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CITY SECRETARY
DALLAS, TEXAS

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City of Dallas

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



City Plan Commission

November 16, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, NOVEMBER 16, 2023
AGENDA

BRIEFINGS:

Videoconference/5ES*

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-111623> or by calling the following phone number: **Webinar number: 2499 694 2432** (Webinar 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: 2499 694 2432) **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, November 15, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 15 de noviembre de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. 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 Urban Design 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 siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. 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 Diseño Urbano 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, NOVEMBER 16, 2023
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 Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

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://cityofdallassv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m38b6458f78d215a35f91fa673d7b6ee9>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES - INDIVIDUAL Items 1-3

DEVELOPMENT PLAN CASES - INDIVIDUAL Item 4

ZONING DOCKET:

ZONING CASES - CONSENT Items 5-9

ZONING CASES - UNDER ADVISEMENT Item 10

ZONING CASES - INDIVIDUAL Item 11

SPECIAL PROVISION SIGN DISTRICT: Item 12

SUBDIVISION DOCKET:

SUBDIVISION CASES - CONSENT Items 13-15

SUBDIVISION CASES - RESIDENTIAL REPLATS Items 16-17

CERTIFICATES OF APPROPRIATENESS FOR SIGNS: Items 18-20

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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 propiedad."

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the November 2, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Minor Amendments - Individual:**

1. [23-2996](#) An application for a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned IR Industrial Research District with deed restriction Z823-131 Tract A, generally on the southwest corner of South Hampton Road and Beckleymeade Avenue.
 Staff Recommendation: **Approval.**
 Applicant: Uplift Education
 Representative: Rob Baldwin, Baldwin Associates
 Planner: Teaseia Blue
 Council District: 8
 M212-023(TB)

Attachments: [M212-023\(TB\) Case Report](#)
 [M212-023\(TB\) Site Plan](#)
 [M212-023\(TB\) Proposed Site Plan](#)
 [M212-023\(TB\) Traffic Management Plan Update](#)

2. [23-2997](#) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1015, on the west line of Bonnie View Road, north of Morrell Avenue.
 Staff Recommendation: **Approval.**
 Applicant: Dallas Independent School District
 Representative: Rob Baldwin, Baldwin Associates
 Planner: Jenniffer Allgaier
 Council District: 4
 M223-013(JA)

Attachments: [M223-013\(JA\) Case Report](#)
 [M223-013\(JA\) Proposed Development Plan](#)
 [M223-013\(JA\) Proposed Landscape Plan](#)

3. [23-2998](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the northeast corner of Preston Road and Willow Lane.

Staff Recommendation: **Approval.**

Applicant: Tyler C. Cooper MD

Representative: Hudson Locket, III

Planner: Donna Moorman

Council District: 11

M223-034(DM)

Attachments: [M223-034\(DM\) Case Report](#)
[M223-034\(DM\) Development Plan](#)
[M223-034\(DM\) Proposed Development Plan](#)

Development Plans - Individual:

4. [23-2999](#) An application for a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655, on the southwest corner of Capella Park Avenue and Gideons Way.

Staff Recommendation: **Approval.**

Applicant: Capella Park Development LLC

Representative: Dayton Macatee, Macatee Engineering

Planner: Teaseia Blue

Council District: 3

D223-002(TB)

Attachments: [D223-002\(TB\) Case Report](#)
[D223-002\(TB\) Development Plan](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 1](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 2](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 3](#)

Zoning Cases - Consent:

5. [23-3000](#) An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District, on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.

Staff Recommendation: **Approval.**

Applicant: KKMD Investments, LLC

Representative: Andrew Ruegg, Masterplan

Planner: Michael Pepe

Council District: 9

Z223-153(MP)

Attachments: [Z223-153\(MP\) Case Report](#)

6. [23-3001](#) An application for a Specific Use Permit for a bail bonds office within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Karen Dando, Southern Bail Bonds
Representative: Paul Wieneskie
Planner: Liliana Garza
Council District: 6
Z223-206(LG)

Attachments: [Z223-206\(LG\) Case Report](#)
[Z223-206\(LG\) Site Plan](#)

7. [23-3002](#) An application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Troy Street, between Brashear Street and Spring Avenue.
Staff Recommendation: **Approval.**
Applicant: South Dallas Fair Park ICDC
Representative: Erik Hauglie
Planner: Michael Pepe
Council District: 7
Z223-231(MP)

Attachments: [Z223-231\(MP\) Case Report](#)

8. [23-3003](#) An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street, west of Bexar Street.
Staff Recommendation: **Approval.**
Applicant: CTE Homes, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Giahanna Bridges
Council District: 7
Z223-232(GB)

Attachments: [Z223-232\(GB\) Case Report](#)

9. [23-3004](#) An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

Staff Recommendation: **Approval.**

Applicant: CTE Homes, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 7

Z223-233(GB)

Attachments: [Z223-233\(GB\) Case Report](#)

Zoning Cases - Under Advisement:

10. [23-3005](#) An application for the renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Sagani Jawed, Sole Owner

Representative: Carlos Talison, LaSierra Planning Group

Planner: Andreea Udrea

UA From: September 7, 2023 and October 19, 2023.

Council District: 3

Z223-189(AU)

Attachments: [Z223-189\(AU\) Case Report](#)
[Z223-189\(AU\) Existing Site Plan](#)

Zoning Cases - Individual:

11. [23-3006](#) An application for an amendment to Planned Development District No. 1050, on property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.
Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Jenniffer Allgaier
Council District: 1
Z223-348(JA)

Attachments: [Z223-348\(JA\) Case Report](#)
[Z223-348\(JA\) Development Plan](#)
[Z223-348\(JA\) Landscape Plan Pg. 1](#)
[Z223-348\(JA\) Landscape Plan Pg. 2](#)
[Z223-348\(JA\) Traffic Management Plan](#)

Special Provision Sign District:

12. [23-3007](#) An application to create a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152, on the north corner of Howell Street and Routh Street.
Staff Recommendation: **Approval**, subject to conditions.
Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
Applicant: SRPF B/ Quadrangle Property, LLC
Representative: Suzan Kedron of Jackson Walker, LLP
Planner: Jason Pool
Council District: 14
SPSD223-002(JP)

Attachments: [SPSD223-002\(JP\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

13. [23-2991](#) An application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner.
Applicant/Owner: Luis J. Garcia
Surveyor: ARA Surveying
Application Filed: October 20, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-008

Attachments: [S234-008 Case Report](#)
[S234-008 Plat](#)

14. [23-2992](#) An application to create one 2.060-acre lot from a tract of land in City Block 6113 on property located on 14th Street, south of Skyline Road.
Applicant/Owner: American Brownfield MCIC, LLC
Surveyor: Bowman Consulting Group, LTD
Application Filed: October 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-009

Attachments: [S234-009 Case Report](#)
[S234-009 Plat](#)

15. [23-2993](#) An application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road.
Applicant/Owner: 1500 S Beltline, LLC
Surveyor: Centro Resources, LLC
Application Filed: October 20, 2023
Zoning: PD 1096
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-010

Attachments: [S234-010 Case Report](#)
[S234-010 Plat](#)

Residential Replats:

16. [23-2994](#) An application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive.
Applicant/Owner: Vivian Rena Thomas
Surveyor: ARA Surveying
Application Filed: October 20, 2023
Zoning: R-7.5(A), TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-007

Attachments: [S234-007 Res. Replat Case Report](#)
[S234-007 Plat](#)

17. [23-2995](#) An application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner.
Applicant/Owner: Cazares Casas, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S234-011

Attachments: [S234-011 Res. Replat Case Report](#)
[S234-011 Plat](#)

Certificate of Appropriateness for Signs:

Consent Items:

18. [23-3008](#) An application for a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3-square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Breana Wright of Barnett Signs Inc.
Owner: McKinney TX Partners, LLC
Planner: Jason Pool
Council District: 14
2308030009

Attachments: [2308030009 Case Report](#)

19. [23-3009](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308150015

Attachments: [2308150015 Case Report](#)

20. [23-3010](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308150016

Attachments: [2308150016 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, November 14, 2023**

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, November 14, 2023, at 8:30 a.m., at 1FN and by videoconference, <https://bit.ly/CLUP-11142023>, to facilitate a draft ForwardDallas plan review workshop.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, November 14, 2023, at 9:00 a.m. at City Hall, in the L1FN Auditorium, and by videoconference, to consider (1) **DCA223-008** - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac111423>.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 14, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC111423>.

Thursday, November 16, 2023

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, November 16, 2023, at 8:30 a.m. at City Hall (Council Chamber, 6th Floor), and by videoconference, to consider (1) **NC234-001** - An application to change the portion of Jim Miller Road between Great Trinity Forest Way and Highland Road to “Santos Rodriguez Road”. The public may attend the meeting via the videoconference link: <https://bit.ly/SRC111623>.

Tuesday, November 28, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, November 28, 2023, at 8:30 a.m., at 6ES and by videoconference, <https://bit.ly/CLUP-11282023>, to facilitate a draft ForwardDallas plan review workshop and provide an update on recommended land uses for the South Dallas Fair Park Area Plan.

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 #: 23-2996

Item #: 1.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned IR Industrial Research District with deed restriction Z823-131 Tract A, generally on the southwest corner of South Hampton Road and Beckleymeade Avenue.

Staff Recommendation: **Approval.**

Applicant: Uplift Education

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 8

M212-023(TB)

Planner: Teaseia Blue

FILE NUMBER: M212-023(TB)

DATE FILED: April 13, 2022

LOCATION: Southwest corner of S. Hampton Road and Beckleymeade Avenue

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ± 17.57 square feet

CENSUS TRACT: 48113016634

REPRESENTATIVE: Rob Baldwin- Baldwin Associates

OWNER/ APPLICANT: Uplift Education

REQUEST: An application for a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned an IR Industrial Research District with deed restriction Z823-131 Tract A.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

On April 25, 2007, the Dallas City Council established Specific Use Permit No.1661, by Ordinance No. 26724 for an open-enrollment charter school.

The site plan and use of the property must comply with the site plan in Exhibit A within the ordinance. If there is a conflict between the text of the article and the site plan, the text of the article controls

REQUEST DETAILS:

The purpose of this request is to allow for new canopies, reconfiguration of the athletic field, addition of a press box, reconfiguration of parking area, and an update for the Traffic Management Plan.

Upon review of the proposed SUP site plan, staff has determined that the request complies with the requirements set forth by the Specific Use Permit conditions and does not impact any other provisions of the ordinance permitting this use.

The Traffic Management Plan and study was approved by City Plan Commission for Specific Use Permit No. 1661, by Ordinance No. 31371 on October 23, 2019. In July 2022, the TMP was updated to add a new queueing line with ingress from Westfall Drive and egress onto Stoneview Drive. The TMP was updated with this case and reviewed by the Engineering Division of Development Services in September 2023. The purpose of this update was to allow for the relocation of parking rows and aisle to accommodate the reconfiguration of the athletic field. The proposed changes will not affect the ingress and egress onto the property.

Proposed landscape scope of work was reviewed by the Arborist Division of Development Services. Staff has no objections that the scope of work will comply with Article X.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed site plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Staff has determined that the request meets the minor amendment criteria for an SUP site plan does not violate other applicable code requirements.

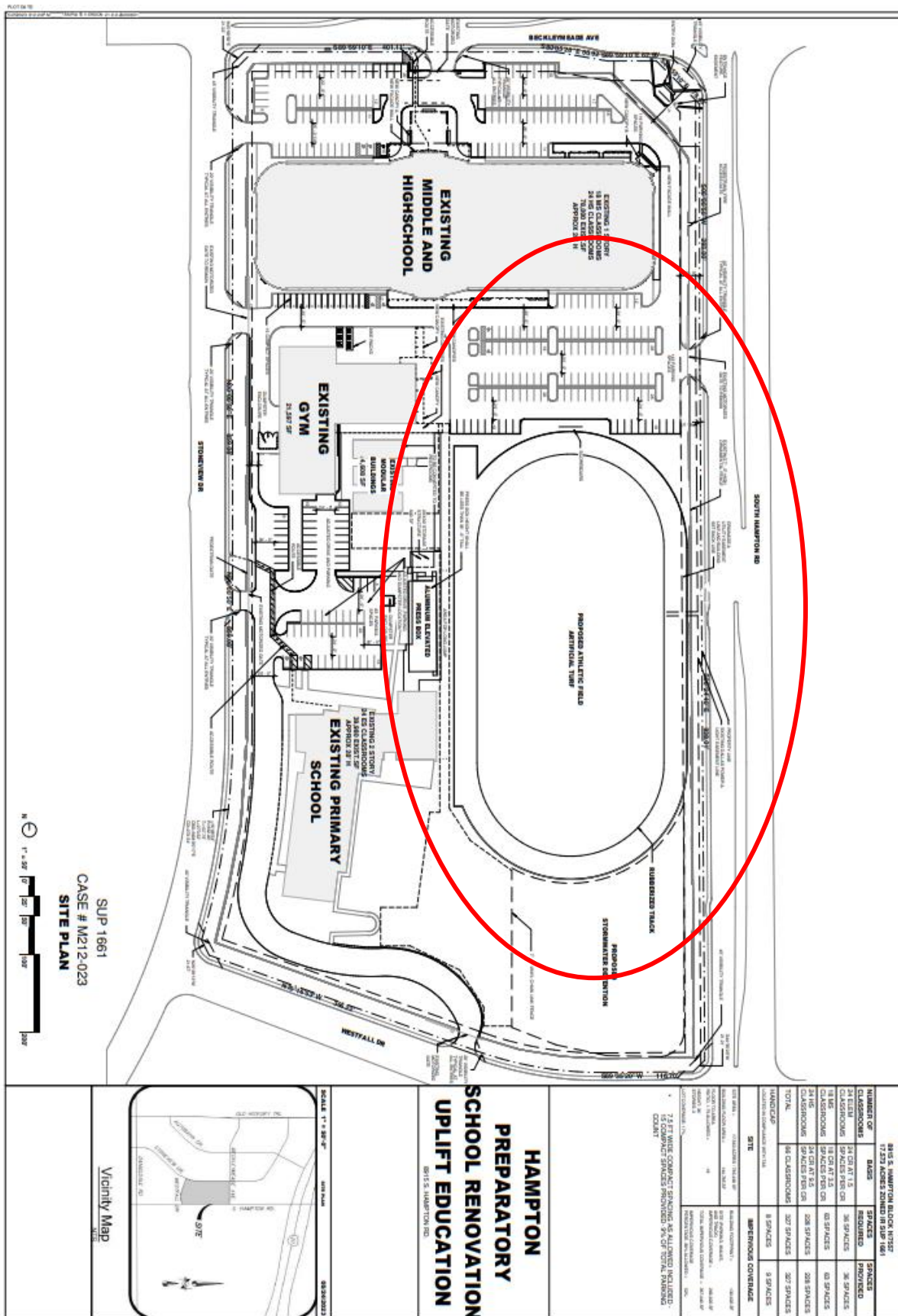
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| List of Officers |
|------------------|

Yasmin Bhatia, CEO
Alexander Berk, Chief Legal Officer
Deborah Bigham, Chief of External Affairs
Johnny Deas, Chief Operations Officer
Anne Erickson, Chief People and Innovation Officer
Dr. John Gasko, Chief Well-Being and SEL Officer
James Jahnke, Chief Financial Officer
Aurora Lora, Chief of Schools
Dr. Remy Washington, Chief Academic Officer

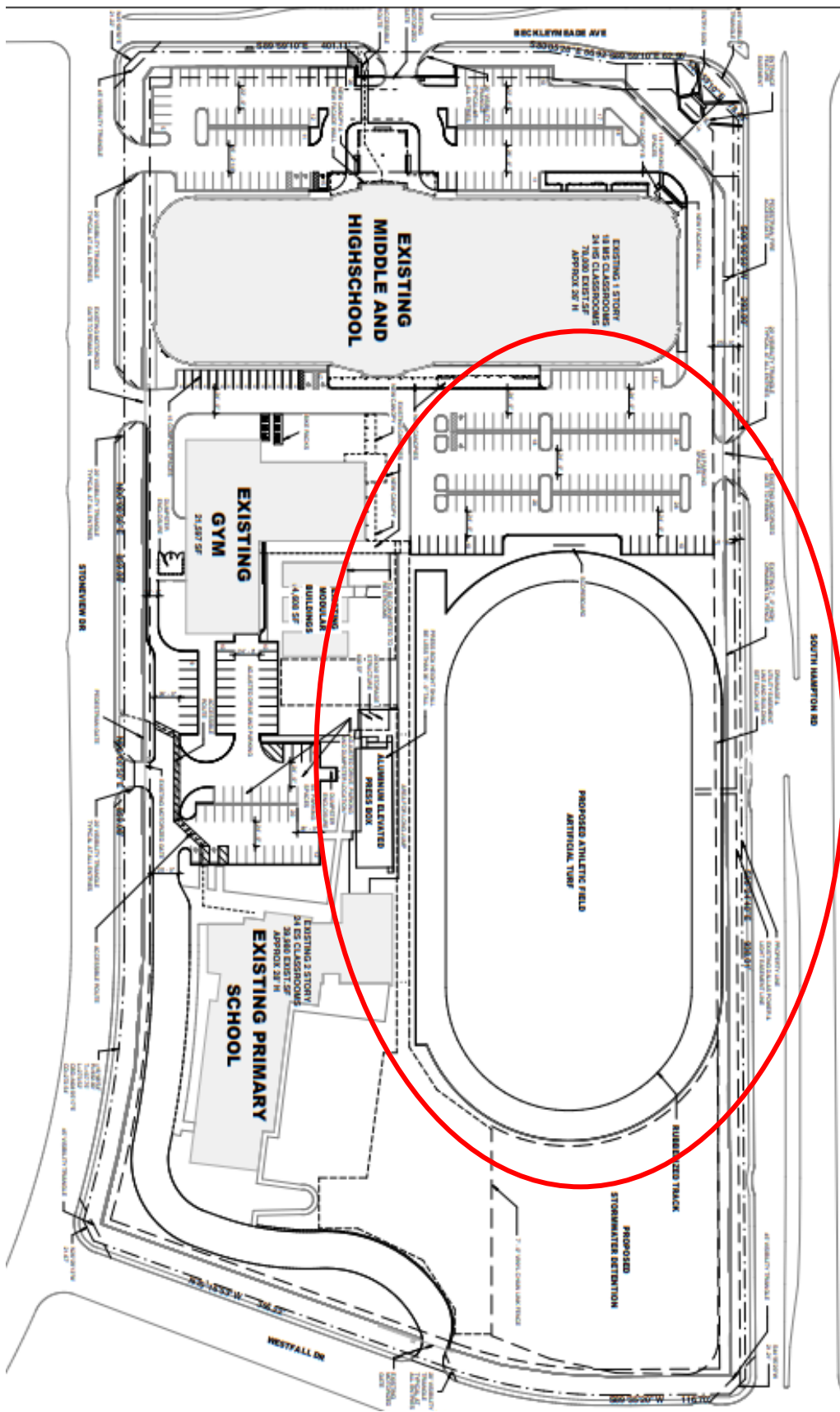
Board of Directors

Ryan Moss, Chairman
Cristina Barbosa
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Adam Cox
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Michael Stack
James Stanton
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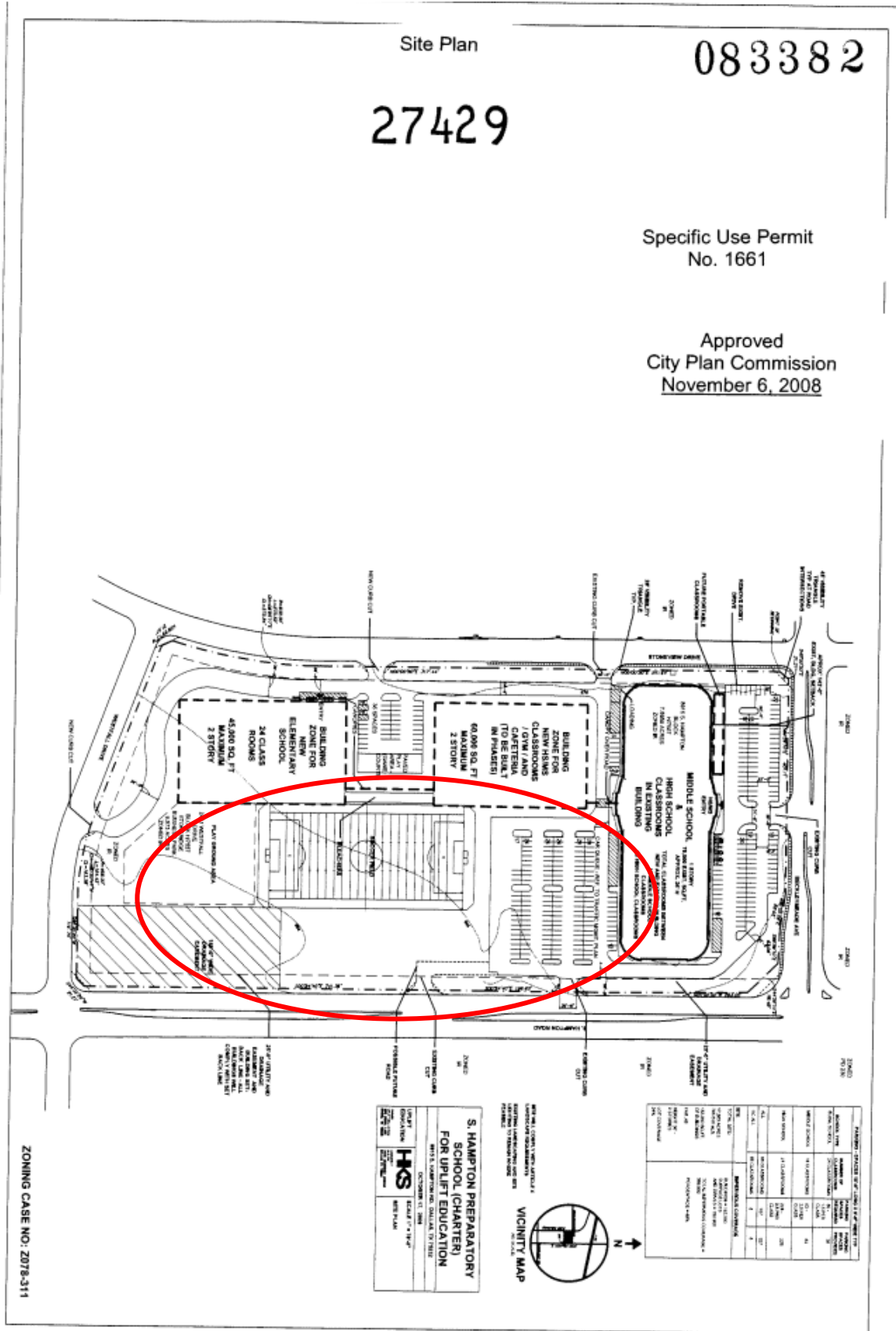
Proposed SUP Site Plan



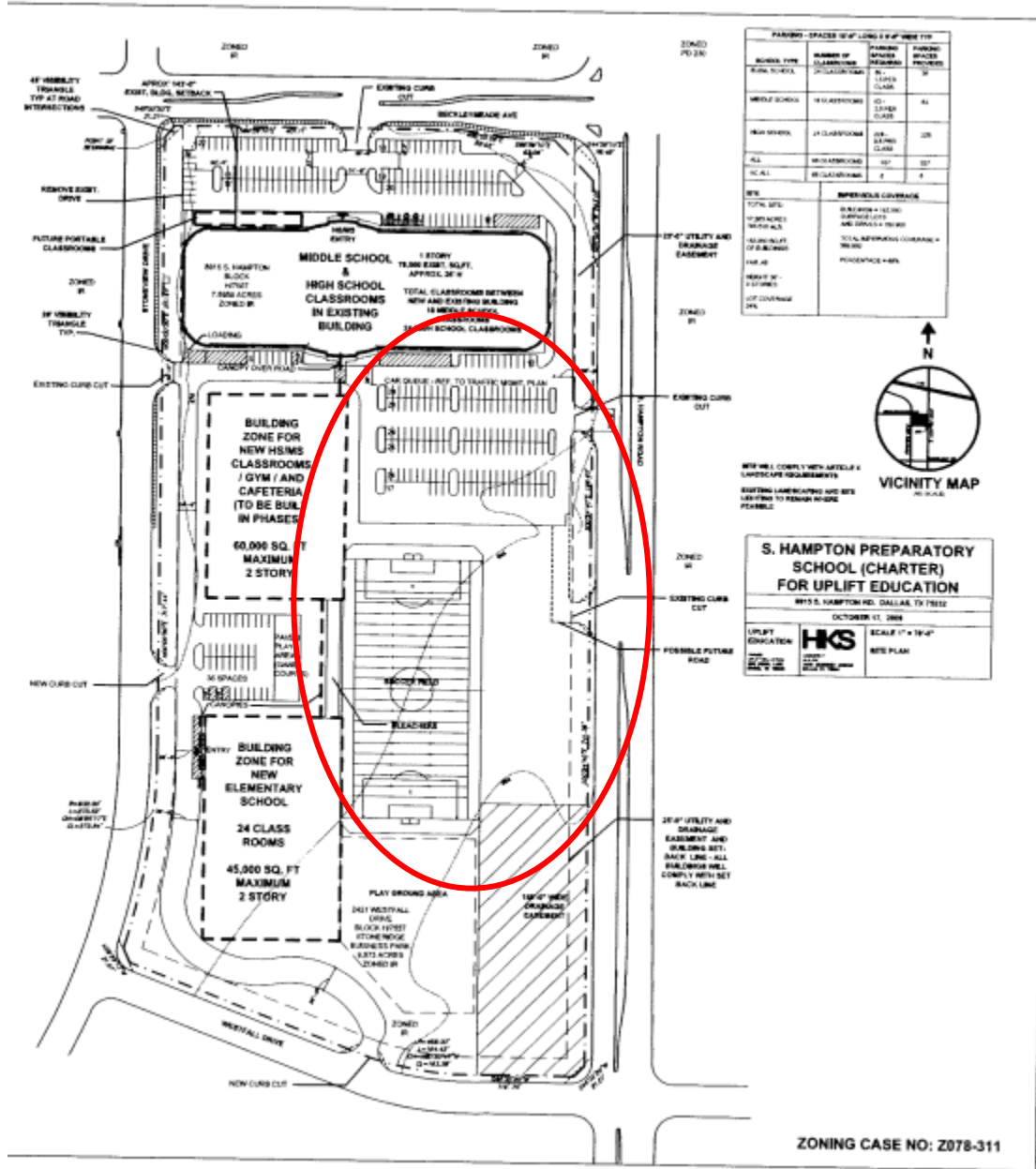
Proposed SUP Site Plan - Enlarged



Existing SUP Site Plan



Existing SUP Site Plan - Enlarged



Proposed Traffic Management Plan

Elizabeth Crowe Engineering Associates, PLLC

Page 11

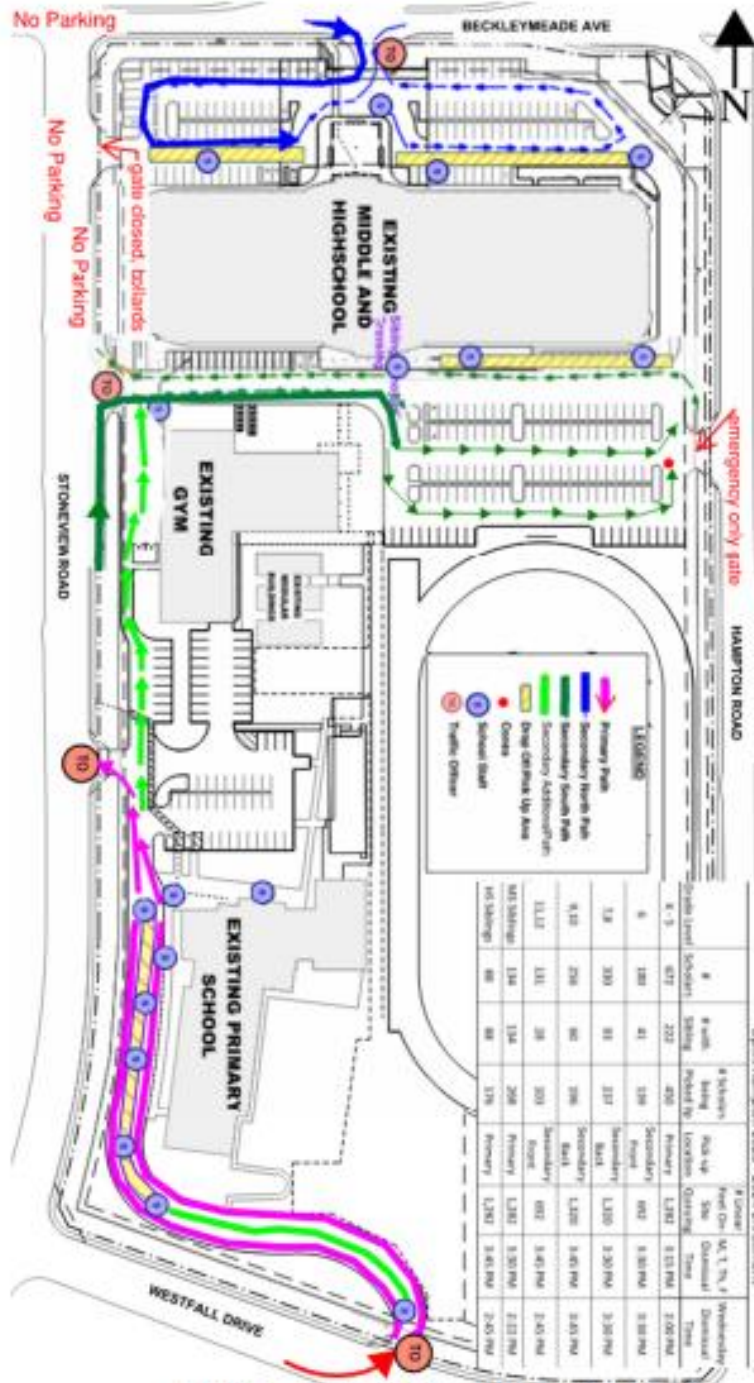
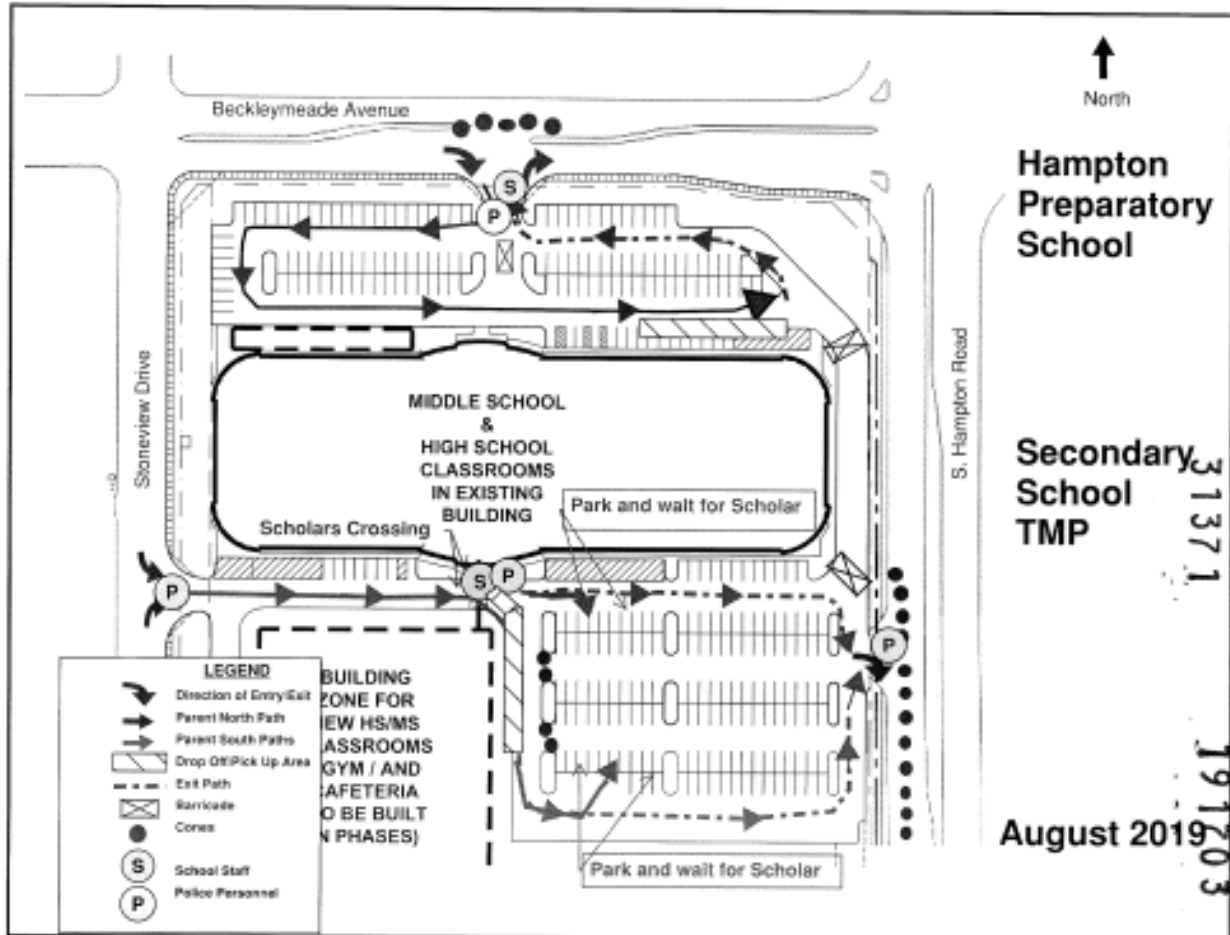


Exhibit 4 – Proposed Future Carline Circulation

Existing Traffic Management Plan



SUP Conditions

191703

10-22-19

ORDINANCE NO. 31371

An ordinance amending Ordinance No. 26724, passed by the Dallas City Council on April 25, 2007, as amended by Ordinance No. 27429, passed by the Dallas City Council on December 10, 2008, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school; amending the conditions in Section 2 of that ordinance; providing a revised traffic management plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1661; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1661; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 26724, as amended, are amended to read as follows:

- "1. USE: The only use authorized by this specific use permit is a public or private school limited to an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

SUP Conditions

191703

31371

3. TIME LIMIT: This specific use permit expires on October 23, 2024 (~~December 40, 2048~~), but is eligible for automatic renewal for additional five-year (~~ten-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 dead line for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of kindergarten and elementary school classrooms is 24; the maximum number of middle school classrooms is 18; and the maximum number of senior high school classrooms is 24.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
6. LOADING AND UNLOADING: Student loading and unloading areas must be identified with pavement markings and signage as shown on the attached site plan.
7. PARKING: Off-street parking must be provided in the locations shown on the attached site plan.
8. TRAFFIC CIRCULATION:
 - A. In general. On-site traffic circulation must be provided as shown on the attached traffic management plan.
 - B. Circulation. School personnel must be provided in the locations shown on the attached traffic management plan between the hours of 7:15 a.m. and 8:00 a.m. and 3:15 p.m. and 4:15 p.m., Monday through Friday, to facilitate traffic circulation and student loading and unloading. Pavement markings directing traffic must be provided as shown on the attached traffic management plan.
 - C. Queuing. Queuing is only permitted inside the Property, and drop-off and pick-up are not permitted within the city rights-of-way.

| |
|----------------|
| SUP Conditions |
|----------------|

191703

31371

9. TRAFFIC STUDY:

- A. 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 July 1, 2009. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.
- B. 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:
 - (1) ingress and egress points;
 - (2) queue lengths;
 - (3) number and location of personnel assisting with loading and unloading of students;
 - (a) drop-off and pick-up locations;
 - (b) drop-off and pick-up hours for each grade level;
 - (c) hours for each grade level; and
 - (d) circulation.
 - (4) 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.

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

SUP Conditions

191703

31371

11. 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."

SECTION 2. That the traffic management plan attached to Ordinance No. 27429 is replaced by the traffic management plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

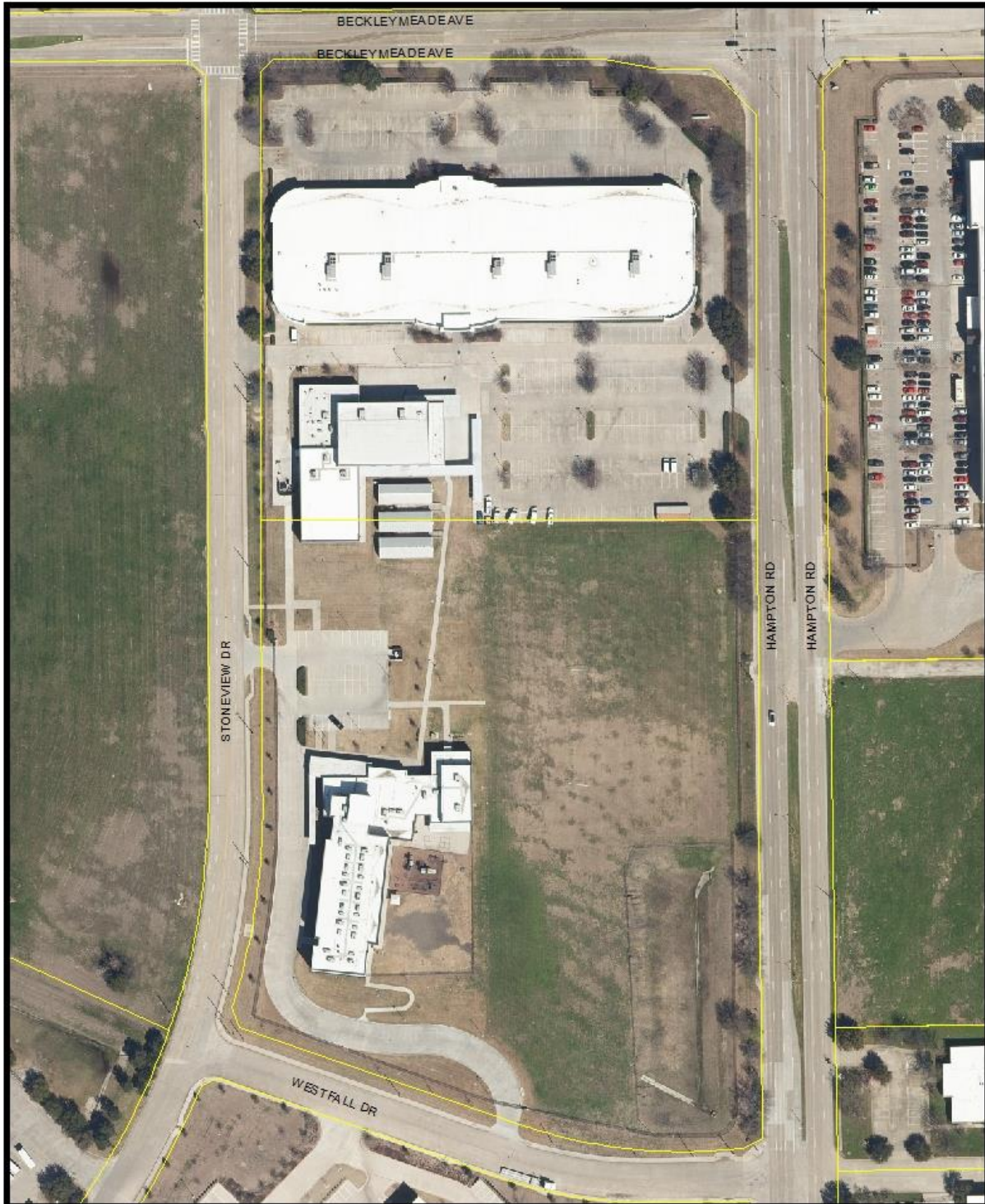
By


Assistant City Attorney

Passed

OCT 23 2019

M212-023(TB)

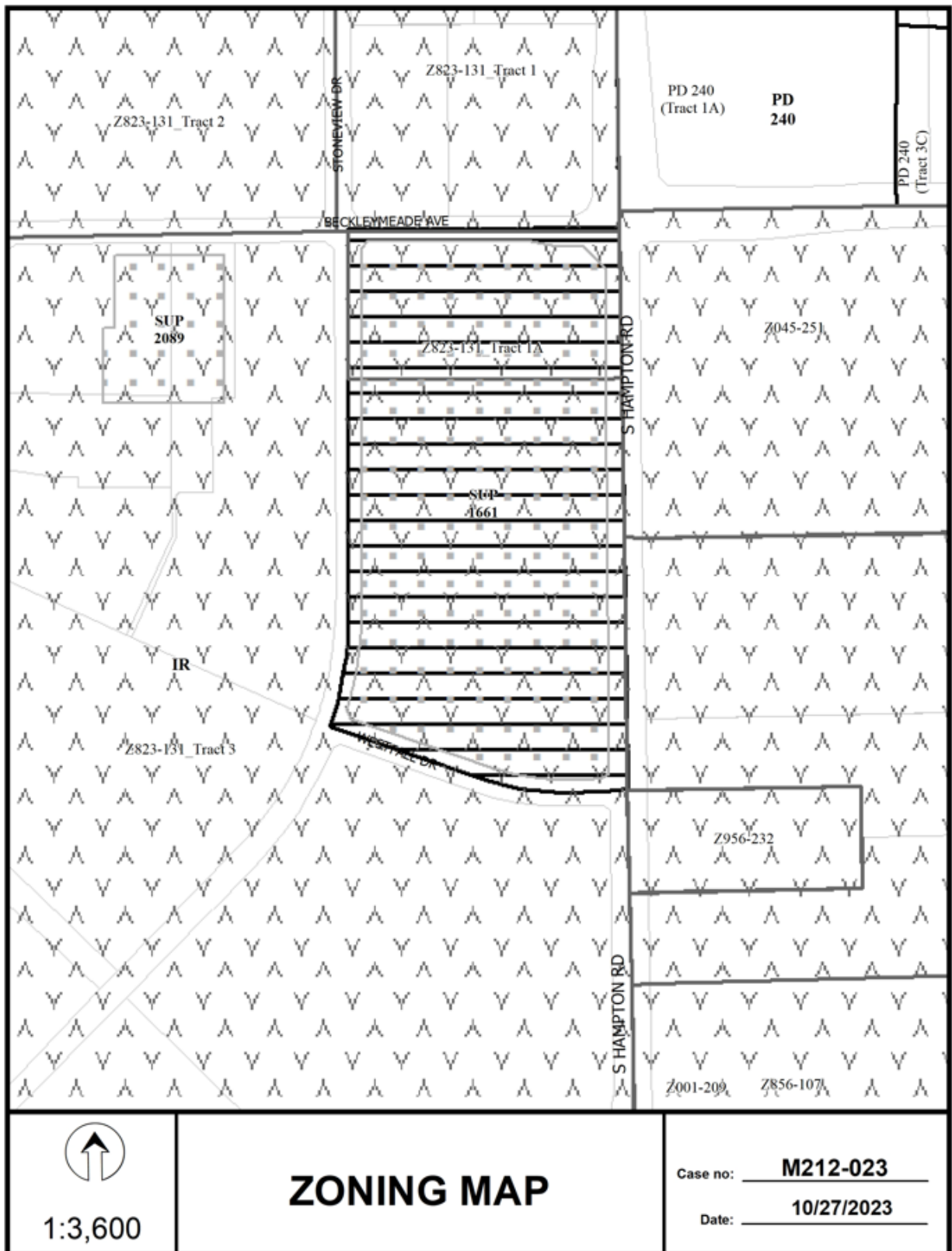


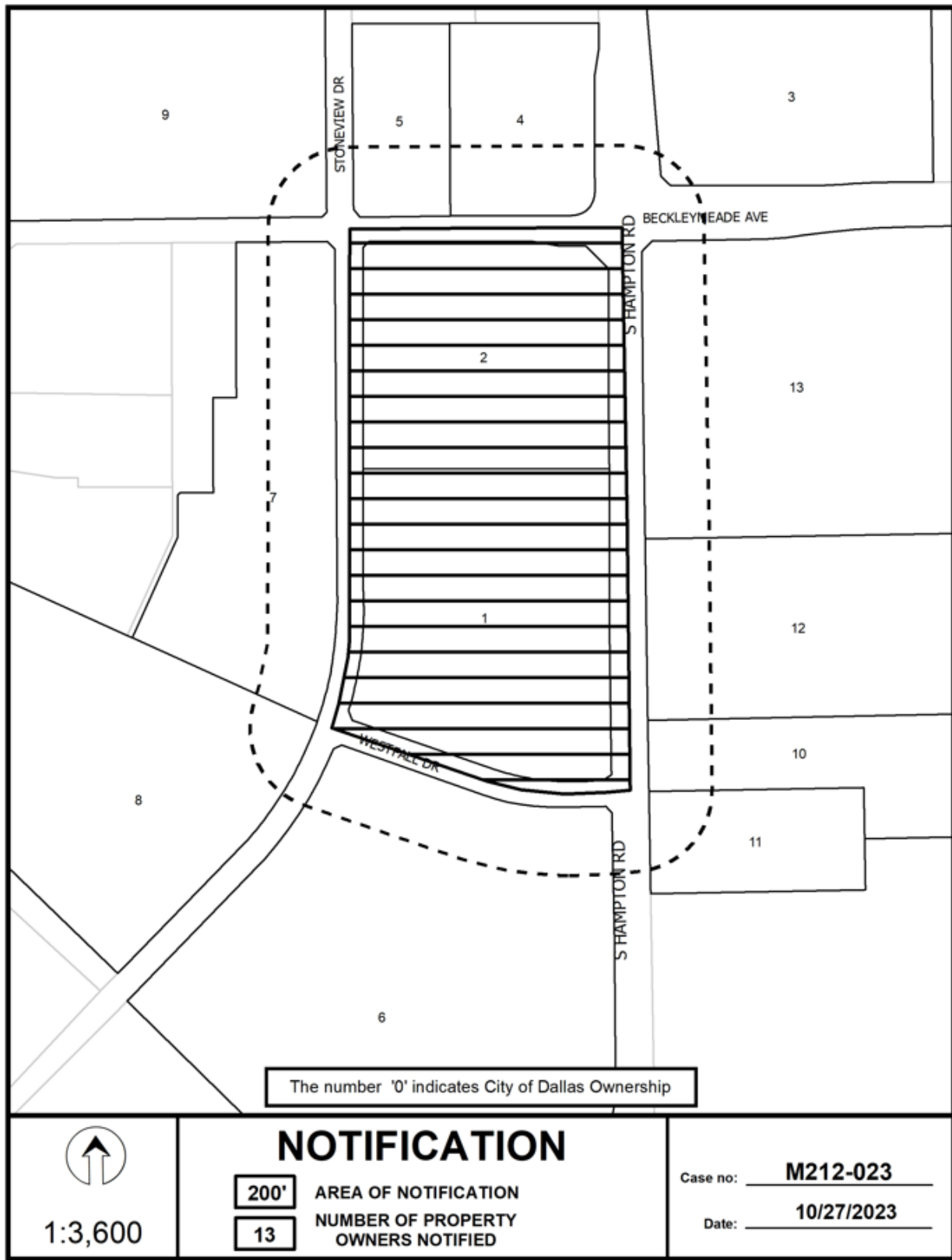
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Aerial Map - M212-023

Printed Date: 4/18/2022

M212-023(TB)





M212-023(TB)

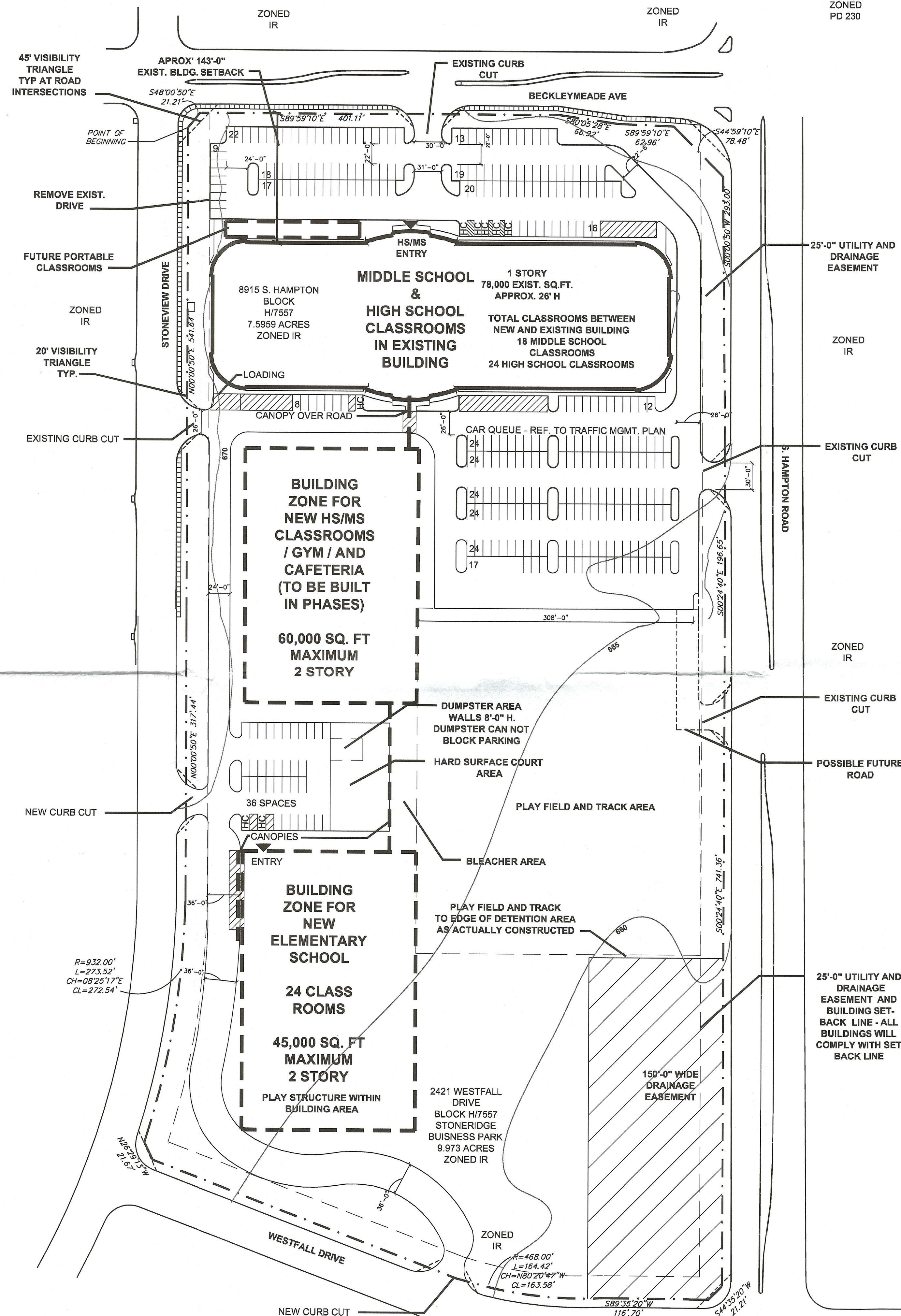
10/27/2023

Notification List of Property Owners

M212-023

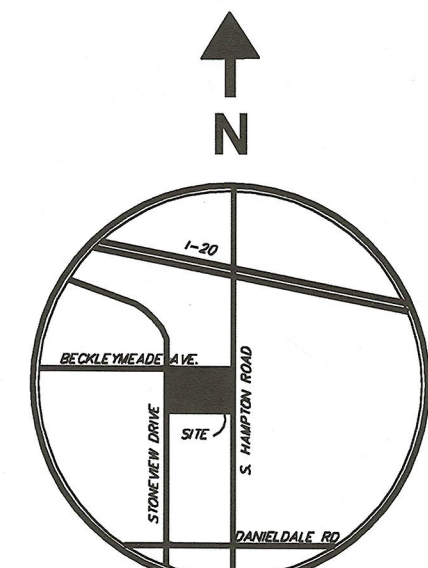
13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 9192 STONEVIEW DR | UPLIFT EDUCATION |
| 2 | 8915 S HAMPTON RD | UPLIFT EDUCATION |
| 3 | 8500 S HAMPTON RD | PENN FARM LTD |
| 4 | 8700 S HAMPTON RD | PMG SOUTH DALLAS REAL ESTATE LLC |
| 5 | 8600 STONEVIEW DR | PMG SOUTH DALLAS REAL |
| 6 | 2425 W DANIELDALE RD | CPT STONERIDGE LLC |
| 7 | 9201 STONEVIEW DR | ALPWAF STONERIDGE ISF OWNER |
| 8 | 9301 STONEVIEW DR | ROLLING FRITO LAY SAILES |
| 9 | 8700 AUTOBAHN DR | FHF I STONERIDGE LLC |
| 10 | 9186 S HAMPTON RD | SFG ISF DALLAS HAMPTON LLC |
| 11 | 9210 S HAMPTON RD | SUNBELT RENTALS INC |
| 12 | 9130 S HAMPTON RD | PSA INVESTORS ONE LP |
| 13 | 2300 BECKLEYMEADE AVE | US INDUSTRIAL REIT II |



| PARKING - SPACES 18'-0" LONG X 9'-0" WIDE TYP | | | |
|---|----------------------|-------------------------|-------------------------|
| SCHOOL TYPE | NUMBER OF CLASSROOMS | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
| ELEM. SCHOOL | 24 CLASSROOMS | 36 - 1.5 PER CLASS | 36 |
| MIDDLE SCHOOL | 18 CLASSROOMS | 63 - 3.5 PER CLASS | 63 |
| HIGH SCHOOL | 24 CLASSROOMS | 228 - 9.5 PER CLASS | 228 |
| ALL | 66 CLASSROOMS | 327 | 327 |
| HC ALL | 66 CLASSROOMS | 8 | 8 |

| SITE | IMPERVIOUS COVERAGE |
|---|---|
| TOTAL SITE: 17.563 ACRES 765,035 sq.ft. 183,000 SQ.FT. OF BUILDINGS FAR .45 HEIGHT 36' - 2 STORIES LOT COVERAGE 24% | BUILDINGS = 183,000 SURFACE LOTS AND DRIVES = 186,900 TOTAL IMPERVIOUS COVERAGE = 369,900 PERCENTAGE = 48% |



VICINITY MAP
(NO SCALE)

SITE WILL COMPLY WITH ARTICLE X
LANDSCAPE REQUIREMENTS
EXISTING LANDSCAPING AND SITE
LIGHTING TO REMAIN WHERE
FEASIBLE

**S. HAMPTON PREPARATORY
SCHOOL (CHARTER)
FOR UPLIFT EDUCATION**

8915 S. HAMPTON RD. DALLAS, TX 75232

December 13, 2013

UPLIFT
EDUCATION

HKS

OWNER
UPLIFT EDUCATION
608 ROYAL LANE
IRVING, TX 75039

ARCHITECT
HKS, INC.
350 N. ST PAUL ST #100
DALLAS TX 75201

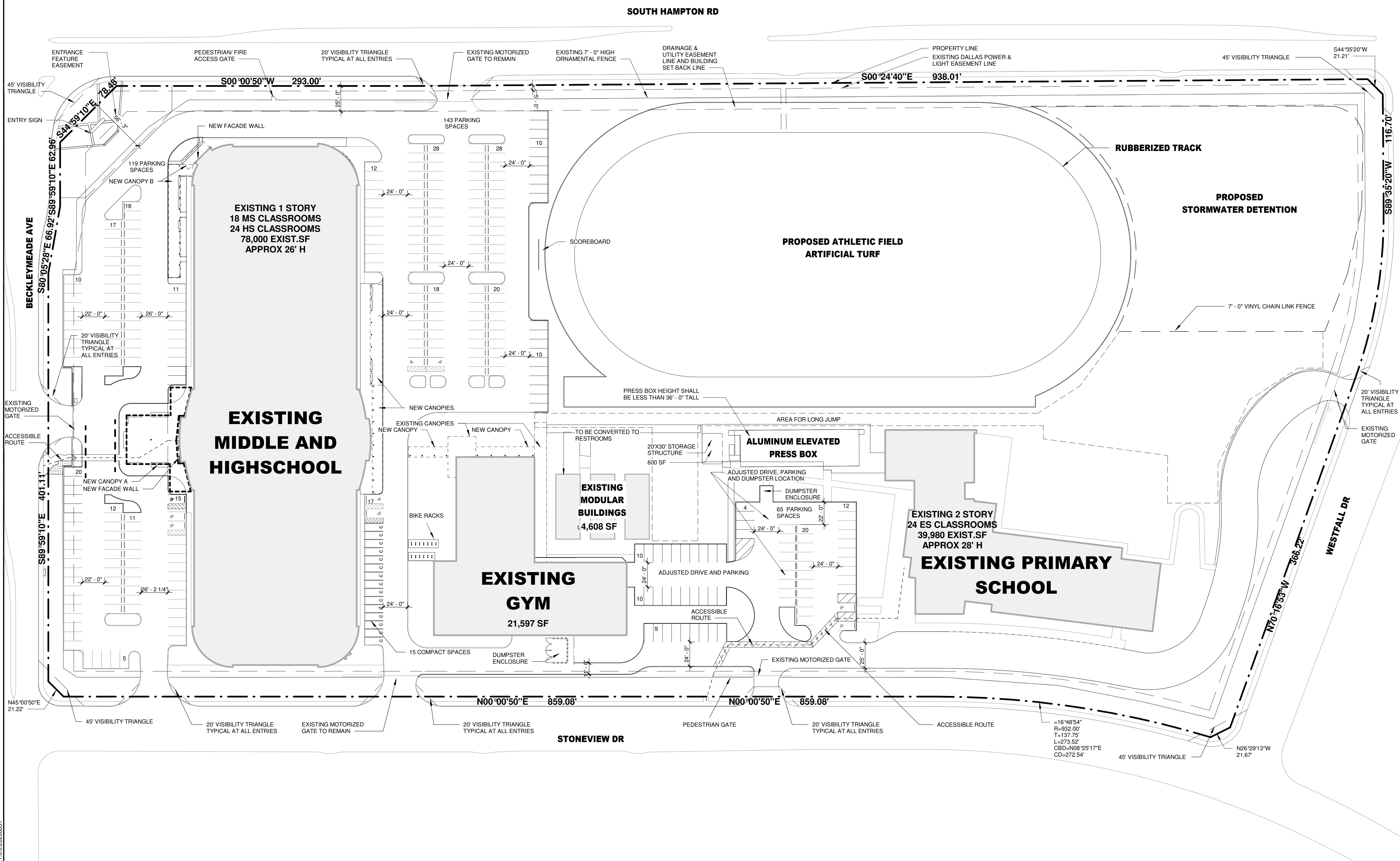
SCALE 1" = 70'-0"

SITE PLAN

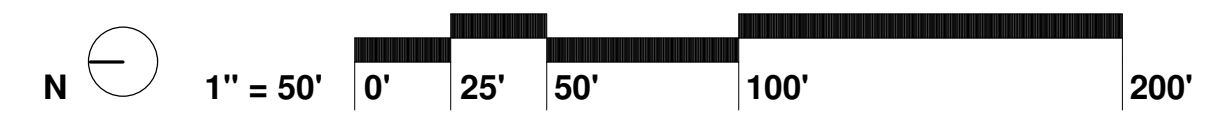
APPROVED BY CITY PL. COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A.4.219 OF THE DALLAS DEVELOPMENT
CODE
DATE: 12/13/13
SPECIFIC USE PERMIT NO. 1078-311
FILE NO. 1078-311

ZONING CASE NO:

PLOT DATE: 5/25/2023 3:12:24 PM
TEMPLATE VERSION: 21.0.0.20200831



SUP 1661
CASE # M212-023
SITE PLAN



8915 S. HAMPTON BLOCK H/7557
17.573 ACRES ZONED IR SUP 1661

| NUMBER OF CLASSROOMS | BASIS | SPACES REQUIRED | SPACES PROVIDED |
|----------------------|----------------------------|-----------------|-----------------|
| 24 ELEM CLASSROOMS | 24 CR AT 1.5 SPACES PER CR | 36 SPACES | 36 SPACES |
| 18 MS CLASSROOMS | 18 CR AT 3.5 SPACES PER CR | 63 SPACES | 63 SPACES |
| 24 HS CLASSROOMS | 24 CR AT 9.5 SPACES PER CR | 228 SPACES | 228 SPACES |
| TOTAL | 66 CLASSROOMS | 327 SPACES | 327 SPACES |

HANDICAP
LOCATED IN COMPLIANCE WITH TAS

| SITE | IMPERVIOUS COVERAGE |
|---|---|
| SITE AREA = 17.563 ACRES / 765,436 SF BUILDING FLOOR AREA = 144,785 SF FLOOR TO AREA RATIO, 1/75 ALLOWED = .19 HEIGHT: 36' STORIES: 2 LOT COVERAGE: 17% | BUILDING FOOTPRINT = 130,620 SF SITE (PARKING, WALKS, AND TRACK) IMPERVIOUS COVERAGE = 266,820 SF TOTAL IMPERVIOUS COVERAGE = 397,440 SF IMPERVIOUS COVERAGE PERCENTAGE, 80% ALLOWED = 52% |

- 7.5 FT WIDE COMPACT SPACING AS ALLOWED INCLUDED - 15 COMPACT SPACES PROVIDED- 9% OF TOTAL PARKING COUNT

HAMPTON PREPARATORY SCHOOL RENOVATION UPLIFT EDUCATION

8915 S. HAMPTON RD.

SCALE 1" = 50'-0" SITE PLAN 05/24/2023

Vicinity Map
NTS

**Hampton Traffic Management Plan Review Fall 2022
Updated September 2023 with Site Plan**

Hampton SUP NO. 1661
Z178-336 Dallas, Texas

Prepared for
Uplift Education



Prepared by
Elizabeth Crowe Engineering Associates, PLLC
TBPE Firm Registration No. 20105

September 2023

OVERVIEW

Hampton Preparatory School located at 8915 S. Hampton Road in Dallas, Texas operates under Special Use Permit No. 1661 (SUP). The ordinance includes a review of the current student drop-off and pick-up operations and is required by the City of Dallas. The campus is applying for an amendment to the SUP to provide an athletic field and track. A portion of the existing parking area will be displaced with the proposed modifications to the campus. An internal vehicular roadway connecting the Primary School to the Secondary school will provide additional on-site queuing opportunity as well as an additional location for scholar drop-off and pick-up.

Elizabeth Crowe, P.E. performed observations in September 2021 and May 2022 to review the existing carline operations at both the Primary and the Secondary Schools at Hampton Preparatory. Vehicles were queued outside the campus for both the Primary and the Secondary School pick-up operations. Recommendations to stagger dismissal times and to reutilize the Primary Carline area for sibling pick up were made.

School staff reached out to neighboring Winfree Academy (west of Stoneview) regarding parents parking on Winfree property. Uplift shared with Winfree its new carline plan, times of dismissal, communicated to parents that they cannot park at Winfree and provided the contact information for the Operations Director at Uplift Hampton should they need to reach out directly.

The Uplift Hampton Preparatory School developed the implementation of several items into Hampton's 2022-2023 car line TMP requirements. A TMP review report of Uplift Hampton including these proposed elements was provided to the City of Dallas on July 18, 2022.

Observations were made during the first week that school was in session in August 2022. Modifications to the techniques of the scholar drop off and pick up at the Primary School location were recommended. Additional observations were performed in September and October 2022 and May 2023. The City of Dallas was provided an Update to this TMP Review in June 2023 and requested a revision with the latest site plan for the proposed project and some comments to address.

Observations were again made in August 2023.

The review of the elements and observations of the existing TMP are further provided. Recommended future operations with the proposed site plan are also included.

OPERATION TIMES

Uplift Hampton staff and administrators developed the staggered arrival and dismissal times shown in the following table for the 2023 – 2024 school year. City of Dallas staff requested the enrollment for each of the three schools and these are included in the table.

- Uplift Hampton Campus 2023 - 2024 Operations

| Grade Level, | | Number of Scholars | Time Classes Begin | Dismissal Time | |
|---------------|------------------------------------|--------------------|--------------------|-----------------------------------|-----------|
| | | | | Monday, Tuesday, Thursday, Friday | Wednesday |
| Primary | Kindergarten – 5 th | 672 | 7:45 AM | 3:15 PM | 2:00 PM |
| Middle School | 6 th – 8 th | 510 | 7:50 AM | 3:30 PM | 2:22 PM |
| High School | 9 th – 12 th | 387 | 8:00 AM | 3:45 PM | 2:45 PM |

INGRESS AND EGRESS POINTS

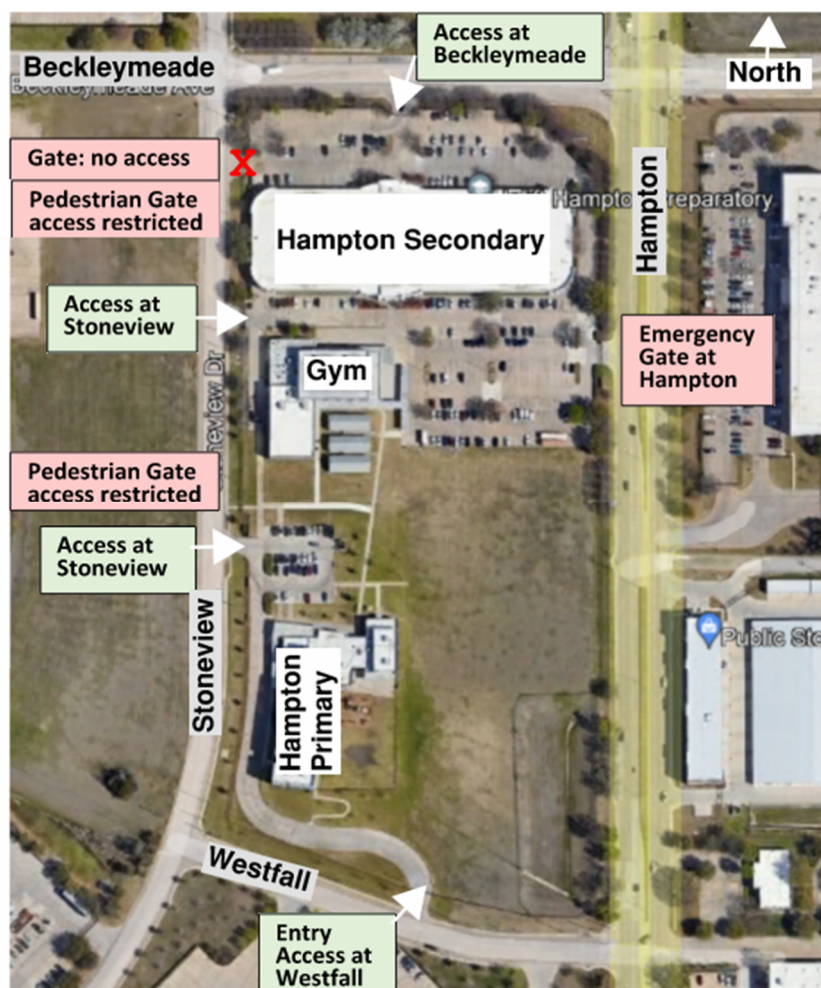
Access for parents to drop off or pick up the scholars occurs one hour prior to the beginning of school and thirty minutes prior to dismissal. The access points are provided on the adjacent aerial map. Entry and exit are provided at three gates: one on Beckleymeade and two on Stoneview.

Access from Westfall is entry only.

An additional driveway and pedestrian gate are located on Stoneview on the north side of the campus; however, bollards and the fence restrict vehicular access and the pedestrian gate is not currently in use.

The gate on Hampton Road is currently not in use but is available for emergency access.

The pedestrian gate near the Primary School driveway at Stoneview is not currently in use for scholar drop-off and pick-up operations.



PRIMARY SCHOLAR DROP-OFF AND PICK-UP LOCATION and CIRCULATION

The 2022 – 2023 TMP for Hampton Primary School is illustrated in **Exhibit 1**. Uplift Primary School scholars are dropped off and picked up at one unloading/loading zone area which is located on the west side of the school as indicated on **Exhibit 1**.

The circulation for the Primary Scholars is the same for the AM and the PM operations. Entry to the campus is from Westfall. During the afternoon pick-up operations, parents may only enter the campus from Westfall with a left turn.

The parents line up inside the campus in two vehicular lines leaving the middle lane open as depicted in the photo. The school utilizes the coned off middle lane for staff to escort scholars to walk to and from their parents' vehicles.

In the afternoon, the school utilizes the *Driveline* system to enter the names of the scholars whose parents have arrived. Once a scholar's name appears on the screens in the classrooms alerting them that their parent has arrived, staff members escort the scholars outside. Staff members are present outside within the coned area where the scholars locate their parent's vehicles.



Primary carline staging prior to dismissal

After the scholar(s) have entered the vehicles, the motorists may proceed to exit at Stoneview after the vehicles in front of them have cleared. A traffic assistance officer provides traffic control on Stoneview at the Primary School driveway. Motorists may turn left or right out of the driveway.

The Primary School Carline Route from the school website is provided as **Exhibit 1A**. The operations director and school staff and administration have worked together to implement the TMP. Messages continue to be sent to inform the parents about the “rules” of carline. As depicted on **Exhibit 1A**, the parents are instructed not to queue until 3:10 PM (1:55 PM on Wednesday) as this is when the gate is opened to allow vehicles to enter the campus. Additionally, parents are instructed not to queue on Daniieldale.

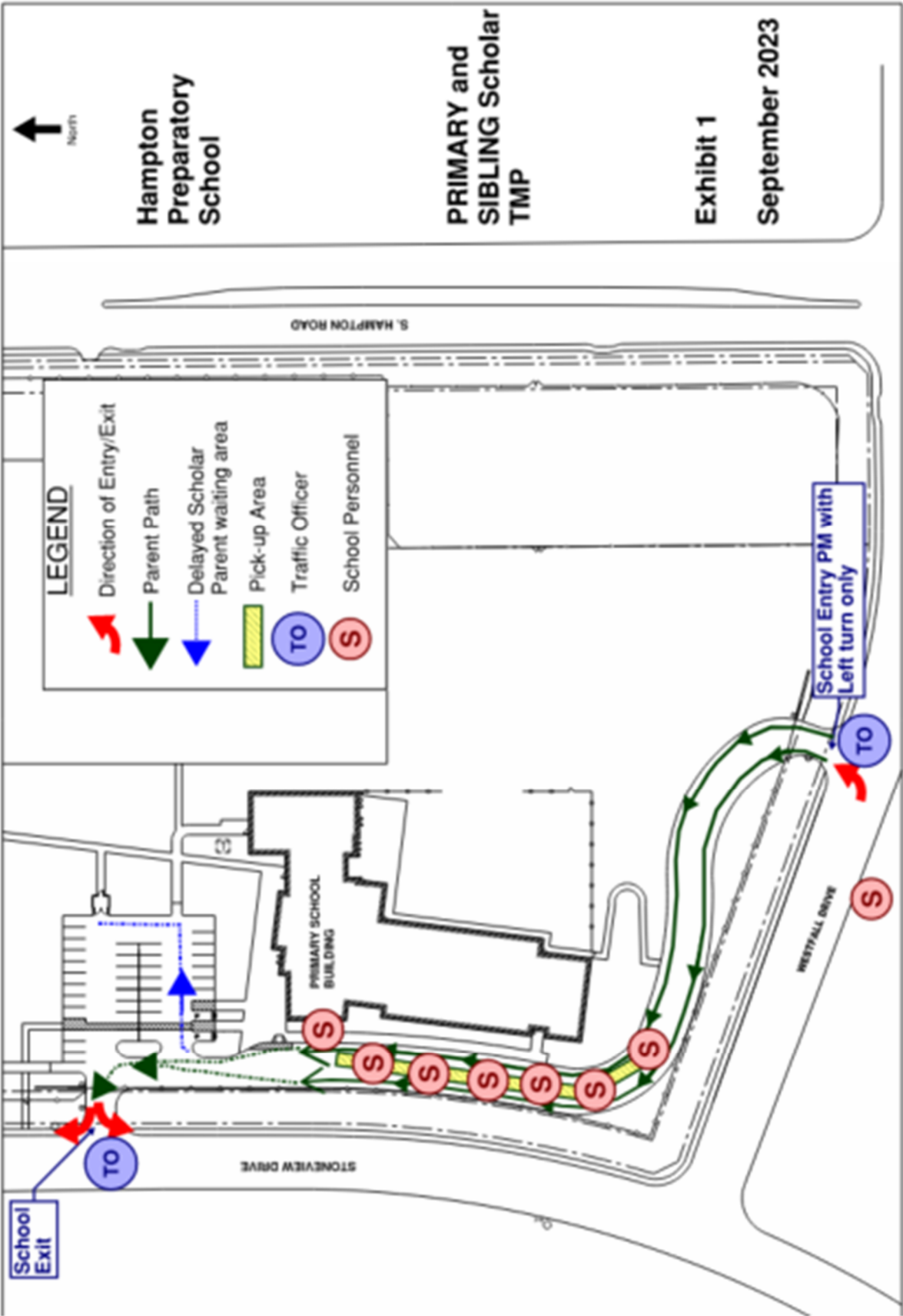


Exhibit 1 – Hampton Primary School TMP

Exhibit 1A



2023-24 Primary K-5th + MS/HS Sibling Carline Route

Entrance:

Input "Westfall Dr, Dallas, TX" into your GPS

Drop Off Time:

- 7:20am-7:45am

Dismissal Time:

- **Primary Only:**
3:15pm - 3:30pm
◦ Wed: 2:00pm
- **Primary + Middle Sibling:**
3:30pm - 3:45pm
◦ Wed: 2:22pm
- **Primary + MS/HS Sibling:**
3:45pm-4:00pm
◦ Wed: 2:45pm

Please come at the dismissal time of your oldest K-12 scholar.

All MS Sibling Scholars will walk to Primary to be picked up in Primary Carline @ 3:30pm/ 2:22 W

All HS Sibling Scholars will walk to Primary to be picked up in Primary Carline @ 3:45pm/2:45 W



Queuing on Danieldale is not permitted

Example 1: If you have a K-5th grader and 6th-8th grader

- Pick-Up Time: 3:30pm / 2:22pm (Wednesday) @ Primary

Example 2: If you have a K-5th grader and 9th-12th grader -or- 6th-8th and 9th-12th grader

- Pick-Up Time: 3:45pm / 2:45pm (Wednesday) @ Primary

Uplift Hampton Preparatory

9192 Stoneview Dr, Dallas, TX 75232

uplifthampton.org

SECONDARY SCHOLAR DROP-OFF AND PICK-UP LOCATIONS and CIRCULATION

For the AM drop off operations, Secondary Scholars are dropped off on the south side of the building and enter the gym for breakfast prior to school. The Morning Carline Route for Hampton Secondary School Preparatory is provided in **Exhibit 2**.

Motorists who enter from Beckleymeade (illustrated in **BLUE**) circulate through the north side and clockwise around the back of the school. The scholars depart the vehicles from the school building side. Scholars walk up to the crosswalk where staff are present and proceed to walk across to the gym. The scholar pedestrian path is indicated with **purple** filled arrows. Motorists continue westbound and depart from the school to Stoneview.



2023-24 6th-12th Morning Carline Route

Entrance:

Either **Beckleymeade** or **Stoneview**

Drop Off Time:

- **MS:** 7:20am-7:50am
- **HS:** 7:30am-8:00am

Scholars will proceed to the gym and cafeteria after drop off

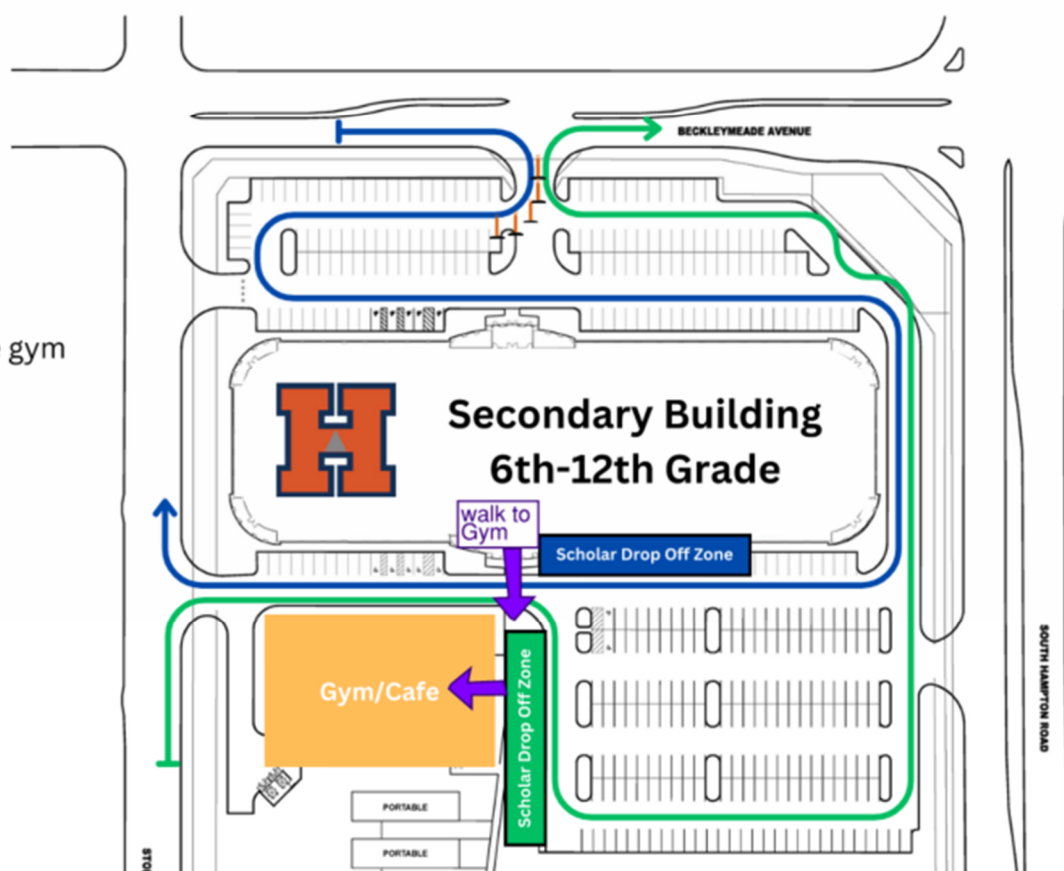


Exhibit 2 – Secondary School Campus Morning TMP

Motorists who enter from Stoneview (illustrated in **GREEN**) have their scholars depart the vehicles at the gym. Motorists should exit the campus at Beckleymeade.

For the afternoon dismissal, the Secondary School utilizes both sides of the building for pick up areas: the north side with driveway access at Beckleymeade and the south side with driveway access at Stoneview.

Exhibit 3 provides the existing Secondary afternoon operations for both the north and the south sides of the Secondary School Building on the base map of the existing campus.



2023-24 6th-12th Afternoon Carline Route

Entrance:

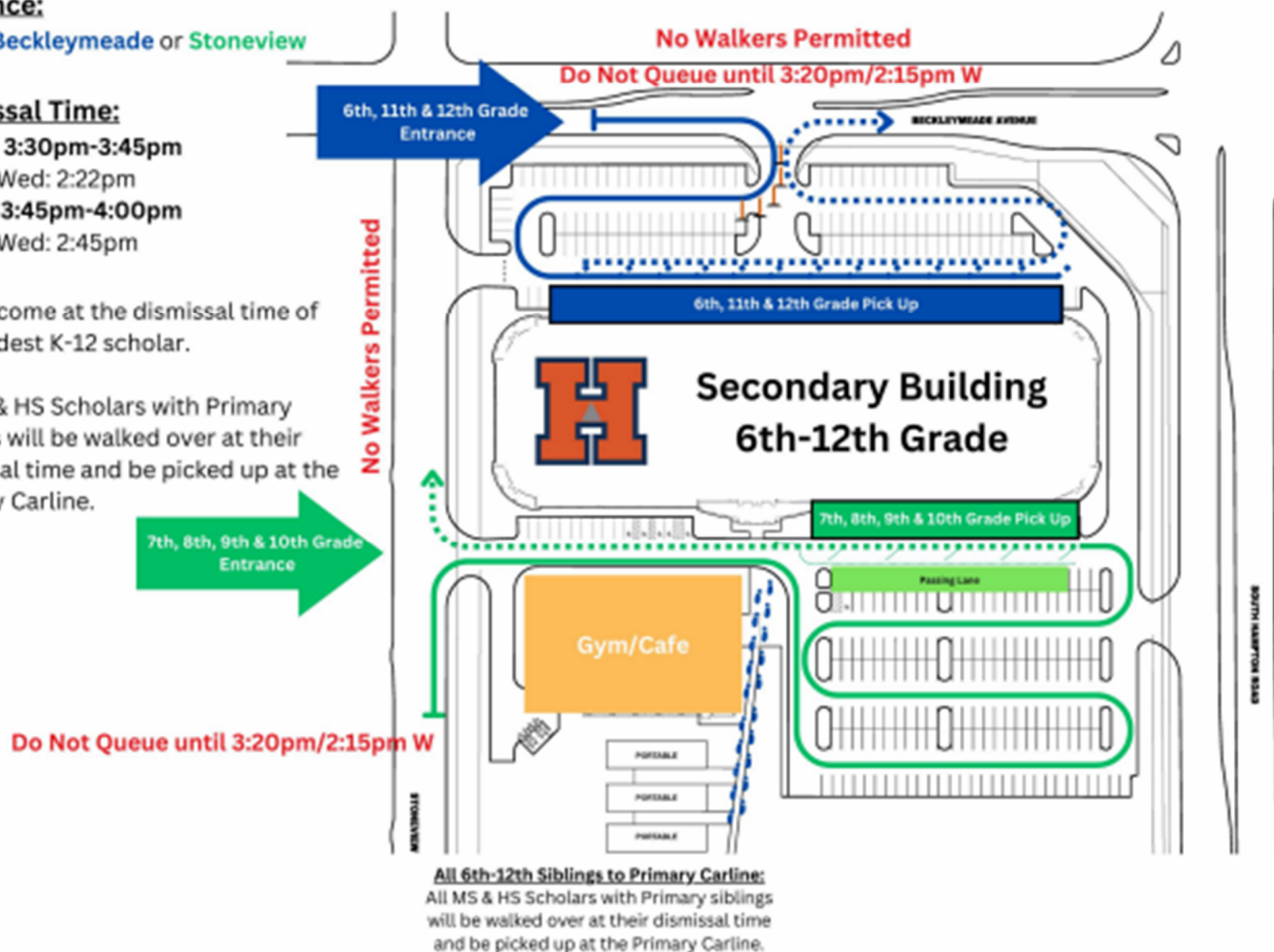
Either **Beckleymeade** or **Stoneview**

Dismissal Time:

- **MS: 3:30pm-3:45pm**
 - Wed: 2:22pm
- **HS: 3:45pm-4:00pm**
 - Wed: 2:45pm

Please come at the dismissal time of your oldest K-12 scholar.

All MS & HS Scholars with Primary siblings will be walked over at their dismissal time and be picked up at the Primary Carline.



Uplift Hampton Preparatory

9192 Stoneview Dr, Dallas, TX 75232

uplifthampton.org

Exhibit 3 – Secondary School Dismissal - Afternoon Carline Route (TMP)

Secondary Car Line

The Hampton Preparatory School administration collaborated on utilizing both the front and the back sides of the building for each of the Middle School and High School pick up operations.

Secondary School Notes:

- Scholars with Primary School sibling walk to the Primary School
- Scholars to be dismissed through both North and South entrances – Side of school may change based on number of vehicles and queuing conditions.
- No parking on side streets and waiting for scholars to walk to vehicles.
- No parking at nearby properties and waiting for scholars to walk to vehicles.
- A minimum of 5 staff members will provide traffic assistance and monitoring for the Secondary School dismissal operations.
- Secondary staff members will assist in Sibling Pick up area.
- Scholar drivers must register with the school for a parking pass.

FIELD OBSERVATIONS

Campus operations observations were performed in August, September and October 2022. In addition to the peak queuing conditions observed during the afternoon pick-up period, the AM operations were also observed. The dates provided in the following table also include May 2023 and August 2023.

Uplift Hampton Campus Observations

| Date | Day of Week | Peak Observed |
|--------------------|-------------|---------------|
| August 3, 2022 | Wednesday | AM |
| August 3, 2022 | Wednesday | PM |
| September 27, 2022 | Tuesday | AM |
| September 29, 2022 | Thursday | PM |
| October 7, 2022 | Friday | PM |
| October 27, 2022 | Thursday | PM |
| May 23, 2023 | Tuesday | PM |
| August 9, 2023 | Wednesday | PM |

PRIMARY SCHOOL

The mechanics of the TMP were being followed by the staff, parents and scholars. The parents follow an orderly manner to pick up the students. Vehicles enter the campus from Westfall with a left turn; no vehicles were observed to enter the campus at Westfall with a right turn (from the direction of South Hampton Road). A traffic assistance officer is posted at the entry at Westfall Drive to provide traffic control assistance.

A minimum of 8 staff members assisting with the Primary School operations were observed at the beginning of dismissal on each afternoon occasion. One staff member was posted outside the campus to read each vehicle's displayed name and enter it into the carline pick up system

(*Driveline*) for relay into the classrooms. The scholars were then escorted outside with staff and directed to their parent's vehicle.

Observations revealed peak vehicle queuing outside the campus on Westfall as well as on Stoneview to Danieldale on one occasion during the 2022 – 2023 school year. Fall 2023 operations addressed restriction of any vehicular queuing on Danieldale with Traffic Safety officer prohibiting and increased communication to the parents (as illustrated on Exhibit 1A).

SECONDARY SCHOOL

School access through the pedestrian gates at Stoneview is no longer permitted. No scholars were observed to enter or depart from either pedestrian gate.

On the Secondary School side of the campus, parents generally adhered to the TMP and entered the campus at either Beckleymeade or Stoneview for dropping off and picking up the scholars.

School staff were present for both drop off and pick up operations.

A peak queue of 20 vehicles was observed for less than one minute (3:38 PM) for the Secondary Scholar carline entering from Beckleymeade on Friday October 7, 2022.

The observed peak queue of vehicles waiting to enter the Secondary back side of the campus from Stoneview was 27 vehicles.

Three uniformed traffic assistant officers were located on the Secondary School portion of the Hampton campus. One officer was stationed at the Beckleymeade driveway, one at the Stoneview driveway and another officer would assist directing traffic at the intersection of Beckleymeade and Stoneview.

NO PARKING AREAS

No parking any time signs are posted on northbound and southbound Stoneview starting approximately 75 feet south of the intersection with Beckleymeade. "No Parking" is also posted along eastbound Beckleymeade in the block west of Stoneview adjacent to Winfree Academy.

Parents have been instructed not to park along Stoneview, Beckleymeade or within any neighboring property.



During the Fall 2022, Spring 2023 and Fall 2023 observations, no vehicles with parents waiting in them were parked outside the campus. The photo below was taken at 3:41 PM on October 7, 2022. The peak queue for entry at Beckleymeade had decreased.



SIBLINGS

The TMP for the Secondary Scholars with Primary School siblings incorporates sibling pick-up operations on the Primary School portion of the campus. The procedures follow the Primary School operations as shown in **Exhibit 1**.

The families with scholars in both the Primary and the Secondary Schools are instructed to wait until the oldest scholar dismissal time to arrive to campus. These families utilize the school driveway from Westfall and circulate through the Primary School area. Primary scholars are held at a designated location on campus until their Secondary sibling(s) are dismissed and their parents' vehicle has arrived.

Once Secondary siblings are dismissed, they walk over to the Primary School area to join their younger sibling to wait for their parent's vehicle to arrive in the loading area.

This methodology provides "re-use" of the Primary School pick-up area and reduces the number of vehicles on the north side of the campus.

Future Car Line

Exhibit 4 provides illustration for the proposed future pick up operations for the entire campus. At the Primary School area, operations will remain the same. Secondary School operations will remain basically the same with the opportunity to provide additional queuing within the Primary School area and behind the gym.

The 2022 – 2023 school year was a trial period to "balance" the vehicle queues between the two sides of the secondary campus and the sibling pick-up at the Primary School location. Staff have continued to work together to balance out the carline operations during the Fall 2023.

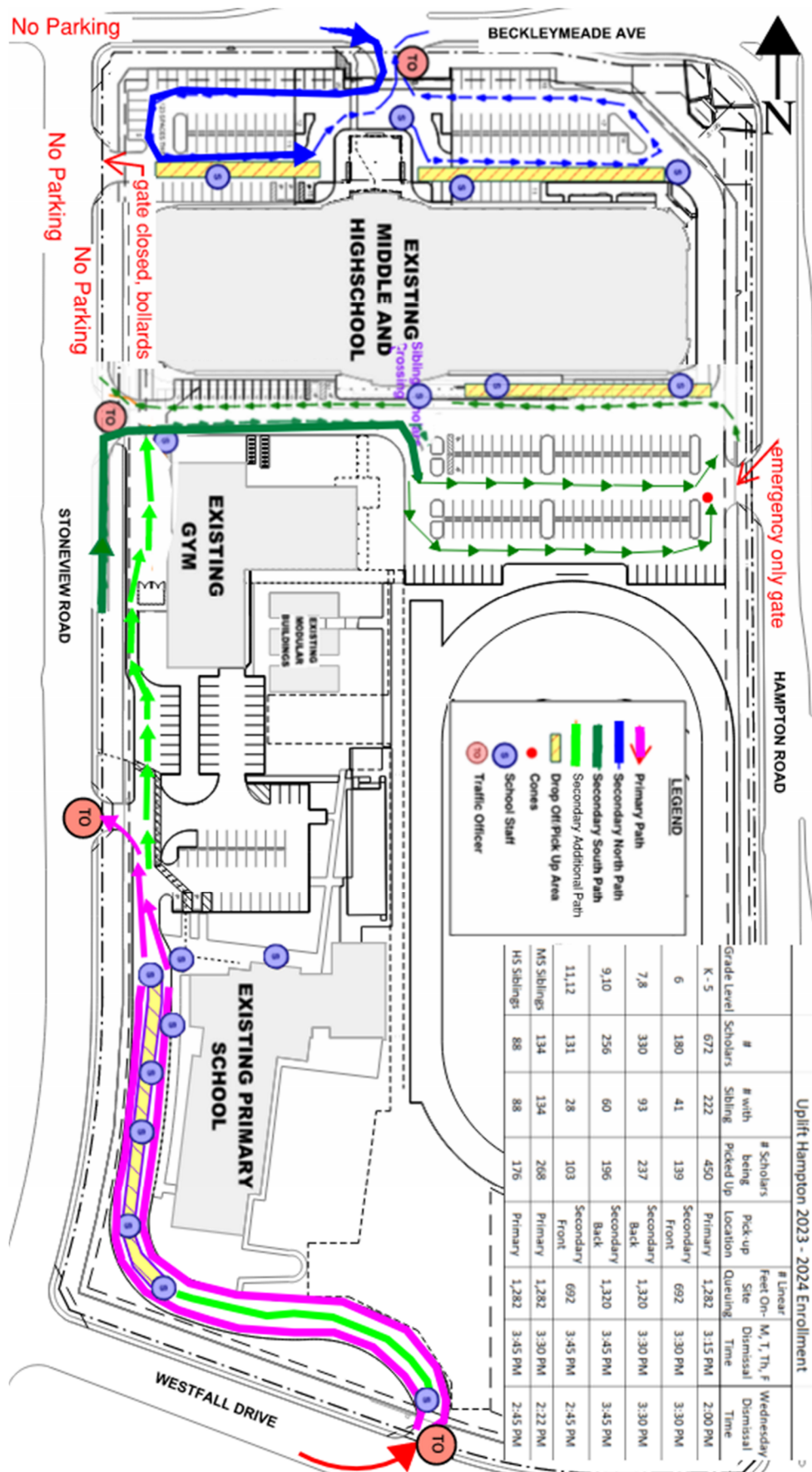
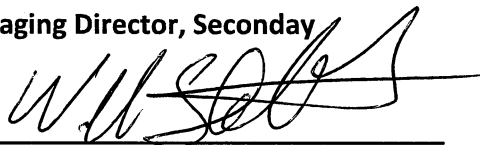



Exhibit 4 – Proposed Future Carline Circulation

The following additional recommendations are provided to increase the safety and efficiency of the Primary and Secondary School carline procedures at the Hampton Campus.

- Keep the gates closed to parents picking up the scholars until a maximum of 15 minutes prior to dismissal time and do not allow the vehicles to queue up outside the campus.
- Continue to remind parents to not arrive prior to the dismissal time of the oldest scholar.
- Carpooling between families is strongly encouraged to reduce the number of vehicles arriving at the campus. Potential incentives could include priority in line for picking up scholars.
- Continue to educate the carline staff members, traffic assistance officers, parents and students of the elements in the TMP.
- Continue to instruct the motorists to queue up closely to the vehicle in front of them. Remind parents to continue moving up in the queue line of vehicles in front of them and to not leave gaps in the line.
- Continue to instruct the parents who are waiting on a scholar that hasn't arrived the need to proceed forward in circulation.

The school administration is acutely aware of the Transportation Management Plans and will provide instructions to staff and traffic officers who provide traffic control for the school of the TMPs as illustrated in **Exhibits 1, 2, 3, and 4**. The following Uplift Education staff and administration signatures are provided for Hampton Preparatory School.

SCHOOL OFFICIAL SIGNATURE BLOCK**Name: Mr. Jesus Belmonte****Title: Operations Director****Signature:** **SCHOOL OFFICIAL SIGNATURE BLOCK****Name: Chataqua Mangum****Title: Primary School Academic Director****Signature:** **SCHOOL OFFICIAL SIGNATURE BLOCK****Name: Mr. William Stubbs****Title: Managing Director, Secondary****Signature:** **SCHOOL OFFICIAL SIGNATURE BLOCK****Name: Anjani Fuller****Title: High School Academic Director****Signature:** **SCHOOL OFFICIAL SIGNATURE BLOCK****Name: Yasmin Bhatia****Title: Chief Executive Officer****Signature:** **END**



City of Dallas

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

Agenda Information Sheet

File #: 23-2997

Item #: 2.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1015, on the west line of Bonnie View Road, north of Morrell Avenue.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Rob Baldwin, Baldwin Associates

Planner: Jenniffer Allgaier

Council District: 4

M223-013(JA)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: M223-013(JA) **DATE FILED:** March 22, 2023

LOCATION: West line of Bonnie View Road, north of Morrell Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 24.481 acres **CENSUS TRACT:** 48113021100

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a minor amendment to existing development plan and landscape plan on property zoned Planned Development District No. 1015.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 1015:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1015>

BACKGROUND INFORMATION:

- On May 22, 2019, City Council approved an ordinance changing the zoning classification of the Property from an R-5(A) Single Family District, a TH-3(A) Townhouse District, and an MF-2(A) Multifamily District to Planned Development District (PD) No. 1015.
- For a public school other than an open-enrollment charter school use, development and use of the property must comply with the development plan (Exhibit 1015A) and landscaping must be provided as shown on the landscape plan (Exhibit 1015B).

REQUEST DETAILS:

The purpose of the request is to allow for the construction of a theater addition and a softball field at an existing public school [*Franklin D. Roosevelt High School*]. The applicant has proposed an amendment to the existing development and landscape plans. An amendment to the traffic management plan (TMP) is not part of the current request.

Upon review of the proposed development plan, staff has determined that the request complies with the conditions of the PD No. 1015.

The city arborist has reviewed the proposed landscape plan and has no objection to the requested amendment.

The traffic management plan (TMP) is not proposed to be updated with the current request. The Transportation Development Services Division of the Transportation Department reviewed traffic operations for the site at the time PD No. 1015 was established in 2019.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development and landscape plans complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Staff recommends approval of the request, having determined that it complies with the standards for a minor amendment to the development and landscape plans and does not violate other applicable code requirements.

Dallas ISD Trustees and Administration

(last updated 9-22-23)

Dallas ISD Board of Trustees:

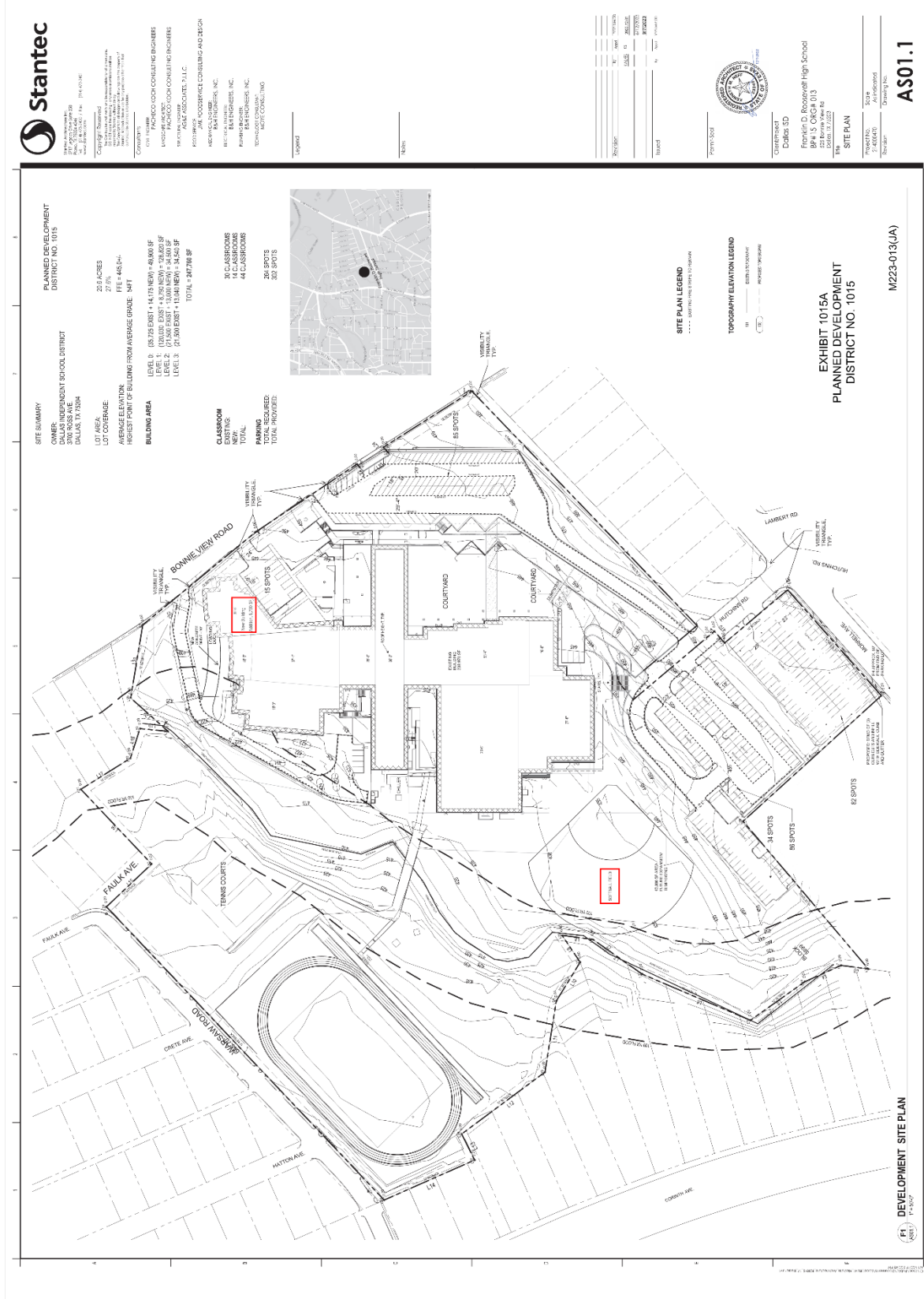
District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

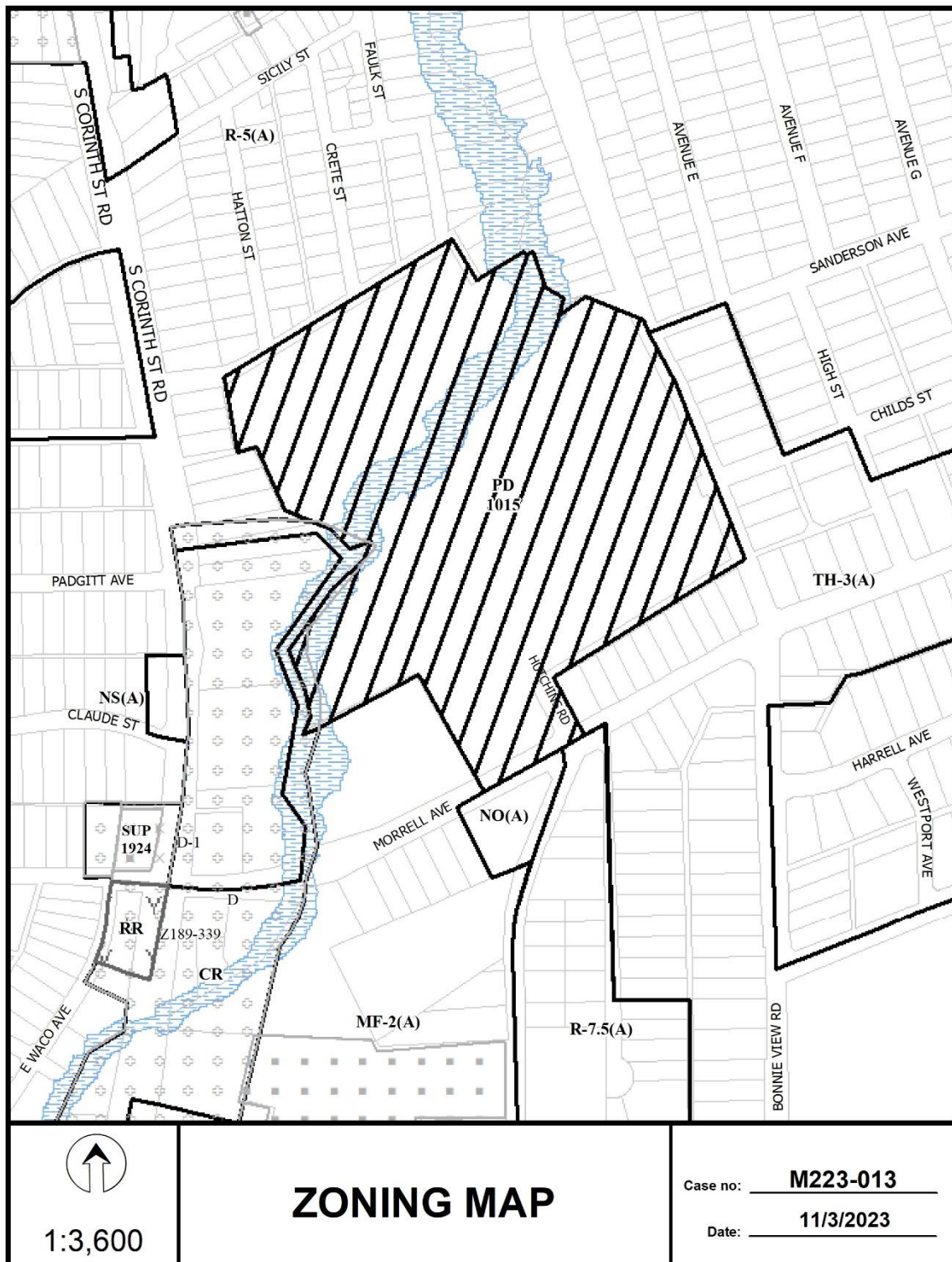
Dallas ISD Administration:

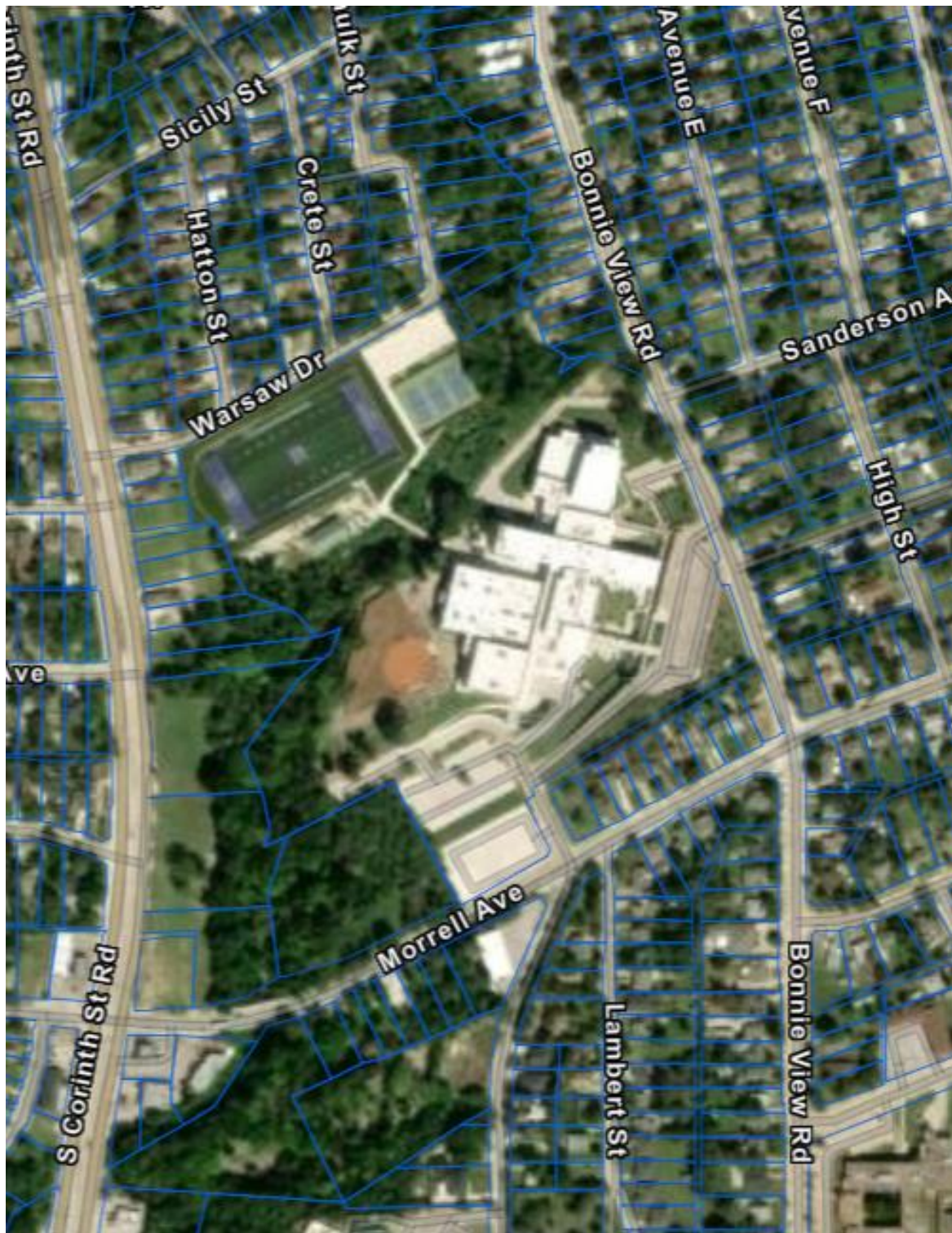
Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA – Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed Development Plan

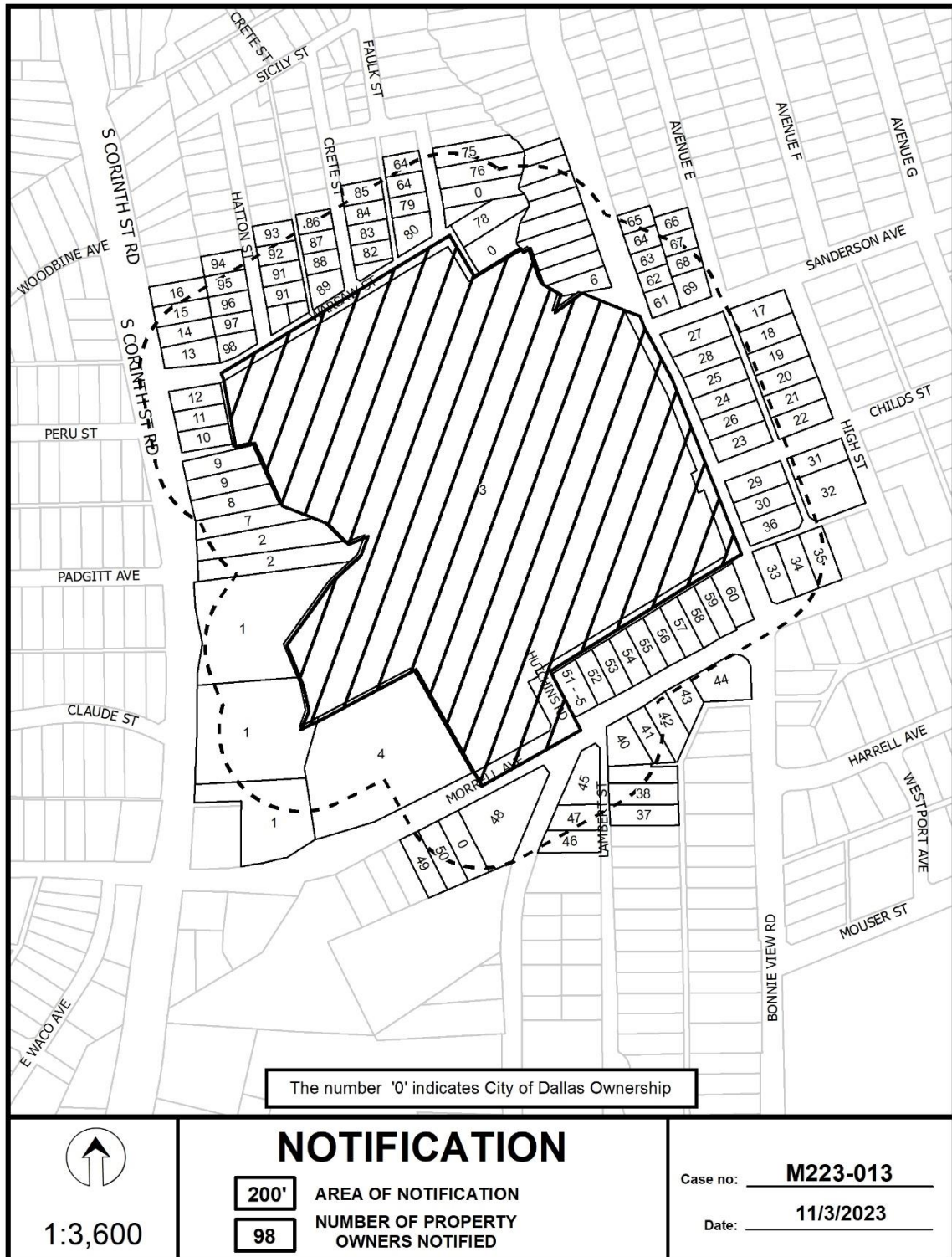
[Existing ordinance and exhibits are provided at end of staff report.]







