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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

23 1076

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

December 7, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, DECEMBER 7, 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-120723> or by calling the following phone number: **Webinar number: 2481 999 4147** (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: 2481 999 4147) 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, December 6, 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 6 de diciembre 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, DECEMBER 7, 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/cityofdallassv](https://cityofdallassv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc42f721a196739de5d610b13dc3179b1>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES - CONSENT

Items 2-16

ZONING CASES - UNDER ADVISEMENT

Item 17

SUBDIVISION DOCKET:

SUBDIVISION CASES - CONSENT

Items 18-28

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 29-32

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

Item 33

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:**

1. [23-3164](#) Update on the ForwardDallas Comprehensive Land Use Plan
Andrea Gilles, AICP, Director (i) Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the November 16, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Zoning Cases - Consent:**

2. [23-3165](#) An application for an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Greenville Ross Partners LTD
Representative: Andrew Ruegg, Masterplan
Planner: Andreea Udrea
Council District: 14
Z212-352(AU)

Attachments: [Z212-352\(AU\) Case Report](#)
[Z212-352\(AU\) Site Plan](#)

3. [23-3167](#) An application for an amendment to Specific Use Permit No. 2019 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, southwest of North Crowds Street.
Staff Recommendation: **Approval** for a three-year period, subject to amended conditions.
Applicant: Danny Balis, Twilite Lounge
Representative: Audra Buckley, Permitted Development
Planner: Giahanna Bridges
Council District: 2
Z223-235(GB)

Attachments: [Z223-235\(GB\) Case Report](#)
[Z223-235\(GB\) Site Plan](#)
4. [23-3169](#) An application for an amendment to Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Exposition Avenue and Canton Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Sin on Wheels, LLC DBA Double Wide Bar
Planner: LeQuan Clinton
Council District: 2
Z223-241(LC)

Attachments: [Z223-241\(LC\) Case Report](#)
5. [23-3170](#) An application for an amendment to Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Field Road.
Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.
Applicant: Troy Clark
Planner: Martin Bate
Council District: 6
Z223-242(MB)

Attachments: [Z223-242\(MB\) Case Report](#)
[Z223-242\(MB\) Site Plan](#)

6. [23-3171](#) An application for the termination of deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue.
Staff Recommendation: **Approval** of the termination of deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant.
Applicant: Jose M. Martinez [Sole Owner]
Representative: Jose C. Garcia, XG Drafting
Planner: LeQuan Clinton
Council District: 2
Z223-245(LC)

Attachments: [Z223-245\(LC\) Case Report](#)

7. [23-3172](#) An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, on the north line of Park Lane, between Preston Road and Douglas Avenue.
Staff Recommendation: **Approval.**
Applicant: Blueline Living Trust
Representative: CBG Surveying Texas, LLC
Planner: LeQuan Clinton
Council District: 13
Z223-246(LC)

Attachments: [Z223-246\(LC\) Case Report](#)

8. [23-3173](#) An application for an MU-3 Mixed Use District on property zoned a CR Community Retail District, on the northeast corner of South Lancaster Road and Simpson Stuart Road.
Staff Recommendation: **Approval.**
Applicant: 6730 Lancaster, LLC
Representative: Paul Carden
Planner: Liliana Garza
Council District: 8
Z223-254(LG)

Attachments: [Z223-254\(LG\) Case Report](#)

9. [23-3174](#) An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the northeast corner of Dennison Street and Vilbig Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Area Habitat for Humanity

Representative: Mark Brown

Planner: LeQuan Clinton

Council District: 6

Z223-261(LC)

Attachments: [Z223-261\(LC\) Case Report](#)

10. [23-3175](#) An application for an amendment to Specific Use Permit No. 1691 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest line of Exposition Avenue, east of Ash Lane.

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

Applicant: Antonio Everette

Planner: Martin Bate

Council District: 7

Z223-262(MB)

Attachments: [Z223-262\(MB\) Case Report](#)
[Z223-262\(MB\) Site Plan](#)

11. [23-3176](#) An application for an amendment to Specific Use Permit No. 2349 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2, within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northeast corner of C.F. Hawn Freeway and South Masters Drive.

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

Applicant: Manzoor Buchh, 10201 C.F. Hawn

Representative: Robert Nunez, Alchemi Development Partners

Planner: LeQuan Clinton

Council District: 5

Z223-264(LC)

Attachments: [Z223-264\(LC\) Case Report](#)

12. [23-3177](#) An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District, on the southeast line of West Lawson Road, northeast of Golden Spur Road.
Staff Recommendation: **Approval.**
Applicant: Juan Romero [Sole Owner]
Representative: Monica Hernandez, America Plans & Permits
Planner: Martin Bate
Council District: 8
Z223-278(MB)

Attachments: [Z223-278\(MB\) Case Report](#)

13. [23-3178](#) An application for an amendment to Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the west corner of C.F. Hawn Freeway and Ellenwood Drive.
Staff Recommendation: **Approval** for a two-year period, subject to an amended site plan and amended conditions.
Applicant: Salvador Jimenez [Sole Owner]
Representative:
Planner: Martin Bate
Council District: 8
Z223-281(MB)

Attachments: [Z223-281\(MB\) Case Report](#)
[Z223-281\(MB\) Site Plan](#)

14. [23-3179](#) An application for an amendment to deed restrictions [Z934-263] on property zoned a CS Commercial Service District, on the southeast corner of Davenport Road and Winding Creek Road.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z934-263] as volunteered by the applicant.
Applicant: Friends of Kesher Foundation
Representative: Audra Buckley, Permitted Development
Planner: Martin Bate
Council District: 12
Z223-283(MB)

Attachments: [Z223-283\(MB\) Case Report](#)
[Z223-283\(MB\) Site Plan](#)

15. [23-3180](#) An application for a Specific Use Permit for a convent or monastery on property zoned an R-7.5(A) Single Family District, on the northeast corner of Fairport Road and Longbranch Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Panna Dipa
Planner: Martin Bate
Council District: 8
Z223-284(MB)

Attachments: [Z223-284\(MB\) Case Report](#)
[Z223-284\(MB\) Site Plan](#)

16. [23-3181](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between Scyene Road and Blossom Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: La Campina Inc.
Representative: Santos Martinez, La Sierra Planning Group
Planner: LeQuan Clinton
Council District: 5
Z234-125(LC)

Attachments: [Z234-125\(LC\) Case Report](#)
[Z234-125\(LC\) Site Plan](#)

Zoning Cases - Under Advisement:

17. [23-3143](#) An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road.
Staff Recommendation: **Approval.**
Applicant: Larry and Patricia Christian
Representative: Rob Baldwin, Baldwin Associates
Planner: Liliana Garza
UA From: September 7, 2023 and October 19, 2023.
Council District: 3
Z223-179(LG)

Attachments: [Z223-179\(LG\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

18. [23-3182](#) An application to revise a previously approved preliminary plat S189-185 to create one 5.7390-acre lot from a tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, a portion of abandoned Nettie Street, and an abandoned 20-foot alley on property located on Fitchburg Street, west of Chalk Hill Road.

Applicant/Owners: Raymundo and Amalia Prieto

Surveyor: Texas Heritage Surveying, LLC

Application Filed: November 09, 2023

Zoning: IM

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 6

S189-185R

Attachments: [S189-185R Case Report](#)
[S189-185R Plat](#)

19. [23-3183](#) An application to replat a 3.7378-acre (162,816 square-foot) tract of land containing part of Lot 1 in City Block 3/932 to create one 1.4249-acre (62,068 square-foot) lot and one 2.3129-acre (100,748 square-foot) lot on property bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail.

Applicant/Owners: North Texas Public Broadcasting, Inc.

Surveyor: Kimley-Horn and Assoc. Inc.

Application Filed: November 09, 2023

Zoning: PD193 (I-2)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 2

S234-014

Attachments: [S234-014 Case Report](#)
[S234-014 Plat](#)

20. [23-3184](#) An application to create 197-residential lots ranging in size from 2,080 square feet to 5,128 square feet and 23-common areas from a 22.946-acre (999,511 square-foot) tract of land in City Block 8822 on property located on Edd Road at Garden Grove Drive, southeast corner.
Applicant/Owner: Nan Investments, LLC. S. I. Abed
Surveyor: Joel C. Howard
Application Filed: November 09, 2023
Zoning: PD 1100 (Subarea A & B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-016

Attachments: [S234-016 Case Report](#)
[S234-016 Pg. 1 Plat](#)
[S234-016 Pg. 2 Plat](#)
[S234-016 Pg. 3 Plat](#)
[S234-016 Pg. 4 Plat](#)

21. [23-3185](#) An application to replat an 8.865-acre (386,149 square-foot) tract of land containing all of Lot 3 in City Block M/7212 to create five lots ranging in size from 1.202 acre (52,339 square feet) to 2.529 acre (110,182 square feet) on property located on Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner.
Applicant/Owner: LMC Canyon Holdings, LLC
Surveyor: Votex Surveying
Application Filed: November 09, 2023
Zoning: PD 811 (Subarea B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S234-017

Attachments: [S234-017 Case Report](#)
[S234-017 Plat](#)

22. [23-3186](#) An application to replat a 0.413-acre tract of land containing all of Lot 13 and part of Lots 14 through 16 in City Block D/3114 to create one lot on property located on Viola Street at Clarendon Drive, west of Fleming Avenue.
Applicant/Owner: 930 Clarendon, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: November 09, 2023
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 4
S234-018

Attachments: [S234-018 Case Report](#)
[S234-018 Plat](#)
23. [23-3187](#) An application to create one 1.2526-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road at Remond Drive, northwest corner.
Applicant/Owner: Dallas Metrocare Services
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: November 09, 2023
Zoning: PD 811 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S234-019

Attachments: [S234-019 Case Report](#)
[S234-019 Plat](#)
24. [23-3188](#) An application to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner.
Applicant/Owner: OR Asset Holdings, LP, Corey Wells
Surveyor: CBG Surveying Texas LLC
Application Filed: November 09, 2023
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-020

Attachments: [S234-020 Case Report](#)
[S234-020 Plat](#)

25. [23-3189](#) An application to replat a 0.83-acre tract of land containing part of Lot 6 and tract of land in City Block 7791 to create one lot on property located on Rylie Crest Road, at terminus of Laramie Lane.
Applicant/Owner: Mid-Cities Services, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 13, 2023
Zoning: PD 535 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-023

Attachments: [S234-023 Case Report](#)
[S234-023 Plat](#)

26. [23-3190](#) An application to create one 7.819-acre lot from a tract of land in City Block 8319 on property located on Witt Road, east of Blanco Drive.
Applicant/Owner: Coffman Investment, LP
Surveyor: Meldon & Hunt, Inc.
Application Filed: November 13, 2023
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-024

Attachments: [S234-024 Case Report](#)
[S234-024 Plat](#)

27. [23-3191](#) An application to create one 2.773-acre lot from a tract of land in City Block 3527 on property located on Moore Street, south of Lotus Street.
Applicant/Owner: Joseph L Gillum
Surveyor: Meldon & Hunt, Inc.
Application Filed: November 13, 2023
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 4
S234-025

Attachments: [S234-025 Case Report](#)
[S234-025 Plat](#)

28. [23-3192](#) An application to replat a 38.331-acre tract of land containing all of Lot 11, portion of Lots 5,12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 19 in City Block C/5759, an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 6.131-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner.
- Applicant/Owner: Pediatric Health Management Services, Board of Regents of the University Texas System
- Surveyor: ARS Engineers, Inc.
- Application Filed: November 13, 2023
- Zoning: MU-2
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 2
- S234-026**
- Attachments:** [S234-026 Case Report](#)
[S234-026 Plat](#)

Residential Replats:

29. [23-3193](#) An application to replat a 1.206-acre (52,540-square foot) tract of land containing part of Lot 4 in City Block 24/5815 to create one 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot on property located on Parkdale Drive, west of Donna Drive.
- Owner: Metroplex Casas, LLC
- Surveyor: ARA Surveying
- Application Filed: November 08, 2023
- Zoning: R-7.5(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 5
- S234-012**
- Attachments:** [S234-012 Case Report](#)
[S234-012 Plat](#)

30. [23-3194](#) An application to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street.
Owner: Shawkat Albess
Surveyor: ARA Surveying
Application Filed: November 08, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-013

Attachments: [S234-013 Case Report](#)
[S234-013 Plat](#)

31. [23-3195](#) An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Street, north of Stokes Street.
Owner: Dallas Area Habitat for Humanity, Inc.
Surveyor: BGE, Inc._
Application Filed: November 08, 2023_
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-015

Attachments: [S234-015 Case Report](#)
[S234-015 Plat](#)

32. [23-3196](#) An application to replat a 4.432-acre tract of land containing all of Lot 4B in City Block 5519 and part of lot 7 in City Block 1/5520 to create one lot on property located on Strait Lane, south of Manson Court.
Owner: Bryan Shanin Wilburn
Surveyor: KFM Engineering and Design,
Application Filed: November 13, 2023
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S234-022

Attachments: [S234-022 Case Report](#)
[S234-022 Plat](#)

Certificate of Appropriateness for Signs:**Individual:**

33. [23-3197](#) An application for a Certificate of Appropriateness by Paul Santoyo of ARTOGRAFX, INC., for a 19-square-foot illuminated detached landscape sign at 1900 North Akard Street (North Akard Street frontage).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Paul Santoyo of ARTOGRAFX, INC.

Owner: Hunt Dallas Office L.P.

Planner: Jason Pool

Council District: 14

2309180012

Attachments: [2309180012 Case Report](#)

OTHER MATTERS:**Consideration of Appointments to CPC Committees:****ADJOURNMENT**

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, December 5, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING – Tuesday, December 5, 2023, at 11:00 a.m., at City Hall, in the L1FN Auditorium, and by videoconference, to consider **(1) DCA190-002** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code regarding minimum off-street parking and loading requirements, including but not limited to establishing a Transportation Demand Management Plan and off-street parking design standards. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac120523>.

Thursday, December 7, 2023

THOROUGHFARE COMMITTEE MEETING – Thursday, December 7, 2023, at 8:00 a.m., at City Hall, Room 5ES, 5th Floor, and by videoconference, to consider **(1) Harwood Street Thoroughfare Plan Amendments** - Amendments to the City of Dallas Thoroughfare Plan to remove: (1) Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; and (2) Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way; **(2) Crown Road Thoroughfare Plan Amendment** - Amendment to the City of Dallas Thoroughfare Plan to remove Crown Road between Newkirk Street and Farmers Branch City Limits and **(3) Elam Road Thoroughfare Plan Amendment** - Amendment to the City of Dallas Thoroughfare Plan to change the designation of Elam Road between Pemberton Hill Road and Jim Miller Road from a minor six-lane divided road way in 100 feet of right-of-way (M-6-Da) to a special two-lane undivided roadway with a shared-use path on the north side of the roadway in 75 feet of right-of-way (SPCL2U). The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC1207>.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING – Thursday, December 7, 2023, at 8:30 a.m., at City Hall, in Council Chamber, 6th Floor, and by videoconference, to consider **(1) NC234-002** - An application to change the portion of Cadiz Street located between Riverfront Boulevard and Akard Street to “Pancho Medrano Avenue”. The public may attend the meeting via the videoconference link: <https://bit.ly/SRC120723>.

Tuesday, December 12, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, December 12, 2023, at 8:30 a.m., at L1FN Auditorium and by videoconference <https://bit.ly/3QaIVnl>, Public hearing and review of the ForwardDallas Comprehensive Land Use Plan (Revised Draft #2) to consider recommendation to City Plan Commission for further plan review.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, December 12, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC121223>.

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 #: 23-3164

Item #: 1.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Update on the ForwardDallas Comprehensive Land Use Plan
Andrea Gilles, AICP, Director (i) Planning and Urban Design



City of Dallas

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

Agenda Information Sheet

File #: 23-3165

Item #: 2.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue.

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

Applicant: Greenville Ross Partners LTD

Representative: Andrew Ruegg, Masterplan

Planner: Andreea Udrea

Council District: 14

Z212-352(AU)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023
Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z212-352(AU) **DATE FILED:** September 22, 2022
LOCATION: Southeast corner of Greenville Avenue and Richmond Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: Approx. 0.38 Acres **CENSUS TRACT:** 48113001101

OWNER/APPLICANT: Greenville Ross Partners LTD

REPRESENTATIVE: Andrew Ruegg, Masterplan

REQUEST: An application for an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay

SUMMARY: The purpose of the request is to renew the current SUP and allow for the continuation of the late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station on the site [7 Eleven].

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

PD No. 842:

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20842.pdf>
<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

BACKGROUND INFORMATION:

- The area of request is currently located within Planned Development District No. 842, which defaults to all uses and development standards permitted within the CR Community Retail District. In PD No. 842, late-hour establishments are allowable only subject to an SUP. A late-hours establishment means a retail and personal service use that, except in Subdistrict 2, operates between 12 a.m. (midnight) and 6 a.m., and in Subdistrict 2, operates between 9 p.m. and 6 a.m.
- The area of request is also located within Specific Use Permit No. 1898. SUP No. 1898 was approved by City Council on December 14, 2011 for a five-year period with eligibility for automatic renewals for additional five-year periods.
- On October 10, 2016, SUP No. 1898 was automatically renewed for a five-year period.
- On February 23, 2022, SUP No. 1880 was renewed for a one-year period, with the expiration date being February 23, 2023. The application for renewal was submitted in September 2022, thus the SUP is eligible for renewal.
- The property is currently developed with a 3,088 square-foot-building being used as convenience store with a gas station. The most recent certificate of occupancy for the convenience store was issued on January 3, 2012.

Zoning History:

There have been five zoning change requests in the area within the last five years.

1. **Z201-101:** On January 21, 2021, City Plan Commission denied an application for a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the southeast corner of Greenville Avenue and Prospect Avenue.
2. **Z201-148:** On June 9, 2021, City Council approved an application for the renewal of Specific Use Permit No. 1889 for a late hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the east line of Greenville Avenue, north of Prospect Avenue.
3. **Z212-101:** On February 23, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1898 for a late hours establishment limited to a general merchandise or feed store 3,500 square feet or less and a motor vehicle fueling station, on property located Planned Development District No. 842, the Lower Greenville Avenue Special Provision District with MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue [area of request].

4. **Z212-135:** On March 9, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1881 for a late hours establishment limited to a restaurant without a drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District at the east line of Greenville Avenue, on the northwest corner of Greenville Avenue and Bell Avenue.
5. **Z223-105:** On December 13, 2023, City Council will consider an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Ave.	Improved per Complete Streets Initiative	-
Richmond Ave.	Local Street	56'

Traffic:

The Engineering Division of 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:

Land Use:

	Zoning	Land Use
Site	PD No. 842, MD-1, SUP No. 1898	General merchandise or food store 3,500 square feet or less, motor vehicle fueling station
North	PD No. 842, MD-1	Retail
East	PD No. 842 MD-1, PD No. 167	Restaurant, Multi-family
South	PD No. 842, MD-1	Restaurant, Bar, Retail
West	PD No. 842, MD-1, SUP No. 1881	Restaurant, Bar, Retail, Liquor Store

Land Use Compatibility:

The request site is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. North of the site is a retail store. East of the site is a restaurant use and multi-family that is currently under construction. South of the site is a mix of uses that includes restaurants, retail, and bars. To the west of the site are more mixed uses including restaurants, a retail store, bars, a liquor store.

According to PD No. 842, a late-hours establishment requires an SUP.

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 October 2023.

This proposal does not include any changes to the conditions nor the previously approved site plan. The site is located at the intersection of Greenville Avenue and Richmond Avenue with access off both roadways. In addition, there is a traffic light at the intersection that aids in calming the traffic. Greenville Avenue is designed to accommodate for pedestrian traffic and this site has wide sidewalks, landscaping along the frontage, and nearby DART stops to accommodate alternative modes of transportation as well. The use at the site is compatible with the surrounding uses by serving as a transition between the residential multi-family uses and the heavier uses of restaurants, bars, retail, and liquor stores. This use currently remains in operation during similar hours as other surrounding establishments do. The late hour establishment also promotes the character of the Greenville area. Considering that this site is maintained in good conditions, staff supports the renewal of the SUP for a three-year period.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended. No changes are proposed at this time.

Parking:

Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1. The general merchandise store requires one space per 200 square feet of floor area. The 2,998 square foot retail building requires 15 spaces. The motor vehicle fueling station requires two spaces. The site plan shows a total of 17 spaces provided.

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 located within a "C" MVA cluster.

Crime Report:

Staff requested a report of site-related incidents, calls and arrests for the past year, since the SUP was last renewed. There have been 80 calls to the Dallas Police for the property; with 52 calls coded as urgent. There have been 16 incidents and 1 arrest on the property in the same period of time.

Calls:

Date	Time	Problem	Priority	Location Name	Address
11/15/2023	20:12	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
11/10/2023	3:50	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
11/9/2023	12:07	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/27/2023	13:54	58B - Hot Spot Offender Focus	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
10/24/2023	8:10	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/18/2023	9:47	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/17/2023	5:25	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/3/2023	1:29	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/2/2023	21:42	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/29/2023	5:08	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/23/2023	17:21	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/22/2023	13:41	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/21/2023	2:11	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/14/2023	7:37	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/8/2023	15:23	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/6/2023	23:45	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/4/2023	23:44	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/4/2023	20:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/23/2023	2:01	40 - Other	3 - General Service	11-Jul	2120 GREENVILLE AVE
7/14/2023	16:43	PSE/09 - Theft	5 - Expediter	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/9/2023	15:45	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

7/9/2023	4:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/30/2023	13:08	**PD Requested by Fire	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/30/2023	9:52	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/23/2023	13:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/19/2023	21:56	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/26/2023	7:30	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/12/2023	10:40	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/2/2023	13:14	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/1/2023	20:49	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/29/2023	16:47	7X - Major Accident	2 - Urgent	4/29 7X SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/14/2023	0:28	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/2/2023	16:15	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/11/2023	2:53	6X - Major Dist (Violence)	2 - Urgent	7 eleven	2120 Greenville Ave
3/2/2023	13:34	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
2/24/2023	17:42	40 - Other	3 - General Service	7-ELEVEN	2120 Greenville Ave
1/24/2023	12:26	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
1/18/2023	8:49	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
12/3/2022	3:38	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/27/2022	1:14	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/25/2022	6:26	46 - CIT	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/22/2022	6:11	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/20/2022	22:54	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/20/2022	18:55	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/15/2022	1:05	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
10/7/2022	12:36	PH - Panhandler	4 - Non Critical	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

10/7/2022	0:57	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/24/2022	12:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/22/2022	3:14	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/21/2022	14:36	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
9/20/2022	20:01	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/30/2022	11:06	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/29/2022	8:19	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/12/2022	4:48	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
8/4/2022	8:43	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/28/2022	0:26	41/20 - Robbery - In Progress	1 - Emergency	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/27/2022	19:19	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/26/2022	10:32	58C - Community Engagement	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/22/2022	22:40	6XA - Major Dist Ambulance	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/19/2022	9:02	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/5/2022	3:11	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
7/2/2022	18:08	40/01 - Other	2 - Urgent	7 - ELEVEN	2120 GREENVILLE AVE
6/21/2022	19:18	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/17/2022	7:59	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
6/11/2022	8:02	6X - Major Dist (Violence)	2 - Urgent	11-Jul	2120 GREENVILLE AVE
5/28/2022	0:51	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/27/2022	21:20	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
5/27/2022	14:06	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
5/23/2022	0:30	6X - Major Dist (Violence)	2 - Urgent	7 eleven	2120 Greenville Ave
5/10/2022	12:41	40/01 - Other	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/24/2022	17:22	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/20/2022	20:20	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
4/13/2022	21:26	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

4/3/2022	14:21	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/27/2022	17:01	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/18/2022	21:27	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 GREENVILLE AVE
3/7/2022	3:25	6X - Major Dist (Violence)	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/6/2022	17:46	32 - Suspicious Person	2 - Urgent	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
3/1/2022	3:57	58 - Routine Investigation	7 - Unit Initiated	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave
2/21/2022	14:16	40 - Other	3 - General Service	SEVEN ELEVEN (greenville & prospect)	2120 Greenville Ave

Incidents:

Date	Time	Crime	Address	Zip Code	Premise
11/10/2023	3:35	SHOPLIFTING	2120 GREENVILLE AVE	75206	Gas or Service Station
10/17/2023	5:15	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
10/2/2023	21:44	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/29/2023	2:00	ALL OTHER OFFENSES	2120 GREENVILLE AVE	75206	Convenience Store
9/22/2023	13:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/14/2023	4:20	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
4/10/2023	3:28	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
4/6/2023	9:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
9/10/2022	5:50	SIMPLE ASSAULT	2120 GREENVILLE AVE	75206	Convenience Store
9/1/2022	22:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station
7/28/2022	0:15	SHOPLIFTING	2120 GREENVILLE AVE	75206	Convenience Store
7/22/2022	22:30	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Outdoor Area Public/Private
7/19/2022	9:00	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Convenience Store
6/21/2022	19:15	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Grocery/Supermarket
2/21/2022	14:16	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station
2/21/2022	14:16	MISCELLANEOUS	2120 GREENVILLE AVE	75206	Gas or Service Station

Z212-352(AU)

Arrests:

Charge Desc	Date	Time	Day	Crime	Address
WARRANT DALLAS PD (ALIAS/CAPIAS)	2/21/2022	11:00.0	Monday	WARRANT DALLAS PD (ALIAS/CAPIAS)	2120 GREENVILLE AVE

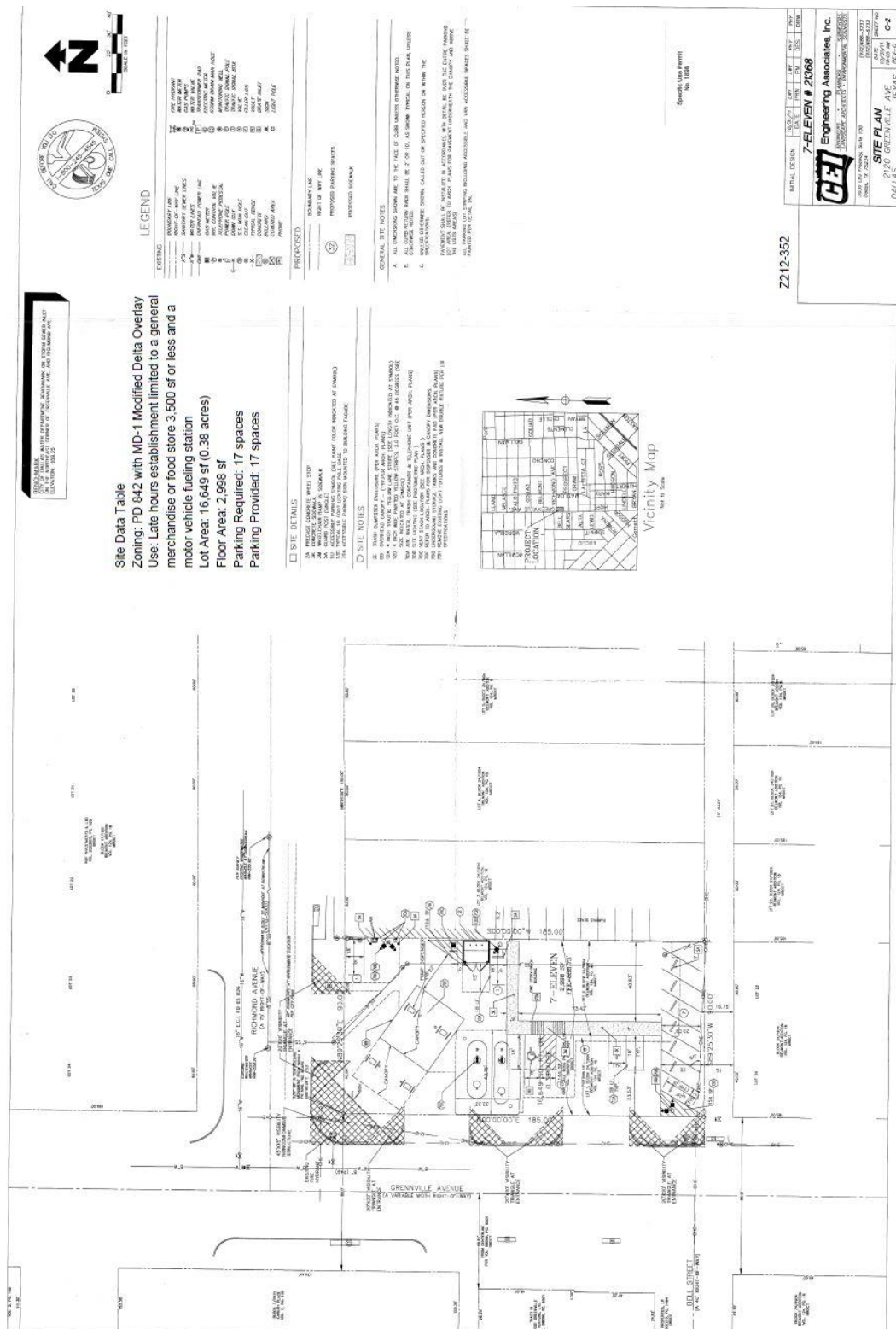
List of Officers

Greenville Ross Partners, Ltd. – Sole Manager: Mitchel Rasansky

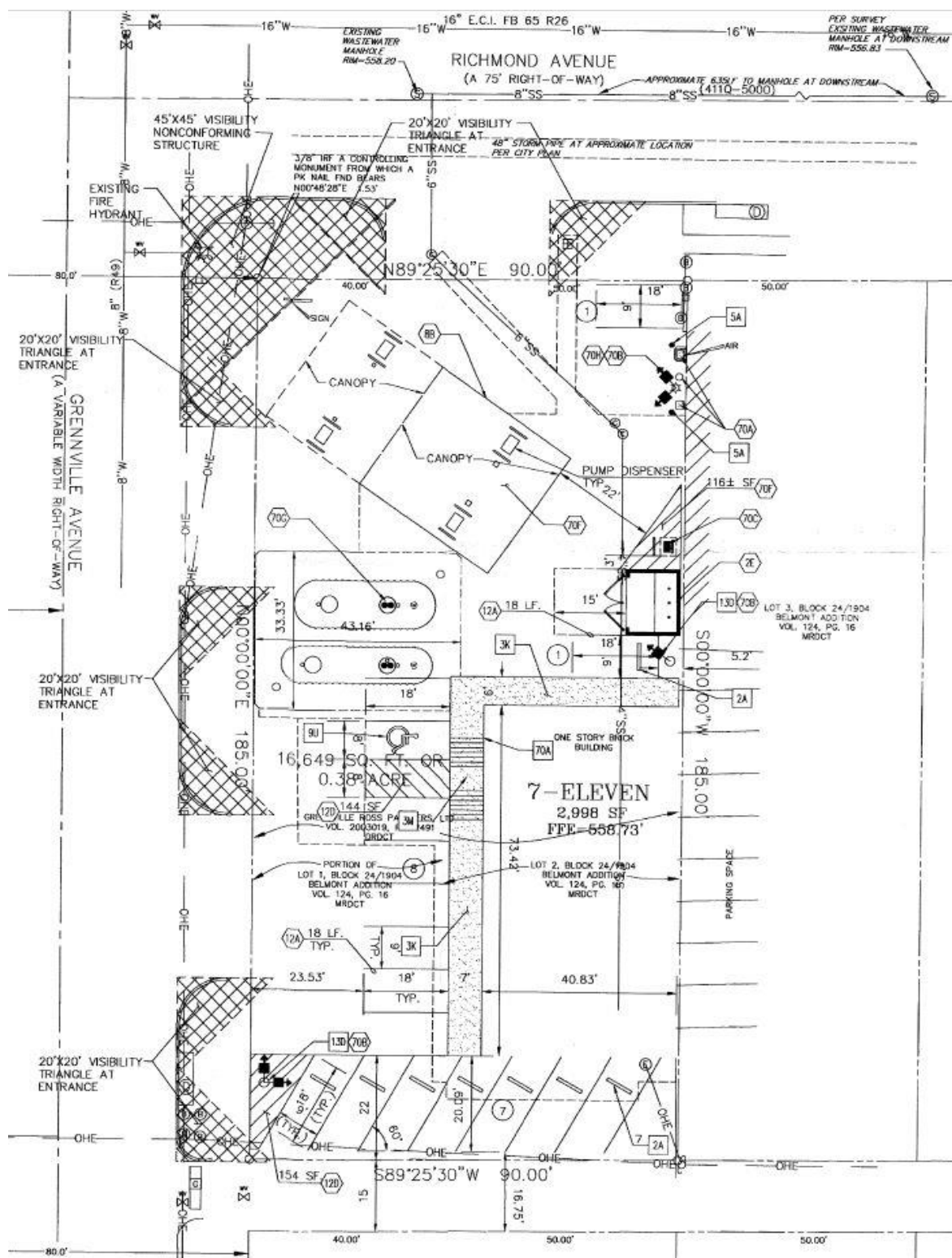
PROPOSED SUP No. 1898 AMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a general merchandise or food store and a motor vehicle fueling station.
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 ~~February 23, 2023~~ (three years from passing of this ordinance.)
4. FLOOR AREA: Maximum floor area is 2,998 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment may only operate between 12:00 a.m. (midnight) and 6:00 a.m. (the next day), Monday through Sunday.
6. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENT: 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
(revised table to clarify information; no other changes)

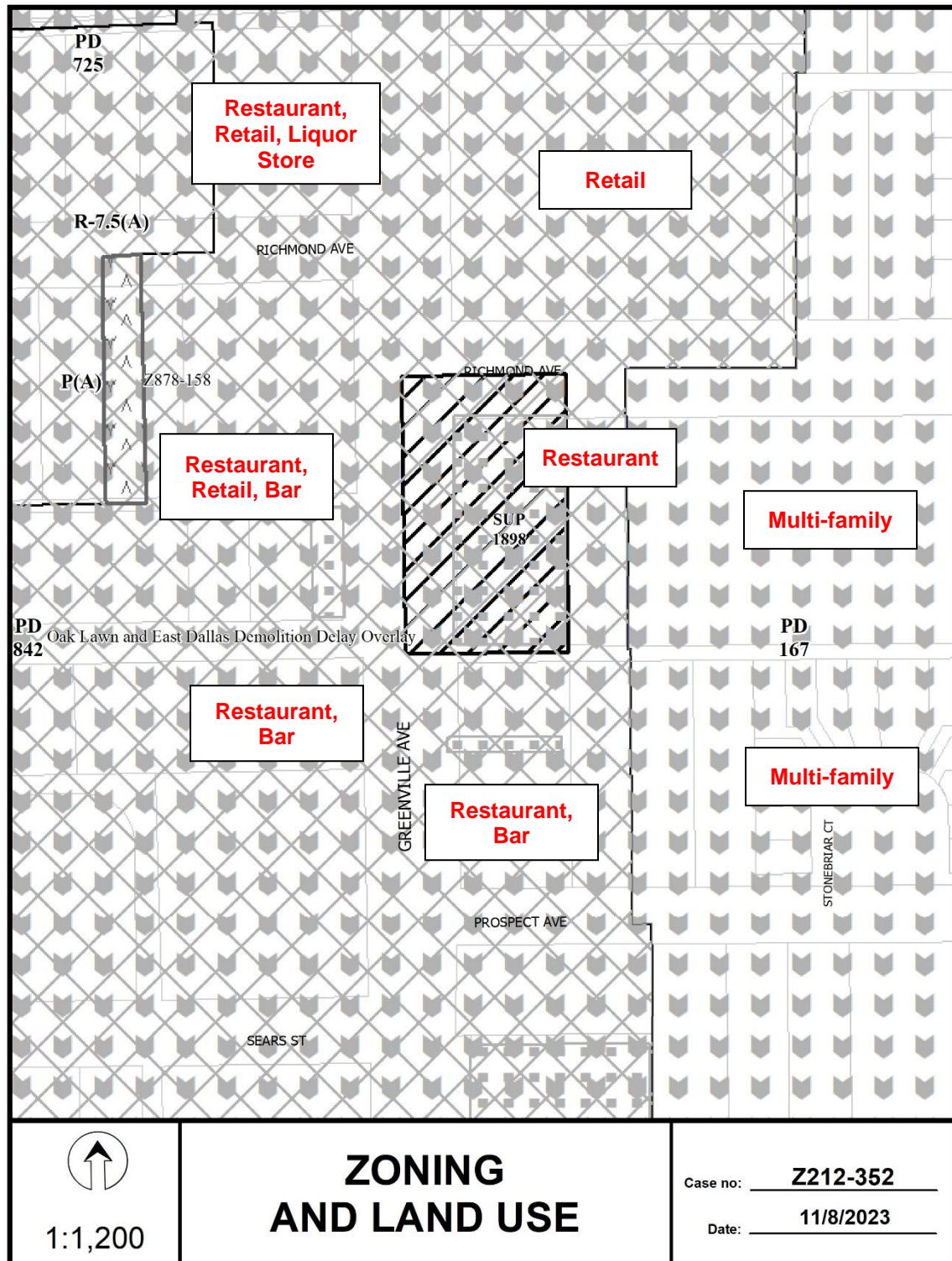


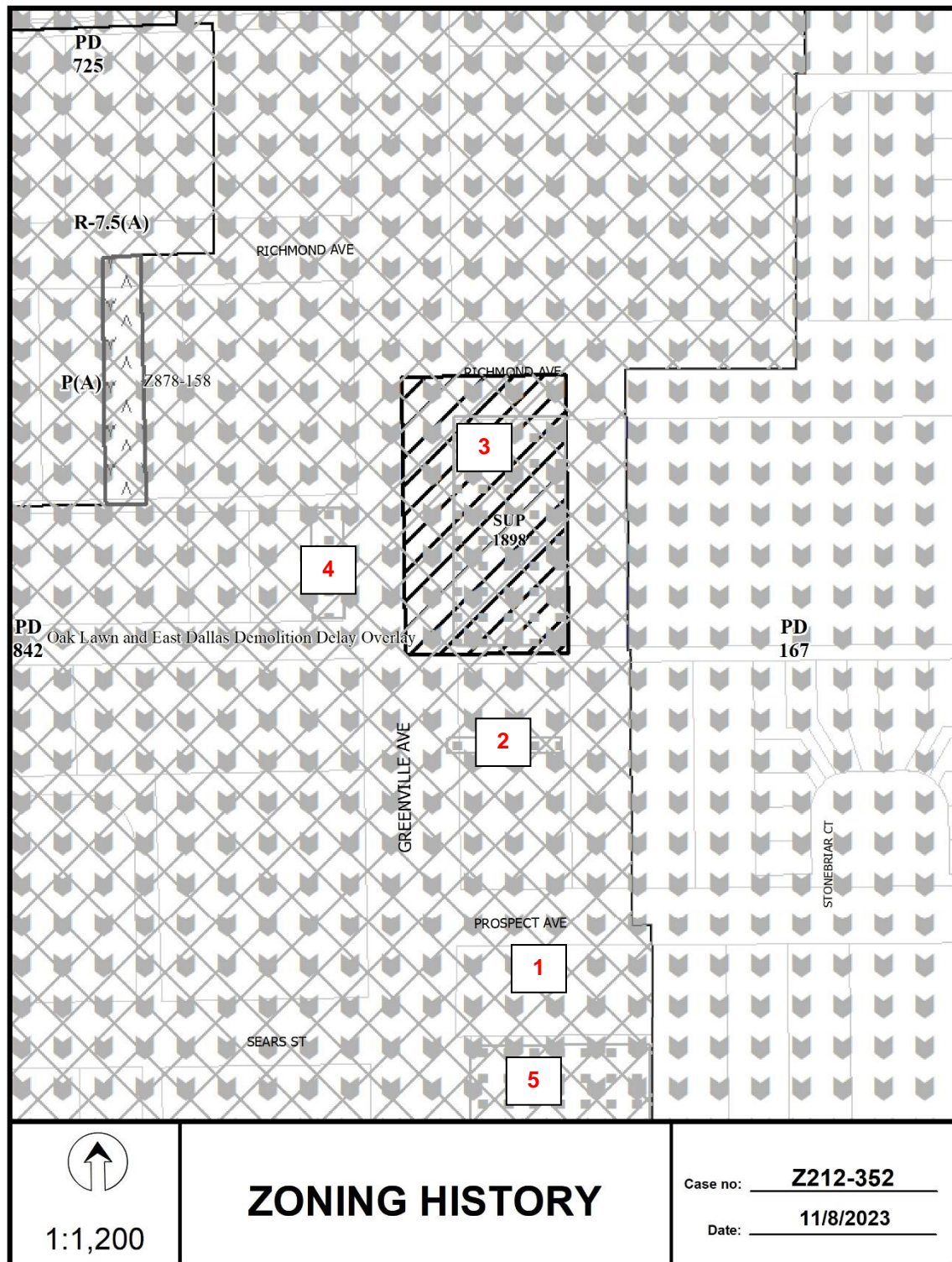
EXISTING SITE PLAN – ENLARGED
(revised table to clarify information; no other changes)

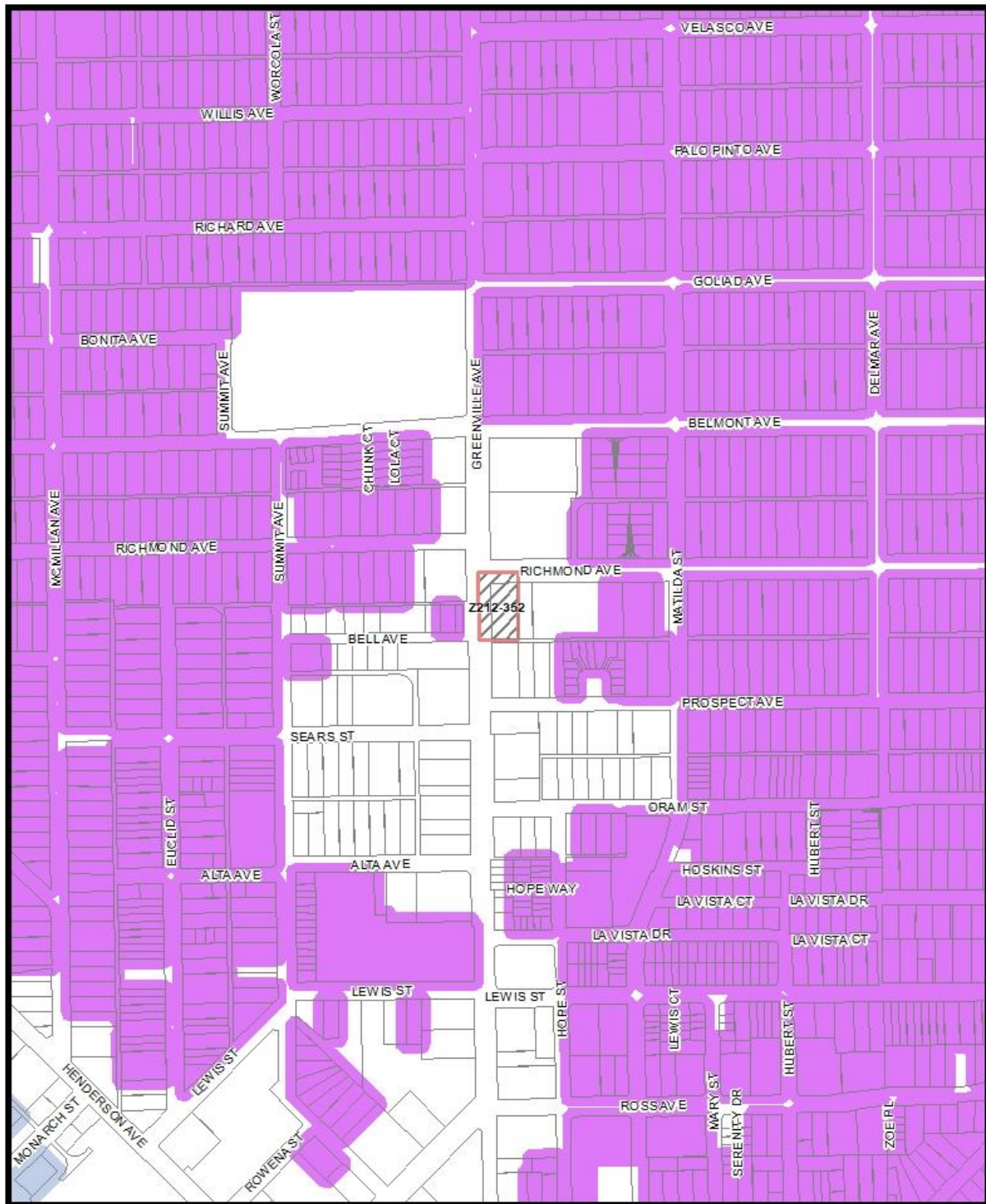












Market Value Analysis

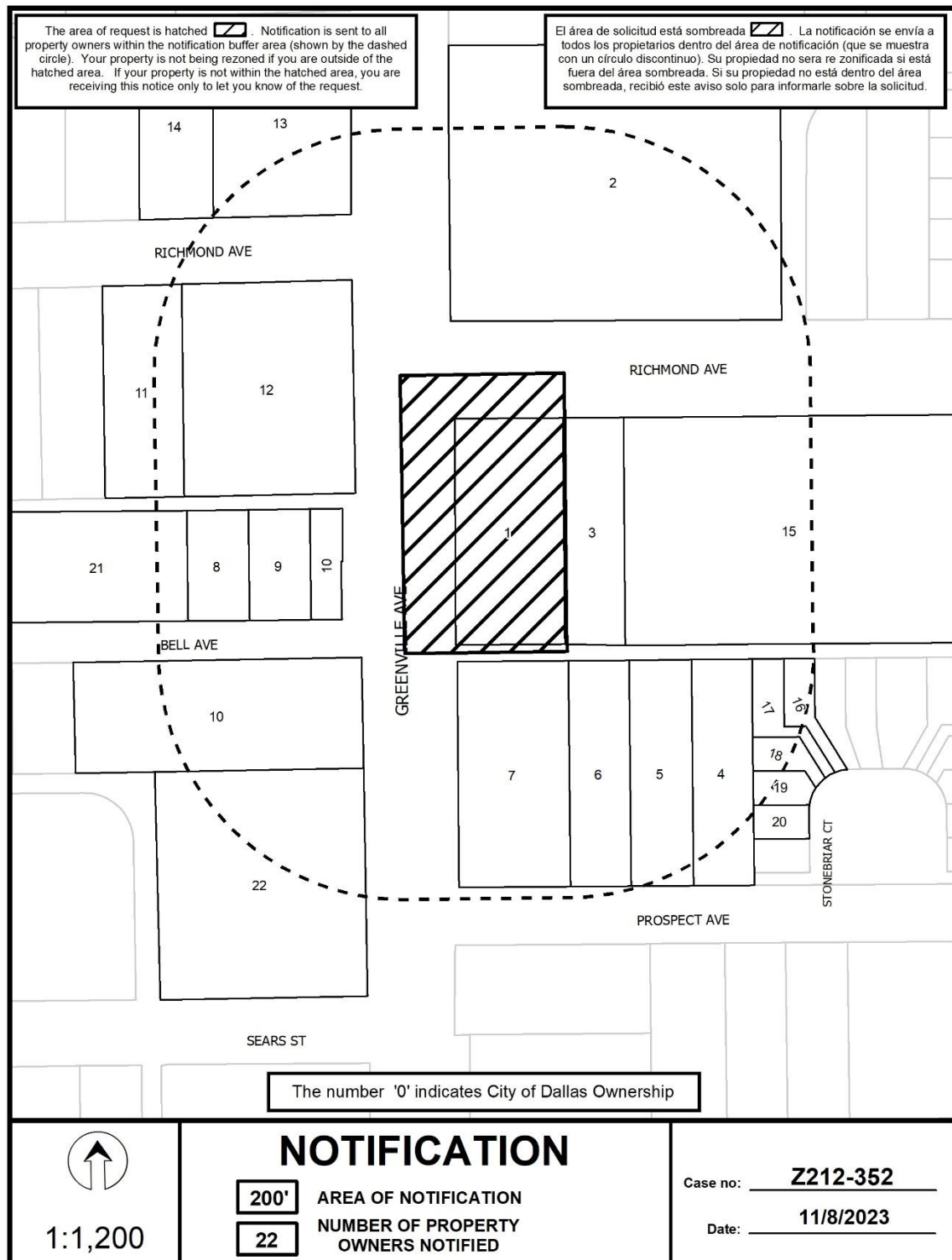
A
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1:4,800

Market Value Analysis

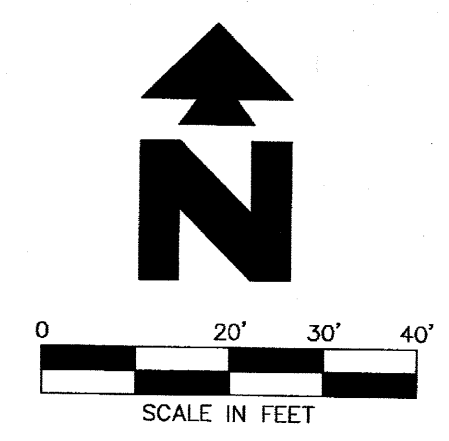
Printed Date: 11/8/2023




11/08/2023

Notification List of Property Owners***Z212-352******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5702 RICHMOND AVE	GREENVILLE ROSS PTNR LTD
2	2218 GREENVILLE AVE	R&F INVESTMENTS II LTD
3	5710 RICHMOND AVE	SANCHEZ FIDENCIO
4	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
5	5715 PROSPECT AVE	REESE GRANDCHILDRENS
6	5711 PROSPECT AVE	ANDRES FAMILY TRUST
7	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
8	5639 BELL ST	BELL AVENUE HOLDINGS LLC
9	5643 BELL ST	BELL AVENUE HOLDINGS LLC
10	2101 GREENVILLE AVE	2001 GREENVILLE VENTURE
11	5632 RICHMOND AVE	RICHMAN TRUSTS
12	2121 GREENVILLE AVE	RICHMAN HARVEY A &
13	2203 GREENVILLE AVE	JOE LING FOO
14	5637 RICHMOND AVE	RICHARDS BENJAMIN DAVID &
15	5714 RICHMOND AVE	GREENVILLE DALLAS OWNER LP
16	6 STONEBRIAR CT	KELLEY STEPHANIE C &
17	5 STONEBRIAR CT	HAREWOOD NATALIE
18	4 STONEBRIAR CT	STOKES ROBERT CHARLES
19	3 STONEBRIAR CT	MATTHEW JOHN W &
20	2 STONEBRIAR CT	GERDES ANDREW KIRK
21	5627 BELL ST	LEFEBVRE DALE
22	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD



INITIAL DESIGN	10/31/11 DATE	LWY PRN	LWY PM	PHY DES	PHY DRW
7-ELEVEN # 21368					
 CEI Engineering Associates, Inc. ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234			(972)488-3737 (972)488-6732		
SITE PLAN 2120 GREENVILLE AVE DALLAS TEXAS			DATE 10/31/11 10:05 AM REV-0 C-2		
2637SPROJ			© 2011 CEI ENGINEERING ASSOCIATES, INC.		



City of Dallas

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

Agenda Information Sheet

File #: 23-3167

Item #: 3.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2019 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, southwest of North Crowdus Street.

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

Applicant: Danny Balis, Twilite Lounge

Representative: Audra Buckley, Permitted Development

Planner: Giahanna Bridges

Council District: 2

Z223-235(GB)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: Giahanna Bridges

FILE NUMBER: Z223-235(GB) **DATE FILED:** March 21, 2023

LOCATION: Southeast line of Elm Street, southwest of North Crowds Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. .05 acres **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: AP Deep Ellum LLC

APPLICANT: Danny Balis, Twilite Lounge

REQUEST: An application for an amendment to Specific Use Permit No. 2019 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of the request is to continue the use of the property as a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.

STAFF RECOMMENDATION: Approval for a three-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District. The property is currently developed with a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
- The most recent renewal of Specific Use Permit No. 2019 was approved on August 12, 2020, for a three-year period and allows the following uses: bar, lounge, or tavern and an inside commercial amusement limited to a live music venue. SUP No. 2019 expired on August 12, 2023. The applicant filed for renewal of the SUP on March 21, 2023.
- The applicant requests the renewal of SUP No. 2019 for a three-year period to continue the use of the property as a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
- With the exception of the time limit, the applicant does not propose any changes to the existing conditions or site plan of SUP No. 2019.

Zoning History:

There have been 10 zoning cases on nine sites in the area in the last five years.

1. **Z189-276:** On September 25, 2019, the City Council approved an application for the renewal of Specific Use Permit No. 1757 for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.
2. **Z190-175:** On June 24, 2020, the City Council approved an application for the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.
3. **Z189-289:** On September 25, 2019, the City Council approved an application for the renewal of Specific Use Permit No. 2252 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
4. **Z212-137:** On March 9, 2022, the City Council approved an application for a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

5. **Z189-328:** On April 08, 2020, the City Council approved an application for the renewal of Specific Use Permit No. 2144 for an alcoholic beverage establishment a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Special Purpose Side District.
6. **Z212-144:** On April 27, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 1651 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.
7. **Z201-167:** On October 28, 2020, the current planning department auto renewed the Specific Use Permit No. 2291 for a microbrewery, microdistillery, or winery use on property presently zoned as Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the southwest corner of Main Street and Pryor Street.
8. **Z178-175:** On May 9, 2018, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
9. **Z212-255:** On November 9, 2022, the City Council approved an application for a Specific Use Permit (2466) for a bar, lounge or an inside commercial amusement use limited to a live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the south line of Elm Street, west of North Crowds Street.
10. **Z190-257:** On October 28, 2020, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, located on the south line of Elm Street between North Crowds Street and North Good Latimer Expressway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Community Collector	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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:

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.1 The Trinity River Corridor runs through the heart of Dallas and presents a unique opportunity to place urban level density development near a magnificent natural setting. Significant public improvements within the corridor will spur new development in the central city and Southern Sector. The City should safeguard this immense public investments by working with stakeholders to ensure that private development and investment is of the highest quality.

GOAL 2.1 Promote Balanced Growth

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

Land Use:

	Zoning	Land Use
Site	Planned Development District 269 Tract A	Bar
North	Planned Development District 269 Tract A	Mix Used Development, Personal Service, Medical
East	Planned Development District 269 Tract A	Mix Used Development, Personal Service, Medical
South	Planned Development District 269 Tract A	Mix Used Development, Personal Service, Medical
West	Planned Development District 269 Tract A	Mix Used Development, Personal Service, Medical

Land Use Compatibility:

The .05 acre site is developed with a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue. The uses to the north, east, south, and west are mixed-use development, personal service, and medical. The renewal of this SUP will not alter the current character of the surrounding areas.

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 recommends approval with conditions. The request SUP No. 2019 is not contrary to the public interest.

Landscaping:

Any new development on the property will require landscaping in accordance with the landscaping requirements in Article X, as amended. No new development or expansion is proposed; therefore, no additional landscaping is required.

Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern use on the first floor in an original building. The patio is considered part of the original building. After the first 2,500 square feet, the remainder is parked at one space per 100 square feet of floor area. The applicant occupies 2,500 square feet of floor area. Therefore, no off-street parking is required for the site. Additionally, it should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area west of the site.

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 site is not within an identifiable MVA cluster, nor is it immediately adjacent to other MVA categories.

Crime Report:

A copy of the police report of offenses recorded at this property is provided below. Based on Dallas Police Department's crime statistics 7 offenses, 1 arrest, and 29 calls were generated from the subject property during this time period.

