1603	BONNIE VIEW RD	HILBURN HANSEL ESTATE OF
12	1611	BONNIE VIEW RD	LUXURY CONSTRUCTION INC
13	1627	BONNIE VIEW RD	IGLEHART JASMINE D
14	1633	BONNIE VIEW RD	NOBLES MARJORIE N
15	1643	BONNIE VIEW RD	MURPHY JOHN H JR EST OF
16	1649	BONNIE VIEW RD	MOSBY LARRY E &
17	1653	BONNIE VIEW RD	HAWKINS PATRICIA
18	2123	SOUTHERLAND AVE	GALLES EDIDIONG &
19	2115	SOUTHERLAND AVE	PEREZ DANNY
20	2111	SOUTHERLAND AVE	LEE MARTHA
21	2107	SOUTHERLAND AVE	EDWARDS DWAYNE JUNE
22	1654	KENT ST	JACKSON WILLIE H JR & PETRICIOUS
23	1642	KENT ST	JACKSON PETRICIOUS LOUISE
24	1638	KENT ST	CRAYTON VIVIAN LEA
25	1632	KENT ST	WALKER JOHNNY
26	1626	KENT ST	WALKER PAULETTE

02/25/2025

Label #	*Address*		*Owner*
27	1620	KENT ST	WATTLEY THOMAS J JR
28	1614	KENT ST	ROSIER ROBERT L
29	1608	KENT ST	BERRY WALTER III &
30	2112	HAMLET AVE	JONES YUL
31	2048	ARGYLE AVE	LYONS TAMMIE L
32	2030	ESSEX AVE	4547 INVESTMENTS LLC
33	2010	HAMLET AVE	CLARK ROSA VELMA
34	1615	KENT ST	ATKINS MARCUS
35	1623	KENT ST	COOPER BEVERLY
36	1627	KENT ST	LITTLETON MELBA JEAN
37	2026	LANARK AVE	HERNANDEZ ROGELIO
38	1519	BONNIE VIEW RD	MAYES TERENCE J
39	1523	BONNIE VIEW RD	JONES ALVIN &
40	1529	BONNIE VIEW RD	HLB ENTERPRISE LLC
41	1535	BONNIE VIEW RD	SALINAS VICENTE ZUNIGA
42	1541	BONNIE VIEW RD	VEGA ALFREDO
43	1547	BONNIE VIEW RD	JOHNSON HERBIE K
44	1553	BONNIE VIEW RD	RUIZ GEMIMA
45	2111	HAMLET AVE	MMM1 LLC A SERIES OF FRIENDS
46	2107	HAMLET AVE	BENNETT SHELIA &
47	2011	HAMLET AVE	JOHNS ALTON W
48	2106	LANARK AVE	ARANDA DESIREE
49	2114	LANARK AVE	SAEZ LUIS &
50	2120	LANARK AVE	GIDDINGS ERIC JAMES
51	2126	LANARK AVE	LEWIS ALBERTUS JR
52	2130	LANARK AVE	Taxpayer at
53	2138	LANARK AVE	HUBBARD TOM RAY
54	2206	LANARK AVE	SHAMLIN GEORGE C
55	2212	LANARK AVE	DAVIS REBECCA
56	3148	E KIEST BLVD	BABCORP 200 LTD
57	3148	E KIEST BLVD	WONDERVIEW PPTIES LLC

02/25/2025

Label #	*Address*		*Owner*
58	3148	E KIEST BLVD	WONDERVIEW PROPERTIES LLC
59	2906	E KIEST BLVD	GH PARTNERS II LLC
60	1424	DICEMAN AVE	DESANI REALTY
61	3419	E KIEST BLVD	POWER BRAKE SALES & SUPPLY LLC
62	3333	E KIEST BLVD	KEYSTONE INV & DEV INC
63	1614	ARROW RD	SANCHEZ VICTOR WALTER G &
64	1427	DALVIEW AVE	CARIA J SANTOS & RITA
65	1435	DALVIEW AVE	MARSH EDGAR A & ROSIE
66	1426	DALVIEW AVE	Taxpayer at
67	1428	DALVIEW AVE	ARZOLA ANTONIA L
68	1429	DICEMAN AVE	POPESCU SCOTT &
69	1427	DICEMAN AVE	YANG KEVIN
70	1120	SANE ST	NAJERA MANUEL
71	1126	SANE ST	KUBIS NEMORIA
72	1104	SANE ST	OCD ALL DAY LLC
73	1519	DICEMAN AVE	OCD ALL DAY LLC
74	2310	LANARK AVE	GOOSBY DEBORAH L
75	2316	LANARK AVE	TAYLOR JACQUELYN D
76	2322	LANARK AVE	NEWTON JOSHUA B &
77	2402	LANARK AVE	BYNUM JAMES D
78	2406	LANARK AVE	WILLIAMS PEARL LIFE ESTATE
79	2410	LANARK AVE	GONCALVES LUIS & FILIPE
80	2414	LANARK AVE	FKH SFR C1 LP
81	2418	LANARK AVE	Taxpayer at
82	2422	LANARK AVE	PERSON CLAUDE O JR
83	2426	LANARK AVE	Taxpayer at
84	2430	LANARK AVE	Taxpayer at
85	2434	LANARK AVE	POMPA FIDENCIO &
86	2438	LANARK AVE	POMPA FIDENCIO &
87	1532	DALVIEW AVE	RILEY CHARLES E & VERA M
88	1528	DALVIEW AVE	WHITE LOUISE

02/25/2025

Label #	*Address*		*Owner*
89	1510	DALVIEW AVE	WALKER NATHASHA FERNESSA
90	1518	DALVIEW AVE	LOPEZ JUAN G & CARLA CASTAGNA
91	1514	DALVIEW AVE	ELIZALDE EMELIA RIVERA
92	1504	DALVIEW AVE	TIPPS RAYMOND III
93	1648	BONNIE VIEW RD	Taxpayer at
94	1612	BONNIE VIEW RD	HERMANDEZ PASTOR MOJICA &
95	1611	DEAN ST	WANG RUOLI
96	3031	E KIEST BLVD	HERNANDEZ JUAN F
97	3101	E KIEST BLVD	TIPS FAMILY LLC
98	3131	E KIEST BLVD	BONNIE Y LLC
99	2302	SOUTHERLAND AVE	BALLAS PROPERTIES LLC
100	1906	BONNIE VIEW RD	JOHNSON ANNIE MARIE
101	1910	BONNIE VIEW RD	DFW CASH 4 HOME INC
102	2228	SOUTHERLAND AVE	WILLIAMS DELORIS M
103	2008	BONNIE VIEW RD	LACY HARLAN R & MELANIE C
104	3200	E KIEST BLVD	SOUTHERLAND 37 LLC

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1422A **Item #:** 12.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to Planned Development District No. 1065 on property zoned Planned Development District No. 1065, on the south line of West Mockingbird Lane, east of Elmbrook Drive.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Chris Schultz [DA12, LLC]
Representative: Karl Crawley
Planner: Martin Bate
Council District: 2
Z245-117(MB)

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

Planner: Martin Bate

FILE NUMBER: Z245-117(MB) **DATE FILED:** November 13, 2024

LOCATION: South line of West Mockingbird Lane, east of Elmbrook Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 32.29 ac **CENSUS TRACT:** 48113010001

REPRESENTATIVE: Karl Crawley

OWNER/APPLICANT: Chris Schultz [DA12, LLC]

REQUEST: An application for an amendment to Planned Development District No. 1065 on property zoned Planned Development District No. 1065.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to parking requirements and landscaping.

STAFF RECOMMENDATION: **Approval**, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with two large buildings, one of which was previously permitted for an industrial (inside) use, and is in PD No. 1065.
- The request site is approximately 32 acres in size.
- PD No. 1065 was established in 2021 with a development plan for a warehouse use on the western portion of the property.
- Applicant wishes to develop the eastern portion of the property with a communications exchange facility. In order to build to their desired plan, applicant requests modified conditions for landscaping and parking for the communications exchange facility.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Mockingbird Lane	Principal Arterial	100 feet / 100 feet
Hinton Street	Local street	

Traffic:

The Engineering Division of Planning & Development Department has reviewed the applicant's parking study. Staff agrees with the request but does not support the proposed parking ratio. The study does not justify the proposed parking ratio. Further details are provided in the parking section of this report.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Compressive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is **compliant** with the comprehensive plan. The proposed use as well as the existing warehouse use fall under the utility and light industrial categories, which are listed as secondary uses within the Community Mixed-Use placetype.

Placetype Summary
Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods, and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	PD No. 1065	Warehouse
North	MU-3 Mixed Use, IR Industrial Research	Undeveloped; Commercial amusement (inside); office
East	MU-3 Mixed Use	Mini-warehouse; restaurant w/o drive-thru
South	MU-3 Mixed Use	Office; office showroom / warehouse
West	MU-3 Mixed Use	Office

Land Use Compatibility:

The area of request is currently developed with two large buildings. One is intended to be used as a warehouse, while the other will be used for the proposed communications exchange facility.

The immediate surroundings of the site are primarily a mix of office uses, retail uses, and commercial uses, including office showrooms / warehouses, and commercial amusement (inside).

Staff finds that the proposed use and changes to landscaping and parking requirements are compatible with the surrounding uses. The landscaping requirements allow flexibility in placement of site trees to buffer along Mockingbird Lane, which improves the visual landscape. Applicant's requested reduction in parking is appropriate given the large amount of parking space already available on-site relative to the expected trip generation of a communications exchange facility. Staff's recommended elimination of parking requirements for a communications exchange facility would provide further flexibility to repurpose the site and provide more area for future development.

Landscaping:

PD No. 1065 generally follows Article X landscaping requirements, with existing enhancements for a warehouse use. The applicant proposes the following changes for a communications exchange facility:

- Landscape area along Mockingbird must meet the following requirements:
    - Average depth of 10 feet, minimum depth of five feet, maximum depth of 55 feet
    - Plant groups every 75 feet; groups shall comprise of one three-inch caliper large tree or medium tree and five large evergreen shrubs. Two small trees may be substituted for each large/medium tree if the official determines the location of utility prevents them.
- Hinton Street frontage must meet the following requirements:
    - One three-inch or greater tree per 40 linear feet except when existing conditions allow two small trees to substitute for each required tree.
- Interior zone:
    - Loading zones facing Mockingbird must follow 51A-4.602 screening
    - Site trees requirement does not apply.

In conjunction with the city arborist's office, staff has determined that these deviations and enhancements would be compatible with the surrounding area and provide sufficient landscaping while also providing flexibility in development of the site.

Parking

The applicant has requested a fixed parking ratio of one space per 5,500 square feet of floor area for the total floor area of the facility. This is in contrast with the base development code requirements, which require one space per 5,000 square feet of floor area and one space per 333 square feet of office floor area. At a proposed facility size of 1,044,000 square feet, the applicant's requested ratio would require 190 parking spaces.

Although the applicant's requested ratio would more than suffice, the applicant's requested ratio is not justified by the parking study commissioned by the applicant. The study observed the total number of vehicles parked at a smaller data facility and

calculated a ratio of parking spaces to facility floor area. This ratio was then used to calculate how many spaces would need to be provisioned at this site. Staff notes that this calculation assumes a linear relationship between facility size and the number of employees.

Staff recommends no minimum parking requirements for a communications exchange facility. Staff notes that this use was first adopted in the city code before widespread adoption of the Internet and the development of modern data centers. A typical data center does not have substantial numbers of staff on-site. Rather than a fixed parking ratio, no minimum parking requirement would allow the applicant to provide the parking they find adequate for their staff, and allow the remainder of the site to be improved with additional greenery or other uses.

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 within an “I” MVA area.

List of Officers

DA12, LLC

Equinix, LLC 100% interest in DA12, LLC
Equinix, Inc. 100% interest in Equinix, LLC

EQUINIX, Inc.
Adaire Fox-Martin, CEO and President
Raouf Abdel, Exec. VP, Global Operations
Mike Campbell, Chief Sales Officer
Nicole Collins, Chief Transformation Officer
Justin Dustzadeh, Chief Technology Officer
Jon Lin, Exec. VP and Gen. Manger, Data Center Services
Keith Taylor, CFO
Arquelle Shaw, Senior VP, Americas
Chris Schultz, Director of Construction, Americas

PROPOSED PD CONDITIONS
ARTICLE 1065.

PD 1065.

SEC. 51P-1065.101. LEGISLATIVE HISTORY.

PD 1065 was established by Ordinance No. 31922, passed by the Dallas City Council on June 23, 2021. (Ord. 31922)

SEC. 51P-1065.102. PROPERTY LOCATION AND SIZE.

PD 1065 is established on property located south of Mockingbird Lane, north of Hinton Street, and east of the Elm Fork of the Trinity River. The size of PD 1065 is approximately 32.293 acres. (Ord. 31922)

SEC. 51P-1065.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) ACCESSORY OUTDOOR MOTOR VEHICLE STORAGE means the placement or storage outside, for a continuous period in excess of 24 hours, of an operable motor vehicle with valid state registration that has a rated capacity less than one and one-half tons according to the manufacturer's classification and is less than 32 feet in length.

(2) OFFICE SPACE means the portion of a building dedicated to the regular transaction of business, employee office space and amenities, and/or customer service in a finished building setting.

(3) PHASE 1 means the western portion of the Property as generally depicted on the Phase 1 Development Plan (Exhibit 1065A1).

(4) PHASE 2 means the eastern portion of the property as generally depicted on the Phase 2 Development Plan (Exhibit 1065A2).

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

(d) This district is considered to be a nonresidential zoning district. (Ord. 31922)

SEC. 51P-1065.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 1065A1: Phase 1 development plan.

(2) Exhibit 1065A2: Phase 2 development plan.

(3) Exhibit 1065B1: Phase 1 landscape plan.

(4) Exhibit 1065B2: Phase 2 landscape plan. (Ord. 31922)

SEC. 51P-1065.105. DEVELOPMENT PLAN.

(a) Warehouse use. Use and development of Phase 1 for a warehouse use must comply with the Phase 1 development plan until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, use and development of the property for a warehouse use must comply with the Phase 2 development plan. If there is a conflict between the text of this article and the applicable development plan, the text of this article controls.

(b) All other uses. For all other uses, a development plan must be approved by the city plan commission before issuance of any building permit to authorize work in the district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 31922)

SEC. 51P-1065.106. MAIN USES PERMITTED.

(a) In general. Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use 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 MU-3 Mixed Use District is subject to DIR in this district; etc.

(b) Additional uses. The following additional uses are permitted by right:

-- Warehouse. *[See Section 51P-1065.106(c).]*

-- Outside storage. *[Only in conjunction with a warehouse use. See Section 51P-1065.106(d) for use limitations.]*

(c) Additional provisions for a warehouse use.

(1) A warehouse use may include the indoor and outdoor parking, storage, incidental maintenance, fueling, and use of automobiles, trucks, vans, and trailers, including indoor and outdoor loading and unloading of such vehicles for the distribution of items or products.

(2) At least 10 percent of the floor area of a building containing a warehouse use must consist of office space. Retail sales are permitted at all times as part of the warehouse use when the retail sales area does not exceed 10 percent of the total warehouse floor area.

(d) Additional provisions for outside storage.

(1) Outside storage is limited to the storage of motor vehicles, trucks, truck tractors, and trailers in conjunction with a warehouse use. Outside storage is limited to 20 feet in height and must be located a minimum of 200 feet from Mockingbird Lane.

(2) Outside storage is only allowed within the areas shown on the applicable development plan for outside storage. The area occupied by accessory outdoor motor vehicle storage is not considered outside storage. (Ord. 31922)

SEC. 51P-1065.107. ACCESSORY USES.

(a) In general. 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.

(b) Accessory outdoor vehicle storage. Accessory outdoor motor vehicle storage is allowed as an accessory use to a warehouse in the location labelled vehicular storage shown on the Phase 2 development plan. (Ord. 31922)

SEC. 51P-1065.108. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-3 Mixed Use District apply.

(b) Front yard. For portions of a building above 50 feet in height, minimum front yard is 35 feet.

(c) Floor area ratio. For purposes of determining maximum permitted floor area ratio, a warehouse is considered a retail and personal service use.

(d) Height. For a warehouse, maximum structure height is 50 feet. (Ord. 31922)

SEC. 51P-1065.109. OFF-STREET PARKING AND LOADING.

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

(b) Areas designated as off-street parking or vehicular storage on the Phase 1 or Phase 2 development plan must be paved with concrete. (Ord. 31922)

(c) Parking for a communications exchange facility must be provided at one space per 5,500 square feet of floor area for the total floor area of the facility, regardless of the use breakdown within the facility with no additional parking required for office space or other accessory uses.

STAFF RECOMMENDATION

(c) Communications exchange facility. No off-street parking is required.

SEC. 51P-1065.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31922)

SEC. 51P-1065.111. LANDSCAPING.

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

(b) Warehouse use.

(1) Landscape plan. Landscaping for a warehouse use must be provided as shown on the Phase 1 landscape plan (Exhibit 1065B1) until the sooner of: (i) November 1, 2023, or (ii) the issuance of a demolition permit within Phase 2. Thereafter, landscaping for a warehouse use must be provided as shown on the Phase 2 landscape plan (Exhibit 1065B2). If there is a conflict between the text of this article and the applicable landscape plan, the text of this article controls.

(2) Green storm water management. Vegetative swales must be installed and landscaped in the general locations shown on the Phase 1 landscape plan and the Phase 2 landscape plan. Vegetative swales must have a minimum width of 10 feet and a minimum depth of two feet at the deepest point.

(c) Communications exchange facility. Landscaping for a communications exchange facility must comply with the following:

Mockingbird frontage: Street buffer zone:

(1) The landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress, must meet the following minimum requirements:

(i) The landscape area must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 55 feet. The landscape buffer shall include a minimum of one plant group every 75 feet except where utilities or site conditions conflict. A plant group shall comprise of one 3" caliper large or medium tree and five large evergreen shrubs. If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree

(ii) Trees along the frontage can be planted in groups/drifts and/or in a row.

Hinton Street frontage: Street buffer zone:

One (1) 3" or greater tree per 40 lf, except when existing conditions allow two small trees to substitute for each required tree.

Interior Zone:

(1) Section 51A-10.125 B.3 applies to on-site parking lots.

(2) Loading zones facing Mockingbird must comply with Section 51A-4.602

(3) Section 51A-10.125.B.4.B Mandatory Landscaping Requirements Site Trees does not apply under this provision.

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 31922)

SEC. 51P-1065.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 31922)

SEC. 51P-1065.113. DESIGN STANDARDS.

(a) Applicability. This section applies only to a building that contains a warehouse use.

(b) Definitions. The following definitions apply in this section:

(1) FACADE WALL means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building that encloses usable space. Where separate faces are oriented in the same direction, or in the directions within 45 degrees of one another, they are considered as part of a single facade wall.

(2) PRIMARY FACADE WALL means a facade wall facing Mockingbird Lane.

(3) REAR FACADE WALL means a facade wall facing Hinton Street.

(4) SIDE FACADE WALL means any facade wall that is not a primary facade wall or a rear facade wall.

(c) Facade walls. Primary facade walls and side facade walls must incorporate at least three of the following design elements and rear facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections that have a relief of a minimum of eight inches such as bays, offsets, reveals, or projecting ribs.

(2) For the primary entrance to be architecturally prominent and clearly visible from the abutting street, at least three of the following design elements are required at the primary entrance:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Arcades, awnings, canopies, covered walkways, or porticos.

(4) Display windows, faux windows, or decorative windows.

(5) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(e) Materials and colors.

(1) No more than 75 percent of the area of a facade wall, exclusive of fenestration, may have a single material or color.

(2) Primary facade walls must have a minimum 30 percent glazing. Side facade walls must have a combined average of five percent glazing.

(3) It is recommended that the following materials are only used on rear facade walls:

(A) Smooth-faced concrete block that is non-tinted or non-burnished.

(B) Tilt-up concrete panels that are unadorned or untextured.

(C) Prefabricated steel panels.

(f) Illumination. Light standards located within off-street parking or vehicle storage areas must have a maximum height of 24 feet. Corresponding light sources must be directed downward and covered by shielded type fixtures (e.g., full cutoff) and be installed to reduce glare and the consequent interference with boundary streets. (Ord. 31922)

SEC. 51P-1065.114. 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) No development impact review is required for development in accordance with either the Phase 1 or Phase 2 development plans.

(d) Any loading or unloading of trailers must be concealed from Mockingbird Lane by the main building. For a communications exchange facility, the loading and unloading of trailers must be concealed from Mockingbird Lane by a minimum 8-foot high solid screening wall.

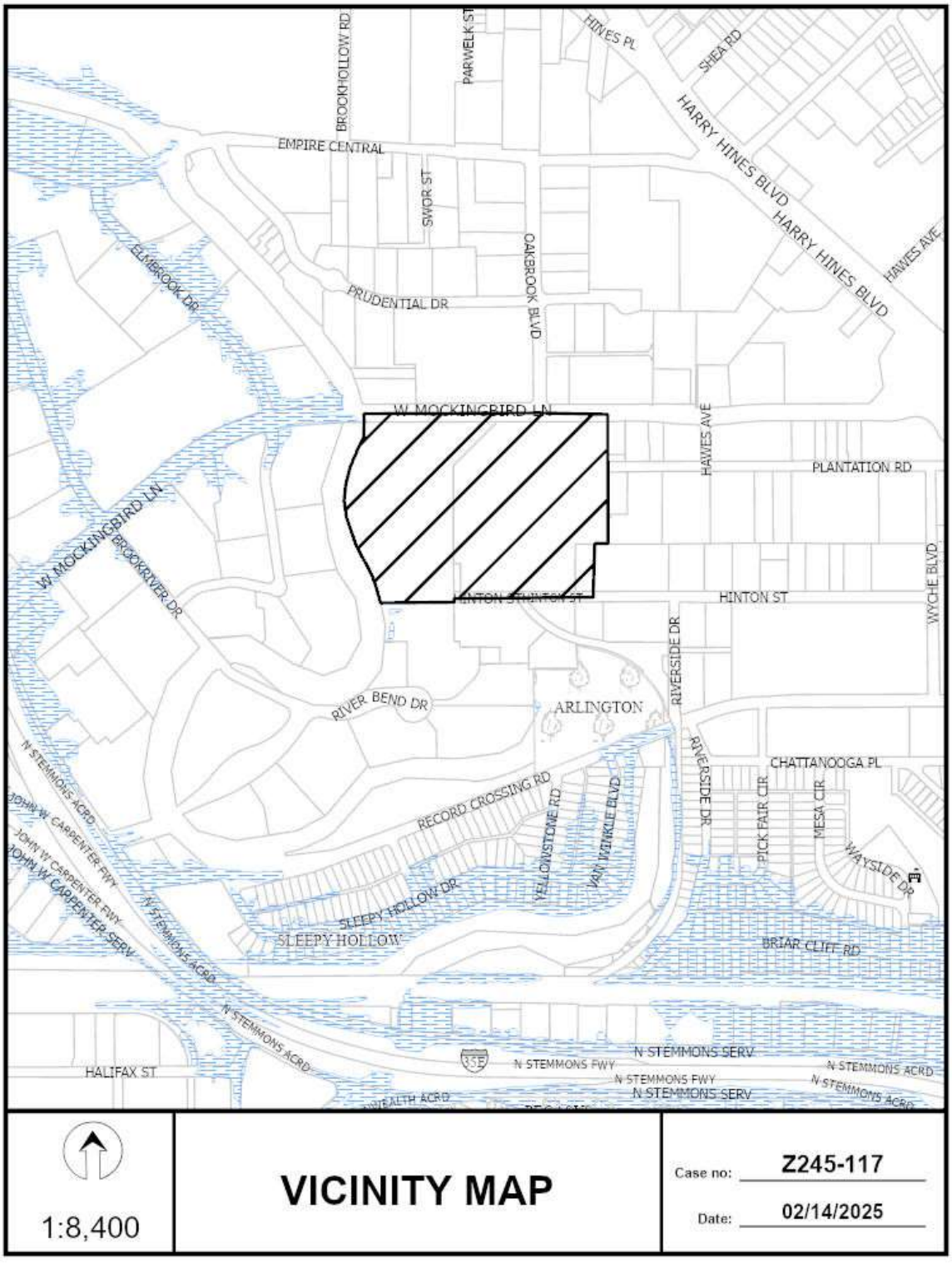
(e) Prior to the issuance of a certificate of occupancy for a warehouse use in Phase 1, the traffic signal at the intersection of Mockingbird Lane and Oakbrook Drive must be replaced in accordance with minimum city standards then in effect.

(f) Prior to final inspection on a permit required for the installation of conductor and charging units for electronic vehicle charging facilities located within Phase 2, solar energy panels must be installed on the rooftop of the building located in Phase 1. (Ord. 31922)

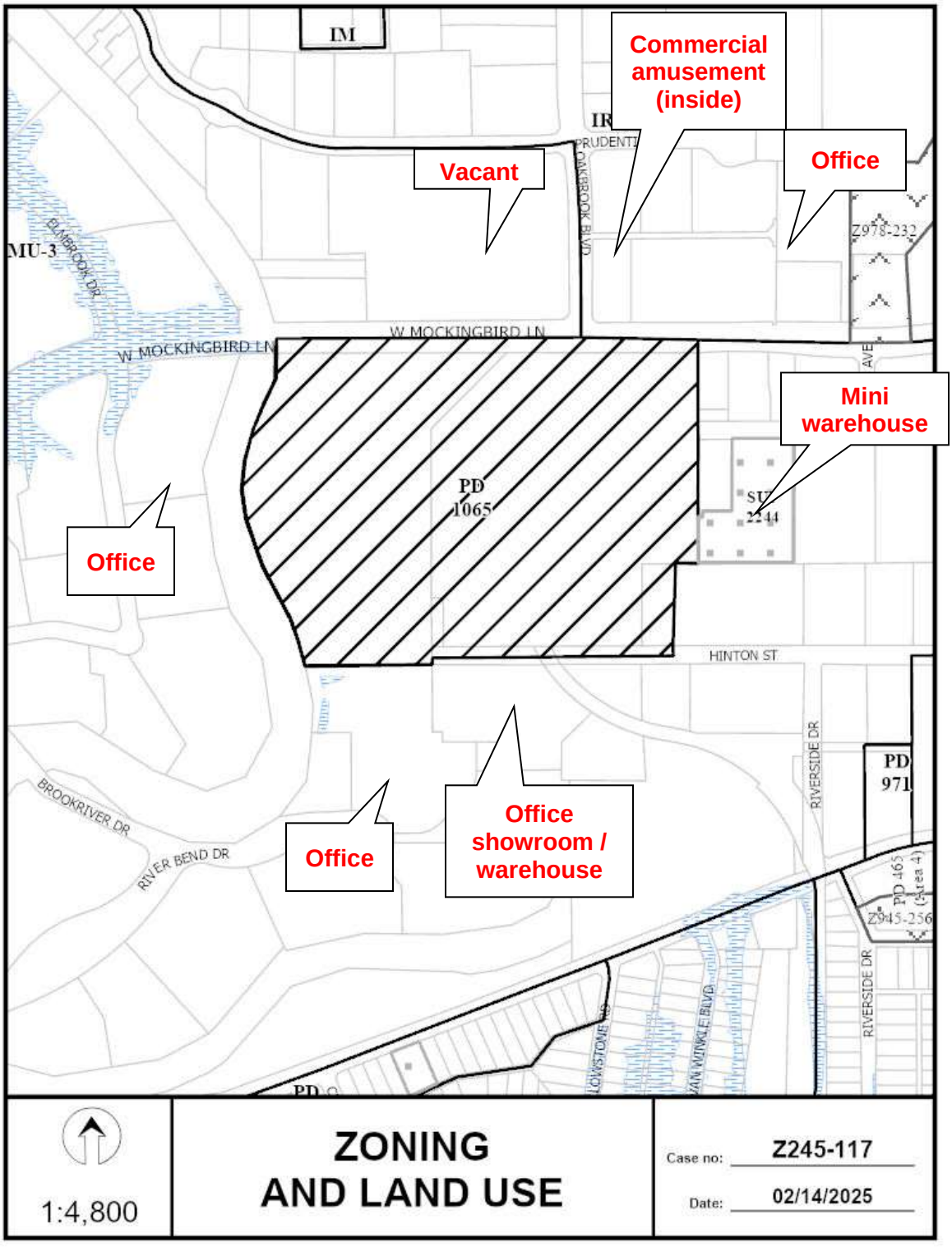
SEC. 51P-1065.115. COMPLIANCE WITH CONDITIONS.

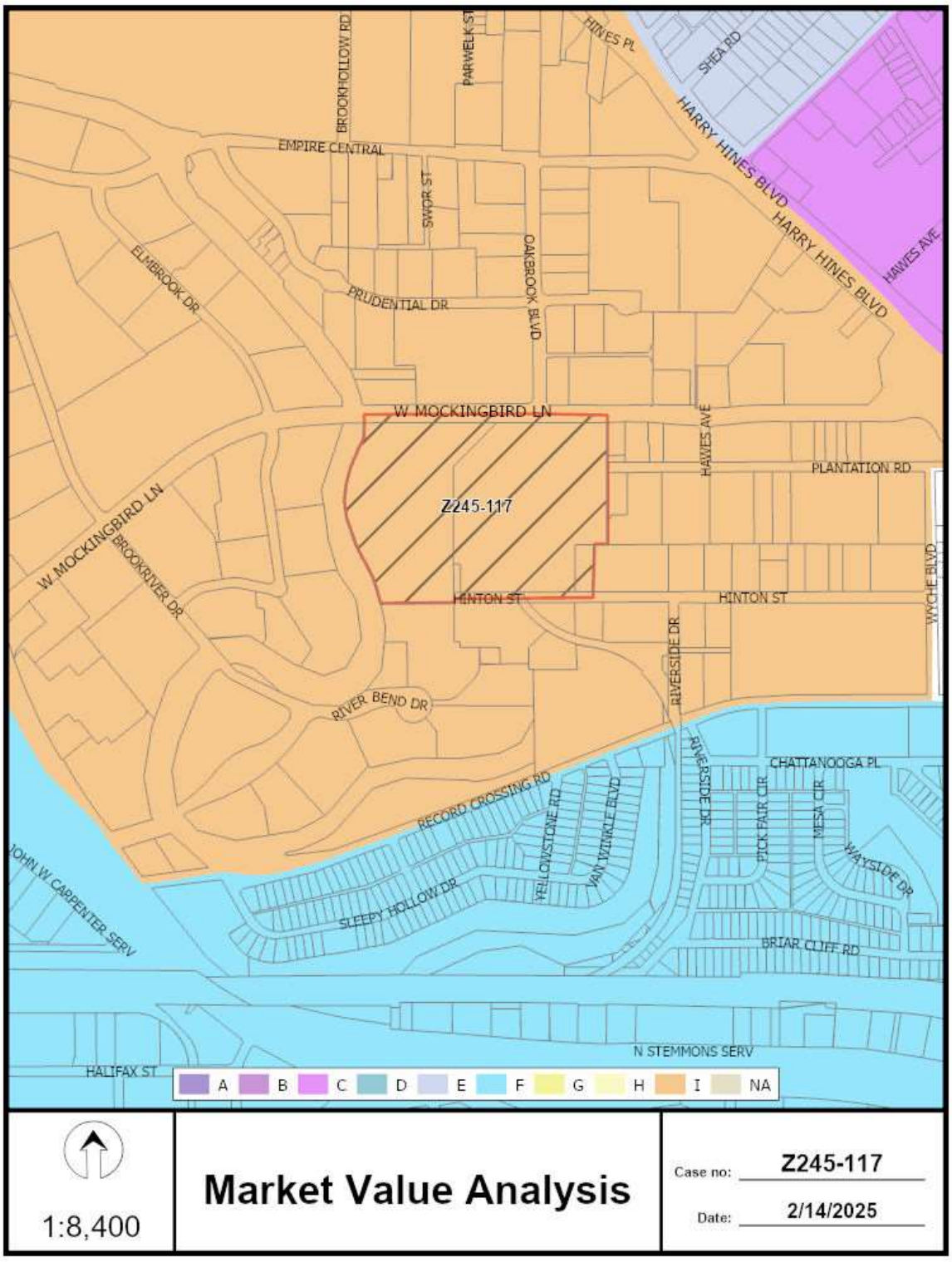
(a) Except as otherwise provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city. Adjustments to the location of driveways shown on either Phase 1 or Phase 2 development plan may be approved by the building official at time of building permit. The improvements and encroachments within the proposed 50-foot wastewater easement as shown on the Phase 1 development plan and the Phase 2 development plan are permitted.

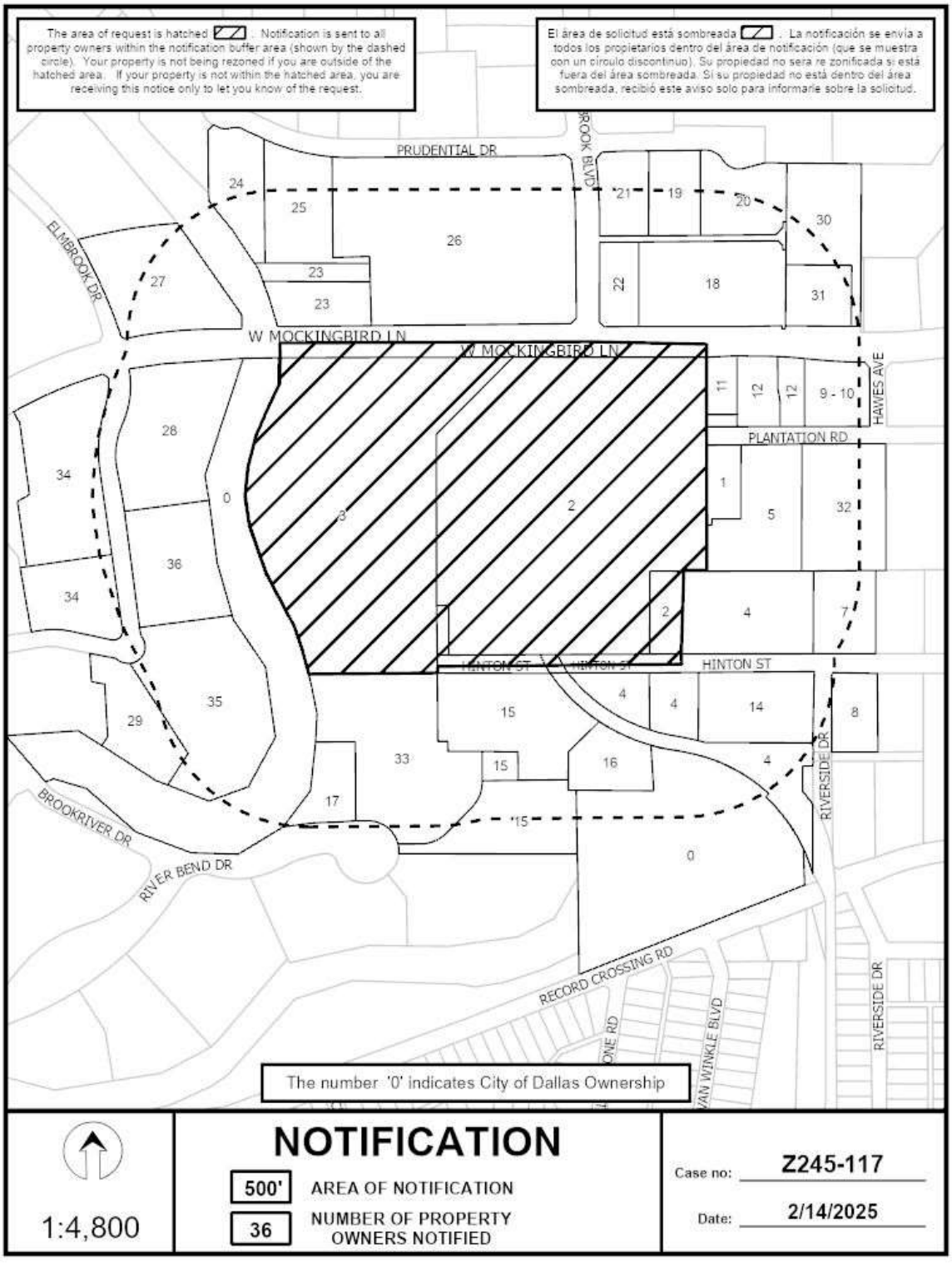
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. Provided, however, that during Phase 1, the building official shall not refuse to issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use located within Phase 1 on the basis that the proposed work or use will create or result in nonconformity for existing development or uses located within Phase 2. (Ord. 31922)


BROOKHOLLOW RD
PARWELK ST
HINES PL
SHEA RD
HARRY HINES BLVD
EMPIRE CENTRAL
SWOR ST
OAKBROOK BLVD
HAWES AVE
ELMBROOK DR
PRUDENTIAL DR
W MOCKINGBIRD LN
PLANTATION RD
BROOKRIVER DR
HINTON ST
WYCHE BLVD
RIVERSIDE DR
RIVER BEND DR
ARLINGTON
CHATTANOOGA PL
RECORD CROSSING RD
YELLOWSTONE RD
VAN WINKLE BLVD
PICK FAIR CIR
MESA CIR
WAYSIDE DR
N STEMMONS ACRD
JOHN W CARPENTER FWY
JOHN W CARPENTER SERV
SLEEPY HOLLOW DR
SLEEPY HOLLOW
BRIAR CLIFF RD
HALIFAX ST
N STEMMONS FWY
N STEMMONS SERV
35E
1:8,400
VICINITY MAP
Case no: Z245-117
Date: 02/14/2025


W MOCKINGBIRD LN
W MOCKINGBIRD LN
OAKBROOK BLVD
PRUDENTIAL DR
ELMBROOK DR
HAVES AVE
PLANTATION RD
HINTON ST
HINTON ST
HINTON ST
RIVERSIDE DR
BROOKRIVER DR
RIVER BEND DR
RECORD CROSSING RD
RIVERSIDE DR
1:4,800
AERIAL MAP
Case no: Z245-117
Date: 02/14/2025


IM
IR
Commercial amusement (inside)
Office
Vacant
PRUDENTIAL
OAKBROOK BLVD
Z978-232
MU-3
BLMBROOK DR
W MOCKINGBIRD LN
W MOCKINGBIRD LN
AVE
Mini warehouse
PD 1065
SUP 2244
Office
HINTON ST
RIVERSIDE DR
PD 971
BROOKRIVER DR
RIVER BEND DR
Office
Office showroom / warehouse
PD 465 (Area 4)
Z945-256
RIVERSIDE DR
LOWSTONE RD
VAN WINKLE BLVD
PD
1:4,800
ZONING AND LAND USE
Case no: Z245-117
Date: 02/14/2025


BROCKHOLLOW RD
PARKWELL ST
HINES PL
SHEA RD
HARRY HINES BLVD
EMPIRE CENTRAL
SWORD ST
OAKBROOK BLVD
HAWES AVE
ELMBROOK DR
PRUDENTIAL DR
W MOCKINGBIRD LN
PLANTATION RD
Z245-117
BROOKRIVER DR
HINTON ST
WYCHE BLVD
RIVERSIDE DR
RIVER BEND DR
CHATTANOOGA PL
RECORD CROSSING RD
YELLOWSTONE RD
VAN VLECK BLVD
PICK FAIR CIR
MESA CIR
WAYSIDE DR
SLEEPY HOLLOW DR
JOHN W CARPENTER SERV
BRIAR CLIFF RD
N STEMMONS SERV
HALIFAX ST
A
B
C
D
E
F
G
H
I
NA
1:8,400
Market Value Analysis
Case no: Z245-117
Date: 2/14/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
PRUDENTIAL DR
BROOK BLVD
ELMBROOK DR
W MOCKINGBIRD LN
HAWES AVE
PLANTATION RD
HINTON ST
RIVERSIDE DR
BROOKRIVER DR
RIVER BEND DR
RECORD CROSSING RD
VAN WINKLE BLVD
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
500' AREA OF NOTIFICATION
36 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z245-117
Date: 2/14/2025

02/14/2025

Notification List of Property Owners

Z245-117

36 Property Owners Notified

Label #	*Address*		*Owner*
1	1500	PLANTATION RD	SKINNER & KNIGHT LLC
2	1550	W MOCKINGBIRD LN	1550 MOCKINGBIRD LP
3	1508	W MOCKINGBIRD LN	1508 MOCKINGBIRD 2015 LP
4	1450	HINTON ST	BEN E KEITH CO
5	1606	PLANTATION RD	SELFSTORAGE PORTFOLIO
6	1900	OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
7	1611	HINTON ST	DALE FAMILY LTD PS THE
8	1606	HINTON ST	PAPER TUBES & SALES INC
9	1720	W MOCKINGBIRD LN	LORAX PROPERTIES LLC
10	1720	W MOCKINGBIRD LN	Lorax Properties LLC
11	1626	W MOCKINGBIRD LN	H R TRUST
12	1634	W MOCKINGBIRD LN	PAPATHANASIOU DIMITRIOS
13	1626	W MOCKINGBIRD LN	HR TRUST
14	1550	HINTON ST	PAPER TUBES & SALES CO
15	1355	RIVER BEND DR	DALLAS 1355 APL RKC LLC
16	1375	RIVER BEND DR	JARMON WOODY
17	1331	RIVER BEND DR	DELAZERDA PROPERTIES LLC
18	1625	W MOCKINGBIRD LN	1625 MOCKINGBIRD LTD
19	1630	PRUDENTIAL DR	ZBH/1630 PRUDENTIAL LTD
20	1648	PRUDENTIAL DR	ZBH PRUDENTIAL LLC
21	6626	OAKBROOK BLVD	ZBH OAKBROOK LTD
22	1607	W MOCKINGBIRD LN	RANGER JOES INC
23	1475	W MOCKINGBIRD LN	PNYX LTD
24	1440	PRUDENTIAL DR	CROSGROVE PROPERTIES LLC
25	1460	PRUDENTIAL DR	NICE VENTURES TH LLC
26	1545	W MOCKINGBIRD LN	MOCKINGBIRD OWNER LP

02/14/2025

Label #	*Address*		*Owner*
27	1421	W MOCKINGBIRD LN	CCD RC
28	1440	W MOCKINGBIRD LN	VISITING NURSE ASSN
29	7902	BROOKRIVER DR	TASOCOM REAL ESTATE LLC
30	1717	W MOCKINGBIRD LN	WS MOCKINGBIRD LP
31	1709	W MOCKINGBIRD LN	MCDONALDS REAL ESTATE CO
32	1608	PLANTATION RD	1608 PLANTATION LLC
33	1345	RIVER BEND DR	OPTIMUM RE INSURANCE CO
34	1420	W MOCKINGBIRD LN	ALBANY ROAD MOCKINGBIRD III
35	7920	ELMBROOK DR	GARVON INC
36	7950	ELMBROOK DR	CPD REAL ESTATE HOLDINGS INC

Agenda Information Sheet

File #: 25-1430A **Item #:** 13.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 0.380-acre tract of land containing all of Lots 5 and 6 in City Block J/1476 to create one lot on property located on Lewis Street, east of Hubert Street.
Applicant/Owner: T.G.H.M. Properties, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 26, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 14
S245-135

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-135 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Lewis Street, east of Hubert Street

DATE FILED: March 26, 2025 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.380-acres

APPLICANT/OWNER: T.G.H.M. Properties, LP

REQUEST: An application to replat a 0.380-acre tract of land containing all of Lots 5 and 6 in City Block J/1476 to create one lot on property located on Lewis Street, east of Hubert Street.

SUBDIVISION HISTORY:

1. S245-018 was a request southeast of the present request to replat a 0.132-acre tract of land containing part of Lot 2 in City Block 22/1874 to create one lot on property located on Live Oak Street, east of Hudson Street. The request was approved on November 21, 2024, but has not been recorded.

2. S212-278 was a request southeast of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on August 4, 2022.

3. S212-193 was a request southeast of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on May 19, 2022.

4. S212-145 was a request west of the present request to create a 4-lot Shared Access Development with lots ranging in size from 1,175 square feet to 2,076 square feet from a 0.187-acre tract of land containing all of Lot 1 and a portion of Lot 2 in City Block J/1476 on property located on Lewis Street at Hubert Street, southeast corner. The request was approved on April 21, 2022, and was recorded on August 16, 2023.