AERIAL MAP - M223-013



10/27/2023

Notification List of Property Owners***M223-013******98 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-------------------------|-------------------------------|
| 1 | 818 S CORINTH ST RD | CEDAR CLIFF APARTMENTS LLC |
| 2 | 662 S CORINTH ST RD | CEDAR CLIFF APARTMENTS |
| 3 | 525 BONNIE VIEW RD | Dallas ISD |
| 4 | 1735 MORRELL AVE | OM HOMEBUYERS LLC & |
| 5 | 439 BONNIE VIEW RD | BEL RENE LE |
| 6 | 1901 MORRELL AVE | Dallas ISD |
| 7 | 654 S CORINTH ST RD | GWAY PERFORMANCE LLC |
| 8 | 650 S CORINTH ST RD | AGUILAR JESUS JR |
| 9 | 646 S CORINTH ST RD | AGUILAR JESUS PENA JR |
| 10 | 638 S CORINTH ST RD | AGUILAR JANELLE ANISSA |
| 11 | 634 S CORINTH ST RD | AGUILAR JANELLE ANISSA |
| 12 | 630 S CORINTH ST RD | AGILAR JESSE P JR |
| 13 | 622 S CORINTH ST RD | PRESAS FRANCISCO JAVIER R |
| 14 | 618 S CORINTH ST RD | 618 S CORINTH STREET TRUST |
| 15 | 614 S CORINTH STREET RD | WALKER FRED JR |
| 16 | 610 S CORINTH ST RD | HEATH PAUL EUGENE |
| 17 | 503 HIGH ST | HERNANDEZ ABRAHAM RODRIGO & |
| 18 | 507 HIGH ST | GLOVER GREGORY |
| 19 | 511 HIGH ST | TCB BRICKBYEBRICK VENTURE LLC |
| 20 | 515 HIGH ST | MOLINA CRIS & JENNA |
| 21 | 519 HIGH ST | POPESCU SCOTT |
| 22 | 523 HIGH ST | KELLEY MANDELL |
| 23 | 526 BONNIE VIEW RD | DIAZ PEDRO & |
| 24 | 516 BONNIE VIEW RD | Taxpayer at |
| 25 | 510 BONNIE VIEW RD | KINDER DOROTHY |
| 26 | 520 BONNIE VIEW RD | SORIA PEDRO |

10/27/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---------------------------------|
| 27 | 502 BONNIE VIEW RD | GOLDEN GATE FUNERAL HOME |
| 28 | 504 BONNIE VIEW RD | ROMERO MARIA C |
| 29 | 602 BONNIE VIEW RD | YOUR PROBLEM MY SOLUTION LLC |
| 30 | 606 BONNIE VIEW RD | SOTELO NANCY M |
| 31 | 603 HIGH ST | RODRIGUEZ FRANCISCO JAVIER |
| 32 | 611 HIGH ST | CROWDER DEBRA & |
| 33 | 2003 MORRELL AVE | COMPTON ROBBIN LATREESE |
| 34 | 2005 MORRELL AVE | JONES CHRISTINE |
| 35 | 2011 MORRELL AVE | CARTER JALISA & |
| 36 | 610 BONNIE VIEW RD | Taxpayer at |
| 37 | 818 LAMBERT ST | NUNN GEORGE LEVON & |
| 38 | 814 LAMBERT ST | MITCHELL LINDA |
| 39 | 810 LAMBERT ST | GONZALEZ ADAN |
| 40 | 1902 MORRELL AVE | DAVILA ALEXANDRO HELAMAN L & |
| 41 | 1906 MORRELL AVE | EDWARDS HELENA ANN |
| 42 | 1908 MORRELL AVE | CH SOUTHWEST LLC |
| 43 | 1912 MORRELL AVE | GOMEZ AMADOR SANTIBANEZ |
| 44 | 707 BONNIE VIEW RD | MCKINNEY IVA D |
| 45 | 819 LAMBERT ST | MARCER CONSTRUCTION COMPANY LLC |
| 46 | 827 LAMBERT ST | RIVERS LOLA B |
| 47 | 821 LAMBERT ST | MARTINEZ MARIA |
| 48 | 807 HUTCHINS RD | BREN ADAM |
| 49 | 1726 MORRELL AVE | 1726 MORRELL AVENUE TRUST |
| 50 | 1802 MORRELL AVE | Taxpayer at |
| 51 | 1901 MORRELL AVE | Dallas ISD |
| 52 | 1905 MORRELL AVE | MANJREKAR ASHISH |
| 53 | 1909 MORRELL AVE | ZUNIGA ALBERTO & ANA |
| 54 | 1915 MORRELL AVE | PASAY INC |
| 55 | 1919 MORRELL AVE | TIDWELL SHIRLEY |
| 56 | 1921 MORRELL AVE | QUEST IRA INC |
| 57 | 1927 MORRELL AVE | CARTER BILLIE J |

10/27/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|-------------------------------|
| 58 | 1931 MORRELL AVE | WRIGHT JOHN |
| 59 | 1935 MORRELL AVE | WRIGHT IVAN WINTHROP MELTON |
| 60 | 1939 MORRELL AVE | LOERA JUANITA |
| 61 | 446 BONNIE VIEW RD | TAI WILLIAM KOK FAI |
| 62 | 440 BONNIE VIEW RD | MURRUGARRA JOSE DEMETRIO |
| 63 | 438 BONNIE VIEW RD | PRIEGOMARTINEZ FREDDY |
| 64 | 434 BONNIE VIEW RD | HAPPY FAMILY RENTALS LLC |
| 65 | 428 BONNIE VIEW RD | SMITHBAKER WADAINAFI E |
| 66 | 431 AVE E | MORENO OSCAR CESAR & |
| 67 | 435 AVE E | MEDRANO SERGIO & DORA |
| 68 | 439 AVE E | DALLAS SKYFALL LLC SERIES 439 |
| 69 | 445 AVE E | ESQUIVEL MARIA G |
| 70 | 421 BONNIE VIEW RD | SOTO FELIX & MA DE JESUS |
| 71 | 423 BONNIE VIEW RD | MURRAGARRA JOSE |
| 72 | 427 BONNIE VIEW RD | CORTEZ MA ISABEL RIVERA |
| 73 | 431 BONNIE VIEW RD | ALVAREZ JORGE |
| 74 | 435 BONNIE VIEW RD | ALVAREZ JORGE |
| 75 | 532 FAULK ST | BUSTAMANTE OSWALDO |
| 76 | 536 FAULK ST | MAGALLANES MARIA C |
| 77 | 544 FAULK ST | MUMPHREY CORTNEY R & KELLI |
| 78 | 548 FAULK ST | NEARER TO NATURE LLC |
| 79 | 541 FAULK ST | GERARDO LORENZO & |
| 80 | 545 FAULK ST | GERARDO BALTAZAR |
| 81 | 542 CRETE ST | GARCIA CENOBIA |
| 82 | 538 CRETE ST | GARCIA CENOBIA EST OF |
| 83 | 534 CRETE ST | GERARDO BALTAZAR |
| 84 | 530 CRETE ST | BUSTAMANTE OSWALDO & |
| 85 | 526 CRETE ST | BUSTAMANTE JUAN FELIPE |
| 86 | 531 CRETE ST | WAKEFIELD WILL |
| 87 | 535 CRETE ST | OCCM INC |
| 88 | 539 CRETE ST | HOPPS ETHEL SIMS |

10/27/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-----------------------|
| 89 | 543 CRETE ST | DUENAS OTILIO |
| 90 | 542 HATTON ST | ELIZALDE CIEL |
| 91 | 538 HATTON ST | PATINO MANUEL |
| 92 | 530 HATTON ST | PARADA JOSE C & MARIA |
| 93 | 526 HATTON ST | HARRIS DEBRIA |
| 94 | 529 HATTON ST | ELIZALDE PRINCE |
| 95 | 533 HATTON ST | ELIZALDE JULIANA MRS |
| 96 | 537 HATTON ST | ELIZALDE JULIANA |
| 97 | 541 HATTON ST | HOLLIE ANDRIA |
| 98 | 545 HATTON ST | SMITH MARCHAND DEANN |

Article 1015 with Exhibits 1015A, 1015B, and 1015C

ARTICLE 1015.

PD 1015.

SEC. 51P-1015.101. LEGISLATIVE HISTORY.

PD 1015 was established by Ordinance No. 31223, passed by the Dallas City Council on May 22, 2019. (Ord. 31223)

SEC. 51P-1015.102. PROPERTY LOCATION AND SIZE.

PD 1015 is established on property located on the west side of Bonnie View Road and the north side of Morrell Avenue. The size of PD 1015 is approximately 20.6 acres. (Ord. 31223)

SEC. 51P-1015.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 31223)

SEC. 51P-1015.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1015A: development plan.
- (2) Exhibit 1015B: landscape plan.
- (3) Exhibit 1015C: traffic management plan. (Ord. 31223)

SEC. 51P-1015.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 1015A). 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. (Ord. 31223)

SEC. 51P-1015.106. MAIN USES PERMITTED.

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

(b) The following additional main use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 31223)

SEC. 51P-1015.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31223)

SEC. 51P-1015.108. 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.)

The yard, lot, and space regulations for the MF-2(A) Multifamily District apply. (Ord. 31223)

SEC. 51P-1015.109. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, six and one-half off-street parking spaces are required for each high school classroom. Parking may be located within a required front yard. (Ord. 31223)

SEC. 51P-1015.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31223)

SEC. 51P-1015.111. LANDSCAPING.

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

(b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 1015B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31223)

SEC. 51P-1015.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1015C).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) 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 March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each even-numbered year.

(2) 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.

(3) 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.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) 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. (Ord. 31223)

SEC. 51P-1015.113. SIGNS.

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

(b) Public school other than an open-enrollment charter school.

(1) Detached signs.

(A) One detached sign is permitted with:

(i) a minimum setback of 15 feet;

(ii) a maximum effective area of 55 square feet; and

(iii) a maximum height of seven feet.

(B) The detached sign described in Subparagraph (A) is not considered an additional allowed sign.

(2) Attached signs.

(i) Except as provided in this paragraph, the maximum effective area for an attached sign is 40 square feet.

- (ii) One attached sign may not exceed 250 square feet in effective area.
- (iii) Two attached signs may not exceed 100 square feet in effective area.
- (iv) Two attached signs may not exceed 50 square feet in effective area.
- (v) For the purposes of the maximum number of attached signs on a facade, each building facade of 200 feet in length is considered a separate facade.

(3) Window signs.

(i) For purposes of this paragraph, WINDOW SIGN means a sign painted or affixed onto a window.

(ii) No maximum number of window signs.

(iii) The cumulative effective area of all window signs may not exceed 600 square feet.

(A) The window film signs in the main library on the east elevation may not exceed a maximum effective area of 332 square feet.

(B) The window film signs in the gym entry on the south elevation may not exceed a maximum effective area of 223 square feet.

(iv) Window signs must be a minimum of 12 feet above the adjacent grade. (Ord. Nos. 31223; 32021)

SEC. 51P-1015.114. FENCES.

(a) Except as provided in this section, fencing must be provided in accordance with 51A-4.602(a).

(b) For a public school other than an open-enrollment charter school and when located less than five feet from the front lot line, maximum fence height in a required front yard is six feet for each fence panel with less than 50 percent open surface area.

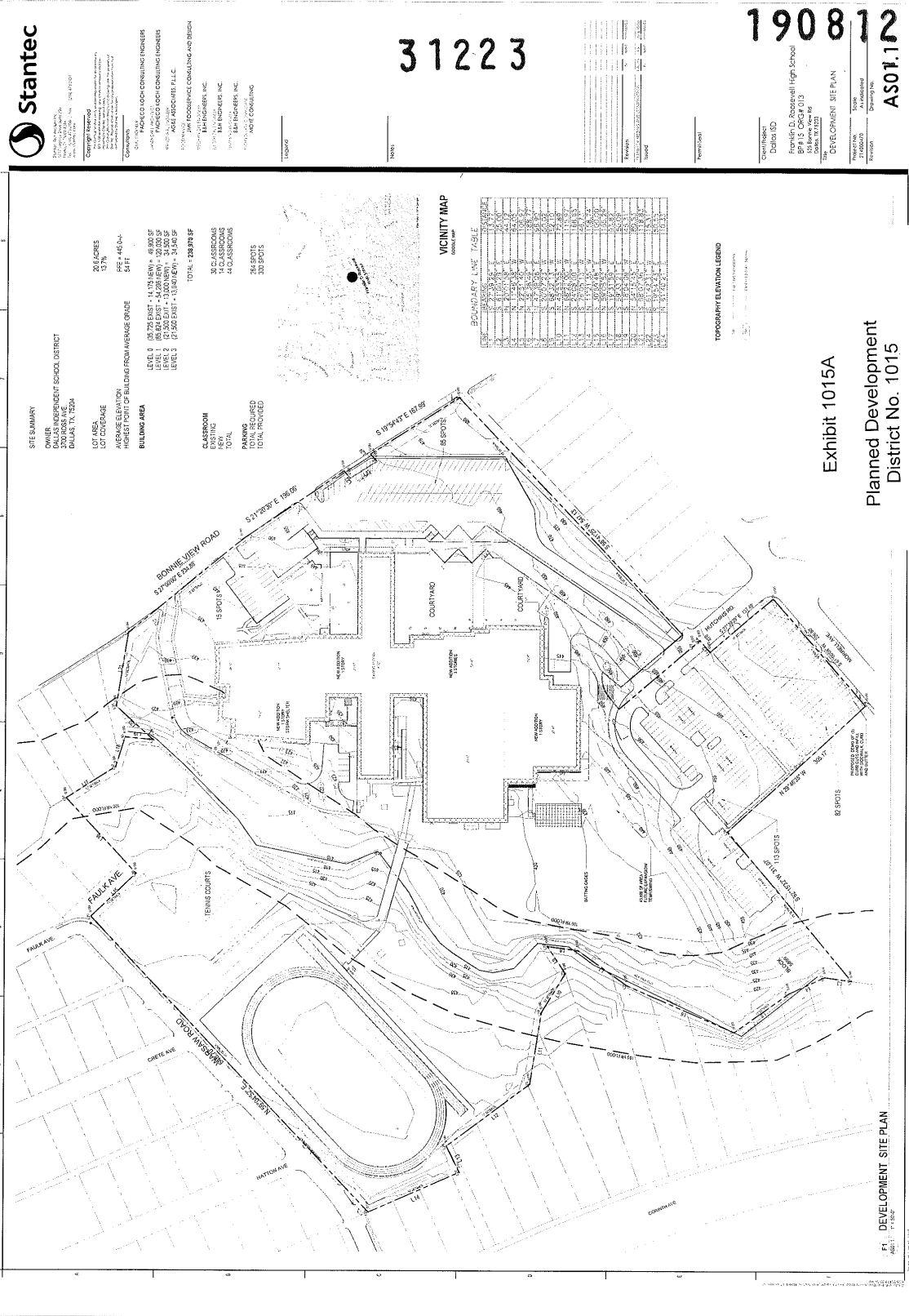
(c) For a public school other than an open-enrollment charter school, existing barbed wire along Morrell Avenue must be removed prior to the issuance of a certificate of occupancy that increases the number of classrooms. (Ord. 31223)

SEC. 51P-1015.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31223)

SEC. 51P-1015.116. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 31223)



31223

APPROVED BY
CITY COUNCIL

MAY 22 2019


CITY SECRETARY

190812

Proposed Conditions

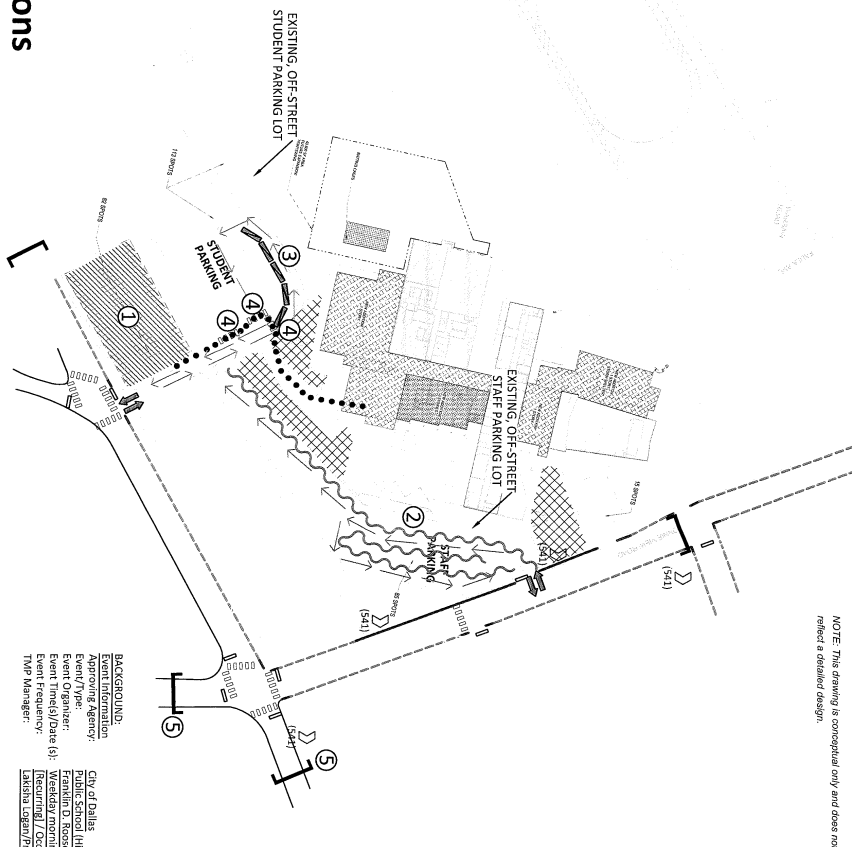
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. STONER, P.E. 84828 ON 03/07/2019. ALTERATION OF A SEALED DOCUMENT WITHOUT A PROPER ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

| | |
|--------------------------------------|-----------------|
| TX. REG. ENGINEERING FIRM F-469 | PK #3837-17.03 |
| TX. REG. SURVEYING FIRM LS-100080-00 | (HWL: 03/07/19) |

PK #3837-17.03
(HWL: 03/07/15)

RECOMMENDATIONS

- ① Convert Unused Parking Lot to Parent Waiting/Loading Area
- ② Utilize for Staff Parking Lot for Parent Pick-Up, Traffic Flow for Parent Pick-Up is to Operate Counter-Clockwise within Staff Parking Lot.
- ③ Utilize Proposed Bus Loading Area
- ④ Install Crosswalk
- ⑤ Relocate location of School Zone and Signs



NOTE: This drawing is conceptual only and does not reflect a detailed design.



No Parking

- Existing, On Street

Parking Allowed

- Existing, On 3

- Access Point

Queuing/Loading

- Parent Waiting and Loading Area
- Queue Area (Unmanaged)
- Circulation/Flow
- Access Point
- School Bus Loading/Unloading
- School Bus Access Point

Pedestrian/Other

- - Trail/Path
- - Crosswalk
- ▣▣▣▣ - Student Waiting Area
- [] - School Zone
- }} - Public Transit Stop (DART Route No.)
- ▢ - Stop line

EXHIBIT **1** Z189-177

Traffic Management Plan Proposed Conditions

DISD Franklin D. Roosevelt High School
Dallas, Texas

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The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be
reported to Stantec without delay.
The Copyright to all designs and drawings are the property of
Stantec. Reproduction or use for any purpose other than that
authorized by Stantec is forbidden.

Consultants

CIVIL ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
LANDSCAPE ARCHITECT:
PACHECO KOCH CONSULTING ENGINEERS
STRUCTURAL ENGINEER:
AG&E ASSOCIATES, P.L.L.C.
FOOD SERVICE:
JMK FOODSERVICE CONSULTING AND DESIGN
MECHANICAL ENGINEER:
B&H ENGINEERS, INC.
ELECTRICAL ENGINEER:
B&H ENGINEERS, INC.
PLUMBING ENGINEER:
B&H ENGINEERS, INC.
TECHNOLOGY CONSULTANT:
MOYE CONSULTING

Legend

Notes

| Revision | By | Appd | YYYY.MM.DD |
|----------|--------|------|------------|
| | KAL/ES | KS | 2022.12.01 |
| | | | 6/12/2023 |
| | | | 9/7/2023 |
| Issued | By | Appd | YYYY.MM.DD |

Permit-Seal



Client/Project
Dallas ISD

Franklin D. Roosevelt High School
BP#15 ORG# 013
525 Bonnie View Rd
Dallas, TX 75203

Title
SITE PLAN

Project No.
214000470
Revision
Drawing No.

AS01.1

SITE SUMMARY

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVE.
DALLAS, TX 75204

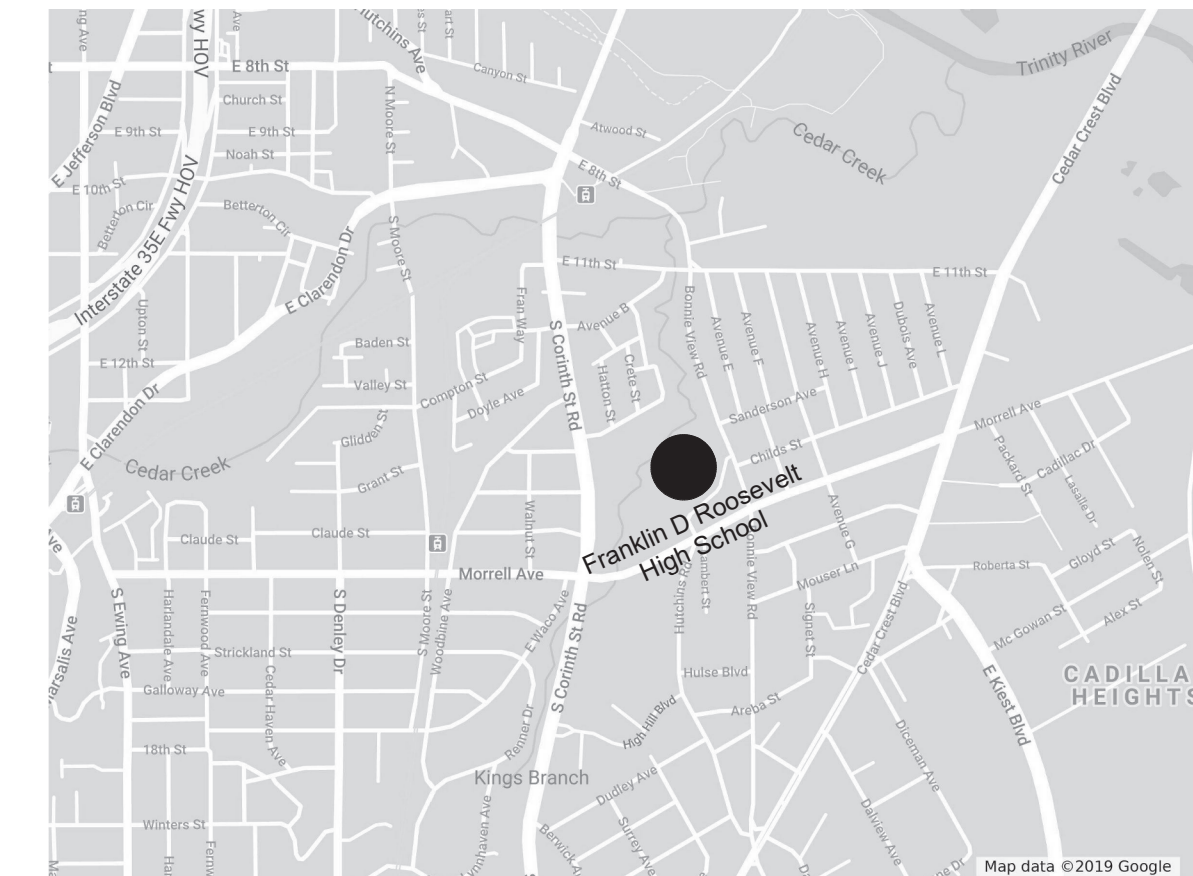
PLANNED DEVELOPMENT
DISTRICT NO. 1015

LOT AREA: 20.6 ACRES
LOT COVERAGE: 27.6%
AVERAGE ELEVATION: FFE = 445.0+/-
HIGHEST POINT OF BUILDING FROM AVERAGE GRADE: 54FT

BUILDING AREA
LEVEL 0: (35,725 EXIST + 14,175 NEW) = 49,900 SF
LEVEL 1: (120,030 EXIST + 8,790 NEW) = 128,820 SF
LEVEL 2: (21,500 EXIST + 13,000 NEW) = 34,500 SF
LEVEL 3: (21,500 EXIST + 13,040 NEW) = 34,540 SF
TOTAL = 247,760 SF

CLASSROOM
EXISTING: 30 CLASSROOMS
NEW: 14 CLASSROOMS
TOTAL: 44 CLASSROOMS

PARKING
TOTAL REQUIRED: 264 SPOTS
TOTAL PROVIDED: 302 SPOTS



SITE PLAN LEGEND

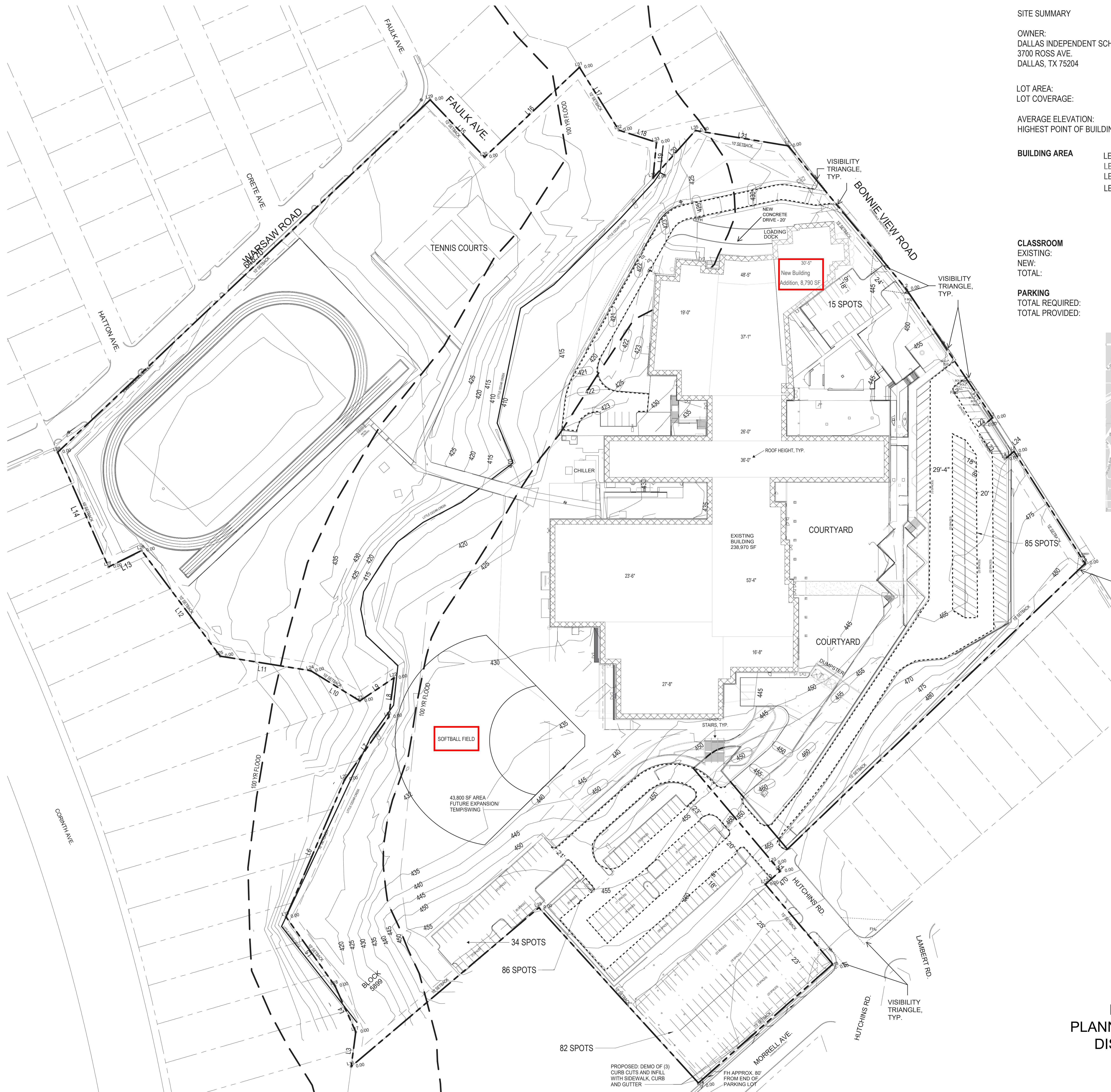
--- EXISTING FIRE STRIPE TO REMAIN

TOPOGRAPHY ELEVATION LEGEND

101 --- EXISTING TOPOGRAPHY
100 --- PROPOSED TOPOGRAPHY

**EXHIBIT 1015A
PLANNED DEVELOPMENT
DISTRICT NO. 1015**

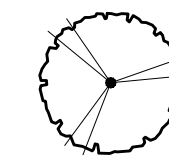
M223-013(JA)



F1 DEVELOPMENT SITE PLAN
AS01.1 1" = 50'-0"

LEGEND

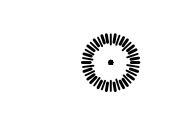
TREES



COMMON NAME

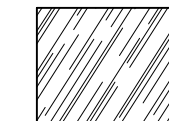
TREE (SPECIES TO BE SELECTED
FROM THE PROVIDED TREE LIST)

PLANTING AREA

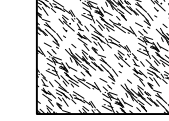


COMMON NAME

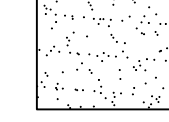
SCREENING SHRUB (SPECIES TO BE
SELECTED FROM THE
PROVIDED SHRUB LIST)



PLANTING BED (SPECIES TO BE
SELECTED FROM THE PROVIDED
SHRUB LIST)



ARTIFICIAL TURF AREA

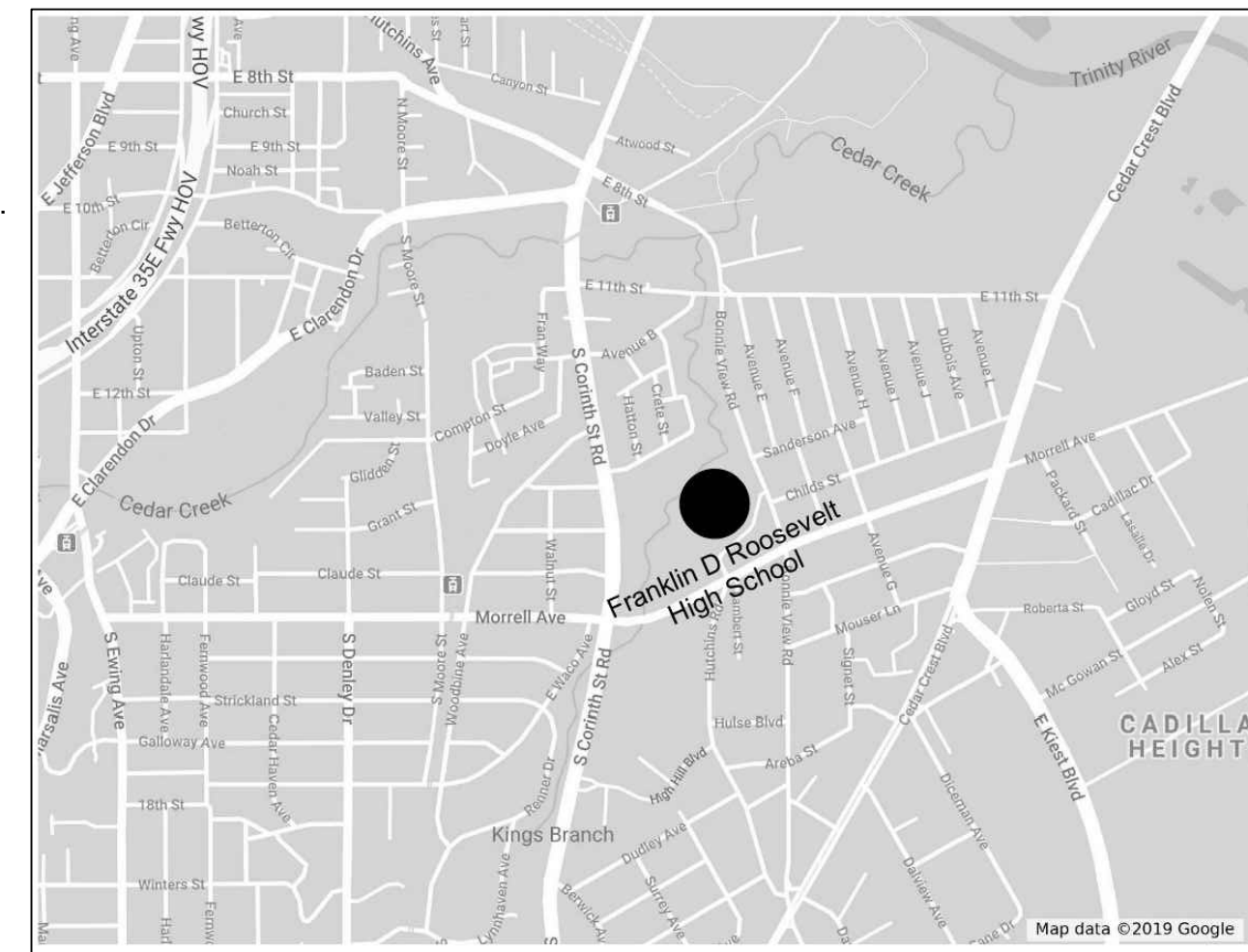


LAWN AREA

PROPERTY LINE

LANDSCAPE DATA

STREET TREES:
BONNIE VIEW: 600LF/50 = 12 TREES REQUIRED
13 PROVIDED
HUTCHINS: 170LF/50 = 4 TREES REQUIRED
4 EXISTING PROVIDED
RESIDENTIAL BUFFER ZONE:
BONNIE VIEW: 295LF/50 = 8 TREES AND 24 SHRUBS REQUIRED
8 TREES AND 24 SHRUBS REQUIRED
NORTH PL: 198LF/50 = 5 TREES AND 15 SHRUBS REQUIRED
5 TREES AND 15 SHRUBS REQUIRED
SITE TREES:
LITTLE CEDAR CREEK CREDITS FOR PRESERVED TREES



VICINITY MAP

GOOGLE MAP

PLANT LIST

TREES - ALL TREES SHALL BE A MIN. OF 3" CALIPER

BURR OAK / QUERCUS MACROCARPA
CHINKAPIN OAK / QUERCUS MUEHLBERGII
LIVE OAK / QUERCUS VIRGINIANA
SHUMARD RED OAK / QUERCUS SHUMARDII
BIG TOOTH MAPLE / ACER GRANDIDENTATUM
PECAN / CI CARYA ILLINOENSIS
EASTERN REDBUD / CC CERCIS CANADENSIS
CEDAR ELM / UC ULMUS CRASSIFOLIA

ALTERNATIVE TREE LIST PER PREVIOUS LANDSCAPE PLAN

BALD CYPRESS / TAXODIUM DISTICHUM
AMERICAN ELM / ULMUS AMERICANA
LACEBARK ELM / ULMUS PARVIFOLIA
SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA
TEXAS RED OAK / QUERCUS BUCKLEYI (TEXANA)
TEXAS ASH / FRAXINUS TEXENSIS
GINGKO (MALE ONLY) / GINKGO BILBOA
CADDIS MAPLE / ACER BARBATUM VAR. CADDIS
CHINESE PISTACHE / PISTACIA CHINENSIS
SWEETGUM / LIQUIDAMBAR STYRACIFLUA

PLANTING BED - ALL PLANTS MUST BE A MIN. OF 1 GAL. IN SIZE.

ALL PLANTING BED SHRUBS SHALL HAVE A MIN. 2' HEIGHT AT THE
TIME OF PLANTING.
ALL SCREENING SHRUBS MUST BE A MIN. OF 5 GAL. IN SIZE.

CARISSA CHINESE HOLLY / ILEX CORNUTA 'CARISSA'
NELLIE STEVENS HOLLY / ILEX X 'NELLIE R STEVENS'
SKYROCKET JUNIPER / JUNIPERUS SCOPULORUM 'SKYROCKET'
TRAILING LANTANA / LANTANA MONTEVIDENSIS
BERKEYEY SEDGE / CAREX DIVULSA
DWARF BURFORD HOLLY - ILEX CORNUTA 'DWARF BURFORD'
MEXICAN FEATHER GRASS / NASSELLA TENUSSIMA
COMPACT TEXAS SAGE / LEUCOPHYLLUM
PURPLE WINTERCREEPER / EUONYMUS FORTUNEI - COLORATUS
DWARF ROSEMARY / ROSMARINUS OFFICINALIS 'PROSTRATUS'
ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM

NOTE: ALL CODE REQUIRED TREES AND SHRUBS TO EITHER BE
WATERED BY A PERMANENT IRRIGATION SYSTEM OR A
TEMPORARY SYSTEM FOR TEMPORARY IRRIGATION. PLANTINGS
TO BE LOCATED WITHIN 200 FEET OF WATER SOURCE SUCH AS A
PERMANENT HOSE BIB.

CITY OF DALLAS ORDINANCE, SEC. 51A-10.104 :

ALL CODE REQUIRED TREES AND SHRUBS WILL BE PLANTED IN
COMPLIANCE WITH SECTION 51A-10.104 SOIL AND PLANTING
AREA REQUIREMENTS.

Revision By Appd YYYY.MM.DD
9/27/2023

Issued By Appd YYYY.MM.DD

Permit-Seal



Client/Project
Dallas ISD

Franklin D. Roosevelt High School
BP#15 ORG# 013
525 Bonnie View Rd
Dallas, TX 75203

Title
LANDSCAPE PLAN

Project No. 214000470 Scale As indicated
Revision Drawing No.

EXHIBIT 1015B
PLANNED DEVELOPMENT
DISTRICT NO. 1015

M223-013(JA)

L1.00

F1 LANDSCAPE PLAN

L01.1 1" = 50'-0"



City of Dallas

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

Agenda Information Sheet

File #: 23-2998

Item #: 3.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the northeast corner of Preston Road and Willow Lane.

Staff Recommendation: **Approval.**

Applicant: Tyler C. Cooper MD

Representative: Hudson Locket, III

Planner: Donna Moorman

Council District: 11

M223-034(DM)

FILE NUMBER: M223-034(DM)

DATE FILED: September 28, 2022

LOCATION: Northeast corner of Preston Road and Willow Lane

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 24.4 acres

CENSUS TRACT: 0132.01

REPRESENTATIVE: Hudson Locket, III

OWNER: Cooper Aerobics Enterprises

APPLICANT: Tyler C. Cooper MD

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 68

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%2068.pdf>

PD No. 68 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68D.pdf>

BACKGROUND INFORMATION:

On June 10, 1974, the Dallas City Council established Planned Development District No. 68, by Ordinance No. 14579 for a medical office, office, and related uses. PDD No. 68 was approved subject to a development plan for a facility generally known as the "Aerobics Center".

The development plan and use of the property must comply with the development plan in Exhibit 68A within the ordinance. If there is a conflict between the text of the article and the development plan, the text of the article controls.

REQUEST DETAILS:

The applicant is requesting a minor amendment to provide for an addition to the existing tennis courts for pickle ball courts and to reconfigure the parking and drives around the additional court area. The proposed addition to the tennis courts area will supplement the existing tennis courts that have been utilized as pickle ball courts since 2022. A sound deadening wind screen fence is proposed to be installed on the east edge of the new court area. The reconfiguration of the parking and drives around the proposed additional court area provides for a gain of five parking spaces overall.

The proposed modifications will be located internal to the site and will supplement the uses currently existing within the development.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 68 conditions and does not impact any other provisions of the ordinance permitting this use.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendments comply with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

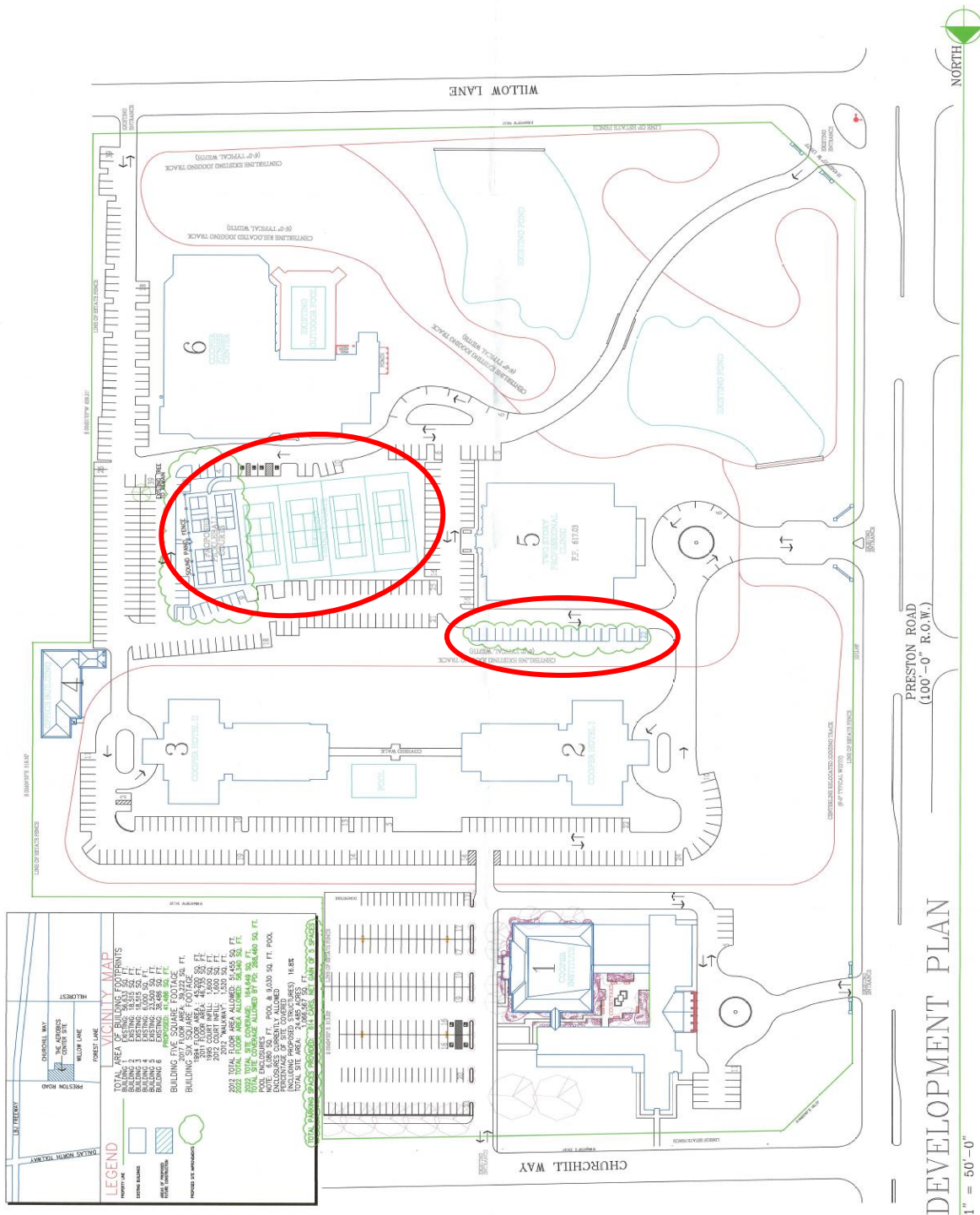
Staff has determined that the request meets the minor amendment criteria for a development plan and does not violate other applicable code requirements.

| |
|------------------|
| List of Officers |
|------------------|

Kenneth H. Cooper, MD, MPH
Founder and Chairman

Tyler C. Cooper, MD, MPH
President and Chief Executive Officer

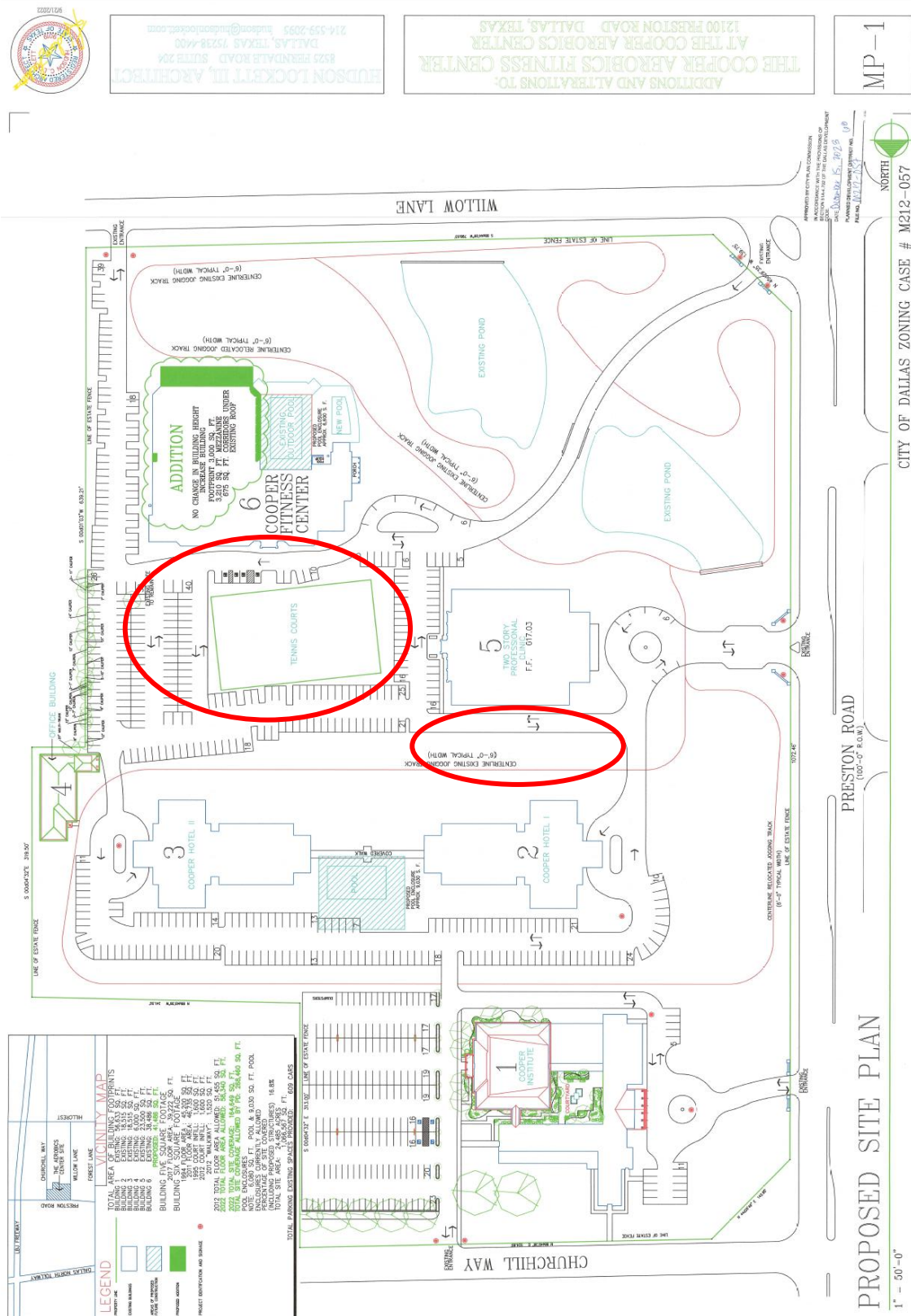
Proposed Development Plan

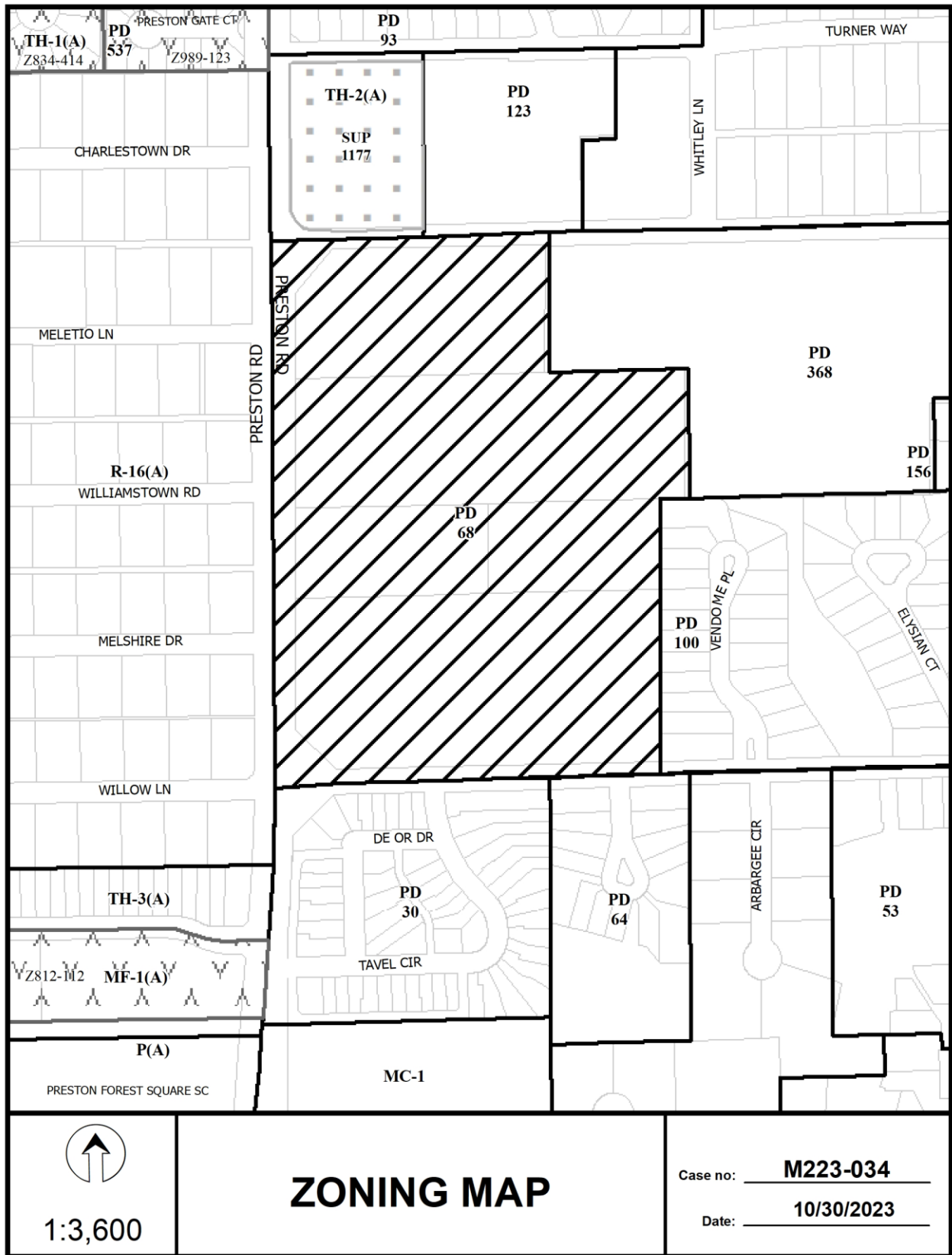
DEVELOPMENT
PLAN
PD 68

Proposed Development Plan - Enlarged



Existing Development Plan







Aerial Map

Printed Date: 12/2/2022



Notification List of Property Owners

M223-034

78 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 12230 PRESTON RD | COOPER AEROBICS |
| 2 | 12330 PRESTON RD | INSTITUTE FOR AEROBICS |
| 3 | 12330 PRESTON RD | COOPER INSTITUTE THE |
| 4 | 12150 PRESTON RD | COOPER AEROBICS |
| 5 | 6144 CHURCHILL WAY | ST ALCUIN MONTESSORI |
| 6 | 5961 WILLIAMSTOWN RD | AAJJ INVESTMENTS LLC |
| 7 | 5967 WILLIAMSTOWN RD | XIE YIQUN |
| 8 | 5960 WILLIAMSTOWN RD | BARRON JAIME |
| 9 | 5966 WILLIAMSTOWN RD | SNYDER BRANDEN & |
| 10 | 5971 MELSHIRE DR | RACKOVSKY ARIEL ZEEV & |
| 11 | 5979 MELSHIRE DR | BOUZAGLO SARA |
| 12 | 5972 MELSHIRE DR | SPRAGUETRAMELL SUZANNE K & |
| 13 | 5980 MELSHIRE DR | PAYNE THOMAS HENRY III |
| 14 | 5965 WILLOW LN | GALVIN THOMAS M |
| 15 | 5971 WILLOW LN | MYERS ANGELLA H & BRANDON R |
| 16 | 5966 WILLOW LN | VENINGA FRANK |
| 17 | 5972 WILLOW LN | COX DAVID EDWARD TRUST LIFE EST |
| 18 | 5972 MELETIO LN | KUO CHRISTINA |
| 19 | 5980 MELETIO LN | LABHART RUSSELL & |
| 20 | 5980 MELETIO LN | KUO CHRISTINA |
| 21 | 5979 MELETIO LN | SCHWARTZ ALLAN B & |
| 22 | 5972 CHARLESTOWN DR | FOZAILOFF RONEN |
| 23 | 5980 CHARLESTOWN DR | CHOI DANIEL |
| 24 | 12065 DE OR DR | METCALF MICHAEL P |
| 25 | 12061 DE OR DR | RAMESH NEERAJ |
| 26 | 12055 DE OR DR | CHEE I MING |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 27 | 12051 DE OR DR | RAVITSKY DIANA M & JOSEPH |
| 28 | 12045 DE OR DR | CONNOR BRIGID |
| 29 | 12041 DE OR DR | HAGIN CHRISTOPHER CHASE & |
| 30 | 12035 DE OR DR | WHEELAN DEBRA ANTONINI |
| 31 | 12031 DE OR DR | GOLDFEDER HOWARD |
| 32 | 12025 DE OR DR | COLE ROBERT A & SHERYL B |
| 33 | 12025 DE OR DR | COLE ROBERT A & SHERYL B |
| 34 | 12026 DE OR DR | LEVY HAROLD L |
| 35 | 12071 TAVEL CIR | STANFIELD BARBARA BONVILLE |
| 36 | 12065 TAVEL CIR | BIXLER VICTORIA LYNN |
| 37 | 12050 TAVEL CIR | DUNTON MARION WARD |
| 38 | 12056 TAVEL CIR | TUCKER KATHY |
| 39 | 12060 TAVEL CIR | COLE COLETTE L LIVING TRUST |
| 40 | 12066 TAVEL CIR | MURPHY REBECCA ANN |
| 41 | 12070 TAVEL CIR | CROZIER REVOCABLE TRUST THE |
| 42 | 12076 TAVEL CIR | MIERS HARRIET ELLAN |
| 43 | 12017 TIMBERLAKE CT | ELLIOTT SAMUEL W |
| 44 | 12015 TIMBERLAKE CT | PITTS PATRICIA E PARISH |
| 45 | 12011 TIMBERLAKE CT | EITZEN RONALD P FAMILY TRUST |
| 46 | 12009 TIMBERLAKE CT | BURNS CAROL A |
| 47 | 12008 TIMBERLAKE CT | HEINKE FAMILY TRUST THE |
| 48 | 12010 TIMBERLAKE CT | DOOLEY RICHARD M & JUDY S |
| 49 | 12012 TIMBERLAKE CT | LIMA JOSE E & ANDREA K |
| 50 | 12014 TIMBERLAKE CT | HAMM RC JR FAMILY TRUST |
| 51 | 12047 ARBARGEE CIR | ALZAIM AYMAN |
| 52 | 12037 ARBARGEE CIR | SEEGERS PAUL R |
| 53 | 12101 VENDOME PL | GRANOFF HARRY M |
| 54 | 12105 VENDOME PL | COOPER GARY |
| 55 | 12109 VENDOME PL | ELIZALDE STEPHANIE SUZANNE & |
| 56 | 12115 VENDOME PL | YANCEY LLOYD WAYNE & STACIA |
| 57 | 12119 VENDOME PL | COOPER SUZAN |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-------------------------------|
| 58 | 12123 VENDOME PL | WADDELL DOUGLAS H |
| 59 | 12127 VENDOME PL | GARNER SUSAN G & DAVID L |
| 60 | 12131 VENDOME PL | MULLIGAN FAMILY REVOCABLE |
| 61 | 12135 VENDOME PL | GERARD MARCIE S |
| 62 | 12139 VENDOME PL | LAMBERT JUDY C |
| 63 | 12143 VENDOME PL | HUGHES ROBERT P & CINDY |
| 64 | 12147 VENDOME PL | RIBALD IAN & ILANA |
| 65 | 12138 VENDOME PL | FOUNTAIN JIMMIE C JR |
| 66 | 12134 VENDOME PL | HARTMAN BRIAN JAY & DANA LYNN |
| 67 | 12130 VENDOME PL | PHILLIPS LIVING TRUST |
| 68 | 12126 VENDOME PL | CARTWRIGHT STEVEN R & |
| 69 | 12122 VENDOME PL | REID STEWART R & MARGARET S |
| 70 | 12118 VENDOME PL | LEVINE MICHAEL |
| 71 | 12114 VENDOME PL | KOSNIK JULIE H |
| 72 | 12146 VENDOME PL | PARC DU LAC PROPERTY CORP |
| 73 | 6100 WILLOW LN | PARC DU LAC PPTY CORP |
| 74 | 5999 LINDENSHIRE LN | PETREE DAVID R & |
| 75 | 5973 MELETIO LN | DAVIS GEORGE C JR |
| 76 | 12400 PRESTON RD | SH FORTY NINE PROPCO |
| 77 | 6131 CHURCHILL WAY | CONGREGATION SHAARE |
| 78 | 6039 CHURCHILL WAY | MISSION LAIQUE FRANCAISE |

LEGEND

PROPERTY LINE

EXISTING BUILDINGS

AREAS OF PROPOSED FUTURE CONSTRUCTION

PROPOSED ADDITION

PROJECT IDENTIFICATION AND SIGNAGE

VICINITY MAP

TOTAL AREA OF BUILDING FOOTPRINTS

BUILDING 1 EXISTING: 56,633 SQ. FT.

BUILDING 2 EXISTING: 18,515 SQ. FT.

BUILDING 3 EXISTING: 18,515 SQ. FT.

BUILDING 4 EXISTING: 6,000 SQ. FT.

BUILDING 5 EXISTING: 23,500 SQ. FT.

BUILDING 6 EXISTING: 38,486 SQ. FT.

PROPOSED: 41,486 SQ. FT.

BUILDING FIVE SQUARE FOOTAGE

2017 FLOOR AREA: 39,222 SQ. FT.

BUILDING SIX SQUARE FOOTAGE

1994 FLOOR AREA: 45,200 SQ. FT.

2011 FLOOR AREA: 48,735 SQ. FT.

1995 COURT INFILL: 1,600 SQ. FT.

2012 COURT INFILL: 1,600 SQ. FT.

2012 "WALKWAY": 1,520 SQ. FT.

2012 TOTAL FLOOR AREA ALLOWED: 51,455 SQ. FT.

2022 TOTAL FLOOR AREA ALLOWED: 58,340 SQ. FT.

2022 TOTAL SITE COVERAGE: 164,649 SQ. FT.

TOTAL SITE COVERAGE ALLOWED BY PD: 268,460 SQ. FT.

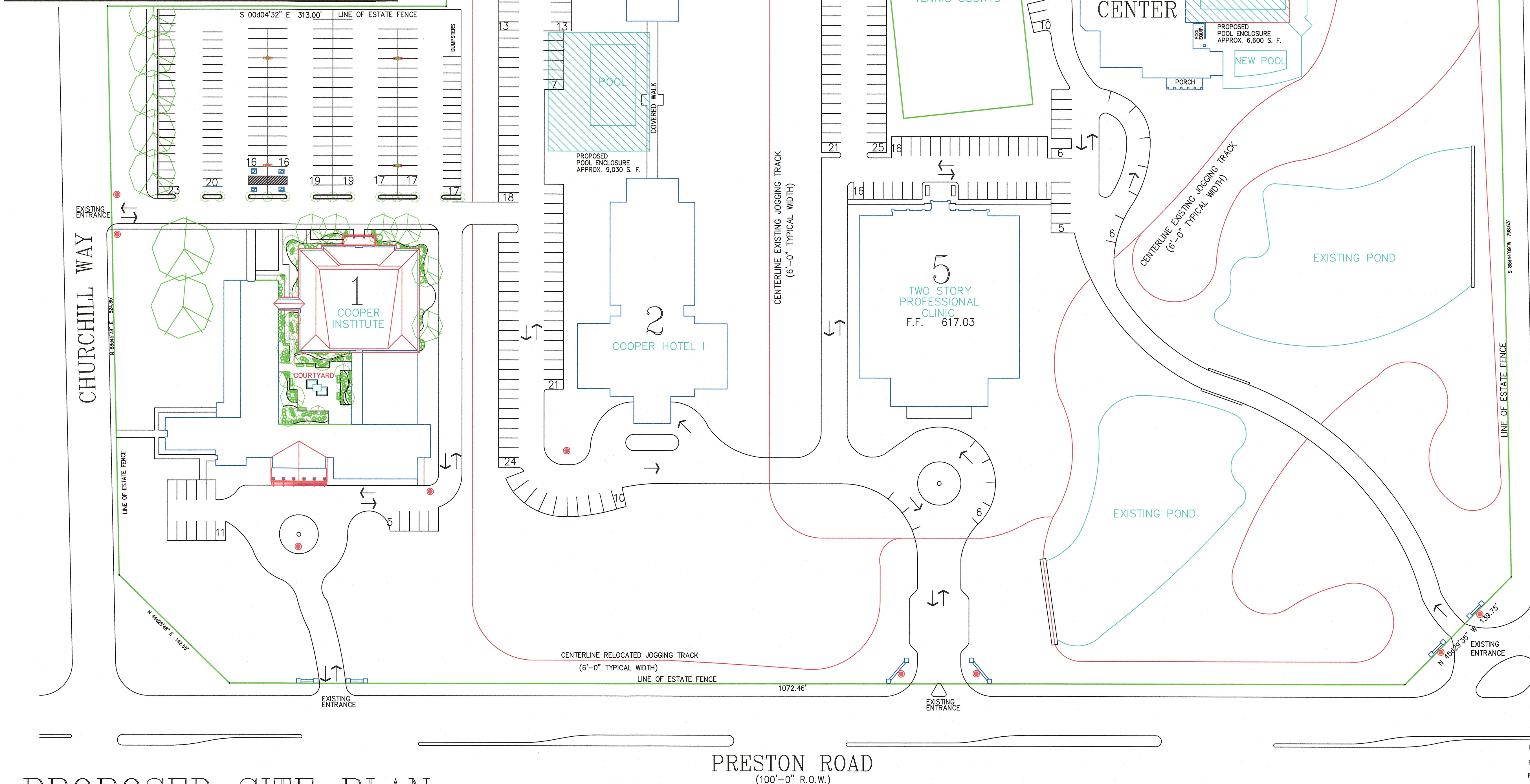
POOL ENCLOSURES

NOTE: 6,080 SQ. FT. POOL & 9,030 SQ. FT. POOL ENCLOSURES CURRENTLY ALLOWED PERCENTAGE OF SITE COVERED (INCLUDING PROPOSED STRUCTURES) 16.8%

TOTAL SITE AREA: 24.485 ACRES

1,066,567 SQ. FT.

TOTAL PARKING EXISTING SPACES PROVIDED: 609 CARS



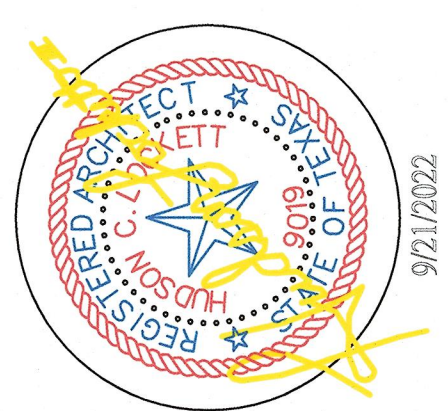
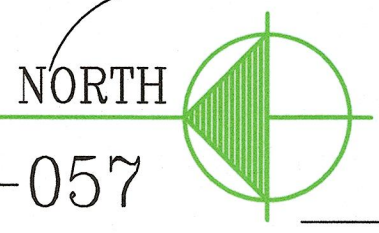
PROPOSED SITE PLAN

1" = 50'-0"

PRESTON ROAD
(100'-0" R.O.W.)

CITY OF DALLAS ZONING CASE # M212-057

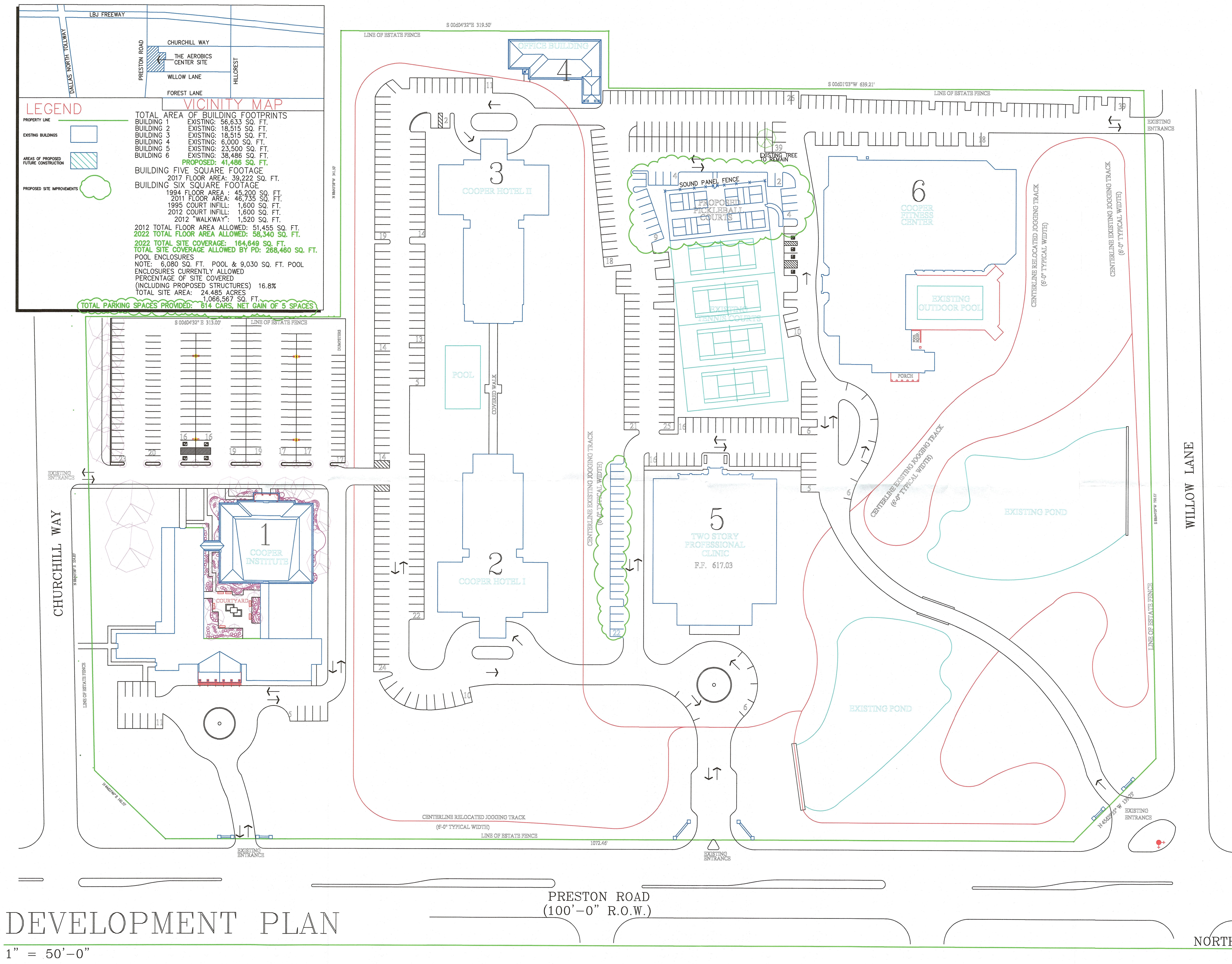
APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT
CODE
DATE December 15, 2023
PLANNED DEVELOPMENT DISTRICT NO. 60
FILE NO. M212-057



HUDSON LOCKETT III, ARCHITECT
8525 FERDALE ROAD SUITE 204
DALLAS, TEXAS 75238-4400
214-559-2095 hudson@hudsonlockett.com

ADDITIONS AND ALTERATIONS TO:
THE COOPER AEROBICS FITNESS CENTER
AT THE COOPER AEROBICS CENTER
12100 PRESTON ROAD DALLAS, TEXAS

MP-1



LEGEND

PROPERTY LINE
EXISTING BUILDINGS
AREAS OF PROPOSED FUTURE CONSTRUCTION
PROPOSED SITE IMPROVEMENTS

VICINITY MAP

TOTAL AREA OF BUILDING FOOTPRINTS
BUILDING 1 EXISTING: 56,633 SQ. FT.
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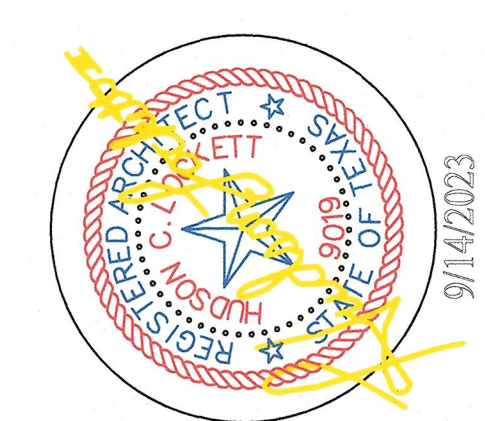
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TOTAL SITE COVERAGE ALLOWED BY PD: 268,460 SQ. FT.

POOL ENCLOSURES
NOTE: 6,080 SQ. FT. POOL & 9,030 SQ. FT. POOL
ENCLOSURES CURRENTLY ALLOWED
PERCENTAGE OF SITE COVERED
(INCLUDING PROPOSED STRUCTURES) 16.8%
TOTAL SITE AREA: 24,485 ACRES
TOTAL PARKING SPACES PROVIDED: 614 CARS, NET GAIN OF 5 SPACES

DEVELOPMENT PLAN

1" = 50'-0"



HUDSON LOCKETT III, ARCHITECT
8525 FERNDAL ROAD SUITE 204
DALLAS, TEXAS 75238-4400
214-559-2095 hudson@hudsonlockett.com

ADDITIONS AND ALTERATIONS TO:
THE COOPER AEROBICS FITNESS CENTER
AT THE COOPER AEROBICS CENTER
12100 PRESTON ROAD DALLAS, TEXAS

DEVELOPMENT
PLAN
PD 68





City of Dallas

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

Agenda Information Sheet

File #: 23-2999

Item #: 4.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655, on the southwest corner of Capella Park Avenue and Gideons Way.

Staff Recommendation: **Approval.**

Applicant: Capella Park Development LLC

Representative: Dayton Macatee, Macatee Engineering

Planner: Teaseia Blue

Council District: 3

D223-002(TB)

Planner: Teaseia Blue

FILE NUMBER: D223-002(TB)

DATE FILED: October 20, 2022

LOCATION: Southwest corner of Capella Park Avenue and Gideons Way

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±15.05 acres

CENSUS TRACT: 48113016521

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Dayton Macatee, Macatee Engineering

OWNER/ APPLICANT: Capella Park Development LLC

REQUEST: An application for a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 655

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20655.pdf>

Planned Development District Subarea No. 655 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/655D.pdf>

BACKGROUND INFORMATION:

Planned Development District NO. 655 was established by Ordinance No. 25301, passed by the Dallas City Council on June 25, 2003. (Ord. 25301)

Conceptual Plan - Development and use of the Property must comply with the conceptual plan (Exhibit 655A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 25301)

Development Plan - Except for a single family use or a nonresidential use developed in conjunction with a single family use, a development plan that complies with the conceptual plan and this article must be submitted for each tract and must be approved by the city plan commission prior to the issuance of a building permit for that tract.

Master Tree Replacement Plan - When an applicant submits a development plan to the city plan commission for property within Subdistricts 2 through 6, an up-to-date master tree replacement site plan must also be submitted. However, approval by the city plan commission is not required.

REQUEST DETAILS:

The request seeks approval of a development plan for a multifamily use.

The new development will allow for 47 dwelling units each with a private garage for two cars. Each dwelling unit will contain two to three bedrooms. The site will provide an open space amenity area for residence and seven guest parking spaces.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff did not have objections to the proposal of the new multifamily being developed on the property.

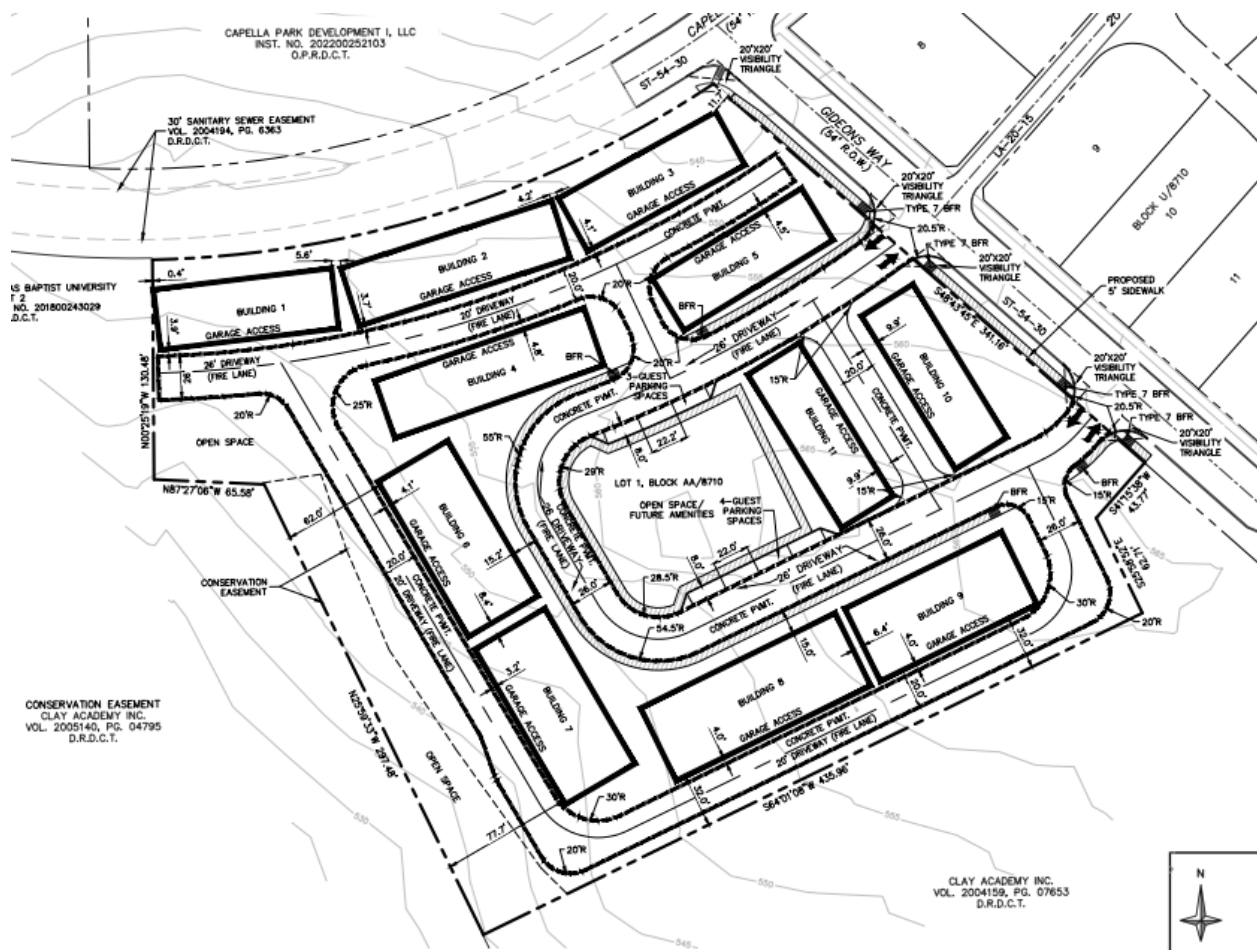
The master tree replacement plan was reviewed by the Arborist division of Development Service. Staff did not have objections to the proposal set forth in the master tree replacement plan.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 665, Subdistrict 5 conditions and does not impact any other provisions of the ordinance permitting this use.

| |
|------------------|
| List of Officers |
|------------------|

Capella Park Development I, LLC
Tawan Davis – CEO/Sole Owner

Proposed Development Plan - Enlarged



| DEVELOPMENT SUMMARY | | | | | | | | |
|-----------------------|---------------------------------|--------------------------|--------------------------|-----------------------------|--------------|-----------------------------|--------------|-------|
| | Allowed | Existing (This Tract) | Proposed (This Tract) | Existing (Entire PD-655) | | Proposed (Entire PD-655) | | |
| | | | | Single-Family | Multi-Family | Single-Family | Multi-Family | Total |
| Density (Units) | 1300 Total (400 Multifamily) | 0 | 47 Multifamily | 229 | 0 | 229 | 47 | 276 |
| Floor Area (SF) | No Maximum | 0 | 49,969 | | | | | |
| Lot Coverage | 100% | 0% | 29% | | | | | |
| No. of Stories | 4 | | 3 | | | | | |
| Structure Height (FT) | 55 | | | | | | | |

| MINIMUM BUILDING SETBACKS | |
|---------------------------|------------|
| Side Yard Setback | No Minimum |
| Rear Yard Setback | No Minimum |
| Front Yard | No Minimum |

| PARKING SUMMARY | | | | |
|-----------------|-------------------------|------------------------------------|----------------|----|
| | Required per Bedroom | Required per Additional Bedroom | Total Units | |
| Parking Space | 1 | 0.5 | 47 (3-Bedroom) | 94 |
| Private Garage | | | | 94 |
| Guest Parking | | | | 7 |
| Total | | | | 94 |

| BIKE PARKING SUMMARY | | | | |
|----------------------|-----------------------------|-------------------------|----------|----------|
| | Required per Car Parking | Required Car Parking | Required | Provided |
| Bike Space | 1 Per 25 | 94 | 4 | 4 |

SITE INFORMATION (LOT 1 - SUBDISTRICT 5, URBAN CENTER)

ZONING: PD 655

PROPOSED USE: MULTIFAMILY

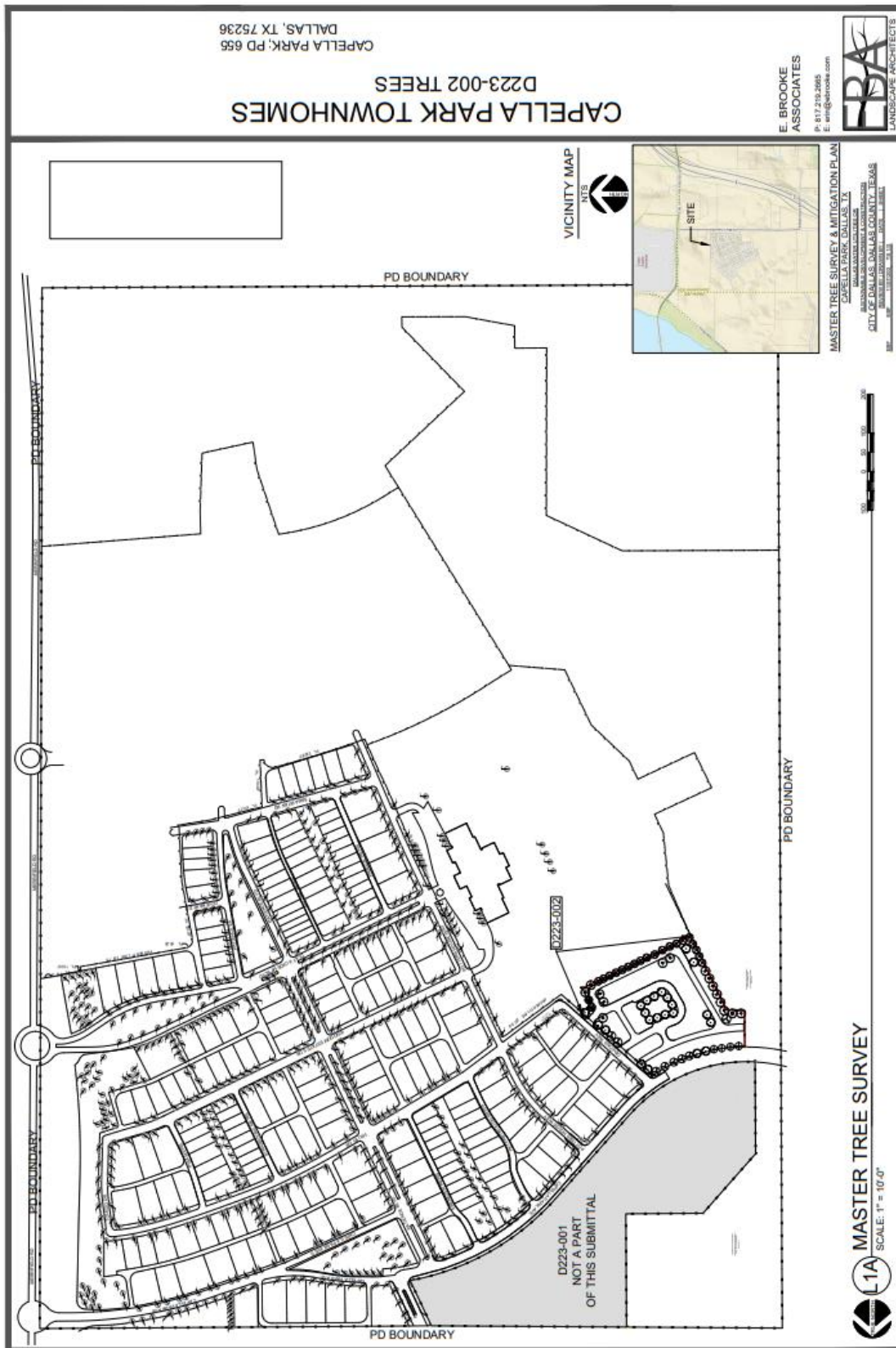
TOTAL LOT AREA: 3.942 ACRES

ADJACENT STREET TYPE:
CAPELLA PARK AVENUE: ST-54-30
GIDEONS WAY: ST-54-30

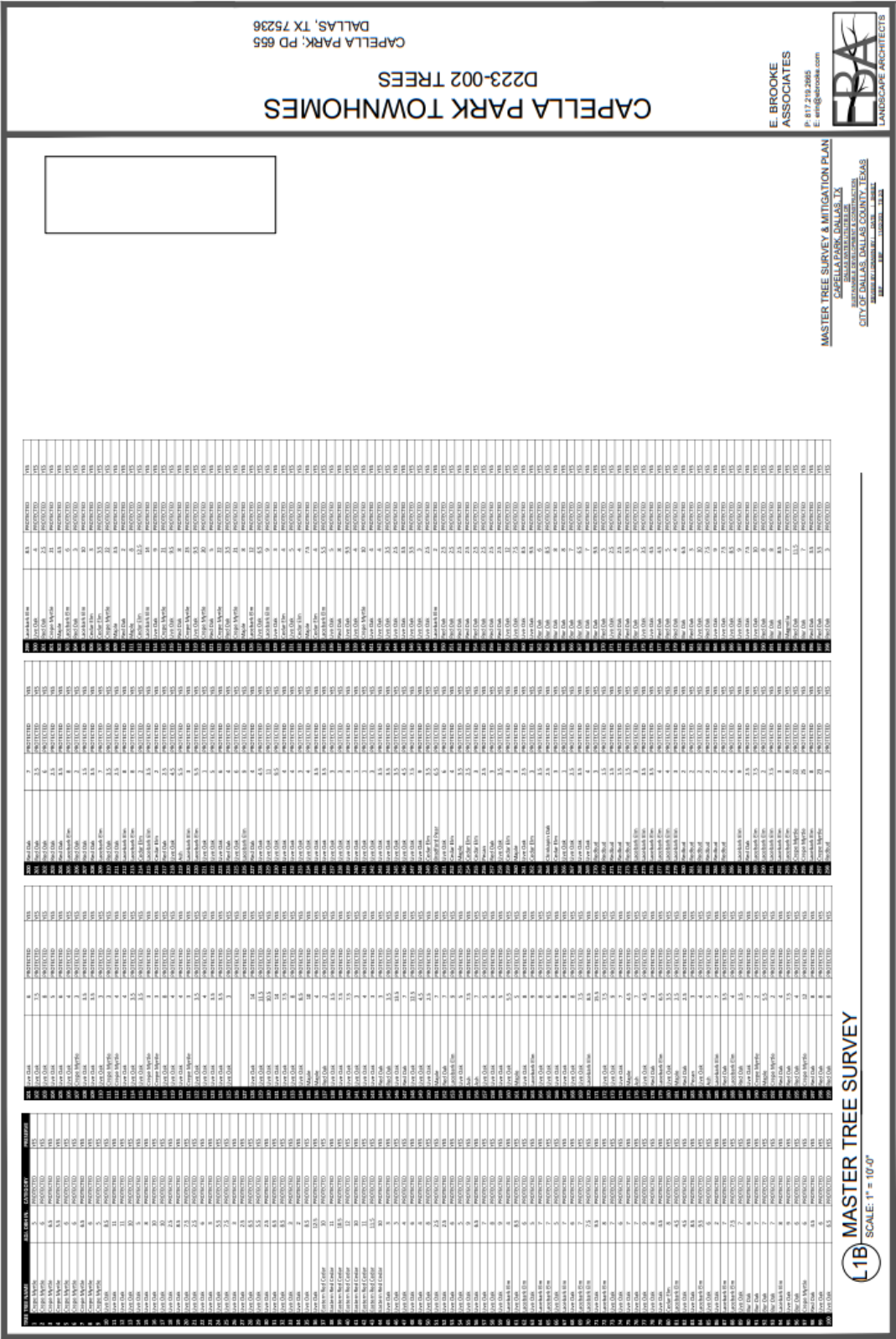
NOTE:

PER SEC. 51P.655-117 (a)(2), ARCADES, UNSCREENED PORCHES, STOOPS, BAY WINDOWS, AND BALCONIES MAY ENCRUCH UP TO 10 FEET INTO FRONT YARD SETBACKS AND FINAL LOCATIONS OF THESE FEATURES ARE TO BE DETERMINED.

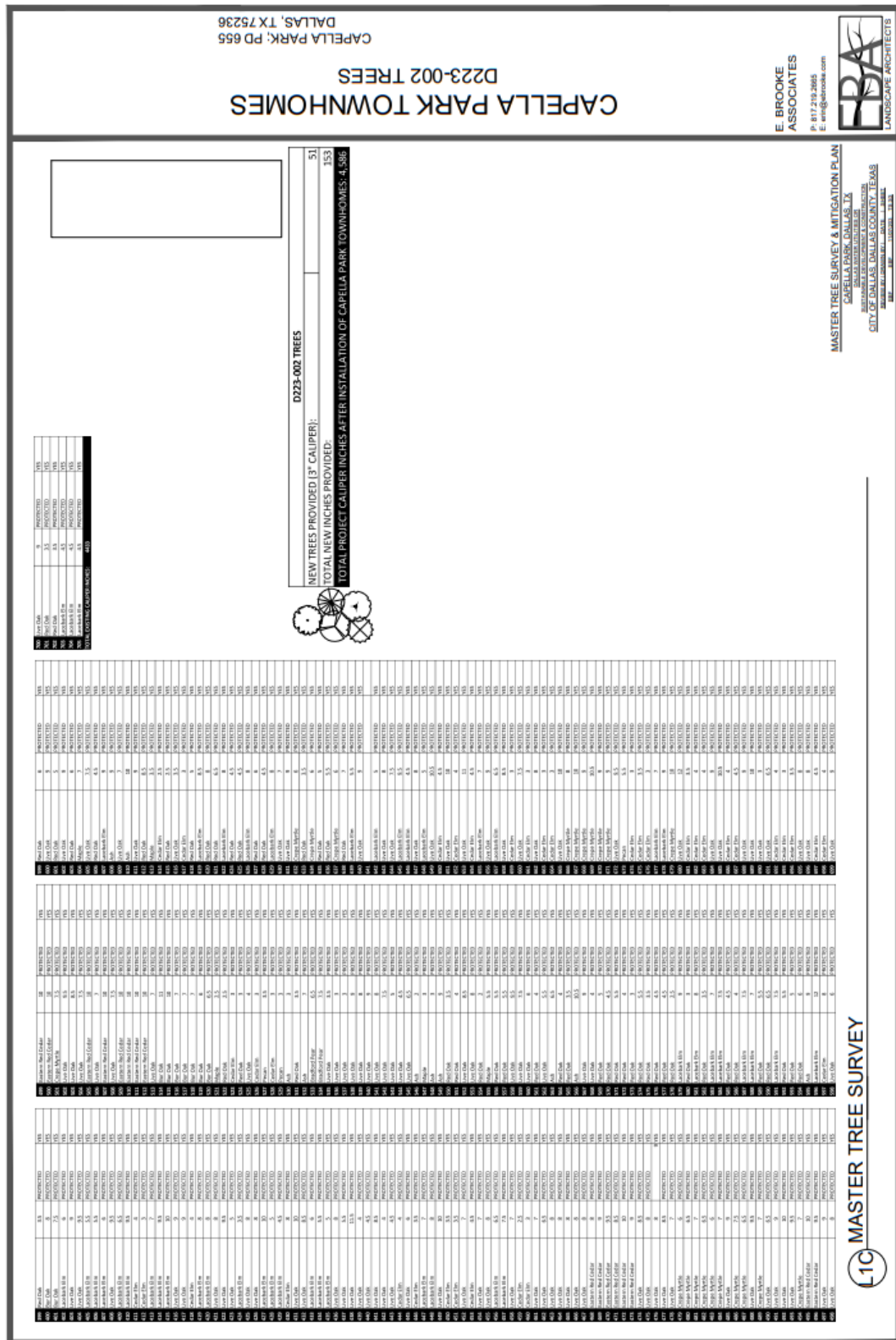
Master Tree Replacement Site Plan



Master Tree Replacement Site Plan



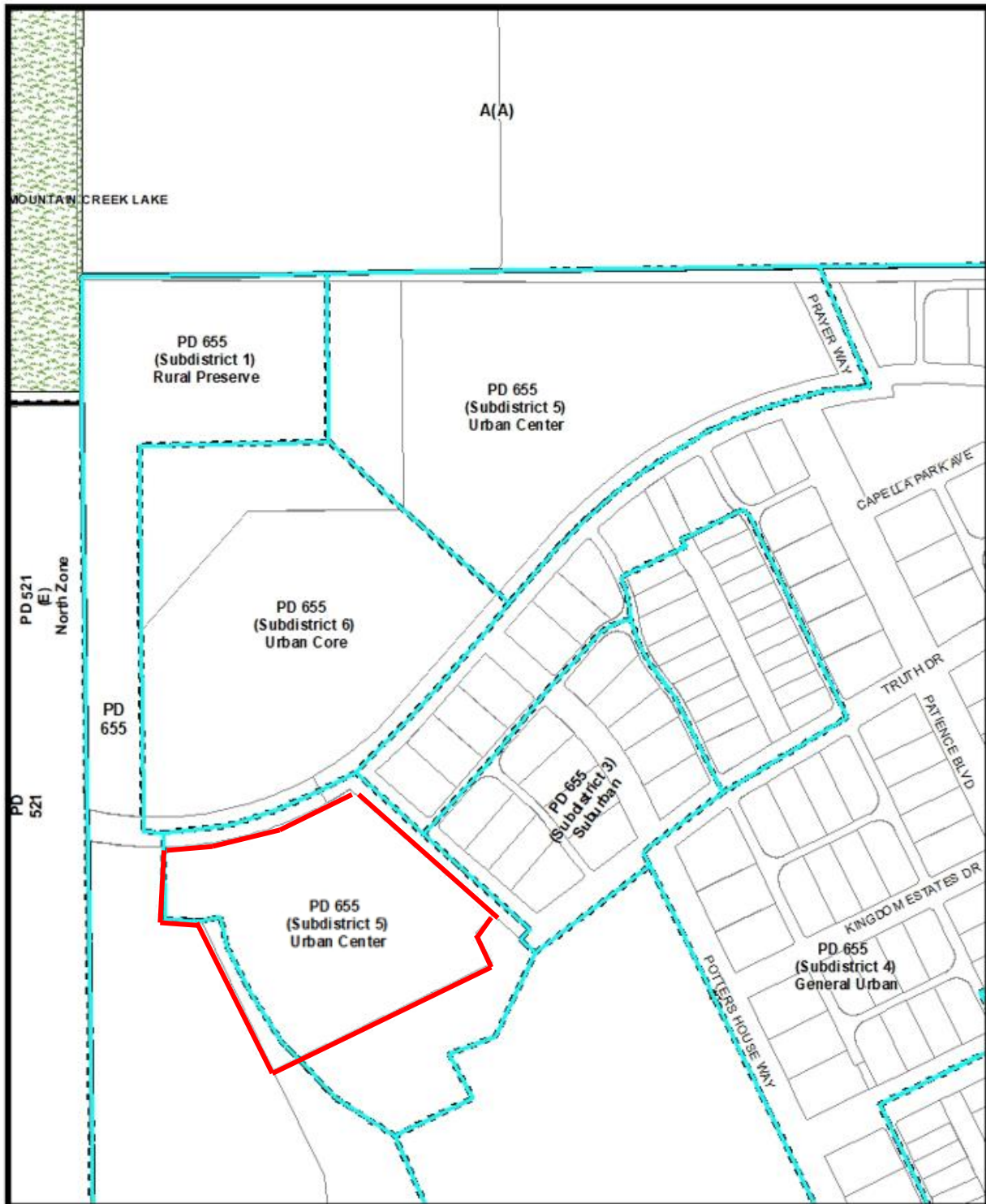
Master Tree Replacement Site Plan





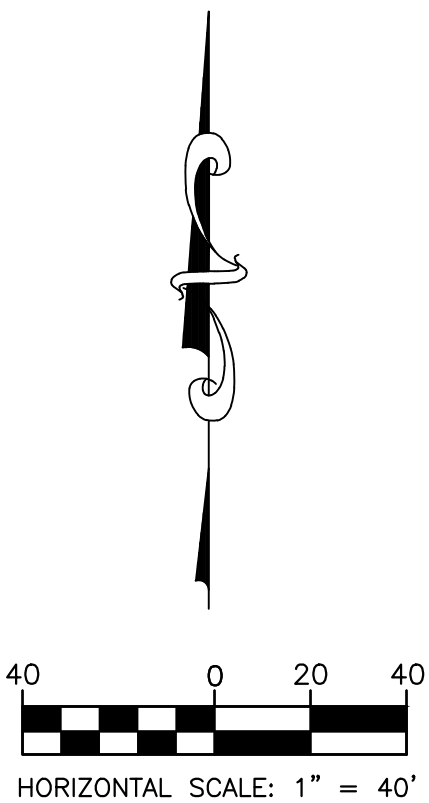
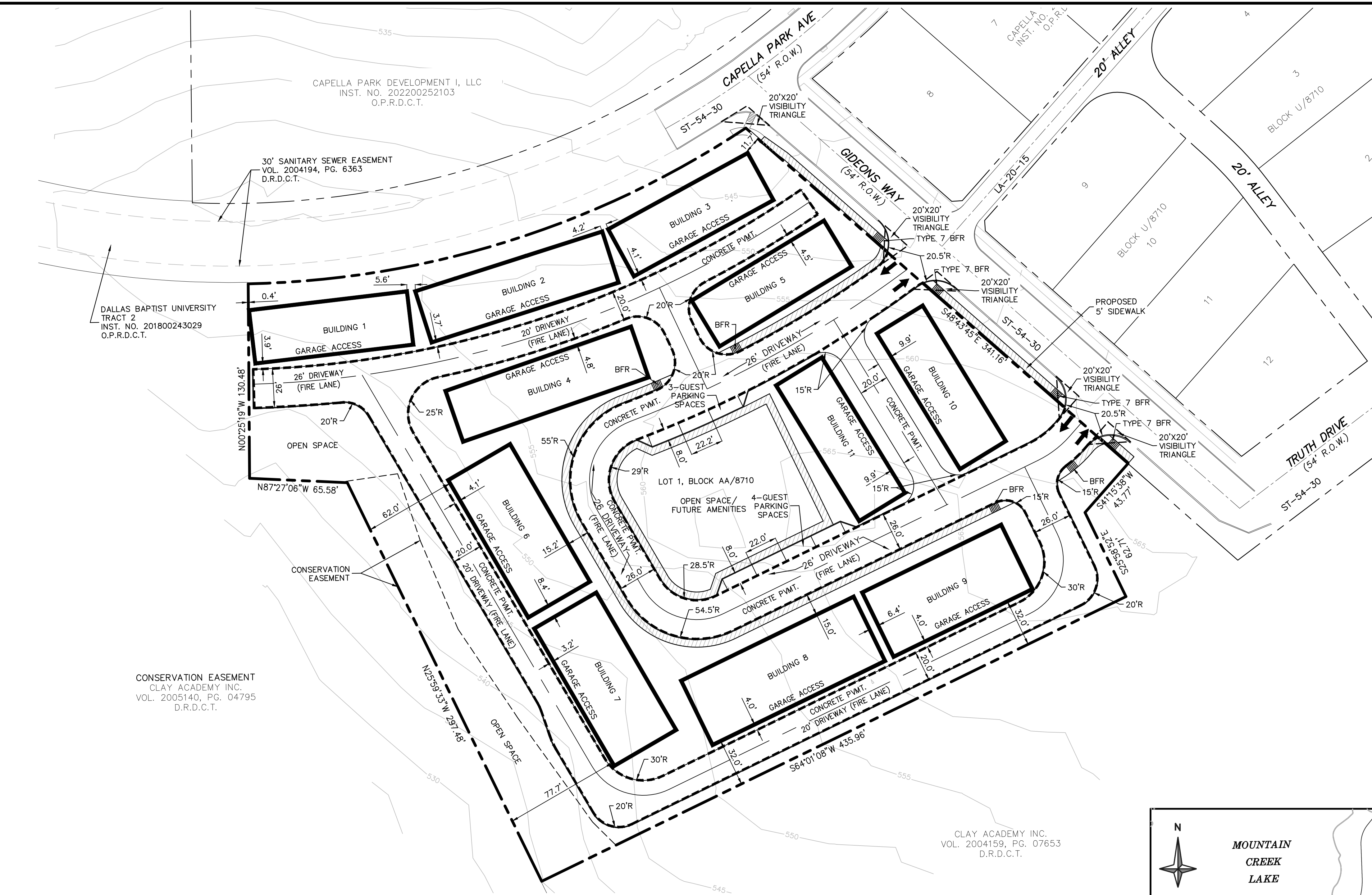
Aerial View





Zoning Map

Printed Date: 11/2/2022



| DEVELOPMENT SUMMARY | | | | | | | | | |
|-----------------------|---------------------------------|--------------------------|--------------------------|-----------------------------|--------------|-------|-----------------------------|--------------|-------|
| | Allowed | Existing (This Tract) | Proposed (This Tract) | Existing (Entire PD-655) | | | Proposed (Entire PD-655) | | |
| | | | | Single-Family | Multi-Family | Total | Single-Family | Multi-Family | Total |
| Density (Units) | 1300 Total (400 Multifamily) | 0 | 47 Multifamily | 229 | 0 | 229 | 229 | 47 | 276 |
| Floor Area (SF) | No Maximum | 0 | 49,969 | | | | | | |
| Lot Coverage | 100% | 0% | 29% | | | | | | |
| No. of Stories | 4 | | 3 | | | | | | |
| Structure Height (FT) | 55 | | | | | | | | |

| MINIMUM BUILDING SETBACKS | |
|---------------------------|------------|
| Side Yard Setback | No Minimum |
| Rear Yard Setback | No Minimum |
| Front Yard | No Minimum |

| PARKING SUMMARY | | | | | |
|-----------------|-------------------------|------------------------------------|----------------|----------|----------|
| | Required per Bedroom | Required per Additional Bedroom | Total Units | Required | Provided |
| Parking Space | 1 | 0.5 | 47 (3-Bedroom) | 94 | |
| Private Garage | | | | | 94 |
| Guest Parking | | | | | 7 |
| Total | | | | 94 | 101 |

| BIKE PARKING SUMMARY | | | | |
|----------------------|-----------------------------|-------------------------|----------|----------|
| | Required per Car Parking | Required Car Parking | Required | Provided |
| Bike Space | 1 Per 25 | 94 | 4 | 4 |

SITE INFORMATION (LOT 1 - SUBDISTRICT 5, URBAN CENTER)

ZONING: PD 655

PROPOSED USE: MULTIFAMILY

TOTAL LOT AREA: 3.942 ACRES

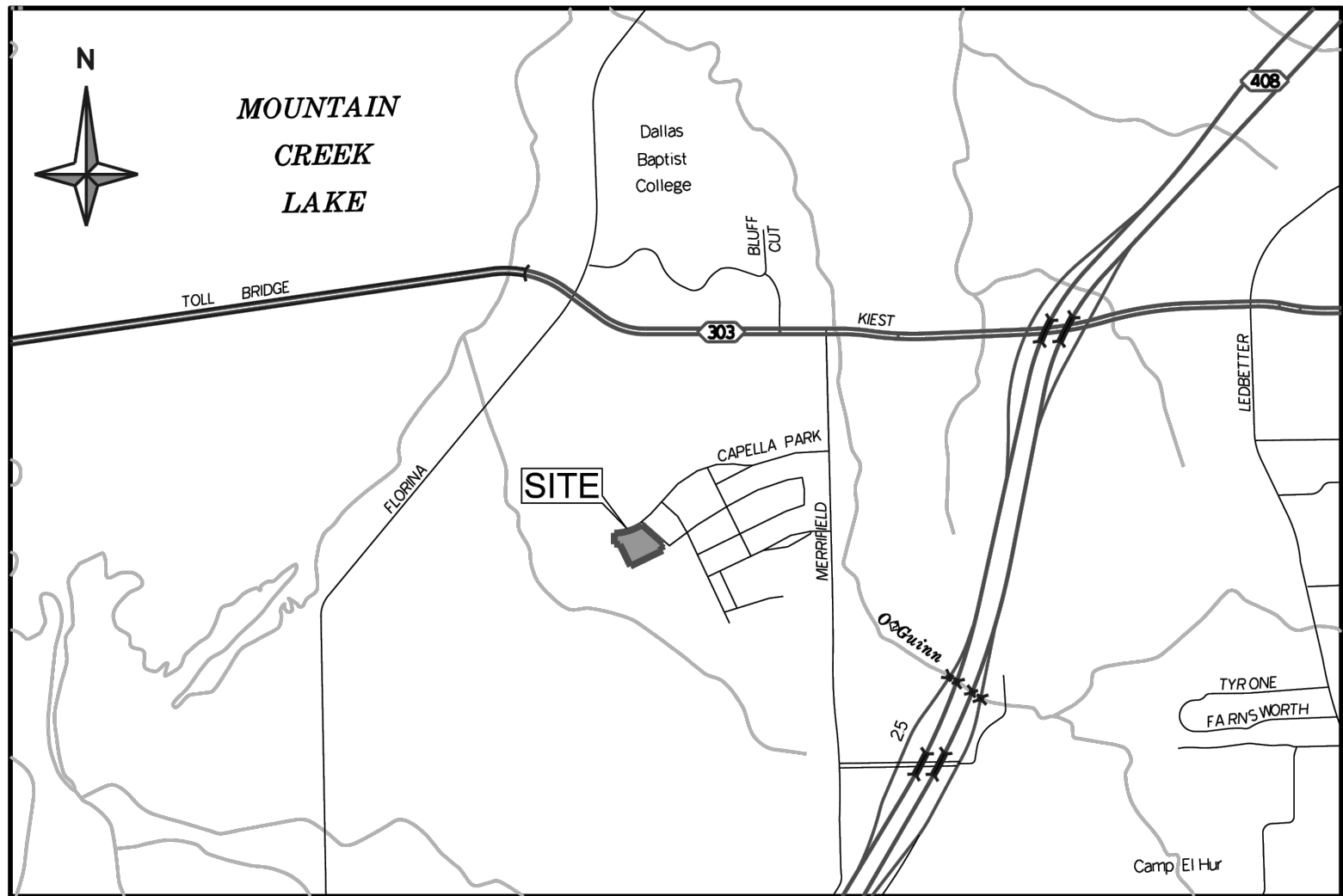
ADJACENT STREET TYPE:

CAPELLA PARK AVENUE: ST-54-30

GIDEONS WAY: ST-54-30

NOTE:

PER SEC. 51P.655-117 (a)(2), ARCADES, UNSCREENED PORCHES, STOOPS, BAY WINDOWS, AND BALCONIES MAY ENCROUCH UP TO 10 FEET INTO FRONT YARD SETBACKS AND FINAL LOCATIONS OF THESE FEATURES ARE TO BE DETERMINED.