Offenses

Offenses (Summary)	Count of Incidents
ASSAULT – Bodily Injury Only	2
ASSAULT- Offensive Contact	1
BMV	1
BURGLARY OF BUILDING - FORCED ENTRY	0
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	2
DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	0
POSS OF DANGEROUS DRUG	0
THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	0
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	1
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	0
Grand Total	7

Arrests

Arrests (Summary)	Count of Incidents
PUBLIC INTOXICATION	1
Grand Total	1

Calls

Calls (Summary)	Count of Problem
Major Disturbance	13
Loud Music Disturbance	3
Meet Compliant	1
40-Other	6
40/01	2
Major Accident	2
Intoxicated Person	1
Disturbed Armed Encounter Vehicle	1
Grand Total	29

List of Officers

Applicant: Twilite on Elm, LLC

Danny Balis, Managing Member/President

Owner: AP Deep Ellum, LLC

Jason Tompkins, Managing Member

Terry Brown, Managing Member

Sam Judd, Managing Member

ASANA Partners Fund 1 GP LLC, Managing Member

G. Welch Liles III, Managing Director

Chris R. Dalton. Senior Director

Brian M. McWeeny, Senior Director

PROPOSED CONDITIONS

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
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. FLOOR AREA: Maximum floor area for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue is 1,500 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and inside commercial amusement limited to a live music venue may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirements.
7. PATIO:
 - A. The uncovered patio may not exceed 700 square feet in the location shown on the attached site plan.
 - B. The covered patio may not exceed 300 square feet in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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 PROPOSED)



TWILITE LOUNGE
2640 ELM ST
DALLAS, TX 75226

INDOOR SQ. FT: 1500
PATIO SQ. FT: 1000
COVERED PATIO SQ. FT: 300
UNCOVERED PATIO SQ. FT: 700
TOTAL SQ. FT: 2500

LEGAL DESCRIPTION
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TR 13 25X100 ELM FR393.5 CRODUS
INT210200313909 DD10192012 CO-DC
0182 000 01300 1000182 000

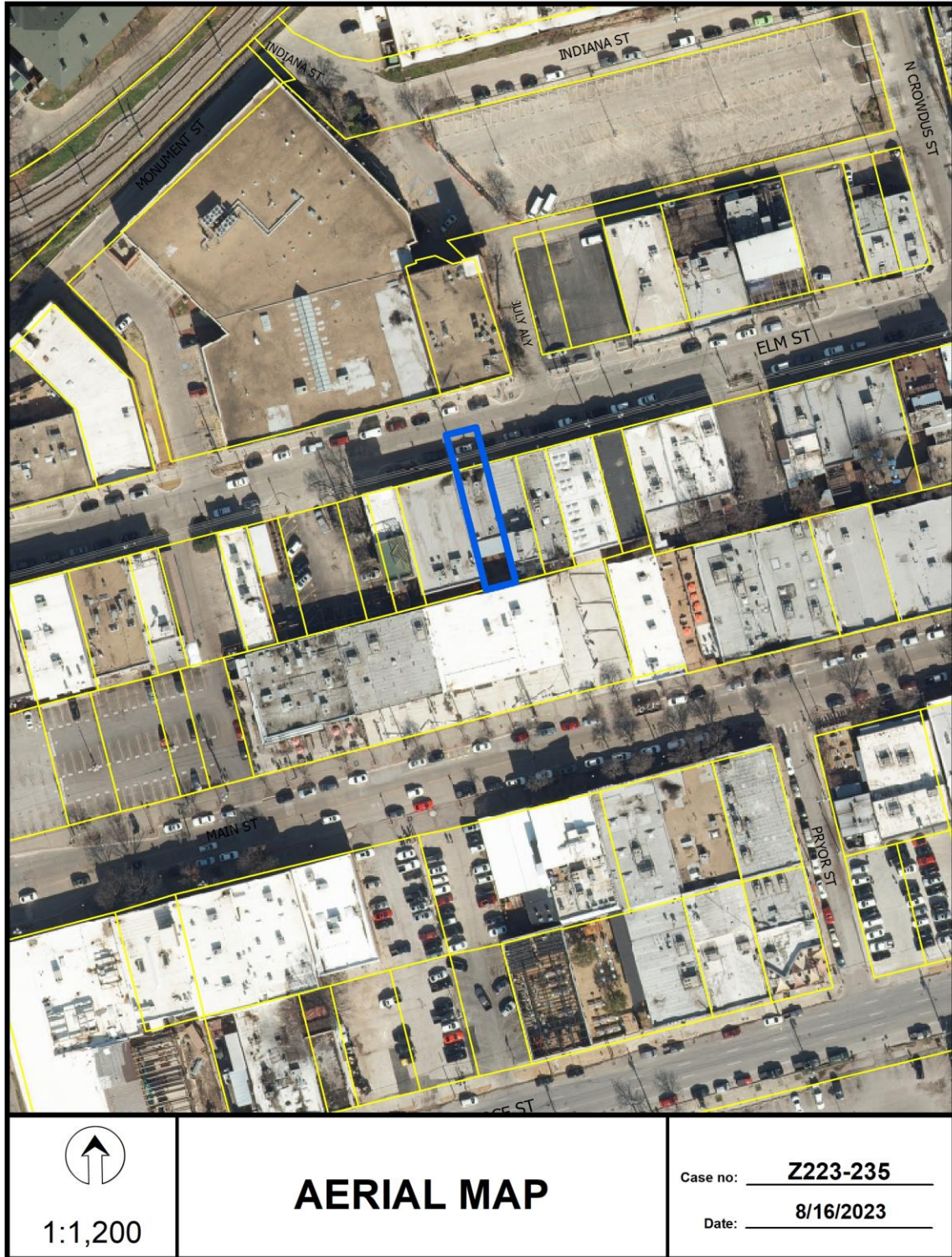
SUP# 2019

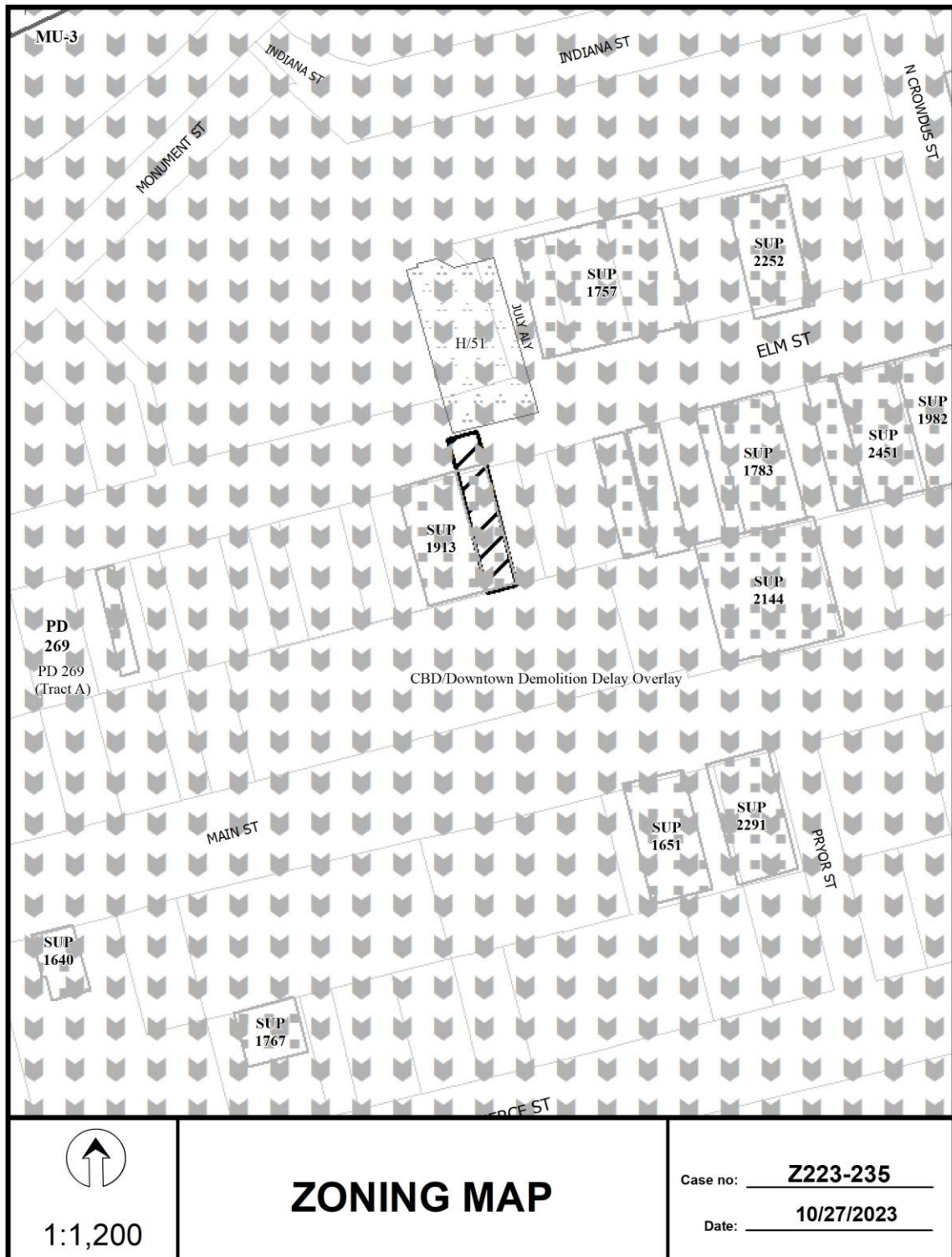


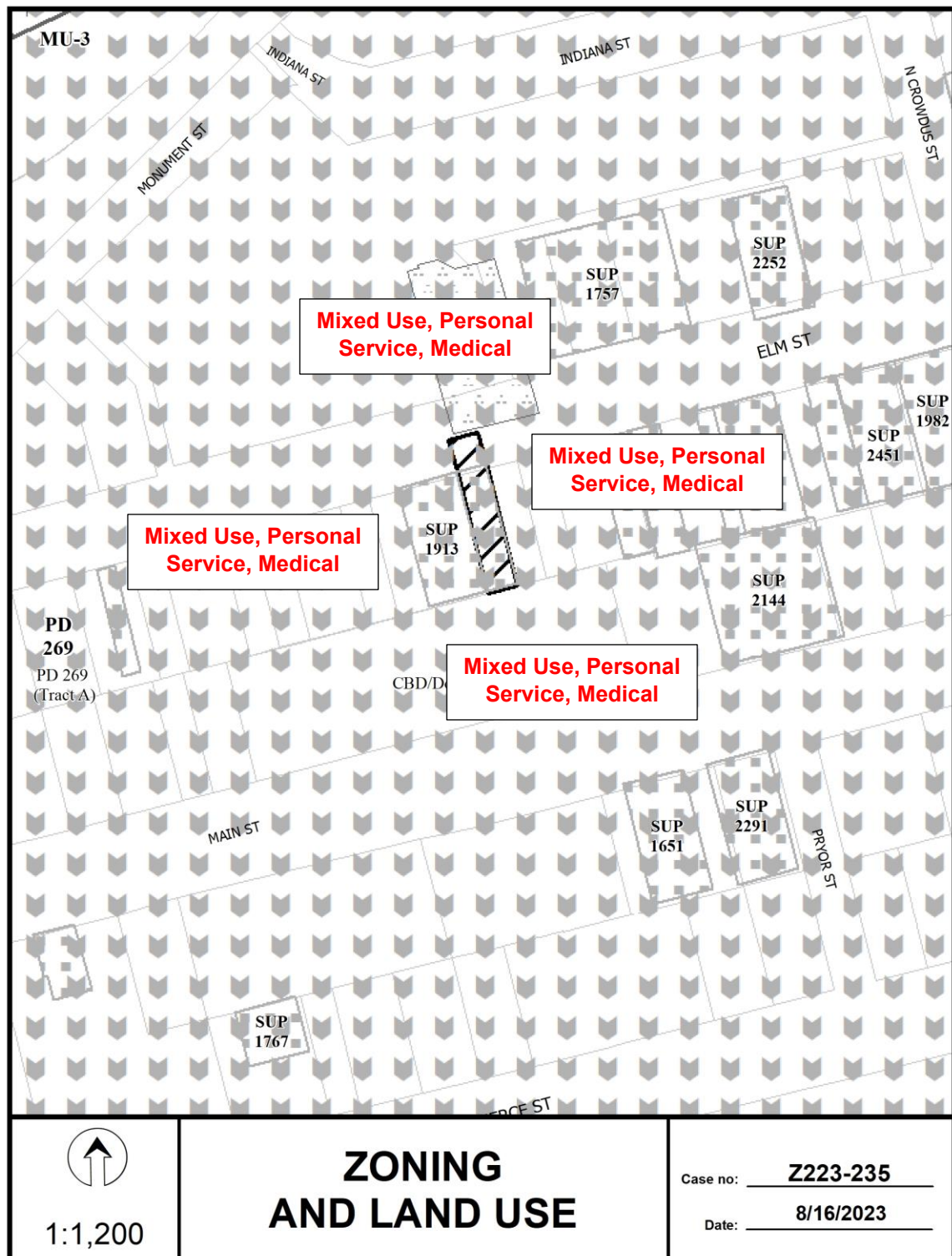
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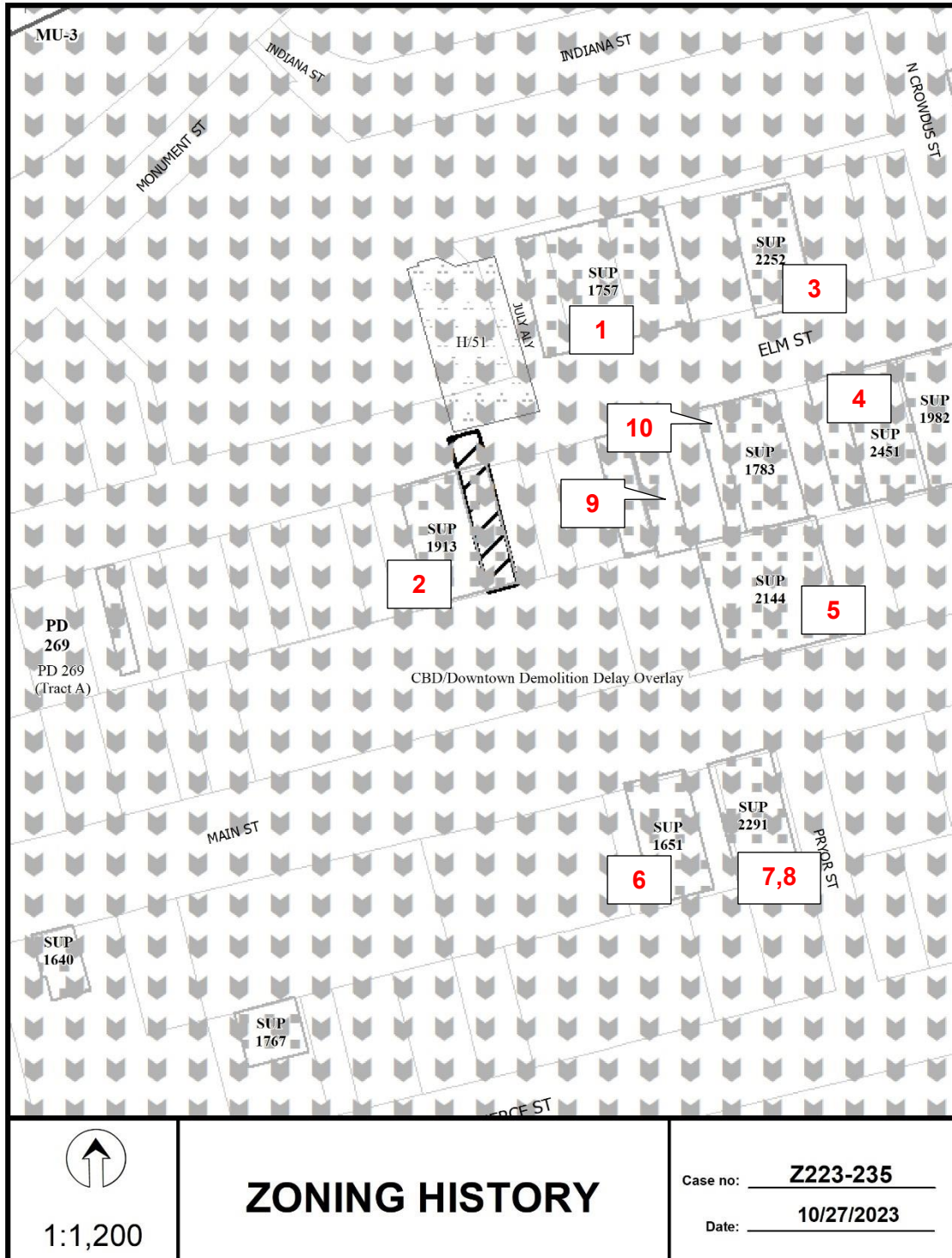


Z223-235(GB)











Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 8/16/2023



08/16/2023

Notification List of Property Owners

Z223-235

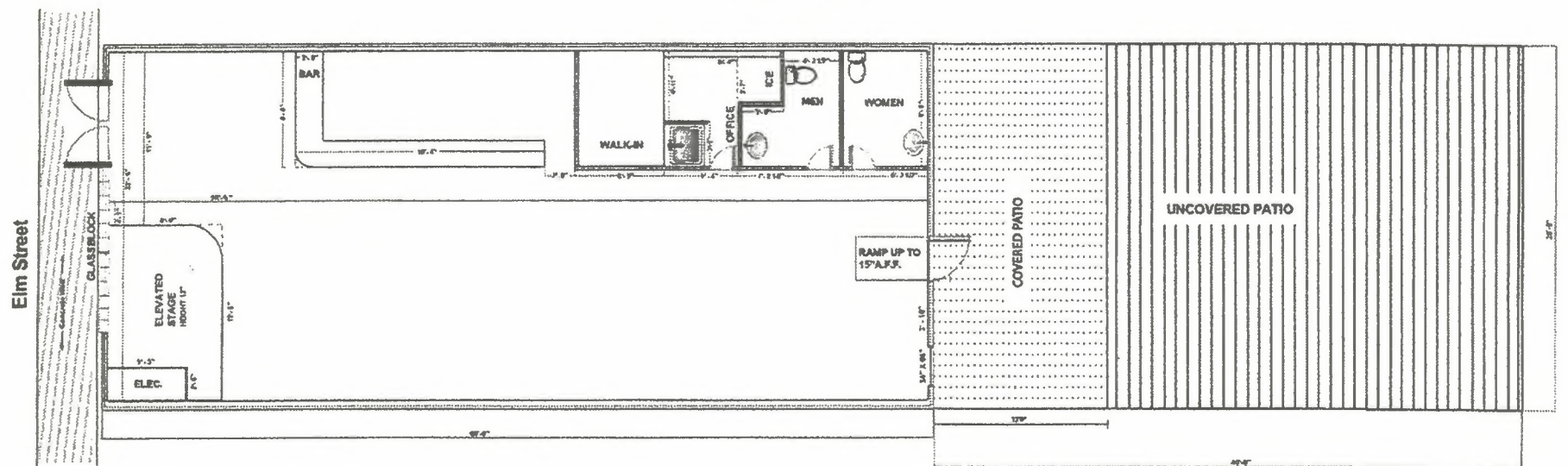
13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2640 ELM ST	AP DEEP ELLUM LLC
2	2626 ELM ST	ELM STREET LOFTS LTD
3	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
4	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
5	2644 ELM ST	ONE MAN PARADE LLC
6	2638 ELM ST	MGP HOLDINGS LLC
7	2634 ELM ST	2634 ELM ST LLC
8	2642 ELM ST	LALCO INC
9	2650 ELM ST	ELM ELM LLC
10	2625 ELM ST	UPLIFT EDUCATION
11	2704 ELM ST	ELM STREET REALTY LTD
12	2707 ELM ST	BELMOR CORP
13	2701 ELM ST	BELMOR CORP

Site Plan 30394

170523

SITE PLAN

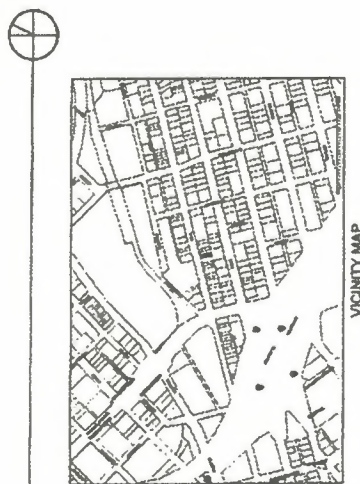


TWILITE LOUNGE
2640 ELM ST
DALLAS, TX 75226

INDOOR SQ FT: 1500
PATIO SQ FT: 1000
COVERED PATIO SQ FT: 300
UNCOVERED PATIO SQ FT: 700
TOTAL SQ FT: 2500

LEGAL DESCRIPTION
BLK 182
TR 13 25X100 ELM FR393.5 CRODUS
INT210200313969 DD10192012 CO-DC
0182 000 01300 1000182 000

SUP# 2019



A-1	SHEET NO.	7	AC	1/8" = 1'-0"	FLOOR PLANS	THE TWILITE LOUNGE 2640 ELM ST. DALLAS, TX. 75226

Approved
City Plan Commission
February 2, 2017

Specific Use Permit
No. 2019

2223-235

2167-142



City of Dallas

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

Agenda Information Sheet

File #: 23-3169

Item #: 4.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Exposition Avenue and Canton Street.

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

Applicant: Sin on Wheels, LLC DBA Double Wide Bar

Planner: LeQuan Clinton

Council District: 2

Z223-241(LC)

FILE NUMBER: Z223-241(LC) **DATE FILED:** March 28, 2023

LOCATION: Northwest corner of Exposition Avenue and Canton Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 5,000 sq. ft. **CENSUS TRACT:** 48113020401

APPLICANT: Sin on Wheels, LLC DBA Double Wide Bar

OWNER: Hymie Schwartz Trust

REQUEST: An application for an amendment to Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of the request is to allow the continued operation of the bar, lounge, or tavern and inside commercial amusement limited to a live music venue uses.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District. The property is currently developed with a 5,000 square foot building occupied by bar, lounge, or tavern use and live music venue uses. Pursuant to PD No. 269, an SUP is required for bar, lounge, or tavern and/or live music venue uses.
- Specific Use Permit No. 1695 was originally approved in 2007 and renewed in 2010, 2014, and 2018. The most recent approval was for a five-year period.
- The applicant requests the renewal of SUP No. 1695 for another five-year period to allow the continued operation of the bar, lounge, or tavern and inside commercial amusement limited to a live music venue uses.
- Other than the time limit, the applicant does not propose any changes to the existing conditions or site plan of SUP No. 1695.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Exposition Avenue	Principal Arterial	80 feet
Canton Street	Minor Arterial	100 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.

Land Use:

	Zoning	Land Use
Site	PD No. 269 with SUP No. 1695	Bar, lounge, or tavern; inside commercial amusement limited to a live music venue
North	PD No. 749	Retail
East	PD No. 269	Retail
South	PD No. 269	Retail
West	PD No. 269 with SUP No. 2068	Retail

Land Use Compatibility:

The area of request is currently developed with a 5,000-square-foot building occupied by bar, lounge, or tavern use and live music venue uses. Property to the north, south, east, and west are developed with commercial retail uses. Staff finds that ongoing alcohol sales are unlikely to have an adverse impact on surrounding uses. Staff finds the applicant's proposal compatible with these surrounding uses.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods appropriate for this site.

The use has operated without issues for the past five years and complies with the conditions of the SUP. Additionally, the applicant does not propose any changes to the

existing site plan. Therefore, staff supports the applicant's requested time limit of five years with eligibility for automatic renewal for additional five-year periods.

Landscaping:

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

Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. The applicant occupies approximately 2,200 square feet of floor area for the combined uses: 850 square feet for the bar and 1,350 square feet for the live music venue. The site plan that governs SUP No. 1695 will remain unchanged and continues to provide 14 off-street parking spaces (six spaces on site).

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 currently within an MVA cluster. To the northwest and northeast are "E" MVA clusters.

Z223-241(LC)

List of Officers

Sin On Wheels, LLC

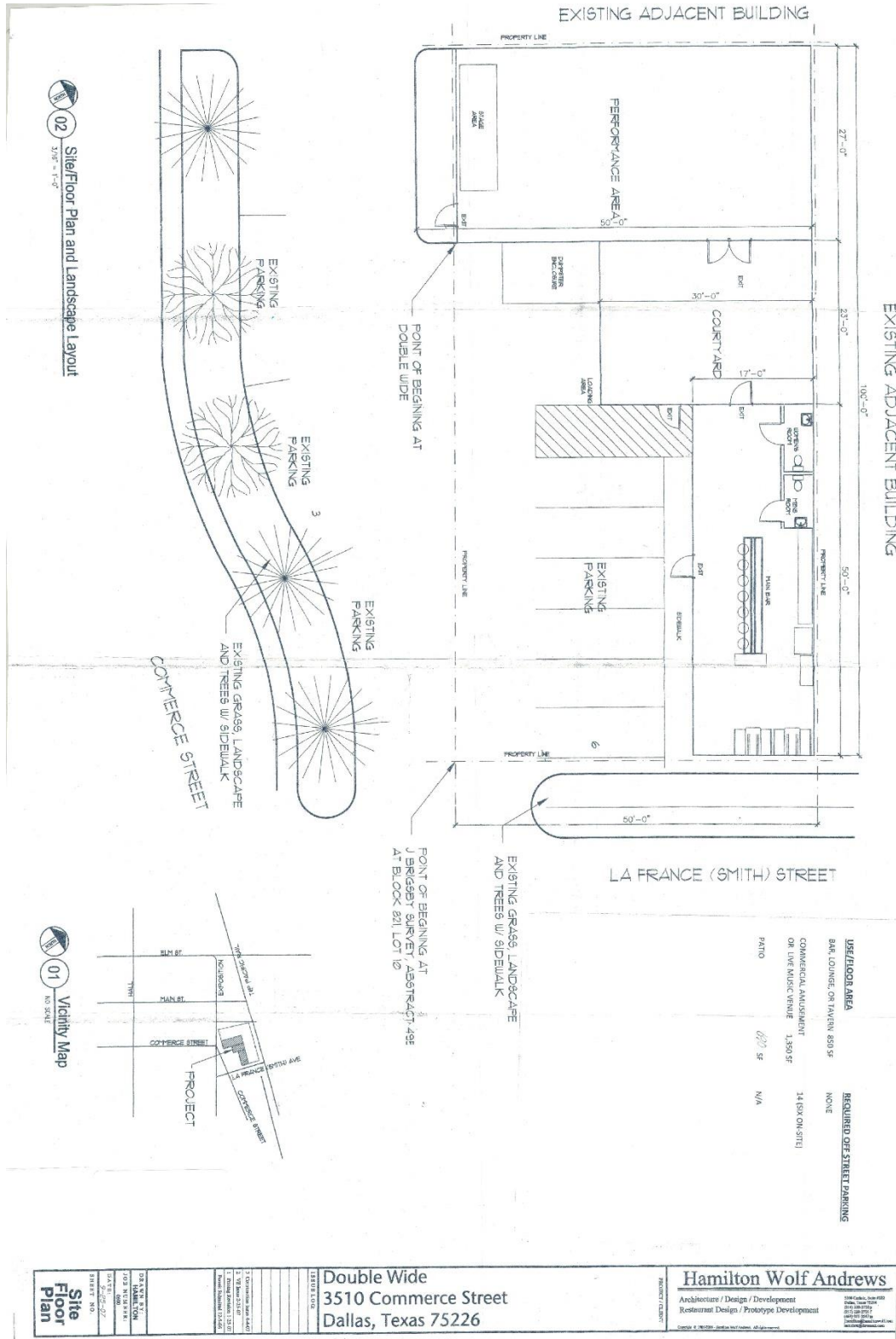
Kim Finch, Manager

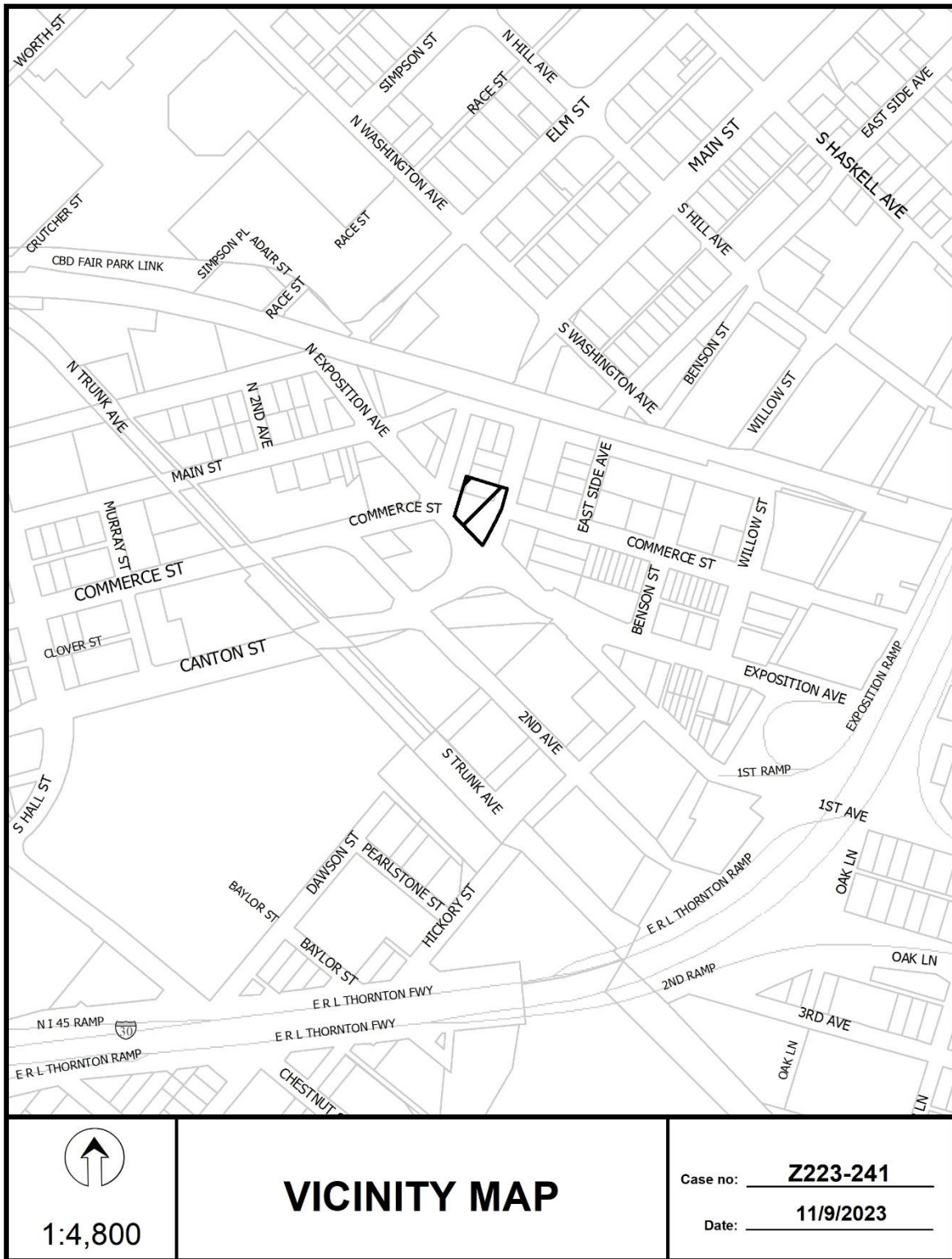
PROPOSED CONDITIONS

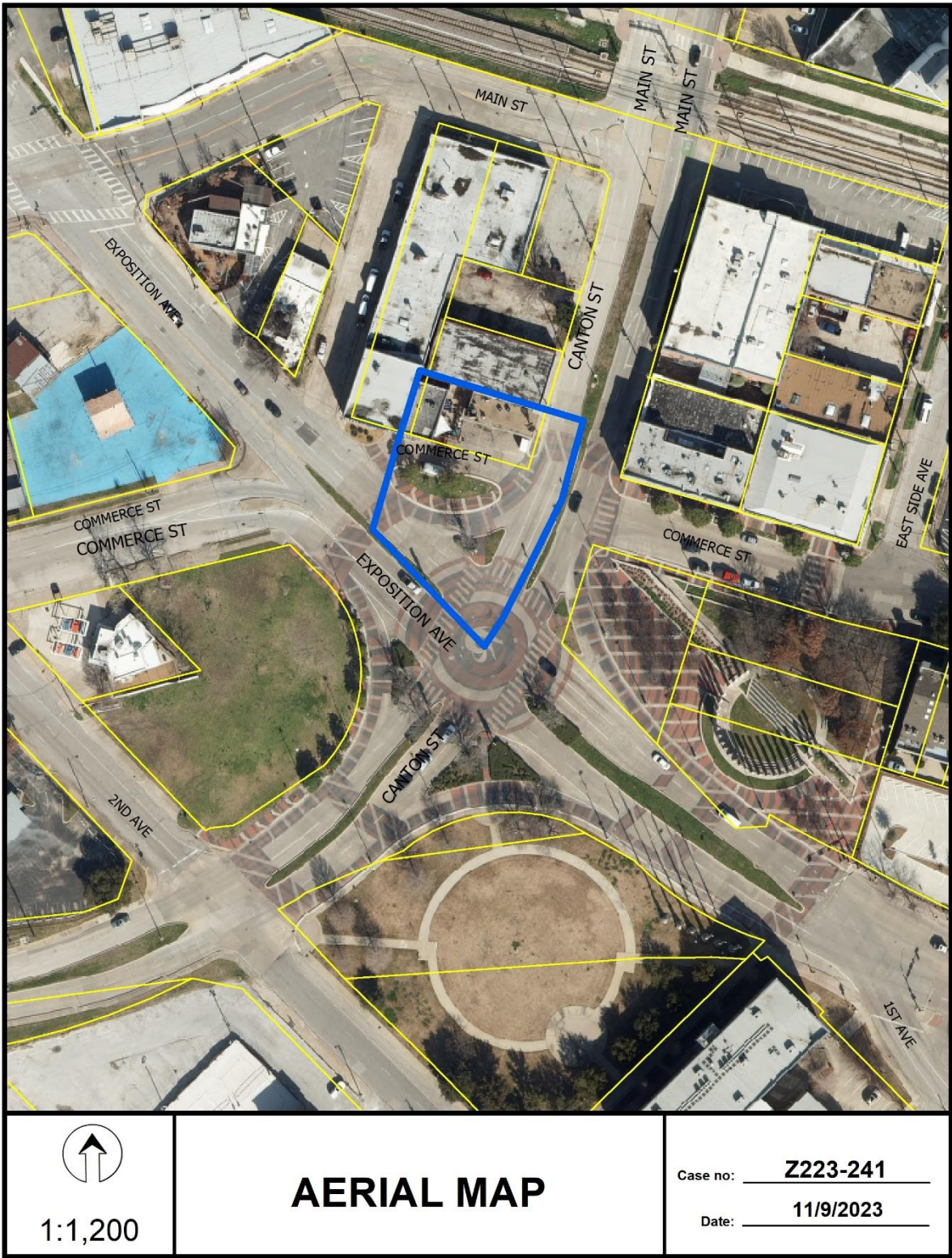
1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA:
 - A. Bar, lounge, or tavern. The maximum floor area is 850 square feet in the location shown on the attached site plan.
 - B. Inside commercial amusement limited to a live music venue. The maximum floor area is 1,350 square feet in the location shown on the attached site plan.
5. OFF-STREET PARKING:
 - A. Bar, lounge, or tavern. No off-street parking required.
 - B. Inside commercial amusement limited to a live music venue.
 - (1) A minimum of six off-street parking spaces must be provided on the Property in the location shown on the attached site plan.
 - (2) Additional off-street parking must be provided in accordance with the remote and special parking requirements of Planned Development District No. 269 (the Deep Ellum/Near East Side District).
6. PATIO: A patio/courtyard, not to exceed 690 square feet in area, is permitted in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

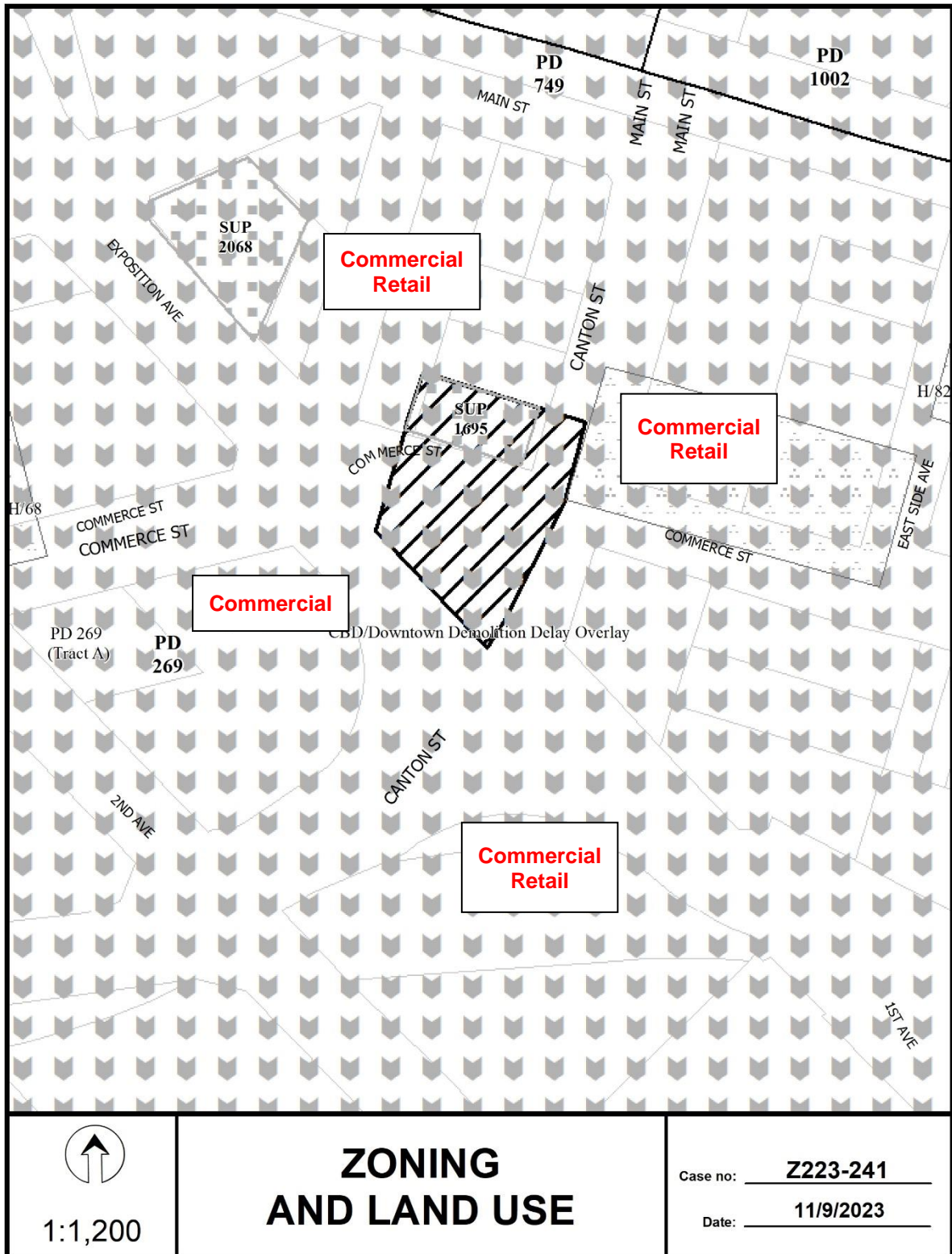
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

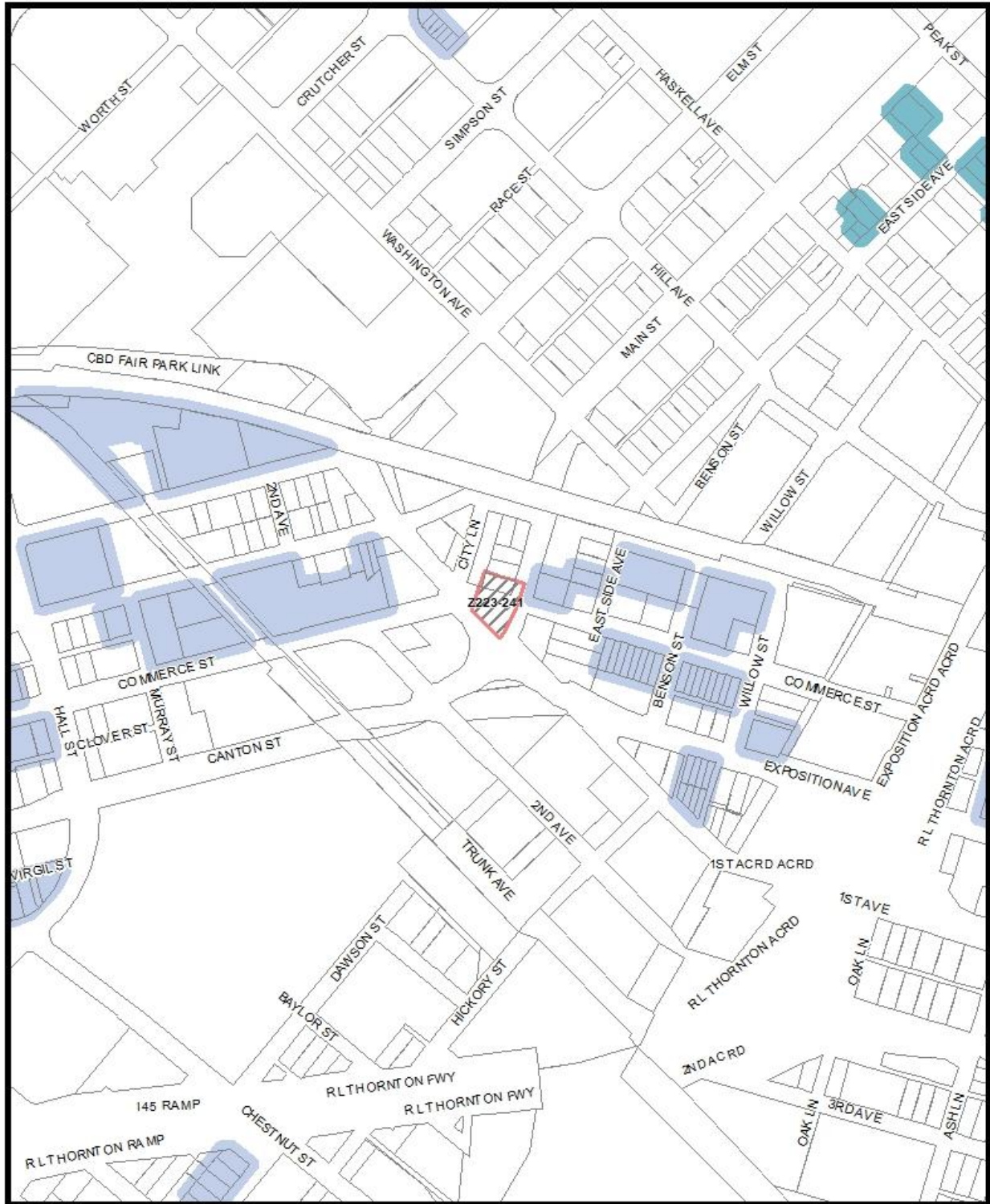
EXISTING SITE PLAN (NO CHANGES PROPOSED)











Market Value Analysis

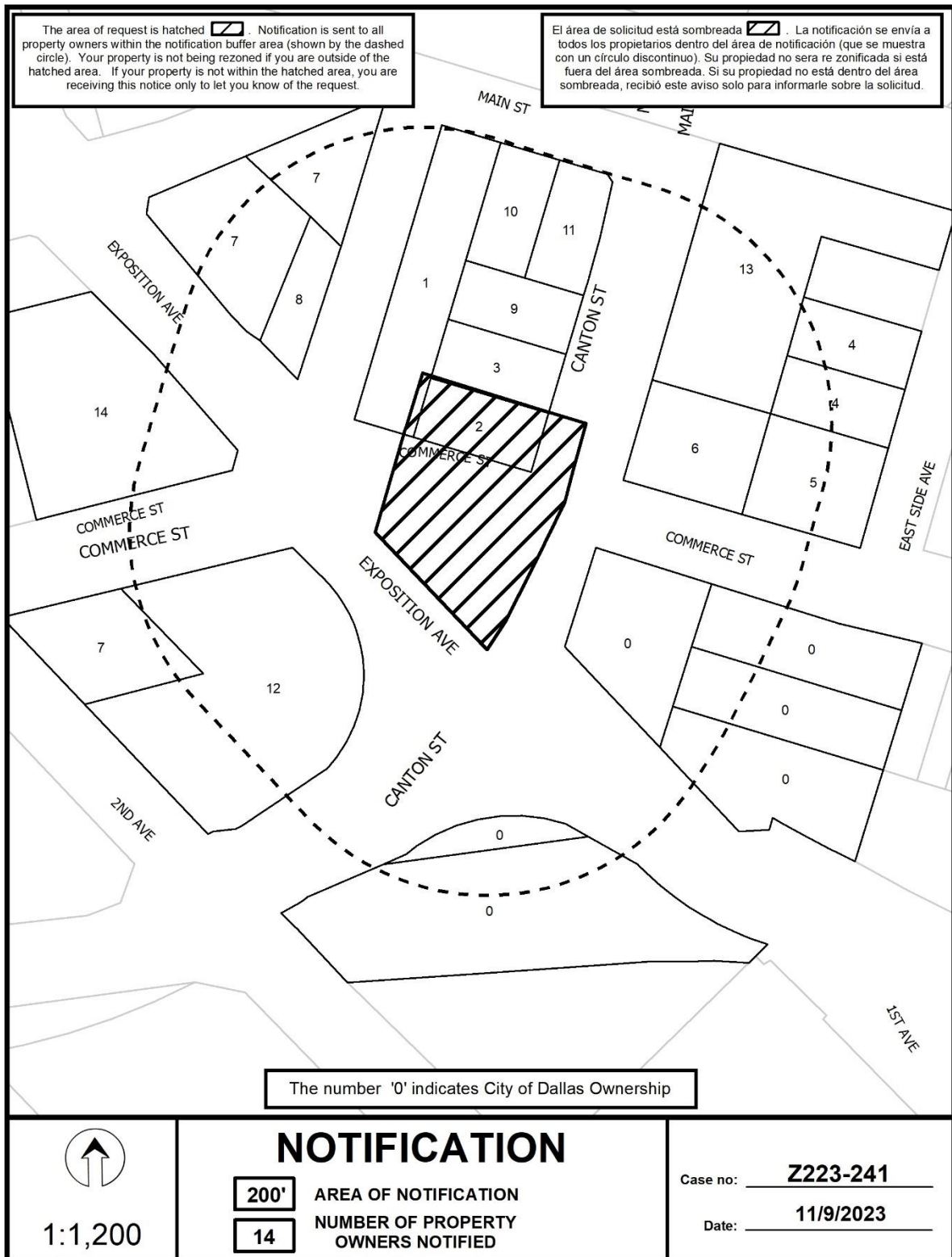
A	B	C	D	E	F	G	H	I	NA
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1:4,800

Market Value Analysis

Printed Date: 11/9/2023



11/09/2023

Notification List of Property Owners

Z223-241

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3500 COMMERCE ST	Taxpayer at
2	3506 COMMERCE ST	Taxpayer at
3	3713 CANTON ST	Taxpayer at
4	3813 EAST SIDE AVE	REEVES GEORGE M ET AL
5	3612 COMMERCE ST	REEVES GROUP LTD
6	3600 COMMERCE ST	CITY POCKET LTD
7	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
8	110 EXPOSITION AVE	COLDBEER IN DEEP ELLUM LP
9	3719 LA FRANCE ST	Taxpayer at
10	3511 PACIFIC AVE	Taxpayer at
11	3721 LA FRANCE ST	Taxpayer at
12	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
13	3720 CANTON ST	METRO PACIFIC EQUITIES IN
14	3435 COMMERCE ST	SUNSET APARTMENTS LP



City of Dallas

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

Agenda Information Sheet

File #: 23-3170

Item #: 5.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Field Road.

Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.

Applicant: Troy Clark

Planner: Martin Bate

Council District: 6

Z223-242(MB)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: Martin Bate

FILE NUMBER: Z223-242(MB) **DATE FILED:** March 29, 2023
LOCATION: Northwest corner of Harry Hines Boulevard and Joe Field Road
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 4,900 sqft **CENSUS TRACT:** 48113009900

OWNER: JBP Land Ltd.

APPLICANT: Troy Clark

REQUEST: An application for an amendment to Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The purpose of the request is to continue the use of the property as a commercial amusement (inside) limited to a dance hall. [Club Babylon]

STAFF RECOMMENDATION: Approval for a two-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District. The property is currently developed with a commercial amusement (inside) limited to a dance hall.
- The request site is an existing one-story structure with 4,990 square feet of floor area.
- SUP No. 2421 was originally granted by City Council on August 11, 2021 for a commercial amusement (inside) limited to a dance hall for a period of two years.
- SUP No. 2421 expired on August 11, 2023. Application for renewal was filed on March 29, 2023.
- The applicant requests the renewal of SUP No. 2421 for a two-year period to continue operating a commercial amusement (inside) limited to a dance hall.

Zoning History:

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

1. **Z201-194:** On August 11, 2021, City Council approved Specific Use Permit No. 2421 for a commercial amusement (inside) limited to a dance hall for a two-year period on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Field Road. [Subject property]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	130 feet
Joe Field Road	Local Street	-

Traffic:

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

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD No. 498	Commercial amusement (inside) limited to a dance hall
North	PD No. 498	Office Showroom / Warehouse
East	PD No. 498	Office Showroom / Warehouse; Warehouse
South	PD No. 498	Office Showroom / Warehouse
West	PD No. 498	Office Showroom / Warehouse

Land Use Compatibility:

The request site consists of a one-story structure. The applicant is requesting renewal of SUP No. 2421 to continue operation of a commercial amusement inside limited to a dance hall. The site is surrounded by a mix of office showroom/warehouse and warehouse uses served by various surface parking lots. Staff finds that because of the nature of the surrounding area, ongoing use of the request site as a commercial amusement (inside) limited to a dance hall is unlikely to negatively affect the character of the area.

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.

While the character of the area is primarily commercial and industrial, the presence of a dance hall which operates after normal daytime business hours would not detract from

this character. Staff recommends approval for a two-year period to allow re-evaluation of the use to ensure continued compatibility with the surrounding area.

Landscaping:

There are no landscaping requirements triggered by the request.

Parking:

Parking must be provided in accordance with Sec. 51A-4.200 of the Dallas Development Code. For a dance hall, the parking ratio is one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. For the rest of the building to be used as general Commercial Amusement (Inside), the parking requirement is one space per 100 square feet of floor area. For the 4,000 square feet Commercial Amusement (Inside) use, the applicant is required to provide 40 spaces. The 900 square foot dance hall will require an additional 36 spaces. In total the applicant is required to provide 76 spaces and is providing 91 spaces on 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 more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA area.

List of Officers

JBP Land, Ltd.

David Deitz

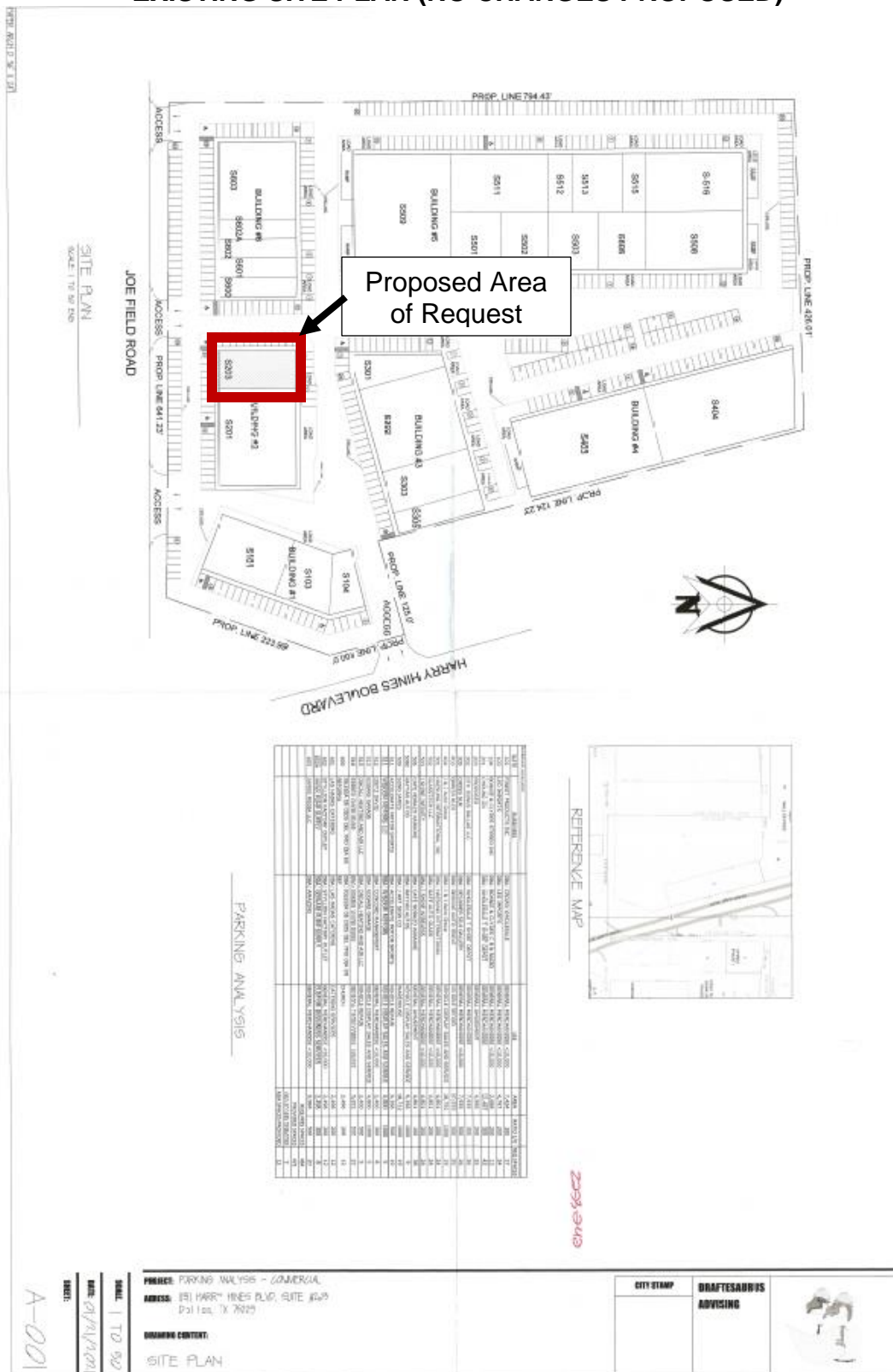
Bhatia Family Living Trust

JBP Management, Inc.

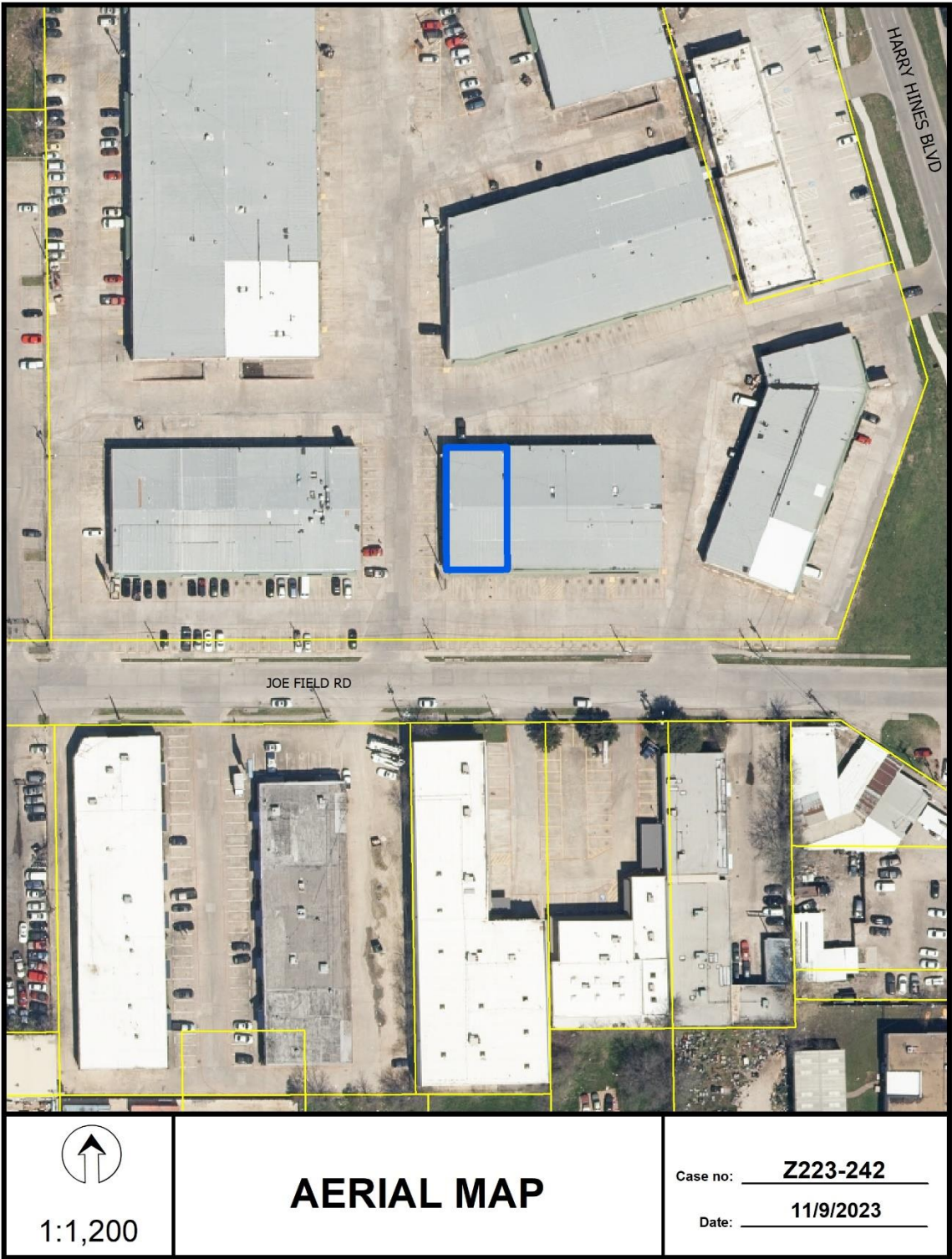
PROPOSED CONDITIONS

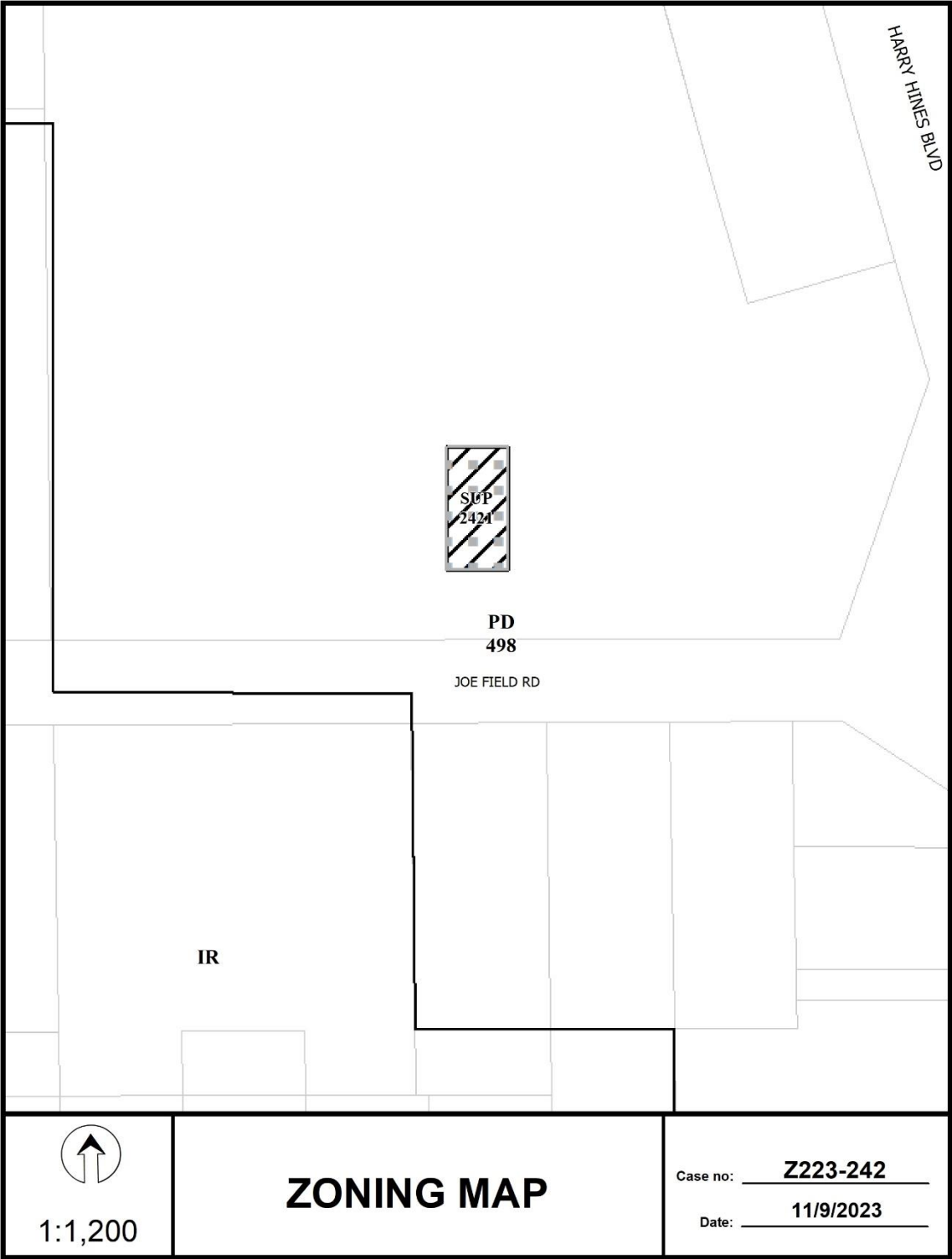
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year period from the passage of this ordinance).
4. FLOOR AREA: Maximum floor area for the commercial amusement (inside) limited to a dance hall is 900 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

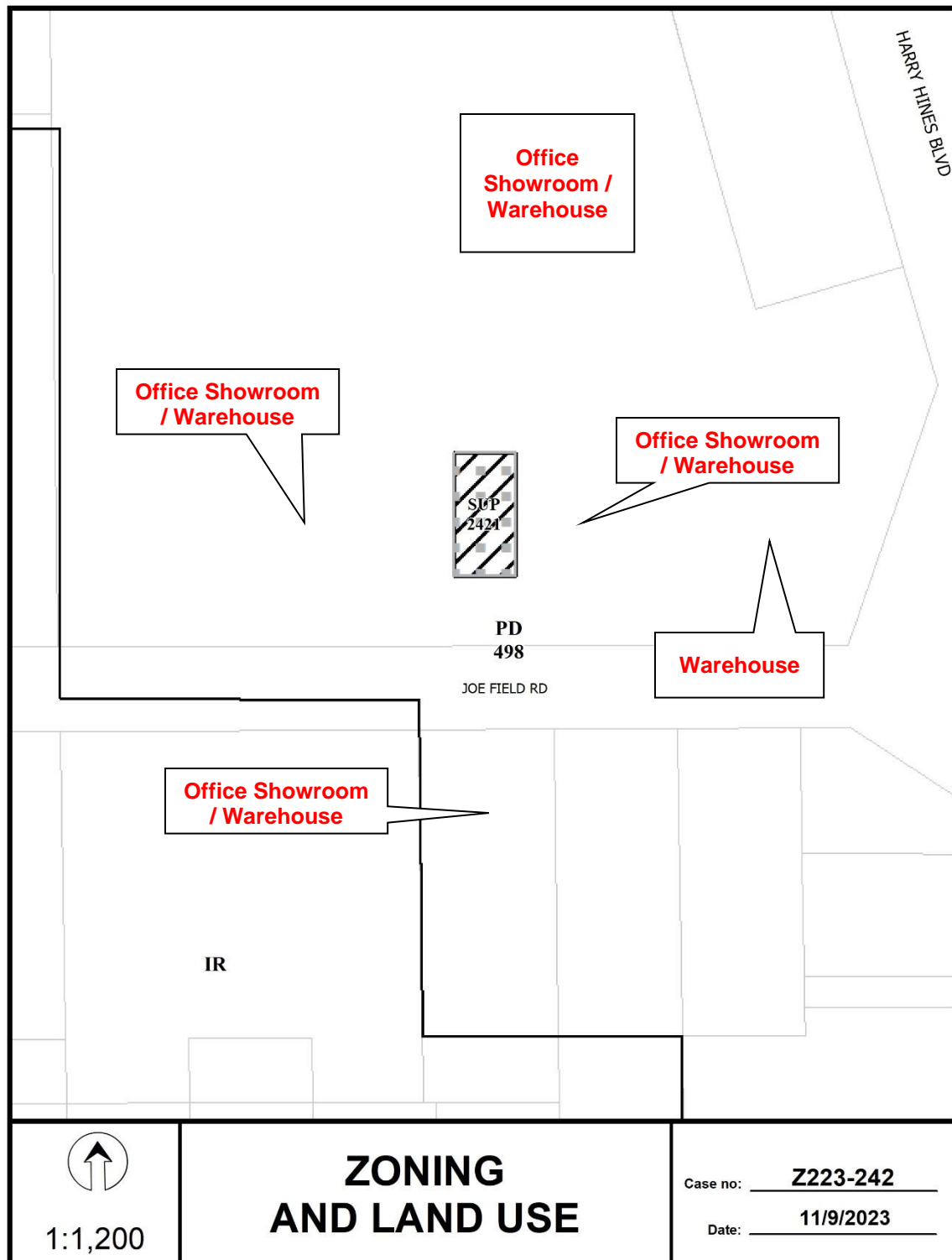
EXISTING SITE PLAN (NO CHANGES PROPOSED)