5. S190-217 was a request southeast of the present request to replat a 0.868-acre tract of land containing part of Lot 1 and all of Lots 2 through 5, and Lot 6B in City Block 19/1874 to create one lot on property located on Live Oak Street, north on Lindell Avenue. The request was approved on September 17, 2020, and recorded on January 22, 2024. An Amending Minor Plat S212-217APM was approved and recorded on March 6, 2024.

6. S190-142 was a request southeast of the present request to create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue. The request was approved on June 18, 2020, but has not been recorded.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The proposed lot area is 0.380 acre (16,560 square feet).

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (Refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

13. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Floodplain Conditions:

15. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. *Per DWU Floodplain Management Department recommendation*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

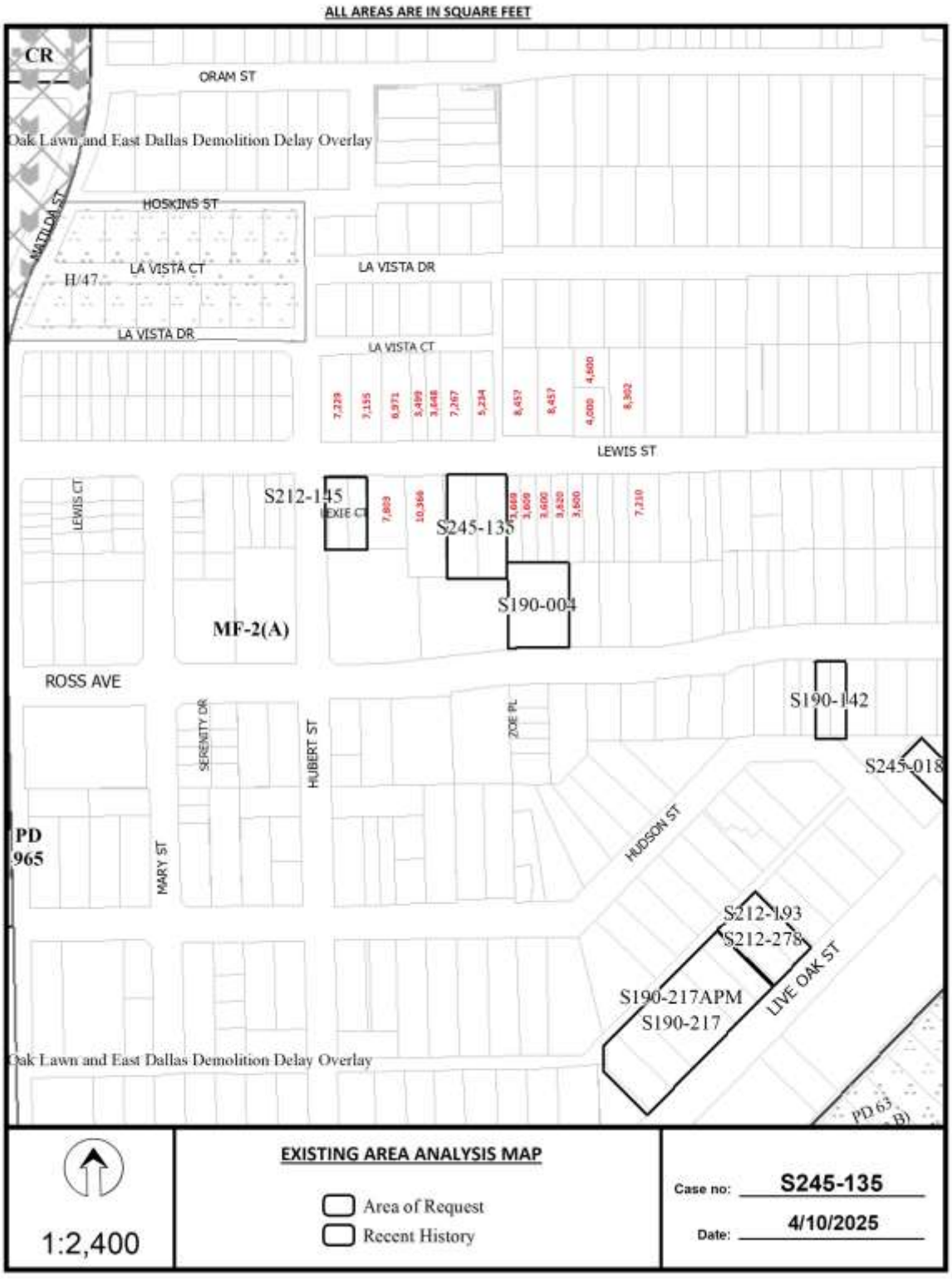
20. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

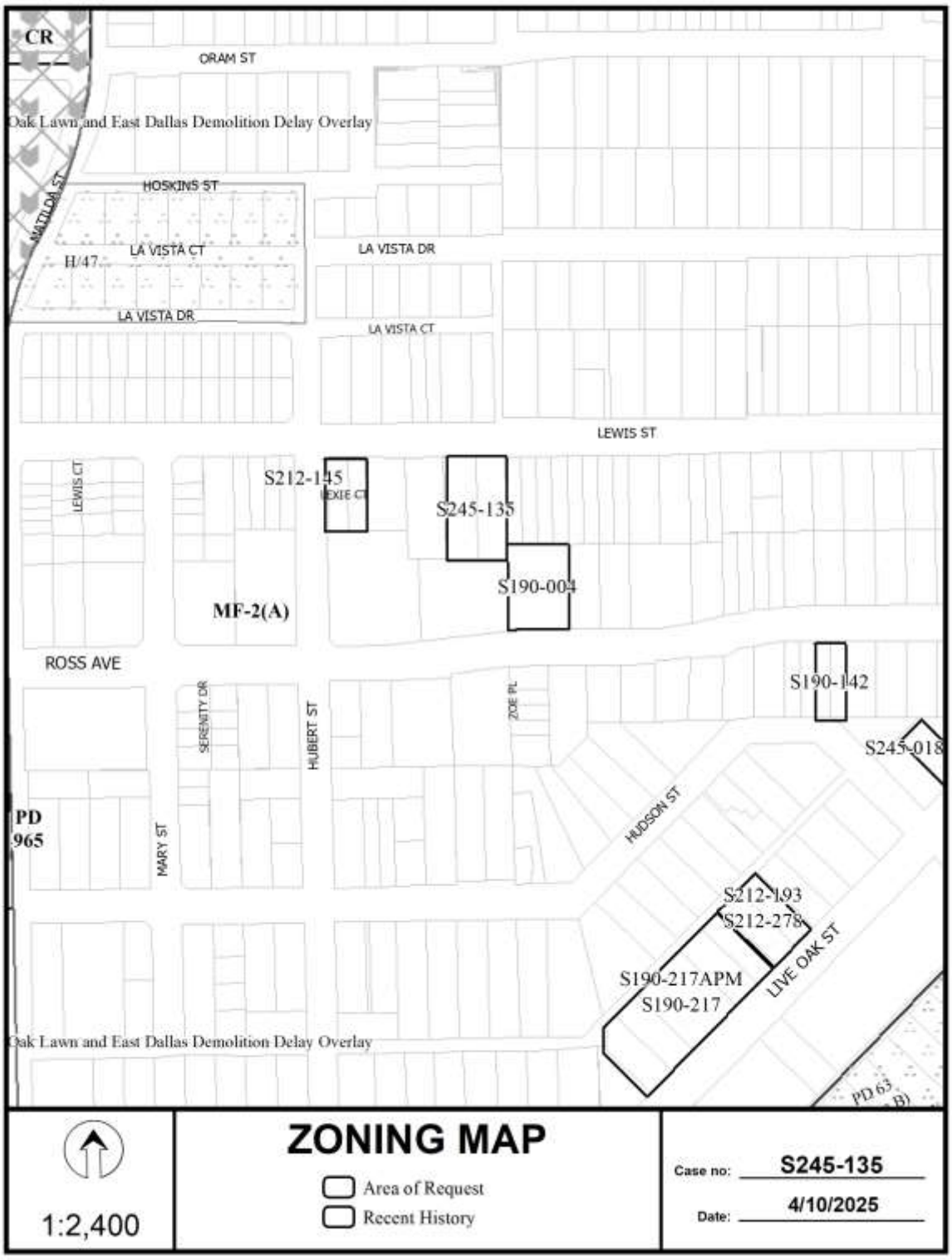
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

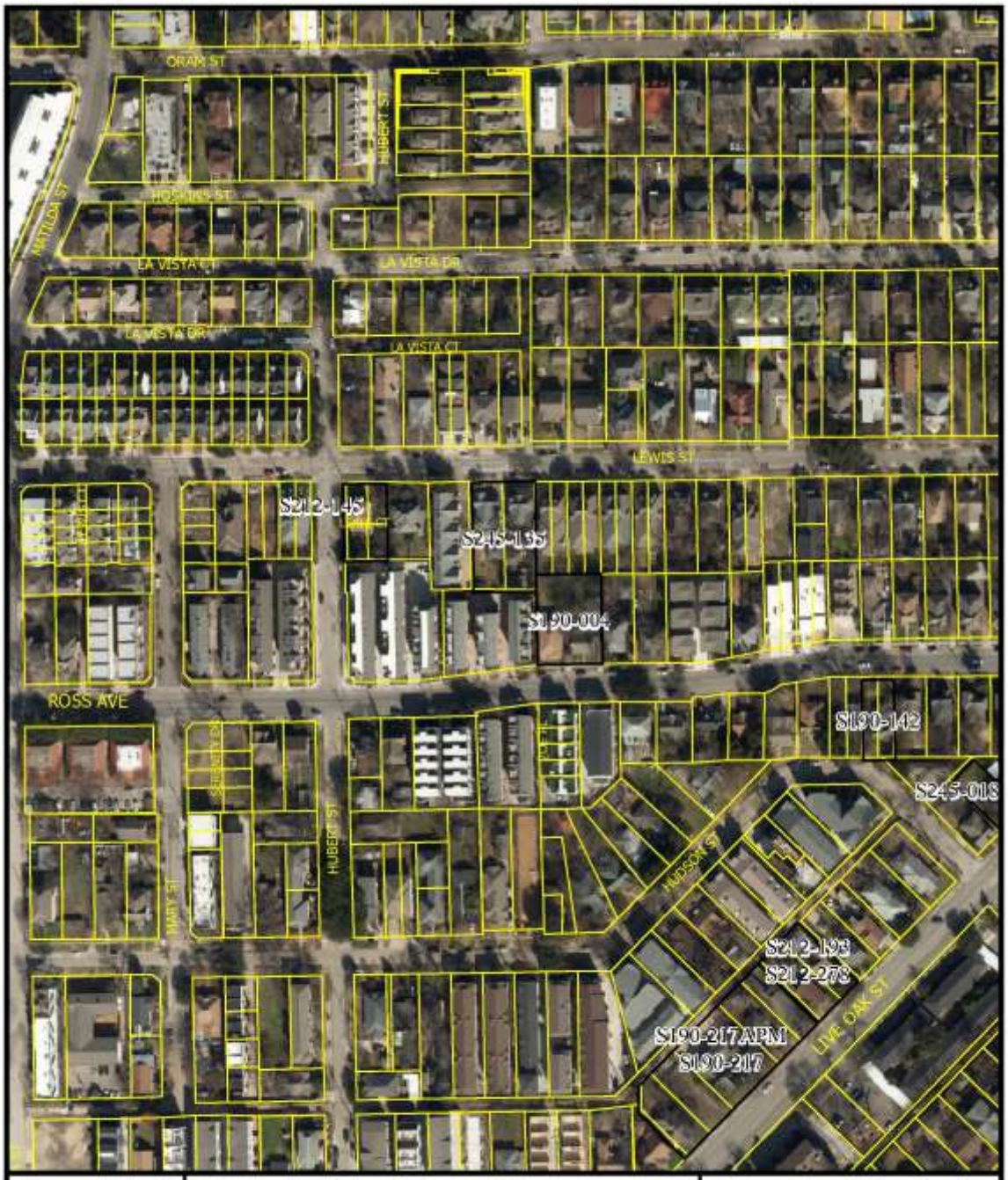
Streetlight/ GIS Lot & Block Conditions:

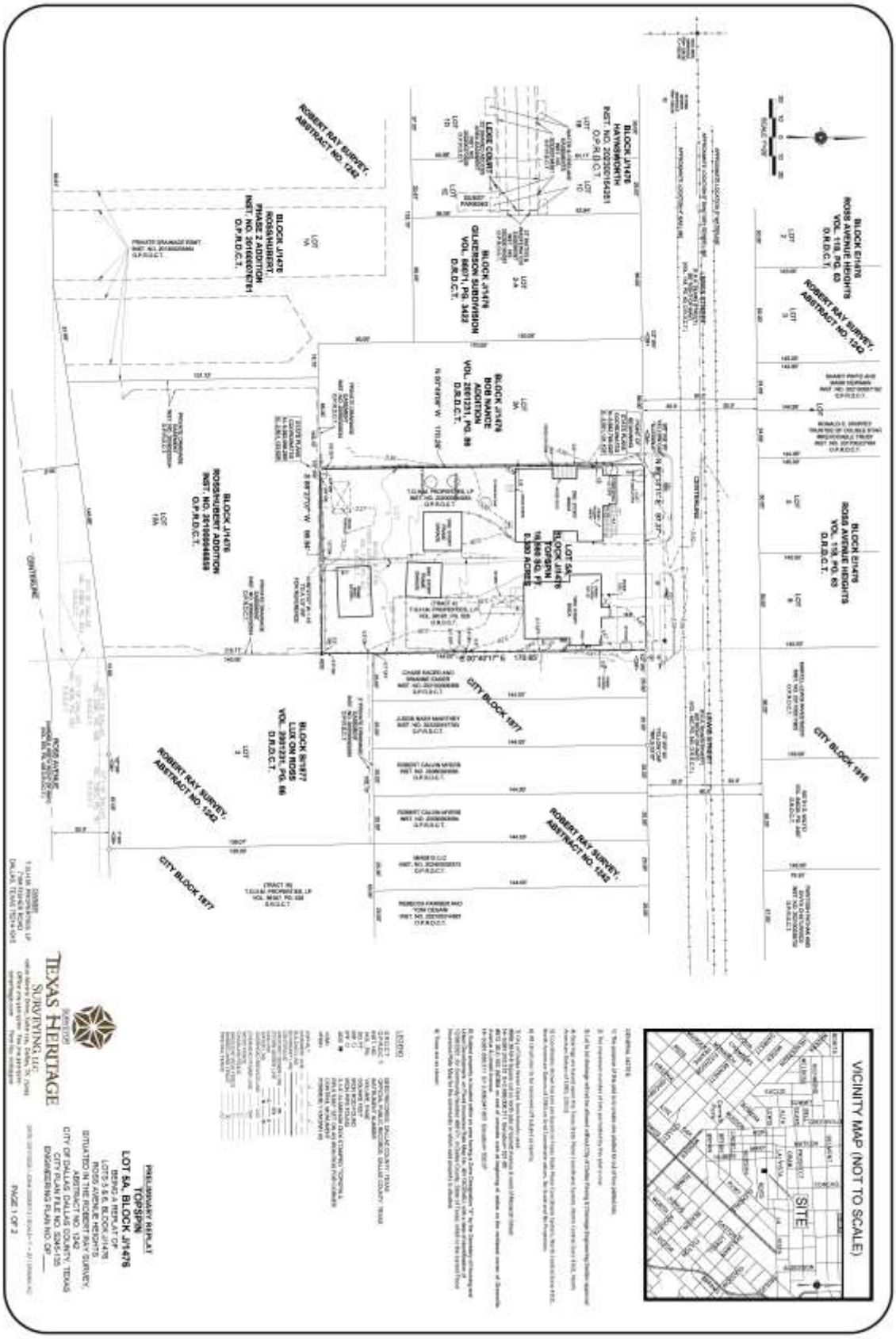
22. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

23. On the final plat, identify the property as Lot 5A in City Block J/1476.

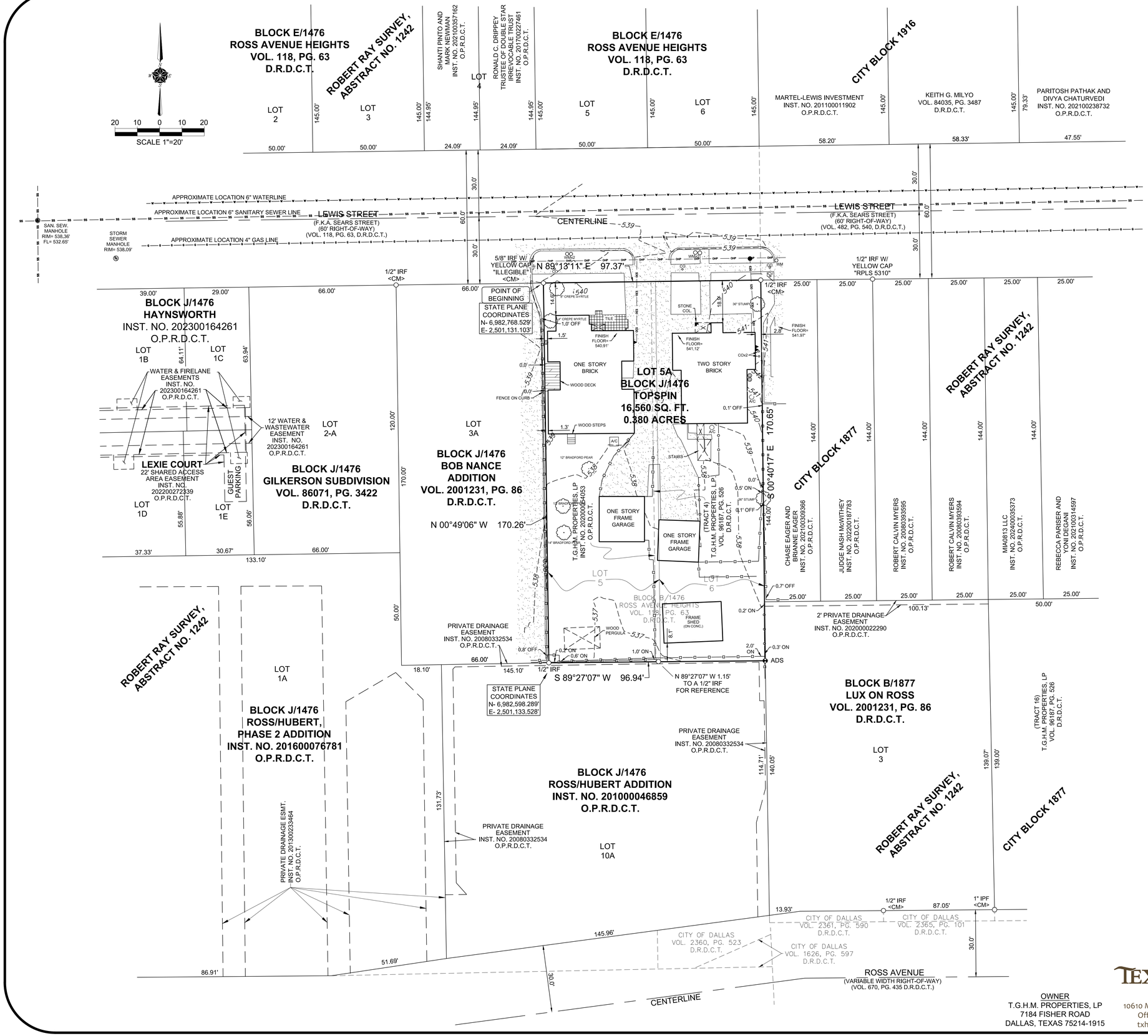

ALL AREAS ARE IN SQUARE FEET
CR
ORAM ST
Oak Lawn and East Dallas Demolition Delay Overlay
HOSKINS ST
MATILDA ST
LA VISTA CT
H/47
LA VISTA DR
LA VISTA DR
LA VISTA CT
7,229
7,155
6,971
3,499
3,648
7,267
5,234
8,457
8,457
4,000
4,600
8,362
LEWIS ST
LEWIS CT
S212-145
LEXIE CT
7,803
10,368
S245-135
3,689
3,609
3,600
3,820
3,600
7,210
S190-004
MF-2(A)
ROSS AVE
S190-142
S245-018
SERENITY DR
HUBERT ST
ZOE PL
HUDSON ST
PD 965
MARY ST
S212-193
S212-278
S190-217APM
S190-217
LIVE OAK ST
Oak Lawn and East Dallas Demolition Delay Overlay
PD 63
1:2,400
EXISTING AREA ANALYSIS MAP
Area of Request
Recent History
Case no: S245-135
Date: 4/10/2025


CR
ORAM ST
Oak Lawn and East Dallas Demolition Delay Overlay
HOSKINS ST
MATILDA ST
LA VISTA CT
H/47
LA VISTA DR
LA VISTA DR
LA VISTA CT
LEWIS ST
LEWIS CT
S212-145
LEXIE CT
S245-135
S190-004
MF-2(A)
ROSS AVE
S190-142
S245-018
SERENITY DR
HUBERT ST
ZOE PL
HUDSON ST
PD 965
MARY ST
S212-193
S212-278
LIVE OAK ST
S190-217APM
S190-217
Oak Lawn and East Dallas Demolition Delay Overlay
PD 63
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S245-135
Date: 4/10/2025

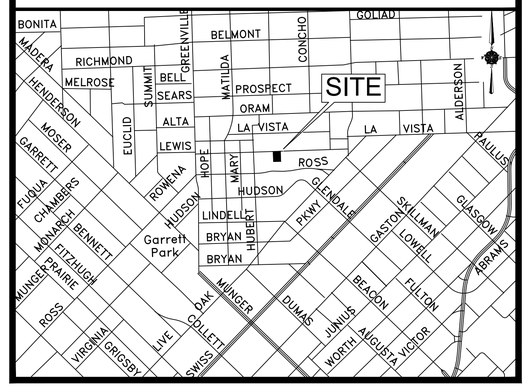

ORAM ST
HUBERT ST
MATILDA ST
HOSKINS ST
LA VISTA CT
LA VISTA DR
LEWIS ST
S212-145
S245-135
S190-004
ROSS AVE
S190-142
S245-018
HUDSON ST
S212-198
S212-278
S190-217APM
S190-217
LIVE OAK ST
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S245-135
Date: 4/10/2025


VICINITY MAP (NOT TO SCALE)
SITE
TEXAS HERITAGE SURVEYING, LLC
PRELIMINARY REPLAT
TOPSPIN
LOT 5A, BLOCK J/1476
BEING A REPLAT OF
LOTS 5 & 6, BLOCK J/1476
ROSS AVENUE HEIGHTS
SITUATED IN THE ROBERT RAY SURVEY,
ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-135
ENGINEERING PLAN NO. OP___
PAGE 1 OF 2
CITY BLOCK 1877
CITY BLOCK 1916
ROBERT RAY SURVEY, ABSTRACT NO. 1242
BLOCK J/1476
ROSS AVENUE HEIGHTS
VOL. 118, PG. 63
D.R.D.C.T.
BLOCK J/1476
HAYNSWORTH
INST. NO. 202300154251
O.P.R.D.C.T.
BLOCK J/1476
GILKERSON SUBDIVISION
VOL. 86071, PG. 3432
D.R.D.C.T.
BLOCK J/1476
BOB NANCE
ADDITION
VOL. 2001231, PG. 88
D.R.D.C.T.
BLOCK J/1476
ROSS/HUBERT
PHASE 2 ADDITION
INST. NO. 201600076781
O.P.R.D.C.T.
BLOCK J/1476
ROSS/HUBERT ADDITION
INST. NO. 201600046859
O.P.R.D.C.T.
BLOCK B/1877
LUX ON ROSS
VOL. 2001231, PG. 86
D.R.D.C.T.
LOT 5A
BLOCK J/1476
TOPSPIN
18,000 SQ. FT.
0.300 ACRES
LEGE COURT
LEGEND

PRELIMINARY REPLAT
TOPSPIN
LOT 5A, BLOCK J/1476
BEING A REPLAT OF
LOTS 5 & 6, BLOCK J/1476
ROSS AVENUE HEIGHTS
SITUATED IN THE ROBERT RAY SURVEY,
ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-135
ENGINEERING PLAN NO. CP_____
PAGE 2 OF 2



VICINITY MAP (NOT TO SCALE)



GENERAL NOTES:

1) The purpose of this plat is to create one platted lot out of two platted lots.

2) The maximum number of lots permitted by this plat is one.

3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.

4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).

5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.

6) All structures to be removed off subject property.

7) City of Dallas Water Dept. benchmarks used:
#969 36-W-8 Square cut on north side of Garrett Avenue & west of Monarch Street.
N= 6,981,918.315 E=2,498,008.311 Elevation= 521.65'
#972 36-X-10S WDBM on end of concrete curb at beginning of radius on the northeast corner of Greenville Avenue & Lindell Avenue.
N= 6,981,636.311 E= 2,499,947.807 Elevation= 532.07'

8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0345J, with a date of identification of 12/08/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

9) Trees are as shown.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "TOPSPIN & RPLS 5382" SET ON AN IRON ROD FOR CORNER
<CM>	CONTROL MONUMENT
<FKA>	FORMERLY KNOWN AS

ASPHALT
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE — SS —
STORM SEWER LINE — STM —
GAS LINE — G — G —
WATER LINE — W — W —
OVERHEAD SERVICE LINE — OES —
OVERHEAD POWER LINE — OHP —
WOOD FENCE
CHAINLINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
PIPE RAIL FENCE

OWNER
T.G.H.M. PROPERTIES, LP
7184 FISHER ROAD
DALLAS, TEXAS 75214-1915

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

PRELIMINARY REPLAT

TOPSPIN
LOT 5A, BLOCK J/1476

BEING A REPLAT OF
LOTS 5 & 6, BLOCK J/1476
ROSS AVENUE HEIGHTS
SITUATED IN THE ROBERT RAY SURVEY,
ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-135
ENGINEERING PLAN NO. DP____

DATE: 03/17/2025 / JOB # 2000061-2 / SCALE= 1" = 20' / DRAWN: KO

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **T.G.H.M. Properties, LP, a Texas limited partnership AKA T.G.H.M. Properties, L.P., a Texas limited partnership**, are the owners of a tract of land situated in the Robert Ray Survey, Abstract No. 1242, Block J/1476, City of Dallas, Dallas County, Texas, being Lots 5 & 6, Block J/1476, Ross Avenue Heights, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 118, Page 63, Deed Records, Dallas County, Texas and being that tract of land described as a portion of said Lot 5, Block J/1476, in Warranty Deed with Vendor's Lien to T.G.H.M. Properties, LP, a Texas limited partnership, recorded in Instrument No. 202000054053, Official Public Records, Dallas County, Texas, along with that tract of land (Tract 4) described as a portion of said Lot 5, Block J/1476 and all of Lot 6, Block J/1476, in Warranty Deed to T.G.H.M. Properties, L.P., a Texas limited partnership as recorded in Volume 96187, Page 526, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of Lot 3A, Block J/1476, Bob Nance Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001231, Page 86, Deed Records, Dallas County, Texas, same lying in the south right-of-way line of Lewis Street (F.K.A. Sears Street)(60' right-of-way);

THENCE North 89 degrees 13 minutes 11 seconds East, along the said south right-of-way line of Lewis Street, a distance of 97.37 feet to a 1/2 inch iron rod found for the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Chase Eager and Brianne Eager, recorded in Instrument No. 202100309366, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 40 minutes 17 seconds East, along the west line of said Eager tract, passing the southwest corner of said Eager tract at 144.00 feet, same being the northwest corner of Lot 3, Block B/1877, Lux On Ross, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001231, Page 86, Deed Records, Dallas County, Texas, and continuing for a total distance of 170.65 feet to a 3 1/4 aluminum disk set stamped "TOPSPIN & RPLS 5382" on a 1/2 inch iron rod for the northeast corner of Lot 10A, Block J/1476, Ross/Hubert Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof as recorded in Instrument Number 201000046859, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 27 minutes 07 seconds West, along the north line of said Lot 10A, Block J/1476, a distance of 96.94 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 3A, Block J/1476;

THENCE North 00 degrees 49 minutes 06 seconds West, along the east line of said Lot 3A, Block J/1476, a distance of 170.26 feet to the PLACE OF BEGINNING and containing 16,560 square feet of 0.380 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **T.G.H.M. Properties, LP, a Texas limited partnership AKA T.G.H.M. Properties, L.P., a Texas limited partnership**, acting by and through their duly appointed agent, does hereby adopt this plat, designating the herein described property as **TOPSPIN** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby dedicated for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.
T.G.H.M. Properties, LP, a Texas limited partnership aka
T.G.H.M. Properties, L.P., a Texas limited partnership

By:_____
Thomas K. Motlow, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Thomas K. Motlow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (03/20/2025)

_____
J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____A.D. 20_____ and same was duly approved on the _____ day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY REPLAT
TOPSPIN
LOT 5A, BLOCK J/1476
BEING A REPLAT OF
LOTS 5 & 6, BLOCK J/1476
ROSS AVENUE HEIGHTS
SITUATED IN THE ROBERT RAY SURVEY,
ABSTRACT NO. 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-135
ENGINEERING PLAN NO. DP____

DATE: 03/17/2025 / JOB # 2000061-2 / SCALE= 1" = 20' / DRAWN: KO

OWNER
T.G.H.M. PROPERTIES, LP
7184 FISHER ROAD
DALLAS, TEXAS 75214-1915

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

Agenda Information Sheet

File #: 25-1431A **Item #:** 14.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 7.321-acre tract of land containing all of Lots 1 through 4, and Lots 11 through 14 in City Block F/6044 to create one lot on property between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue.
Applicant/Owner: 4029 Love Bird Ln, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: March 27, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-137

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-137 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue

DATE FILED: March 27, 2025 **ZONING:** IR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 7.321-acres

APPLICANT/OWNER: 4029 Love Bird Ln, LLC

REQUEST: An application to replat a 7.321-acre tract of land containing all of Lots 1 through 4, and Lots 11 through 14 in City Block F/6044 to create one lot on property between Finch Avenue and Love Bird Lane, east of Blue Bird Avenue.

SUBDIVISION HISTORY:

1. S234-136 was a request east of the present request to replat a 3.40-acre tract of land containing all of Lots 17 through 20 in City Block F/6044 to create one lot on property located on Lovebird Lane at Westmoreland Road, northwest corner. The request was approved on July 11, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Finch Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Blue Bird Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Love Bird Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Finch Avenue and Blue Bird Avenue. Section 51A 8.602(d)(1)

19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Love Bird Avenue and Blue Bird Avenue. Section 51A 8.602(d)(1)

20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

21. Construct full width of the Love Bird Lane, Blue Bird Avenue, and Finch Avenue thoroughfare requirements within the boundaries of the proposed plat per the City of Dallas standard. *51A 8.604(b)(1)*

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.

23. On the final plat, show recording information on all existing easements within 150 feet of the property.

24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

26. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

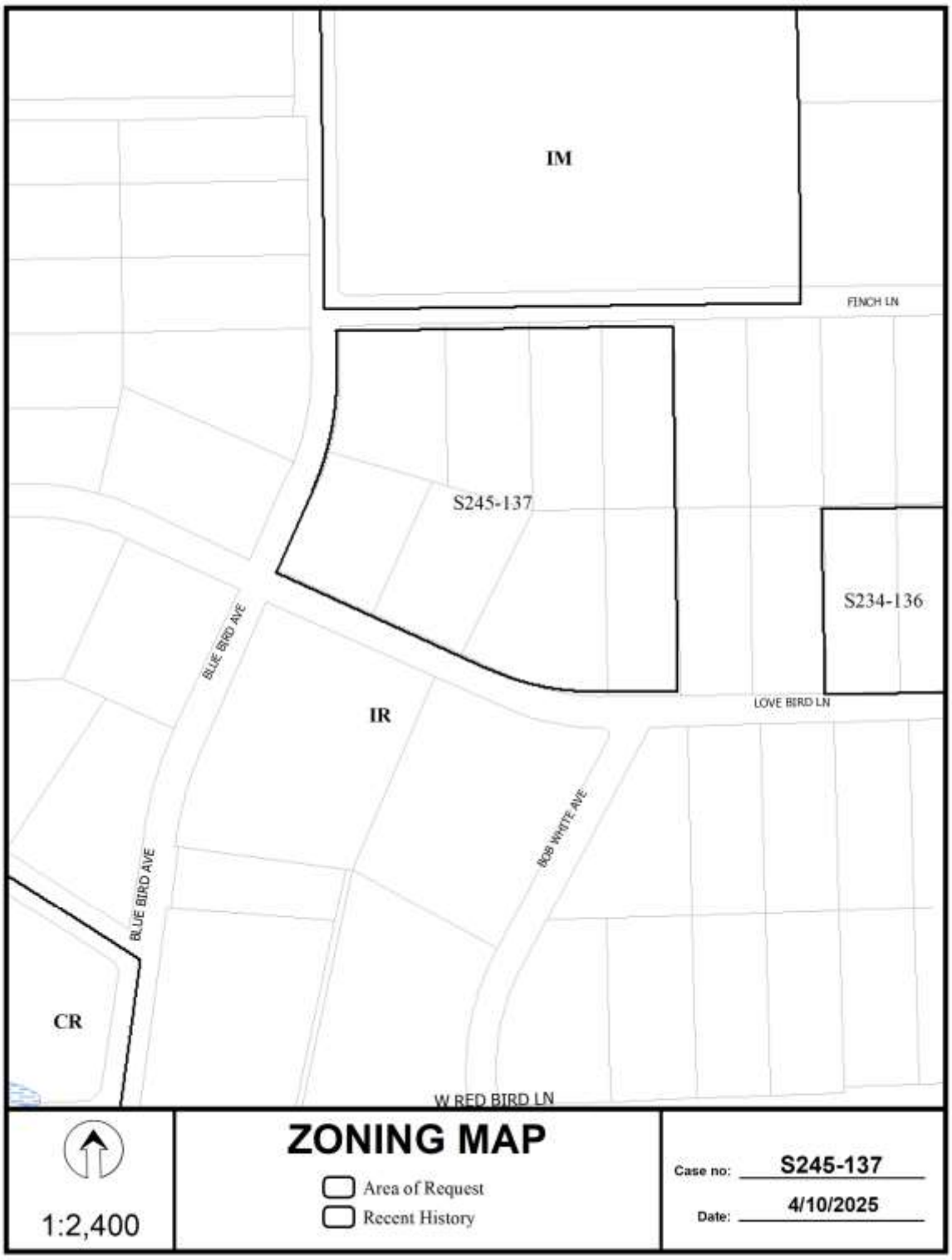
Streetlight/ Real Estate/ GIS, Lot & Block Conditions:

28. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

29. Remove fence encroachments on Finch Avenue and Blue Bird Avenue. Prior to the final plat, provide written confirmation and pictures to Real Estate division once fence encroachment has been removed.

30. On the final plat, change "Westmoreland Road" to "Westmoreland Road (AKA Westmoreland Avenue FKA Paradise Avenue AKA Paradise Lane)".

31. On the final plat, identify the property as Lot 1A in City Block F/6044.


IM
FINCH LN
S245-137
S234-136
BLUE BIRD AVE
IR
LOVE BIRD LN
BOB WHITE AVE
BLUE BIRD AVE
CR
W RED BIRD LN
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S245-137
Date: 4/10/2025



1:2,400

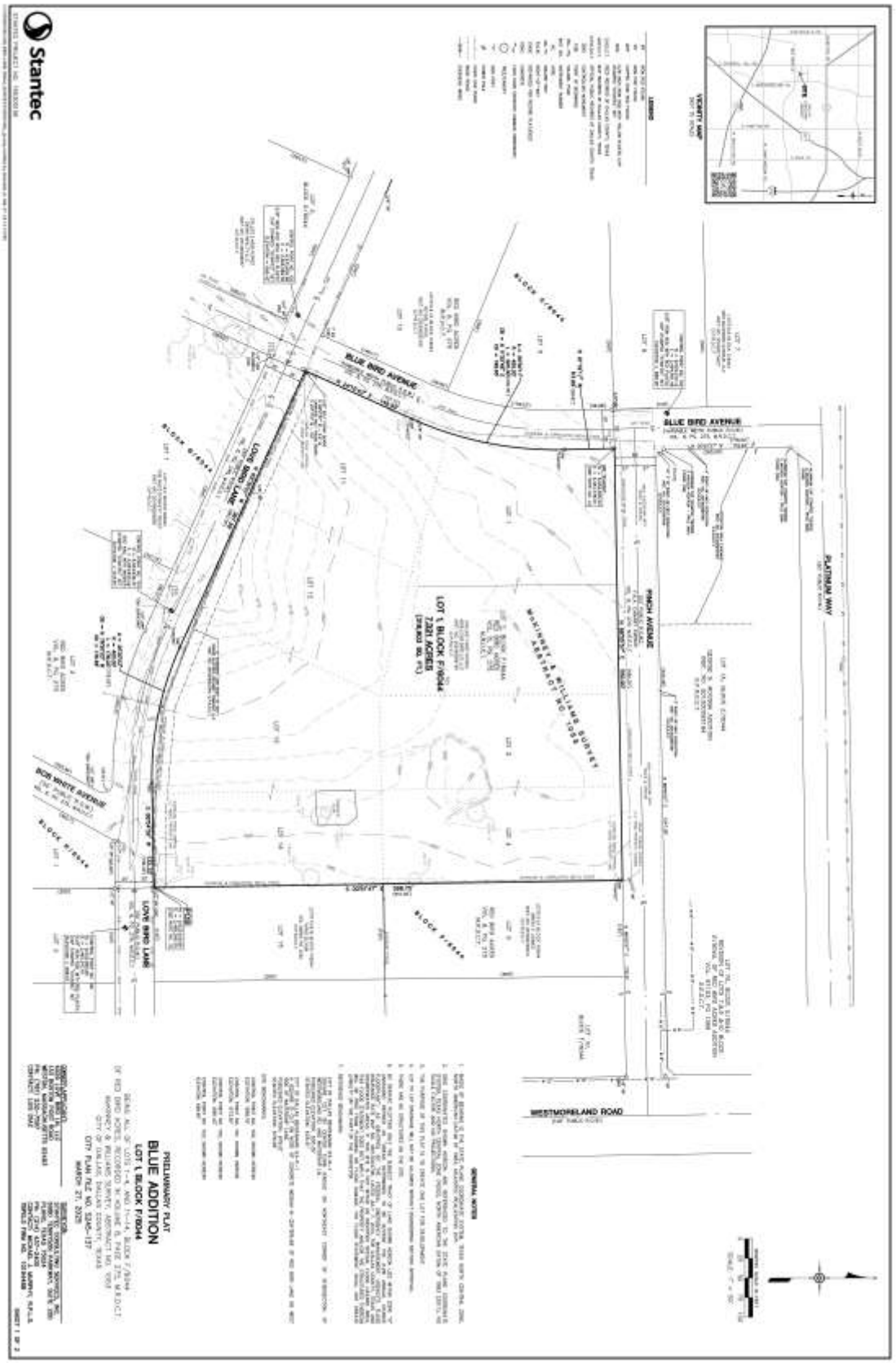
AERIAL MAP

Area of Request

Recent History

Case no: S245-137

Date: 4/10/2025


Stantec
BLUE BIRD AVENUE
LOVE BIRD LANE
PINCH AVENUE
PLATINUM WAY
WESTMORELAND ROAD
LOT 1, BLOCK F/8044
7.321 ACRES
MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1052
PRELIMINARY PLAT
BLUE ADDITION
LOT 1, BLOCK F/8044
CITY PLAN FILE NO. S245-137
MARCH 27, 2025

OWNER'S CERTIFICATE

OWNER'S DEDICATION

SURVEYOR'S STATEMENT

Stantec

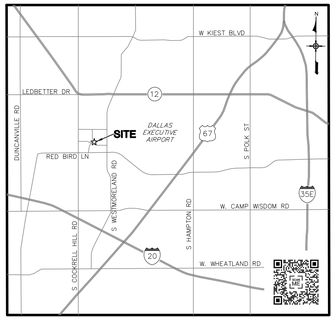
PRELIMINARY PLAT

BLUE ADDITION

LOT 1, BLOCK F/8044

CITY PLAN FILE NO. S245-137

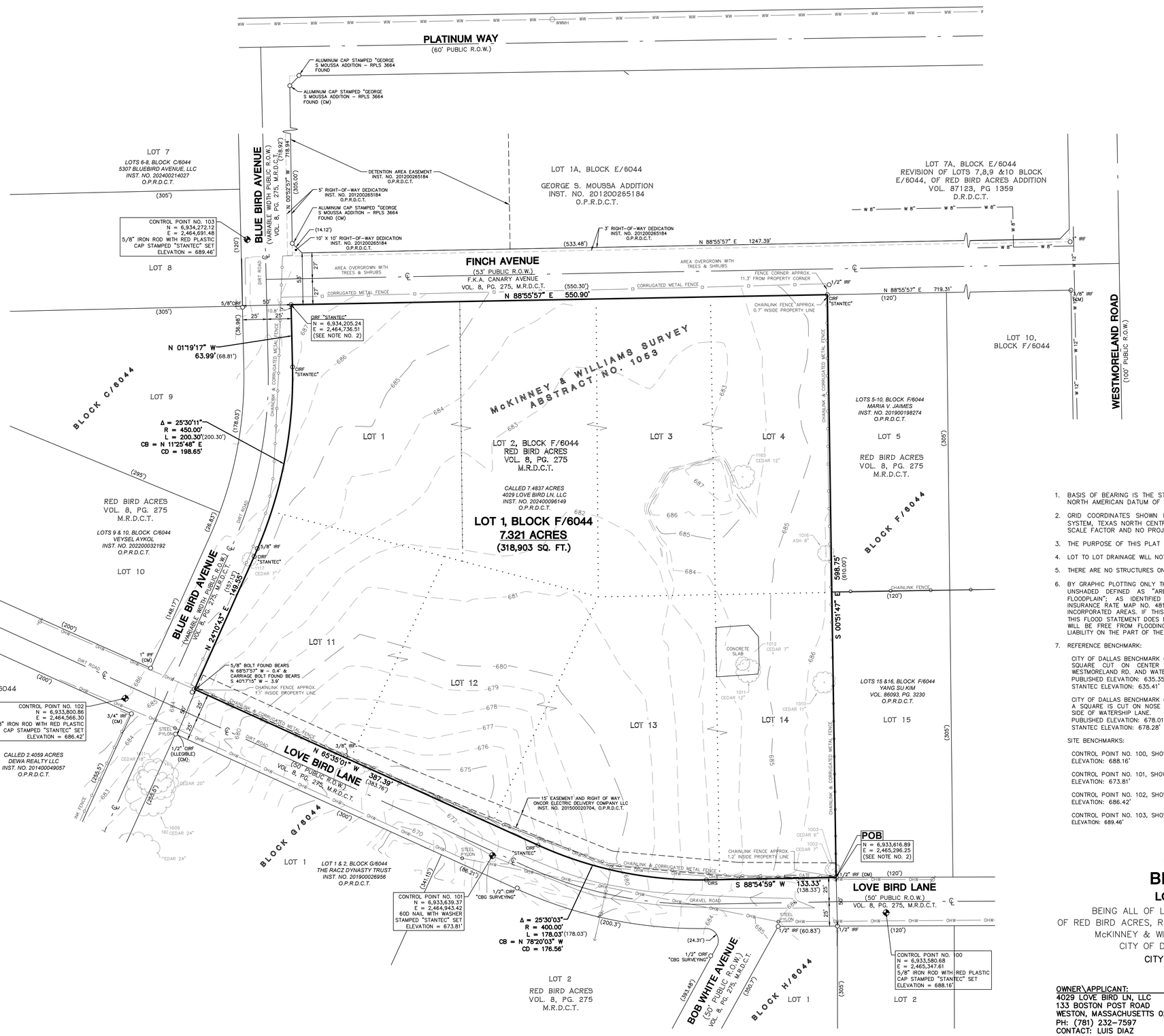
MARCH 27, 2025



VICINITY MAP
(NOT TO SCALE)

LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
(XXX)	DISTANCES PER RECORD PLAT/DEED
CONC.	CONCRETE
	LAND HOOK (DENOTES COMMON OWNERSHIP)
	TREE/CANOPY
	SIGN POST
	POWER POLE
	CHAIN LINK FENCE
	WOOD FENCE
OHW	OVERHEAD WIRES



GENERAL NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THERE ARE NO STRUCTURES ON THE SITE.
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0470K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. HIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. REFERENCE BENCHMARK:

   CITY OF DALLAS BENCHMARK 63–N–1
   SQUARE CUT ON CENTER CURB RADIUS ON NORTHEAST CORNER OF INTERSECTION OF WESTMORELAND RD. AND WATERSHIP LN.
   PUBLISHED ELEVATION: 635.35'
   STANTEC ELEVATION: 635.41'

   CITY OF DALLAS BENCHMARK 63–P–1
   A SQUARE IS CUT ON NOSE OF CONCRETE MEDIUM IN CENTERLINE OF RED BIRD LANE ON WEST SIDE OF WATERSHIP LANE.
   PUBLISHED ELEVATION: 678.01'
   STANTEC ELEVATION: 678.28'

   SITE BENCHMARKS:

   CONTROL POINT NO. 100, SHOWN HEREON
   ELEVATION: 688.16'

   CONTROL POINT NO. 101, SHOWN HEREON
   ELEVATION: 673.81'

   CONTROL POINT NO. 102, SHOWN HEREON
   ELEVATION: 686.42'

   CONTROL POINT NO. 103, SHOWN HEREON
   ELEVATION: 689.46'

PRELIMINARY PLAT

BLUE ADDITION

LOT 1, BLOCK F/6044

BEING ALL OF LOTS 1–4, AND 11–14, BLOCK F/6044
OF RED BIRD ACRES, RECORDED IN VOLUME 8, PAGE 275, M.R.D.C.T.
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245–137
MARCH 27, 2025

OWNER\APPLICANT:
4029 LOVE BIRD LN, LLC
133 BOSTON POST ROAD
WESTON, MASSACHUSETTS 02493
PH: (781) 232–7597
CONTACT: LUIS DIAZ

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437–2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194488

Stantec

STANTEC PROJECT NO. 190300106

U:\190300106\LOVE BIRD LANE ORA\4_SURVEY\CAD\00106v_pp.dwg modified by sbalzrette on Mar 27, 25 12:13 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **4029 LOVE BIRD LN, LLC** IS THE OWNER OF A 7.321 ACRE TRACT OF LAND SITUATED IN THE McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 1–4 & 11–14, BLOCK F/6044 OF RED BIRD ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 275, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING ALL OF A CALLED 7.4837 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 4029 LOVE BIRD LN, LLC, RECORDED IN INSTRUMENT NUMBER 202400096149, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 7.321 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 7.4837 ACRE TRACT OF LAND, SAME BEING THE MONUMENTED SOUTHEAST CORNER OF SAID LOT 14, BLOCK F/6044 AND THE MONUMENTED SOUTHWEST CORNER OF SAID LOT 15, BLOCK F/6044 AND BEING IN THE NORTHERLY RIGHT–OF–WAY LINE OF LOVE BIRD LANE (50 FOOT PUBLIC RIGHT–OF–WAY)

THENCE ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID LOVE BIRD LANE THE FOLLOWING CALLS:

SOUTH 88°54'59" WEST, A DISTANCE OF 133.33 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°30'03", FOR AN ARC LENGTH OF 178.03 FEET, A CHORD BEARING OF NORTH 78°20'03" WEST, AND A CHORD DISTANCE OF 176.56 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 65°35'01" WEST, A DISTANCE OF 387.39 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY LINE OF SAID LOVE BIRD LANE AND THE EASTERLY RIGHT–OF–WAY LINE OF BLUE BIRD AVENUE (VARIABLE WIDTH PUBLIC RIGHT–OF–WAY) AND FROM WHICH A 5/8" BOLT FOUND BEARS NORTH 68°57'57" WEST, A DISTANCE OF 0.4 FEET AND A CARRIAGE BOLT FOUND BEARS SOUTH 40°17'15" WEST, A DISTANCE OF 3.9 FEET;

THENCE, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID BLUE BIRD AVENUE THE FOLLOWING CALLS:

NORTH 24°10'43" EAST, A DISTANCE OF 149.55 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°30'11", FOR AN ARC LENGTH OF 200.30, A CHORD BEARING OF NORTH 11°25'48" EAST, AND A CHORD DISTANCE OF 198.65 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 01°19'17" WEST, A DISTANCE OF 63.99 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF INTERSECTION OF THE EASTERLY RIGHT–OF–WAY LINE OF SAID BLUE BIRD AVENUE AND THE SOUTH RIGHT–OF–WAY LINE OF FINCH AVENUE (53 FOOT PUBLIC RIGHT–OF–WAY)

THENCE, NORTH 88°55'57" EAST ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID FINCH AVENUE, A DISTANCE OF 550.90 FEET TO A 5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4, BLOCK F/6044, SAME BEING THE NORTHWEST CORNER OF LOT 5, BLOCK F/6044 OF SAID RED BIRD ACRES ADDITION AND FROM WHICH A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 10, BLOCK F/6044 OF SAID RED BIRD ACRES ADDITION BEARS NORTH 88°55'57" EAST, A DISTANCE OF 719.31 FEET;

THENCE, SOUTH 00°51'47" EAST DEPARTING THE SOUTH RIGHT–OF–WAY LINE OF SAID FINCH AVENUE, A DISTANCE OF 598.75 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 318,903 SQUARE FEET OR 7.321 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **4029 LOVE BIRD LN, LLC** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **VANGUARD ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____, DAY OF _____, 2025.