VICINITY MAP
NOT TO SCALE

CASE # D223-002
PD 655, SUBDISTRICT 5
URBAN CENTER

| LEGEND | |
|--------|-------------------------|
| | INGRESS/EGRESS |
| | 5 FOOT CONTOUR INTERVAL |
| | PROPOSED FIRE LANE |
| | PROPOSED 5' SIDEWALK |
| | 10' R 10 FOOT RADIUS |

| REVISIONS | | | |
|-----------|------|-------------|----|
| REV NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |

| | |
|--|---|
| | MACATEE ENGINEERING, LLC (TEX. REG. NO. F-456) 12655 N. CENTRAL EXPWY. SUITE 420 DALLAS, TEXAS 75243 TEL: 214-373-1180 EMAIL: daytonm@macatee-engineering.com |
|--|---|

| | | |
|-------------------|------------------------------|--|
| PLAT NO. S212-162 | BLDG PERMIT NO. YYYYMMDDXXXX | DEV ENGINEERING TRACKING NOS. D223-002 |
|-------------------|------------------------------|--|

| DEVELOPMENT PLAN | | | | | |
|--------------------------------------|-----------|------------|------|--------|--------|
| CAPELLA PARK No. 1 | | | | | |
| LOT 1, BLOCK AA/8710 | | | | | |
| CITY OF DALLAS, DALLAS COUNTY, TEXAS | | | | | |
| REVIEW BY: | DRAWN BY: | DATE | FILE | NUMBER | SHEET |
| | | 08/22/2023 | | | 1 OF 1 |

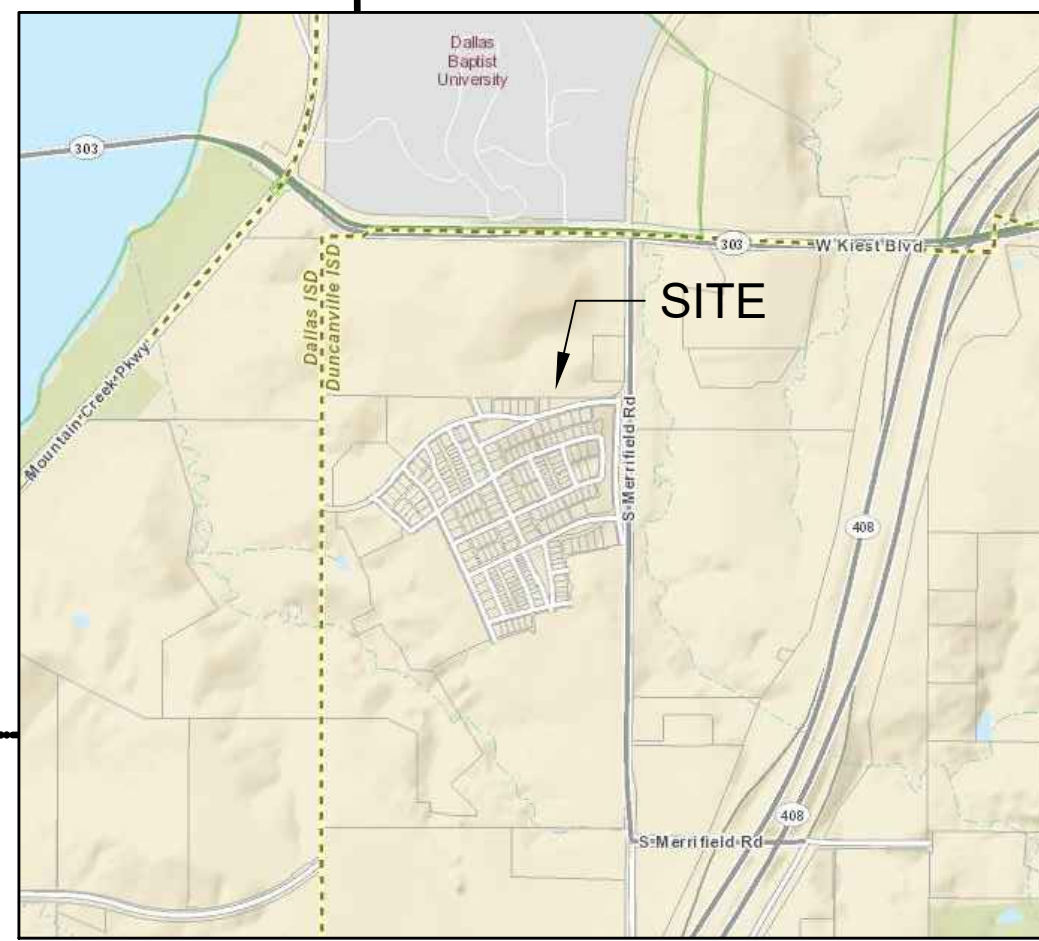
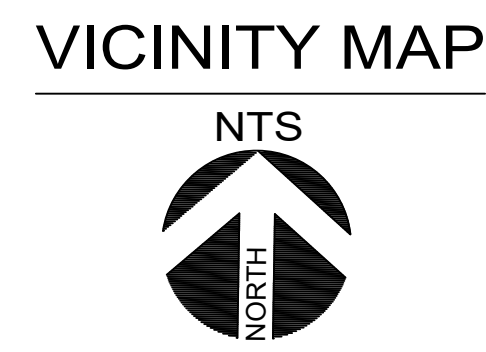
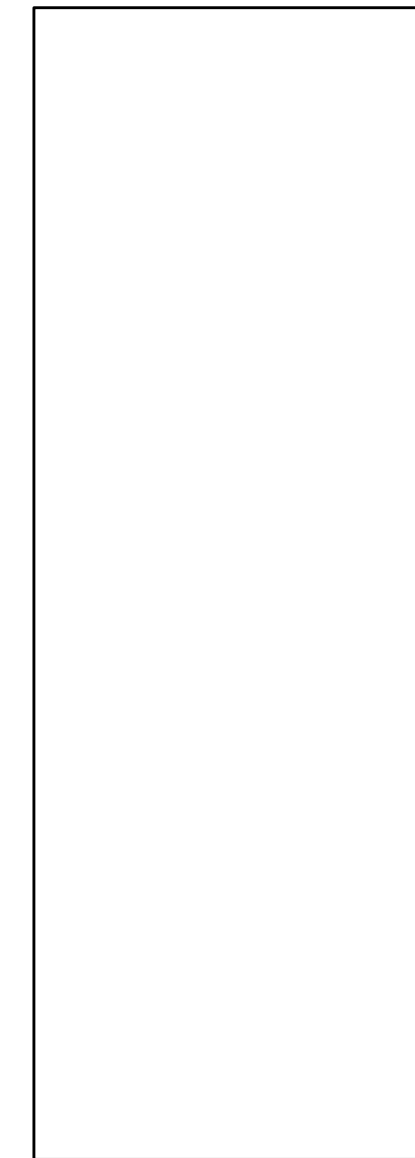
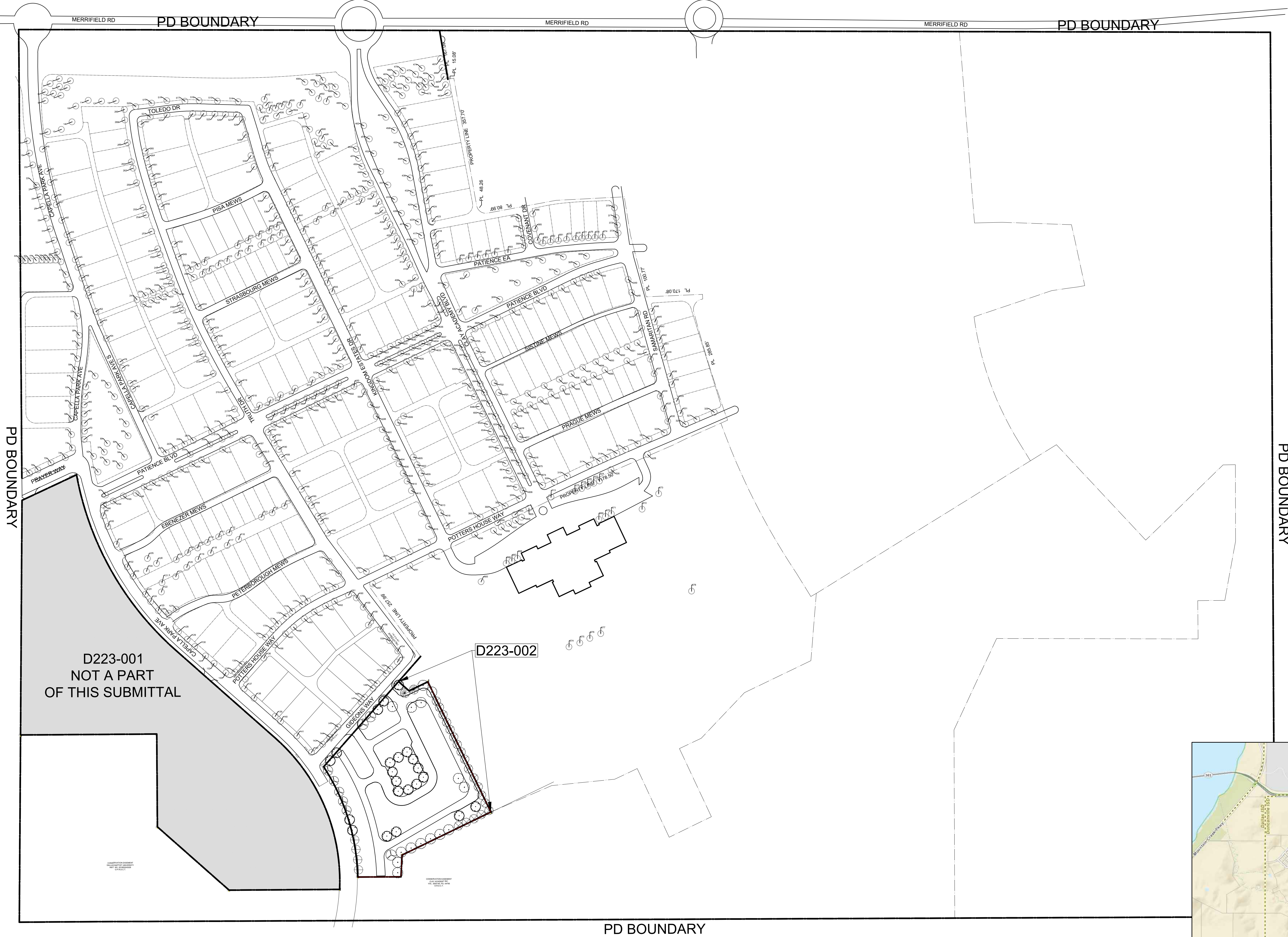
ALL SIDEWALKS ARE 5' WIDE

SURVEYOR:

PJB SURVEYING, LLC
TBPELS No. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER:

CAPELLA PARK
DEVELOPMENT 1, LLC
C/O THE STEINBRIDGE GROUP
59 LINCOLN PARK
NEWARK, NEW JERSEY 07102



CAPELLA PARK TOWNHOMES

D223-002 TREES

CAPELLA PARK; PD 655
DALLAS, TX 75236

E. BROOKE
ASSOCIATES

P: 817.219.2665
E: erin@ebrooke.com



| TREE | TREE NAME | ADJ. DBH IN. | CATEGORY | PRESERVE |
|------|-------------------|--------------|-----------|----------|
| 1 | Crepe Myrtle | 5 | PROTECTED | YES |
| 2 | Crepe Myrtle | 6 | PROTECTED | YES |
| 3 | Crepe Myrtle | 6.5 | PROTECTED | YES |
| 4 | Crepe Myrtle | 5.5 | PROTECTED | YES |
| 5 | Crepe Myrtle | 6 | PROTECTED | YES |
| 6 | Crepe Myrtle | 6 | PROTECTED | YES |
| 7 | Crepe Myrtle | 6.5 | PROTECTED | YES |
| 8 | Crepe Myrtle | 6 | PROTECTED | YES |
| 9 | Crepe Myrtle | 5 | PROTECTED | YES |
| 10 | Live Oak | 8.5 | PROTECTED | YES |
| 11 | Live Oak | 11 | PROTECTED | YES |
| 12 | Live Oak | 11 | PROTECTED | YES |
| 13 | Live Oak | 10 | PROTECTED | YES |
| 14 | Live Oak | 5 | PROTECTED | YES |
| 15 | Live Oak | 8 | PROTECTED | YES |
| 16 | Live Oak | 10 | PROTECTED | YES |
| 17 | Live Oak | 10 | PROTECTED | YES |
| 18 | Live Oak | 2.5 | PROTECTED | YES |
| 19 | Live Oak | 8.5 | PROTECTED | YES |
| 20 | Live Oak | 7.5 | PROTECTED | YES |
| 21 | Live Oak | 2.5 | PROTECTED | YES |
| 22 | Live Oak | 6 | PROTECTED | YES |
| 23 | Live Oak | 3 | PROTECTED | YES |
| 24 | Live Oak | 5.5 | PROTECTED | YES |
| 25 | Live Oak | 7.5 | PROTECTED | YES |
| 26 | Live Oak | 3 | PROTECTED | YES |
| 27 | Live Oak | 2.5 | PROTECTED | YES |
| 28 | Live Oak | 6.5 | PROTECTED | YES |
| 29 | Live Oak | 5.5 | PROTECTED | YES |
| 30 | Live Oak | 2.5 | PROTECTED | YES |
| 31 | Live Oak | 6.5 | PROTECTED | YES |
| 32 | Live Oak | 8.5 | PROTECTED | YES |
| 33 | Live Oak | 3 | PROTECTED | YES |
| 34 | Live Oak | 2 | PROTECTED | YES |
| 35 | Live Oak | 8.5 | PROTECTED | YES |
| 36 | Live Oak | 12.5 | PROTECTED | YES |
| 37 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 38 | Eastern Red Cedar | 11 | PROTECTED | YES |
| 39 | Eastern Red Cedar | 10.5 | PROTECTED | YES |
| 40 | Eastern Red Cedar | 12 | PROTECTED | YES |
| 41 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 42 | Eastern Red Cedar | 11 | PROTECTED | YES |
| 43 | Eastern Red Cedar | 11.5 | PROTECTED | YES |
| 44 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 45 | Live Oak | 3 | PROTECTED | YES |
| 46 | Live Oak | 3 | PROTECTED | YES |
| 47 | Live Oak | 4 | PROTECTED | YES |
| 48 | Live Oak | 6 | PROTECTED | YES |
| 49 | Live Oak | 4 | PROTECTED | YES |
| 50 | Live Oak | 8 | PROTECTED | YES |
| 51 | Live Oak | 2.5 | PROTECTED | YES |
| 52 | Live Oak | 2.5 | PROTECTED | YES |
| 53 | Live Oak | 6 | PROTECTED | YES |
| 54 | Live Oak | 5 | PROTECTED | YES |
| 55 | Live Oak | 9 | PROTECTED | YES |
| 56 | Live Oak | 6.5 | PROTECTED | YES |
| 57 | Live Oak | 7 | PROTECTED | YES |
| 58 | Live Oak | 8 | PROTECTED | YES |
| 59 | Live Oak | 9 | PROTECTED | YES |
| 60 | Lacebark Elm | 4 | PROTECTED | YES |
| 61 | Live Oak | 8.5 | PROTECTED | YES |
| 62 | Lacebark Elm | 6 | PROTECTED | YES |
| 63 | Live Oak | 5 | PROTECTED | YES |
| 64 | Lacebark Elm | 7 | PROTECTED | YES |
| 65 | Lacebark Elm | 7 | PROTECTED | YES |
| 66 | Live Oak | 5 | PROTECTED | YES |
| 67 | Lacebark Elm | 7 | PROTECTED | YES |
| 68 | Live Oak | 6 | PROTECTED | YES |
| 69 | Lacebark Elm | 7 | PROTECTED | YES |
| 70 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 71 | Live Oak | 9.5 | PROTECTED | YES |
| 72 | Lacebark Elm | 8 | PROTECTED | YES |
| 73 | Live Oak | 7 | PROTECTED | YES |
| 74 | Live Oak | 6 | PROTECTED | YES |
| 75 | Live Oak | 7 | PROTECTED | YES |
| 76 | Live Oak | 7 | PROTECTED | YES |
| 77 | Live Oak | 9 | PROTECTED | YES |
| 78 | Live Oak | 8 | PROTECTED | YES |
| 79 | Live Oak | 4.5 | PROTECTED | YES |
| 80 | Cedar Elm | 8 | PROTECTED | YES |
| 81 | Lacebark Elm | 4.5 | PROTECTED | YES |
| 82 | Live Oak | 4.5 | PROTECTED | YES |
| 83 | Live Oak | 8.5 | PROTECTED | YES |
| 84 | Lacebark Elm | 9.5 | PROTECTED | YES |
| 85 | Live Oak | 6 | PROTECTED | YES |
| 86 | Live Oak | 2 | PROTECTED | YES |
| 87 | Lacebark Elm | 7 | PROTECTED | YES |
| 88 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 89 | Live Oak | 7 | PROTECTED | YES |
| 90 | Bur Oak | 6 | PROTECTED | YES |
| 91 | Bur Oak | 7 | PROTECTED | YES |
| 92 | Bur Oak | 7 | PROTECTED | YES |
| 93 | Bur Oak | 7 | PROTECTED | YES |
| 94 | Lacebark Elm | 8 | PROTECTED | YES |
| 95 | Live Oak | 9 | PROTECTED | YES |
| 96 | Bur Oak | 6 | PROTECTED | YES |
| 97 | Crepe Myrtle | 6 | PROTECTED | YES |
| 98 | Red Oak | 4.5 | PROTECTED | YES |
| 99 | Live Oak | 6 | PROTECTED | YES |
| 100 | Live Oak | 6.5 | PROTECTED | YES |

| | | | | |
|-----|--------------|------|-----------|-----|
| 101 | Live Oak | 6 | PROTECTED | YES |
| 102 | Live Oak | 7.5 | PROTECTED | YES |
| 103 | Live Oak | 8 | PROTECTED | YES |
| 104 | Live Oak | 5 | PROTECTED | YES |
| 105 | Live Oak | 6 | PROTECTED | YES |
| 106 | Live Oak | 4 | PROTECTED | YES |
| 107 | Crepe Myrtle | 3 | PROTECTED | YES |
| 108 | Live Oak | 3.5 | PROTECTED | YES |
| 109 | Live Oak | 3.5 | PROTECTED | YES |
| 110 | Live Oak | 3 | PROTECTED | YES |
| 111 | Crepe Myrtle | 3 | PROTECTED | YES |
| 112 | Crepe Myrtle | 4 | PROTECTED | YES |
| 113 | Live Oak | 4 | PROTECTED | YES |
| 114 | Live Oak | 3.5 | PROTECTED | YES |
| 115 | Live Oak | 3.5 | PROTECTED | YES |
| 116 | Crepe Myrtle | 3 | PROTECTED | YES |
| 117 | Crepe Myrtle | 3 | PROTECTED | YES |
| 118 | Live Oak | 8 | PROTECTED | YES |
| 119 | Live Oak | 4 | PROTECTED | YES |
| 120 | Live Oak | 4 | PROTECTED | YES |
| 121 | Crepe Myrtle | 3 | PROTECTED | YES |
| 122 | Live Oak | 3.5 | PROTECTED | YES |
| 123 | Live Oak | 4 | PROTECTED | YES |
| 124 | Live Oak | 3.5 | PROTECTED | YES |
| 125 | Live Oak | 3 | PROTECTED | YES |
| 126 | | | PROTECTED | YES |
| 127 | | | PROTECTED | YES |
| 128 | Live Oak | 14 | PROTECTED | YES |
| 129 | Live Oak | 11.5 | PROTECTED | YES |
| 130 | Live Oak | 10.5 | PROTECTED | YES |
| 131 | Live Oak | 14 | PROTECTED | YES |
| 132 | Live Oak | 7.5 | PROTECTED | YES |
| 133 | Live Oak | 8 | PROTECTED | YES |
| 134 | Live Oak | 8.5 | PROTECTED | YES |
| 135 | Maple | 10 | PROTECTED | YES |
| 136 | Maple | 4 | PROTECTED | YES |
| 137 | Red Oak | 2 | PROTECTED | YES |
| 138 | Live Oak | 3.5 | PROTECTED | YES |
| 139 | Live Oak | 7.5 | PROTECTED | YES |
| 140 | Live Oak | 7.5 | PROTECTED | YES |
| 141 | Live Oak | 3 | PROTECTED | YES |
| 142 | Live Oak | 4 | PROTECTED | YES |
| 143 | Live Oak | 3 | PROTECTED | YES |
| 144 | Red Oak | 3 | PROTECTED | YES |
| 145 | Red Oak | 3.5 | PROTECTED | YES |
| 146 | Live Oak | 13.5 | PROTECTED | YES |
| 147 | Red Oak | 7 | PROTECTED | YES |
| 148 | Live Oak | 12.5 | PROTECTED | YES |
| 149 | Live Oak | 4.5 | PROTECTED | YES |
| 150 | Live Oak | 2.5 | PROTECTED | YES |
| 151 | Maple | 7 | PROTECTED | YES |
| 152 | Red Oak | 7 | PROTECTED | YES |
| 153 | Lacebark Elm | 9 | PROTECTED | YES |
| 154 | Live Oak | 5 | PROTECTED | YES |
| 155 | Ash | 7.5 | PROTECTED | YES |
| 156 | Ash | 7 | PROTECTED | YES |
| 157 | Live Oak | 5 | PROTECTED | YES |
| 158 | Live Oak | 6 | PROTECTED | YES |
| 159 | Live Oak | 5 | PROTECTED | YES |
| 160 | Live Oak | 5.5 | PROTECTED | YES |
| 161 | Maple | 5 | PROTECTED | YES |
| 162 | Live Oak | 8 | PROTECTED | YES |
| 163 | Lacebark Elm | 9 | PROTECTED | YES |
| 164 | Live Oak | 8 | PROTECTED | YES |
| 165 | Live Oak | 6 | PROTECTED | YES |
| 166 | Live Oak | 6 | PROTECTED | YES |
| 167 | Live Oak | 8 | PROTECTED | YES |
| 168 | Live Oak | 8 | PROTECTED | YES |
| 169 | Live Oak | 7.5 | PROTECTED | YES |
| 170 | Lacebark Elm | 8.5 | PROTECTED | YES |
| 171 | | 15.5 | PROTECTED | YES |
| 172 | Live Oak | 7.5 | PROTECTED | YES |
| 173 | Live Oak | 9 | PROTECTED | YES |
| 174 | Live Oak | 7 | PROTECTED | YES |
| 175 | Maple | 4.5 | PROTECTED | YES |
| 176 | Ash | 7 | PROTECTED | YES |
| 177 | Live Oak | 4.5 | PROTECTED | YES |
| 178 | Red Oak | 3 | PROTECTED | YES |
| 179 | Lacebark Elm | 6.5 | PROTECTED | YES |
| 180 | Live Oak | 3.5 | PROTECTED | YES |
| 181 | Maple | 2.5 | PROTECTED | YES |
| 182 | Red Oak | 2.5 | PROTECTED | YES |
| 183 | Pecan | 3 | PROTECTED | YES |
| 184 | Live Oak | 4 | PROTECTED | YES |
| 185 | Ash | 5 | PROTECTED | YES |
| 186 | Lacebark Elm | 7 | PROTECTED | YES |
| 187 | Red Oak | 3.5 | PROTECTED | YES |
| 188 | Lacebark Elm | 4 | PROTECTED | YES |
| 189 | Red Oak | 3.5 | PROTECTED | YES |
| 190 | Live Oak | 7 | PROTECTED | YES |
| 191 | Crepe Myrtle | 2 | PROTECTED | YES |
| 192 | Maple | 5.5 | PROTECTED | YES |
| 193 | Crepe Myrtle | 2 | PROTECTED | YES |
| 194 | Red Oak | 4 | PROTECTED | YES |
| 195 | Red Oak | 7.5 | PROTECTED | YES |
| 196 | Red Oak | 4 | PROTECTED | YES |
| 197 | Crepe Myrtle | 12 | PROTECTED | YES |
| 198 | Red Oak | 8 | PROTECTED | YES |
| 199 | Red Oak | 8 | PROTECTED | YES |

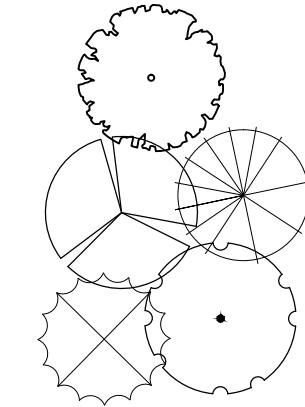
| | | | | |
|-----|---------------|-----|-----------|-----|
| 200 | Red Oak | 7 | PROTECTED | YES |
| 201 | Red Oak | 2.5 | PROTECTED | YES |
| 202 | Red Oak | 6 | PROTECTED | YES |
| 203 | Red Oak | 2.5 | PROTECTED | YES |
| 204 | Red Oak | 3.5 | PROTECTED | YES |
| 205 | Lacebark Elm | 8 | PROTECTED | YES |
| 206 | Red Oak | 2 | PROTECTED | YES |
| 207 | Red Oak | 1.5 | PROTECTED | YES |
| 208 | Red Oak | 3.5 | PROTECTED | YES |
| 209 | Lacebark Elm | 7 | PROTECTED | YES |
| 210 | Red Oak | 3.5 | PROTECTED | YES |
| 211 | Red Oak | 2.5 | PROTECTED | YES |
| 212 | Lacebark Elm | 8 | PROTECTED | YES |
| 213 | Lacebark Elm | 8 | PROTECTED | YES |
| 214 | Cedar Elm | 2 | PROTECTED | YES |
| 215 | Lacebark Elm | 3.5 | PROTECTED | YES |
| 216 | Cedar Elm | 2 | PROTECTED | YES |
| 217 | Red Oak | 2.5 | PROTECTED | YES |
| 218 | Live Oak | 4.5 | PROTECTED | YES |
| 219 | Ash | 5.5 | PROTECTED | YES |
| 220 | Lacebark Elm | 3 | PROTECTED | YES |
| 221 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 222 | Live Oak | 1 | PROTECTED | YES |
| 223 | Live Oak | 5 | PROTECTED | YES |
| 224 | Live Oak | 6 | PROTECTED | YES |
| 225 | Red Oak | 4 | PROTECTED | YES |
| 226 | Live Oak | 6 | PROTECTED | YES |
| 227 | Lacebark Elm | 9 | PROTECTED | YES |
| 228 | Red Oak | 4 | PROTECTED | YES |
| 229 | Live Oak | 4.5 | PROTECTED | YES |
| 230 | Live Oak | 11 | PROTECTED | YES |
| 231 | Live Oak | 9.5 | PROTECTED | YES |
| 232 | Live Oak | 4 | PROTECTED | YES |
| 233 | Live Oak | 4 | PROTECTED | YES |
| 234 | Live Oak | 3 | PROTECTED | YES |
| 235 | Live Oak | 4 | PROTECTED | YES |
| 236 | Live Oak | 3.5 | PROTECTED | YES |
| 237 | Live Oak | 3.5 | PROTECTED | YES |
| 238 | Live Oak | 3 | PROTECTED | YES |
| 239 | Live Oak | 3 | PROTECTED | YES |
| 240 | Live Oak | 1 | PROTECTED | YES |
| 241 | Live Oak | 1 | PROTECTED | YES |
| 242 | Live Oak | 3 | PROTECTED | YES |
| 243 | Live Oak | 3.5 | PROTECTED | YES |
| 244 | Live Oak | 3.5 | PROTECTED | YES |
| 245 | Live Oak | 3.5 | PROTECTED | YES |
| 246 | Live Oak | 4.5 | PROTECTED | YES |
| 247 | Live Oak | 7.5 | PROTECTED | YES |
| 248 | Live Oak | 9 | PROTECTED | YES |
| 249 | Cedar Elm | 3.5 | PROTECTED | YES |
| 250 | Bradford Pear | 6.5 | PROTECTED | YES |
| 251 | Live Oak | 6 | PROTECTED | YES |
| 252 | Cedar Elm | 4 | PROTECTED | YES |
| 253 | Maple | 3.5 | PROTECTED | YES |
| 254 | Cedar Elm | 2.5 | PROTECTED | YES |
| 255 | Cedar Elm | 3 | PROTECTED | YES |
| 256 | Pecan | 2.5 | PROTECTED | YES |
| 257 | Red Oak | 3 | PROTECTED | YES |
| 258 | Live Oak | 3.5 | PROTECTED | YES |
| 259 | Cedar Elm | 3 | PROTECTED | YES |
| 260 | Maple | 3 | PROTECTED | YES |
| 261 | Live Oak | 2.5 | PROTECTED | YES |
| 262 | Cedar Elm | 3 | PROTECTED | YES |
| 263 | | 3.5 | PROTECTED | YES |
| 264 | Chinkapin Oak | 2.5 | PROTECTED | YES |
| 265 | Cedar Elm | 3 | PROTECTED | YES |
| 266 | Live Oak | 1 | PROTECTED | YES |
| 267 | Live Oak | 2.5 | PROTECTED | YES |
| 268 | Live Oak | 3.5 | PROTECTED | YES |
| 269 | Live Oak | 4 | PROTECTED | YES |
| 270 | Redbud | 3 | PROTECTED | YES |
| 271 | Redbud | 1.5 | PROTECTED | YES |
| 272 | Redbud | 1.5 | PROTECTED | YES |
| 273 | Redbud | 1.5 | PROTECTED | YES |
| 274 | Lacebark Elm | 3 | PROTECTED | YES |
| 275 | Lacebark Elm | 3.5 | PROTECTED | YES |
| 276 | Lacebark Elm | 3.5 | PROTECTED | YES |
| 277 | Lacebark Elm | 4 | PROTECTED | YES |
| 278 | Lacebark Elm | 4 | PROTECTED | YES |
| 279 | Lacebark Elm | 3 | PROTECTED | YES |
| 280 | Redbud | 2 | PROTECTED | YES |
| 281 | Redbud | 2 | PROTECTED | YES |
| 282 | Redbud | 2 | PROTECTED | YES |
| 283 | Redbud | 2 | PROTECTED | YES |
| 284 | Redbud | 2 | PROTECTED | YES |
| 285 | Redbud | 2 | PROTECTED | YES |
| 286 | | 4 | PROTECTED | YES |
| 287 | Lacebark Elm | 9 | PROTECTED | YES |
| 288 | Red Oak | 2.5 | PROTECTED | YES |
| 289 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 290 | Lacebark Elm | 2 | PROTECTED | YES |
| 291 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 292 | Lacebark Elm | 3 | PROTECTED | YES |
| 293 | Lacebark Elm | 8 | PROTECTED | YES |
| 294 | Crepe Myrtle | 22 | PROTECTED | YES |
| 295 | Crepe Myrtle | 25 | PROTECTED | YES |
| 296 | Lacebark Elm | 8 | PROTECTED | YES |
| 297 | Crepe Myrtle | 23 | PROTECTED | YES |
| 298 | Redbud | 3 | PROTECTED | YES |

| | | | | |
|-----|--------------|------|-----------|-----|
| 299 | Lacebark Elm | 8.5 | PROTECTED | YES |
| 300 | Live Oak | 4 | PROTECTED | YES |
| 301 | Red Oak | 2.5 | PROTECTED | YES |
| 302 | Crepe Myrtle | 21 | PROTECTED | YES |
| 303 | Maple | 4.5 | PROTECTED | YES |
| 304 | Lacebark Elm | 6 | PROTECTED | YES |
| 305 | Red Oak | 3 | PROTECTED | YES |
| 306 | Lacebark Elm | 10 | PROTECTED | YES |
| 307 | Cedar Elm | 3 | PROTECTED | YES |
| 308 | Cedar Elm | 3.5 | PROTECTED | YES |
| 309 | Crepe Myrtle | 22 | PROTECTED | YES |
| 310 | Maple | 3.5 | PROTECTED | YES |
| 311 | Red Oak | 2 | PROTECTED | YES |
| 312 | Maple | 8 | PROTECTED | YES |
| 313 | Cedar Elm | 12.5 | PROTECTED | YES |
| 314 | Lacebark Elm | 14 | PROTECTED | YES |
| 315 | Live Oak | 9 | PROTECTED | YES |
| 316 | Crepe Myrtle | 21 | PROTECTED | YES |
| 317 | Live Oak | 9.5 | PROTECTED | YES |
| 318 | Red Oak | 8 | PROTECTED | YES |
| 319 | Crepe Myrtle | 23 | PROTECTED | YES |
| 320 | Live Oak | 9.5 | PROTECTED | YES |
| 321 | Crepe Myrtle | 20 | PROTECTED | YES |
| 322 | Red Oak | 5 | PROTECTED | YES |
| 323 | Crepe Myrtle | 22 | PROTECTED | YES |
| 324 | Red Oak | 3.5 | PROTECTED | YES |
| 325 | Crepe Myrtle | 21 | PROTECTED | YES |
| 326 | Maple | 8 | PROTECTED | YES |
| 327 | Lacebark Elm | 12 | PROTECTED | YES |
| 328 | Live Oak | 6.5 | PROTECTED | YES |
| 329 | Lacebark Elm | 9 | PROTECTED | YES |
| 330 | Live Oak | 3 | PROTECTED | YES |
| 331 | Cedar Elm | 4 | PROTECTED | YES |
| 332 | Live Oak | 5 | PROTECTED | YES |
| 333 | Cedar Elm | 4 | PROTECTED | YES |
| 334 | Maple | 7.5 | PROTECTED | YES |
| 335 | Cedar Elm | 4 | PROTECTED | YES |
| 336 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 337 | Live Oak | 5 | PROTECTED | YES |
| 338 | Red Oak | 8 | PROTECTED | YES |
| 339 | Live Oak | 9.5 | PROTECTED | YES |
| 340 | Live Oak | 4 | PROTECTED | YES |
| 341 | Crepe Myrtle | 10 | PROTECTED | YES |
| 342 | Live Oak | 4 | PROTECTED | YES |
| 343 | Live Oak | 4 | PROTECTED | YES |
| 344 | Live Oak | 3.5 | PROTECTED | YES |
| 345 | Live Oak | 2.5 | PROTECTED | YES |
| 346 | Live Oak | 3.5 | PROTECTED | YES |
| 347 | Live Oak | 3.5 | PROTECTED | YES |
| 348 | Live Oak | 3 | PROTECTED | YES |
| 349 | Live Oak | 2.5 | PROTECTED | YES |
| 350 | Lacebark Elm | 2 | PROTECTED | YES |
| 351 | Red Oak | 2.5 | PROTECTED | YES |
| 352 | Red Oak | 2.5 | PROTECTED | YES |
| 353 | Red Oak | 2.5 | PROTECTED | YES |
| 354 | Red Oak | 2.5 | PROTECTED | YES |
| 355 | Red Oak | 2.5 | PROTECTED | YES |
| 356 | Red Oak | 2.5 | PROTECTED | YES |
| 357 | Red Oak | 2.5 | PROTECTED | YES |
| 358 | Live Oak | 12 | PROTECTED | YES |
| 359 | Live Oak | 7.5 | PROTECTED | YES |
| 360 | Live Oak | 8.5 | PROTECTED | YES |
| 361 | Live Oak | 9.5 | PROTECTED | YES |
| 362 | Bur Oak | 6 | PROTECTED | YES |
| 363 | Bur Oak | 8.5 | PROTECTED | YES |
| 364 | Bur Oak | 8 | PROTECTED | YES |
| 365 | Bur Oak | 8 | PROTECTED | YES |
| 366 | Bur Oak | 7 | PROTECTED | YES |
| 367 | Bur Oak | 6.5 | PROTECTED | YES |
| 368 | Bur Oak | 7 | PROTECTED | YES |
| 369 | Bur Oak | 9.5 | PROTECTED | YES |
| 370 | Red Oak | 3 | PROTECTED | YES |
| 371 | Live Oak | 2.5 | PROTECTED | YES |
| 372 | Red Oak | 2.5 | PROTECTED | YES |
| 373 | Red Oak | 3.5 | PROTECTED | YES |
| 374 | Bur Oak | 3 | PROTECTED | YES |
| 375 | Live Oak | 3.5 | PROTECTED | YES |
| 376 | Live Oak | 4.5 | PROTECTED | YES |
| 377 | Red Oak | 4.5 | PROTECTED | YES |
| 378 | Red Oak | 5 | PROTECTED | YES |
| 379 | Red Oak | 4 | PROTECTED | YES |
| 380 | Bur Oak | 6.5 | PROTECTED | YES |
| 381 | Red Oak | 3 | PROTECTED | YES |
| 382 | Live Oak | 10 | PROTECTED | YES |
| 383 | Red Oak | 7.5 | PROTECTED | YES |
| 384 | Live Oak | 9 | PROTECTED | YES |
| 385 | Live Oak | 7.5 | PROTECTED | YES |
| 386 | Live Oak | 8.5 | PROTECTED | YES |
| 387 | Live Oak | 9 | PROTECTED | YES |
| 388 | Live Oak | 7.5 | PROTECTED | YES |
| 389 | Live Oak | 10 | PROTECTED | YES |
| 390 | Red Oak | 8 | PROTECTED | YES |
| 391 | Bur Oak | 8 | PROTECTED | YES |
| 392 | Bur Oak | 8.5 | PROTECTED | YES |
| 393 | Magnolia | 7 | PROTECTED | YES |
| 394 | Red Oak | 11.5 | PROTECTED | YES |
| 395 | Bur Oak | 7 | PROTECTED | YES |
| 396 | Red Oak | 3.5 | PROTECTED | YES |
| 397 | Red Oak | 3.5 | PROTECTED | YES |
| 398 | Red Oak | 3 | PROTECTED | YES |

| | | | | |
|-----|-------------------|------|-----------|-------|
| 399 | Red Oak | 3.5 | PROTECTED | YES |
| 400 | Bur Oak | 8 | PROTECTED | YES |
| 401 | Bur Oak | 7.5 | PROTECTED | YES |
| 402 | Lacebark Elm | 6 | PROTECTED | YES |
| 403 | Live Oak | 9 | PROTECTED | YES |
| 404 | Live Oak | 9.5 | PROTECTED | YES |
| 405 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 406 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 407 | Lacebark Elm | 6 | PROTECTED | YES |
| 408 | Live Oak | 9.5 | PROTECTED | YES |
| 409 | Lacebark Elm | 6.5 | PROTECTED | YES |
| 410 | Lacebark Elm | 9.5 | PROTECTED | YES |
| 411 | Cedar Elm | 4 | PROTECTED | YES |
| 412 | Cedar Elm | 3 | PROTECTED | YES |
| 413 | Lacebark Elm | 7 | PROTECTED | YES |
| 414 | Lacebark Elm | 9.5 | PROTECTED | YES |
| 415 | Lacebark Elm | 10 | PROTECTED | YES |
| 416 | Live Oak | 9 | PROTECTED | YES |
| 417 | Live Oak | 9 | PROTECTED | YES |
| 418 | Cedar Elm | 4 | PROTECTED | YES |
| 419 | Lacebark Elm | 8 | PROTECTED | YES |
| 420 | Lacebark Elm | 8 | PROTECTED | YES |
| 421 | Live Oak | 8 | PROTECTED | YES |
| 422 | Live Oak | 9.5 | PROTECTED | YES |
| 423 | Live Oak | 5 | PROTECTED | YES |
| 424 | Lacebark Elm | 3.5 | PROTECTED | YES |
| 425 | Live Oak | 8 | PROTECTED | YES |
| 426 | Live Oak | 8 | PROTECTED | YES |
| 427 | Lacebark Elm | 10 | PROTECTED | YES |
| 428 | Lacebark Elm | 5 | PROTECTED | YES |
| 429 | Lacebark Elm | 4.5 | PROTECTED | YES |
| 430 | Cedar Elm | 8 | PROTECTED | YES |
| 431 | Live Oak | 10 | PROTECTED | YES |
| 432 | Live Oak | 8.5 | PROTECTED | YES |
| 433 | Lacebark Elm | 6 | PROTECTED | YES |
| 434 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 435 | Lacebark Elm | 5 | PROTECTED | YES |
| 436 | Live Oak | 8 | PROTECTED | YES |
| 437 | Live Oak | 5.5 | PROTECTED | YES |
| 438 | Live Oak | 11.5 | PROTECTED | YES |
| 439 | Live Oak | 4 | PROTECTED | YES |
| 440 | Live Oak | 4.5 | PROTECTED | YES |
| 441 | Live Oak | 8.5 | PROTECTED | YES |
| 442 | Live Oak | 4 | PROTECTED | YES |
| 443 | Live Oak | 4.5 | PROTECTED | YES |
| 444 | Cedar Elm | 4 | PROTECTED | YES |
| 445 | Live Oak | 6 | PROTECTED | YES |
| 446 | Cedar Elm | 3.5 | PROTECTED | YES |
| 447 | Lacebark Elm | 7 | PROTECTED | YES |
| 448 | Lacebark Elm | 8 | PROTECTED | YES |
| 449 | Live Oak | 10 | PROTECTED | YES |
| 450 | Cedar Elm | 3.5 | PROTECTED | YES |
| 451 | Cedar Elm | 3.5 | PROTECTED | YES |
| 452 | Live Oak | 7 | PROTECTED | YES |
| 453 | Cedar Elm | 4.5 | PROTECTED | YES |
| 454 | Live Oak | 7 | PROTECTED | YES |
| 455 | Live Oak | 8 | PROTECTED | YES |
| 456 | Lacebark Elm | 6.5 | PROTECTED | YES |
| 457 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 458 | Live Oak | 7 | PROTECTED | YES |
| 459 | Cedar Elm | 2.5 | PROTECTED | YES |
| 460 | Cedar Elm | 3 | PROTECTED | YES |
| 461 | Live Oak | 7 | PROTECTED | YES |
| 462 | Live Oak | 6.5 | PROTECTED | YES |
| 463 | Live Oak | 8 | PROTECTED | YES |
| 464 | Live Oak | 8 | PROTECTED | YES |
| 465 | Live Oak | 8 | PROTECTED | YES |
| 466 | Live Oak | 8 | PROTECTED | YES |
| 467 | Live Oak | 8 | PROTECTED | YES |
| 468 | Eastern Red Cedar | 8 | PROTECTED | YES |
| 469 | Eastern Red Cedar | 9 | PROTECTED | YES |
| 470 | Eastern Red Cedar | 9.5 | PROTECTED | YES |
| 471 | Eastern Red Cedar | 8.5 | PROTECTED | YES |
| 472 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 473 | Eastern Red Cedar | 9 | PROTECTED | YES |
| 474 | Live Oak | 8.5 | PROTECTED | YES |
| 475 | Live Oak | 8 | PROTECTED | YES |
| 476 | Live Oak | 8 | | 9 YES |
| 477 | Live Oak | 8.5 | PROTECTED | YES |
| 478 | Live Oak | 7 | PROTECTED | YES |
| 479 | Crepe Myrtle | 6 | PROTECTED | YES |
| 480 | Crepe Myrtle | 6.5 | PROTECTED | YES |
| 481 | Crepe Myrtle | 7 | PROTECTED | YES |
| 482 | Crepe Myrtle | 6.5 | PROTECTED | YES |
| 483 | Crepe Myrtle | 6 | PROTECTED | YES |
| 484 | Crepe Myrtle | 7 | PROTECTED | YES |
| 485 | Live Oak | 9 | PROTECTED | YES |
| 486 | Crepe Myrtle | 7.5 | PROTECTED | YES |
| 487 | Crepe Myrtle | 6.5 | PROTECTED | YES |
| 488 | Live Oak | 9.5 | PROTECTED | YES |
| 489 | Crepe Myrtle | 7 | PROTECTED | YES |
| 490 | Live Oak | 6.5 | PROTECTED | YES |
| 491 | Live Oak | 9 | PROTECTED | YES |
| 492 | Live Oak | 10 | PROTECTED | YES |
| 493 | Live Oak | 9.5 | PROTECTED | YES |
| 494 | Crepe Myrtle | 7 | PROTECTED | YES |
| 495 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 496 | Eastern Red Cedar | 9.5 | PROTECTED | YES |
| 497 | Live Oak | 9 | PROTECTED | YES |
| 498 | Live Oak | 8 | PROTECTED | YES |

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|-----|-------------------|------|-----------|-----|
| 499 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 500 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 501 | Crepe Myrtle | 7.5 | PROTECTED | YES |
| 502 | Live Oak | 9.5 | PROTECTED | YES |
| 503 | Live Oak | 8.5 | PROTECTED | YES |
| 504 | Live Oak | 7.5 | PROTECTED | YES |
| 505 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 506 | Live Oak | 7 | PROTECTED | YES |
| 507 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 508 | Live Oak | 7.5 | PROTECTED | YES |
| 509 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 510 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 511 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 512 | Eastern Red Cedar | 10 | PROTECTED | YES |
| 513 | Live Oak | 7 | PROTECTED | YES |
| 514 | Bur Oak | 11 | PROTECTED | YES |
| 515 | Bur Oak | 10 | PROTECTED | YES |
| 516 | Bur Oak | 7 | PROTECTED | YES |
| 517 | Bur Oak | 7 | PROTECTED | YES |
| 518 | Bur Oak | 7 | PROTECTED | YES |
| 519 | Bur Oak | 6 | PROTECTED | YES |
| 520 | Bur Oak | 6.5 | PROTECTED | YES |
| 521 | Maple | 2.5 | PROTECTED | YES |
| 522 | Red Oak | 2.5 | PROTECTED | YES |
| 523 | Cedar Elm | 3 | PROTECTED | YES |
| 524 | Red Oak | 3 | PROTECTED | YES |
| 525 | Live Oak | 4 | PROTECTED | YES |
| 526 | Cedar Elm | 3 | PROTECTED | YES |
| 527 | Pecan | 3.5 | PROTECTED | YES |
| 528 | Cedar Elm | 3 | PROTECTED | YES |
| 529 | Pecan | 3 | PROTECTED | YES |
| 530 | Ash | 3 | PROTECTED | YES |
| 531 | Red Oak | 3.5 | PROTECTED | YES |
| 532 | Ash | 7 | PROTECTED | YES |
| 533 | Bradford Pear | 6.5 | PROTECTED | YES |
| 534 | Bradford Pear | 7.5 | PROTECTED | YES |
| 535 | Live Oak | 3.5 | PROTECTED | YES |
| 536 | Live Oak | 3 | PROTECTED | YES |
| 537 | Live Oak | 3 | PROTECTED | YES |
| 538 | Live Oak | 9 | PROTECTED | YES |
| 539 | Live Oak | 8 | PROTECTED | YES |
| 540 | Live Oak | 9 | PROTECTED | YES |
| 541 | Live Oak | 8 | PROTECTED | YES |
| 542 | Live Oak | 7.5 | PROTECTED | YES |
| 543 | Live Oak | 5 | PROTECTED | YES |
| 544 | Live Oak | 4.5 | PROTECTED | YES |
| 545 | Live Oak | 6.5 | PROTECTED | YES |
| 546 | Ash | 2 | PROTECTED | YES |
| 547 | Maple | 3 | PROTECTED | YES |
| 548 | Ash | 3 | PROTECTED | YES |
| 549 | Ash | 9 | PROTECTED | YES |
| 550 | Red Oak | 3.5 | PROTECTED | YES |
| 551 | Red Oak | 4 | PROTECTED | YES |
| 552 | Live Oak | 8.5 | PROTECTED | YES |
| 553 | Live Oak | 8 | PROTECTED | YES |
| 554 | Red Oak | 2 | PROTECTED | YES |
| 555 | Maple | 5.5 | PROTECTED | YES |
| 556 | Red Oak | 5.5 | PROTECTED | YES |
| 557 | Red Oak | 5.5 | PROTECTED | YES |
| 558 | Live Oak | 9.5 | PROTECTED | YES |
| 559 | Live Oak | 7.5 | PROTECTED | YES |
| 560 | Live Oak | 6 | PROTECTED | YES |
| 561 | Red Oak | 4 | PROTECTED | YES |
| 562 | Live Oak | 5.5 | PROTECTED | YES |
| 563 | Ash | 6.5 | PROTECTED | YES |
| 564 | Red Oak | 4 | PROTECTED | YES |
| 565 | Red Oak | 3.5 | PROTECTED | YES |
| 566 | Ash | 10.5 | PROTECTED | YES |
| 567 | Live Oak | 9 | PROTECTED | YES |
| 568 | Live Oak | 4 | PROTECTED | YES |
| 569 | Red Oak | 5 | PROTECTED | YES |
| 570 | Red Oak | 4.5 | PROTECTED | YES |
| 571 | Red Oak | 5.5 | PROTECTED | YES |
| 572 | Red Oak | 4 | PROTECTED | YES |
| 573 | Red Oak | 3 | PROTECTED | YES |
| 574 | Red Oak | 5.5 | PROTECTED | YES |
| 575 | Red Oak | 3.5 | PROTECTED | YES |
| 576 | Red Oak | 4.5 | PROTECTED | YES |
| 577 | Red Oak | 4.5 | PROTECTED | YES |
| 578 | Red Oak | 2.5 | PROTECTED | YES |
| 579 | Lacebark Elm | 9 | PROTECTED | YES |
| 580 | Red Oak | 3 | PROTECTED | YES |
| 581 | Lacebark Elm | 8 | PROTECTED | YES |
| 582 | Red Oak | 3.5 | PROTECTED | YES |
| 583 | Lacebark Elm | 7 | PROTECTED | YES |
| 584 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 585 | Red Oak | 4.5 | PROTECTED | YES |
| 586 | Red Oak | 4 | PROTECTED | YES |
| 587 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 588 | Lacebark Elm | 7 | PROTECTED | YES |
| 589 | Red Oak | 5.5 | PROTECTED | YES |
| 590 | Red Oak | 6.5 | PROTECTED | YES |
| 591 | Lacebark Elm | 7.5 | PROTECTED | YES |
| 592 | Red Oak | 5.5 | PROTECTED | YES |
| 593 | Red Oak | 5 | PROTECTED | YES |
| 594 | Red Oak | 6 | PROTECTED | YES |
| 595 | Ash | 9 | PROTECTED | YES |
| 596 | Lacebark Elm | 12 | PROTECTED | YES |
| 597 | Cedar Elm | 8 | PROTECTED | YES |
| 598 | Live Oak | 6 | PROTECTED | YES |

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|-----|--------------|------|-----------|-----|
| 599 | Red Oak | 6 | PROTECTED | YES |
| 600 | Live Oak | 9 | PROTECTED | YES |
| 601 | Red Oak | 5 | PROTECTED | YES |
| 602 | Live Oak | 9 | PROTECTED | YES |
| 603 | Red Oak | 6 | PROTECTED | YES |
| 604 | Maple | 7 | PROTECTED | YES |
| 605 | Live Oak | 7.5 | PROTECTED | YES |
| 606 | Red Oak | 4.5 | PROTECTED | YES |
| 607 | Lacebark Elm | 9 | PROTECTED | YES |
| 608 | Ash | 9 | PROTECTED | YES |
| 609 | Live Oak | 7 | PROTECTED | YES |
| 610 | Ash | 10 | PROTECTED | YES |
| 611 | Live Oak | 9 | PROTECTED | YES |
| 612 | Red Oak | 8.5 | PROTECTED | YES |
| 613 | Maple | 3.5 | PROTECTED | YES |
| 614 | Cedar Elm | 2.5 | PROTECTED | YES |
| 615 | Red Oak | 2.5 | PROTECTED | YES |
| 616 | Live Oak | 3.5 | PROTECTED | YES |
| 617 | Cedar Elm | 3 | PROTECTED | YES |
| 618 | Red Oak | 5 | PROTECTED | YES |
| 619 | Lacebark Elm | 8.5 | PROTECTED | YES |
| 620 | Red Oak | 8 | PROTECTED | YES |
| 621 | Red Oak | 6.5 | PROTECTED | YES |
| 622 | Lacebark Elm | 8 | PROTECTED | YES |
| 624 | Red Oak | 4.5 | PROTECTED | YES |
| 625 | Red Oak | 4.5 | PROTECTED | YES |
| 626 | Lacebark Elm | 8 | PROTECTED | YES |
| 627 | Red Oak | 6 | PROTECTED | YES |
| 628 | Red Oak | 4.5 | PROTECTED | YES |
| 629 | Lacebark Elm | 8 | PROTECTED | YES |
| 630 | Live Oak | 7 | PROTECTED | YES |
| 631 | Live Oak | 9 | PROTECTED | YES |
| 632 | Crepe Myrtle | 6 | PROTECTED | YES |
| 633 | Red Oak | 3.5 | PROTECTED | YES |
| 634 | Crepe Myrtle | 6 | PROTECTED | YES |
| 635 | Red Oak | 5 | PROTECTED | YES |
| 636 | Red Oak | 5.5 | PROTECTED | YES |
| 637 | Crepe Myrtle | 6 | PROTECTED | YES |
| 638 | Red Oak | 7 | PROTECTED | YES |
| 639 | Lacebark Elm | 5.5 | PROTECTED | YES |
| 640 | Live Oak | 9 | PROTECTED | YES |
| 641 | | | | |
| 642 | Lacebark Elm | 5 | PROTECTED | YES |
| 643 | Live Oak | 8 | PROTECTED | YES |
| 644 | Live Oak | 7.5 | PROTECTED | YES |
| 645 | Lacebark Elm | 9.5 | PROTECTED | YES |
| 646 | Lacebark Elm | 4.5 | PROTECTED | YES |
| 647 | Live Oak | 8 | PROTECTED | YES |
| 648 | Lacebark Elm | 5 | PROTECTED | YES |
| 649 | Live Oak | 10.5 | PROTECTED | YES |
| 650 | Cedar Elm | 4.5 | PROTECTED | YES |
| 651 | Live Oak | 10 | PROTECTED | YES |
| 652 | Cedar Elm | 4 | PROTECTED | YES |
| 653 | Live Oak | 11 | PROTECTED | YES |
| 654 | Cedar Elm | 4.5 | PROTECTED | YES |
| 655 | Lacebark Elm | 7 | PROTECTED | YES |
| 656 | Live Oak | 9 | PROTECTED | YES |
| 657 | Lacebark Elm | 6.5 | PROTECTED | YES |
| 658 | Live Oak | 8.5 | PROTECTED | YES |
| 659 | Cedar Elm | 3 | PROTECTED | YES |
| 660 | Live Oak | 7.5 | PROTECTED | YES |
| 661 | Cedar Elm | 3 | PROTECTED | YES |
| 662 | Live Oak | 8 | PROTECTED | YES |
| 663 | Cedar Elm | 3 | PROTECTED | YES |
| 664 | Cedar Elm | 3 | PROTECTED | YES |
| 665 | Live Oak | 10 | PROTECTED | YES |
| 666 | Crepe Myrtle | 8 | PROTECTED | YES |
| 667 | Crepe Myrtle | 10 | PROTECTED | YES |
| 668 | Crepe Myrtle | 9 | PROTECTED | YES |
| 669 | Crepe Myrtle | 10.5 | PROTECTED | YES |
| 670 | Crepe Myrtle | 9 | PROTECTED | YES |
| 671 | Crepe Myrtle | 9 | PROTECTED | YES |
| 672 | Live Oak | 9.5 | PROTECTED | YES |
| 673 | Pecan | 5.5 | PROTECTED | YES |
| 674 | Cedar Elm | 3 | PROTECTED | YES |
| 675 | Cedar Elm | 3.5 | PROTECTED | YES |
| 676 | Cedar Elm | 3 | PROTECTED | YES |
| 677 | Lacebark Elm | 7 | PROTECTED | YES |
| 678 | Lacebark Elm | 9 | PROTECTED | YES |
| 679 | Crepe Myrtle | 10 | PROTECTED | YES |
| 680 | Live Oak | 12 | PROTECTED | YES |
| 681 | Cedar Elm | 3.5 | PROTECTED | YES |
| 682 | Cedar Elm | 4 | PROTECTED | YES |
| 683 | Cedar Elm | 4 | PROTECTED | YES |
| 684 | Live Oak | 9 | PROTECTED | YES |
| 685 | Live Oak | 10.5 | PROTECTED | YES |
| 686 | Cedar Elm | 4 | PROTECTED | YES |
| 687 | Cedar Elm | 4.5 | PROTECTED | YES |
| 688 | Live Oak | 9 | PROTECTED | YES |
| 689 | Live Oak | 10 | PROTECTED | YES |
| 690 | Live Oak | 3 | PROTECTED | YES |
| 691 | Live Oak | 6.5 | PROTECTED | YES |
| 692 | Cedar Elm | 4 | PROTECTED | YES |
| 693 | Cedar Elm | 3 | PROTECTED | YES |
| 694 | Cedar Elm | 3.5 | PROTECTED | YES |
| 695 | Live Oak | 8 | PROTECTED | YES |
| 696 | Live Oak | 8 | PROTECTED | YES |
| 697 | Cedar Elm | 4.5 | PROTECTED | YES |
| 698 | Cedar Elm | 4 | PROTECTED | YES |
| 699 | Live Oak | 9 | PROTECTED | YES |



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|--------------------------------|--------------|------|-----------|-----|
| 700 | Live Oak | 9 | PROTECTED | YES |
| 701 | Red Oak | 3.5 | PROTECTED | YES |
| 702 | Red Oak | 3.5 | PROTECTED | YES |
| 703 | Lacebark Elm | 4.5 | PROTECTED | YES |
| 704 | Lacebark Elm | 4.5 | PROTECTED | YES |
| 705 | Lacebark Elm | 4.5 | PROTECTED | YES |
| TOTAL EXISTING CALIPER INCHES: | | 4433 | | |

| D223-002 TREES | |
|--|-----|
| NEW TREES PROVIDED (3" CALIPER): | 51 |
| TOTAL NEW INCHES PROVIDED: | 153 |
| TOTAL PROJECT CALIPER INCHES AFTER INSTALLATION OF CAPELLA PARK TOWNHOMES: 4,586 | |



City of Dallas

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

Agenda Information Sheet

File #: 23-3000

Item #: 5.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District, on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.

Staff Recommendation: **Approval.**

Applicant: KKMD Investments, LLC

Representative: Andrew Ruegg, Masterplan

Planner: Michael Pepe

Council District: 9

Z223-153(MP)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Michael V. Pepe

FILE NUMBER: Z223-153(MP) **DATE FILED:** November 16, 2022

LOCATION: East line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: ±2.29 acres **CENSUS TRACT:** 48113013010

REPRESENTATIVE: Andrew Ruegg, Masterplan

OWNER/APPLICANT: KKMD Investments, LLC

REQUEST: An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow development of the site with lodging, retail, and multifamily uses.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned a CS Commercial District and is currently undeveloped.
- The applicant is proposing to develop the site with hotel, retail, and residential uses.
- The requested MU-1 Mixed Use District is more appropriate than the existing CS Commercial Service District in proximity to nearby residential and would help form a buffer between residential uses and CS zoning to the north and east.

Zoning History:

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

1. **Z190-327:** On February 24, 2021, the City Council denied the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club – bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District on the west line of McCree Road, north of East Northwest Highway.
2. **Z223-247:** An application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway. [In progress, scheduled for City Council on December 13, 2023]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-------|--------------|
| Executive Drive | Local | 55 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:

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.

An MU-1 Mixed Use 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

Overall, the proposed change advances the Comprehensive Plan's goals to encourage a healthy mix of land uses and strengthening neighborhood character and identity through complimentary development.

Land Use:

| | Zoning | Land Use |
|--------------|--|---|
| Site | CS Commercial Service District | Undeveloped |
| North | CS Commercial Service District | Surface parking associated with General Merchandise or Food Store > 100,000 sqft |
| East | CS Commercial Service District with SUP No. 1756 | Surface parking associated with General Merchandise or Food Store > 100,000 sqft. |
| South | CS Commercial Service District | Undeveloped |
| West | MF-2(A) Multifamily District | Multifamily |

Land Use Compatibility:

The area of request is currently undeveloped. Property to the north and east is used as surface parking associated with two general merchandise or food stores greater than 100,000 square feet. Properties to the south include a 15-foot water easement and an undeveloped property. There is a multifamily complex to the west across Executive Drive. Staff finds that the proposed district is complementary with surrounding uses and zoning districts.

The proposed MU-1 District would serve as a more appropriate buffer between the residential uses to the west and the more intense entitlements of CS to the east. MU-1 aids in diversifying land use in the area without adding commercial intensity. Multifamily uses are well suited in this location, well served by transit, and within walking distance to employment and services. Lodging uses are currently permitted on the site and are appropriate for the area, but MU-1 may be necessary to achieve development standards that typically accommodate lodging uses.

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 as applicable |

| | Existing | Proposed |
|---|----------|----------|
| Use | CS | MU-1 |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Crop production | • | • |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| Building repair and maintenance shop | R | |
| Bus or rail transit vehicle maintenance or storage facility | R | |
| Catering service | • | • |
| Commercial cleaning or laundry plant | R | |
| Custom business services | • | • |
| Custom woodworking, furniture construction, or repair | • | |
| Electronics service center | • | • |
| Job or lithographic printing | R | |
| Labor hall | S | S |
| Machine or welding shop | R | |
| Machinery, heavy equipment, or truck sales and services | R | |
| Medical or scientific laboratory | • | • |
| Technical school | • | |
| Tool or equipment rental | • | |
| Vehicle or engine repair or maintenance | R | |
| INDUSTRIAL USES | | |
| Alcoholic beverage manufacturing | | |
| Gas drilling and production | S | S |
| Gas pipeline compressor station | | |
| Industrial (inside) | | |
| Industrial (inside) for light manufacturing | • | |
| Industrial (outside) | | |

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

| | Existing | Proposed |
|---|----------|----------|
| Use | CS | MU-1 |
| Office | • | • |
| RECREATION USES | | |
| Country club with private membership | • | • |
| Private recreation center, club, or area | • | • |
| 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. | S | S |
| Ambulance service | R | |
| Animal shelter or clinic without outside runs | R | • |
| Animal shelter or clinic with outside runs | R | |
| Auto service center | R | R |
| Business school | • | • |
| Car wash | R | R |
| Commercial amusement (inside) | ★ | S |
| Commercial amusement (outside) | D | S |
| Commercial motor vehicle parking | ★ | |
| Commercial parking lot or garage | R | R |
| Convenience store with drive-through | S | |
| 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 |
| Mortuary, funeral home, or commercial wedding chapel. | • | • |
| Home improvement center, lumber, brick or building materials sales yard | R | |

| | Existing | Proposed |
|--|----------|----------|
| Use | CS | MU-1 |
| Household equipment and appliance repair | • | |
| Liquefied natural gas fueling station | S | |
| Motor vehicle fueling station | • | • |
| Nursery, garden shop, or plant sales | • | • |
| Outside sales | | |
| Paraphernalia shop | S | S |
| Pawn shop | • | |
| Personal service use | • | • |
| Restaurant without drive-in or drive-through service | R | R |
| Restaurant with drive-in or drive-through service | D | D |
| Surface parking | | |
| Swap or buy shop | S | S |
| Taxidermist | • | |
| Temporary retail use | • | • |
| Theater | • | • |
| Truck stop | S | |
| Vehicle display, sales, and service | R | |
| TRANSPORTATION USES | | |
| Airport or landing field | | |
| Commercial bus station and terminal | D | |
| Heliport | S | |
| Helistop | S | |
| Private street or alley | | |
| Railroad passenger station | | |
| Railroad yard, roundhouse, or shops | | |
| STOL (short take-off or landing port) | | |
| Transit passenger shelter | • | • |
| Transit passenger station or transfer center | ★ | • |
| UTILITY AND PUBLIC SERVICE USES | | |
| Commercial radio or television transmitting station | • | • |
| Electrical generating plant | | |
| Electrical substation | • | • |
| Local utilities | ★ | • |
| Police or fire station | • | • |
| Post office | • | • |
| Radio, television, or microwave tower | R | • |
| Refuse transfer station | | |
| Sanitary landfill | | |
| Sewage treatment plant | | |
| Tower/antenna for cellular communication | ★ | • |

| | Existing | Proposed |
|--|----------|----------|
| Use | CS | MU-1 |
| Utility or government installation other than listed | S | • |
| Water treatment plant | | |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES | | |
| Auto auction | S | |
| Building mover's temporary storage yard | S | |
| Contractor's maintenance yard | R | |
| Freight terminal | R | |
| Livestock auction pens or sheds | | |
| Manufactured building sales lot | R | |
| Mini-warehouse | • | S |
| Office showroom/warehouse | • | |
| Outside storage | R | |
| Petroleum product storage and wholesale | S | |
| 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 | S | |
| Warehouse | R | |

Development Standards

| <u>DISTRICT</u> | SETBACKS | | Density and FAR | Height | Lot Coverage | Special Standards |
|---|-------------------|-------------------|--|---|--------------|---|
| | Front | Side/Rear | | | | |
| Existing CS Commercial Service | 0' min No Max | 0' 20' adj res | 0.5 FAR lodging, office, retail 0.75 total FAR | 45' | 80% | Proximity Slope |
| Proposed MU-1 Mixed Use District | 15' min No Max | 0' 20' adj res | 0.4 – 1.1 FAR No min lot size Base: 15, 20, and 25 DUAC 5% at 61%-80% AMI: + 65 DUAC 10% at 61%-80% AMI: +80 DUAC 10% at 61%-80% AMI & 5% at 81%-100% AMI: +105 DUAC | No MUP: 80' MUP No Retail: 90' MUP Retail: 120' | 80% | Proximity Slope UFS Tower Spacing |

The proposed MU-1 allows appropriately sited density and height. MU-1 only allows increases in height and density when including a mix of uses. The FAR and lot coverage of MU-1 are similar to the existing CS zoning. This lot would only have a front setback on Executive Drive to the west. Additional height and density are appropriate in an area well served by transit and with concentrated surface parking.

The applicant has not stated any intent to include mixed income housing units, but the density bonuses available to multifamily uses allowed broadly in MU-1 are also listed above. Those bonuses would also entail the requirement of the design standards of 4.1107.

Landscaping:

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

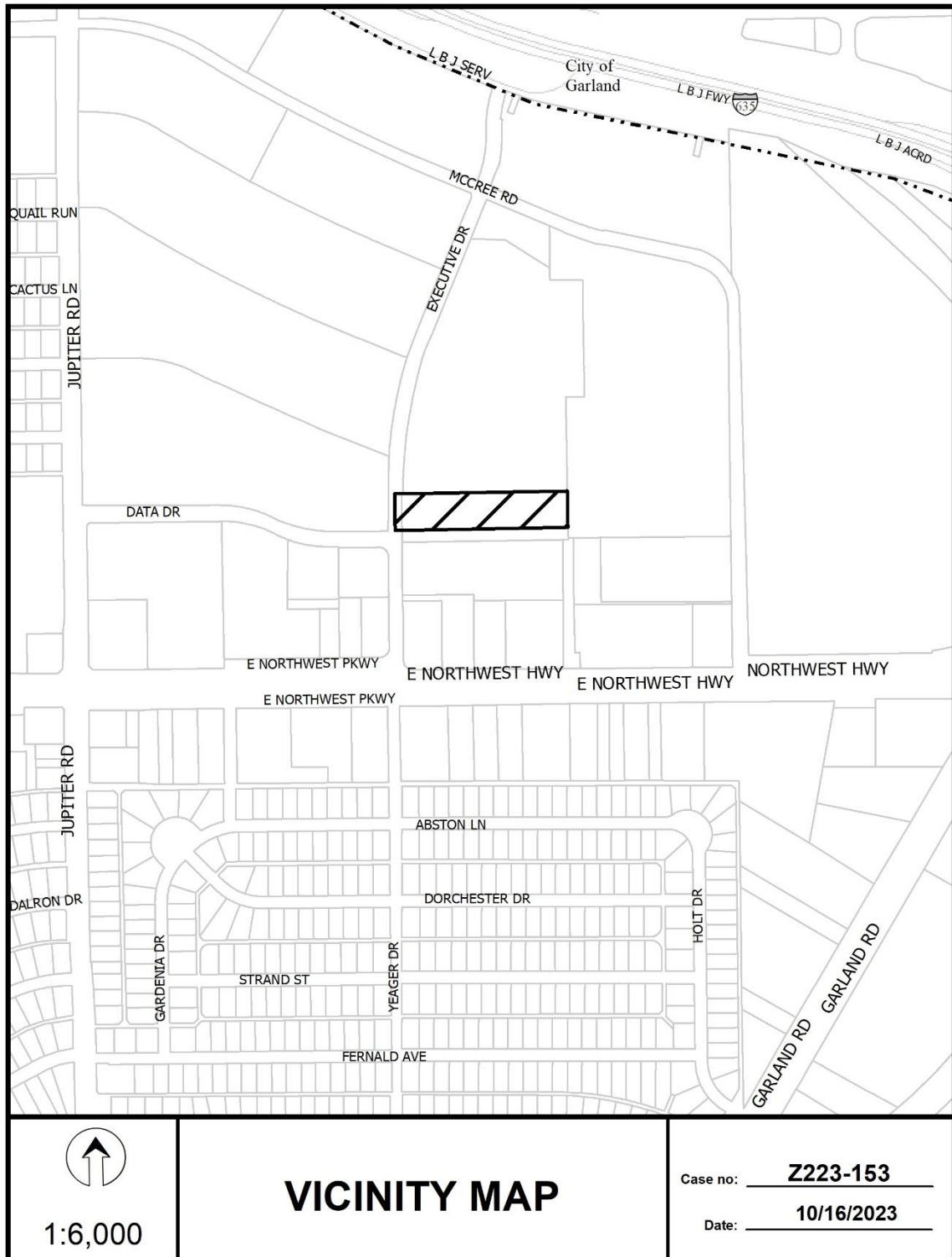
Parking:

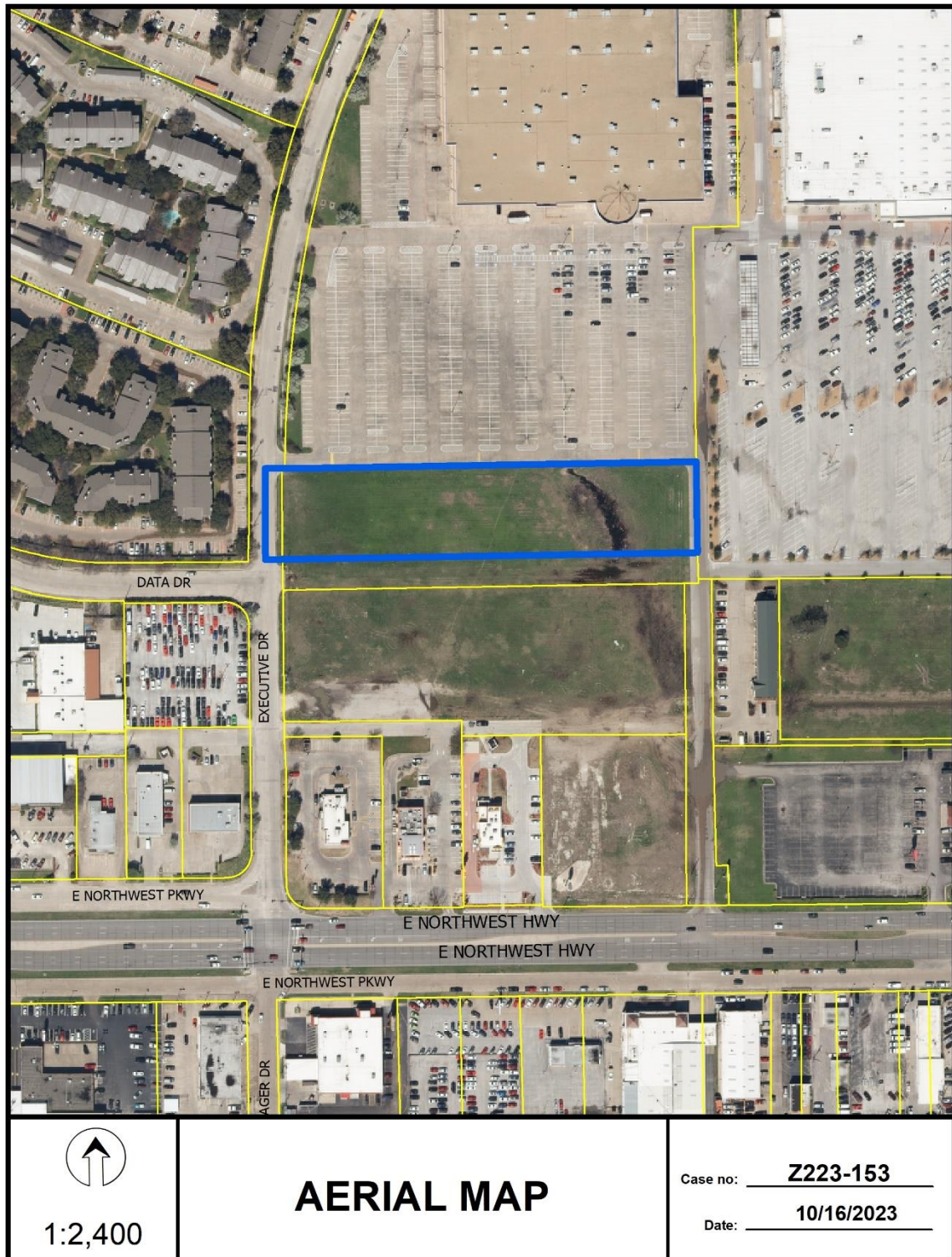
Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a motel or hotel use is one space for each unit for units 1 to 250. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit. The off-street parking requirements for retail and personal services uses are variable but range from one space per 100 square feet of floor area to 300 square feet of floor area.

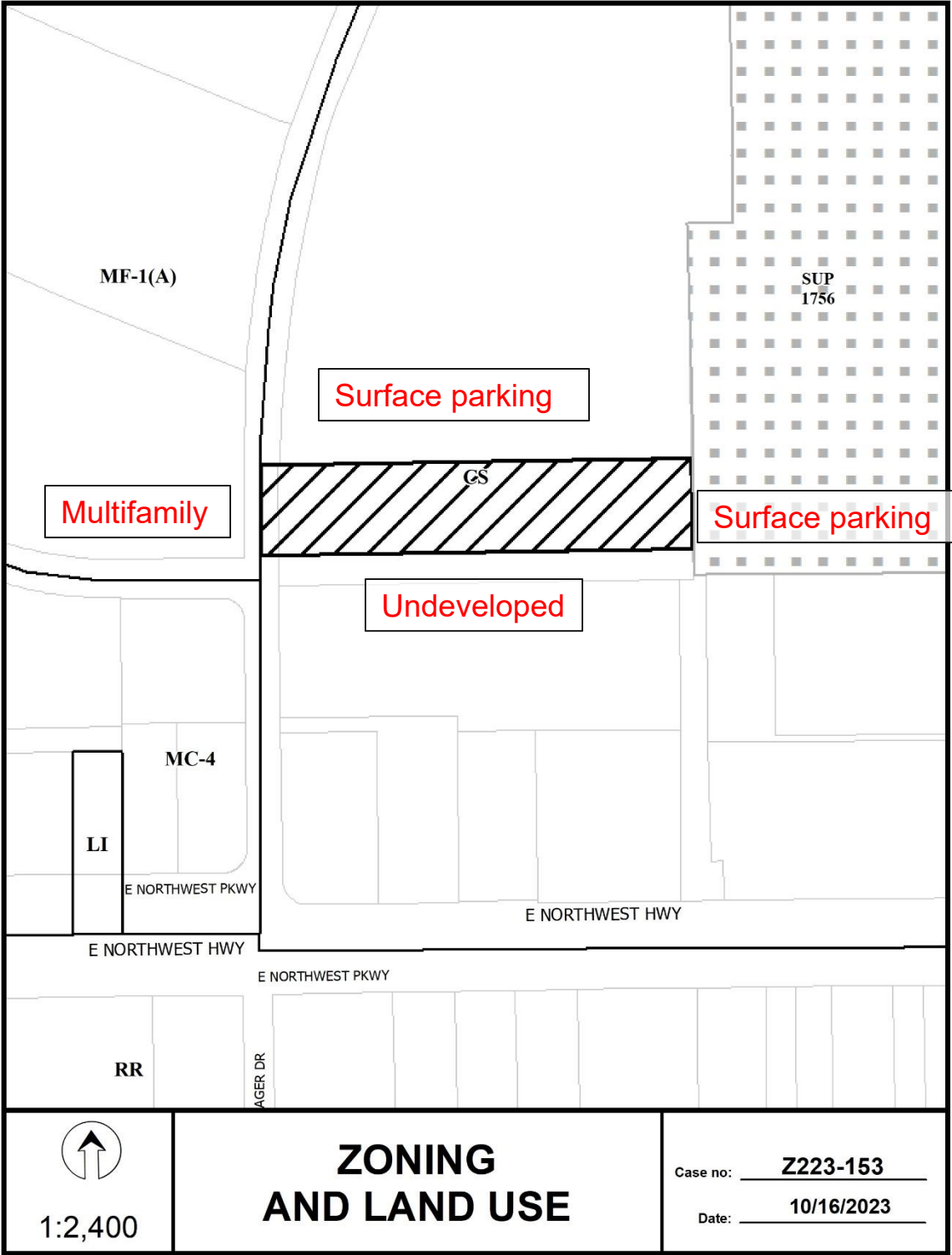
As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

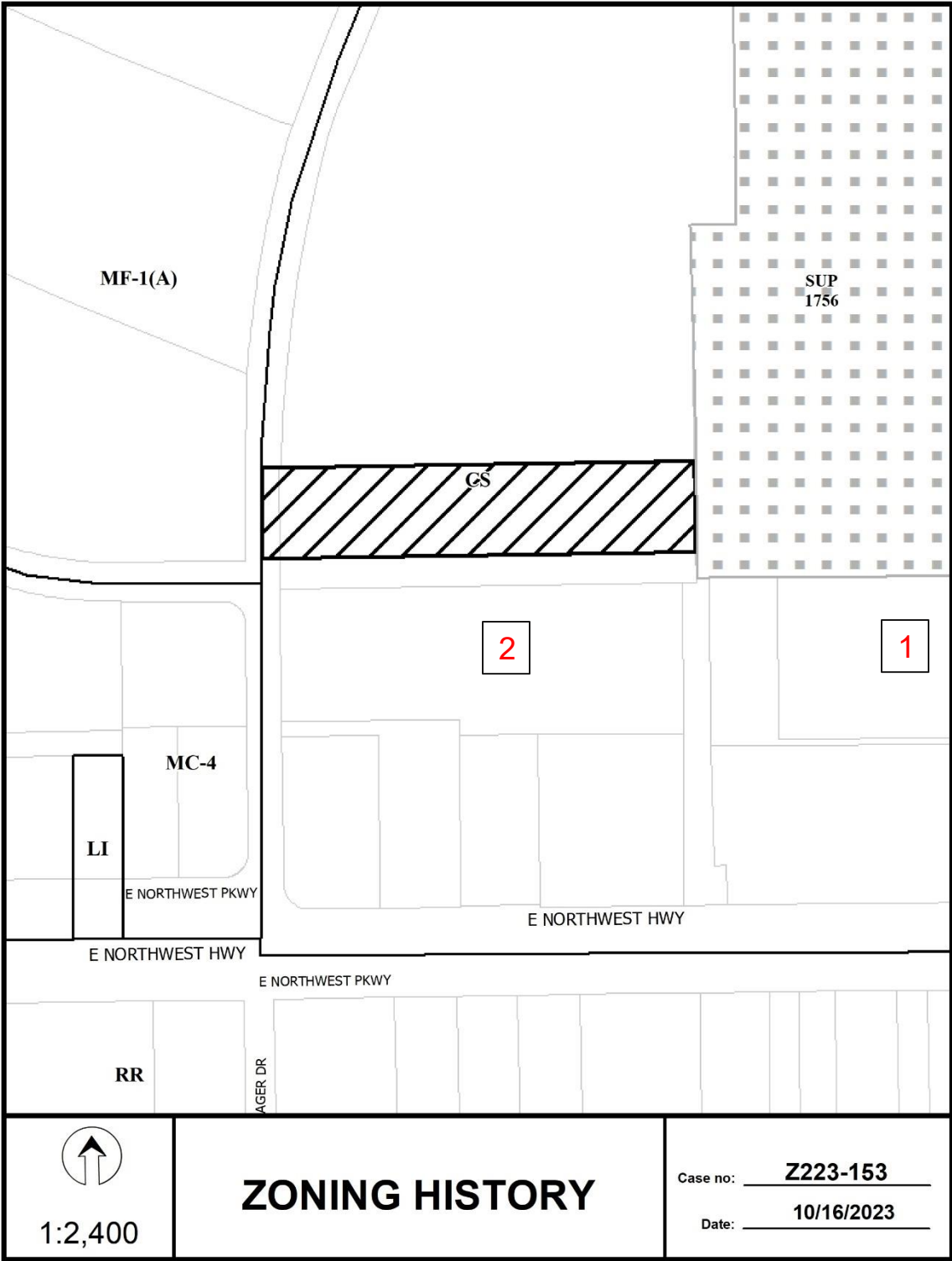
Market Value Analysis:

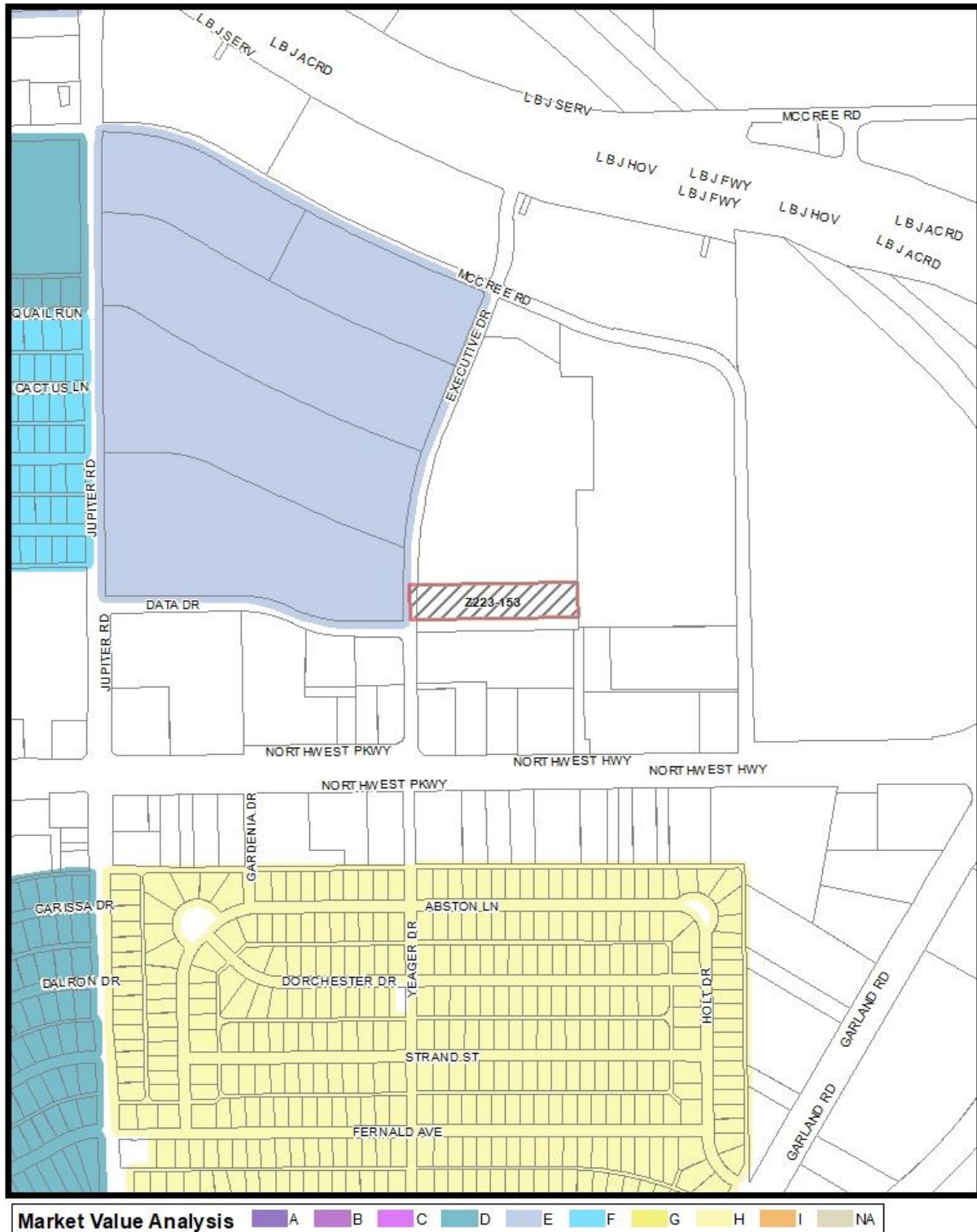
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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







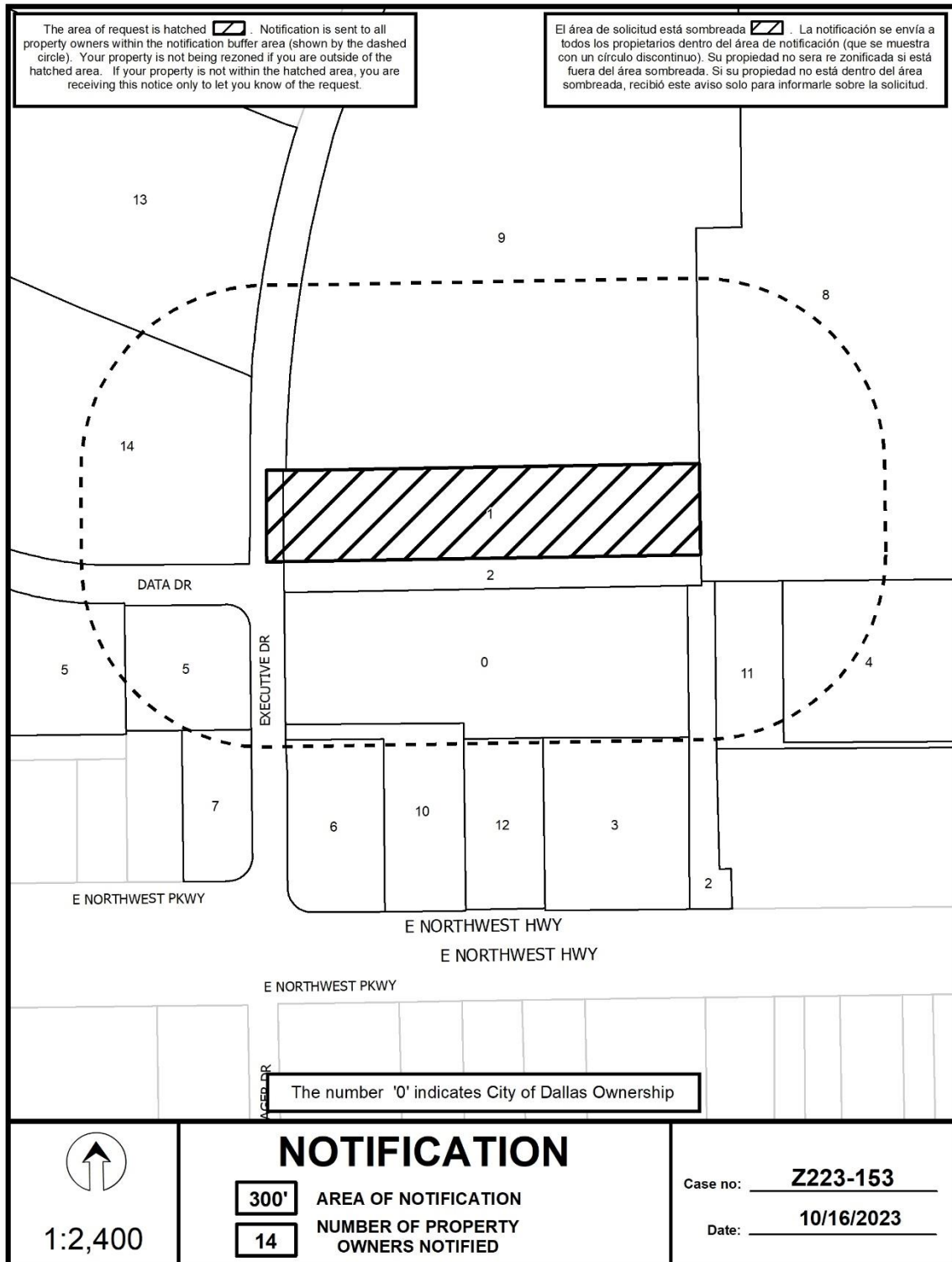




1:6,000

Market Value Analysis

Printed Date: 10/16/2023



10/16/2023

Notification List of Property Owners

Z223-153

14 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------|
| 1 | 206 EXECUTIVE DR | KKMD INESTMENTS LLC |
| 2 | 11921 E NORTHWEST HWY | SAMS EAST INC |
| 3 | 11809 E NORTHWEST HWY | DFW VENTURE NO 1 |
| 4 | 11921 E NORTHWEST HWY | Taxpayer at |
| 5 | 11510 DATA DR | GAMINO REYES |
| 6 | 11701 E NORTHWEST HWY | WENDYS PROPERTIES LLC |
| 7 | 11613 E NORTHWEST HWY | CLYDE AQUILL HOLDINGS LLC |
| 8 | 12000 MCCREE RD | SAMS REAL ESTATE BUS TR |
| 9 | 12710 EXECUTIVE DR | DAY DALLAS LLC |
| 10 | 11721 E NORTHWEST HWY | WHATABURGER OF MESQUITE |
| 11 | 12124 MCCREE RD | CHRISTIAN BRO AUTO CORP |
| 12 | 11805 E NORTHWEST HWY | PKK INVESTMENTS LLC |
| 13 | 12660 JUPITER RD | CEAI SOUTH POINTE LLC |
| 14 | 12610 JUPITER RD | 12610 JUPITER ROAD PROPERTY |



City of Dallas

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

Agenda Information Sheet

File #: 23-3001

Item #: 6.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a bail bonds office within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.

Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.

Applicant: Karen Dando, Southern Bail Bonds

Representative: Paul Wieneskie

Planner: Liliana Garza

Council District: 6

Z223-206(LG)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 6, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-206(LG) **DATE FILED:** February 14, 2023

LOCATION: Northeast corner of South Riverfront Boulevard and Reunion Boulevard

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 0.7231 acres **CENSUS TRACT:** 48113010002

REPRESENTATIVE: Paul Wieneskie

APPLICANT: Karen Dando, Southern Bail Bonds

OWNER: Kandace T. Dunn, Francis Family Holdings, LTD

REQUEST: An application for a Specific Use Permit for a bail bonds office within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The purpose of the request is to allow a bail bonds office within the existing building.

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

BACKGROUND INFORMATION:

- The area of request is currently developed with a building and is within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
- The applicant is proposing to operate a bail bonds office within the existing building.
- PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility.

Zoning History:

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

1. **Z212-162:** On May 18, 2022, the City Council approved an amendment and renewal of Specific Use Permit No. 1831 for a bail bonds office for a four-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
2. **Z201-267:** On November 10, 2021, the City Council approved a Specific Use Permit for a bail bonds office for a two-year period on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of Riverfront Boulevard, south of Reunion Boulevard.
3. **Z201-314:** On August 10, 2022, the City Council approved the renewal of Specific Use Permit No. 2167 for a bail bonds office for a four-year period on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the west line of Riverfront Boulevard, south of Rock Island Street.
4. **Z190-161:** On June 24, 2020, the City Council approved the renewal of Specific Use Permit No. 1831 for a bail bonds office for a two-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
5. **Z190-134:** On May 13, 2020, the City Council approved a Specific Use Permit for a bail bonds office for a two-year period on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|--------------------|-----------------------|
| South Riverfront Boulevard | Principal Arterial | 130 ft. |
| Reunion Boulevard | Minor Arterial | 107 ft. |

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:**Area Plans:**

The *360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the *360 Plan* is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The *360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The site is within the Riverfront community situated between the Trinity River and west of Downtown Dallas. Riverfront still contains a bulk of the city's industrial uses and Dallas County justice facilities. Historically industrial, the district has become an urban playground in recent years as bike trails, greenways, and pedestrian paths have been incorporated into Dallas greatest natural asset. Nonetheless, the area plan notes that industrial uses will continue to locate in Riverfront so long as the land remains cheap and readily available along the periphery of Downtown.

Based on the current uses and the existing conditions on the surrounding areas from the area of request, the proposed bail bonds office does not conflict with the goals set in the area plan for the Riverfront District.

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

learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

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

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

The requested site is within the Central Business District module within the Downtown Lakes District. The district is the recognized core of the city of Dallas and includes the city's founding site as well as major civic and cultural institutions located in Downtown.

The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

Land Use:

| | <u>Zoning</u> | <u>Land Use</u> |
|--------------|--|---|
| Site | PDD No.784, Mixmaster Riverfront Subarea | Liquor store & vacant office |
| North | PDD No.784, Mixmaster Riverfront Subarea | Office building, commercial parking lot or garage |
| East | PDD No.784, Mixmaster Riverfront Subarea | I-35E [N. Stemmons Freeway] |
| South | PDD No.784, Mixmaster Riverfront Subarea | Office building, bail bond office |
| West | PDD No.784, Mixmaster Riverfront Subarea | Utility or government installation (other), Office building |

Land Use Compatibility:

The area of request is currently developed with a one-story, approximately 6,575 square foot building. The building consists of a 4,200 square foot convenience store and a vacant 2,375 square foot office space. The applicant is proposing to operate a bails bond office from the vacant space. Surrounding land uses consist of a law office and bail bond office to the south, and to the north is another bail bond office and commercial parking lot or garage. An office building and a bail bond office are located to the west, and the Stemmons Freeway is located to the east.

PD No. 784 requires a Specific Use Permit for bail bonds office uses more than 500 feet away from a detention facility. Therefore, the applicant requests a Specific Use Permit for a bail bonds office.

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 because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. However, staff recommends a time limit of three years with no option for automatic renewal. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the bail bonds office, which can then be reevaluated following this initial period.

Landscaping:

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

Parking:

Pursuant to the parking regulations in PD No. 784, the off-street parking requirement for a bail bonds office is calculated at a ratio of one space per 333 square feet of floor area. The bail bonds office contains 2,375 square feet, requiring eight parking spaces. The applicant is providing eight parking spaces per the 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 not within an MVA cluster.

List of Officers

Owner: Francis Family Holdings, LTD

Lazy KT Enterprises, Inc., General Partner
Kandace T. Dunn, President

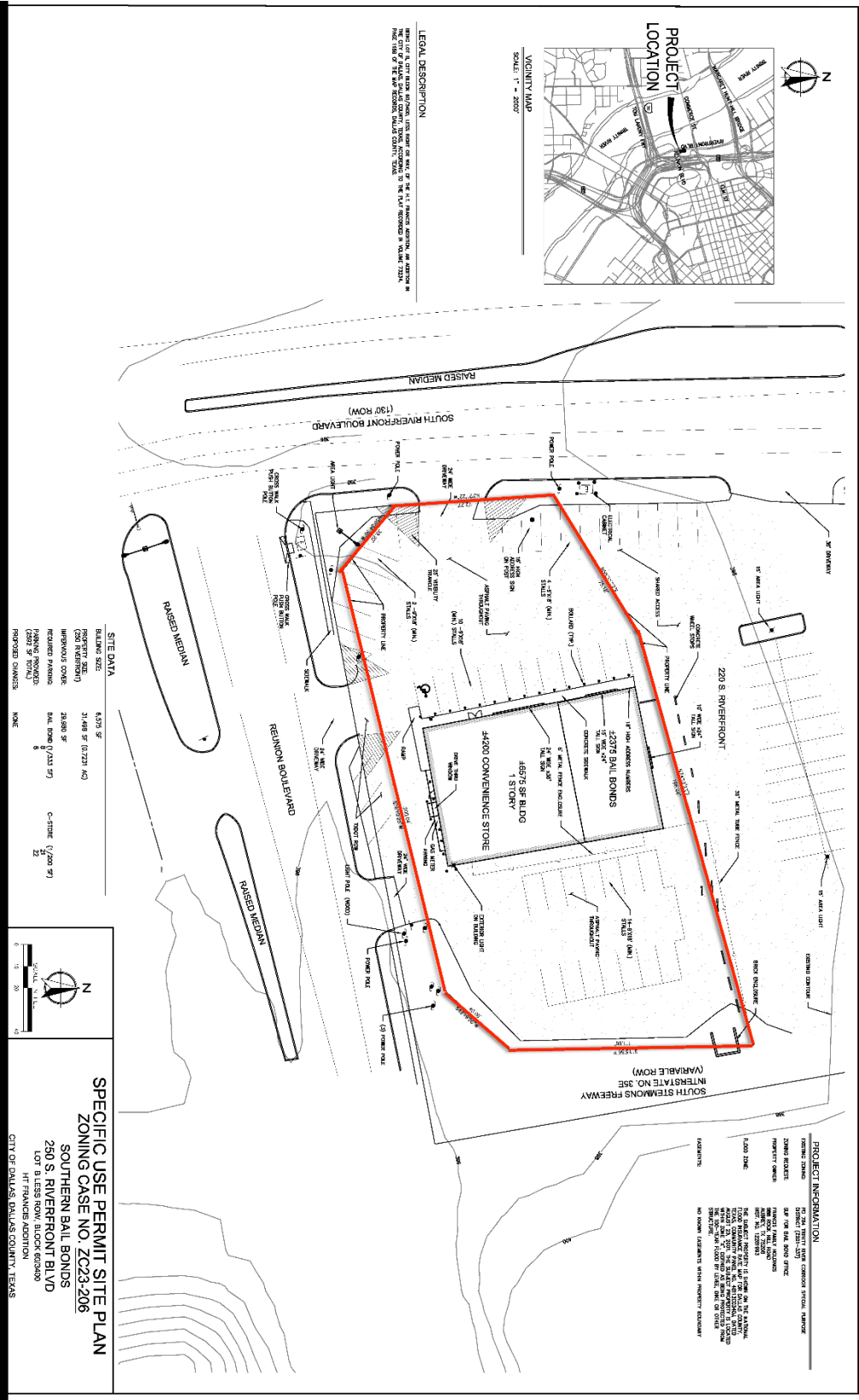
Applicant: Southern Bail Bonds

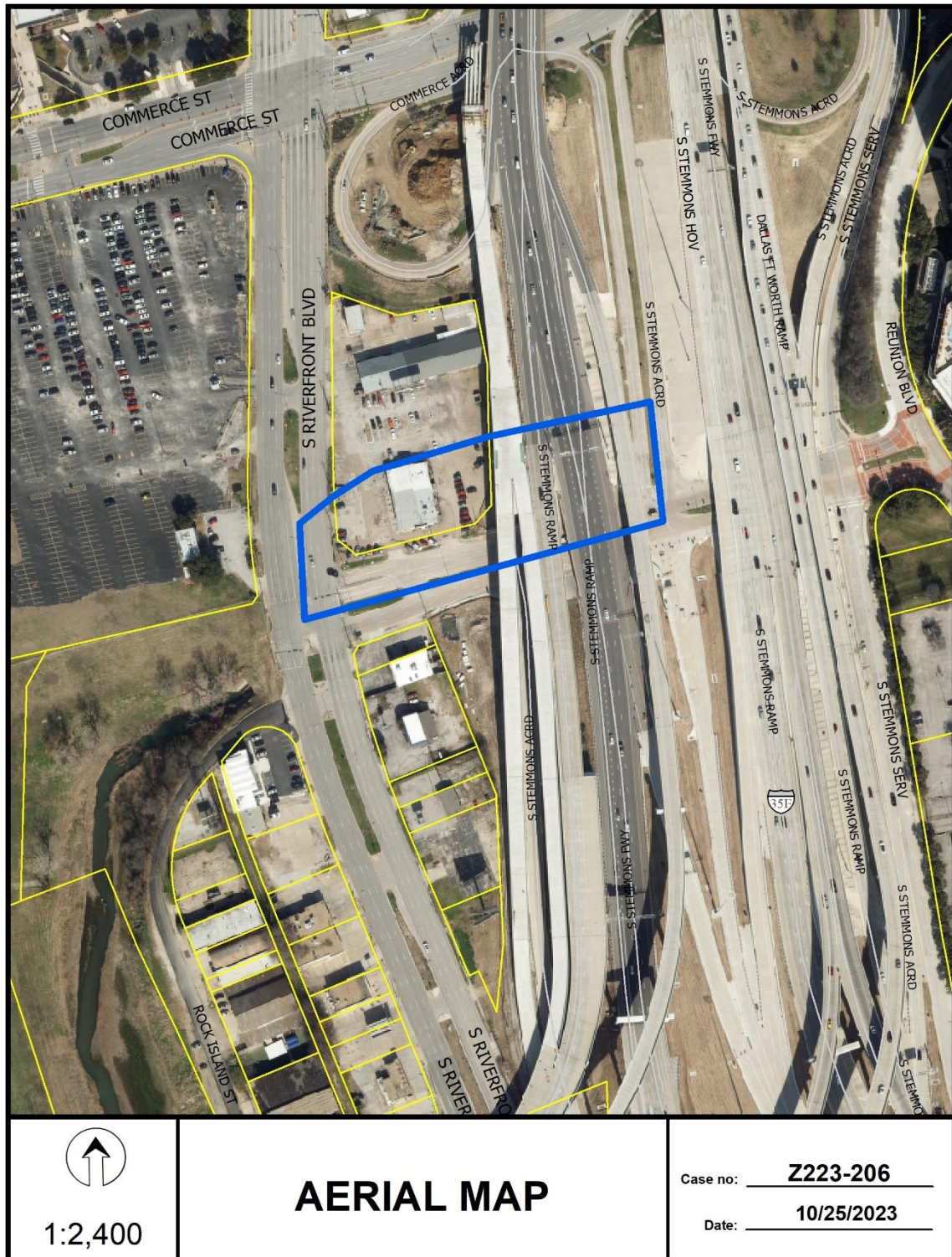
Karen Dando, Agent/Owner

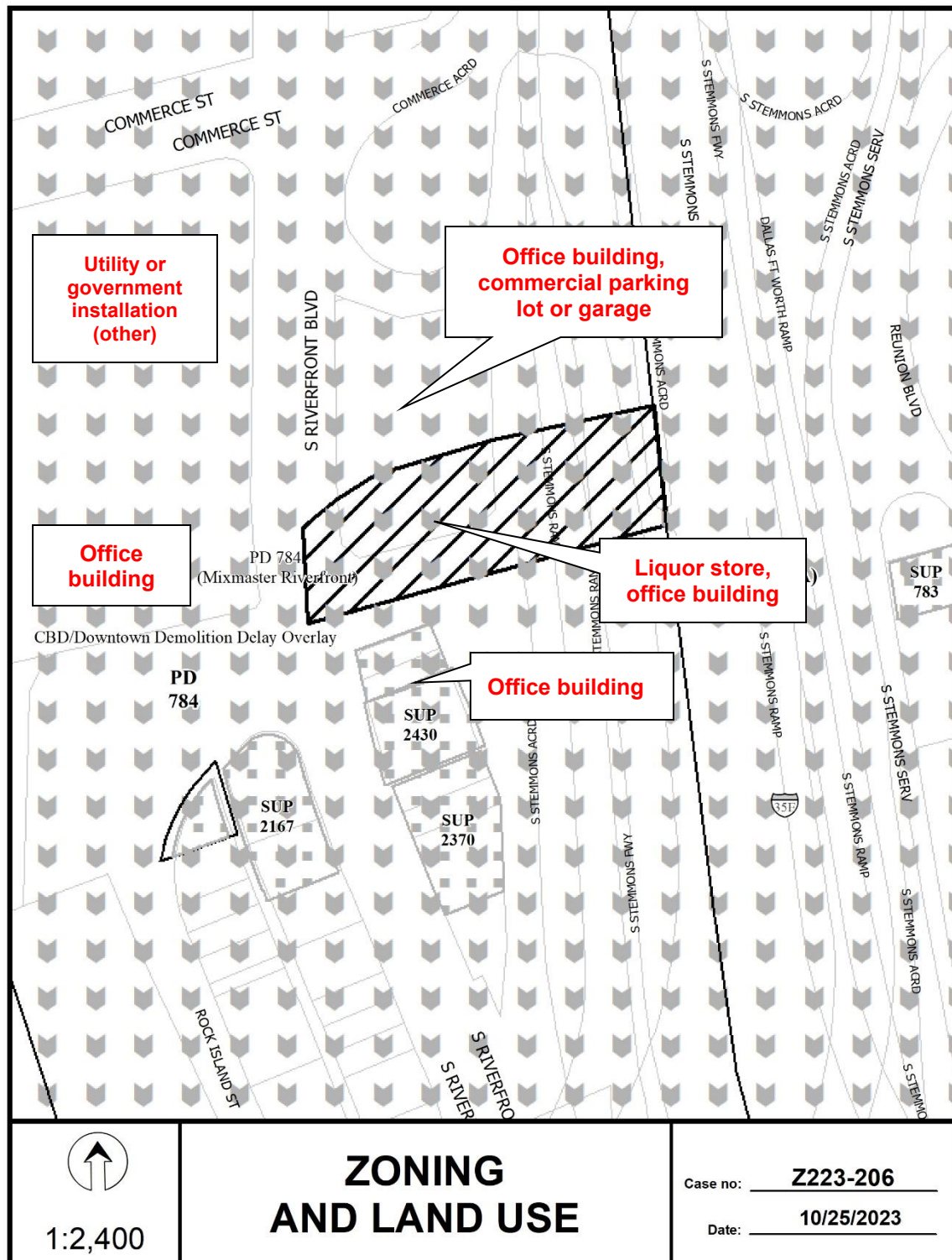
PROPOSED CONDITIONS

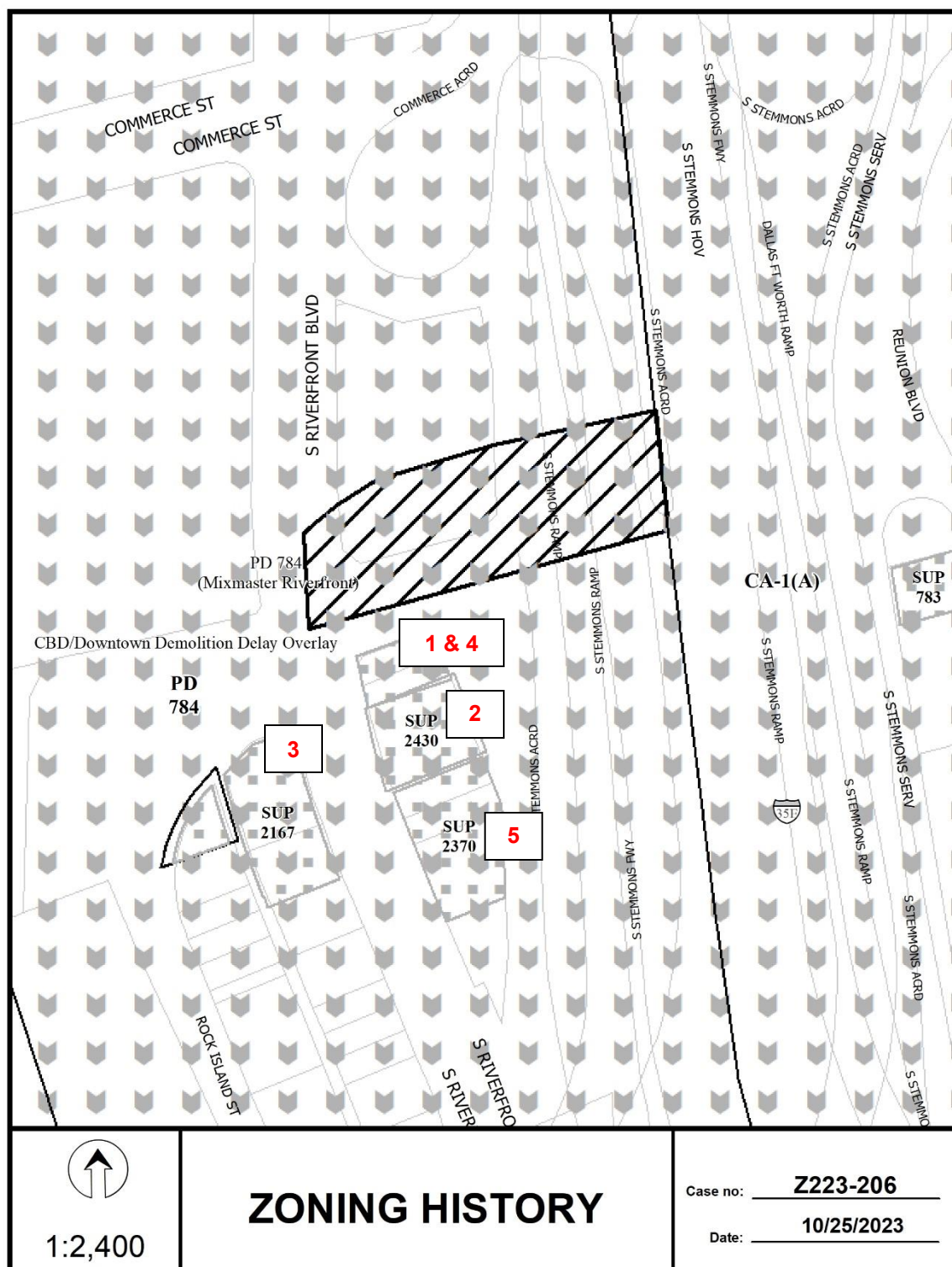
1. USE: The only use authorized by this specific use permit is a bail bond office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. MAINTENANCE: The Property 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.