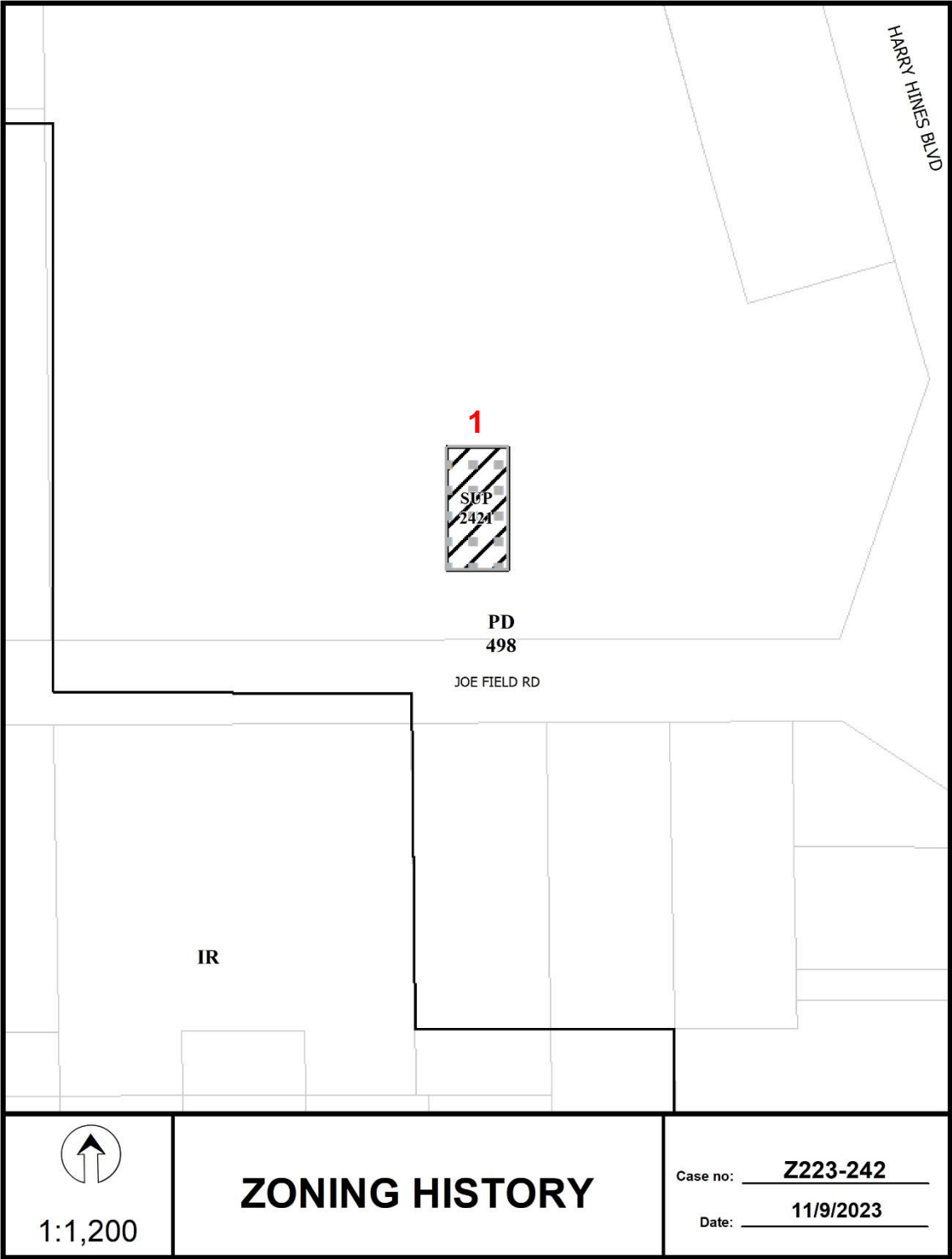


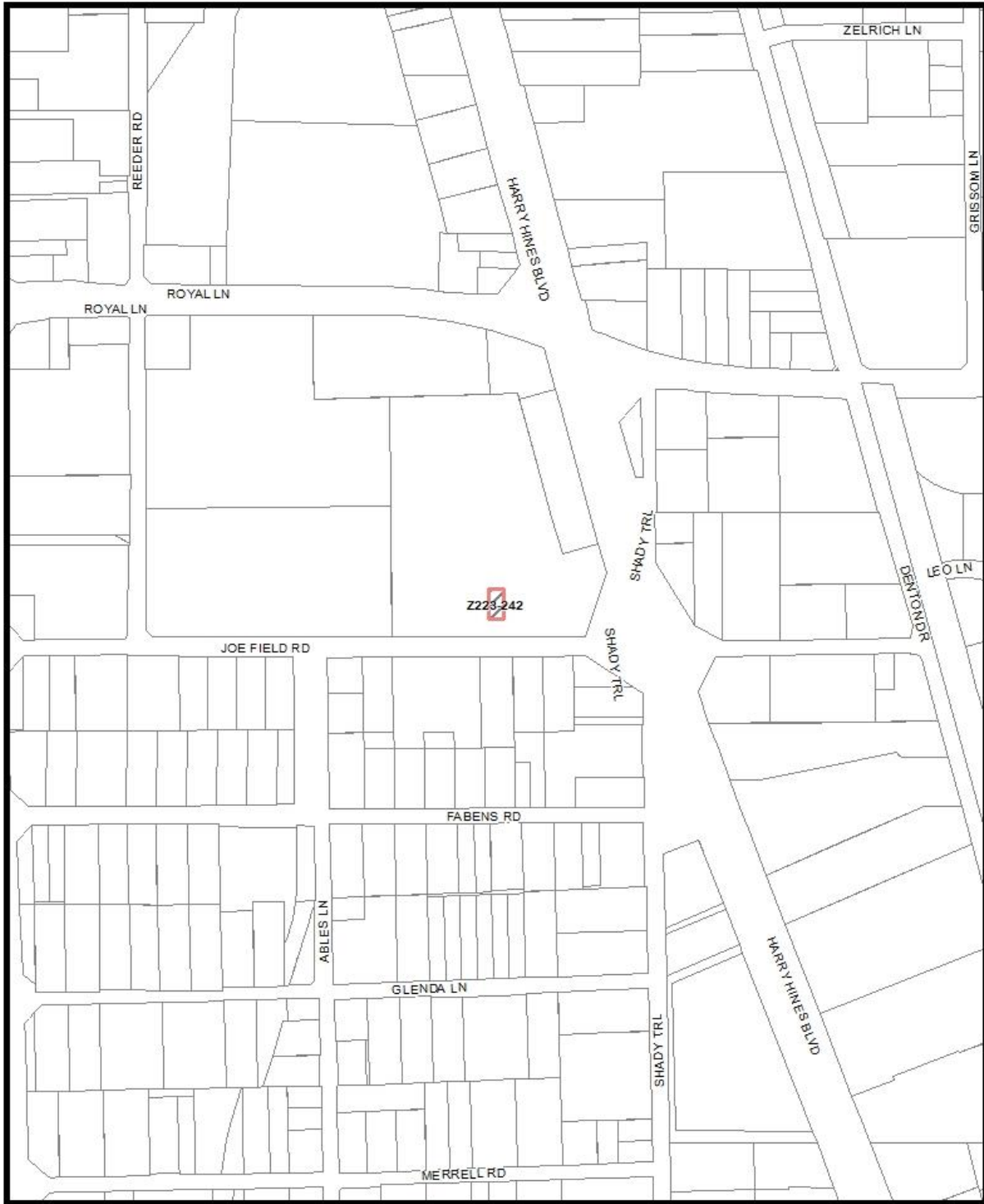












Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 11/9/2023

<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">4</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z223-242</p> <p>Date: 11/9/2023</p>
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Z223-242(MB)

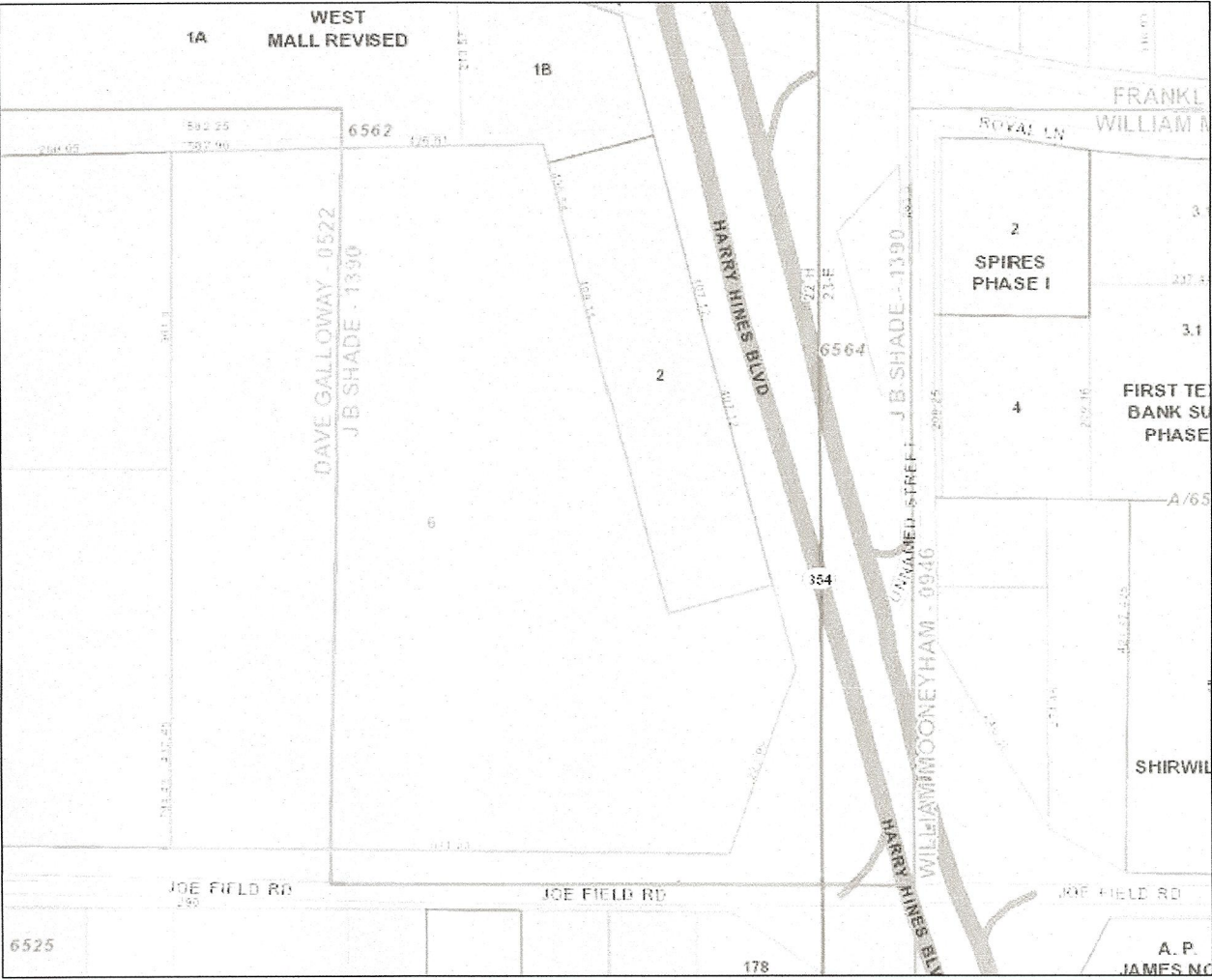
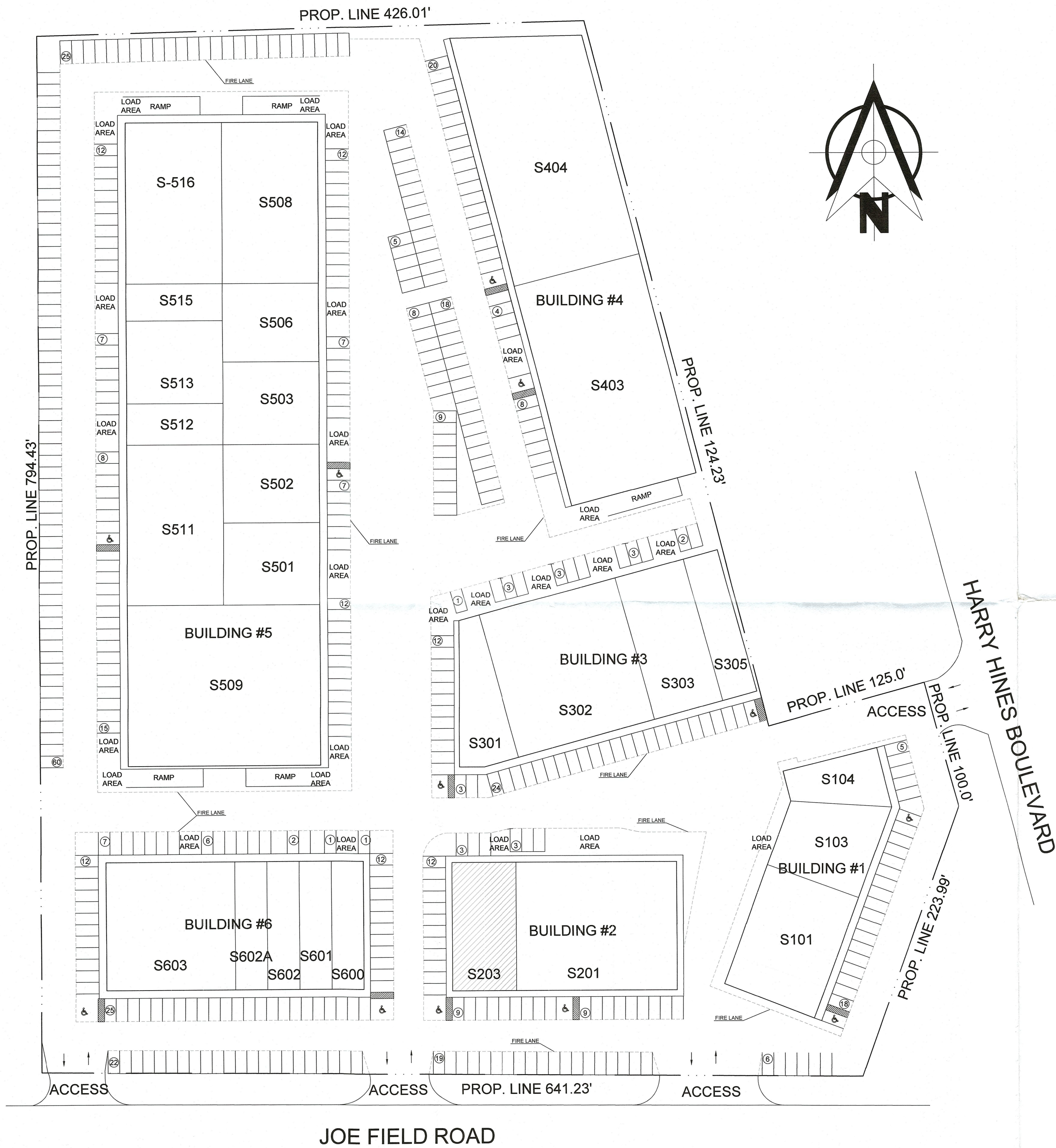
11/09/2023

Notification List of Property Owners

Z223-242

4 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11325 HARRY HINES BLVD	JBP LAND LTD
2	2560 JOE FIELD RD	ISSA ANWAR &
3	2552 JOE FIELD RD	RAJ CAPITAL LP
4	2526 JOE FIELD RD	MANNY MIKE INC



PARKING ANALYSIS						
SUITE	BUSSINESS		USE	AREA	RATIO 1/X	REQ.SPACES
101	FINEST PRODUCTS INC	DBA: CROWN WHOLESALE	GENERAL MERCHANDISE <10,000	7,424	200	37
103	LED IMPORTS	DBA: LED IMPORTS	GENERAL MERCHANDISE <10,000	4,797	200	24
104	BONNIE & CLYDES STEREO INC	DBA: BONNIE & CLYDES C B & RADIO	GENERAL MERCHANDISE <10,000	2,688	200	13
201	CHOUNG JIN	DBA: WHOLESALE T SHIRT DEPOT	GENERAL MERCHANDISE	12,487	300	42
203	PROPOSED		GENERAL AMUSEMENT	4,995	200	25
302	DTX JOINUS DALLAS LLC	DBA: WHOLESALE T SHIRT DEPOT	GENERAL MERCHANDISE	7,935	300	26
305	CROSS SUK	DBA: DESIGNER SILK GALLERY	GENERAL MERCHANDISE <10,000	7,935	500	16
403	GARCIA ALEX	DBA: GARMAC AUTO GROUP	VEHICLE REPAIR	17,593	500	35
404	J & J Auto Group	DBA: J & J Auto Group	VEHICLE DISPLAY SALES AND SERVICE	18,751	1000	19
501	HAESUNG INTERNATIONAL INC	DBA: HAESUNG INTERNATIONAL	GENERAL MERCHANDISE <10,000	4,801	200	24
502	GLASSTECH LLC	DBA: SAFE AUTO GLASS	GENERAL MERCHANDISE <10,000	4,801	200	24
503	I SHINE INFINITY	DBA: I SHINE WIRELESS	GENERAL MERCHANDISE <10,000	4,801	200	24
506	CAFE NORAZO KARAOKE	DBA: CAFE NORAZO KARAOKE	GENERAL AMUSEMENT	4,801	100	38
508C	RAYYAN AUTOS	DBA: RAYYAN AUTOS	VEHICLE DISPLAY SALES AND SERVICE	9,356	1000	9
509	SUNG JAMES	DBA: J ART SIGN CO	WAREHOUSE	18,712	1000	19
511	ACCELERATE MOTOR SPORTS	DBA: ACCELERATE MOTOR SPORTS	VEHICLE REPAIR	9,356	500	19
511	WISDOM MOTORS LLC	DBA: WISDOM MOTORS	VEHICLE DISPLAY SALES AND SERVICE	4,800	1000	5
512	DIETZ DAVID	DBA: CONCORD MANAGEMENT	GENERAL MERCHANDISE <10,000	2,400	300	8
513	EDGARS GARAGE	DBA: EDGARS GARAGE	VEHICLE DISPLAY SALES AND SERVICE	4,800	1000	5
515	ONCALL HEATING AND AIR LLC	DBA: ONCALL HEATING AND AIR LLC	VEHICLE REPAIR	2,400	500	5
516	EDDIES WAREHOUSE	DBA: EDDIES WAREHOUSE	GENERAL MERCHANDISE <10,000	9,356	500	19
600	IGLESIA DE DIOS DEL 7MO DIA EN REFORMA	DBA: IGLESIA DE DIOS DEL 7MO DIA EN REF	CHURCH	2,496	200	12
601	LAS HADAS CATERING	DBA: LAS HADAS CATERING	CATERING SERVICES	2,496	200	12
602	STYLLION FACTORY OUTLET	DBA: STYLLION FACTORY OUTLET	GENERAL MERCHANDISE <10,000	2,496	200	12
602A	HAWK PUMP SUPPLY	DBA: GOWANI PUMP SUPPLY	CUSTOM BUSSINESS SERVICES	2,496	300	8
603	JAMES MEDIA LLC	DBA: AMAZING	GENERAL MERCHANDISE <10,000	9,984	500	20
				REQUIRES SPACES		464
				PROVIDED SPACES		473
				ADA SPACES REQUIRED		9
				ADA SPACES PROVIDED		12

SITE PLAN
SCALE: 1 TO 50 ENG.

PARKING ANALYSIS

DRAFTESAURUS
ADVISING

CITY STAMP

PROJECT: PARKING ANALYSIS - COMMERCIAL
ADDRESS: 1911 HARRY HINES BLVD, SUITE #103
Dallas, TX 75219

DRAWING CONTENT:
SITE PLAN

SCALE: 1 TO 50
DATE: 01/21/2021
SHEET:

A-001



City of Dallas

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

Agenda Information Sheet

File #: 23-3171

Item #: 6.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the termination of deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue.

Staff Recommendation: **Approval** of the termination of deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant.

Applicant: Jose M. Martinez [Sole Owner]

Representative: Jose C. Garcia, XG Drafting

Planner: LeQuan Clinton

Council District: 2

Z223-245(LC)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: LeQuan Clinton

FILE NUMBER: Z223-245(LC) **DATE FILED:** April 5, 2023

LOCATION: North corner of South Fitzhugh Avenue and Haskell Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 34,077 sq. ft. **CENSUS TRACT:** 48113002500

REPRESENTATIVE: Jose C. Garcia, XG Drafting

OWNER/APPLICANT: Jose M. Martinez, [Sole Owner]

REQUEST: An application for the termination of deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to terminate the existing deed restrictions to operate under the standard regulations of a CS District.

STAFF RECOMMENDATION: **Approval** of the termination of deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CS Commercial Service District with deed restrictions [Z978-150 and Z190-168]. The applicant proposes vehicle or engine repair or maintenance on the site.
- Deed restrictions [Z978-150] were originally approved on September 8, 1999 and restricted uses to those permitted in a CR Community Retail District, plus a machinery, heavy equipment, or truck sales and service use with operating hours between 7:00 a.m. and 7:00 p.m. All other uses permitted in a standard CS District were prohibited by these deed restrictions.
- Deed restrictions [Z190-168] were approved on May 27, 2020 to terminate one of the conditions from Z978-150, which was the removal of the 40-foot setback from the northeastern property line.
- The applicant requests the termination of the existing deed restrictions [Z978-150 and Z190-168] to operate under the standard regulations of a CS District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Fitzhugh Avenue	Local Street	-
South Haskell Avenue	Principal Arterial	90 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 outlining 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

A goal of the forwardDallas! Vision is to create a healthy balance between jobs and households throughout Dallas by adding about 220,000 households and about 400,000 jobs between the years 2000 and 2030. The City should facilitate balanced growth with the goal of achieving and maintaining a sustainable tax base. Tools and strategies for achieving the City's economic development land use goals should direct public investment and encourage private partnerships.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

The City must promote a healthy balance of jobs and households in Dallas. It is important that the City establish and maintain land use policies that support its economic goals. These policies should encourage continued development and expansion of employment and housing opportunities throughout the city to achieve a growth target of 400,000 new jobs and 220,000 new households between the years 2000 and 2030.

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

Land Use:

	Zoning	Land Use
Site	CS	Commercial & business service
North	R-5(A)	Single Family
East	CS	Commercial & business service
South	MF-2(A)	Multifamily
West	CS	Commercial & business service

Land Use Compatibility:

The area of request is predominantly surrounded by a mix of single family, multifamily and a few commercial properties. To the north and south there are single-family houses, with multifamily to the south as well. To the east and west there are a variety of commercial services. Staff assesses the applicant's proposal for terminating the deed restrictions to allow operation within standard CS District uses to be compatible with surrounding uses in the area.

The area of request is currently zoned a CS District. The applicant proposes to terminate existing deed restrictions to allow vehicle or engine repair or maintenance on the site. As this use is permitted in a standard CS District, staff does not object to the proposed amendment to the deed restrictions that would allow these uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing CR District with deed restrictions and a standard CR District. Uses highlighted in yellow are those that are not currently permitted under the existing deed restrictions but would be if the deed restrictions are terminated, plus those that would be subject to less restrictive regulations if the deed restrictions are terminated.

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 DRs [Z978-150]

	Existing	Proposed
Use	CS w/DRs	CS
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility		R
Catering service	•	•

Use		
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
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services	★	R
Medical or scientific laboratory	S	•
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)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
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		
Convent or monastery		•
Foster home		
Halfway house		S
Hospital	S	R
Library, art gallery, or museum		

Use		
Public or private school	R	R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	★
Lodging or boarding house	S	•
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	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	•	•
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		
Ambulance service	R	R
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		★
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)	★	★
Commercial amusement (outside)	S	D

Use		
Commercial motor vehicle parking		★
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	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	•	•
Home improvement center, lumber, brick or building materials sales yard	D	R
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station		S
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		S
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		S
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	•	•

Use		
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		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

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 vehicle or engine repair or maintenance is one space per 500 square feet of floor area; a minimum

of five spaces is required. Parking spaces that are used to repair vehicles and located in a structure are not counted in determining the required parking. 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 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 currently within an MVA cluster. To the north and northwest are “H” MVA clusters. To the southwest, south, and southeast are “I” MVA clusters.

EXISTING DEED RESTRICTIONS (PROPOSED TO BE TERMINATED)

992857

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Magdaleno Diaz and Maria Diaz ("the Owners") are the owners of the following described property ("the Property"), being all of Lots 15, 16, 17 and 18, of City Block C/1461, of the Fair Park Addition, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owners by D.D. McDonald, by deed dated January 5, 1998, and recorded in Volume 98003, Page 02908, in the Deed Records of Dallas County, Texas.

II.

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

- 110
1. The only uses permitted on the Property are:
 - A. those uses permitted in the CR Community Retail District, as amended, and
 - B. a machinery, heavy equipment, or truck sales and repair use with operating hours between 7:00 a.m. and 7:00 p.m..
 2. Prior to the submission of an application for a certificate of occupancy for a machinery, heavy equipment, or truck sales and repair use, a minimum six-foot high masonry screening fence must be erected along the northeastern property line and along the front property line along Fitzhugh.
 3. ~~No new structure may be erected on the Property within forty (40) feet of the northeastern property line.~~ 2190-168
 4. The centerline of the driveway approach to the Property from Fitzhugh Avenue must be located 120 feet from the north right-of-way line of Haskell Avenue.

Z978-150/10495-SE(LS)

200858

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS)
)
 COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Diaz Trucking, Inc. ("the Owner"), is the owner of the following described property ("the Property"), being all of Lots 15, 16, 17 and 18, of City Block C/1461, of the Fair Park Addition, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Magdaleno Diaz and Maria Diaz, by deed dated August 20, 2002, and recorded in Volume 2002168, Page 01588, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated August 5, 1999, signed by Magdaleno Diaz and Maria Diaz and recorded in Volume 99187, Page 02935, of Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

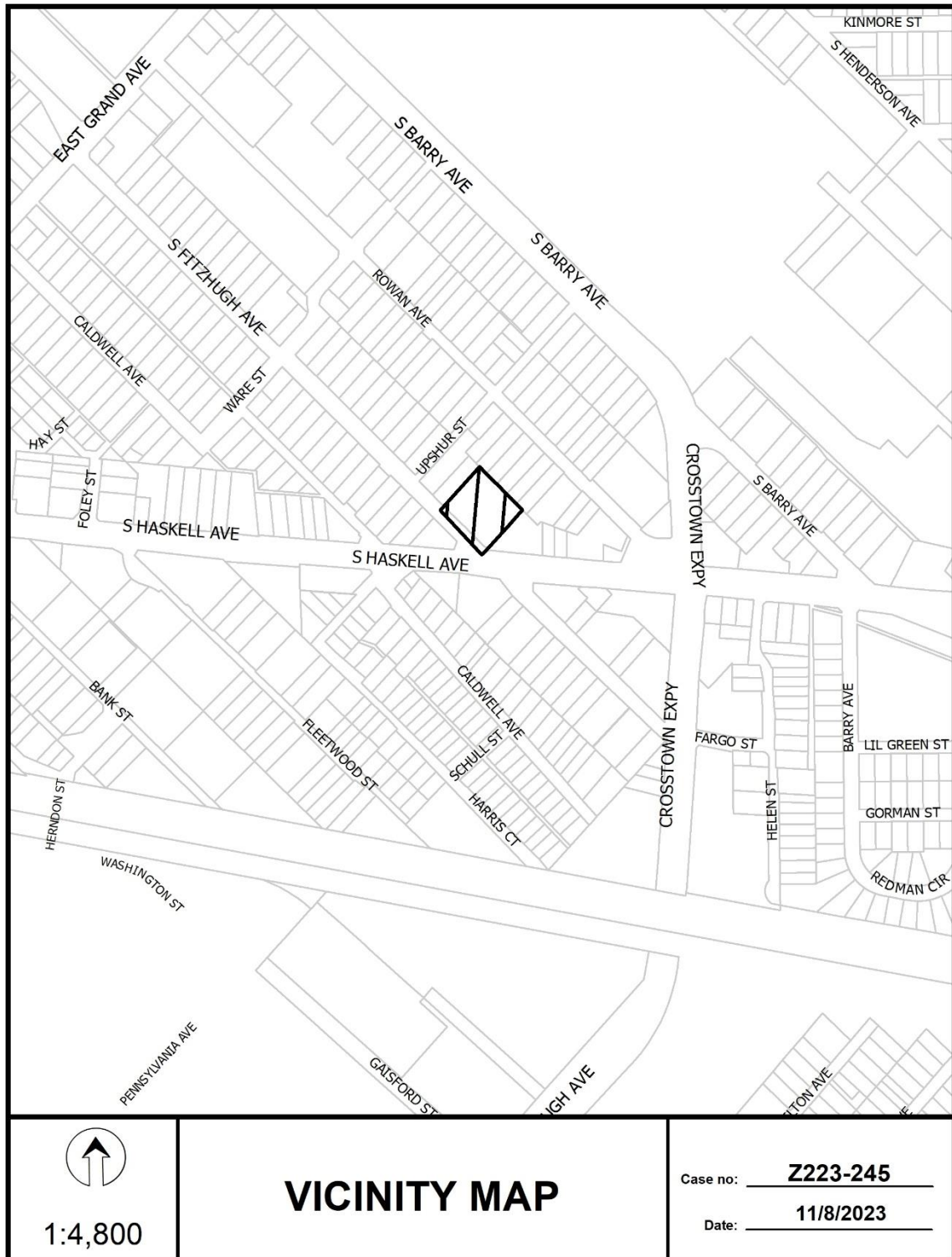
That the Owner does hereby remove restriction number 3 of the Original Restrictions as follows:

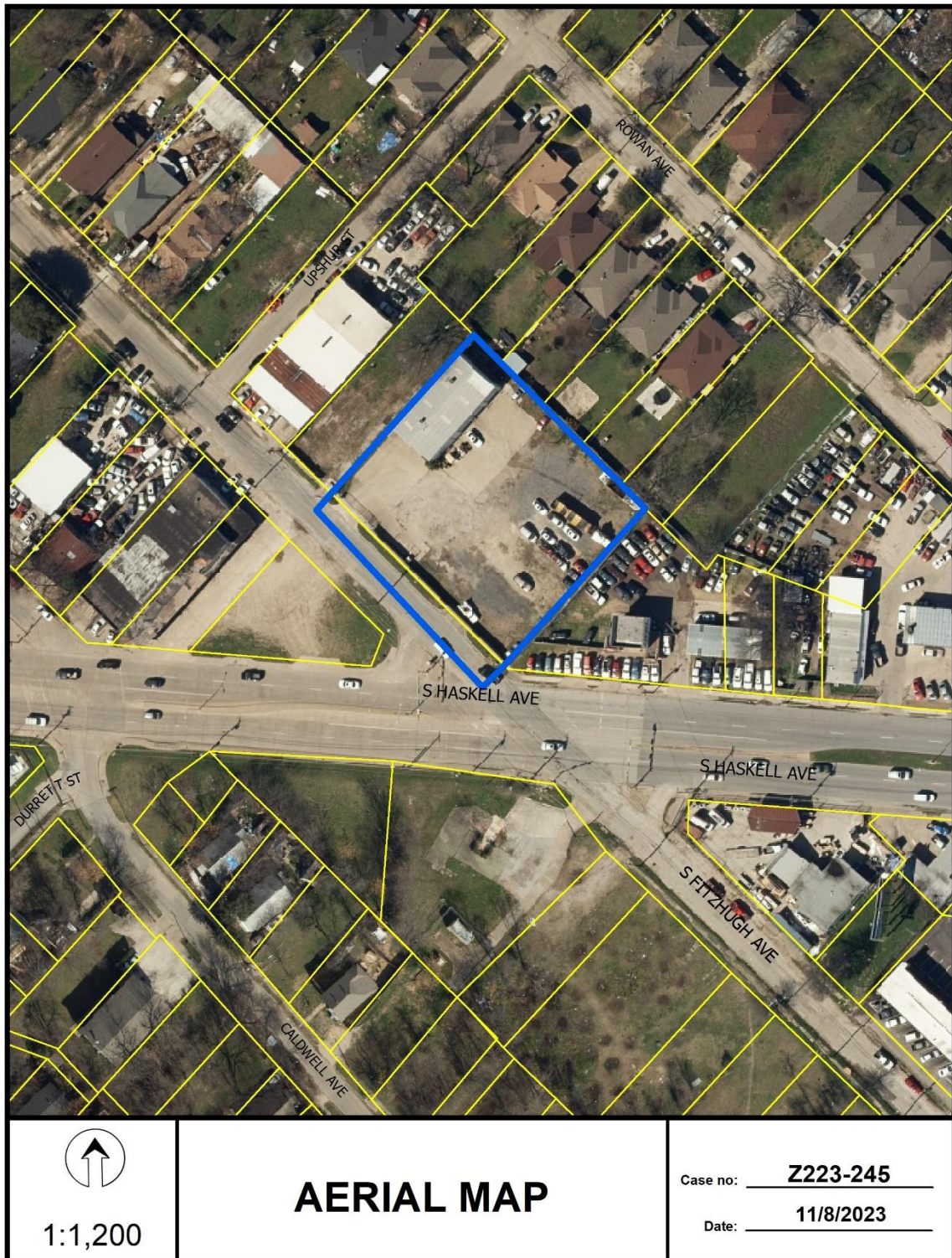
3. ~~No new structure may be erected on the Property within forty (40) feet of the northeastern property line.~~

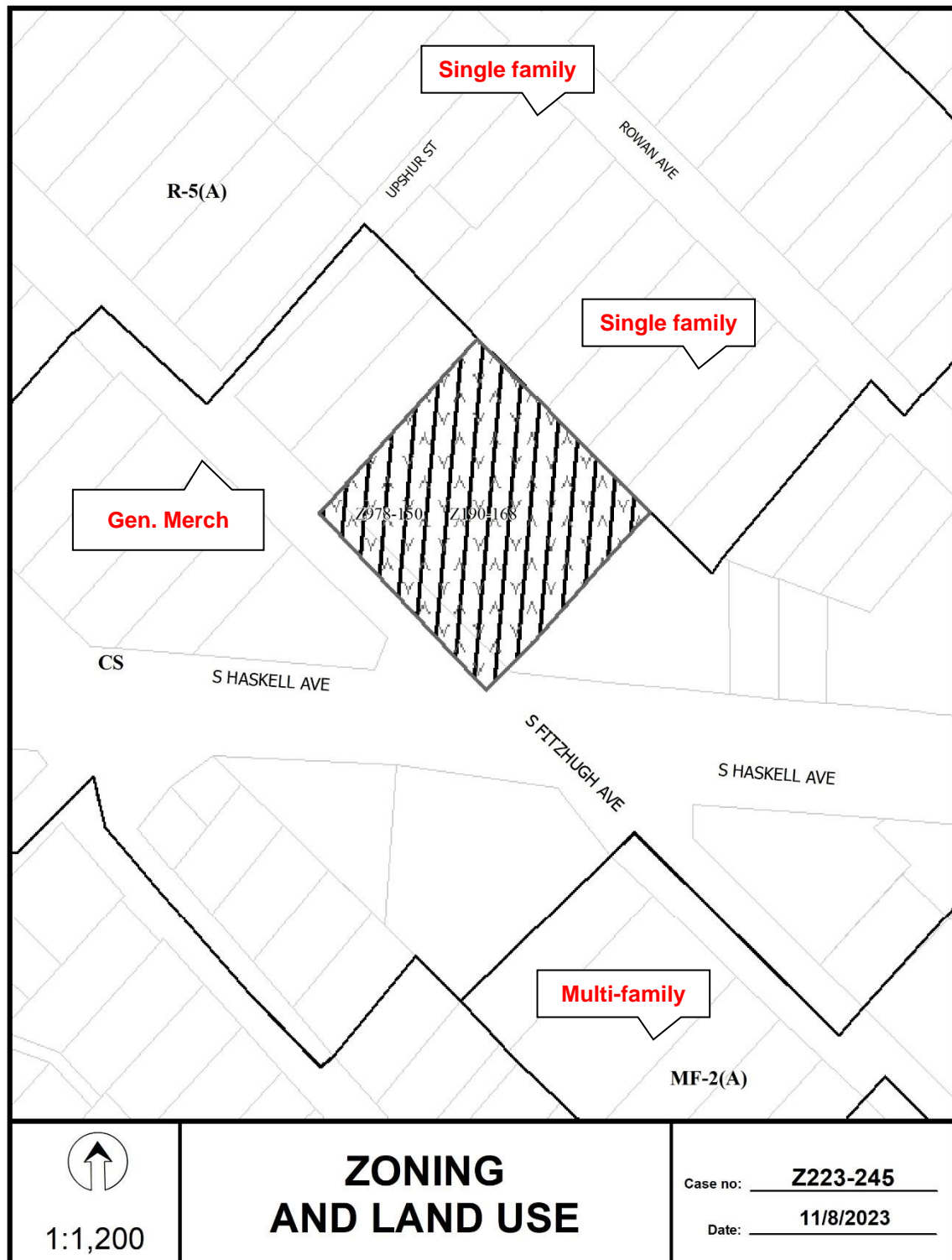
IV.

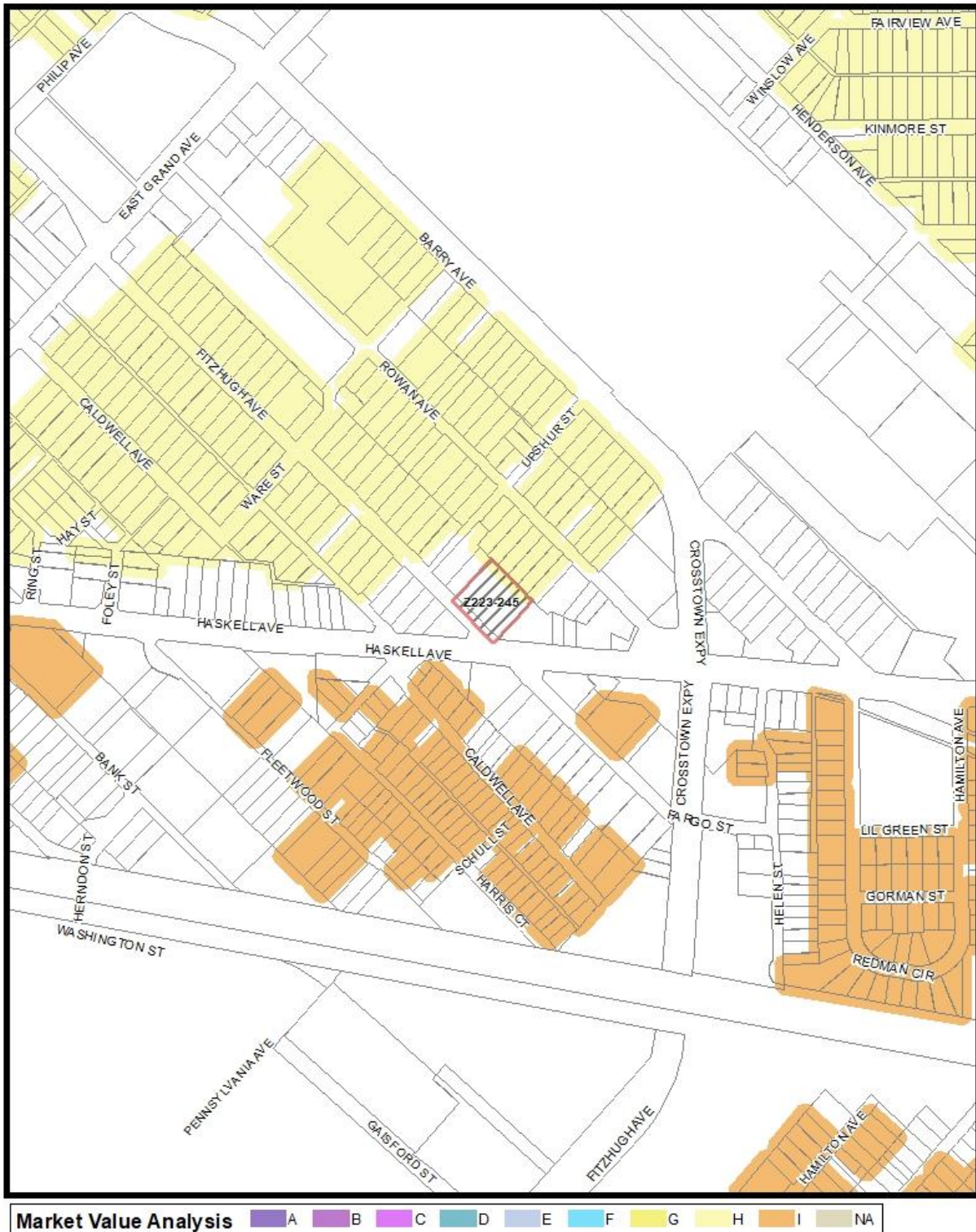
That the preceding amendment was made following notice and hearing before the City Plan Commission and City Council of the City as required in the Original Restrictions and notice of such public hearing was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment becomes effective.

Z223-245(LC)

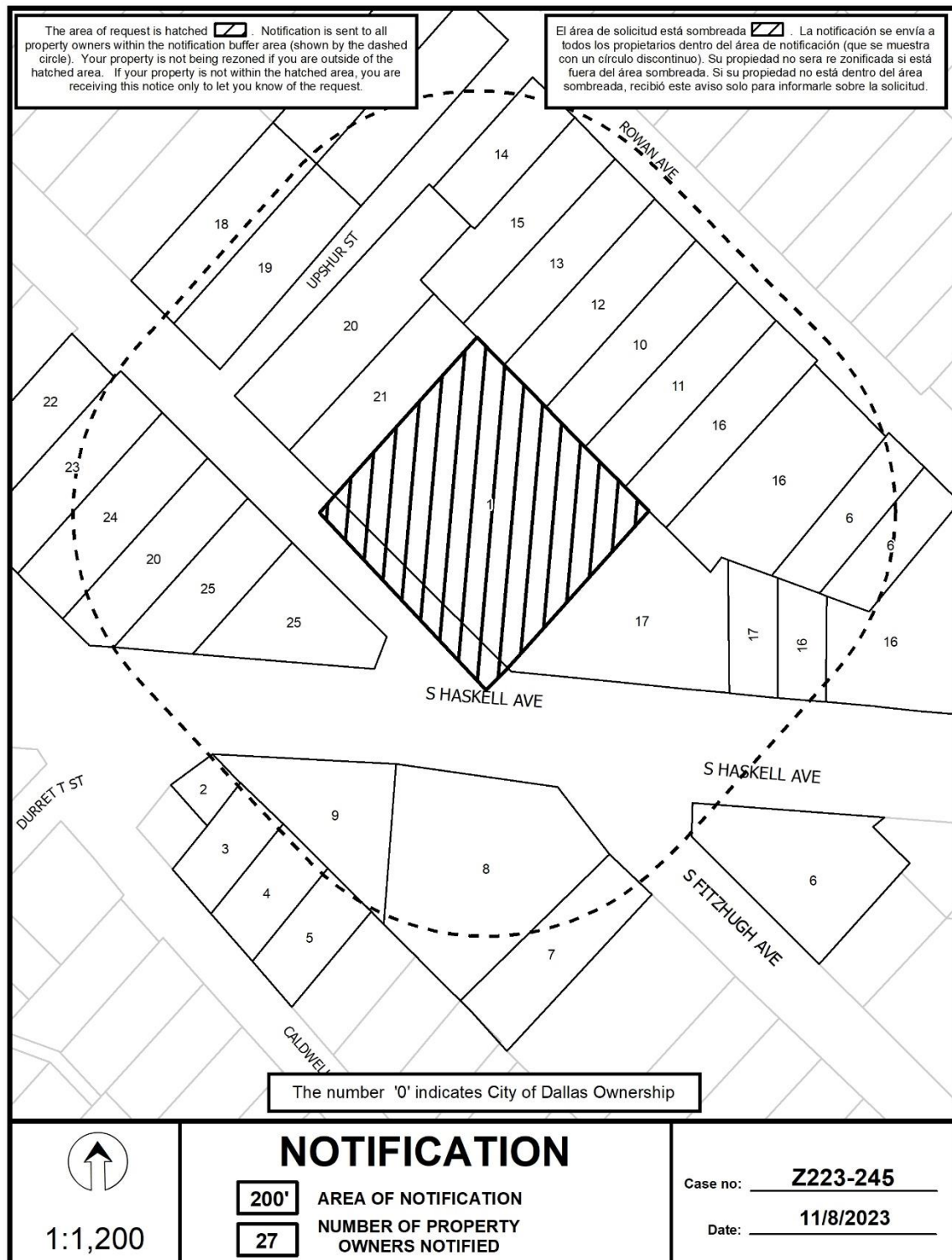








Market Value Analysis



10/04/2023

Notification List of Property Owners***Z223-245******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1524 S FITZHUGH AVE	MARTINEZ JOSE M
2	1709 S HASKELL AVE	CIPRIANO JAIME &
3	1514 CALDWELL AVE	SAUCEDO ARMANDO PUENTE
4	1520 CALDWELL AVE	CLARK CATHERINE
5	1522 CALDWELL AVE	RELIABLE HOMES LLC
6	1805 S HASKELL AVE	CERVANTES EDGAR O
7	1609 S FITZHUGH AVE	NEGUSSE INVESTMENTS INC
8	1603 S FITZHUGH AVE	NEGUSSE INV INC
9	1715 S HASKELL AVE	ONG GIA DINH LLC &
10	1517 ROWAN AVE	ORTIZ JORGE &
11	1519 ROWAN AVE	ORTIZ JUAN &
12	1513 ROWAN AVE	QUEZADA JORGE
13	1511 ROWAN AVE	CONNALLY CAMILLE LANESHIA
14	1503 ROWAN AVE	GUERRERO EUGENIO
15	1507 ROWAN AVE	MARTINEZ HECTOR &
16	1820 S HASKELL AVE	CERVANTES EDGAR
17	1812 S HASKELL AVE	LANEY MICHAEL B
18	1438 S FITZHUGH AVE	VALDEZ ANTONIO &
19	1442 S FITZHUGH AVE	Taxpayer at
20	1502 S FITZHUGH AVE	SAMUEL MILLER FIT LLC
21	1520 S FITZHUGH AVE	POLAN JANIE OSBUN &
22	1439 S FITZHUGH AVE	JAHANGIRI MARIA
23	1443 S FITZHUGH AVE	HERNANDEZ JESUS CARDONA
24	1447 S FITZHUGH AVE	HERNANDEZ JEUS CARDONA
25	1702 S HASKELL AVE	GSI PORTFOLIO LLC
26	1453 ROWAN AVE	JIMENEZ JUAN ANTONIO &

Z223-245(LC)

10/04/2023

Label # Address

Owner

27	1441	ROWAN AVE	DIAZ MARIA DEL CARMEN
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City of Dallas

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

Agenda Information Sheet

File #: 23-3172

Item #: 7.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, on the north line of Park Lane, between Preston Road and Douglas Avenue.

Staff Recommendation: **Approval.**

Applicant: Blueline Living Trust

Representative: CBG Surveying Texas, LLC

Planner: LeQuan Clinton

Council District: 13

Z223-246(LC)

CITY PLAN COMMISSION**THURSDAY, DECEMBER 7, 2023****Planner: LeQuan Clinton****FILE NUMBER:** Z223-246(LC) **DATE FILED:** April 6, 2023**LOCATION:** North line of Park Lane, between Preston Road and Douglas Avenue**COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** ± 34,195 square feet **CENSUS TRACT:** 48113020600**REPRESENTATIVE:** CBG Surveying Texas, LLC**OWNER/APPLICANT:** Blueline Living Trust**REQUEST:** An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District.**SUMMARY:** The purpose of the request is to allow single family under the development standards of an R-16(A) District.**STAFF
RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-1ac(A) Single Family District, with a single-family residence on a minimum lot area of 1 acre.
- The lot has frontage only on Park Lane.
- The applicant proposes the combining of two lots and for the property to remain single-family residential.
- To accomplish this applicant requests a general zoning change from R-1ac(A) to R-16(A).

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Park Lane	Local Street	-
Douglas Avenue	Local Street	-
Preston Road	Principal Arterial	100 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.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN

Zone 2,3,5,6,7 Recommendations Land Development Policy

Policy 1 Maintain existing single family residential zoning. No multifamily or commercial development is envisioned within these zones.

Land Use:

	Zoning	Land Use
Site	R-1ac(A)	Single family
North	R-1ac(A)	Single family
South	R-1ac(A)	Single family
West	R-1ac(A)	Single family
East	PD No. 910	Single family

Land Use Compatibility:

The area of request is currently zoned an R-1ac(A) Single Family Residential District along with a property on the north lines of Park Lane, between Preston Road and Douglas Avenue. The request area is currently developed as a single-family residence.

To the north, south, east, and west of the request area are single family uses. These single family uses, as well as a majority of the surrounding neighborhood, are currently zoned an R-1ac(A) District. Staff therefore finds the applicant's requested R-16(A) District and proposed single family use to be compatible with the surrounding area. The 40-foot front yard of the R-1ac(A) district will apply to the property if rezoned to an R-16(A) district.

Staff supports the applicant's request and finds the proposed rezoning from a R-1ac(A) District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

Development Standards

Following is a comparison of the development standards of the current R-1ac(A) District and the proposed R-16(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-1ac(A)	40'	10'	1 du/1ac	36'	40%		Single family
Proposed: R-16(A)	35' ¹	10'	1 du/16,000 sf	30'	40%		Single family

¹ Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

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-16(A) District is two spaces. 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 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 currently within an “A” MVA cluster. To the north, south, east, and west are “A” MVA clusters.

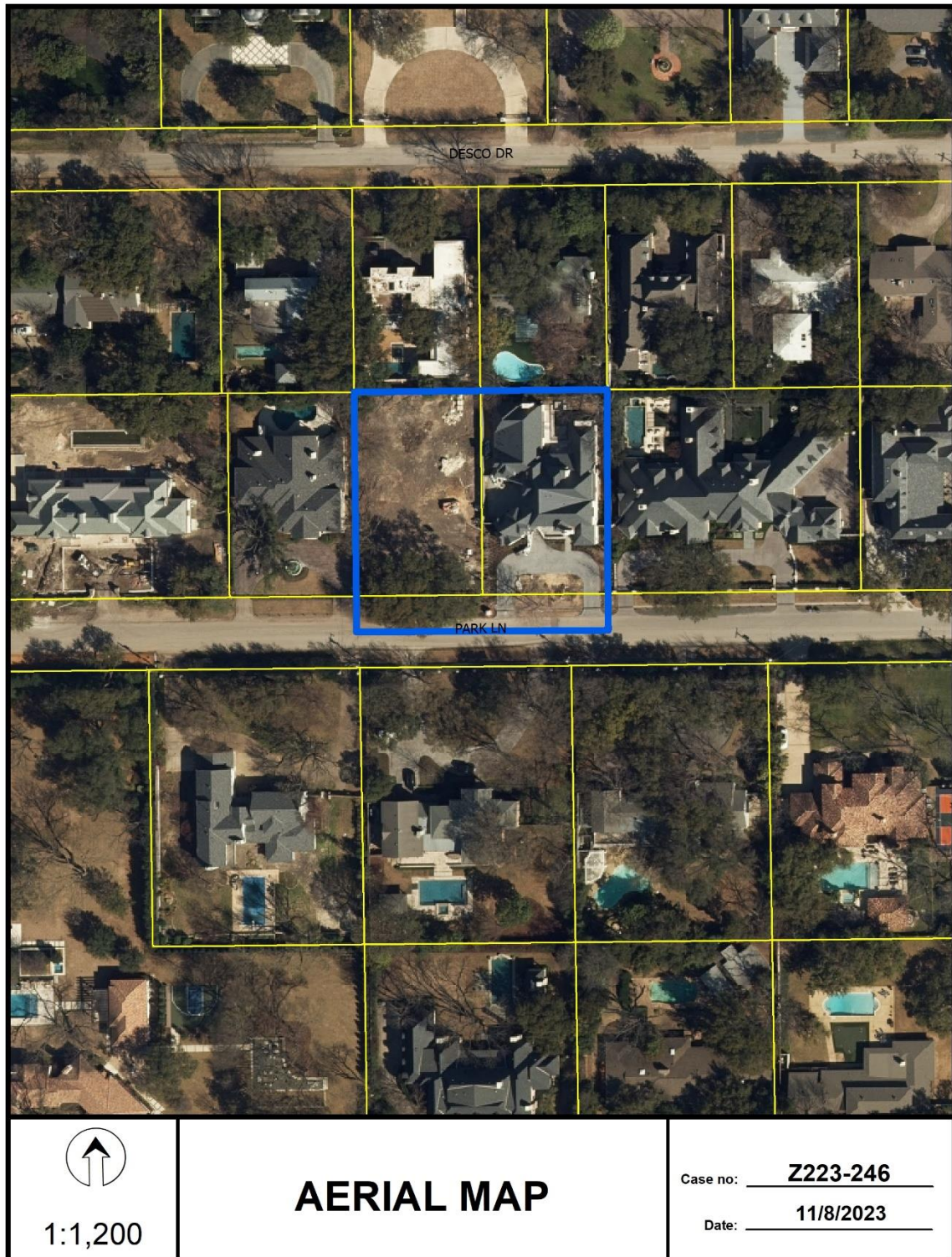
Z223-246(LC)

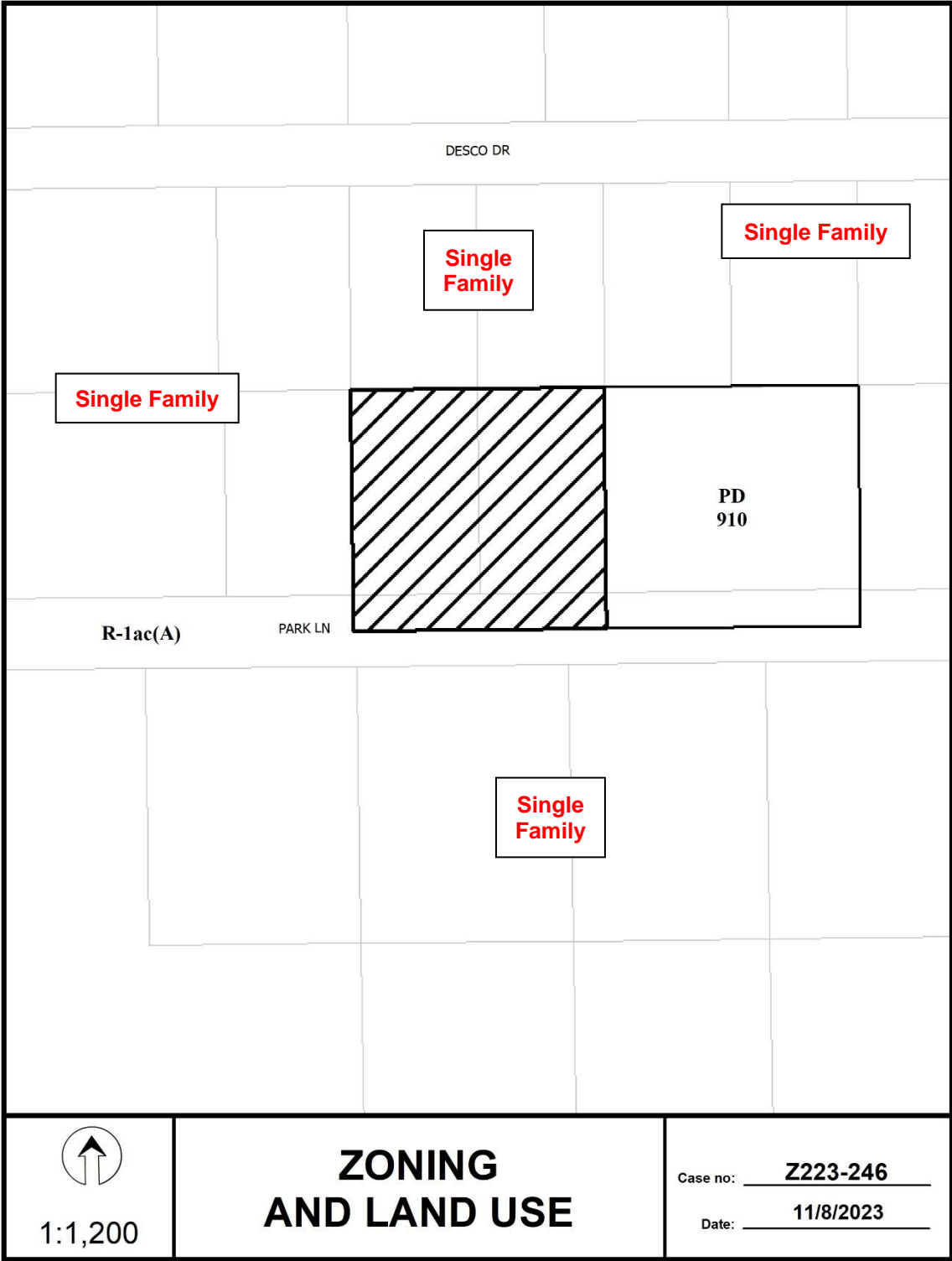
List of Officers

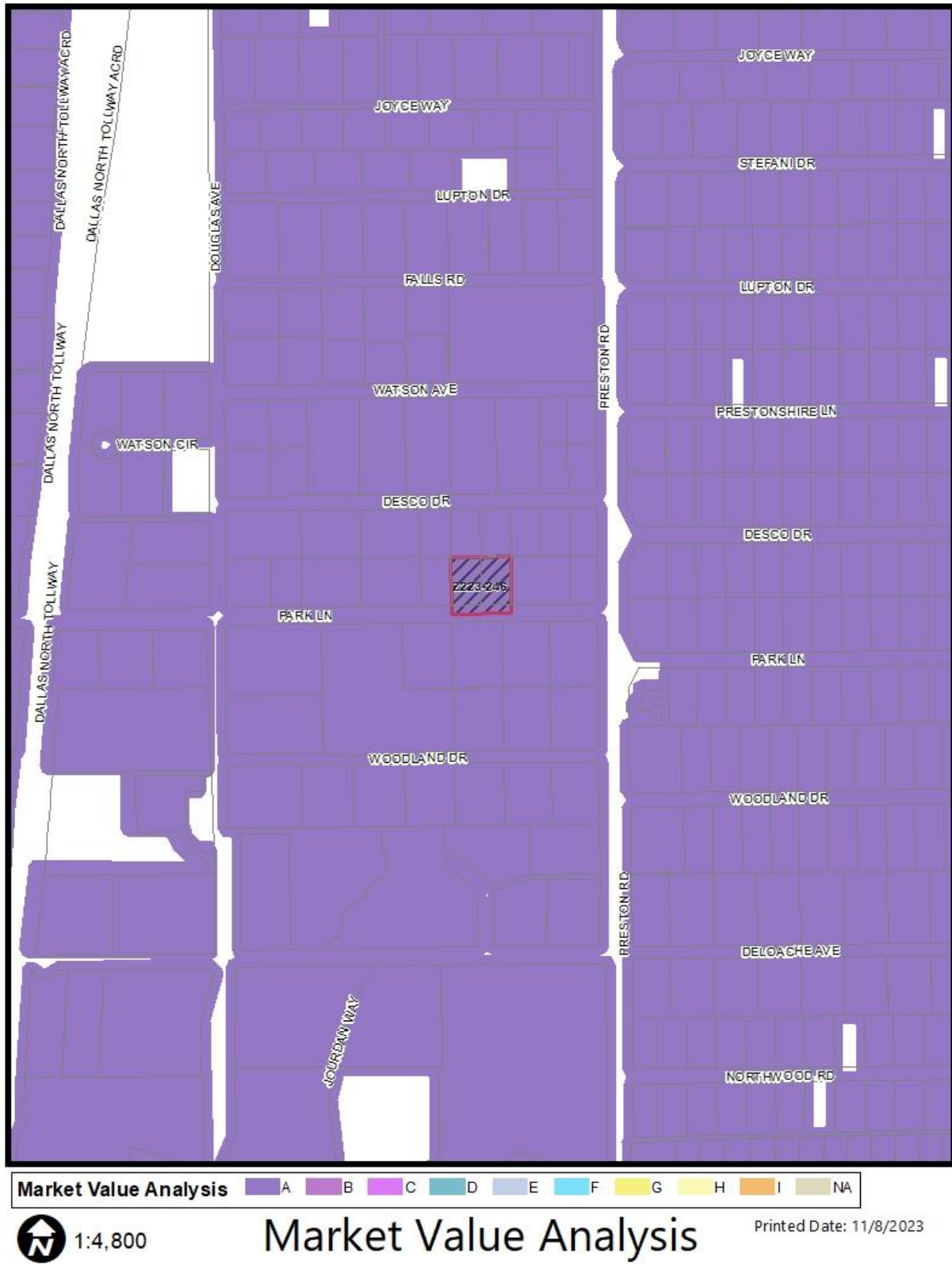
Blueline Living Trust

Jared Seth Jones









<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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12

The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">200'</div> AREA OF NOTIFICATION </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED </div>	Case no: Z223-246 Date: 11/8/2023
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11/09/2023

Notification List of Property Owners***Z223-241******14 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3500 COMMERCE ST	Taxpayer at
2	3506 COMMERCE ST	Taxpayer at
3	3713 CANTON ST	Taxpayer at
4	3813 EAST SIDE AVE	REEVES GEORGE M ET AL
5	3612 COMMERCE ST	REEVES GROUP LTD
6	3600 COMMERCE ST	CITY POCKET LTD
7	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
8	110 EXPOSITION AVE	COLDBEER IN DEEP ELLUM LP
9	3719 LA FRANCE ST	Taxpayer at
10	3511 PACIFIC AVE	Taxpayer at
11	3721 LA FRANCE ST	Taxpayer at
12	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
13	3720 CANTON ST	METRO PACIFIC EQUITIES IN
14	3435 COMMERCE ST	SUNSET APARTMENTS LP



City of Dallas

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

Agenda Information Sheet

File #: 23-3173

Item #: 8.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-3 Mixed Use District on property zoned a CR Community Retail District, on the northeast corner of South Lancaster Road and Simpson Stuart Road.