4029 LOVE BIRD LN, LLC

BY: _____
LUIS DIAZ

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS DIAZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____, DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A–8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE_____ DAY OF_____, 2025.

_____
MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 26, 2025

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____, DAY OF_____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHAIRPERSON OR BRENT RUBIN, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ___ DAY OF _____, A.D. 20____, AND SAME WAS DULY APPROVED ON THE ___ DAY OF _____, A.D. 20____, BY SAID COMMISSION.

_____
CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

_____
SECRETARY

PRELIMINARY PLAT

BLUE ADDITION

LOT 1, BLOCK F/6044

BEING ALL OF LOTS 1–4, AND 11–14, BLOCK F/6044
OF RED BIRD ACRES, RECORDED IN VOLUME 8, PAGE 275, M.R.D.C.T.
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245–137
MARCH 27, 2025

OWNER\APPLICANT:
4029 LOVE BIRD LN, LLC
133 BOSTON POST ROAD
WESTON, MASSACHUSETTS 02493
PH: (781) 232–7597
CONTACT: LUIS DIAZ

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437–2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS FIRM NO. 10194488

Stantec

STANTEC PROJECT NO. 190300106

U:\190300106\LOVE BIRD LANE ORA\4_SURVEY\CAD\00106v_pp.dwg modified by sbalzrette on Mar 27, 25 12:13 PM

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1433A **Item #:** 15.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 13.3642-acre lot from a tract of land in City Block A/8598 on property located between Clark Road and Clarkridge Drive, north of Camp Wisdom Road.
Applicant/Owner: Rosebriar Camp Wisdom, LP
Surveyor: Kimley-Horn and Associates Inc.,
Application Filed: March 27, 2025
Zoning: PD 1129
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-138

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-138 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Clark Road and Clarkridge Drive, north of Camp Wisdom Road

DATE FILED: March 27, 2025 **ZONING:** PD 1129

PD LINK: Not available

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 13.3642-acres

APPLICANT/OWNER: Rosebriar Camp Wisdom, LP

REQUEST: An application to create one 13.3642-acre lot from a tract of land in City Block A/8598 on property located between Clark Road and Clarkridge Drive, north of Camp Wisdom Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1129; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 60 feet right-of-way (via fee simple) from the established centerline of Clark Road.

16. On the final plat, dedicate 53.5 feet right-of-way (via fee simple) from the established centerline of Camp Wisdom Road.

17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Camp Wisdom Road and Clarkridge Drive. Section 51A 8.602(d)(1)

18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

19. On the final plat, include a note that the site is within the 65 LDN contour of Hensley Field and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Transportation Conditions:

20. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Camp Wisdom is a parkway street and Clark Road is a residential street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, theses street typologies require the sidewalk to be buffered from travel lanes and to have a preferred minimum of 4 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 9 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.

22. On the final plat, show recording information on all existing easements within 150 feet of the property.

23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

24. Need new/different plat name.

Dallas Water Utilities Conditions:

25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

26. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

Streetlight/ Street name/ GIS, Lot & Block Conditions:

29. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

30. On the final plat, change "West Camp Wisdom Road" to "Camp Wisdom Road (FKA Duncanville Florence Hill Road FKA County Road No. 94)".

31. On the final plat, identify the property as Lot 1 in City Block C/8598.


LO-1
D(A)
Z978-245
MF-1(A)(SAH)
Z890-169
CLARKRIDGE DR
S201-207
PD
599
PD
1129
S245-138
S201-681
CR
PD
938
WINDING OAKS CT
PD 521
(S-9)
South Zone
PD 521
(S-10)
South Zone
PD
521
W CAMP WISDOM RD
City of
Duncanville
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S245-138
Date: 4/10/2025

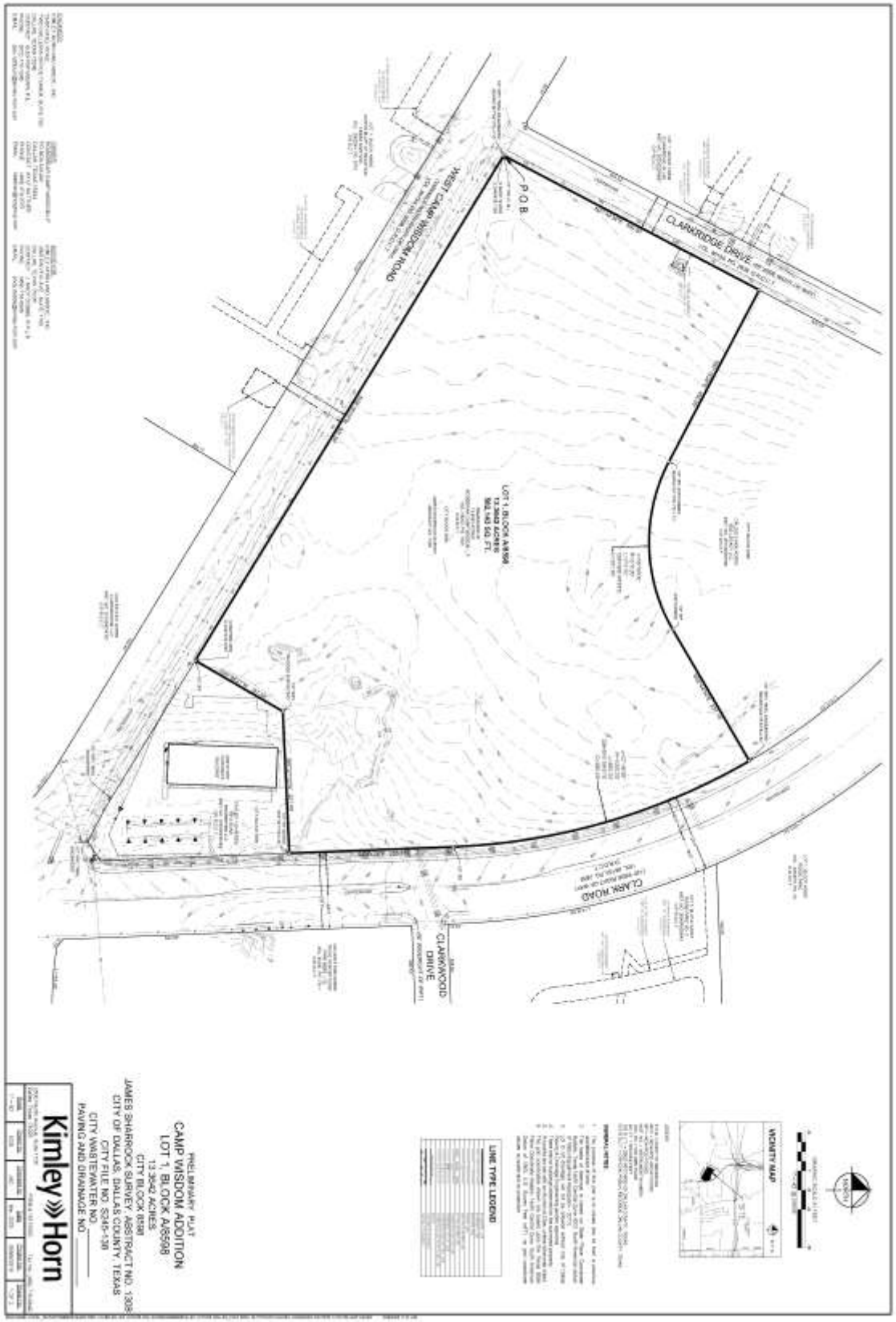


1:3,600

AERIAL MAP

Area of Request
Recent History

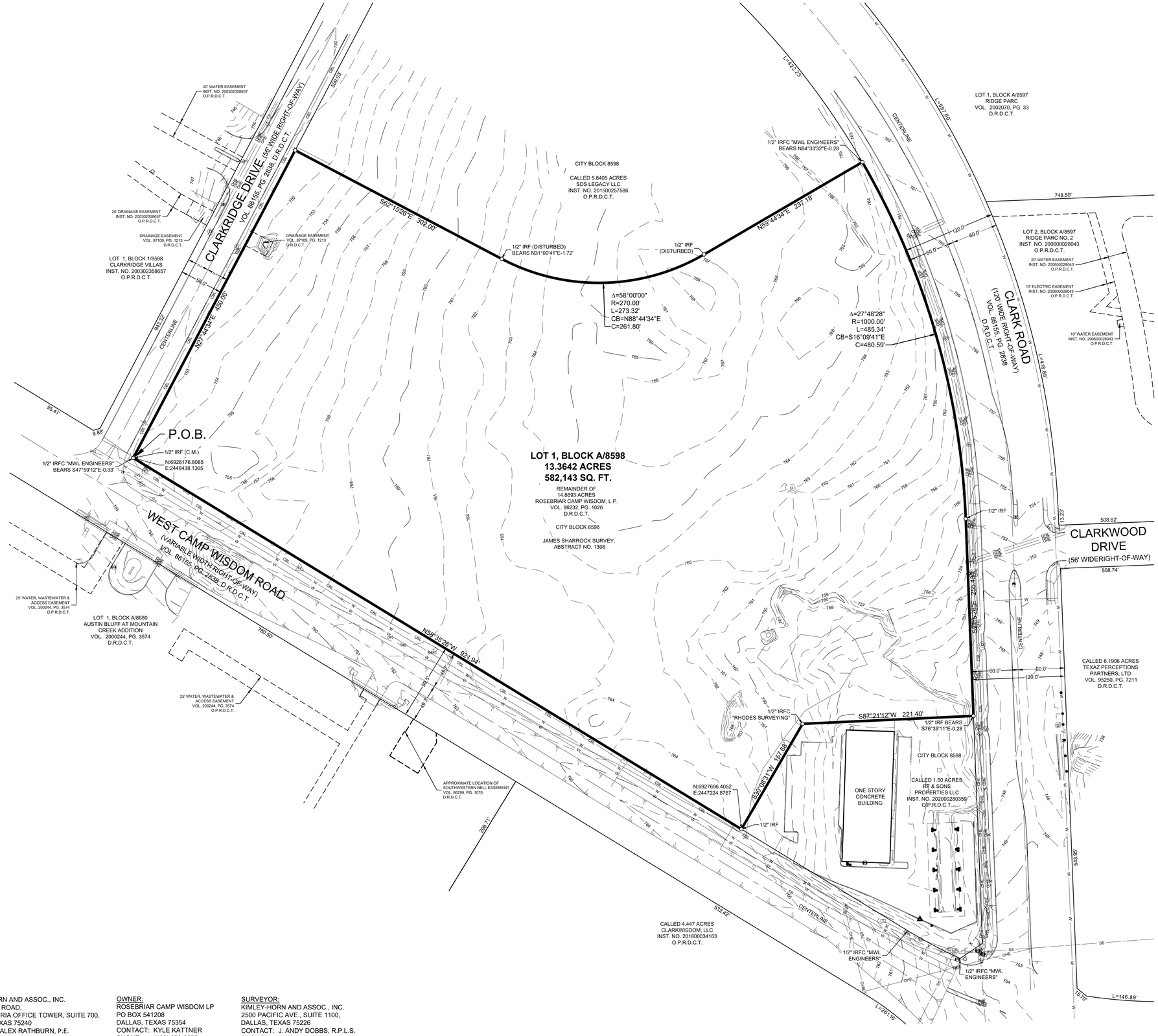
Case no: S245-138
Date: 4/10/2025


PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.3642 ACRES
CITY BLOCK 8598
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-138
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____
Kimley»Horn
LOT 1, BLOCK A/8598
13.3642 ACRES
582,143 SQ. FT.
P.O.B.
WEST CAMP WISDOM ROAD
CLARKRIDGE DRIVE
CLARK ROAD
CLARKWOOD DRIVE
VICINITY MAP
LINE TYPE LEGEND

PRELIMINARY

PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.364 ACRES
CITY BLOCK 8598
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-138
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn



NORTH

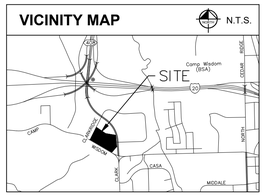
GRAPHIC SCALE IN FEET

40 0 20 40 80

1" = 40' @ 24X36

VICINITY MAP

N.T.S.



LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. The purpose of this plat is to create one lot from a previous unplatted tract of land.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. There are no buildings observed on the surveyed property.
5. All points are set with an Aluminum Disk, unless otherwise noted.
6. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.3642 ACRES
CITY BLOCK 8598
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-138
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: ALEX RATHBURN, P.E.
PHONE: (972) 770-1345
EMAIL: alex.rathburn@kimley-horn.com

OWNER:
ROSEBRIAR CAMP WISDOM LP
PO BOX 541208
DALLAS, TEXAS 75354
CONTACT: KYLE KATTNER
PHONE: (469) 379-2575
EMAIL: kkattner@nrpgroup.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	ECB	JAD	Mar. 2025	068682819	1 OF 2

DWG NAME: K:\DAL_SURVEY\068682819-NRP 8351 CLARK RD LEX LUTHOR DALLAS\DWG\068682819-LEX LUTHOR DALLAS_PLAT.DWG PLOTTED BY VALDEZ, LEONARDO 3/27/2025 12:02 PM LAST SAVED 3/26/2025 11:31 AM

OWNER'S CERTIFICATE:

WHEREAS ROSEBRIAR CAMP WISDOM, L.P. is the owner of a tract of land situated in the James Sharrock Survey, Abstract No. 1308, City of Dallas, Dallas County, Texas, being part of City Block No. 8598 and being a portion of the remainder of a called 14.8693 acre tract of land described in Special Warranty Deed to Rosebriar Camp Wisdom, L.P. recorded in Volume 96232, Page 1026, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the northeast right-of-way line of West Camp Wisdom Road (a variable width right-of-way) and the southeast right-of-way line of Clarkridge Drive (a 56' wide right-of-way), from said point, a 1/2" iron rod with plastic cap stamped "MWL ENGINEERS" found bears South 47°59'12" East, a distance of 0.33 feet;

THENCE with the said southeast right-of-way line of Clarkridge Drive, North 27°44'34" East, a distance of 450.00 feet to a an aluminum disk set for the northwest corner of said 14.8693 acre tract, and the southwest corner of a called 5.8405 acre tract of land described in Special Warranty Deed to SDS Legacy LLC, recorded in Instrument No. 201500257586, Official Public Records, Dallas County, Texas, in said southeast right-of-way line Clarkridge Drive;

THENCE departing the said southeast right-of-way line of Clarkridge Drive, and with the south line of said 5.8405 acre tract, the following courses and distances:

South 62°15'26" East, a distance of 302.00 feet to an aluminum disk set for the beginning of a curve to the left, having a central angle of 58°00'00", a radius of 270.00 feet, a chord bearing and distance of North 88°44'34" East, 261.80 feet, from which a 1/2" iron rod found bears North 31°00'41" East, a distance of 1.72 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 273.32 feet to a 1/2" iron rod found (disturbed) for corner;
North 59°44'34" East, a distance of 237.18 feet to an aluminum disk set for the northeast corner of said 14.8693 acre tract, and the southeast corner of said 5.8405 acre tract, in the southwest right-of-way line of Clark Road (a 120' wide right-of-way), said point being the beginning of a non-tangent curve to the right, having a central angle of 27°48'28", a radius of 1000.00 feet, a chord bearing and distance of South 16°09'41" East, 480.59 feet, from said point a 1/2" iron rod with plastic "MWL ENGINEERS" cap found, bears North 64°33'32" East, 0.28'

THENCE with the said southwest right-of-way line of Clark Road, the following courses and distances:

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 485.34 feet to a 1/2" iron rod found for corner;
South 2°15'26" East, a distance of 255.43 feet to a point for the southeast corner of said 14.8693 acre tract and the northeast corner of a called 1.50 acre tract of land described in Special Warranty Deed to RF & Sons Properties, LLC recorded in Instrument No. 202000280359, of said Official Public Records, in the west right-of-way line of Clark Road, from said point a 1/2" iron rod found bears South 76°39'11" East, 0.28 feet;

THENCE departing the said west right-of-way line of Clark Road and with the north line of said called 1.50 acre tract, the following courses and distances:

South 87°21'12" West, a distance of 221.40 feet to a 1/2" iron rod with plastic "RHODES SURVEYING" cap found for corner;
South 30°08'31" West, a distance of 157.68 feet to a 1/2" iron rod found for corner in the said northeast right-of-way line of West, Camp Wisdom Road;

THENCE with the said northeast right-of-way line of West Camp Wisdom Road, North 58°35'26" West, a distance of 921.94 feet to the **POINT OF BEGINNING** and containing 13.3642 acre or 582,143 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

GENERAL NOTES:

1. The purpose of this plat is to create one lot from a previous unplatted tract of land.
2. The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. There are no buildings observed on the surveyed property.
5. All points are set with an Aluminum Disk, unless otherwise noted.
6. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **ROSEBRIAR CAMP WISDOM, L.P.** does hereby adopt this plat, designating the herein described property as **CAMP WISDOM ADDITION** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

By: _____

Name: _____

Title: _____

STATE OF _____§
COUNTY OF _____§

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. ANDY DOBBS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

_____
J. ANDY DOBBS
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Ave., Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

_____
Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Ruben, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

PRELIMINARY PLAT
CAMP WISDOM ADDITION
LOT 1, BLOCK A/8598
13.3642 ACRES
CITY BLOCK 8598
JAMES SHARROCK SURVEY, ABSTRACT NO. 1308
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S245-138
CITY WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: ALEX RATHBURN, P.E.
PHONE: (972) 770-1345
EMAIL: alex.rathburn@kimley-horn.com

OWNER:
ROSEBRIAR CAMP WISDOM LP
PO BOX 541208
DALLAS, TEXAS 75354
CONTACT: KYLE KATTNER
PHONE: (469) 379-2575
EMAIL: kkattner@nrpgroup.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Mar. 2025	068682819	2 OF 2

DWG NAME: K:\DAL_SURVEY\068682819-NRP 8351 CLARK RD LEX LUTHOR DALLAS\SDWG\068682819-LEX LUTHOR DALLAS_PLAT.DWG PLOTTED BY VALDEZ, LEONARDO 3/27/2025 12:02 PM LAST SAVED 3/26/2025 11:31 AM

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1434A **Item #:** 16.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 1.647-acre lot from a tract of land in City Block 7367 on property located on Chenault Street, west of Buckner Boulevard.
Applicant/Owner: Mohammad Khader Amlallah
Surveyor: Crowley Surveying
Application Filed: March 27, 2025
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 7
S245-140

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CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-140 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Chenault Street, west of Buckner Boulevard

DATE FILED: March 27, 2025 **ZONING:** LI

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 1.647-acres

APPLICANT/OWNER: Mohammad Khader Amlallah

REQUEST: An application to create one 1.647-acre lot from a tract of land in City Block 7367 on property located on Chenault Street, west of Buckner Boulevard.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Industrial District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval” 51A 8.611(e)

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Chenault Street. *Section 51A 8.602(c)*

Transportation Conditions:

17. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Chenault Street is a commercial street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, theses street typologies require the sidewalk to be buffered from travel lanes and to have a preferred minimum of 5 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 10 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.

19. On the final, show distances/width across all adjoining rights-of-way.

20. Access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the

21. On the final plat, show recording information on all existing easements within 150 feet of the property.

22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

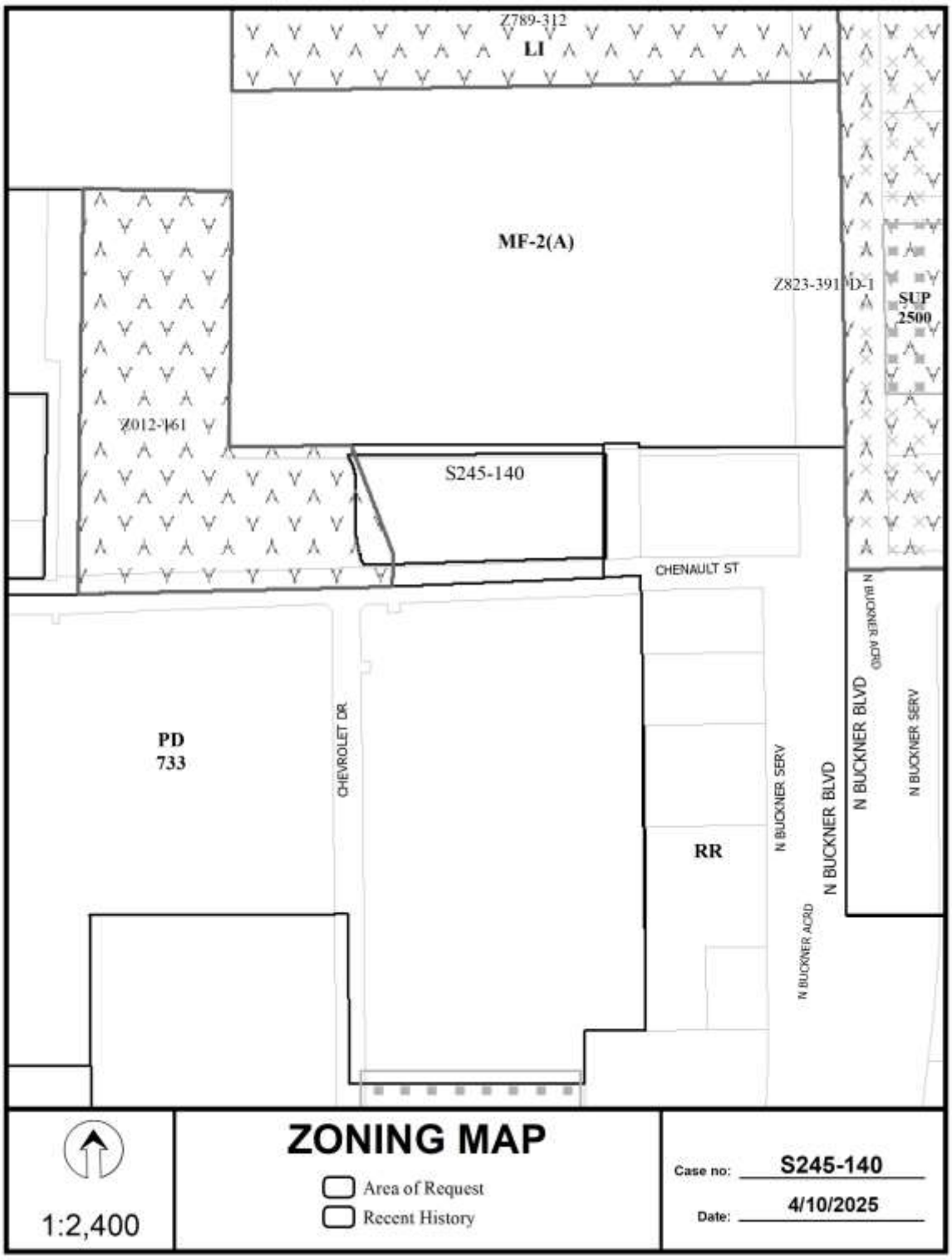
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

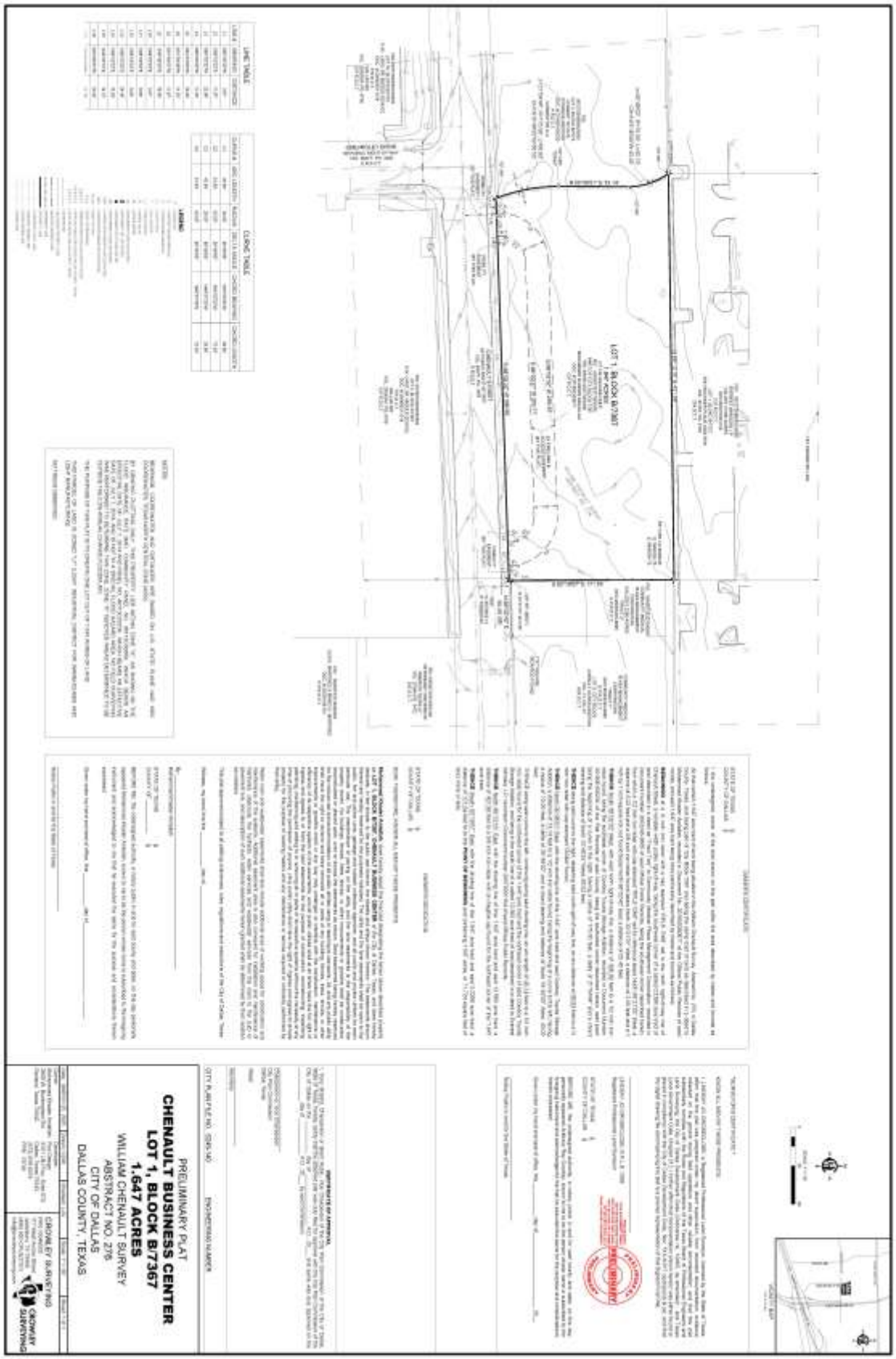
Streetlight/ GIS, Lot & Block Conditions:

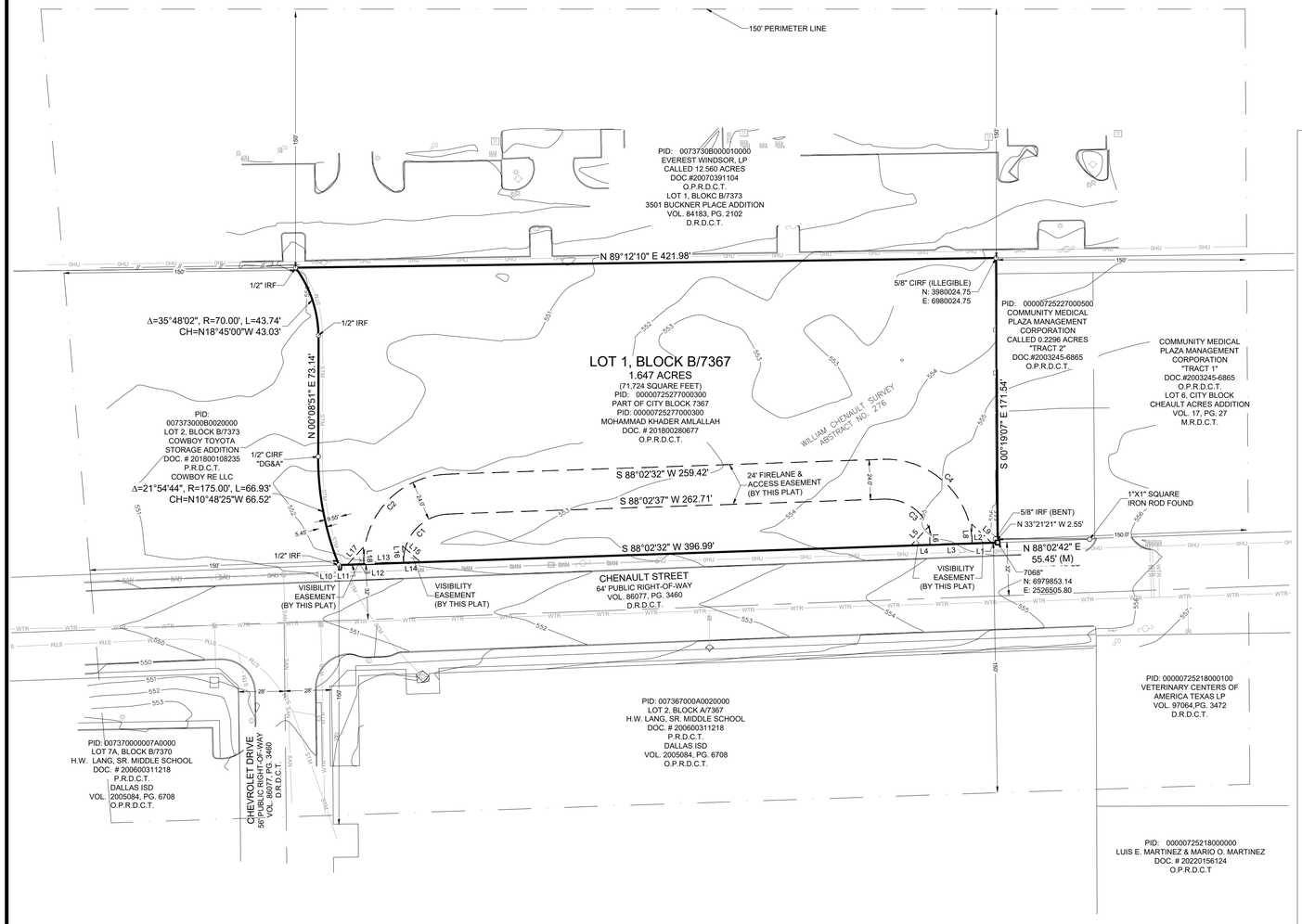
25. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

26. On the final plat, identify the property as Lot 3 in City Block B/7373.


Z789-312
LI
MF-2(A)
Z823-391
D-1
SUP
2500
Z012-161
S245-140
CHENAULT ST
PD
733
CHEVROLET DR
RR
N BUCKNER SERV
N BUCKNER BLVD
N BUCKNER ACRD
N BUCKNER BLVD
N BUCKNER SERV
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S245-140
Date: 4/10/2025


S245-083
S245-140
CHENAULT ST
N BUCKNER BLVD
N BUCKNER BLVD
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S245-140
Date: 4/10/2025


PRELIMINARY PLAT
CHENAULT BUSINESS CENTER
LOT 1, BLOCK B/7367
1.647 ACRES
WILLIAM CHENAULT SURVEY
ABSTRACT NO. 276
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CROWLEY SURVEYING



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°02'32"W	3.61'
L2	N88°02'32"E	11.67'
L3	S88°02'32"W	23.96'
L4	S88°02'32"W	11.45'
L5	S43°01'02"W	16.29'
L6	N01°39'46"W	11.52'
L8	N01°40'07"W	11.67'
L9	S46°56'26"E	16.49'
L10	N88°02'32"E	5.01'
L11	N88°02'33"E	9.99'
L12	N88°02'33"E	9.99'
L13	N88°02'32"E	24.00'
L14	N88°02'32"E	10.28'
L15	S48°00'10"E	14.72'
L16	N03°46'31"W	10.23'
L17	S43°41'29"W	14.29'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	90°00'05"	S43°02'35"W	39.60'
C2	81.68'	52.00'	90°00'00"	S43°02'32"W	73.54'
C3	43.98'	28.00'	89°59'55"	N46°57'25"W	39.60'
C4	81.68'	52.00'	90°00'00"	S46°57'28"E	73.54'

LEGEND

- = CLEAN OUT
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = UTILITY POLE
- = GUY ANCHOR
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- = CENTERLINE
- = ADJOINING PROPERTY LINE
- = BUILDING SETBACK LINE
- = EASEMENT LINE
- = PROPERTY LINE
- = OVERHEAD UTILITY LINE
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATER LINE

NOTES:

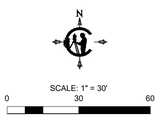
BEARINGS, COORDINATES AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).

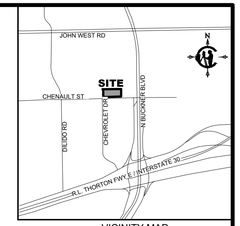
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0365K, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014 AND PANEL NO. 48113C0370K WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF 1.647 ACRES OF LAND.

THIS PARCEL OF LAND IS ZONED "L1" (LIGHT INDUSTRIAL DISTRICT FOR WAREHOUSES AND LIGHT MANUFACTURING)

NO TREES OBSERVED





VICINITY MAP
(Not to Scale)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

All that certain 1.647 acre tract of land being situated in the William Chenault Survey, Abstract No. 276, in Dallas County, Texas, and being part of City Block 7367 and being the same tract of land as described in a deed to Mohammad Khader Amlallah, recorded in Document No. 201800280677 of the Official Public Records of said county, and said 1.647 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rebar with a cap stamped "RPLS 7068" set in the north right-of-way line of Chenault Street, a variable width public right-of-way, being the southwest corner of a called 0.2296 acre tract of land described in a deed as "Tract Two" to Community Medical Plaza Management Corporation, recorded in Document Number 2003245-6865 of said Official Public Records, being the southeast corner described herein, from which a 1/2 inch iron rebar with cap stamped "RPLS 7068" set for reference bears North 69°21'02" West, a distance of 6.22 feet and a 5/8 inch iron rebar found bears North 33°21'21" West, a distance of 2.55 feet and a 1 inch by 1 inch square iron rod found bears North 88°02'42" East, a distance of 55.45 feet;

THENCE South 88°02'32" West, with said north right-of-way line, a distance of 396.99 feet to a 1/2 inch iron rebar found, being the southeast corner of Cowboy Toyota Storage Addition, recorded in Document Number 201800108235 of the Plat Records of said County, being the southwest corner described herein, said point being the beginning of a curve to the right, having a radius of 175.00 feet, a delta of 21°54'44" and a chord bearing and distance of North 10°48'25" West, 66.52 feet;

THENCE along said curve to the right, departing said north right-of-way line, an arc distance of 66.93 feet to a ½ inch iron rebar with cap stamped "DG&A" found;

THENCE North 00°08'51" East, with the dividing line of this 1.647 acre tract and said Cowboy Toyota Storage Addition, a distance of 73.14 feet to a 1/2 inch iron rebar found, being the beginning of a curve to the left, having a radius of 70.00 feet, a delta of 35°48'02" and a chord bearing and distance of North 18°45'00" West, 43.03 feet;

THENCE along said curve to the left, continuing along said dividing line, an arc length of 43.74 feet to a 1/2 inch iron rebar found for the northwest corner of this 1.647 acre tract and the northeast corner of said Cowboy Toyota Storage Addition, and being in the south line of a called 12.560 acre tract of land described in a deed to Everest Windsor, LP, recorded n Document Number 20070391104 of said Official Public Records;

THENCE North 89°12'10" East, with the dividing line of this 1.647 acre tract and said 12.560 acre tract, a distance of 421.98 feet to a 5/8 inch iron rebar with an illegible cap found for the northeast corner of this 1.647 acre tract;

THENCE South 00°19'07" East, with the dividing line of this 1.647 acre tract and said 0.2296 acre tract, a distance of 171.54 feet to to the **POINT OF BEGINNING** and containing 1.647 acres, or 71,724 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

Mohammad Khader Amlallah, does hereby adopt this final plat designating the herein above described property as **LOT 1, BLOCK B/7367, CHENAULT BUSINESS CENTER** of the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility),

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas

Witness, my hand, this the _____ day of _____, _____.

By:_____
Mohammad Khader Amlallah

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Mohammad Khader Amlallah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of_____, _____.

_____
Notary Public in and for the State of Texas

*SURVEYOR'S CERTIFICATE *

KNOW ALL MEN BY THESE PRESENTS:

I, LINDSAY JO GROSECLOSE, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

_____
LINDSAY JO GROSECLOSE, R.P.L.S. 7068
Registered Professional Land Surveyor

PRELIMINARY;
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED
OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PRELIMINARY

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Anthony Ray Crowley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of_____, 20__.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shadid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D., 20___ and same was duly approved on the _____ day of _____ A.D., 20___ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

CITY PLAN FILE NO. S245-140 ENGINEERING NUMBER

PRELIMINARY PLAT

CHENAULT BUSINESS CENTER
LOT 1, BLOCK B/7367
1.647 ACRES

WILLIAM CHENAULT SURVEY
ABSTRACT NO. 276
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Date: MARCH 25, 2025	Drawn: CDM	Checked: LJG	Scale: 1" = 30'	Sheet: 1 of 1

Owner:
Mohammad Khader Amlallah
2809 W. Buckingham Rd.
Garland, Texas 75042

Developer:
Roc Design
9101 LBJ Fwy, Suite 570
Dallas, Texas 75243
(972) 639-8375
FRN: 13744

CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
info@crowleysurveying.com

Agenda Information Sheet

File #: 25-1435A **Item #:** 17.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 6.3005-acre lot from a tract of land in City Block 8037 on property located on Ranchero Lane, west of Duncanville Road.
Applicant/Owner: Jaime Reynaldo Sepulveda
Surveyor: Seth Ephraim Osabutey
Application Filed: March 27, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 3
S245-141

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-141 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Ranchero Lane, west of Duncanville Road

DATE FILED: March 27, 2025 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 6.3005-acres

APPLICANT/OWNER: Jaime Reynaldo Sepulveda

REQUEST: An application to create one 6.3005-acre lot from a tract of land in City Block 8037 on property located on Ranchero Lane, west of Duncanville Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the north line of Ranchero Lane have areas ranging in size from 214,244 square feet to 217,590 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map)*

- The properties to the south line of Ranchero Lane have areas ranging in size from 110,031 square feet to 313,150 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 6.3005-acre lot.