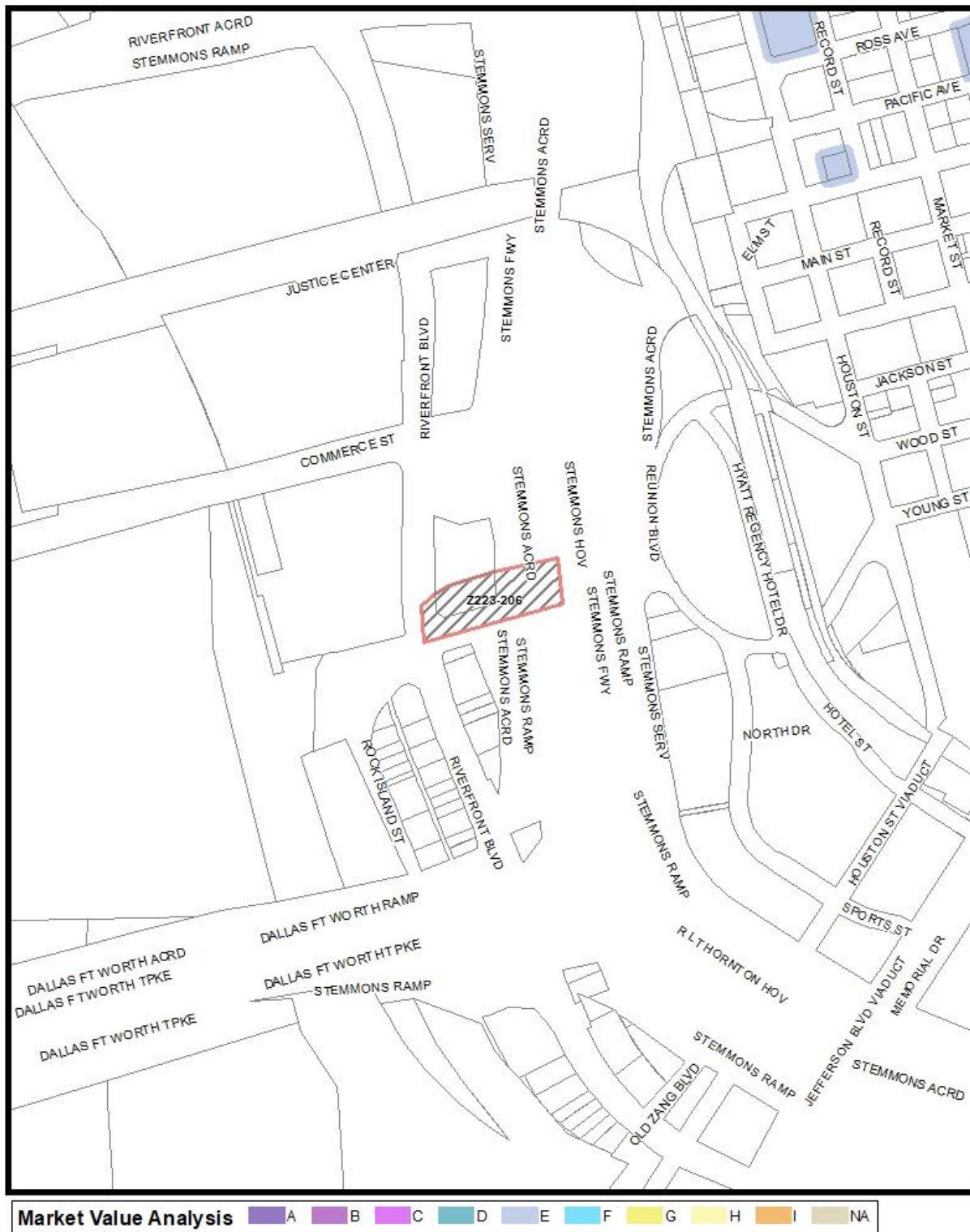
PROPOSED SITE PLAN







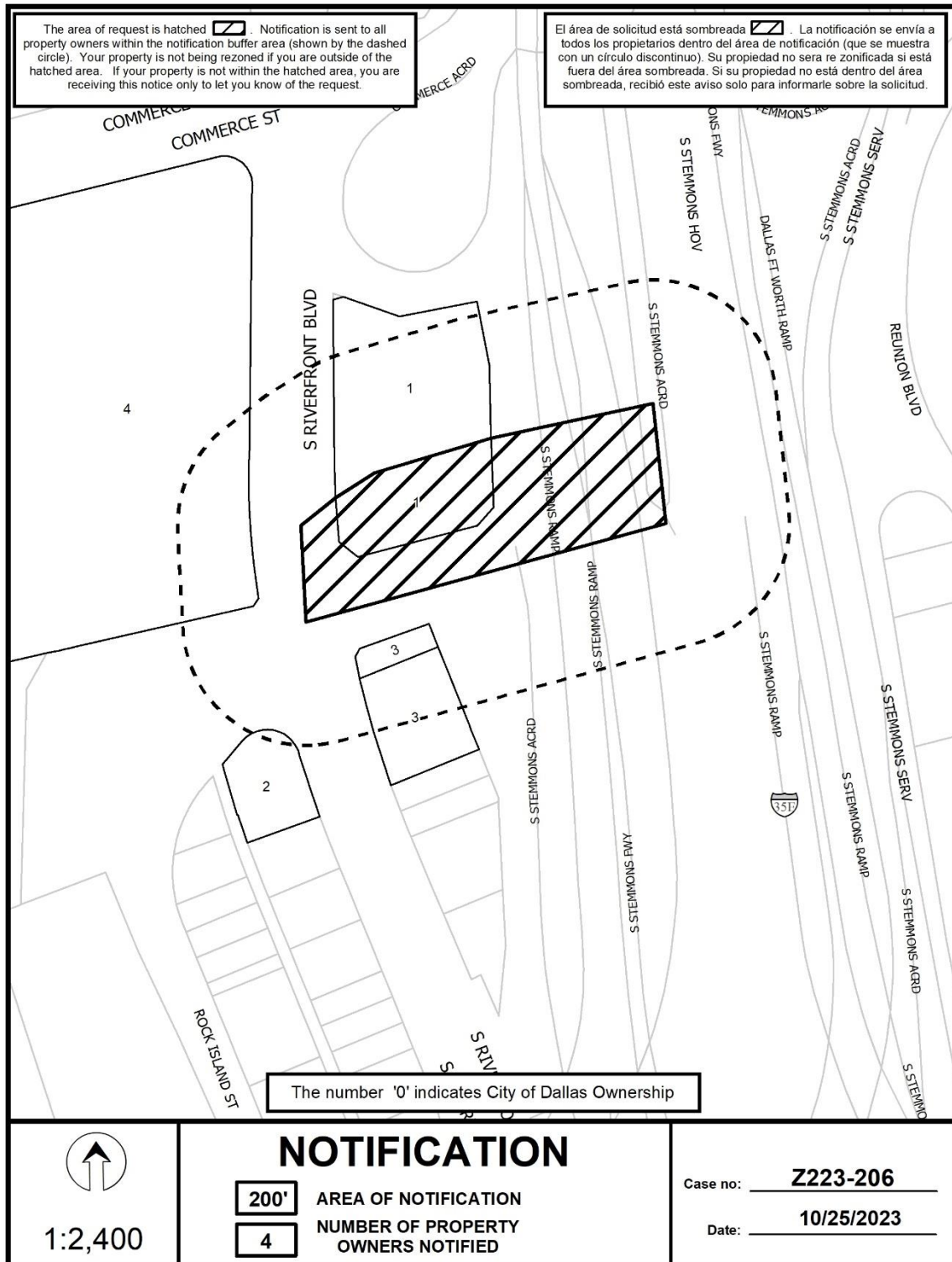




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Market Value Analysis

Printed Date: 10/25/2023



Z223-206(LG)

10/25/2023

Notification List of Property Owners

Z223-206

4 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------|
| 1 | 220 S RIVERFRONT BLVD | FRANCIS FAMILY HOLDINGS LTD |
| 2 | 311 S RIVERFRONT BLVD | JIFFY PPTIES LP |
| 3 | 314 S RIVERFRONT BLVD | JIFFY PROPERTIES LP |
| 4 | 257 S RIVERFRONT BLVD | CHPD-LP |



City of Dallas

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

Agenda Information Sheet

File #: 23-3002

Item #: 7.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Troy Street, between Brashear Street and Spring Avenue.

Staff Recommendation: **Approval.**

Applicant: South Dallas Fair Park ICDC

Representative: Erik Hauglie

Planner: Michael Pepe

Council District: 7

Z223-231(MP)

FILE NUMBER: Z223-231(MP)**DATE FILED:** March 15, 2023**LOCATION:** Southwest line of Troy Street, between Brashear Street and Spring Avenue**COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** ±1.02 acres**CENSUS TRACT:** 48113002703

REPRESENTATIVE: Erik Hauglie**APPLICANT/OWNER:** South Dallas Fair Park ICDC

REQUEST: An application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to permit residential uses on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The subject property is an undeveloped 1.02 acre tract.
- The subject lots are located in the 4800 block of Spring Avenue.
- The proposed use is residential.
- TH(3)(A) Subdistrict follows the same standards as TH-3(A) in the base code, but requires an SUP for surface accessory remote parking for institutional uses and for the market garden use.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-------|--------------|
| Spring Avenue | Local | Variable |
| Troy Street | Local | Variable |
| Brashear Street | Local | Variable |

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:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 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.

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 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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.

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Area Plans:

South Dallas Fair Park Economic Development Plan

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

- Objective One: Holistic Strategy
- Objective Two: Improve Basic Attributes
- Objective Three: Increase Resources
- Objective Four: Financial Support and Technical Assistance
- Objective Five: Encourage Corridor Reinvestment

The applicant's request complies with the recommendations of the South Dallas Fair Park Economic Development Plan. The proposed development furthers objectives One and Two. The fundamental objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed change furthers the goal to improve the basic attributes, among which are landscaping, urban design, and access to goods and services. The reactivation and continued maintenance of this underutilized space encourages the property-by-property revitalization called for by this plan. Redevelopment would support urban design by allowing additional density, requiring compliance with current landscaping code, and allowing additional height.

Land Use:

| | Zoning | Land Use |
|------------------|---|--|
| Site | R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595 | Undeveloped |
| Northeast | R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595, PD No.489 | Medical clinic, Undeveloped |
| Southeast | NC Neighborhood Commercial subdistrict, MF-1(A) subdistrict, PD No. 595 | Medical clinic, Single family (attached) |
| Southwest | R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595 | Retail, Undeveloped |
| Northwest | R-5(A) Single Family subdistrict, PD No. 595 | Single family, Undeveloped |

Land Use Compatibility:

The area of request is currently undeveloped. Properties to the northeast across Troy Street include undeveloped lots and a medical clinic. Properties to the southeast across Spring Avenue include a medical clinic and a subdivision of small-lot single family homes developed under MF-2(A) subdistrict. Properties to the southwest are undeveloped and a retail building. Properties to the northwest, across Brashear Street, are undeveloped or single family homes. Staff finds the proposed subdistrict is complementary with the existing character, and would primarily allow small lot homes, similar to those already built out in the area.

The proposed change would bring this significant portion of the block under one zoning category, which would allow for easier development. Additional density is appropriate on this site in proximity to transit, area schools, and services. Small lot and attached housing are an established pattern in the surrounding area, so the proposed residential development would complement and continue this pattern.

The PD states the following regards to an NC Neighborhood Commercial Subdistrict, which will remain adjacent to the subject property to the southwest: “The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods.” The

remaining NC on the block is still appropriate adjacent to the proposed residential on the subject site.

Development Standards

| DISTRICT | SETBACKS | | Height Stories | Density | Lot Coverage | Primary Uses |
|---|-----------------|---|---------------------------|---|---|--------------------------|
| | Front | Side/Rear | | | | |
| Existing PD 595 NC | 0' or 15'* | 0' or 5' 15' adj res/ 0' or 5' 15' adj res | 30' 2 | N/A | 40% | Office, Retail |
| Existing PD 595 R-5(A) | 20' | Res: 5' Other: 10' | 30' | 1 unit / 5,000 sqft | Res: 45% Nonres: 25% | Single family |
| Proposed PD 595 TH(3)(A) | 0'*** | SF: 0'**** / 0' Duplex: 5'/10' Other: 10'/10' | 36' | 12 units per acre minimum lot area: 2,000 per SF 6,000 per duplex | Res: 60% site Nonres: 25% 80% per lot | Single family, duplex |

*No front yard is required in NC, but if a front yard is provided it must be a minimum 15' with landscaping.

**Blockface continuity with R-5(A) will impose a 20' front setback on the Brashear Avenue frontage.

***Where the TH(3)(A) district abuts R-5(A), the TH(3)(A) will have a five-foot side setback.

The development standards of TH(3)(A) are appropriate on this site. The adjacency with R-5(A) imposes alterations to the base which will ensure consistency with the established pattern, including blockface continuity and additional side setbacks. Allowing zero-foot front setback along Spring Avenue will encourage a more walkable streetscape on that frontage, while not imposing difficulty on the remaining parcels zoned NC.

Landscaping:

Landscaping must be provided in accordance with the requirements of PD No. 595 and Article X, as amended.

Parking:

Parking must be provided in accordance with the requirements of PD No. 595 and Chapter 51A, as amended. The requirement for a single family use in a TH district is one space per unit.

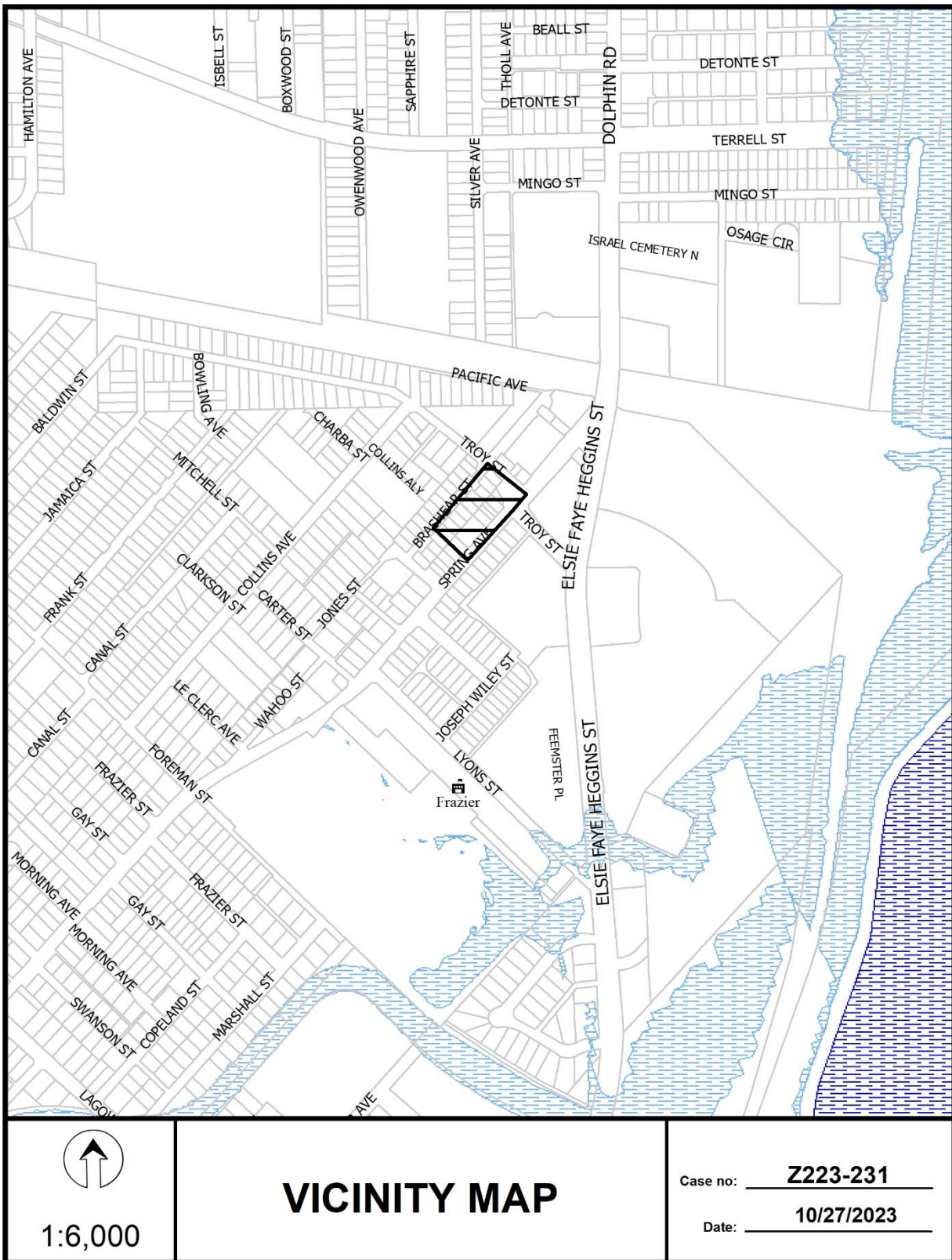
Market Value Analysis:

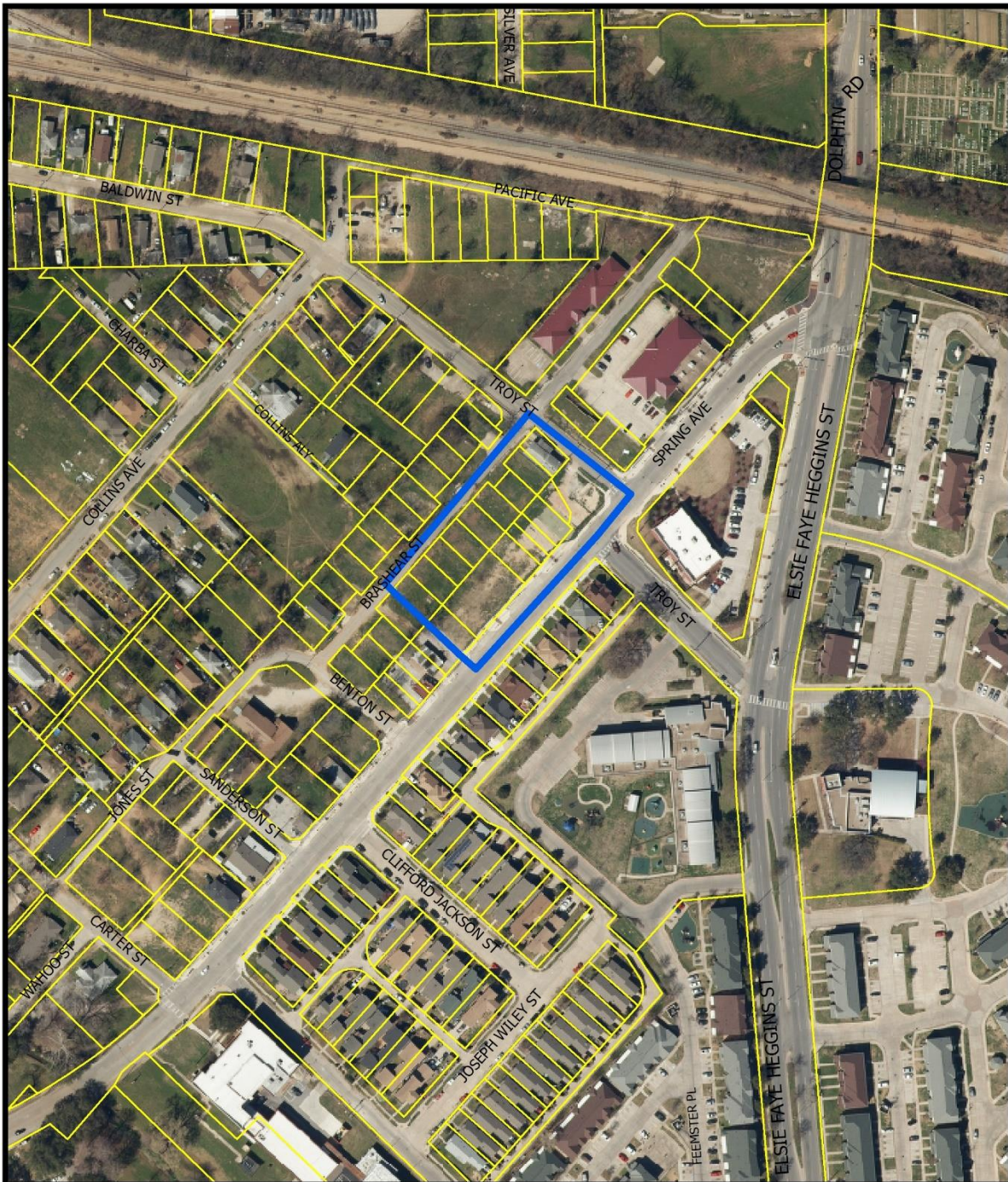
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List of Officers

ICDC

Dr. Teresa L Jackson, President
Wanda Huckaby, Secretary
Joan Smotzer, Treasurer
Sullivan Perkins – Business Manager (Retired)
Lewis Rhone, Assistant Treasurer
CEO Lewis Rhone & Assocs.
Dr. Verdell Marsh, Active Board Member
Jessica Jolly, Active Board Member
Honorable Diane Ragsdale, Ex-officio, ICDC Founder/Director Emerita
Rev. Billy Lane, ICDC Executive Director



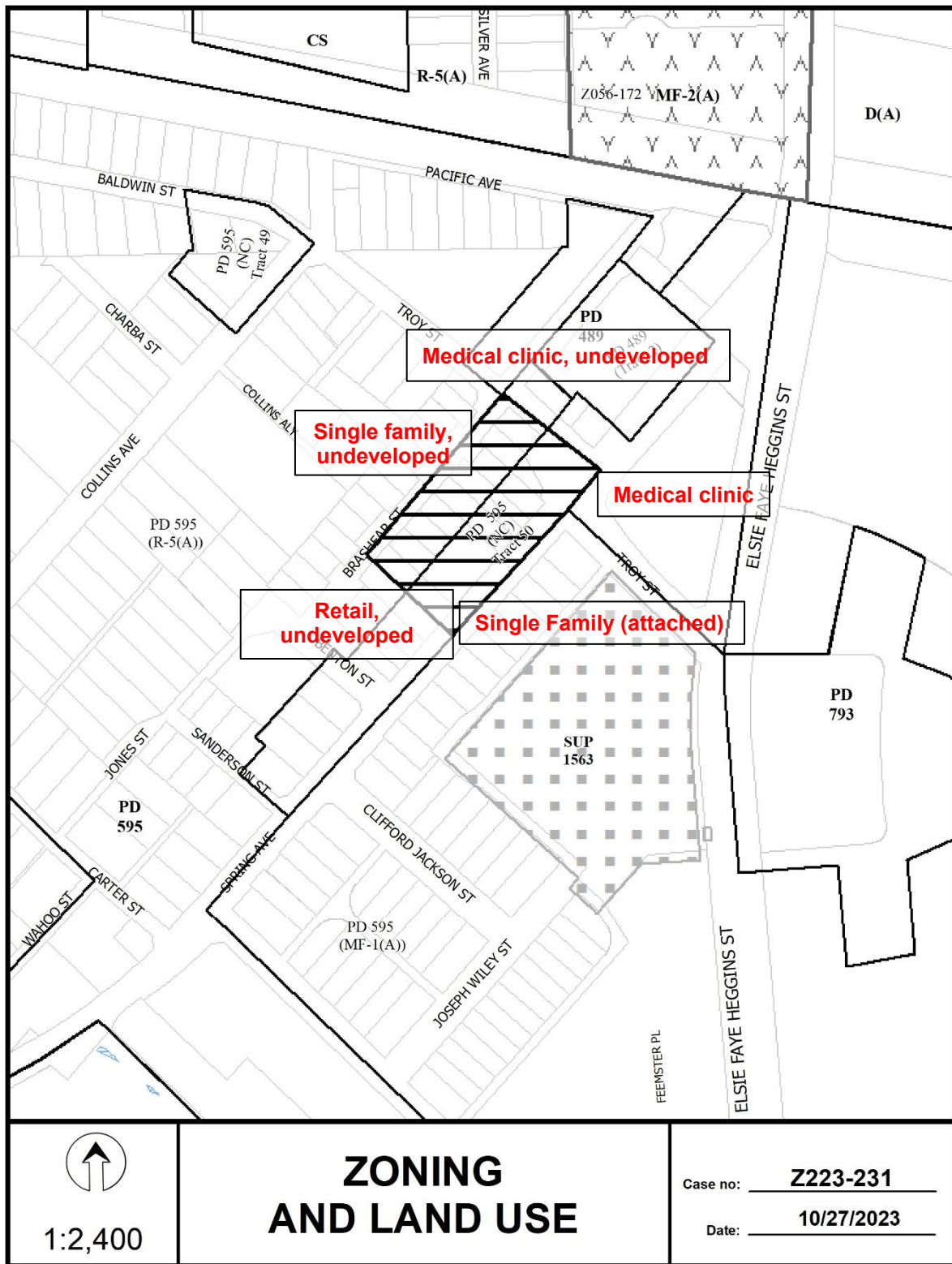


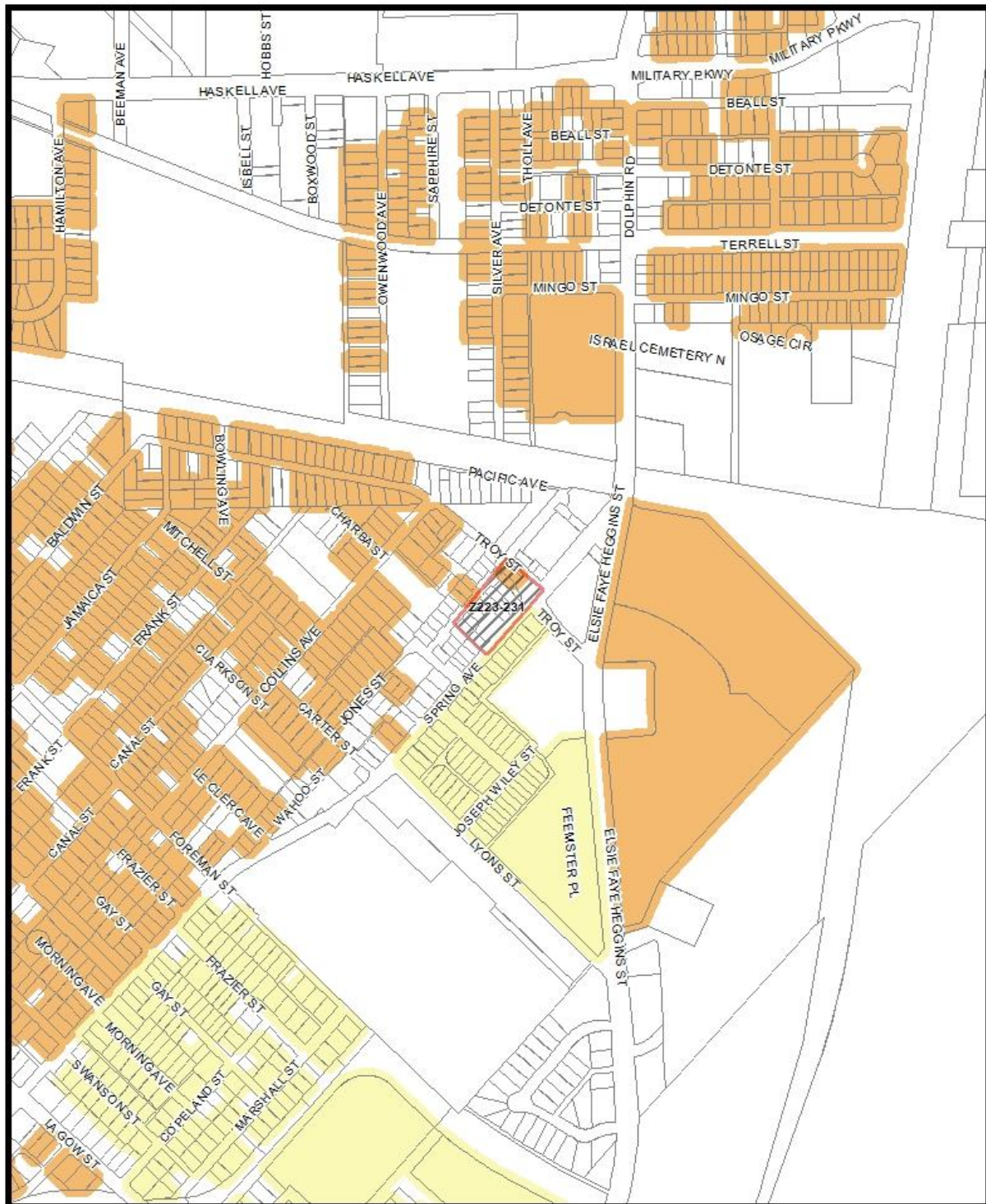
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AERIAL MAP

Case no: **Z223-231**

Date: **10/27/2023**





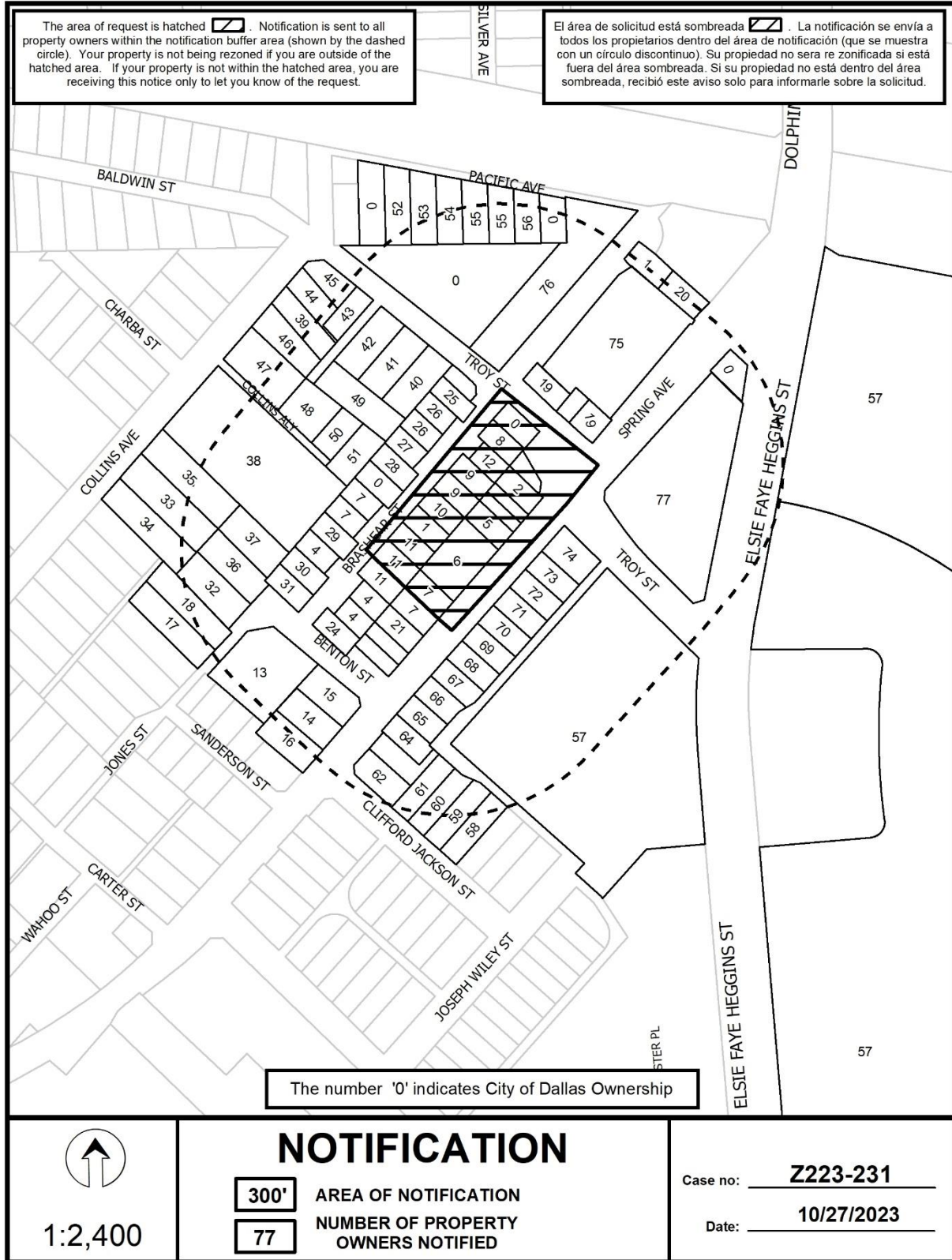
Market Value Analysis A B C D E F G H I NA



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Market Value Analysis

Printed Date: 10/30/2023



10/27/2023

Notification List of Property Owners***Z223-231******77 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 4930 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 2 | 4843 SPRING AVE | SOUTH DALLAS INNERCITY COMMUNITY |
| 3 | 4839 SPRING AVE | SOUTH DALLAS FAIR PARK |
| 4 | 4837 SPRING AVE | SOUTH DALLAS FAIR PARK |
| 5 | 4831 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY |
| 6 | 4821 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY |
| 7 | 4819 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY COMM |
| 8 | 4846 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 9 | 4838 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 10 | 4830 BRASHEAR ST | SOUTH DALLAS FAIR PARK |
| 11 | 4822 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 12 | 4842 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 13 | 4724 JONES ST | IRVIN CHARLES |
| 14 | 4727 SPRING AVE | JOSHAM INC |
| 15 | 4731 SPRING AVE | IRVIN LEONARD & KIMBERLY H |
| 16 | 4723 SPRING AVE | Taxpayer at |
| 17 | 4723 JONES ST | ROGERS BILLIE FAY WRENN EST OF |
| 18 | 4727 JONES ST | TAREKEGN ASNAKE |
| 19 | 2834 TROY ST | SOUTH DALLAS FAIR PARK INNER CITY |
| 20 | 4927 SPRING AVE | SOUTH DALLAS FAIR PARK INNER CITY |
| 21 | 4809 SPRING AVE | JOHNSON GLENDA & JUANE |
| 22 | 4805 SPRING AVE | JOHNSON JUANE J & GLENDA |
| 23 | 4803 SPRING AVE | Taxpayer at |
| 24 | 4802 BRASHEAR ST | VILLATORO JOSE ANIBAL MEDRANO & |
| 25 | 4847 BRASHEAR ST | KORE CAPITAL REAL ESTATE |
| 26 | 4843 BRASHEAR ST | SOUTH DALLAS FAIR PARK |

Z223-231(MP)

10/27/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|----------------------------------|
| 27 | 4835 BRASHEAR ST | SOUTH DALLAS FAIR PARK / |
| 28 | 4831 BRASHEAR ST | LIGGINS VIRGINIA ESTATE |
| 29 | 4815 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNER |
| 30 | 4807 BRASHEAR ST | GODS HOUSE OF PRAYER FOR |
| 31 | 4803 BRASHEAR ST | GODS HOUSE OF PRAYER FOR |
| 32 | 4731 JONES ST | NEWSOME LLOYD |
| 33 | 4730 COLLINS AVE | TRAN JENNY |
| 34 | 4726 COLLINS AVE | CRAVIN HELEN L EST OF & |
| 35 | 4732 COLLINS AVE | TAREKEGN ASNAKE M |
| 36 | 4735 JONES ST | MALLOY ROBERT GILL |
| 37 | 4739 JONES ST | FLANAGAN JOHN |
| 38 | 4638 COLLINS AVE | ASNAKE TAREKEGN |
| 39 | 4814 COLLINS AVE | TAREKEGN ASNAKE |
| 40 | 2823 TROY ST | CARRAWAY BRIANA DENISE |
| 41 | 2819 TROY ST | MARAIYESA YEWANDE O |
| 42 | 2813 TROY ST | LOGAN DALLAREE OCTAVIA |
| 43 | 2811 TROY ST | HERVEY JEFFREY CRAIG |
| 44 | 4818 COLLINS AVE | ROSS JOHN L |
| 45 | 4822 COLLINS AVE | SILAS JUANNETTE |
| 46 | 4810 COLLINS AVE | LITTMON CELESTINE |
| 47 | 4806 COLLINS AVE | YOUNG CELESTINE |
| 48 | 2806 COLLINS ALLEY RD | TAREKEGAN ASNAKE M |
| 49 | 2813 TROY ST | TAYLOR DANIEL G |
| 50 | 2808 COLLINS ALLEY RD | IMRC LLC |
| 51 | 2810 COLLINS ALLEY RD | LIGGINS ESTER |
| 52 | 4909 PACIFIC AVE | GOOD URBAN DEVELOPMENT LLC |
| 53 | 4911 S PACIFIC AVE | HURDLE JULIA |
| 54 | 4915 PACIFIC AVE | MILL CITY COMMUNITY BUILDERS LLC |
| 55 | 4917 S PACIFIC AVE | MILL CITY COMMUNITY BUILDERS |
| 56 | 4921 S PACIFIC AVE | MILL CITY COMMUNITY BUILDERS |
| 57 | 2919 TROY ST | DALLAS HOUSING AUTHORITY |

Z223-231(MP)

10/27/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 58 | 2914 | CLIFFORD JACKSON STJAEQUEZ DANNY & IRMA |
| 59 | 2910 | CLIFFORD JACKSON STVALENTINE KATHY ANN |
| 60 | 2906 | CLIFFORD JACKSON STRAMIREZ BRENDA J |
| 61 | 2902 | CLIFFORD JACKSON STPOLK MICHELLE |
| 62 | 4802 | SPRING AVE NIHOBANTEGE ELIZABETH IRAMONA |
| 63 | 4806 | SPRING AVE RODRIGUEZ DANIELA |
| 64 | 4810 | SPRING AVE SMITH STEPHEN D |
| 65 | 4814 | SPRING AVE KILMAN HALEY |
| 66 | 4818 | SPRING AVE DEANEGLAKAS WESLEY |
| 67 | 4822 | SPRING AVE Taxpayer at |
| 68 | 4826 | SPRING AVE DAVIS JAMES |
| 69 | 4830 | SPRING AVE THOMPSON RONDA ROCHELLE |
| 70 | 4834 | SPRING AVE ANDERSON ANDREA |
| 71 | 4838 | SPRING AVE JACKSON SANDRA DENISE |
| 72 | 4842 | SPRING AVE JOHNSON TAMEKA D |
| 73 | 4846 | SPRING AVE JOHNSON JAMES SR |
| 74 | 4850 | SPRING AVE MORRIS ILITHIA |
| 75 | 4907 | SPRING AVE SOUTH DALLAS FAIR PARK |
| 76 | 4915 | BRASHEAR DR SOUTH DALLAS FAIR PARK |
| 77 | 4922 | SPRING AVE SOUTH DALLAS FAIR PARK INNERCITY DEV |



City of Dallas

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

Agenda Information Sheet

File #: 23-3003

Item #: 8.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street, west of Bexar Street.

Staff Recommendation: **Approval.**

Applicant: CTE Homes, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 7

Z223-232(GB)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Giahanna Bridges

FILE NUMBER: Z223-232(GB)

DATE FILED: March 14, 2023

LOCATION: Southeast line of Easley Street, west of Bexar Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.24 acre

CENSUS TRACT: 48113020800

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: CTE Homes, LLC

REQUEST: An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow single family on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The lots are accessible from Easley Street.
- The applicant proposes to develop the property with a single-family residence.
- To accomplish this, the applicant requests an R-5(A) Single Family Subdistrict within PD No. 595.

Zoning History:

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

1. **Z201-327:** On August 10, 2022, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|--------------|--------------|
| Easley Street | Local Street | 40 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 will continue review of engineering plans at permitting to comply with city standards.

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:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan:

Trinity River Corridor Comprehensive Land Use Study

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

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

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

The request complies with the following land use goals and policies of the Trinity River Corridor Comprehensive Land Use Study:

The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a group of neighborhoods that offer residents a wide range of choices, from classic homes on tree-lined streets to apartments in high-rise mixed-use buildings overlooking the Trinity lakes.

South Dallas/Fair Park Economic Development Plan

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

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

The applicant's request is compatible with the South Dallas/Fair Park Economic Development Plan. The plan seeks to redevelop vacant lots and buildings.

Land Use:

| | Zoning | Land Use |
|------------------|--------------------------------------|-----------------|
| Site | NC Subdistrict within PD No. 595 | Undeveloped |
| Northwest | R-5(A) Subdistrict within PD No. 595 | Single family |
| Northeast | NC Subdistrict within PD No. 595 | Single family |
| Southeast | NC Subdistrict within PD No. 595 | Single family |
| Southwest | NC Subdistrict within PD No. 595 | Undeveloped |

Land Use Compatibility:

The property is currently undeveloped. The property is zoned an NC Subdistrict within PD No. 595. Properties to the north, south, east, and west of the property are developed with single family uses and undeveloped areas.

The NC Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. The applicant is requesting to rezone the property to an R.5(A) Subdistrict to allow for the construction of a single-family home. The proposed construction of a single-family residence will be compatible with the neighboring single-family uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

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 or PD No. 595 |

| | Existing | Proposed |
|---|----------|--------------|
| Use | NC Subd. | R-5(A) Subd. |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Community garden | • | • |
| Crop production | | • |
| Market garden | S | S |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| Building repair and maintenance shop | | |
| Bus or rail transit vehicle maintenance or storage facility | | |
| Catering service | S | |
| 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 | | |

| Use | NC Subd. | R-5(A) Subd. |
|--|----------|--------------|
| 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 |
| 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 | | ★ |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| Adult day care facility | • | S |
| Cemetery or mausoleum | | 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 | | |
| Convent or monastery | | S |
| Foster home | | S |
| Halfway house | | |
| Hospital | | |
| Library, art gallery, or museum | • | S |
| Public or private school | S | S |
| LODGING USES | | |
| Extended stay hotel or motel | | |
| Hotel or motel | | |
| Lodging or boarding house | | |
| Overnight general purpose shelter | | |
| MISCELLANEOUS USES | | |

| Use | NC Subd. | R-5(A) Subd. |
|--|----------|--------------|
| Carnival or circus (temporary) | | ★ |
| Hazardous waste management facility | | |
| Placement of fill material | | |
| 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 |
| 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 | | ★ |
| Live-work unit | ★ | |
| Manufactured home park, manufactured home subdivision, or campground | | |
| Multifamily | | |
| Residential hotel | | |
| Retirement housing | | |
| 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 | S | |
| Convenience store with drive-through | | |
| Dry cleaning or laundry store | • | |
| Furniture store | ★ | |

| Use | NC Subd. | R-5(A) Subd. |
|---|----------|--------------|
| General merchandise or food store 3,500 square feet or less | ★ | |
| General merchandise or food store greater than 3,500 square feet | | |
| Home improvement center, lumber, brick or building materials sales yard | | |
| Household equipment and appliance repair | | |
| Liquefied natural gas fueling station | | |
| Mortuary, funeral home, or commercial wedding chapel | S | |
| 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 | | |
| Surface accessory remote 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 |
| 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 |
| UTILITY AND PUBLIC SERVICE USES | | |
| Commercial radio or television transmitting station | | |
| Electrical generating plant | | |
| Electrical substation | | S |
| Local utilities | ★ | ★ |
| Police or fire station | S | S |

| Use | NC Subd. | R-5(A) Subd. |
|--|----------|--------------|
| Post office | S | |
| Radio, television, or microwave tower | | S |
| Refuse transfer station | | |
| Sanitary landfill | | |
| Sewage treatment plant | | |
| Tower/antenna for cellular communication | S | ★ |
| Utility or government installation other than listed | | 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 | | |

Development Standards

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

| District | Setback | | Density | Height | Lot Cvrgr. | Special Standards | Primary Uses |
|-------------------------------------|---------------------------|---|---------------|------------------|--|---------------------------------|--|
| | Front | Side/Rear | | | | | |
| Existing: NC SD in PD 595 | 0' or 15' ¹ | Not required but if provided side/rear must be at least 5 15' adj to res ² | 0.5 FAR | 30' 2 stories | 40% | Proximity Slope ³ | Office, retail, personal service |
| Proposed: R-5(A) SD in PD 595 | 20' ⁴ | 5' for single family structures 10' for others | 1 du/5,000 sf | 30' | 45% for Single Family 25% for others | ----- | Single Family |

¹ No front yard is required, but if a front yard is provided, it must be a minimum of 15 feet with landscaping

² If approved, R-5(A) lots would impose 15-foot side and rear setback on adjacent NC lots

³ If approved, R-5(A) lots would impose residential proximity slope on adjacent NC lots

⁴ If approved, R-5(A) lots would impose 20-foot front yard on adjacent NC lots due to blockface continuity

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-5(A) District is one space. The applicant will be required to comply with standard parking ratios at permitting.

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 more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster. To the northwest and southeast are “I” MVA clusters, and to the northeast is an “E” MVA cluster.

Z223-232(GB)

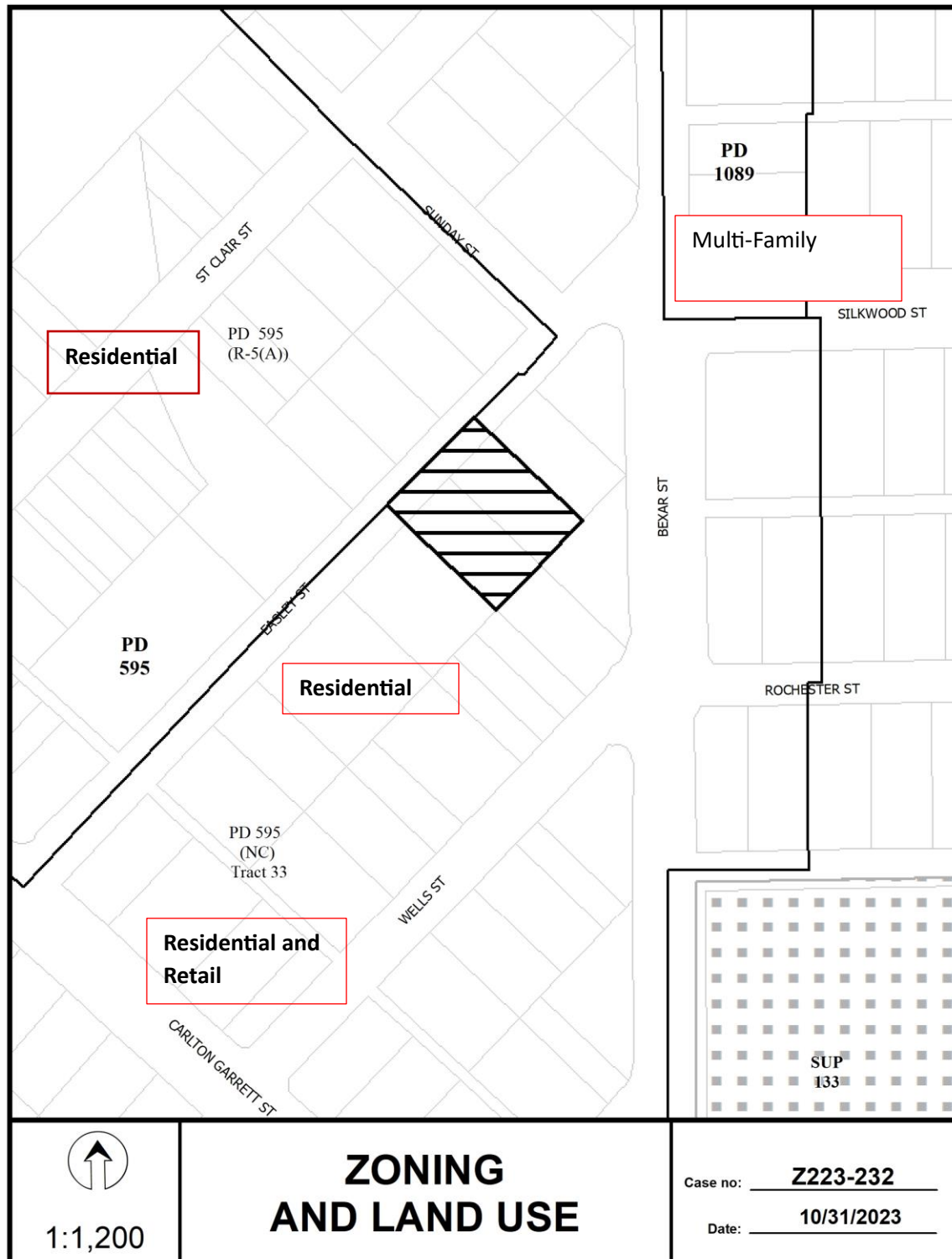
List of Officers

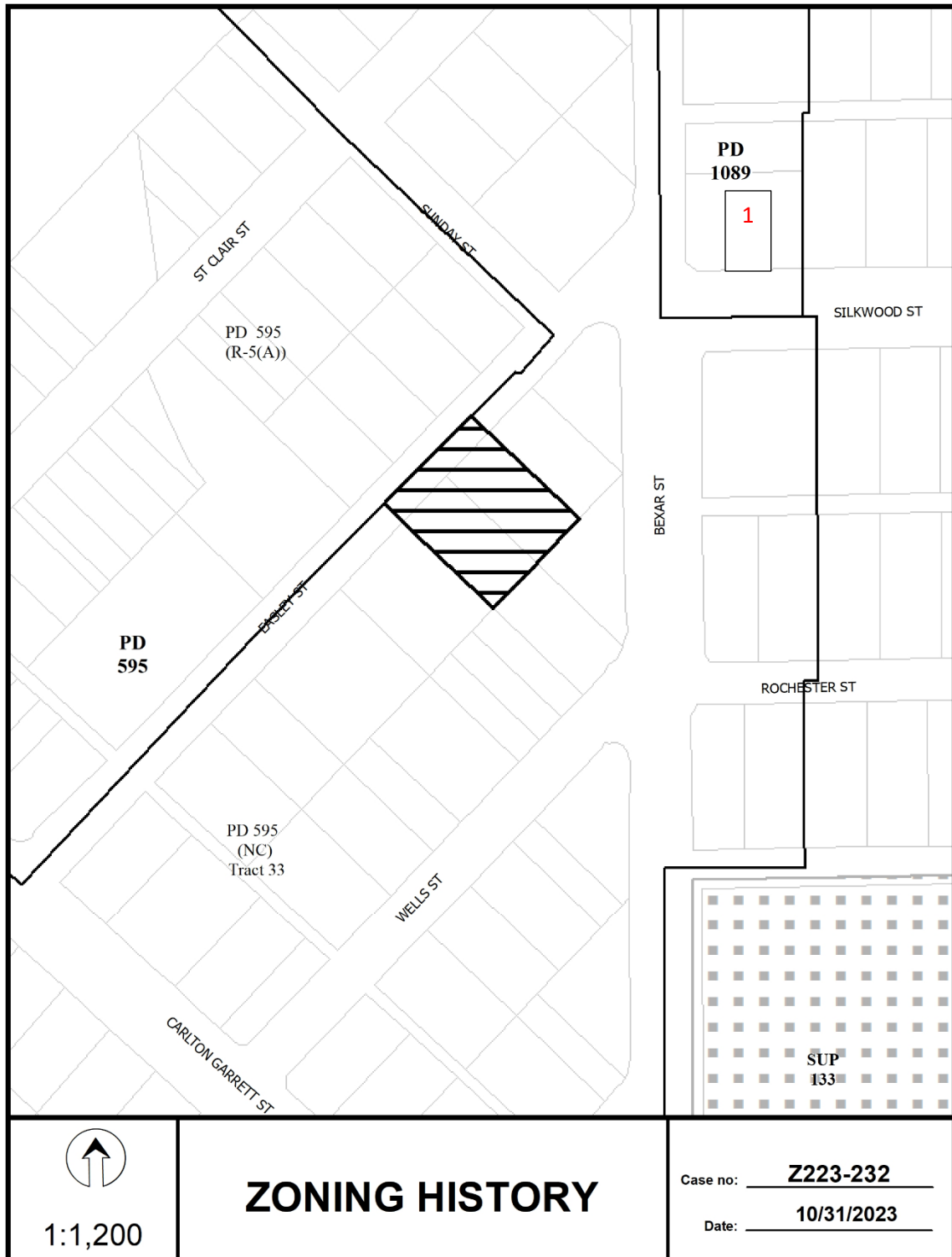
CTE Homes, LLC

Carolyn Khoury, Manger

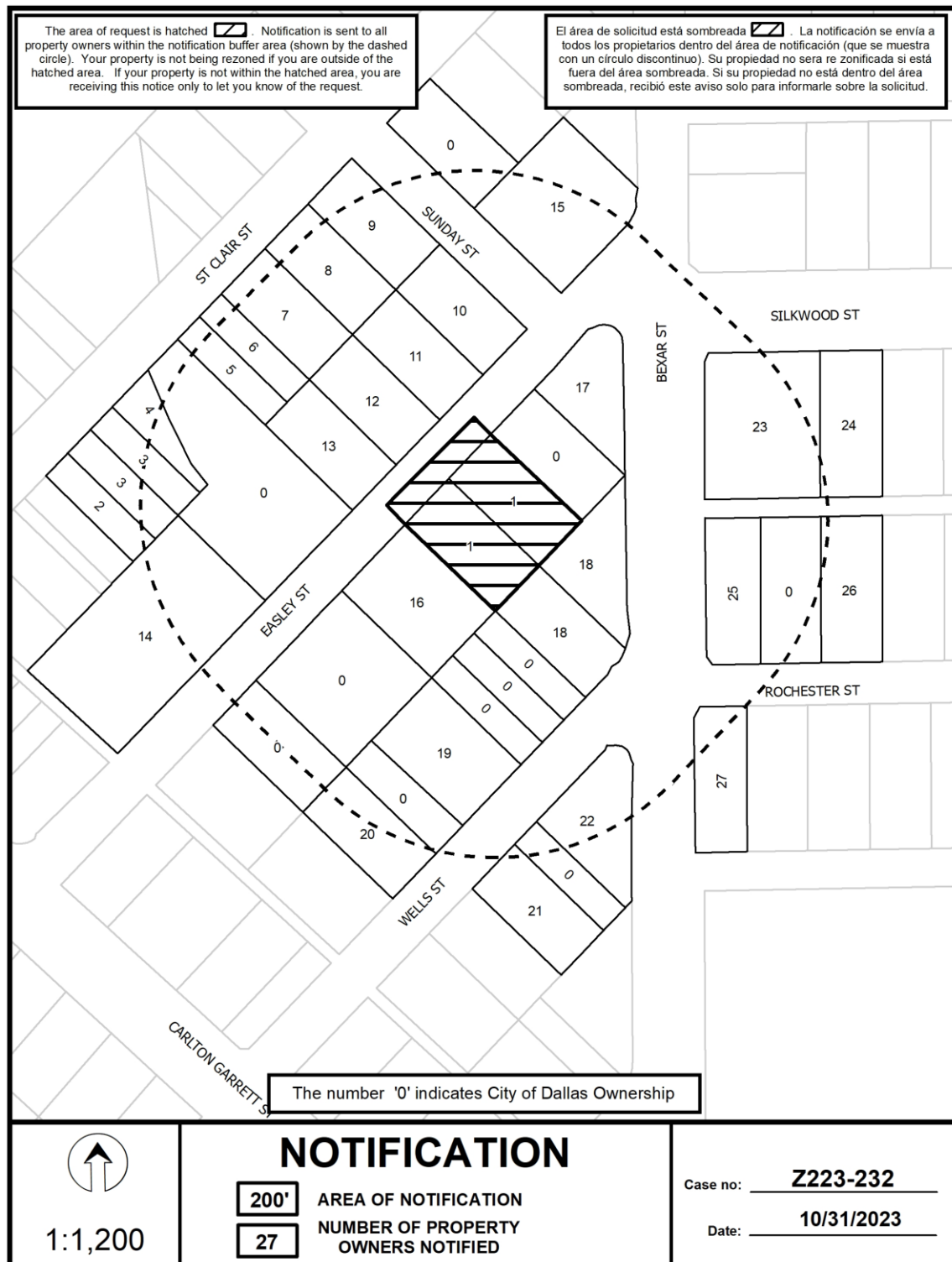












10/31/2023

Notification List of Property Owners***Z223-232******27 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------|
| 1 | 2434 EASLEY ST | CTE HOMES LLC |
| 2 | 2420 ST CLAIR DR | SWEENEY L E |
| 3 | 2422 ST CLAIR DR | DOLLSON DOROTHY M |
| 4 | 2428 ST CLAIR DR | JACKSON HAROLD |
| 5 | 2432 ST CLAIR DR | KING JOVAN |
| 6 | 2434 ST CLAIR DR | HORSLEY MARTHA KENNEDY |
| 7 | 2438 ST CLAIR DR | LOWERY BENNIE |
| 8 | 2442 ST CLAIR DR | CERVANTES BENIGNO UBALDO & |
| 9 | 2446 ST CLAIR DR | RAMIREZ NICOLAS & |
| 10 | 2439 EASLEY ST | RAMIREZ PAULA |
| 11 | 2441 EASLEY ST | GUTIERREZ EFRAIN PENA |
| 12 | 2437 EASLEY ST | LOTT CAROLYN |
| 13 | 2433 EASLEY ST | ARIK & KARIN SASON LLC |
| 14 | 2417 EASLEY ST | SINGHAL FAMILY HOMES LLC & |
| 15 | 2503 EASLEY ST | SHAH AMITA |
| 16 | 2428 EASLEY ST | CITYBUILD COMMUNITY DEV CORP |
| 17 | 6205 BEXAR ST | NTUD LLC |
| 18 | 2539 WELLS ST | JONES SAUNDRA |
| 19 | 2527 WELLS ST | CONFIA HOMES LLC |
| 20 | 2519 WELLS ST | BAAGILU VENTURES LLC |
| 21 | 2522 WELLS ST | EJIGU HAILU |
| 22 | 2528 WELLS ST | MILLER TERRI |
| 23 | 6204 BEXAR ST | HAI TAK ENTERPRISES INC |
| 24 | 2608 SILKWOOD ST | GARCIA FRANCES & |
| 25 | 2601 ROCHESTER ST | GRIFFIN ANGELA CHARISSE M & |
| 26 | 2609 ROCHESTER ST | LAWLER CHARLIE W EST OF |

Z223-232(GB)

10/31/2023

Label # Address

27 6306 BEXAR ST

Owner

EJIGU ENANU



City of Dallas

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

Agenda Information Sheet

File #: 23-3004

Item #: 9.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

Staff Recommendation: **Approval.**

Applicant: CTE Homes, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 7

Z223-233(GB)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Giahanna Bridges

FILE NUMBER: Z223-233(GB)

DATE FILED: March 14, 2023

LOCATION: North line of Wells Street and Canaan Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.11 acre

CENSUS TRACT: 48113011500

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: CTE Homes, LLC

REQUEST: An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow single family on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The applicant proposes to develop the property with a single-family residence.
- To accomplish this, the applicant requests an R-5(A) Single Family Subdistrict within PD No. 595.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Wells Street | Local Street | 40 foot |

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 to review 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 complies with the following land use goals and policies of the Comprehensive Plan:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan:

Trinity River Corridor Land Use Study

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

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

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

The request complies with the following land use goals and policies of the Trinity River Corridor Plan:

The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a group of neighborhoods that offer residents a wide range of choices, from classic homes on tree-lined streets to apartments in high-rise mixed-use buildings overlooking the Trinity lakes.

South Dallas/Fair Park Economic Development Plan

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community

commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

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

The applicant's request is compatible with the South Dallas/Fair Park Economic Development Plan. The addresses the need to redevelop vacant lots and buildings.

Land Use:

| | Zoning | Land Use |
|------------------|----------------------------------|----------------------------|
| Site | NC Subdistrict within PD No. 595 | Undeveloped |
| Northwest | NC Subdistrict within PD No. 595 | Undeveloped |
| Northeast | NC Subdistrict within PD No. 595 | Undeveloped, single family |
| Southeast | NC Subdistrict within PD No. 595 | Undeveloped |
| Southwest | PD No. 856 | Multifamily |

Land Use Compatibility:

The property is currently undeveloped. The property is zoned an NC Subdistrict within PD No. 595. To the northwest, northeast, and southeast is undeveloped property. There is also single family to the northeast. To the southwest is multifamily.

The NC Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. The applicant is requesting to rezone the property to an R.5(A) Subdistrict to allow for the construction of a single-family home. The proposed construction of a single-family residence will be compatible with the neighboring single-family uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

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 or PD No. 595 |

| | Existing | Proposed |
|---|----------|--------------|
| Use | NC Subd. | R-5(A) Subd. |
| AGRICULTURAL USES | | |
| Animal production | | |
| Commercial stable | | |
| Community garden | • | • |
| Crop production | | • |
| Market garden | S | S |
| Private stable | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| Building repair and maintenance shop | | |
| Bus or rail transit vehicle maintenance or storage facility | | |
| Catering service | S | |
| 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 |

| Use | NC Subd. | R-5(A) Subd. |
|--|----------|--------------|
| 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 | | ★ |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| Adult day care facility | • | S |
| Cemetery or mausoleum | | 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 | | |
| Convent or monastery | | S |
| Foster home | | S |
| Halfway house | | |
| Hospital | | |
| Library, art gallery, or museum | • | S |
| Public or private school | S | S |
| LODGING USES | | |
| Extended stay hotel or motel | | |
| Hotel or motel | | |
| Lodging or boarding house | | |
| Overnight general purpose shelter | | |
| MISCELLANEOUS USES | | |
| Carnival or circus (temporary) | | ★ |
| Hazardous waste management facility | | |
| Placement of fill material | | |
| Temporary construction or sales office | • | • |
| OFFICE USES | | |
| Alternative financial establishment | | |
| Financial institution without drive-in window | • | |
| Financial institution with drive-in window | | |

| Use | NC Subd. | R-5(A) Subd. |
|---|----------|--------------|
| Medical clinic or ambulatory surgical center | ★ | |
| Office | • | |
| RECREATION USES | | |
| Country club with private membership | | 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 | | ★ |
| Live-work unit | ★ | |
| Manufactured home park, manufactured home subdivision, or campground | | |
| Multifamily | | |
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| Single family | | • |
| RETAIL AND PERSONAL SERVICE USES | | |
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| Motor vehicle fueling station | ★ | |
| Nursery, garden shop, or plant sales | | |
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| UTILITY AND PUBLIC SERVICE USES | | |
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| Electrical generating plant | | |
| Electrical substation | | S |
| Local utilities | ★ | ★ |
| Police or fire station | S | S |
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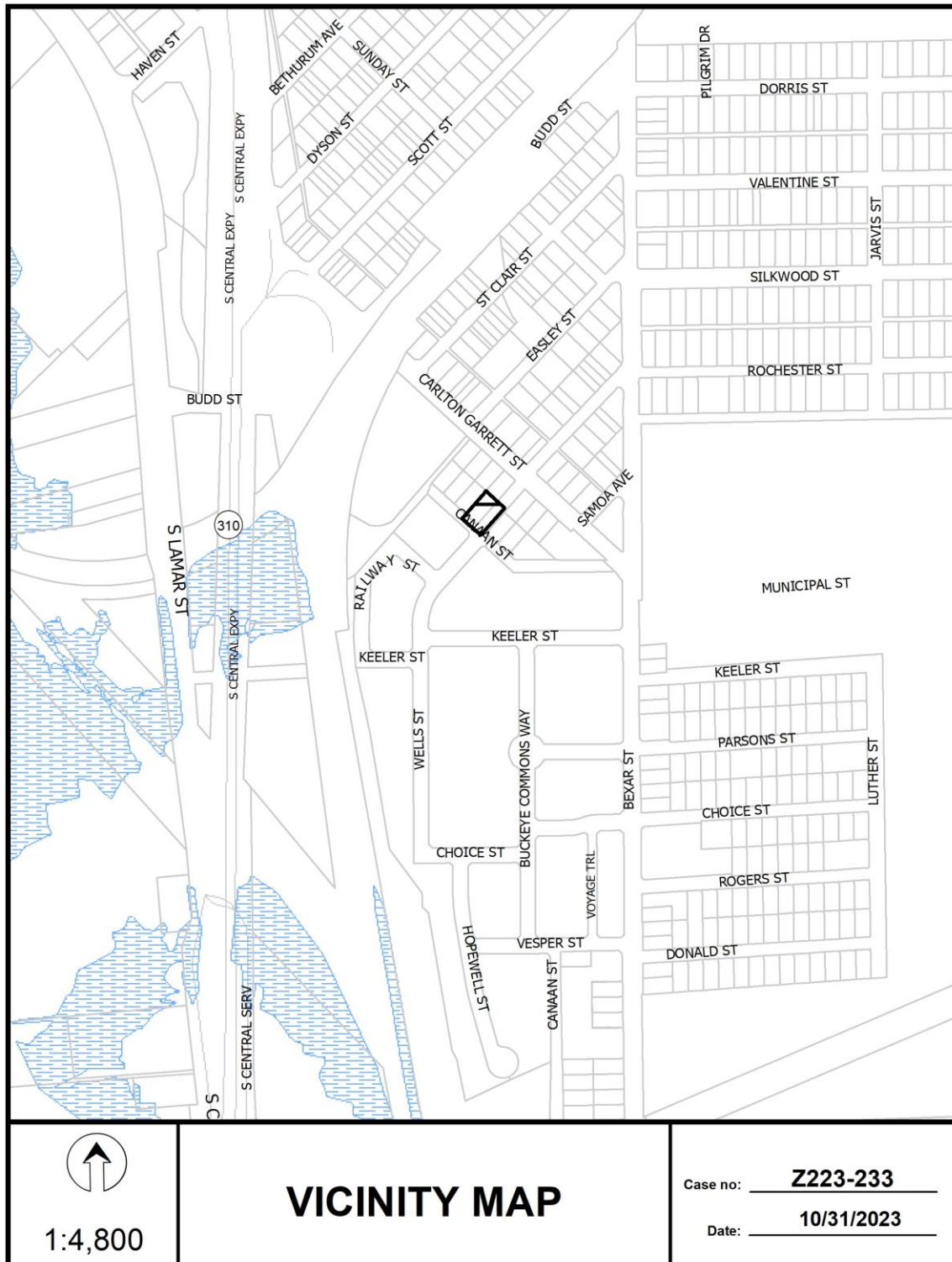
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Z223-233(GB)

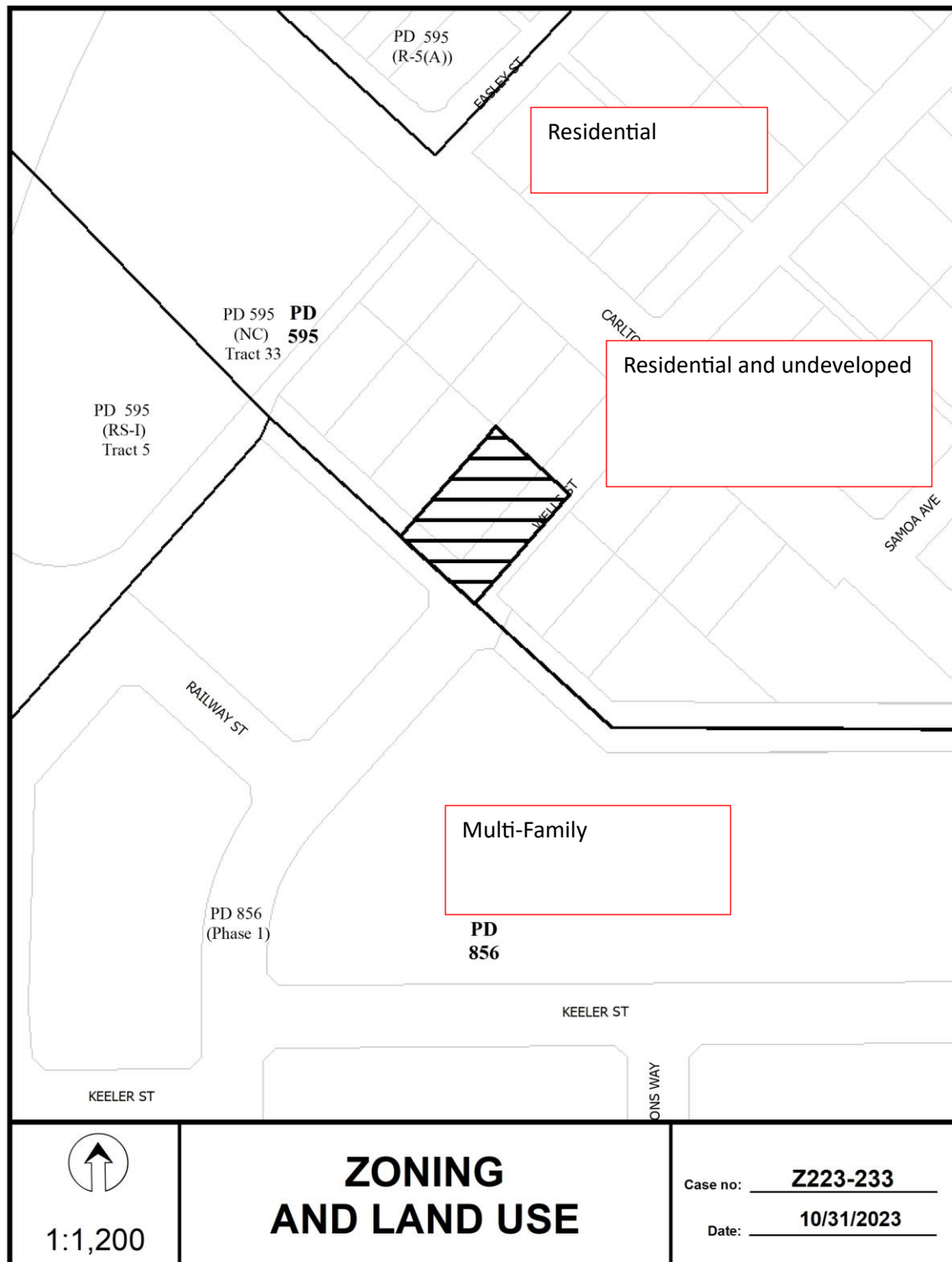
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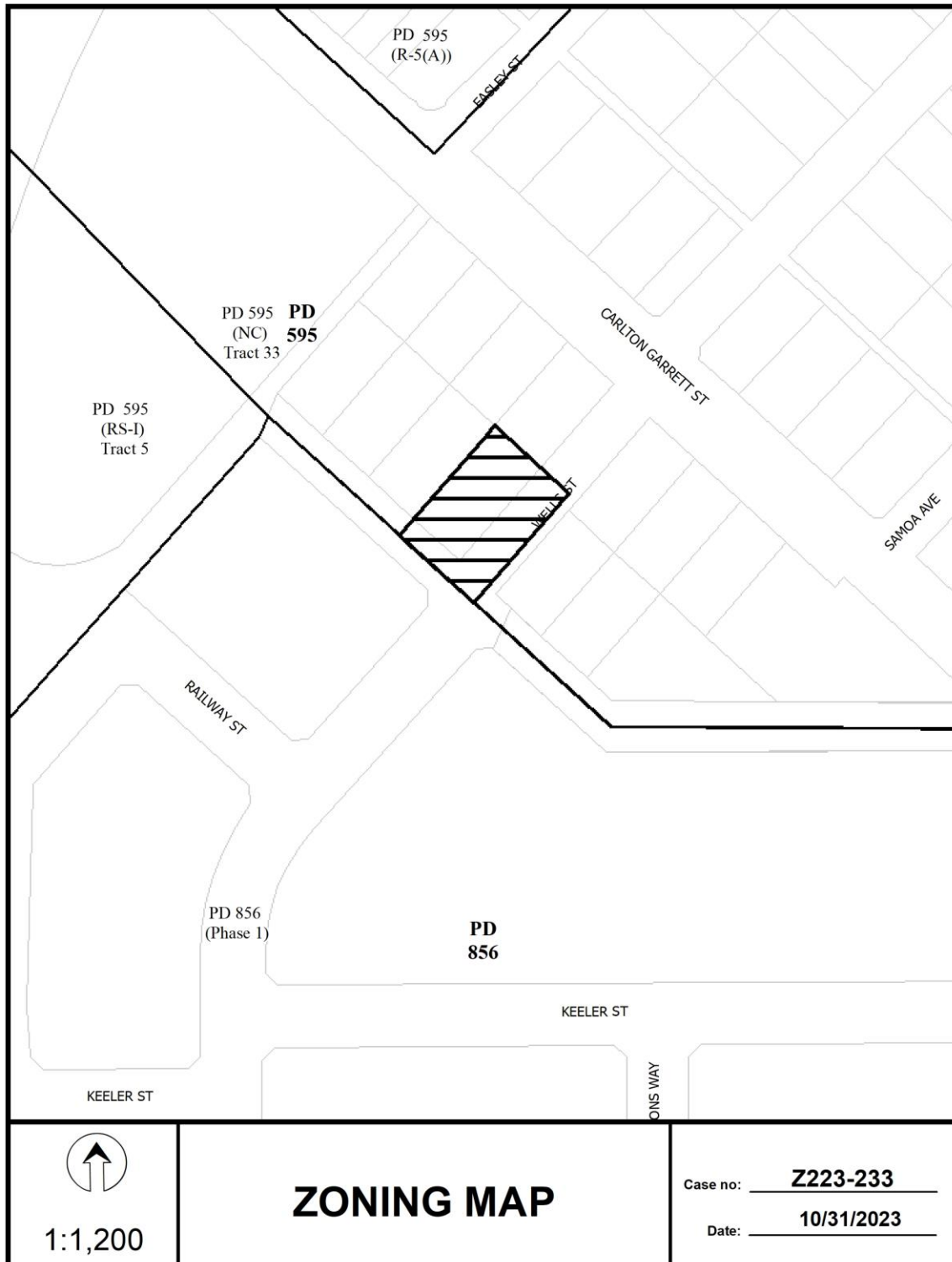
CTE Homes, LLC

Carolyn Khoury, Manager

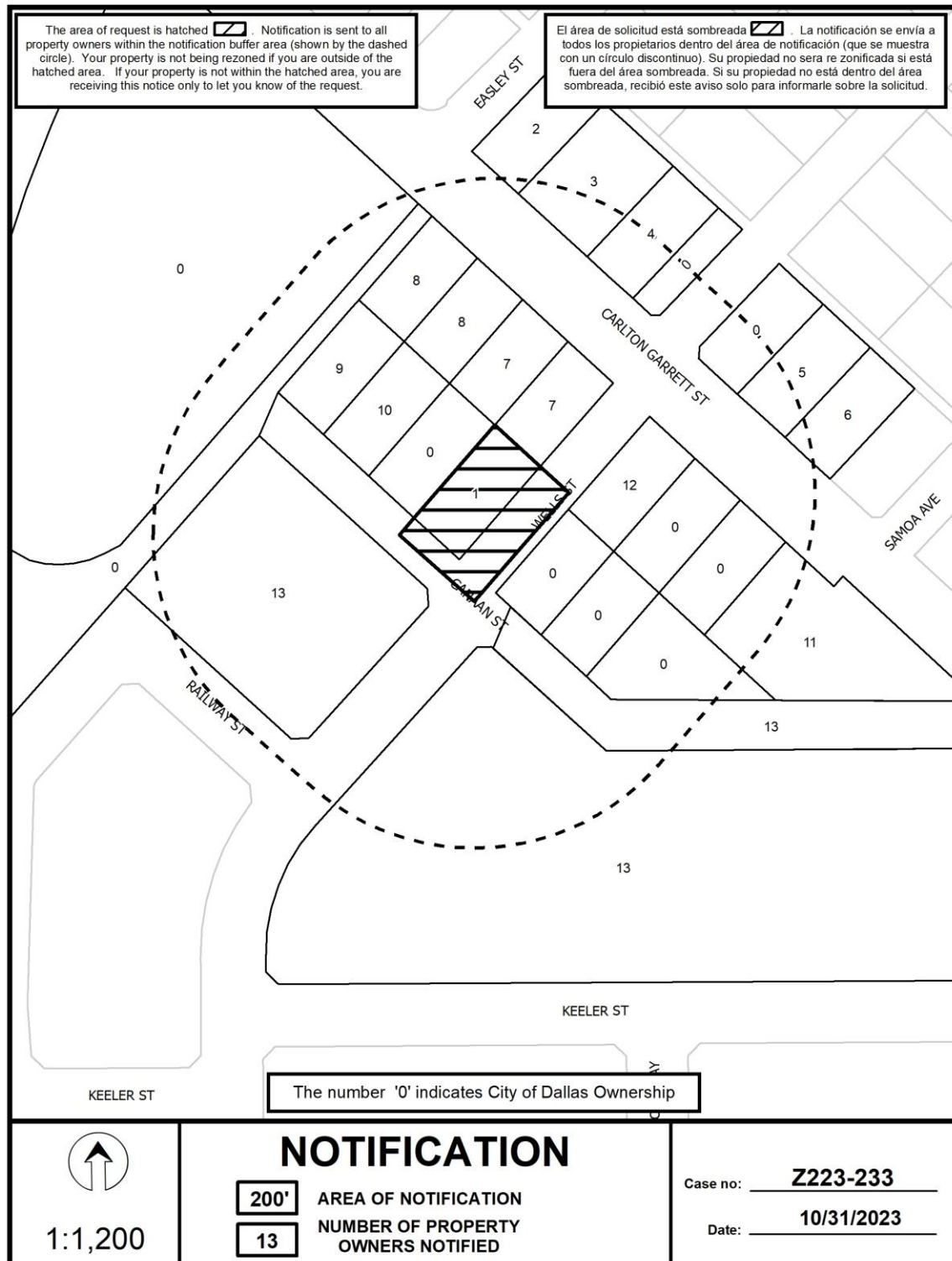












10/31/2023

Notification List of Property Owners

Z223-233

13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-------------------------|--|
| 1 | 2473 WELLS ST | CTE HOMES LLC |
| 2 | 6200 CARLTON GARRETT ST | WHITE HAROLD L |
| 3 | 6204 CARLTON GARRETT ST | WHITE HAROLD L |
| 4 | 6248 CARLTON GARRETT ST | AFFLUENCY HOMES LLC |
| 5 | 6306 CARLTON GARRETT ST | WARREN IRENE |
| 6 | 6310 CARLTON GARRETT ST | BAAGILU VENTURES LLC |
| 7 | 6211 CARLTON GARRETT ST | WOMEN THAT SOAR LLC |
| 8 | 6207 CARLTON GARRETT ST | CONFIA HOMES LLC |
| 9 | 6216 CANAAN ST | MITCHELL CORNELIUS |
| 10 | 6218 CANAAN ST | ARRELLANO YAQUELIN B |
| 11 | 6407 CARLTON GARRETT ST | CITY BUILD COMMUNITY DEVELOPMENT CORP |
| 12 | 6301 CARLTON GARRETT ST | JONES MILLER L |
| 13 | 6901 CANAAN ST | DALLAS HOUSING AUTHORITY |



City of Dallas

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

Agenda Information Sheet

File #: 23-3005

Item #: 10.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Sagani Jawed, Sole Owner

Representative: Carlos Talison, LaSierra Planning Group

Planner: Andreea Udrea

UA From: September 7, 2023 and October 19, 2023.

Council District: 3

Z223-189(AU)

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****Planner: Andreea Udrea, PhD, AICP**

FILE NUMBER: Z223-189(AU) **DATE FILED:** January 25, 2023

LOCATION: North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67)

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 0.34 Acres **CENSUS TRACT:** 48113010906

OWNER/APPLICANT: Sagani Jawed, Sole Owner

REPRESENTATIVE: Carlos Talison, LaSierra Planning Group

REQUEST: An application for the renewal and an amendment to Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcohol for off-premise consumption in conjunction with an existing general merchandise or food store [Stop Food Mart].

CPC RECOMMENDATION: On September 7 and October 19, 2023, City Plan Commission held the item under advisement for the October 19, 2023 meeting.

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

RR Community Retail District

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77205

D-1 Liquor Control Overlay

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION

- The request site is currently developed with a one-story building with two suites.
- The area of request is located within the D-1 Liquor Control Overlay. In a “D-1” liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.
- On June 10, 2015, the City Council approved a change from a D Overlay to a D-1 Overlay and Specific Use Permit No. 2149 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the site subject to this request. SUP No. 2149 expired on June 10, 2017.
- On January 9, 2019, City Council approved Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a two-year period, on the subject property. SUP No. 2308 was renewed on January 27, 2021; and expires on January 27, 2023. The application for the SUP renewal was submitted before the expiration date.
- On November 17, 2014, a Certificate of Occupancy was issued for a general merchandise or food store 3,500 square feet or less use for the request suite. A liquor license was issued for the same location on June 30, 2015.

Zoning History

There have been three zoning change requests in the surrounding area in the past five years.

1. **Z190-342:** On January 27, 2021, City Council approved the renewal of Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, on property zoned as an RR Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject site]
2. **Z190-199:** On May 8, 2020, the auto renewal of Specific Use Permit No. 2295 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved for additional five-year periods, on property zoned property zoned an RR-D Regional Retail District with a D Liquor Control Overlay located to the west of the area of request.
3. **Z178-263:** January 9, 2019, City Council approved Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general

merchandise or food store 3,500 square feet or less, for a two-year period, on property zoned an RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, located on the North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67) [subject property.]

Thoroughfares/Streets

| Thoroughfare/Street | Type | Existing ROW | Required ROW |
|----------------------------|--------------------|---------------------|---------------------|
| Camp Wisdom Road | Principal Arterial | 100' | 100' |

Traffic:

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

Land Use

| | Zoning | Land Use |
|--------------|--|---|
| Site | RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2308 | General Merchandise or Food Store |
| North | RR Regional Retail with D Liquor Control Overlay | Custom Business Services |
| East | RR Regional Retail with D Liquor Control Overlay | Undeveloped Land |
| South | RR Regional Retail with deed restrictions [Z834-202] and [Z912-257] | Vehicle Display Sales and Service |
| West | RR Regional Retail with D-1 Liquor Control Overlay with SUP No. 2295 | Motor Fueling Station and General Merchandise or Food Store |

Land Use Compatibility

The request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a one-story, approximately 3,400-square-foot retail building. The existing general merchandise or food store use currently occupies 2,000 square feet of the building with the remainder occupied by another general merchandise or food store.

Other uses surrounding the area of request, include a mix of retail, personal service, and automotive related uses. The property to the west is developed with a gas station with a convenience store with alcohol sales.

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.

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 request site passed the convenience store annual inspection in June 2023.

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff recommends approval for a three-year period with eligibility for automatic renewal for additional five-year periods. This has been the standard for the proposed use within the general area and allows for review of the use after the initial SUP.

Parking

Per code, the parking ratio for retail uses is one space per every 200 square feet of floor area. The request unit is a 2,000-square foot portion of the 3,389-square foot building. The entire building is required to provide 17 parking spaces. There are currently 18 spaces on site.

Landscaping

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

Market Value Analysis

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

Dallas Police Department

Staff requested a report of site-related incidents, calls and arrests for the most recent two-year period, since the SUP was last renewed. There have been 13 calls to the Dallas Police for the property; with 5 calls coded as urgent. There have been 4 offenses and 1 arrest on the property in the same period of time.

| Response Date | Problem | Priority Description | Location Name | Address |
|---------------|--------------------------------|----------------------|--------------------|----------------------------|
| 7/20/2021 | 12B - Business Alarm | 3 - General Service | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 7/6/2021 | 20 - Robbery | 2 - Urgent | boost mobile | 2921 W Camp Wisdom Rd |
| 2/4/2023 | 40/01 - Other | 2 - Urgent | | 2921-2981 W Camp Wisdom Rd |
| 8/27/2022 | DH - Drug House | 3 - General Service | ABANDONED BUILDING | 2921 W Camp Wisdom Rd |
| 8/15/2021 | 12B - Business Alarm | 3 - General Service | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 7/16/2021 | 12B - Business Alarm | 3 - General Service | | 2921 W Camp Wisdom Rd |
| 5/6/2021 | 41/11B - Burg Busn in Progress | 1 - Emergency | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 7/13/2021 | 12B - Business Alarm | 3 - General Service | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 2/7/2021 | 6X - Major Dist (Violence) | 2 - Urgent | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 4/12/2021 | 12B - Business Alarm | 3 - General Service | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 8/26/2021 | 12B - Business Alarm | 3 - General Service | BOOST MOBILE | 2921 W Camp Wisdom Rd |
| 8/21/2021 | 32 - Suspicious Person | 2 - Urgent | | 2921 W CAMP WISDOM RD |
| 10/27/2022 | 40/01 - Other | 2 - Urgent | | 2921-2981 W Camp Wisdom Rd |

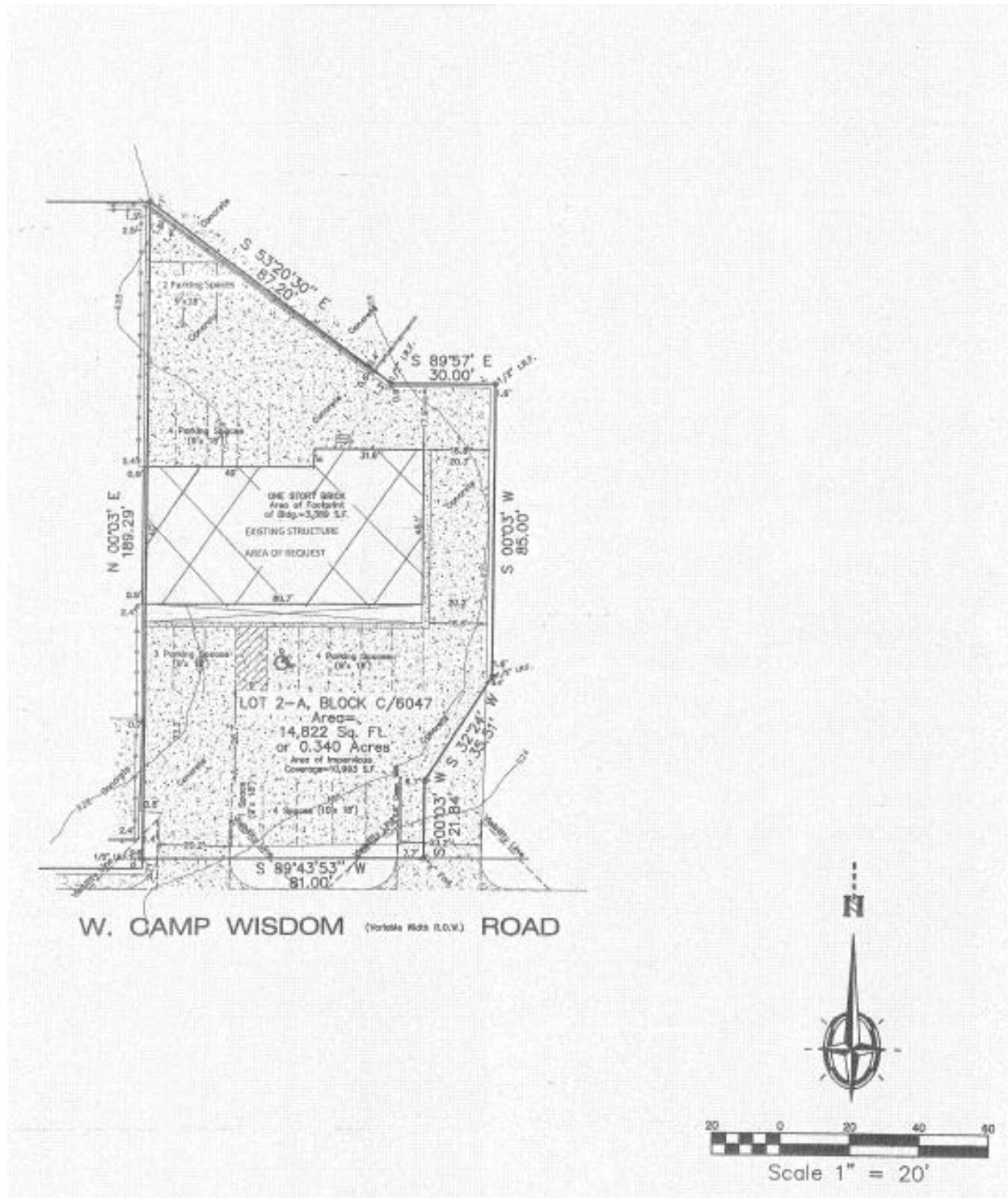
| Off Incident | Premise | Address | Date1 |
|---|--------------------|-----------------------|-----------|
| BURGLARY OF BUILDING - FORCED ENTRY | Retail Store | 2921 W CAMP WISDOM RD | 5/6/2021 |
| ROBBERY OF BUSINESS | Retail Store | 2921 W CAMP WISDOM RD | 7/6/2021 |
| BURGLARY OF BUILDING - FORCED ENTRY | Retail Store | 2921 W CAMP WISDOM RD | 7/13/2021 |
| MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 4G<200G | Parking (Business) | 2921 W CAMP WISDOM RD | 8/25/2022 |

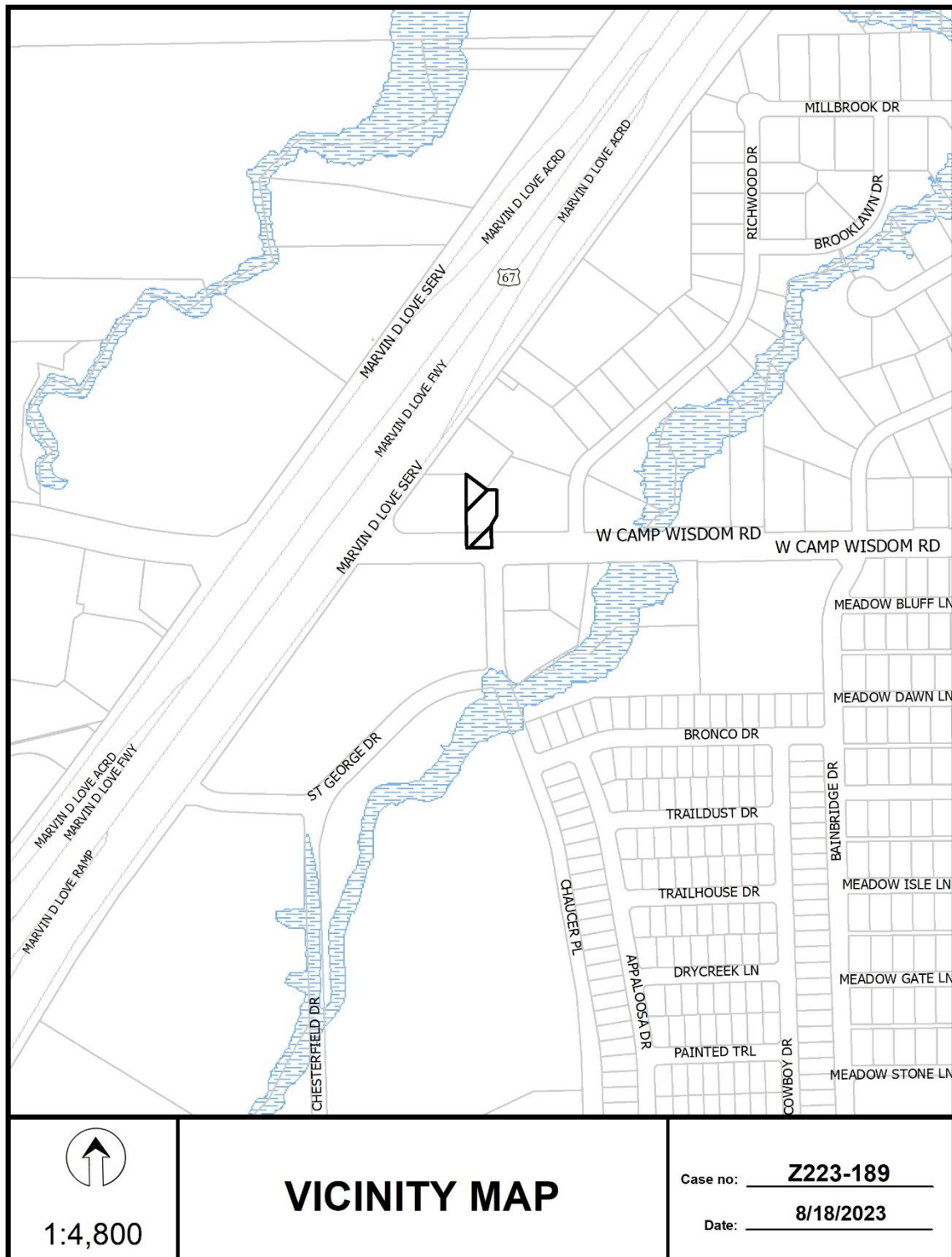
| Address | Arrest Date | Crime |
|-----------------------|-------------|---------------------------|
| 2921 W CAMP WISDOM RD | 8/25/2022 | DRUG/ NARCOTIC VIOLATIONS |

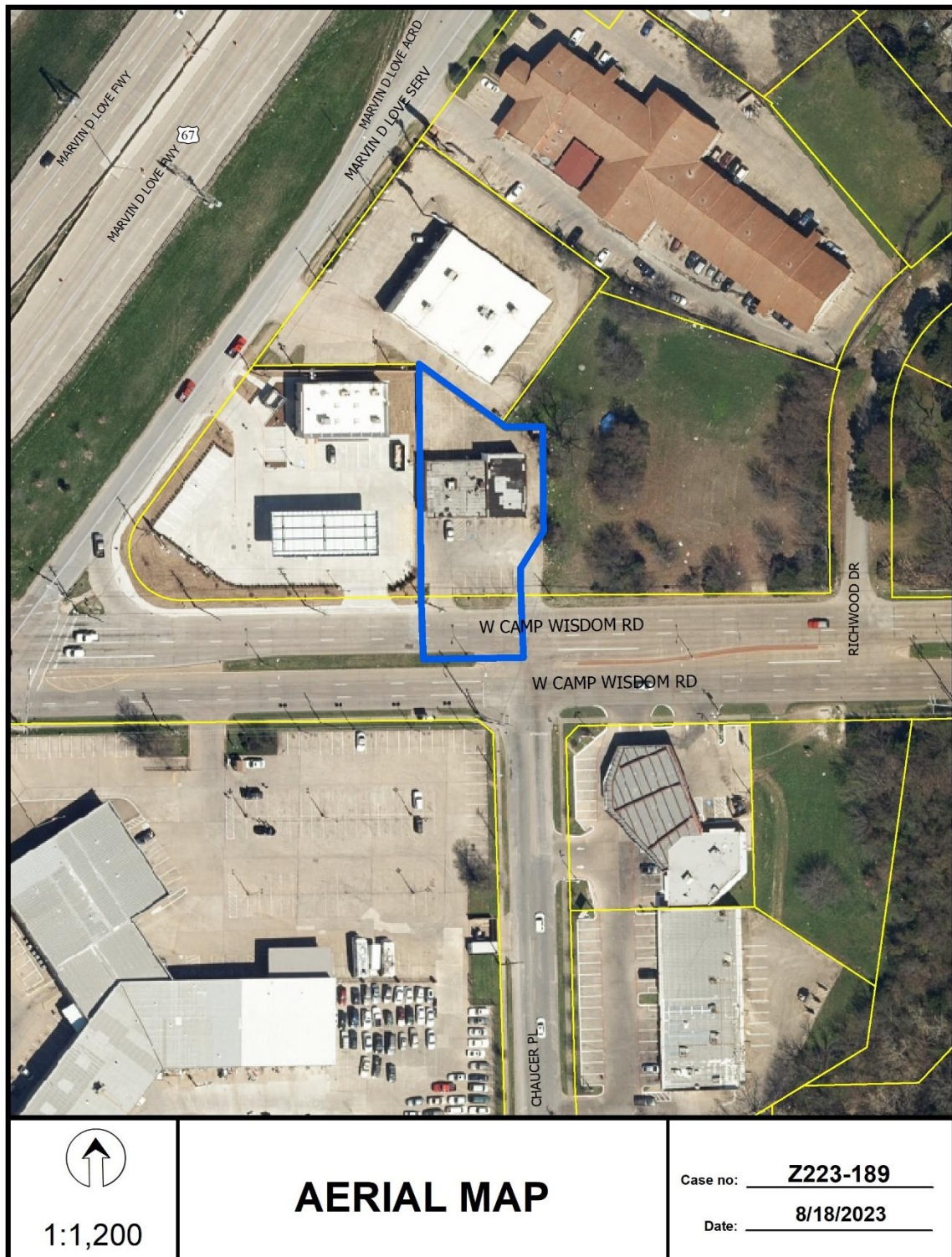
PROPOSED SUP CONDITIONS

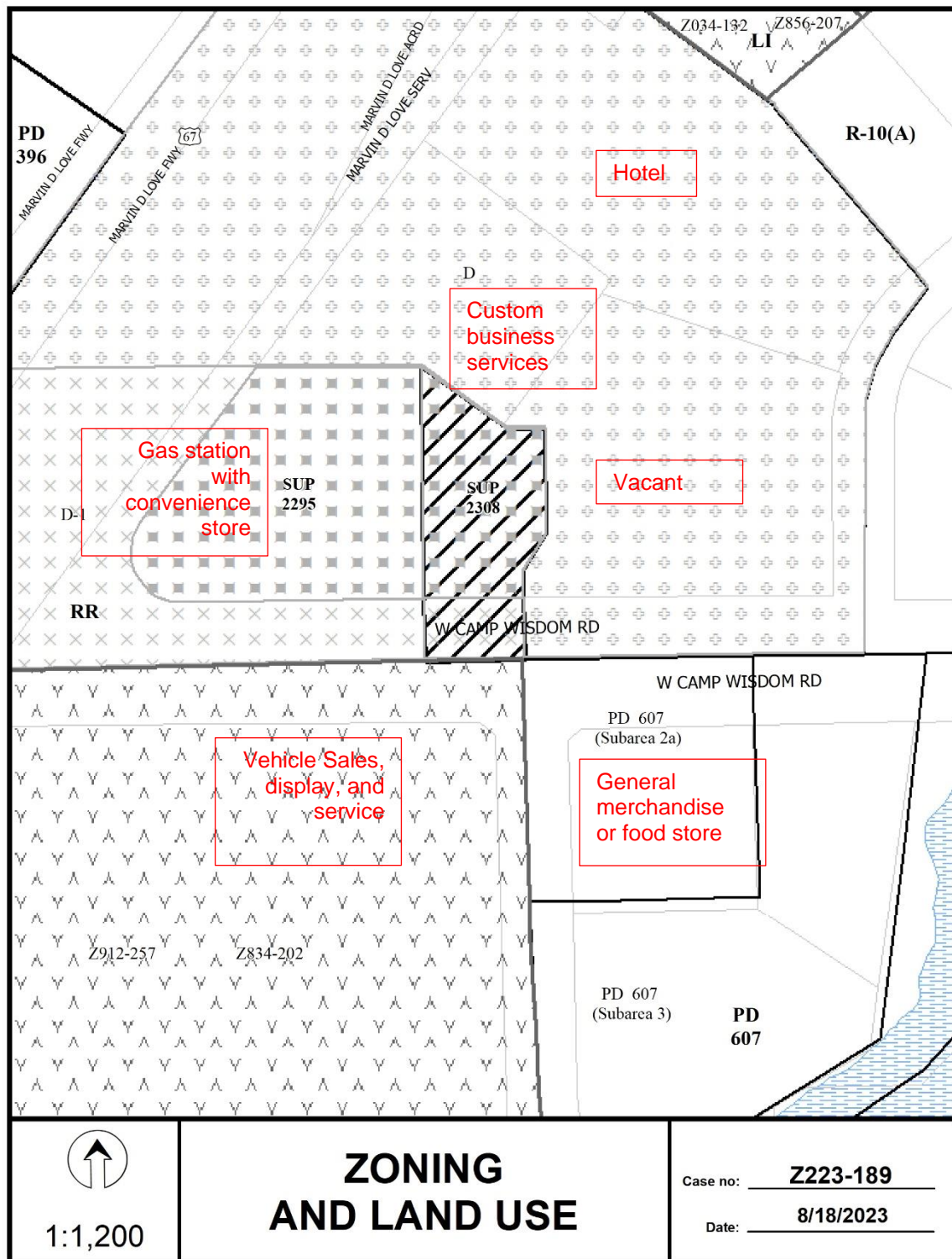
1. USE: The only use authorized by this specific use permit is for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~January 27, 2023~~ (three years from the passing of this ordinance) but is eligible for automatic renewals 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. 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.