Staff Recommendation: **Approval.**

Applicant: 6730 Lancaster, LLC

Representative: Paul Carden

Planner: Liliana Garza

Council District: 8

Z223-254(LG)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-254(LG)

DATE FILED: April 28, 2023

LOCATION: Northeast corner of South Lancaster Road and Simpson Stuart Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 0.3229 acres

CENSUS TRACT: 48113011401

REPRESENTATIVE: Paul Carden

OWNER/APPLICANT: 6730 Lancaster, LLC

REQUEST: An application for an MU-3 Mixed Use District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow multifamily development.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed with a structure and is zoned a CR Community Retail District.
- The applicant is proposing to repurpose the vacant building for multifamily use. They are proposing to develop an approximately 18-unit studio apartment. Thus, they are requesting an MU-3 Mixed Use District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	107 feet
Simpson Stuart Road	Principal Arterial	100 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 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt, and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver if fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

GOAL 6.3 ALIGN PLANNING, FUNDING AND COMMUNITY INVESTMENTS WITHIN A QUARTER MILE OF DART STATIONS TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT

Policy 6.3.1 Work with DHA and DART and other agencies to pilot a mixed income TOD project on publicly-owned land to expand housing options near transit and facilitate accessibility to jobs and other services.

Area Plans

The UNT – Dallas Area Plan was adopted by City Council in December 2009. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas Area Plan establishes a future development vision and strategies for implementation. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The UNT-Dallas campus provides the anchor around which a university town environment is envisioned for the area. The primary intent is to preserve established neighborhoods and promote new development patterns that respond to the UNT-Dallas Campus Master Plan and proposed DART light rail stations.

The site is within the residential area on the northeast corner of S. Lancaster Road and Simpson Stuart Road, approximately a quarter mile from the Camp Wisdom DART station. The concept plan envisions the land use type to be urban mixed-use development to allow for a mix of land uses and building types that are generally located around transit stations. The applicant's request is consistent with the goals and policies of The UNT – Dallas Area Plan.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Vacant
North	CR Community Retail District	Undeveloped
East	R-7.5(A) Single Family District	Single family
South	CR Community Retail District	Church
Southwest	R-7.5(A) Single Family District	Undeveloped
West	Planned Development No. 625	Undeveloped

Land Use Compatibility:

The area of request is currently developed with a two-story vacant motel built in 1971 and is zoned a CR Community Retail District. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the late 1980s. The applicant is proposing to repurpose the vacant building for multifamily use. The existing CR District does not allow the proposed use; therefore, the applicant requests an MU-3 Mixed Use District. Surrounding land uses consist of a single-family neighborhood to the northeast and a church to the south. To the north, west, and south of the requested area

is undeveloped land. However, the property to the west is zoned Mixed Use Subdistrict within Planned Development No. 625. To the northeast along Simpson Road there is existing CH Clustered Housing District and MF Multifamily Districts developed with multifamily use.

It is staff's opinion that the applicant's request for an MU-3 Mixed Use District is appropriate and will not have a negative impact in the surrounding area. Furthermore, the zoning change is consistent with the Comprehensive Plan that envisions the area as an urban mixed-use site.

The MU-3 District allows multifamily use while not restricting the design standards of the adjacent property to the north currently zoned CR Community Retail District. However, per Sec. 51A-4.01(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. There are lots along South Lancaster Road that are zoned an R-7.5(A) District; therefore, the 25-foot front yard of this district would be imposed on the proposed MU-3 District lot and remaining CR District lots.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed MU-3 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj. to Res. Other: No min.	0.75 FAR overall 0.5 offices	54' 4 stories	60%	Proximity Slope, Visual Intrusion	Retail and personal service, office
Proposed: MU-3	15' 20' Urban Form	20' adj. Residential District OTHER: No min.	3.2 FAR base 4.0 FAR max +bonus for res	270' 20 stories	80%	Proximity Slope Tower Spacing U-Form Setback Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
MIH: MU-3 5% at 81-100% AMFI ¹			+3.0 FAR		85%		

¹ Property is located in an "G" MVA area.

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

	Existing	Proposed
Use	CR	MU-3
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		
Catering service	•	•
Commercial cleaning or laundry plant		
Custom business services	•	•
Custom woodworking, furniture construction, or repair		
Electronics service center	•	•
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	•
Technical school		
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		

	Existing	Proposed
Use	CR	MU-3
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
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	S	R
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
Public or private school		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R
Lodging or boarding house	S	
Overnight general purpose shelter	★	★

	Existing	Proposed
Use	CR	MU-3
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
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.	★	★
Ambulance service	R	
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)	S, ★	S, ★
Commercial amusement (outside)	S	S
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S

	Existing	Proposed
Use	CR	MU-3
Drive-In theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•
General merchandise or food store 100,000 square feet or more	S	S
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station		
Liquor store	•	•
Mortuary, funeral home, or commercial wedding chapel	•	•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		
Paraphernalia shop	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		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		S
Helistop		S
Private street or alley		

	Existing	Proposed
Use	CR	MU-3
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S,R, ★	S,R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	S
Office showroom/warehouse		•
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		

	Existing	Proposed
Use	CR	MU-3
Trade center		•
Vehicle storage lot		
Warehouse		

Landscaping:

The proposed renovation and reuse of the property will not trigger landscaping. However, if a complete demolition with new construction of floor area is proposed, then Article X would apply with a residential adjacency to the east. 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 multifamily 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. No additional parking is required for accessory uses that are limited principally to residents. The applicant would be required to comply with standard ratios at permitting.

If the applicant provides affordable units as part of the development, the off-street requirement for multifamily is 0.5 space per dwelling unit and at least 15 percent of the required parking must be available for guest parking. This would be the minimum number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

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

Z223-254(LG)

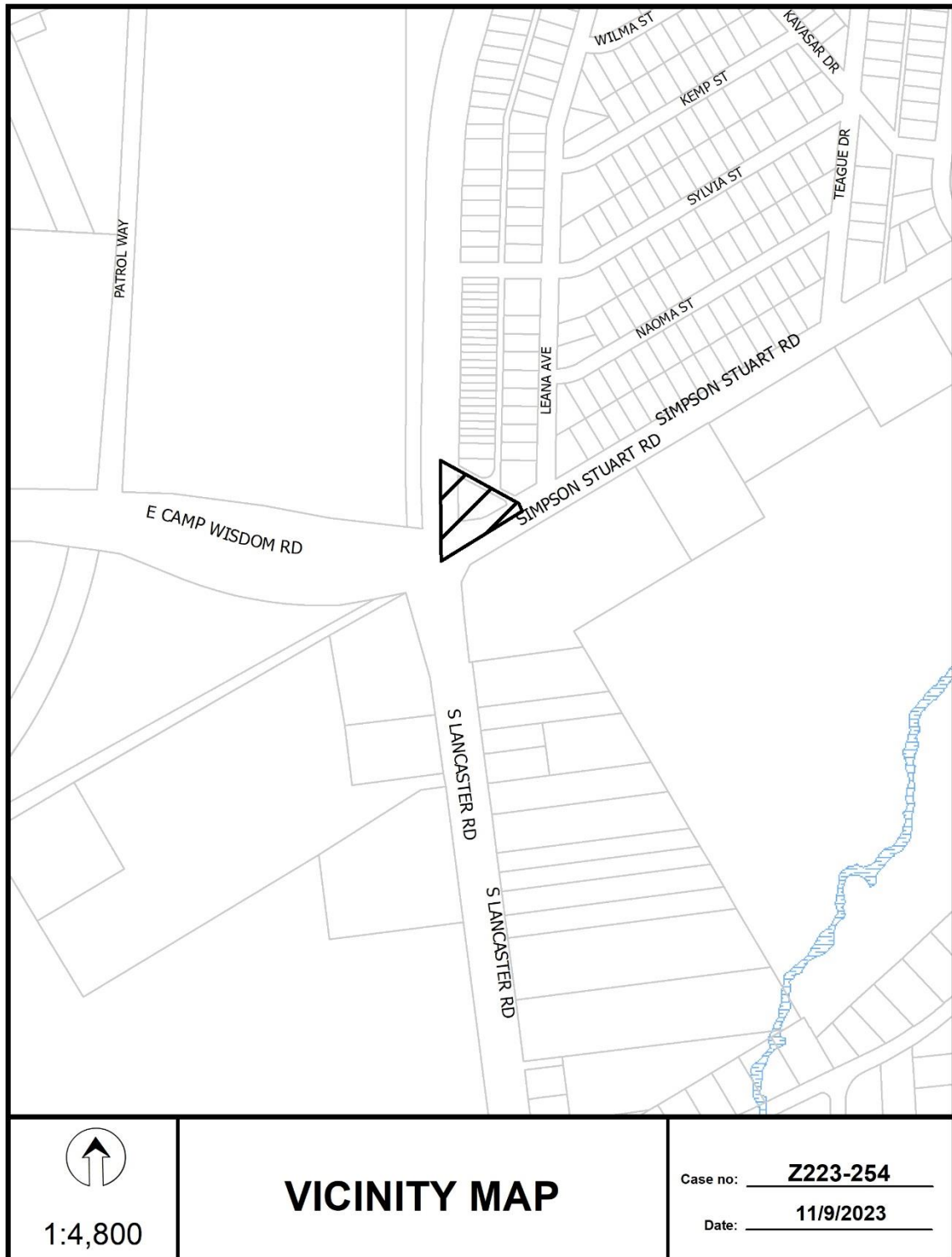
I). The area of request is not currently within an MVA cluster. To the northeast is a “G” MVA cluster.

Z223-254(LG)

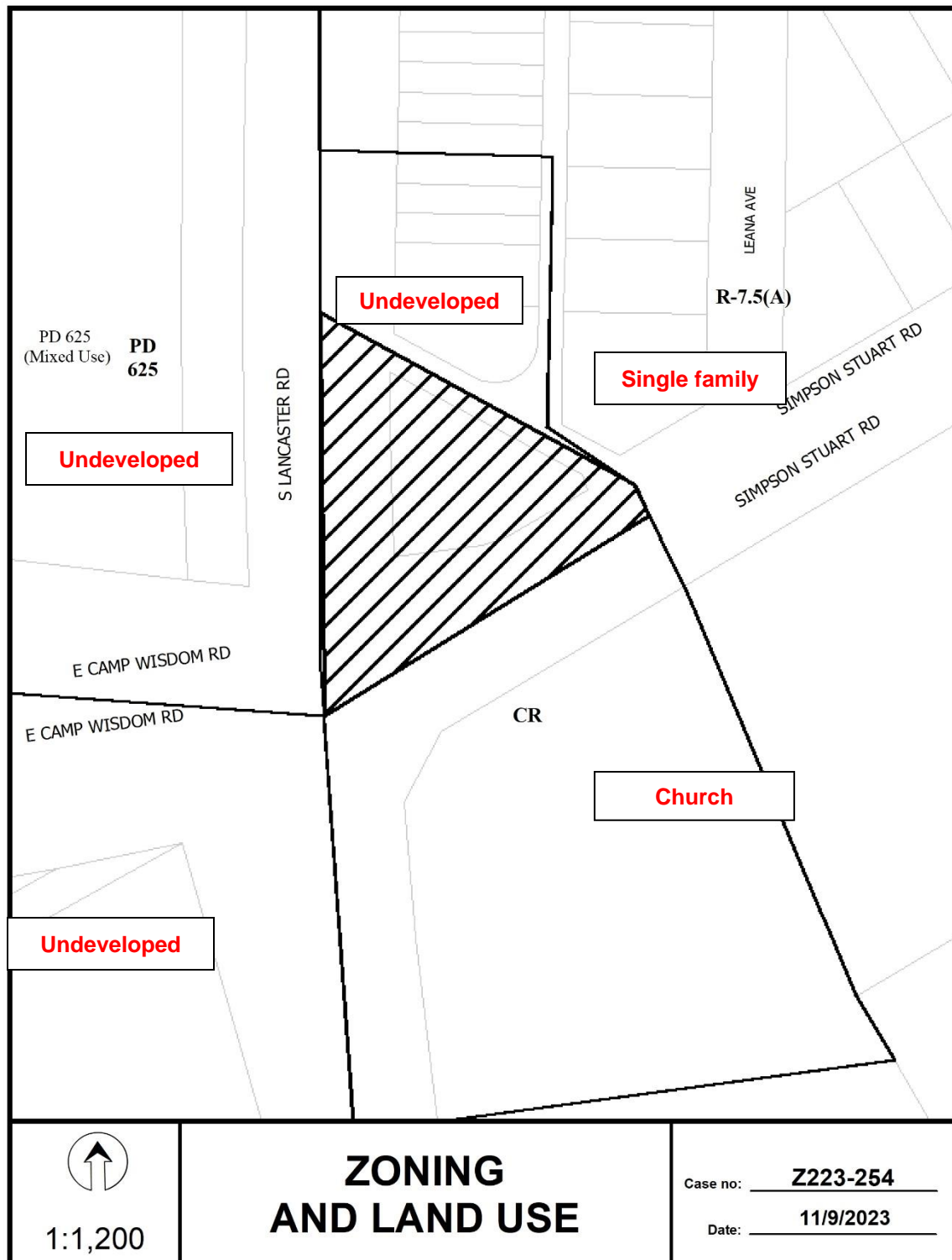
List of Officers

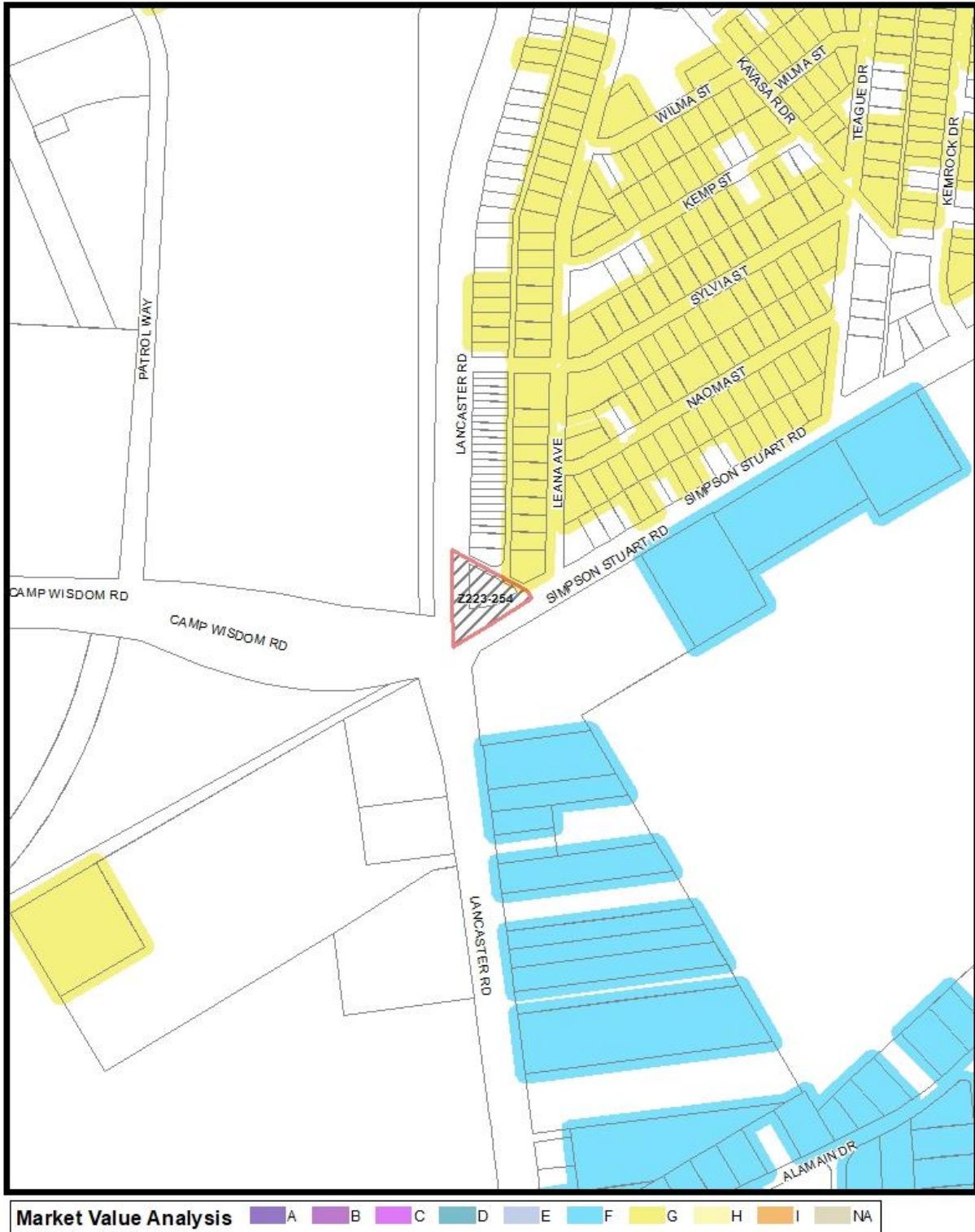
6730 Lancaster, LLC

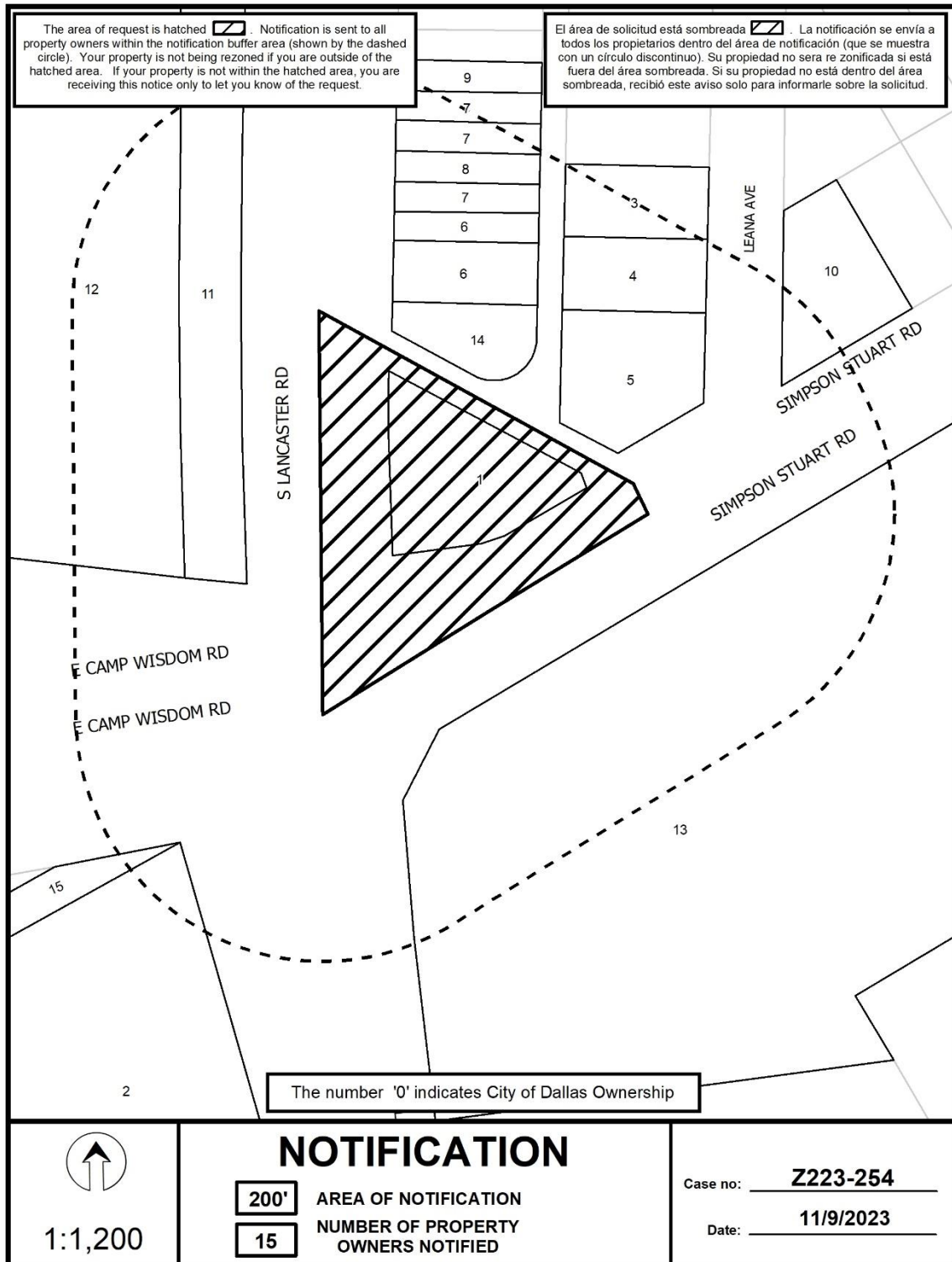
Andrew Ramler, Manager











11/09/2023

Notification List of Property Owners

Z223-254

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6730 S LANCASTER RD	Taxpayer at
2	7001 S LANCASTER RD	ROTEN STEVE & JOHN
3	6713 LEANA AVE	PENA CARLOS &
4	6717 LEANA AVE	PENAFLO JULIE
5	6721 LEANA AVE	BERKINS WILLIE A
6	6716 S LANCASTER RD	CUELLAR JOSE & BRENDA
7	6712 S LANCASTER RD	RAMIREZ ALFONSO
8	6710 S LANCASTER RD	RAMERIZ ALFONSO
9	6704 S LANCASTER RD	GANDY JOHN C &
10	2407 SIMPSON STUART RD	ELLIS JASMINE K
11	6601 S LANCASTER RD	261 CW SPRINGS LTD
12	6601 S LANCASTER RD	TOMFRIM CAMP WISDOM LP
13	2424 SIMPSON STUART RD	CLIFF VIEW CHURCH OF
14	6720 S LANCASTER RD	WATSON JOYCE
15	7101 S LANCASTER RD	CAMPLANC INVESTMENTS



City of Dallas

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

Agenda Information Sheet

File #: 23-3174

Item #: 9.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the northeast corner of Dennison Street and Vilbig Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Area Habitat for Humanity

Representative: Mark Brown

Planner: LeQuan Clinton

Council District: 6

Z223-261(LC)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: LeQuan Clinton

FILE NUMBER: Z223-261(LC) **DATE FILED:** April 27, 2023

LOCATION: Northeast corner of Dennison Street and Vilbig Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 5,760 square feet **CENSUS TRACT:** 48113010101

OWNER/APPLICANT: Mark Brown, Dallas Area Habitat for Humanity

REQUEST: An application for an R-5(A) Single Family District on property zoned a CR Community Retail 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 CR for community retail district, with a minimum lot area of 5,760 square feet (0.132 acre).
- The lot has frontage on Dennison Street and Vilbig Road.
- The applicant proposes the property be rezoned to R-5(A) single-family residential.
- To accomplish this, the applicant is requesting a general zoning change

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dennison Street	Local Street	-
Vilbig Road	Community Collector	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

The request 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.

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

Land Use:

	Zoning	Land Use
Site	CR	Undeveloped
North	R-5(A)	Single family
South	R-5(A)	Single family
East	R-5(A)	Single family
West	CR	Single family

Land Use Compatibility:

The area of request is currently zoned a CR Community Retail District along the northeast corner of Dennison Street and Vilbig Road. The request area is currently undeveloped.

To the north, south, east, and west of the property are single family uses. These single family uses, as well as the majority of the surrounding neighborhood, are currently zoned an R-5(A) District. Staff therefore finds the applicant's requested R-5(A) District and proposed single family use to be compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning from a CR District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

Development Standards

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

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj to res Other: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed: R-5(A)	20'	5'	1 du/5,000 sf	30'	45%		Single family

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 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 currently within an “H” MVA cluster. To the north are “H” MVA clusters; to the south are both “E” and “I” MVA clusters; to the east are “E”, “H,” and “I” MVA clusters; and to the west are “H” and “I” MVA clusters.

List of Officers

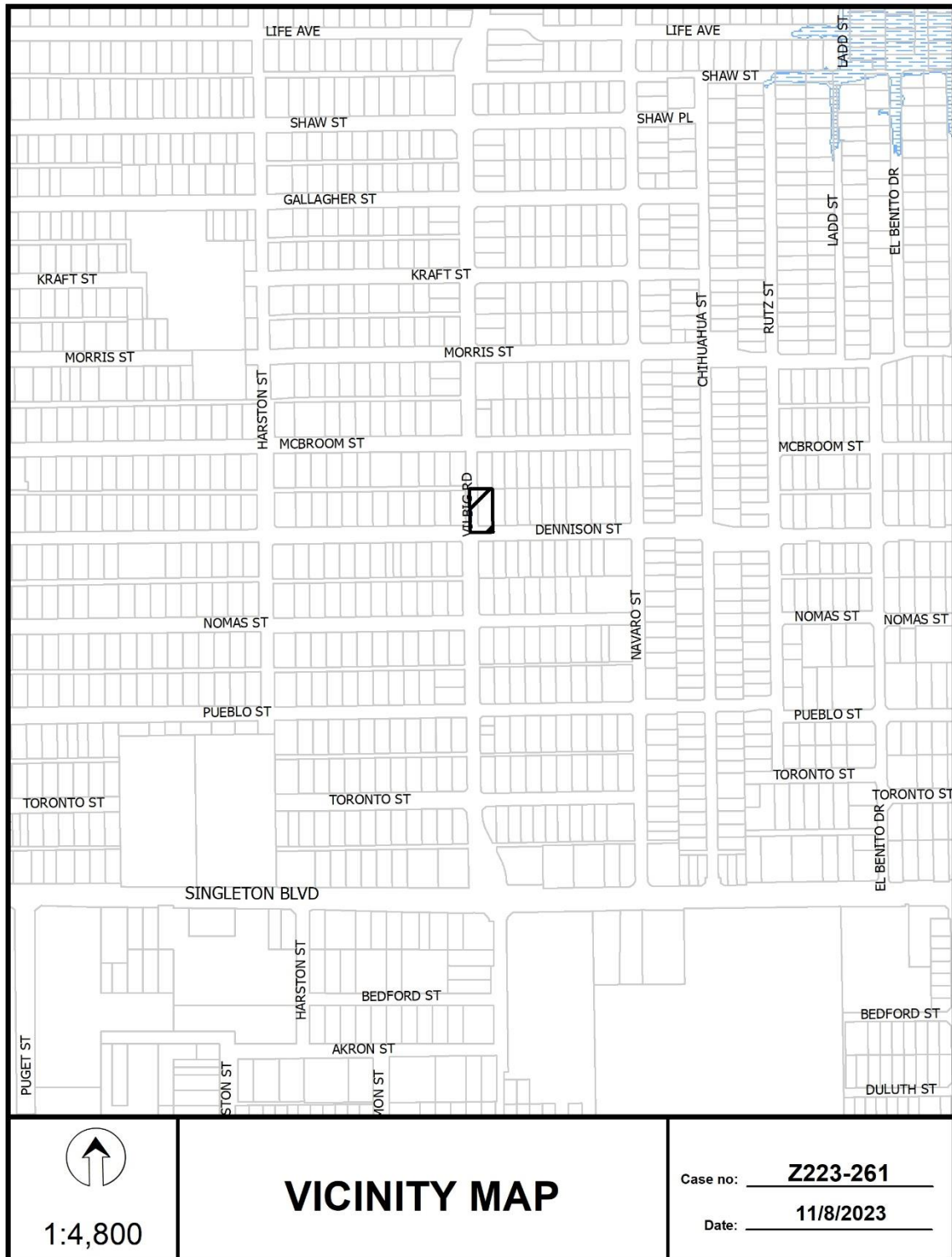
Dallas Area Habitat for Humanity

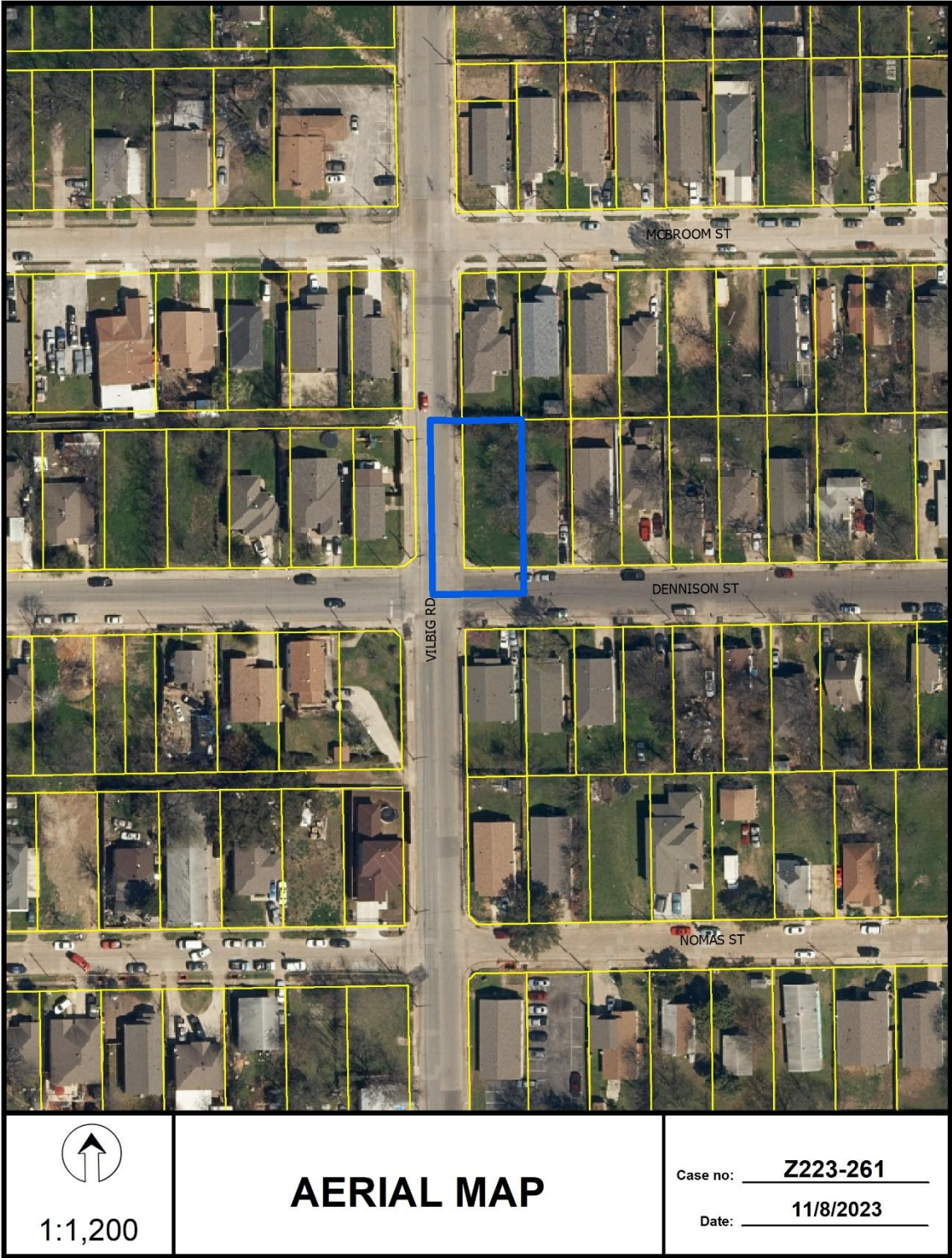
Partners and Principals

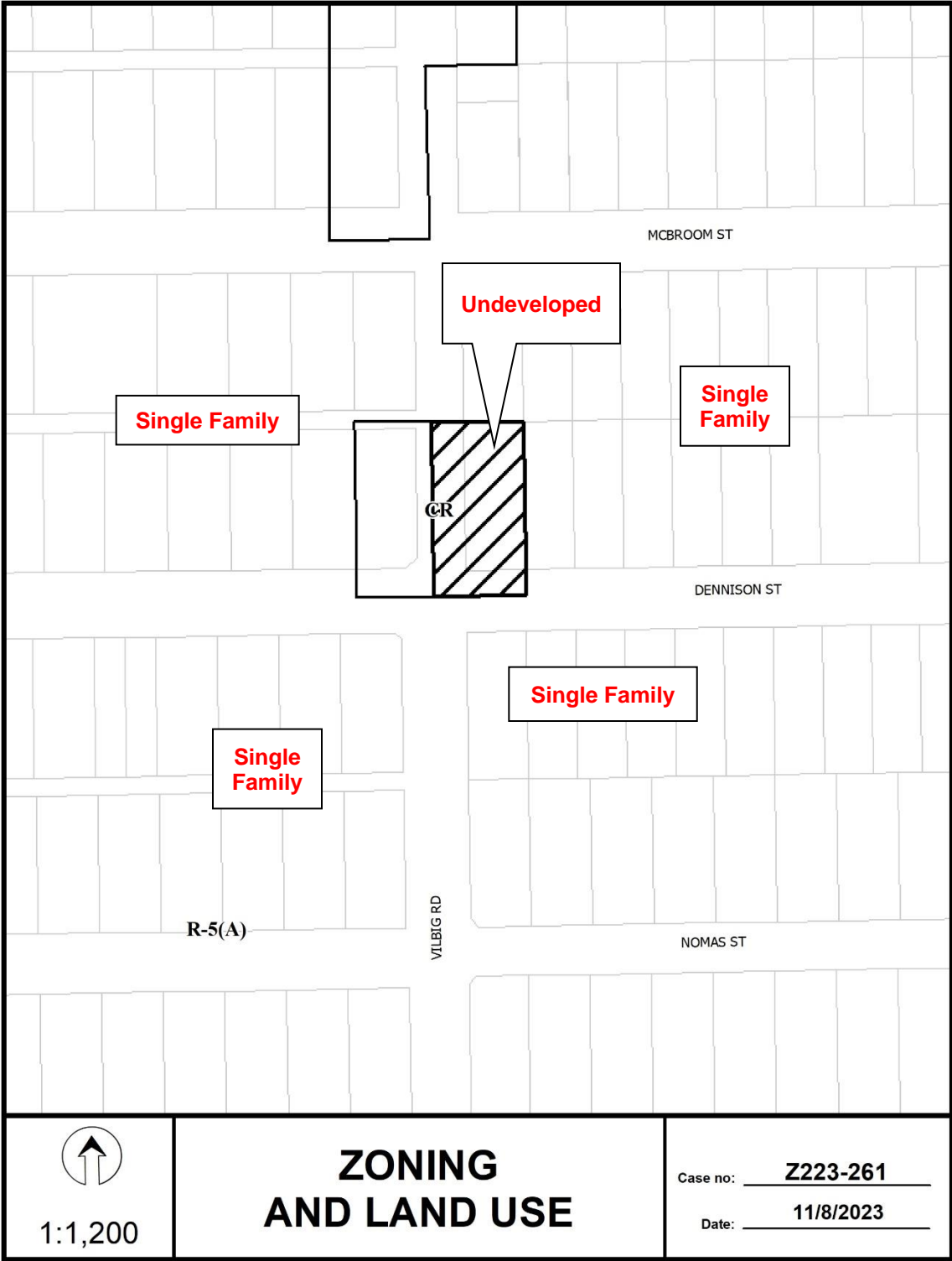
William Eubanks, CEO

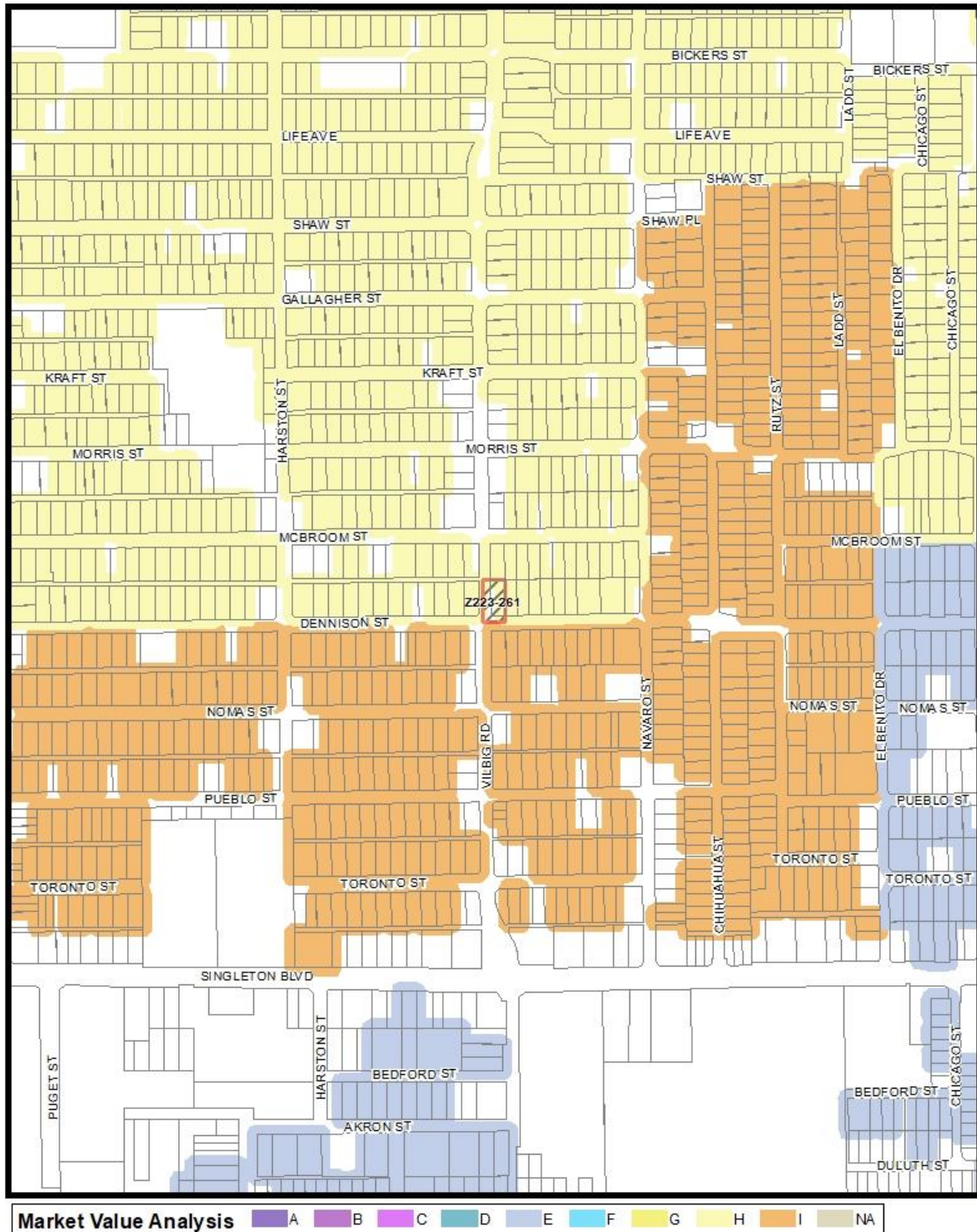
Sandra Miller, CFO

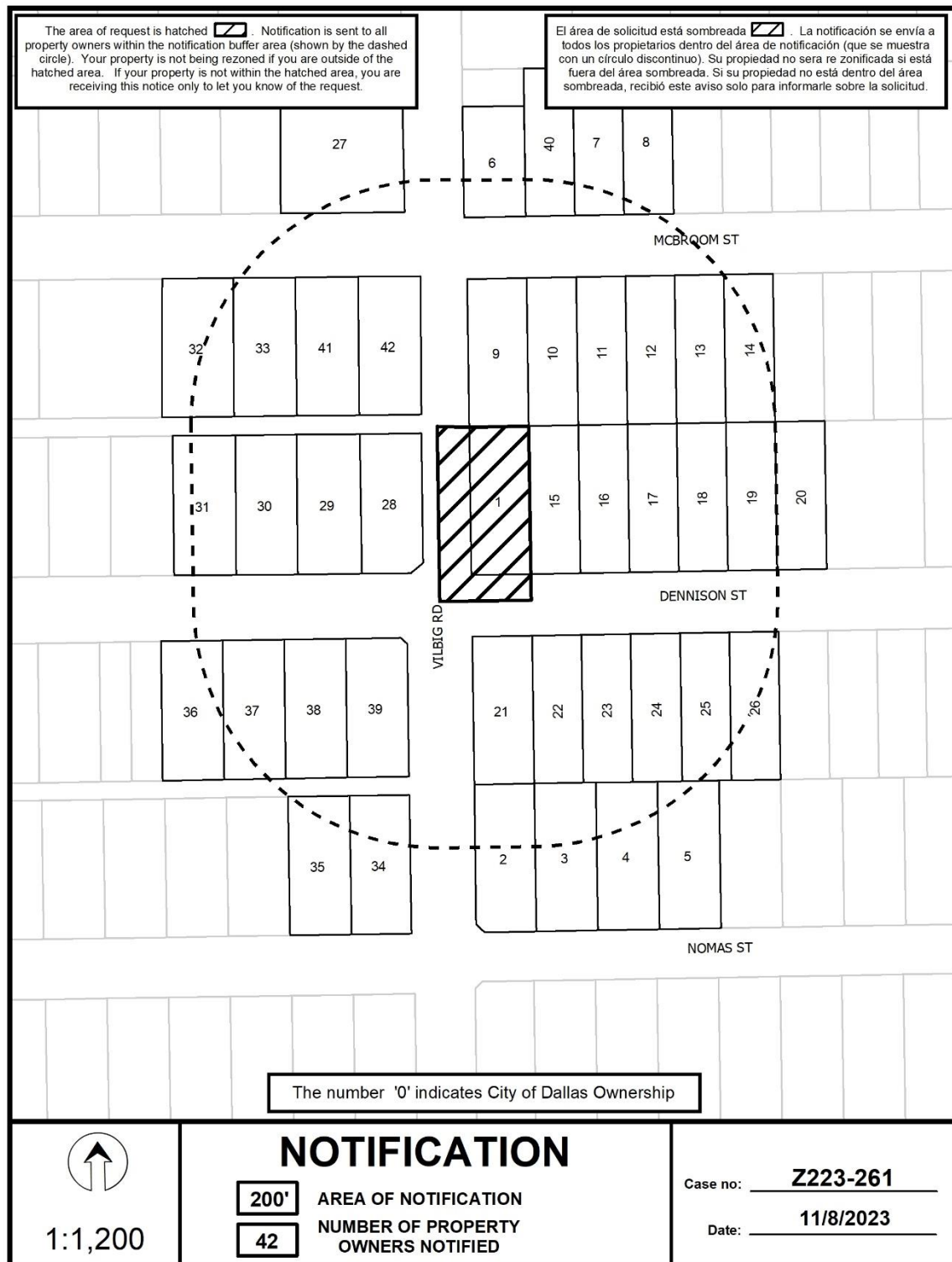
Mark Brown, COO











11/08/2023

Notification List of Property Owners***Z223-261******42 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3300 VILBIG RD	DALLAS NEIGHBORHOOD ALLIANCE FOR
2	1739 NOMAS ST	GARZA NORMA
3	1735 NOMAS ST	ORTEGA BRANDON ALEXIS DE ANDA
4	1731 NOMAS ST	TOSCANO JESUS OMAR
5	1727 NOMAS ST	TOSCANO JESUS O
6	1739 MCBROOM ST	TAYLOR LEONNA LASHAY
7	1731 MCBROOM ST	HILL MARY
8	1729 MCBROOM ST	CORTEZ CYNTHIA A
9	1738 MCBROOM ST	JACOBS RONALD W
10	1734 MCBROOM ST	DAVILA MARTHA
11	1730 MCBROOM ST	BEZABEH TEREFE &
12	1728 MCBROOM ST	SHETH HEMANG A
13	1724 MCBROOM ST	Taxpayer at
14	1720 MCBROOM ST	ATKINS ROXIE
15	1733 DENNISON ST	BELL BETTY LIFE ESTATE
16	1731 DENNISON ST	THACKER ETHAN ANDREWS &
17	1729 DENNISON ST	FLORES MARTIN
18	1725 DENNISON ST	LOWE GREGORY
19	1721 DENNISON ST	FULLER TAMMY
20	1717 DENNISON ST	ABEJE DINKNESH
21	1738 DENNISON ST	PLATA ESTHER
22	1734 DENNISON ST	DEMOSS LUKE
23	1730 DENNISON ST	GOMEZ JORGE
24	1728 DENNISON ST	LOWE GREGORY L
25	1724 DENNISON ST	PLANCHER MIKENNEL
26	1720 DENNISON ST	HAMILTON LEE

Z223-261(LC)

11/08/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1805 MCBROOM ST	WEST VIEW MISSIONARY BAPTIST CHURCH
28	1801 VILBIG RD	HERNANDEZ PAULITA
29	1807 DENNISON ST	HERNANDEZ FELIX &
30	1811 DENNISON ST	BRISCO TRAVIS
31	1813 DENNISON ST	CRAWFORD ANNIE MAY EST OF
32	1812 MCBROOM ST	ARMAS SERGIO & GUADALUPE
33	1810 MCBROOM ST	AGUIN JUAN & JOSEFINA G
34	1803 NOMAS ST	SFR TEXAS ACQUISITIONS 4 LLC
35	1805 NOMAS ST	TBNR PROPERTIES LLC
36	1814 DENNISON ST	BRAWLEY CLINTON EDWARD
37	1810 DENNISON ST	BABE ENDALE
38	1806 DENNISON ST	TOLIVER SHIRLEY EST OF
39	1802 DENNISON ST	TOLIVER SHIRLEY
40	1735 MCBROOM ST	CRUZ JESUS
41	1806 MCBROOM ST	Taxpayer at
42	1802 MCBROOM ST	BEYENE DESALEGNE GIRMAY &



City of Dallas

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

Agenda Information Sheet

File #: 23-3175

Item #: 10.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1691 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest line of Exposition Avenue, east of Ash Lane.

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

Applicant: Antonio Everette

Planner: Martin Bate

Council District: 7

Z223-262(MB)

FILE NUMBER: Z223-262(MB) **DATE FILED:** May 30, 2023
LOCATION: Southwest line of Exposition Avenue, east of Ash Lane
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 6,340 sqft **CENSUS TRACT:** 48113020300

OWNER: John S. Roberts

APPLICANT: Antonio Everette

REQUEST: An application for an amendment to Specific Use Permit No. 1691 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes to continue the use of the property as a bar, lounge, or tavern. [Sandaga 813]

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District. The property is currently developed with a bar, lounge, or tavern.
- The request site is an existing one-story bar with 3,550 square feet of floor area and a 2,950-square-foot uncovered patio.
- SUP No. 1691 was originally granted by City Council on December 12, 2007 for a bar, lounge, or tavern for a period of one year. SUP No. 1691 was renewed in 2009 for one year; 2010 for one year and 2.5 months; in 2011 for three years; in 2014 for three years; in 2017 for three years; and in 2020 for a period of three years.
- SUP No. 1691 expired on October 13, 2023. Application for renewal was filed on May 30, 2023.
- The applicant requests the renewal of SUP No. 1691 for a three-year period to continue operating a bar, lounge, or tavern.

Zoning History:

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

1. **Z189-222:** On June 26, 2019, City Council approved Specific Use Permit No. 2341 for a bar, lounge, or tavern for a two-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue.
2. **Z190-266:** On October 13, 2020, City Council approved the renewal of Specific Use Permit No. 1691 for a three-year period for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District. (Subject Property)
3. **Z201-223:** On August 10, 2021, City Council approved the renewal of Specific Use Permit No. 2341 for an additional three-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Exposition Avenue	Community Collector	80 feet
Parry Avenue	Principal Arterial	100 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:**The 360 Plan:**

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. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Deep Ellum/Expo Park area of the plan.

The applicant's request to amend the Specific Use Permit for bar, lounge, or tavern use meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

Grow a Diverse Mix of Services and Retail

Land Use:

	Zoning	Land Use
Site	Tract A within PD No. 269 with SUP No. 1691 for a bar, lounge, or tavern	Bar, lounge, or tavern
North	Tract A within PD No. 269	Office Showroom/Warehouse; Office
East	Tract A within PD No. 269	Personal Service Use
South	Tract A within PD No. 269	Surface parking
West	Tract A within PD No. 269	Surface parking

Land Use Compatibility:

The request site consists of a one-story structure and an uncovered patio. The applicant is requesting renewal of SUP No. 1691 to continue operation of an existing bar, lounge, or tavern. The site is surrounded by a mix of office; retail; and bar, lounge or tavern uses served by various surface parking lots and metered spaces along Exposition Avenue. Staff finds that ongoing alcohol sales are unlikely to have an adverse impact on surrounding uses, and that the requested land use is compatible with those surrounding uses.

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

The continuation of a bar in Deep Ellum enhances the entertainment character of the area. The short time frame allows for staff and CPC to evaluate whether the use is a detriment to the area over time.

Landscaping:

There are no landscaping requirements triggered by the request.

Parking:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge, or tavern located within an original building. Otherwise, one space for each 100 square feet of floor area is required. Since the 3,550-square-foot bar is in an original building, the applicant is only required to provide parking for 1,050 square feet of floor area, which equates to 11 spaces.

It is noted that a significant number of metered on-street parking spaces and surface parking lots are located immediately adjacent to and south of the subject site.

A parking agreement at 712 2nd Avenue is in place to provide the 11 required off-street parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA area. To the north are an “E” MVA cluster along Exposition Avenue and an “H” MVA cluster along South Haskell Avenue. To the east is an “E” MVA area along Parry Avenue. To the west is an “E” MVA area along Canton Street. To the south is an “E” MVA cluster along JB Jackson Junior Boulevard.

Crime Report:

A copy of the police report of offenses recorded at this property is provided below. Based on Dallas Police Department's crime statistics 24 offenses, 2 arrests, and 15 calls were generated from the subject property during this time period.