Staff concludes that there is not an established lot pattern in the adjacent areas and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. Provide approval from the City of Duncanville for any work within their jurisdiction.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

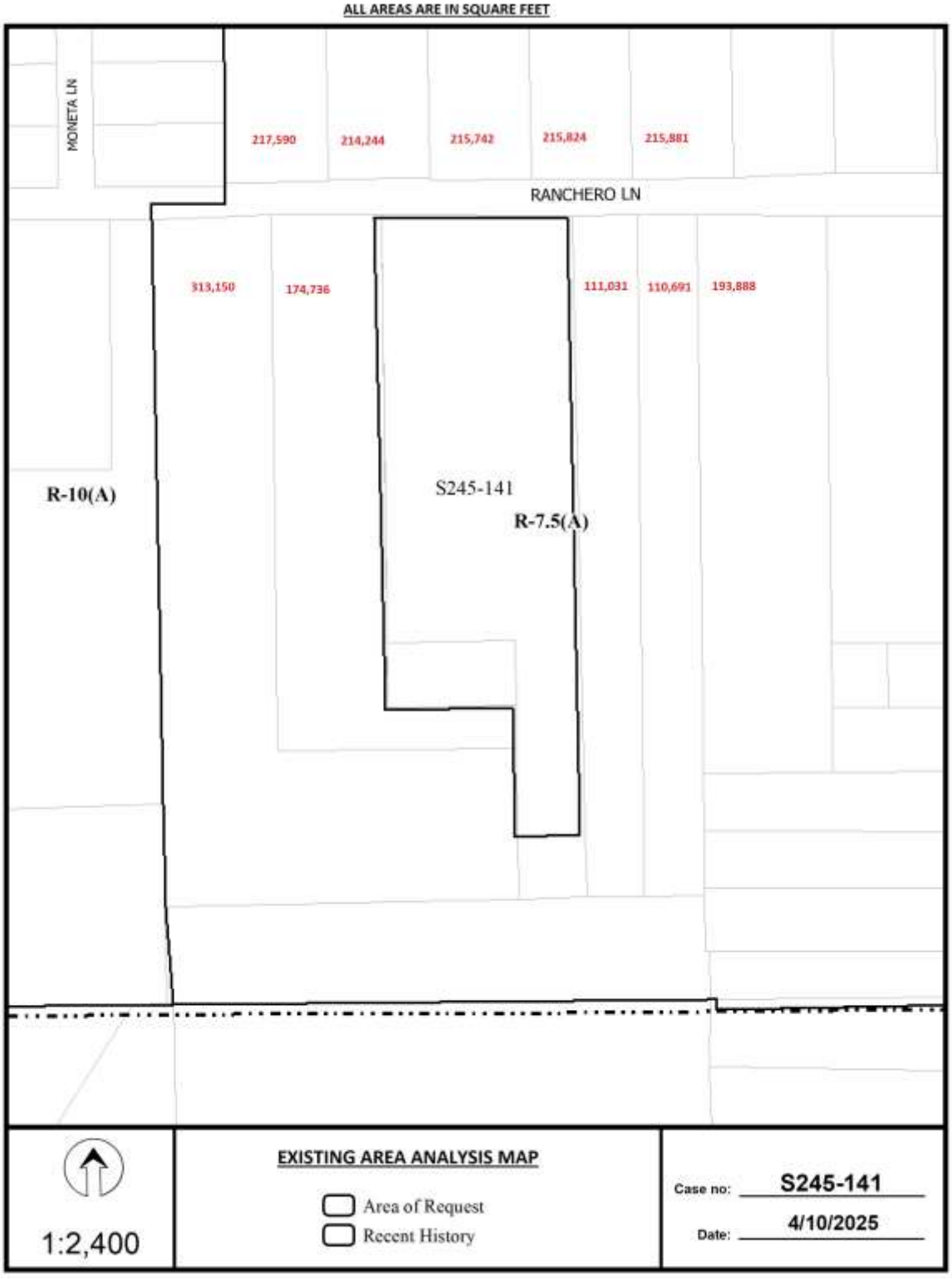
20. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

21. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

22. On the final plat, change "Ranchero Lane" to "Ranchero Lane (FKA Red Bird Lane FKA Tanzy Road)".

23. On the final plat, identify the property as Lot 4 in City Block 1/8037.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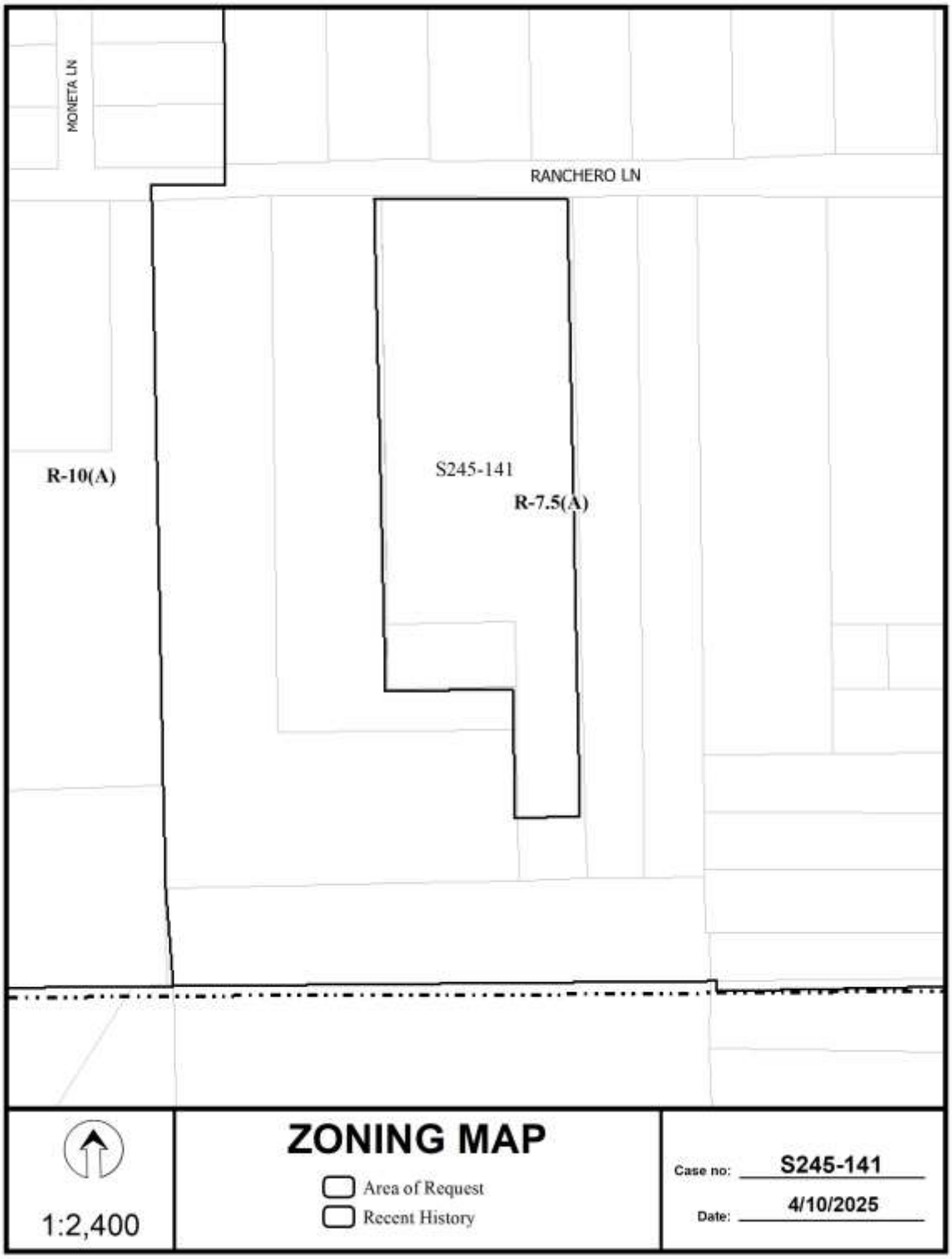
217,590
214,244
215,742
215,824
215,881
RANCHERO LN
313,150
174,736
111,031
110,691
193,888
R-10(A)
S245-141
R-7.5(A)
1:2,400
EXISTING AREA ANALYSIS MAP
Area of Request
Recent History
Case no: S245-141
Date: 4/10/2025


MONETA LN
RANCHERO LN
R-10(A)
S245-141
R-7.5(A)
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S245-141
Date: 4/10/2025

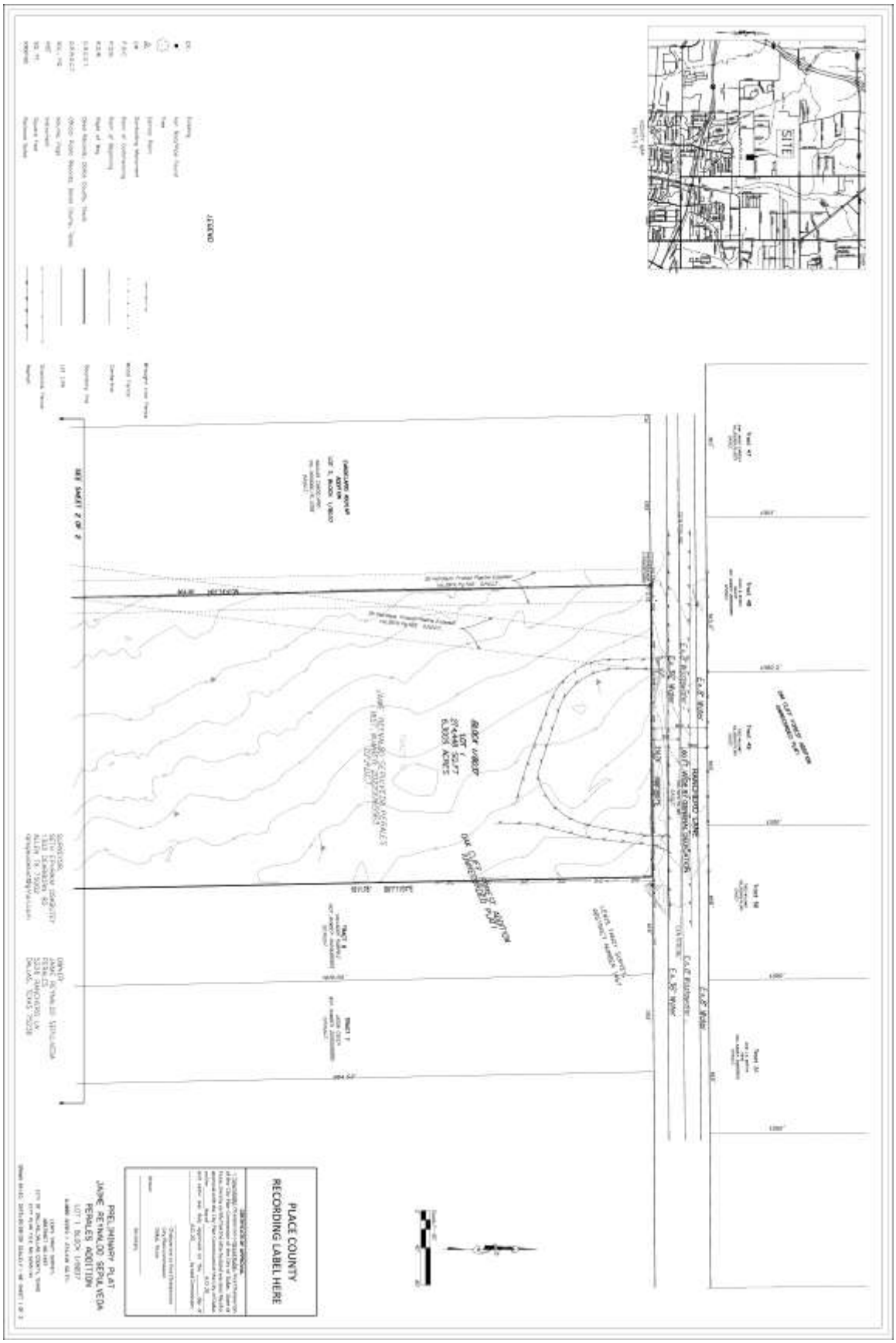


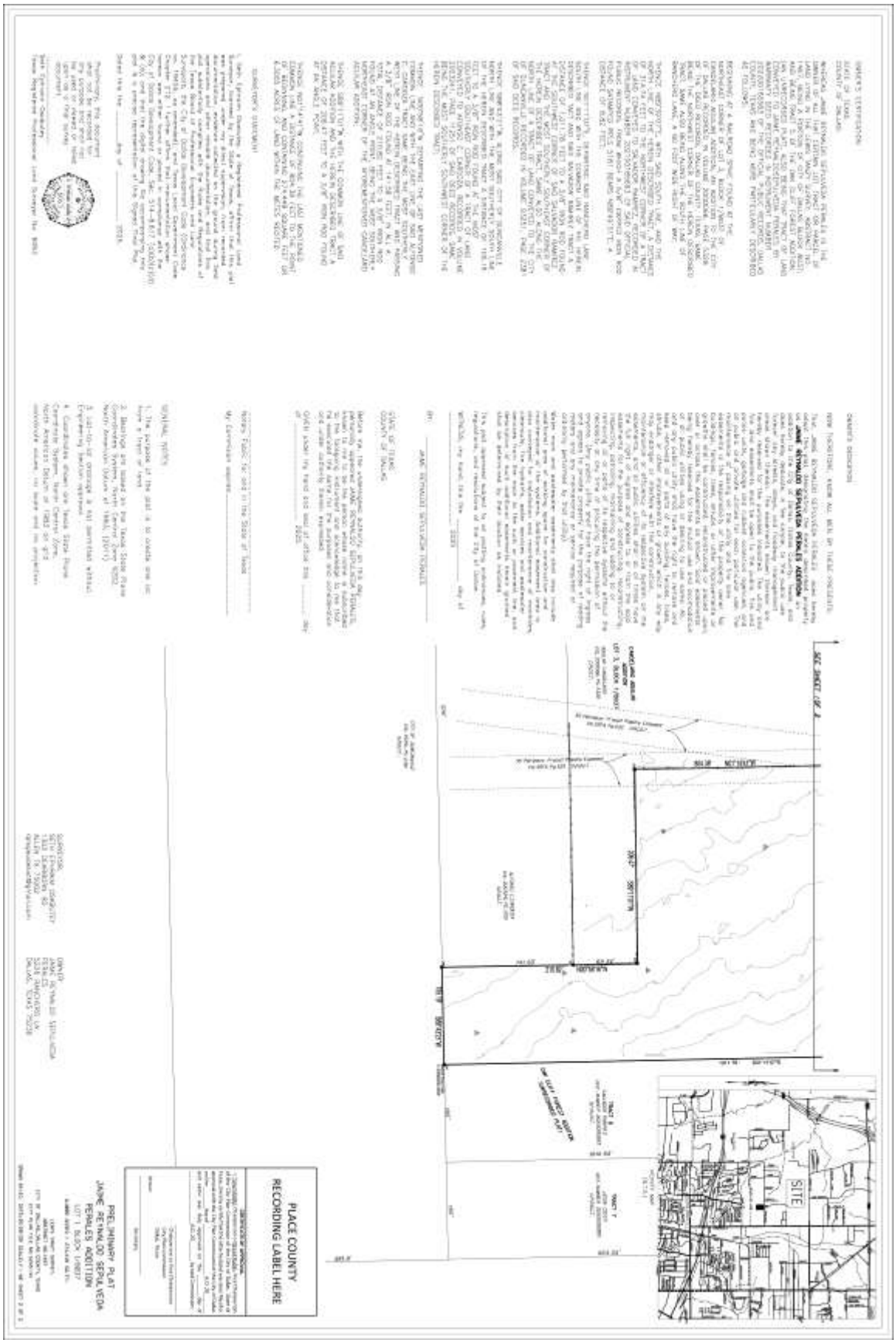
AERIAL MAP

1:2,400

Area of Request
Recent History

Case no: S245-141
Date: 4/10/2025


PLACE COUNTY
RECORDING LABEL HERE
PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA
PERALES ADDITION
LOT 1, BLOCK 1/8837
SITE


PLACE COUNTY
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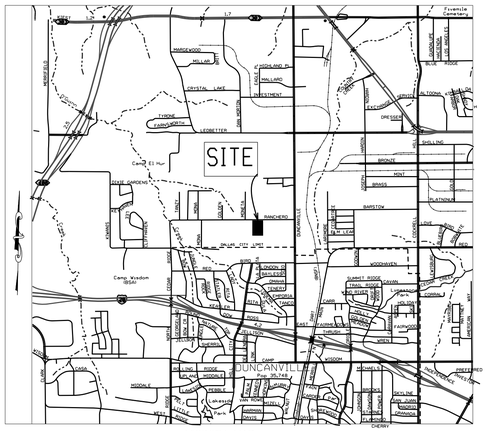
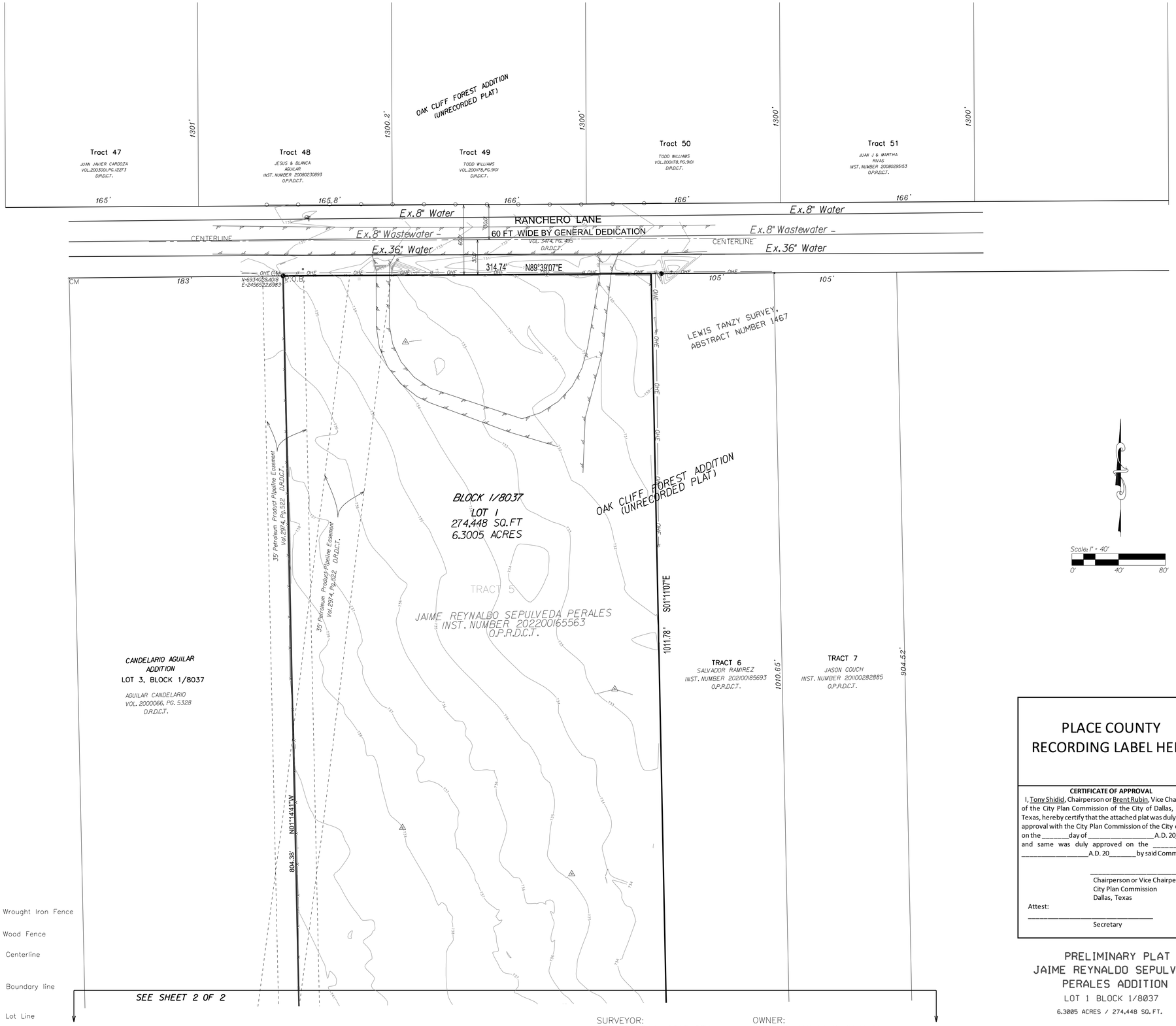
PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA
PERALES ADDITION
SITE



VICINITY MAP
(N.T.S.)



LEGEND

EX.	Existing		Wrought Iron Fence
●	Iron Rod/Pipe Found		Wood Fence
	Tree		Centerline
	Control Point		Boundary line
CM	Controlling Monument		Lot Line
P.O.C.	Point of Commencing		Chainlink Fence
P.O.B.	Point of Beginning		Asphalt
R.O.W.	Right of Way		
D.R.D.C.T.	Deed Records, Dallas County, Texas		
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas		
VOL., PG.	Volume, Page		
INST.	Instrument		
SQ. FT.	Square Feet		
RRSPIKE	Railroad Spike		

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JAIME REYNALDO SEPULVEDA
PERALES
5226 RANCHERO LN
DALLAS, TEXAS 75236

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA PERALES ADDITION

LOT 1 BLOCK 1/8037

6.3005 ACRES / 274,448 SQ. FT.

LEWIS TANZY SURVEY,
ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-141

DRAWN BY: EO DATE: 01/28/25 SCALE: 1" = 40' SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS JAIME REYNALDO SEPULVEDA PERALES IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467, BEING A PORTION OF CITY OF DALLAS BLOCK 8037, AND BEING TRACT 5 OF THE OAK CLIFF FOREST ADDITION (AN UNRECORDED PLAT), ALSO BEING THAT TRACT OF LAND CONVEYED TO JAIME REYNALDOSEPULVEDA PERALES BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202200165563 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1/8037 OF CANDELARIO AGUILAR ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 2000066, PAGE 5328 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE SOUTH LINE OF RANCHERO LANE, A 60 FOOT WIDE RIGHT OF WAY;

THENCE N89°39'07"E, WITH SAID SOUTH LINE, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 314.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SALVADOR RAMIREZ, RECORDED IN INSTRUMENT NUMBER 202100185693 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8" CAPPED IRON ROD FOUND SATAMPED RPLS 5181 BEARS N89°49'31"E, A DISTANCE OF 8.82 FEET;

THENCE S01°11'07"E, DEPARTING SAID RANCHERO LANE SOUTH LINE AND WITH THE COMMON LINE OF THE HEREIN DESCRIBED TACT AND SAID SALVADOR RAMIREZ TRACT A DISTANCE OF 1,011.78 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SALVADOR RAMIREZ TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF DUNCANVILLE RECORDED IN VOLUME 93251, PAGE 2381 OF SAID DEED RECORDS;

THENCE S88°43'21"W, ALONG SAID CITY OF DUNCANVILLE NORTH LINE AND WITH THE MOST SOUTHERLY SOUTH LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 105.19 FEET TO A 3/8" IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AFONSO C. CARDOZA, RECORDED IN VOLUME 2003241, PAGE 11251 OF SAID DEED RECORDS, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N00°58'16"W DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE EAST LINE OF SAID ALFONSO C. CARDOZA TRACT SAME BEING THE MOST SOUTHERLY WEST LINE OF THE HEREIN DESCRIBED TRACT AND PASSING A 3/8" IRON ROD FOUND AT 141.58 FEET, IN ALL A TOTAL DISTANCE OF 210.82 FEET TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT, BEING THE MOST SOUTHERLY NORTHEAST CORNER OF THE AFOREMENTIONED CANDELARO AGUILAR ADDITION;

THENCE S89°11'01"W WITH THE COMMON LINE OF SAID AGUILAR ADDITION AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 209.47 FEET TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT;

THENCE N01°14'41"W CONTINUING THE LAST MENTIONED COMMON LINE A DISTANCE OF 804.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 274,448 SQUARE FEET OR 6.3005 ACRES OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 514–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____day of _____, 2025.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS · REGISTERED · S. EPHRAIM OSABUTEY · 6063 · PROFESSIONAL LAND SURVEYOR

_____
Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAIME REYNALDO SEPULVEDA PERALES does hereby adopt this plat, designating the herein described property as **JAIME REYNALDO SEPULVEDA PERALES ADDITION** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accmodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand, this the _____ day of _____, 2025

BY: _____
JAIME REYNALDO SEPULVEDA PERALES

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAIME REYNALDO SEPULVEDA PERALES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

_____
Notary Public for and in the State of Texas

My Commision expires:_____

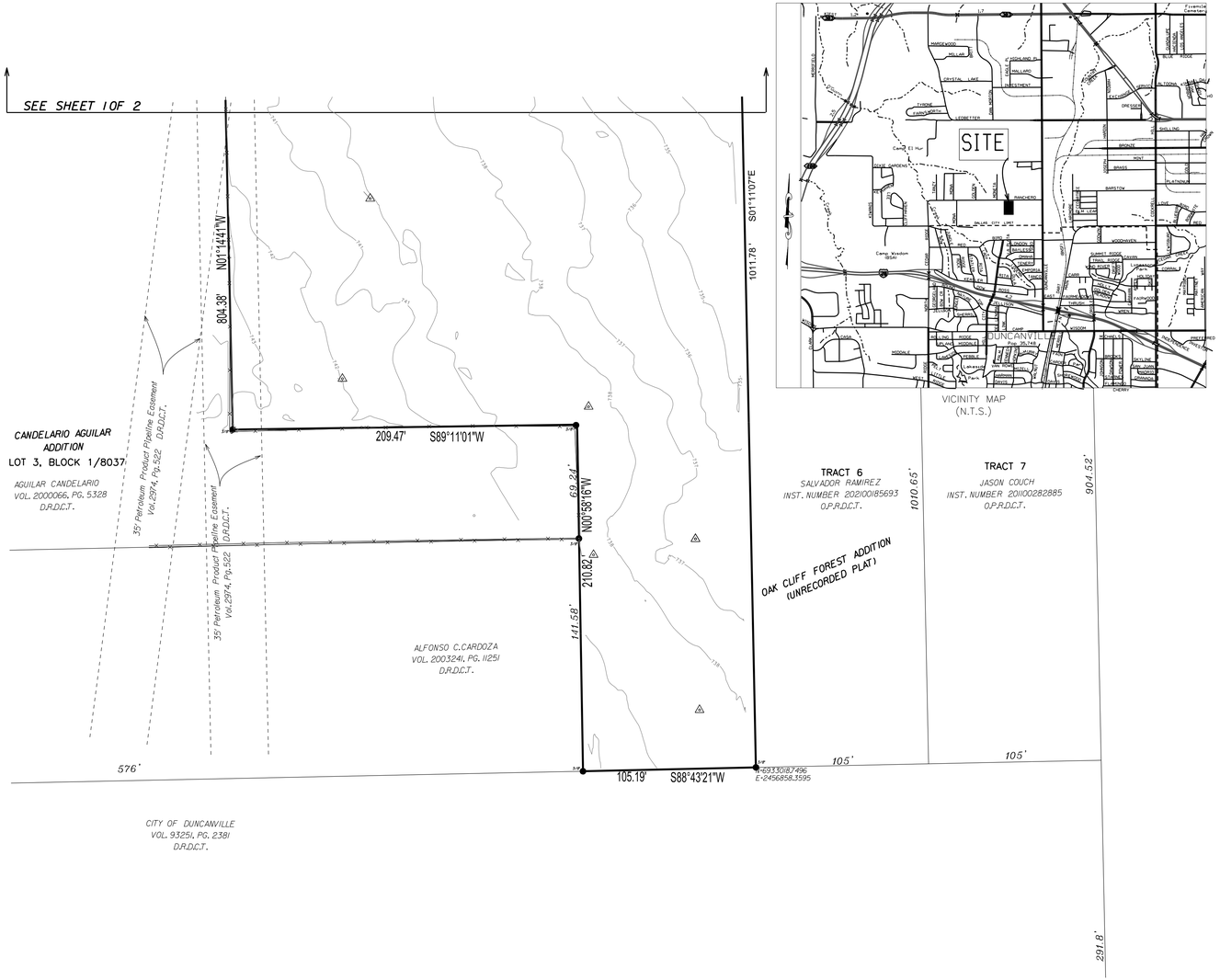
GENERAL NOTES

1. The purpose of the plat is to create one lot from a tract of land.

2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983, (2011)

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.



PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JAIME REYNALDO SEPULVEDA PERALES
5226 RANCHERO LN
DALLAS, TEXAS 75236

PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA PERALES ADDITION

LOT 1 BLOCK 1/8037

6.3005 ACRES / 274,448 SQ. FT.

LEWIS TANZY SURVEY,
ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-141

DRAWN BY: EO DATE: 01/28/25 SCALE: 1" = 40' SHEET 2 OF 2

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1436A **Item #:** 18.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 0.6656-acre (28,994-square foot) tract of land containing all of Lot 8 in City Block 20/6912 to create one 14,013-square foot lot and one 14,981-square foot lot on property located on Weehaven Drive at Misty Glen Lane, west corner.
Applicant/Owner: Fesbod, LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: March 26, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 4
S245-134

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-134 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Weehaven Drive at Misty Glen Lane, west corner

DATE FILED: March 26, 2025 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.6656-acres

APPLICANT/OWNER: Fesbod, LLC

REQUEST: An application to replat a 0.6656-acre (28,994-square foot) tract of land containing all of Lot 8 in City Block 20/6912 to create one 14,013-square foot lot and one 14,981-square foot lot on property located on Weehaven Drive at Misty Glen Lane, west corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On April 7, 2025, 18 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the north, east, south, and west of the present request have lot areas ranging in size from 11,807 square feet to 25,337 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The proposed lot areas are 14,013 square feet and 14,981 square feet.

Staff finds that there is a variation in lot pattern in the adjacent areas of the request (*Refer to the existing area analysis map and aerial map)*; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 7.5 feet right-of-way (via fee simple) from the established centerline of Alley.

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Misty Glen Lane and Weehaven Drive. Section 51A 8.602(d)(1)

18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Weehaven Drive. *Section 51A-8.602(e)*

Transportation Conditions:

19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.

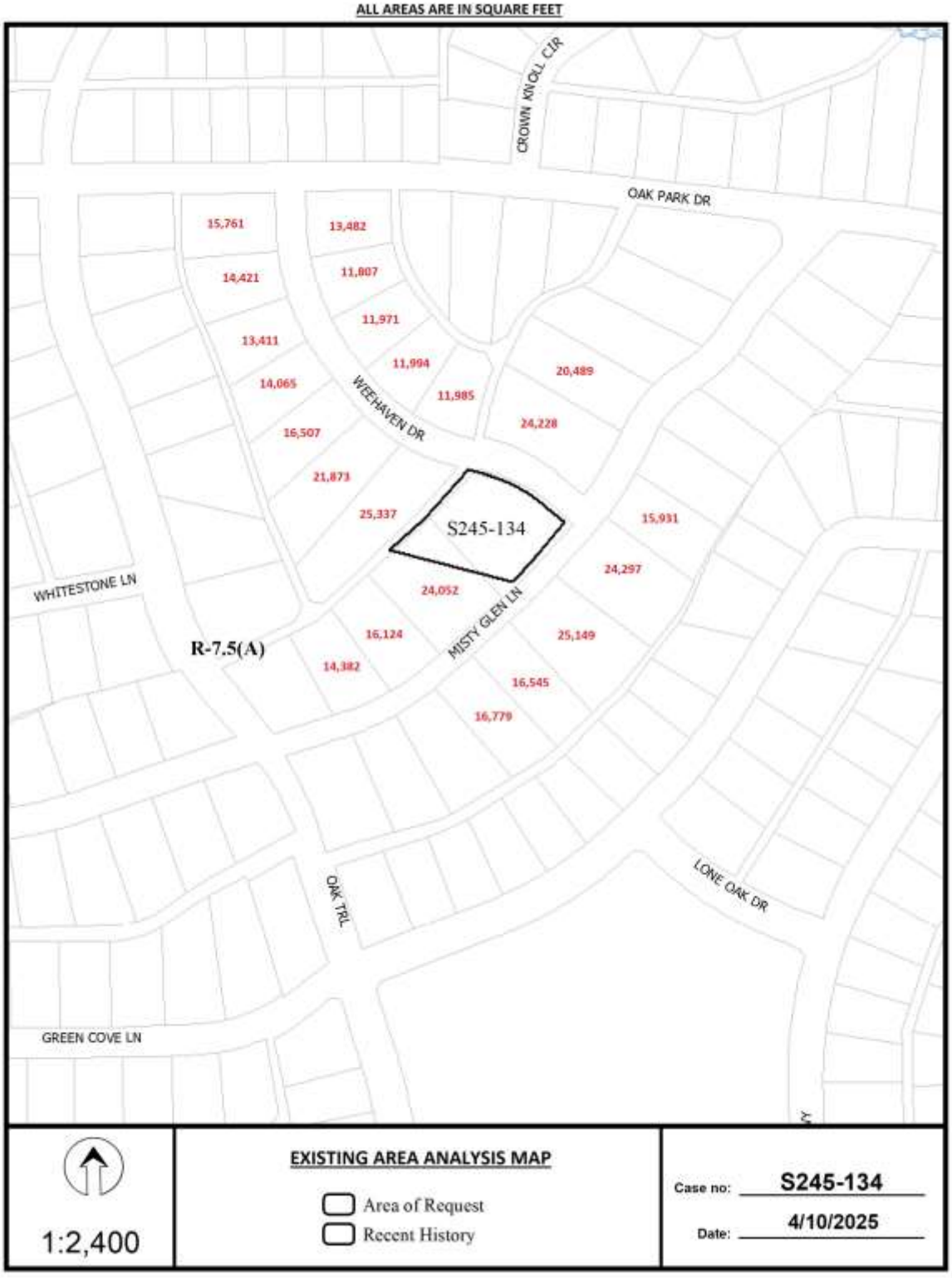
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

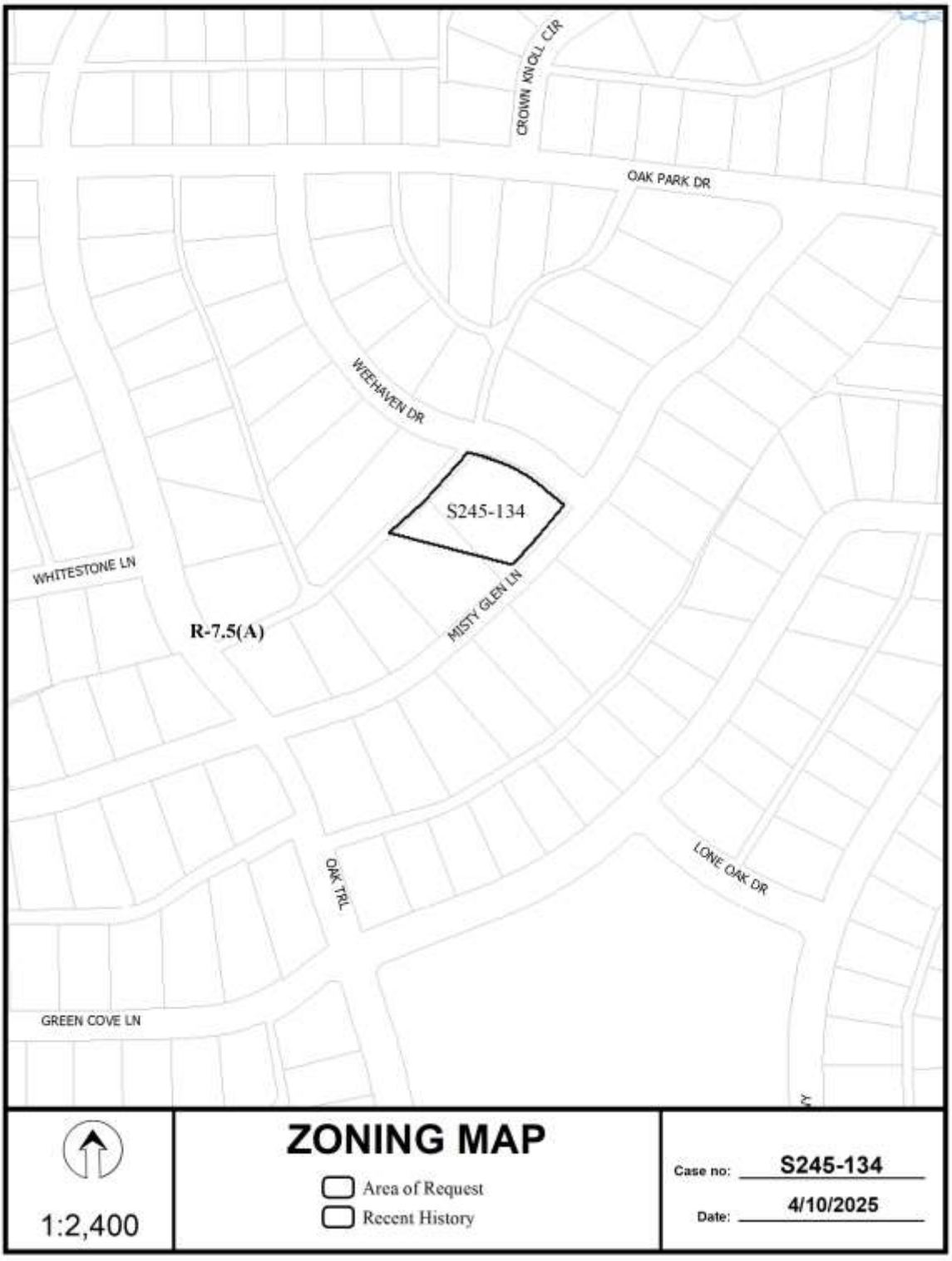
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Streetlight/ GIS, Lot & Block Conditions:

23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

24. On the final plat, identify the property as Lots 8A and 8B in City Block 20/6912.


ALL AREAS ARE IN SQUARE FEET
CROWN KNOLL CIR
OAK PARK DR
15,761
13,482
14,421
11,807
11,971
13,411
11,994
20,489
14,065
11,985
WEEHAVEN DR
24,228
16,507
21,873
25,337
S245-134
15,931
24,297
WHITESTONE LN
24,052
MISTY GLEN LN
R-7.5(A)
16,124
25,149
14,382
16,545
16,779
OAK TRL
LONE OAK DR
GREEN COVE LN
EXISTING AREA ANALYSIS MAP
Area of Request
Recent History
1:2,400
Case no: S245-134
Date: 4/10/2025


CROWN KNOLL CIR
OAK PARK DR
WEEHAVEN DR
S245-134
WHITESTONE LN
R-7.5(A)
MISTY GLEN LN
OAK TRL
LONE OAK DR
GREEN COVE LN
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S245-134
Date: 4/10/2025



1:2,400

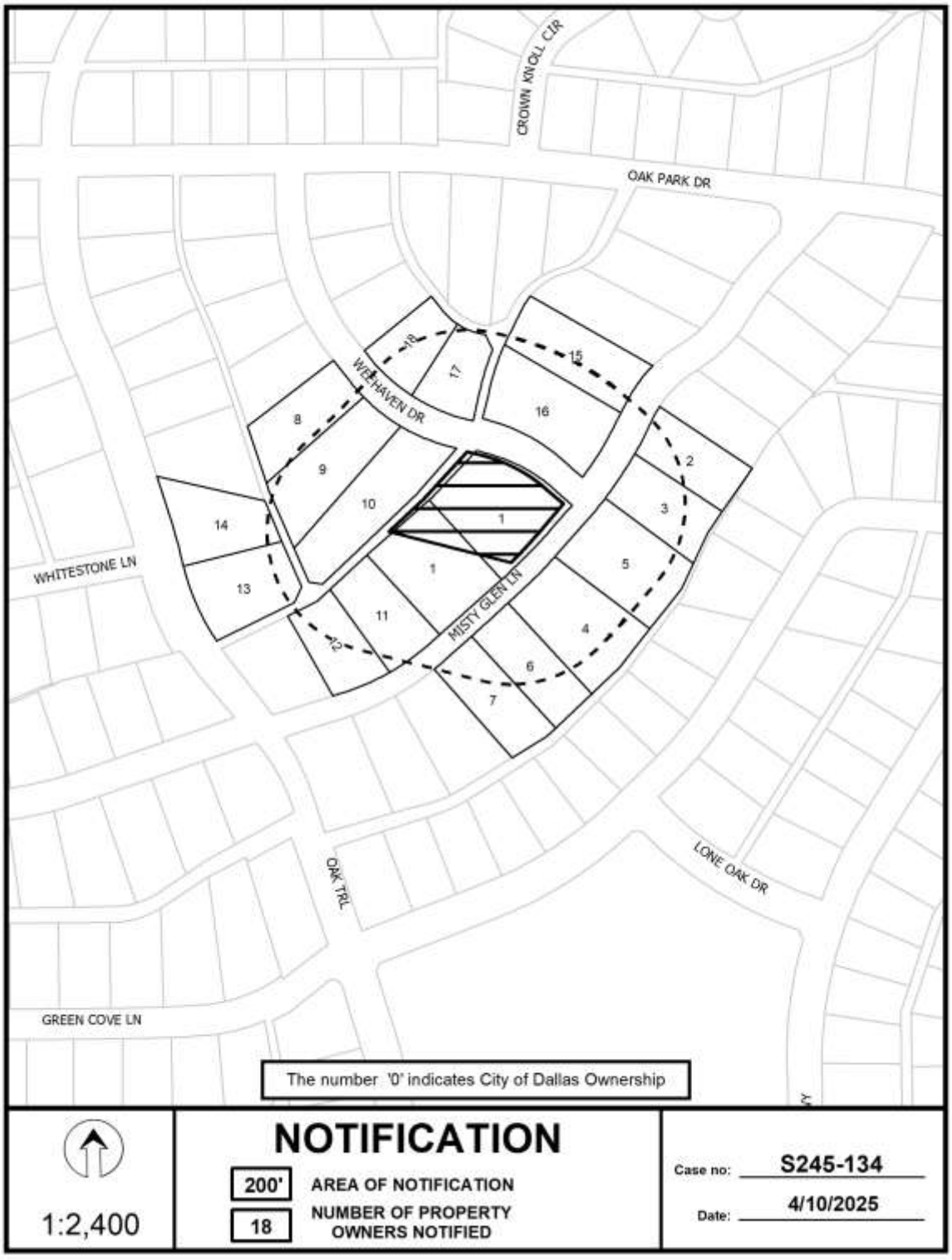
AERIAL MAP

Area of Request

Recent History

Case no: S245-134

Date: 4/10/2025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WEHAVEN DR
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MISTY GLEN LN
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GREEN COVE LN
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6
7
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
18
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S245-134
Date: 4/10/2025

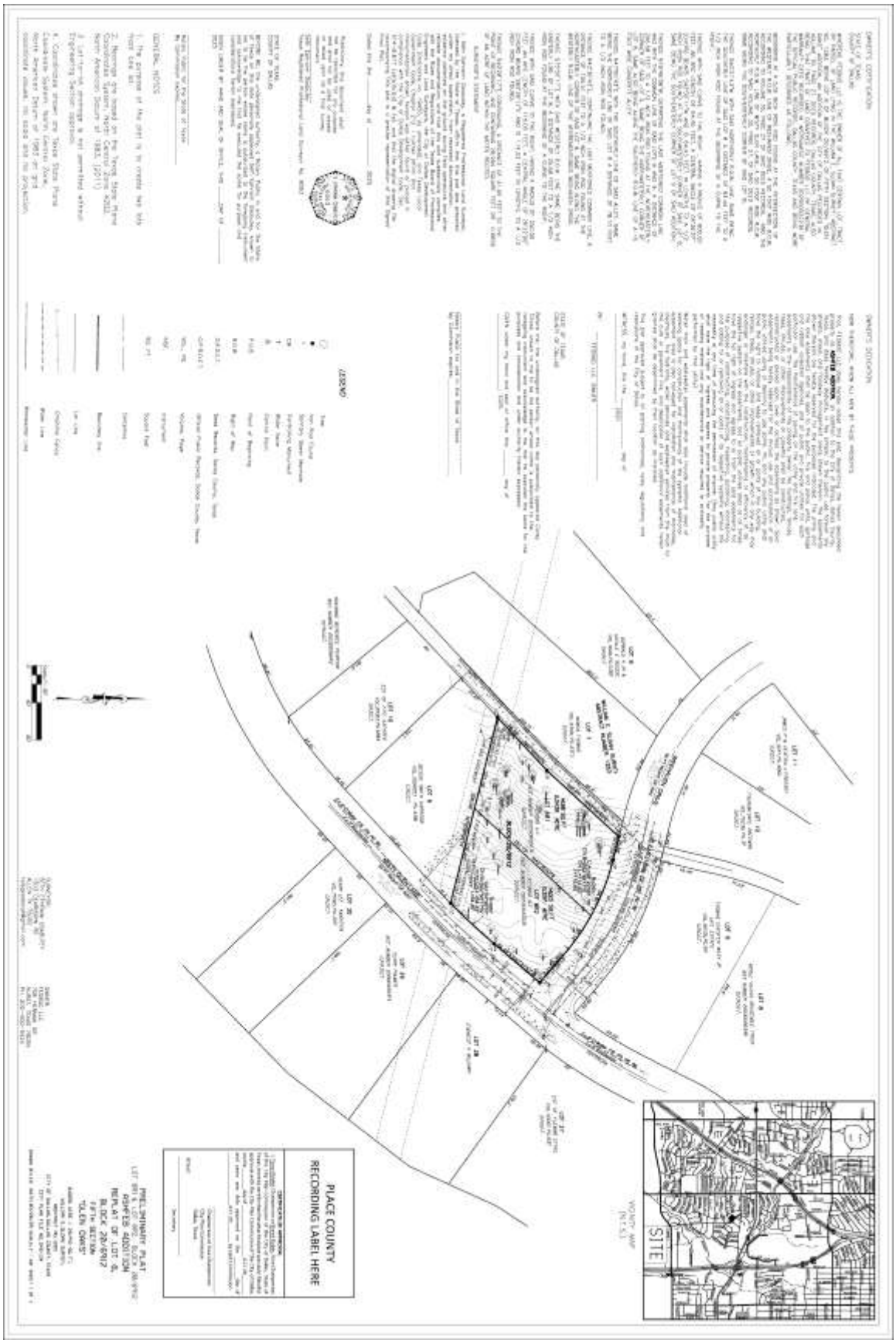
04/01/2025

Notification List of Property Owners

S245-134

18 Property Owners Notified

Label #	*Address*		*Owner*
1	709	MISTY GLEN LN	HARRISON BESSIE SMITH
2	636	MISTY GLEN LN	SEPHUS GARY
3	642	MISTY GLEN LN	FLEMING ETHEL EST OF
4	712	MISTY GLEN LN	PALMER TERRY
5	708	MISTY GLEN LN	WILLIAMS EARNEST P
6	716	MISTY GLEN LN	KNIGHTEN HENRY LEE
7	720	MISTY GLEN LN	MURRY MARY
8	4629	WEEHAVEN DR	POYNTER CINDY LEA
9	4635	WEEHAVEN DR	Taxpayer at
10	4641	WEEHAVEN DR	THOMAS WONDA
11	725	MISTY GLEN LN	FITE KATHRYN EST OF
12	731	MISTY GLEN LN	PEARSON ROXIANNE BERENICE
13	4808	OAK TRL	PRESSLEY MISTY M
14	4728	OAK TRL	NESTER MARY LEONA &
15	631	MISTY GLEN LN	NICOLE VILCHIS REVOCABLE TRUST
16	641	MISTY GLEN LN	THOMAS CHESTER WILEY JR
17	4642	WEEHAVEN DR	BATEMAN TSURUMI DATE
18	4634	WEEHAVEN DR	FREENEY JAMES P &