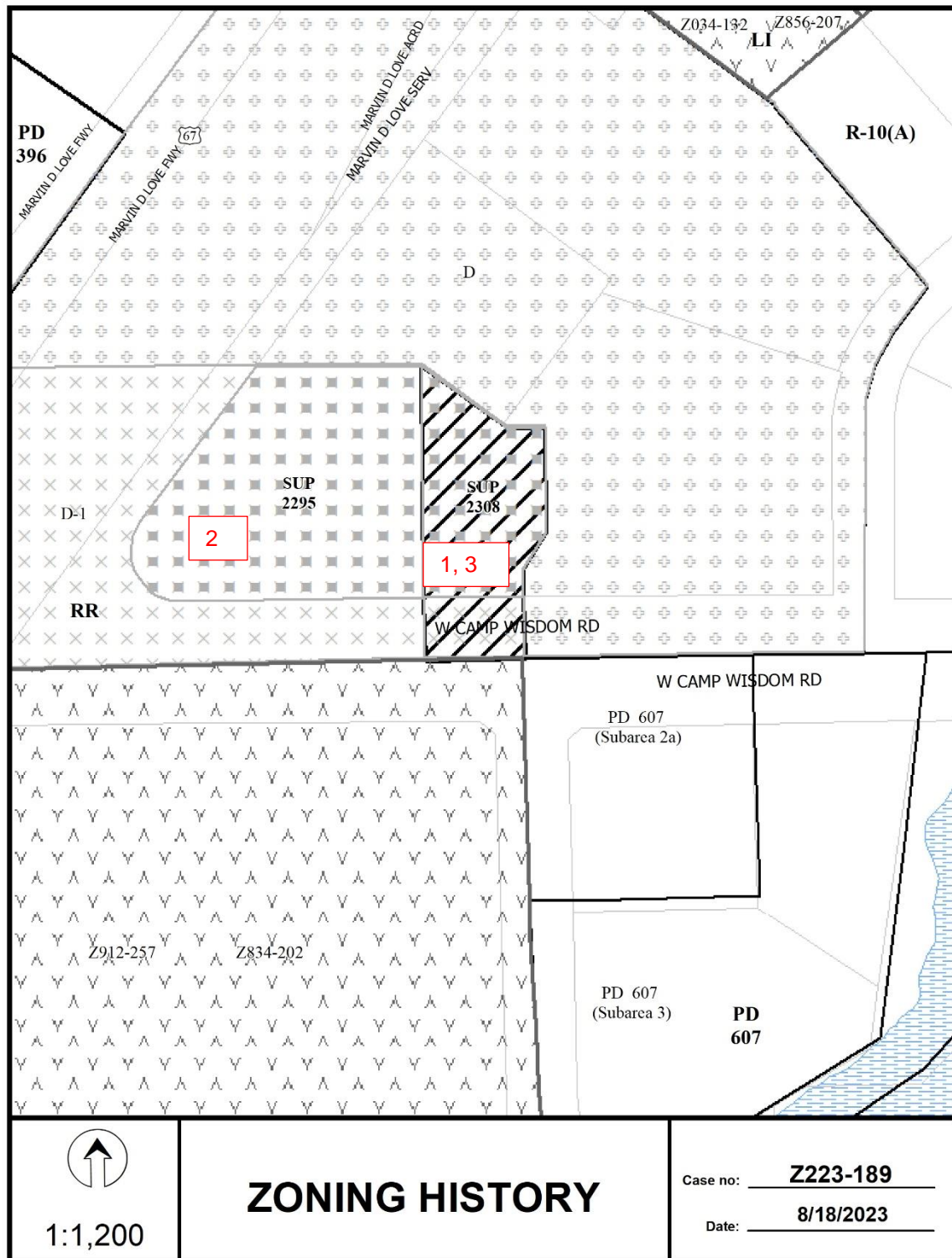
EXISTING SITE PLAN
(no changes)

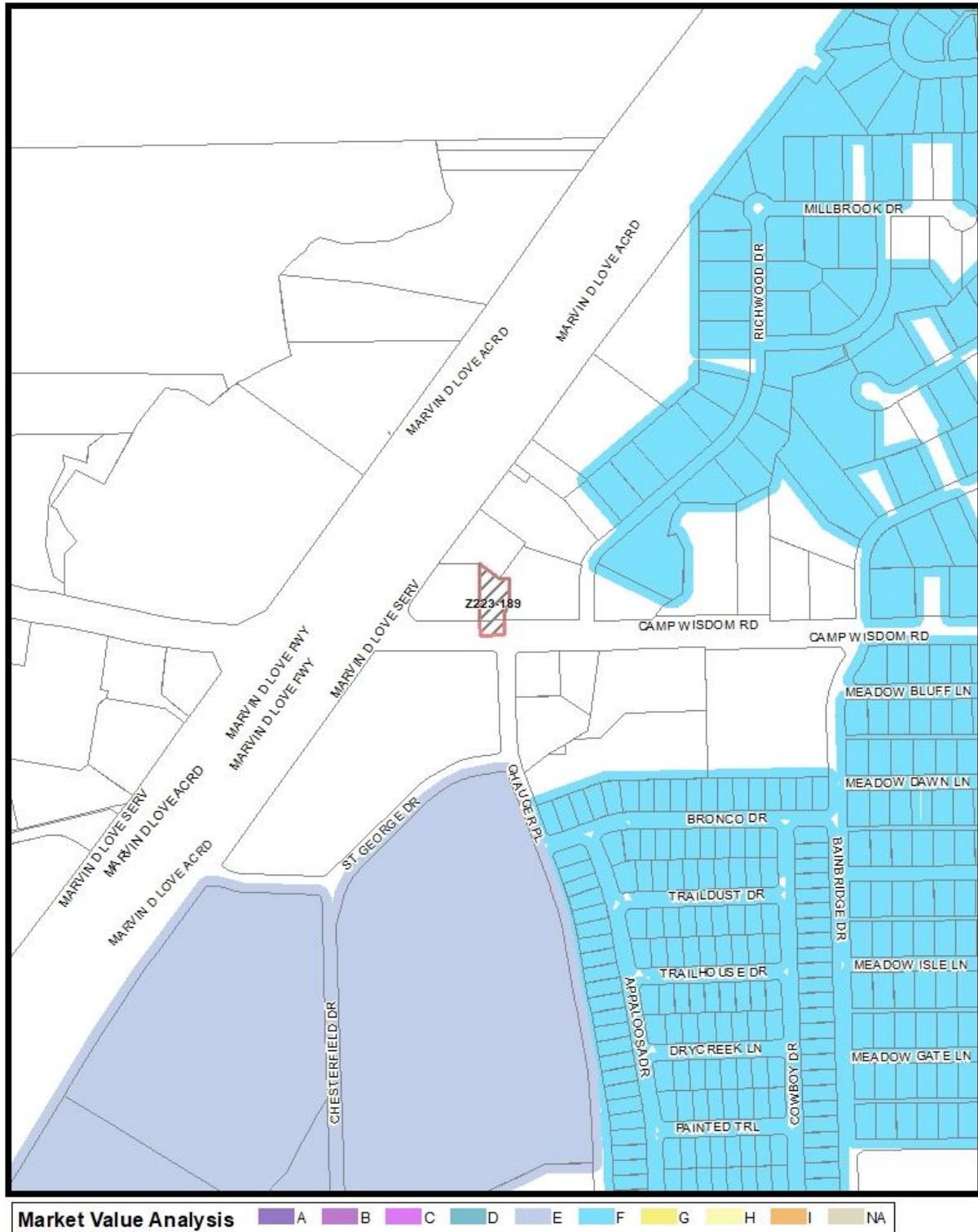








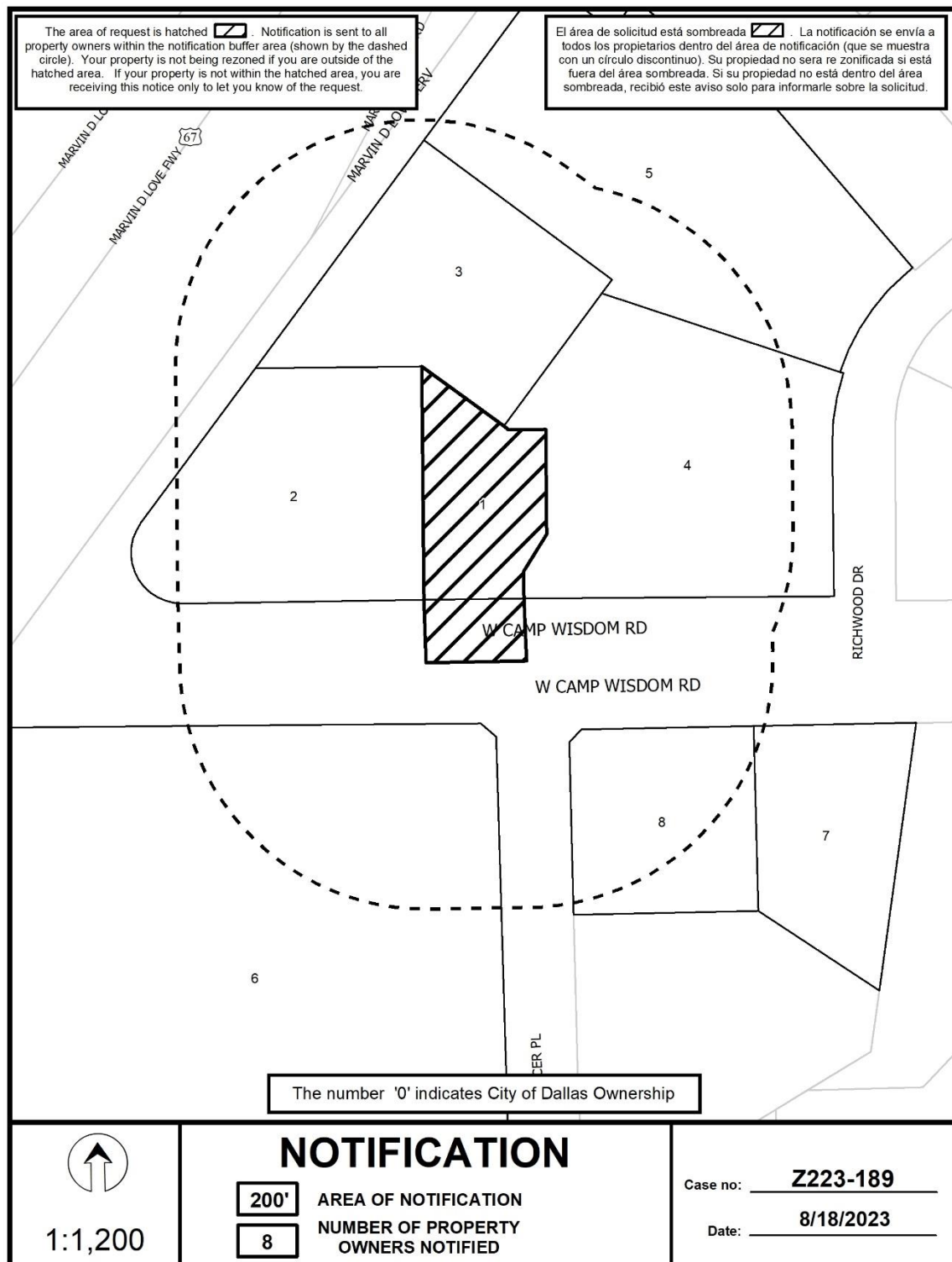




1:4,800

Market Value Analysis

Printed Date: 8/18/2023



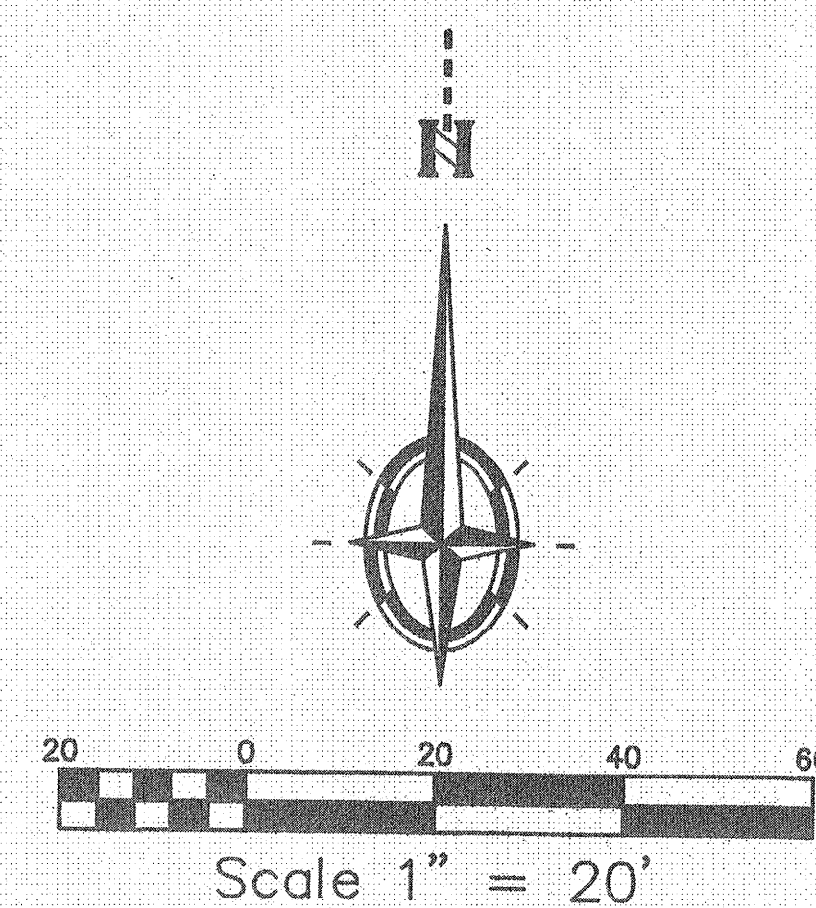
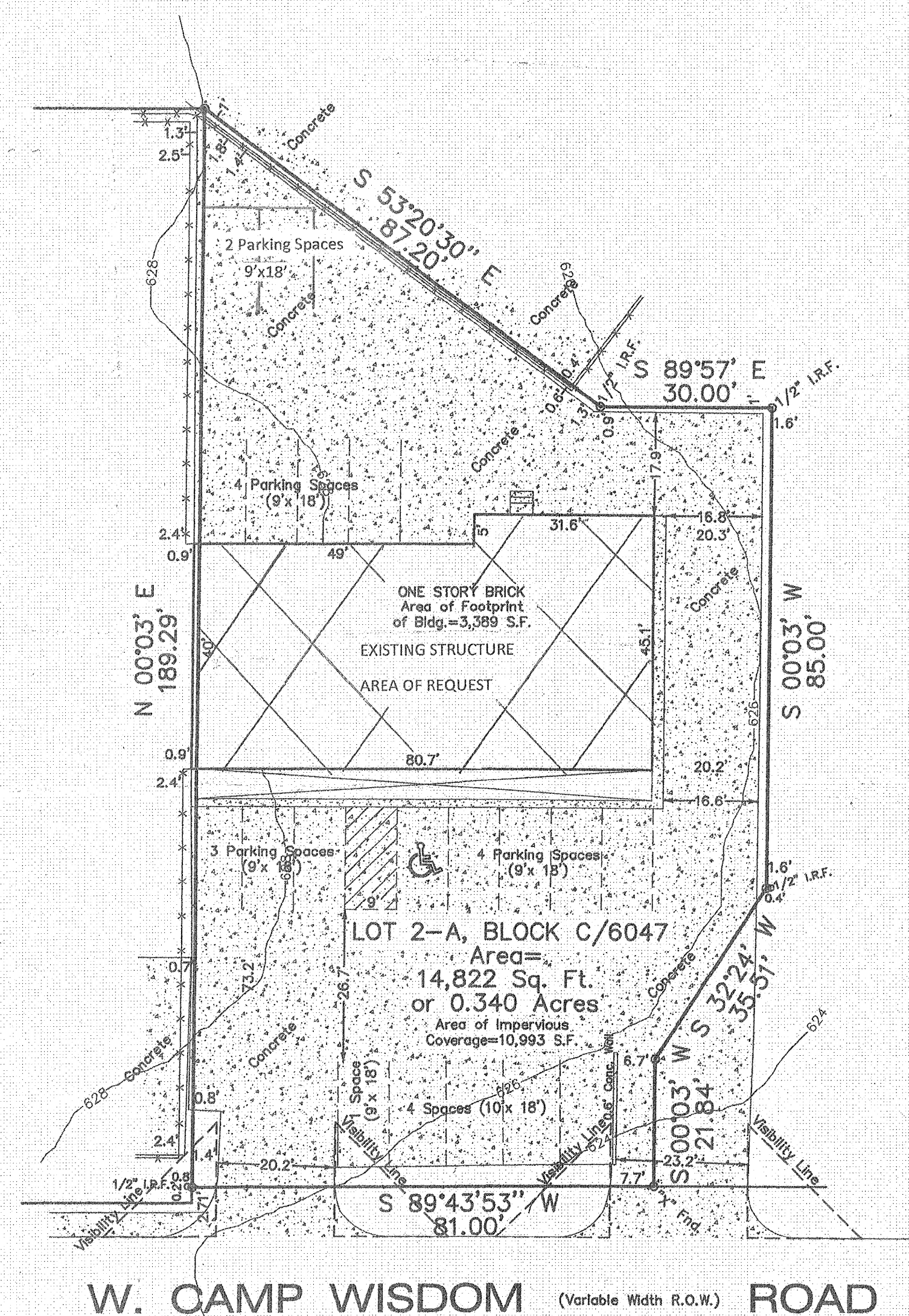
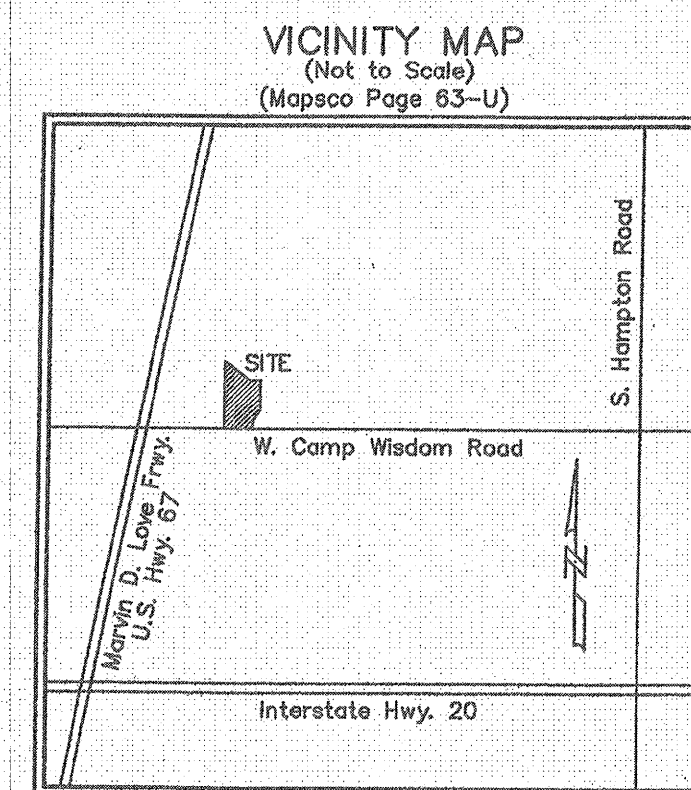
08/18/2023

Notification List of Property Owners

Z223-189

8 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|---------------------------|
| 1 | 2921 W CAMP WISDOM RD | SAGANI JAWED |
| 2 | 2935 W CAMP WISDOM RD | W CAMP WISDOM LLC |
| 3 | 6960 MARVIN D LOVE FWY | ALREADY GEAR INC |
| 4 | 2800 W CAMP WISDOM RD | HAMPTON EMBASSY LTD |
| 5 | 6950 MARVIN D LOVE FWY | AMIT INVESTMENTS INC |
| 6 | 7100 MARVIN D LOVE FWY | AMERICA CAN CARS FOR KIDS |
| 7 | 2940 CHAUCER PL | CAMP WISDOM CHAUCER J V |
| 8 | 2950 W CAMP WISDOM RD | Taxpayer at |



SITE SUMMARY

ZONING: RR-D

REQUEST: RR-D1 with SUP for alcoholic beverage sales in conjunction with general merchandise or food store less than 3500 square feet.

PROPOSED USE: general merchandise or food store less than 3500 square feet.

LOT AREA: 14,822 square feet

AREA OF REQUEST: 3389 S.F.

LOT COVERAGE: 22%

EXISTING HEIGHT: 18 feet

REQUIRED PARKING: 17

PROVIDED PARKING: 17

Z178-263
SITE PLAN



City of Dallas

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

Agenda Information Sheet

File #: 23-3006

Item #: 11.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 1050, on property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.

Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.

Applicant: Dallas Independent School District

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Jenniffer Allgaier

Council District: 1

Z223-348(JA)

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z223-348(JA) **DATE FILED:** September 29, 2023

LOCATION: Property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 5.4512 acres **CENSUS TRACT:** 48113004202

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 1050.

SUMMARY: The applicant proposes to construct an addition to an existing public school. [*Rosemont Upper School*]

STAFF RECOMMENDATION: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.

Planned Development District No. 1050:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1050>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 1050 was established by ordinance No. 31833 passed by City Council on April 14, 2021, on property previously zoned an R-7.5(A) Single Family District.
- The primary purpose for the establishment of PD No. 1050 was to allow the expansion of an existing public school, operating on the site as a nonconforming use, with modified development standards.
- Construction is in progress at the request site for phase one improvements approved in 2021. The current request is for a phase two addition internal to the site and includes amended development and landscape plans to accommodate these additional improvements. Traffic operations remain the same under the current request.

Zoning History:

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

1. **Z201-119:** On April 14, 2021, City Council approved an ordinance changing the zoning classification of property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road from an R-7.5(A) Single Family District to Planned Development District No. 1050 to allow a public school other than an open-enrollment charter school use by right with modified development standards and R-7.5(A) Single Family District uses. [*subject site*]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Proposed ROW |
|----------------------------|-------------|---------------------|
| Taft Street | Local | - |
| North Montclair Avenue | Local | - |
| Ranier Street | Local | - |
| Mary Cliff Road | Local | - |

Traffic:

Updates to the initial traffic study are required in odd-numbered years per the conditions of PD No. 1050, and the 2023 update is included in the docket. Although no changes are proposed to traffic operations, the traffic management plan (TMP) is amended to include the signature of the current principal of Rosemont Upper School.

The Transportation Development Services Division of the Transportation Department has reviewed the current request and does not anticipate that it will significantly impact the

surrounding roadway system. The Transportation Department supports the zoning request as proposed and will collaborate with school officials to enforce the TMP.

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.

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|--|---|
| Site | Planned Development District No. 1050 | Public school |
| North | Conservation District No. 1 – King’s Highway | Single family |
| East | Conservation District No. 1 – King’s Highway | Single family |
| South | Conservation District No. 1 – King’s Highway | Single family |
| West | PD No. 690; PD No. 796; PD No. 830 | Public school; single family; church and private school |

Land Use Compatibility:

The area of request is currently developed with a public school [Rosemont Upper School]. Properties to the north, east, and south of the site are located in Conservation District No. 1 (King’s Highway) and are developed with single family uses. Properties to the west across Mary Cliff Road are located in Planned Development District Nos. 690, 796, and 830, and are developed with a public school, single family, and a church and private school, respectively.

Staff supports the proposed expansion of the existing public school, which has been in operation on the site since the 1920s, and recommends approval of the current request with the following changes:

1. Revise the proposed amended development plan per staff comments as noted on the exhibit.
2. Revise the proposed amended landscape plan per staff recommendations noted in the “Landscaping” section (below) of this report.
3. Revise the proposed amended conditions per staff recommendations as noted in the docket.

Staff does not support condition language related to dumpster encroachment into the required yards. This would either codify the legality of an existing nonconformity (by definition, already “legal”) as to the required setbacks or would legalize a condition that is contrary to the development standards applicable to the property at the time the dumpster enclosure was originally constructed. Nor does staff support maintenance of the dumpster and its enclosure in its present location in close proximity to and facing directly upon surrounding residential uses.

Required setbacks were reduced from 25 feet to 15 feet when PD No. 1050 was established in 2021. Location and orientation of the dumpster and its enclosure were considered at that time; however, it was ultimately decided that the dumpster could remain with additional plantings to assist in screening from surrounding residential uses. Staff notes that landscaping screening upgrades are not yet installed on the property, because phase one of construction is still underway at the site. Further, the additional plantings would partially screen the concrete enclosure but would not at all screen the dumpsters

themselves.

Given the previous discussions surrounding the dumpster location and orientation at this site, as well as ongoing discussion of this particular issue related to multiple other school district zoning applications, staff anticipated and requested a plan for relocation and/or reorientation of the dumpster as part of the current request for approval of additional improvements at the site. Staff recognizes that relocation to an alternate location on the site is likely not feasible due to existing improvements, including the kitchen area to remain in its current location, and site constraints. However, staff recommends reorienting the dumpster enclosure so that it does not directly face upon surrounding residences as an acceptable alternative to relocation. Staff notes that this can be accomplished without harm to existing trees and would remove the encroachment of the dumpster enclosure into the required front yards.

Staff recommends approval of the current request, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.

Landscaping:

Landscaping must be provided as shown on the landscape plan per the conditions of PD No. 1050.

The city arborist has reviewed the proposed amended landscape plan and recommends that page two be eliminated from the exhibit. Page two has tree mitigation tables that should only be applied with the building permit review. Additionally, the proposed tree mitigation standards vary appreciably from Article X tree conservation regulations, and the city arborist does not recommend the proposed deviation. Page two also has “legacy tree” information that is not applicable to a property over five acres [ref. Sec. 51A-10.135(b)]:

The city arborist supports the current zoning request, subject to the revisions noted above. Additionally, the landscape plan needs to be revised for consistency with the development plan as applicable.

Parking:

The current request includes an increase in the number of classrooms from 23 to 29. Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. One- and one-half spaces are required for each elementary school classroom and three-and-one-half spaces are required for each middle school classroom. A parking analysis provided on the proposed amended development plan indicates 64 spaces are required (1.5 x 19 elementary school classroom and 3.5 x 10 middle school classrooms); a total of 65 off-street parking spaces are proposed for the 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 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 not located within an MVA cluster; however, it is embedded within a “C” MVA cluster, with “B” and “D” MVA clusters in the wider vicinity to the north and south, respectively.

Dallas ISD Trustees and Administration

(last updated 9-22-23)

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA – Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed Amended PD No. 1050 Conditions

ARTICLE 1050

PD 1050

SEC. 51P-1050.101. LEGISLATIVE HISTORY.

PD 1050 was established by Ordinance No. 31833, passed by the Dallas City Council on April 14, 2021. (Ord. 31833)

SEC. 51P-1050.102. PROPERTY LOCATION AND SIZE.

PD 1050 is established on property generally located at the northwest corner of Montclair Avenue and Ranier Street. The size of PD 1050 is approximately 5.46 acres. (Ord. 31833)

SEC. 51P-1050.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

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

(d [e]) This district is considered to be a residential zoning district. (Ord. 31833)

SEC. 51P-1050.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1050A: development plan.
- (2) Exhibit 1050B: landscape plan.
- (3) Exhibit 1050C: traffic management plan. (Ord. 31833)

SEC. 51P-1050.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 1050A). 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. (Ord. 31833)

SEC. 51P-1050.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 31833)

SEC. 51P-1050.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31833)

SEC. 51P-1050.108. 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 R-7.5(A) Single Family District apply.

(b) Setbacks.

(1) Minimum front, side, and rear yard for a public school other than an open-enrollment charter school is 15 feet. Amenities required per Section 51P-1050.112.1(b) may be located in a required yard.

Staff recommendation:

(2) Steps, handrails, and light poles are allowed in the required setbacks.

Applicant's request:

(2) Steps, handrails, ~~[and]~~ light poles and dumpsters are allowed in the required setbacks.

(3) Parking for a public school other than an open-enrollment charter school is allowed in the required setback along Rainier Street.

(4) Loading for a public school other than an open-enrollment charter school is allowed in the required setback along Montclair Avenue.

(c) Floor area. Maximum floor area for a public school other than an open-enrollment charter school use is 108,200 ~~[83,000]~~ square feet.

(d) Height.

(1) Maximum structure height for a public school other than an open-enrollment charter school is 48 feet as shown on the development plan.

(2) Maximum height for light poles is 25 feet.

(e) Lot coverage. Maximum lot coverage is 40 [35] percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 31833)

SEC. 51P-1050.109.

OFF-STREET PARKING AND LOADING.

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

Staff recommendation:

(b) Off-street parking and loading spaces that are located in a required front yard for a public school other than an open-enrollment charter school must be screened from the street using evergreen plant materials recommended for local area use by the building official.

(1) The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches.

(2) Initial plantings must be capable of obtaining a solid appearance within two years.

(3) Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density as being capable of providing a solid appearance within three years.

(4) The maximum height of the screening is three feet.

Applicant's request:

~~(b) Off-street parking and loading spaces that are located in a required front yard for a public school other than an open-enrollment charter school must be screened from the street using evergreen plant materials recommended for local area use by the building official.~~

~~(1) The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches.~~

~~(2) Initial plantings must be capable of obtaining a solid appearance within two years.~~

~~(3) Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density as being capable of providing a solid appearance within three years.~~

~~(4) The maximum height of the screening is three feet.~~

(c) Loading for a public school other than an open-enrollment charter school is a minimum of one small space. (Ord. 31833)

SEC. 51P-1050.109.1. FENCING.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school use, an open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

SEC. 51P-1050.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31833)

SEC. 51P-1050.111. LANDSCAPING.

(a) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 1050B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31833)

SEC. 51P-1050.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1050C).

(b) Traffic study.

(1) 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, 2025, or within six months after students first begin attending classes in the new building, whichever is later ~~[March 1, 2023]~~. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 30th ~~[March 1]~~ 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, 2025, or within six months after students first begin attending classes in the new building, 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 30, 2025, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

(2) 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.

(3) 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.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) 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. (Ord. 31833)

SEC. 51P-1050.112.1

DESIGN STANDARDS.

(a) SIDEWALKS/BUFFER. Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

(1) Mary Cliff Road. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Mary Cliff Road may remain as shown on the development plan. When this sidewalk is replaced, it may be replaced in its current width and location where constrained by an existing retaining wall.

(2) Taft Street. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Taft Street may remain as shown on the development plan; however, when this sidewalk is replaced it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

(3) The buffer width may be reduced in order to avoid existing trees or utilities or where constrained by an existing retaining wall.

Staff recommendation:

(b) PEDESTRIAN AMENITIES.

(1) Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for the school, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of the street frontage:

(A) bench;

(B) trash receptable; and

(C) bike rack.

(2) 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.

(3) Pedestrian amenities are not required in along Mary Cliff Road in locations constrained by an existing retaining wall.

Applicant's request:

(b) PEDESTRIAN AMENITIES.

(1) Prior to the issuance of a certificate of occupancy for the school, each of the following pedestrian amenities must be provided as shown on the development plan:

(A) Area A: a minimum of one bench, one trash receptable, and one bike rack.

(B) Area B: a minimum of one bench, one trash receptable, and one bike rack.

(C) Area C: a minimum of one bench, one trash receptable, and one bike rack.

(2) 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.

SEC. 51P-1050.113.

SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII. (Ord. 31833)

SEC. 51P-1050.114.

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. (Ord. 31833)

SEC. 51P-1050.115.

COMPLIANCE WITH CONDITIONS.

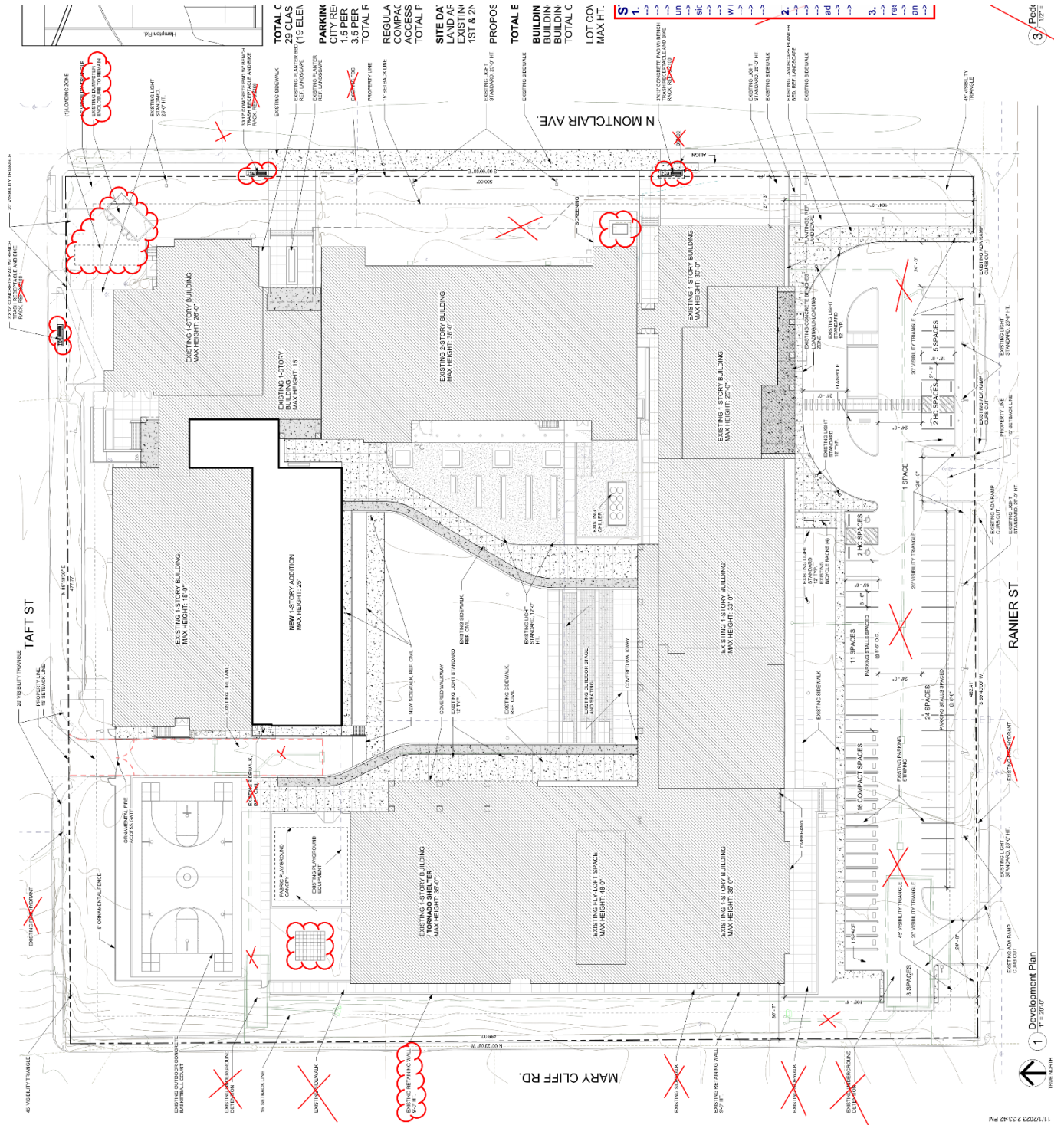
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 31833)

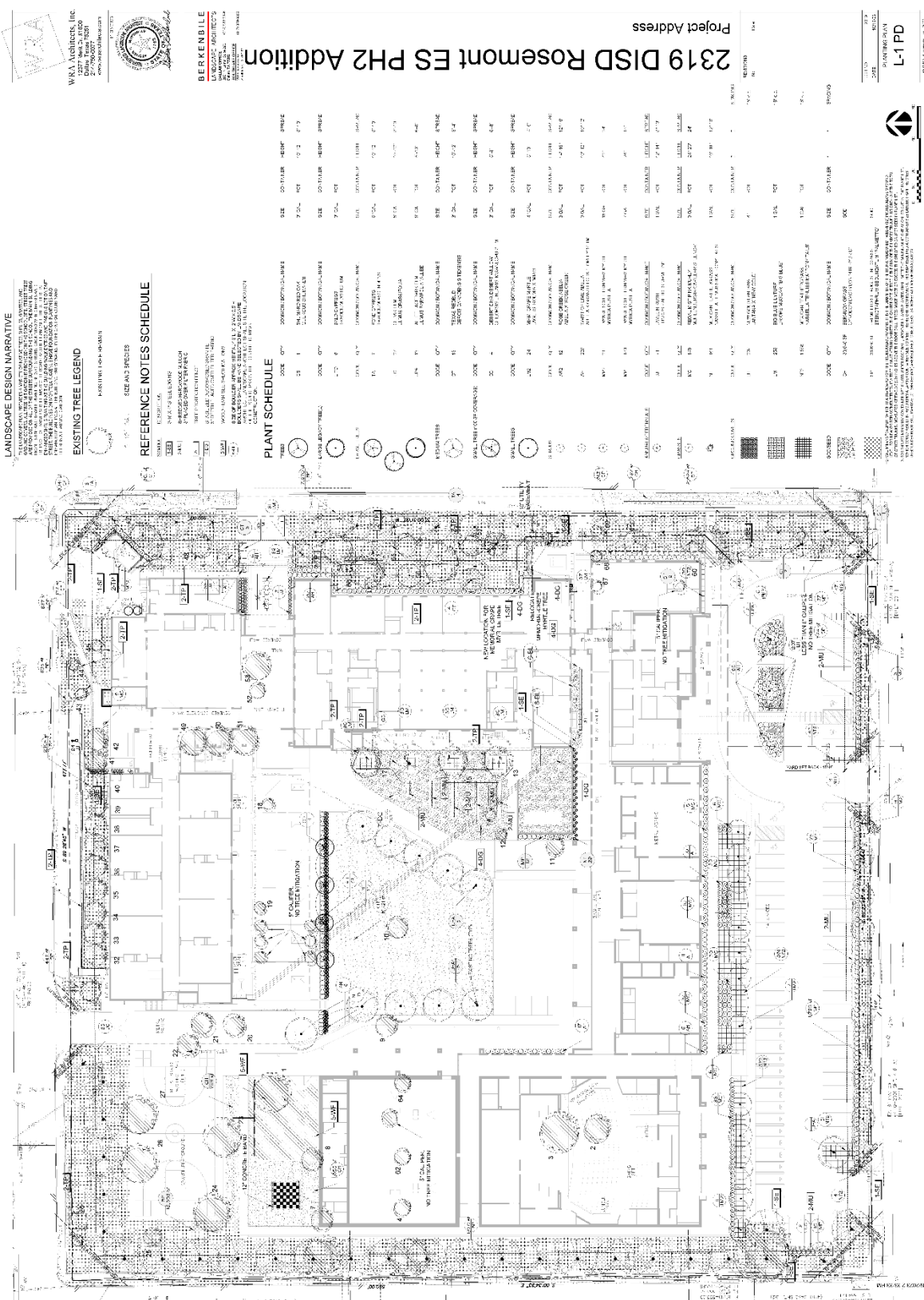
Proposed Amended Development Plan

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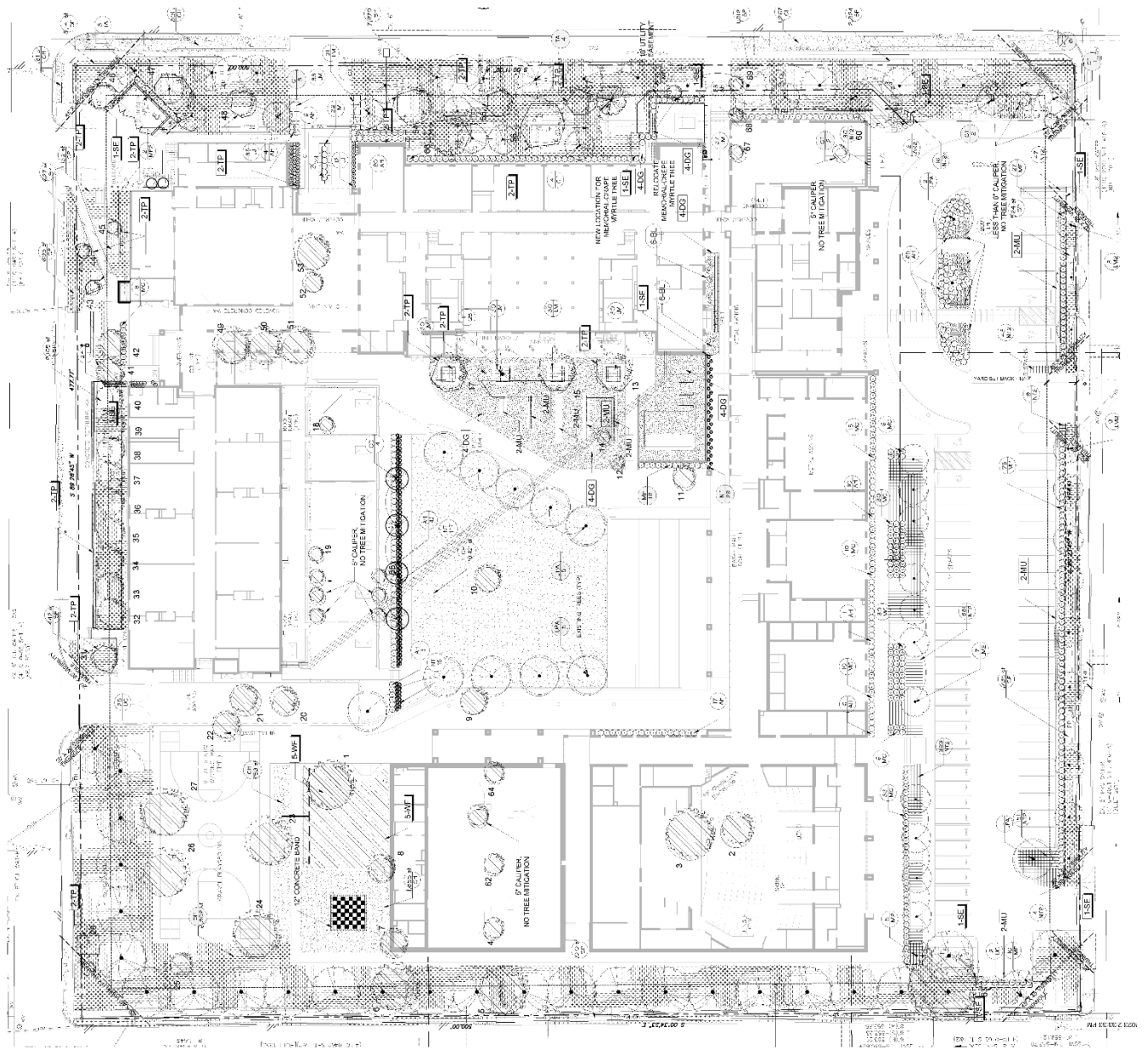
Proposed Amended Development Plan [Enlarged]



Proposed Amended Landscape Plan (pg. 1)



Proposed Amended Landscape Plan (pg. 1) [Enlarged]



Proposed Amended Traffic Management Plan



Traffic Management Plan Rosemont Upper School

November 2, 2023

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Rosemont Upper School (herein Rosemount) located at 719 N. Montclair Avenue, in Dallas. 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 Rosemount.

School:

- Location: 719 N Montclair Avenue, Dallas, Texas 75208
- School District: Dallas Independent School District
- School Times: 8:15 AM – 3:35 PM

Zoning:

- Existing Zoning: PD-1050
- Project: Prior site plan was approved and is currently under construction. The TMP for prior improvements, currently under construction, is dated January 11, 2021. The current projects expands current construction by adding an additional six (6) classrooms to the campus.

Students:

- **Table 1** summarizes the total number of students per grade.

Table 1. Students per Grade

| Grade | Existing | Future Capacity |
|-----------------|------------|-----------------|
| 3 rd | 117 | 130 |
| 4 th | 91 | 110 |
| 5 th | 100 | 120 |
| 6 th | 44 | 60 |
| 7 th | 53 | 70 |
| 8 th | 39 | 60 |
| Total: | 444 | 550 |

School Access:

- Surrounding Roadways:
 - N. Montclair Avenue: Two-lane, undivided roadway, currently one-way south during school zone hours
 - Taft Street: Two-lane, undivided roadway, currently one-way east during school zone hours
 - Mary Cliff Road: Two-lane, undivided roadway, designated bike lanes
 - Ranier Street: Two-lane, undivided roadway, currently one-way west during school zone hours
- Sidewalks are provided on all streets 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.

Currently Rosemont Upper School on 719 N. Montclair Avenue is in the construction phase and not open for students. Third (3rd) grade students are attending Rosemont Primary (Lower) School located at 1919 Stevens Forest Drive in Dallas, TX and 4th – 8th grade are attending Rosemont Upper at Arcadia Park Annex located at 911 N. Morocco Avenue in Dallas, TX. Therefore, observations were conducted at these locations.

Traffic observations were conducted on the following dates and times:

- Monday, September 25, 2023 – PM Dismissal (Arcadia Park Annex)
- Tuesday, September 26, 2023 – PM Dismissal (Arcadia Park Annex)
- Wednesday, September 27, 2023 – PM Dismissal (Rosemont Lower)
- Thursday, September 28, 2023 – PM Dismissal (Rosemont Lower)

The peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus, N. Justin Avenue, and W. Davis Street within twenty (20) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2** below. As shown, the proposed site plan does not have adequate space to accommodate the parents on-site. When considering on-street, adjacent to the school, majority of parents can be accommodated.

Table 2. TMP Summary

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehides | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
|---|--------------|--------------------------------------|---------------------------------|-------------------------------------|---|-------------------------------------|---|
| 550 Students | Parents 94% | 3 rd - 5 th | 84 Veh. (1,974 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | -57 Veh. (-1,351 Feet) | 8 Veh. (916 Feet) |
| | Walkers 5% | | 33 Veh. (776 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | -6 Veh. (1,386 Feet) | 59 Veh. (2,302 Feet) |
| | Buses 1% | 6 th - 8 th | | | | | |
| School Times | | | | | | | |
| 3 rd - 5 th : 8:00 AM - 3:20 PM | | Total | 117 Veh. (2,750 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | N/A (Staggered Dismissal) | |
| 6 th - 8 th : 8:35 AM - 3:55 PM | | (3 rd - 8 th) | | | | | |

* Siblings will be dropped off/picked up together.

Recommendations

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

Students

- 3rd - 5th Grade Students: Drop off and pick up at the southern school entrance.
- 6th – 8th Grade Students: Drop off and pick up at the southern school entrance.
- Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrival.
- Siblings will be dropped off/picked up together.
- Students walking home should be instructed to walk along sidewalks and cross at crosswalks with crossing guards. Students should not be permitted to cross midblock.

Parents

- Parents pick up students in the following locations:
 - Approaching School: Parents join queue lane on Taft Street (southside of campus). Following the queue lane from Taft Street to North Montclair Avenue then to Rainer Street.
 - Picking Up Students:
 - 3rd – 5th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.
 - 6th – 8th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.

Buses

- Two (2) small school buses are planned to be serving Rosemont and will drop off/pick up students in the designated area on Taft Street.

Staff

8. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
9. Staff should assist students into their vehicles.
10. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
11. Staff should monitor pedestrians at crosswalks on-site.

Licensed Peace Officers

12. A designated, licensed peace officer is not assigned to Rosemont, and one is not recommended.

Crossing Guards

13. Currently there are three (3) school crossing guards assigned for three intersections: one (1) at N. Montclair Avenue/Ranier Street, one (1) at Mary Cliff Road/Stevens Forest Drive, and one (1) at Mary Cliff Road/ Taft Street. They should remain at these locations after construction is completed.

Parking Restrictions

14. Parking should be prohibited around the driveway openings, as illustrated in the TMP exhibit.
15. Parking should be prohibited during school zone hours on Taft Street, N. Montclair Avenue, and Rainer Street.

School Zones

16. Currently there are school zones at the following locations:
 - a. N. Montclair Avenue – North of Taft Street and South of Ranier Street
 - b. Mary Cliff Road – North of Taft Street and South of Ranier Street
 - c. Stevens Forest Drive – from Mary Cliff Road to Stevens Village Drive
17. It is recommended to add a school zone on Ranier Street from N. Montclair Avenue to Mary Cliff Road

Off-Site Improvements

18. It is recommended to replace the three (3) “No Parking” signs at the northeast corner of campus (Taft Street) with “Queue Lane” and “No Parking – During School Zone Hours” signs.
19. It is recommended to remove the “Permitted Parking” sign at the northeast corner of campus (N. Montclair Avenue).
20. It is recommended to replace/install “No Parking” with “Queue Lane” and “No Parking – During School Zone Hours” signs at the eastside of campus (N. Montclair Avenue).
21. It is recommended to install “Queue Lane” and “No Parking – During School Zone Hours” signs at the southside of campus (Rainer Street).
22. It is recommended to install “Bus Loading/Unloading Zone” signs on Taft Street, between Mary Cliff Road and N. Montclair Avenue. Install middle of campus on southern sidewalk area.

Detailed review of school-related signing, striping, and sidewalk ramps will be conducted with the engineering plans.

Summary

The Rosemont Upper School 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, adjacent to the school, without blocking through traffic.

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

END

REVIEW AND COMMITMENT

The Rosemont Upper 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.

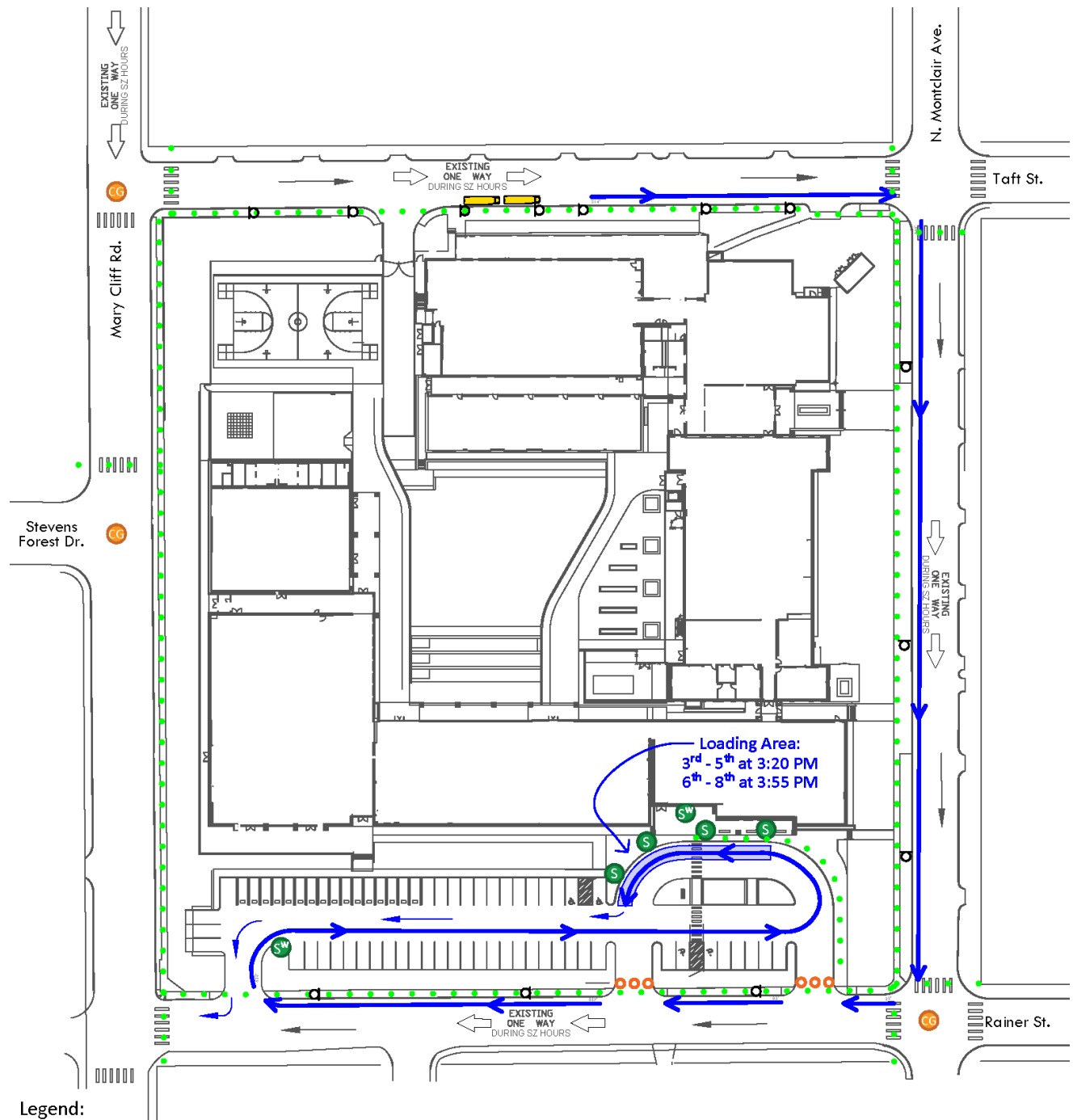
The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Stephanie Munves
Signature

11/1/2023
Date

Stephanie Munves
Name

Principal
Title



Legend:

| | | | |
|--|-------------------|--|-----------------|
| | Parent Queue Lane | | Pedestrian Path |
| | Bus | | Cone |
| | Traffic Flow | | Crossing Guard |
| | Staff | | |

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehicles | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
|---|-----------------------------------|--------------------------------------|---------------------------|-------------------------------------|---|-----------------------------|---|
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| | (1,974 Feet) | | (623 Feet) | (1,539 Feet) | (1,331 Feet) | (916 Feet) | |
| | Walkers 5% | 33 Veh. | 27 Veh. | 65 Veh. | -6 Veh. | 59 Veh. | |
| Buses 1% | 6 th - 8 th | (776 Feet) | (623 Feet) | (1,539 Feet) | (1,386 Feet) | (2,302 Feet) | |
| School Times | | | | | | | |
| 3 rd - 5 th : 8:00 AM - 3:20 PM | | Total | 117 Veh. | 27 Veh. | 65 Veh. | N/A | |
| 6 th - 8 th : 8:35 AM - 3:55 PM | | (3 rd - 8 th) | (2,750 Feet) | (623 Feet) | (1,539 Feet) | (Staggered Dismissal) | |

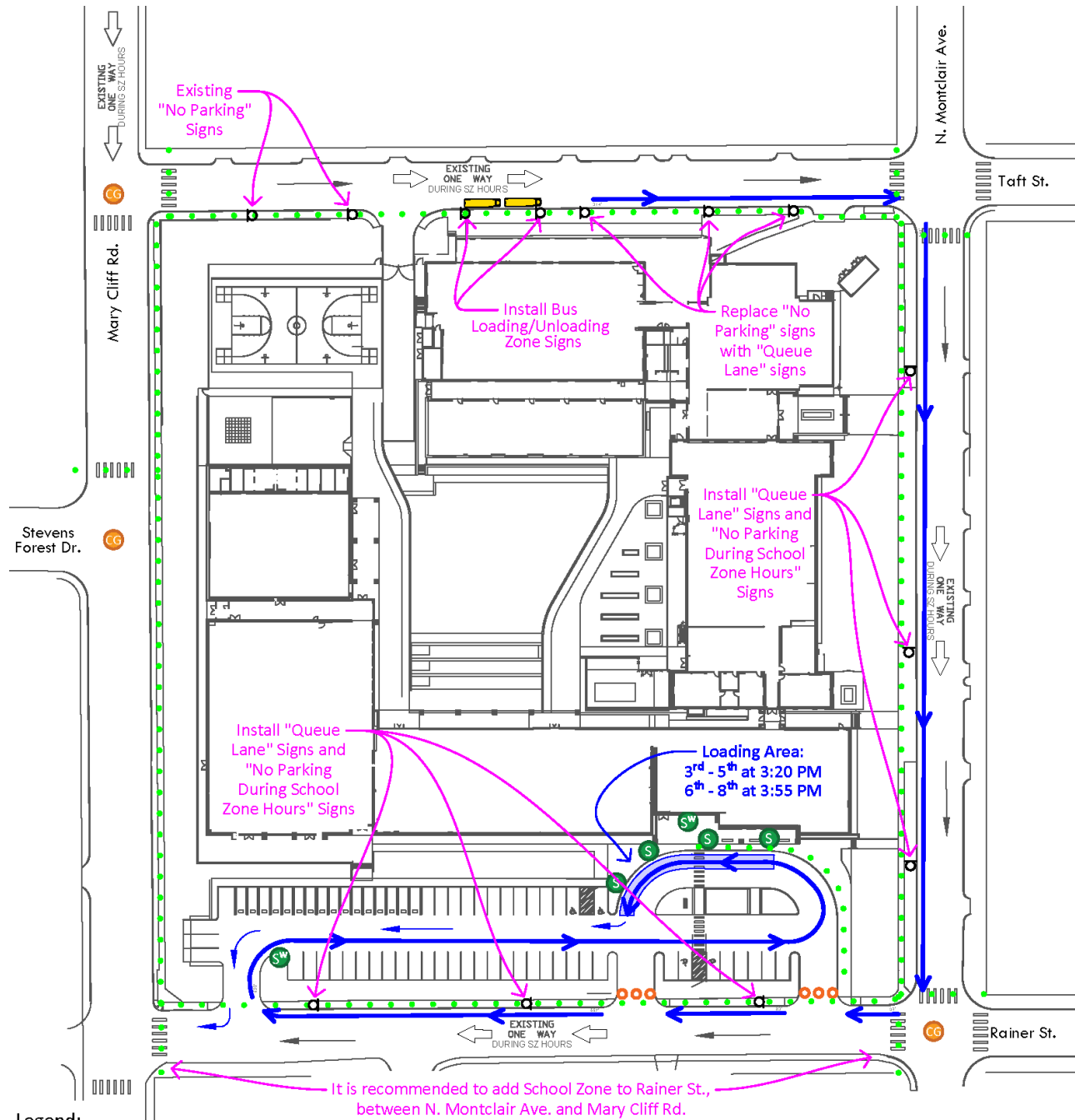
* Stalls will be dropped off/picked up together.



1 Traffic Management Plan

Rosemont Upper School





Legend:

| | |
|-------------------|-----------------|
| Parent Queue Lane | Pedestrian Path |
| Bus | Cone |
| Traffic Flow | Crossing Guard |
| Staff | |

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehicles | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
|---|--------------|-----------------------------------|---------------------------|-------------------------------------|---|------------------------------|---|
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| | Walkers 5% | 6 th - 8 th | 33 Veh. (776 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,559 Feet) | -6 Veh. (1,386 Feet) | 59 Veh. (2,302 Feet) |
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| 6 th - 8 th : 8:35 AM - 3:55 PM | | | | | | | |

*Stellings will be dropped off/picked up together.



2 Recommended Signs

Rosemont Upper School

Additional signs, striping, and sidewalk ramps will be reviewed with engineering plans.



Appendix

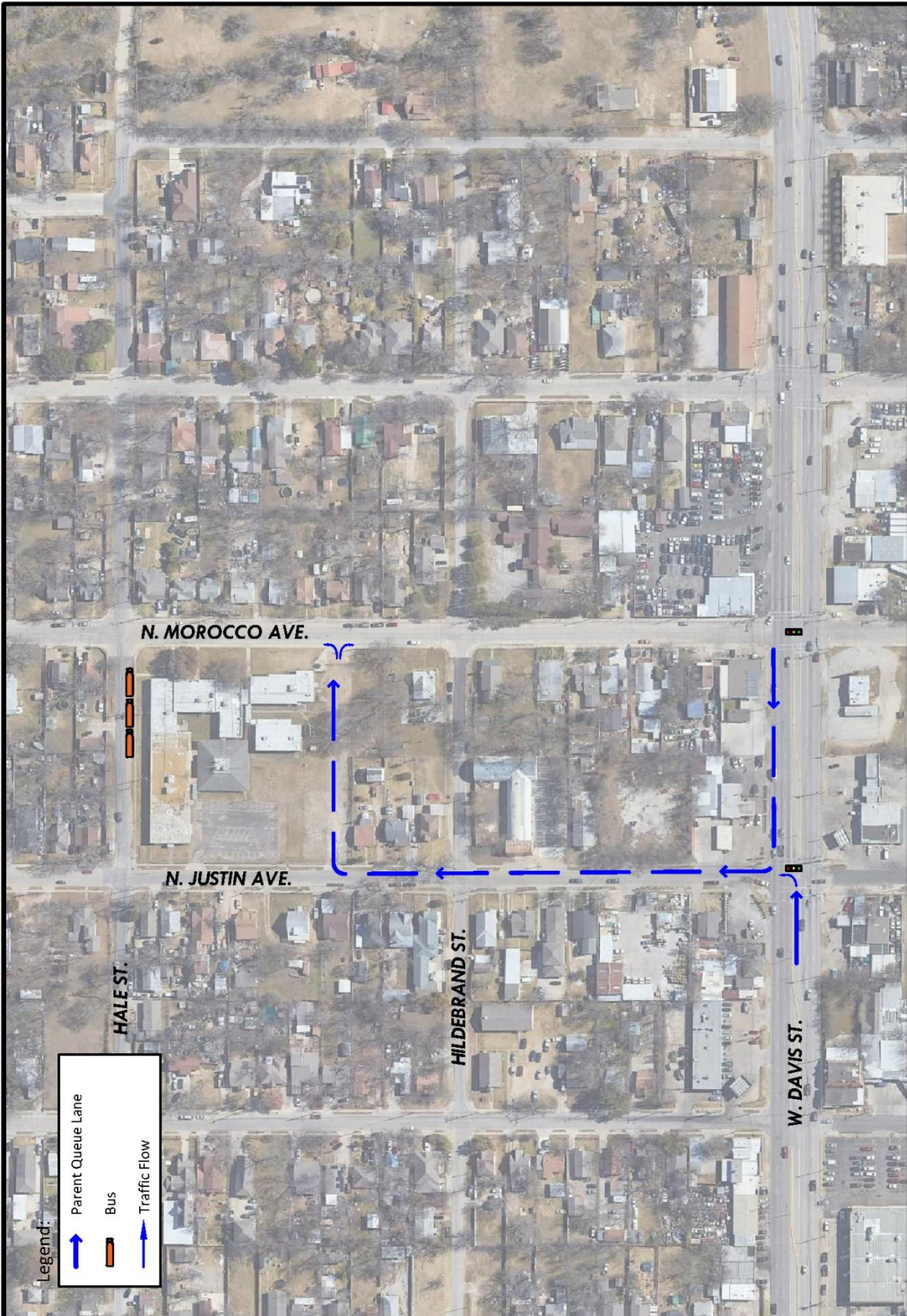


— = School Zone



Rosemont Upper School
Current One-Way & School Zones

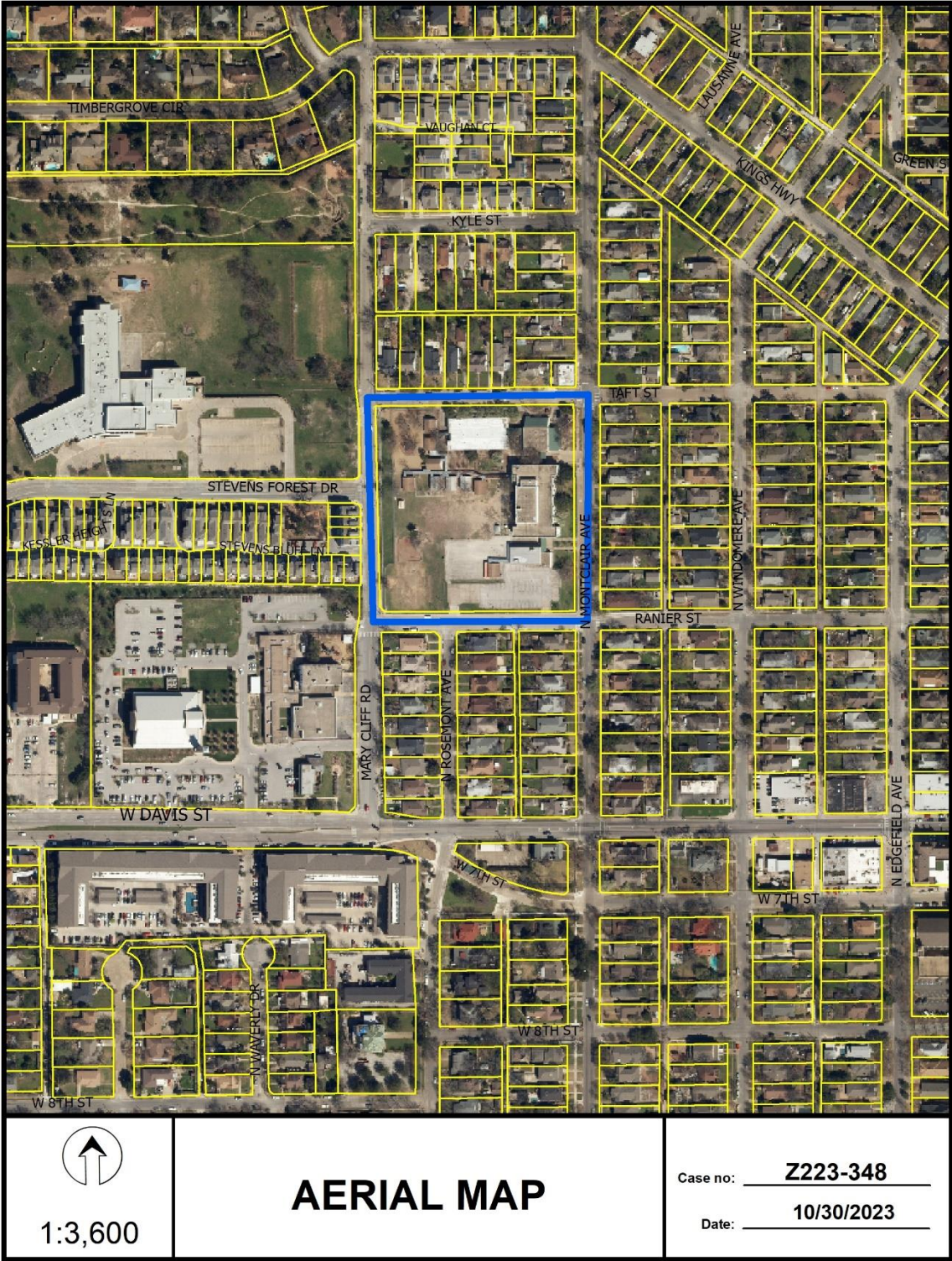


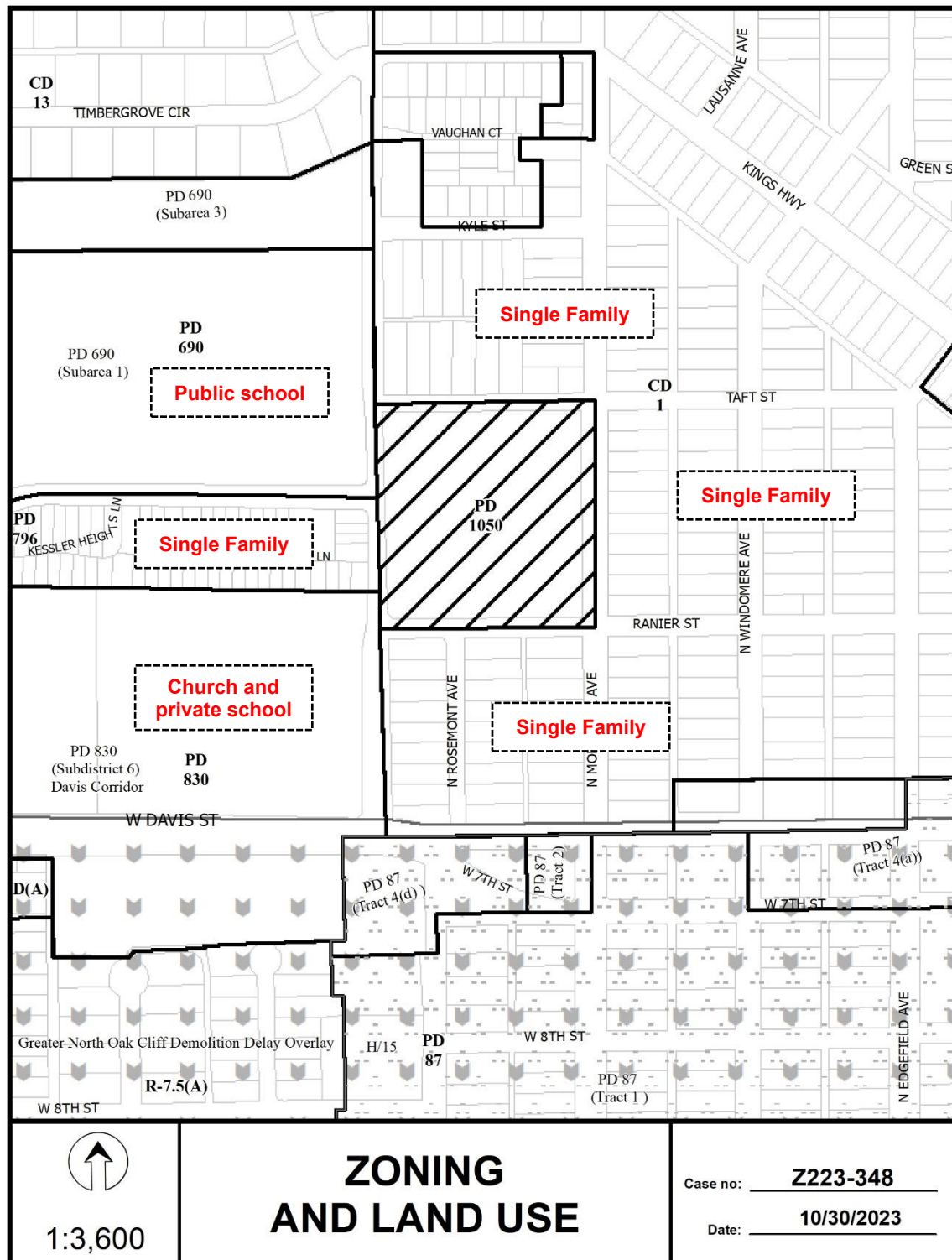


B Rosemont Upper at Arcadia Park Annex (Existing Conditions)

911 N. Morocco Ave., Dallas, TX 75211

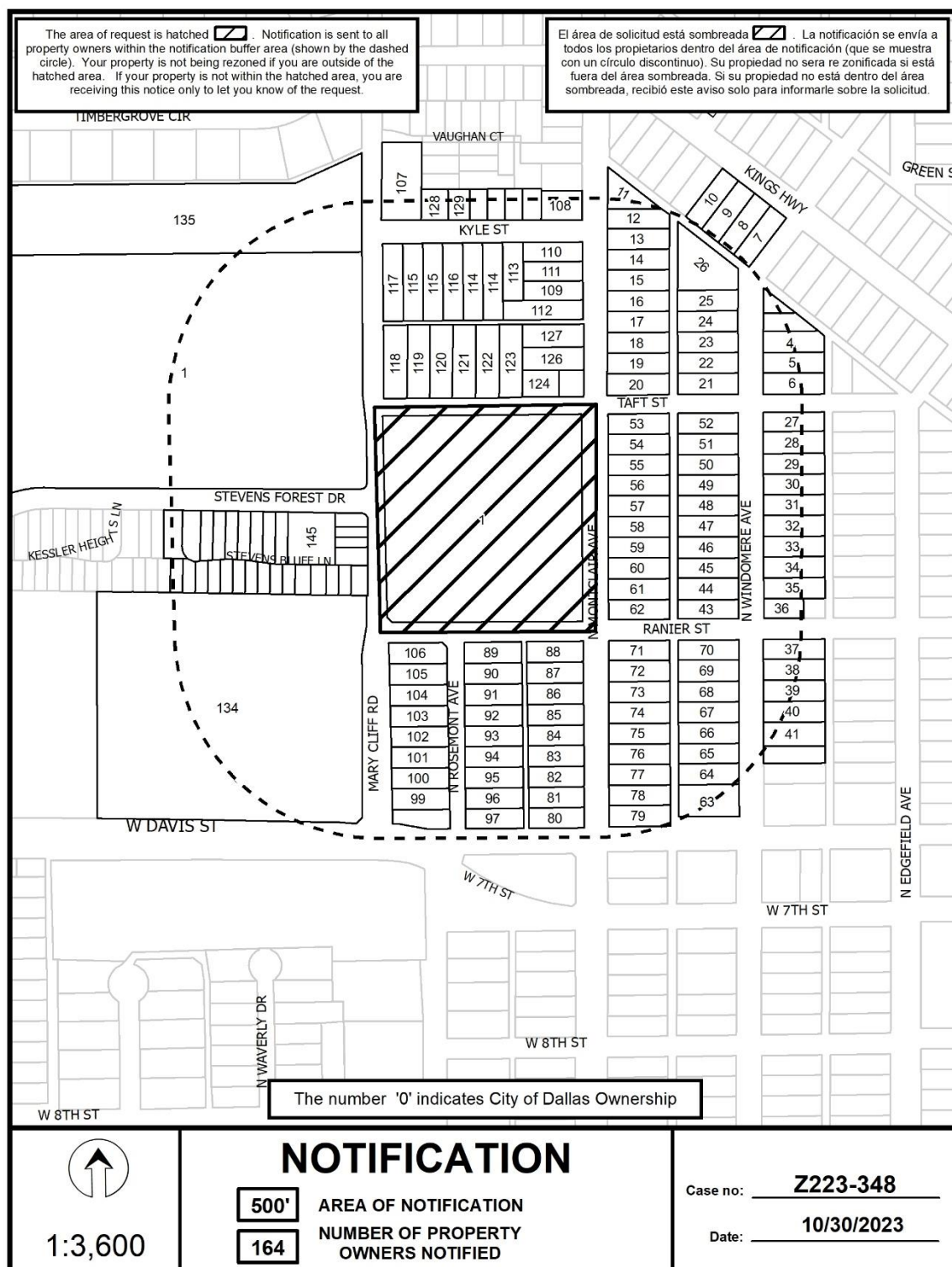












10/30/2023

Notification List of Property Owners***Z223-348******164 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 719 N MONTCLAIR AVE | Dallas ISD |
| 2 | 816 N WINDOMERE AVE | REITER AMANDA & |
| 3 | 818 N WINDOMERE AVE | AGN LLC |
| 4 | 810 N WINDOMERE AVE | ABRAMSON ALEXANDRA |
| 5 | 806 N WINDOMERE AVE | PROVENZALE ANTHONY B & MARY M |
| 6 | 802 N WINDOMERE AVE | ALLINGER ALAN LOUIS |
| 7 | 1500 KINGS HWY | THOMPSON MARGARET ALICE V |
| 8 | 1506 KINGS HWY | CROWDER LESLIE MONTELLE |
| 9 | 1510 KINGS HWY | BYROM KYLE |
| 10 | 1514 KINGS HWY | MALONEY STEPHANIE & |
| 11 | 838 N MONTCLAIR AVE | CABLE DANA B & |
| 12 | 834 N MONTCLAIR AVE | RANGE WILLIE & SYNTHIA |
| 13 | 830 N MONTCLAIR AVE | REED JAMES LEE & |
| 14 | 826 N MONTCLAIR AVE | GRABOWY CHRISTOPHER & |
| 15 | 822 N MONTCLAIR AVE | POUNDS AMANDA M |
| 16 | 818 N MONTCLAIR AVE | GALLEGOS PEDRO |
| 17 | 814 N MONTCLAIR AVE | MOHNEY LESLEY |
| 18 | 810 N MONTCLAIR AVE | RAGLAND FRANK W |
| 19 | 806 N MONTCLAIR AVE | CALLAWAY JEANETTE EST OF |
| 20 | 802 N MONTCLAIR AVE | Taxpayer at |
| 21 | 801 N WINDOMERE AVE | LEONARD CHRISTOPHER & |
| 22 | 805 N WINDOMERE AVE | Taxpayer at |
| 23 | 811 N WINDOMERE AVE | CARDOZA JOSE C & RITA |
| 24 | 817 N WINDOMERE AVE | LOPEZ DAVID |
| 25 | 819 N WINDOMERE AVE | LOPEZ MANUEL & OTILIA |
| 26 | 821 N WINDOMERE AVE | NITSCHKE JOHN B & |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---------------------------|
| 27 | 738 N WINDOMERE AVE | DUNN JENNIFER ERIN |
| 28 | 734 N WINDOMERE AVE | CARTER REBECCA S |
| 29 | 730 N WINDOMERE AVE | GRAHAM LARRY JR |
| 30 | 726 N WINDOMERE AVE | SOECHTING CHARLES E & |
| 31 | 722 N WINDOMERE AVE | FULLER JOSHUA CLYDE |
| 32 | 718 N WINDOMERE AVE | BOSS MICHAEL C |
| 33 | 714 N WINDOMERE AVE | PRIETO ANGELICA & |
| 34 | 708 N WINDOMERE AVE | PHILLIPS CHAD |
| 35 | 706 N WINDOMERE AVE | MCKAY BRIAN A & |
| 36 | 702 N WINDOMERE AVE | MUNIZ CLAUDIA B |
| 37 | 634 N WINDOMERE AVE | JENSEN ANNETTE |
| 38 | 630 N WINDOMERE AVE | ALCALA LAUREN A |
| 39 | 626 N WINDOMERE AVE | VEATCH JOHN & ADAY ARIEL |
| 40 | 620 N WINDOMERE AVE | GILLIAM LAWRENCE W |
| 41 | 618 N WINDOMERE AVE | ROBERTS CHASE & |
| 42 | 614 N WINDOMERE AVE | STEPHENS DAWN VERNISE |
| 43 | 703 N WINDOMERE AVE | JACOBY BRYAN M |
| 44 | 707 N WINDOMERE AVE | CARCANO DAVID & SHERI |
| 45 | 711 N WINDOMERE AVE | SHAUGHNESSY AMANDA & RYAN |
| 46 | 715 N WINDOMERE AVE | ESCOBAR ROSA F |
| 47 | 719 N WINDOMERE AVE | CAMACHO ARMANDO & |
| 48 | 721 N WINDOMERE AVE | CRUZ JAVIER L & SOSA |
| 49 | 725 N WINDOMERE AVE | SARMIENTO VERONICA & |
| 50 | 731 N WINDOMERE AVE | SARMIENTO MANUEL |
| 51 | 735 N WINDOMERE AVE | SARMIENTO VERONICA & |
| 52 | 739 N WINDOMERE AVE | BRUMFIELD WILLIE G & |
| 53 | 738 N MONTCLAIR AVE | BOHANAN ANN MARGARET |
| 54 | 734 N MONTCLAIR AVE | SCOTT JACOB G & REBECCA |
| 55 | 730 N MONTCLAIR AVE | BLAKE ADAM M & JORDAN N |
| 56 | 726 N MONTCLAIR AVE | VANNAKEN AMANDA BETH |
| 57 | 722 N MONTCLAIR AVE | WHITE JARED |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------------|
| 58 | 718 N MONTCLAIR AVE | BINGHAM RACHAEL A |
| 59 | 714 N MONTCLAIR AVE | BERG SHERRY |
| 60 | 710 N MONTCLAIR AVE | IGO BROOKS & ELIZABETH BONNIN |
| 61 | 706 N MONTCLAIR AVE | KIENINGER DANIEL |
| 62 | 700 N MONTCLAIR AVE | SCHIKNER ROBERT C & |
| 63 | 1505 W DAVIS ST | HIXSON FAMILY TRUST |
| 64 | 611 N WINDOMERE AVE | MCGREGOR THOMAS WILLIAM |
| 65 | 617 N WINDOMERE AVE | FLINT JAMES E |
| 66 | 619 N WINDOMERE AVE | RANGEL FRANCISCO J |
| 67 | 621 N WINDOMERE AVE | HUERTA ALBERT & ISABEL |
| 68 | 627 N WINDOMERE AVE | HOWARD HAMILTON |
| 69 | 631 N WINDOMERE AVE | SARMIENTO ROCIO |
| 70 | 633 N WINDOMERE AVE | SARMIENTO FRANCISCO & CRISTINA |
| 71 | 634 N MONTCLAIR AVE | ALONSO MARIA DE JESUS & |
| 72 | 630 N MONTCLAIR AVE | Taxpayer at |
| 73 | 626 N MONTCLAIR AVE | LYTLE HEATHER M & ZACHARY J |
| 74 | 622 N MONTCLAIR AVE | LOCKE JACOB W |
| 75 | 618 N MONTCLAIR AVE | LOCKE JERRI A |
| 76 | 614 N MONTCLAIR AVE | PETERSON ROBERT S |
| 77 | 608 N MONTCLAIR AVE | PEREZ ISAAC & EUGENIA |
| 78 | 606 N MONTCLAIR AVE | ROBINSON KARA & |
| 79 | 600 N MONTCLAIR AVE | Taxpayer at |
| 80 | 601 N MONTCLAIR AVE | HIGGINS FAMILY LIVING TRUST |
| 81 | 607 N MONTCLAIR AVE | Taxpayer at |
| 82 | 611 N MONTCLAIR AVE | HENRY JOSHUA H |
| 83 | 615 N MONTCLAIR AVE | BERRY KATHLEEN W |
| 84 | 619 N MONTCLAIR AVE | GRUBMAN JESSICA ANN P & |
| 85 | 623 N MONTCLAIR AVE | CARLOS JOSEPH M |
| 86 | 627 N MONTCLAIR AVE | SCOGGIN STEPHANIE & ELLIOT JOHNSON |
| 87 | 631 N MONTCLAIR AVE | BERKELEY BARBARA B |
| 88 | 635 N MONTCLAIR AVE | PATRONELLA NICHOLAS C & MELISSA M |

10/30/2023

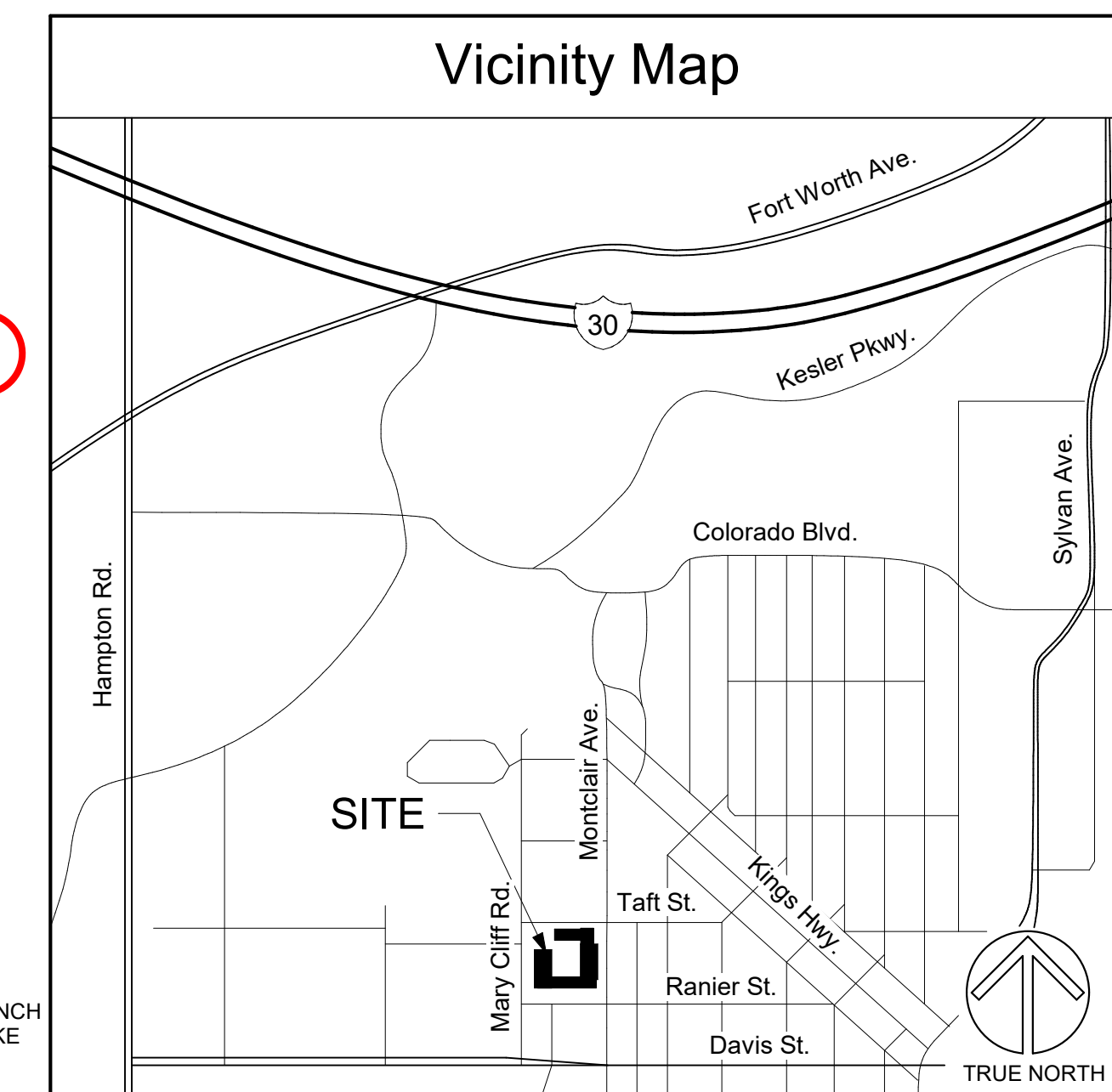
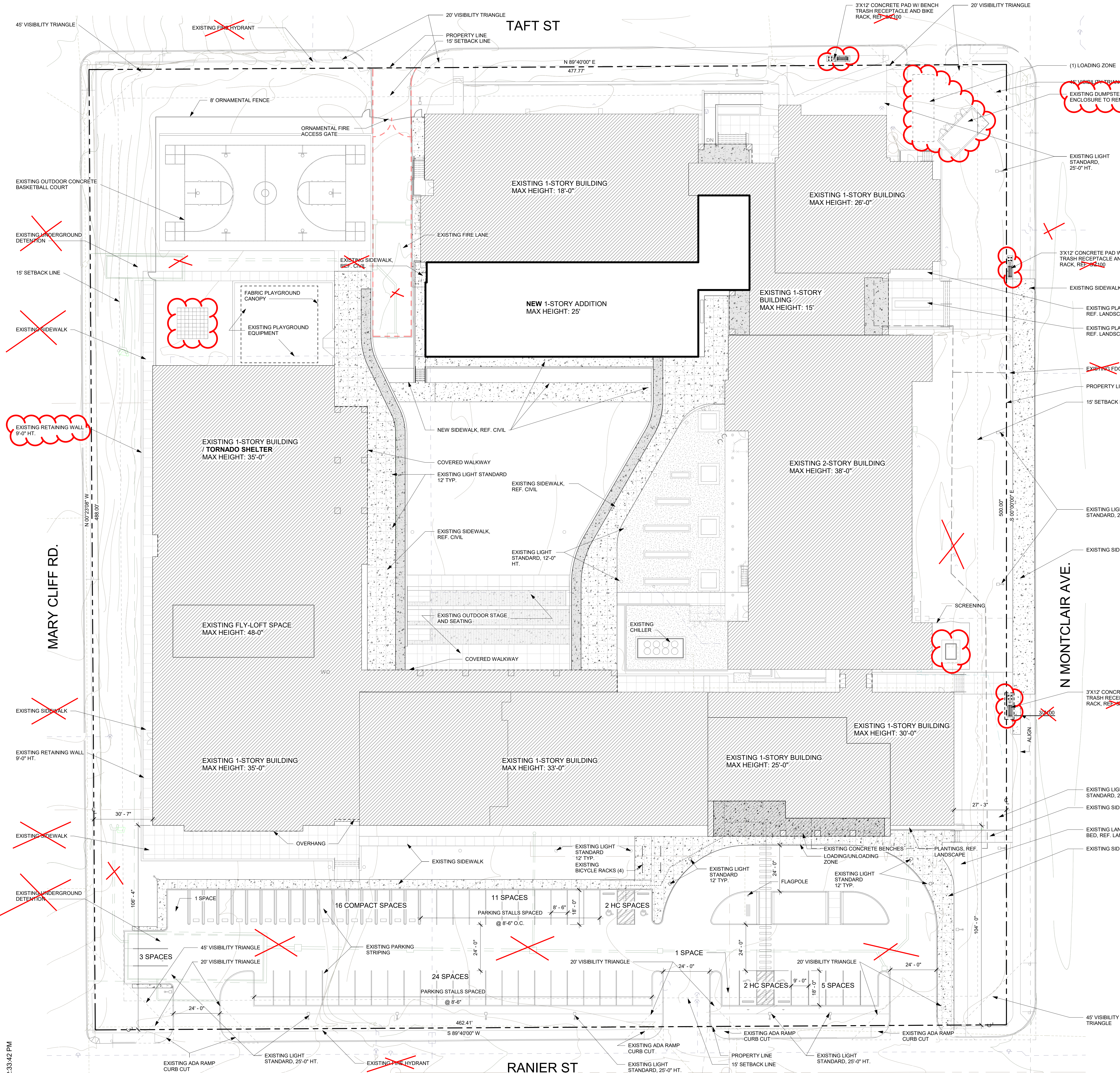
| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|------------------------------|
| 89 | 634 N ROSEMONT AVE | FLACCO JORDAN & JAMIE |
| 90 | 630 N ROSEMONT AVE | RUCCIO DANE & |
| 91 | 626 N ROSEMONT AVE | SMITH STUART L & MARILYNN M |
| 92 | 622 N ROSEMONT AVE | ARNOLD ZACHARY & DANNAE |
| 93 | 618 N ROSEMONT AVE | BROWN JANICE MARIE |
| 94 | 614 N ROSEMONT AVE | YARBROUGH TREVOR |
| 95 | 610 N ROSEMONT AVE | CHILDRESS JUSTIN S |
| 96 | 606 N ROSEMONT AVE | MAGANA JUAN JURADE EST OF |
| 97 | 602 N ROSEMONT AVE | RODRIGUEZ PAUL E & |
| 98 | 601 N ROSEMONT AVE | HERNANDEZ VERONICA |
| 99 | 607 N ROSEMONT AVE | CARMONA NICOLAS III & |
| 100 | 609 N ROSEMONT AVE | Taxpayer at |
| 101 | 619 N ROSEMONT AVE | MITCHELL LORINDA |
| 102 | 623 N ROSEMONT AVE | WALKER SARAH ELIZABETH |
| 103 | 627 N ROSEMONT AVE | CHRISTENSEN KEVIN D |
| 104 | 631 N ROSEMONT AVE | CURIEL LYDIA M |
| 105 | 635 N ROSEMONT AVE | VILLARREAL ELPIDIO |
| 106 | 639 N ROSEMONT AVE | MAREZ ELIA ORTA LIFE EST |
| 107 | 1635 KYLE AVE | NASH HORACE R JR & |
| 108 | 903 N MONTCLAIR AVE | TERRELL CASEY & |
| 109 | 823 N MONTCLAIR AVE | GALLEGOS JESUS M & MELISA |
| 110 | 831 N MONTCLAIR AVE | MCDOWELL JENNIFER R |
| 111 | 829 N MONTCLAIR AVE | RANDOLPH PEYTON T & |
| 112 | 819 N MONTCLAIR AVE | FLORES ASHLEY BRYAN & ADAM C |
| 113 | 1614 KYLE AVE | GRANADOS JOSE & SARA M |
| 114 | 1620 KYLE AVE | CLOUD NINE VENTURES LLC |
| 115 | 1628 KYLE AVE | JC LEASING LLP |
| 116 | 1624 KYLE AVE | CANTU CLAUDIA SANCHEZ |
| 117 | 1638 KYLE AVE | RAMIREZ REFUGIO RAYMUNDO |
| 118 | 1635 TAFT ST | VACHON SAMUEL & MEREDITH |
| 119 | 1631 TAFT ST | MARTINEZ BENJAMIN M & |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--------------------------------|
| 120 | 1627 TAFT ST | GONZALEZ DIANA R & |
| 121 | 1623 TAFT ST | FLOYD JAMES E EST OF |
| 122 | 1619 TAFT ST | ATKINS REBECCA |
| 123 | 1615 TAFT ST | GARCIA NOEL & RAFAELA |
| 124 | 1611 TAFT ST | GARZA PEDRO A & |
| 125 | 805 N MONTCLAIR AVE | KRUKIEL DAVID |
| 126 | 811 N MONTCLAIR AVE | MAYNOR KELLAM |
| 127 | 815 N MONTCLAIR AVE | ALVAREZ JOSE CRUZ & |
| 128 | 1629 KYLE AVE | VAZQUEZ CHRISTIAN & |
| 129 | 1625 KYLE AVE | COVITZ STACY A |
| 130 | 1621 KYLE AVE | CLEMENTS JAMES W |
| 131 | 1617 KYLE AVE | FLIPPO JAMES & SHARYN |
| 132 | 1613 KYLE AVE | MALLORY LARRY SCOTT & LEE ANN |
| 133 | 1609 KYLE AVE | QUINLAN BRIAN & |
| 134 | 1845 W DAVIS ST | SCCP RC |
| 135 | 817 MARY CLIFF RD | TWELVE HILLS NATURE |
| 136 | 770 HIGH GARDEN PL | CULLEN CHRISTOPHER J & KRISTIN |
| 137 | 750 HIGH GARDEN PL | POOL GARY & TEMITOPE R ADEBISI |
| 138 | 730 HIGH GARDEN PL | GRATTON BERNADETTE |
| 139 | 710 HIGH GARDEN PL | FRIEDMAN JASON SCOTT & |
| 140 | 1802 STEVENS BLUFF LN | ROBERTS MATTHEW D & JULIE M |
| 141 | 1808 STEVENS BLUFF LN | CARAWAY THOMAS G II & |
| 142 | 1814 STEVENS BLUFF LN | RIOS ANTHONY D & |
| 143 | 1820 STEVENS BLUFF LN | GERALD KYLE MICHAEL & |
| 144 | 1826 STEVENS BLUFF LN | HARRIS JAMIE L |
| 145 | 1821 STEVENS BLUFF LN | HIGH GROVE AT WEST KESSLER |
| 146 | 1832 STEVENS BLUFF LN | Taxpayer at |
| 147 | 1838 STEVENS BLUFF LN | KOFFLER MICHAEL J TRUST |
| 148 | 1844 STEVENS BLUFF LN | JOHNSON TINA N |
| 149 | 1850 STEVENS BLUFF LN | RICHIE NATASHA |
| 150 | 1856 STEVENS BLUFF LN | LALANGAS EVANGELINE O |

10/30/2023

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|------------------------------------|
| 151 | 1862 STEVENS BLUFF LN | HINESTROZA JULIAN A GELVEZ & |
| 152 | 1868 STEVENS BLUFF LN | YEBOAH FREDRICK NANATUYEE |
| 153 | 1874 STEVENS BLUFF LN | NOUEILATY HANNY |
| 154 | 1880 STEVENS BLUFF LN | BUSH AMANDA JO |
| 155 | 1810 WOOD LEDGE PL | SANCHEZ JOHN GABRIEL & OLIVIA ROSE |
| 156 | 1825 WOOD LEDGE PL | DALE VIRGINIA |
| 157 | 1877 STEVENS BLUFF LN | BERRIOS SHAYLA & MICHAEL |
| 158 | 1871 STEVENS BLUFF LN | WHITE DEREK A & |
| 159 | 1865 STEVENS BLUFF LN | ELSHOT KITTY & |
| 160 | 1859 STEVENS BLUFF LN | MMCM LLC |
| 161 | 1853 STEVENS BLUFF LN | DESOUSA LUCIA |
| 162 | 1847 STEVENS BLUFF LN | HENRY MEGAN MECHE & JESSE J III |
| 163 | 1841 STEVENS BLUFF LN | DORSETT DERYL |
| 164 | 1835 STEVENS BLUFF LN | CANTU STACY G & |



TOTAL CLASSROOMS:
29 CLASSROOMS
(19 ELEMENTARY, 10 MIDDLE SCHOOL)

PARKING REQUIREMENTS:
CITY REQUIRED:
1.5 PER EACH ELEMENTARY CLASSROOM (19)
3.5 PER EACH MIDDLE SCHOOL (10)
TOTAL REQUIRED BY THE CITY: 28.5 + 35 = ~~63.5~~ 64

REGULAR SPACES PROVIDED: 45
COMPACT SPACES PROVIDED: 16
ACCESSIBLE SPACES PROVIDED: 4
TOTAL PARKING SPACES PROVIDED: 65

SITE DATA
LAND AREA: 238,039SF
EXISTING BUILDING FLOOR AREA:
1ST & 2ND FLOOR: 99,200SF

PROPOSED BUILDING FLOOR AREA: 9,000SF

TOTAL BUILDING FLOOR AREA (LVL 01 & 02): 108,200SF

BUILDING COVERAGE:
BUILDING FOOTPRINT: 90,600 SF
BUILDING OVERHANGS: 6,400 SF
TOTAL COVERAGE: 97,000 SF

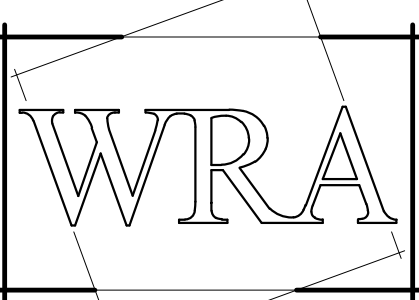
LOT COVERAGE: 40%
MAX HT. 48'-0"

STAFF COMMENTS:

1. Plan clean-up:
-> show location of amenities but remove detail from plan
-> show correct location of retaining wall along mary cliff
-> remove stray/unidentified shapes/marking, including any underground utility information (where are easements tho?)
-> identify public sidewalks/buffer to remain; show 6' foot sidewalk w 5' buffer at locations to be upgraded
-> remove underground detention infrastructure from plan
-> dash in existing storage building at Taft and add call out w note that it is to be removed
-> do not show hydrant locations on dev plan
-> topo lines need elevation identifiers
-> dimensions of loading space?

2. Update data tables:
-> parking required needs to be a whole number
-> indicate number of loading spaces required
-> indicate number of bicycle parking spaces required and add note that location to be determined at permitting
-> net lot area?
-> confirm all data per conditions

3. Recommended changes:
-> relocate dumpster or reorient so not facing surrounding residential
-> provide additional pedestrian amenity areas at perimeter and/or at strategic locations more internal to the property
-> additional sidewalk upgrades



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12377 Merit Dr. #1800
Dallas, Texas 75251
214-750-0077
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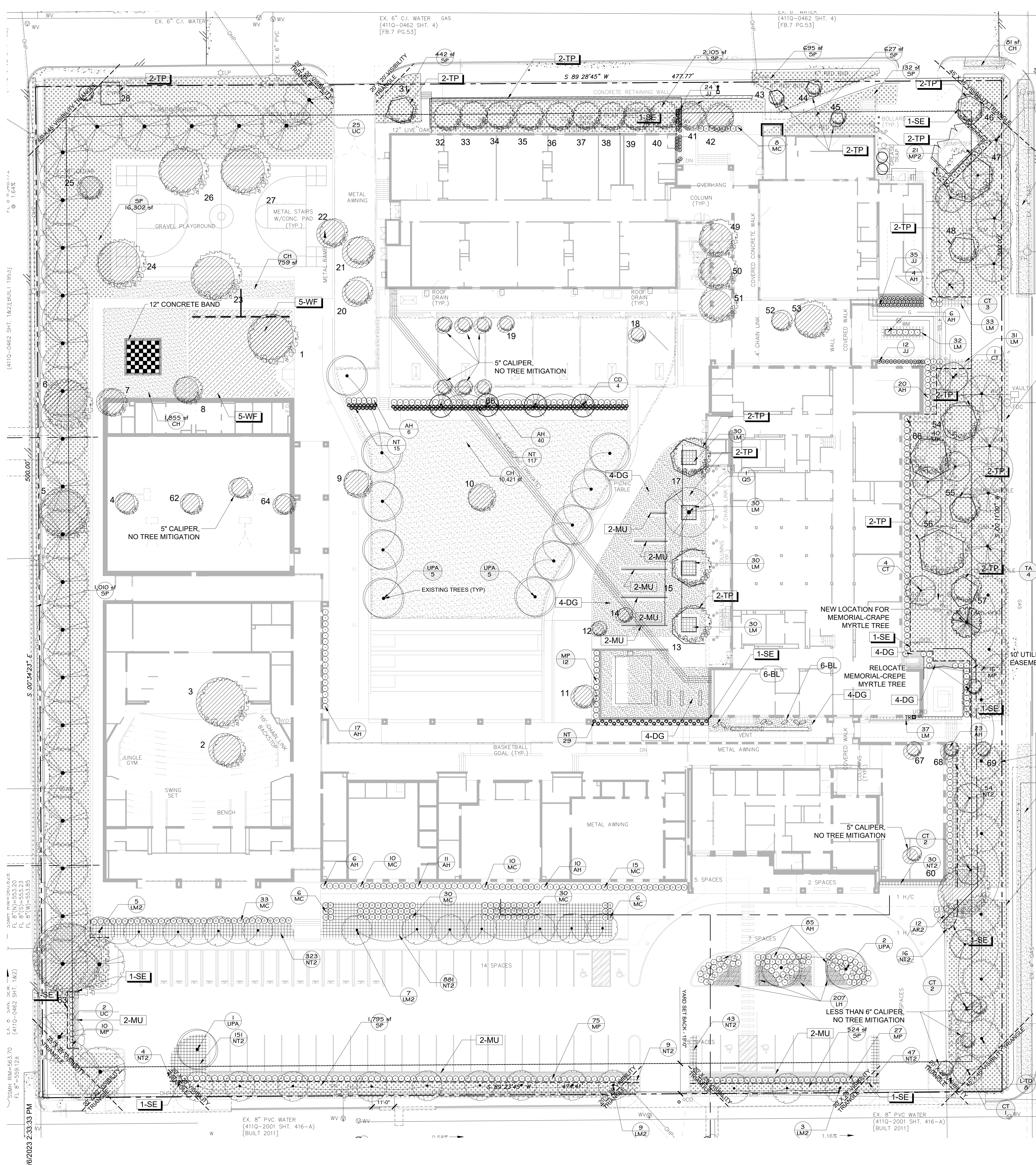
2319 Rosemont ES Ph2 Addition

719 N Montclair Ave, Dallas TX 75208

| | |
|------------|--------------------------|
| REVISIONS: | |
| No. | Date |
| 1 | City Comments 10/31/2023 |
| #1 | 3 |

| | |
|------------------|------------|
| JOB NO. | 2319 |
| DATE: | 10/13/2023 |
| Development Plan | |
| Z100 | |

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LANDSCAPE DESIGN NARRATIVE

THE LANDSCAPE PLAN PROVIDES A VARIETY OF NATIVE TREES, SHRUBS, GRASSES, AND GROUND COVERS. ALL TREE MITIGATION IS PROVIDED ON THE SCHOOL SITE. STREET TREES ARE PROVIDED ON ALL OF THE STREETS SURROUNDING THE SCHOOL. THE MAIN BUILDING FRONT IS ENHANCED WITH PLANTING BEDS OF SHRUBS, GROUND COVER, GRASSES AND TREES OFF OF RAINIER STREET. MARY CLAY ROAD HAS STREET AND SITE TREES. THERE IS ENHANCED SHRUB PLANTING AT THE BUILDING WALK ENTRIES AND PARKING LOT ON TAFT STREET. THE BUILDINGS ON MONTCLAIR AVENUE HAVE FOUNDATION PLANTINGS AND ENHANCED PLANTINGS AT THE BUILDING ENTRY WALKS. IN THE CENTRAL COURTYARD THERE IS A LEARNING GARDEN.