Offenses

Offenses (Summary)	Count of Incidents
ASSAULT -OFFENSIVE CONTACT	1
BMV	10
BURGLARY OF BUILDING - FORCED ENTRY	2
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	2
DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	1
POSS OF DANGEROUS DRUG	1
THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	1
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	5
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
Grand Total	24

Arrests

Arrests (Summary)	Count of Incidents
WEAPON LAW VIOLATIONS	2
Grand Total	2

Calls

Calls (Summary)	Count of Problem
07 - Minor Accident	2
08 - Intoxicated Person	1
09 - Theft	1
09V - UUMV	1
11B - Burg of Bus	2
11V/01 - Burg Motor Veh	1
15 - Assist Officer	3
18 - Structure Fire	1
40 - Other	2
40/01 - Other	1
Grand Total	15

List of Officers

Industrial Entertainment dba Sandaga 813

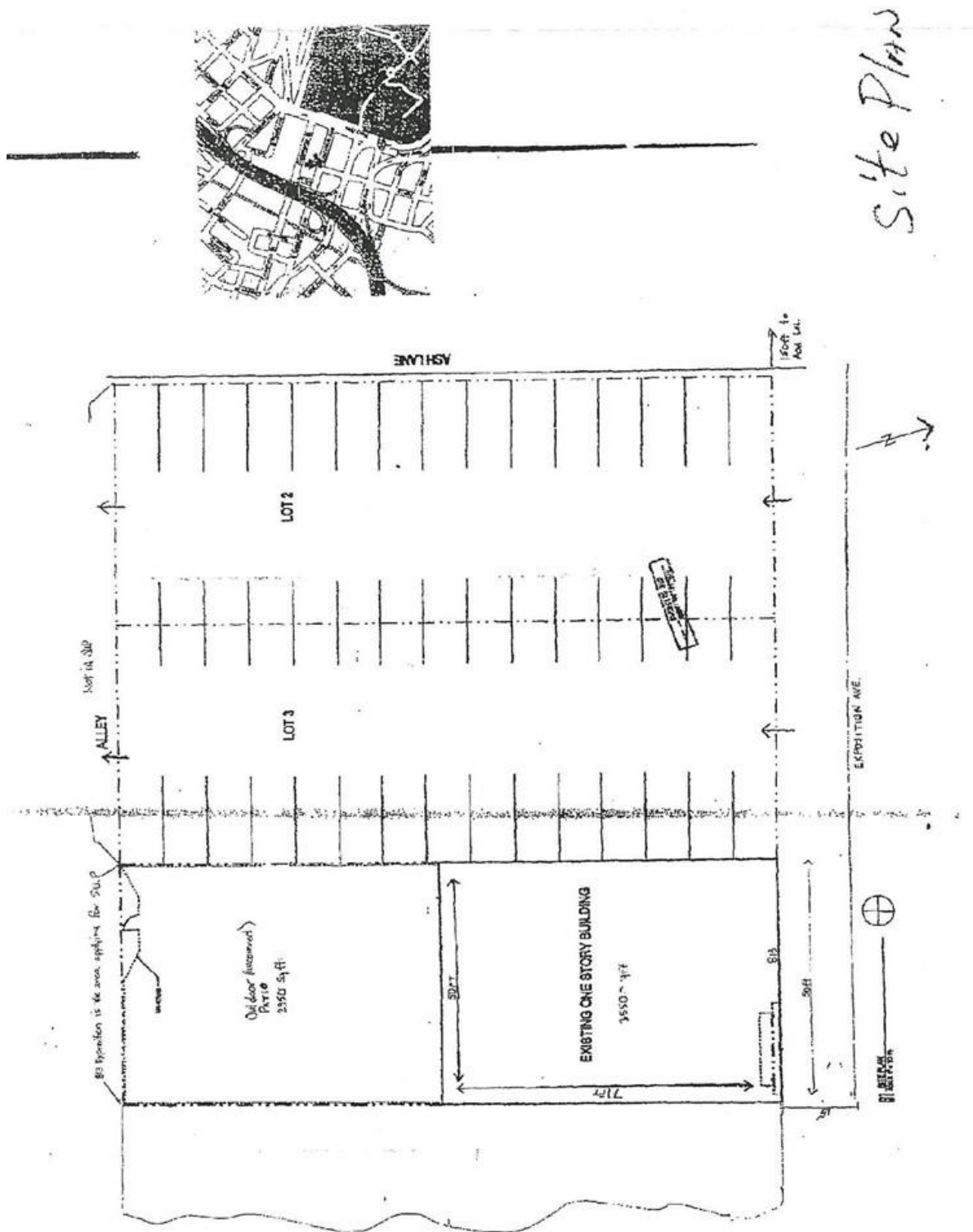
Antonio Everette

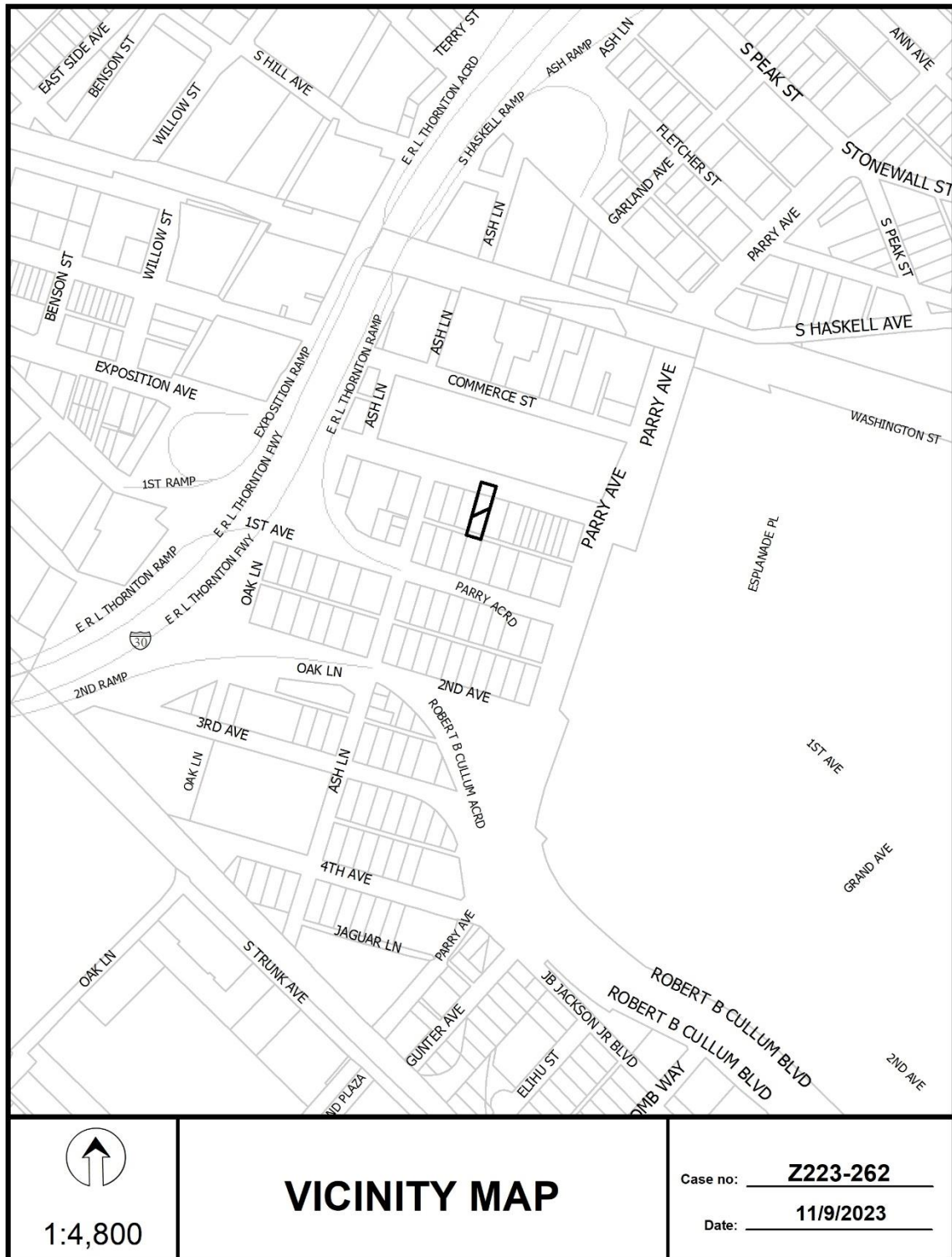
Sean Smith

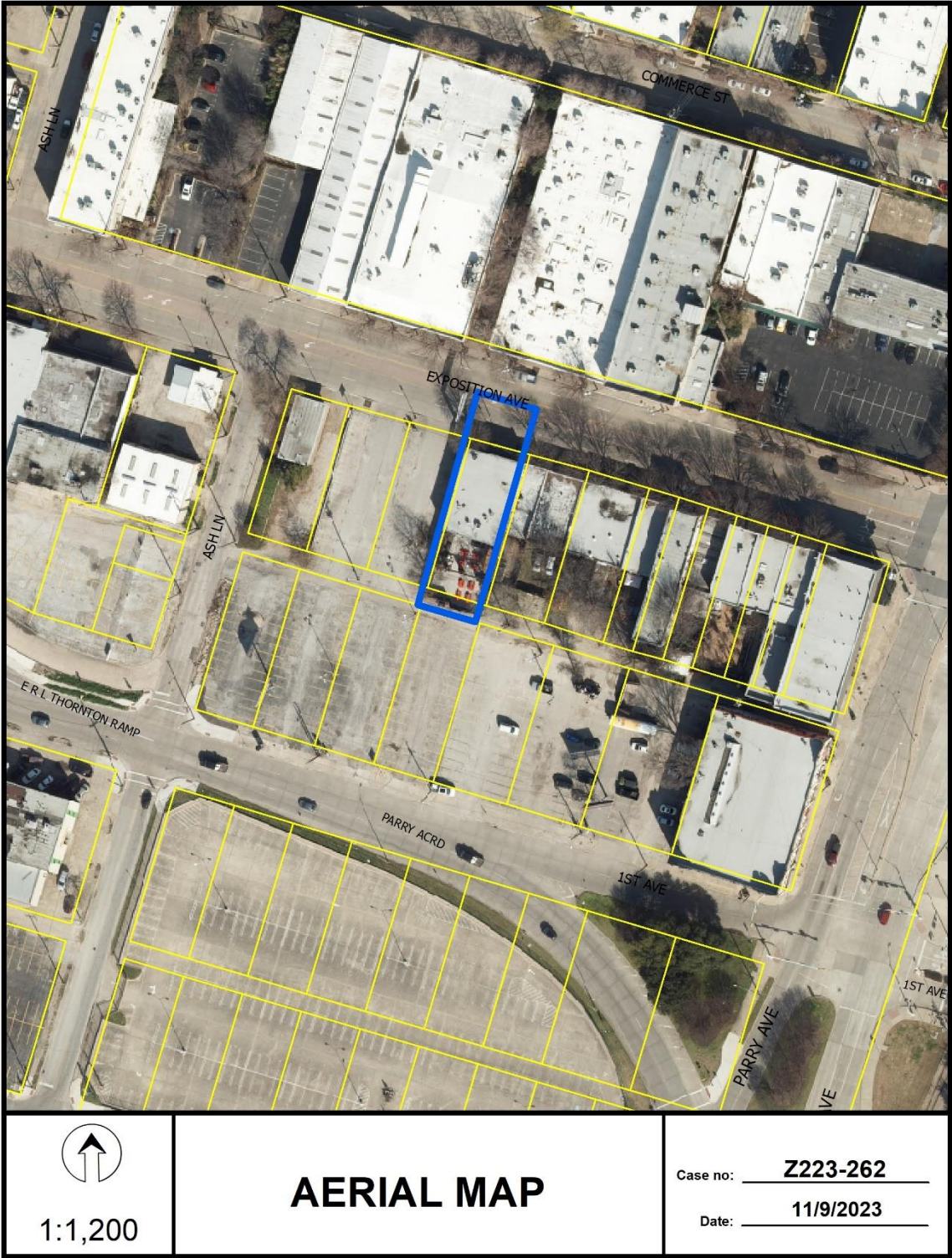
PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a bar, lounge, tavern.
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. FLOOR AREA:
 - a. The maximum floor area is 3,550 square feet in the location shown on the attached site plan.
 - b. The maximum floor area for the uncovered patio is 2,950 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge or tavern may only operate between 12:00 p.m. (noon) and 1:00 a.m. (the next day), Monday through Wednesday and between 8:00 p.m. and 2:00 a.m. (the next day), Thursday through Sunday.
6. OFF-STREET PARKING: Parking must be provided in accordance with the remote and special parking requirements of Planned Development District No. 269 (the Deep Ellum/Near East Side District). Delta credits, as defined in Dallas Development Code Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

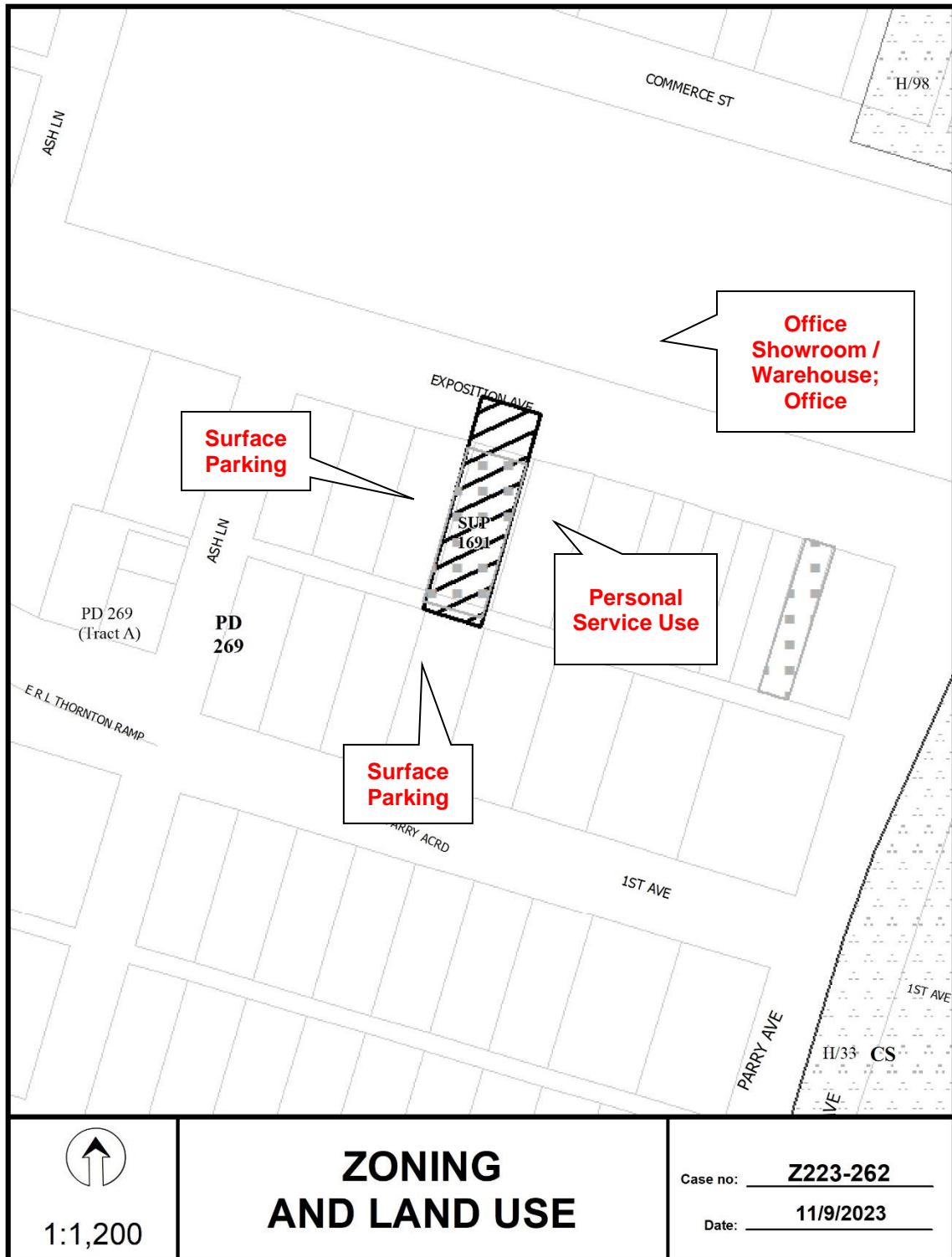
EXISTING SITE PLAN (NO CHANGES PROPOSED)

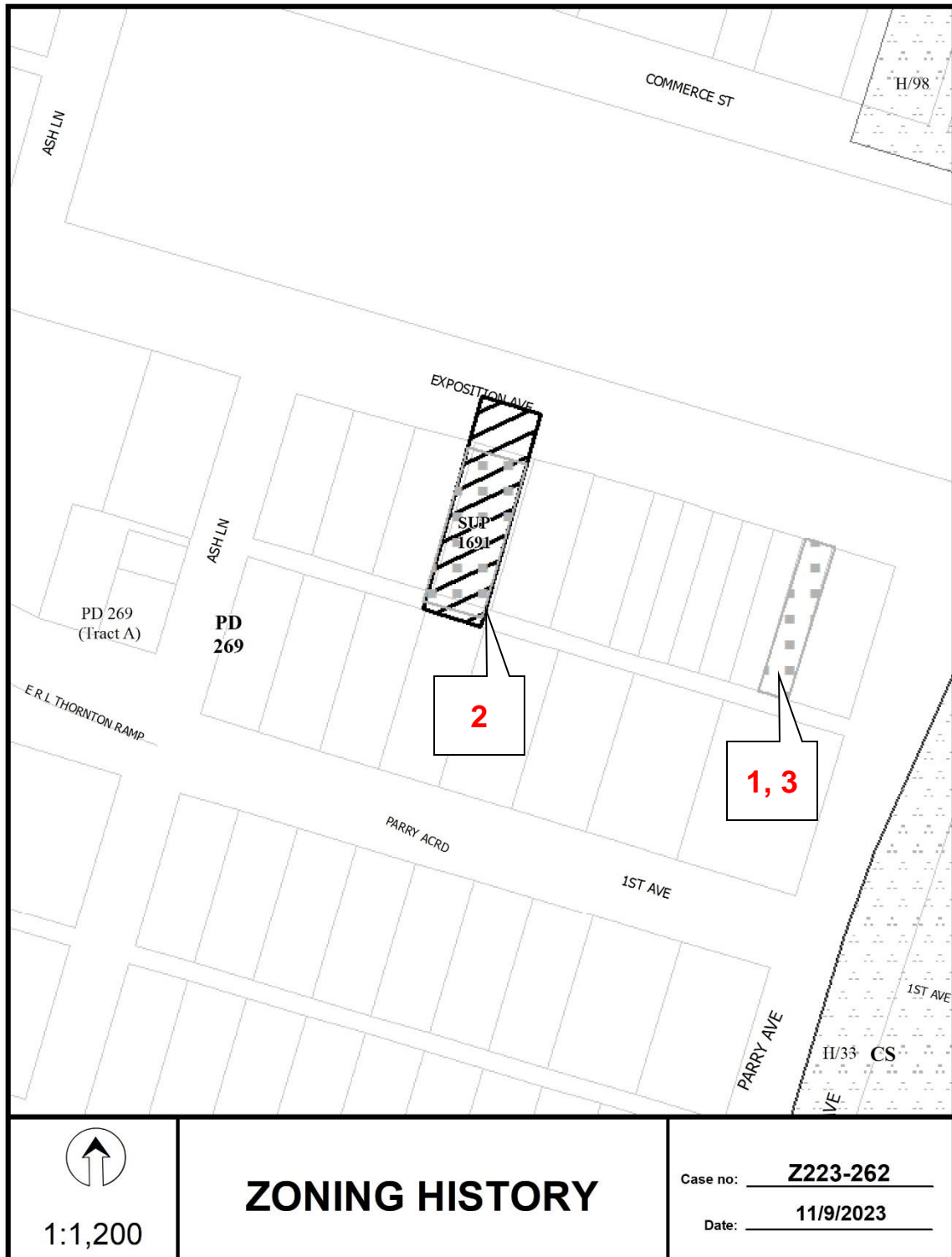


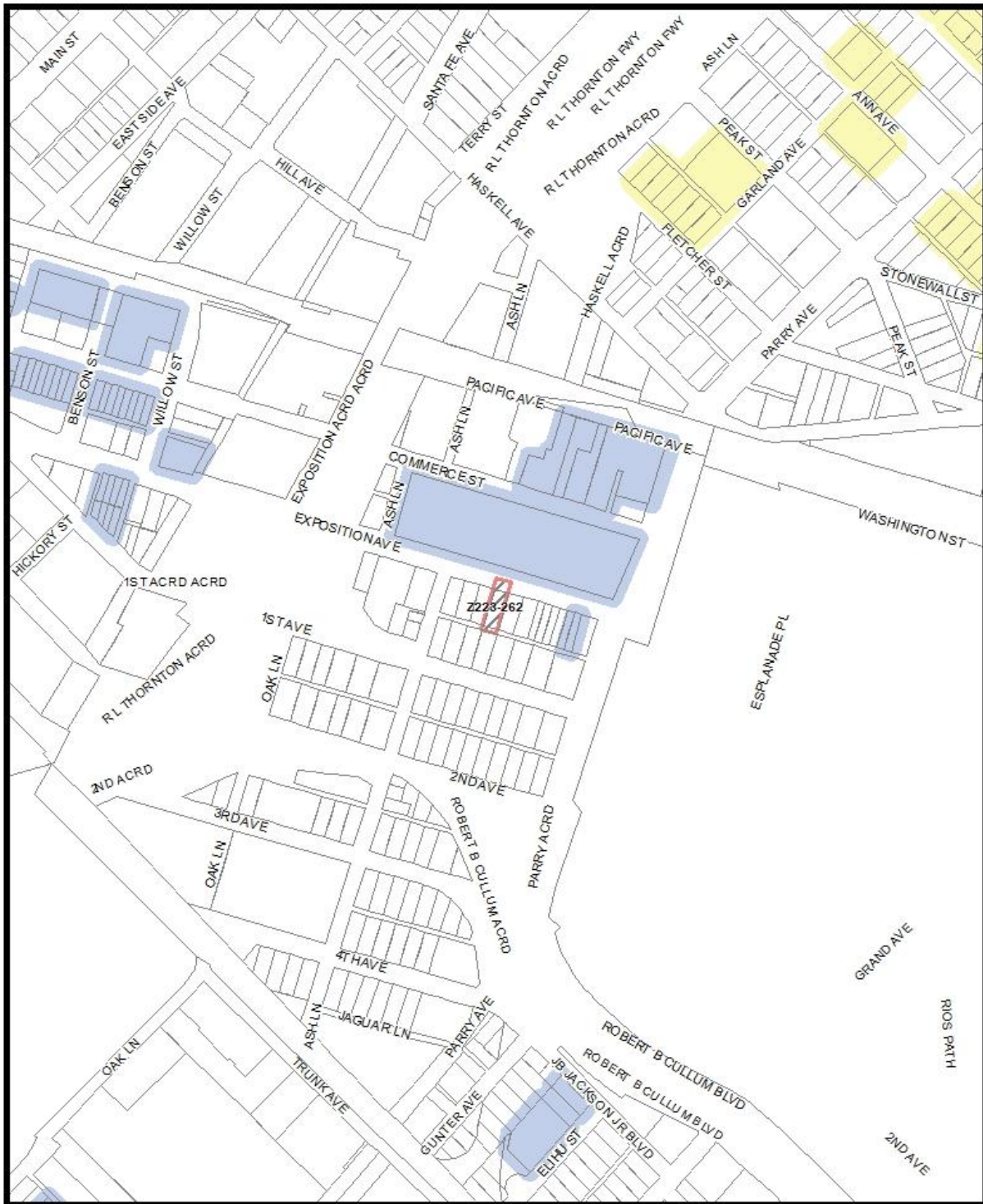












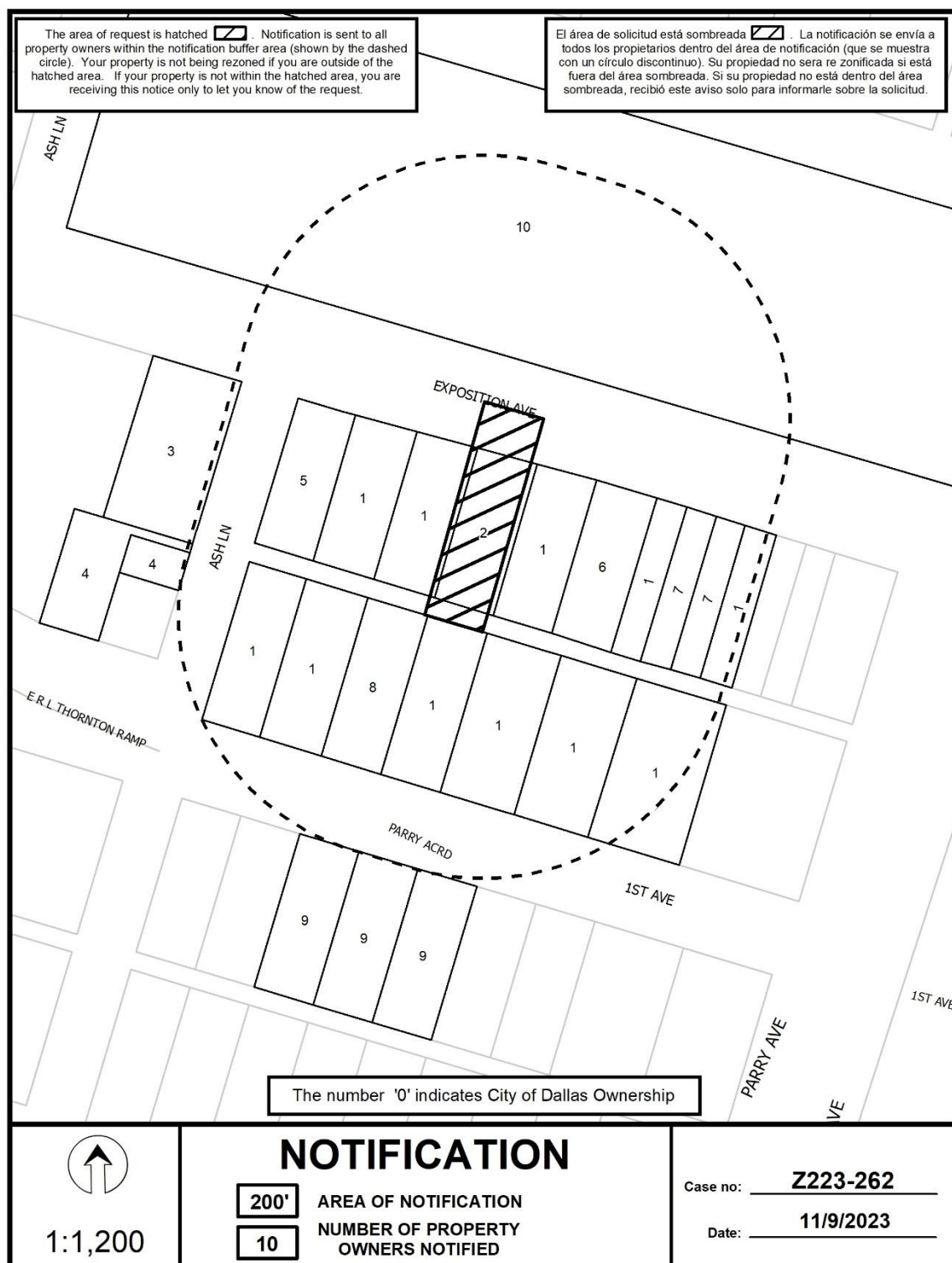
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/9/2023



11/09/2023

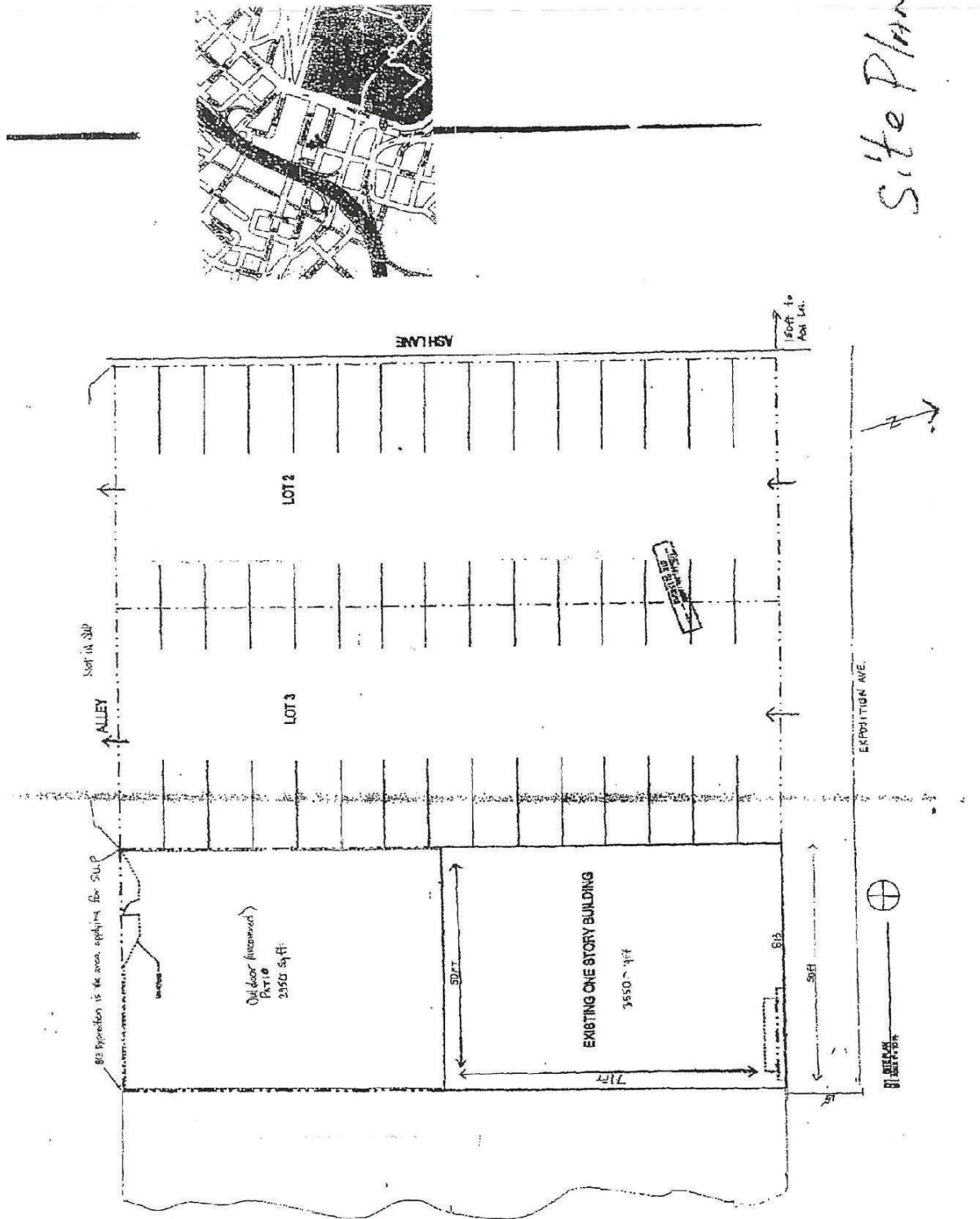
Notification List of Property Owners

Z223-262

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	805 EXPOSITION AVE	EXPO PARK PARTNERS LTD
2	813 EXPOSITION AVE	ROBERTS JOHN STEVEN
3	729 EXPOSITION AVE	BERT CONCESSIONS INC
4	3609 ASH LN	BELCLAIRE REALTY LTD
5	801 EXPOSITION AVE	GIBSON DAVID H
6	821 EXPOSITION AVE	MCNEILL ROBERT K
7	827 EXPOSITION AVE	EXPO PARK PARTNERS LTD
8	808 1ST AVE	EXPO PARK PARTNERS LTD
9	809 1ST AVE	TEXAS STATE OF
10	820 EXPOSITION AVE	BLOCK 811 LTD

Existing Site Plan





City of Dallas

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

Agenda Information Sheet

File #: 23-3176

Item #: 11.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2349 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2, within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northeast corner of C.F. Hawn Freeway and South Masters Drive.

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

Applicant: Manzoor Buchh, 10201 C.F. Hawn

Representative: Robert Nunez, Alchemi Development Partners

Planner: LeQuan Clinton

Council District: 5

Z223-264(LC)

FILE NUMBER: Z223-264(LC) **DATE FILED:** May 30, 2023

LOCATION: Northeast corner of C.F. Hawn Freeway and South Masters Drive

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.523 acre **CENSUS TRACT:** 48113011702

REPRESENTATIVE: Robert Nunez, Alchemi Development Partners

APPLICANT: Manzoor Buchh, 10201 C.F. Hawn

OWNER: Kawal Financial, Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2349 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2, within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

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

BACKGROUND INFORMATION:

- The area of request is currently developed as a general merchandise or food store 3,500 square feet or less (convenience store land use); a convenience store that sells alcoholic beverages and operates daily.
- Currently zoned Subdistrict 2 within PD No. 535 with a D-1 Dry Overlay.
- Ordinance No. 31372, was passed by the Dallas City Council on October 23, 2019, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 2349. On December 8, 2021, City Council approved a renewal of SUP No. 2349 for a two-year period, which expires on December 8, 2023. Owners filed for renewal on May 30, 2023.
- Requests renewal of SUP No. 2349 for a three-year period to continue sale of alcoholic beverages on the property.
- Other than time limit, does not propose any changes to existing conditions or site plan of SUP No. 2349.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Masters Drive	Minor Arterial	100 feet
CF Hawn Freeway	Highway	-

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:**Land Use:**

	Zoning	Land Use
Site	PD No. 535 with SUP No. 2349	General merchandise or food store 3,500 square feet or less
North	R-10(A)	Undeveloped
East	PD No. 535	Undeveloped
South	R-7.5(A)	Undeveloped
West	PD No. 535	Undeveloped

Land Use Compatibility:

The area of request is currently surrounded by undeveloped property to the north and south. To the east of the property are retail uses, and to the west is undeveloped property. Staff finds the applicant's proposal compatible with these surrounding uses.

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

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

convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of three years to be appropriate for this site.

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 a general merchandise or food store 3,500 square feet or less is one space per 200 square feet of floor area. The 2,200-square-foot general merchandise or food store requires 11 spaces. The requirement for a motor vehicle fueling station is two spaces. In total, the site is required to provide a minimum of 13 spaces. The site plan that governs SUP No. 2349 will remain unchanged and continues to provide 15 parking spaces on site, with 1 space for loading. The applicant is compliant with standard parking ratios.

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 currently within an MVA cluster. To the north are both “F” and “G” MVA clusters, to the northwest are “H” MVA clusters, to the northeast are “G” MVA clusters, to the southeast are “G” MVA clusters, and to the south and southwest are both “F” and “G” MVA clusters.

Crime Report:

Since December 2021, the area has had 14 offenses, 95 calls, and no arrests.

Offenses (Summary)	
Problem	Count of Problem
AGG ASSAULT - NFV	1
ALL OTHER OFFENSES	1
BURGLARY-BUSINESS	1
MISCELLANEOUS	9
SIMPLE ASSAULT	1
TRAFFIC VIOLATION – HAZARDOUS	1
Total	14

Calls (Summary)	
Problem	Count of Problem
**PD Requested by Fire Count	3
07 - Minor Accident Count	9
09 - Theft Count	1
09V - UUMV Count	2
09V-01 UUMV Just Ocrd Count	1
11B/01 - Burg of Bus Count	1
12B - Business Alarm Count	13
21B - Business Hold Up Count	2
24 - Abandoned Property Count	3
32 - Suspicious Person Count	1
38 - Meet Complainant Count	1
40 - Other Count	11
40/01 - Other Count	5
41/20 - Robbery - In Progress Count	1
46 - CIT Count	1
55 - Traffic Stop Count	1
58 - Routine Investigation Count	9
6X - Major Dist (Violence) Count	20
6XA - Major Dist Ambulance Count	1
6XE - Disturbance Emergency Count	3
7X - Major Accident Count	2
DAEF-Dist Armed Encounter Foot Count	2
PH - Panhandler Count	2
Total	95

Z223-264(LC)

List of Officers

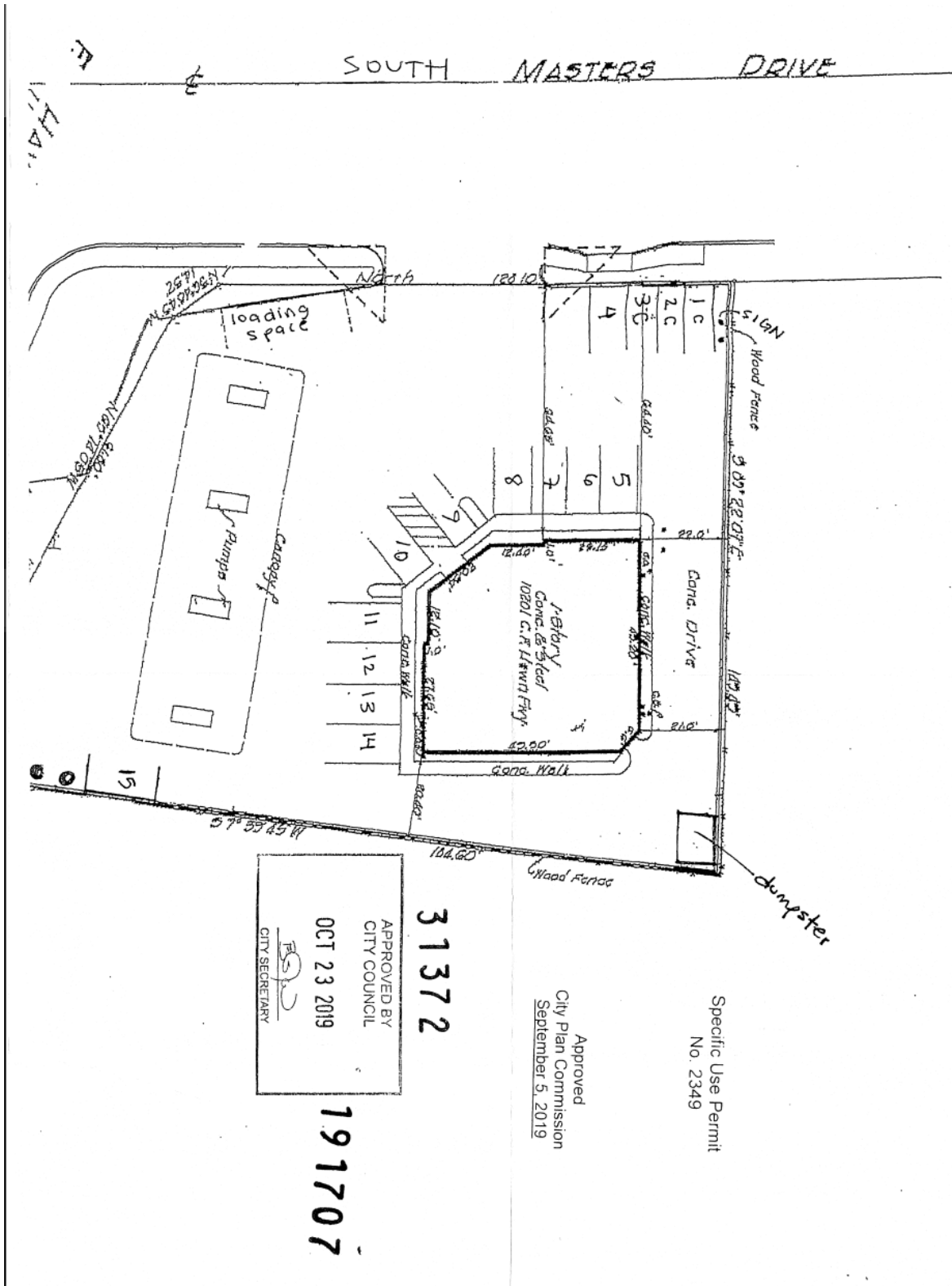
10201 C.F. Hawn

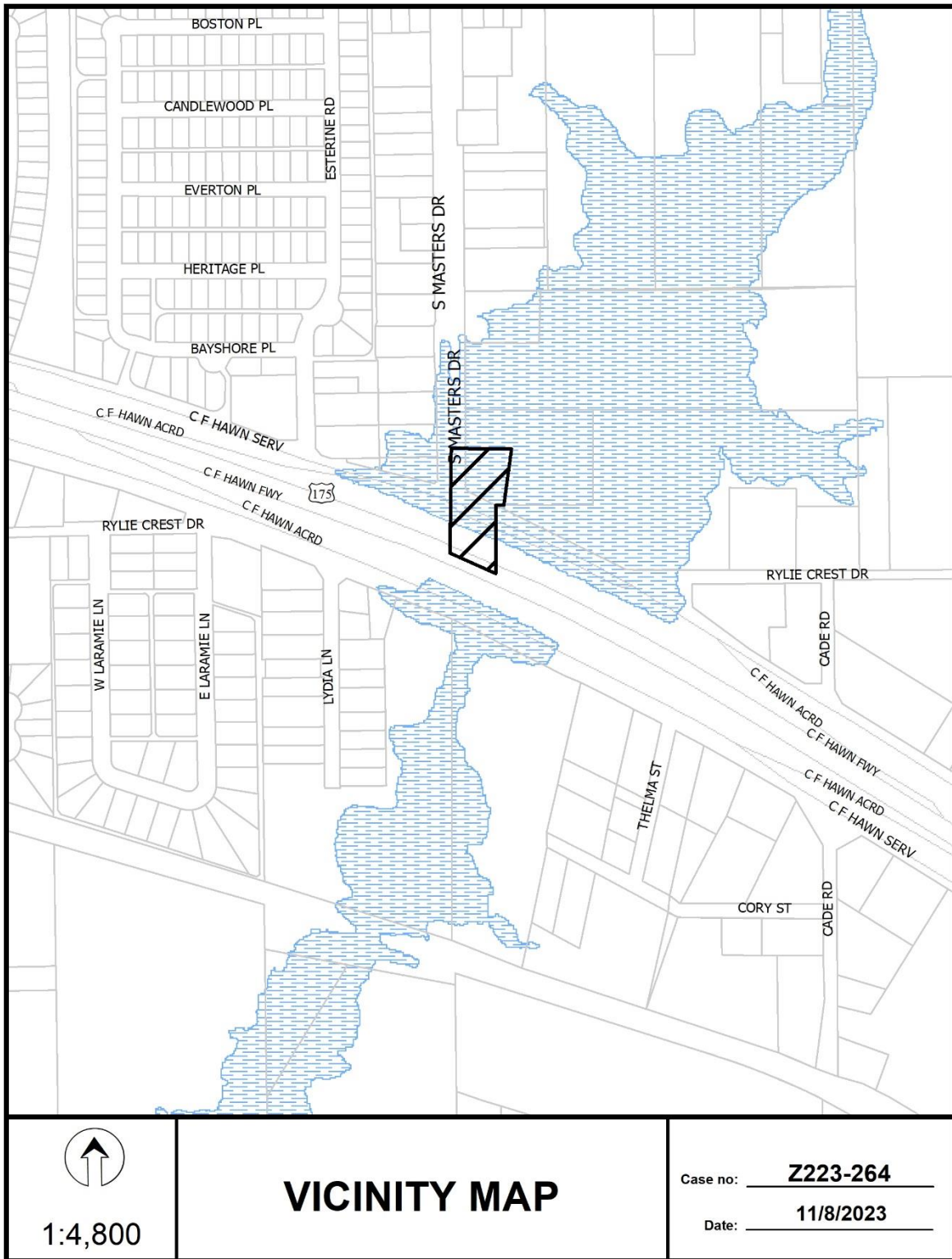
Manzoor Buchh, Owner

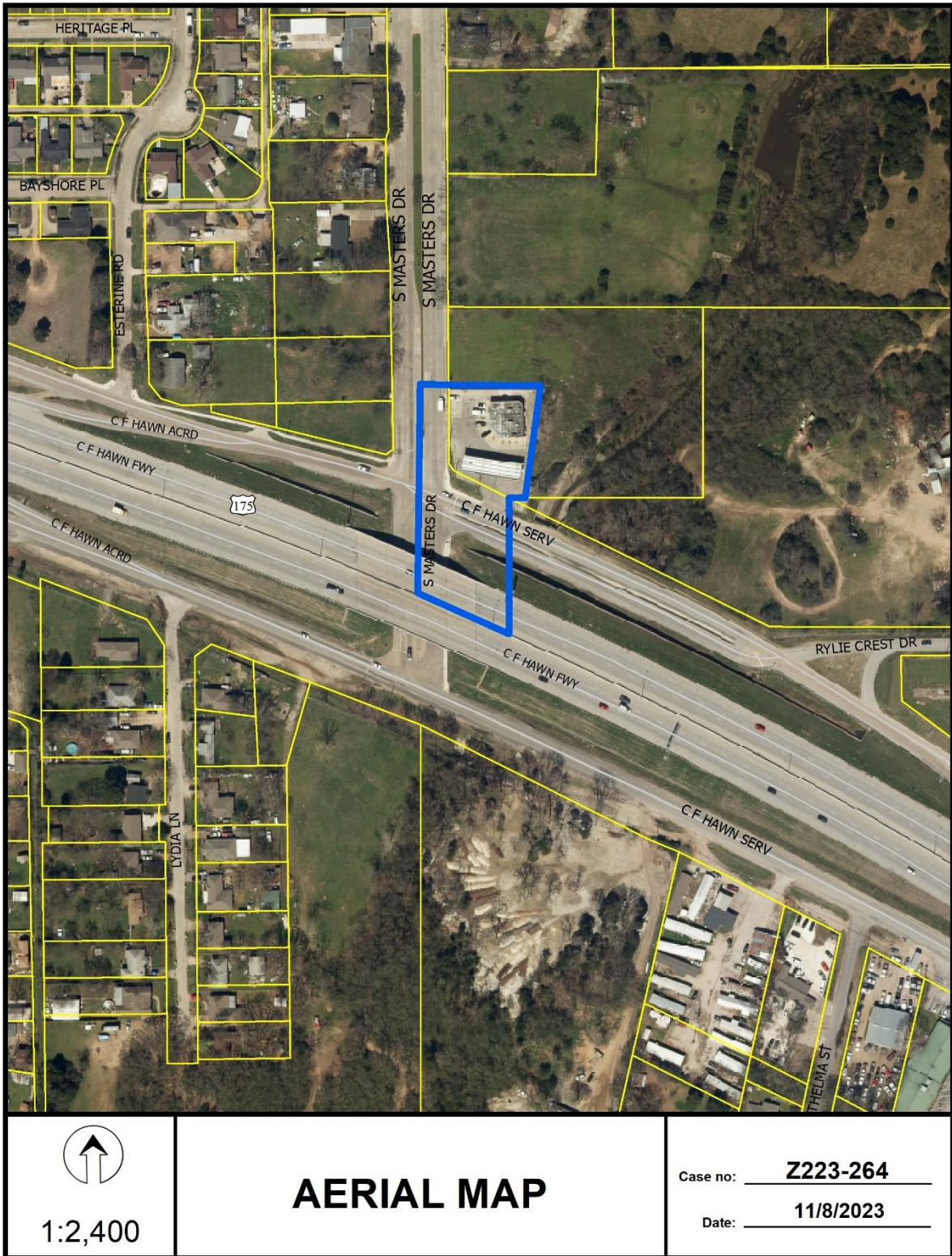
PROPOSED CONDITIONS

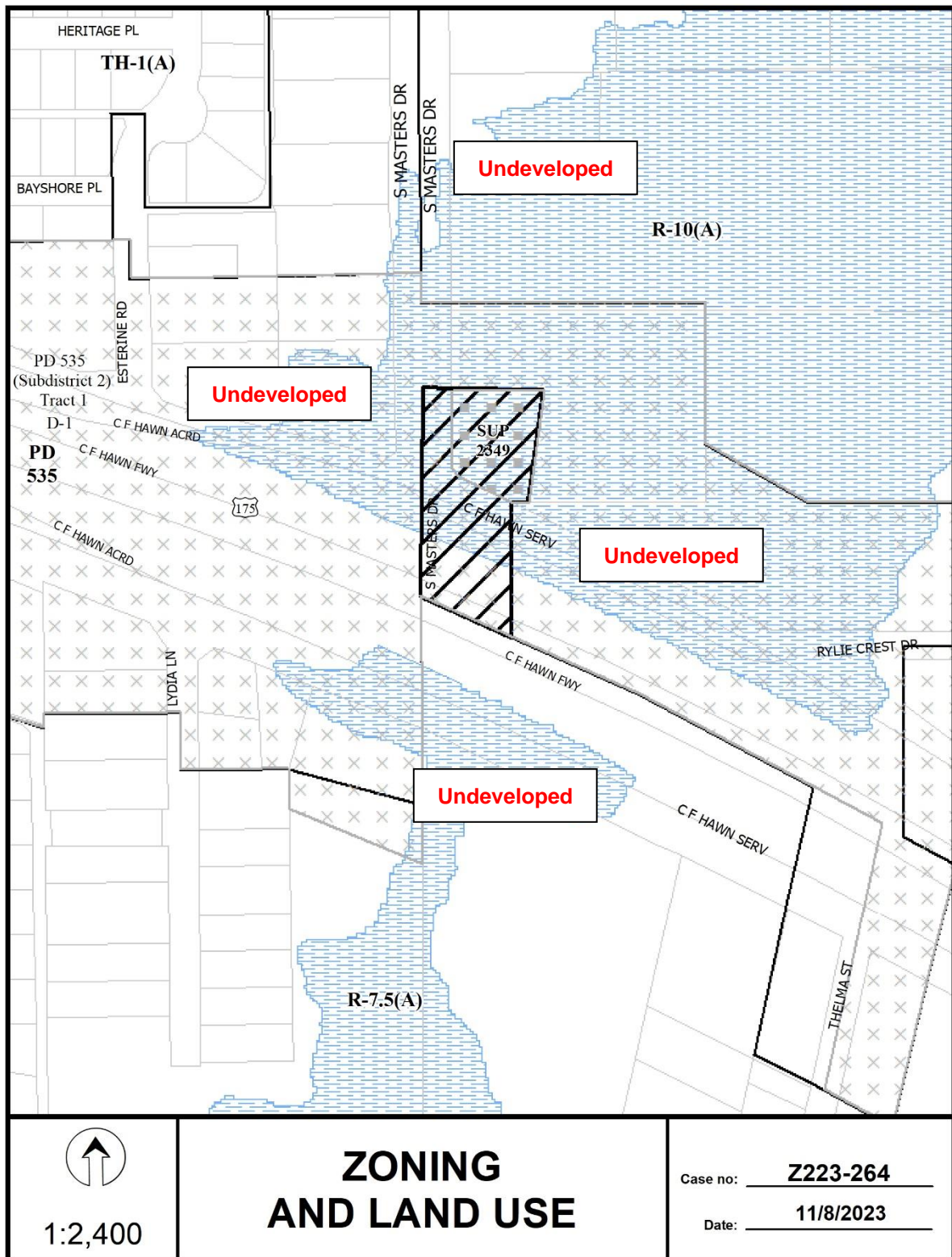
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. DRIVE-THROUGH WINDOW: The sale of alcoholic beverages through the drive-through window is prohibited.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

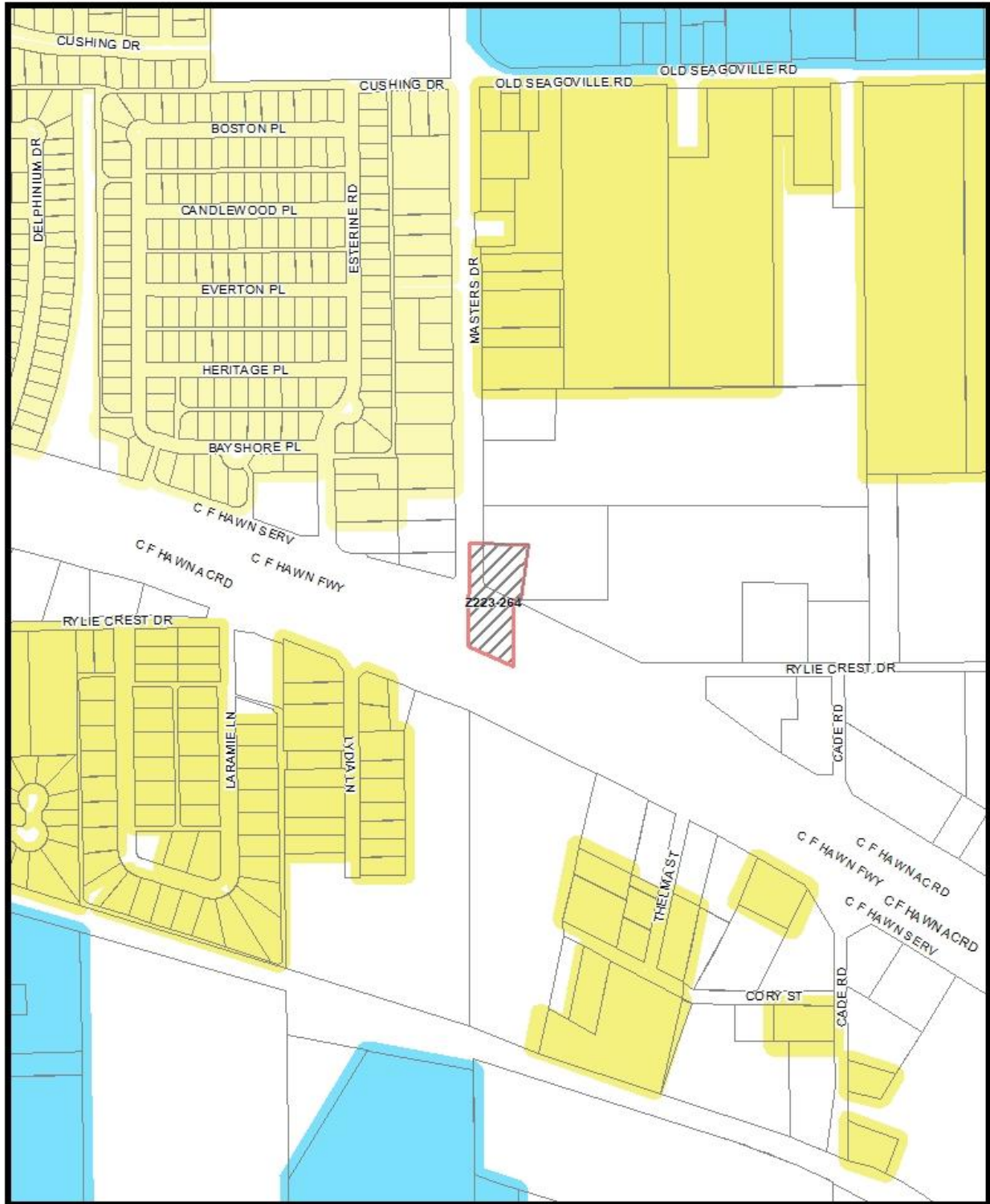
**EXISTING SITE PLAN
(No Changes Proposed)**











Market Value Analysis

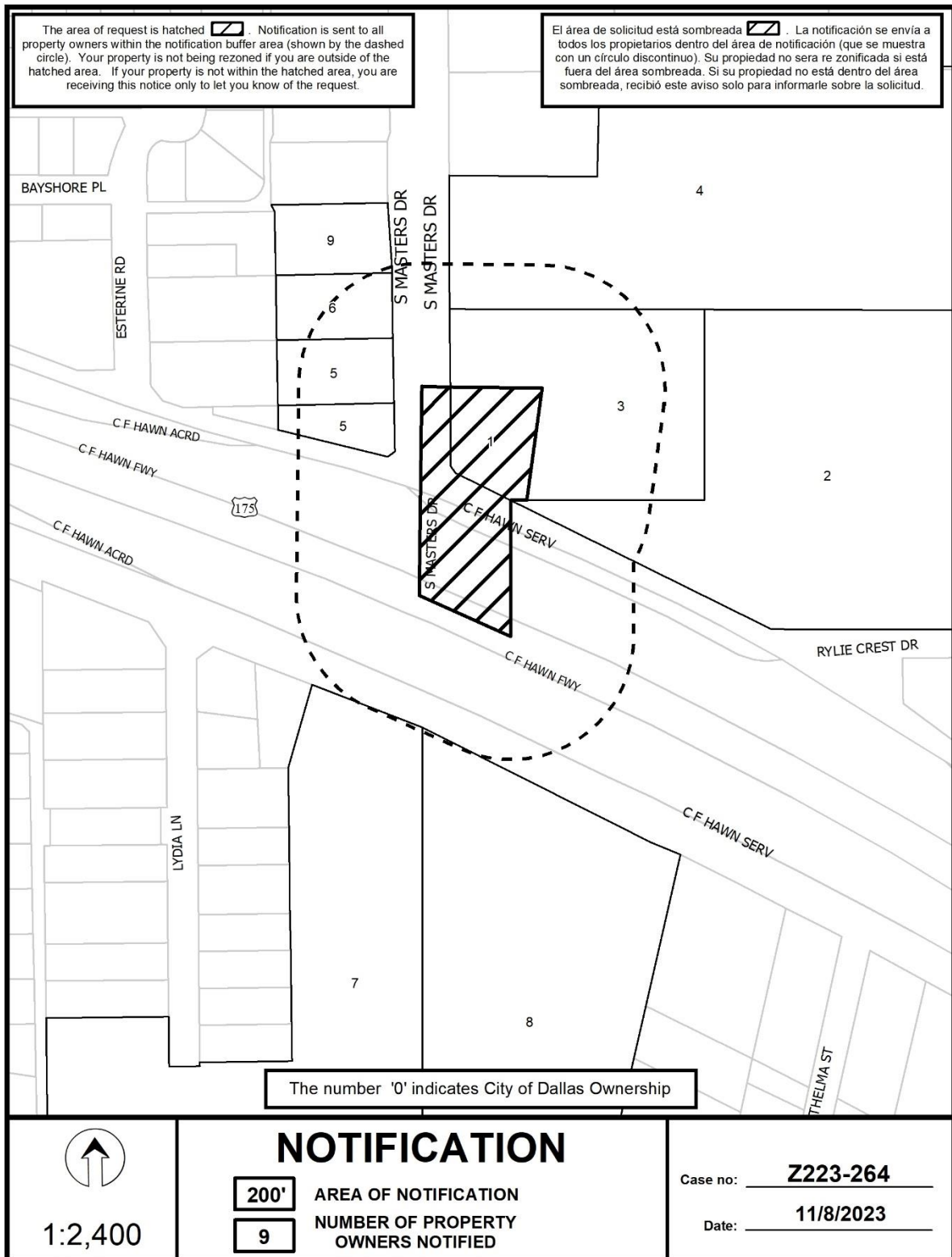
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/8/2023



Z223-264(LC)

11/08/2023

Notification List of Property Owners

Z223-264

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10201 C F HAWN FWY	KAWAL FINANCIAL INC
2	10407 RYLIE CREST DR	RAHIMI ATA
3	720 S MASTERS DR	HICKS BOBBY
4	650 S MASTERS DR	CENTRO EVANGELISTICO JERUSALEN INC
5	725 S MASTERS DR	KAWAL FINANCIAL INC
6	715 S MASTERS DR	BEDOLLA GILBERTO JR
7	10200 C F HAWN FWY	YOUNG JERRY D & TAMMY S
8	10296 C F HAWN FWY	TEXAS MASTER POOLS PLASTERING LLC
9	675 S MASTERS DR	DIAZ FRANCISCO



City of Dallas

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

Agenda Information Sheet

File #: 23-3177

Item #: 12.

AGENDA DATE: December 8, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District, on the southeast line of West Lawson Road, northeast of Golden Spur Road.

Staff Recommendation: **Approval.**

Applicant: Juan Romero [Sole Owner]

Representative: Monica Hernandez, America Plans & Permits

Planner: Martin Bate

Council District: 8

Z223-278(MB)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: Martin Bate

FILE NUMBER: Z223-278(MB)

DATE FILED: April 25, 2023

LOCATION: Southeast line of West Lawson Road, northeast of Golden Spur Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 0.26 acres

CENSUS TRACT: 48113017009

REPRESENTATIVE: Monica Hernandez, America Plans & Permits

OWNER/APPLICANT: Juan Romero [Sole Owner]

REQUEST: An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District. The property is currently undeveloped.
- The lot has frontage on West Lawson Road.
- The applicant proposes to develop this property with a two-story single-family home.
- To accomplish this, they request an R-10(A) Single Family District.

Zoning History:

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

1. **Z223-125:** On August 23, 2023, City Council approved a request for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the south corner of West Lawson Road and Lasater Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Lawson Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic. However, Transportation did identify that West Lawson Road is listed in the city thoroughfare plan as an M-6-D(A) roadway, which requires a minimum right-of-way of 100 feet (or 50 feet from the established centerline). Furthermore, the City of Dallas does not allow residential driveways on divided thoroughfares. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

Neighborhood Plus Plan:

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.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

East Kleberg Land Use Study:

The East Kleberg Land Use Study area is located 15 miles southeast of downtown Dallas, just east of the Interstate 635 and Interstate 20 interchange, and generally bounded by I-10 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road. The study area contains approximately 1,476 acres of land. The East Kleberg Land Use Study offers recommendations that relate to issues the City of Dallas can support, and it should be used as a working document to guide development that supports the vision of this area of Dallas as prescribed by its property owners and stakeholders.

The study includes a future land use map to guide in zoning and land use decisions to support quality of life and economic development. The subject site is located within Subarea 3 of the overall plan and designates the subject site as Neighborhood Services. However, the plan also indicates that existing A(A) zoning should be preserved and protected and recommends supporting R-1(ac) Single Family District and green open space for Subarea 3.

While the proposed zoning is not for an R-1(ac) Single Family District, staff believes that the proposed zoning complies with the spirit of the area plan, which is to promote the development of single family within the area.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
Northwest	A(A)	Public school
East	CR Community Retail, A(A)	Undeveloped, Single-Family House
South	CR	Undeveloped
Southwest	A(A), MH(A)	Single-Family House, Manufactured Homes

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by another lot that was recently approved by City Council on August 23, 2023 to be zoned as CR Community Retail. To the north of the site is a public school. To the east are the new CR Community Retail lot as well as single-family uses. To the south, the new CR Community Retail lot extends behind the subject site. Immediately west are single family uses, and adjacent to those uses are manufactured homes.

The site is currently zoned an A(A) Agricultural District. This district is recognized as a transitional district which is temporarily low-density residential. The applicant proposes an R-10(A) Single Family District to permit development of a single-family house on the property. While the existing A(A) District permits the development of single-family houses, the required development standards are more restrictive than what would be permitted by the R-10(A) District.

While the subject site is surrounded by a newly-created CR District, the owner of that lot volunteered deed restrictions that prohibit over half the uses typically permitted by the CR District. The CR district does not have a minimum side or rear yard requirement when adjacent to an A(A) district, but requires a minimum side and rear yard of 20 feet adjacent to residential districts.

The subject site previously had a structure built on it, but Dallas Central Appraisal District records indicate that no improvements on the land have been assessed since 2016. As such, staff has determined that the proposed district would be compatible with the existing and planned uses, as well as the vision of the area in the East Kleberg Land Use Study.

Staff supports the proposed R-10(A) District as it will retain the residential character of the neighborhood.

Development Standards

Following is a comparison of the development standards of the current A(A) District and the proposed R-10(A) Single Family District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	Side: 20' Rear (single family): 50' Rear (all other): 10'	1 du/3 ac	24'	10% residential 25% nonresidential		Agricultural
Proposed: R-10(A)	30' ¹	Single family: 6' Side (Other): 10' Rear (Other): 15'	1 du/ 10,000 sqft	30'	45% residential 25% nonresidential		Single family

¹ Due to blockface continuity requirements, a 50-foot front yard setback would apply to this lot.

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

	Existing	Proposed
Use	A(A)	R-10(A)
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	A(A)	R-10(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	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		

	Existing	Proposed
Use	A(A)	R-10(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	A(A)	R-10(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	SR	SR
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	

	Existing	Proposed
Use	A(A)	R-10(A)
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds	S	
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage	S	
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

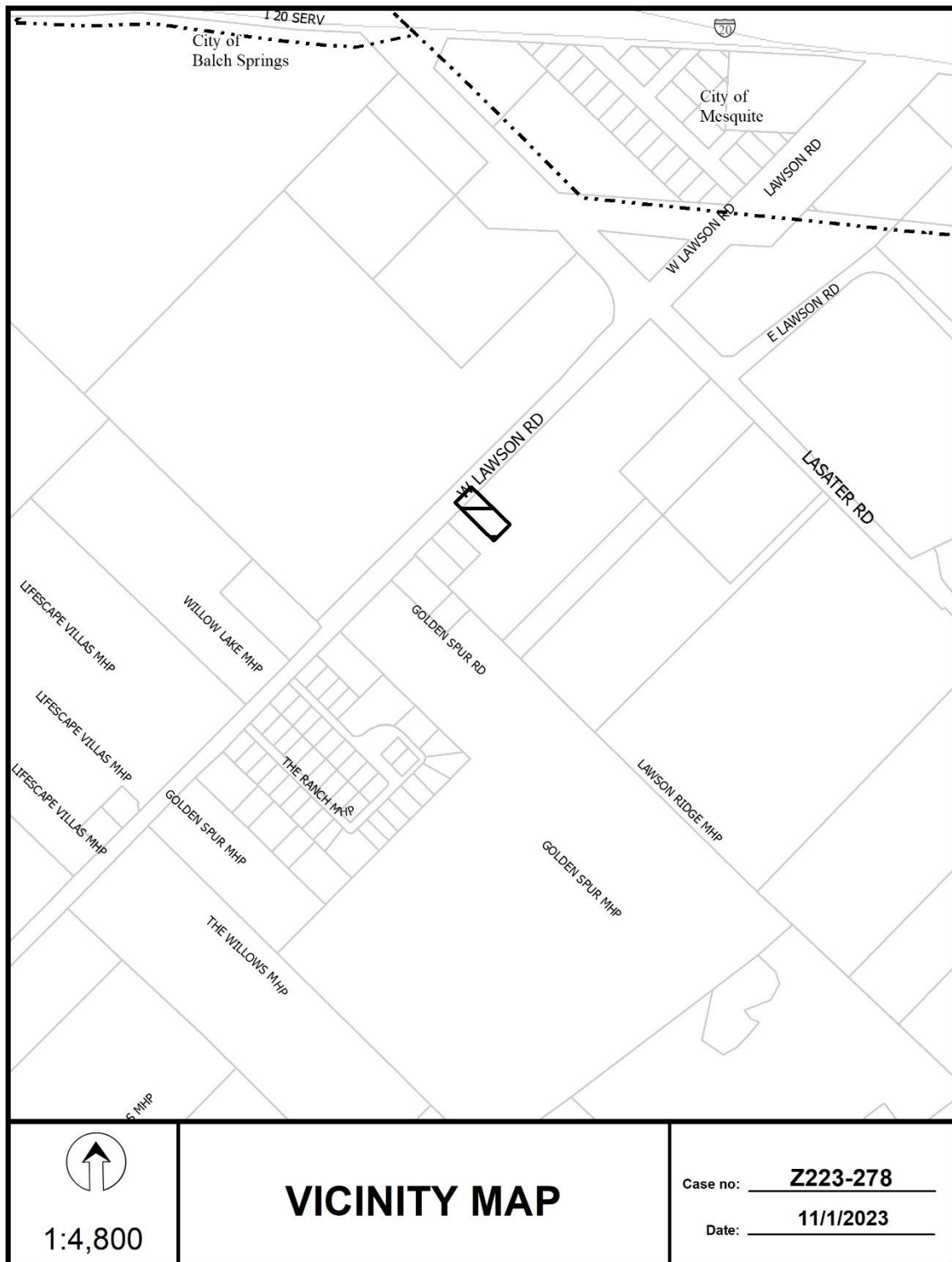
Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-10(A) District is two spaces. The applicant would be required to comply with standard parking minimums at permitting.