PLACE COUNTY
RECORDING LABEL HERE
SITE

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS FESBOD LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE WILLIAM E. SLOAN SURVEY, ABSTRACT NO. 1283, BEING LOT 8 OF BLOCK 20/6912 OF FIFTH SECTION "GLEN OAKS" ADDITION, AN ADDITION OF THE CITY OF DALLAS RECORDED IN VOLUME 30, PAGE 27, DEED RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO FESBOD LLC BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202500022236 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE WESTERLY R.O.W. LINE OF WEEHAVEN DRIVE, A 50 FOOT WIDE R.O.W. ACCORDING TO VOLUME 30, PAGE 27 OF SAID DEED RECORDS, AND THE NORTHERLY R.O.W. LINE OF MISTY GLEN LANE, A 50 FOOT WIDE R.O.W. ACCORDING TO SAID VOLUME 30, PAGE 27, OF SAID DEED RECORDS, SAME BEING THE SOUTHEASTERLY CORNER OF SAID LOT 8;

THENCE S40°31'43"W, WITH SAID NORTHERLY R.O.W. LINE, SAME BEING THE SOUTHERLY LINE OF SAID LOT 8 A DISTANCE OF 64.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT , HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 64.45 FEET, A CENTRAL ANGLE OF 04°36'57" (CHORD BEARS S42°50'11"W AND IS 64.43 FEET IN LENGTH) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 9 OF SAID ADDITION;

THENCE N75°48'08"W, DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE COMMON LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 206.58 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 9, SAME BEING THE NORTHWESTERLY CORNER OF LOT 8, SAME ALSO BEING ALONG THE SOUTHERLY R.O.W. LINE OF A 15 FOOT WIDE CONCRETE ALLEY;

THENCE N47°00'43"E WITH THE SOUTHERLY LINE OF SAID ALLEY, SAME BEING THE NORTHERLY LINE OF SAID LOT 8 A DISTANCE OF 78.10 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE N42°36'43"E, CONTINUING THE LAST MENTIONED COMMON LINE, A DISTANCE OF 105.51 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 8, SAME BEING ALONG THE WESTERLY R.O.W. LINE OF THE AFOREMENTIONED WEEHAVEN DRIVE;

THENCE S75°50'17"E WITH SAID WESTERLY R.O.W. LINE SAME BEING THE EASTERLY LINE OF LOT 8, A DISTANCE OF 25.68 FEET TO A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 115.05 FEET, A CENTRAL ANGLE OF 26°22'00" (CHORD BEARS S62°39'17"E AND IS 114.03 FEET IN LENGTH), TO A 1/2 INCH IRON ROD FOUND;

THENCE S49°28'17"E CONTINUING, A DISTANCE OF 41.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28,994 SQUARE FEET OR 0.6656 OF AN ACRE OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 514–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____day of _____, 2025.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Seth Ephraim Osabutey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purpose and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 2025

_____
Notary Public for the State of Texas
My Commission expires_____

GENERAL NOTES

1. The purpose of the plat is to create two lots from one lot.

2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983, (2011)

3. Lot–to–lot drainage is not permitted without Engineering Section approval.

4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FESBOD LLC does hereby adopt this plat, designating the herein described property as **ASHFEB ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accomodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand, this the _____ day of _____, 2025

BY: _____
FESBOD LLC, OWNER

STATE OF TEXAS
COUNTY OF DALLAS

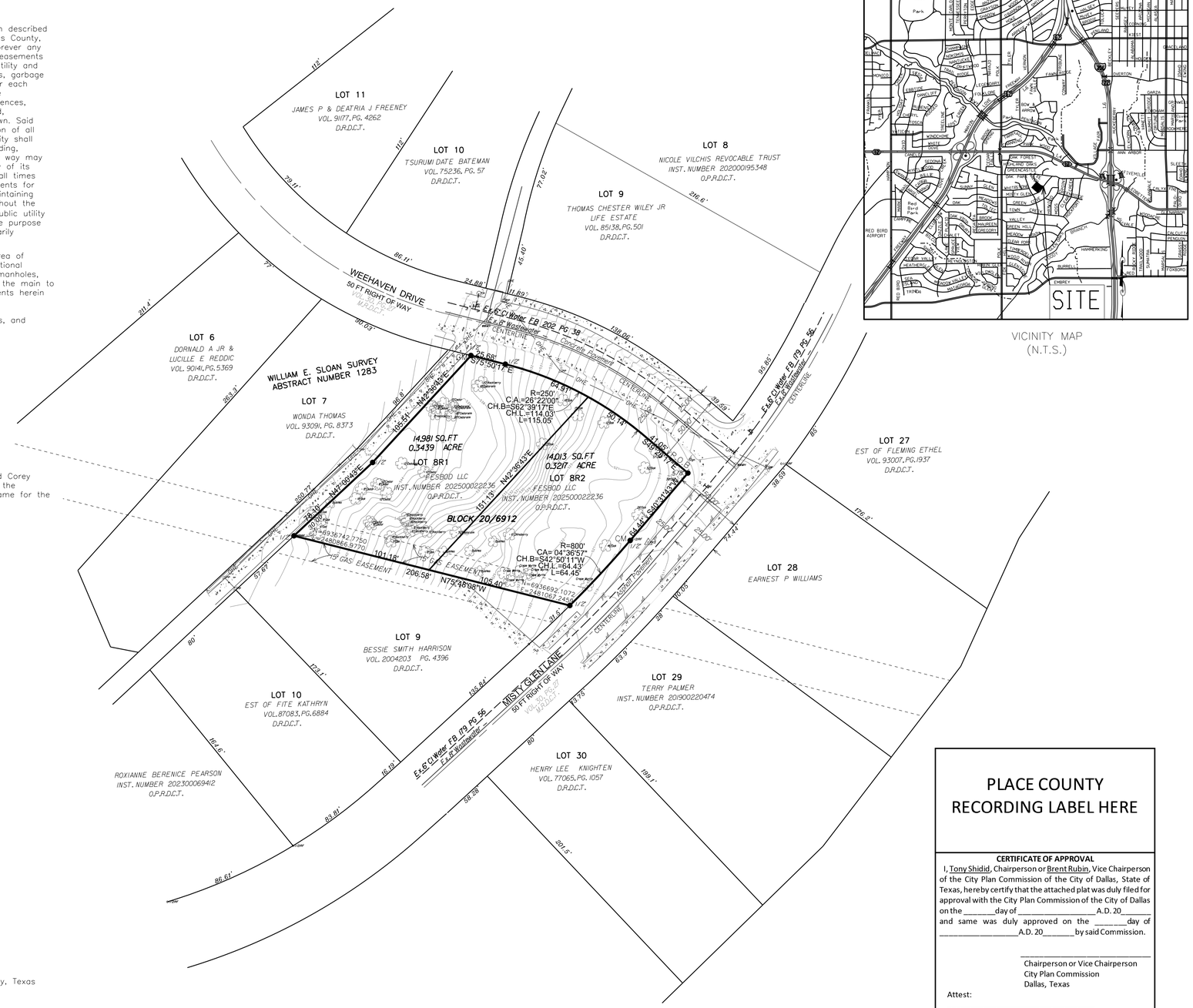
Before me, the undersigned authority, on this day personally appeared Corey Tilford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

_____
Notary Public for and in the State of Texas
My Commision expires:_____

LEGEND

	Tree
●	Iron Rod Found
○	Sanitary Sewer Manhole
CM	Controlling Monument
T	Water Valve
△	Control Point
P.O.B.	Point of Beginning
R.O.W.	Right of Way
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL., PG.	Volume, Page
INST.	Instrument
SQ. FT.	Square Feet
——— — ———	Centerline
———	Boundary line
———	Lot Line
-×-×-×-	Chainlink Fence
- - - - - -	Water Line
———	Wastewater Line


LOT 11
JAMES P & DEATRIA J FREENEY
VOL. 91177, PG. 4262
D.R.D.C.T.
LOT 10
TSURUMI DATE BATEMAN
VOL. 75236, PG. 57
D.R.D.C.T.
LOT 8
NICOLE VILCHIS REVOCABLE TRUST
INST. NUMBER 202000195348
O.P.R.D.C.T.
LOT 9
THOMAS CHESTER WILEY JR
LIFE ESTATE
VOL. 85138, PG. 501
D.R.D.C.T.
WEEHAVEN DRIVE
50 FT RIGHT OF WAY
VOL. 30, PG. 27
M.R.D.C.T.
E+S C Water EB 202 PG 38
E+S C Wastewater
CENTERLINE
Concrete Pavement
OHE
LOT 6
DORNALD A JR & LUCILLE E REDDIC
VOL. 90141, PG. 5369
D.R.D.C.T.
WILLIAM E. SLOAN SURVEY
ABSTRACT NUMBER 1283
LOT 7
WONDA THOMAS
VOL. 93091, PG. 8373
D.R.D.C.T.
14,981 SQ.FT
0.3439 ACRE
LOT 8R1
FESBOD LLC
INST. NUMBER 202500022236
O.P.R.D.C.T.
14,013 SQ.FT
0.3217 ACRE
LOT 8R2
FESBOD LLC
INST. NUMBER 202500022236
O.P.R.D.C.T.
BLOCK 20/6912
R=250'
C.A.=26°22'00"
CH.B=S62°39'17"E
CH.L.=114.03'
L=115.05'
R=800'
CA= 04°36'57"
CH.B=S42°50'11"W
CH.L.=64.43'
L=64.45'
N=6936742.7750
E=2480866.9770
N=6936692.1079
E=2481067.2456
GAS EASEMENT
E+S C Water EB 179 PG 56
E+S C Wastewater
MISTY GLEN LANE
50 FT RIGHT OF WAY
VOL. 30, PG. 27
M.R.D.C.T.
LOT 27
EST OF FLEMING ETHEL
VOL. 93007, PG. 1937
D.R.D.C.T.
LOT 28
EARNEST P WILLIAMS
LOT 9
BESSIE SMITH HARRISON
VOL. 2004203 PG. 4396
D.R.D.C.T.
LOT 10
EST OF FITE KATHRYN
VOL. 87083, PG. 6884
D.R.D.C.T.
ROXIANNE BERENICE PEARSON
INST. NUMBER 202300069412
O.P.R.D.C.T.
LOT 29
TERRY PALMER
INST. NUMBER 201900220474
O.P.R.D.C.T.
LOT 30
HENRY LEE KNIGHTEN
VOL. 77065, PG. 1057
D.R.D.C.T.
N75°48'08"W
206.58'
101.18'
105.40'
S75°50'17"E
25.68'
S49°28'17"E
41.05'
S40°31'43"W
64.44'
N47°00'43"E
78.10'
N42°36'43"E
105.51'
S42°36'43"W
165.51'
N47°00'43"E
96.8'
S47°00'43"W
96.8'
N42°36'43"E
96.8'
S42°36'43"W
96.8

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1437A **Item #:** 19.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 1.0-acre (43,528-square foot) tract of land containing all of Lots 13 and 14 in City Block E/6855 to create four 10,882-square foot lots on property located on Veterans Drive, north of Talco Drive.
Applicants/Owners: Wisehouse Investment Group, LLC
Surveyor: Lim & Associates, Inc.
Application Filed: March 26, 2025
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Council District: 8
S245-136

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, APRIL 24, 2025**

FILE NUMBER: S245-136 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Veterans Drive, north of Talco Drive

DATE FILED: March 26, 2025 **ZONING:** R-5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 1.00-acre

APPLICANT/OWNER: Wisehouse Investment Group, LLC

REQUEST: An application to replat a 1.0-acre (43,528-square foot) tract of land containing all of Lots 13 and 14 in City Block E/6855 to create four 10,882-square foot lots on property located on Veterans Drive, north of Talco Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On April 7, 2025, 24 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the east line of Veterans Drive have lot areas ranging in size from 10,638 square feet to 41,158 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map and aerial map)*

- The properties to the west line of Veterans Drive have lot areas ranging in size from 12,314 square feet to 25,644 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map and aerial map)*

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create four 10,882-square foot lots.

Staff finds that there is a variation in lot pattern in the adjacent areas of the request (*Refer to the existing area analysis map and aerial map)*; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 4.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Veterans Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Floodplain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.

18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*

21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

22. Prior to the submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.

25. On the final plat, show recording information on all existing easements within 150 feet of the property.

26. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

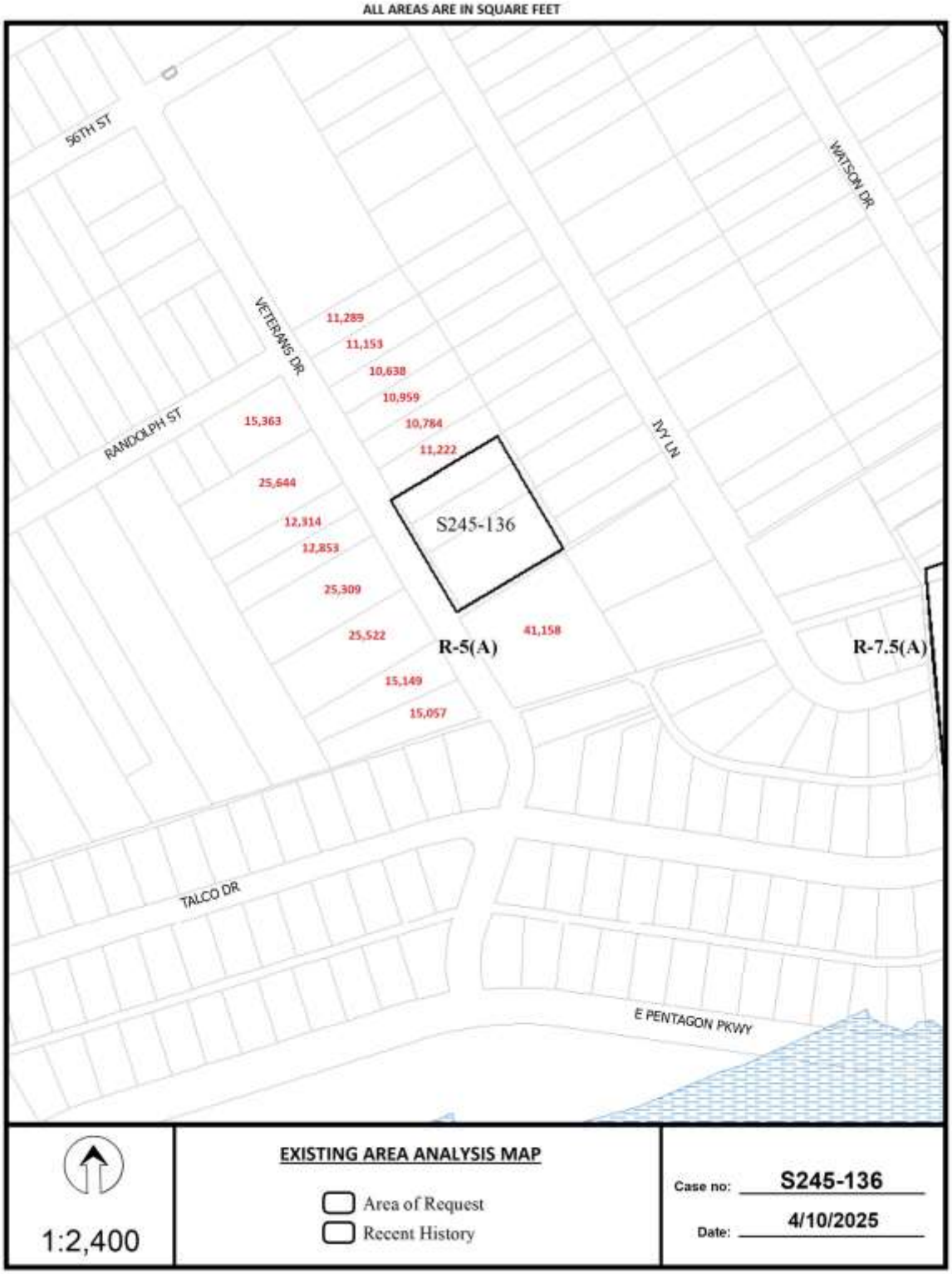
28. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Streetlight/ GIS, Lot & Block Conditions:

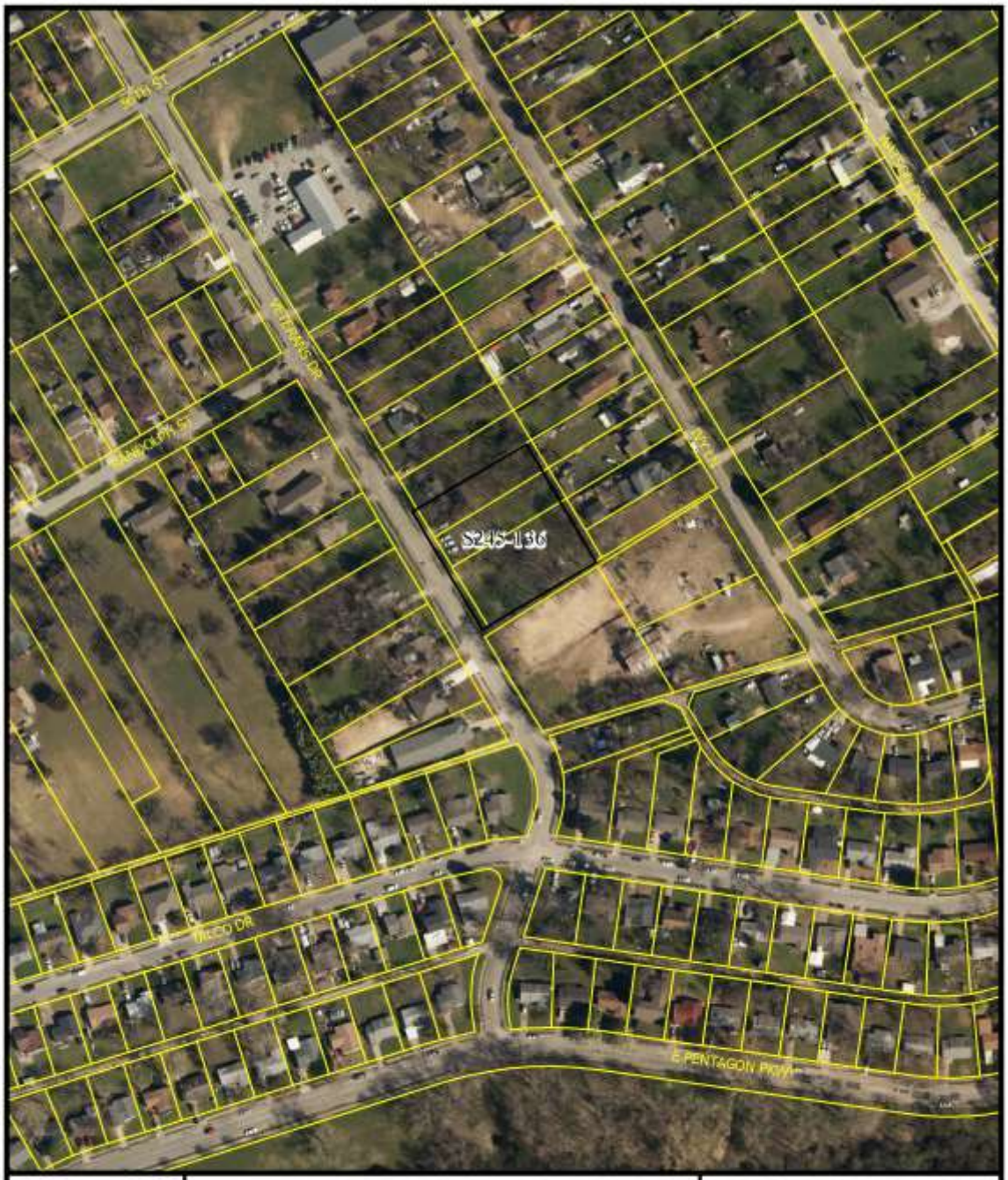
29. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

30. On the final plat, identify the property as Lots 13A, 13B, 14A, and 14B in City Block E/6855.

ALL AREAS ARE IN SQUARE FEET




56TH ST
VETERANS DR
RANDOLPH ST
WATSON DR
IVY LN
S245-136
R-5(A)
R-7.5(A)
TALCO DR
E PENTAGON PKWY
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S245-136
Date: 4/10/2025



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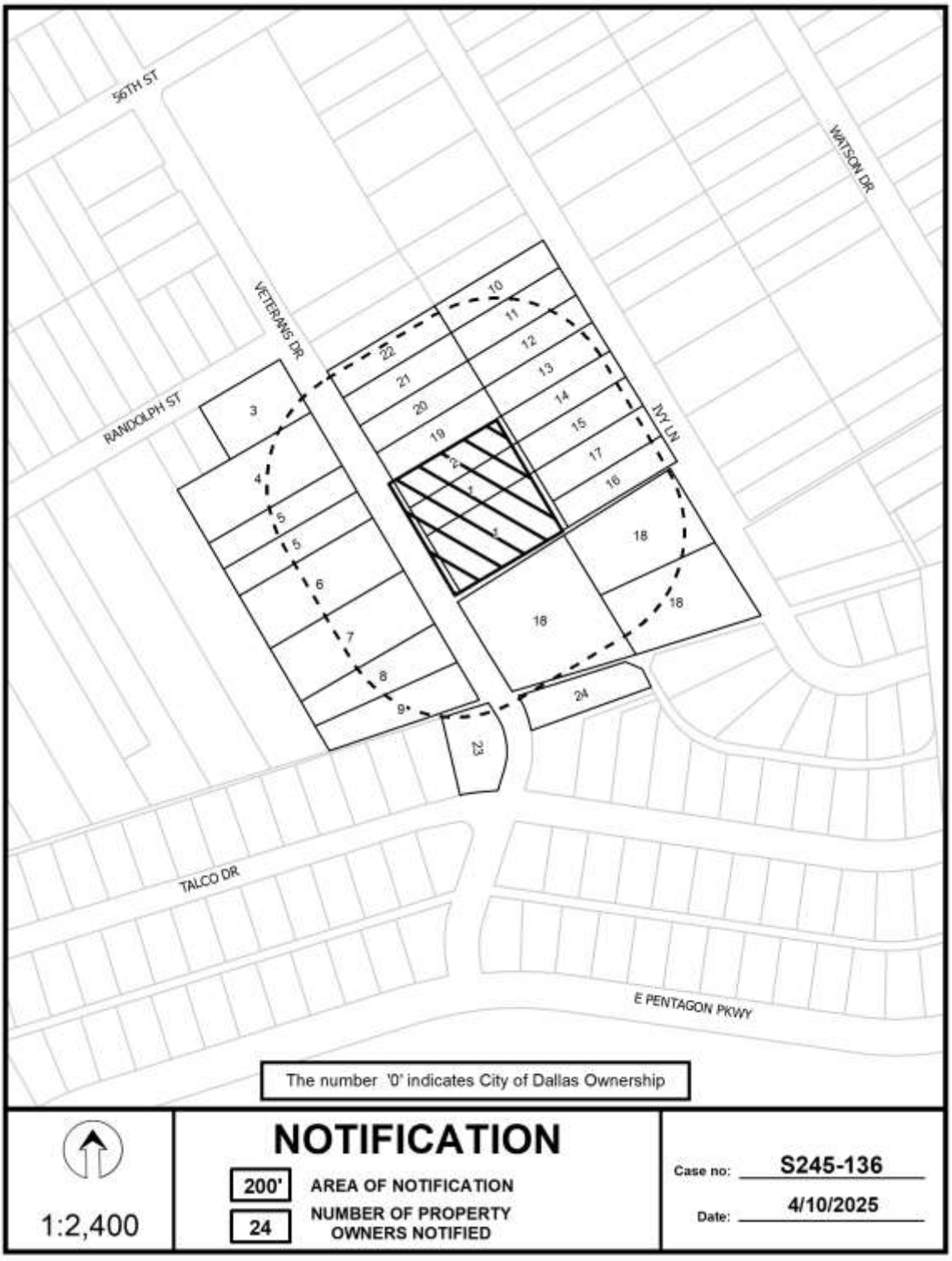
AERIAL MAP

Area of Request
Recent History

Case no: S245-136
Date: 4/10/2025


56TH ST
WATSON DR
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The number '0' indicates City of Dallas Ownership
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24
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S245-136
Date: 4/10/2025

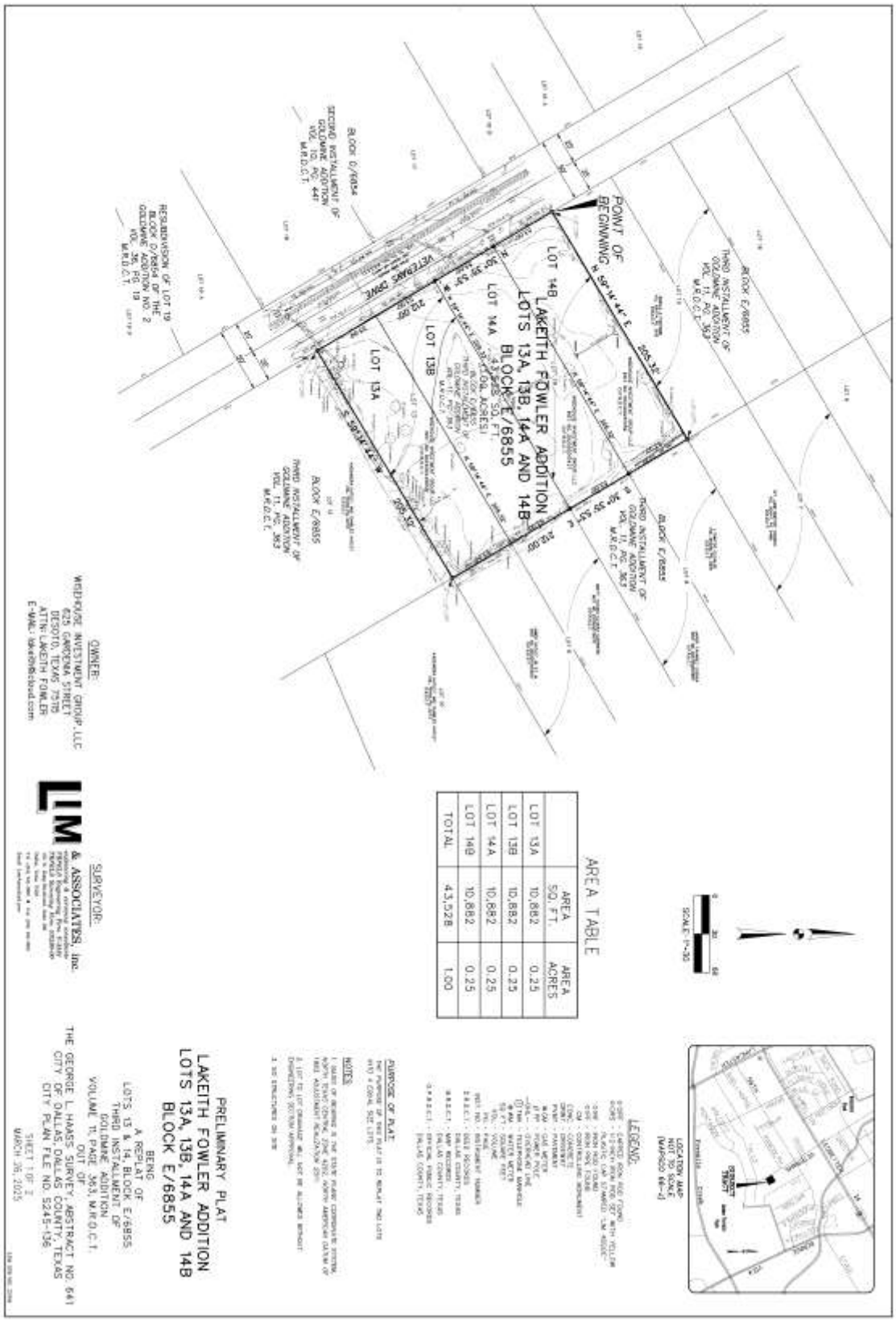
04/04/2025

Notification List of Property Owners

S245-136

24 Property Owners Notified

Label #	*Address*		*Owner*
1	5136	VETERANS DR	SMITH ROBERT D
2	5122	VETERANS DR	SMITH ROBERT
3	5107	VETERANS DR	MORGAN BOBBY LIFE EST
4	5115	VETERANS DR	GODS HOLY TEMPLE
5	5119	VETERANS DR	KING THELMA LELA
6	5131	VETERANS DR	PATTERSON JOSIE M &
7	5139	VETERANS DR	BALDERAS HUGO & ILIANA
8	5143	VETERANS DR	MARTINEZ FRANCO RESENDIZ
9	5151	VETERANS DR	GREEN DEIRDERE
10	5103	IVY LN	MORENO FRANCISCO J PADILLA
11	5107	IVY LN	LOREDO ZENON & YURIVIA
12	5111	IVY LN	LOPEZ PACOMIO NOYOLA &
13	5115	IVY LN	IVY LANE BAPTIST CHURCH
14	5119	IVY LN	ELISALDE J SANTOS
15	5123	IVY LN	CUENDA JAVIER TAVAREZ
16	5131	IVY LN	HATLEY JAMES JR &
17	5127	IVY LN	GUERRERO ANETTYLEANA OLVERA
18	5137	IVY LN	HATLEY KASSANDRA & CHARLES
19	5118	VETERANS DR	FONTAINE SHEILA A
20	5114	VETERANS DR	HARMON PROPERTY SERVICES LLC
21	5110	VETERANS DR	MARTINEZ DOLORES
22	5106	VETERANS DR	DESOTO REAL ESTATE RESOURCE
23	2473	TALCO DR	MAYFIELD NOEL T
24	5156	VETERANS DR	GRANTHAM DEVONTE



AREA TABLE

	AREA SQ. FT.	AREA ACRES
LOT 13A	10,882	0.25
LOT 13B	10,882	0.25
LOT 14A	10,882	0.25
LOT 14B	10,882	0.25
TOTAL	43,528	1.00

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS WISEHOUSE INVESTMENT GROUP, LLC is the Owner of a 45,526 Square Foot (1.00 Acres) tract of land situated in the George L. Haass Survey, Abstract No. 641, City of Dallas, Dallas County, Texas according to the Warranty Deeds with vendor's lien thereof recorded in Instrument Numbers [illegible] and the Correction Instrument recorded in Instrument [illegible], also being all of Lots 13 and 14, Block E/6855 of Third Installment of Goldmine Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 11, Page 363, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (Controlling Monument) at the most westerly corner of said Lot 14, said point also being the most southerly corner of Lot 13 of said Block E/6855, said said point also being in the northeasterly right-of-way line of Reliance Drive (a 50-foot right-of-way) (Volume 10, Page 440, M.R.D.C.T.);

THENCE North 29°14'44" East, according the said northeasterly line of Reliance Drive, along the common line of said Lots 14 and 13, a distance of 285.52 feet to a 1/2-inch iron rod found (Controlling Monument) at the most northerly corner of said Lot 14, said point also being the most southerly corner of said Lot 13, said point also being the most westerly corner of Lot 8, of said Block E/6855;

THENCE South 30°05'57" East, along the common line of said Lots 14 and 8, at a distance of 106.00 feet passing through the most northerly corner of said Lot 13, said point also being the most southerly corner of said Lot 8, said point also being the most westerly corner of Lot 9, of said Block E/6855, continuing along the common line of said Lots 13 and 8, a total distance of 212.00 feet to a 5/8-inch iron rod found for corner at the most easterly corner of said Lot 13, said point also being the most northerly corner of Lot 12, of said Block E/6855;

THENCE South 29°14'44" West, along the common line of said Lots 13 and 12, a distance of 285.52 feet to a 5/8-inch iron rod found for corner at the most southerly corner of said Lot 13, said point also being the most westerly corner of said Lot 12, said also being in the said northeasterly right-of-way line of Reliance Drive;

THENCE South 30°05'57" West, along the said northeasterly right-of-way line of Reliance Drive, a total distance of 212.00 feet to the POINT OF BEGINNING and containing 45,526 square feet or 1.00 acres of land, more or less.

OWNER'S DEDICATORY

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WISEHOUSE INVESTMENT GROUP, LLC, acting through its duly authorized agent Lakeith Fowler, does hereby adopt this plat, designating the herein described property as LAKEITH FOWLER ADDITION, an addition to the City of Dallas, Dallas County, Texas, and all hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and the use easements shall be open to the public, fire and police units, passage and ruthless collection agencies, and all public and private utilities for such particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easements shall be also reserved for installation and maintenance of manholes, materials, fire hydrants, water services and wastewater services from the main to the main or pavement line, and separation of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all parking ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2025

_____
Lakeith Fowler
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared
Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, DANIEL S. LIM, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other relative documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212.1 further affirm that monumentation shown thereon will either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(2)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
DANIEL S. LIM, PE, RPLS, LTM
TEXAS R.P.L.S. NO. 6020

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Daniel S. Lim, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025

_____
Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

I, Tony Shaw, Chairperson of Brian Adam, Vice-Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20__, and same was duly approved on the _____ day of _____, A.D. 20__, by said Commission.

Chairperson of the Designated City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

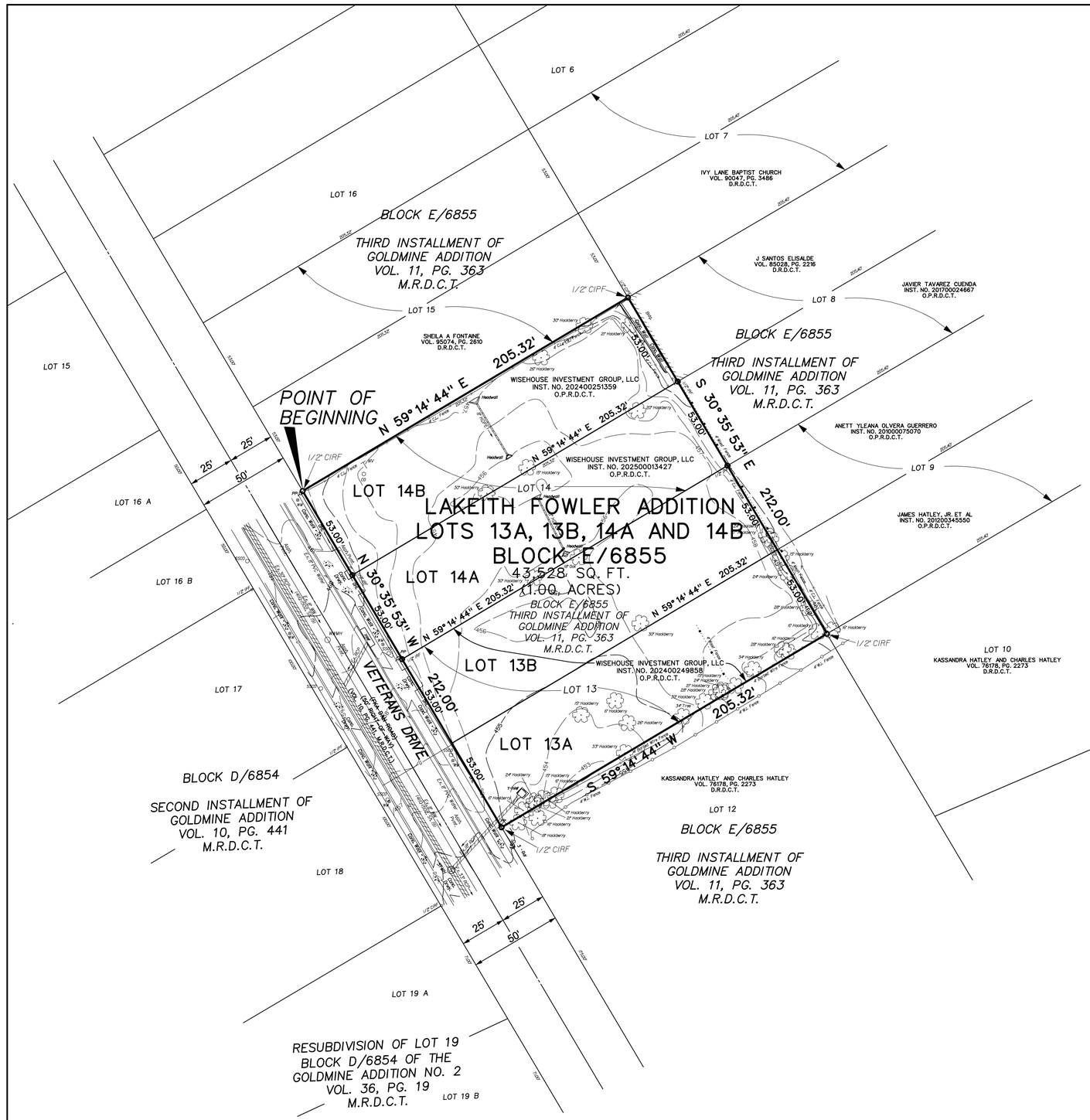
PRELIMINARY PLAT
LAKEITH FOWLER ADDITION
LOTS 13A, 13B, 14A AND 14B
BLOCK E/6855

BEING
A REPLAT OF
LOTS 13 & 14, BLOCK E/6855
THIRD INSTALLMENT OF
GOLDMINE ADDITION
VOLUME 11, PAGE 363, M.R.D.C.T.
OUT OF
THE GEORGE L. HAASS SURVEY, ABSTRACT NO. 641
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-136

SHEET 2 OF 2
MARCH 26, 2025

OWNER:
WISEHOUSE INVESTMENT GROUP, LLC
625 GARDENIA STREET
DESOTO, TEXAS 75115
ATTN: LAKEITH FOWLER
E-MAIL: lakeith@icloud.com

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3222
TBPELS Surveying Firm 10000-00
[illegible]
Dallas, Texas 75201
[illegible]
[illegible]



0 30 60

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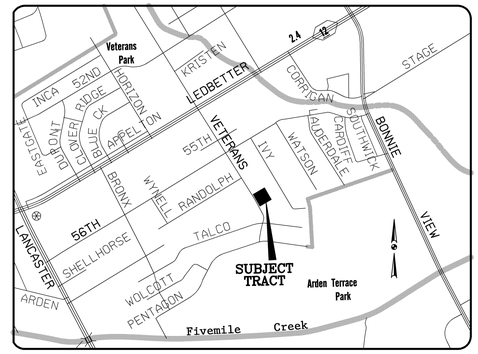

LOCATION MAP
NOT TO SCALE
(MAPSCO 66-J)

AREA TABLE

	AREA SQ. FT.	AREA ACRES
LOT 13A	10,882	0.25
LOT 13B	10,882	0.25
LOT 14A	10,882	0.25
LOT 14B	10,882	0.25
TOTAL	43,528	1.00

LEGEND:

- ⊙ CIRF - CAPPED IRON ROD FOUND
- ⊙ CIRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- ⊙ IRF - IRON ROD FOUND
- ⊙ IPF - IRON PIPE FOUND
- CM - CONTROLLING MONUMENT
- CONC. - CONCRETE
- DRWY. - DRIVEWAY
- PVMT. - PAVEMENT
- ⊠ GM - GAS METER
- ⌀ PP - POWER POLE
- —OHL— - OVERHEAD LINE
- Ⓣ TMH - TELEPHONE MANHOLE
- ⊗ WM - WATER METER
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO LOTS INTO 4 EQUAL SIZE LOTS.

NOTES:

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

3. NO STRUCTURES ON SITE

OWNER:

WISEHOUSE INVESTMENT GROUP, LLC
625 GARDENIA STREET
DESOTO, TEXAS 75115
ATTN: LAKEITH FOWLER
E-MAIL: lakeith@icloud.com

SURVEYOR:

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
LAKEITH FOWLER ADDITION
LOTS 13A, 13B, 14A AND 14B
BLOCK E/6855

BEING
A REPLAT OF
LOTS 13 & 14, BLOCK E/6855
THIRD INSTALLMENT OF
GOLDMINE ADDITION
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THE GEORGE L. HAASS SURVEY, ABSTRACT NO. 641
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-136

SHEET 1 OF 2
MARCH 26, 2025

LIM JOB NO. 225104

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS WISEHOUSE INVESTMENT GROUP, LLC is the Owner of a 43,528 Square Foot (1.00 Acres) tract of land situated in the George L. Haass Survey, Abstract No. 641, City of Dallas, Dallas County, Texas according to the Warranty Deeds with vendor's lien thereof recorded in Instrument Numbers 202400249937, 202400249858, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and the Correction Instrument recorded in Instrument 202500013427, also being all of Lots 13 and 14, Block E/6855 of Third Installment of Goldmine Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 11, Page 363, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found (Controlling Monument) at the most westerly corner of said Lot 14, said point also being the most southerly corner of Lot 15 of said Block E/6855, and said point also being in the northeasterly right–of–way line of Veterans Drive (a 50–foot right–of–way) (Volume 10, Page 441, M.R.D.C.T.);

THENCE North 59°14'44" East, departing the said northeasterly line of Veterans Drive, along the common line of said Lots 14 and 15, a distance of 205.32 feet to a 1/2–inch iron rod found (Controlling Monument) at the most northerly corner of said Lot 14, said point also being the most easterly corner of said Lot 15, said point also being the most westerly corner of Lot 8, of said Block E/6855;

THENCE South 30°35'53" East, along the common line of said Lots 14 and 8, at a distance of 106.00 feet passing through the most northerly corner of said Lot 13, said point also being the most southerly corner of said Lot 8, said point also being the most westerly corner of Lot 9, of said Block E/6855, continuing along the common line of said Lots 13 and 9, a total distance of 212.00 feet to a ½–inch iron rod found for corner at the most easterly corner of said Lot 13, said point also being the most northerly corner of Lot 12, of said Block E/6855;

THENCE South 59°14'44" West, along the common line of said Lots 13 and 12, a distance of 205.32 feet to a ½–inch iron rod found for corner at the most southerly corner of said Lot 13, said point also being the most westerly corner of said Lot 12; said also being in the said northeasterly right–of–way line of Veterans Drive;

THENCE North 30°35'53" West, along the said northeasterly right–of–way line of Veterans Drive, a total distance of 212.00 feet to the POINT OF BEGINNING and containing 43,528 square feet or 1.00 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WISEHOUSE INVESTMENT GROUP, LLC, acting through its duly authorized agent LaKeith Fowler, does hereby adopt this plat, designating the herein described property as LAKEITH FOWLER ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the_____day of _____ , 2025.