EXISTING TREE LEGEND

- EXISTING TREE REMAIN
- 2-18" OAK
- SIZE AND SPECIES

REFERENCE NOTES SCHEDULE

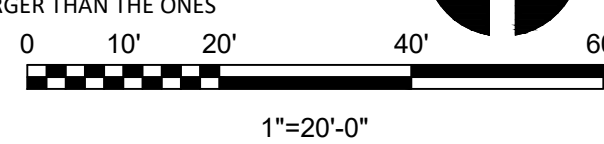
| SYMBOL | DESCRIPTION |
|--------|--|
| 1-SE | 3/16 X 4" STEEL EDGING |
| 2-MU | SHREDDED HARDWOOD MULCH 3" PLACED OVER FILTER FABRIC |
| 2-TP | TREE PROTECTION FENCE |
| 4-DG | STABILIZED DECOMPOSED GRANITE 3" DEPTH PLACED OVER FILTER FABRIC |
| 5-WF | WOOD FIBER-SEE SPECIFICATIONS |
| 6-BL | SIZE OF BOULDER APPROXIMATELY 3' L X 2' W X 2.5' H BOULDERS SHALL BE HAND SELECTED BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL SITE THE LOCATION OF THE BOULDERS ON THE JOB SITE DURING CONSTRUCTION. |

PLANT SCHEDULE

| TREES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|--|------|-----------|-------------------------|---------|-----------|---------|----------|
| SHUMARD RED OAK QUERCUS SHUMARDII | QS | 1 | | 3" CAL. | POT | 10'-12' | 8'-10' |
| LARGE LEGACY TREE(L) | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| BALD CYPRESS TAXODIUM DISTICHUM | L-TD | 8 | | 3" CAL. | POT | 10'-12' | 8'-10' |
| POND CYPRESS TAXODIUM ASCENDENS | TA | 7 | | 6" CAL | POT | 10'-12' | 8'-10' |
| CEDAR ELM ULMUS CRASSIFOLIA | UC | 27 | | 5" CAL | POT | 10'-12' | 8'-10' |
| ALLEE LACEBARK ELM ULMUS PARVIFOLIA 'ALLEE' | UPA | 13 | | 5" CAL | POT | 8'-10' | 6'-8' |
| MEDIUM TREES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| TEXAS REDBUD CERCIS CANADENSIS TEXENSIS | CT | 13 | | 3" CAL. | POT | 10'-12' | 3'-4' |
| SMALL TREE (100 SF COVERAGE) | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| DESERT DIVA DESERT WILLOW CHILOPSIS LINEARIS 'MSWNL0PUR' TM | CD | 4 | | 3" CAL. | POT | 6'-8' | 6'-8' |
| SMALL TREES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| MIAMI Crape MYRTLE LAGERSTROEMIA X 'MIAMI' | LM2 | 24 | | 4" CAL. | POT | 8'-10' | 4'-6' |
| SHRUBS | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| ROSE CREEK ABELIA ABELIA X 'ROSE CREEK' | AR2 | 12 | | 3 GAL. | POT | 14"-16" | 12"-16" |
| TWIST OF LIME ABELIA ABELIA X GRANDIFLORA 'HOPLEY'S' TM | AH | 228 | | 3 GAL. | POT | 10"-12" | 10"-12" |
| DWARF SOUTHERN WAX MYRTLE MYRTICA PUSILLA | MP2 | 21 | | 15 GAL. | POT | 42" | 24" |
| DWARF SOUTHERN WAX MYRTLE MYRTICA PUSILLA | MP | 180 | | 7 GAL. | POT | 24" | 18" |
| ANNUALS/PERENNIALS | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| JAVELIN RUSH JUNCUS PALLIDUS 'JAVELIN' | JJ | 71 | | 1 GAL. | POT | 12"-14" | 8"-10" |
| GRASSES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
| REGAL MIST PINK MUHLY MUHLENBERGIA CAPILLARIS 'LENCA' | MC | 148 | | 3 GAL. | POT | 24"-28" | 24" |
| MEXICAN FEATHERGRASS NASSELLA TENUISSIMA 'PONY TAILS' | NT | 161 | | 1 GAL. | POT | 16"-18" | 12"-16" |
| GROUND COVERS | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPACING |
| NEW GOLD LANTANA LANTANA X 'NEW GOLD' | LH | 207 | | 4" | POT | | 15" o.c. |
| BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE' | LM | 253 | | 1 GAL. | POT | | 18" o.c. |
| MEXICAN FEATHERGRASS NASSELLA TENUISSIMA 'PONY TAILS' | NT2 | 1,558 | | 1 GAL. | POT | | 18" o.c. |
| SOD/SEED | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | CONTAINER | HEIGHT | SPACING |
| BERMUDA GRASS CYNODON DACTYLON '419 HYBRID' | CH | 33,646 SF | | SOD | | | |
| PALMETTO ST. AUGUSTINE GRASS STENOTAPHRUM SECUNDATUM 'PALMETTO' | SP | 38,680 SF | | SOD | | | |

1- CAL. MEANS "CALIPER" WHICH IS A STANDARD FOR THE TRUNK MEASUREMENT. IT IS THE DIAMETER OF THE TRUNK MEASURED TWELVE (12) INCHES ABOVE GROUND LEVEL FOR NEW OR REPLACEMENT TREES. IF A TREE IS MULTI-TRUNK VARIETY, THE CALIPER OF THE TREE IS THE SUM OF THE LARGES TRUNK PLUS ONE-HALF THE TOTAL OF OTHER TRUNKS, MEASURED AT TWELVE (12) INCHES ABOVE THE ROOT BALL. TREES MUST MEET OR EXCEED THE SPECIFIED CALIPER SIZES IN PLANT LIST.

2- FOR SHRUBS MINIMUM CONTAINER SIZE IS USED UNDER ROOT BALL, HOWEVER PLANTS PLANTED SHALL MEET THE MINIMUM HEIGHT AS CALLED OUT IN THE PLANT LIST, WHICH COULD RESULT IN REQUIRING A LARGER CONTAINER SIZE TO MEET THE HEIGHT REQUIREMENT. THIS MAY REQUIRE A CONTAINER SIZE LARGER THAN THE ONES USED UNDER ROOT BALL. PARKING LOT SHRUBS (MP) ARE REQUIRED TO BE AT LEAST 24 INCHES AT TIME OF INSTALLATION.



WRA

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11-03-2023

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
1763
Stephen C. Berkenbile

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 W. Lamar Suite 280
Dallas, TX 75202
(214) 922-9946

SOUTHLAKE OFFICE
2555 Johnson Rd.
Southlake, TX 76092
(817) 379-9853

2319 DISD Rosemont ES PH2 Addition

Project Address

REVISIONS:

| No. | Date |
|-----|------|
| | |

JOB NO. 2319
DATE: 10/16/23

PLANTING PLAN
L-1 PD

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| TREE MITIGATION - LARGE, MEDIUM, AND SMALL SIZE | | | | | |
|--|--|----------------------------------|------------------|------------------|--|
| ALL TREES ARE 3" CALIPER - 12 CREDITS PER TREE | | | | | |
| COMMON NAME | | QUANTITY | CALIPER | CREDITS PER TREE | |
| LARGE SIZE TREES | | 48 | | | |
| LIVE OAK | | 0 | 5 | 0 | |
| POND CYPRESS | | 7 | 6 | 42 | |
| SHUMARD RED OAK | | 1 | 3 | 3 | |
| CEDAR ELM | | 27 | 5 | 135 | |
| 'ALLEE' ELM | | 13 | 5 | 65 | |
| MEDIUM SIZE TREE | | 13 | | | |
| TEXAS RED BUD | | 13 | 3 | 39 | |
| SMALL SIZE TREE | | 28 | | | |
| DESERT DIVA DESERT WILLOW | | 4 | 2 | 8 | |
| 'MIAMI' GRAPE MYRTLE | | 24 | 4 | 96 | |
| TOTAL | | 89 | | 388 | |
| TREE MITIGATION - LEGACY TREES MEDIUM SIZE | | | | | |
| ALL TREES ARE 3" CALIPER - 12 CREDITS PER TREE | | | | | |
| COMMON NAME | | QTY. | CREDITS PER TREE | CALIPER CREDIT | |
| LARGE CANOPY TREE | | 8 | | | |
| POND CYPRRESS TREES | | 8 | 12 | 96 | |
| TOTAL | | 8 | | 96 | |
| REQUIRED TREE MITIGATION CREDIT | | | | | |
| PROPOSED TREE MITIGATION CREDIT NON-LEGACY TREES | | | | | |
| PROPOSED TREE MITIGATION CREDIT LEGACY TREES | | | | | |
| TOTAL PROPOSED TREE MITIGATION CREDIT | | | | | |
| EXCESS TREE MITIGATION CREDIT | | | | | |
| | | | | | |
| TREE CREDITS: | | | | | |
| TREE CALIPER SIZE | | TREE CREDIT | | | |
| LESS THAN 2 INCHES | | 0 | | | |
| 2 INCHES BUT LESS THAN 8" | | 1 | | | |
| 8 INCHES BUT LESS THAN 14" | | 2 | | | |
| 14 INCHES BUT LESS THAN 20" | | 4 | | | |
| 20 INCHES BUT LESS THAN 26" | | 8 | | | |
| 26 INCHES BUT LESS THAN 32" | | 10 | | | |
| 32 INCHES BUT LESS THAN 38" | | 18 | | | |
| 38 INCHES OR MORE | | 20 | | | |
| | | | | | |
| EXISTING TREES THAT CAN QUALIFY FOR STREET TREE CREDIT: | | | | | |
| CENTER LINE OF TREE MUST BE LOCATED WITHIN 30 FEET OF THE STREET CURB | | | | | |
| | | | | | |
| TREE REPLACEMENT CALIPER | | CAL. REPLACE RATIO/COST | | ON-SITE | |
| HISTORIC TREES | | 3:1 RATIO OR \$579/INCH | | NONE | |
| SIGNIFICANT TREES | | 1.5:1 OR \$290/INCH | | NONE | |
| 12" DIAM POST OAK 24" DIAM & GREATER: AMERICAN ELM, BOIS D'ARC, CEDAR ELM, CHITTAMWOOD, COMMON PERSIMMON, EASTERN RED CEDAR, GREEN ASH, ALL OTHER OAKS, PECAN, ALL WALNUT SPECIES AND WHITE ASH | | | | | |
| CLASS 1 TREES | | 1:1 RATIO OR \$183/INCH | | | |
| ASSOCIATED WITH PRIMARY NATURAL AREAS OR GEOLOGICALLY SIMILAR AREAS WITHIN 50 FEET ABOVE THE ESCARPMENT ZONE | | | | | |
| CLASS 2 TREES - | | 0.7:1 RATIO OR \$135/INCH | | | |
| SPECIES NOT OTHERWISE ASSOCIATED WITH OTHER CLASSIFICATIONS AND UNPROTECTED TREES. | | | | | |
| CLASS 3 TREES - | | 0.4:1 RATIO OR \$135/INCH | | | |
| ARIZONA ASH, BLACK WILLOW, COTTONWOOD, HACKBERRY, HONEY LOCUST, MESQUITE, MIKOSA, MULBERRY, ORNAMENTALS, PINUS SPECIES, SIBERIAN ELM, SILVER MAPLE, SUGARBERRY, OR SMALL TREE (AS DEFINED) | | | | | |
| | | | | | |
| INSTALLATION TREE SIZE | | | | | |
| TREE LOCATION | | MIN. CALIPER | | | |
| STREET BUFFER ZONE | | 3 | | | |
| INTERIOR ZONE | | 3 | | | |
| RESIDENTIAL BUFFER ZONE | | 2 | | | |
| ALL SITE TREE REPLACEMENT | | 2 | | | |
| SMALL TREES MINIMUM SIZE | | 6 | | | |
| SHRUBS | | MINIMUM HT. | | | |
| LARGE EVERGREEN SHRUBS | | 2 FEET | | | |
| | | | | | |
| TREE SPACING REQUIREMENTS | | | | | |
| CATEGORY SIZE OF TREE | | FEET | | | |
| TREES SPACING FROM BUILDINGS | | | | | |
| LARGE TREES | | 15 | | | |
| MEDIUM TREES | | 12 | | | |
| SMALL TREES | | 5 | | | |
| LEGACY TREES | | 30 | | | |
| DISTANCE FROM LARGE TREES | | | | | |
| LARGE TREES | | 25 | | | |
| MEDIUM TREES | | 20 | | | |
| SMALL TREES | | 10 | | | |
| DISTANCE FROM MEDIUM TREES | | | | | |
| LARGE TREES | | 25 | | | |
| MEDIUM TREES | | 20 | | | |
| SMALL TREES | | 10 | | | |
| DISTANCE FROM SMALL TREES | | | | | |
| SMALL TREES | | 10 | | | |
| DISTANCE FROM OVERHEAD LINES | | | | | |
| LARGE TREES | | 20 | | | |
| MEDIUM TREES | | 15 | | | |
| LEGACY TREES | | 30 | | | |
| DISTANCE FROM BELOW UTILITY LINES | | | | | |
| LARGE TREES | | 5 | | | |
| MEDIUM TREES | | 5 | | | |
| LEGACY TREES | | 5 | | | |
| | | | | | |
| PLANTING AREA REQUIREMENTS: INSTALLATION | | | | | |
| SMALL TREE: MINIMUM 24" DEPTH 25 SQUARE FEET OR 5 X 5 AREA | | | | | |
| LARGE OR MEDIUM TREE: MINIMUM 36" DEPTH, 160 SQUARE FEET OPEN SOIL AREA PER TREE (12' - 8" X 12' - 8" AREA) | | | | | |
| LARGE & MEDIUM TREES SHALL BE PLANTED 4 FEET FROM PAVEMENT OR CURB | | | | | |
| LEGACY TREE - LARGE TREE MINIMUM SOIL AREA 500 SQUARE FEET (22' - 5" X 22' - 5" AREA) | | | | | |
| LEGACY TREE - MEDIUM TREE MINIMUM SOIL AREA 400 SQUARE FEET (20' X 20' AREA) | | | | | |
| | | | | | |
| TREE LOCATION ADDITIONAL INFORMATION: (MEASURED FORM CENTERLINE OF TREE) | | | | | |
| STREET TREES: MUST BE WITHIN 30 FEET OF CURB | | | | | |
| REAR OR SIDE PROPERTY LINES: 2 FEET AWAY FROM PROPERTY LINES | | | | | |
| TRAFFIC SIGNS: 20 FEET | | | | | |
| LIGHT POLES: 20 FEET | | | | | |
| UNDERGROUND UTILITY LINES: 5 FEET (OR DISTANCE REQUIRED BY UTILITY COMPANY OR ENGINEERING DEPARTMENT) | | | | | |
| FIRE HYDRANTS, ELECTRICAL TRANSMISSION BOXES, WATER METERS, & OTHER IN-GROUND UTILITY ACCESS: 5 FEET | | | | | |

Traffic Management Plan Rosemont Upper School

November 2, 2023

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Rosemont Upper School (herein Rosemount) located at 719 N. Montclair Avenue, in Dallas. 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 Rosemount.

School:

- Location: 719 N Montclair Avenue, Dallas, Texas 75208
- School District: Dallas Independent School District
- School Times: 8:15 AM – 3:35 PM

Zoning:

- Existing Zoning: PD-1050
- Project: Prior site plan was approved and is currently under construction. The TMP for prior improvements, currently under construction, is dated January 11, 2021. The current projects expands current construction by adding an additional six (6) classrooms to the campus.

Students:

- **Table 1** summarizes the total number of students per grade.

Table 1. Students per Grade

| Grade | Existing | Future Capacity |
|-----------------|------------|-----------------|
| 3 rd | 117 | 130 |
| 4 th | 91 | 110 |
| 5 th | 100 | 120 |
| 6 th | 44 | 60 |
| 7 th | 53 | 70 |
| 8 th | 39 | 60 |
| Total: | 444 | 550 |

School Access:

- Surrounding Roadways:
 - N. Montclair Avenue: Two-lane, undivided roadway, currently one-way south during school zone hours
 - Taft Street: Two-lane, undivided roadway, currently one-way east during school zone hours
 - Mary Cliff Road: Two-lane, undivided roadway, designated bike lanes
 - Ranier Street: Two-lane, undivided roadway, currently one-way west during school zone hours
- Sidewalks are provided on all streets 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.

Currently Rosemont Upper School on 719 N. Montclair Avenue is in the construction phase and not open for students. Third (3rd) grade students are attending Rosemont Primary (Lower) School located at 1919 Stevens Forest Drive in Dallas, TX and 4th – 8th grade are attending Rosemont Upper at Arcadia Park Annex located at 911 N. Morocco Avenue in Dallas, TX. Therefore, observations were conducted at these locations.

Traffic observations were conducted on the following dates and times:

- Monday, September 25, 2023 – PM Dismissal (Arcadia Park Annex)
- Tuesday, September 26, 2023 – PM Dismissal (Arcadia Park Annex)
- Wednesday, September 27, 2023 – PM Dismissal (Rosemont Lower)
- Thursday, September 28, 2023 – PM Dismissal (Rosemont Lower)

The peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus, N. Justin Avenue, and W. Davis Street within twenty (20) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2** below. As shown, the proposed site plan does not have adequate space to accommodate the parents on-site. When considering on-street, adjacent to the school, majority of parents can be accommodated.

Table 2. TMP Summary

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehicles | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
|---|--------------|---|---------------------------|-------------------------------------|---|------------------------------|---|
| 550 Students | Parents 94% | 3 rd - 5 th | 84 Veh. (1,974 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | -57 Veh. (-1,351 Feet) | 8 Veh. (916 Feet) |
| | Walkers 5% | | | | | | |
| | Buses 1% | 6 th - 8 th | 33 Veh. (776 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | -6 Veh. (1,386 Feet) | 59 Veh. (2,302 Feet) |
| School Times | | | | | | | |
| 3 rd - 5 th : 8:00 AM - 3:20 PM | | Total (3 rd - 8 th) | 117 Veh. (2,750 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | N/A (Staggered Dismissal) | |
| 6 th - 8 th : 8:35 AM - 3:55 PM | | | | | | | |

* Siblings will be dropped off/picked up together.

Recommendations

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

Students

- 3rd - 5th Grade Students: Drop off and pick up at the southern school entrance.
- 6th - 8th Grade Students: Drop off and pick up at the southern school entrance.
- Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrival.
- Siblings will be dropped off/picked up together.
- Students walking home should be instructed to walk along sidewalks and cross at crosswalks with crossing guards. Students should not be permitted to cross midblock.

Parents

- Parents pick up students in the following locations:
 - Approaching School: Parents join queue lane on Taft Street (southside of campus). Following the queue lane from Taft Street to North Montclair Avenue then to Rainer Street.
 - Picking Up Students:
 - 3rd - 5th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.
 - 6th - 8th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.

Buses

- Two (2) small school buses are planned to be serving Rosemont and will drop off/pick up students in the designated area on Taft Street.

Staff

8. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
9. Staff should assist students into their vehicles.
10. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
11. Staff should monitor pedestrians at crosswalks on-site.

Licensed Peace Officers

12. A designated, licensed peace officer is not assigned to Rosemont, and one is not recommended.

Crossing Guards

13. Currently there are three (3) school crossing guards assigned for three intersections: one (1) at N. Montclair Avenue/Ranier Street, one (1) at Mary Cliff Road/Stevens Forest Drive, and one (1) at Mary Cliff Road/ Taft Street. They should remain at these locations after construction is completed.

Parking Restrictions

14. Parking should be prohibited around the driveway openings, as illustrated in the TMP exhibit.
15. Parking should be prohibited during school zone hours on Taft Street, N. Montclair Avenue, and Rainer Street.

School Zones

16. Currently there are school zones at the following locations:
 - a. N. Montclair Avenue – North of Taft Street and South of Ranier Street
 - b. Mary Cliff Road – North of Taft Street and South of Ranier Street
 - c. Stevens Forest Drive – from Mary Cliff Road to Stevens Village Drive
17. It is recommended to add a school zone on Ranier Street from N. Montclair Avenue to Mary Cliff Road

Off-Site Improvements

18. It is recommended to replace the three (3) “No Parking” signs at the northeast corner of campus (Taft Street) with “Queue Lane” and “No Parking – During School Zone Hours” signs.
19. It is recommended to remove the “Permitted Parking” sign at the northeast corner of campus (N. Montclair Avenue).
20. It is recommended to replace/install “No Parking” with “Queue Lane” and “No Parking – During School Zone Hours” signs at the eastside of campus (N. Montclair Avenue).
21. It is recommended to install “Queue Lane” and “No Parking – During School Zone Hours” signs at the southside of campus (Rainer Street).
22. It is recommended to install “Bus Loading/Unloading Zone” signs on Taft Street, between Mary Cliff Road and N. Montclair Avenue. Install middle of campus on southern sidewalk area.

Detailed review of school-related signing, striping, and sidewalk ramps will be conducted with the engineering plans.

Summary

The Rosemont Upper School 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, adjacent to the school, without blocking through traffic.

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

END

REVIEW AND COMMITMENT

The Rosemont Upper 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.

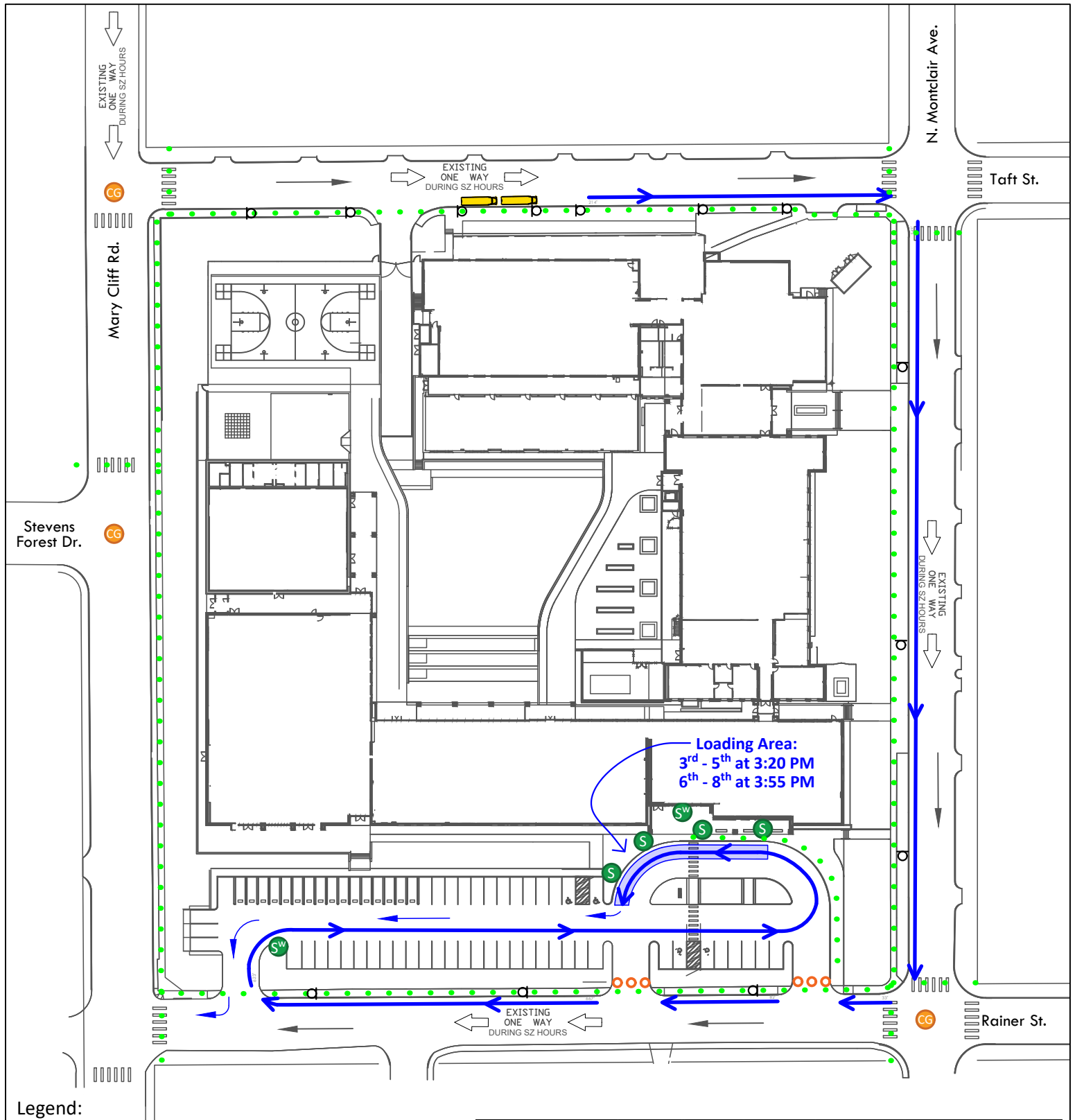
The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Stephanie Munves
Signature

11/1/2023
Date

Stephanie Munves
Name

Principal
Title



Legend:

→

Parent Queue Lane

●●●

Pedestrian Path

Bus

Cone

→

Traffic Flow

S

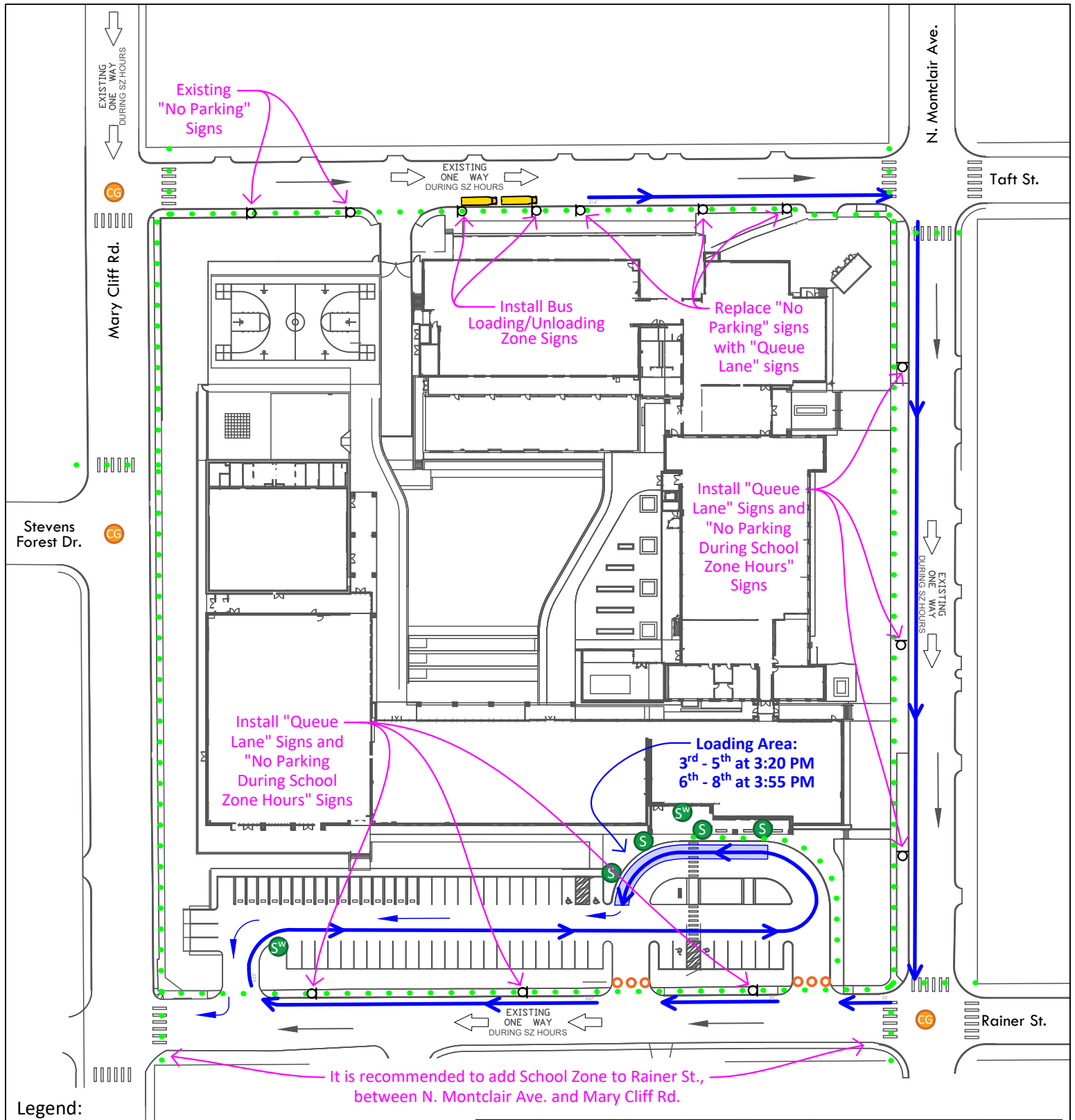
Staff

CG

Crossing Guard

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehicles | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
|---|--------------|--------------------------------------|---------------------------|-------------------------------------|---|-----------------------------|---|
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| | Walkers 5% | 6 th - 8 th | 33 Veh. (776 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | -6 Veh. (-1,386 Feet) | 59 Veh. (2,302 Feet) |
| | Buses 1% | | | | | | |
| School Times | | | | | | | |
| 3 rd - 5 th : 8:00 AM - 3:20 PM | | Total | 117 Veh. (2,750 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | N/A | |
| 6 th - 8 th : 8:35 AM - 3:55 PM | | (3 rd - 8 th) | | | | (Staggered Dismissal) | |

* Siblings will be dropped off/picked up together.



Legend:

| | | | |
|--|-------------------|--|-----------------|
| | Parent Queue Lane | | Pedestrian Path |
| | Bus | | Cone |
| | Traffic Flow | | Crossing Guard |
| | Staff | | |

| Student Capacity | Travel Modes | Loading Zone | Projected Parent Vehicles | Provided Spaces for Parents On-Site | Provided Spaces for Parents On-Street, Adjacent to School | On-Site Deficit for Parents | Surplus with On-Site plus On-Street, Adjacent to School |
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| School Times | | | | | | | |
| 3 rd - 5 th : 8:00 AM - 3:20 PM | | Total | 117 Veh. (2,750 Feet) | 27 Veh. (623 Feet) | 65 Veh. (1,539 Feet) | N/A | |
| 6 th - 8 th : 8:35 AM - 3:55 PM | | (3 rd - 8 th) | | | | (Staggered Dismissal) | |

* Siblings will be dropped off/picked up together.

Appendix

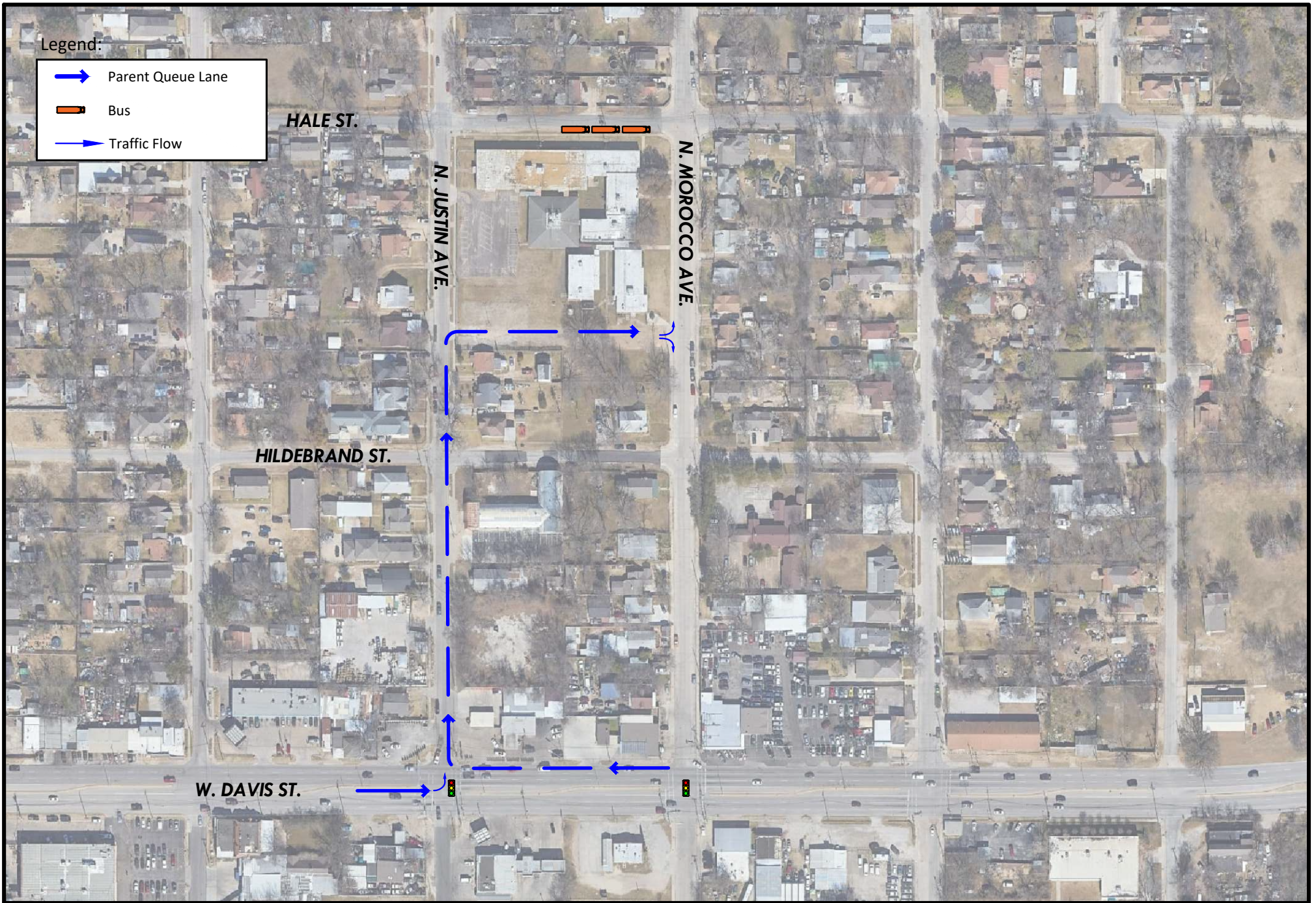


— = School Zone



Rosemont Upper School
Current One-Way & School Zones







City of Dallas

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

Agenda Information Sheet

File #: 23-3007

Item #: 12.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152, on the north corner of Howell Street and Routh Street.

Staff Recommendation: **Approval**, subject to conditions.

Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.

Applicant: SRPF B/ Quadrangle Property, LLC

Representative: Suzan Kedron of Jackson Walker, LLP

Planner: Jason Pool

Council District: 14

SPSD223-002(JP)

FILE NUMBER: SPSPD223-002(JP) **DATE INITIATED:** July 11, 2023

LOCATION: North corner of Howell Street and Routh Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approximately 3.84 acres **CENSUS TRACT:** 18.00

REPRESENTATIVE: Suzan Kedron of Jackson Walker, LLP

APPLICANT: SRPF B/ Quadrangle Property, LLC

OWNER: SRPF B/ Quadrangle Property, LLC

REQUEST: An application to create a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152, located on the north corner of Howell Street and Routh Street.

SUMMARY: The purpose of this request is to create a new subdistrict, within the McKinney Avenue Sign District, to provide modified conditions for flat attached signs, monument signs, subdivision signs movement control signs, and the use of plastic faces.

STAFF RECOMMENDATION: Approval, subject to conditions

SSDAC RECCOMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION:

- In general, the purpose of Article VII, the sign ordinance, is to promote health, safety, welfare, convenience, and enjoyment of the public, and, in part to achieve safety, communications efficiency, and landscape quality and preservation. This purpose can be found in 51A-7.101.
- Special Provision Sign Districts (SPSDs) are overlay districts established for the purpose of enhancing, preserving, or developing the character, quality, and property values of the areas unique character, special development potential, and to protect public welfare. The purpose and provisions for creating a special provision sign district can be found in 51A-7.500. These overlays are applied to the base zoning provisions for signs, either a business zoning district or a non-business zoning district. The base zoning provisions for the area of request are for a business zoning district. These provisions can be found in 51A-7.300.
- Special Provision Sign District permitting procedures require a Certificate of Appropriateness (CA) for all signs within the district as part of the permit review. In most of SPSPDs, including the McKinney Avenue, signs that do not meet the criteria for expedited review outlined in 51A-7.505(3), require the CA to be issued through the Committee review process outlined in 51A-7.7.505(5). Signs reviewed by the Committee are evaluated by the Special Sign District Advisory Committee (SSDAC) and either approved or denied by City Plan Commission (CPC) based on the sign's appropriateness to the sign district, with special attention to economic structure, and its effect on surrounding properties.
- The subject site lies within the McKinney Avenue Sign District (Quadrangle Subdistrict) on the north corner of Howell Street and Routh Street and is zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152 recently adopted in January of 2020.
- The site is surrounded by Special Provision Sign District overlays on three sides and business zoning district on one side. On the southwest is the McKinney Avenue Peripheral Subdistrict, on the southeast and northeast the McKinney Avenue Spine Subdistrict, on the northwest Planned Development District No. 193, the Oak Lawn Special Purpose District, General Retail (GR), a business zoning sign district.
- The McKinney Avenue Sign District was created on December 11, 1991. These provisions can be found in [51A-7.1500](#). The SPSPD is divided into four subdistricts known as the Maple, Spine, Quadrangle, and Peripheral Subdistricts. This sign district is generally bounded by Lemmon Avenue on the north, Fairmount Street on the south, McKinney Avenue and Oak Grove Avenue on the east, and McKinney Avenue and Laclede Street on the west.
The purpose of the McKinney Avenue Sign District is to:
 1. To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.

2. To ensure that significant architectural features in this district are not obscured.
3. To encourage signs that are complimentary to the architectural styles and historical nature of the buildings and trolley in this district.
4. To ensure that the size and orientation of signs are tailored toward the high number of pedestrians in this district.
5. To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
6. To encourage artistic, creative, and innovative signs that reflect the themes of the area.
7. To promote safety, communications efficiency, and landscape quality and preservation as described in Section [51A-7.101](#).

The Spine Subdistrict:

The Spine Subdistrict is linear in shape and generally overlays the lots along both sides of McKinney Avenue from Lemmon Avenue on the north to Fairmount Street on the south. The base zoning for signs in this area are for business zoning districts. The overlay regulations, in general, are more restrictive than base zoning regulations with material, color, and location restrictions as well as smaller sign allowances.

The Quadrangle Subdistrict:

The Quadrangle Subdistrict overlays the Quadrangle shopping center located directly northeast of the subject site. The base zoning for signs in this area are for non-business zoning districts. The overlay regulations are not as restrictive as base zoning regulations in this subdistrict. These regulations include provisions for larger detached signs, as well as the largest allowance of the sign district as a whole. By comparison, the attached sign regulations stay consistent with what is provided for in the Spine subdistrict.

The Maple Subdistrict:

The Maple Subdistrict overlays lots between Maple and Fairmont, to the northwest of McKinney. The base zoning for signs in this area are for business zoning districts. These regulations provide conditions for the use of plastic faces on channel letters, additional projection and locations on flat attached signs, blade signs, monument signs, and window art displays.

PD No. 9 and the Peripheral Subdistrict:

Adjacent to the subject site to the south are overlays for Planned Development District No. 9 and the Peripheral Subdistrict of the McKinney Avenue Sign District. For the purposes of signs, this area is considered to be a non-business zoning district, based on the main uses and modifications made by the PD to the sign regulations. Most of the main uses provided for in this planned development

district, pertain primarily to a Neighborhood Service District, which is a non-business zoning sign district. This analysis is consistent with the current base zoning for most of the remaining portions of the Peripheral Subdistrict, and historically for all of the Peripheral Subdistrict at the time of its adoption. Currently, the base zoning for some of the SPSP subdistrict has been changed to a business zoning district. The Peripheral Subdistrict sign provisions include a modification allowing for detached signs to be located in an area that is restricted by non-business zoning provisions, between two-feet and 10-feet above grade. These provisions also restrict signs beyond what non-business zoning districts allow, by restricting each lot to 30-square-feet of total signage. The Subdistrict restricts provisions for all signs, even further, by not allowing detached signs to be utilized on a lot where attached signs are utilized.

- The zoning for this site was recently amended under Z189-337 in January of 2020, to Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152. The purpose of the request was to maintain the General Retail (GR) Subdistrict uses while increasing the allowable height from 120 feet to 230 feet, increasing the floor area ratio from 2.0:1 to 4.5:1, providing additional landscaping and open space, reducing lot coverage from 80 percent to 60 percent, and reducing the required off-street parking requirements with all parking provided below grade. The subject site was split into two tracts. The northern portion was not planned to be developed at the time and still contains over 150,000-square-feet of office and 21,000-square-feet of theater, restaurant, and retail uses in an eight-story building and other structures. The southern portion was proposed as Tract I and is planned for redevelopment. The southwest corner of Tract I will be limited to 36 feet in height, and the southeast portion of the site will contain a new tower, up to 230 feet in height with 350,000-square-feet of office floor area.
- With regard to this application to create a new subdistrict, the purpose of the request is to divide the Quadrangle subdistrict along the northwest line of Worthington with the remaining Quadrangle subdistrict on the north, and the newly created Quad subdistrict on the south. The provisions for the Quad subdistrict are proposed to have similar provisions to the recently adopted Maple subdistrict, with added modifications to monument signs, subdivision signs and movement control signs.

STAFF ANALYSIS:

Due to the nature of the site development, and the consistency with the purpose and intent for Special Provision Sign Districts; staff is in support of the request subject to conditions.

The applicant intent for this request is to provide for sign conditions consistent with the new zoning and to aid in attracting prospective tenants. The new overlay maintains the Certificate of Appropriateness process consistent with the rest of the district requiring committee review for CAs on all signs not meeting director approval criteria. This will help to ensure larger and more impactful signs stay appropriate to the district and do not negatively affect surrounding properties.

Generally, signs allowed in the McKinney Avenue Sign Districts are different from signs allowed under general provisions for signs in business zoning districts by requiring signs that are smaller and that have more limitations and restrictions on materials, color, and location. The McKinney Avenue Sign District currently contains four subdistricts (Maple, Spine, Quadrangle, & Peripheral) each with slightly different provisions pertaining each of these aspects.

The requested provisions for the new Quad Subdistrict seek to further modify the existing Quadrangle subdistrict and McKinney Avenue Sign District provisions as follows. Staff justification is included for each.:

- Attached Signs - 51A-7.1507(a)(1) allows for flat attached signs to be located on any façade regardless of whether it is adjacent to a right-of-way.
 - In general, signs located on upper façades are intended to be viewed from a distance beyond the adjacent right-of-way. In many cases, even when located on a façade adjacent to the right-of-way, these signs are not visible from this right-of-way without looking straight up. Based on the retail configuration planned for this site, and in order to capture pedestrian traffic, flat attached signs would be more effective if allowed on all façades.
- Upper Façade Flat Attached Signs - 51A-1507(b)(1)(B) allows upper level façades facing Howell Street or Routh Street to have an allowance based on the area of the upper level façade.
 - Three-percent of the upper level façade facing Routh Street would be approximately 1300-square-feet of allowable sign area and even greater for Howell Street. Staff believes this provision is suitable for the area.
- Flat Attached Sign Projection - 51A-1507(c)(3) allows one upper façade flat attached sign to project up to ten feet above the roof line of the building it is attached.
 - Under current conditions, projection above the roof is prohibited. This provision is intended to be more in line with base zoning where signs are allowed a vertical projection of up to four feet if installed at the eaves or edge of the roof or canopy. This provision has been modified in lieu of a metal framed roof sign. This provision is limited to one flat attached sign per the entire subdistrict. Staff concluded that this provision is suitable for the area and will not have any negative impact.

- Detached Signs - 51A-7.1508(g)(1) provides a limit of four multi-tenant monument signs.
 - Under current provisions, this site is allowed three detached signs. This condition would allow four detached signs, while limiting two to each frontage.
- Subdivision Signs - 51A-7.1509 allows increased height and effective area, and allows illumination on subdivision signs. Under base zoning provisions, [SEC. 51A-7.303\(d\)](#), subdivision signs are limited to 40-square-feet and a maximum of six feet in height and may not be internally illuminated.
 - While this provision increases allowance by an additional 25-square-feet in effective area and an additional four feet in height as well as adding provisions for internal illumination, due to base zoning limits on content and number of signs, staff concluded that these provisions will not negatively impact the surrounding areas.
- Movement Control Signs - 51A-7.1510 allows addition of identification messages, increased size, removes setback requirements for detached movement control signs less than four feet tall and adds provisions for projecting movement control signs. Under base zoning provisions, [SEC. 51A-7.205\(e\)](#), movement control signs may not exceed two-square-feet, may not contain advertising or identification message, and may not have words that exceed four inches in height.
 - This provision would allow an additional four-square-feet of effective area for detached and an additional eight-square-feet of effective area for attached movement control signs. Staff concluded that these provisions do not negatively affect the surrounding areas as the intent is to direct vehicular and pedestrian traffic within the property.

The following is a staff assembled table that contrasts what is allowed for signs under the provisions for business zoning districts, the McKinney Avenue Maple Subdistrict, McKinney Avenue Quadrangle Subdistrict, and the proposed McKinney Avenue Quad Subdistrict. This comparison table shows that the applicant intends to seek provisions consistent with the McKinney Avenue Maple and Quadrangle Subdistricts with some exceptions. These exceptions are related to materials (additional use of plastic), flat attached signs (additional projection and location), detached signs, subdivision signs (adjustments to effective area, height, and illumination provisions), and movement control signs (adjustments to setback, effective area, and identification messages).

| TYPE OF SIGN | BASE ZONING | MCKINNEY AVE SPSPD (Maple) | MCKINNEY AVE SPSPD (Quadrangle) | MCKINNEY AVE SPSPD (Quad) |
|-------------------------------|--|--|---|--|
| SPSPD223-002(JP) | | | | |
| ALL SIGNS | <u>Base zoning provisions:</u> <ul style="list-style-type: none"> • Generally, no signs in ROW • No roof signs or overhanging roof • Rotation permitted • No restrictions on color, material, or type styles | <u>In addition to base zoning:</u> <ul style="list-style-type: none"> • Provisions for overhanging ROW • No sign projects above roof line • Rotation permitted • Provision for plastic faces on individual channel letters, provided no trim cap | <u>In addition to base zoning:</u> <ul style="list-style-type: none"> • Provisions for overhanging ROW • No sign projects above roof line • Rotation permitted • Use of plastic restricted (metal faces) • No florescent colors • Suggested type styles (serif-based) | <u>Same as Maple Subdistrict</u> |
| DIGITAL | <ul style="list-style-type: none"> • Any sign can be digital w/ conditions | <ul style="list-style-type: none"> • Prohibited - Brightness change | <ul style="list-style-type: none"> • Prohibited - Brightness change | <ul style="list-style-type: none"> • Same as Maple Subdistrict |
| ATTACHED (Gen.) | <u>Base zoning provisions:</u> <ul style="list-style-type: none"> • Combined effective area for all signs: <ul style="list-style-type: none"> - Primary facade - 25% - Secondary facade - 15% | <u>In addition to base zoning:</u> <ul style="list-style-type: none"> • Combined effective area for all signs: <ul style="list-style-type: none"> - Lower facade - 10% of lower facade - Upper facade - 5% of lower facade | <u>In addition to base zoning:</u> <ul style="list-style-type: none"> • Combined effective area for all signs: <ul style="list-style-type: none"> - Lower facade - 10% of lower facade - Upper facade - 5% of lower facade | <u>Same as Maple Subdistrict, except:</u> <ul style="list-style-type: none"> - Upper facade facing Howell or Routh- <ul style="list-style-type: none"> • 3% of upper facade |
| Upper Facades | <ul style="list-style-type: none"> • Eight word limit for words over 4" • Can project up to 4' above surface to which sign is attached • Can be mounted at edge of roof • Signs can be installed on any facade | <ul style="list-style-type: none"> • No small words on upper facades • Projection based on sign type • No sign projects above roof line • Provision for flat attached signs on all upper facades | <ul style="list-style-type: none"> • No small words on upper facades • Projection based on sign type • No sign projects above roof line • Restricted to facades facing ROW adjacent to lot | <ul style="list-style-type: none"> • One sign may project above roof line • Provision for flat attached signs on all facades |
| - McKinney Ave - Above 36' | | | | |
| ARCADE | <ul style="list-style-type: none"> • Allowed as attached sign <ul style="list-style-type: none"> - No specific regulations | <ul style="list-style-type: none"> • Allowed as attached sign - No specific regulations • Flat attached signs allowed on arcades | <ul style="list-style-type: none"> • Allowed as attached sign - No specific regulations • Flat attached signs allowed on arcades | |
| FLAT ATTACHED | <ul style="list-style-type: none"> • Allowed as attached sign • Max. 18" projection • No restriction on number | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Max. 18" projection • No restriction on number | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Max. 8" projection • No restriction on number | <u>Same as Maple Subdistrict, except:</u> <ul style="list-style-type: none"> • One sign may project above roof line |
| MARQUEE | <ul style="list-style-type: none"> • Allowed as attached sign <ul style="list-style-type: none"> - No specific regulations | <ul style="list-style-type: none"> • One/premise/theater use - Max. 100 sf • Be above bottom of 2nd fl windows • Max. Height between 2'-6" & 6'-0" • Max. Length N.T.E. 1/2 of facade • No restrictions on word type | <ul style="list-style-type: none"> • One/premise/theater use - Max. 100 sf • Be above bottom of 2nd fl windows • Max. Height between 2'-6" & 6'-0" • Max. Length N.T.E. 1/2 of facade • No restrictions on word type | <u>Same as Maple Subdistrict</u> |
| PROJECTING | <u>Base zoning provisions:</u> <ul style="list-style-type: none"> • One/premise or non-res. occupant • Prohibited on premise w/ detached sign • Max. 20 sf • Max. 4' projection • Special provision for up to 60 sf | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Prohibited on Fairmont facade when blade sign/s are maintained • Max. 8 sf (below bottom of 2nd floor windows) & 15 sf (if above) • Max. 4' projection | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Be below 36' A.F.F. • Max. 8 sf (below bottom of 2nd floor windows) & 15 sf (if above) • Max. 4' projection | <u>Same as Maple Subdistrict</u> |

| TYPE OF SIGN | BASE ZONING | MCKINNEY AVE SPSD (Maple) | MCKINNEY AVE SPSD (Quadrangle) | MCKINNEY AVE SPSD (Quad) |
|---|--|--|--|---|
| WINDOW | <u>In addition to attached signs</u> <ul style="list-style-type: none"> • Max. 15% of window <hr/> <ul style="list-style-type: none"> • Must be located in bottom 1/3 of window | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Max. 25% of window or 10% of the facade area, whichever is less • If neon, max. 15% of window <hr/> <ul style="list-style-type: none"> • Prohibited on upper facades | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • Max. 25% of window or 10% of the facade area, whichever is less • If neon, max. 15% of window <hr/> <ul style="list-style-type: none"> • Prohibited on upper facades | Same as Maple Subdistrict |
| DETACHED | <u>In addition to attached signs</u> <ul style="list-style-type: none"> • 1 per frontage • Allowances based on setbacks <ul style="list-style-type: none"> - Min. 0' setback - Max. 200 sf - Max. 35' height • Min. 200' spacing; Monuments required if < 250' of non-business zoning district | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • 1 monument sign per frontage • Allowances based on setbacks <ul style="list-style-type: none"> - Min. 5' setback - Max. 125 sf - Max. height - 6' • Min. 175' spacing; Monument signs are required | <u>In addition to base zoning</u> <ul style="list-style-type: none"> • 1 per frontage • Allowances based on setbacks <ul style="list-style-type: none"> - Min. 5' setback - Max. 150 sf - Max. height - 20' | <u>Same as Maple Subdistrict, except:</u> <ul style="list-style-type: none"> • Limited to 4 monument signs • Allowances based on setbacks <ul style="list-style-type: none"> - Max. 150 sf - Max. height - 20' |
| MOVEMENT CONTROL (DIRECTIONALS) | <ul style="list-style-type: none"> • Max. 2 sf & 2' height • No limit on number • Directional information only • Words may not exceed 4" on attached • Must contain no identification message | <ul style="list-style-type: none"> • Allowed under base zoning provisions | <ul style="list-style-type: none"> • Allowed under base zoning provisions | <u>Same as base zoning provisions, except:</u> <ul style="list-style-type: none"> • Max. 6 sf (detached) & 10 sf (attached) • No setback for detached less than 4' • May contain identification messages • Provisions for projecting attached |
| SUBDIVISION SIGNS | <ul style="list-style-type: none"> • Allowances <ul style="list-style-type: none"> - Max. 40sf - Max. height - 6' - No internal illumination - Two signs per entrance | <ul style="list-style-type: none"> • Same as base zoning provisions, | <ul style="list-style-type: none"> • Same as base zoning provisions | <ul style="list-style-type: none"> • Same as base zoning provisions, except: <ul style="list-style-type: none"> -Max. 65sf -Max. height - 10' -Internal illumination allowed |

SPSD223-002(JP)

CA: SPSD 223-002(JP)

SSDAC Action:

September 12, 2023

CA: SPSD 223-002(JP)

MOTION: It was moved to **approve** the creation of a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District, Quadrangle Subdistrict, subject to revised conditions for detached signs in 51A-7.1508(g) as follows: (1) no more than four (4) multi-tenant monument signs not to exceed two (2) along any street frontage.

Maker: Dumas
Second: Hardin
Result: Carried: 4 to 0

For: 4 - Peadon, Webster, Hardin, and Dumas
Against: 0 - none
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Beth Brink of Stecker Brink Design
Suzan Kedron of Jackson Walker LLP
Victoria Morris of Jackson Walker LLP

List of Partners/Principals/Officers

- President, Lee C. Belland
- Vice President, Michael J. McVean
- Vice President, Chris Jackson
- Vice President, Adam Jackson

Division 51A-7.1500. Provisions for McKinney Avenue Sign District.

SEC. 51A-7.1501. DESIGNATION OF SIGN DISTRICT.

A special provision sign district is hereby created to be known as the McKinney Avenue Sign District. The McKinney Avenue Sign District is that area within the following described boundaries:

BEGINNING at a point for corner at the intersection of the centerline of McKinney Avenue (a called 60-foot-wide right-of-way) with the centerline of Leonard Street (a called 50-foot wide right-of-way); said point being 144.00 feet southwest of and 34.57 feet southeast of, the intersection of the northwest right-of-way line of McKinney Avenue with the southwest right-of-way line of Fairmount Street (a called 50-foot wide right-of-way);

THENCE in a southwesterly direction departing the said centerline of Leonard Street and along the said centerline of McKinney Avenue, a distance of 21.49 feet to a point for corner at an angle point in the said McKinney Avenue centerline;

THENCE continuing in a southwesterly direction along the said McKinney Avenue centerline, a distance of 245.47 feet to a point for corner at the intersection of said McKinney Avenue centerline with the centerline of Maple Avenue (a called 70-foot wide right-of-way);

THENCE in a northwesterly direction, departing the said McKinney Avenue centerline and along the said Maple Avenue centerline, a distance of 388.84 feet to a point for corner;

THENCE in a northeasterly direction, departing the said Maple Avenue centerline and into, over and through said Maple Avenue right-of-way, at a distance of 35.00 feet passing the northeast right-of-way line of said Maple Avenue at the westernmost corner of Lot 1A, Block 1/949, The James P. Leake Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94089, Page 4668 in the Deed Records of Dallas County, Texas (DRDCT) and the southernmost corner of Lot 7, Block 1/949, North Dallas Improvement Co., an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 258, DRDCT, continuing along the northwest line of said Lot 1/A, Block 1/949 and the southeast line of said Lot 7, Block 1/949, at a distance of 131.52 feet passing the easternmost corner of said Lot 7, Block 1/949, then continuing along said northwest line of Lot 1/A, Block 1/949, in all a total distance of 214.86 feet to a point for corner; said point being approximately 144 feet southwest of and parallel to the southwest line of said Fairmount Street;

THENCE in a northwesterly direction along a line, said line being approximately 144 feet southwest of and parallel to the southwest line of Fairmount Street, a distance of approximately 249.60 feet to a point for corner on the common line between City Blocks 949 and 1/949;

THENCE in a southwesterly direction along said common Block line, a distance of approximately 16.11 feet to a point for corner on the centerline of a 16 feet wide public alley adjacent to Lots 13 and 15 in City Block 1/949;

THENCE in a northwesterly direction along the centerline of said alley and its northwestward prolongation across Mahon Street and continuing along the centerline of a 16 feet

wide public alley in City Block 3/950 and continuing along the northwestward prolongation of the centerline of said alley, a distance of approximately 705 feet to a point for corner on the centerline of Howell Street;

THENCE in a northeasterly direction along the centerline of Howell Street, a distance of approximately 400.4 feet to a point for corner on the southeastward prolongation of the centerline of a 20 feet wide abandoned public alley in City Blocks 952 and 953;

THENCE in a northwesterly direction along said line and continuing along the centerline of said alley in City Blocks 952 and 953, a distance of approximately 403 feet to a point for corner on a line, said line being 30 feet northwest of and parallel to the southeast line of Lot 10 in City Block 952;

THENCE in a northeasterly direction along said line and its northeastward prolongation a distance of approximately 213 feet to the point of intersection with the centerline of Routh Street;

THENCE in a southeasterly direction along the centerline of Routh Street a distance of approximately 24 feet to the point of intersection with the centerline of Laclede Street

THENCE in a northeasterly direction along the centerline of Laclede Street, a distance of approximately 850 feet to a point for corner on the centerline of Vine Street;

THENCE in a northwesterly direction along the centerline of Vine Street, a distance of approximately 240 feet to a point for corner on the centerline of Cole Avenue;

THENCE in a northeasterly direction along the centerline of Cole Avenue, a distance of approximately 773.63 feet to a point for corner on a line, said line being 118.0 feet northeast of and parallel to the northeast line of Sneed Street;

THENCE in a southeasterly direction along said line, continuing along the northeast boundary of Lot 1-A in City Block 17/965, a distance of approximately 165.24 feet to a point for corner on the centerline of a 15 feet wide public alley in City Block 17/965;

THENCE in a northeasterly direction along the centerline of said alley, a distance of approximately 315 feet to a point on the southwest line of Bowen Street;

THENCE in a northeasterly direction, continuing along the northeastward prolongation of the centerline of the 15 feet wide public alley in City Block 17/965, crossing Bowen Street and continuing along the centerline of a 15 feet wide alley in City Block 12/970 and its northeastward prolongation, crossing Hall Street, and continuing along the centerline of a 15 feet wide public alley in City Block 9/972, a total distance of approximately 1257.83 feet to a point for corner on a line, said line being the southeasterly prolongation of the common line between (originally platted) Lots 3 and 4 in City Block 9/972, *originally platted Lots have been related to Lot 1A and said divides Lot 1A in half;*

THENCE in a northwesterly direction along said line and continuing along said common line continuing along the northwestward prolongation of said common Lot line, a distance of approximately 209.01 feet to a point for corner on the centerline of Cole Avenue;

THENCE in a northeasterly direction along the centerline of Cole Avenue, a distance of approximately 328.8 feet to a point for corner on the centerline of Lemmon Avenue;

THENCE in a northeasterly direction along a line, said line being 224.7 feet southeast of and parallel to the southeast line of Cole Avenue, a distance of approximately 137.20 feet to a point for corner on a line, said line being the northwestward prolongation of the common line between *(originally platted)* Lots 2 and 3 in City Block 978, *said line is now dividing replatted Lot 1A in Block 978 in half;*

THENCE in a southeasterly direction along said line, and continuing along said common line in City Block 978, and continuing along the southeastward prolongation of said line, a total distance of approximately 351.80 feet to a point for corner on the centerline of McKinney Avenue;

THENCE in a southwesterly direction along said centerline of McKinney Avenue, a distance of approximately 139.92 feet to a point at the intersection of said centerline of McKinney Avenue and the centerline of Lemmon Avenue;

THENCE in a southeasterly direction along said centerline of Lemmon Avenue, a distance of approximately 201.45 feet to a point for corner on a line, said line being approximately 198 feet southeast of and parallel to said centerline of McKinney Avenue;

THENCE in a southwesterly direction along said line, crossing Lemmon Avenue, and continuing into City Block 11/971, following the originally platted Lot and alley lines in this City Block a distance of approximately 495.74 feet to a point for corner on a line, said line being approximately 146 feet northeast of and parallel to the northeast line of Hall Street;

THENCE in a southeasterly direction along said line, a distance of approximately 288.81 feet to a point for corner on the centerline of Oak Grove Avenue;

THENCE in a southwesterly direction along the centerline of Oak Grove Avenue, a distance of approximately 1,356 feet to a point for corner on the centerline of McKinney Avenue;

THENCE in a southerly direction along the centerline of McKinney Avenue, a distance of approximately 115 feet to a point for corner on the northwestward prolongation of the centerline of Clyde Lane;

THENCE in a southeasterly direction along said line and continuing along the centerline of Clyde Lane, a distance of approximately 314.82 feet to a point for corner on a line, said line being the northeastward prolongation of the common line between Lots 18 and 19 in City Block B/578;

THENCE in a southwesterly direction along said line and continuing along said common line between Lots 18 and 19, a distance of approximately 89.63 feet to a point for corner on the southwest line of Lot 18 in City Block B/578;

THENCE in a southeasterly direction along said Lot line, a distance of approximately 47.25 feet to a point for corner on the common line between Lots 1 and 2 in City Block A/578;

THENCE in a southwesterly direction along said common Lot line and its southwestward prolongation, a distance of approximately 150.78 feet to a point for corner on the centerline of Allen Street;

THENCE in a southeasterly direction along the centerline of Allen Street, a distance of approximately 133.80 feet to a point for corner on a line, said line being perpendicular to the southwest line of Allen Street;

THENCE in a southwesterly direction along said line, a distance of approximately 20.74 feet to a point for corner on the southwest line of Allen Street, said point also being the northernmost corner of (the originally Platted) Lot 5 in City Block 577;

THENCE in a southerly direction along the western boundary of said (the originally platted Lots 5, 6, 7) Lot 5 and continuing in a southeasterly direction along the southwestern boundary of Lots 6 and 7, and continuing along the southeastward prolongation of the southwestern boundary of said Lot 7, a distance of approximately 338.06 feet to a point for corner on the centerline of a 15 feet wide public alley adjacent to City Block A/577;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 172.16 feet to a point for corner on the centerline of Worthington Street;

THENCE in a southeasterly direction along the centerline of Worthington Street, a distance of approximately 34.54 feet to a point for corner on a line, said line being perpendicular to the southwest line of Worthington Street;

THENCE in a southwesterly direction along said line, a distance of approximately 30.06 feet to a point for corner on the southwest line of Worthington Street, said point also being the most northerly corner of Lot 5-A in City Block A/561;

THENCE in a southwesterly direction along the northwest line of said Lot 5-A, a distance of 154.52 feet to a point for corner;

THENCE in a southeasterly direction along the southwest line of Lot 5-A in City Block A/561, a distance of 45.64 feet to a point for corner;

THENCE South 39°38'00" West along a common property line, a distance of approximately 160.56 feet to a point for corner on the centerline of Boll Street;

THENCE in a southeasterly direction along the centerline of Boll Street, a distance of approximately 68.51 feet to a point for corner on a line, said line being perpendicular to the southwest line of Boll Street;

THENCE in a southwesterly direction along said line, a distance of approximately 22.19 feet to a point for corner on the southwest line of Boll Street, said point also being the most easterly corner of Lot 4 in City Block A/554;

THENCE in a southerly and southwesterly direction along the southeasterly boundary of Lots 1, 2, 3 and 4 in City Block A/554, and continuing along the southwestward prolongation of the southeast boundary of Lot 1 in City Block A/554, a distance of approximately 351.07 feet to a point for corner on the centerline of Routh Street;

THENCE in a southeasterly direction along the centerline of Routh Street, a distance of approximately 117.25 feet to a point for corner on a line, said line being perpendicular to the southwest line of Routh Street;

THENCE in a southwesterly direction along said line, a distance of approximately 23.31 feet to a point for corner on the southwest line of Routh Street, said point also being the centerline of a 15 feet wide public alley in City Block C/549;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 373.43 feet to a point for corner on the centerline of Fairmount Street;

THENCE in a southeasterly direction along the centerline of Fairmount Street, a distance of approximately 51.05 feet to a point for corner on a line, said line being the northeastward prolongation of the centerline of a 20 feet wide public alley in City Block B/548;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 209.58 feet to a point for corner on the centerline of Leonard Street;

THENCE in a northwesterly direction along the centerline of Leonard Street, a distance of approximately 120 feet to a point for corner on the centerline of McKinney Avenue, the POINT OF BEGINNING; and containing a calculated approximate area of 3,539,275.582 square feet or 81.25 acres.

SEC. 51A-7.1502. DESIGNATION OF SUBDISTRICTS.

(a) This district is hereby divided into ~~four~~ **five** subdistricts, which shall be known as the Spine, Quadrangle, Peripheral, ~~and Maple~~, **and Quad** Subdistricts.

(b) The Spine Subdistrict is that area of the city within the following described boundaries:

BEGINNING at a point on the northwest line of McKinney Avenue, said point being 166.84 feet southwest of the southwest line of Fairmount Street;

THENCE in a northwesterly direction along a line, said line being approximately 142 feet southwest of and parallel to the southwest line of Fairmount Street, a distance of approximately 317.05 feet to a point for corner on a line, said line being approximately 165 feet southeast of and parallel to the common line between City Blocks 949 and 1/949;

THENCE in a northeasterly direction along said line, a distance of approximately 167 feet to a point for corner on the centerline of Fairmount Street;

THENCE in a northeasterly direction along a line, said line being the southwestward prolongation of the centerline of Howland Street and continuing along the centerline of Howland Street and its northeastward prolongation, a distance of approximately 458 feet to a point for corner on the centerline of Routh Street;

THENCE in a northwesterly direction along the centerline of Routh Street, a distance of 90 feet to a point for corner on a line, said line being the southwestward prolongation of the centerline of Howland Street in City Block 3/955;

THENCE in a northeasterly direction along said line and continuing along the centerline of Howland Street to a point for corner on the centerline of Boll Street;

THENCE in a northwesterly direction along the centerline of Boll Street to a point for corner on a line, said line being 105 feet northwest of and parallel to the northwest line of Howland Street;

THENCE in a northeasterly direction along said line to a point for corner on the common line between Lots 6 and 6A in City Block 2/955;

THENCE in a northwesterly direction along said common lot line to a point for corner on the north/south common line between Lots 6 and 6A in City Block 2/955;

THENCE in a southwesterly direction along said common lot line and its southwestward prolongation to a point for corner on the centerline of Boll Street;

THENCE in a northwesterly direction along the centerline of Boll Street to a point for corner on the centerline of Howell Street;

THENCE in a northeasterly direction along the centerline of Howell Street to a point for corner on the centerline of Worthington Street;

THENCE in a southeasterly direction along the centerline of Worthington Street to a point for corner on a line, said line being the southwestward prolongation of the common line between Lots 1 and 10 in City Block 1/955;

THENCE in a northeasterly direction along said line, and continuing along said common lot line, a distance of approximately 195.86 feet to a point for corner on the south line of Lot 1 in City Block 955;

THENCE in a westerly direction along the south line of said Lot 1, a distance of approximately 67 feet to a point for corner on the southeast line of Howell Street;

THENCE in a northwesterly direction along a line, said line being perpendicular to the southeast line of Howell Street, a distance of approximately 25 feet to a point for corner on the centerline of Howell Street;

THENCE in a northeasterly direction along the centerline of Howell Street to a point for corner on the centerline of Vine Street;

THENCE in a northwesterly direction along the centerline of Vine Street to a point for corner on the centerline of Cole Avenue;

THENCE in a northeasterly direction along the centerline of Cole Avenue to a point for corner on a line, said line being the northwestward prolongation of the southwest line of Lot 3 in City Block 963;

THENCE in a southeasterly direction along said line, and continuing along the southwest line of said Lot 3 to a point for corner on the southeast line of said Lot 3;

THENCE in a northeasterly direction along the southeast line of said Lot 3 to a point for corner on the northeast line of said Lot 3;

THENCE in a northwesterly direction along the northeast line of said Lot 3 and its northwestward prolongation to a point for corner on the centerline of Cole Avenue;

THENCE in a northeasterly direction along the centerline of Cole Avenue to a point for corner on a line, said line being the northwestward prolongation of the northeast line of Lot 1A in City Block 963;

THENCE in a southeasterly direction along said line, and continuing along the northeast line of said Lot 1A to a point for corner on the northwest line of said Lot 1A;

THENCE in a northeasterly direction along the northwest line of said Lot 1A and its northeastward prolongation to a point for corner on the centerline of Allen Street;

THENCE in a southeasterly direction along the centerline of Allen Street to a point for corner, said point being approximately 169.5 feet southeast of the northeastward prolongation of the southeast line of Laclede Street;

THENCE in a northwesterly direction along a line parallel with the southwest line of McKinney Avenue, a distance of approximately 495 feet to a point for corner on the centerline of Sneed Street, with said point being approximately 122.77 feet southeast of the southeast line of Cole Avenue, said point also being at the intersection of the southwestward prolongation of the centerline of a 15-foot-wide public alley in City Block 17/965;

THENCE in a northeasterly direction along the centerline of said alley, a distance of approximately 458 feet to a point on the southwest line of Bowen Street;

THENCE in a northeasterly direction, continuing along the northeastward prolongation of the centerline of the 15 foot wide public alley in City Block 17/965, crossing Bowen Street and continuing along the centerline of a 15 foot wide alley in City Block 12/970 and its northeastward prolongation, crossing Hall Street, and continuing along the centerline of a 15 foot wide public alley in City Block 9/972, a total distance of approximately 1,278 feet to a point for corner on the centerline of Lemmon Avenue;

THENCE in a northwesterly direction along the centerline of Lemmon Avenue, a distance of approximately 30 feet to a point for corner on a line, said line being the southwestward prolongation of the common line between Lots 1 and 2 in City Block 978;

THENCE in a northeasterly direction along said line and continuing along the common line between said Lots 1 and 2, a distance of approximately 138 feet to a point for corner on the common line between Lots 2 and 3 in City Block 978;

THENCE in a southeasterly direction along said common lot line and continuing along the southeastward prolongation of said line, crossing McKinney Avenue a total distance of approximately 200 feet to a point for corner on the centerline of McKinney Avenue;

THENCE in a southwesterly direction along said centerline of McKinney Avenue, a distance of approximately 131 feet to a point at the intersection of said centerline of McKinney Avenue and the centerline of Lemmon Avenue;

THENCE in a southeasterly direction along said centerline of Lemmon Avenue, a distance of approximately 198 feet to a point for corner on a line, said line being approximately 198 feet southeast of and parallel to said centerline of McKinney Avenue;

THENCE in a southwesterly direction along said line, crossing Lemmon Avenue, and continuing into City Block 11/971, a distance of approximately 474.51 feet to a point for corner on a line, said line being approximately 146 feet northeast of and parallel to the northeast line of Hall Street;

THENCE in a southeasterly direction along said line, a distance of approximately 85 feet to a point for corner on the centerline of Noble Street;

THENCE in a southwesterly direction along the centerline of Noble Street and its southwestward prolongation, a distance of approximately 171 feet to a point for corner on the centerline of Hall Street;

THENCE in a southeasterly direction along the centerline of Hall Street, a distance of approximately 205 feet to a point for corner on the centerline of Oak Grove Avenue;

THENCE in a southwesterly direction along the centerline of Oak Grove Avenue, a distance of approximately 1,185 feet to a point for corner on the centerline of McKinney Avenue;

THENCE in a southerly direction along the centerline of McKinney Avenue, a distance of approximately 115 feet to a point for corner on the northwestward prolongation of the centerline of Clyde Lane;

THENCE in a southeasterly direction along said line and continuing along the centerline of Clyde Lane, a distance of approximately 320 feet to a point for corner on a line, said line being the northeastward prolongation of the common line between Lots 18 and 19 in City Block B/578;

THENCE in a southwesterly direction along said line and continuing along said common line between Lots 18 and 19, a distance of approximately 90 feet to a point for corner on the southwest line of Lot 18 in City Block B/578;

THENCE in a southeasterly direction along said lot line, a distance of approximately 40 feet to a point for corner on the common line between Lots 1 and 2 in City Block A/578;

THENCE in a southwesterly direction along said common lot line and its southwestward prolongation, a distance of approximately 155 feet to a point for corner on the centerline of Allen Street;

THENCE in a southeasterly direction along the centerline of Allen Street, a distance of approximately 100 feet to a point for corner on a line, said line being perpendicular to the southwest line of Allen Street;

THENCE in a southwesterly direction along said line, a distance of approximately 22.5 feet to a point for corner on the southwest line of Allen Street, said point also being the northernmost corner of Lot 5 in City Block 577;

THENCE in a southerly direction along the western boundary of said Lot 5 and continuing in a southeasterly direction along the southwestern boundary of Lots 6 and 7, and continuing along the southeastward prolongation of the southwestern boundary of said Lot 7, a distance of approximately 277.5 feet to a point for corner on the centerline of a 15-foot-wide public alley adjacent to City Block A/577;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 190 feet to a point for corner on the centerline of Worthington Street;

THENCE in a southeasterly direction along the centerline of Worthington Street, a distance of approximately 50 feet to a point for corner on a line, said line being perpendicular to the southwest line of Worthington Street;

THENCE in a southwesterly direction along said line, a distance of approximately 24 feet to a point for corner on the southwest line of Worthington Street, said point also being the most northerly corner of Lot 5-A in City Block A/561;

THENCE in a southwesterly direction along the northwest line of said Lot 5-A, a distance of 158.69 feet to a point for corner;

THENCE in a southeasterly direction along the southwest line of Lot 5-A in City Block A/561, a distance of 48.3 feet to a point for corner;

THENCE South 39°38'00" West along a common property line, a distance of 172.0 feet to a point for corner on the centerline of Boll Street;

THENCE in a southeasterly direction along the centerline of Boll Street, a distance of approximately 80 feet to a point for corner on a line, said line being perpendicular to the southwest line of Boll Street;

THENCE in a southwesterly direction along said line, a distance of approximately 25 feet to a point for corner on the southwest line of Boll Street, said point also being the most easterly corner of Lot 4 in City Block A/554;

THENCE in a southerly and southwesterly direction along the southeasterly boundary of Lots 1, 2, 3 and 4 in City Block A/554 and continuing along the southwestward prolongation of the southeast boundary of Lot 1 in City Block A/554, a distance of approximately 355 feet to a point for corner on the centerline of Routh Street;

THENCE in a southeasterly direction along the centerline of Routh Street, a distance of approximately 120 feet to a point for corner on a line, said line being perpendicular to the southwest line of Routh Street;

THENCE in a southwesterly direction along said line, a distance of approximately 25 feet to a point for corner on the southwest line of Routh Street, said point also being the centerline of a 15-foot-wide public alley in City Block C/549;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 375 feet to a point for corner on the centerline of Fairmount Street;

THENCE in a southeasterly direction along the centerline of Fairmount Street, a distance of approximately 30 feet to a point for corner on a line, said line being the northeastward prolongation of the centerline of a 20-foot-wide public alley in City Block B/548;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, a distance of approximately 210 feet to a point for corner on the centerline of Leonard Street;

THENCE in a northwesterly direction along the centerline of Leonard Street, a distance of approximately 120 feet to a point for corner on the centerline of McKinney Avenue;

THENCE in a southwesterly direction along the centerline of McKinney Avenue, a distance of approximately 40 feet to a point for corner on a line, said line being approximately 142 feet southwest of and parallel to the southwest line of Fairmount Street;

THENCE in a northwesterly direction along said line, a distance of approximately 35 feet to a point on the northwest line of McKinney Avenue, the PLACE OF BEGINNING.

(c) The Quadrangle Subdistrict is that area of the city within the following described boundaries:

Being all of City Block 956, Lot 1A.3, and consisting of approximately 2.5 acres.

(d) The Peripheral Subdistrict is that area within the McKinney Avenue Sign District that is not in the Spine Subdistrict, the Quadrangle Subdistrict, the Maple Subdistrict, or the Quad Subdistrict; and containing a calculated area of 953,544.485 square feet or approximately 21.89 acres.

(e) The Maple Subdistrict is that area of the city within the following described boundaries:

BEING a 2.795 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; said tract being part of Fairmount Street right-of-way (a 50-foot wide right-of-way), part of McKinney Avenue right-of-way (a 60-foot wide right-of-way), part of Maple Avenue right-of-way (a 70-foot wide right-of-way), part of Block 949, Official Block Number of the City of Dallas and all of Lot 1A, Block 1/949, The James P. Leake Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 94089, Page 4668 in the Deed Records of Dallas County, Texas; said 2.795 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the centerline of said Fairmount Street with the centerline of said McKinney Avenue; said point being North 83 degrees, 18 minutes, 43 seconds East, a distance of 32.24 feet from the intersection of the southwest right-of-way line of said Fairmount Street with the northwest right-of-way line of said McKinney Avenue at the easternmost corner of said Block 949; said POINT OF BEGINNING having State Plane Coordinates (Grid) of: North: 6,976,403.44, East: 2,490,190.20;

THENCE, departing the said centerline of Fairmount Street and along the said centerline of McKinney Avenue, the following two calls:

South 14 degrees, 48 minutes, 49 seconds West, a distance of 177.58 feet to a point for corner;

South 14 degrees, 36 minutes, 22 seconds West, a distance of 262.42 feet to a point for corner at the intersection of said centerline of McKinney Avenue with the centerline of said Maple Avenue; said point being South 23 degrees, 12 minutes, 10 seconds East, a distance of 90.17 feet from the southernmost south corner of said Lot 1A, Block 1/949, The James P. Leake Addition and the southwest end of a right-of-way corner clip at the intersection of said northwest right-of-way line of McKinney Avenue with the northeast right-of-way line of said Maple Avenue; said point for corner having State Plane Coordinates (Grid) of: North: 6,975,977.74, East: 2,490,078.80;

THENCE, North 46 degrees, 02 minutes, 38 seconds West, departing the said centerline of McKinney Avenue and along the said centerline of Maple Avenue, a distance of 388.94 feet to a point for corner;

THENCE, North 44 degrees, 30 minutes, 52 seconds East, departing the said centerline of Maple Avenue and into, over and across said right-of-way of Maple Avenue, at a distance of 35.00 feet passing the said northeast line of Maple Avenue, the southernmost corner of Lot 7, Block 1/949, North Dallas Improvement Co., an addition to the City of Dallas, Texas according to the plat recorded in Volume 106, Page 258, in said Deed Records, and the westernmost corner of said Lot 1A, Block 1/949, The James P. Leake Addition, continuing along the southeast line of said Lot 7, Block 1/949 and the northwest line of said Lot 1A, Block 1/949, The James P. Leake Addition, at a distance of 96.36 feet passing the easternmost corner of said Lot 7, Block 1/949, then continuing along a southeast line of said City Block 949, in all a total distance of 214.86 feet to a point for corner; said point being the northernmost corner of said Lot 1A, Block 1/949, The James P. Leake Addition and a reentrant corner of said City Block 949;

THENCE, into, over and across said City Block 949, the following two calls:

North 45 degrees, 51 minutes, 08 seconds West, a distance of 85.00 feet to a point for corner;

North 44 degrees, 08 minutes, 52 seconds East, at a distance of 144.55 feet passing the said southwest line of Fairmount Street, then continuing into, over and through said Fairmount Street right-of-way, in all a total distance of 169.55 feet to a point for corner in the said centerline of Fairmount Street;

THENCE, South 45 degrees, 51 minutes, 08 seconds East, along the said centerline of Fairmount Street, a distance of 256.18 feet to the POINT OF BEGINNING; and CONTAINING, approximately 121,756 square feet or 2.795 acres.

(f) The Quad Subdistrict is that area of the city within the following described boundaries:
Being all of City Block 956, Lot 1A, and consisting of approximately 3.8247 acres.

SEC. 51A-7.1503. PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district. These sign regulations have been developed with the following objectives in mind:

- (a) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (b) To ensure that significant architectural features in this district are not obscured.
- (c) To encourage signs that are complimentary to the architectural styles and historical nature of the buildings and trolley in this district.
- (d) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.
- (e) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (f) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (g) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101. (Ord. 21145)

SEC. 51A-7.1504. DEFINITIONS.

- (a) Unless the context clearly indicates otherwise, in this division:
 - (1) ARCADE means any structure that is attached to a building and neither fully enclosed on all sides nor structural to the building itself, which is covered by a roof having the primary function of weather protection for a walkway.
 - (2) BLADE SIGN means a multi-face attached sign containing messages that are perpendicular to the building facade.
 - (3) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.
 - (4) HIGHRISE BUILDING means a building that has a height of more than 36 feet.
 - (5) LOWER FACADE means the area of a highrise building facade that is 36 feet or less above grade when measured vertically.
 - (6) LOWRISE BUILDING means a building that has a height of 36 feet or less.
 - (7) MARQUEE SIGN means a sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building, and consisting primarily of changeable panels, words, or characters.
 - (8) PAINTED APPLIED SIGN means a sign painted directly onto the exterior facade of a building, not including doors and windows.

(9) PROJECTING ATTACHED SIGN means an attached sign projecting 18 or more inches from a building.

(10) SMALL WORD means a word with no character that exceeds four inches in height.

(11) THIS DISTRICT means the McKinney Avenue Sign District.

(12) UPPER FACADE means the area of a highrise building facade that is more than 36 feet above grade when measured vertically.

(13) WINDOW ART DISPLAY means an exhibit or arrangement placed within a street level storefront window.

(14) WINDOW SIGN means a sign painted or affixed to a window.

(b) Except as otherwise provided in this section, the definitions contained in Sections 51A-2.102 and 51A-7.102 apply to this division. In the event of a conflict, this section controls. (Ord. 21145)

SEC. 51A-7.1505. SIGN PERMIT REQUIREMENTS.

The regulations relating to the erection of all signs in this district are expressly modified as follows:

(a) No person may alter, erect, maintain, expand, or remove a sign in this district without first obtaining a sign permit from the city. This section does not apply to government signs described in Section 51A-7.207.

(b) The procedure for obtaining a sign permit is outlined in Section 51A-7.505. Section 51A-7.602 does not apply to signs in this district. (Ord. 21145)

SEC. 51A-7.1506. SPECIAL PROVISIONS FOR ALL SIGNS.

The regulations relating to the erection of all signs in this district are expressly modified as follows:

(a) Signs in right-of-way. Signs in this district are permitted to overhang the public right-of-way subject to city franchising requirements.

(b) Materials.

(1) The use of plastic is prohibited, except when it is:

(A) used as a decoration (as opposed to a character) on the exterior face of a sign, in which case no more than five percent of the effective area of the sign may consist of plastic;

(B) placed behind the exterior face of a sign in places where that face has been cut in the shape of a character;

(C) used in or on a marquee sign; or

(D) used as the exterior face of individual channel letters in the Maple Subdistrict or the Quad Subdistrict where channel letters are either trim-capless or use metal fabricated retainers.

(2) Although not required, painted applied signs and enameled metal sheet signs are encouraged.

(c) Lighting.

(1) Except in the Maple Subdistrict and the Quad Subdistrict, the only light sources that may be used to illuminate a sign are cold cathode, neon, and incandescent lamps.

(2) A light source external to a sign may illuminate a sign if the light does not cross into either a public right-of-way or a residential zoning district.

(3) Illuminated signs on translucent fabric are encouraged.

(4) No light used to illuminate a sign may turn on or off, or change its brightness more than twice a day.

(d) Colors. Fluorescent and neon colors on signs are prohibited. (Ord. 21145)

SEC. 51A-7.1507. SPECIAL PROVISIONS FOR ATTACHED SIGNS.

The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(a) Location restrictions.

(1) Except as provided in Paragraph (2), no attached sign may be erected on a facade unless it faces a public right-of-way that is adjacent to the lot where the sign is proposed to be located, except that flat attached signs may be located on any upper façade within the Maple Subdistrict and any façade within the Quad Subdistrict.

(2) In the Maple Subdistrict, flat attached signs may be located on any upper façade. A maximum of two flat attached signs may be located between the top of the lower façade and the 14th floor on each façade.

(3) No small words may be on an attached sign erected partially or totally within an upper facade in either the Spine, Maple, Quad, or Quadrangle Subdistricts.

(4) In the Peripheral Subdistrict, no attached sign may be erected on:

(A) an upper facade; or

(B) a lot where a detached sign is erected.

(b) Effective area.

(1) Spine, Maple, Quad, and Quadrangle Subdistricts. In the Spine, Maple, Quad, and Quadrangle Subdistricts, the combined effective area of all attached signs:

(A) on a lowrise building or a lower facade may not exceed 10 percent of the total area of the building facade or the lower facade, as the case may be; and

(B) on an upper facade may not exceed five percent of the total area of the lower facade, except in the Quad Subdistrict, on the upper façade facing Howell Street or Routh Street may not exceed three percent of the of the total area of the upper façade.

(2) Peripheral Subdistrict. In the Peripheral Subdistrict, the combined effective area of all attached signs on a lowrise building or a lower facade may not exceed eight percent of the total area of the building facade or the lower facade, as the case may be.

(c) Flat attached signs.

(1) Except as provided in this paragraph, no flat attached sign may project more than eight inches from a building. In the Maple Subdistrict and the Quad Subdistrict, no flat attached sign may project more than 18 inches from a building.

(2) Except as provided in Paragraph 3, a flat attached sign may be erected on an arcade, but it may not project above the roof of the attached building.

(3) In the Quad Subdistrict, a flat attached sign on one upper façade may be attached to any part of the building and project 10 feet above the roof of the attached building.

(d) Projecting attached signs.

(1) A projecting attached sign may be erected on an arcade, but it may not project above the roof of the attached building.

(2) No projecting attached sign may be erected partially or totally within an upper facade.

(3) No face of a projecting attached sign erected below the bottom of a second story window may exceed eight square feet.

(4) No face of a projecting attached sign erected above the bottom of a second story window may exceed 15 square feet.

(5) In the Maple Subdistrict, projecting attached signs are prohibited on a façade with one or more blade signs.

(e) Marquee signs.

(1) No marquee sign may:

(A) exceed 100 square feet in effective area;

(B) be longer than one-half of the length of the frontage of the building to which the marquee is attached; and

(C) be located above the bottom of a second story window.

(2) A marquee sign must:

- (A) be parallel to the surface to which it is attached; and
- (B) have a height dimension between two and six feet.

(3) No premise may have more than one marquee sign.

(4) A marquee sign may be erected only on a building that contains a theater use.

(5) A marquee sign may consist of up to 100 percent plastic.

(f) Window signs.

(1) Except as modified by Paragraph (2), the effective area of a window sign may not exceed more than 25 percent of the area of a window or 10 percent of the facade area, whichever is less.

(2) If a window sign uses neon bulbs, the effective area of that sign may not exceed more than 15 percent of the area of a window.

(3) No window sign may be erected on an upper facade.

(g) Blade signs. Blade signs may only be located in the Maple Subdistrict and:

- (1) may only be located on a façade facing Fairmont Street;
- (2) may not exceed 20 square feet in effective area;
- (3) may not be located lower than 12 feet above grade or outside of the lower façade;
- (4) may not be located more than four feet from the façade or above a roof of a building;

and

(5) must maintain a minimum 25 foot horizontal spacing separation from all other blade signs.

(h) Window art displays. In the Maple Subdistrict, window art displays on the ground floor of a building are allowed subject to the following regulations:

(1) A window art display must be located within a window on a façade facing Fairmont Street and may contain only a promotional message, generic graphics (including three-dimensional artifacts or objects), cultural event or activity, merchandise only if sold by a tenant occupying space within the premise, a message identifying the sponsor of the display, or a message referring to the sale or lease of the premises.

(2) No sign permit or certificate of appropriateness is required to erect or remove a window art display.

SEC. 51A-7.1508. SPECIAL PROVISIONS FOR DETACHED SIGNS.

The regulations relating to the erection of detached signs in this district are expressly modified as follows:

- (a) No detached sign may:
 - (1) exceed 20 feet in height; or
 - (2) be located within five feet of any public right-of-way.
- (b) Except in the Maple Subdistrict and Quad Subdistrict, if a detached sign has an effective area of more than 10 square feet, it must be located at least 10 feet from any public right-of-way.
- (c) No detached sign may have an effective area of more than:
 - (1) 150 square feet if the sign is located in the Quadrangle Subdistrict and Quad Subdistrict;
 - (2) 20 square feet if the sign is located in the Spine Subdistrict;
 - (3) 15 square feet if the sign is located in the Peripheral Subdistrict; and
 - (4) the size limitations provided in Subsection (f) of this section.
- (d) In the Peripheral Subdistrict, no detached sign may be erected on a lot where an attached sign is erected.
- (e) Detached non-premise signs are prohibited in this district.
- (f) In the Maple Subdistrict, detached signs are limited to:
 - (1) one multi-tenant monument sign, not to exceed 125 square feet in effective area or six feet in height;
 - (2) two single-tenant monument signs, not to exceed 50 square feet in effective area or six feet in height; and
 - (3) movement control signs as provided for in Section 51A-7.205(e).
- (g) Except as provided in Section 51A-7.1509 and Section 51A-7.1510, in the Quad Subdistrict, detached signs are limited to:
 - (1) no more than four multi-tenant monument signs, not to exceed two along any street frontage.
- (gh) In the Maple Subdistrict and the Quad Subdistrict, each monument sign must maintain a minimum spacing separation of 175 feet from all other monument signs within the subdistrict.

SEC. 51A-7.1509. SPECIAL PROVISIONS FOR SUBDIVISION SIGNS.

The regulations relating to the erection of subdivision signs in this district are expressly modified as follows:

- (a) Quad Subdistrict.

(1) Subdivision signs are permitted as provided for in Section 51A-7.303(d), except as provided below:

(A) The maximum effective area of each subdivision sign may not exceed 65 square feet in effective area.

(B) Subdivision signs may be internally illuminated.

(C) The highest part of a subdivision sign may not exceed 10 feet in height.

(D) For the purposes of permitting, Section 51A-7.303(d)(10) does not apply.

SEC. 51A-7.1510. SPECIAL PROVISIONS FOR MOVEMENT CONTROL SIGNS.

The regulations relating to the erection of movement control signs in this district are expressly modified as follows:

(a) Quad Subdistrict.

(1) Movement control signs are subject to the following:

(A) Movement control signs may contain tenant and subdivision identification messages.

(B) Detached movement control signs may not exceed six square feet in effective area.

(C) Attached movement control signs may not exceed 10 square feet in effective area.

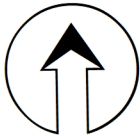
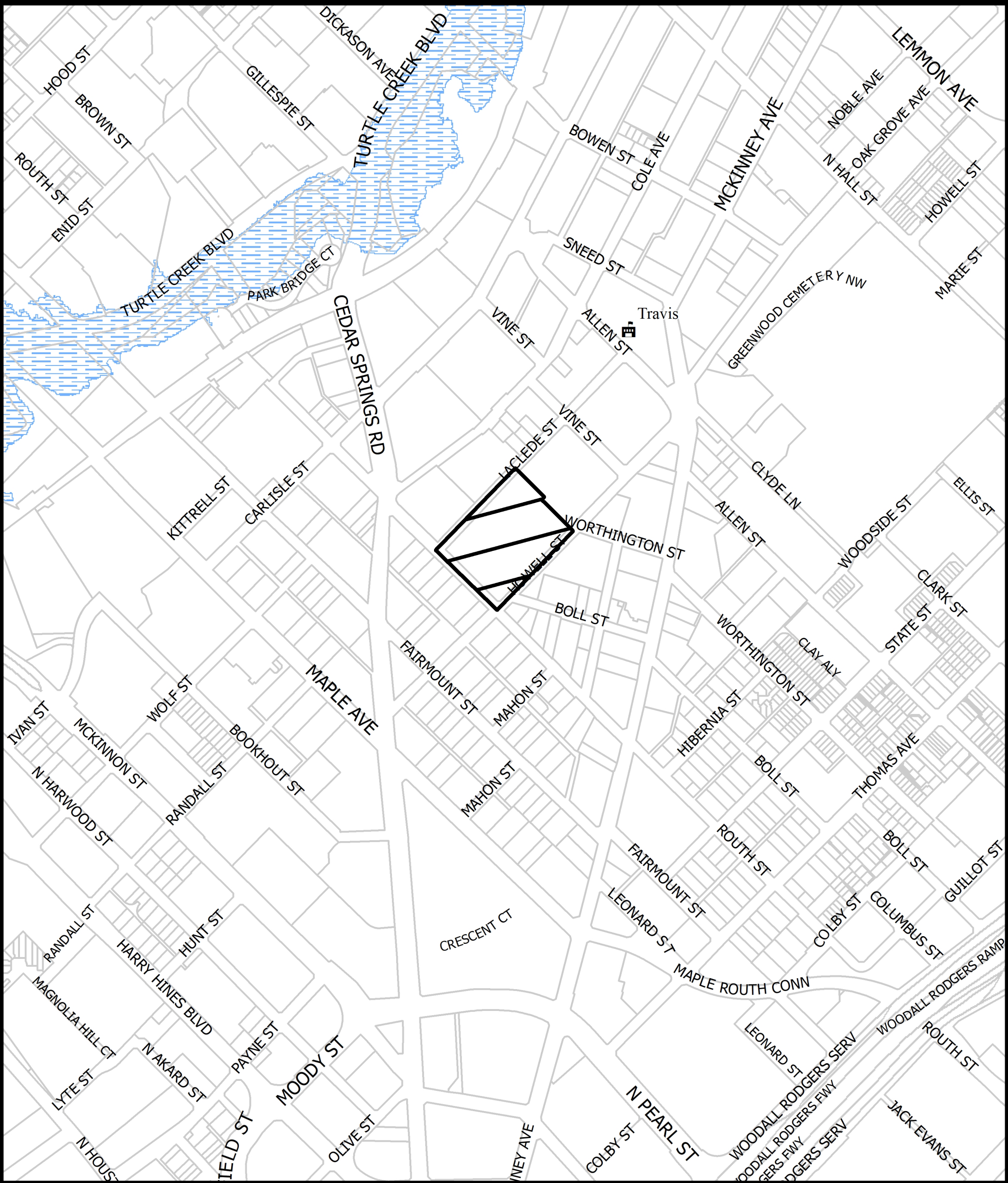
(D) Projecting attached movement control signs:

(i) may only be erected on the lower façade but not located lower than 12 feet above grade;

(ii) may not project more than three feet from the façade; and

(iii) may not have letters or symbols that exceed six inches in height, except for letters or symbols indicating parking or subdivision logos.

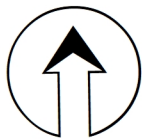
(2) No setback is required for a detached movement control sign that does not exceed four feet in height.



1:7,200

VICINITY MAP

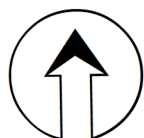
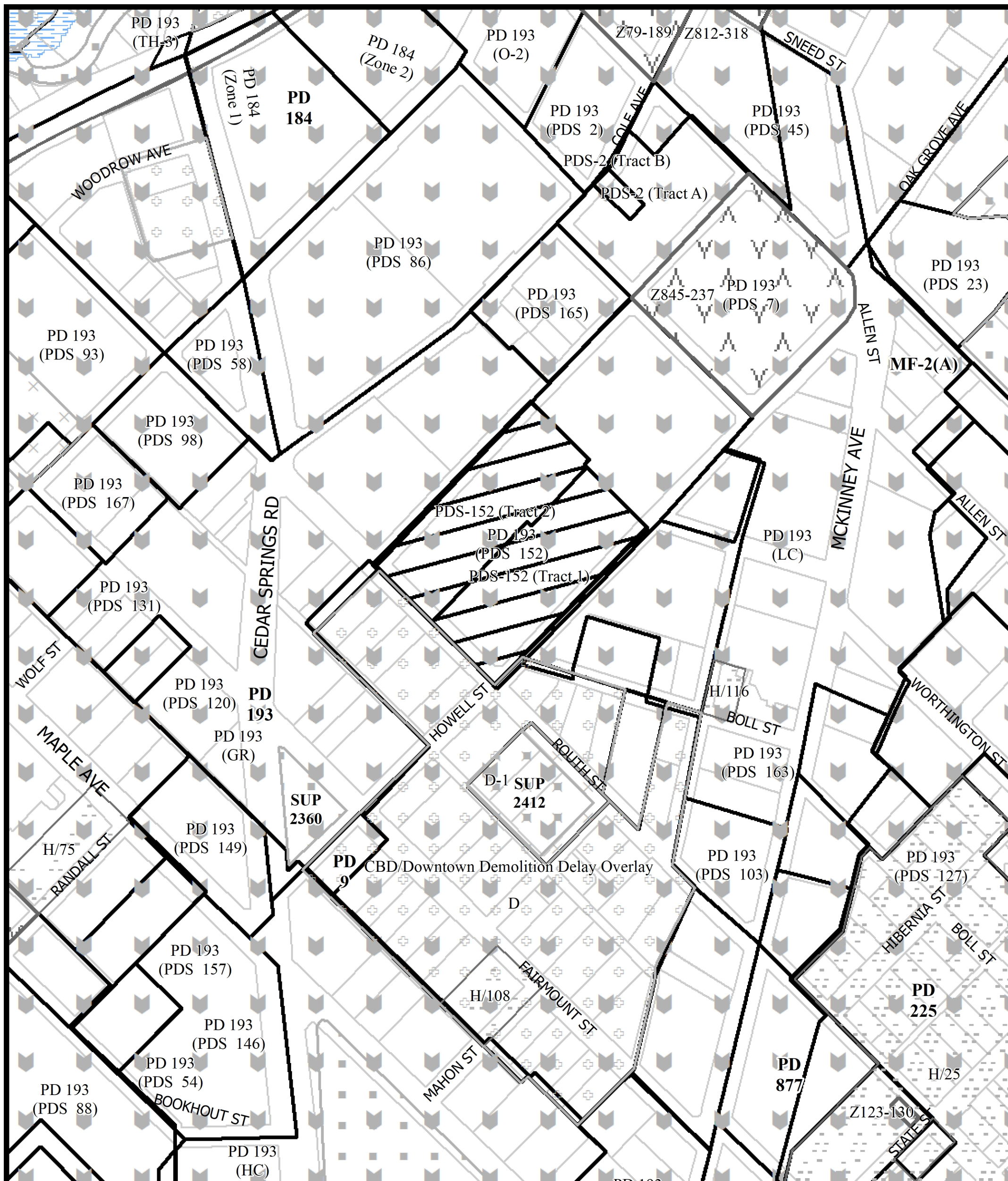
Case no: SPSD223-002
Date: 10/4/2023



1:3,600

AERIAL MAP

Case no: SPSD223-002
Date: 10/4/2023



1:3,600

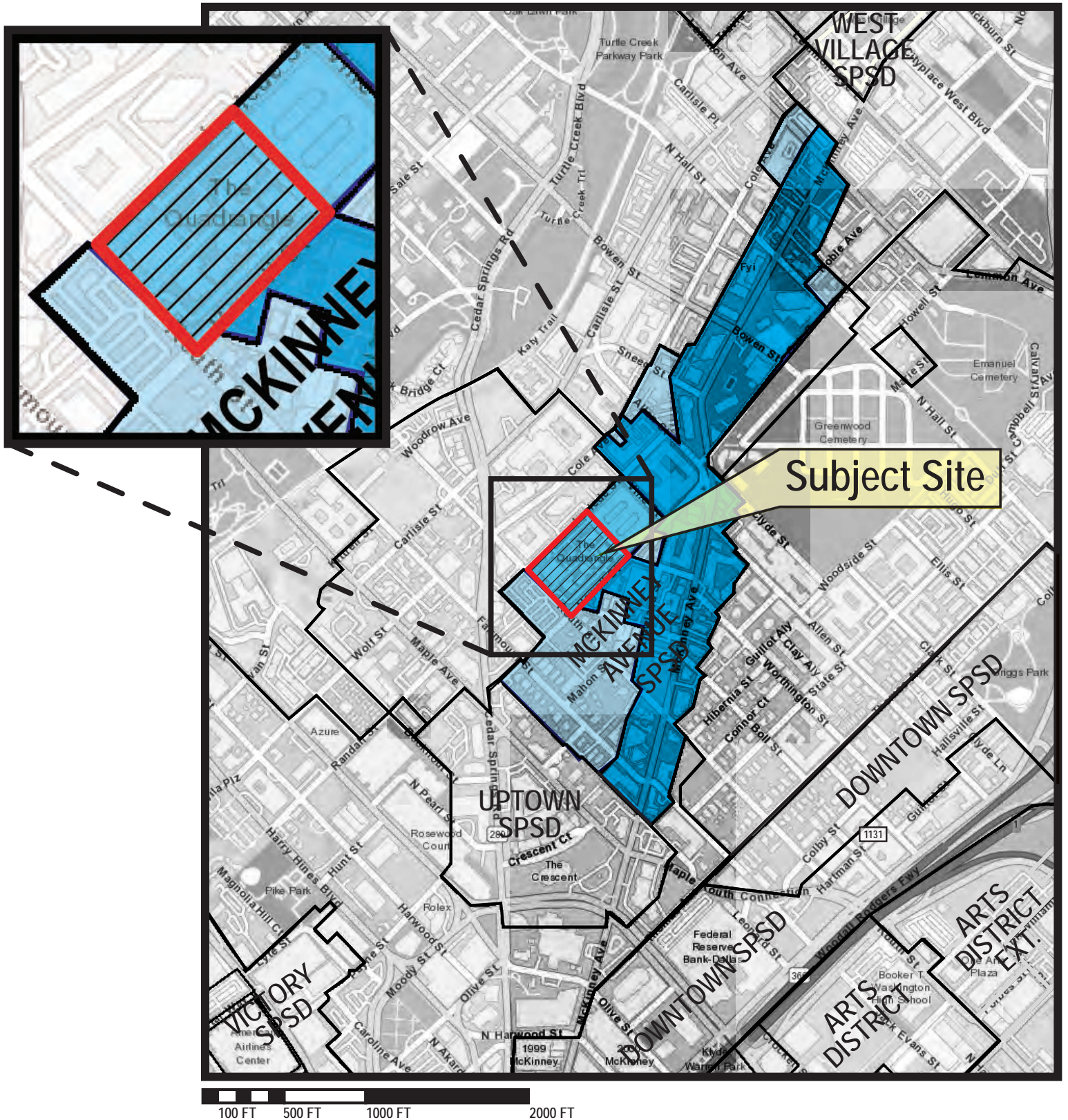
ZONING MAP

Case no: **SPSD223-002**

Date: **10/4/2023**




CURRENT CONDITIONS

SUBJECT SITE - NORTH CORNER OF ROUTH ST AND HOWELL ST



LEGEND

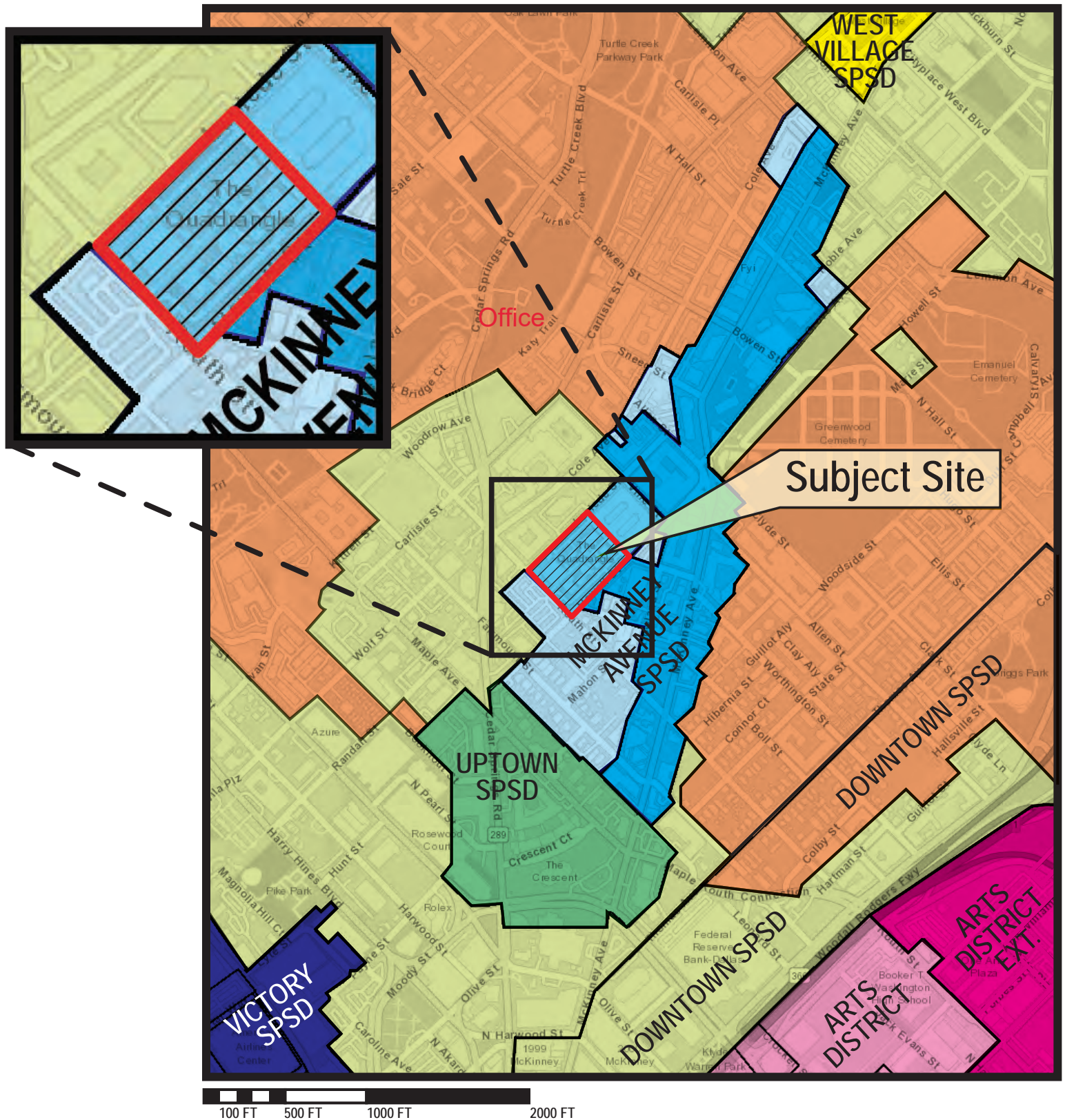
 - Subject Site

-  - McKinney Ave. Sign District - Spine Subdistrict
-  - McKinney Ave. Sign District - Quadrangle Subdistrict
-  - McKinney Ave. Sign District - Peripheral Subdistrict

SIGN DISTRICTS

SUBJECT SITE - NORTH CORNER OF ROUTH ST AND HOWELL ST

SPSD 223-002(JP)

**LEGEND**

- Subject Site

- Uptown Sign District

- McKinney Ave. Sign District - Spine Subdistrict

- McKinney Ave. Sign District - Quadrangle Subdistrict

- McKinney Ave. Sign District - Peripheral Subdistrict

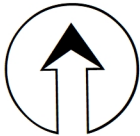
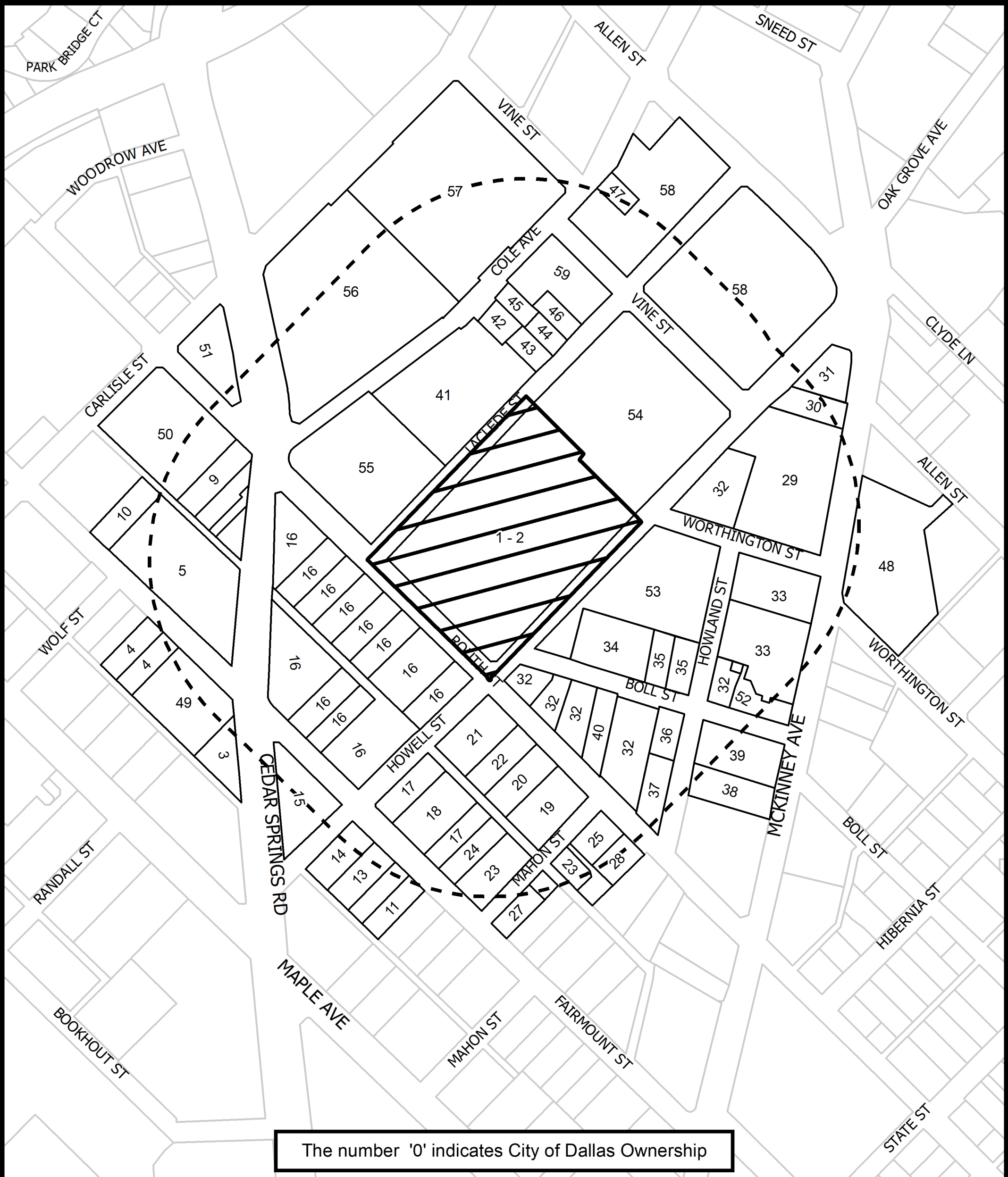
- Victory Sign District | West Village Sign District

- Arts District | Arts District Extension

- Business Zoning District **

- Non-Business Zoning District **

** - May include additional Planned Development provisions



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

59

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **SPSD223-002**

Date: **10/4/2023**

10/04/2023

Notification List of Property Owners***SPSD223-002******59 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 2688 LACLEDE ST | SRPF BQUADRANGLE PROPERTY LLC |
| 2 | 2800 ROUTH ST | THEATRE THREE INC |
| 3 | 2425 CEDAR SPRINGS RD | PONOS DYNAMICS LLC |
| 4 | 2917 FAIRMOUNT ST | SELENE CAPITAL DEVELOPMENT |
| 5 | 2501 CEDAR SPRINGS RD | GH CEDAR SPRINGS INC |
| 6 | 2521 CEDAR SPRINGS RD | THORNTON LAURIE L & |
| 7 | 2537 CEDAR SPRINGS RD | SPURGIN ROBERT B & SALLY |
| 8 | 2535 CEDAR SPRINGS RD | SPURGIN ROBERT B |
| 9 | 3005 ROUTH ST | JEH FAMILY TRUST |
| 10 | 3004 FAIRMOUNT ST | ALAMO MANHATTAN FAIRMOUNT LLC |
| 11 | 2711 FAIRMOUNT ST | 2711 FAIRMOUNT LP |
| 12 | 2715 FAIRMOUNT ST | TRU SALON DALLAS LLC |
| 13 | 2719 FAIRMOUNT ST | SHAW EVAN L |
| 14 | 2723 FAIRMOUNT ST | SHAW EVAN LANE |
| 15 | 2408 CEDAR SPRINGS RD | GREENWAY MAPLE LP |
| 16 | 2812 FAIRMOUNT ST | GREENWAY CEDAR SPRINGS LP |
| 17 | 2722 FAIRMOUNT ST | VICEROY FAIRMOUNT LP |
| 18 | 2718 FAIRMOUNT ST | VICEROY FAIRMOUNT LP |
| 19 | 2711 ROUTH ST | PEGASUS FOUNDATION THE |
| 20 | 2719 ROUTH ST | PEGASUS FDN |
| 21 | 2727 ROUTH ST | 2727 PARTNERSHIP LP |
| 22 | 2723 ROUTH ST | PEGASUS FOUNDATION THE |
| 23 | 2700 FAIRMOUNT ST | MORTON PRODUCTION INC & |
| 24 | 2706 FAIRMOUNT ST | FAIRMOUNT OFFICE LLC |
| 25 | 2707 ROUTH ST | CENIKOR FOUNDATION |
| 26 | 2512 MAHON ST | GINSBURG BROOKE & |

| Label # | Address | Owner |
|----------------|-----------------------|---|
| 27 | 2610 FAIRMOUNT ST | GINSBURG BROOKE MINORS |
| 28 | 2703 ROUTH ST | DAYTON JOHN W |
| 29 | 2811 MCKINNEY AVE | PJO 2811 LLC & |
| 30 | 2821 MCKINNEY AVE | MCKINNEY NEW VENTURES LLC |
| 31 | 2909 MCKINNEY AVE | MCKINNEY NEW VENTURES LLC |
| 32 | 2704 WORTHINGTON ST | PASHA & SINA INC |
| 33 | 2705 MCKINNEY AVE | MCKINNEY AVENUE PARTNERS LTD |
| 34 | 2718 BOLL ST | SRPF BGINGERMAN PROPERTY LLC |
| 35 | 2706 BOLL ST | STORY HERBERT B JR & |
| 36 | 2703 BOLL ST | OGLE LINDA K ET AL |
| 37 | 2704 ROUTH ST | SC ONE DALLAS LLC |
| 38 | 2621 MCKINNEY AVE | 2621 MCKINNEY LLC |
| 39 | 2633 MCKINNEY AVE | CH RETAIL FUND I DALLAS MCKINNEY AVENUE LP |
| 40 | 2714 ROUTH ST | 2714 ROUTH STREET LTD |
| 41 | 2626 COLE AVE | TALON 2626 COLE LLC |
| 42 | 2708 COLE AVE | AMERICAN BOARD OF OBGYN EDUCATIONAL FOUNDATION |
| 43 | 2709 LACLEDE ST | AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE |
| 44 | 2713 LACLEDE ST | AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE |
| 45 | 2712 COLE AVE | AMERICAN BOARD OF OBGYN |
| 46 | 2719 LACLEDE ST | AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY INC THE |
| 47 | 2808 COLE AVE | DALLAS SKYFALL LLC |
| 48 | 2808 MCKINNEY AVE | POST WORTHINGTON LP |
| 49 | 2913 FAIRMOUNT ST | SELENE CAPITAL DEVELOPMENT |
| 50 | 3033 ROUTH ST | HANSA BELL KATY TRAIL JV LLC |
| 51 | 2605 CEDAR SPRINGS RD | GREENWAY-CARLISLE LP |
| 52 | 2701 MCKINNEY AVE | STORY HERBERT B JR |
| 53 | 2626 HOWELL ST | TRINITY BELL APARTMENTS LLC |
| 54 | 2717 HOWELL ST | PPF AMLI 2717 HOWELL ST |
| 55 | 2600 COLE AVE | GABLES MIRABELLA LP |
| 56 | 2650 CEDAR SPRINGS RD | LG VILLA ROSA II LP |
| 57 | 2707 COLE AVE | COLE APARTMENTS |

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------------|
| 58 | 2801 ALLEN ST | POST APARTMENT HOMES LP |
| 59 | 2915 VINE ST | AMERICAN BOARD OF OBGYN EDUCATIONAL |



City of Dallas

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

Agenda Information Sheet

File #: 23-2991

Item #: 13.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner.