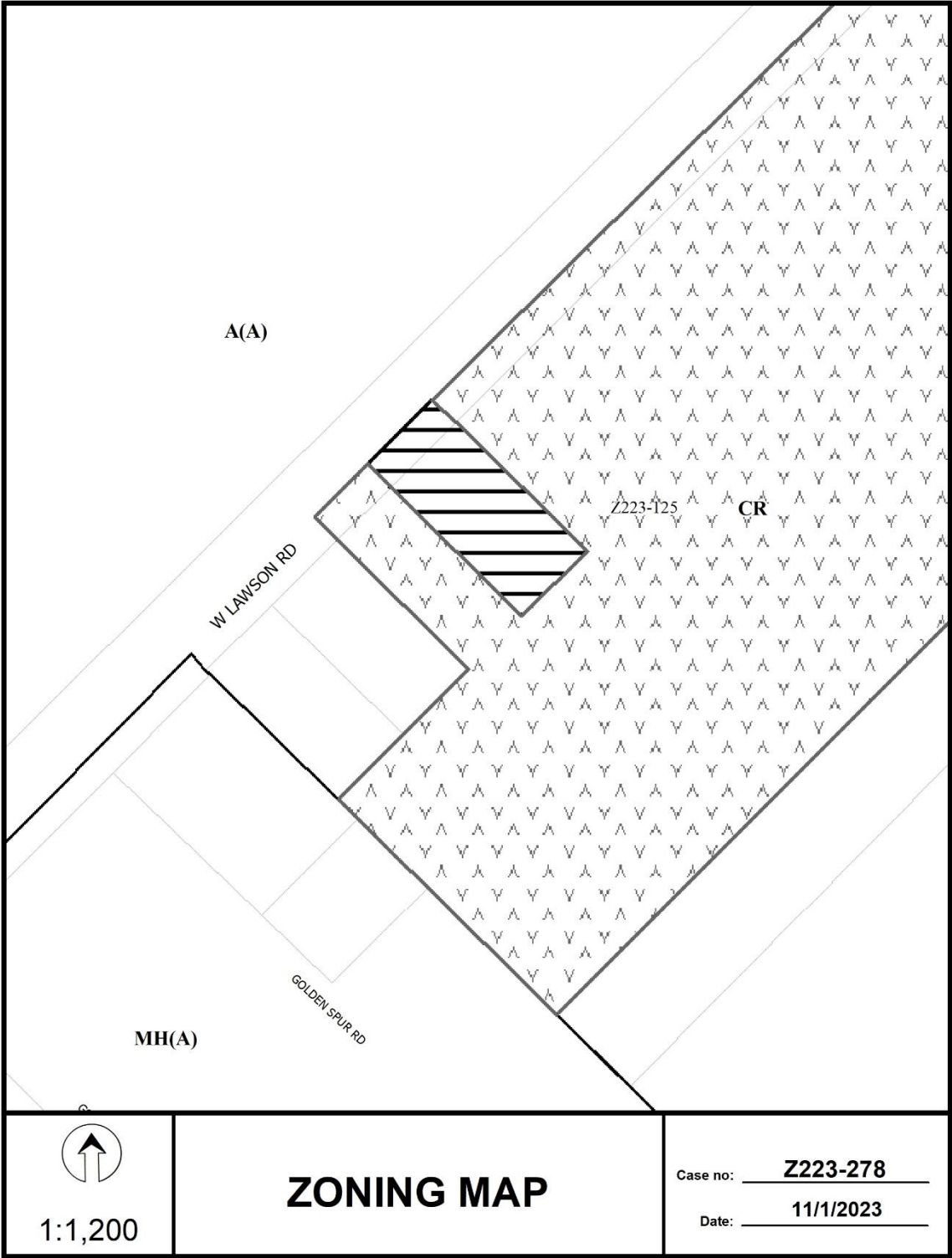
Market Value Analysis:

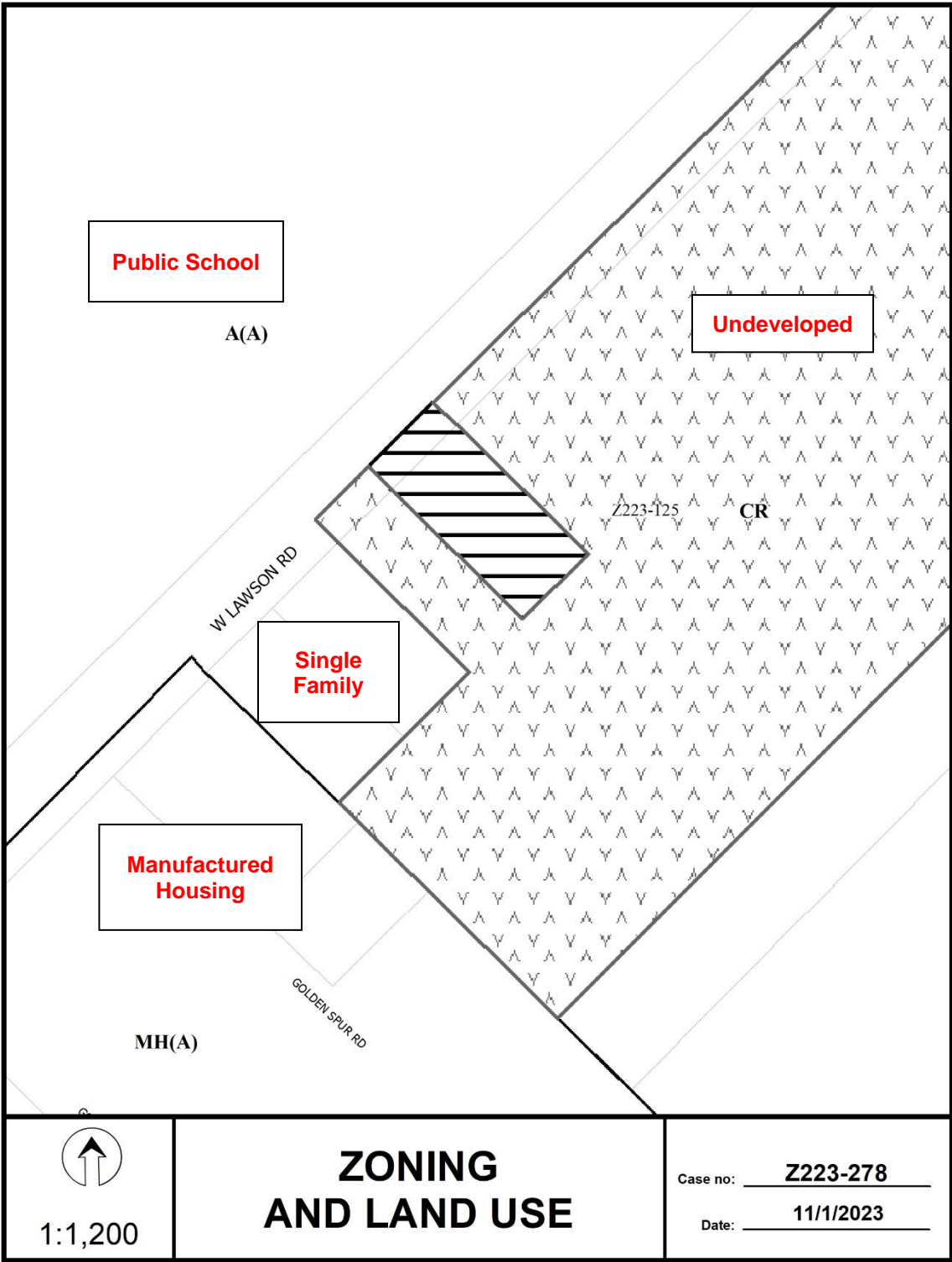
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

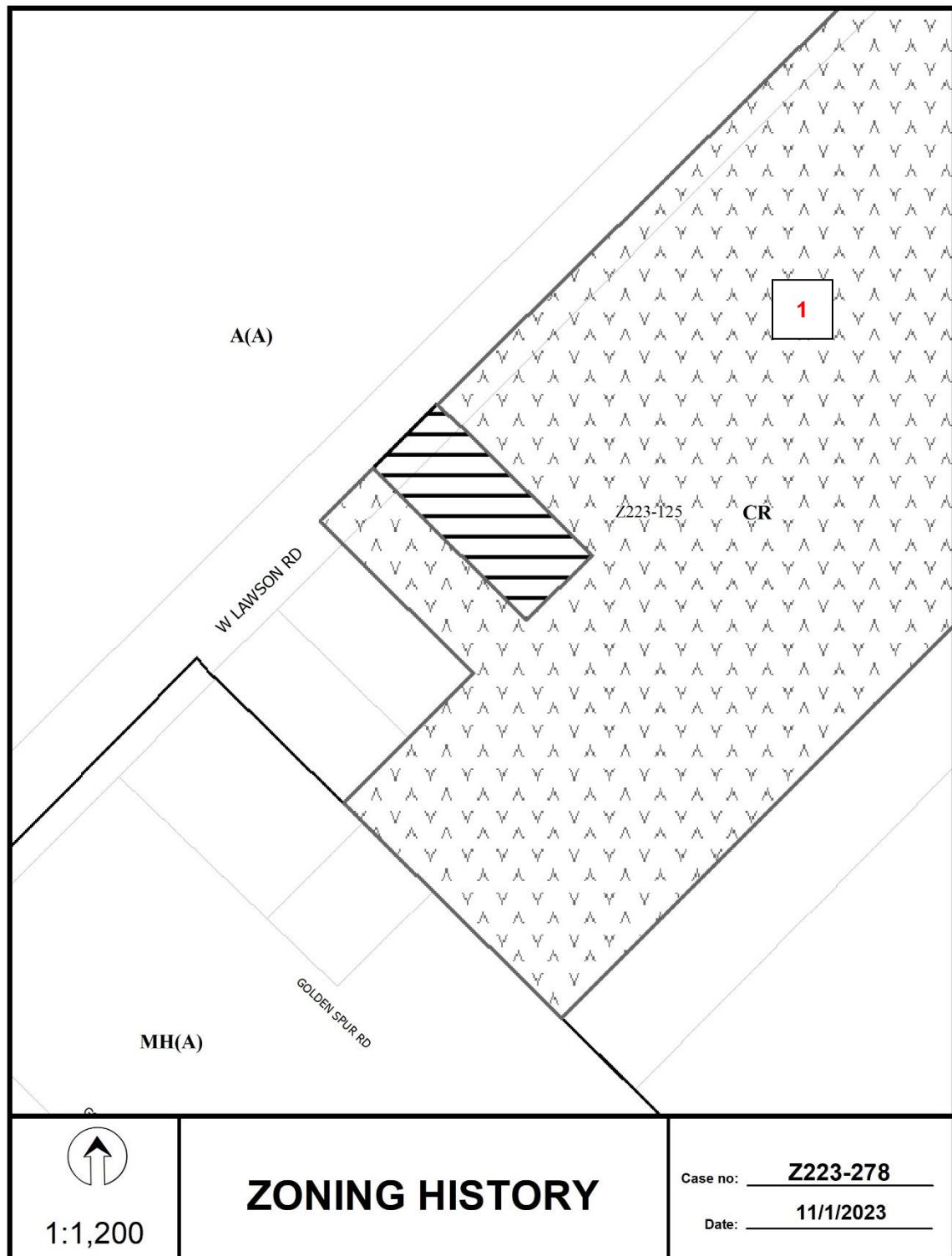
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA area. To the north is an “E” MVA cluster along Lasater Road. To the east is an “E” MVA cluster along Lasater Road. To the northwest is an “F” MVA cluster along West Lawson Road. To the southwest is an “E” MVA cluster along West Lawson Road.

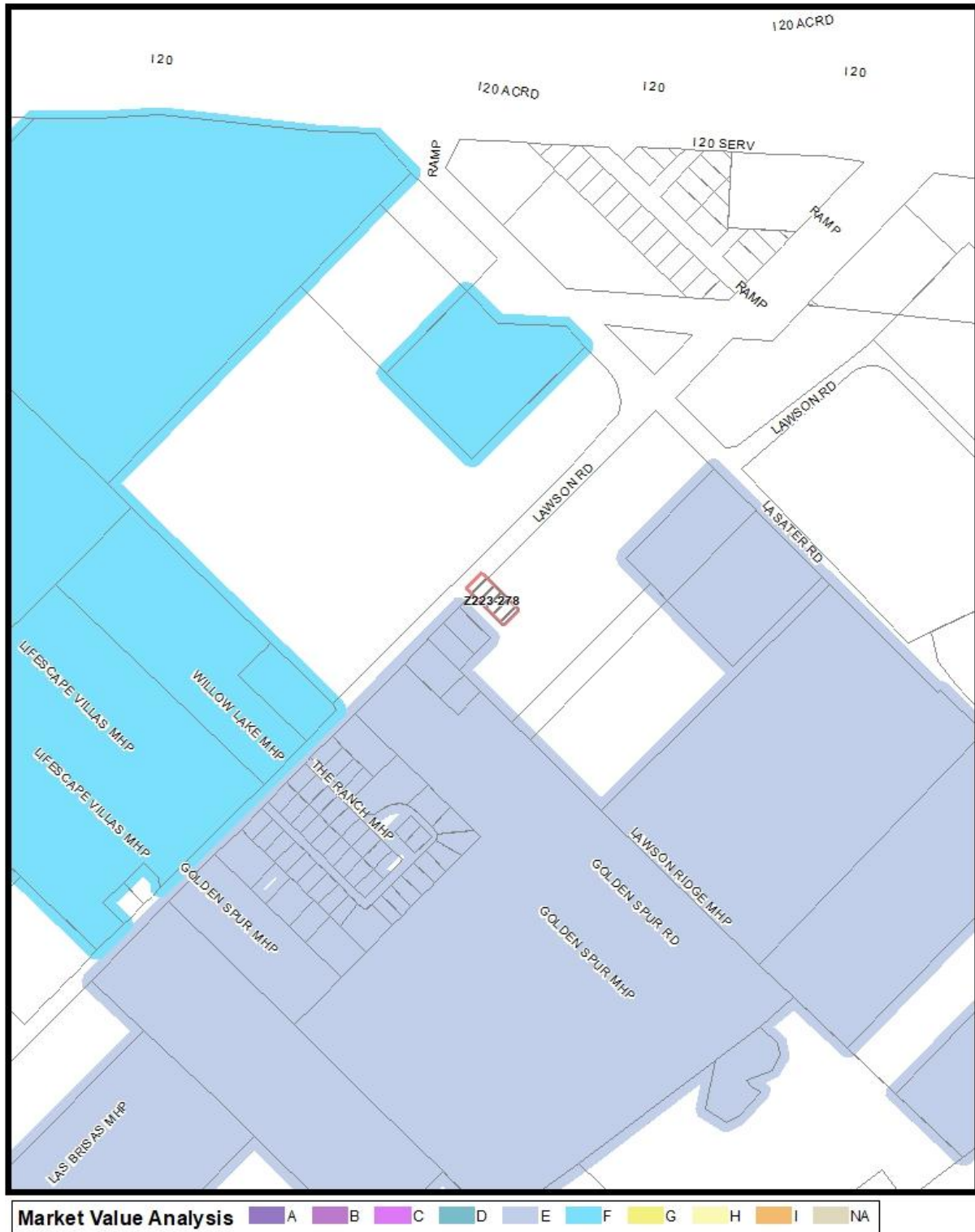






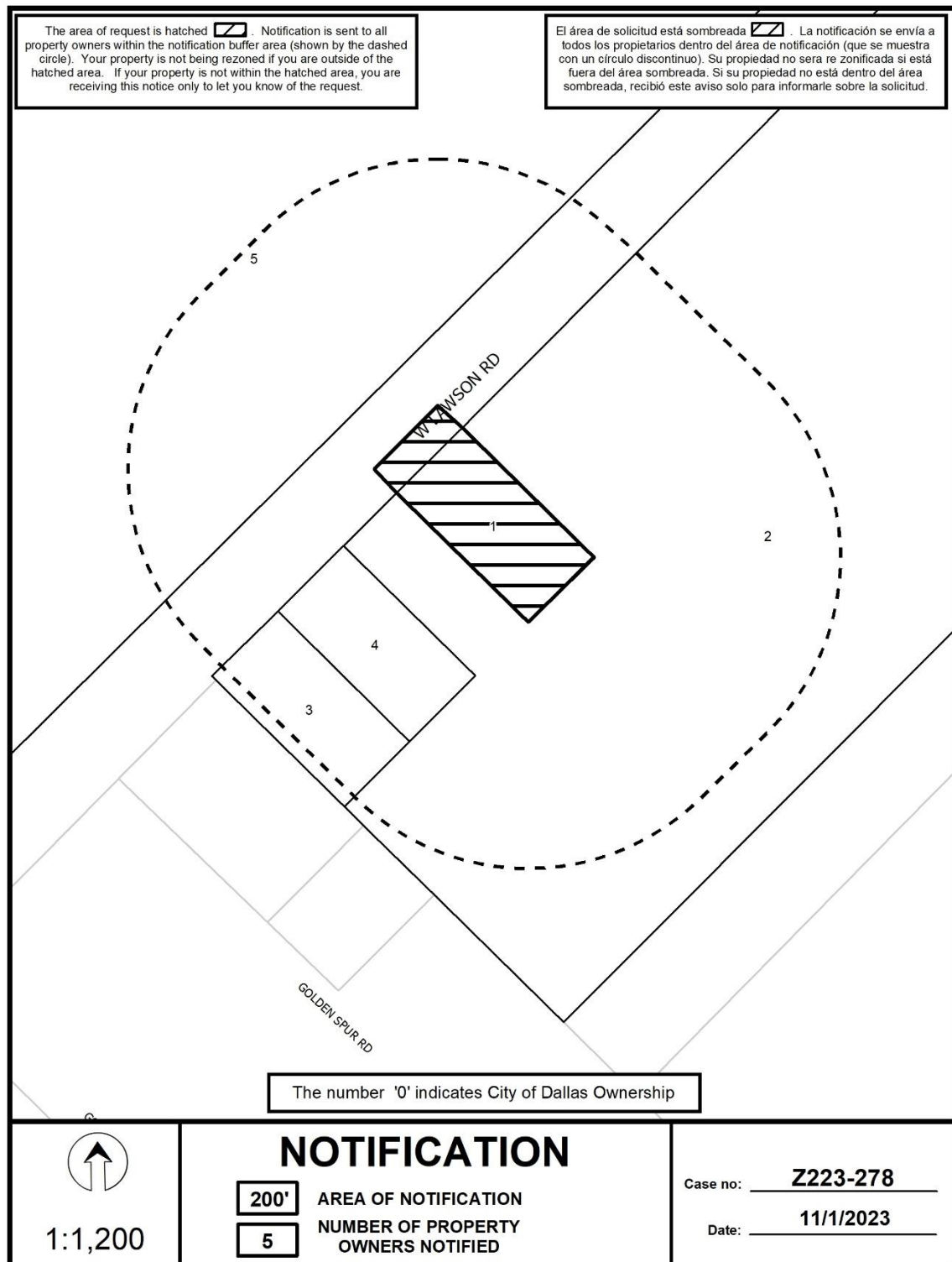






Market Value Analysis

Printed Date: 11/1/2023



Z223-278(MB)

11/01/2023

Notification List of Property Owners

Z223-278

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	252 W LAWSON RD	LINO JUAN ROMERO
2	101 LAWSON RD	OM MATAJI LLC
3	260 W LAWSON RD	HALFORD BETTY J
4	256 W LAWSON RD	MOORE ROBERT E JR &
5	253 LAWSON RD	MESQUITE ISD



City of Dallas

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

Agenda Information Sheet

File #: 23-3178

Item #: 13.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the west corner of C.F. Hawn Freeway and Ellenwood Drive.

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

Applicant: Salvador Jimenez [Sole Owner]

Representative:

Planner: Martin Bate

Council District: 8

Z223-281(MB)

FILE NUMBER: Z223-281(MB) **DATE FILED:** May 16, 2023
LOCATION: West corner of C.F. Hawn Freeway and Ellenwood Drive
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 1.17 acres **CENSUS TRACT:** 48113011702

APPLICANT: Salvador Jimenez [Sole Owner]

REQUEST: An application for an amendment to Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to the use of the site as vehicle display, sales, and service. [Sal's Auto Sales & Parts]

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay. The property is currently developed with vehicle display, sales, and service.
- Specific Use Permit No. 2276 was approved on June 9, 2021 for a renewed two-year period and allows for vehicle display, sales, and service. SUP No. 2276 expired on June 9, 2023. Applicant filed for renewal on May 16, 2023.
- The applicant requests the renewal of SUP No. 2276 for a two-year period to continue the use of the site as vehicle display, sales, and service.
- The applicant does not propose any changes to the existing conditions of SUP No. 2276. The amended site plan removes language referring to Article X landscaping, as landscaping requirements are dictated by PD No. 535.

Zoning History:

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

1. **Z201-153:** On June 9, 2021, City Council approved an amendment of Specific Use Permit 2276 for a two-year period for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay on the west corner of C.F. Hawn Freeway and Ellenwood Drive. (Subject Property)
2. **Z212-243:** On October 12, 2022, City Council approved Specific Use Permit No. 2468 for a three-year period for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Freeway	Highway	-
Ellenwood Drive	Local Street	-

Traffic:

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

STAFF ANALYSIS:**Comprehensive Plan:**

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

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	Subdistrict 1 within PD No. 535 with SUP No. 2276 for vehicle display, sales, and service	Vehicle display, sales, and service
North	PD No. 535, Subdistrict 1	Custom woodworking, furniture construction, or repair; Industrial (inside) for light manufacturing
East	PD No. 535, Subdistrict 1	Undeveloped
South	CS Commercial Service	Outside Salvage or Reclamation
West	PD No. 535, Subdistrict 1, and IM Industrial/Manufacturing	Tower/antenna for cellular communication; Industrial (inside)

Land Use Compatibility:

The area of request is being used for vehicle display, sales, and service. The immediate area around the subject site is of a largely commercial or industrial nature. The surrounding lots, except one lot to the south of the subject site, are within the same subdistrict and tract as the subject site. Staff has determined that the proposed use is compatible with the uses in the surrounding area.

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 use is not foreseen to be detrimental to surrounding properties. Uses immediately surrounding the area of request include a salvage or reclamation business, custom woodworking and industrial (inside) light manufacturing, and a tower/antenna for cellular communication.

Staff notes that applicant has not yet met compliance with the site plan submitted during the last SUP renewal. The subject site also has unpermitted improvements. Applicant has provided staff with a timeline for bidding and construction of improvements and has contacted Development Services to obtain the necessary permits and inspections for improvements and landscaping. Staff supports the request for renewal for two years in order to allow the applicant time to implement the proposed improvements and demonstrate compliance with the site plan.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3.

Parking:

PD No. 535 refers to the Dallas Development Code for parking regulations. The off-street parking requirement for vehicle display, sales, and service is one space per 500 square feet of floor area, inclusive of the display area.

The combined floor area of the existing and proposed structures is approximately 4,494 square feet. The display area is approximately 5,252 square feet. In total, the applicant is required to provide 19 spaces. As illustrated on the site plan, 19 spaces are provided.

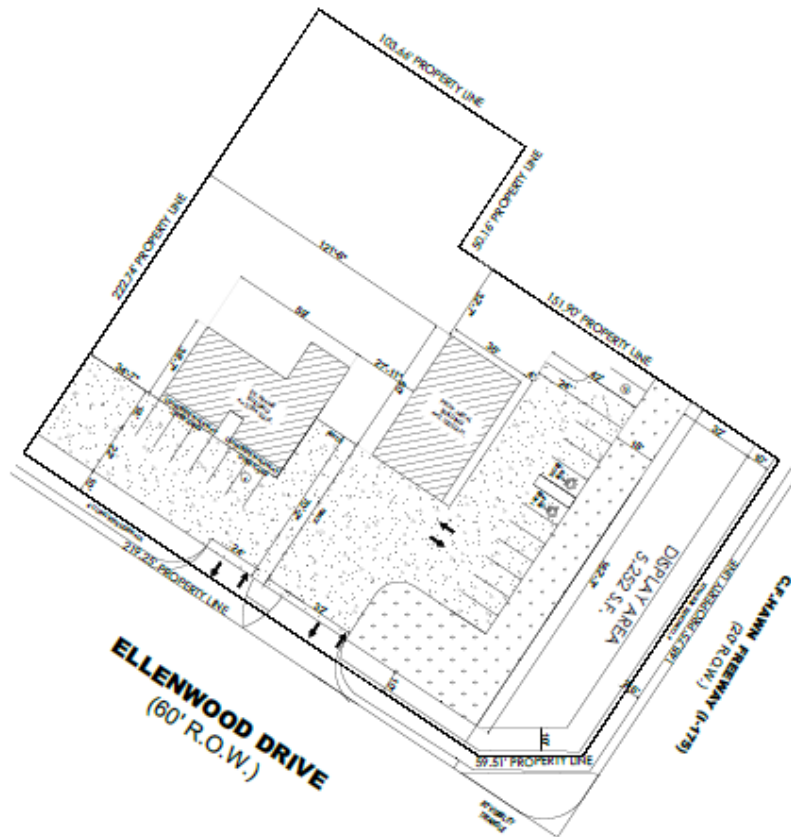
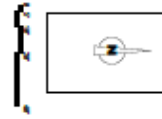
Market Value Analysis:

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 located within a "G" MVA cluster. To the north are "G" MVA clusters along Haymarket Road and Rylie Crest Drive. To the southeast are "G" MVA clusters along Turnblweed Drive. To the west are "G" MVA clusters along Cory Street. To the south are "F" MVA clusters along Cade Road and Rylie Road.

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance).
4. FENCING: A six-foot-high wrought iron fence must be maintained along the boundary of the Property.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate between 8:00 a.m. and 8:00 p.m., Monday through Saturday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan. Areas for parking, vehicle display, and maneuvering of vehicles must be paved with a nonpermeable surface.
8. SIGNS: Flags and pennants are prohibited.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



PASOPONG ANANTYERI

10/11/2019

LAND AND VEHICLE DEPT. OF, SAN AN, AND SERVICE

PARAFFIN-IMBEDDED $\frac{1}{10}$ AND 1% OPIUMIN A STATE APPR. FOR LIBRARY OF PARAFFIN APPR.

TOTAL LABOR COST: \$10,750.00

ESTIMATED AREA: 4486 SQ FT

PHYSICIAN RATES BY REGION: 4,464 + 4,175 + 3,551 + 2,007 = 14,197

[illegible]

EXTERIOR WALLS, ROOFS AND FLOORS THAT ARE OCCUPIED BY STREET VENDING, UNOCCUPIED AREAS, AND OTHER SPACE NOT USED FOR STORAGE OF SOLAR.

DOI: 10.1002/anie.201200046

UNIVERSITY OF CALIFORNIA, BERKELEY

1001

Approved
Per: _____
Date: 2019.09.29City of
Baltimore

Downloaded from <http://www.jstor.org/stable/2346194> on Tue, 20 Jun 2016 12:05:00 UTC
All use subject to [JSTOR Terms and Conditions](#)

25/05/2014

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SITE PLAN

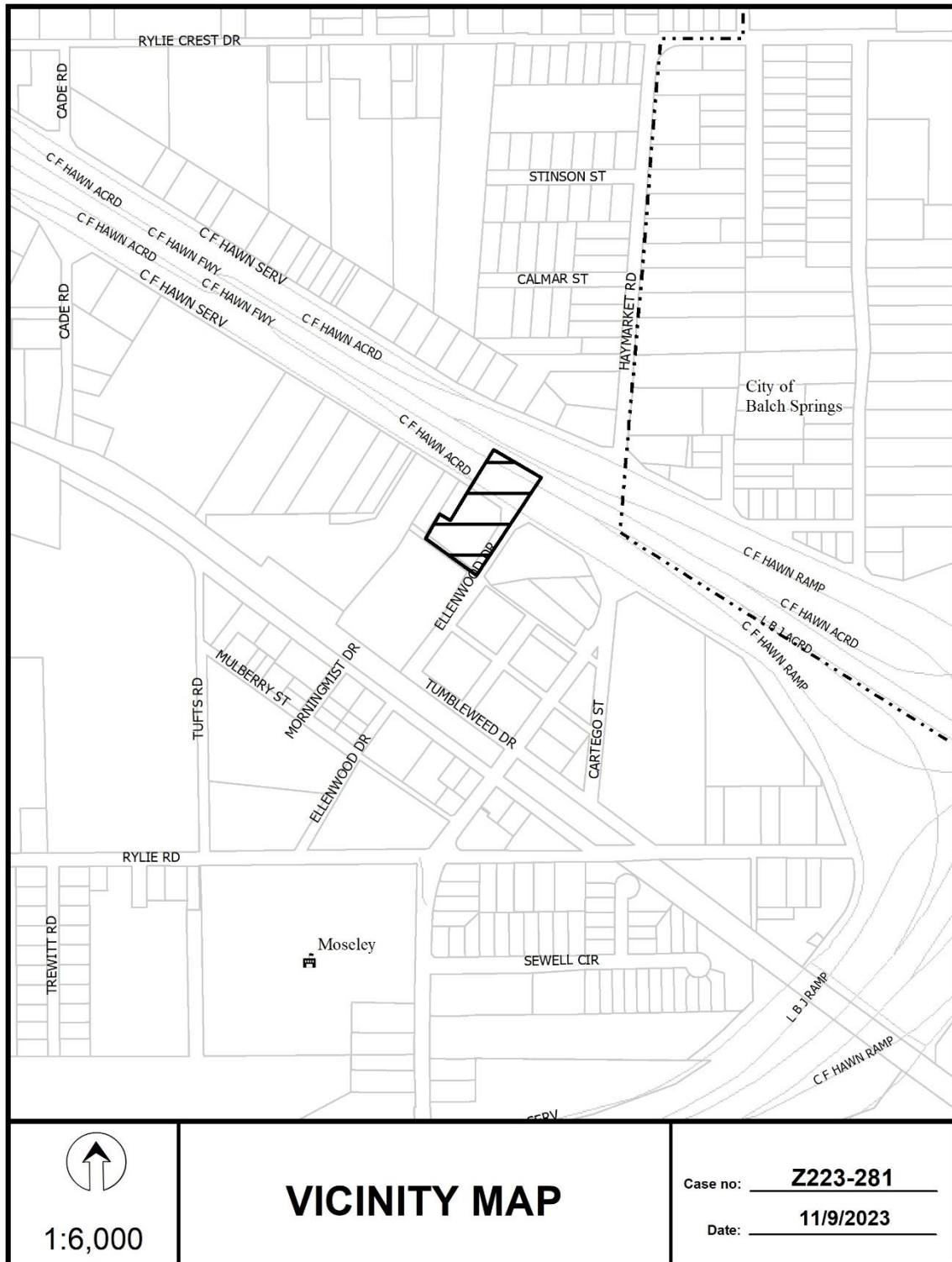
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Z 167-33

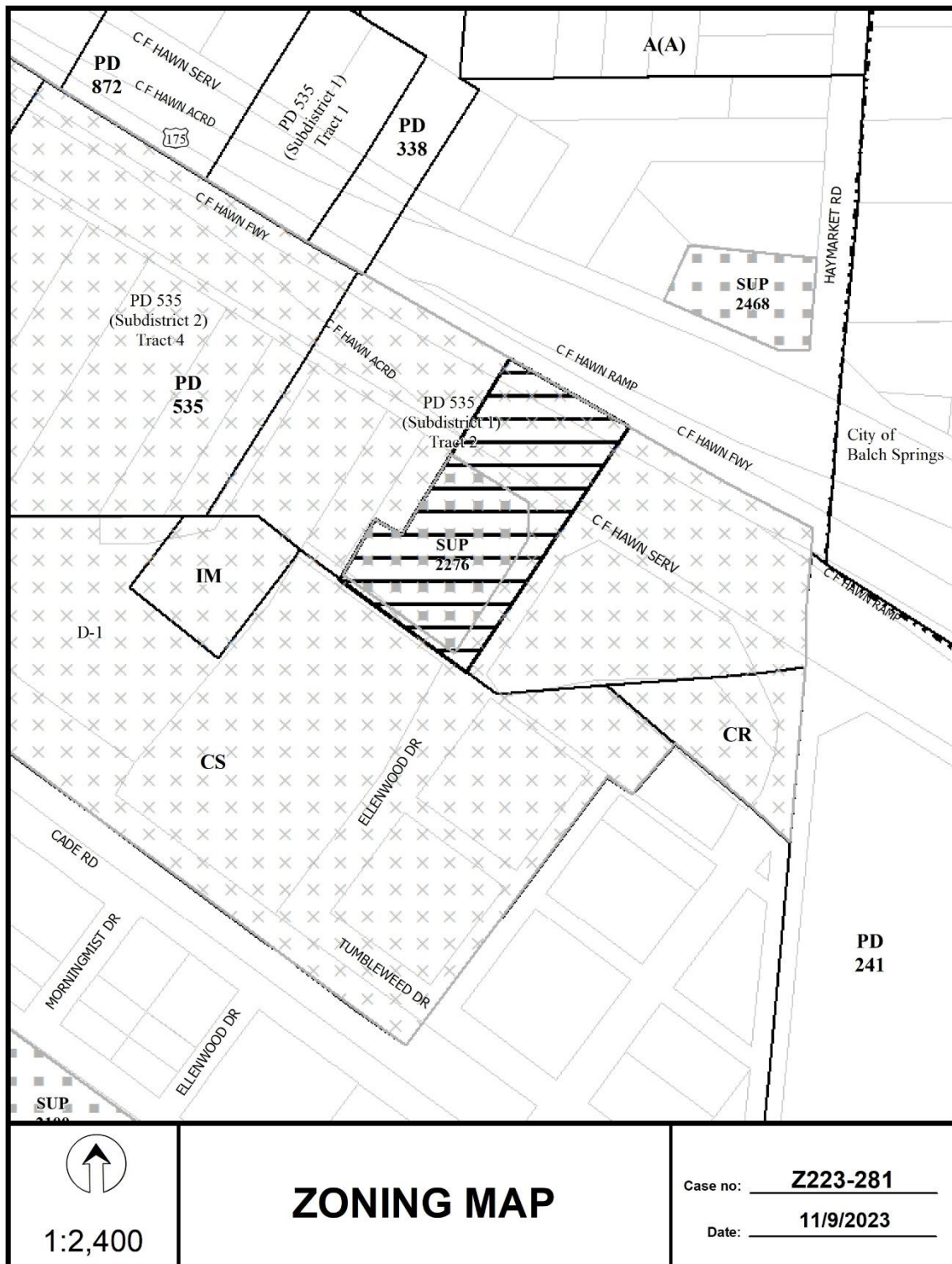
DEPARTMENT OF CURRICULUM

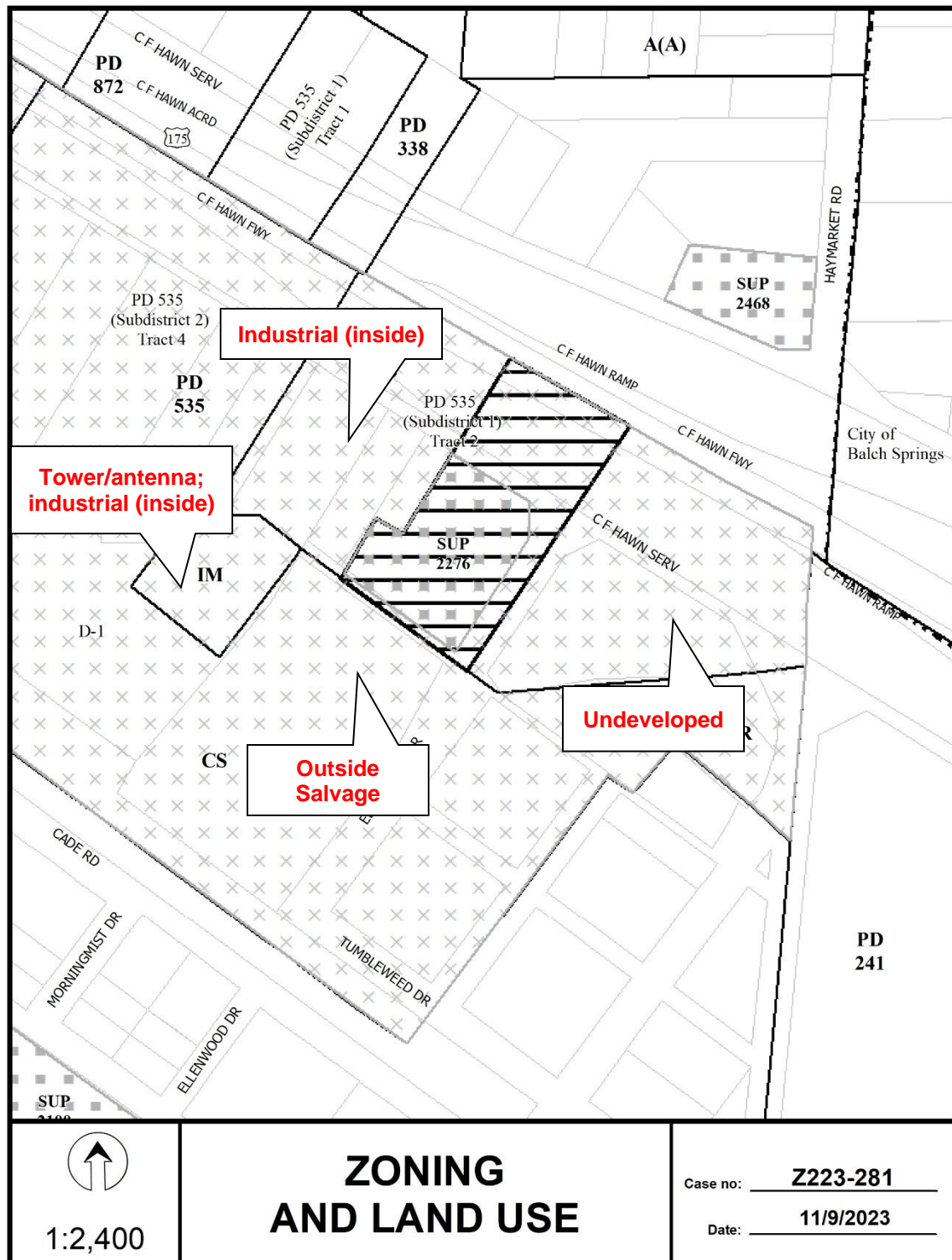
CITY OF DALLAS	
DEPARTMENT	STREETS AND SANITATION

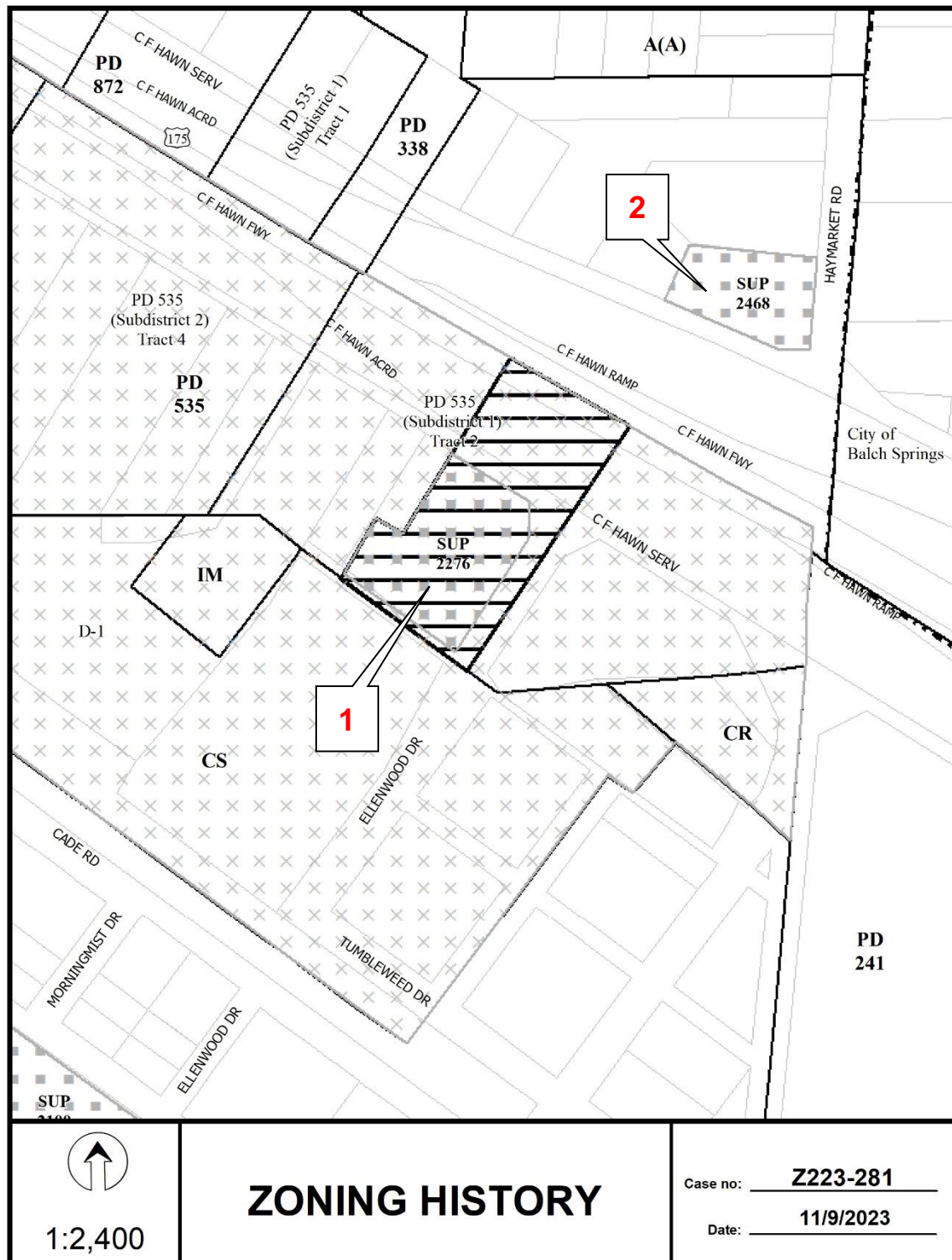
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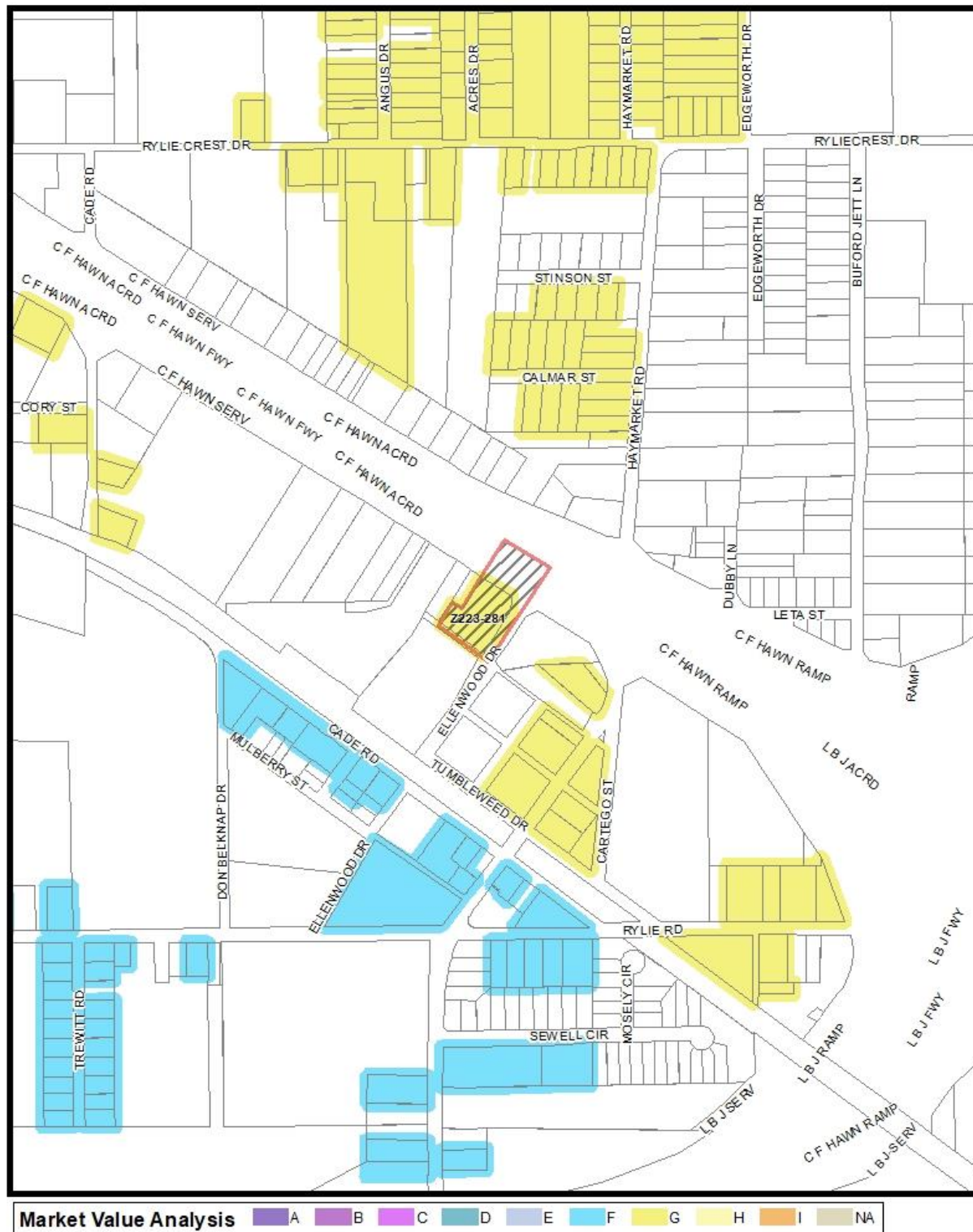








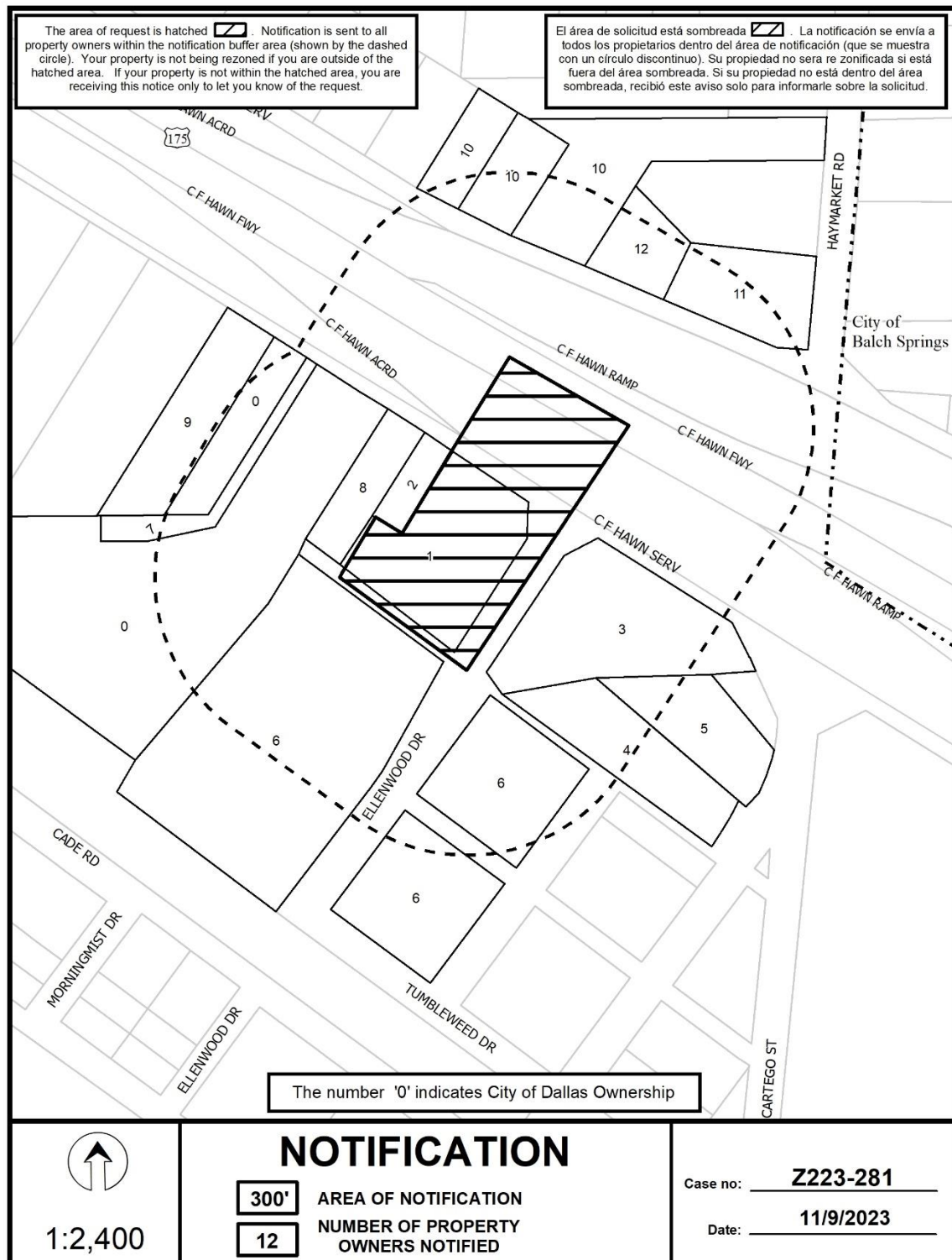




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Market Value Analysis

Printed Date: 11/9/2023



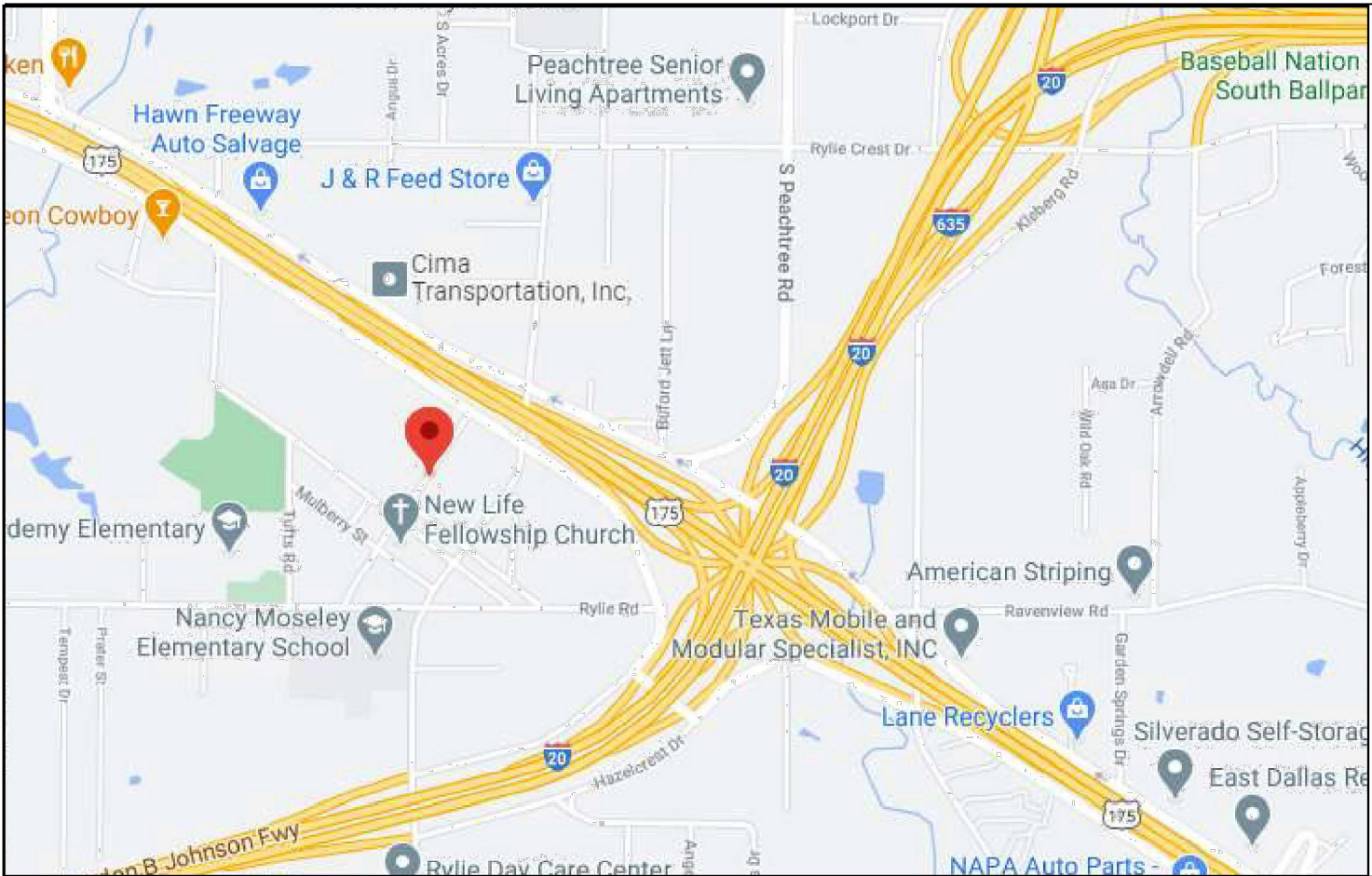
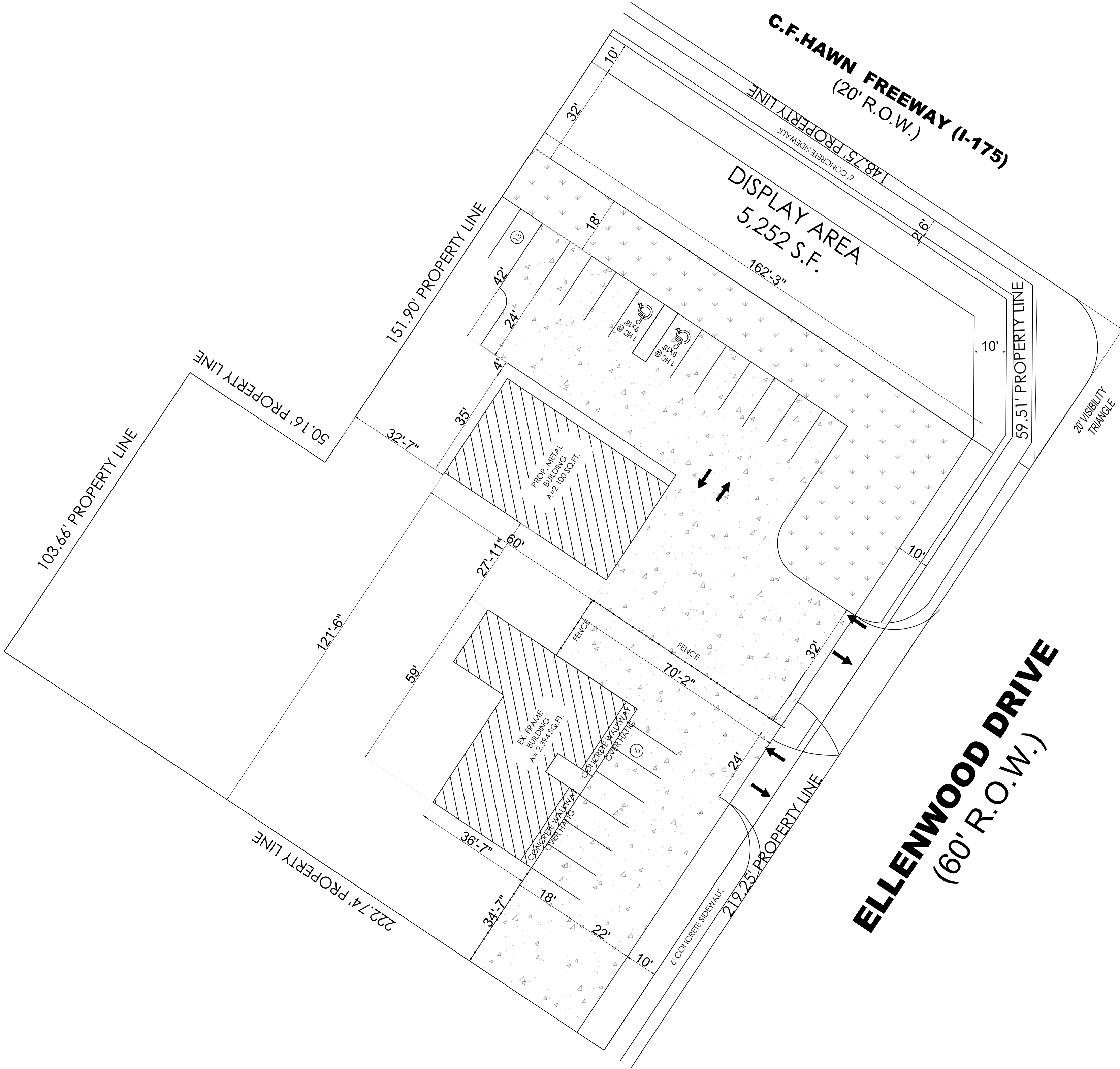
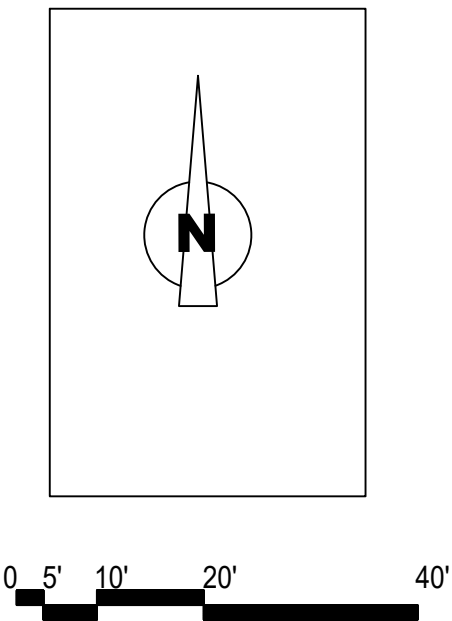
11/09/2023

Notification List of Property Owners

Z223-281

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1111 ELLENWOOD DR	SALS AUTO SALES & PARTS LLC
2	10822 C F HAWN FWY	SAUCEDO JUAN A &
3	10900 C F HAWN FWY	GALEANO CARLOS
4	1119 HAYMARKET RD	VILLEGAS ANDRES SALAZAR &
5	1115 HAYMARKET RD	HERNANDEZ ROLAND & ROCIO
6	1115 ELLENWOOD DR	MM RYLIE HOLDINGS LLC
7	10818 C F HAWN FWY	OMEGA INDUSTRIES INC
8	10820 C F HAWN FWY	10820 CF HAWN LLC
9	10750 C F HAWN FWY	CEDANO ALBERTO M
10	10829 C F HAWN FWY	SULE ETC LLC
11	10931 C F HAWN FWY	AGUINAGA SERGIO
12	10831 C F HAWN FWY	BROWN FRANK



LOCATION MAP

PARKING ANALYSIS:

LAND USE: VEHICLE DISPLAY, SALES, AND SERVICE

PARKING REQUIRED: 1/500 SQ. FT. OF FLOOR & SITE AREA EXCLUSIVE OF PARKING AREA

TOTAL LAND AREA: 51,072 SQ. FT.