_____
LaKeith Fowler
Owner

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and

State, on this day personally appeared _____ ,
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2025.

_____
Notary Public in and for the State of Texas
My commission expires:

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, DANIEL S. LIM, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
DANIEL S. LIM, PE, RPLS, CFM
TEXAS R.P.L.S. NO. 5322

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Daniel S. Lim, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2025.

_____
Notary Public in and for the State of Texas
My commission expires:

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the_____day of_____A.D. 20_____ and same was duly approved on the day of _____A.D. 20_____ by said Commission.

_____
Chair person or Vice Chairperson
City Plan Commission
Dallas, Texa

Attest:

_____
Secretary

PRELIMINARY PLAT
LAKEITH FOWLER ADDITION
LOTS 13A, 13B, 14A AND 14B
BLOCK E/6855

BEING
A REPLAT OF
LOTS 13 & 14, BLOCK E/6855
THIRD INSTALLMENT OF
GOLDMINE ADDITION
VOLUME 11, PAGE 363, M.R.D.C.T.
OUT OF
THE GEORGE L. HAASS SURVEY, ABSTRACT NO. 641
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-136

SHEET 2 OF 2
MARCH 26, 2025

LIM JOB NO. 221118

OWNER:
WISEHOUSE INVESTMENT GROUP, LLC
625 GARDENIA STREET
DESOTO, TEXAS 75115
ATTN: LAKEITH FOWLER
E-MAIL: lakeith@icloud.com

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942–1888 • Fax (214) 942–9881
Email: LimAssoc@aol.com

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1441A **Item #:** 20.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres.
Staff Recommendation: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3 and a Shopfront Overlay on a portion.
Planner: Jalyn Porchay
U/A From: March 20, 2025
Council District: 1
Z189-349(JP)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, April 24, 2025**

Planner: Jalyn Porchay, Senior Planner

FILE NUMBER: Z189-349(JP) **DATE FILED:** April 22, 2022

LOCATION: An area generally located along both sides of Hampton Road between Wentworth Street to the north and Brandon to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres

COUNCIL DISTRICT: 1 **MAPSCO:** 53M, 54J

SIZE OF REQUEST: Approx. 35.25 acres **CENSUS TRACTS:** 52.00, 53.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate.

SUMMARY: The purpose of this authorized hearing is to implement the recommendations of the West Oak Cliff Area Plan (WOCAP), adopted by City Council on October 26, 2022.

STAFF RECOMMENDATION: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3 and a Shopfront Overlay on a portion.

BACKGROUND INFORMATION:

- On September 5, 2019, the City Plan Commission (CPC) recommended a city-initiated review of the zoning for an area generally located along Hampton Road between Burlington Boulevard and Brandon Street and along Clarendon Drive between Marlborough Avenue and the alley west of Hampton Road.

- On January 19, 2023, the CPC expanded the boundaries of the previous area of request to include the area generally located along both sides of Hampton Road between Wentworth Street to the north and Burlington Boulevard to the south.

- Between November 2020 and October 2022, the Planning and Development Department (PDD), formerly Planning and Urban Design Department (PUD) engaged the community in developing the West Oak Cliff Area Plan (WOCAP), which provided the long-range vision for land use, urban design, transportation, infrastructure, open space, and community concerns in the West Oak Cliff area and identified several focus areas and corridors for which a review of the zoning is recommended, including the Hampton Road and West Clarendon Drive commercial corridors.

- On October 26, 2022, WOCAP was unanimously adopted by the City Council and became the impetus for prioritizing the rezoning of this authorized hearing area.

- On April 25, 2024, an initial community meeting was convened, by the Planning and Development Department (PDD) and Councilmember Chad West, to kick off four of the five authorized hearings within the WOCAP area, including Hampton – Clarendon Corridors, to gather in put from property owners and extended community regarding zoning ideas that would best implement WOCAP's recommendations. Spanish Translation services were provided during this meeting.

- Between March 16, 2024, and July 10, 2024 staff met with several stakeholders including other City departments, neighborhood association leaders, Automotive Association Group, and business owners, to discuss potential zoning ideas and public realm enhancements as part of processing this authorized hearing while implementing the area plan.

- On July 10, 2024, the Planning and Development Department (PDD) hosted a second community meeting to introduce the zoning concepts for the two corridors, during which staff introduced the Form Based District zoning standards and discussed the differences between the City of Dallas' form-based zoning code (Article XIII) and the standard Euclidean Zoning District (Chapter 51A Dallas Development Code). Spanish Translation services were provided during this meeting.

- Between July 10, 2024, and September 24, 2024, Planning and Development (PDD) collaborated extensively with the Transportation Department and Public Works to evaluate alternative design scenarios aimed at improving the roadway configuration and public realm enhancements. These scenarios included street realignments, revised parking configurations, the integration of bike lanes, and the reactivation of alleys to align with the objectives of the form-based district. Concurrently, staff engaged with neighborhood association leaders and local business owners to develop and refine key elements of the initial draft proposal. During these stakeholder discussions, feedback was received emphasizing the importance of limiting shopfront overlays on key roadway to intersections to discourage townhouse developments on corners, thereby preserving those locations for retail-oriented design and uses.

- On September 24, 2024, Planning and Development Department (PDD) hosted a third community meeting, with English and Spanish translation, to present the proposed zoning changes and public realm enhancements. During the meeting, attendees raised concerns about several issues, including the allowance of car washes in the commercial corridors, the need to regulate building heights, the introduction of multi-family housing along the corridor, and the risk of displacement resulting from the rezoning— a recurring concern throughout these discussions.

- On October 12th, 2024, PDD staff met with the East Hampton Hills Neighborhood Association to present the proposed zoning and gather additional feedback. During this meeting, there were questions from the residents regarding the risk of displacement, transportation plans along West Clarendon Drive, and potential transportation impacts should the zoning be adopted.

- On December 11 and 12, 2024, PDD staff hosted two (2) virtual meetings (4th and 5th meeting) to reintroduce the proposed zoning framework and collect additional stakeholder feedback, with a specific emphasis on engaging property owners. These targeted outreach sessions were undertaken following staff's observation of minimal participation from property owners in previous public meetings. The December 11 meeting was conducted in English, while the December 12 meeting was held exclusively in Spanish to ensure accessibility for Spanish-speaking stakeholders.

- On December 17th, 2024, the Planning and Development Department hosted the sixth community meeting, with English and Spanish translation, to gather any additional feedback regarding the previously proposed zoning changes and public realm enhancements. During the meeting, attendees expressed interest in exploring a height overlay as a tool to discourage large-scale development in the corridor and provide an additional public review process so that developers would be forced to engage with the

community to remove the height overlay.

- The authorized hearing area consists of a mix of commercial, institutional, and residential uses as well as undeveloped land. It is primarily surrounded by single-family uses.

- The intent of the proposed zoning is to implement WOCAP's recommendation of creating a mixed-use district that is ideal for small scale businesses that are compatible with the surrounding neighborhoods and support the implementation of traffic calming measures to make the district more pedestrian friendly.

Zoning History:

There have been no zoning cases in the authorized hearing area in the last five years. However, the Dallas City Council recently approved Z189-240, the Jimtown Authorized Hearing, which directly borders this corridor. Additionally, last year, the City Council approved Z178-142, the Downtown Elmwood Authorized Hearing. Both cases were authorized hearings within the West Oak Cliff Area Plan (WOCAP) boundary.

Thoroughfares/Streets:
The only roadway within the authorized hearing area in the thoroughfare plan is Hampton Road and Clarendon Drive.

Thoroughfare/Street	Type	Existing/Proposed ROW
South Hampton Road	Principal Arterial	100 feet
West Clarendon Drive	Community Collector	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 Comprehensive Land Use Plan, adopted by the City Council on September 25, 2024, is a long-range future land use vision that guides how and where the city should focus growth over the coming decades and describes how to achieve that vision. The plan is rooted in five (5) overarching themes that serve as the foundation for the plan's goals, objectives, and action steps. This zoning proposal complies with the following themes, goals, and objectives for implementation:

Theme: Housing Choice and Access

> ***Theme Goal***: Equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.
>
> > *Objective*. Provide a Mix of Housing Types and Affordabilities to Meet Diverse Needs.
> >
> > *Objective*. Align Land Use Policy & Process with Housing Strategies, Plans and Programs

Objective. Protect and Preserve Neighborhoods

Theme: Economic Development

Theme Goal: Promote equitable development of Dallas' diverse communities across the city, through the revitalization of neighborhood centers, commercial corridors, employment centers, and transit areas.

Objective. Implement "Transformative Placemaking" Strategies to Revitalize Commercial Corridors, Transit Nodes, and Employment Centers.

Objective. Prioritize Equitable Growth by Targeting Investment in Underserved Communities.

Objective. Remove Land Use and Zoning Barriers That Hinder Small Business Development

Theme: Community + Urban Design

Theme Goal: Adopt and implement context-sensitive design and development guidance to help shape Dallas' streets, sidewalks, buildings, and open spaces, ensuring functional, safe, sustainable, and vibrant spaces that not only reflect but also enhance Dallas' distinct places and diverse communities.

Objective. Integrate Urban Design Standards and Guidance into the Development Review Process and Future Planning Efforts.

Objective. Promote Quality Design Principles to Foster More Inclusive and Equitable Neighborhoods and Spaces Throughout Dallas.

Placetype: *Neighborhood Mixed Use*

ForwardDallas 2.0 establishes Placetypes to articulate the long-term vision and desired building and preservation characteristics for different areas within the city, including neighborhoods, mixed-use districts, employment centers, and open spaces. These placetypes serve as a high-level framework guiding land use, urban design, and the appropriate intensity and scale of development.

The Hampton – Clarendon Corridor Authorized Hearing (Z189-349) falls within the **Neighborhood Mixed-Use** placetype, which is intended to serve as a focal point of commercial and social activity for surrounding residential areas. These areas are designed to accommodate local-serving retail, services, dining options, and a mix of low- and medium-density residential uses. Typically located at key intersections or along corridors, Neighborhood Mixed-Use areas support small-scale commercial

development—such as shopping centers and corner stores—that provide convenient access to daily necessities for residents.

The proposed WMU-3 form-based district aligns with this vision by establishing predictable development standards that encourage a pedestrian-friendly, context-sensitive built environment. By promoting a mix of uses and ensuring that new development is compatibly scaled with adjacent neighborhoods, the form-based approach supports ForwardDallas 2.0's goals of fostering vibrant, walkable, and well-integrated mixed-use areas. Additionally, the flexibility inherent in form-based regulations allows for vertical and horizontal mixed-use development, ensuring that future growth along the Hampton-Clarendon Corridor remains consistent with the comprehensive plan's long-term objectives.

Area Plan:

The West Oak Cliff Area Plan (WOCAP)

The West Oak Cliff Area Plan was unanimously adopted by the City Council on October 26, 2022. It provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around gentrification, displacement, and revitalization for several neighborhoods in west Oak Cliff, including the Hampton – Clarendon Corridor. WOCAP designates Hampton - Clarendon as a strategic opportunity area for economic growth and stresses the need for the area plan to guide its transformation into a vibrant walkable mixed-use district. Staff's recommendation for a WMU-3 district is consistent with WOCAP's goals, objectives, and recommendations, especially the ones marked with an asterisk (*) below:

WOCAP Goals

- Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities*
- Encourage businesses that are compatible with surrounding neighborhoods*
- Preserve historic buildings by encouraging renovation and reuse*
- Protect existing single-family neighborhoods*
- Improve transportation through better street design*
- Retain current residents and attract new residents by encouraging new affordable housing choices*

WOCAP Objectives

I. Land Use and Development

a. Preserve and protect existing single-family neighborhoods. *
b. Create walkable, neighborhood-scale, mixed-use centers. *
c. Preserve historic buildings and character through neighborhood-sensitive design. *

II. Transportation and Infrastructure

a. Prioritize new sidewalk construction and sidewalk repair to improve accessibility. *
b. Utilize urban design improvements, within the public right-of-way, to enhance placemaking and safety. *
c. Construct new multimodal improvements and bike lanes throughout West Oak Cliff. *
d. Evaluate traffic calming through street design enhancements. *

WOCAP Recommendations

- Amend existing CR, MU-1, CS, RR, and P(A) zoning to allow for mixed-use development. New zoning should consider a form-based district with walkable urban form such as activated facades, wide sidewalks, and appropriate setbacks and proximity slopes to adjacent single-family uses. *
- Development should be limited to the existing height limit of 54 feet. *
- Permit residential uses, which should include small multifamily developments (12 units or smaller) and townhomes. *
- Ensure future land uses provide pedestrian-oriented design through public realm design and building placement, utilizing design standards to enhance pedestrian mobility by minimizing curb cuts, parking locations, and hazardous vehicular-pedestrian conflict points. *
- In alignment with citywide parking code reform, consider reducing parking requirements for new structures, increasing reductions for legacy commercial buildings, and allowing shared parking agreements and adjacent on-street parking to facilitate redevelopment. Additionally, commercial uses along Clarendon should be allowed to count on-street parking toward requirements to support the adaptive reuse of historic buildings. *

Land Use:

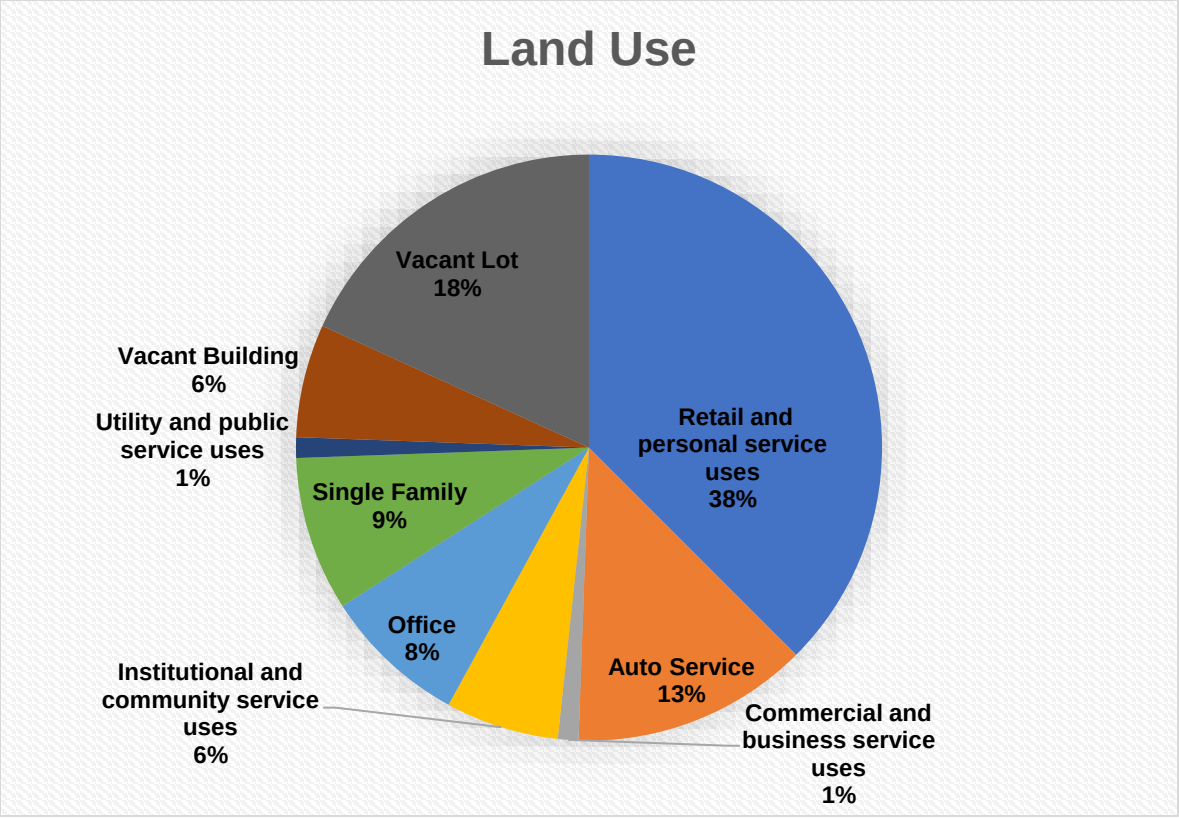
	Zoning	Land Use
Site	CR Community Retail District, CS Commercial Service District, MU-1 Mixed Use District – 1, RR Regional Retail District	Commercial and institutional (Office, personal service, coffee shop, auto service, restaurants, churches, daycare, tattoo shop, grocery stores, etc.)
North	R-7.5(A) Single Family District	Single family residences, churches
South	R-7.5(A) Single Family District	Single family residences, churches
West	R-7.5(A) Single Family District, TH-3(A) Townhouse – 3(A) District	Single family residences, duplexes

East	R-7.5(A) Single Family District	Single-family residence, churches.

Land Use Compatibility:

The area of request comprises two commercial streets (Hampton Road and Clarendon Drive) primarily surrounded by properties zoned R-7.5(A) Single-Family District and TH-3(A) Townhouse-3(A) District. The corridor exhibits a diverse mix of land uses, including retail establishments, restaurants, professional offices, personal service providers, institutional uses (such as churches and schools), single-family homes, duplexes, triplexes, auto-service facilities, a daycare center, and vacant land. To the north, the area adjoins single-family residences and places of worship including the Iglesia Adventista del Septimo Día Dallas Spanish Church. The southern boundary of the corridor is contiguous with institutional uses, including the Disciple City Church, as well as single-family residential properties. Eastward, the area is predominantly bordered by single-family residences, combined with institutional uses like the Dallas Indian United Methodist Church. The western edge of the corridor is adjacent to single-family homes, duplexes, and institutional uses such as Lida Hooe Elementary School. Approximately 0.44 miles south of the southern boundary of the authorized hearing area lies the Hampton DART Station, located two blocks southeast of the corridor. The table and chart below summarize land use within the authorized hearing area:

LAND USE	COUNT	PERCENT
Office	14	8.0%
Retail and personal service uses	66	37.5%
Auto service center	23	13.1%
Commercial and business service uses	2	1.1%
Institutional and community service uses	11	6.3%
Single Family	15	8.5%
Utility and public service uses	2	1.1%
Vacant Building	11	6.3%
Vacant Lot	32	18.2%
TOTAL	**176**	**100.0%**



Overview of Form Districts

Form-Based Code (FBC) is a method of zoning where the codes and regulations focus on addressing the relationship between building facades and the public realm, form and mass of buildings relative to one another, and the scale and types of streets and blocks. Unlike the Euclidean zoning that primarily regulates allowable use and level of activity, form-based zoning code focuses on the compatibility of the buildings with their surroundings, while letting the mix of actual activities in them be more eclectic. Under form-based zoning, the desired form of buildings is typically more urban in style, and is located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

The Form-based code requires buildings to fill a percentage of the width of the lot with the building façade to create a streetscape that supports pedestrian activity and screens parking. Benefits include additional buildable area on the site, increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation. Dallas' form-based code is contained in Article XIII of the City's development code, which focus primarily on the quality, form, and relationship between streetscapes and building facades to create pedestrian friendly environments.

Justification for a WMU-Walkable Mixed-Use District

Staff's recommendation is for a Walkable Urban Mixed-Use District 3 (WMU-3), which is the lowest intensity development district among the six WMU district available in Article XIII. WMU districts are intended to create walkable urban form districts with variety of uses in a pedestrian friendly environment. There is no minimum size for a WMU district. Article XIII states that WMU districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development already exists or is planned. This critical mass is present when:

1. The surrounding area consists of at least 40 acres of existing or definitely planned WMU or Walkable Urban Residential (WR) District, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
2. The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
3. The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of Article XIII for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Staff finds the area of request to be appropriate for a WMU-3 district as it is surrounded by more than 35 acres of a dense residential district that contain a mix of uses such as commercial, institutional, and open spaces. The area of request has a City Council adopted area plan (WOCAP) that recommends a walkable urban mixed-use district. The area plan specifically calls for implementation a form district in the commercial corridors to ensure increased walkability and reduced parking demand. Although it may seem like the area of request is primarily surrounded by single-family residences, there are a variety of non-residential uses and missing-middle housing that exist within the surrounding neighborhoods.

Land Use Comparison

Form-based zoning in Article XIII regulates land uses through a variety of development types that allow different use categories. It focuses primarily on the form of the building rather than its intended use. Rather than identify specific uses that are allowed in a given zoning district, form-based code specifies the development types that are allowed in that district. For instance, the following are the development types allowed in a WMU-3 district:

- Mixed-Use Shopfront
- Single-Story Shopfront
- General Commercial

- Apartments (ground floor retail/office)
- Townhouse
- Townhouse stacked
- Manor House
- Civic Building
- Open Space

It should be noted that while single-family living is allowed in a WMU-3 district, a single-family house is not a permitted development type. The following is a comparison table showing differences in the permitted uses between the existing CR-Community Retail District, CS Commercial Services, RR Regional Retail, and MU-1 Mixed Use – 1 District, and staff's recommended WMU-3 district. Blank cells indicate a comparable land use is not specified for that district.

Existing: CR	**Staff's Recommendation: WMU-3**
Agricultural uses. -- Crop production.	
Commercial and business service uses. -- Building repair and maintenance shop. *[RAR]* -- Catering service -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. *[SUP]* -- Tool or equipment rental.	
Industrial uses. -- Gas drilling and production. *[SUP]* -- Temporary concrete or asphalt batching plant. *[SUP]*	
Institutional and community service uses. -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP]	Civic use categories. -- Ss, ground story only: Community service *[SUP]*, museum, library; daycare; educational; government service, except detention center, jail, or prison; social service *[SUP]*; transit station -- Ts, ground story only: Community service *[SUP]*, museum, library -- Civ: Community service *[SUP]*, museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison *[SUP]*; transit station

-- Public school other than an open-enrollment charter school. [RAR]	Place of worship use categories. -- Ss, ground story only: Place of worship -- Civ: Place of worship
Lodging uses. -- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general-purpose shelter. [See Section 51A-4.205 (2.1)]	
Miscellaneous uses. -- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	
Office uses. -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office.	Office use categories. -- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare) -- Ts, ground story only: Office
Recreation uses. --Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.	Civic use categories. -- O: Park or open space, utilities
Residential uses. -- College dormitory, fraternity, or sorority house.	Residential use categories. -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living -- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
Retail and personal service uses. -- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto Service center. [RAR] -- Business school. -- Car wash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] -- Commercial amusement (outside). [SUP] -- Commercial parking lot or garage. [RAR] -- 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. -- General merchandise or food store 100,000 square feet or more. [SUP]	Retail use categories. -- Ss, ground story only: Drive-thru facility *[SUP]*, restaurant or bar, retail sales, vehicle sales Service and entertainment use categories. -- Ss, ground story only: Commercial amusement (inside) *[SUP]*; indoor recreation; personal service, including animal care Commerce use categories. -- O: Commercial parking

-- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater.	
Transportation uses. -- Transit passenger shelter. -- Transit passenger station or transfer center. [By SUP or city council resolution. See Section *51A-4.211*.]	
Utility and public service uses. -- Commercial radio and television transmitting station. -- 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. [SUP] -- Tower/antenna for cellular communication. [See Section *51A-4.212*(10.1).] --Utility or government installation other than listed. [SUP]	
Wholesale, distribution, and storage uses. -- Mini-warehouse. [SUP] -- Recycling buy-back center. [See Section *51A-4.213* (11).] -- Recycling collection center. [See Section *51A-4.213* (11.1).] -- Recycling drop-off container. [See Section *51A-4.213* (11.2).] -- Recycling drop-off for special occasion collection. [See Section *51A-4.213* (11.3).]	

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

The following is a comparison table of the development standards of the current CR Community Retail district and staff's recommended WMU-3 Walkable Urban Mixed-Use district. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: CR	Staff Recommendation: WMU-3
Front setback	15' min	Primary street: 5' min / 15' max
Required street frontage, primary street*	-	Primary street: 70% min
Parking setback		Primary street: 30' min Abutting multifamily, nonresidential district, alley: 5' min
Side setback	20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting multifamily, nonresidential district: 0' or 5' min Abutting alley: 5' min
Rear Setback	20' - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting nonresidential district: 0' or 5' min Abutting alley: 5' min
Rear setback	2.0 FAR overall 0.75 office/retail 0.5 retail	
Density		None
Height	1 story min 4 stories/54' max [1].Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)	1 story min 3.5 stories / 50' max
Story height	80%	Ground story: 10' min / 15' max

Standard	Existing: CR	Staff Recommendation: WMU-3
		Upper story: 10’ min / 15’ max
Lot coverage	60% maximum lot coverage [1]. Above ground parking structures are included [2.] Surface parking lots and underground parking structures are not	80% max
Lot size	No minimum lot size	No minimum
Transparency		Ground story, primary street façade: 30% Upper story, primary street façade: 20%
Entrance		Required on primary street Entrance spacing: None
	Dwelling Unit Density	
Floor Area Ratio	0.5 for office uses 0.75 for all uses combined	
Blank wall area	Proximity slope Visual intrusion	Primary street: 30’ max
Special standards	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day Visual Intrusion No balcony or opening facing a R(A), D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS	Proximity slope
Landscaping	Article X	Article X

Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	20
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley	5	5	5	5	5	5	none	none	5	none

Parking

Under staff's recommendation for a WMU-3 district, any new development, and some changes of use, in the authorized hearing area would need to comply with the parking requirements of Article XIII. The parking requirements for different use categories are shown on the table below. In terms of alternative transportation, the closest DART bus route is route 101, which has seven (7) bus stops in both directions located on S Hampton Road. There is also another DART bus route, 226, with three bus stops in both directions on Clarendon Drive. Also, as part of WOCAP implementation and this rezoning effort, the Transportation Department has worked with PDD to redesign Clarendon Drive, within the authorized hearing area, into a complete street with dedicated bike lanes and wider sidewalks to make the corridor pedestrian and bike friendly. More detailed information related to parking is included in the 'Staff Recommendation' section of this report.

Required Parking in WMU Districts

	USE CATEGORY	NUMBER OF REQUIRED SPACES
Residential	Household Living	1.50 per single-family living unit
		1.15 per one-bedroom or smaller multifamily living unit
		1.65 per two-bedroom multifamily living unit
		2.00 per three-bedroom multifamily living unit

		0.70 per retirement housing living unit
	Group living	0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces
Civic	Community services	1 per 200 SF
	Day care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.50 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Commercial service	1 per 200 SF
	Park/open space	none
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	See Group Living
	Utilities	Building official to apply similar use
Office	Medical	1 per 222 SF
	Office, except: Art studio, gallery Financial services, Bank Call center	1 per 333 SF
		1 per 500 SF
		1 per 200 SF
		1 per 167 SF
Retail	Restaurants, except: Bar, private bar	1 per 100 SF
		1 per 83 SF
	Retail Sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except Dance hall	1 per 200 SF
		1 per 25 SF
	Indoor recreation except: Health club or spa Movie theatre Performing arts theater	1 per 150 SF
		1 per 143 SF
		0.27 per seat
		0.40 per seat
	Personal service	1 per 250 SF
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	1 per 1,000 SF floor area up to 20,000 SF
		1 per 4,000 SF floor area over 20,000 SF
Fabrication	Light manufacturing	1 per 600 SF
	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5 spaces

Landscaping and Open Space

Any new development will require landscaping in accordance with Article XIII, which includes general standards set forth in Section 51A-13.304(a) and specific standards for each development type. Article XIII also requires that at least eight percent of the net land area of a building site be reserved as open space.

Height

WOCAP recommends the implementation of a mixed-use form district designed to promote a walkable urban environment. This proposed district maintains alignment with the current Community Retail (CR) zoning, which permits a maximum building height of 54 feet and four stories. Specifically, the recommended WMU-3 (Walkable Mixed-Use-3) district restricts building height to 50 feet and limits structures to three-and-a-half (3½) stories. To mitigate the impact of new development on adjacent single-family residences, development standards will incorporate protective measures, including adherence to a 3:1 Residential Proximity Slope (RPS). This RPS establishes a regulatory plane projecting upward and outward from the adjacent R-7.5(A) single-family zoning district, ensuring that any portion of a structure exceeding 26 feet in height cannot encroach above this plane. As such, most of Clarendon Drive will be unable to achieve the maximum height allowed by the zoning due to limited lot depths. Similarly, several lots along Hampton Road, south of its intersection with Clarendon Drive, will also be unable to achieve the maximum height allowed by zoning. The physical makeup of these lots serves as natural guardrails ensuring that new development remains appropriate in scale and density.

Shopfront Overlay (-SH)

Shopfront (-SH) overlays are intended to create pedestrian shopping streets through the designation of street frontages with development types that support active uses. It can be applied over any WMU district and is intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.") Where a shopfront overlay designation is applied, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. Any street designated with a -SH overlay becomes a primary street. The boundaries of a shopfront overlay do not have to follow lot lines or match parcel boundaries.

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 housing markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. 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 mostly nonresidential, so most of it does not fall into any of the MVA clusters except small portions in the northern (E) and eastern tips (E). However, the residential blocks to the Southwest portion of the authorized hearing area have a slightly weaker housing market (MVA category H) than the rest of the surrounding areas (MVA category E). In general, the housing market within and around the Hampton – Clarendon Commercial corridor is in the midrange in terms of housing market strength.

STAFF RECOMMENDATION

The Hampton – Clarendon Corridor faces many challenges, not all of which are related to zoning. These challenges were the key factors for the development of the West Oak Cliff Area Plan (WOCAP) and the initiation of this authorized hearing. While the Hampton Road commercial corridor is home to numerous successful businesses, the area is plagued with aging infrastructure and a lack of cohesive urban form. From a zoning perspective, existing land uses with wide curb cuts and large parking lots, which are not well maintained, contribute to the generally poor pedestrian experience throughout the corridor and reinforce this commercial node as an underperforming heart of the district.

The authorized hearing area is mostly zoned CR Community Retail district (89%), with a few parcels zoned CS Commercial Service (7%), RR Regional Retail (0.7%), MU-1 Mixed Use – 1 (0.7%), P(A) Parking (1%), and PD 428 (0.7%), but staff is recommending a WMU-3 Walkable Mixed-Use district with a shopfront overlay on a portion, which is compatible with WOCAP's goal of transforming the district into a neighborhood-scale urban mixed-use district that is pedestrian friendly.

The WMU-3 district not only allows for a variety of housing types and nonresidential uses but offers urban design standards to ensure the desired urban form including the development types, building heights and scale that fits into the current context and are compatible with and sensitive to the surrounding neighborhoods. Allowing residential uses other than detached single family can help create affordable housing options, accommodate a broader range of incomes and household types, and enhance the viability of nearby retail.

Staff's recommended WMU-3 district is lowest-intensity of the six Walkable Mixed-Use districts, which makes it compatible with the surrounding R-7.5(A) single family residential neighborhoods. Thus, it is the most appropriate zoning for the authorized hearing area as it is compatible with existing land uses within and adjacent to the district.

The WMU-3 district offers enhanced development standards to promote walkability in a pedestrian-friendly environment, which the community expressed a desire for in WOCAP. To achieve this objective, future development in the district should adhere to the general urban design guidelines of a form district but also follow guidelines specific to a development type. The few single-family uses within the authorized hearing area are currently non-conforming in a CR district but are granted provisions to allow remodeling and the right to rebuild if destroyed by natural disaster or other unintentional act. However, a non-conforming single-family structure may not be intentionally demolished and rebuilt in the CR Community Retail district. Under the proposed WMU-3 district, a single-family

residence is not an allowed development type, but single-family living is allowed in the townhome, stacked-townhome, apartment, and mixed-use development types.

Conformity with the urban design standards is critical, but should a structure become non-conforming due to this zoning change, the property owner will be notified prior to adoption of the new zoning and as per Article XIII, it will not be required to conform unless it undergoes major renovation. Major renovation is described in Article XIII as a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area by at least 35%. Therefore, total additions to existing non-conforming structures that are less than 35% of the original floor area existing as of the date of the adoption of the zoning change will not need to conform with the zoning. However, it must still comply with the use and placement requirements and the height and elements requirements in Section 51A-13.304 for the development type. Additions that are less than 35% of the original floor area are not required to comply with maximum setback and minimum story requirements.

Regarding parking, staff has conducted a parking analysis of the existing uses within the authorized hearing area, comparing parking requirements under the current zoning (CR) and the proposed WMU-3 district. The analysis revealed that most businesses will realize parking reduction under WMU-3 district zoning. Changing the zoning to WMU-3 district will allow businesses to count abutting on-street parking towards their parking requirements, a provision that is currently not available under the existing CR zoning. Overall, adopting WMU-3 district will optimize parking utilization, potentially freeing up surface parking that could support new businesses or be shared through parking agreements with surrounding establishments.

Although staff recommends a straight WMU-3 base zoning district, there have been requests from some business/property owners to either eliminate minimum parking requirements in the district or consider allowing greater parking reductions for legacy commercial structures, specifically for the old Tortilla Factory on Clarendon Drive. Both requests would require a Planned Development District (PD), which PDD and Transportation would like to avoid. While a PD can often solve an immediate problem, it may lead to unintended consequences such as making amendments to the thoroughfare plan very difficult or overburdening property owners when they try to make changes to structures as they must amend the PD to make certain changes.

It is important to note that even with the parking reduction achieved under the form district, certain businesses like bars and restaurants may still not meet all their parking requirements with existing onsite parking and abutting on-street parking. Such businesses should consider alternative parking arrangements such as parking agreements with nearby establishments that have excess parking. Additionally, the ongoing citywide parking code amendment is expected to reform parking standards and

drastically reduce, or even eliminate parking requirements in commercial and mixed-use districts.

To enhance ground-level retail activity and streetscape vibrancy, staff recommends applying a shopfront overlay to the corner of Clarendon and Hampton, establishing them as the district's primary retail street segments. This designation will ensure that new development along these key corridors incorporates high-quality ground-level design elements, such as patios, porches, awnings, frequent entry points, and large storefront windows to foster street-level engagement, safety, and a pedestrian-friendly environment. Additionally, the shopfront overlay is intended to incentivize the adaptive reuse of older legacy buildings that already contribute to the district's form-based character—structures built to the street with over 70% street frontage. By leveraging these existing assets, the overlay encourages preservation while promoting vibrant, walkable streetscapes. As part of this rezoning initiative, PDD has partnered with the Department of Transportation and Public Works (TPW) to improve the public realm through street, parking, and intersection redesigns as a part of this rezoning initiative. These enhancements aim to create safer, more inviting, and highly walkable spaces that support accessibility and economic vitality within the district.

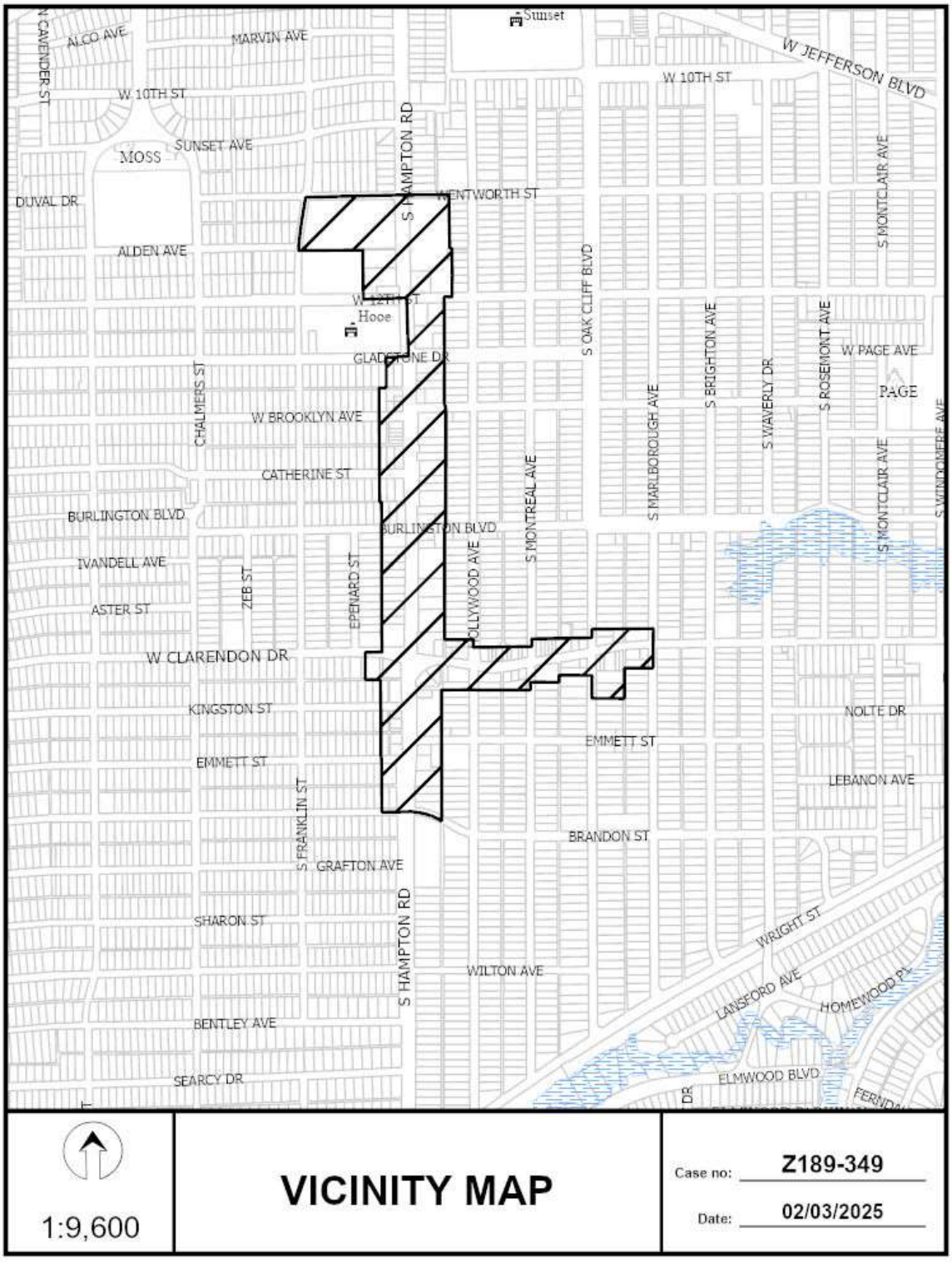
Staff recommends maintaining the current CR and PD 428 zoning for the northern properties, primarily in response to the community's preference for limiting the scale and density of potential multifamily or mixed-use developments. As stated in WOCAP, the community's stated goal is to keep residential density as low as possible, ideally at 12 units or fewer. The two northernmost lots on both the east and west sides of Hampton Road are the deepest within the corridor. This additional depth allows for greater development potential, as any future projects on these sites could maximize the permitted height and achieve higher density, even with the Residential Proximity Slope (R.P.S.) in place. Through community engagement and research, staff determined that the lots located at 315 S Hampton Road, 312 S Hampton Road, and 444 S Hampton Road should remain unchanged at this time. Staff believes that any future development proposals for these sites should align with the broader corridor vision and should be subjected to a public review process to ensure the community has an opportunity to evaluate and provide input on potential developments the sites.

Some establishments in the corridor may become nonconforming due to this zoning change. To address this, staff collaborated with the City Attorney's Office to develop a general notification letter in compliance with SB 929. This letter was sent to all property owners and businesses that staff suspected might potentially become nonconforming as a result of this proposed zoning change. Under the proposed WMU-3 zoning, the only businesses that would become nonconforming are cell towers and drive-in/drive-thru

restaurants, which would require a Specific Use Permit (SUP), and tattoo parlors, which would be prohibited entirely.

The property with deed restrictions (D.R. 190810), located on the southwest corner of the area of request, is currently zoned an MU-1 Mixed Use -1 District. The deed restrictions allow most uses in the MU-1 District and limit the number of dwelling units to six (five in the structure located at 2406 Emmett and one located at 2410 Emmett). It also allows the structure to achieve a maximum height of 54 feet and four stories. Staff is recommending termination of the deed restrictions as the property is proposed to be rezoned to WMU-3, which limits the heights of buildings to 50 feet and three and a half stories. Therefore, the deed restrictions will become unnecessary. The property is currently occupied by offices and a hair salon.