Applicant/Owner: Luis J. Garcia

Surveyor: ARA Surveying

Application Filed: October 20, 2023

Zoning: R-10(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

S234-008

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-008**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Drive at Rylie Crest Road, southwest corner**DATE FILED:** October 20, 2023**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 5.729-acres**APPLICANT/OWNER:** Luis J. Garcia

REQUEST: An application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner.

SUBDIVISION HISTORY:

1. S190-035 was a request northwest of the present request to create two 43,560-square foot lots and one 70,476-square foot lot from a 3.618-acre tract of land in City Block 8829 on property located on Rylie Crest Drive, west of Garden Grove Drive. The request was approved on November 21, 2019, 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.”

This request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The lot is being created from a tract of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda. The request is to create three 1.901-acre (83,184-square foot) lots.

The properties in the immediate area of the request have widths ranging in size from 80 feet to 792 feet and lot areas ranging in size from 8,131 square feet to 338,051 square feet and are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

Considering the variety of lot widths and lot areas in the immediate area of the request (*refer to the existing area analysis map*), staff concludes that there is no uniform lot pattern, and the request complies with the requirements of Section 51A-8.503 and the R-10(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 3.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/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:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Drive. Section 51A 8.602(c).
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Rylie Crest Road. Section 51A 8.602(c).
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 Garden Grove Drive & Rylie Crest Road. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

GIS, Lot & Block Conditions:

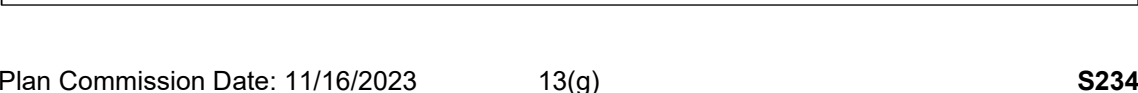
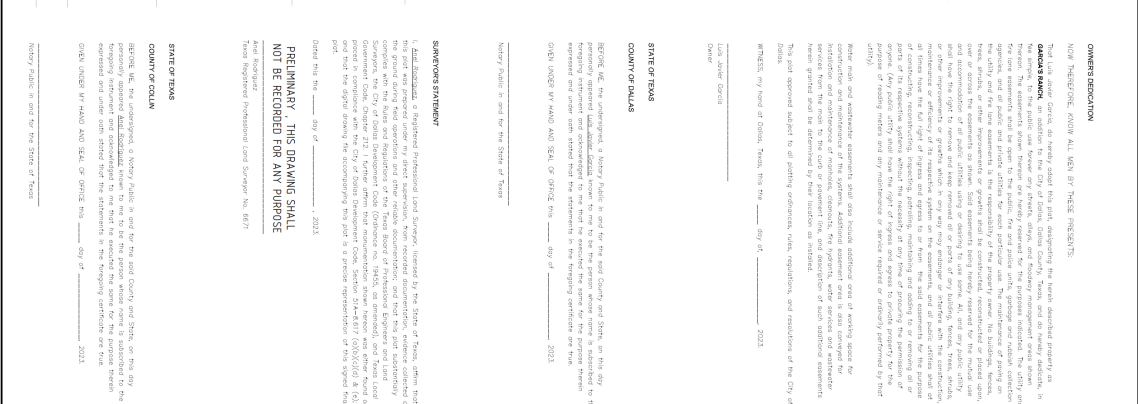
21. On the final plat, identify the property as Lots 1, 2, and 3 in City Block E/8828.

ALL AREAS ARE IN SQUARE FEET











That Luis Javier Garcia, do hereby adopt this plat, designating the herein described property as **GARCIA'S RANCH**, 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 or 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, _____, 2023.

Luis Javier Garcia
Owner

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 Luis Javier Garcia 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

1. Anel Rodriguez, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plot 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 herein was either found or placed in compliance with the City of Dallas Development Code, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plot is a precise representation of this signed final plot.

Dated this the ____ day of _____, 2023.

PRELIMINARY , THIS DRAWING SHALL
NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

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 Anel Rodriguez 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 _____, 2023.

Notary Public in and for the State of Texas



STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 249,552 square foot or 5.729 acre tract of land, situated in the William Latham Survey, Abstract Number 838, City and County of Dallas, Texas, being part of Block 8828, and being all of a tract of land, described in a General Warranty Deed with Vendor's Lien to Luis Javier Garcia, recorded in Instrument No. 20070069224, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap "RSCI" found (Controlling Monument) at the intersection of the West right of way line of Garden Grove Drive, a 60 foot right-of-way, created in Volume 2111, Page 522, Deed Records of Dallas County, Texas (D.R.D.C.T.), with the South right of way line of Rylie Road, an 80 foot right-of-way, created in Volume 3705, Page 143, (D.R.D.C.T.);

THENCE South 00 degrees 31 minutes 05 seconds East, with said West right of way line of Garden Grove Drive, a distance of 612.62 feet to a fence post found for the Southeast corner of said Garcia tract, same being the Northeast corner of a tract of land, described in a Deed to Manuel Ray Flores, recorded in Instrument No. 202200182186 (O.P.R.D.C.T.);

THENCE South 88 deers 15 minutes 10 seconds West, with the common line between said Garcia tract and Flores tract, at 100.00 feet passing the Northwest corner of said Flores tract, same being the Northeast corner of a tract of land described in a Deed to Manuel Ray Flores, recorded in Instrument No. 20220208226, (O.P.R.D.C.T.) continuing for a distance of 10.02 feet to the Northeast corner of said Flores tract, same being the Southwest corner of said Garcia tract, same being the Northwest corner of last said Flores tract, and being in the East line of Lot 2, Block A/8828, Reid Country Estates, an Addition to the City of Dallas, recorded in Volume 96041, Page 1170 (D.R.D.C.T.).

THENCE North 00 degrees 12 minutes 27 seconds East, with the common line between said Garcia tract and said Lot 2, at 109.25 feet passing the Northeast corner of said Lot 2, same being the Southeast corner of a tract of land described in a Deed to Todd Stephen Hollenshead, recorded in Volume 98090, Page 4127 (D.R.D.C.T.), continuing for a total distance of 616.82 feet to a 1/2 inch iron rod found for the common North corner between said Garcia tract and said Hollenshead tract, same being in the South right of way line of said Rylie Crest Road;

THENCE North 88 degrees 49 minutes 11 seconds East, with the common line between the South right of way line of said Rylie Crest Road, and the North line of said Garcia tract, a distance of 402.14 feet to the **POINT OF BEGINNING**, containing 249,552 square feet or 5.729 acres of land more or less.

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to create 3 Lots from a tract of land.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values. No scale and no projection.
5. All structures to remain.

OWNER:

LUIS J. GARCIA
11835 GARDEN GROVE DRIVE
DALLAS, TX 75243

PRELIMINARY PLAT
GARCIA'S RANCH

LOTS 1, 2, 3, BLOCK 8828

BEING 5.729 ACRES SITUATED IN THE
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-008

SURVEYOR

ARA
SURVEYING

3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com



City of Dallas

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

Agenda Information Sheet

File #: 23-2992

Item #: 14.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.060-acre lot from a tract of land in City Block 6113 on property located on 14th Street, south of Skyline Road.

Applicant/Owner: American Brownfield MCIC, LLC

Surveyor: Bowman Consulting Group, LTD

Application Filed: October 20, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 3

S234-009

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-009**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 14th Street, south of Skyline Road**DATE FILED:** October 20, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 2.060-acres**APPLICANT/OWNER:** American Brownfield MCIC, LLC

REQUEST: An application to create one 2.060-acre lot from a tract of land in City Block 6113 on property located on 14th Street, south of Skyline Road.

SUBDIVISION HISTORY:

1. S190-014 was a request west of the present request to create a 6.520-acre lot from a tract of land in City Block 6113 on property located on S.E. 14th Street, north of Concord Drive. The request was approved on November 7, 2019, 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 is to create one 2.060-acre lot and the proposed use is Electrical Substation. It is a policy of the city that Utility and Public Service uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood and although this request is residential, the lot is being created from a tract of land that has never been platted before; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of the 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/markings/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:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of 14th Street. Section 51A 8.602(c).

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.

17. 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
18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. Prior to 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

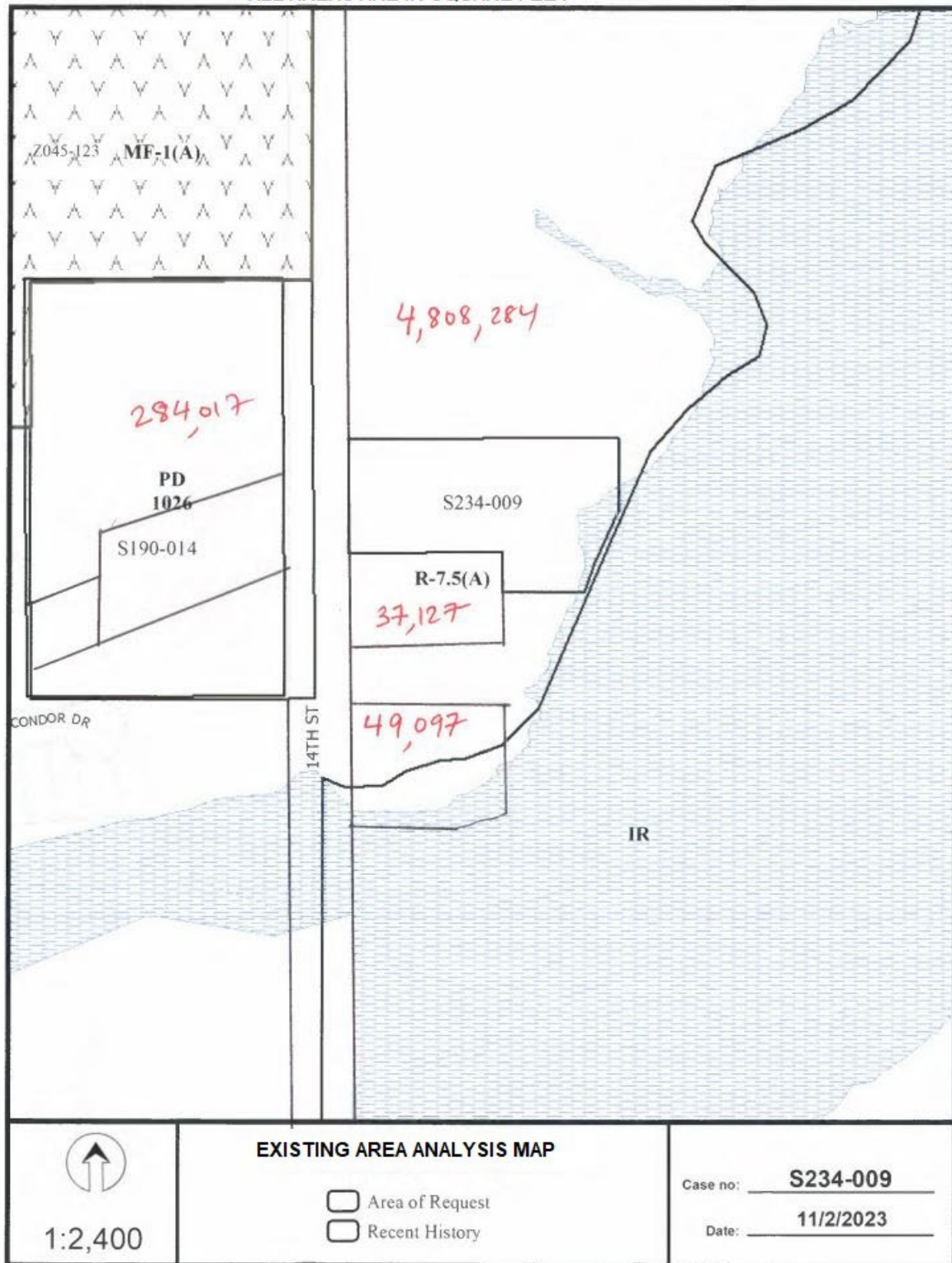
Survey (SPRG) Conditions:

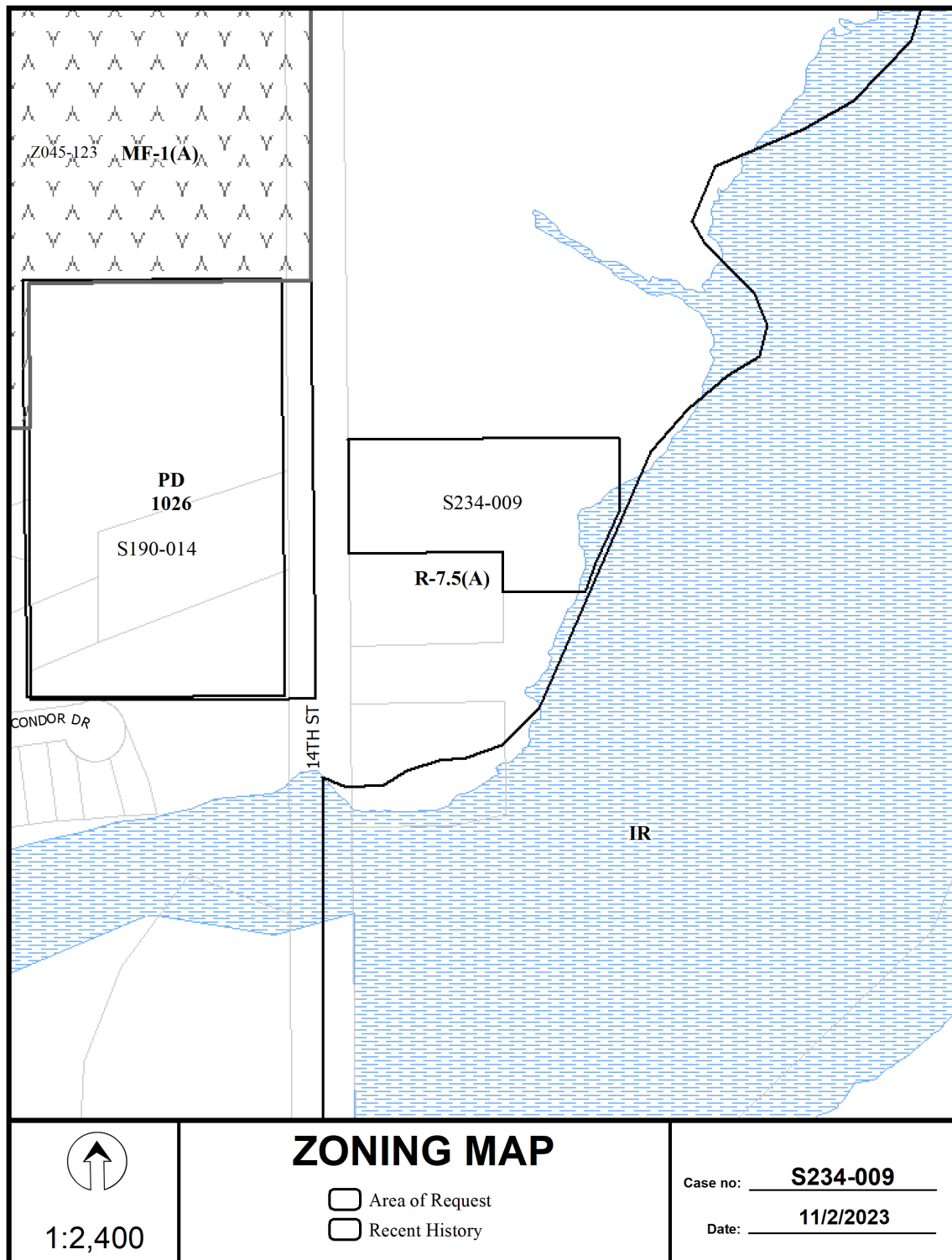
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

Street name Coordinator, GIS, Lot & Block Conditions:

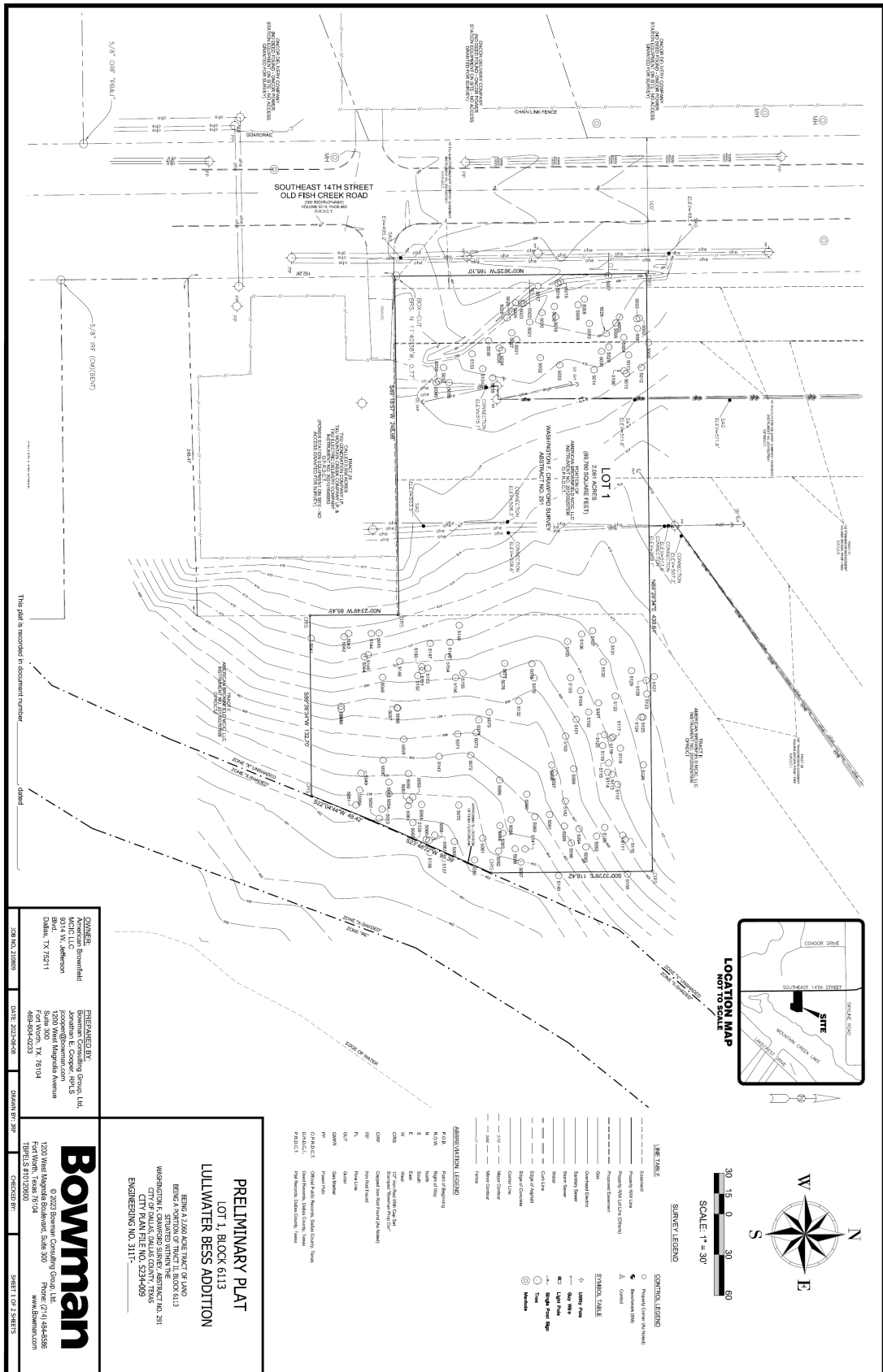
25. On the final plat, change "Southeast 14th Street Old Fish Creek Road" to "Southeast 14th Street (F.K.A. Old Fish Creek Road)".
26. On the final plat, identify the property as Lot 1 in City Block 291/6113.

ALL AREAS ARE IN SQUARE FEET

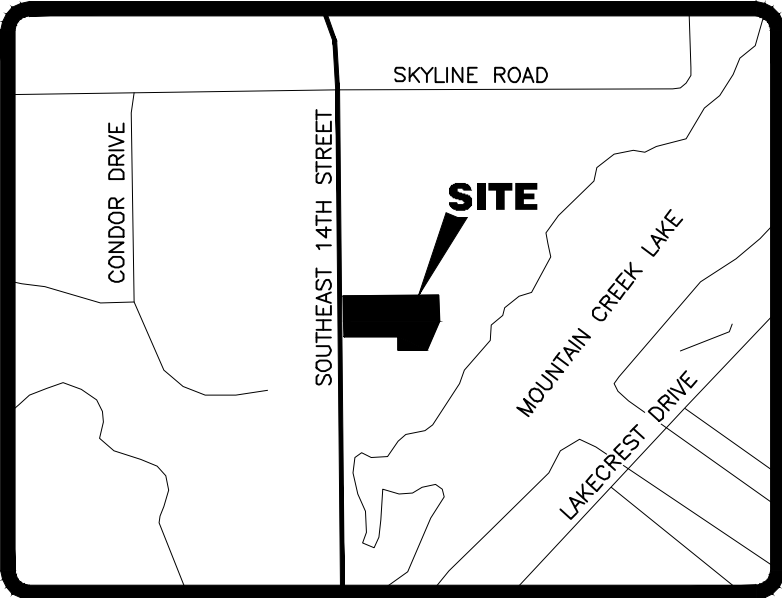




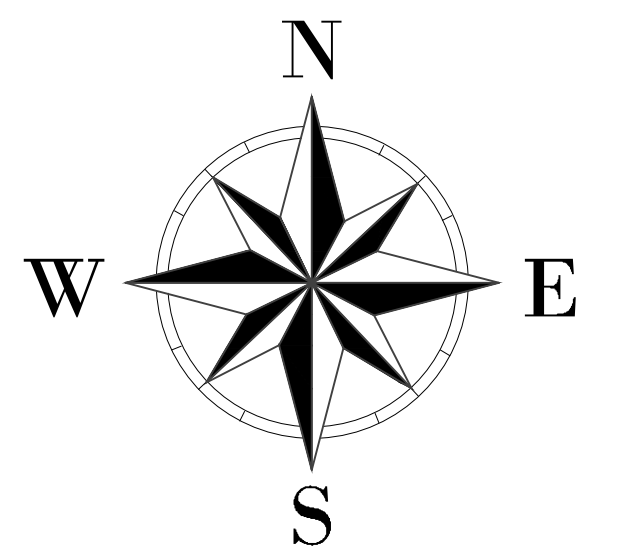




City Plan Commission Date: 11/16/2023



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

SURVEY LEGEND







LINE TABLE

| | |
|-----------|-------------------------------|
| ----- | Easement |
| ===== | Property RW Line |
| ===== | Property RW Lot Line (Others) |
| ----- | Proposed Easement |
| ----- | Gas |
| ----- | Overhead Electric |
| ----- | Sanitary Sewer |
| ----- | Storm Sewer |
| ----- | Water |
| ===== | Curb Line |
| ----- | Edge of Asphalt |
| ----- | Edge of Concrete |
| ----- | Center Line |
| ----- 570 | Major Contour |
| ----- 566 | Minor Contour |
| ----- // | Fence |

CONTROL LEGEND

○ Property Corner (As Noted)
● Benchmark (BM)
△ Control

SYMBOL TABLE

| | |
|---|-------------------------|
|  | Utility Pole |
|  | Guy Wire |
|  | Light Pole |
|  | Single Post Sign |
|  | Tree |
|  | Manhole |

ABBREVIATION LEGEND

| | |
|--------------|---|
| P.O.B. | Point of Beginning |
| R.O.W. | Right of Way |
| N | North |
| S | South |
| E | East |
| W | West |
| CIRS | 1/2" Iron Rod With Cap Set Stamped "Bowman Prop Cor" |
| CIRF | Capped Iron Rod Found (As Noted) |
| IRF | Iron Rod Found |
| FL | Flow Line |
| GL | Gutter |
| GMKR | Gas Marker |
| PP | Power Pole |
| O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| D.R.D.C.T. | Deed Records, Dallas County, Texas |
| P.R.D.C.T. | Plat Records, Dallas County, Texas |

PRELIMINARY PLAT

LOT 1, BLOCK 6113
LULLWATER BESS ADDITION

BEING A 2.060 ACRE TRACT OF LAND
BEING A PORTION OF TRACT II, BLOCK 6113
SITUATED WITHIN THE
WASHINGTON F. CRAWFORD SURVEY, ABSTRACT NO. 291
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-009
ENGINEERING NO. 311T-_____

OWNER:
American Brownfield
MCIC LLC
9314 W. Jefferson
Blvd.
Dallas, TX 75211

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper, RPLS
jcooper@bowman.com
1200 West Magnolia Avenue
Suite 300
Fort Worth, TX. 76104
469-804-0233

Bowman

© 2023 Bowman Consulting Group, Ltd.
1200 West Magnolia Boulevard, Suite 300 Phone: (214) 484-8586
Fort Worth, Texas 76104 www.Bowman.com
TBPELS #10120600

JOB NO. 210809

DATE: 2023-08-08

DRAWN BY: JRF

CHECKED BY:

SHEET 1 OF 2 SHEETS

This plat is recorded in document number _____, dated _____

LEGAL DESCRIPTION OF PLAT PERIMETER

STATE OF TEXAS
COUNTY OF DALLAS

§
§

BEING a 2.060 acre tract of land situated within the Washington F. Crawford Survey, Abstract No. 291, City of Dallas, Dallas County, Texas, being a portion of Tract II described in the Deed Without Warranty to American Brownfield MCIC, LLC recorded under Instrument No. 201200297936 in the Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 'Box' Cut found bears for reference NORTH 11 degrees 40 seconds 38 seconds West. 0.77 fee; said point being on the east right of way line of Southeast 14th Street, a 100-foot right of way, and being the southwest corner of said 2.060 acre tract of land, and the northwest corner of a called 0.858 acre tract of land described to TXU Generation Company LP, TXU mountain Creek Company LP, and TXU Electric Delivery Company in Special Warranty Deed recorded under Instrument No. 200101646953;

THENCE NORTH 00 degrees 36 minutes 25 seconds WEST, 185.10 feet with the east right of way line of said Southeast 14th Street to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE the following seven (7) calls through the interior of said Tract II :

- NORTH 89 degrees 26 minutes 34 seconds EAST, 439.64 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 00 degrees 33 minutes 26 seconds EAST, 118.42 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 23 degrees 48 minutes 22 seconds WEST, 95.39 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 22 degrees 04 minutes 44 seconds WEST, 48.42 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 89 degrees 26 minutes 34 seconds WEST, 132.70 feet to 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- NORTH 00 degrees 23 minutes 49 seconds WEST, 65.45 feet to its intersection with the east line of said called 0.858 tract of land to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 89 degrees 18 minutes 57 seconds WEST, 248.98 feet to the POINT OF BEGINNING, containing 2.060 acres or 89,780 square feet.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, American Brownfield MCIC LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1, LULLWATER BESS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate to the publics' use the streets, easements, and parks shown thereon except the private easements shown thereon.

American Brownfield MCIC LLC

Developer's/Owner's signature

STATE OF TEXAS
COUNTY OF

§
§

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LULLWATER BESS ADDITION, LOT 1, a subdivision to the City of Dallas, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LULLWATER BESS ADDITION, LOT 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

American Brownfield MCIC LLC
Developer's/Owner's signature

STATE OF TEXAS
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 for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEY NOTES

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- THE SUBJECT TRACT IS ZONED "R-7.5(A)" RESIDENTIAL PER THE CITY OF DALLAS ZONING ORDINANCE.
- UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0455M DATED MARCH 21, 2019 PANEL 455 OF 725, SUBJECT TRACT IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X SHADED, AREAS DETERMINED TO HAVE A 0.2% 1.0% CHANCE OF ANNUAL FLOODING, AND ZONE AE, AREAS WITHOUT BASE FLOOD ELEVATIONS.
- THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDING SITE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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. I further affirm that monumentation shown hereon was either found or placed in compliance, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-10.
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.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS
COUNTY OF DALLAS

§
§

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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
LOT 1, BLOCK 6113
LULLWATER BESS ADDITION

BEING A 2.060 ACRE TRACT OF LAND
BEING A PORTION OF TRACT II, BLOCK 6113
SITUATED WITHIN THE
WASHINGTON F. CRAWFORD SURVEY, ABSTRACT NO. 291
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-009
ENGINEERING NO. 311T-_____

Bowman

© 2023 Bowman Consulting Group, Ltd.
1200 West Magnolia Boulevard, Suite 300 Phone: (214) 484-8586
Fort Worth, Texas 76104 www.Bowman.com
TBPELS #10120600

OWNER:
American Brownfield
MCIC LLC
9314 W. Jefferson
Blvd.
Dallas, TX 75211

PREPARED BY:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper, RPLS
jcooper@bowman.com
1200 West Magnolia Avenue
Suite 300
Fort Worth, TX. 76104
469-804-0233

JOB NO. 210809

DATE: 2023-08-08

DRAWN BY: JRP

CHECKED BY: RAH

SHEET 2 OF 2 SHEETS

UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

This plat is recorded in document number _____, dated _____.



City of Dallas

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

Agenda Information Sheet

File #: 23-2993

Item #: 15.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road.

Applicant/Owner: 1500 S Beltline, LLC

Surveyor: Centro Resources, LLC

Application Filed: October 20, 2023

Zoning: PD 1096

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

S234-010

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-010**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Road, northwest of Beltline Road**DATE FILED:** October 20, 2023**ZONING:** PD 1096PD LINK: [Article 1096.pdf \(dallascityhall.com\)](https://www.dallascityhall.com/Article/1096.pdf)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.304-acres**APPLICANT/OWNER:** 1500 S Beltline, LLC**REQUEST:** An application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road.**SUBDIVISION HISTORY:**

1. S190-099 was a request for the same property as the present request to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was approved on March 5, 2020, and was withdrawn on July 23, 2020.
2. S190-088 was a request for the same property as the present request to create a 2.304-acre lot from a tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was withdrawn on January 31, 2020.
3. S189-168 was a request east of the present request to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Drive, east corner. The request was approved on April 18, 2019, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1096; 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/markings/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:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Beltline Road. Section 51A 8.602(c).
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Road. Section 51A 8.602(c).

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 Graden Grove Road & Beltline Road. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

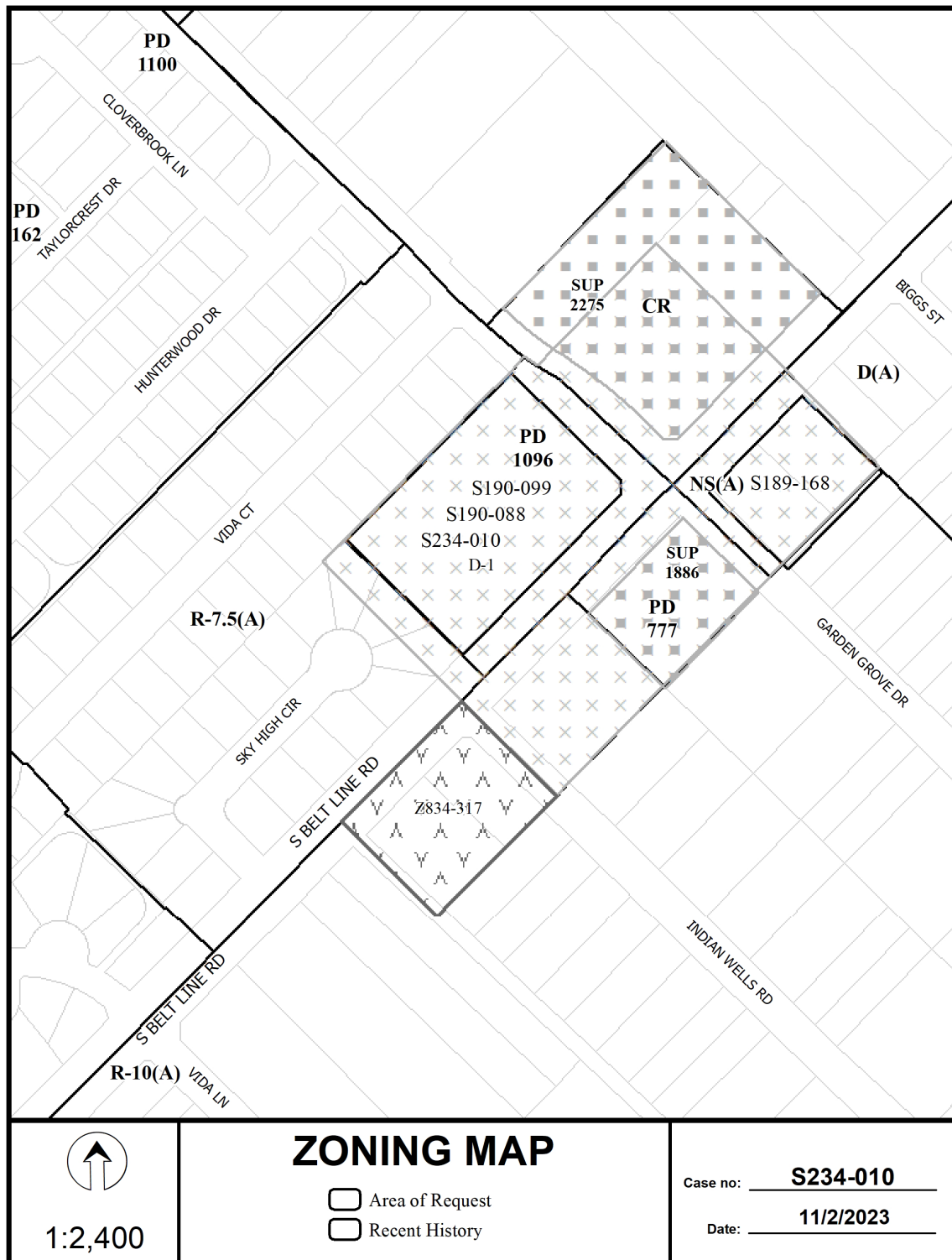
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. Plat name in Owners Dedication Statement does not match with the plat name on the Title Block. Plat names cannot begin with a number.

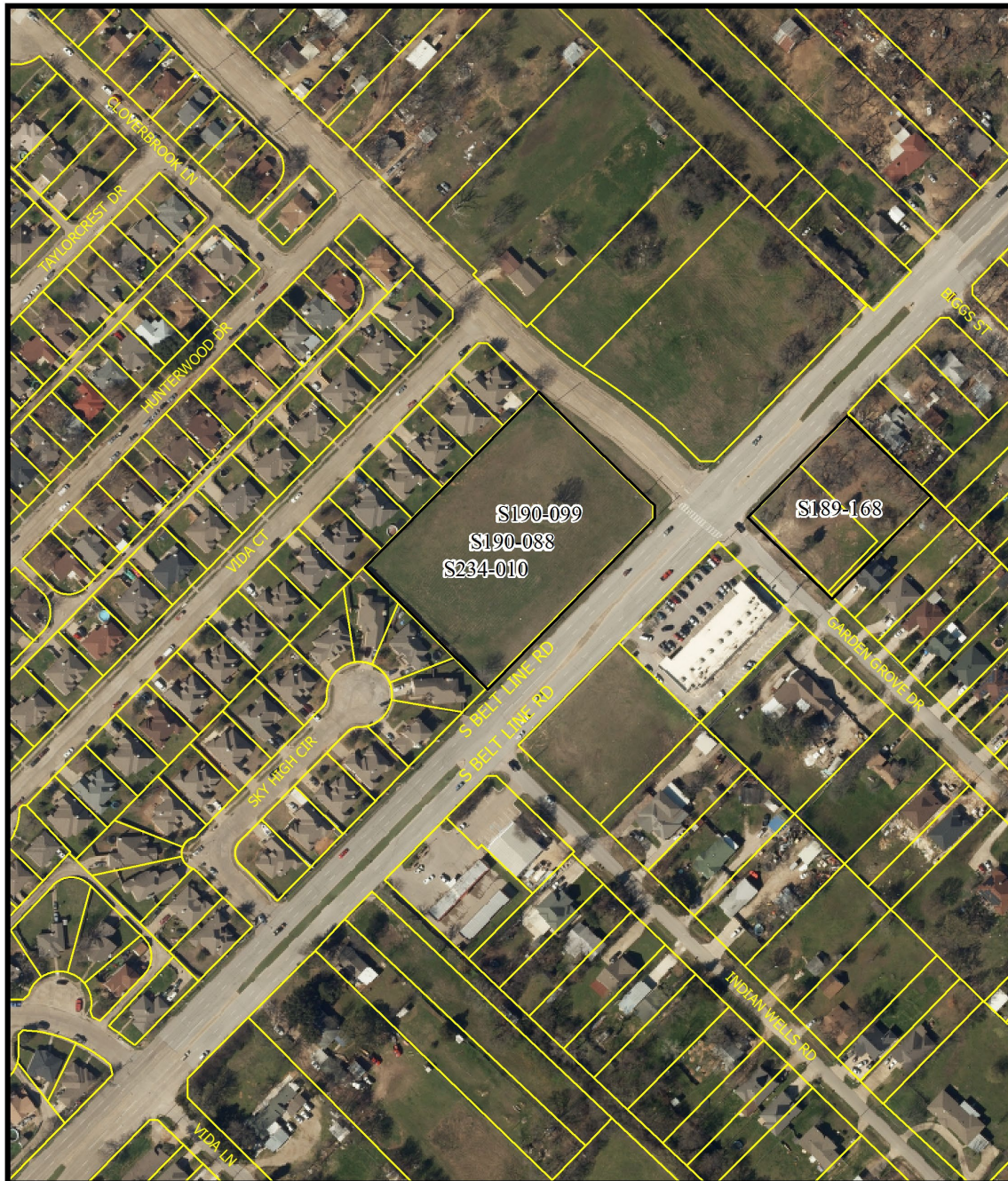
Dallas Water Utilities Conditions:

24. 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.

Street Name Coordinator GIS, Lot & Block Conditions:

25. On the final plat, change “Garden Grove Road” to “Garden Grove Road (F.K.A. Crawford Road)”.
26. On the final plat, identify the property as Lot 1 in City Block L/8821.





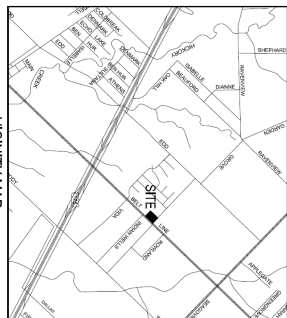
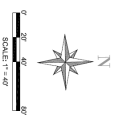
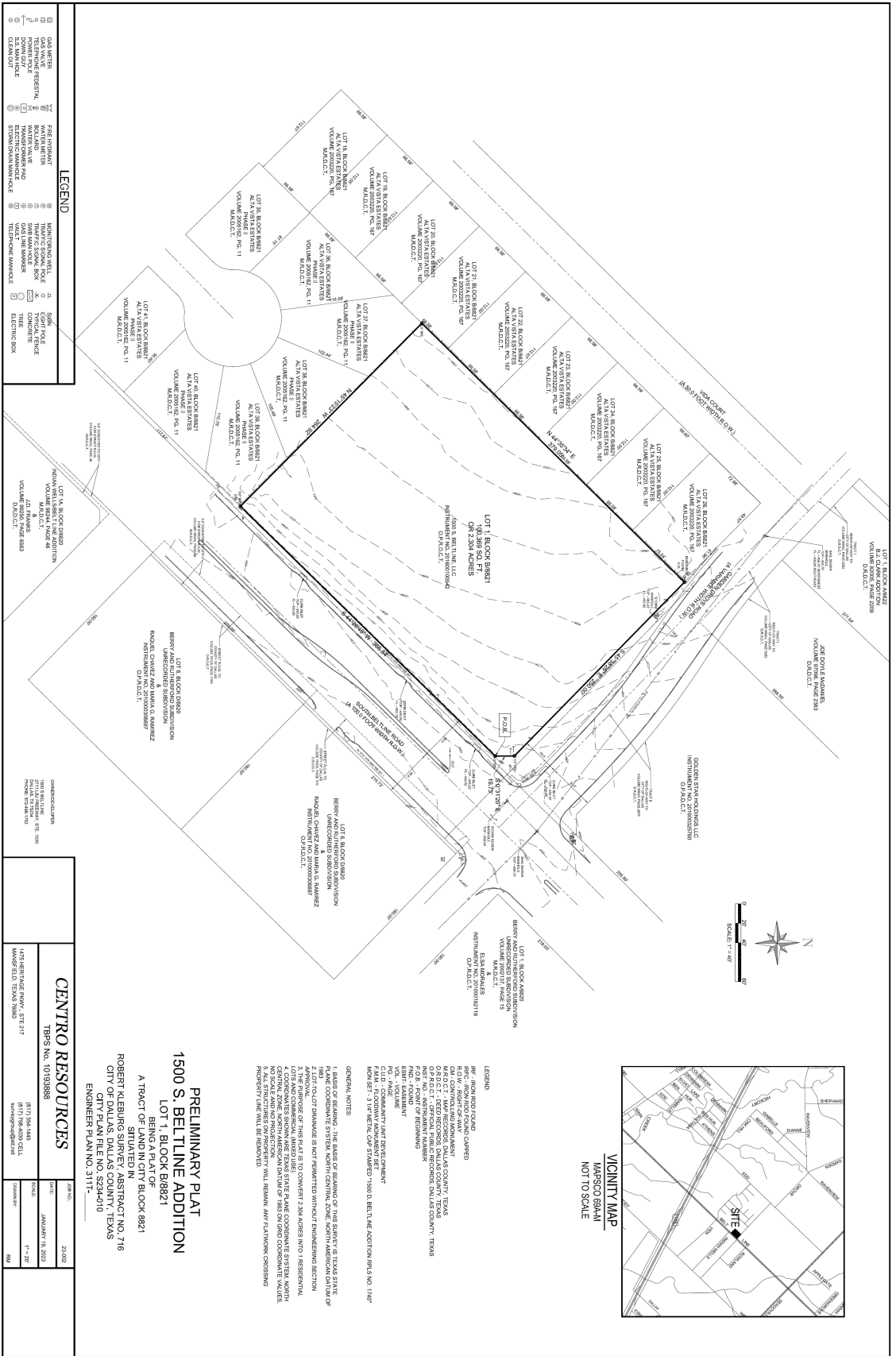
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S234-010**

Date: **11/2/2023**



VICINITY MAP
MAP SCO 684M
NOT TO SCALE

LEGEND

- 1. 1/4" SECTION
- 2. 1/4" SECTION
- 3. 1/4" SECTION
- 4. 1/4" SECTION
- 5. 1/4" SECTION
- 6. 1/4" SECTION
- 7. 1/4" SECTION
- 8. 1/4" SECTION
- 9. 1/4" SECTION
- 10. 1/4" SECTION
- 11. 1/4" SECTION
- 12. 1/4" SECTION
- 13. 1/4" SECTION
- 14. 1/4" SECTION
- 15. 1/4" SECTION
- 16. 1/4" SECTION
- 17. 1/4" SECTION
- 18. 1/4" SECTION
- 19. 1/4" SECTION
- 20. 1/4" SECTION
- 21. 1/4" SECTION
- 22. 1/4" SECTION
- 23. 1/4" SECTION
- 24. 1/4" SECTION

GENERAL NOTES

1. BASED ON BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE NORTH AMERICAN DATUM OF 1983.
2. LOT 10 LOT DIMENSION IS NOT PERMITTED WITHOUT ENGINEERING SECTION.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 2.34 ACRES INTO 1 RESIDENTIAL LOT.
4. CONVEYANCES SHOW THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN ANY FUTURE CROSSING PROPERTY TO BE DETERMINED.

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B8821
BEING A PLAT OF
A TRACT OF 2.34 ACRES
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-010
ENGINEER PLAN NO. 3111-

| CENTRO RESOURCES | | DATE | BY |
|-----------------------------|---------|------------------|----|
| TPRS No. 10193888 | | 2023 | BM |
| 1475 BENTLEY PKWY., STE 217 | DATE | JANUARY 11, 2023 | |
| HOUSTON, TEXAS 77058 | BY | 1/11/23 | |
| (817) 784-1446 | SCALE | 1" = 40' | |
| (817) 784-0000 CELL | PROJECT | | |
| surveys@centro.com | | | |

STATE OF TEXAS -
COUNTY OF DALLAS

WINTERBURN, 2005; HILL, 2011). The City of Dallas has a population of 2.3 million and is one of the fastest growing cities in the United States. The City of Dallas is currently experiencing rapid growth, with a projected population of 3.5 million by the year 2020. The City of Dallas is currently experiencing rapid growth, with a projected population of 3.5 million by the year 2020. The City of Dallas is currently experiencing rapid growth, with a projected population of 3.5 million by the year 2020.

[illegible]

RFC - IRON ROD FOUND CAPPED

CH - CONTROLLING MONUMENT
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER

P.O.B. - POINT OF BEGINNING
FND. - FOUND
ESMT - EASEMENT
VOL. - VOLUME

S.U.D. - COMMUNITY UNIT DEVELOPMENT
M.M. - FLOODWAY MONUMENT SET
MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO
740"

GENERAL NOTES

BASIS OF BEARING: THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE MIDDLE BOUNDARY LINE, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

HORIZONTAL DISTANCE: IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

THE PURPOSE OF THIS PLAN IS TO CONVERT 4.33 ACRES INTO 1 RESIDENTIAL LOT AND COMMON AREA, AND TEXAS STATE MIDDLE BOUNDARY LINE, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GROUND COMPANUTE VALUES, AT SCALE AND NO PROJECTION.

ALL STRUCTURES ON PROPERTY WILL REMAIN ANY FLATWORK CROSSING EXISTENT LANE WILL BE REINFORCED.

LEGEND

[illegible]

**OWNER'S DEDICATION
NOW THEREFORE, KN**

[illegible]

1500 S. BELTLINE, LLC

BY: _____

STATE OF TEXAS
COUNTY OF DALLAS

COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHERAZ AHAN
 and known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she
 executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public In and for Dallas County

CERTIFICATE OF APPROVAL

ON THE _____ DAY OF _____, A.D. 20____,
AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, A.D. 20____.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

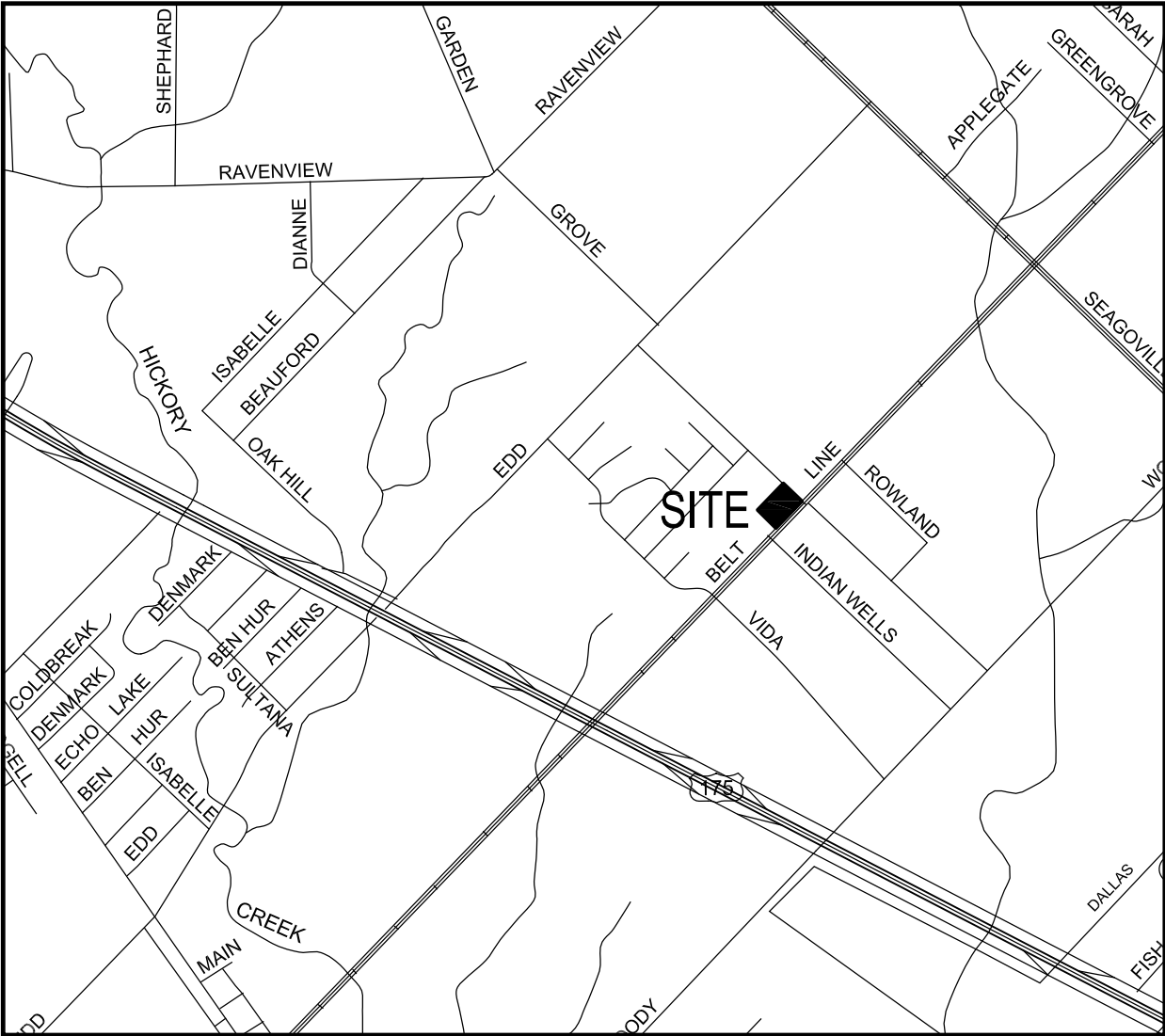
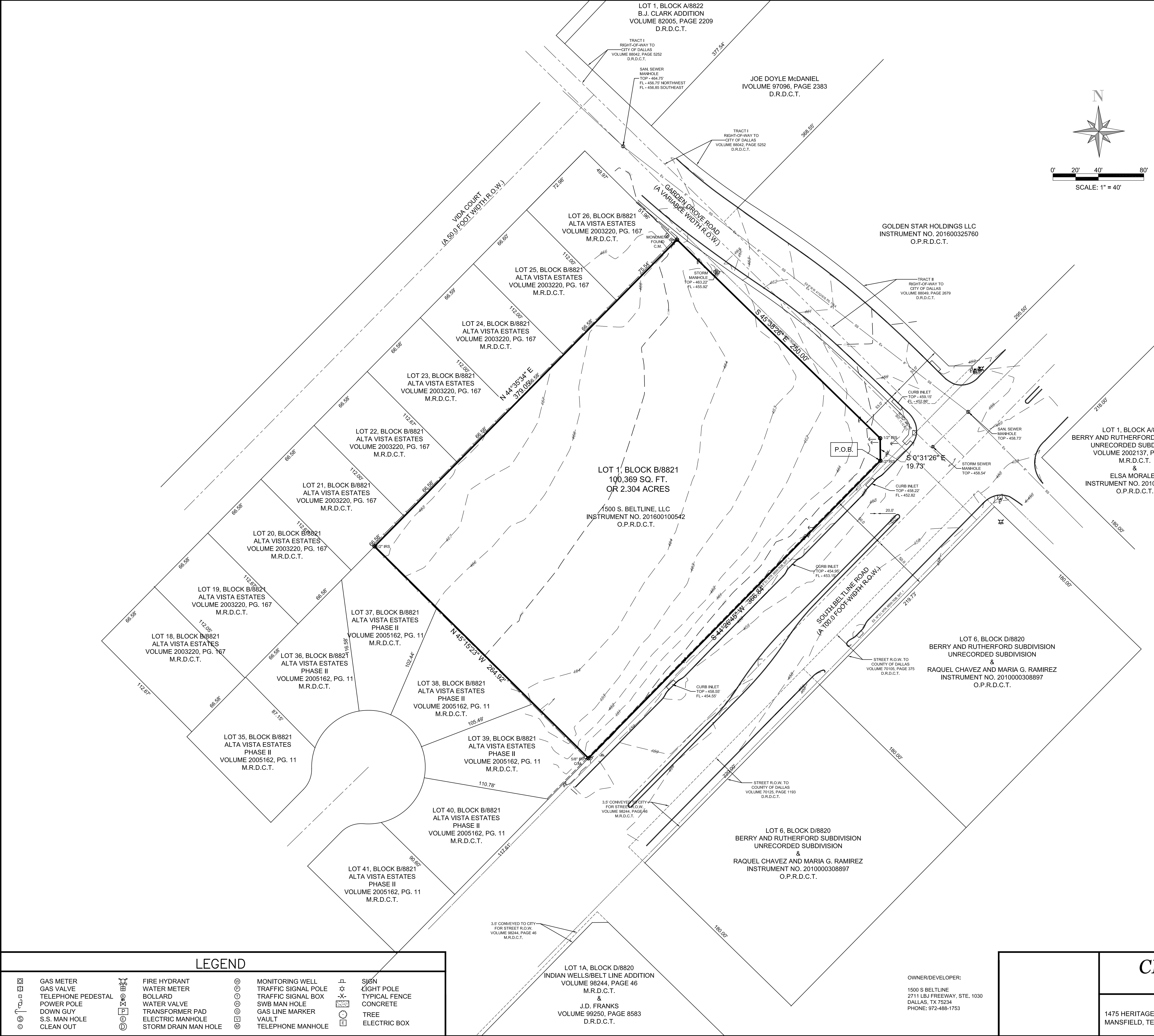
SECRETARY

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B/8821
BENING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8821
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. 5234-010
ENGINEER PLAN NO. 3117-_____

SHEET: 2 OF 2

| NO | DATE | REVISION |
|----|------|----------|
| 1. | | |
| 2. | | |
| 3. | | |

| | | |
|--|---------------|------------------|
| CENTRO RESOURCES, LLC | | JOHN NO. 23-0254 |
| TEPS No. 10193888 | | DATE |
| 14475 HERITAGE PKWY., SUITE 217 MCKINNEY, TEXAS 75069 | | APRIL 19, 2023 |
| (972) 361-1446 | TELEPHONE | 1 - 487 |
| (817) 798-4039 CELL | CELLPHONE NO. | |
| | FAX | |



VICINITY MAP
MAPSCO 69A-M
NOT TO SCALE

- LEGEND:
- IRF - IRON ROD FOUND
 - IRFC - IRON ROD FOUND CAPPED
 - R.O.W. - RIGHT-OF-WAY
 - CM - CONTROLLING MONUMENT
 - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 - 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
 - P.O.B. - POINT OF BEGINNING
 - FND. - FOUND
 - ESMT- EASEMENT
 - VOL. - VOLUME
 - PG. - PAGE
 - C.U.D. - COMMUNITY UNIT DEVELOPMENT
 - F.M.M. - FLOODWAY MONUMENT SET
 - MON SET - 3 1/4" METAL CAP STAMPED "1500 D. BELTLINE ADDITION RPLS NO. 1740"

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
 2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL
 3. THE PURPOSE OF THIS PLAT IS TO CONVERT 2.304 ACRES INTO 1 RESIDENTIAL LOTS AND COMMERCIAL (MIXED USE).
 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.
 5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B/8821
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8821
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-010
ENGINEER PLAN NO. 311T-_____

| LEGEND | | | | | |
|--------|--------------------|--|----------------------|--|---------------------|
| | GAS METER | | FIRE HYDRANT | | MONITORING WELL |
| | GAS VALVE | | WATER METER | | TRAFFIC SIGNAL POLE |
| | TELEPHONE PEDESTAL | | BOLLARD | | TYPICAL FENCE |
| | POWER POLE | | WATER VALVE | | GAS LINE MARKER |
| | DOWN GUY | | TRANSFORMER PAD | | VAULT |
| | S.S. MAN HOLE | | ELECTRIC MANHOLE | | TELEPHONE MANHOLE |
| | CLEAN OUT | | STORM DRAIN MAN HOLE | | TREE |
| | | | ELECTRIC BOX | | |

LOT 1A, BLOCK D/8820
INDIAN WELLS/BELT LINE ADDITION
VOLUME 98244, PAGE 46
M.R.D.C.T.
&
J.D. FRANKS
VOLUME 99250, PAGE 8583
D.R.D.C.T.

OWNER/DEVELOPER:
1500 S BELTLINE
2711 LBJ FREEWAY, STE. 1030
DALLAS, TX 75234
PHONE: 972-488-1753

| CENTRO RESOURCES | | JOB NO.: | 23-002 |
|--|--|-----------|------------------|
| TBPS No. 10193888 | | DATE: | JANUARY 19, 2023 |
| 1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063 | (817) 354-1445 (817) 798-4039 CELL surveygroup@att.net | SCALE: | 1" = 20' |
| | | DRAWN BY: | RM |

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

WHEREAS 1500 S. BELTLINE, LLC is the sole owners of a 2.304 acre tract of land out of the Robert Kleburg Survey, Abstract No. 716 in the City of Dallas, Dallas County, Texas, being all of that certain 2.304 acre tract of land conveyed to 1500 S. Beltline, LLC by General Warranty Deed as recorded in Instrument No. 201600100542, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" Iron rod with a plastic cap stamped "RPLS No. 1740" set at the intersection of the most southerly corner clip (visibility triangle) of the northwest right-of-way line of South Beltline Road, (a 100.0 foot width public right-of-way) and the southwest line of Garden Grove Road (a variable width public right-of-way);

THENCE South 44 degrees 26 minutes 45 seconds West, along the southeast line of said 1500 S. Beltline, LLC tract of land and the northwest line of South Beltline Road, a distance of 366.85 feet to a 5/8" Iron rod found for the south corner of 1500 S. Beltline, LLC tract of land, same being the east corner of Lot 39, Block B/8821, Alta Vista Estates, Phase II, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2005162 at Page 11, Map Records, Dallas County, Texas;

THENCE North 45 degrees 15 minutes 23 seconds West, departing the northwest line of South Beltline Road and along continuing with the northerly line of Lots 39, 38 and 37, Block B/8821, Alta Vista Estates, Phase II, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2005162 at Page 11, Map Records, Dallas County, Texas, a distance of 264.92 feet to a 5/8" Iron rod with a plastic cap stamped "RPLS No. 1740" set for the west corner of 1500 S. Beltline, LLC tract of land same being the north corner of said Lot 37 of Block B/8821, same being in southeast line of Lot 21, Block B/8821, Alta Vista Estates, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2003220 at Page 167, Map Records, Dallas County, Texas;

THENCE North 44 degrees 35 minutes 34 seconds East, continuing with the northwest line of 1500 S. Beltline, LLC tract and Lots 21, 22, 23, 24, 25 and 26, Block B/8821, Alta Vista Estates, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2003220 at Page 167, Map Records, Dallas County, Texas, a distance of 379.05 feet to a City of Dallas Monument found for the east corner of said Lot 26 and being in the southwest line of said Garden Grove Road;

THENCE South 45 degrees 38 minutes 26 seconds East, departing the east corner of Lot 26, Block B/8821 continuing with the southerly line of Garden Grove Road and the northerly line of 1500 S. Beltline, LLC tract, a distance of 250.00 feet to a 5/8" Iron Rebar with a plastic cap stamped "RPLS No. 1740" set for the most northerly corner clip (visibility triangle) of the intersection of the southwest line of Garden Grove Road and the northwest line of South Beltline Road;

THENCE South 00 degrees 31 minutes 26 seconds East, continuing with the southeast line of said corner clip (visibility triangle) a distance of 19.73 feet to the PLACE OF BEGINNING containing 100,369 square feet or 2.304 acres of land.

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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
P.O.B. - POINT OF BEGINNING
FND. - FOUND
ESMT- EASEMENT
VOL. - VOLUME
PG. - PAGE
C.U.D. - COMMUNITY UNIT DEVELOPMENT
F.M.M. - FLOODWAY MONUMENT SET
MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 4.333 ACRES INTO 11 RESIDENTIAL LOTS AND COMMON AREA.
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.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 1500 S. BELTLINE, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1-11, Block 1/8500 and Common Area "A", VICTORIA LANE AT SANDYLANE, 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

1500 S. BELTLINE, LLC

BY: _____

PRINTED NAME : SHIRAZ JIVANI

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 SHIRAZ JIVANI, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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 monumantation 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.

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

Larry Turman Date
Registered Professional Land Surveyor, No. 1740

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 Larry Turman, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHARPERSON OR BRENT RUBIN, VICE CHARPERSON 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 CHARPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B/8821
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8821
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-010
ENGINEER PLAN NO. 311T-_____

SHEET: 2 OF 2

LEGEND

| | | | | | | | |
|--|--------------------|---|----------------------|---|---------------------|---|---------------|
|  | GAS METER |  | FIRE HYDRANT |  | MONITORING WELL |  | SIGN |
|  | GAS VALVE |  | WATER METER |  | TRAFFIC SIGNAL POLE |  | LIGHT POLE |
|  | TELEPHONE PEDESTAL |  | BOLLARD |  | TRAFFIC SIGNAL BOX |  | TYPICAL FENCE |
|  | POWER POLE |  | WATER VALVE |  | SWB MAN HOLE |  | CONCRETE |
|  | DOWN GUY |  | TRANSFORMER PAD |  | GAS LINE MARKER |  | TREE |
|  | S.S. MAN HOLE |  | ELECTRIC MANHOLE |  | VAULT | | ELECTRIC BOX |
| | CLEAN OUT |  | STORM DRAIN MAN HOLE |  | TELEPHONE MANHOLE | | |

OWNER/DEVELOPER:

1500 S BELTLINE
2711 LBJ FREEWAY, STE. 1030
DALLAS, TX 75234
PHONE: 972-488-1753

| NO. | DATE | REVISION |
|-----|------|----------|
| 1. | | |
| 2. | | |
| 3. | | |

CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

| | |
|-----------|----------------|
| JOB NO.: | 23-024 |
| DATE: | APRIL 19, 2023 |
| SCALE: | 1" = 40' |
| DRAWN BY: | RM |



City of Dallas

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

Agenda Information Sheet

File #: 23-2994

Item #: 16.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive.

Applicant/Owner: Vivian Rena Thomas

Surveyor: ARA Surveying

Application Filed: October 20, 2023

Zoning: R-7.5(A), TH-2(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

S234-007

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-007**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Polk Street, north of Kirnwood Drive**DATE FILED:** October 20, 2023**ZONING:** R-7.5(A), TH-2(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.666-acre**APPLICANT/OWNER:** Vivian Rena Thomas

REQUEST: An application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On October 26, 2023, 11 notices were sent to property owners within 200 feet of the proposed plat.

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, south, west, and north of the request have lot widths ranging in size from 60 feet to 267 feet and lot areas ranging in size from 7,431 square feet to 361,503 square feet and are zoned an R-7.5(A) Single Family District and TH-2(A) Townhouse District. (*Refer to the existing area analysis 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 and TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structure and 6,000 square feet for duplex structures. The request is to create one 13,006-square foot lot and one 15,988-square foot lot and the widths of the proposed lots are 80 feet and 100 feet, respectively.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the R-7.5(A) Single Family District and TH-2(A) Townhouse 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 two.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Polk Street & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

17. Prior to the final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show distances/width across all adjoining rights-of-way.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

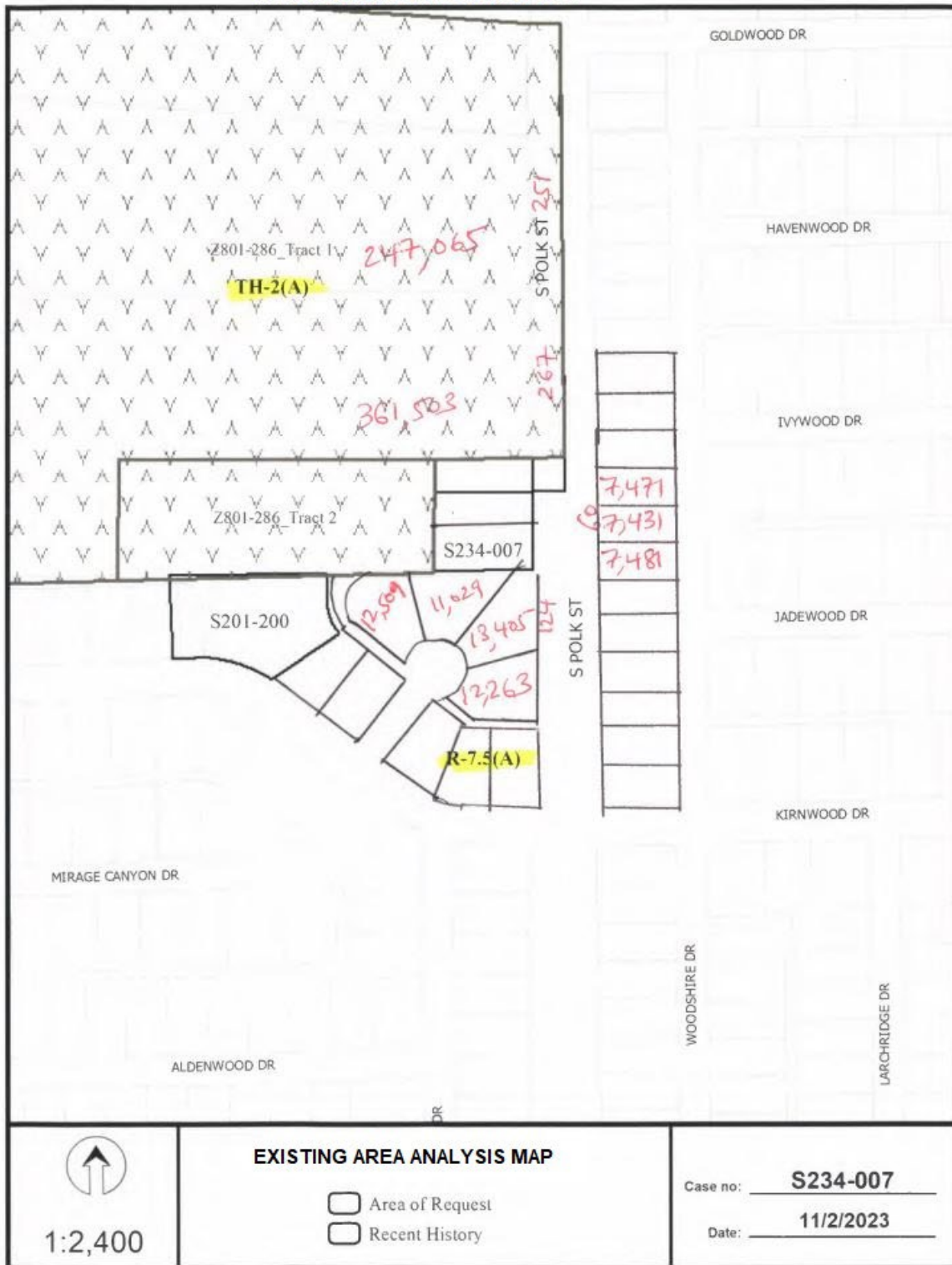
Dallas Water Utilities Conditions:

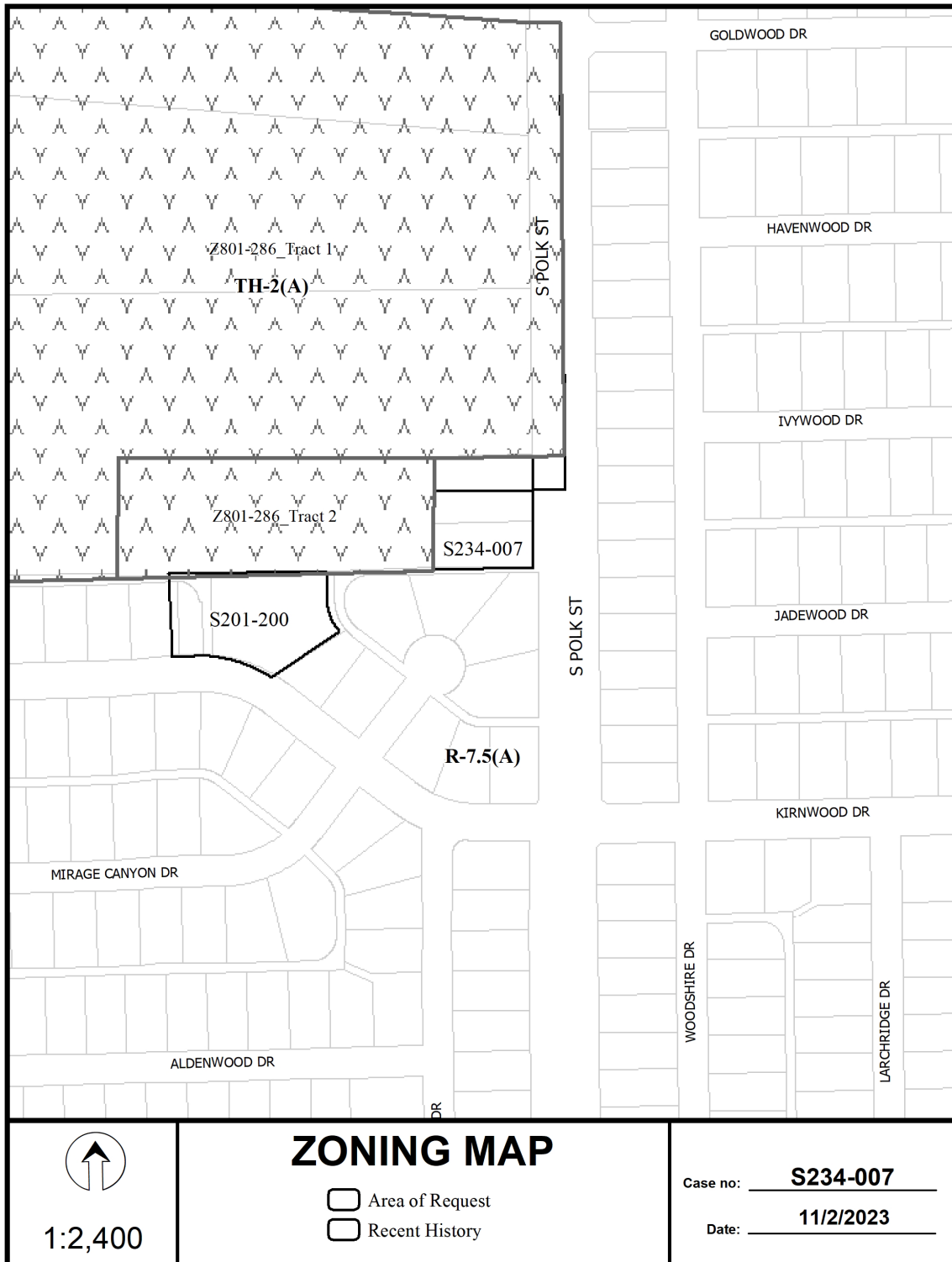
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
22. Water main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

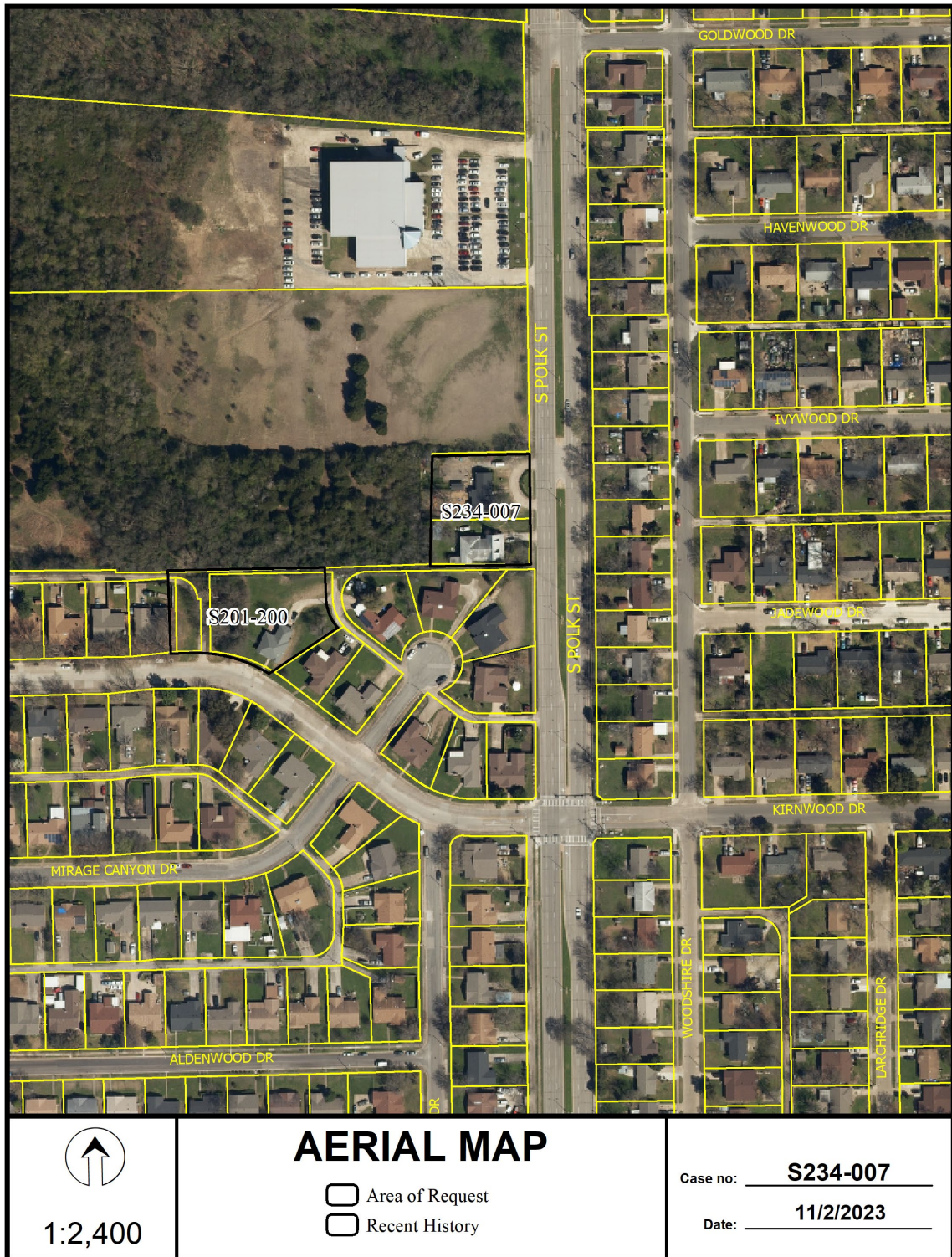
Street Name / GIS, Lot & Block Conditions:

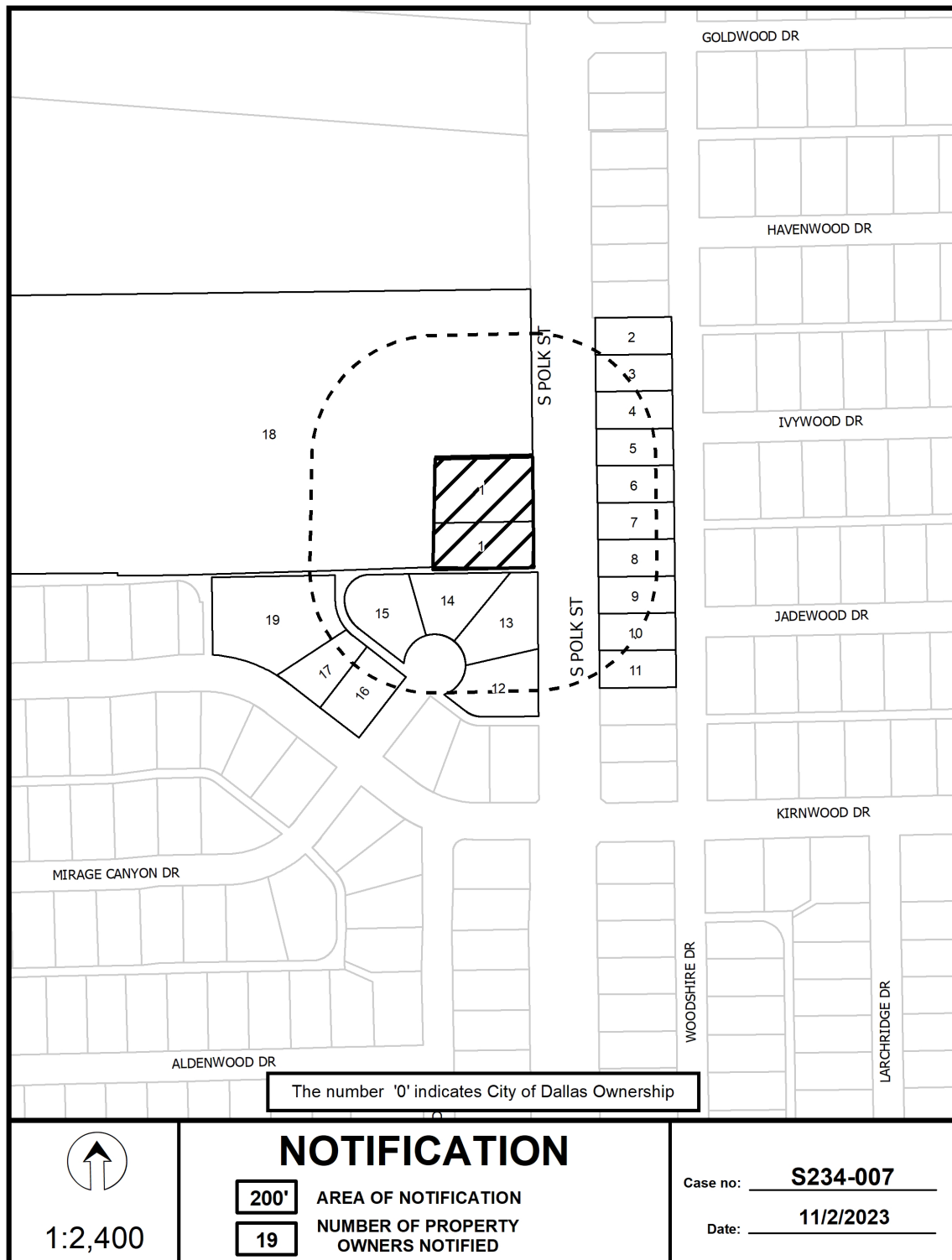
23. On the final plat, change "South Polk Stret" to "Polk Street".
24. On the final plat, identify the property as Lots 1A, & 2A in City Block 7568. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







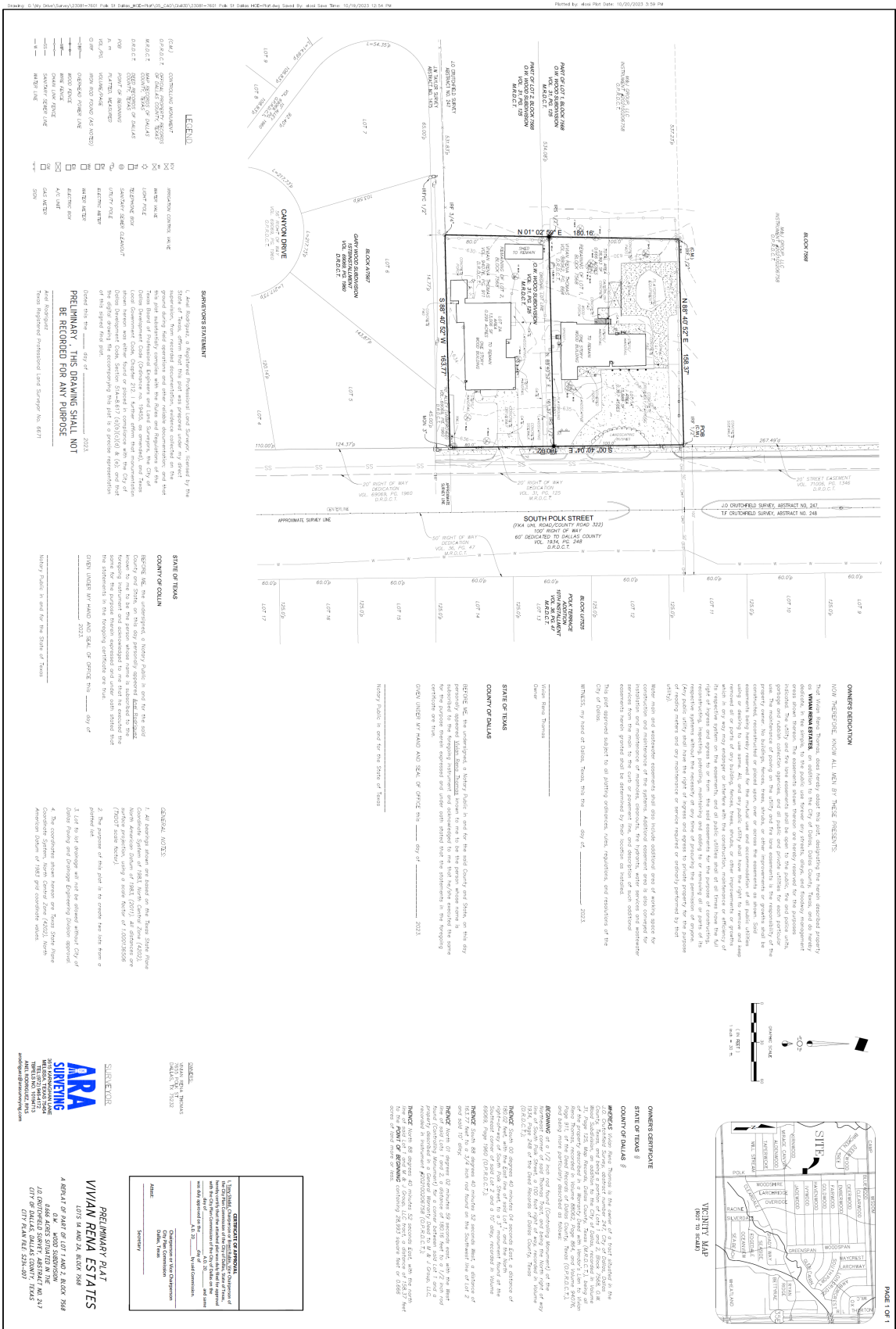


Notification List of Property Owners

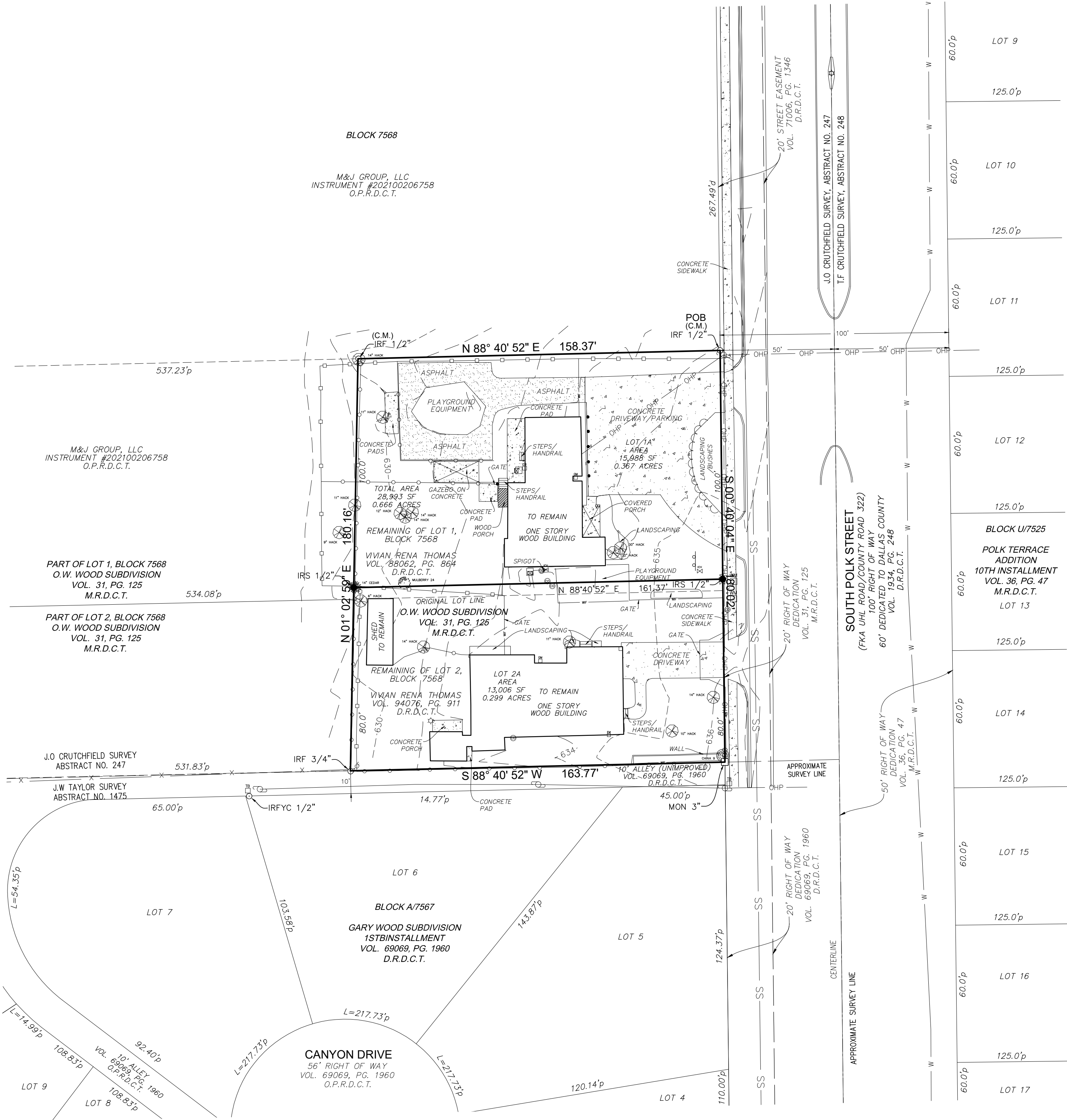
S234-007

19 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 1 | 7655 S POLK ST | THOMAS VIVIAN RENA |
| 2 | 7641 WOODSHIRE DR | HART EDDIE DEAN |
| 3 | 7645 WOODSHIRE DR | HAYDEN SYLVIA EST OF |
| 4 | 7651 WOODSHIRE DR | GEORGE TONYA RENEE & |
| 5 | 7655 WOODSHIRE DR | PEREZ BERTHA V |
| 6 | 7661 WOODSHIRE DR | MARTINEZ MIGUEL ESPINOZA |
| 7 | 7665 WOODSHIRE DR | ARRONA ADRIANA ESTRADA |
| 8 | 7669 WOODSHIRE DR | WILLIAMS GUADALUPE VILLARREAL & |
| 9 | 7675 WOODSHIRE DR | Taxpayer at |
| 10 | 7707 WOODSHIRE DR | Taxpayer at |
| 11 | 7711 WOODSHIRE DR | PYBURN RUFUS & JENNIFER |
| 12 | 1108 MIRAGE CANYON DR | COLEMAN GEORGE H & JODIESTEEN |
| 13 | 1104 MIRAGE CANYON DR | BURKS VANESSA |
| 14 | 1103 MIRAGE CANYON DR | PATTERSON BETTY J |
| 15 | 1107 MIRAGE CANYON DR | GRIVAS TIMOTHY & |
| 16 | 1205 KIRNWOOD DR | PRUITT EMANUEL |
| 17 | 1215 KIRNWOOD DR | LEWIS BOYD |
| 18 | 7601 S POLK ST | M&J GROUP LLC |
| 19 | 1225 KIRNWOOD DR | WHITE ORCHID HOLDING CO |



Drawing: G:\My Drive\Survey\23081-7601 Plak St Dallas HCE-Platting Saved By: elasi Save Time: 10/19/2023 12:54 PM
Plotted by: elasi Plot Date: 10/20/2023 3:59 PM



| | |
|--------------|---|
| (C.M.) | CONTROLLING MONUMENT |
| O.P.R.D.C.T. | OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| p, m | PLATTED, MEASURED |
| VOL./PG. | VOLUME/PAGE |
| ○ IRF | IRON ROD FOUND (AS NOTED) |
| —OHP— | OVERHEAD POWER LINE |
| —●— | WOOD FENCE |
| —WIF— | WIRE FENCE |
| —●— | CHAIN LINK FENCE |
| —SS— | SANITARY SEWER LINE |
| —W— | WATER LINE |

| | |
|---|--------------------------|
| ⊕ | IRRIGATION CONTROL VALVE |
| ⊕ | WATER VALVE |
| ⊕ | LIGHT POLE |
| ⊕ | TELEPHONE BOX |
| ⊕ | SANITARY SEWER CLEANOUT |
| ⊕ | UTILITY POLE |
| ⊕ | ELECTRIC METER |
| ⊕ | WATER METER |
| ⊕ | ELECTRIC BOX |
| ⊕ | A/C UNIT |
| ⊕ | GAS METER |
| ⊕ | SIGN |

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2023.

PRELIMINARY , THIS DRAWING SHALL NOT
BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vivian Rena Thomas, does hereby adopt this plat, designating the herein described property as **VIVIAN RENA ESTATES**, 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, _____, 2023.

Vivian Rena Thomas
Owner

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 Vivian Rena Thomas known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

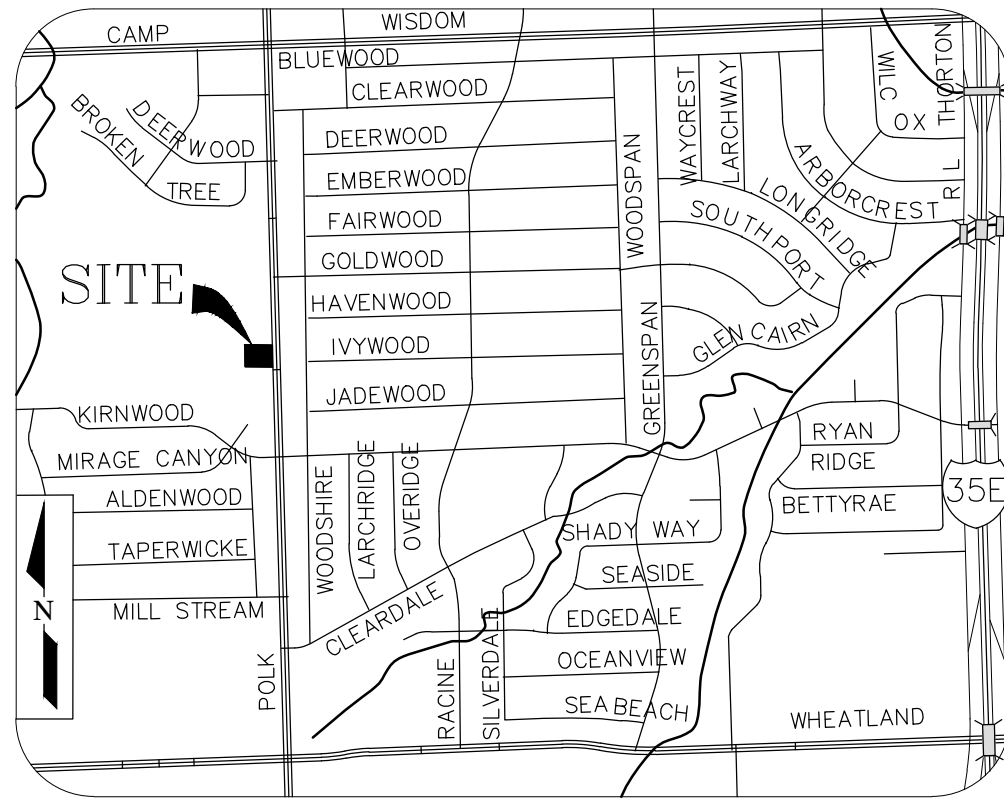
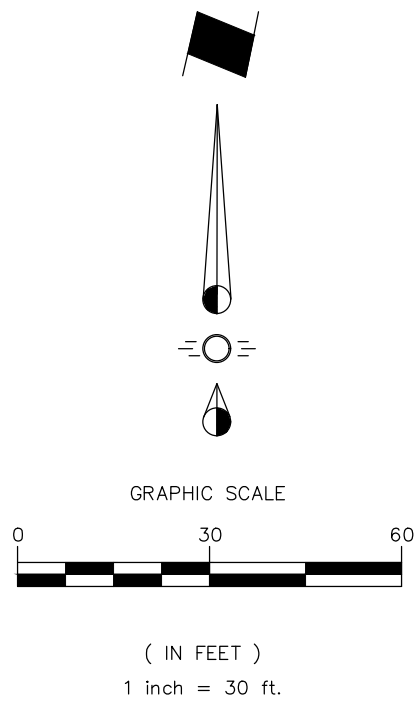
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- The purpose of this plat is to create two lots from a platted lot.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

Notary Public in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Vivian Rena Thomas is the owner of a tract situated in the J.O. Crutchfield Survey, abstract number 247, City of Dallas, Dallas County, Texas, and being a portion of Lots 1 and 2, Block 7568, O.W. Wood Subdivision, an addition to the City of Dallas, recorded in Volume 31, Page 125, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed with Vendor's Lien to Vivian Rena Thomas, recorded in Volume 88062, Page 864, and Volume 94076, Page 911, of the Deed Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch rod found (Controlling Monument) at the Northeast corner of said Thomas Tract, and being the North right of way line of South Polk Street, a 100 foot right of way, recorded in Volume 1934, Page 248 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 00 degrees 40 minutes 04 seconds East, a distance of 180.02 feet, with the East line of said Lot 1, and the North right-of-way of South Polk Street, to a 3" monument found at the Southeast corner of said Lot 2 and a 10' alley, recorded in Volume 69069, Page 1960 (O.P.R.D.C.T.);

THENCE South 88 degrees 40 minutes 52 seconds West, a distance of 163.77 feet to a 3/4 inch rod found on the Southwest line of Lot 2 and said 10' alley;

THENCE North 01 degrees 02 minutes 59 seconds east, with the West line of said Lots 1 and 2, a distance of 180.16 feet to a 1/2 inch rod found (Controlling Monument) for a corner between said Lot 1 and a property described in a General Warranty Deed to M & J Group, LLC, recorded in Instrument #202100206758 (O.P.R.D.C.T.);

THENCE North 88 degrees 40 minutes 52 seconds East, with the north line of said Lot 1 and M & J Group, LLC tract, a distance of 158.37 feet to the **POINT OF BEGINNING** containing 28,993 square feet or 0.666 acres of land more or less.

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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

OWNERS:

VIVIAN RENA THOMAS
7655 POLK ST
DALLAS, TX 75232

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
VIVIAN RENA ESTATES
LOTS 1A AND 2A, BLOCK 7568

A REPLAT OF PART OF LOT 1 AND 2, BLOCK 7568
O.W. WOOD SUBDIVISION
0.666 ACRES SITUATED IN THE
J.O. CRUTCHFIELD SURVEY, ABSTRACT NO. 247
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: 5234-007



City of Dallas

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

Agenda Information Sheet

File #: 23-2995

Item #: 17.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner.

Applicant/Owner: Cazares Casas, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: October 20, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 4

S234-011

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-011**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fernwood Avenue at Exeter Avenue, west corner**DATE FILED:** October 20, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.44-acre**APPLICANT/OWNER:** Cazares Casas, LLC

REQUEST: An application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner.

SUBDIVISION HISTORY:

1. S201-507 was a request northeast of the present request to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Road. The request was approved on November 5, 2020, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On October 26, 2023, 22 notices were sent to property owners within 200 feet of the proposed plat.

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 line of Exeter Avenue have an average lot width of 50 feet and an average lot area of 7,250 square feet and are zoned an R-7.5(A) Single Family District. *(Refer to the existing area analysis and aerial map)*
- The properties to the south line of Exeter Avenue have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 7,500 square feet to 19,730 square feet and are zoned an R-7.5(A) Single Family District. *(Refer to the existing area analysis 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 two 0.22-acre (9,708-square foot) lots from one platted lot. The width of each proposed lot is 50 feet.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. The request complies with the zoning requirement of the R-7.5(A) Single Family 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 two.