DISPLAY AREA= 4,859 SQ. FT.

BUILDING AREA: 4,494 SQ. FT.

PARKING REQUIRED: 4,494 + 4,859 = 9353/500 = 19

PARKING PROVIDE: 22 SPACES

SEC. 51A 4.301 (A) (4) FOR PORPUSES OF DETERMINING OFF STREET PARKING, SITE AREA AS DEFINED IN SECTION 51A-2.102, DOES NOT INCLUDE THAT AREA OCCUPIED BY OFF STREET PARKING, LANDSCAPE AREAS, AND OPEN SPACE NOT USED FOR STORAGE OR SALES.

LOT COVERERAGE: 8.79 %

ZONING: PD 535 SUB-DISTRICT I (LIGHT INDUSTRIAL)

Approved
City Plan Commission
November 20, 2017

Specific Use Permit
No. 2276

SITE PLAN			
1111 ELLENWOOD DRIVE			
Z 167-339			
DEPARTMENT OF CURRENT PLANNING			
CITY OF DALLAS			
DESIGN BY:	DESIGN BY	DATE	SCALE:
ARANDA	ARANDA	NOVEMBER 16, 2017	1"=20'



City of Dallas

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

Agenda Information Sheet

File #: 23-3179

Item #: 14.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to deed restrictions [Z934-263] on property zoned a CS Commercial Service District, on the southeast corner of Davenport Road and Winding Creek Road.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z934-263] as volunteered by the applicant.

Applicant: Friends of Kesher Foundation

Representative: Audra Buckley, Permitted Development

Planner: Martin Bate

Council District: 12

Z223-283(MB)

FILE NUMBER: Z223-283(MB) **DATE FILED:** May 31, 2023
LOCATION: Southeast corner of Davenport Road and Winding Creek Road
COUNCIL DISTRICT: 12
SIZE OF REQUEST: ± 0.41 acres **CENSUS TRACT:** 48085031718

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: Friends of Kesher Foundation

REQUEST: An application for an amendment to deed restrictions [Z934-263] on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow church and child-care facility uses.

STAFF RECOMMENDATION: Approval of an amendment to deed restrictions [Z934-263] as volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CS Commercial Service District with deed restrictions [Z934-263]. The property contains a commercial structure and surface parking lot.
- The applicant proposes to repurpose the property for use as a church (synagogue) and as a child-care facility.
- To accomplish this, they request an amendment to the existing deed restrictions [Z934-263] that would permit the church and child-care uses on this property.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Davenport Road	Community Collector	60 feet
Winding Creek Road	Local Street	-

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District.	Office
North	Planned Development No. 106	Single family
East	TH-2(A) Townhouse District	Single family
West	TH-2(A) Townhouse District; CS Commercial Service District with deed restrictions [Z989-132]	Single family; Office showroom / warehouse
South	CS Commercial Service District	Office

Land Use Compatibility:

The area of request is predominantly surrounded by a mix of single family and commercial properties. To the north, east, and west, there are single-family houses. To the south and southwest, there are a variety of commercial services. Staff assesses the applicant's proposal for amending the deed restrictions to allow specific institutional and community service uses to be compatible with surrounding uses in the area. Furthermore, existing requirements in the deed restrictions, including solid fencing and landscaping, help transition from the Commercial Service District to the neighboring residential districts.

The request area is currently zoned a CS Commercial Service District. The applicant proposes to repurpose the property for use as a church (synagogue) and a child-care facility. As churches and child-care facilities are both permitted institutional and community service uses under a CS Commercial Service District, staff does not object to the proposed amendment to the deed restrictions that would allow these two uses.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. The existing and proposed deed restrictions also require the following landscaping elements:

- A minimum of one large canopy tree and three large evergreen shrubs (as defined in Section 51A-10.100 of the Dallas Development Code) shall be provided for each 50 linear feet of Winding Creek Road frontage. The landscaping must be located on the north side of the required screening fence. Plant materials must be maintained in a healthy, growing condition.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. For a church, one space per 333 square feet in floor area is required if the church has less than 5,000 square feet of floor area and is located in a shopping center with more than 20,000 square feet in floor area.

For informational purposes only, the applicant has provided a site plan indicating that the worship area will occupy 1,064 square feet while the child-care facility will occupy 3,942 square feet. Four parking spaces would be required for the worship area, while 8 would be required for the child-care facility, for a total of 12 spaces. The site plan proposes seven parking spaces for the church (synagogue) and 10 spaces for the child-care facility, for a total of 17 spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a “D” MVA area. To the north, east and west are “B” MVA clusters along Davenport Road and Winding Creek Road. Further north is a “B” MVA cluster along Frankford Road.

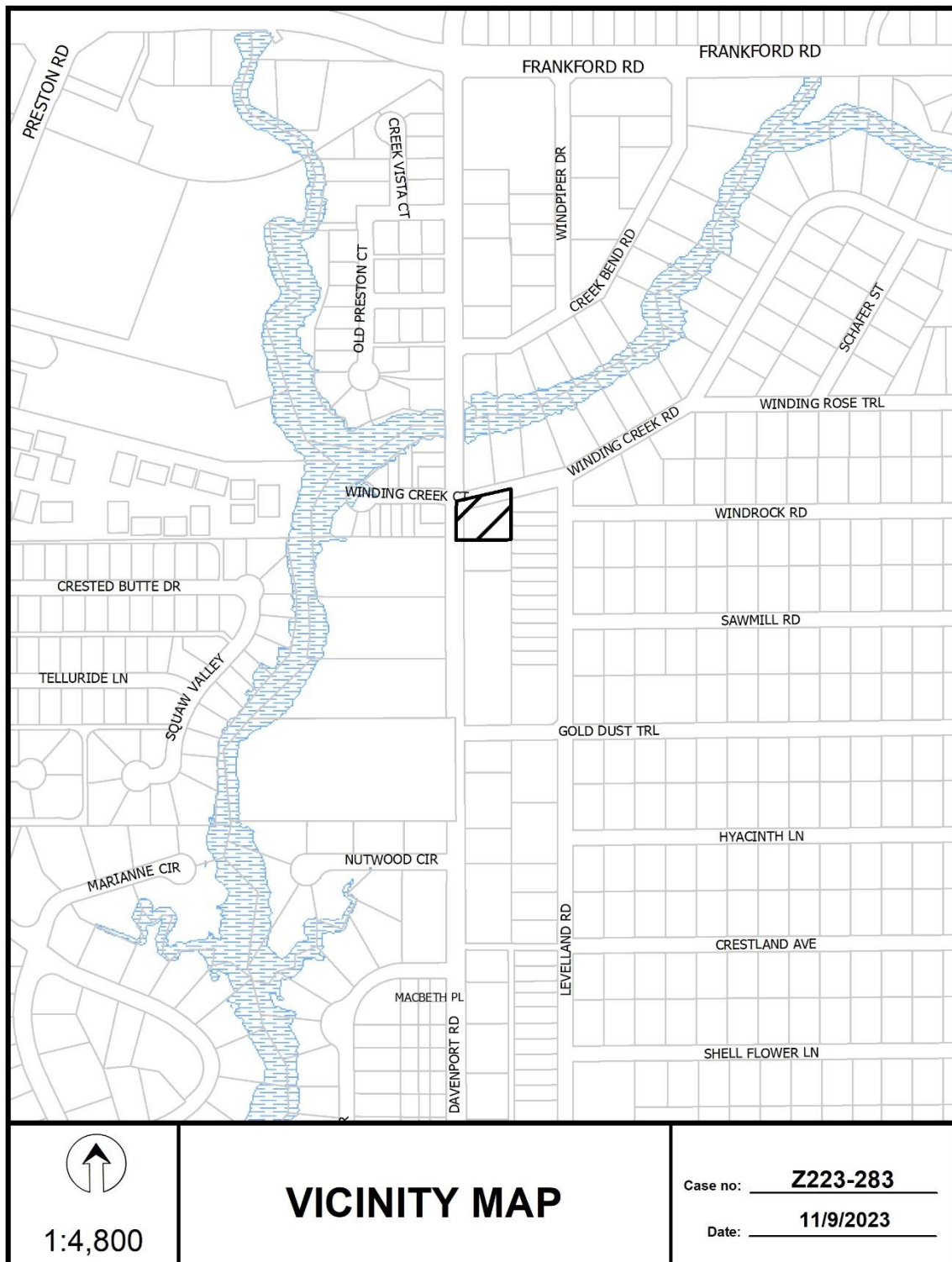
List of Officers

Friends of Kesher Foundation, Inc.

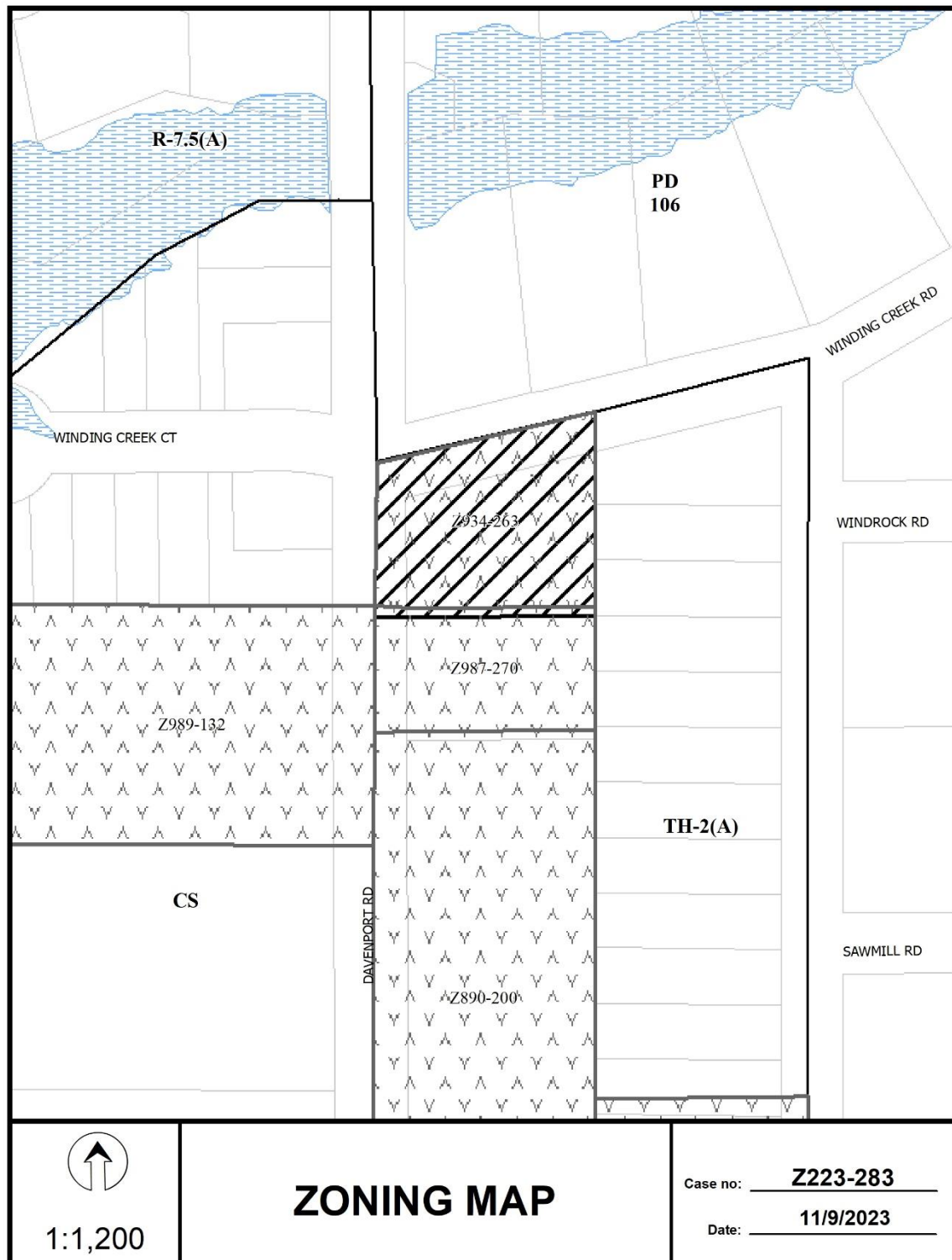
Asher Goldschmidt, President
Boris Olshamsky, Director
Peter Kibrile, Director
Vogel G. Rivka, Director
Genn Zilberberg, Secretary

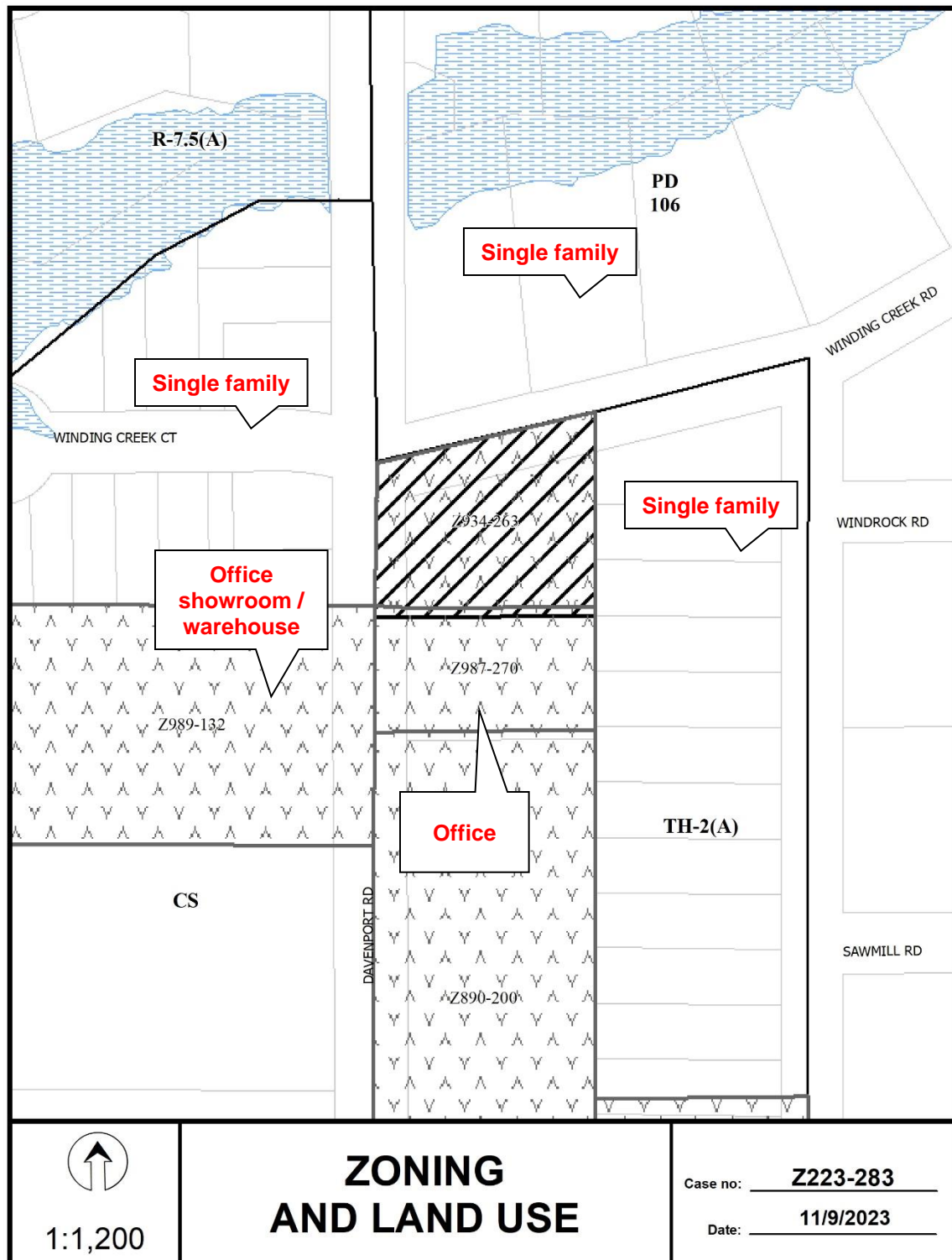
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS (AMENDED)

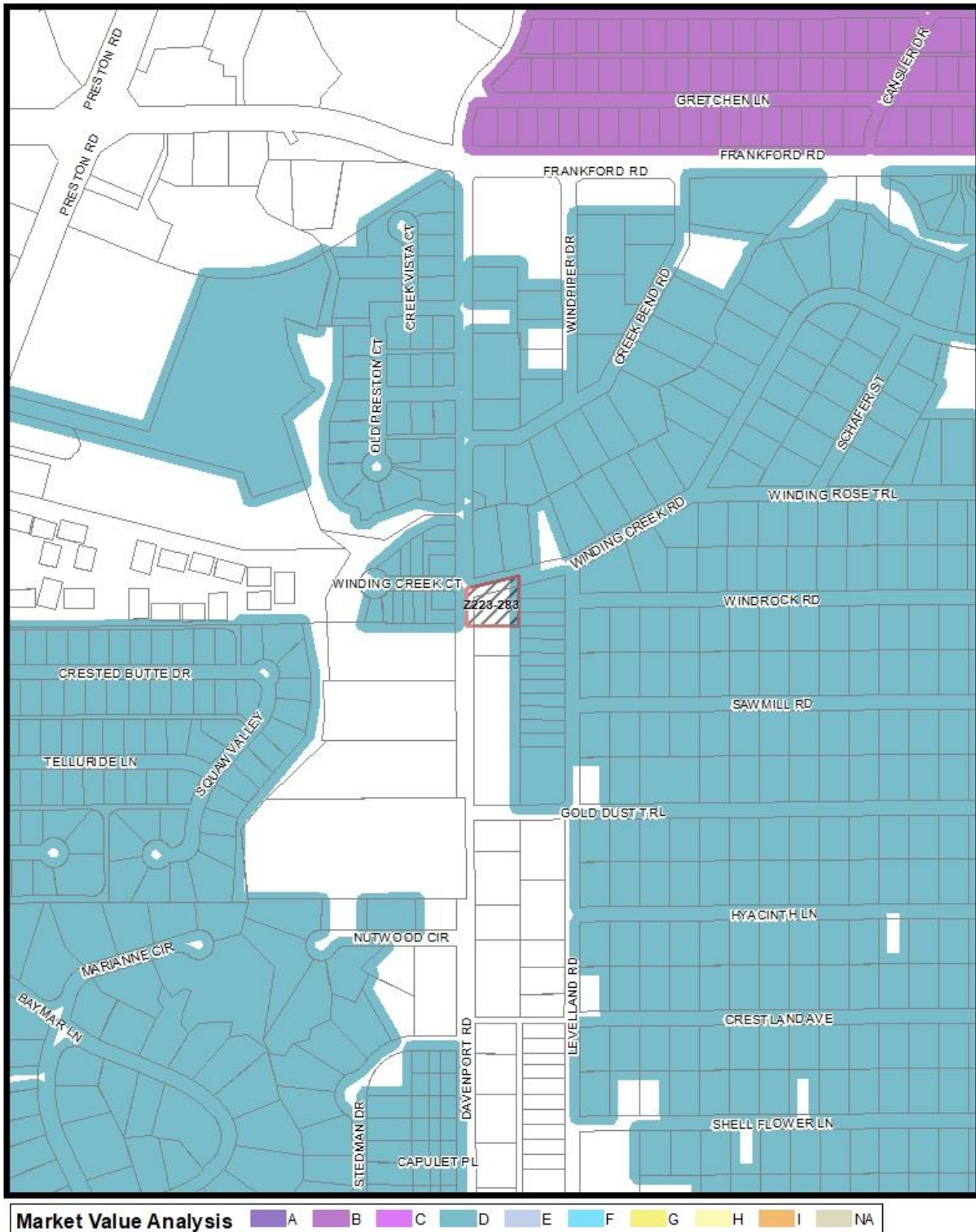
1. No structure on the Property may exceed a maximum height of 15 feet.
2. Six-foot high solid screening fence erected along east property line and along Winding Creek Road frontage.
3. Ingress and egress to and from Winding Creek Road prohibited.
4. Prior to submission of an application for a certificate of occupancy on the Property, a minimum of one large canopy tree and three large evergreen shrubs (as defined in Section 51A-10.100 of the Dallas Development Code) shall be provided for each 50 linear feet of Winding Creek Road frontage. The landscaping must be located on the north side of the required screening fence. Plant materials must be maintained in a healthy, growing condition.
5. The only main uses permitted on the Property are:
 - a. Office.
 - b. Office showroom/warehouse.
 - c. Electronics service center.
 - d. Personal service use is limited to a maximum of 1,000 square feet in floor area.
 - e. Church
 - f. Child-care facility.All other uses are prohibited.
6. Density on the Property shall be limited to a maximum floor area ratio of "0.5" and lot coverage shall be limited to 50%.







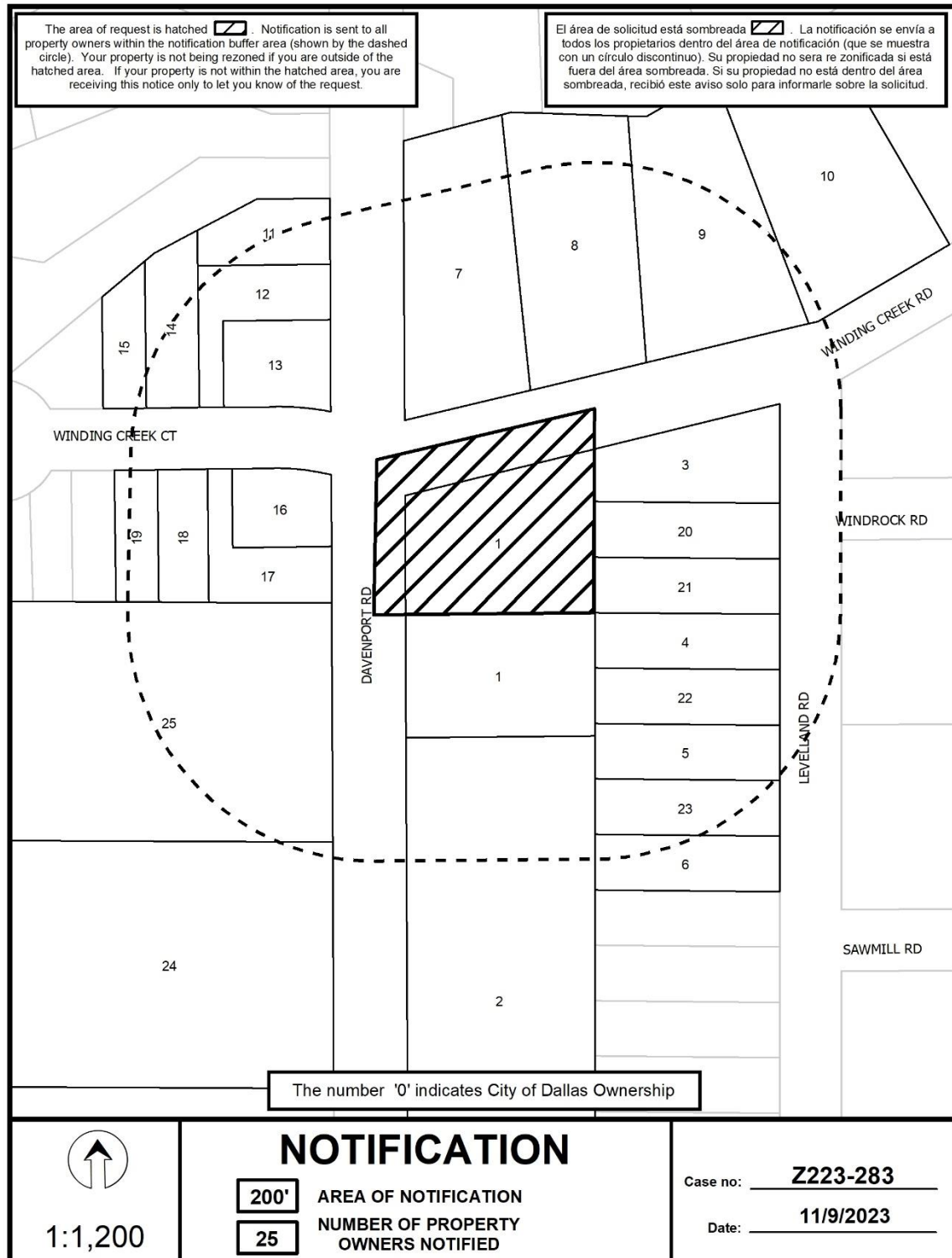




1:4,800

Market Value Analysis

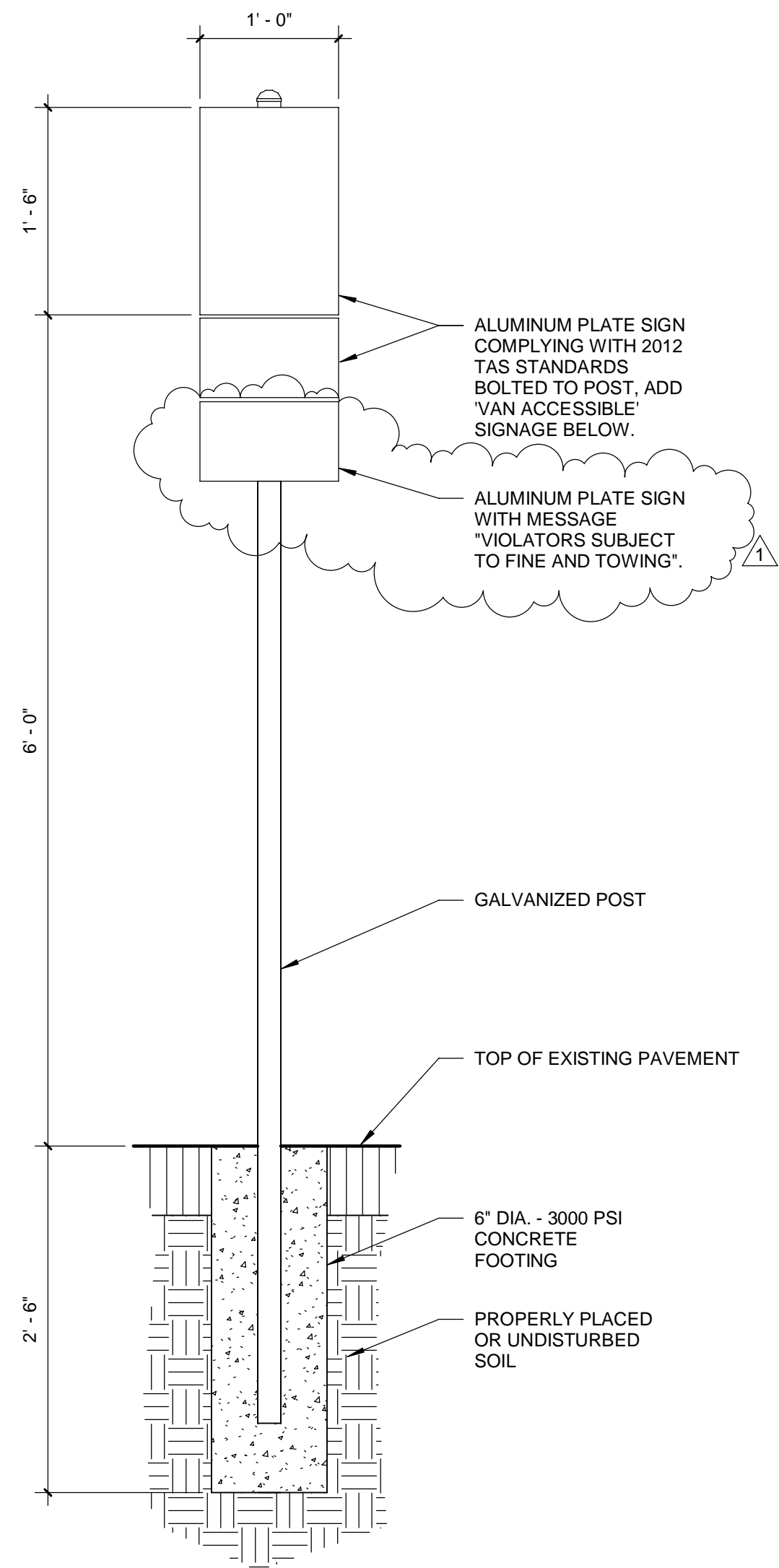
Printed Date: 11/9/2023



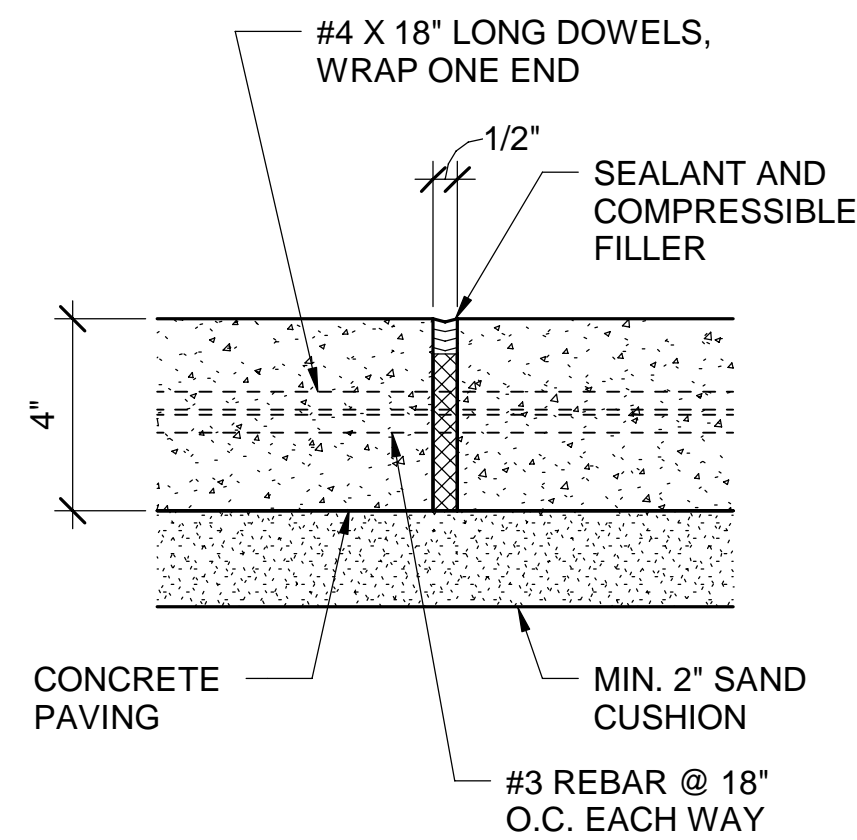
11/09/2023

Notification List of Property Owners***Z223-283******25 Property Owners Notified***

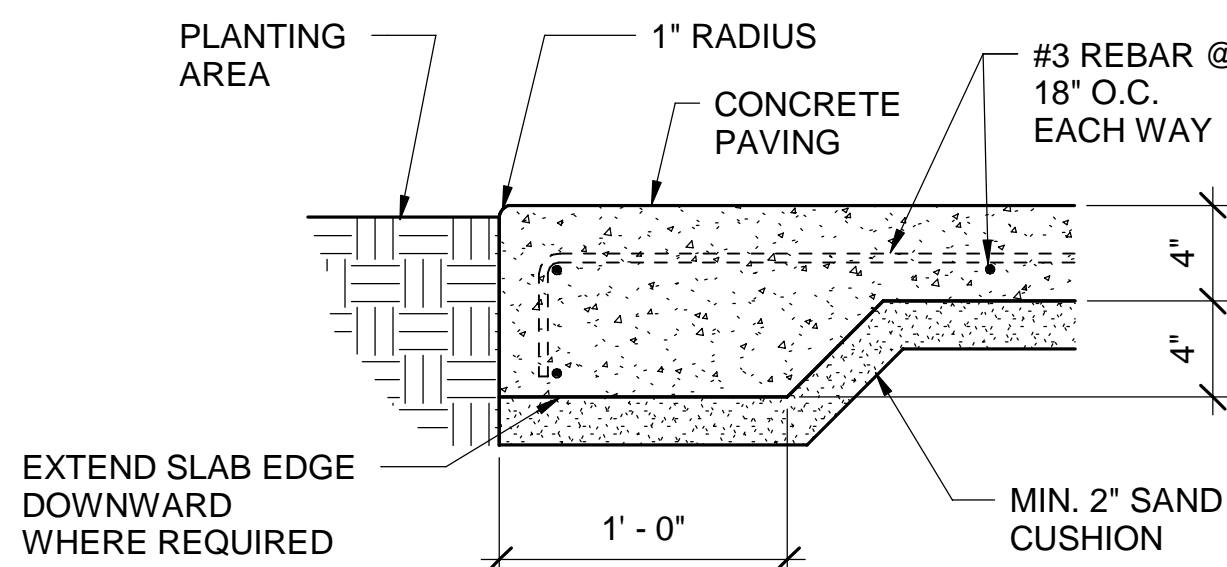
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	17822 DAVENPORT RD	FRIENDS OF KESHER FOUNDATION INC
2	17800-17818 DAVENPORT RD	DSW DAVENPORT PROPERTIES LP
3	6929 LEVELLAND RD	KITCHEN ERIC D
4	6923 LEVELLAND RD	WELL TOBA A/K/A TOVA WELL REVOCABLE TRUST &
5	6919 LEVELLAND RD	MESHELL JOYCE M
6	6915 LEVELLAND RD	YAKUBOV YURIY &
7	7001 WINDING CREEK RD	Taxpayer at
8	7005 WINDING CREEK RD	Taxpayer at
9	7009 WINDING CREEK RD	SABONI DORIS
10	7015 WINDING CREEK RD	ASHER EDUARDO
11	17911 DAVENPORT RD	COZZENS BARBARA
12	17909 DAVENPORT RD	DE LA CUEVA LUPITA
13	6921 WINDING CREEK CT	KROHN HANA
14	6915 WINDING CREEK CT	MILLER ANNA
15	6913 WINDING CREEK CT	RODELA RATTLER TRUST
16	6920 WINDING CREEK CT	BARTHEL ROSE MARIE
17	17875 DAVENPORT RD	LUNA BLANCA ESMERALDA
18	6916 WINDING CREEK CT	MARTINEZ RUBEN L
19	6914 WINDING CREEK CT	PATTERSON THOMAS M
20	6927 LEVELLAND RD	STEVENS BRENT H
21	6925 LEVELLAND RD	WISE ROSELYN
22	6921 LEVELLAND RD	SALMAN BORISLAV & MILENA
23	6917 LEVELLAND RD	MARGOLIES ANDREW & JENNIFER
24	17817 DAVENPORT RD	GRANBERRY-DAVIS LP
25	17819 DAVENPORT RD	GRANBERRY WARD LP



7 HC PARKING SIGN
1" = 1'-0"



6 TYP. PAVEMENT EXPANSION JOINT
3" = 1'-0"



5 TYP. PAVEMENT AT PLANTING
1 1/2" = 1'-0"

PARKING ANALYSIS

CLASSIFICATION
THIS FACILITY WILL BE USED PRIMARILY AS A CHILD CARE FACILITY FOR A SYNAGOGUE DURING THE WEEK AND USED FOR RELIGIOUS SERVICES DURING SATURDAYS AND HOLIDAYS.
THE TOTAL FACILITY HAS 4,988 S.F. THE SANCTUARY HAS AN AREA OF 1064 S.F. AND IT WILL NOT HAVE FIXED SEATING. THE CHILD CARE FACILITY WILL HAVE AN AREA OF 3,924 S.F.

SECTION 51A-4.204 OF THE CITY OF DALLAS ZONING CODE REQUIRES:

CHURCH FACILITY: ONE SPACE PER 333 SQUARE FEET IN FLOOR AREA IF A CHURCH HAS LESS THAN 5,000 SQUARE FEET OF FLOOR AREA AND IS LOCATED IN A SHOPPING CENTER WITH MORE THAN 20,000 SQUARE FEET IN FLOOR AREA. IF PORTIONS OF SEATING AREAS IN THE SANCTUARY OR AUDITORIUM ARE NOT EQUIPPED WITH FIXED SEATS, BENCHES, OR PEWS, THE PARKING REQUIREMENT FOR THOSE PORTIONS IS ONE SPACE FOR EACH 28 SQUARE FEET OF FLOOR AREA.

CHILD CARE FACILITY: ONE SPACE PER 500 S.F. OF FLOOR AREA.

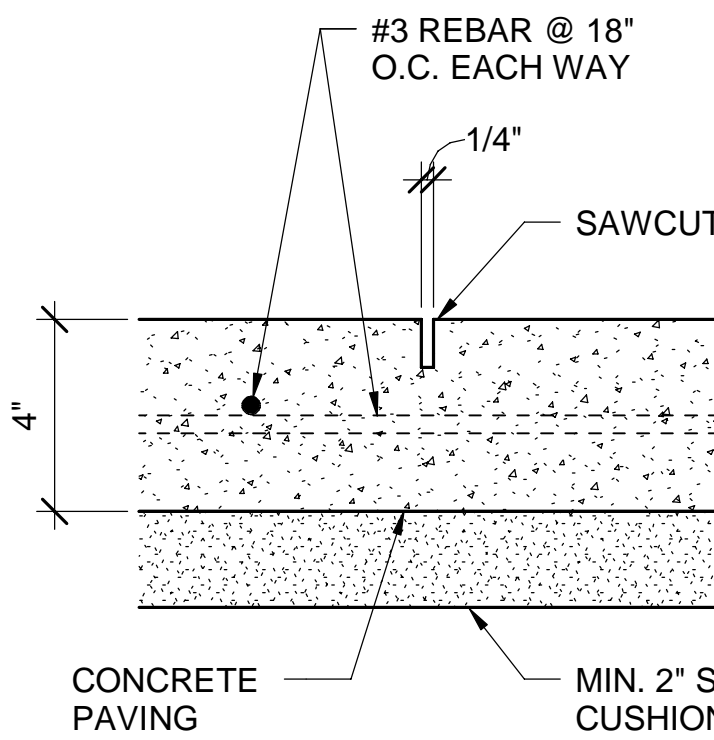
PARKING SPACES REQUIREMENTS

WORSHIP AREA: 1,064 SF
PARKING REQUIRED: 4 SPACES
PARKING PROVIDED: 7 SPACES

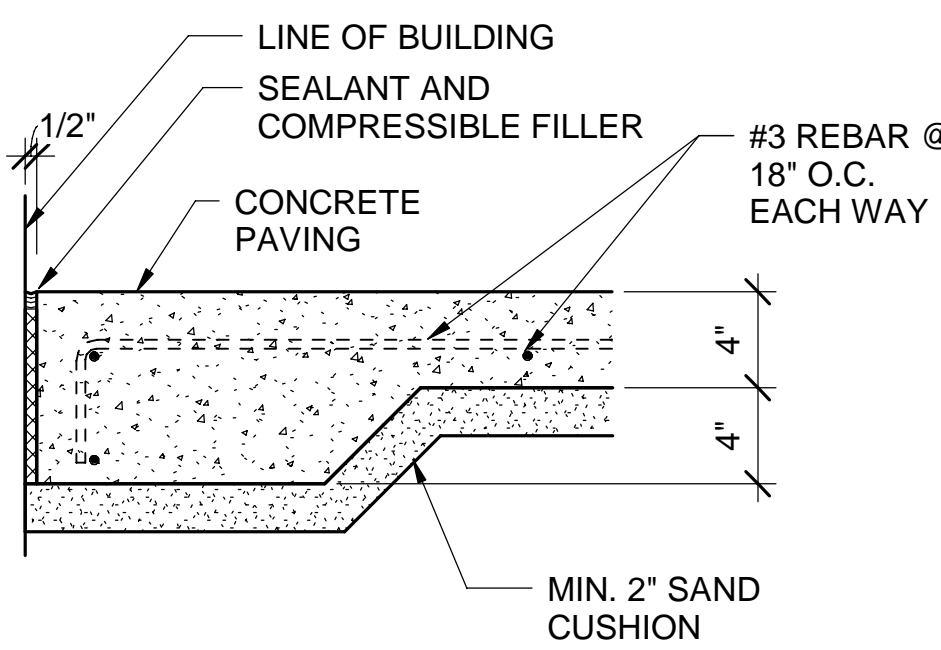
CHILD CARE FACILITY AREA: 3,942 SF
PARKING REQUIRED: 8 SPACES
PARKING PROVIDED: 10 SPACES

TOTAL PARKING REQUIRED: 12 SPACES
TOTAL PARKING PROVIDED: 17 SPACES

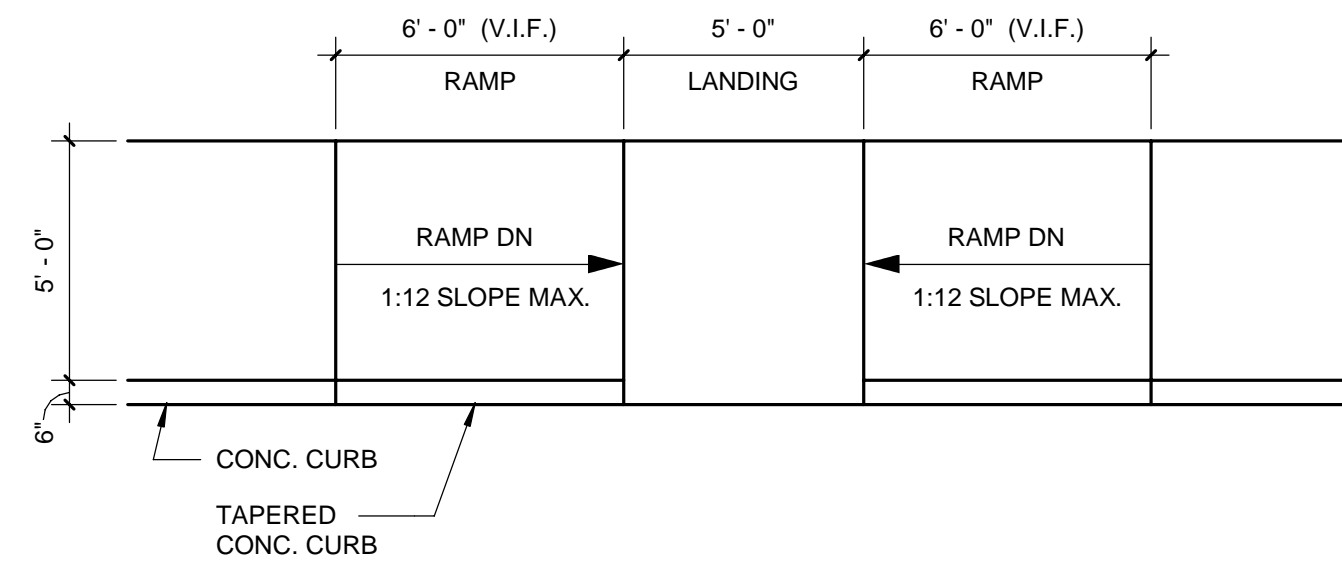
HANDICAP ACCESSIBLE
PARKING REQUIRED: 1 PER 25
HANDICAP ACCESSIBLE
PARKING PROVIDED: 1 SPACE



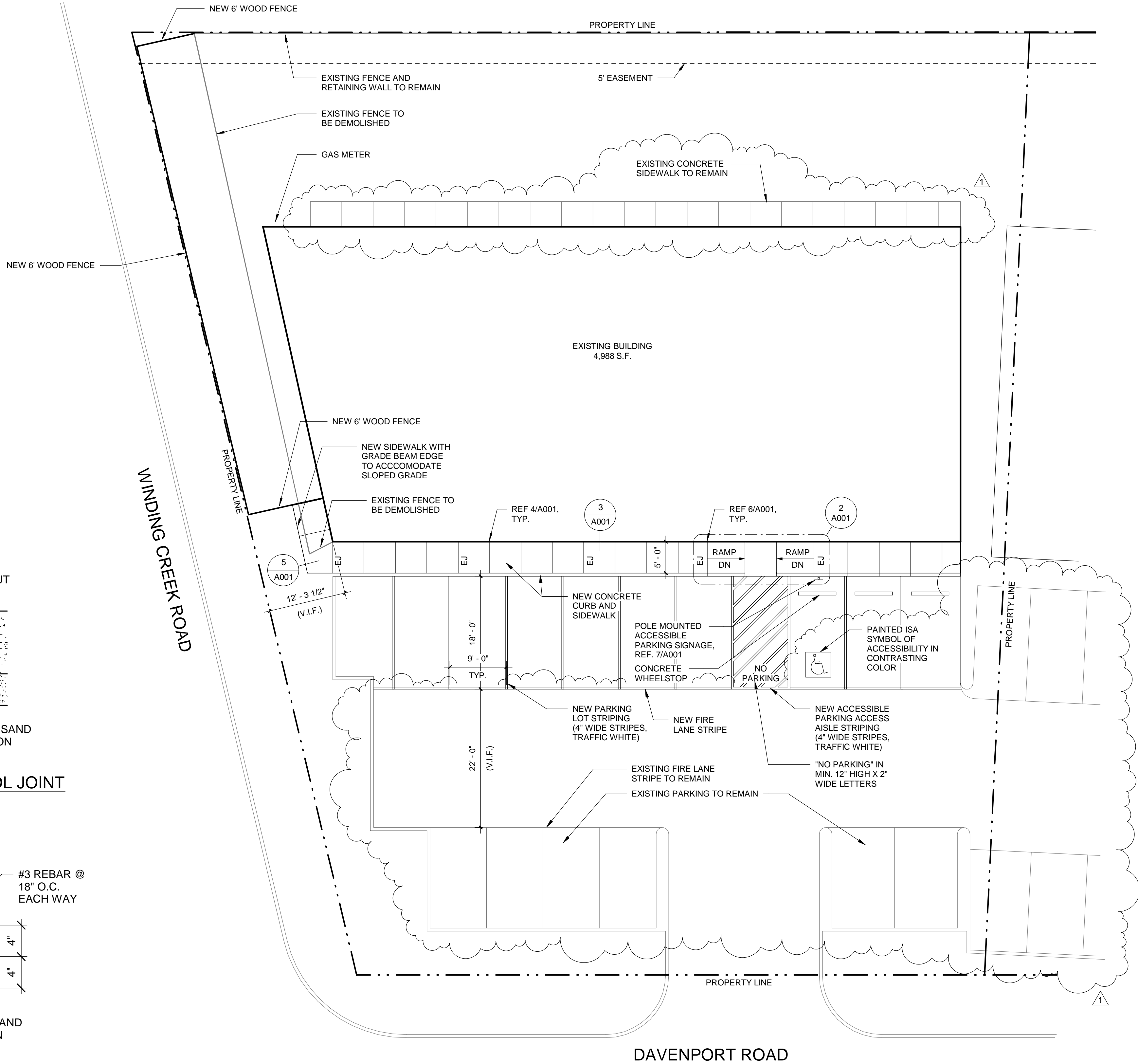
4 TYP. PAVEMENT CONTROL JOINT
3" = 1'-0"



3 TYP. PAVEMENT AT BUILDING
1 1/2" = 1'-0"



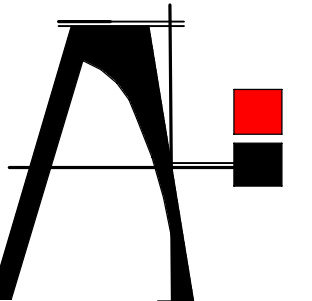
2 ACCESSIBLE RAMP PLAN DETAIL
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

KESHER FOUNDATION WHITEBOX
KESHER FOUNDATION

17826 DAVENPORT ROAD, DALLAS, TEXAS 75252



ABADI ARCHITECTURE

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Revision No.	Date	Description
1	06/05/2023	LANDLORD IMPROVEMENTS



Marcela Rhoads
02-02-2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: MARCELA RHOADS
RA #: 16721
DATE: 02 / 02 / 2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF ABADI ARCHITECTURE, 7016 DANFIELD CT., DALLAS, TEXAS 75252.

PROJECT NO.: 2022_AR05
Issued: 06/05/2023
Drawn By: DR
Checked By: MAR
Scale: As indicated
Sheet Title

SITE PLAN AND DETAILS

A001

Sheet Number

ABADI ARCHITECTURE 2023 COPYRIGHT



City of Dallas

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

Agenda Information Sheet

File #: 23-3180

Item #: 15.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a convent or monastery on property zoned an R-7.5(A) Single Family District, on the northeast corner of Fairport Road and Longbranch Lane.

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

Applicant: Panna Dipa

Planner: Martin Bate

Council District: 8

Z223-284(MB)

FILE NUMBER: Z223-284(MB) **DATE FILED:** May 17, 2023
LOCATION: Northeast corner of Fairport Road and Longbranch Lane
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 10.34 acres **CENSUS TRACT:** 48113011601

APPLICANT: Panna Dipa

OWNER: Pannavasa Meditation Corp.

REQUEST: An application for a Specific Use Permit for a convent or monastery on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the use of a monastery on the site.

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 single-family house.
- The house is occupied by a Buddhist monk (applicant) and used for meditation, spiritual guidance and education, and other related uses.
- Because of the property's use as a residence for a member of a religious order, applicant is requesting a Specific Use Permit to allow a convent or monastery on the site.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Murdock Road	Principal Arterial	100 feet
Longbranch Lane	Local Street	-
Fairport Road	Local Street	-

Traffic:

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

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Single-family (existing)
North	R-7.5(A) Single Family District	Single-family
East	R-7.5(A) Single Family District	Single-family
West	R-7.5(A) Single Family District	Church
South	R-7.5(A) Single Family District	Single-family

Land Use Compatibility:

The area of request is currently surrounded by single-family homes and a church to the west of the property. Staff finds the applicant's proposal compatible with these surrounding uses.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. The proposed monastery would be residential in nature, and as such would not create a nuisance for surrounding properties. The substantial lot size and distance from surrounding uses further reduces the impact on the surrounding area. Staff also finds the proposed time limit of three years appropriate for this site.

Landscaping:

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

Parking:

Parking for a monastery requires one space for each three residents; a minimum of two spaces 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is located within an “H” MVA cluster. To the north, northeast, and northwest are “G” MVA clusters along Longbranch Lane and Komalty Drive. To the east, southeast and south are “H” MVA clusters along Fairport Road.

List of Officers

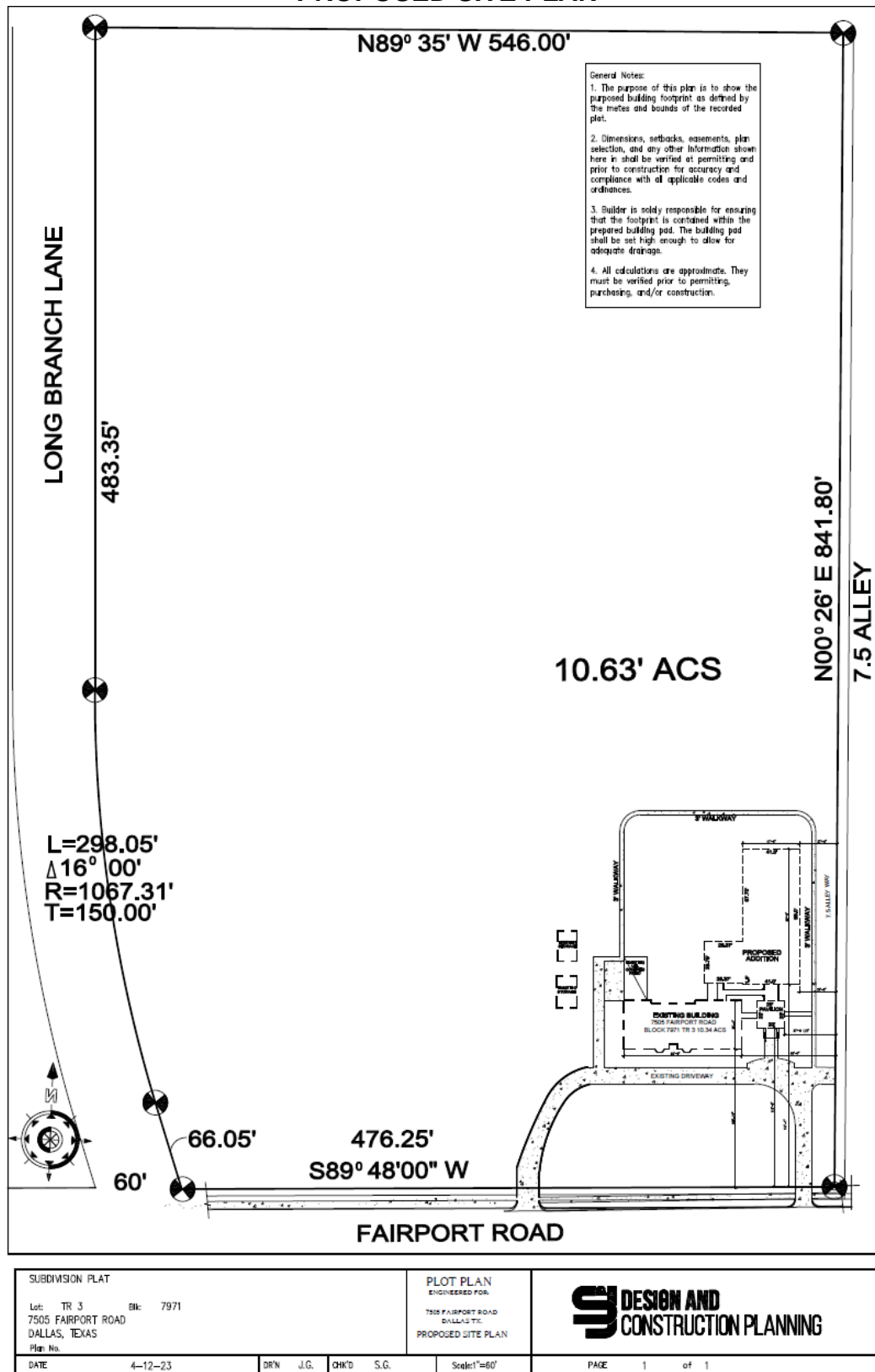
Pannavasa Meditation Corp.