MAP


Sunset
ALCO AVE
MARVIN AVE
W JEFFERSON BLVD
W 10TH ST
N CAVENDER ST
MOSS
SUNSET AVE
DUVAL DR
S HAMPTON RD
WENTWORTH ST
S MONTCLAIR AVE
ALDEN AVE
S OAK CLIFF BLVD
S BRIGHTON AVE
S ROSEMONT AVE
W PAGE AVE
PAGE
Hooe
GLADSTONE DR
CHALMERS ST
W BROOKLYN AVE
S MARLBOROUGH AVE
S WAVERLY DR
CATHERINE ST
S MONTREAL AVE
BURLINGTON BLVD
IVANDELL AVE
ZEB ST
EPPHARD ST
HOLLYWOOD AVE
ASTER ST
W CLARENDON DR
KINGSTON ST
NOLTE DR
EMMETT ST
LEBANON AVE
S FRANKLIN ST
BRANDON ST
S GRAFTON AVE
SHARON ST
WRIGHT ST
WILTON AVE
LANSFORD AVE
HOMEWOOD PL
BENTLEY AVE
SEARCY DR
ELMWOOD BLVD
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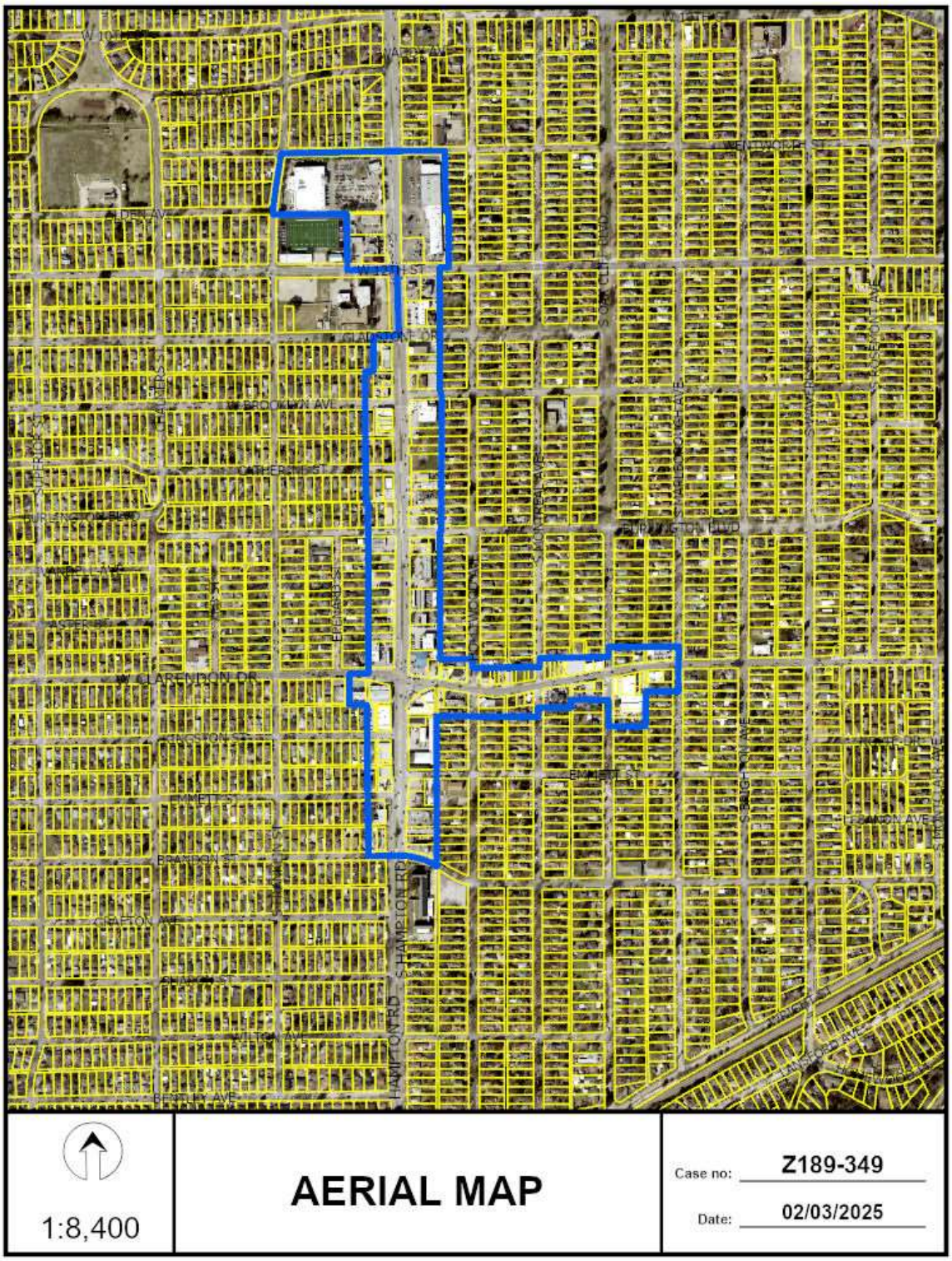
VICINITY MAP
Case no: Z189-349
Date: 02/03/2025

S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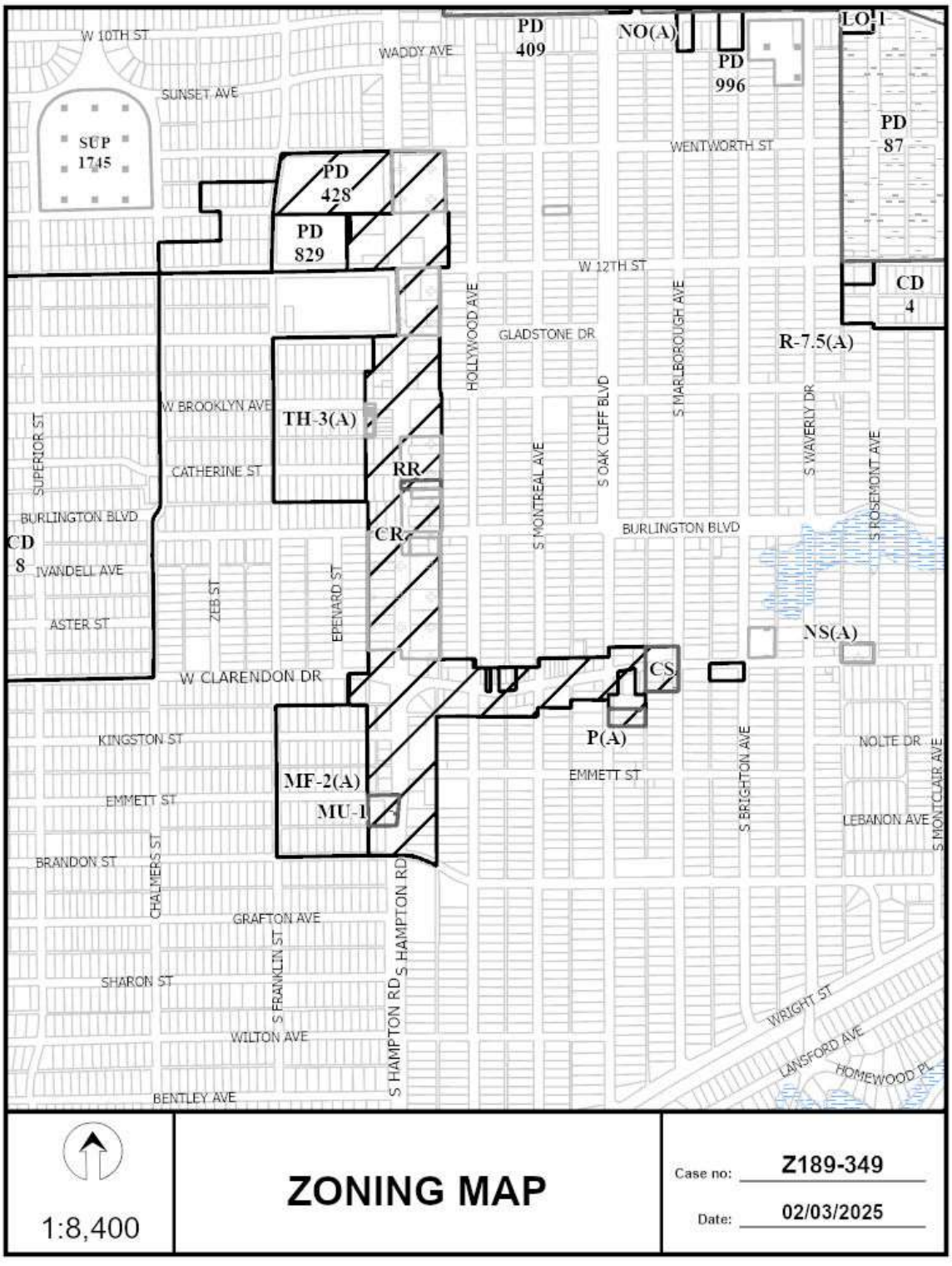
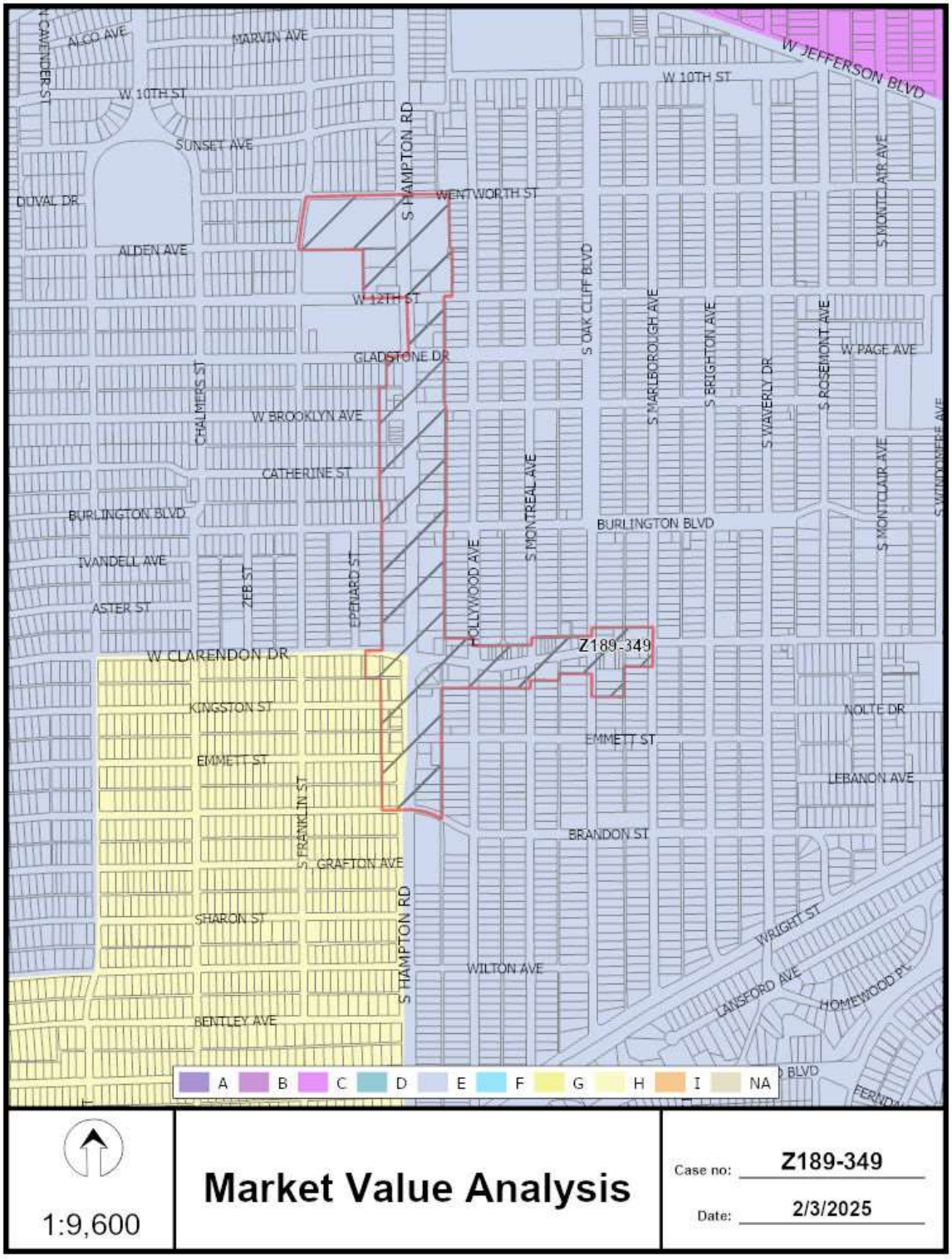
AERIAL MAP
Case no: Z189-349
Date: 02/03/2025


W 10TH ST
WADDY AVE
SUNSET AVE
SUP 1745
PD 409
NO(A)
PD 996
LO-1
PD 87
WENTWORTH ST
PD 428
PD 829
W 12TH ST
CD 4
HOLLYWOOD AVE
GLADSTONE DR
S MARLBOROUGH AVE
R-7.5(A)
W BROOKLYN AVE
TH-3(A)
SUPERIOR ST
CATHERINE ST
RR
CR
S MONTREAL AVE
S OAK CLIFF BLVD
S WAVERLY DR
S ROSEMONT AVE
BURLINGTON BLVD
CD 8
IVANDELL AVE
ASTER ST
ZEB ST
EPENARD ST
NS(A)
CS
W CLARENDON DR
P(A)
KINGSTON ST
NOLTE DR
EMMETT ST
MF-2(A)
MU-1
S BRIGHTON AVE
LEBANON AVE
S MONTCLAIR AVE
BRANDON ST
CHALMERS ST
GRAFTON AVE
S HAMPTON RD
S FRANKLIN ST
SHARON ST
WILTON AVE
WRIGHT ST
LANSFORD AVE
HOMEWOOD PL
BENTLEY AVE
1:8,400
ZONING MAP
Case no: Z189-349
Date: 02/03/2025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MARVIN AVE
W 10TH ST
SUNSET AVE
DUVAL DR
ALDEN AVE
S HAMPTON RD
WENTWORTH ST
W 12TH ST
GLADSTONE DR
CHALMERS ST
W BROOKLYN AVE
CATHERINE ST
BURLINGTON BLVD
IVANDELL AVE
ASTER ST
ZEB ST
EPENARD ST
HOLLYWOOD AVE
S MONTREAL AVE
S OAK CLIFF BLVD
S MARLBOROUGH AVE
S BRIGHTON AVE
S WAVERLY DR
S ROSEMONT AVE
W PAGE AVE
S MONTCLAIR AVE
W JEFFERSON BLVD
Z189-349
W CLARENDON DR
KINGSTON ST
EMMETT ST
S FRANKLIN ST
GRAFTON AVE
SHARON ST
BENTLEY AVE
WILTON AVE
BRANDON ST
NOLTE DR
LEBANON AVE
WRIGHT ST
LANSFORD AVE
HOMEWOOD PL
A
B
C
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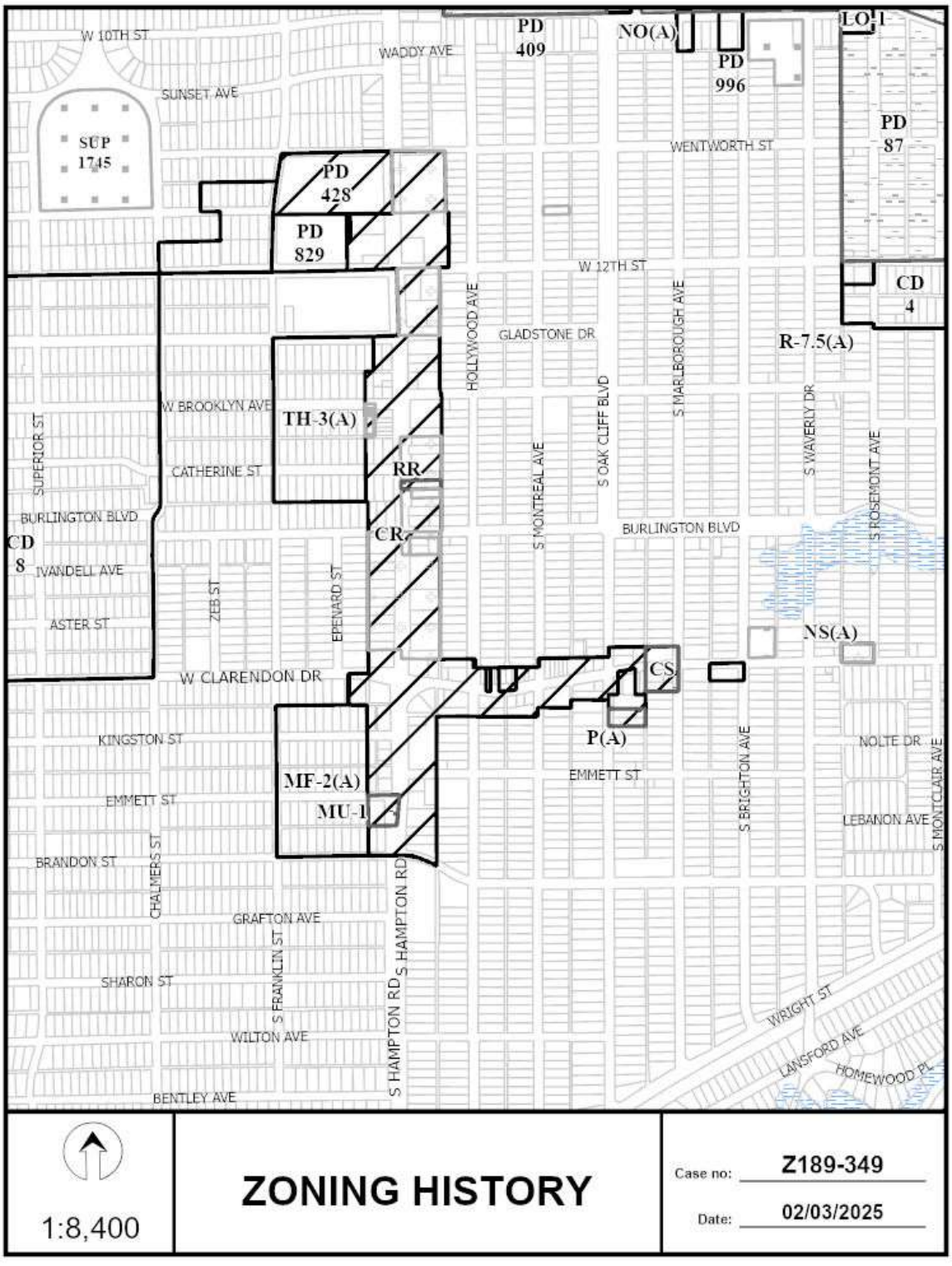
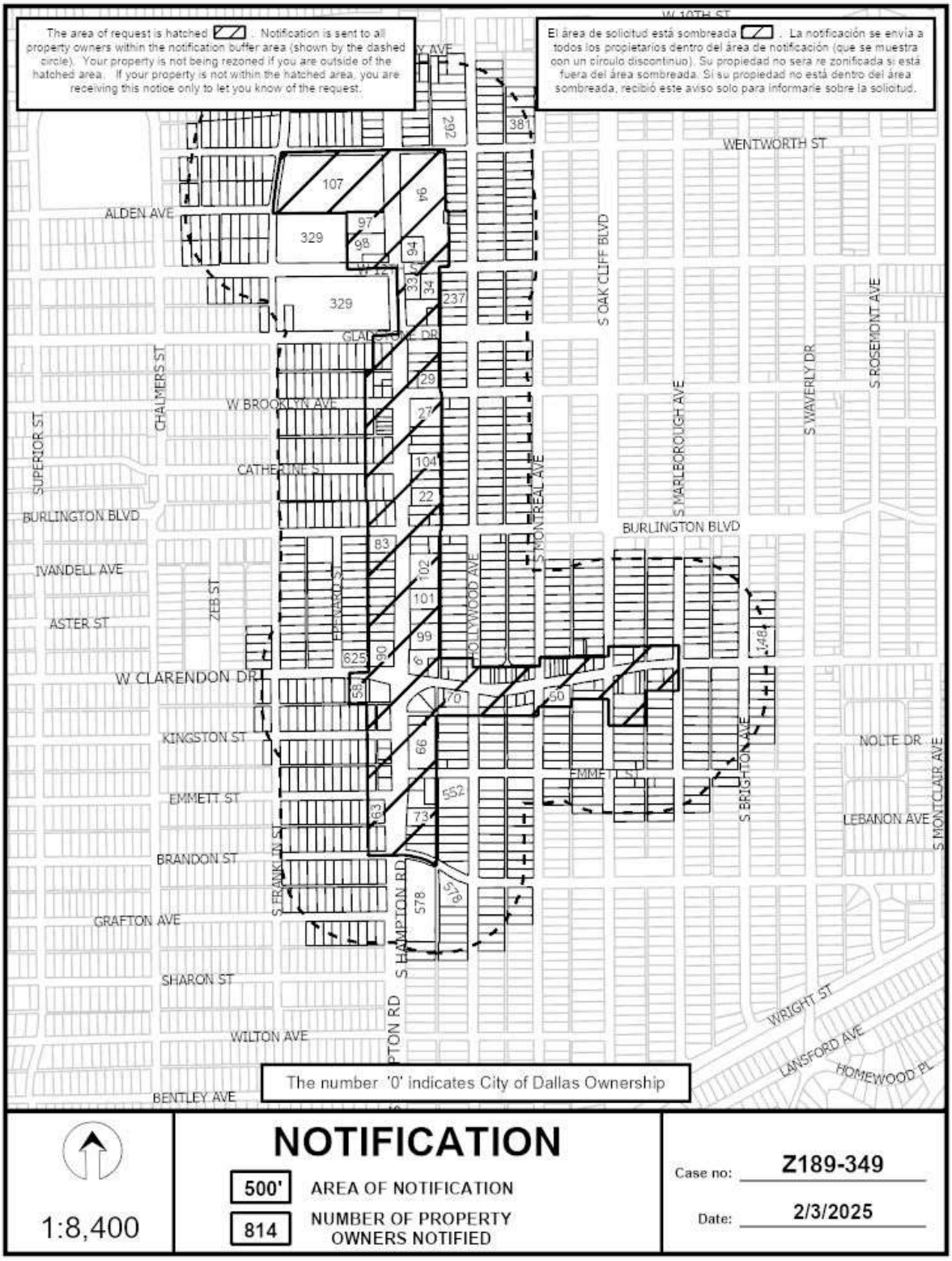
E
F
G
H
I
NA
1:9,600
Market Value Analysis
Case no: Z189-349
Date: 2/3/2025


W 10TH ST
WADDY AVE
SUNSET AVE
SUP 1745
PD 409
NO(A)
PD 996
LO-1
PD 87
WENTWORTH ST
PD 428
PD 829
W 12TH ST
CD 4
HOLLYWOOD AVE
GLADSTONE DR
S MARLBOROUGH AVE
R-7.5(A)
W BROOKLYN AVE
TH-3(A)
S OAK CLIFF BLVD
S WAVERLY DR
SUPERIOR ST
CATHERINE ST
RR
S MONTREAL AVE
S ROSEMONT AVE
BURLINGTON BLVD
CR
CD 8
IVANDELL AVE
ZEB ST
EPENARD ST
ASTER ST
NS(A)
W CLARENDON DR
CS
P(A)
KINGSTON ST
NOLTE DR
EMMETT ST
MF-2(A)
MU-1
S BRIGHTON AVE
LEBANON AVE
S MONTCLAIR AVE
BRANDON ST
CHALMERS ST
GRAFTON AVE
S HAMPTON RD
S FRANKLIN ST
SHARON ST
WRIGHT ST
WILTON AVE
LANSFORD AVE
HOMEWOOD PL
BENTLEY AVE
1:8,400
ZONING HISTORY
Case no: Z189-349
Date: 02/03/2025


Shopfront Overlay (Proposed)
WMU-3 (Proposed)
CR (Community Retail)
PD 428, Planned Development
WENTWORTH
ALDEN
12TH
GLADSTONE
OAK CLIFF
BROOKLYN
CATHERINE
FRANKLIN
HAMPTON
HOLLYWOOD
MONTREAL
MARLBOROUGH
BRIGHTON
BURLINGTON
CHALMERS
ZEB
EPENARD
ASTER
CLARENDON
KINGSTON
EMMETT
BRANDON
1:2,400
PROPOSED ZONING MAP
Case no: Z189-349
Date: 2/20/2025


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
W 10TH ST
WENTWORTH ST
ALDEN AVE
W BROOKLYN AVE
GLADSTONE DR
CATHERINE ST
BURLINGTON BLVD
IVANDELL AVE
ASTER ST
W CLARENDON DR
KINGSTON ST
EMMETT ST
BRANDON ST
GRAFTON AVE
SHARON ST
WILTON AVE
BENTLEY AVE
NOLTE DR
LEBANON AVE
WRIGHT ST
LANSFORD AVE
HOMEWOOD PL
CHALMERS ST
SUPERIOR ST
ZEB ST
EDGEWOOD ST
HOLLYWOOD AVE
S MONTREAL AVE
S OAK CLIFF BLVD
S MARLBOROUGH AVE
S WAVERLY DR
S ROSEMONT AVE
S BRIGHTON AVE
S MONTCLAIR AVE
S FRANKLIN ST
S HAMPTON RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
814 NUMBER OF PROPERTY OWNERS NOTIFIED
1:8,400
Case no: Z189-349
Date: 2/3/2025

Notification List of Property Owners

Z189-349

814 Property Owners Notified

Label #	*Address*		*Owner*
1	2015	W CLARENDON DR	RODRIQUEZ JOSE & LETICIA
2	2025	W CLARENDON DR	JONES ALICE M
3	1020	S OAK CLIFF BLVD	MOORE FAMILY LIVING TRUST
4	2005	W CLARENDON DR	DAVILA CONSUELO
5	2315	W CLARENDON DR	ARLENES INC
6	1022	S HAMPTON RD	SANTOS FERNANDO &
7	902	S HAMPTON RD	TEXAS HAMPTONS LLC
8	1027	S HOLLYWOOD AVE	ALEMAN JUAN SONTOYA
9	2303	W CLARENDON DR	HINOJOSA HILARIO
10	2201	W CLARENDON DR	GAYTAN JOSE
11	2205	W CLARENDON DR	AMI PROPERTIES LLC
12	2209	W CLARENDON DR	DELLLANO OSCAR J
13	2219	W CLARENDON DR	LLANO OSCAR JAMIE DEL
14	2101	W CLARENDON DR	RICE MARGARET & DONALD EUGENE
15	2105	W CLARENDON DR	VALPARAISO HOLDINGS LLC
16	2111	W CLARENDON DR	ALBA GARY JOHN
17	2117	W CLARENDON DR	ALBA GARY JOHN
18	2125	W CLARENDON DR	CLIFTON DEBRA LYNN
19	2121	W CLARENDON DR	CLIFTON DEBRA L
20	2125	W CLARENDON DR	CLIFTON DEBRA L
21	2315	BURLINGTON BLVD	LI KA SHING LLC
22	830	S HAMPTON RD	LI KA SHING LLC
23	820	S HAMPTON RD	ALTAMIRANO LUCIA PATRICIA
24	810	S HAMPTON RD	PONCE JAVIER &
25	722	S HAMPTON RD	CCI PROPERTIES 5 LLC
26	714	S HAMPTON RD	CCI PROPERTIES 5 LLC

02/03/2025

Label #	*Address*		*Owner*
27	702	S HAMPTON RD	Taxpayer at
28	614	S HAMPTON RD	DELCER II
29	2319	W BROOKLYN AVE	ALPHA RHO CHAPTER
30	610	S HAMPTON RD	SOSA ANA LILIAN
31	606	S HAMPTON RD	ARRELLANO MIGUEL & IRMA
32	602	S HAMPTON RD	GAMEZ ROBERTO RODRIGUEZ &
33	500	S HAMPTON RD	MINNESOTA NICE HOLDINGS INC
34	2320	W 12TH ST	LOPEZ SONIA
35	2406	GLADSTONE DR	ESPINAL MAGDELENA &
36	617	S HAMPTON RD	RODRIGUEZ MAGDALENA CECIBEL &
37	621	S HAMPTON RD	OLIVAREZ MARCIANO & ROSA FRANCO DE
38	613	S HAMPTON RD	Taxpayer at
39	2409	W BROOKLYN AVE	NIAZ REAL ESTATE LLC
40	2410	W BROOKLYN AVE	PRIKRYL HENRY L
41	705	S HAMPTON RD	ALONZO GILBERT R
42	709	S HAMPTON RD	GONZALES ROGELIO
43	711	S HAMPTON RD	ALONZO GILBERT
44	2403	CATHERINE ST	ISBELL MANAGEMENT LLC
45	2407	CATHERINE ST	GONZALEZ MARIA DEJESUS MORENO
46	2411	CATHERINE ST	ESQUEDA DANIEL JR &
47	2410	CATHERINE ST	MATLOCK MILLER & KRISTEN
48	2406	CATHERINE ST	Taxpayer at
49	2400	CATHERINE ST	LAW OFFICES OF JUAN C RODRIGUEZ P LLC
50	2126	W CLARENDON DR	RIVERA CARLOS
51	1005	S BRIGHTON AVE	VALDEZ DANIEL & SOFIA
52	1109	S MARLBOROUGH AVE	MALDONADO BASILO HERNANDEZ
53	2002	W CLARENDON DR	ALBERT FREDA L
54	2008	W CLARENDON DR	DELEON JULIAN & VIRGINIA
55	2014	W CLARENDON DR	DELEON JULIAN & VIRGINIA
56	2020	W CLARENDON DR	AZPEITIA SERAFIN
57	2414	W CLARENDON DR	MARTINEZ FERNANDO &

02/03/2025

Label #	*Address*		*Owner*
58	2418	W CLARENDON DR	TEXAS POLK INC
59	2411	KINGSTON ST	MEYER WILLIAM E PROP LLC
60	2410	KINGSTON ST	ZARRAGA ANTONIO C
61	2411	EMMETT ST	RIVERA MELISSA Z
62	1153	S HAMPTON RD	LOERA HUGO
63	2406	EMMETT ST	HAMPTON PLACE INVESTMENTS LLC
64	2411	BRANDON ST	GONZALEZ GUSTAVO
65	2407	BRANDON ST	GONZALEZ GUSTAVO
66	1126	S HAMPTON RD	SERRANO MARICRUZ
67	1112	S HAMPTON RD	SERRANO MARICRUZ
68	2324	W CLARENDON DR	J&L RANCH LLC
69	2310	W CLARENDON DR	MASON RICKY
70	2300	W CLARENDON DR	STARGHILL PROPERTIES LLC
71	1109	HOLLYWOOD AVE	HERNANDEZ JOSE V & ANGELA
72	1228	S HAMPTON RD	GAYTAN FELIPE
73	1222	S HAMPTON RD	QUALCO CORP
74	2320	EMMETT ST	DALGAMOUNI IBRAHIM & ANN-MARIE
75	1210	S HAMPTON RD	DALGAMOUNI IBRAHIM &
76	1202	S HAMPTON RD	DALGAMOUNI IBRAHIM A &
77	1005	S MONTREAL AVE	HERNANDEZ ELOISE U
78	2220	W CLARENDON DR	ORTIZ DIAMANTINA
79	1111	S MONTREAL AVE	SHEFFIELD THOMAS JOSEPH
80	2208	W CLARENDON DR	GONZALEZ JENNIFER VIRGINIA &
81	2204	W CLARENDON DR	SHEFFIELD DONALD RAY
82	2200	W CLARENDON DR	CUELLAR JESUS
83	903	S HAMPTON RD	POLLO FIESTA INC
84	911	S HAMPTON RD	POLLO FIESTA INC
85	919	S HAMPTON RD	GONZALEZ PEDRO & BERTHA
86	927	S HAMPTON RD	927 S HAMPTON SERIES LLC
87	931	S HAMPTON RD	931 S HAMPTON SERIES LLC
88	935	S HAMPTON RD	MUNOZ ROBERTO & CLAUDIA L

02/03/2025

Label #	*Address*		*Owner*
89	1007	S HAMPTON RD	AMADOR JOE A & HELEN R
90	1023	S HAMPTON RD	1015 HAMPTON LLC
91	2403	BURLINGTON BLVD	RODRIGUEZ JUAN CARLOS
92	2407	BURLINGTON BLVD	PRIETO ALEXANDREA DIAMANTE
93	2411	BURLINGTON BLVD	SERRANO MIGUEL A & LUCILA
94	444	S HAMPTON RD	VAQUERO S HAMPTON
95	315	S HAMPTON RD	RANDALLS PROPERTIES INC
96	2407	W 12TH ST	NEARPASS VICTORIA
97	401	S HAMPTON RD	FREIDA KASSAM US INC
98	2417	W 12TH ST	HAMPTON & 12TH LP
99	1018	S HAMPTON RD	YOUNG & SONG INC
100	1004	S HAMPTON RD	INDY 2023 LLC
101	930	S HAMPTON RD	DELEON CRISPIN &
102	910	S HAMPTON RD	VELASQUEZ TOBIAS &
103	808	S HAMPTON RD	808 S HAMPTON LLC
104	800	S HAMPTON RD	C & M DEV LLC
105	516	S HAMPTON RD	JT HAMPTON LLC
106	2315	GLADSTONE DR	Taxpayer at
107	315	S HAMPTON RD	SAFEWAY REALTY LLC
108	1016	S OAK CLIFF BLVD	AGUILAR MARINA L
109	1012	S OAK CLIFF BLVD	REA MARIA DEL PILAR
110	1008	S OAK CLIFF BLVD	INGRAM CAMERON XAVIER &
111	1004	S OAK CLIFF BLVD	MALDONADO JOSE & ARACELI
112	1002	S OAK CLIFF BLVD	URBINA ROSIO & RODOLFO URBINA GONZALEZ
113	928	S OAK CLIFF BLVD	ULLOAMUNOZ JOSE DE JESUS &
114	924	S OAK CLIFF BLVD	HERNANDEZ LYDIA C
115	920	S OAK CLIFF BLVD	SHARP CAMMIE LEIGH
116	916	S OAK CLIFF BLVD	CEDILLO OSCAR ET AL
117	912	S OAK CLIFF BLVD	CERRITOS JOSE & MARIA
118	908	S OAK CLIFF BLVD	GARCIA OSCAR
119	913	S MARLBOROUGH AVE	CRUZ JOSE I

02/03/2025

Label #	*Address*	*Owner*	
120	917	S MARLBOROUGH AVE	CRUZ LORENA
121	921	S MARLBOROUGH AVE	AGUILAR ADELAIDO &
122	925	S MARLBOROUGH AVE	HERNANDEZ AMANDA &
123	929	S MARLBOROUGH AVE	DRIVER ADAM CHRISTIAN &
124	1001	S MARLBOROUGH AVE	LOPEZ JUAN & LINDA
125	1005	S MARLBOROUGH AVE	MALDONADO FRANCISCA R
126	1009	S MARLBOROUGH AVE	AZPEITIA SERAFIN &
127	1013	S MARLBOROUGH AVE	LOPEZ MIGUEL & NORMA
128	1017	S MARLBOROUGH AVE	ASPEITA SERAFIN &
129	1024	S MARLBOROUGH AVE	MONTOYA ANTONIO
130	1010	S MARLBOROUGH AVE	MONTOYA ANTONIO
131	1004	S MARLBOROUGH AVE	HUGHES LAWRENCE ABEL
132	1000	S MARLBOROUGH AVE	PATLAN NANCY PIERCE
133	926	S MARLBOROUGH AVE	FLORES JOSE ANGEL &
134	922	S MARLBOROUGH AVE	Taxpayer at
135	918	S MARLBOROUGH AVE	MELCHER JENIFER M
136	916	S MARLBOROUGH AVE	HENDRICKSON JEREMY
137	912	S MARLBOROUGH AVE	GODINEZ SONIA
138	913	S BRIGHTON AVE	FARR DESTIN & TUUYEN PHAM
139	917	S BRIGHTON AVE	GRAVES SHAWN CHRISTOPHER &
140	921	S BRIGHTON AVE	MARQUEZ ISMAEL &
141	925	S BRIGHTON AVE	GAISFORD MELISSA J & DYLAN JAMES
142	929	S BRIGHTON AVE	GUAJARDO ROLANDO &
143	1003	S BRIGHTON AVE	LOPEZ WALDO
144	1013	S BRIGHTON AVE	ROJAS ISIDOR & CONSUELO
145	1017	S BRIGHTON AVE	THOMAS TASHIMA
146	1021	S BRIGHTON AVE	CONTRERAS MARY
147	1025	S BRIGHTON AVE	ORTEGA CECILIA
148	1825	W CLARENDON DR	EVE PROPERTY MGT LLC
149	1010	S BRIGHTON AVE	DAVIS LARRY DEAN
150	1004	S BRIGHTON AVE	HARVILLE HENRY LEE EST OF &

02/03/2025

Label #	*Address*		*Owner*
151	1000	S BRIGHTON AVE	GARCIA SILVESTRE
152	928	S BRIGHTON AVE	SANCHEZ EUGENIO
153	903	S HOLLYWOOD AVE	SUAREZ ANTONIO & ZEPEDA EBELIA
154	2310	BURLINGTON BLVD	TYRE LOSSIE LOUISE
155	905	HOLLYWOOD AVE	NUNCIO EDWARD
156	909	HOLLYWOOD AVE	FLORES MARIA DEL ROSARIO
157	913	HOLLYWOOD AVE	ARCINIEGA MARIA A
158	917	HOLLYWOOD AVE	KOLENDA MAUREEN & DAVID
159	921	HOLLYWOOD AVE	REVIBE HOMES LLC
160	925	HOLLYWOOD AVE	DIAZ MARCOS
161	929	HOLLYWOOD AVE	RAMIREZ BENJAMIN
162	1001	HOLLYWOOD AVE	MEJIA JOSE C & ADELAYDA
163	1005	HOLLYWOOD AVE	FLYWHEEL SFR FUND I
164	1009	HOLLYWOOD AVE	TORRES ALBERT J
165	1013	HOLLYWOOD AVE	Taxpayer at
166	1017	HOLLYWOOD AVE	RONZON JOSE L
167	1019	HOLLYWOOD AVE	CONTRERAS JESSE M & ISABEL
168	1026	HOLLYWOOD AVE	TORRES NEREYDA
169	1022	HOLLYWOOD AVE	JIMENEZ CRYSTAL & CARLOS
170	1018	S HOLLYWOOD AVE	TORRES MARY L
171	1012	S HOLLYWOOD AVE	SERRANO PATRICIA
172	1008	S HOLLYWOOD AVE	ESPARZA CARLOS &
173	1004	HOLLYWOOD AVE	MATAMOROS MARK ANTHONY &
174	1000	HOLLYWOOD AVE	ESPARZA EMILIANO &
175	928	HOLLYWOOD AVE	MORALES RAUL
176	924	HOLLYWOOD AVE	DE LA CRUZ MARCELINO &
177	922	S HOLLYWOOD AVE	MORALES RAUL ET AL
178	916	S HOLLYWOOD AVE	BARRERA MARIO MENDOZA &
179	912	S HOLLYWOOD AVE	SANCHEZ JOSE
180	910	HOLLYWOOD AVE	SANDOVAL CRISTOBAL CORTES
181	904	HOLLYWOOD AVE	NAVA SALOMON & NORMA

02/03/2025

Label #	*Address*		*Owner*
182	900	S HOLLYWOOD AVE	COUCH TAWANA
183	901	S MONTREAL AVE	MOORE JEREMY &
184	905	S MONTREAL AVE	ORTIZ TOMASA
185	909	S MONTREAL AVE	VILLEGAS SARAH
186	913	S MONTREAL AVE	MONTALVO JOSEFINA
187	917	S MONTREAL AVE	PACKER JACOB & EMILY
188	923	S MONTREAL AVE	DELGADO CARLOS &
189	925	S MONTREAL AVE	CHIMAN LLC
190	931	S MONTREAL AVE	LOPEZ HECTOR &
191	1001	S MONTREAL AVE	BARBOSA CHARLOTTE ANN L
192	1009	S MONTREAL AVE	RH OAK LAWN LLC
193	1013	S MONTREAL AVE	SUSTAITA JOSE LUIS & GUILLERMINA
194	1019	S MONTREAL AVE	ISHMAEL GLENDA L
195	1023	S MONTREAL AVE	BAIZA JOSE H & VERONICA
196	1027	S MONTREAL AVE	TORRES JULIO CESAR &
197	1022	S MONTREAL AVE	QUINTANA FRANCISCA
198	1016	S MONTREAL AVE	CONTRERAS JESSE MARTIN
199	1012	S MONTREAL AVE	PALOS HUMBERTO & MARY A
200	1004	S MONTREAL AVE	Taxpayer at
201	1000	S MONTREAL AVE	FALCON JUAN JR & HERMINIA
202	1000	S MONTREAL AVE	FALCON JUAN A JR&HERMINIA
203	928	S MONTREAL AVE	TOVAR STEVE EDWARD JR
204	924	S MONTREAL AVE	GONZALEZ ANGELINA RODRIGUEZ
205	920	S MONTREAL AVE	TOVAR JUANITA EST OF
206	916	S MONTREAL AVE	SCHWEITZER ELIZABETH C &
207	912	S MONTREAL AVE	LOPEZ MARTHA
208	915	S OAK CLIFF BLVD	LESTER WAYNE & LEILA
209	917	S OAK CLIFF BLVD	DELGADO PRISCILLA
210	921	S OAK CLIFF BLVD	SOTO MARIA LUISA ESTATE OF &
211	925	S OAK CLIFF BLVD	SAUCEDOORTIZ MARIA AZUCENA
212	929	S OAK CLIFF BLVD	DEGOLLADO ROBERT & IRMA G &

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Label #	*Address*		*Owner*
213	1001	S OAK CLIFF BLVD	RAMIREZ JOSE R
214	1005	S OAK CLIFF BLVD	Taxpayer at
215	1009	S OAK CLIFF BLVD	WASHINGTON BRYAN SCOTT &
216	1013	S OAK CLIFF BLVD	ARMIJO JANE
217	1019	S OAK CLIFF BLVD	ESPARZA RODOLFO &
218	1025	S OAK CLIFF BLVD	SHERWOOD INDUSTRIES LLC &
219	1025	S OAK CLIFF BLVD	RIVERO PEDRO
220	1021	S OAK CLIFF BLVD	WALLACE FARNAZ S
221	703	HOLLYWOOD AVE	RAMIREZ EMETERIO JULIAN &
222	2310	W BROOKLYN AVE	CERVANTES MARIA ANTONIA
223	707	HOLLYWOOD AVE	ALMARAZ MIGUEL &
224	711	HOLLYWOOD AVE	KARL P HICKS & MELANIE D
225	715	HOLLYWOOD AVE	JOVE CANDIDA C
226	719	HOLLYWOOD AVE	VEON SALLY SOLDO
227	723	S HOLLYWOOD AVE	MARCHESE TONY
228	727	HOLLYWOOD AVE	Taxpayer at
229	803	HOLLYWOOD AVE	DAVIS MATTHEW
230	807	HOLLYWOOD AVE	LOPEZ MARLO &
231	811	HOLLYWOOD AVE	MUNOZ GRICELDA
232	815	HOLLYWOOD AVE	BOOKER JACK & KAITLIN
233	819	HOLLYWOOD AVE	ZAMORA LEONORA
234	823	S HOLLYWOOD AVE	ALBARRAN JOSE ISAEL &
235	825	HOLLYWOOD AVE	ALBARRAN JOSE I & MARIA G
236	603	HOLLYWOOD AVE	WHITEFIN LLC
237	607	HOLLYWOOD AVE	URBINA ISMAEL
238	611	S HOLLYWOOD AVE	ALMAZAN ROBERTO & CECILIA
239	615	S HOLLYWOOD AVE	GARCIA MARTHA R
240	619	S HOLLYWOOD AVE	RAMIREZ MARTHA &
241	501	HOLLYWOOD AVE	GONZALEZ MIGUEL & MARIA C
242	519	S HOLLYWOOD AVE	Taxpayer at
243	523	HOLLYWOOD AVE	VELASQUEZ LILY

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Label #	*Address*		*Owner*
244	522	HOLLYWOOD AVE	MONK SUZANNE
245	518	S HOLLYWOOD AVE	PAPPAS AMELIA
246	514	HOLLYWOOD AVE	MEZCLA HOLDINGS LLC
247	510	HOLLYWOOD AVE	URBINA JOSE GUADALUPE &
248	506	S HOLLYWOOD AVE	Taxpayer at
249	500	HOLLYWOOD AVE	OROZCO REYES
250	501	S MONTREAL AVE	MURRAY ANN C
251	505	S MONTREAL AVE	DELGADO MARICELA & JORGE A
252	509	S MONTREAL AVE	MENDOZA ADAN
253	515	S MONTREAL AVE	VARGAS ELADIO & YOLANDA
254	517	S MONTREAL AVE	MORENO AUGUSTIN
255	523	S MONTREAL AVE	HANSHAW CECIL PAUL
256	618	HOLLYWOOD AVE	GARCIA JORGE &
257	614	S HOLLYWOOD AVE	MORA SEBASTIAN
258	610	S HOLLYWOOD AVE	WATSON JOSHUA PAUL &
259	606	HOLLYWOOD AVE	PINEDA FILIBERTO LUJANO &
260	600	S HOLLYWOOD AVE	MOE MICHAEL H
261	603	S MONTREAL AVE	GODINEZ SONIA G
262	605	S MONTREAL AVE	DELAROSA JULIA
263	609	S MONTREAL AVE	Taxpayer at
264	613	S MONTREAL AVE	TEXAS TYCOONS LLC
265	617	S MONTREAL AVE	WILSON THOMPSON
266	826	S HOLLYWOOD AVE	HERNANDEZ INDALESIO
267	822	S HOLLYWOOD AVE	HERNANDEZ CESAR & MARIA
268	818	S HOLLYWOOD AVE	REALTY DARRON BUTLER &
269	814	HOLLYWOOD AVE	GONZALES MOISES & EUSEBIA
270	810	HOLLYWOOD AVE	GONZALES MOISES &
271	806	HOLLYWOOD AVE	RODRIGUEZ SERGIO A
272	802	HOLLYWOOD AVE	RODRIGUEZ CARMEN I
273	726	HOLLYWOOD AVE	HERNANDEZ MARIA
274	722	HOLLYWOOD AVE	CORTEZ EDUARDO

Label #	*Address*		*Owner*
275	718	HOLLYWOOD AVE	MALDONADO FILIBERTO & APOLONIA
276	714	HOLLYWOOD AVE	ACOSTA ATILANA
277	710	HOLLYWOOD AVE	RAJAN THOMAS &
278	706	HOLLYWOOD AVE	GAONA SONIA
279	702	HOLLYWOOD AVE	SANDIFER GEORGE B III &
280	705	S MONTREAL AVE	SOTO LUCIANO S & TONYA L
281	711	S MONTREAL AVE	SOTO JOE R
282	715	S MONTREAL AVE	DIAZ CLAUDIA R &
283	719	S MONTREAL AVE	SJTP HOLDINGS LLC
284	721	S MONTREAL AVE	PUENTE HECTOR RIVERA &
285	725	S MONTREAL AVE	SHEFFIELD ALICE MARIE &
286	801	S MONTREAL AVE	HERNANDEZ ELOISA U
287	809	S MONTREAL AVE	BROWN ROBERT
288	815	S MONTREAL AVE	CARRIZALES ANSELMO
289	817	S MONTREAL AVE	SERRANO DANIEL J GONZALEZ R &
290	821	S MONTREAL AVE	HERNANDEZ JUAN J
291	825	S MONTREAL AVE	STEGMAN ANN LOUISE EST OF
292	2214	WENTWORTH ST	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
293	310	HOLLYWOOD AVE	CHAVERA JESSICA &
294	314	HOLLYWOOD AVE	DELEON RUDOLPH
295	318	HOLLYWOOD AVE	BRIONES LUIS C &
296	322	HOLLYWOOD AVE	PUENTE JOSE
297	326	HOLLYWOOD AVE	MARTINEZ ALFREDO
298	403	HOLLYWOOD AVE	MORA GUILLERMO
299	407	HOLLYWOOD AVE	MORA SEBASTIAN & CECILIA
300	411	HOLLYWOOD AVE	PANAMENO VIRGINIA &
301	415	HOLLYWOOD AVE	GARCIA ISMAEL S & MARY M
302	419	HOLLYWOOD AVE	PEREZ TERESA
303	421	HOLLYWOOD AVE	MORA SEBASTIAN
304	422	HOLLYWOOD AVE	SARAS CARLOS
305	418	S HOLLYWOOD AVE	ORTIZ MARIA