Paving & Drainage Conditions:

12. 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)
13. 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)*

Right-of way Requirements Conditions:

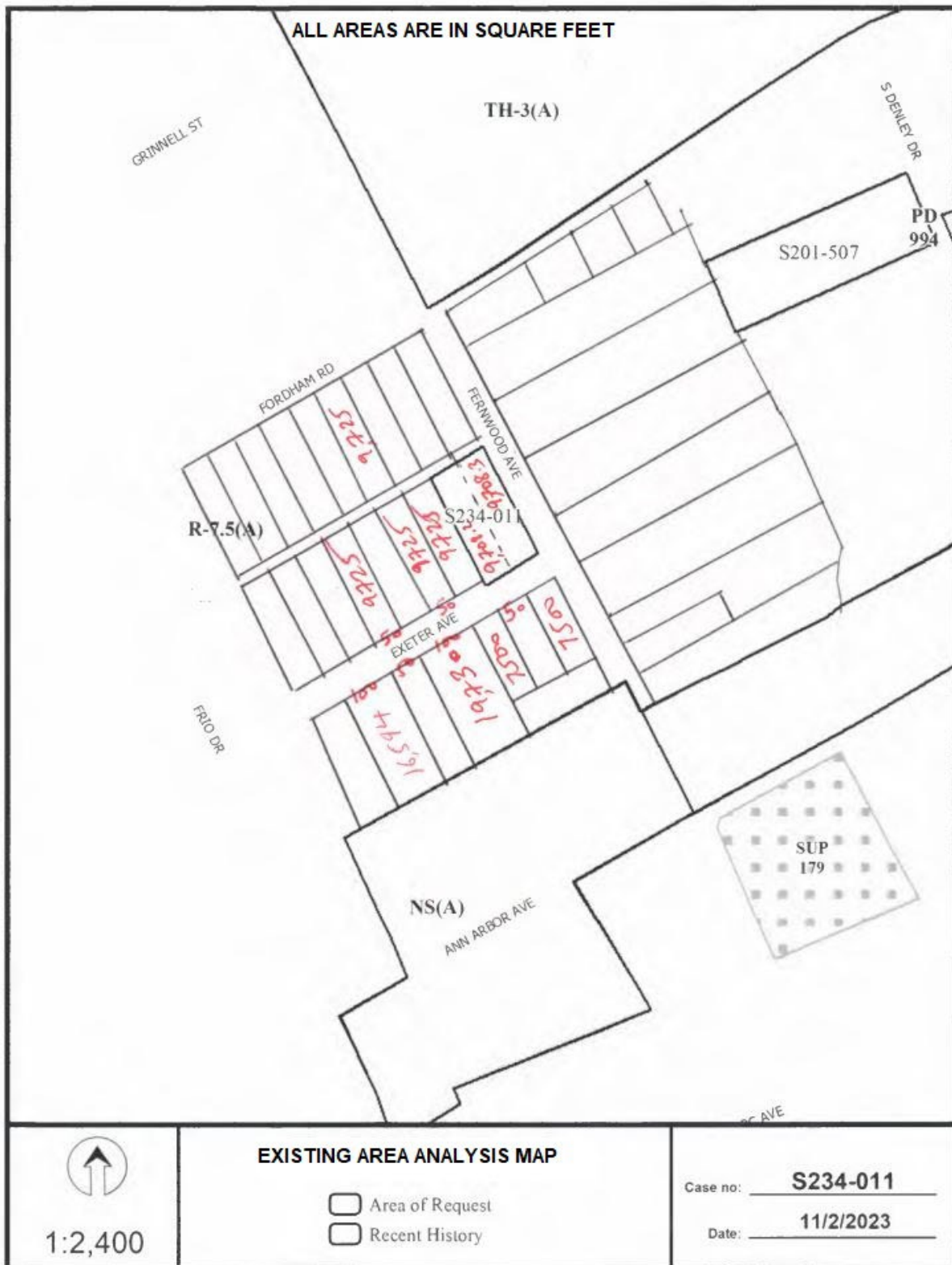
14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A-8.602(c)
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fernwood Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Fernwood Avenue & Exeter Avenue.

Survey (SPRG) Conditions:

17. Prior to the final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
20. On the final plat, chose a new or different plat name.
21. Plat name in Owners Dedication Statement (Ramos Addition) does not match plat name on the Title Block (Exeter Addition).

GIS, Lot & Block Conditions:

22. On the final plat, identify the property as Lots 8b and 8C in City Block 23/4319. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







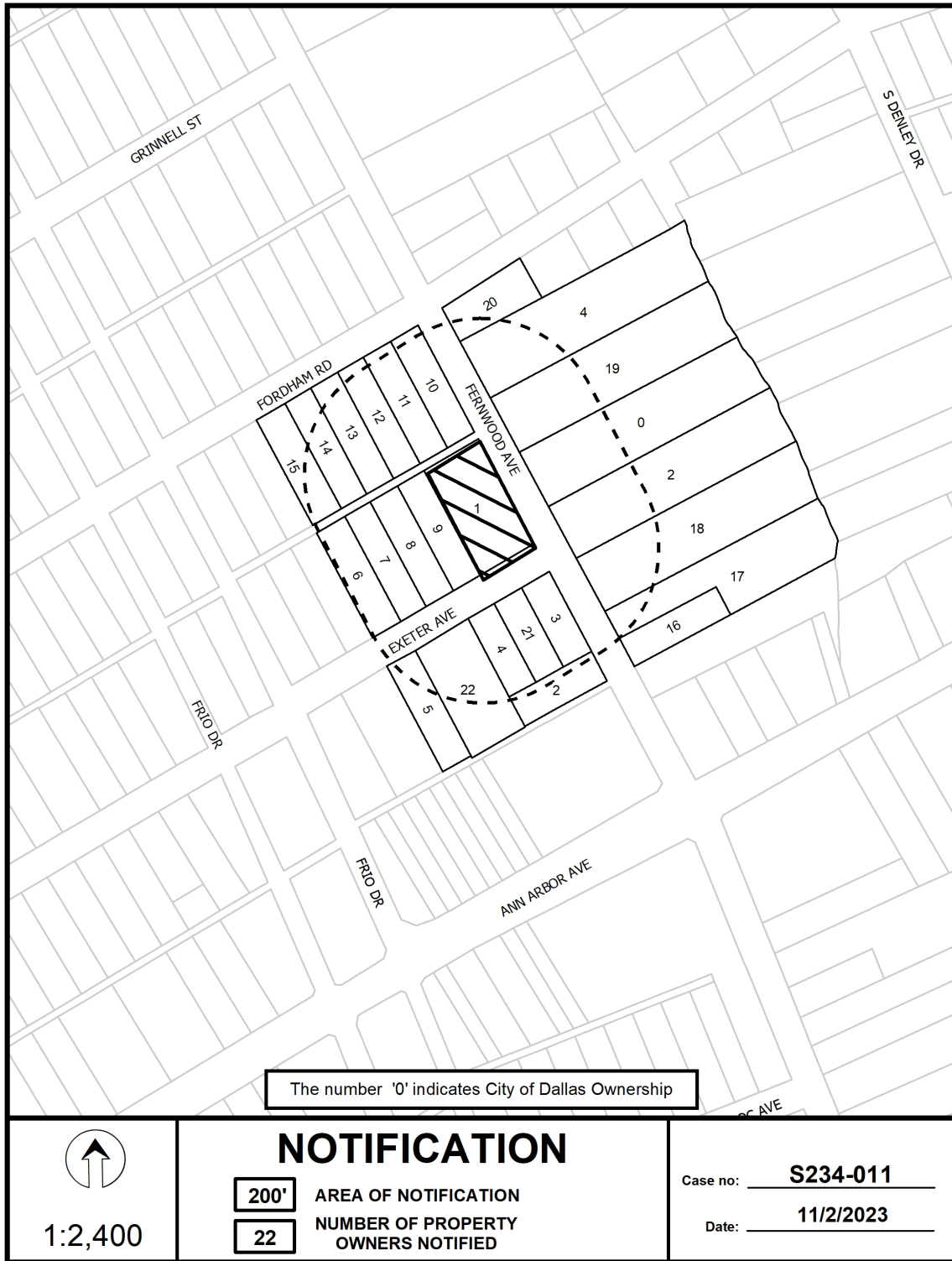
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S234-011**

Date: **11/2/2023**



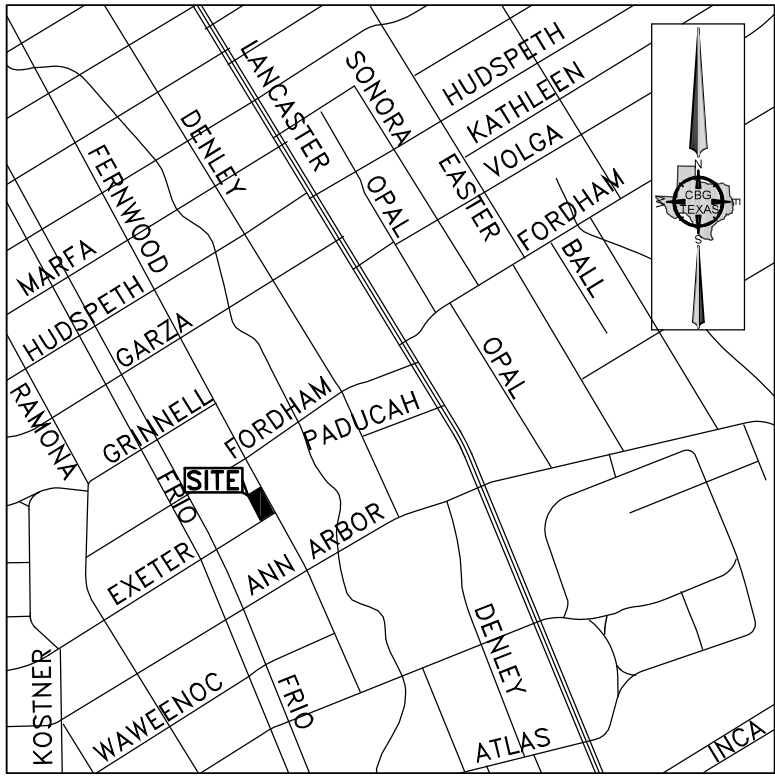
10/23/2023

Notification List of Property Owners

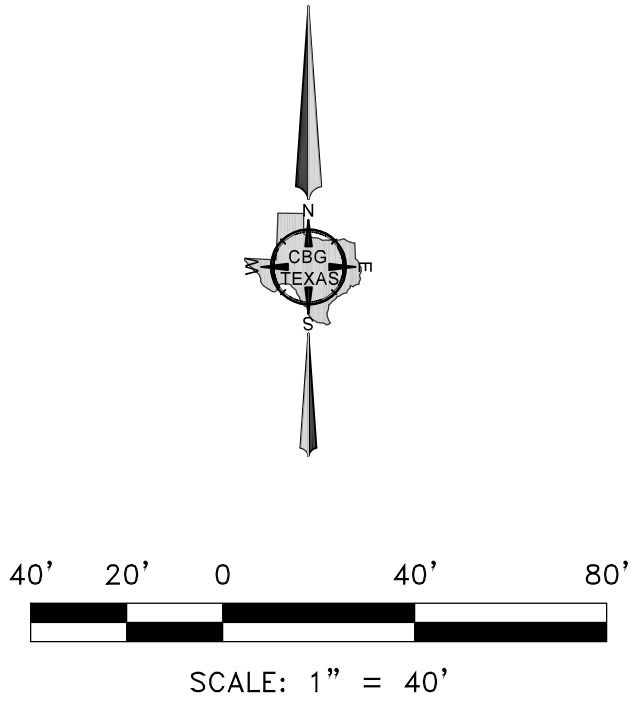
S234-011

22 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------------|
| 1 | 1633 EXETER DR | CHAPA CYNTHIA DBA REMODELING BY JC |
| 2 | 4215 FERNWOOD AVE | REMODELING BY JC |
| 3 | 1634 EXETER DR | BOTELLO NORA |
| 4 | 1626 EXETER DR | OAXACA PROPERTIES LLC |
| 5 | 1614 EXETER DR | FULL GOSPEL NEW LIFE |
| 6 | 1615 EXETER DR | MARSH ELAR LOUISE |
| 7 | 1619 EXETER DR | DALLAS CITY OF COUNTY OF |
| 8 | 1623 EXETER DR | Taxpayer at |
| 9 | 1627 EXETER DR | JOHNSON SHIRLEY |
| 10 | 1634 FORDHAM RD | LOPEZ JOSE C |
| 11 | 1630 FORDHAM RD | MIAN RAZA |
| 12 | 1626 FORDHAM RD | JACKSON LULA MAE EST OF |
| 13 | 1622 FORDHAM RD | GOMEZ JESUS LEDEZMA |
| 14 | 1618 FORDHAM RD | SANDOVAL CONSTRUCTION LLC |
| 15 | 1614 FORDHAM RD | LANDA LEONCIO MANUEL VIDAL & |
| 16 | 4212 FERNWOOD AVE | TISDALE CLIFTON E |
| 17 | 4210 FERNWOOD AVE | POWELL CHRISTINE |
| 18 | 4202 FERNWOOD AVE | Taxpayer at |
| 19 | 4114 FERNWOOD AVE | SERRANO FAMILY INVESTMENTS LLC |
| 20 | 4102 FERNWOOD AVE | SANTANA GREGORIO & |
| 21 | 1630 EXETER DR | ORTIZ VERONICA TOMASA H |
| 22 | 1618 EXETER DR | SAVING PLACE HOLINESS CHURCH THE |



VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Cazares Casas, LLC, is the owner of a 0.44 acre tract of land situated in the James Ray Survey, Abstract No. 1214, Dallas County, Texas, same being Lot 8A, Block 23/4319, of Replat of Lots 8 & 9, City Block 23/4319 & Part of Lot 20, City Block 22/4318 of Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 475, Map Records, Dallas County, Texas, same being that tract of land conveyed to Cazares Casas, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 202300130918, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

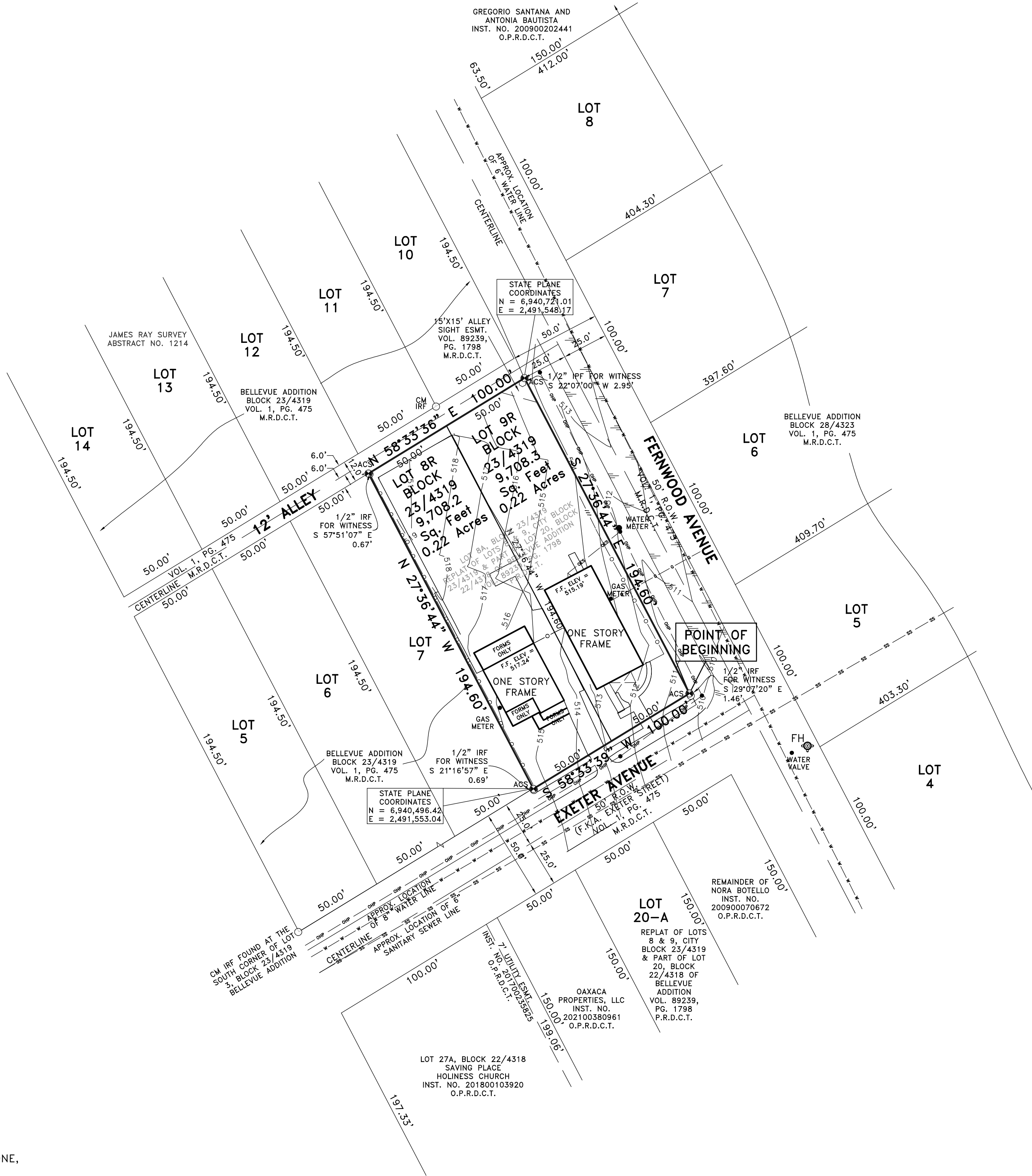
BEGINNING at a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A" and "RPLS 5513" for corner, said corner being at the intersection of the Southwest Right-of-Way line of Fernwood Avenue (a 50 foot Right-of-Way dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas) and the Northwest Right-of-Way line of Exeter Avenue (a 50 foot Right-of-Way dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found bears South 29 degrees 07 minutes 20 seconds East, a distance of 1.46 feet for witness;

THENCE South 58 degrees 33 minutes 39 seconds West, along the Northwest Right-of-Way line of said Exeter Avenue, a distance of 100.00 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A" and "RPLS 5513" for corner, said corner lying along the Northwest Right-of-Way line of said Exeter Avenue, same being the East corner of Lot 7, Block 23/4319 Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 475, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 21 degrees 16 minutes 57 seconds East, a distance of 0.69 feet for witness;

THENCE North 27 degrees 36 minutes 44 seconds West, along the Northeast line of said Lot 7, a distance of 194.50 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A" and "RPLS 5513" for corner, said corner being the North corner of said Lot 7, same lying along the Southeast Right-of-Way line of a 12 foot alley (dedicated by Volume 1, Page 475, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found bears South 57 degrees 51 minutes 07 seconds East, a distance of 0.67 feet for witness;

THENCE North 58 degrees 33 minutes 36 seconds East, along the Southeast Right-of-Way line of said 12 foot alley, a distance of 100.00 feet to a 1/2 inch iron rod found with a 3-1/4" aluminum cap stamped "E.A" and "RPLS 5513" for corner, said corner lying along the Southeast Right-of-Way line of said 12 foot alley, same lying along the Southwest Right-of-Way line of said Fernwood Avenue, from which a 1/2 inch iron pipe found bears South 22 degrees 07 minutes 00 seconds West, a distance of 2.95 feet for witness;

THENCE South 27 degrees 36 minutes 44 seconds East, along the Southwest Right-of-Way line of said Fernwood Avenue, a distance of 194.50 feet to the POINT OF BEGINNING and containing 19,416.5 square feet or 0.44 acres of land.



LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgagee concur with the Owner's Certificate and agree to subordinate its interests to the provisions of the Owner's Dedication.

LIEN HOLDER: Cynthia Chapa

By: _____
Lien Holder

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 Cynthia Chapa 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 _____, 2023.

Notary Public in and for the State of Texas

LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ACS = 1/2 INCH IRON ROD SET WITH A 3-1/4" ALUMINUM CAP STAMPED "E.A." AND "RPLS 5513"
F.K.A. = FORMERLY KNOWN AS
APPROX. = APPROXIMATE
IRF = 1/2 INCH IRON ROD FOUND

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983,
- 2) THE PURPOSE OF THIS PLAT IS TO DIVIDE AN EXISTING LOT INTO 2 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983,
- 6) ALL STRUCTURES TO REMAIN.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Cazares Casas, LLC, does hereby adopt this plat, designating the herein described property as **RAMOS 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 of 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 _____, 2023.

By: _____
Cazares Casas, LLC (Owner)
_____ (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2023.

RELEASED FOR REVIEW 10/03/2023 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2023.

Notary Public in and for the State of Texas

| | |
|--|-----------|
| CERTIFICATE OF APPROVAL | |
| I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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
EXETER ADDITION
LOTS 8R & 9R, BLOCK 23/4319
19,416.5 SQ.FT. / 0.44 ACRES
JAMES RAY SURVEY, ABSTRACT NO. 1214
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5234-011

OWNER: CAZARES CASAS, LLC
3122 ROCKFORD DR.
DALLAS, TEXAS, 75211



PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



City of Dallas

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

Agenda Information Sheet

File #: 23-3008

Item #: 18.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3 -square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Breana Wright of Barnett Signs Inc.

Owner: McKinney TX Partners, LLC

Planner: Jason Pool

Council District: 14

2308030009

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

MCKINNEY AVENUE SIGN DISTRICT

CASE NUMBER: 2308030009

DATE FILED: August 18, 2023

LOCATION: 3200 McKinney Avenue
(west elevation)

SIZE OF REQUEST: 310.3 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD-193, PDS 113

APPLICANT: Breana Wright of Barnett Signs Inc.

OWNER: McKinney TX Partners, LLC

TENANT: McKinney TX Partners, LLC

REQUEST: An application for a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3-square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).

SUMMARY: The applicant proposes to install a 310.3-square-foot flat attached sign, composed of aluminum halo illuminated channel letters and logo, against the façade facing McKinney Avenue, and bearing the name Cortland with a logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in McKinney Avenue SPSD within the Spine Subdistrict and is zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 113, a business zoning sign district.

These regulations are established in: [Sec. 51A-7.1500](#) (Specific details included below).

- The applicant proposes to install a 310.3-square-foot flat attached sign, composed of aluminum halo illuminated channel letters and logo, against the façade facing McKinney Avenue, and bearing the name Cortland with a logo.
 - The sign is composed of six-inch deep channeled letters mounted to backer plates with spacers to provide a halo style glow. All sign elements are constructed entirely of metal and LED lighting. The overall projection of the sign will not exceed eight-inches.
 - Each channel letter is proposed to have a halo glow and will be back-lit with white LED. The "Cortland" channel letters will be painted white with white illumination against green (PMS-2301-C) painted back plates. The logo will be painted green with white illumination against a white painted back plate.
- This sign is to be located on west elevation 80-feet above grade. Two additional signs have been previously approved for this tenant. The previous signs at were approved under director procedure.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1500.

51A-7.1503 PURPOSE.

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district. These sign regulations have been developed with the following objectives in mind:

- (a) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (b) To ensure that significant architectural features in this district are not obscured.
- (c) To encourage signs that are complimentary to the architectural styles and historical nature of the buildings and trolley in this district.
- (d) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.
- (e) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (f) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (g) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101. (Ord. 21145)

51A-7.1504. DEFINITIONS.

(2) FLAT ATTACHED SIGN means an attached sign projecting from a building and parallel to the building facade.

51A-7.1507 (c) FLAT ATTACHED SIGNS.

- (1) No flat attached sign may project more than eight inches from a building.
- (2) A flat attached sign may be erected on an arcade, but it may not project above the roof of the attached building.

The combined effective area of all signs on this façade is less than 11% of the total façade area. This sign contains one word and a logo. The overall projection of this sign will not exceed 8-inches.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

October 10, 2023

MOTION: It was moved to approve:

An application for a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3-square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).

Maker: Hardin
Second: Webster
Result: Carried: 3 to 0

For: 3 - Peadon, Webster, and Hardin
Against: 0 - none
Absent: 2 - Haqq and Dumas
Conflict: 0 - none

Speakers: none

Property Ownership

McKinney TX Partners, LLC
3424 Peachtree Rd, NE, Suite 300
Atlanta, GA 30326

Officer names: See Following Schedule

Property Ownership

McKinney TX Partners, LLC
3424 Peachtree Rd, NE, Suite 300
Atlanta, GA 30326

Officer names: See Following Schedule

Officer List:

Please format your officer list accordingly, use as many lines as needed:

Building Owner: McKinney TX Partners, LLC (Legal Entity or Individual)

Building Owner Address: 3424 Peachtree Rd, NE, Suite 300, Atlanta, GA 30326

Officer for Building Owner: Steven J. DeFrancis Title: President

Officer for Building Owner: Michael E. Altman Title: Vice President

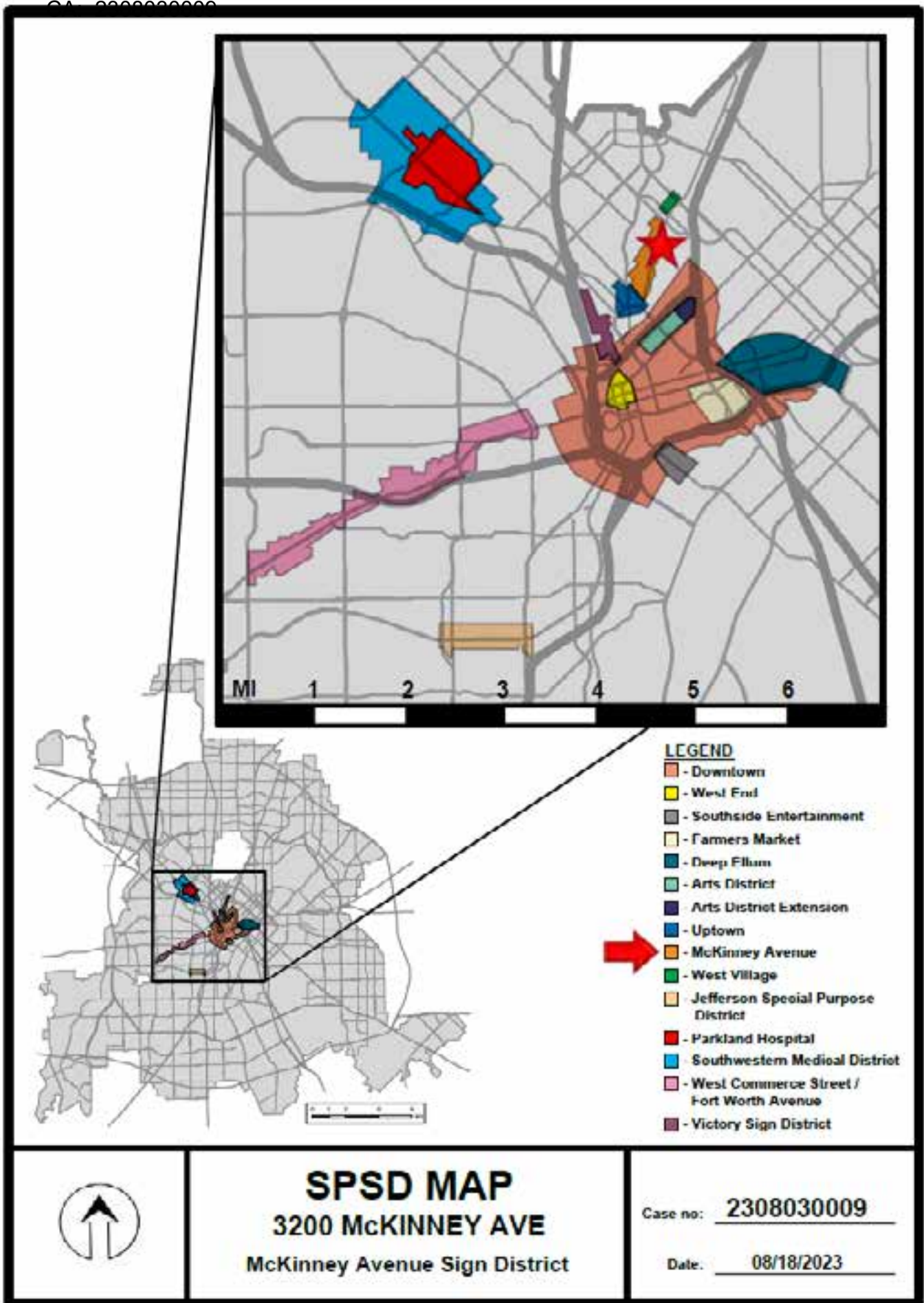
Tenant Name: _____ (Full legal entity)

Corporate Address for Tenant: _____

Officer for Tenant: _____ Title: _____

Officer for Tenant: _____ Title: _____

Officer for Tenant: _____ Title: _____



CA: 2308030009

MONTNEY AVE

BOYEN ST

OX GROVE AVE

GREENWOOD CEMETERY

GREENWOOD CEMETERY

HALL ST

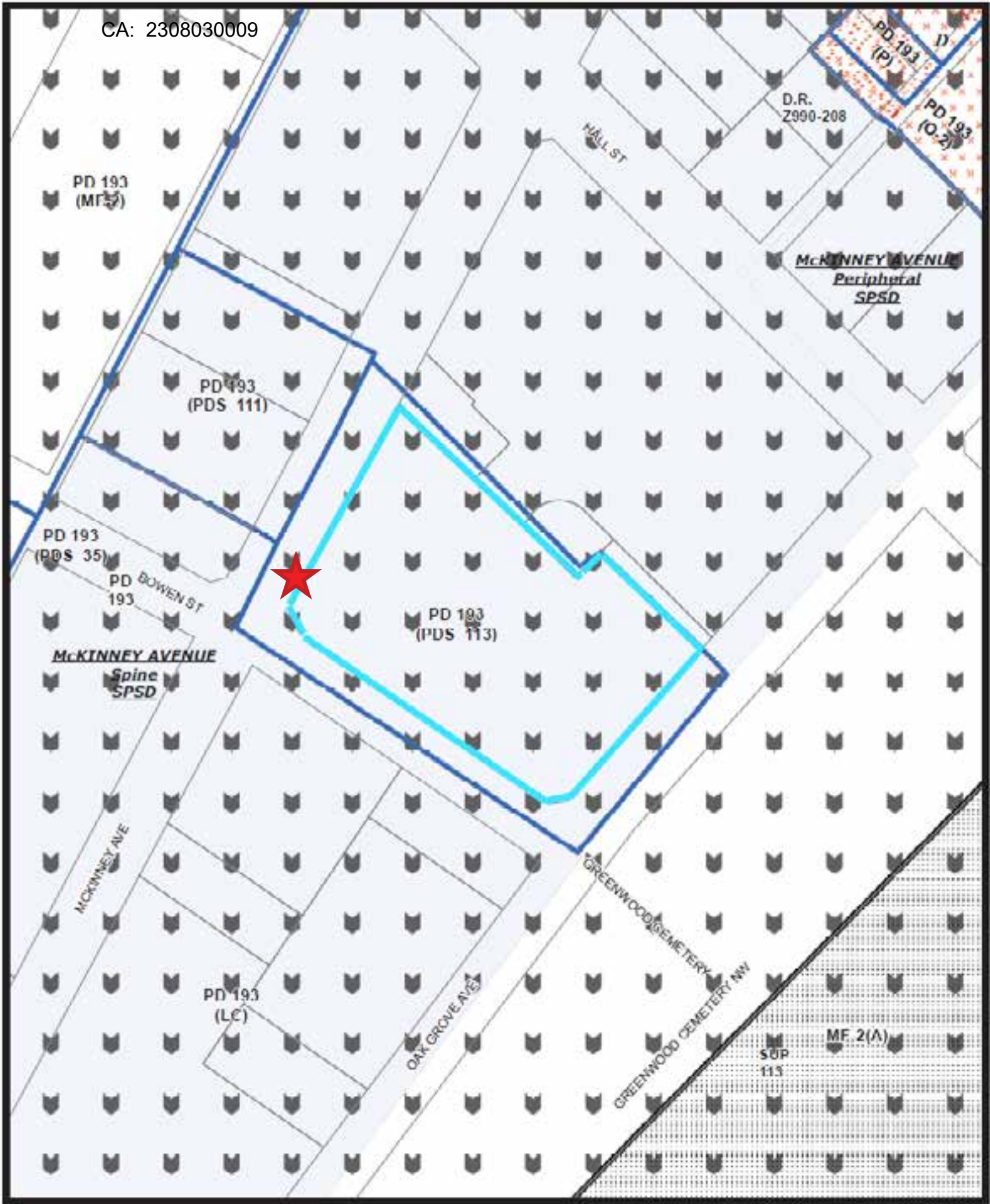
NOBLE AVE



1:1,200

AerialMap

Printed Date: 10/2/2023



Miscellaneous Transaction

Job 177597459-002 (2308030009)

Electrical Sign (ES) ATTACHED - W ELV (A) New Construction

Status:Paid

Created By:SROPER083121


Date Created:Aug 03, 2023

Date Completed:Aug 18, 2023

Parent Job:177597459-001 (2304261026)

Specific Location:3200 MCKINNEY AVE - 310.3 SF - ILLUMINATED CHANNEL LETTERS

| Details | |
|-------------|---|
| Customer | Wright, Breana 4250 Action Drive 4250 Action Drive Mesquite, TX 75150 (972) 362-8772 breana@barnettsigns.com |
| Fee Amount | |
| FeeType | |
| Staff Email | scott.roper@dallas.gov |

| Details | |
|--|--|
|  | Customer: Wright, Breana 4250 Action Drive 4250 Action Drive |
| Fees (EXT): 2308030009 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00 | |

| | | | | Fees |
|---|-------------|------------|--------|------------|
| Description | Posted Date | Amount | Tax | Total |
| 5BN - Special Provision Sign District fee | | \$345.00 | \$0.00 | \$345.00 |
| Receipt Number: 832975 \$345.00 | | (\$345.00) | \$0.00 | (\$345.00) |
| | | | | \$0.00 |

| Processes | | | | | | |
|--------------------------------------|----------|-----------|-----------|-----------|-----------------------|-----------|
| Assigned To | Status | Outcome | Scheduled | | Actual | |
| | | | Start | Completed | Start | Completed |
| System Fee Collection | | | | | | |
| SICASHIERINTERFACE | Complete | Collected | | | Aug 18, 2023 07:12:44 | |
| Auto generated System Fee Collection | | | | | | |



CLIENT'S CONCEPT

| Mounting Surface Wall Construction | Mounting Hardware |
|--|---|
| Concrete with limited embed depth | Installed using at least Four(4) 1/2"-13 Internal Thread Carbon Steel Mini Drop-In Expansion Anchor, 5/8" Drill Hole x 3/4" Embed |
| Solid Concrete, Masonry, Stone or Brick | Installed using at least Four(4) 3/8" Dia Wedge expansion bolts embedded 3" deep into wall or LDT Heavy Duty Tapcon ® Screws embedded 3" deep |
| CMU, Hollow Masonry | Installed using at least Four(4) 3/8" Dia. Liberty Anchors or Zip Toggles |
| Non Structural Fascia of ACM , EIFS, Cement Board or other | Installed using at least Four(4) 3/8" Dia. A307 grade thru- bolts engaging angle iron or Unistrut across studs or 3/8" Dia Lag Screws engaging adequate wood frame blocking or at least 2 layers of 3/4" plywood sheathing material. or 3/8" Dia Toggle Bolts thru wood sheathing. Use Pipe Spacers Thru Non Structural Fascia Materials to prevent damage. |

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C2

White
- C3

PMS 2301C

Electrical Notes

☒ Disconnect switch(s) UL & ID labels ☒ Vent Location

FINAL ELECTRICAL CONNECTION AT PANEL BOX BY OTHERS

ELECTRICAL CONNECTION WITHIN 5' OF SIGN IS INCLUDED

Suitable for Wet Location

Electrical Requirement: _____ Volts

Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)

Max. Line Current: Circuit #01: _____

Connection Type: permanent continuous operation

Primary Wire Size: 12 AWG / conduit size: ½", **Secondary Wire Size:** 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.



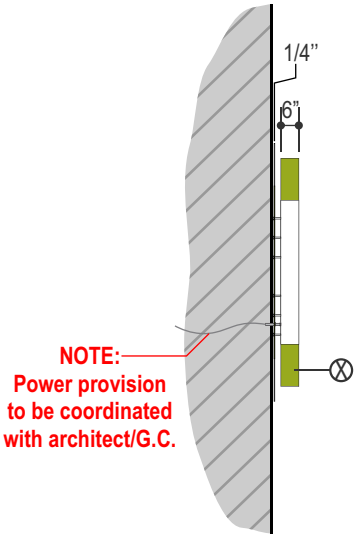
This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign fabricated using UL approved Acrylic Adhesive for chemical bonding

Main ID - 2 (wall mount)

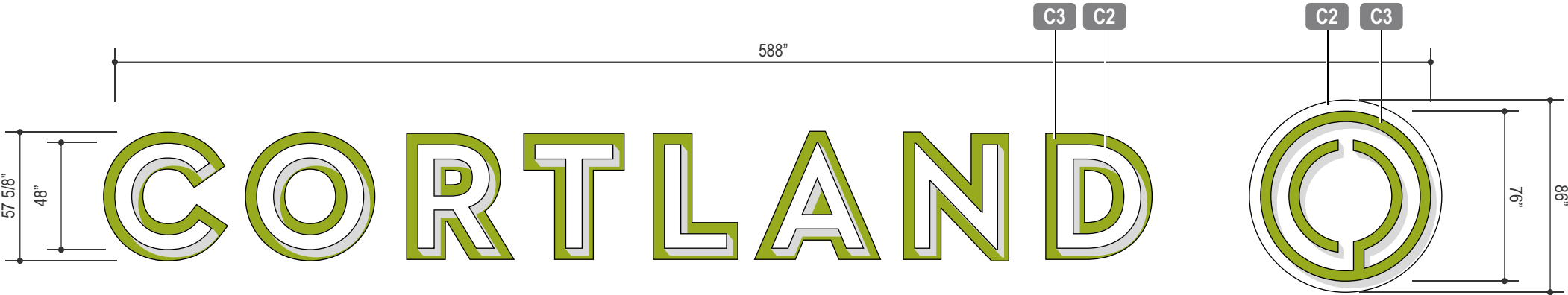
Logo: fabricated aluminum reverse-lit channel letters, painted faces/returns, include weep hole covers; pin mounted to wall/reflector plates

Reflector Plates: 0.25" routed and painted aluminum



NOTE:
Power provision
to be coordinated
with architect/G.C.

end view



Qty: 1



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Scale

3/16" = 1'-0"



Customer Signature Required

DeNyse

SIGNAGE &
ARCHITECTURAL
ELEMENTS

1.800.941.7446
denyseco.com

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Management Company
Cortland

Property Name & Address
Cortland M-Line
3200 McKinney Ave
Dallas, TX 75204

Opportunity Number
42578

DeNyse Representative
Earl Raymond

Designer
hi

Date
12.12.2022

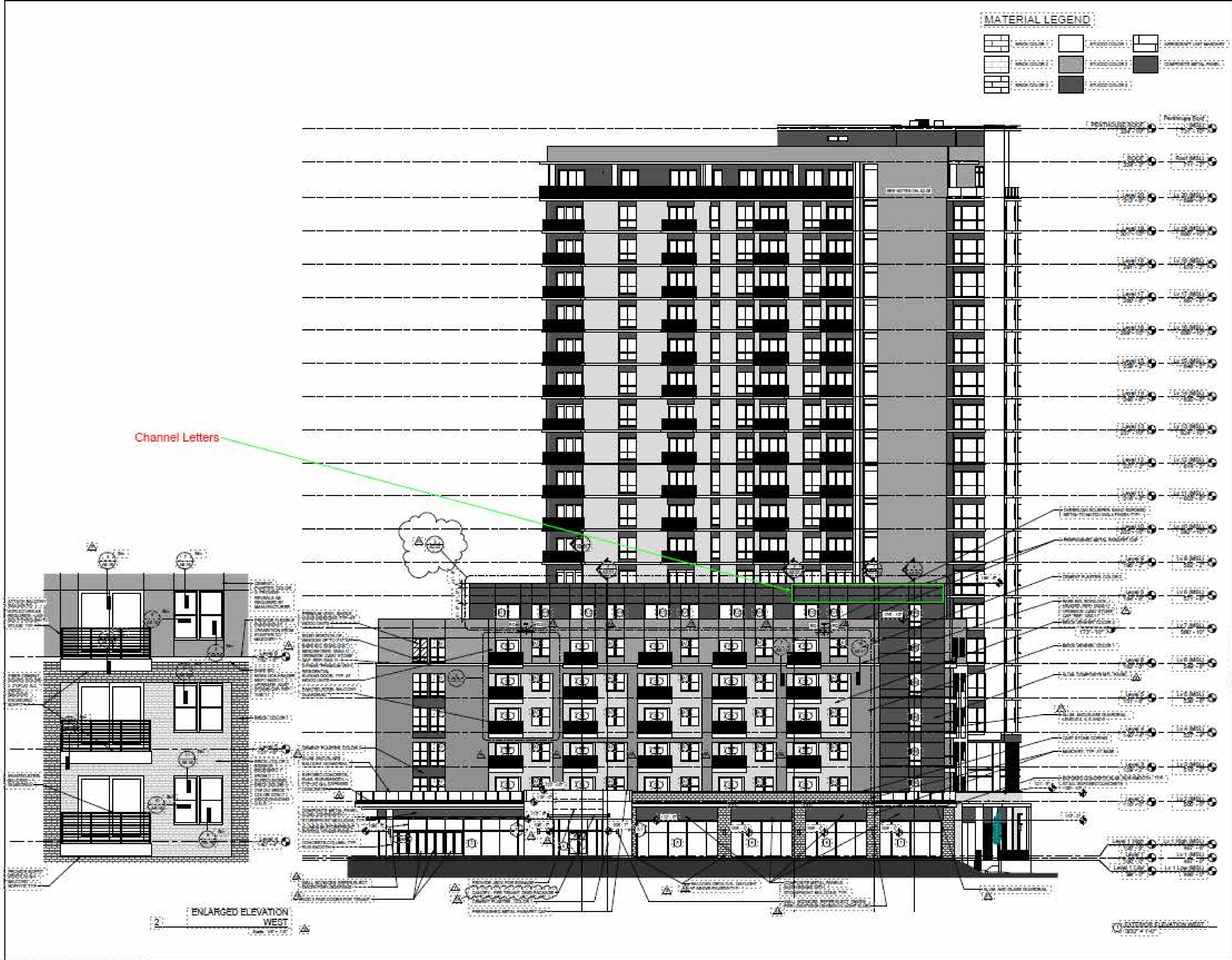
Revision Date

2

05.19.2023 hi
05.26.2023 hi

Filepath
V:\Drawings and Graphics\C\Cortland Partners\Cortland M-Line - Dallas, TX\Preliminary\ Sign Package 1 v3

- Concept
- Preliminary
- Production



ARCHITECTS

M-LINE TOWER

WEST EXTERIOR ELEVATIONS

A2.01



City of Dallas

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

Agenda Information Sheet

File #: 23-3009

Item #: 19.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308150015

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2308150015
LOCATION: 2019 North Lamar Street, Suite 100
(north corner elevation)

DATE FILED: August 15, 2023
SIZE OF REQUEST: 5.7 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Melissa Hallett of Mello Signs

OWNER: Arena Partners, L.P

TENANT: Veryable Operators Club, LLC

REQUEST: An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).

SUMMARY: The applicant proposes to install a 5.7-square-foot sign, composed of UV digitally printed logo bearing the name Operators Club on a metallic substrate to be mounted on an aluminum frame, that is to be projecting from the northern corner of the building.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Westend SPSP and is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.1000](#) (Specific details included below).
- The applicant proposes to install a 5.7-square-foot sign, composed of UV digitally printed logo bearing the name Operators Club on a metallic substrate to be mounted on an aluminum frame, that is to be projecting from the northern corner of the building.
 - The sign is composed of a three-inch deep, double sided cabinet, painted satin black. The sign will be an oval shape, measuring three-feet and two-inches wide by 21.5-inches tall. The overall projection will be three-feet and six-inches from the wall, and the sign will be illuminated by an external light source.
 - The faces will be composed of three layers to give the sign depth. First, a background painted Matthews brushed aluminum (41342SP), Second, a 1/2" thick substrate, painted satin black with gold "swirl" accents and a white checkmark. The third layer, a 1/4" substrate to be laser cut letters bearing the name "The Operators Club", painted off-white with black and gold accent.
- This is the first of two applications under review by this body for this site. This sign is to be located on northern corner of the building, and is submitted as Sign E2. This is to be one of two projecting signs for this tenant, but the only to be proposed on this façade.
- Construction of the proposed sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1000.

51A-7.1002 PURPOSE.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general. (Ord. Nos. 19455; 21404; 22112; 26027)

51A-7.1003. DEFINITIONS.

(10) PROJECTING ATTACHED SIGN means an attached sign, other than a roof sign, projecting 18 or more inches from a building.

51A-7.1005 (h) PROJECTING ATTACHED SIGNS.

- (1) No premise may have more than one projecting attached sign per street entrance.
- (2) No projecting attached sign may:
 - (A) exceed 20 square feet in effective area;
 - (B) be lower than 10 feet above grade; or
 - (C) project vertically above the second story or the roof of the building, whichever is lower.

The effective area of this sign does not exceed six-square-feet. This is the first of two projecting signs to be installed and the only one on this façade. This premise has two street

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

October 10, 2023

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Webster, and Hardin
Against: 0 - none
Absent: 2 - Haqq and Dumas
Conflict: 0 - none

Speakers: none

Property Ownership

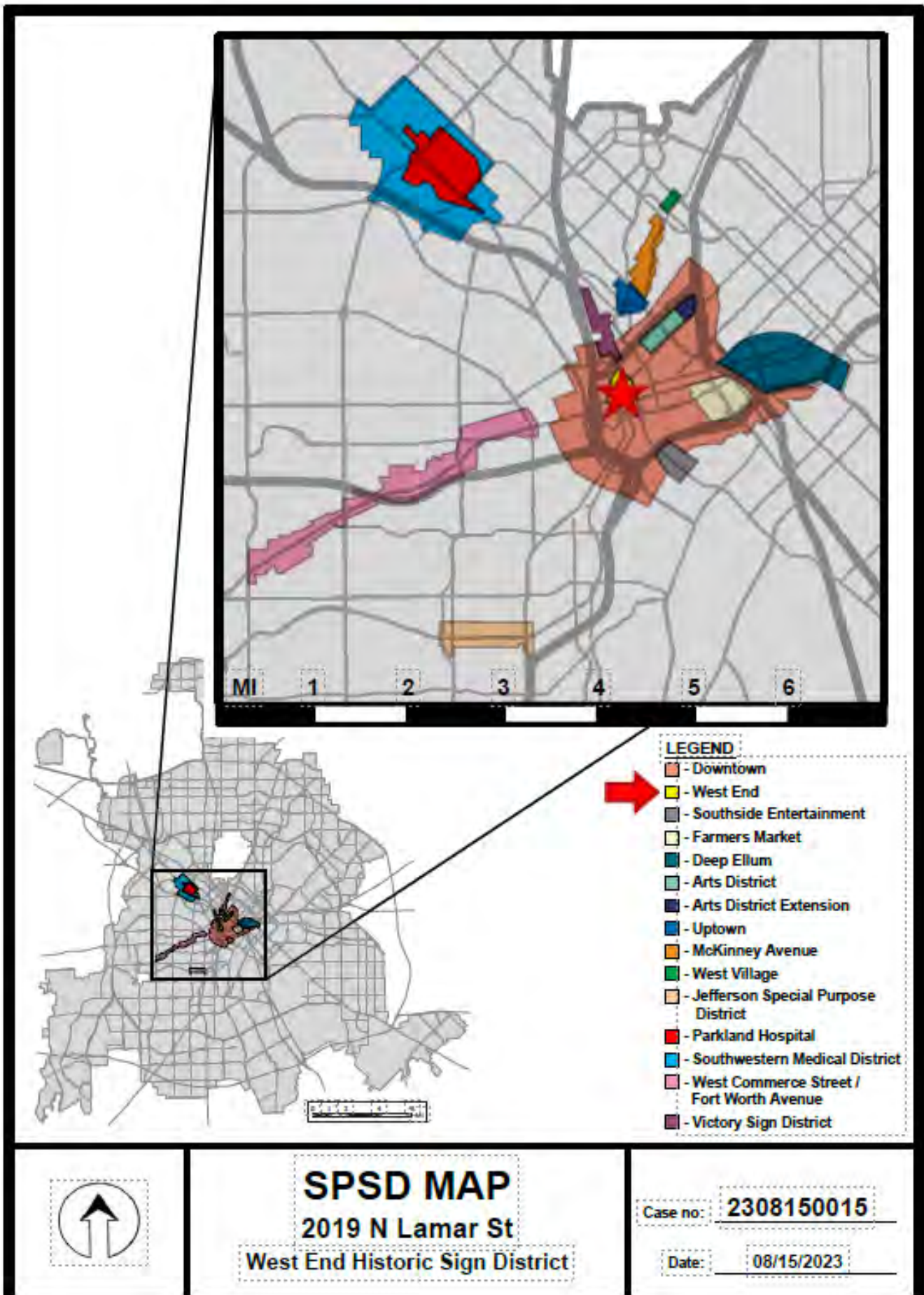
Arena Partners, L.P
1919 S Shiloh Road, Suite 612
Garland, TX 75042

Officer names: Cheryl Robertson

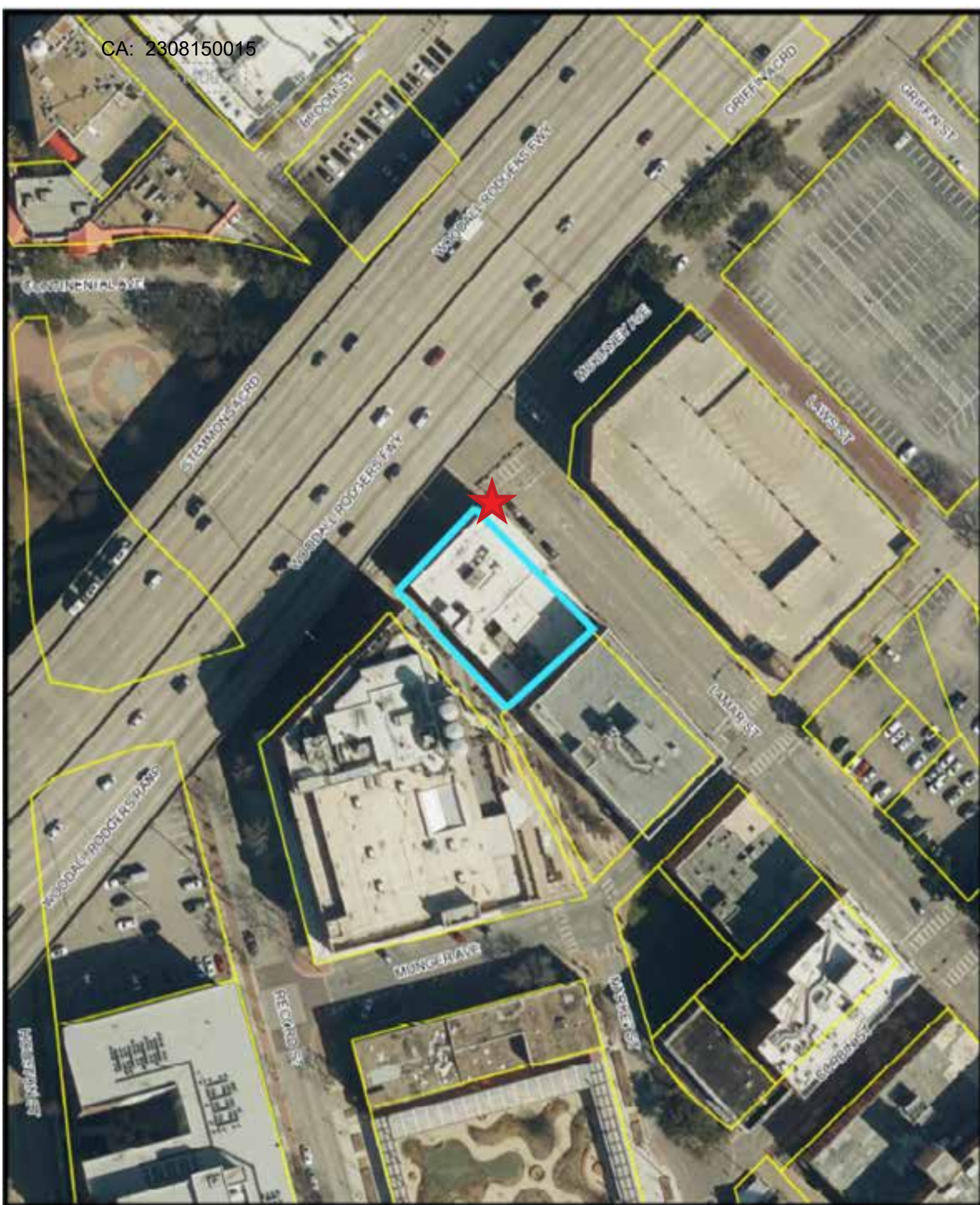
Tenant Ownership

Veryable Operators Club, LLC
2019 North Lamar Street
Dallas, TX 75202

Officer names: Mike Kinder, CEO
Chris Bohn, Director



CA: 2308150015

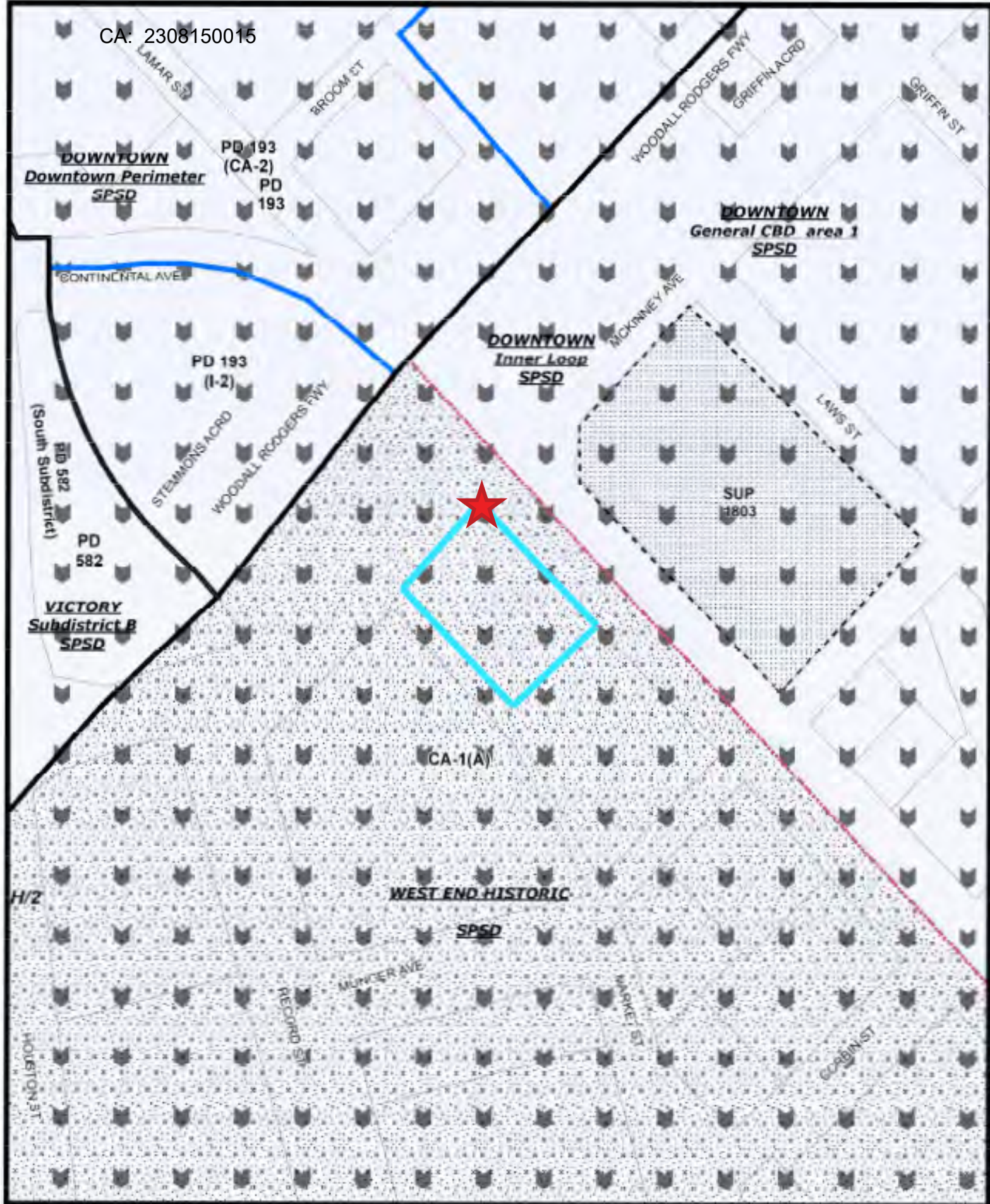


1:1,200

AerialMap

Printed Date: 9/6/2023

CA: 2308150015



1:1,200

Zoning Map

Printed Date: 9/6/2023

Miscellaneous Transaction

Job 175758074-002 (2308150015)

Electrical Sign (ES) ATTACHED - SIGN E2; NORTH CORNER (A) New Construction

Status:Paid

Created By:SROPER083121


Date Created:Aug 15, 2023

Date Completed:Aug 15, 2023

Parent Job:175758074-001 (2301101095)

Specific Location:2019 N LAMAR - 5.7 SF - EXTERNALLY ILLUMINATED PROJECTING SIGN
West End Historic - Type A Facade, Two Entrances

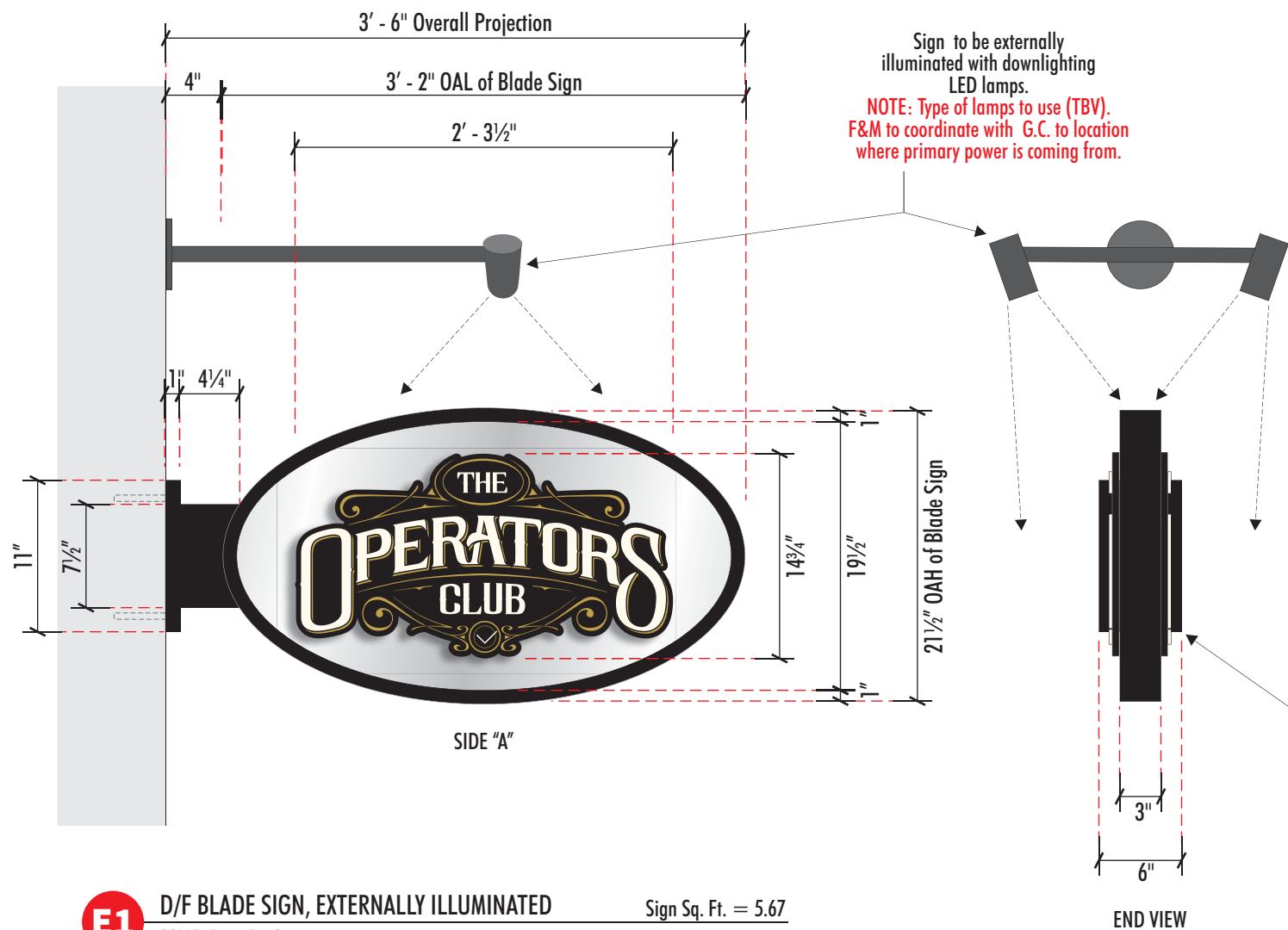
| Details | |
|-------------|---|
| Customer | Hallett, Melissa 990 Haltom Rd. Fort Worth, TX 76117 (682) 312-5338 melissa@mello-signs.com |
| Fee Amount | |
| FeeType | |
| Staff Email | SCOTT.ROPER@DALLAS.GOV |

| Details | |
|--|---|
| Fees (EXT): 2308150015 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00 | |
|  | Customer: Hallett, Melissa 990 Haltom Rd. Fort Worth, TX 76117 (682) 312 5338 |

| | | | | Fees |
|---|-------------|------------|--------|------------|
| Description | Posted Date | Amount | Tax | Total |
| 5BN - Special Provision Sign District fee | | \$345.00 | \$0.00 | \$345.00 |
| Receipt Number: 832449 \$345.00 | | (\$345.00) | \$0.00 | (\$345.00) |
| | | | | \$0.00 |

| Processes | | | | | | |
|--------------------------------------|----------|-----------|-----------|-----------|-----------------------|-----------|
| Assigned To | Status | Outcome | Scheduled | | Actual | |
| | | | Start | Completed | Start | Completed |
| System Fee Collection | | | | | | |
| SICASHIERINTERFACE | Complete | Collected | | | Aug 15, 2023 16:22:28 | |
| Auto generated System Fee Collection | | | | | | |

CA: 2308150015



E1 D/F BLADE SIGN, EXTERNALLY ILLUMINATED Sign Sq. Ft. = 5.67

SCALE: 1" = 1' - 0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

NOTE: WALL CONDITIONS TO BE SURVEYED AND VERIFIED TO DETERMINE MOUNTING HARDWARE TO BE USED

PRIMARY ELECTRICAL (120V) FOR EXTERNAL LIGHTING TO BE PROVIDED BY G.C. AND TO BE COORDINATED WITH F&M PRIOR TO FABRICATION OF SIGN

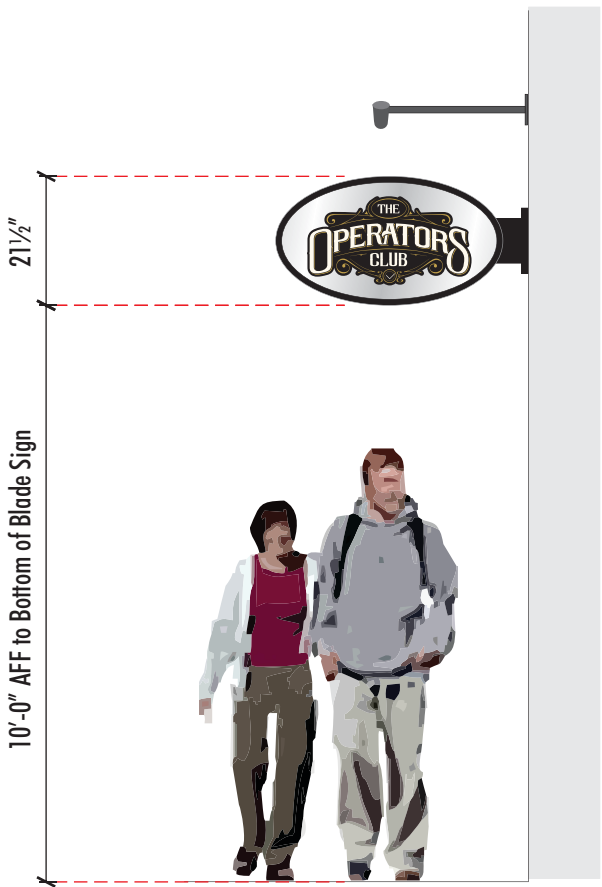
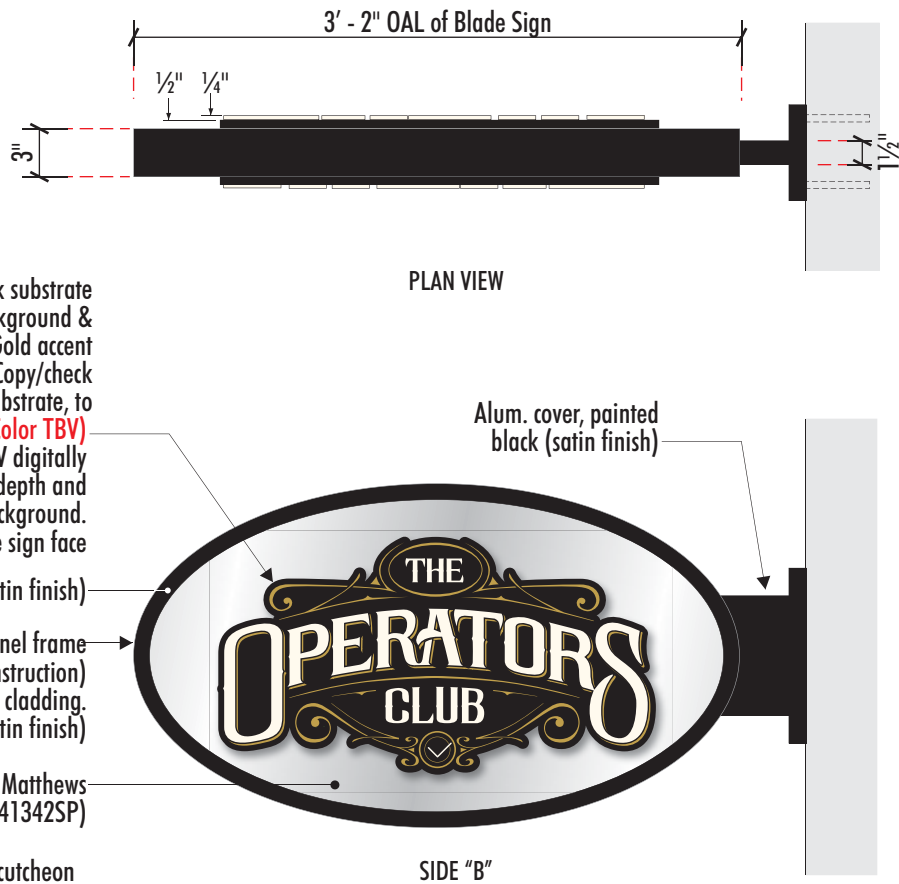
Logo - Background - 1/2" thick substrate
Background to be laser-jet cut Background & edges ptd. black (satin finish) Gold accent swirls - UV digitally printed gold Copy/check mark - 1/4" thick substrate, to be painted off-white (Color TBV)
Black outlines & Gold to be UV digitally printed to give letters depth and to be flush mounted to logo background. Logo bkgd flush mounts to blade sign face

Border painted black (satin finish)

Fabricated alum. c-channel frame (welded construction) with aluminum cladding. Cladding return ptd. black (satin finish)

Background painted Matthews Brushed Aluminum (41342SP)

6"x 11"x 1", alum. escutcheon cover over 5"x 10"x 1/4" aluminum plate. Cover painted black (satin finish)



1 CONTEXT ELEVATION

SCALE: 3/8" = 1' - 0"

FIRST & MAIN
SIGNAGE FOR MODERN SPACES

2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

Revision:

1)PMW/MG:11/30/22:Remove C & D, shift E1/F to left, add E2, add window vinyl

2)MG:12/05/22:Rev window vinyl to be gold ltrs w/blk dropshadow

3)MG:12/07/22:Del Opt. 2 for window vinyl, per client's email

4)MG:12/23/22:Show a detail pages & sect dtls for signs A, E1 & E2, Del rooftop sign (G). Add approx building frontage

5)MG:01/31/23:All signs to be externally illum. Historical district. Rev canopy per Jason discussion w/client.

6)MG:04/12/23:Add a 3rd opt, a marquee style canopy

7)MG:04/20/23:Del Opts 1 & 3 for the canopy, keep Opt. 2

8)MG:06/01/23:Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, gold metallic

☐ Approved

☐ Approved as Noted

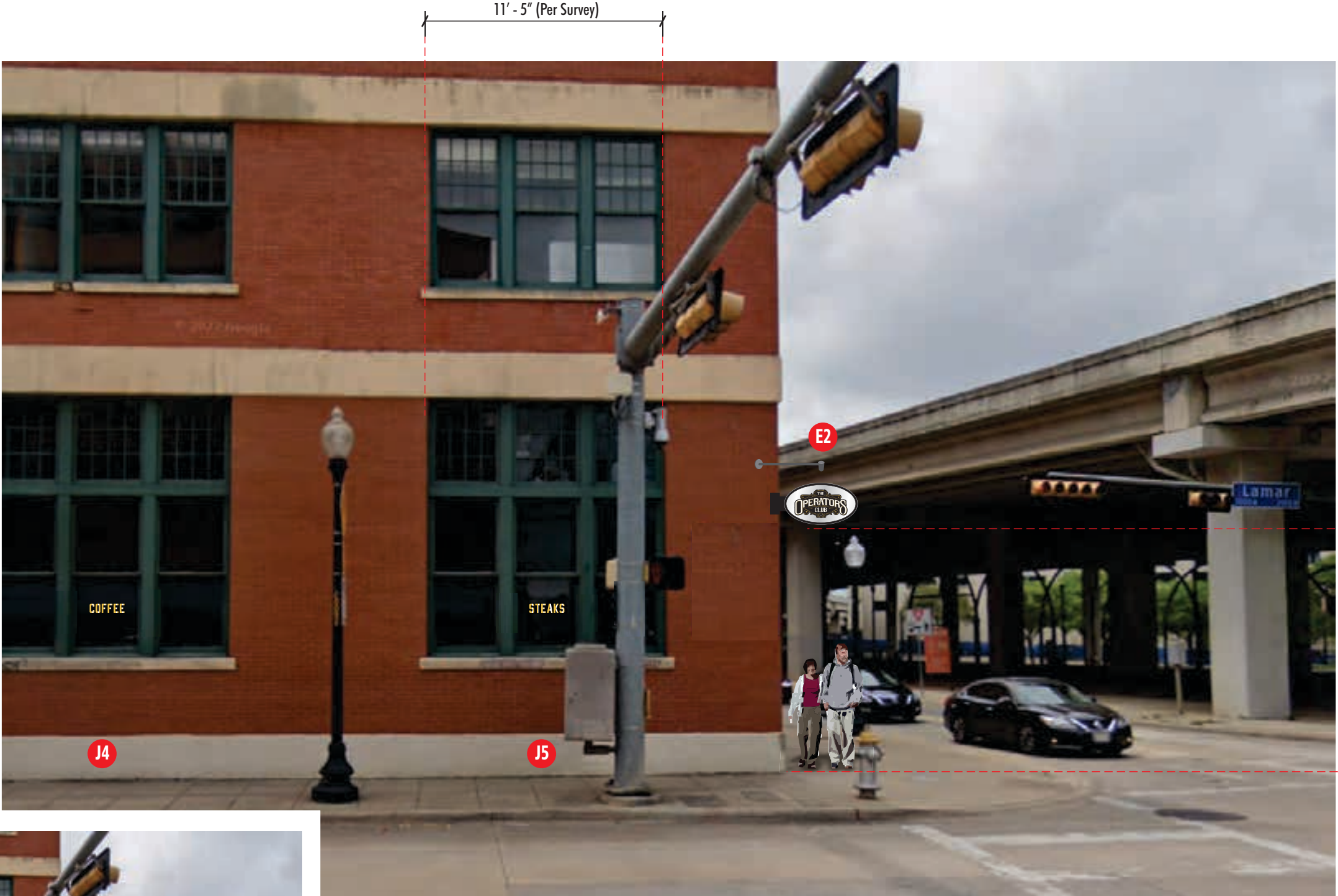
☐ Revise & Resubmit

Drawing No: 22-1735-R08

Date: 11.21.2022 MG

Page No: 2.01

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EXISTING CONDITIONS

PROPOSED (CORNER OF N. LAMAR ST. & MCKINNEY AVE.)



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:
THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

- Revision:
- 1)PM/MG:11/30/22:Remove C & D, shift E1/F to left, add E2, add window vinyl
 - 2)MG:12/05/22:Rev window vinyl to be gold ltrs w/blk dropshadow
 - 3)MG:12/07/22:Del Opt. 2 for window vinyl, per client's email
 - 4)MG:12/23/22:Show a detail pages & sect dtls for signs A, E1 & E2, Del rooftop sign (6). Add approx building frontage
 - 5)MG:01/31/23:All signs to be externally illum. Historical district. Rev canopy per Jason discussion w/client.
 - 6)MG:04/12/23:Add a 3rd opt, a marquee style canopy
 - 7)MG:04/20/23:Del Opts 1 & 3 for the canopy, keep Opt. 2
 - 8)MG:06/01/23:Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, gold metallic

- ☐ Approved
- ☐ Approved as Noted
- ☐ Revise & Resubmit

Drawing No: 22-1735-R08

Date: 11.21.2022 MG

Page No: 3.00

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City of Dallas

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

Agenda Information Sheet

File #: 23-3010

Item #: 20.

AGENDA DATE: November 16, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308150016

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2308150016

DATE FILED: August 15, 2023

LOCATION: 2019 North Lamar Street, Suite 100
(southwest elevation)

SIZE OF REQUEST: 5.7 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Melissa Hallett of Mello Signs

OWNER: Arena Partners, L.P

TENANT: Veryable Operators Club, LLC

REQUEST: An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

SUMMARY: The applicant proposes to install a 5.7-square-foot sign, composed of UV digitally printed logo bearing the name Operators Club on a metallic substrate to be mounted on an aluminum frame, that is to be projecting from the southwest facade of the building.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Westend SPSD and is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.1000](#) (Specific details included below).
- The applicant proposes to install a 5.7-square-foot sign, composed of UV digitally printed logo bearing the name Operators Club on a metallic substrate to be mounted on an aluminum frame, that is to be projecting from the southwest facade of the building.
 - The sign is composed of a three-inch deep, double sided cabinet, painted satin black. The sign will be an oval shape, measuring three-feet and two-inches wide by 21.5-inches tall. The overall projection will be three-feet and six-inches from the wall, and the sign will be illuminated by an external light source.
 - The faces will be composed of three layers to give the sign depth. First, a background painted Matthews brushed aluminum (41342SP), Second, a 1/2" thick substrate, painted satin black with gold "swirl" accents and a white checkmark. The third layer, a 1/4" substrate to be laser cut letters bearing the name "The Operators Club", painted off-white with black and gold accent.
- This is the second of two applications under review by this body for this site. This sign is to be located on southwest façade of the building, and is submitted as Sign E1. This is to be one of two projecting signs for this tenant, but the only to be proposed on this façade.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1000.

51A-7.1002 PURPOSE.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general. (Ord. Nos. 19455; 21404; 22112; 26027)

51A-7.1003 DEFINITIONS.

(10) PROJECTING ATTACHED SIGN means an attached sign, other than a roof sign, projecting 18 or more inches from a building.

51A-7.1005 (h) PROJECTING ATTACHED SIGNS.

- (1) No premise may have more than one projecting attached sign per street entrance.
- (2) No projecting attached sign may:
 - (A) exceed 20 square feet in effective area;
 - (B) be lower than 10 feet above grade; or
 - (C) project vertically above the second story or the roof of the building, whichever is

The effective area of this sign does not exceed six-square-feet. This is the second of two projecting signs to be installed and the only one on this façade. This premise has two street

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

October 10, 2023

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 0

For: 3 - Peadon, Webster, and Hardin
Against: 0 - none
Absent: 2 - Haqq and Dumas
Conflict: 0 - none

Speakers: none

Property Ownership

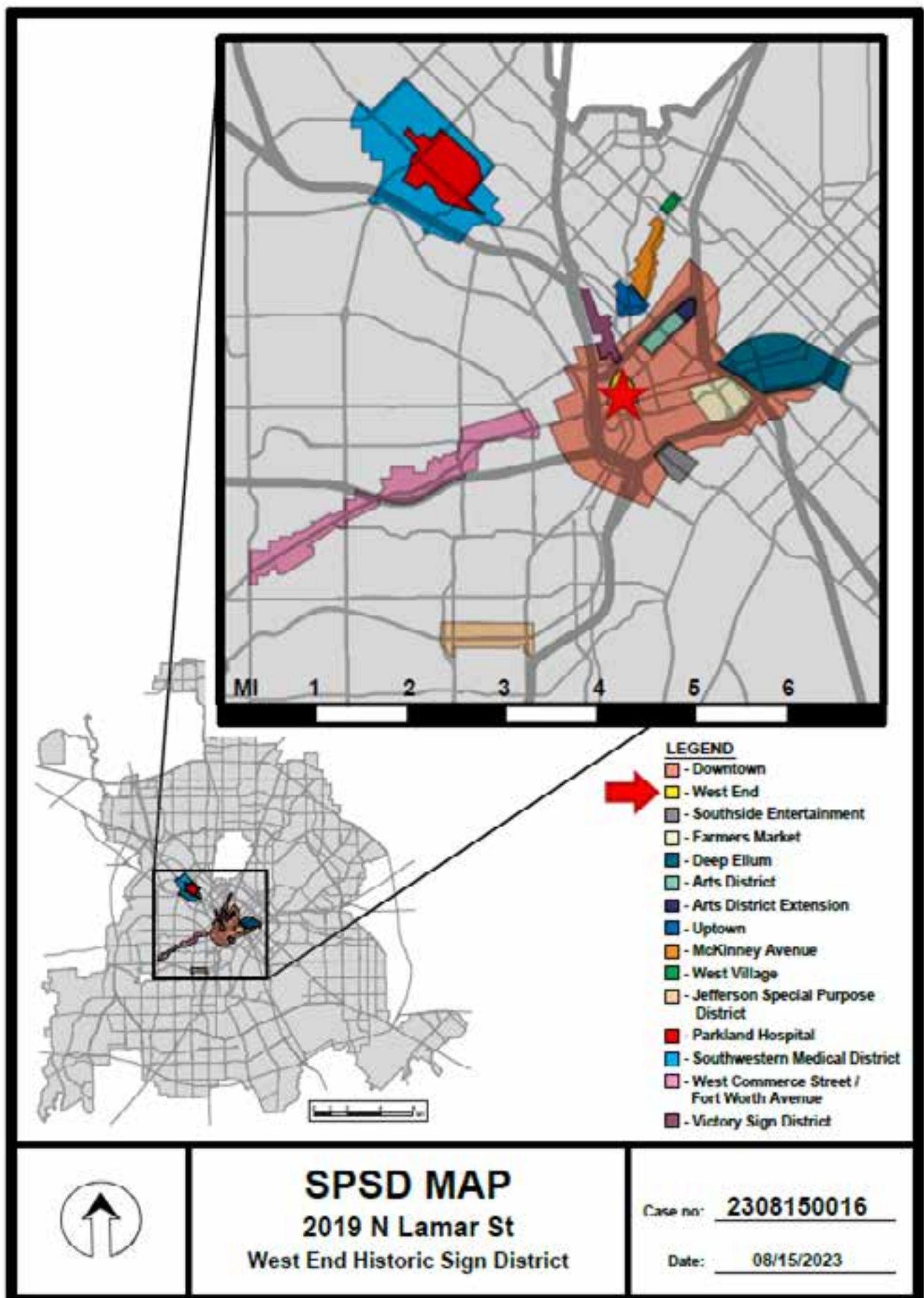
Arena Partners, L.P
1919 S Shiloh Road, Suite 612
Garland, TX 75042

Officer names: Cheryl Robertson

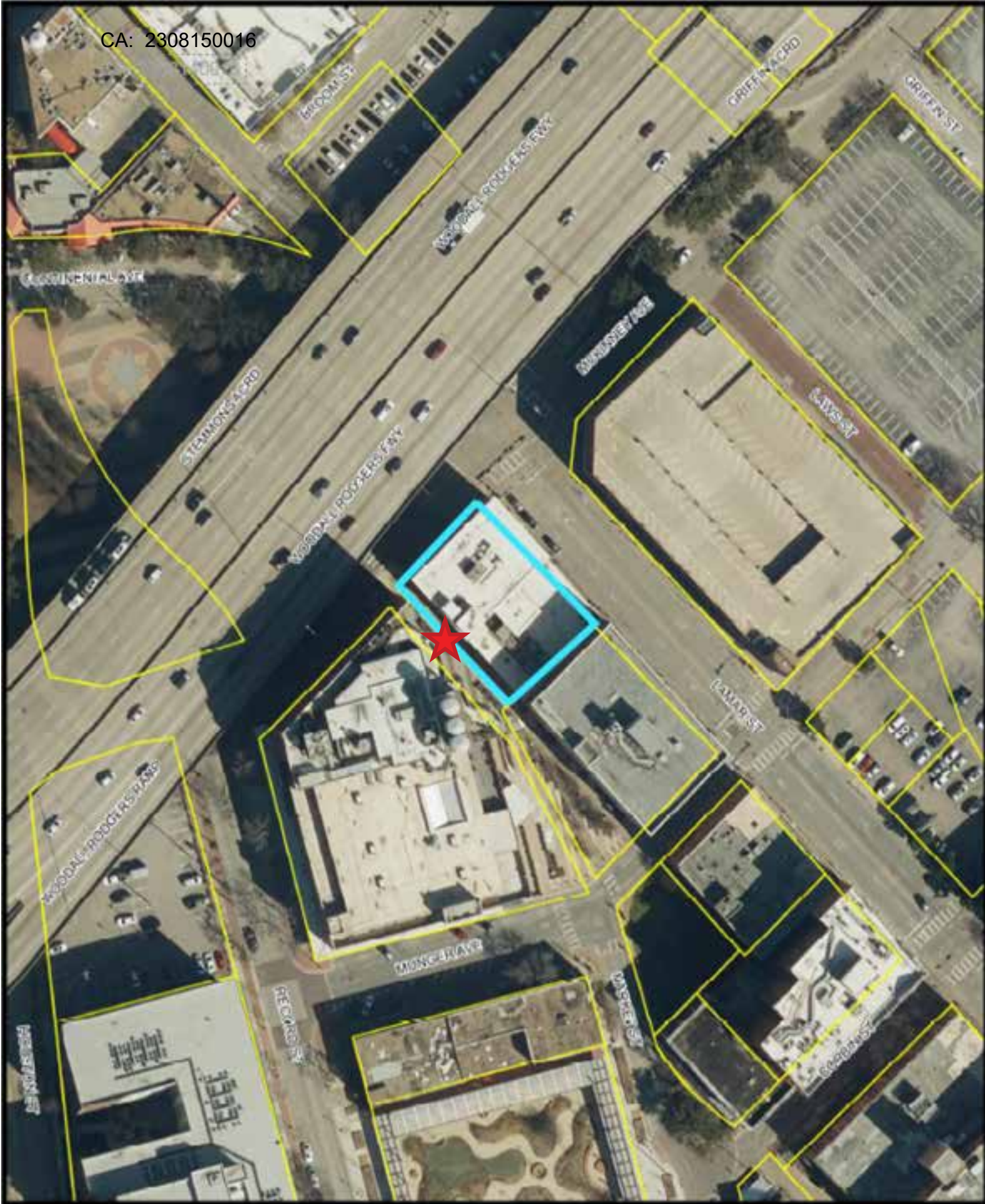
Tenant Ownership

Veryable Operators Club, LLC
2019 North Lamar Street
Dallas, TX 75202

Officer names: Mike Kinder, CEO
Chris Bohn, Director



CA: 2308150016

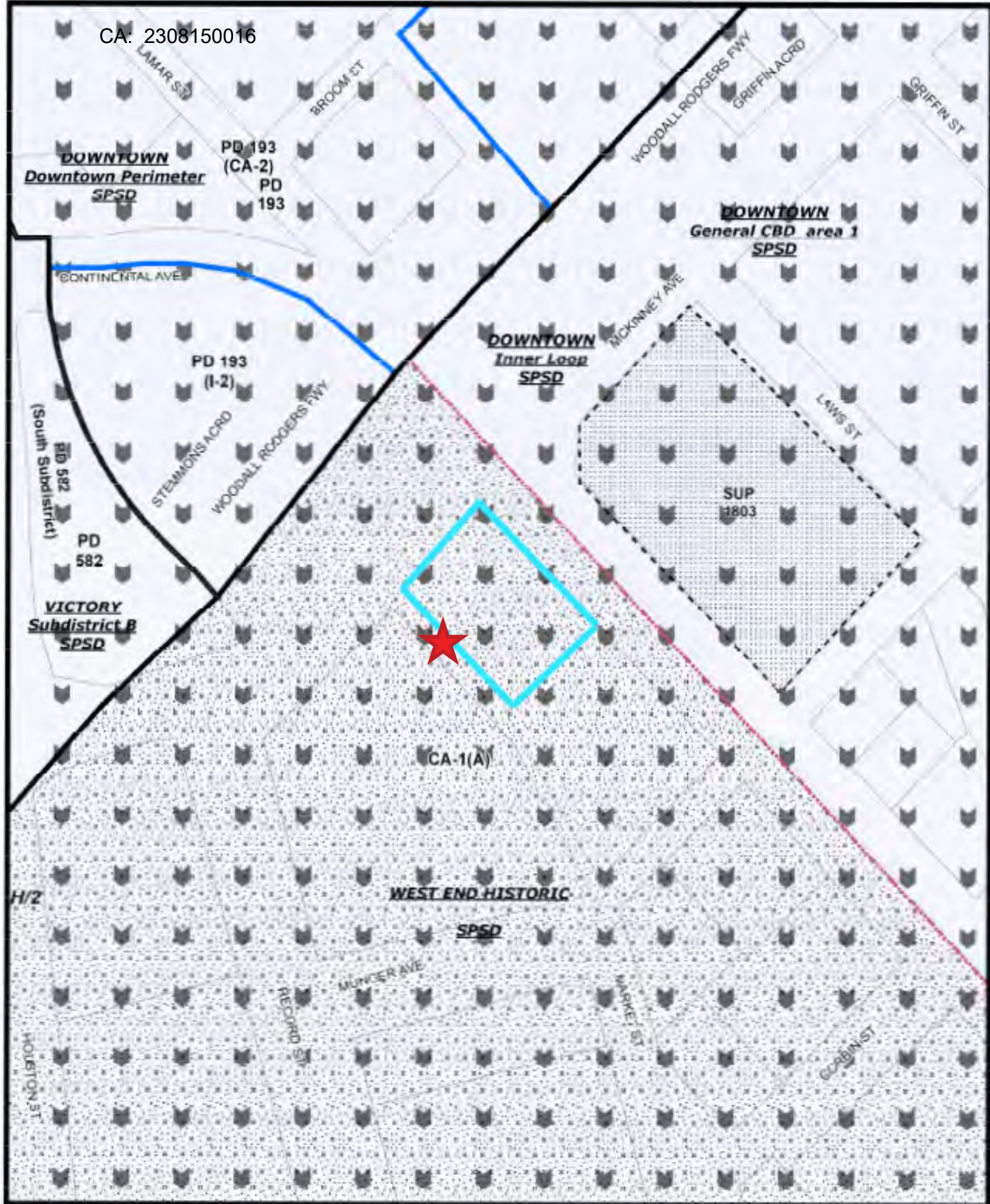


1:1,200

AerialMap

Printed Date: 9/6/2023

CA: 2308150016



1:1,200

Zoning Map

Printed Date: 9/6/2023

Miscellaneous Transaction

Job 175757737-002 (2308150016)

Electrical Sign (ES) ATTACHED - SIGN E1; SW ELV (A) New Construction

Status:Paid

Created By:SROPER083121


Date Created:Aug 15, 2023

Date Completed:Aug 15, 2023

Parent Job:175757737-001 (2301101092)

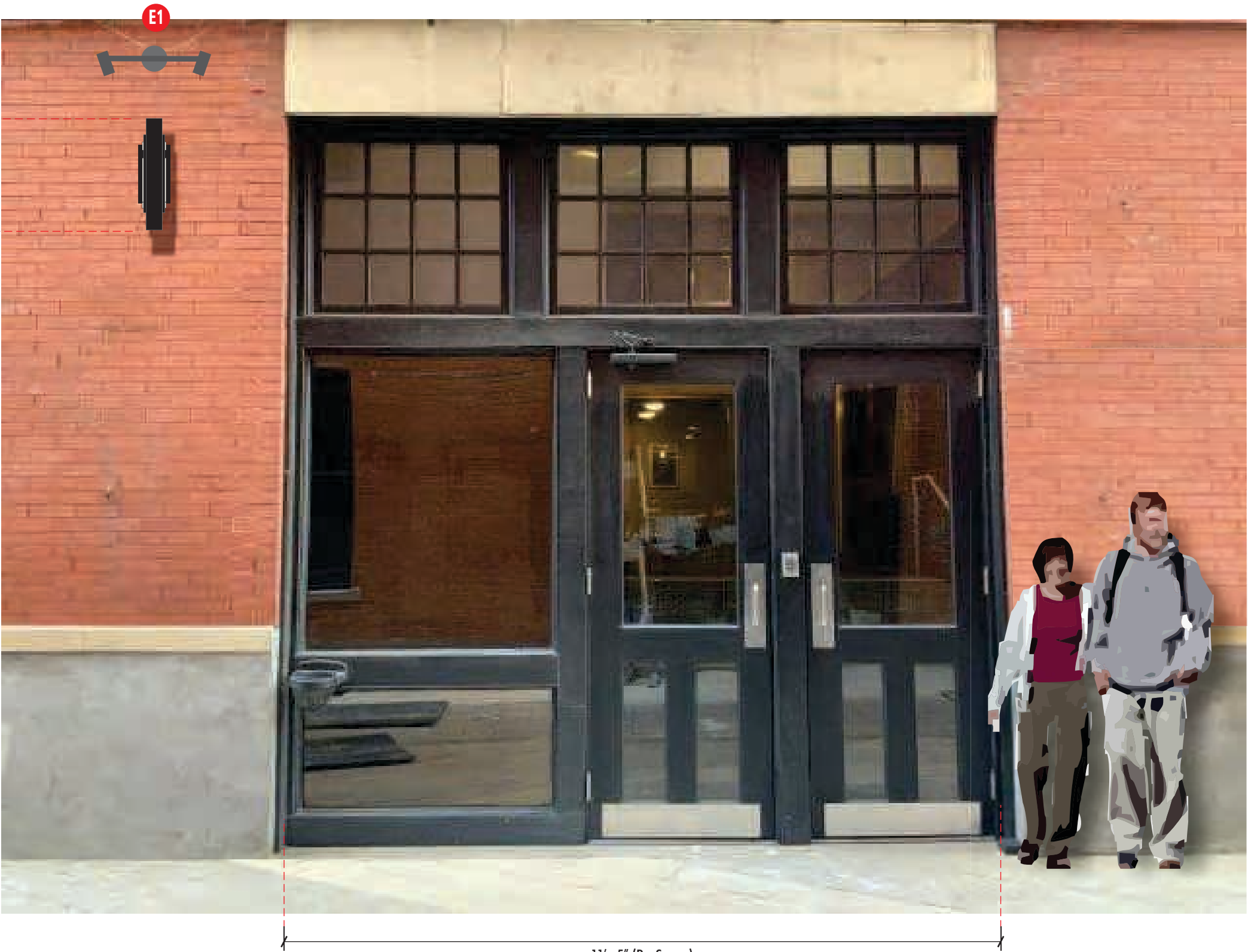
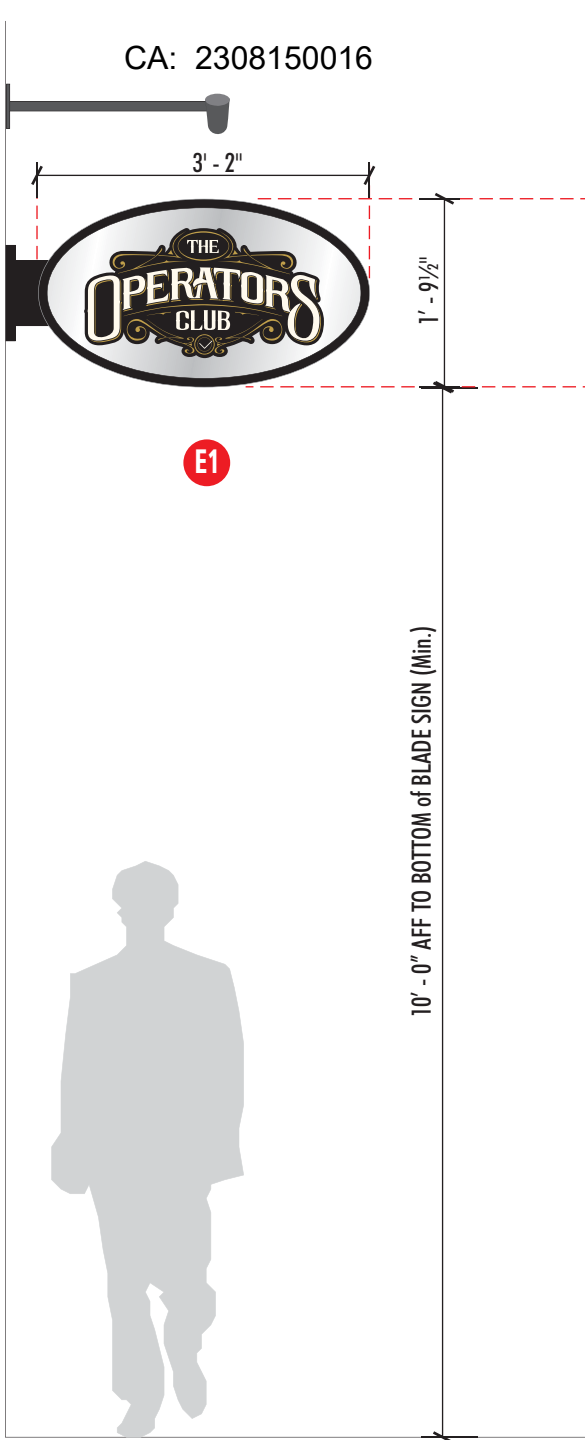
Specific Location:2019 N LAMAR - 5.7 SF - EXTERNALLY ILLUMINATED PROJECTING SIGN
West End Historic - Type A Facade, Two Entrances

| Details | |
|-------------|---|
| Customer | Hallett, Melissa 990 Haltom Rd. Fort Worth, TX 76117 (682) 312-5338 melissa@mello-signs.com |
| Fee Amount | |
| FeeType | |
| Staff Email | SCOTT.ROPER@DALLAS.GOV |

| Details | |
|--|---|
| Fees (EXT): 2308150016 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00 | |
|  | Customer: Hallett, Melissa 990 Haltom Rd. Fort Worth, TX 76117 (682) 312 5338 |

| | | | | Fees |
|---|-------------|------------|--------|------------|
| Description | Posted Date | Amount | Tax | Total |
| 5BN - Special Provision Sign District fee | | \$345.00 | \$0.00 | \$345.00 |
| Receipt Number: 832445 \$345.00 | | (\$345.00) | \$0.00 | (\$345.00) |
| | | | | \$0.00 |

| Processes | | | | | | |
|--------------------------------------|----------|-----------|-----------|-----------|-----------------------|-----------|
| Assigned To | Status | Outcome | Scheduled | | Actual | |
| | | | Start | Completed | Start | Completed |
| System Fee Collection | | | | | | |
| SICASHIERINTERFACE | Complete | Collected | | | Aug 15, 2023 16:17:43 | |
| Auto generated System Fee Collection | | | | | | |



PROPOSED (ELEVATION in ALLEY)



EXISTING CONDITIONS



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

THE OPERATORS CLUB
2019 N. Lamar St.
Dallas, TX

Revision:

1)PW/MG:11/30/22:Remove C & D, shift E1/F to left, add E2, add window vinyl
2)MG:12/05/22:Rev window vinyl to be gold ltrs w/blk dropshadow

3)MG:12/07/22:Del Opt. 2 for window vinyl, per client's email
4)MG:12/23/22:Show a detail pages & sect dtls for signs A, E1 & E2, Del rooftop sign (6). Add approx building frontage
5)MG:01/31/23:All signs to be externally illum. Historical district. Rev canopy per Jason discussion w/client.

6)MG:04/12/23:Add a 3rd opt, a marquee style canopy

7)MG:04/20/23:Del Opts 1 & 3 for the canopy, keep Opt. 2
8)MG:06/01/23:Del B, add F to front, left of canopy, under light, raise E up, Del F at back alley, add logo vinyl to glass, gold metallic

- ☐ Approved
- ☐ Approved as Noted
- ☐ Revise & Resubmit

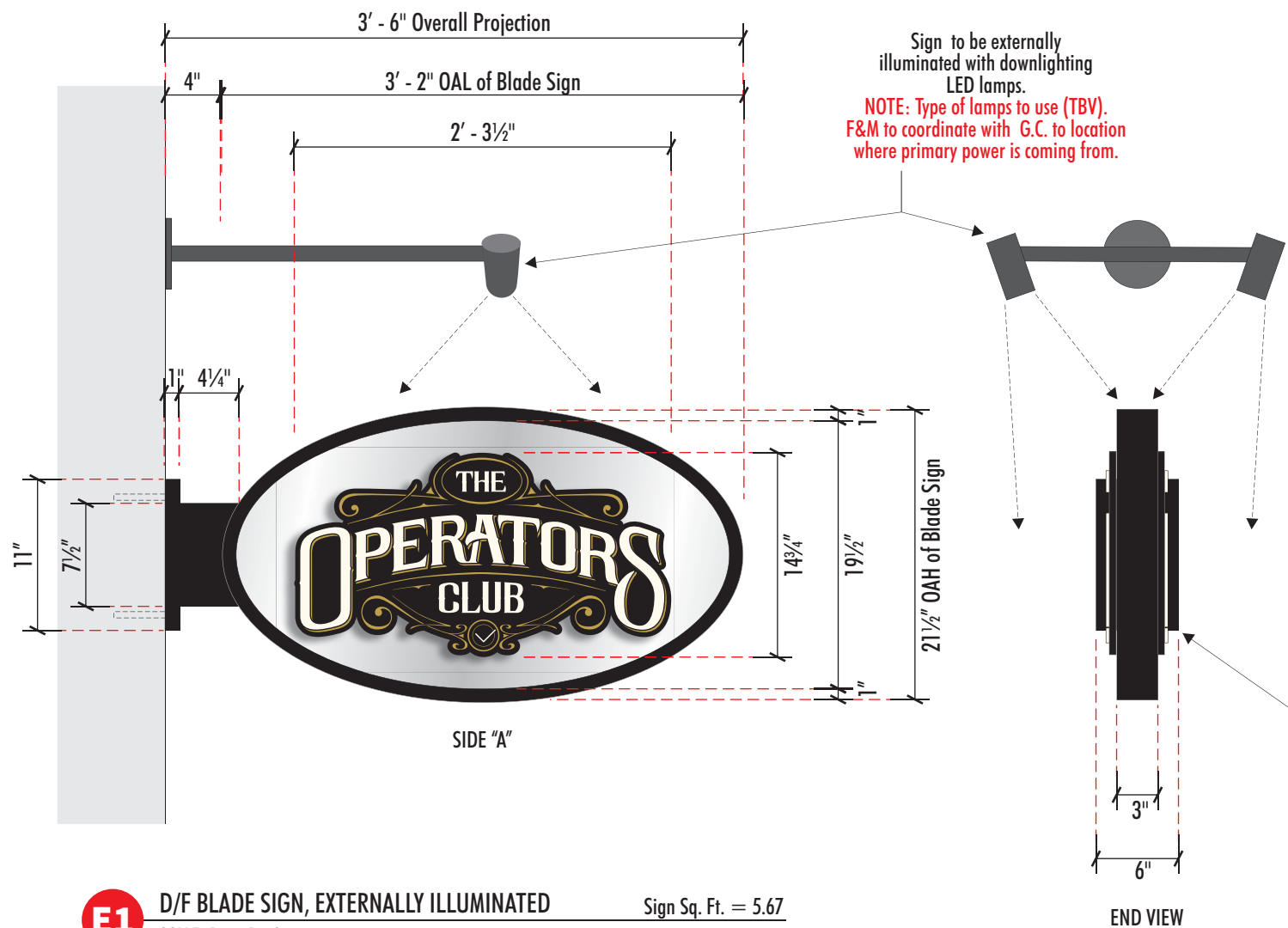
Drawing No: 22-1735-R08

Date: 11.21.2022 MG

Page No: 2.00

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CA: 2308150016



E1 D/F BLADE SIGN, EXTERNALLY ILLUMINATED Sign Sq. Ft. = 5.67

SCALE: 1" = 1' - 0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

NOTE: WALL CONDITIONS TO BE SURVEYED AND VERIFIED TO DETERMINE MOUNTING HARDWARE TO BE USED

PRIMARY ELECTRICAL (120V) FOR EXTERNAL LIGHTING TO BE PROVIDED BY G.C. AND TO BE COORDINATED WITH F&M PRIOR TO FABRICATION OF SIGN

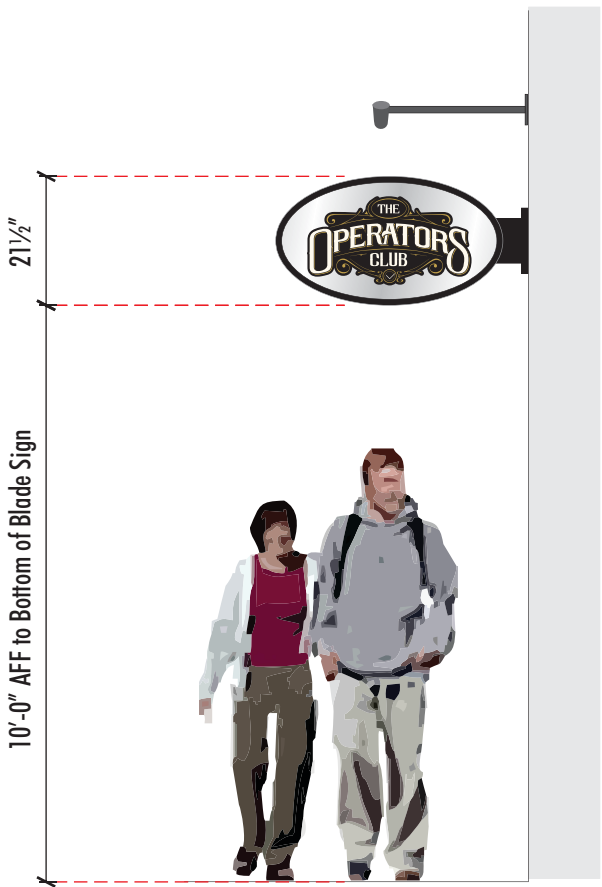
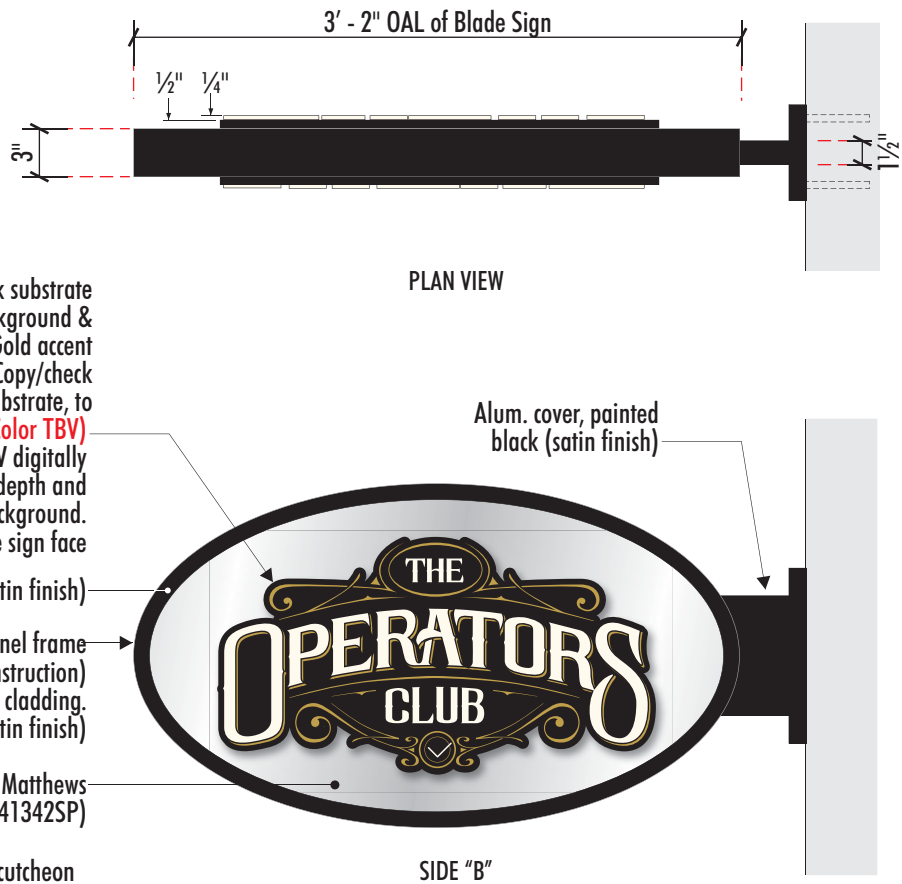
Logo - Background - 1/2" thick substrate
Background to be laser-jet cut Background & edges ptd. black (satin finish) Gold accent swirls - UV digitally printed gold Copy/check mark - 1/4" thick substrate, to be painted off-white (Color TBV)
Black outlines & Gold to be UV digitally printed to give letters depth and to be flush mounted to logo background. Logo bkgd flush mounts to blade sign face

Border painted black (satin finish)

Fabricated alum. c-channel frame (welded construction) with aluminum cladding. Cladding return ptd. black (satin finish)

Background painted Matthews Brushed Aluminum (41342SP)

6"x 11"x 1", alum. escutcheon cover over 5"x 10"x 1/4" aluminum plate. Cover painted black (satin finish)



1 CONTEXT ELEVATION

SCALE: 3/8" = 1' - 0"



2340 Shepler Church Ave SW
Canton, OH 44706
234.458.0990

OHIO • CALIFORNIA
COLORADO • INDIANA
OKLAHOMA

Location:

THE OPERATORS CLUB
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Dallas, TX

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☐ Approved

☐ Approved as Noted

☐ Revise & Resubmit

Drawing No: 22-1735-R08

Date: 11.21.2022 MG

Page No: 2.01

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