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Label #	*Address*		*Owner*
306	414	HOLLYWOOD AVE	ZACHARIAS UBERTO & MARIA
307	410	HOLLYWOOD AVE	Taxpayer at
308	406	HOLLYWOOD AVE	TORRES PABLO & MARIA F
309	301	S MONTREAL AVE	SINGH ANUSH LALIT
310	307	S MONTREAL AVE	FLYWHEEL SFR FUND I
311	311	S MONTREAL AVE	MARTINEZ RUBEN
312	313	S MONTREAL AVE	CHAVEZ MARIA C PERALTA
313	317	S MONTREAL AVE	HART BENJAMIN ROBERT &
314	323	S MONTREAL AVE	MORGAN ANDREW ROSS &
315	403	S MONTREAL AVE	CUEVAS RHONDA
316	407	S MONTREAL AVE	ELIZONDO ANGEL RICARDO
317	411	S MONTREAL AVE	ROBLES MARIA
318	415	S MONTREAL AVE	BOZON BRIANNA MARIE &
319	419	S MONTREAL AVE	SEPULVEDA VICTOR &
320	423	S MONTREAL AVE	SEPULVEDA JOSE A & POLLIANNA M
321	2526	W 12TH ST	GARZADAVILA HERIBERTO &
322	2522	W 12TH ST	VILLALTA CECILIO &
323	2518	W 12TH ST	CARBAJAL DANTE
324	2514	W 12TH ST	MENDOZA RAMON &
325	2510	W 12TH ST	LOPEZ EFRAIN MALAGON
326	2506	W 12TH ST	WIGGINS LOYD
327	2500	W 12TH ST	GONZALES GINA
328	2503	GLADSTONE DR	QUINTANA ANTONIO & GRISELDA
329	2419	GLADSTONE DR	Dallas ISD
330	2450	GLADSTONE DR	MENDOZA CECELIA
331	2446	GLADSTONE DR	RODRIGUEZ RIGOBERTO &
332	2442	GLADSTONE DR	CAMPOS JESUS & ERLINDA
333	2438	GLADSTONE DR	CAMPOS J JESUS
334	2434	GLADSTONE DR	ALANIZ JOSE EPIFANIO &
335	2430	GLADSTONE DR	LOPEZ MARIA C &
336	2426	GLADSTONE DR	DELUNA REGINALDO &

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Label #	*Address*		*Owner*
337	2422	GLADSTONE DR	GAMEZ ANASTACIO & MARIA D
338	2418	GLADSTONE DR	MENCHACA NICK & ELDA
339	2414	GLADSTONE DR	RIOS BALDEMAR JR
340	2410	GLADSTONE DR	RODRIGUEZ JOSE ISAIAS
341	2415	W BROOKLYN AVE	GARCIA GABRIEL M
342	2419	W BROOKLYN AVE	DEMENDEZ MARIA D NAVARRO
343	2423	W BROOKLYN AVE	HERRERA BETHBIRAI ESTHER
344	2427	W BROOKLYN AVE	MAREZ PRAJEDES ET AL
345	2429	W BROOKLYN AVE	ROMUALDO ABIGAIL
346	2433	W BROOKLYN AVE	MAREZ PATRICIA ANN
347	2439	W BROOKLYN AVE	RENTALS MCMOFFA LLC
348	2441	W BROOKLYN AVE	RECIO ESTELLA PARRA
349	2447	W BROOKLYN AVE	DUBOSE BARBARA E
350	2451	W BROOKLYN AVE	CASTANEDA JUAN
351	2452	W BROOKLYN AVE	GLOSTER DOMINIQUE R
352	2448	W BROOKLYN AVE	HERNANDEZ ELMER & ELODIA
353	2444	W BROOKLYN AVE	ALDABA JOSE & HILARIA
354	2438	W BROOKLYN AVE	Taxpayer at
355	2432	W BROOKLYN AVE	TRUE LEGACY CAPITAL LLC
356	2430	W BROOKLYN AVE	RODRIGUEZ MOISES L
357	2426	W BROOKLYN AVE	ROCHA CHRISTINA &
358	2420	W BROOKLYN AVE	TORRES GRISELDA GUADALUPE &
359	2418	W BROOKLYN AVE	BIANCA NEVADA L
360	2414	W BROOKLYN AVE	Taxpayer at
361	2415	CATHERINE ST	ESPARZA EDWARD JR
362	2419	CATHERINE ST	GARCIA RAUL MARQUEZ &
363	2423	CATHERINE ST	VILLALOBOS JUANA
364	2427	CATHERINE ST	ATEN KRISTOPHER &
365	2431	CATHERINE ST	THERIAULT FRANKLIN VALENTINE
366	2435	CATHERINE ST	IPINA VALENTIN &
367	2437	CATHERINE ST	ERRISURIZ NELLYDA TRUST

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Label #	*Address*		*Owner*
368	2447	CATHERINE ST	GONZALEZ MANUEL
369	2451	CATHERINE ST	DOMINGUEZ HUMBERTO & ARACELI
370	2450	CATHERINE ST	LOZANO ABIGAIL VALADEZ
371	2446	CATHERINE ST	OLENICZAK THOMAS
372	2442	CATHERINE ST	VERTEX REAL ESTATE TEXAS LLC
373	2438	CATHERINE ST	TELLEZ MAURO & MARIA G
374	2434	CATHERINE ST	MITCHEL XIOMARA
375	2430	CATHERINE ST	CAUDILLO CESARIO &
376	2426	CATHERINE ST	PEREZ DENISE &
377	2422	CATHERINE ST	KRAHL LEIGH ELIZABETH
378	2418	CATHERINE ST	ESCARENO SERGIO
379	2414	CATHERINE ST	REYNA JOSE CRUZ
380	215	S MONTREAL AVE	MENDOZA JOSE LUIS &
381	217	S MONTREAL AVE	TEXODUS RE LLC
382	211	S MONTREAL AVE	FREED ERIC & KATHLEEN &
383	228	HOLLYWOOD AVE	BENITEZ ODILON
384	2215	WENTWORTH ST	BENITEZ ODILON
385	218	HOLLYWOOD AVE	KEDRIC & PATRICIA COUCH
386	216	HOLLYWOOD AVE	PORTUGAL GALDINO &
387	212	HOLLYWOOD AVE	VELASQUEZ REYNALDO &
388	208	HOLLYWOOD AVE	CASTANEDA LORENZO &
389	202	HOLLYWOOD AVE	HERRERA DANIEL
390	126	HOLLYWOOD AVE	HERRERA DANIEL LEVY
391	122	HOLLYWOOD AVE	FLYWHEEL SFR FUND 1
392	227	S MONTREAL AVE	CROSS JASON WAYNE
393	205	S MONTREAL AVE	RAMOS LEONEL A &
394	1134	S MONTREAL AVE	1134 MONTREAL TX LLC
395	1130	S MONTREAL AVE	BRICKER JAMES DENTON
396	1128	S MONTREAL AVE	PERALES ARNULFO DEJESUS
397	1124	S MONTREAL AVE	RODRIGUEZ CRISTAL
398	1120	S MONTREAL AVE	Taxpayer at

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Label #	*Address*		*Owner*
399	1116	S MONTREAL AVE	BETANCOURT ANSELMA
400	1112	S MONTREAL AVE	RAMIREZ FERNANDO V
401	1141	S OAK CLIFF BLVD	ELIZONDO SARAH
402	1137	S OAK CLIFF BLVD	Taxpayer at
403	1133	S OAK CLIFF BLVD	MORALES ANTONIO SALINAS
404	1129	S OAK CLIFF BLVD	Taxpayer at
405	1125	S OAK CLIFF BLVD	FISHER MICHAEL & SHANNON M
406	1121	S OAK CLIFF BLVD	CANTU GERARDO G &
407	1141	S MARLBOROUGH AVE	PERALES JUAN CARLOS
408	1139	S MARLBOROUGH AVE	CASTILLO ESTANISLAO
409	1137	S MARLBOROUGH AVE	MARQUEZ MAURILIO &
410	1133	S MARLBOROUGH AVE	HERNANDEZ CARLOS
411	1129	S MARLBOROUGH AVE	HERNANDEZ ARNULFO EST OF
412	1125	S MARLBOROUGH AVE	ABARCA WENDY Y DOMINGUEZ
413	1119	S MARLBOROUGH AVE	MARTINEZ ROSALBA
414	1113	S MARLBOROUGH AVE	DELATORRE BONIFACIO &
415	1122	S OAK CLIFF BLVD	1122 S OAK CLIFF LLC
416	1126	S OAK CLIFF BLVD	MILLER JANIE K
417	1132	S OAK CLIFF BLVD	PEDRAZA MIGUEL
418	1136	S OAK CLIFF BLVD	TORRES JAVIER &
419	1140	S OAK CLIFF BLVD	FREEMAN LARRY W
420	2017	EMMETT ST	GARCIA SARAH TORRES EST OF
421	1143	S BRIGHTON AVE	LOPEZ CAROL & MELQUIDEZ
422	1139	S BRIGHTON AVE	GONZALEZ HILDA M
423	1137	S BRIGHTON AVE	BARRIENTOS LETICIA
424	1133	S BRIGHTON AVE	SANCHEZ ELVIRA
425	1129	S BRIGHTON AVE	GUNZA MARK
426	1125	S BRIGHTON AVE	MENDOZA JUAN &
427	1121	S BRIGHTON AVE	MCMILLIN JUSTIN
428	1117	S BRIGHTON AVE	SANCHEZ GUILLERMO &
429	1113	S BRIGHTON AVE	ALCARAZ MANUEL

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Label #	*Address*		*Owner*
430	1109	S BRIGHTON AVE	PEREZ ANGEL S
431	1101	S BRIGHTON AVE	HERNANDEZ CARLOS F
432	1104	S MARLBOROUGH AVE	HARRIS MARK A
433	1108	S MARLBOROUGH AVE	ROBERTS ANDREW GILBERT &
434	1112	S MARLBOROUGH AVE	PINEDA DALIA L
435	1116	S MARLBOROUGH AVE	VALDERAS ERMERIGILDO &
436	1120	S MARLBOROUGH AVE	MARTINEZ ARTURO & SANDRA
437	1124	S MARLBOROUGH AVE	WASSON KRISTIN
438	1128	S MARLBOROUGH AVE	MARTINEZ DAVID
439	1132	S MARLBOROUGH AVE	BURSON CHRIS
440	1136	S MARLBOROUGH AVE	ROSALES JOSE PABLO & YADIRA
441	1140	S MARLBOROUGH AVE	FAZ ISMAEL
442	1144	S MARLBOROUGH AVE	FAZ ISMAEL & MARIA GUADALUPE
443	1100	S BRIGHTON AVE	KG&E MARKETING LLC &
444	1104	S BRIGHTON AVE	WAGES MYRNA KAE
445	1108	S BRIGHTON AVE	PEREZ OCTAVIANO S & ROSA
446	1112	S BRIGHTON AVE	CHAVEZ MAURICIO & MARIA TRINIDAD
447	1116	S BRIGHTON AVE	SANCHEZ CESAREO & JUANA
448	1118	S BRIGHTON AVE	SOLORIO EUSTORGIO &
449	1124	S BRIGHTON AVE	Taxpayer at
450	1132	S BRIGHTON AVE	MARQUEZ OTHON & ANA
451	2422	W CLARENDON DR	VEGA MARCUS
452	2420	W CLARENDON DR	915 & 917 LLC
453	2430	W CLARENDON DR	SORIA MANUEL EST OF
454	2434	W CLARENDON DR	GUTIERREZ JULIA V
455	2438	W CLARENDON DR	BRADY MARIA
456	2442	W CLARENDON DR	RCV CONTRACTORS LLC
457	2446	W CLARENDON DR	MENDOZA EVARISTO
458	2450	W CLARENDON DR	JONES ELIZABETH LEE
459	2451	KINGSTON ST	JUAN DOMINGUEZ & ROSA L
460	2447	KINGSTON ST	DOMINGUEZ LUCIO &

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Label #	*Address*		*Owner*
461	2443	KINGSTON ST	RAMIREZ JOSE J ETAL
462	2439	KINGSTON ST	HARRIS JOSH & AMBER L
463	2435	KINGSTON ST	BARRERA PAULA
464	2431	KINGSTON ST	ER REALTY HOLDINGS INC
465	2427	KINGSTON ST	VENEGAS MIGUEL
466	2423	KINGSTON ST	BONILLA LUIS &
467	2419	KINGSTON ST	REYES JENIFER ALEXIS CRUZ
468	2415	KINGSTON ST	CASTILLO FIDEL & MARIA
469	2502	W CLARENDON DR	MARTINEZ ADOLFO & MARIA
470	2506	W CLARENDON DR	CARBALLO ANGEL
471	2507	KINGSTON ST	CASTILLO JOSE
472	2503	KINGSTON ST	VELIZ JAIME & JUANITA E
473	2502	KINGSTON ST	TRANG ANH
474	2414	KINGSTON ST	CASTRO ROSALIO
475	2418	KINGSTON ST	MERCADO LUIS A
476	2422	KINGSTON ST	ESCARENO JUANA EST OF
477	2426	KINGSTON ST	DUNLAP JOHN WESLEY
478	2434	KINGSTON ST	LOPEZ JOE LUIS & MERCEDES
479	2438	KINGSTON ST	JIMENEZ ANSELMO
480	2442	KINGSTON ST	GUTIERREZ JOSE MARIA
481	2446	KINGSTON ST	MIRELES JESSICA
482	2450	KINGSTON ST	CATECHUMENIUM OF OUR LADY OF
483	2451	EMMETT ST	VILLARREAL ARMANDINA &
484	2447	EMMETT ST	ALVARADO ALBERTO & MARIA
485	2443	EMMETT ST	MARTINEZ BERTHA GLADIS
486	2439	EMMETT ST	SALINAS JELASIO
487	2435	EMMETT ST	MCEWIN DOYLE WAYNE
488	2431	EMMETT ST	ROMO TRINIDAD VICTOR
489	2427	EMMETT ST	DUNAWAY DALLAS &
490	2423	EMMETT ST	HERNANDEZ TERESA A
491	2419	EMMETT ST	VILLARREAL MARTIN &

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Label #	*Address*		*Owner*
492	2415	EMMETT ST	DOMINGUEZ JUAN P
493	2414	EMMETT ST	MHOUSE SOLUTIONS LLC
494	2418	EMMETT ST	ULLOA MARY MEDINA &
495	2422	EMMETT ST	RAMIREZ JOSHUA
496	2426	EMMETT ST	GAYTON NELDA M
497	2430	EMMETT ST	RIOS AURELIO &
498	2434	EMMETT ST	SHTONDA BORIS B
499	2438	EMMETT ST	DAVILA KARINA ALEXANDRA
500	2442	EMMETT ST	LEE JAMES D JR
501	2446	EMMETT ST	SLEDGE DANIEL
502	2450	EMMETT ST	Taxpayer at
503	2451	BRANDON ST	CONDE RICHARD & MARIA
504	2447	BRANDON ST	PALOMINO IRENE G
505	2443	BRANDON ST	HERNANDEZ REMIGIO &
506	2439	BRANDON ST	DELAROSA ENRIQUE &
507	2435	BRANDON ST	ZARAGOZA NARCISA G LIV TR
508	2431	BRANDON ST	CORTEZ GREGORIO
509	2427	BRANDON ST	BARRAGAN MARIA DEL R &
510	2423	BRANDON ST	JJW PROPERTIES LLC
511	2415	BRANDON ST	SOLORZANO OSCAR
512	2406	BRANDON ST	MEJIA ORLANDO VAZQUEZ &
513	2410	BRANDON ST	HERNANDEZ JESUS SILBESTER
514	2414	BRANDON ST	PORTER JESSE
515	2418	BRANDON ST	CASTILLO JOSE M & MYRNA
516	2422	BRANDON ST	VSP DALLAS LLC
517	2426	BRANDON ST	ARNOLD KAYLA NOEL
518	2430	BRANDON ST	BLANCO AGAPITO & MARIA D
519	2434	BRANDON ST	Taxpayer at
520	2438	BRANDON ST	RUIZ RODRIGO M
521	2442	BRANDON ST	MEDRANO GRACIELA
522	2446	BRANDON ST	RICHARD ALBERT JR

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Label #	*Address*		*Owner*
523	2450	BRANDON ST	TREVISO MARIA ELENA
524	2451	GRAFTON AVE	ZARRELLA NANCY CHATMAS
525	2447	GRAFTON AVE	SALAZAR MARGARITO L &
526	2443	GRAFTON AVE	SALINAS VIRJILIO &
527	2439	GRAFTON AVE	GUTIERREZ ANA BELLA OCHOA
528	2435	GRAFTON AVE	CALVIN TYLER L
529	2431	GRAFTON AVE	LARA ROXANNA E
530	2427	GRAFTON AVE	FURR JAN DEGAUGH
531	2423	GRAFTON AVE	CARRANZA JOSE P JR &
532	2419	GRAFTON AVE	GARCIA MARY
533	2415	GRAFTON AVE	JIMINEZ SALVADOR
534	2411	GRAFTON AVE	RUIZ JUAN C JR &
535	2407	GRAFTON AVE	BURGOS NANCY SARABIA
536	2406	GRAFTON AVE	UYOA JOEL
537	2410	GRAFTON AVE	TORRES ROSA MORENO
538	2414	GRAFTON AVE	HERRERA VIRGILIO &
539	2418	GRAFTON AVE	MT&A HOLDINGS LLC
540	2422	GRAFTON AVE	LOPEZ LEO & CYNTHIA MUNOZ
541	2426	GRAFTON AVE	FUENTES LEONARDO &
542	2430	GRAFTON AVE	OLIVAREZ ANTONIO EST &
543	2434	GRAFTON AVE	ALVAREZ GUADALUPE
544	2438	GRAFTON AVE	MARTINEZ ESMERALDS
545	1115	HOLLYWOOD AVE	AVILA AMAVILIA
546	1119	HOLLYWOOD AVE	HERNANDEZ JOSE
547	1123	HOLLYWOOD AVE	BAYLESAND CAMERON & ALEXA JONES &
548	1127	HOLLYWOOD AVE	TRUJILLO LOUIS &
549	1131	HOLLYWOOD AVE	VARGAS JAIME &
550	1135	HOLLYWOOD AVE	D&C ASSET HOLDING LLC
551	2313	EMMETT ST	AGUILAR MARTIN
552	1209	HOLLYWOOD AVE	DALLAS INDIAN UNITED
553	1221	S HOLLYWOOD AVE	PERRY JESSIE J EST OF

02/03/2025

Label #	*Address*		*Owner*
554	1225	HOLLYWOOD AVE	STEWART TORRE G
555	1229	HOLLYWOOD AVE	RODELA GONZALES TRINIDAD
556	1233	HOLLYWOOD AVE	Taxpayer at
557	1237	HOLLYWOOD AVE	GARZA JOHNNY ASCUNCION JR
558	1241	HOLLYWOOD AVE	SOTO JOVAN &
559	1134	HOLLYWOOD AVE	HARRINGTON KAREN M &
560	1130	HOLLYWOOD AVE	FANNIN RON
561	1126	HOLLYWOOD AVE	CARR JAY R & SYLVIA E
562	1122	HOLLYWOOD AVE	HILL SABRINA
563	1118	HOLLYWOOD AVE	KINMAN THOMAS
564	1114	HOLLYWOOD AVE	GONZALEZ JOSE RUBEN
565	1115	S MONTREAL AVE	SHEFFIELD DONALD RAY
566	1119	S MONTREAL AVE	RAMIREZ VICTOR J JR
567	1123	S MONTREAL AVE	NUNEZ ARTURO
568	1127	S MONTREAL AVE	TOVAR SAMUEL JR &
569	1129	S MONTREAL AVE	EQUILUZ SIDONIO &
570	1135	S MONTREAL AVE	MCGUIRE MELISSA F &
571	1342	S HAMPTON RD	OLIVARES LUIS & MARGARITA
572	1311	S HOLLYWOOD AVE	FROEHLICH KRISTI
573	1317	S HOLLYWOOD AVE	MORONES ESTER D
574	1321	HOLLYWOOD AVE	BURTON MILA
575	1325	HOLLYWOOD AVE	SCHMALSTIEG AURELIA MARIE
576	1329	HOLLYWOOD AVE	VILLANUEVA HONORIO R
577	1333	HOLLYWOOD AVE	MENDOZA ANTOLIN
578	1300	S HAMPTON RD	DISCIPLE CITY CHURCH
579	1326	HOLLYWOOD AVE	BAKER MARCUS
580	1322	HOLLYWOOD AVE	KERNER KELLIE
581	1318	HOLLYWOOD AVE	FLANNERY TIMOTHY P
582	1314	S HOLLYWOOD AVE	Taxpayer at
583	1310	HOLLYWOOD AVE	WALLACE SHELLEY M
584	1306	S HOLLYWOOD AVE	BRADY MELENDEZ MARSHA

02/03/2025

Label #	*Address*		*Owner*
585	1302	HOLLYWOOD AVE	LOWRY MATTHEW
586	1303	S MONTREAL AVE	HAWKINSON JIVAN DEGLISE F &
587	1307	S MONTREAL AVE	JACOBS LAURA JEAN
588	1311	S MONTREAL AVE	HARRIS BUE LIFE ESTATE
589	1315	S MONTREAL AVE	HOUGH THOMAS E
590	1242	S HOLLYWOOD AVE	GARCIA ERICA
591	1240	S HOLLYWOOD AVE	Taxpayer at
592	1236	HOLLYWOOD AVE	HOCHBERG ZACHARY A &
593	1232	HOLLYWOOD AVE	TERRAZAS MARIA
594	1228	HOLLYWOOD AVE	LANDRITH ANGELA RAE &
595	1224	HOLLYWOOD AVE	BODE MARY ADAMS
596	1220	HOLLYWOOD AVE	GONZALES JUAN C &
597	1216	HOLLYWOOD AVE	CIZMAS SUSAN M
598	1212	S HOLLYWOOD AVE	COLE ARTHUR H
599	1208	HOLLYWOOD AVE	DURAN MARTINA &
600	1204	S HOLLYWOOD AVE	LINDSTROM LAURA D
601	1203	S MONTREAL AVE	MONTEZ DAVID JR
602	1209	S MONTREAL AVE	MONTREAL AVENUE LLC
603	1213	S MONTREAL AVE	CORONEL RAFAEL JR &
604	1217	S MONTREAL AVE	RIOS FELIPE ROMERO &
605	1221	S MONTREAL AVE	SEPULVEDA LUIS & BENNIE
606	1225	S MONTREAL AVE	CARPIO FELIX
607	1229	S MONTREAL AVE	DIETZ MICHAEL
608	1233	S MONTREAL AVE	KIRKPATRICK STEPHEN
609	1237	S MONTREAL AVE	Taxpayer at
610	1241	S MONTREAL AVE	VALDEZ RENE & MARIA
611	1245	S MONTREAL AVE	PAPPAS AMELIA & JAMES
612	902	EPENARD ST	CASTANEDA DELFINO &
613	906	EPENARD ST	MILIAN SILVIA
614	910	EPENARD ST	NEVAREZ ABEL
615	914	EPENARD ST	FRAIRE JOSE MANUEL &

02/03/2025

Label #	*Address*		*Owner*
616	918	EPENARD ST	PEREZ JUANA IBON &
617	922	EPENARD ST	LOPEZ JESUS &
618	926	EPENARD ST	GUTIERREZ MARCO A JR &
619	930	EPENARD ST	PUENTE JESUS RICARDO GARCIA &
620	934	EPENARD ST	GARZA JULIAN
621	1002	EPENARD ST	GARZA JULIAN LIFE ESTATE
622	1006	EPENARD ST	JORDAN BENNIE R
623	1010	EPENARD ST	FLORES JOANN
624	1014	EPENARD ST	DFW HOME SOLUTIONS LLC
625	1022	EPENARD ST	ROJAS MANUEL
626	902	S FRANKLIN ST	BLODGETT CASH
627	903	EPENARD ST	CASA DE ORACION CHURCH OF THE NAZARENE
628	906	S FRANKLIN ST	AGUILAR SAULO & NORA H
629	910	S FRANKLIN ST	ESPINOZA MAXIMINO &
630	915	EPENARD ST	OROZCO ELENA EST OF
631	914	S FRANKLIN ST	ESPINOZA MAXIMINO &
632	918	S FRANKLIN ST	MOLINA ALFREDO
633	919	EPENARD ST	MARIN RIGOBERTO &
634	923	EPENARD ST	OLVERA LIDIA
635	922	S FRANKLIN ST	SALGADO MARIA A
636	926	S FRANKLIN ST	LEGE PATRICIA L A
637	927	EPENARD ST	TAKAMATSU OSAZE WINSTON &
638	931	EPENARD ST	AVALOS ADAM F &
639	930	S FRANKLIN ST	NUNEZ MARIA M
640	934	S FRANKLIN ST	Taxpayer at
641	935	EPENARD ST	CHAPA DAVEN ELI
642	1003	EPENARD ST	GBOH INC & ASSIGNEES
643	1002	S FRANKLIN ST	NAVARRO HILARIO
644	1006	S FRANKLIN ST	MARTINEZ LUIS A & SILVIA
645	1007	EPENARD ST	EEZY STAYS LLC
646	1011	EPENARD ST	PONCE ARTURO D & MARGARITA L

02/03/2025

Label #	*Address*		*Owner*
647	1010	S FRANKLIN ST	MENDIOLA FREDDY &
648	1014	S FRANKLIN ST	ALAMAZAN MARIA &
649	1015	EPENARD ST	SCHREIBER CASEY &
650	1019	EPENARD ST	PAREDES FIDEL RAIMUNDO
651	1018	S FRANKLIN ST	MCNAMARA TOMMY LEE LF EST
652	1022	S FRANKLIN ST	BABS JOINT REALTY LLC
653	1023	EPENARD ST	DORANTES JUAN L
654	1007	S FRANKLIN ST	RAMIREZ RUBEN & JOSEFINA
655	1011	S FRANKLIN ST	JUAREZ CELICA GODINEZ
656	1013	S FRANKLIN ST	RUIZ JOSE ALBERTO ZEPEDA
657	1019	S FRANKLIN ST	DALLAS PATTEN PROPERTIES LLC
658	1023	S FRANKLIN ST	CRUZ AMADEO & ALMA LORENO
659	2415	BURLINGTON BLVD	PONCE YANETH RUBIO
660	2419	BURLINGTON BLVD	FLORES HILDA P
661	2421	BURLINGTON BLVD	FLORES TOMMY & ELSA
662	2427	BURLINGTON BLVD	FLORES MARY LOU LIFE ESTATE
663	2431	BURLINGTON BLVD	SHOFF IAN STEFAN
664	2435	BURLINGTON BLVD	HARPER EMILY
665	2439	BURLINGTON BLVD	MCCOY DOLORES HUBBARD
666	2443	BURLINGTON BLVD	LEAL MARIA CONCEPCION
667	2447	BURLINGTON BLVD	BAZALDUA J MARCOS & SUSANA D
668	2451	BURLINGTON BLVD	RENTERIA ALMA ROSA &
669	123	S HOLLYWOOD AVE	ARANA CARLOS SANTANA &
670	205	S HOLLYWOOD AVE	INGRAM MITCHELL KENT &
671	2312	WADDY AVE	MASSEY CHRISTINA
672	2308	WADDY AVE	MASSEY CHRISTINA F
673	209	S HOLLYWOOD AVE	MIRANDA LETICIA
674	203	S HOLLYWOOD AVE	ARRELLANO MELQUIADES
675	238	S HAMPTON RD	SANCHEZ MARIA
676	234	S HAMPTON RD	HULTBERG MARIA &
677	228	S HAMPTON RD	Taxpayer at

02/03/2025

Label #	*Address*		*Owner*
678	224	S HAMPTON RD	CONEJO ELISEO & ALMADELIA
679	220	S HAMPTON RD	OLIVERA VIRGINIA
680	216	S HAMPTON RD	AYALA JOSE E &
681	214	S HAMPTON RD	PORTER ROBERT II
682	210	S HAMPTON RD	SEVIER KENNETH R
683	206	S HAMPTON RD	ANDRADE ENRIQUE
684	202	S HAMPTON RD	PEREZ JOSE T & DANIEL
685	2316	WADDY AVE	LOPEZ MARIA S &
686	325	HOLLYWOOD AVE	MORA GUILLERMO & EVELYN N
687	321	HOLLYWOOD AVE	MORA SEBASTIAN & CECILIA
688	317	HOLLYWOOD AVE	SALDIVAR ARIEL ANN
689	315	HOLLYWOOD AVE	315 HOLLYWOOD SERIES
690	311	HOLLYWOOD AVE	MILLER ANDREW NICHOLAS
691	305	HOLLYWOOD AVE	POST HERMAN L &
692	303	HOLLYWOOD AVE	MARTINEZ MANUEL ROBERT &
693	2403	SUNSET AVE	GONZALES SYLVIA &
694	2409	SUNSET AVE	CABALLERO ISMAEL &
695	2415	SUNSET AVE	PARKER CHRISTEN &
696	2423	SUNSET AVE	PENA CHRISTOPHER KEITH &
697	2427	SUNSET AVE	MYERS JUDSON D
698	2431	SUNSET AVE	STOASTAY LLC
699	2435	SUNSET AVE	GOMEZ WILLIAM PAUL
700	2439	SUNSET AVE	ANDREWS ANN
701	2443	SUNSET AVE	MERCADO CHARLES K P &
702	2503	SUNSET AVE	SIVERLING KATHRYN J &
703	2507	SUNSET AVE	RIVERA MONICA L
704	2511	SUNSET AVE	BARRETOGONZALEZ LISANDRA
705	2515	SUNSET AVE	YANCEY ALEXIS THAL
706	2519	SUNSET AVE	MARTINEZ DAMIAN III
707	2521	SUNSET AVE	ASCENCIO CYNTHIA NATALY
708	2525	SUNSET AVE	CRAIN PRISCILLA SOMMER

02/03/2025

Label #	*Address*		*Owner*
709	2534	SUNSET AVE	SANTOS JUSTIN ANDREW
710	2530	SUNSET AVE	GRANHOLD BRYAN &
711	2526	SUNSET AVE	BOERM DAVID E & ANNIE G
712	2522	SUNSET AVE	ORTIZ GLORIA R
713	2518	SUNSET AVE	BOYDE DOUGLAS E JR
714	2514	SUNSET AVE	MOSMAN DAMIEN MICHAEL
715	2510	SUNSET AVE	BAGGETT JOSHUA W &
716	2506	SUNSET AVE	JARKE NICOLE
717	2502	SUNSET AVE	HAVENS MARK A JR
718	2501	WENTWORTH ST	TIRADOALVAREZ HUGO &
719	2507	WENTWORTH ST	ESPINOZA RAUL & ROSA
720	2511	WENTWORTH ST	VONNER ERRON
721	2515	WENTWORTH ST	DANCE THOMAS
722	2517	WENTWORTH ST	Taxpayer at
723	2519	WENTWORTH ST	MEJORADO THOMAS
724	2523	WENTWORTH ST	TRAWNIK WILLIAM RANDALL &
725	2527	WENTWORTH ST	MORONES VANESSA ALEXANDRA
726	2531	WENTWORTH ST	RODRIGUEZ JOSE MANUEL &
727	2442	SUNSET AVE	RATHE CAITLIN V &
728	2438	SUNSET AVE	VENZA ERIN &
729	2434	SUNSET AVE	HILL KATIE &
730	2430	SUNSET AVE	HAMM LAWRENCE LEE
731	2426	SUNSET AVE	BENSON JAMES M
732	2422	SUNSET AVE	LEONARD BRADLEY STEVEN &
733	2418	SUNSET AVE	JENKINS SARAH E
734	2414	SUNSET AVE	ORTEGA JOHN M
735	2402	SUNSET AVE	LUEVANO JOSHUA
736	207	S HAMPTON RD	COLLEY JONATHAN
737	211	S HAMPTON RD	AGUIRRE GENARO S &
738	215	S HAMPTON RD	PIAZZA NICOLE
739	219	S HAMPTON RD	ALLEN LEE W

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Label #	*Address*		*Owner*
740	223	S HAMPTON RD	CRUZ FIDEL
741	227	S HAMPTON RD	NORWOOD BROTHERS ENTERPRISES LLC
742	231	S HAMPTON RD	LOPEZ JUANA
743	2415	WENTWORTH ST	RIOS GLORIA
744	2419	WENTWORTH ST	TOLEDO PABLO
745	2423	WENTWORTH ST	BRITSONANDERSON ASA C
746	2427	WENTWORTH ST	GONZALEZ CELSO & FRANCES
747	2431	WENTWORTH ST	STEVENSON ERIN
748	2435	WENTWORTH ST	GRIES KAITLYN & JACOB
749	2439	WENTWORTH ST	LEVINE PHILLIP &
750	2445	WENTWORTH ST	RODRGUEZ EMILIO & NORMA E
751	2536	WENTWORTH ST	Taxpayer at
752	2528	WENTWORTH ST	GONZALES TERESA &
753	2524	WENTWORTH ST	OLVERA VELIO & MARIA G
754	2520	WENTWORTH ST	RIVERA JUAN
755	2516	WENTWORTH ST	JEFFUS WAYNE KELLY
756	2512	WENTWORTH ST	DIAZ ANGELICA M
757	2508	WENTWORTH ST	ALVAREZ CESAR N
758	2504	WENTWORTH ST	MALAGON EFRAIN
759	2503	ALDEN AVE	DAVILA RICARDO &
760	2505	ALDEN AVE	RUEFFER TRACIE & CHADWICK
761	2511	ALDEN AVE	STEVENS MARIA TERESA LIFE ESTATE
762	2515	ALDEN AVE	WILSON ELIZABETH ANDERSON
763	2519	ALDEN AVE	TOMASZEWSKI PAUL & ANN
764	2523	ALDEN AVE	MACIAS ILDEFONSO MACIAS &
765	2527	ALDEN AVE	CONRAD JENNIFER A
766	2531	ALDEN AVE	BARAJAS RENE
767	2501	W 12TH ST	UPZONE INVESTORS LLC
768	2505	W 12TH ST	Taxpayer at
769	2509	W 12TH ST	Taxpayer at
770	2513	W 12TH ST	RAMLER PAUL A & JANET KAY

02/03/2025

Label #	*Address*		*Owner*
771	2519	W 12TH ST	COMPASS BANK
772	2504	ALDEN AVE	GANIC DARIO &
773	2510	ALDEN AVE	FORESTER SARA Y
774	2514	ALDEN AVE	REED STEVEN THOMAS
775	2518	ALDEN AVE	JONES L V & BEVERLY K
776	2522	ALDEN AVE	GUDINO ALEJANDRO &
777	2539	WENTWORTH ST	ORELUP JAY
778	2542	WENTWORTH ST	CASTRO ELIZABETH
779	2538	WENTWORTH ST	Taxpayer at
780	2543	ALDEN AVE	PAREDEZ NICHOLAS
781	2539	ALDEN AVE	SLOAN LEONARD &
782	2536	ALDEN AVE	QUINTANA ROBERT L
783	2532	ALDEN AVE	Taxpayer at
784	2528	ALDEN AVE	DIAZ OCTAVIO &
785	2524	ALDEN AVE	VELASQUEZ ANDRE A &
786	2535	W 12TH ST	MONDRAGON PEDRO &
787	2533	W 12TH ST	LOPEZ JUANA
788	2531	W 12TH ST	DIKIBO DERAN A &
789	2527	W 12TH ST	HUGGINS JUDY ANN
790	2523	W 12TH ST	CAHILL KATHERINE C ESTATE
791	1202	S MARLBOROUGH AVE	HAYNES JAMES
792	1206	S MARLBOROUGH AVE	Taxpayer at
793	1212	S MARLBOROUGH AVE	HERNANDEZ BENJAMIN & GRISELDA
794	1216	S MARLBOROUGH AVE	RANGEL CLEMENTE RODRIGUEZ &
795	1219	S MARLBOROUGH AVE	AGUIRRE MOSES
796	1215	S MARLBOROUGH AVE	ORTIZ ROSALINDA FLORES &
797	1211	S MARLBOROUGH AVE	PEREZ JOSE A &
798	1207	S MARLBOROUGH AVE	MACIAS RAFAEL & MAURA MARTINEZ
799	1203	S MARLBOROUGH AVE	PEREZ ALFREDO
800	2010	EMMETT ST	Taxpayer at
801	1202	S OAK CLIFF BLVD	CARILLO TONY

02/03/2025

Label #	*Address*		*Owner*
802	2014	EMMETT ST	LUNA HECTOR
803	1206	S OAK CLIFF BLVD	CANTU PATRICIA A
804	1210	S OAK CLIFF BLVD	CANTU GERARDO JR & ARISBET
805	1214	S OAK CLIFF BLVD	GANNON DAVID
806	1218	S OAK CLIFF BLVD	LOPEZ MIGUEL &
807	1215	S OAK CLIFF BLVD	SHV HOMES 3 LLC
808	1211	S OAK CLIFF BLVD	ABREGO EPIFANIO
809	1207	S OAK CLIFF BLVD	ALMENDARIZ BEATRIZ
810	1203	S OAK CLIFF BLVD	MENDOZA JUAN &
811	1200	S MONTREAL AVE	BARTOLO ANASTACIO &
812	1206	S MONTREAL AVE	ESTRADA JOSE S & MARIA
813	1210	S MONTREAL AVE	SOTO TOMAS
814	1338	S HAMPTON RD	HERNANDEZ FERNANDO G &

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 25-1438A **Item #:** 21.

AGENDA DATE: April 24, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Authorization of a Hearing "Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."

If #1 is approved, then consideration of #2.

2. Reconsideration of action taken on November 15, 2018, which was approval of "Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."

If #2 is approved, then consideration of #3.

3. Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**."
   Planner: Seth Okoth
   Council District: 1
   Z189-143(SO)

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Memorandum

CITY OF DALLAS

DATE April 15, 2025

TO Tony Shidid, Chair
City Plan Commissioners

SUBJECT **Reconsideration of authorizing a public hearing to determine proper zoning (Z189-143 Edgefield-Clarendon Commercial Node)**

This is a reconsideration of an action taken by the City Plan Commission on November 15, 2018, to authorize a hearing to determine proper zoning as detailed below:

> Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time**.**

BACKGROUND:
This rezoning was authorized by the City Plan Commission on November 15, 2018, to address the potential for future development that could be incompatible with the development vision for the area. This area, along with four other Authorized Hearings, are part of the West Oak Cliff Area Plan (WOCAP), adopted by the Dallas City Council in October 2022. WOCAP outlines the long-range vision for land use, urban design, transportation, infrastructure, open space, and community concerns in the West Oak Cliff area and identifies several focus areas for which a review of the zoning is recommended, including the intersection of South Edgefield Avenue and West Clarendon Drive.

The Edgefield-Clarendon Authorized Hearing area spans 2.13 acres and consist of seven (7) commercial properties featuring an auto service center, restaurants, convenience store, and small-scale vacant retail and office spaces. Based on the feedback obtained from the WOCAP meetings, this particular intersection needs many improvements including infrastructure such as new sidewalks and streetscape. As a result, the authorized hearing would have explored potential infrastructure improvements and urban design standards to align future developments with the surrounding neighborhood context. It would also have determined zoning amendments for the seven (7) commercial properties around the former trolley stop by Winnetka Elementary School. The goal was to protect the area, which is currently zoned CR Community Retail, from

investors buying the properties and then replacing them with structures that are incompatible with the character of the surrounding neighborhood.

The Planning and Development Department (PDD) held an initial kick off meeting for the four authorized hearings within the WOCAP area in April 2024. For this area specifically, staff convened four additional community meetings (June 27, September 5, October 2, and November 19, 2024) to seek input from the community regarding the zoning that would implement WOCAP recommendations. Throughout the 10-month engagement period, there was very little support from subject area property owners and surrounding residents for a city-initiated rezoning of the area.

After thoroughly considering the request and given the small size of the area and the lack of support for an area-wide rezoning, staff recommends termination of this authorized hearing. If the area begins to redevelop, individual zoning cases will continue to be reviewed for consistency with the adopted area plan and Forward Dallas 2.0.

Councilmember West, who was the District 1 Commissioner at the time of authorization, supports removing this case from the authorized hearing list.

Thank you for your attention to this matter.

Seferinus Okoth, AICP
Chief Planner
Planning and Development Department

Memorandum

CITY OF DALLAS

DATE November 15, 2018

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners West, Schultz, and Shidid request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna P. Moorman

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE October 18, 2018

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for an Authorized Hearing;

We respectfully request that the following item be placed on the City Plan Commission Agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

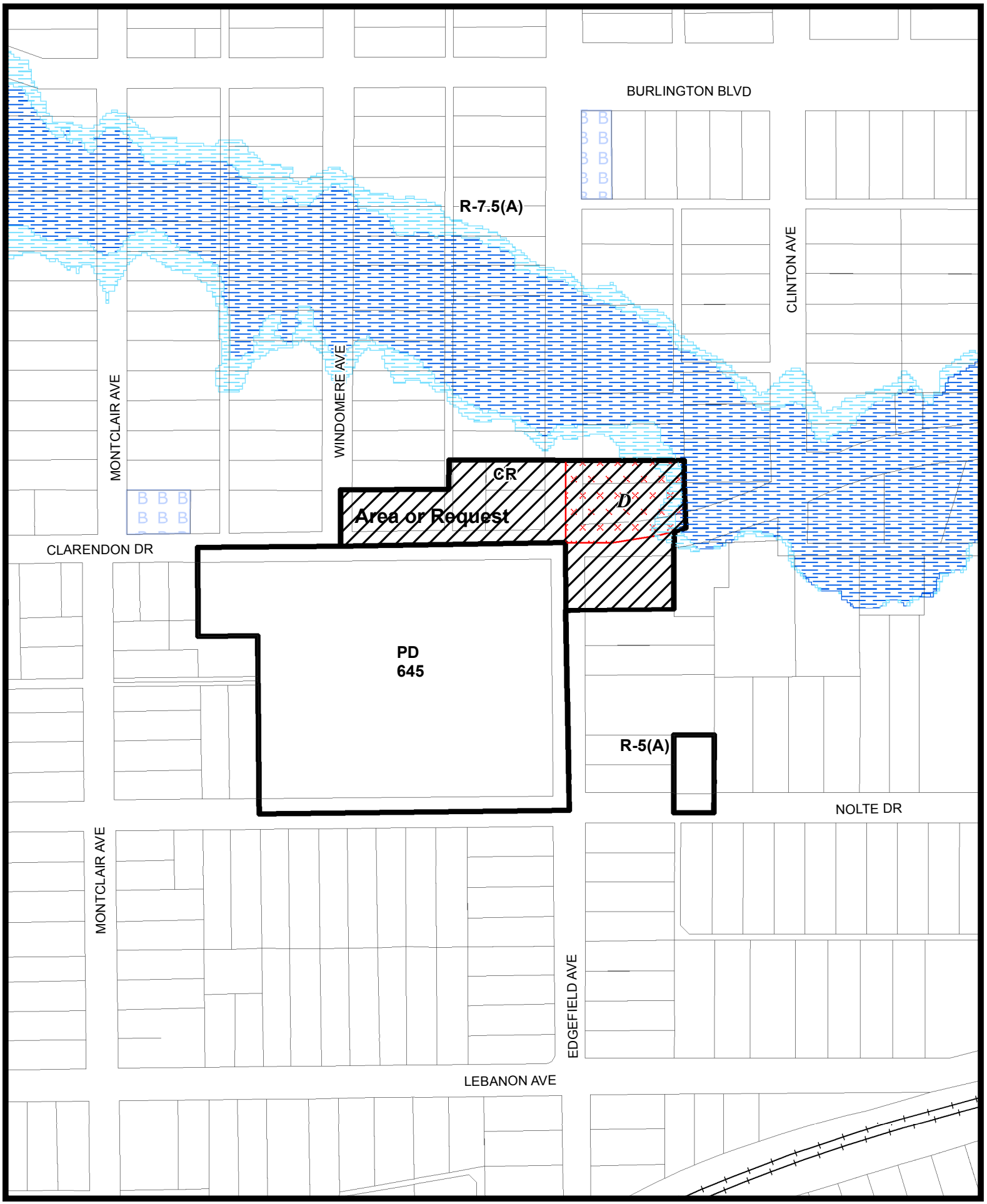
Thank you for your attention to this matter.

Chad West, Commissioner

Commissioner Jayne Schultz

Commissioner Tony Shidid

c: Neva Dean, Assistant Director, Sustainable Development and Construction



1:2,430

Area of Request

Printed Date: 10/18/2018