Panna B Dipa, President & Abbot
Dr. Aryadhamma, Vice President
Dr Soe Ni, Vice President
Myint Oo Maung, Secretary
Kyi Kyi Naing, Treasurer

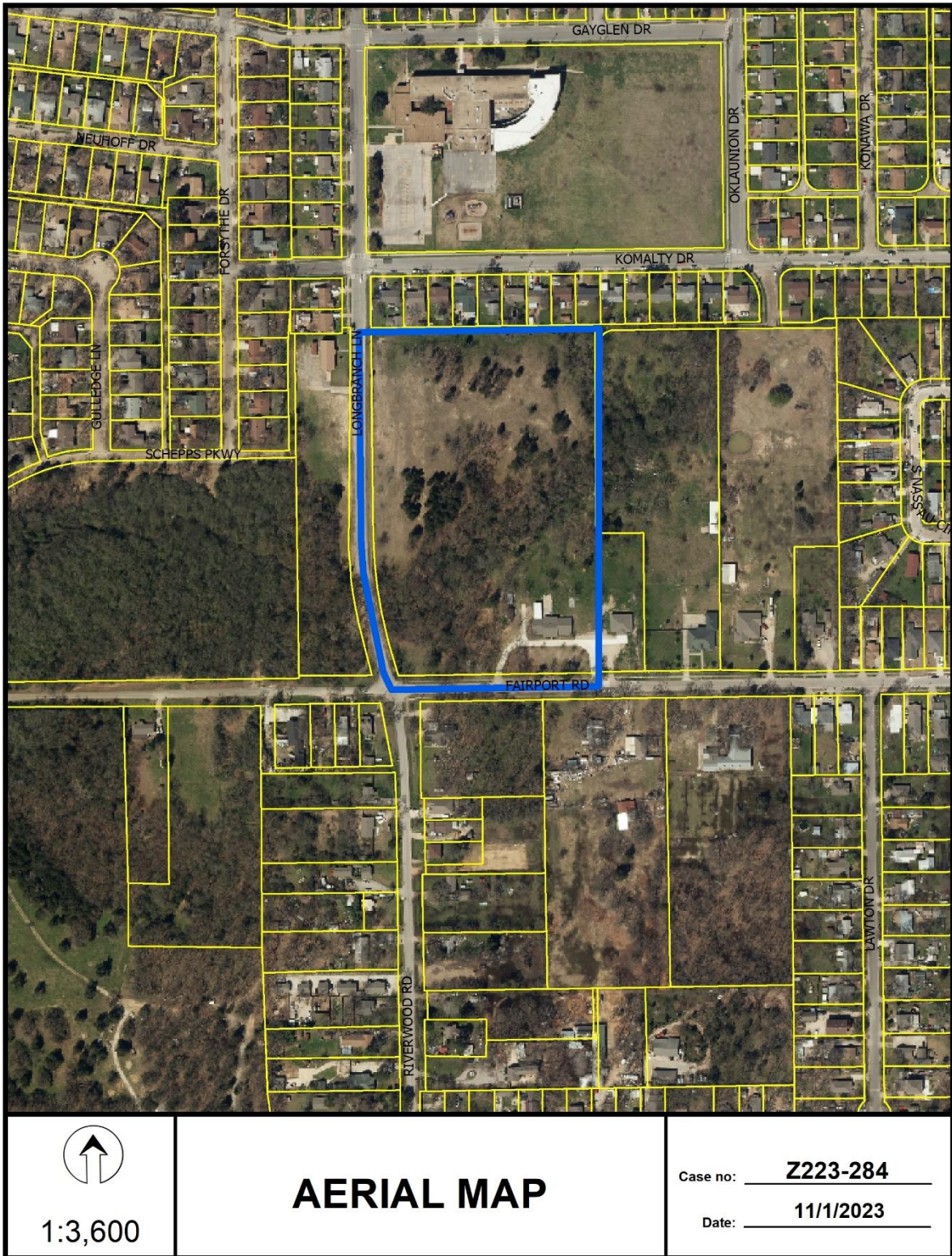
PROPOSED CONDITIONS

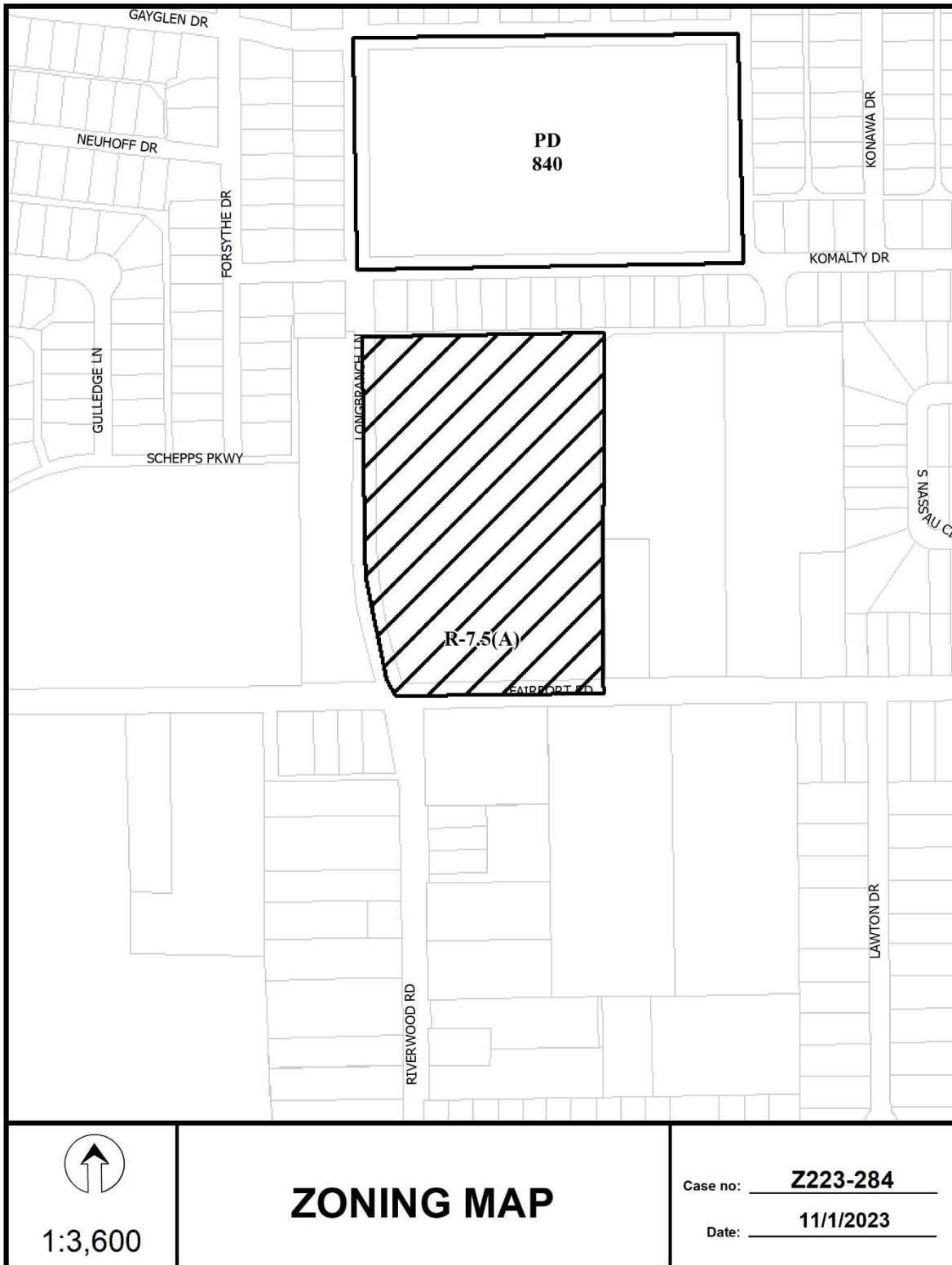
1. USE: The only use authorized by this specific use permit is a convent or monastery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 7,432 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

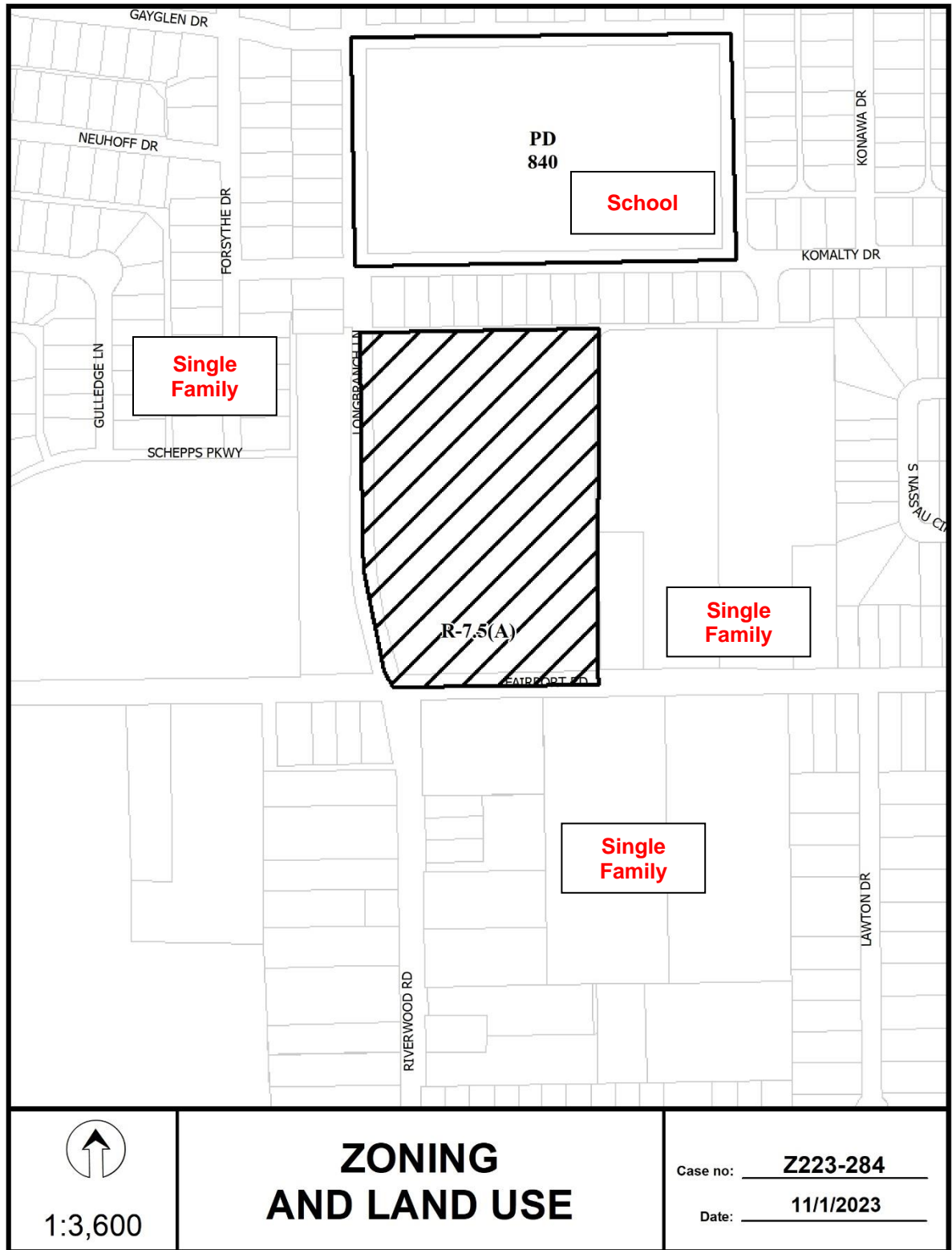
PROPOSED SITE PLAN

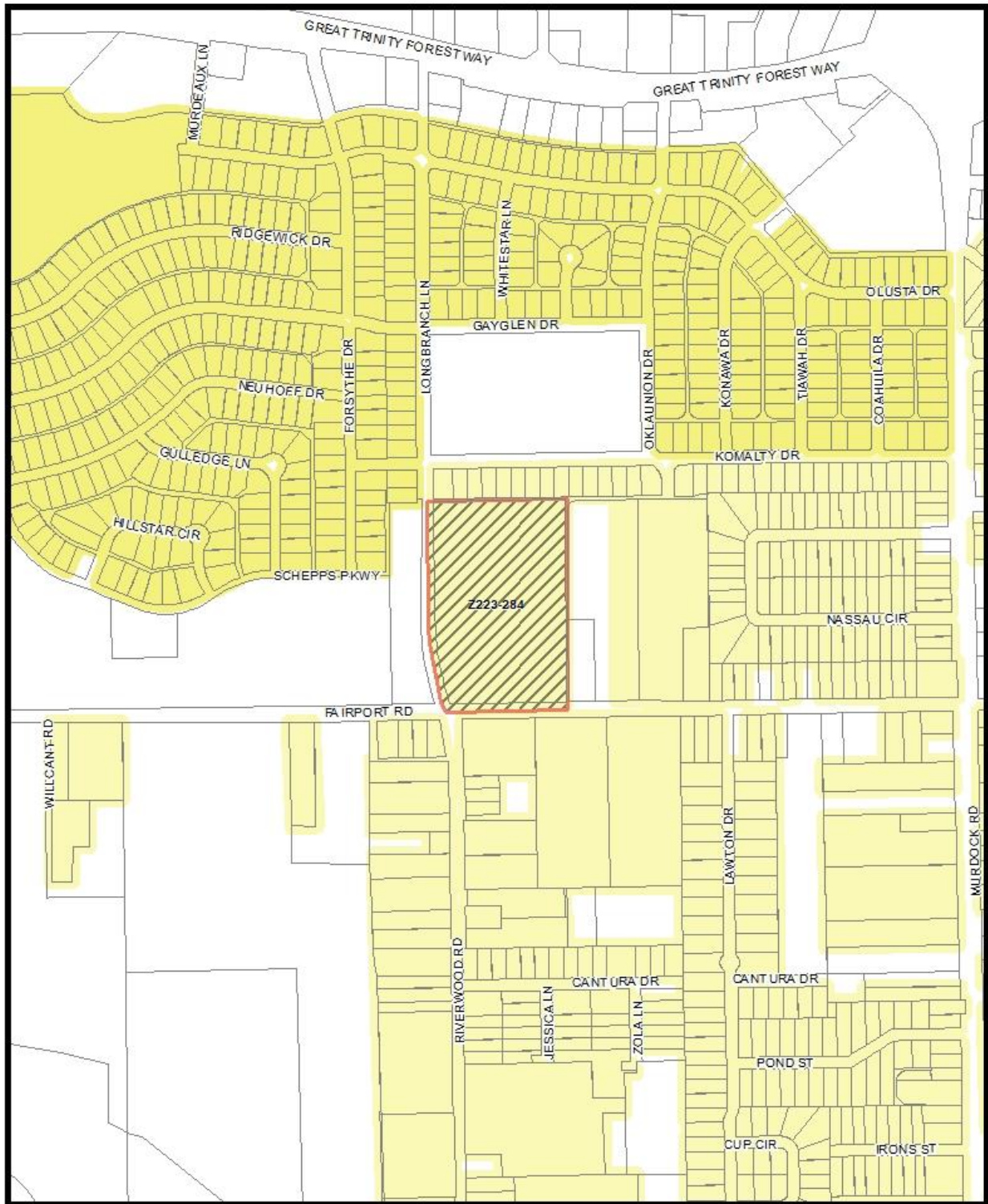












Market Value Analysis

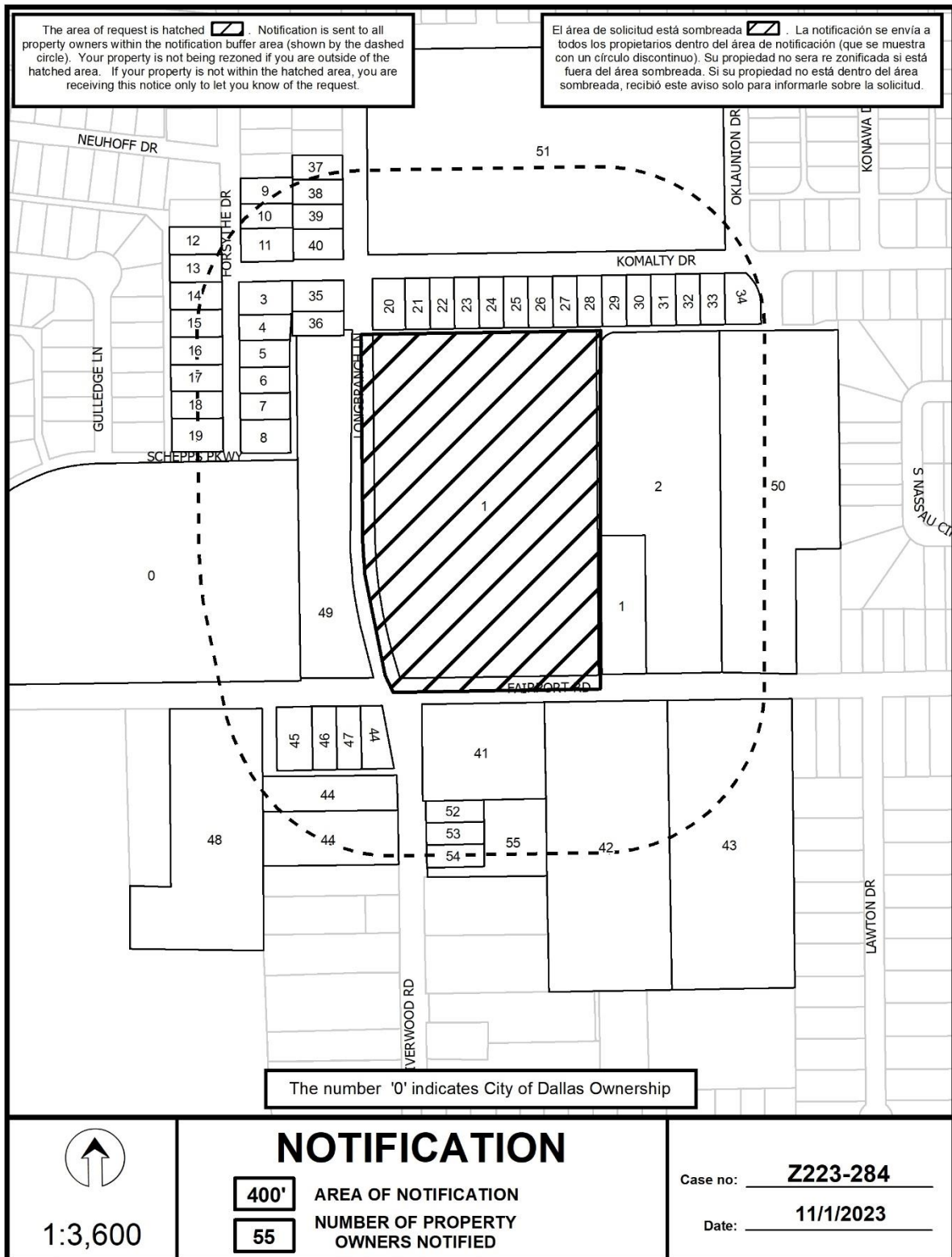
A	B	C	D	E	F	G	H	I	NA
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1:6,000

Market Value Analysis

Printed Date: 11/1/2023



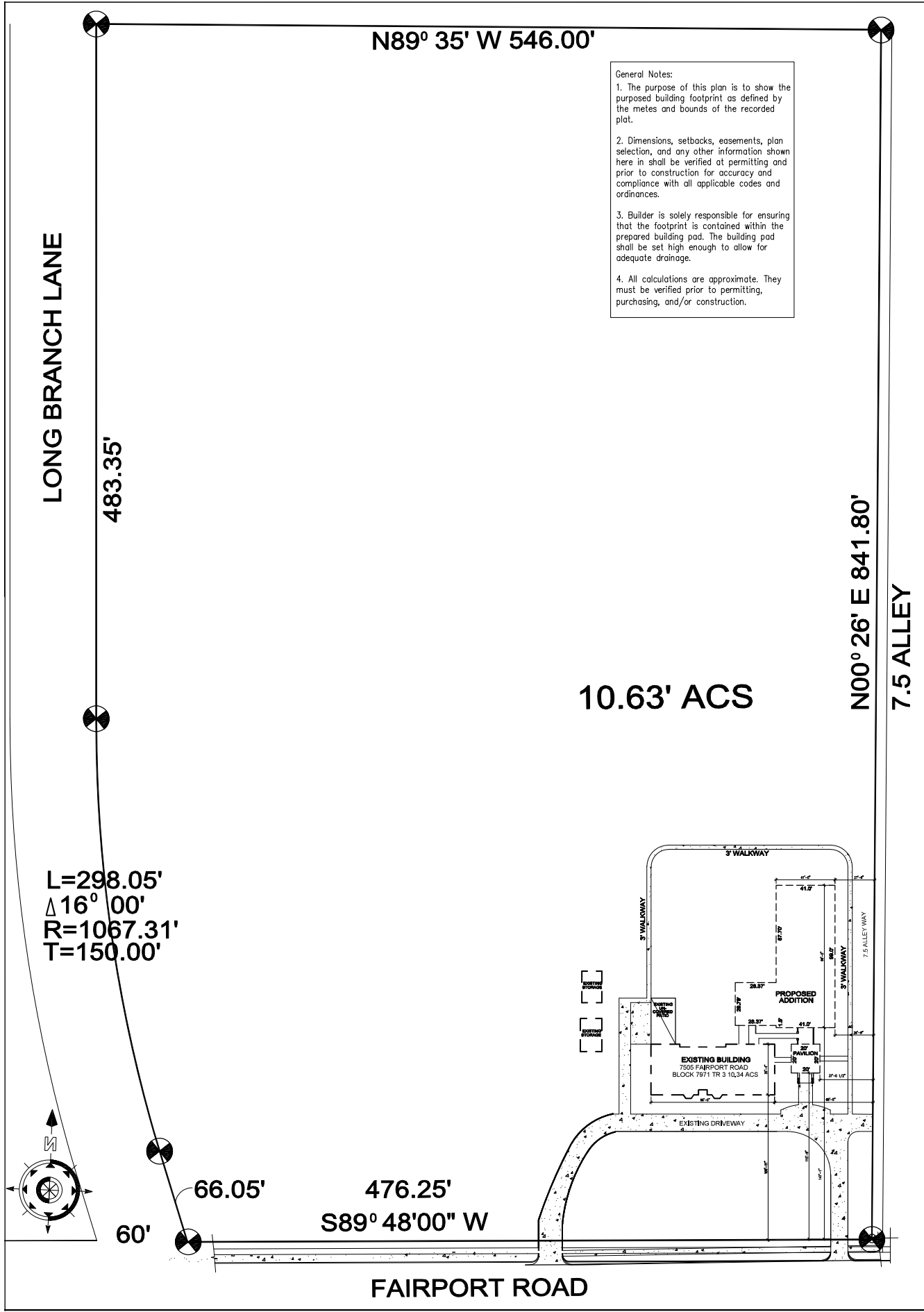
11/06/2023

Notification List of Property Owners***Z223-284******55 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7505 FAIRPORT RD	PANNAVASA MEDITATION CORPORATION
2	7703 FAIRPORT RD	BROOKS CHANTELL
3	506 FORSYTHE DR	RICHARDSON CARL R
4	510 FORSYTHE DR	DOLPHIN INVESTMENT GROUP LLC
5	516 FORSYTHE DR	MURRAY JOHN H JR
6	520 FORSYTHE DR	ANDERSON JAMES P &
7	526 FORSYTHE DR	LAUREANO HECTOR & ROSA
8	532 FORSYTHE DR	WALKER KEYSHA &
9	430 FORSYTHE DR	MAYS MACY L JOHNSON
10	436 FORSYTHE DR	HORTA JOSE LUIS SANCHEZ &
11	440 FORSYTHE DR	HAILEY RUFUS EST OF
12	441 FORSYTHE DR	CASTEEL LARUTH
13	445 FORSYTHE DR	GRIFFIN BOBBIE &
14	505 FORSYTHE DR	PACHICANO CARLOS ALBERTO L &
15	509 FORSYTHE DR	REDMON EDDIE W ESTATE OF
16	515 FORSYTHE DR	TAPIA MANAGEMENT LLC
17	519 FORSYTHE DR	HOGG EARNEST L &
18	525 FORSYTHE DR	YOUNG BOB T
19	531 FORSYTHE DR	Taxpayer at
20	7706 KOMALTY DR	ESCAMILLA SERGIO & IRMA
21	7710 KOMALTY DR	RIVERA VICTOR JESUS
22	7716 KOMALTY DR	ESPINOZA FRANCISCO J &
23	7720 KOMALTY DR	SEGOVIA ARTURO
24	7726 KOMALTY DR	NOLAN LINDA J
25	7730 KOMALTY DR	BENITEZ BALTAZAR O
26	7736 KOMALTY DR	ROSAS JOSE I ALVAREZ & MARIA G PERALES


11/06/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7740 KOMALTY DR	JOHNSON EILEEN
28	7804 KOMALTY DR	ALFARO DOLORES
29	7810 KOMALTY DR	BATRES CLAUDIA M
30	7814 KOMALTY DR	OLIVER CASSANDRA D
31	7818 KOMALTY DR	DANIELS ROBERT D
32	7822 KOMALTY DR	BROADNAX ROBERT
33	7828 KOMALTY DR	SANCHEZ RANULFO
34	7832 KOMALTY DR	VALDEZ JUAN J JR
35	505 LONGBRANCH LN	MARTINEZ YULIANA OLIVO &
36	509 LONGBRANCH LN	RAMIREZ ARACELI PASTOR
37	425 LONGBRANCH LN	NUNES NARCISO FLORES &
38	429 LONGBRANCH LN	RODRIGUEZ MARIA A &
39	433 LONGBRANCH LN	TAMEZ JOSE LUIS & BERTHA G
40	439 LONGBRANCH LN	WALKER JOHN L
41	7506 FAIRPORT RD	BASS LIVING TRUST
42	7600 FAIRPORT RD	AGUIRRE EDUARDO S &
43	7702 FAIRPORT RD	TRAN THANH NGOC
44	711 RIVERWOOD RD	SPJ PORTFOLIO 2020 LLC
45	7486 FAIRPORT RD	RODRIGUEZ MARIA CRUZ
46	7490 FAIRPORT RD	ALVARADO REYNALDA
47	7494 FAIRPORT RD	EGGERT VELMA F &
48	7424 FAIRPORT RD	WILLIAMSON PRICE INVESTMENTS LLC
49	515 LONGBRANCH LN	NEW PROVIDENCE MISSIONARY
50	7707 FAIRPORT RD	RODRIGUEZ IGNACIO &
51	7720 GAYGLEN DR	Dallas ISD
52	708 RIVERWOOD RD	HERNANDEZ DAVID & CAROLINA
53	712 RIVERWOOD RD	FLORES NESTOR &
54	716 RIVERWOOD RD	DAVIS PATRICIA C
55	718 RIVERWOOD RD	DONJUAN ISIDRA FLORES



General Notes:

1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.

SUBDIVISION PLAT					PLOT PLAN ENGINEERED FOR:			
Lot: TR 3 Blk: 7971 7505 FAIRPORT ROAD DALLAS, TEXAS Plan No.					7505 FAIRPORT ROAD DALLAS TX. PROPOSED SITE PLAN			
DATE	4-12-23	DR'N	J.G.	CHK'D	S.G.	Scale:1"=60'	PAGE	1 of 1



City of Dallas

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

Agenda Information Sheet

File #: 23-3181

Item #: 16.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between Scyene Road and Blossom Lane.

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

Applicant: La Campina Inc.

Representative: Santos Martinez, La Sierra Planning Group

Planner: LeQuan Clinton

Council District: 5

Z234-125(LC)

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: LeQuan Clinton

FILE NUMBER: Z234-125(LC) **DATE FILED:** November 13, 2023

LOCATION: West line of South Buckner Boulevard, between Scyene Road and Blossom Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.95 acre **CENSUS TRACT:** 48113009101

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

APPLICANT: La Campina Inc

OWNER: Buckner Partnership LP

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

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

BACKGROUND INFORMATION:

- The area of request is currently developed as a restaurant. In addition to this use, the applicant proposes the sale of alcoholic beverages.
- The restaurant will operate between 8:00 a.m. and 9:00 p.m., Sunday through Thursday, and between 8:00 a.m. and 10:00 p.m., Friday through Saturday.

Zoning History:

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

1. **Z201-219:** On August 11, 2021, City Council approved a renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Buckner Blvd	Principal Arterial	107 feet
Scyene Road	Community Collector	60 feet
Blossom Lane	Local Street	-

Traffic:

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

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	PD 366 Subarea 1, D-1	developed with retail and office uses
North	PD 366 Subarea 1, D-1	developed with retail and office uses
East	PD 366 Subarea 1, D-1	developed with retail and office uses
South	PD 366 Subarea 1A, D-1	developed with retail and office uses
West	CR, D-1	undeveloped

Land Use Compatibility:

The property is developed a portion of a larger property that is developed with a shopping center. The request site is a multi-tenant building, and one suite is occupied with a restaurant use. This Specific Use Permit request is to allow for the restaurant to sell alcohol in a D-1 Dry Liquor Control Overlay. The underlying zoning is PDD No. 366 Subarea 1.

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 use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods appropriate for this site.

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 a restaurant without drive-in or drive-through service is one space per 100 square feet of floor area. The 2,500-square-foot restaurant space will require a minimum of 25 parking spaces. Per the proposed site plan, the site provides 25 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 currently within an MVA cluster. To the west are “E” MVA clusters. To the southwest are both “E” and “F” MVA clusters. To the south, southeast, and east are “F” MVA clusters.

List of Officers

La Campina Inc.

Iris I. Chicas, Director

The Buckner Partnership, L.P.

Ashcroft Development Corporation

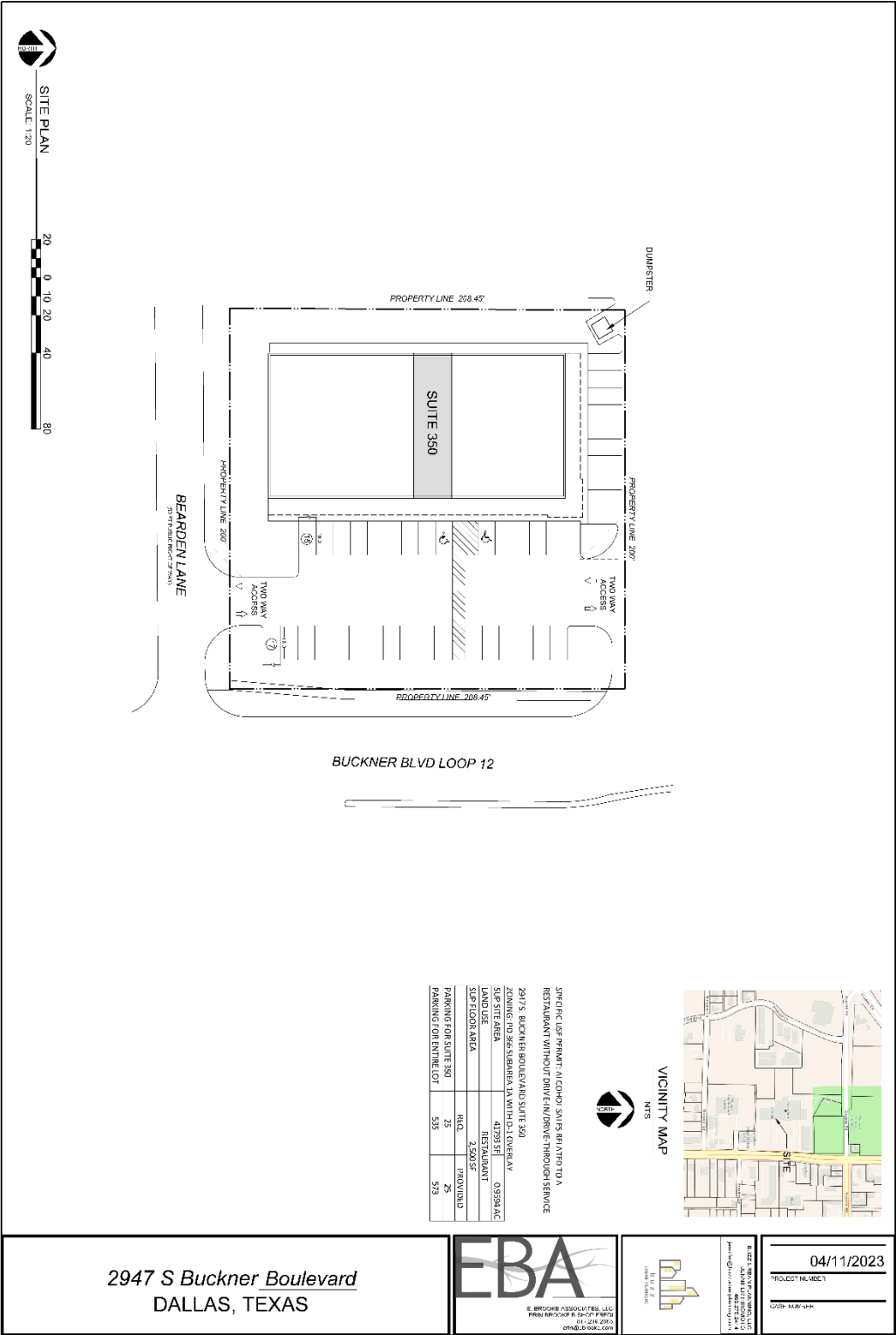
Edwin Freedman, President

Karen K. Freedman, Vice President

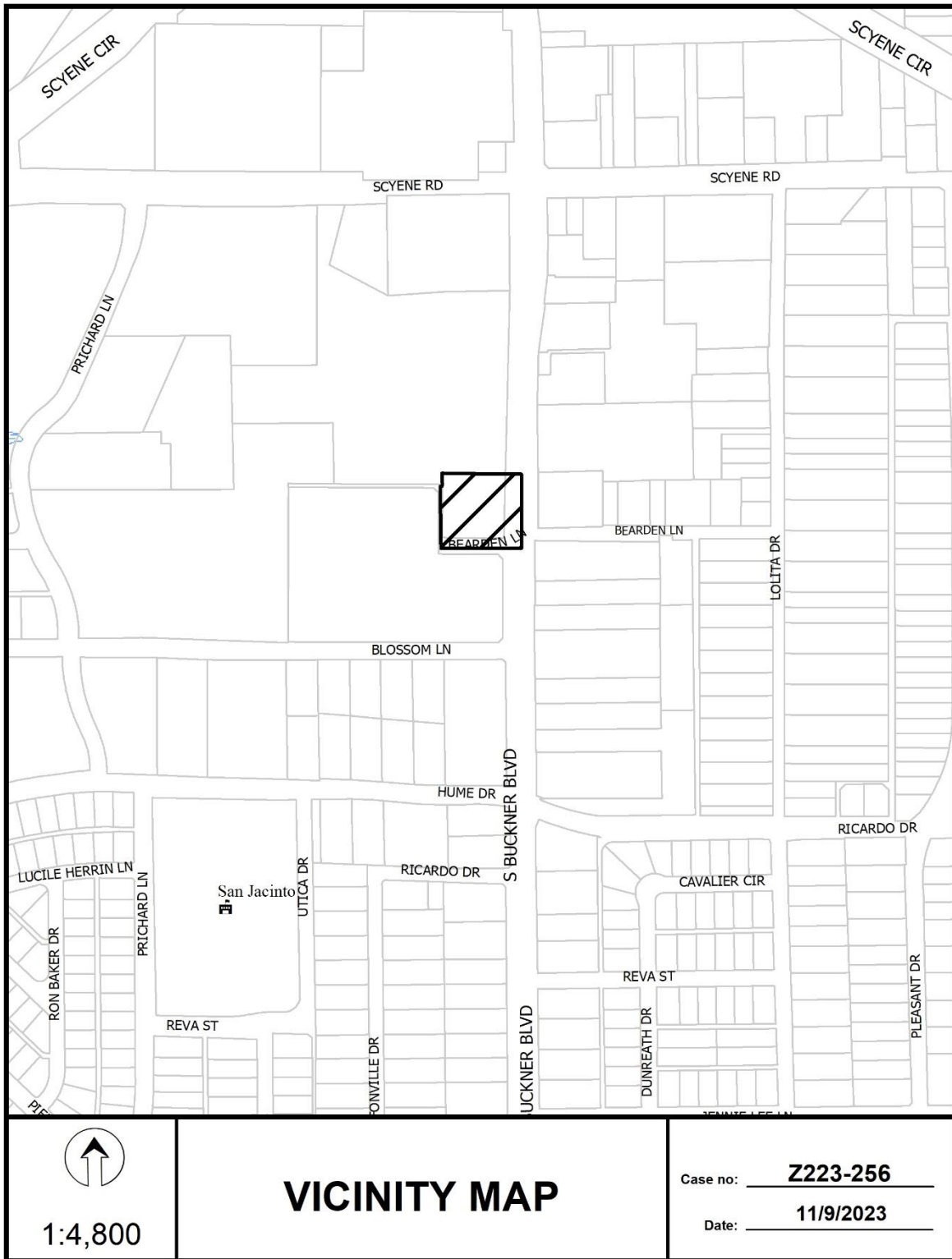
PROPOSED CONDITIONS

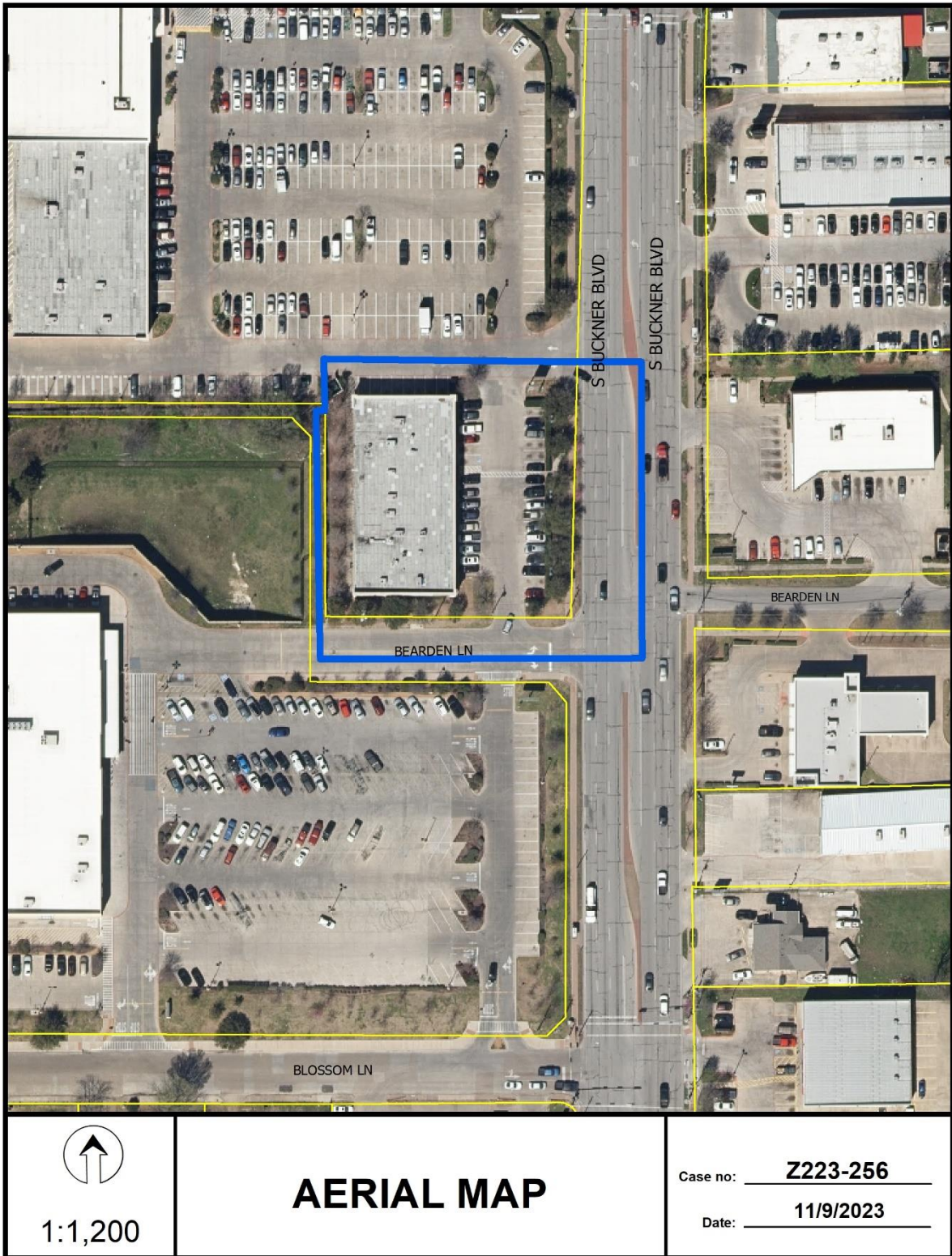
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The restaurant without drive-in or drive-through service may only operate between 8:00 a.m. and 9:00 p.m., Sunday through Thursday, and between 8:00 a.m. and 10:00 p.m., Friday through Saturday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

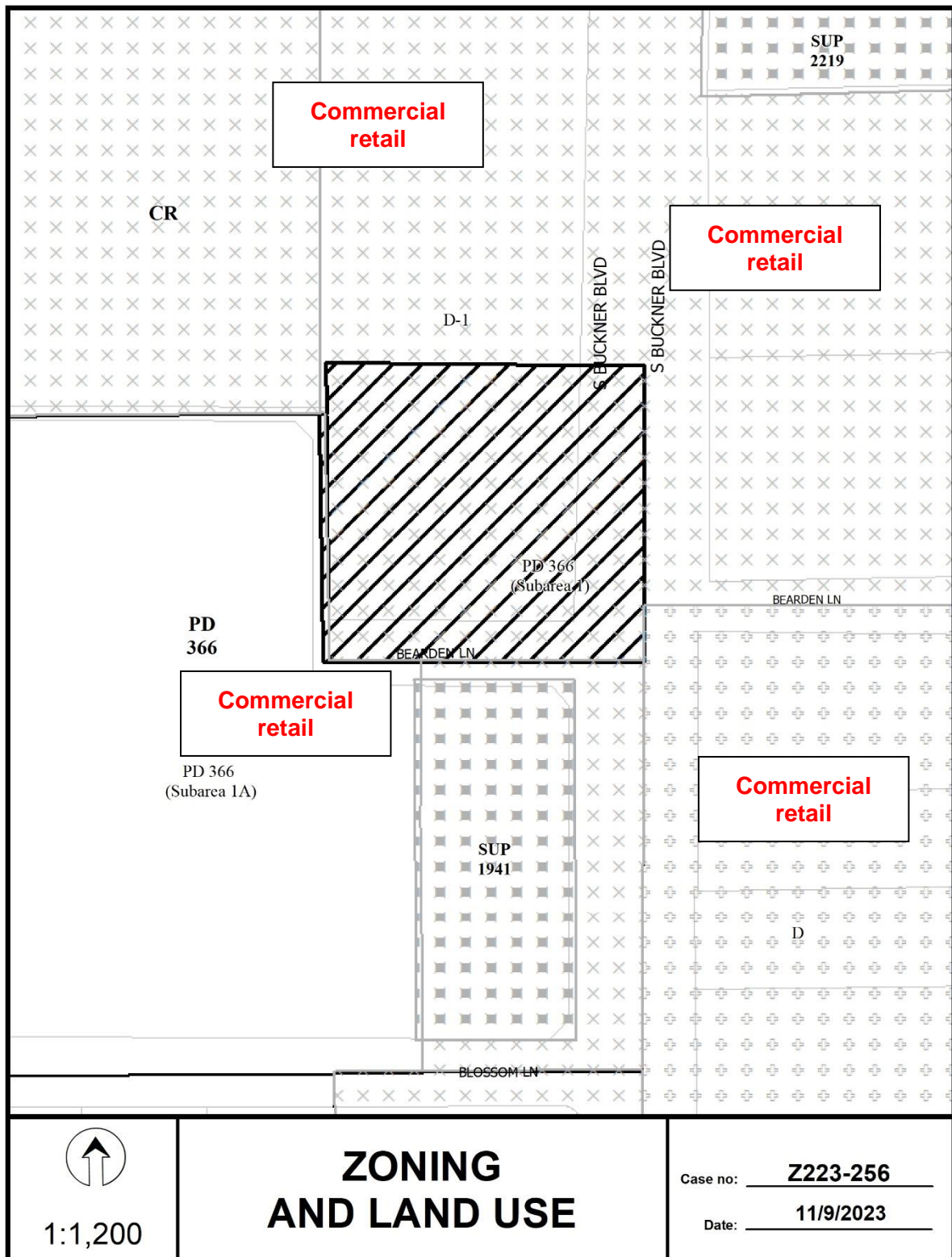
PROPOSED SITE PLAN

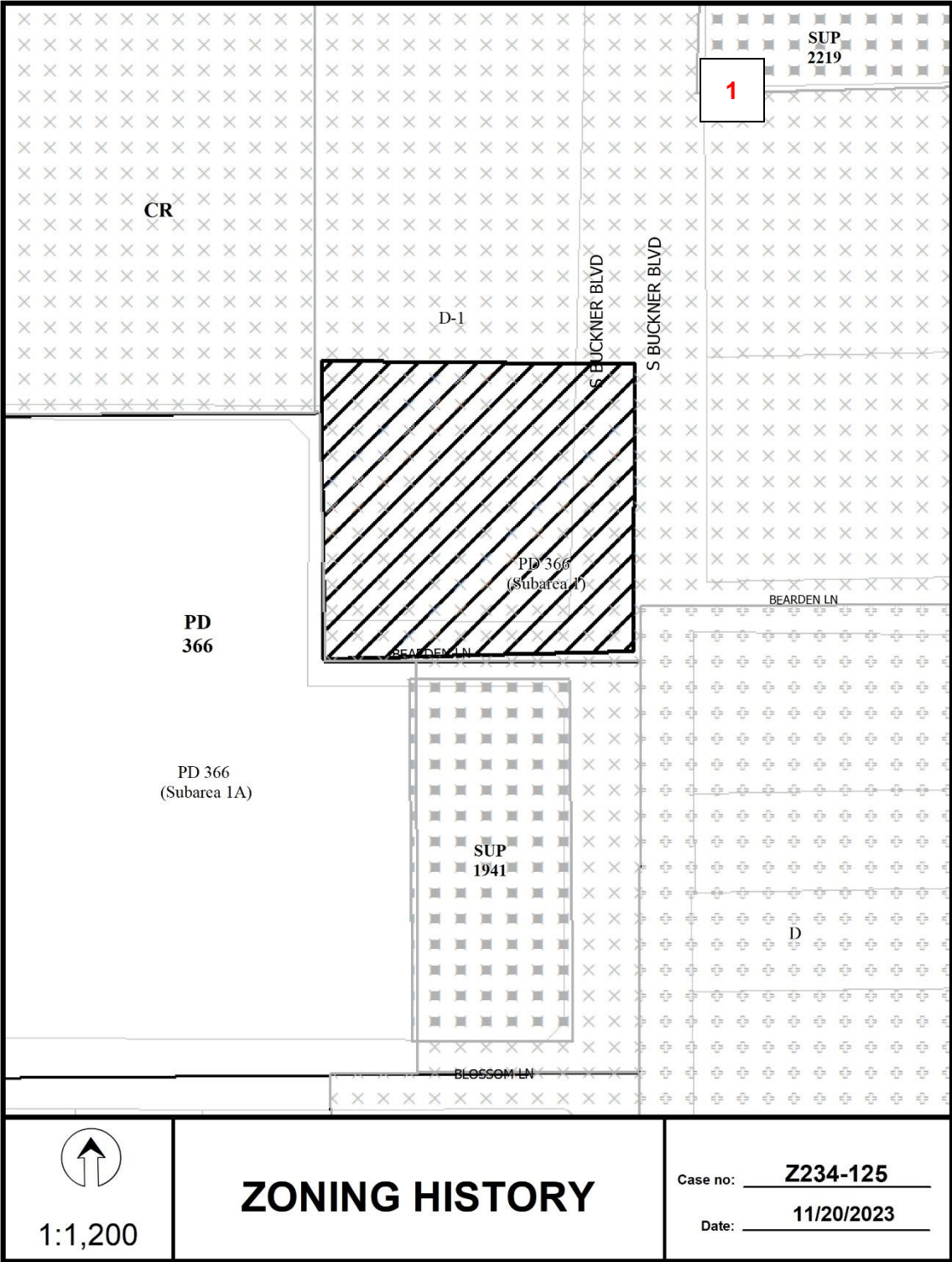


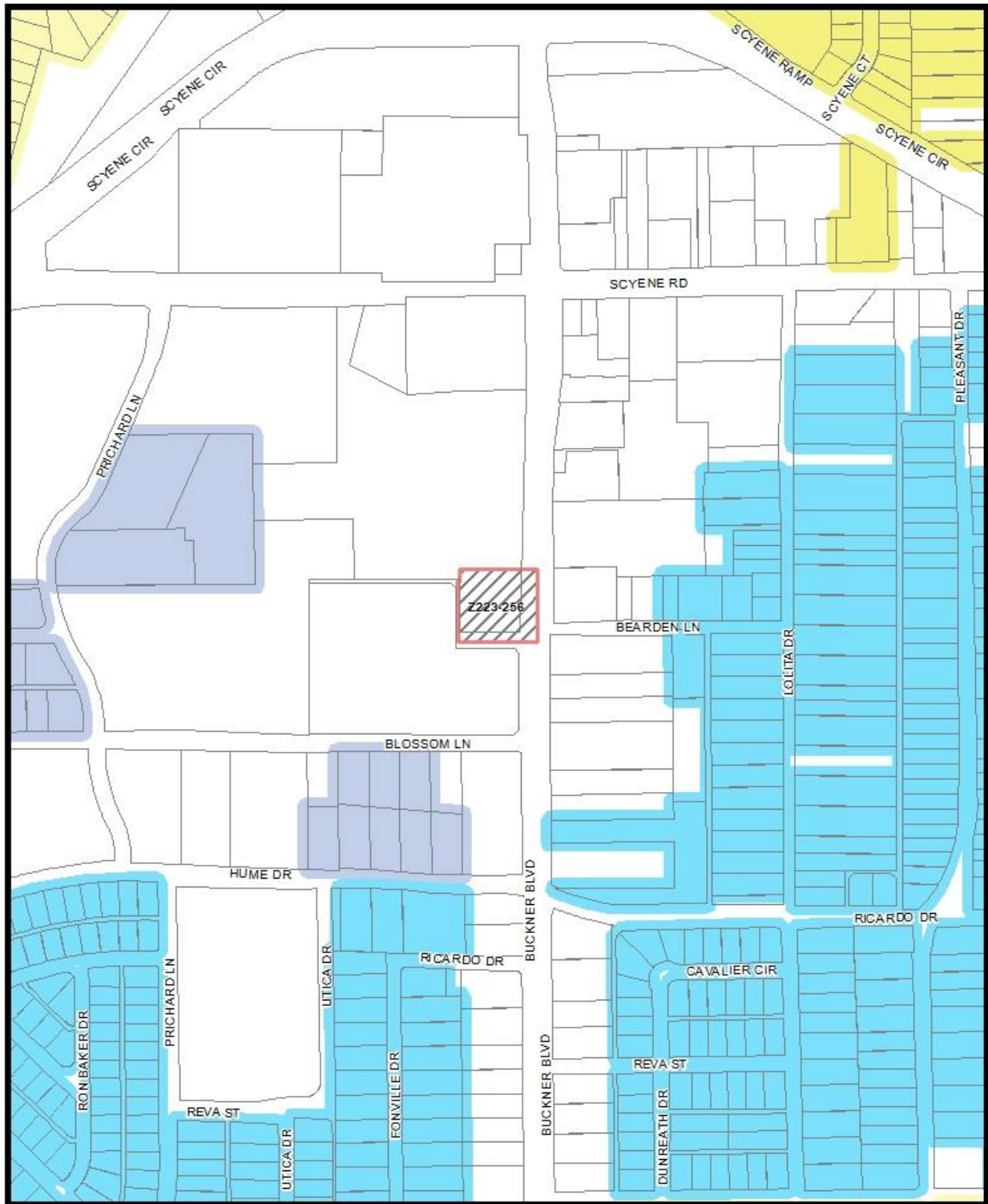
Z234-125(LC)











Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/9/2023

<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">7</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z223-256</p> <p>Date: 11/9/2023</p>
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Z234-125(LC)

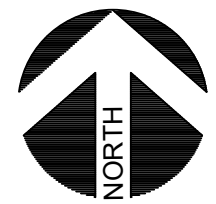
11/09/2023

Notification List of Property Owners

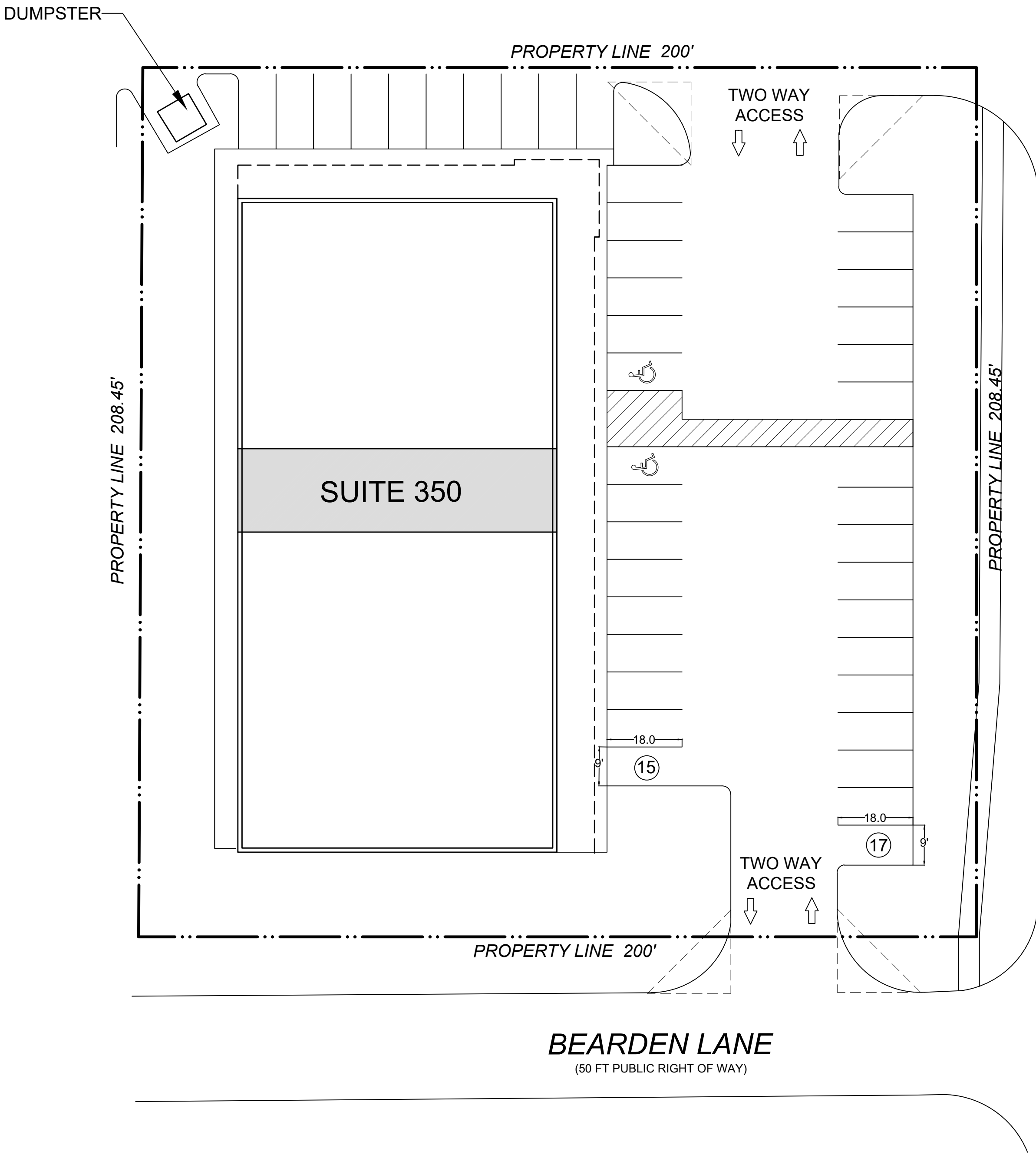
Z223-256

7 Property Owners Notified

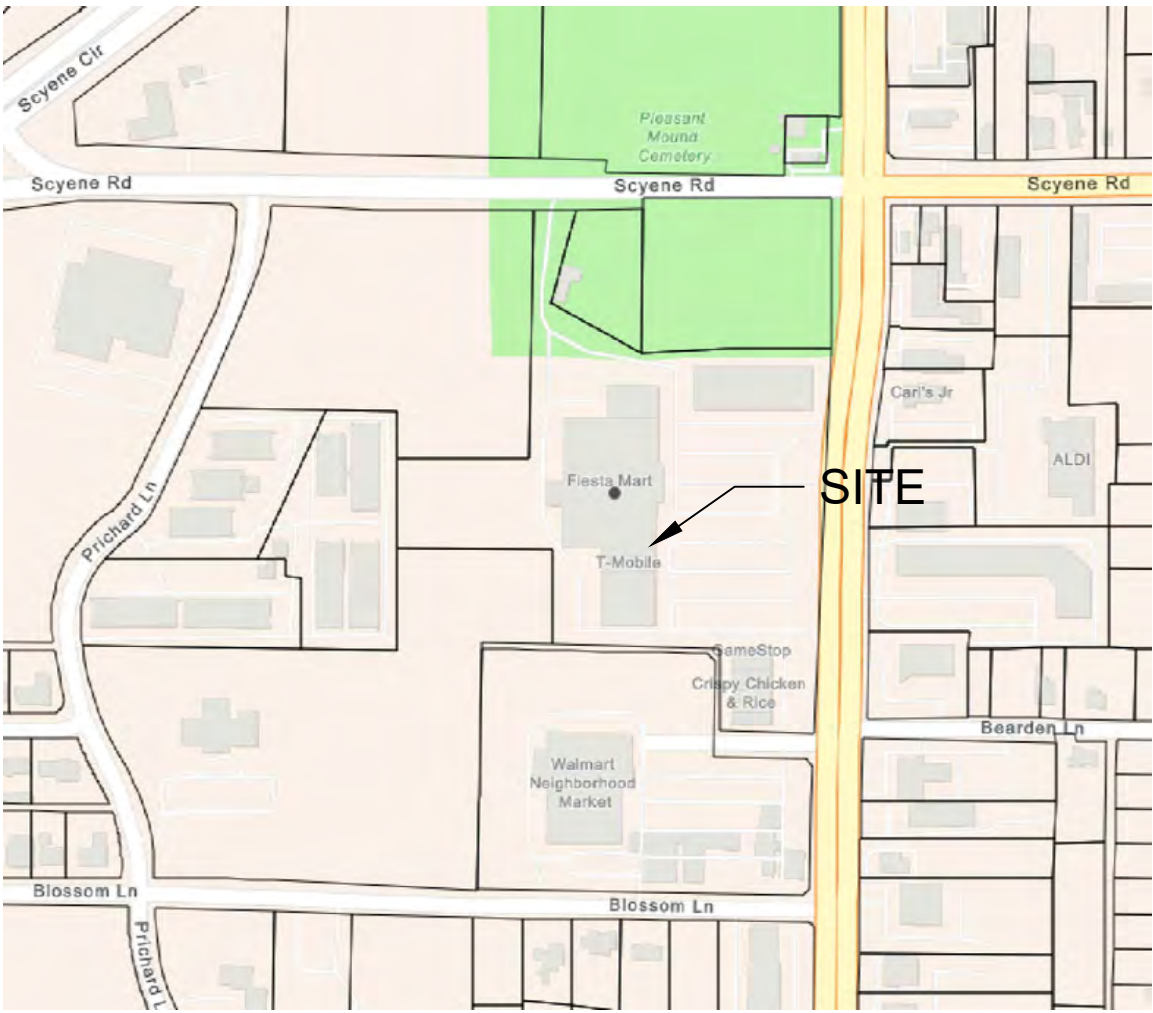
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
2	2810 S BUCKNER BLVD	Taxpayer at
3	2827 S BUCKNER BLVD	WAL MART REAL ESTATE BUSINESS TRUST
4	2814 S BUCKNER BLVD	BARCH INTERESTS LP
5	2820 S BUCKNER BLVD	BELTLINE INVESTMENTS LLC
6	2842 S BUCKNER BLVD	SABA ENTERPRISES INC
7	2902 S BUCKNER BLVD	BAIDU LLC



SITE PLAN
SCALE: 1:20



BUCKNER BLVD LOOP 12



VICINITY MAP
NTS



SPECIFIC USE PERMIT: ALCOHOL SALES RELATED TO A RESTAURANT WITHOUT DRIVE-IN/DRIVE-THROUGH SERVICE

2947 S. BUCKNER BOULEVARD SUITE 350
ZONING: PD 366 SUBAREA 1A WITH D-1 OVERLAY

SUP SITE AREA	41793 SF	0.9594 AC
LAND USE	RESTAURANT	
SUP FLOOR AREA	2,500 SF	
	REQ.	PROVIDED
PARKING FOR SUITE 350	25	25
PARKING FOR ENTIRE LOT	535	573

04/11/2023

PROJECT NUMBER

CASE NUMBER

BUZZ URBAN PLANNING, LLC
JENNIFER HIROMOTO
469.275.2414
jennifer@buzzurbanplanning.com



E. BROOKE ASSOCIATES, LLC
ERIN BROOKE BISHOP FREDI
817.219.2665
erin@ebrooke.com

2947 S Buckner Boulevard
DALLAS, TEXAS



City of Dallas

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

Agenda Information Sheet

File #: 23-3143

Item #: 17.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road.

Staff Recommendation: **Approval.**

Applicant: Larry and Patricia Christian

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

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

Council District: 3

Z223-179(LG)

CITY PLAN COMMISSION**THURSDAY, DECEMBER 7, 2023****Planner: Liliana Garza**

FILE NUMBER: Z223-179(LG) **DATE FILED:** January 17, 2023
LOCATION: South line of West Ledbetter Drive, west of Duncanville Road
COUNCIL DISTRICT: 3
SIZE OF REQUEST: Approx. 20.032 acres **CENSUS TRACT:** 48113016533

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: B. Casey Gillespie, BCG W. Ledbetter TX, LLC

APPLICANT: Larry and Patricia Christian

REQUEST: An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District.

SUMMARY: The purpose of the request is to allow warehouse development.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On September 7, 2023, the City Plan Commission held this item under advisement to October 19, 2023. On October 19, 2023, the City Plan Commission held this item under advisement to December 7, 2023.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an IR Industrial Research District and a TH-3(A) Townhouse District.
- The applicant requests a CS Commercial Service District to allow warehouse development.
- On September 7, 2023, the City Plan Commission held this item under advisement to October 19, 2023. No changes have been made to the request since the last hearing.
- On October 19, 2023, the City Plan Commission held this item under advisement to December 7, 2023. No changes have been made to the request since the last hearing.

Zoning History:

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

1. Z201-205: On August 11, 2021, the City Council denied without prejudice a request for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W. Ledbetter Drive	Principal Arterial	107 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 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research District and TH-3(A) Townhouse District	Undeveloped
North	IR Industrial Research District	Undeveloped
East	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service
South	TH-3(A) Townhouse District	Single family
West	IR Industrial Research District and TH-3(A) Townhouse District	Machinery, heavy equip., or truck sales & service

Land Use Compatibility:

The area of request consists of approximately 20.032 acres undeveloped land and is currently zoned an IR Industrial Research District and TH-3(A) Townhouse District along with adjacent properties to the east and west. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the later 1980s. The applicant is requesting to rezone the area of request to a CS Commercial Service District to allow a warehouse development.

The request is located within a part of the city where the development pattern in the immediate vicinity is comprised of a mix of land uses including industrial uses,

undeveloped tracts, single family, mobile home park, and temple. The surrounding area to the south is currently zoned a TH-2(A) Townhouse District TH-3(A) Townhouse District consisting of single family. The properties to the north are currently zoned IR Industrial Research District and consist of office showroom/warehouse and industrial (inside) uses.

While the use will be allowed by the right, it will be subject to a Residential Adjacency Review (RAR) from the Building Inspection Division at permitting. The RAR is a procedure for certain proposed developments likely to significantly impact surrounding land uses and infrastructure needs and demands. Within the CS District, the warehouse uses require an RAR.

Staff supports the applicant's request for a CS Commercial Service District because it will allow the proposed warehouse development without allowing the more intense uses permitted in the industrial district. The subject property is consistent with the zoning pattern existing along the principal arterial road.

Development Standards

Following is a comparison of the development standards of the current IR and TH-3(A) District and the proposed CS District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	200' 15 stories	80%	Proximity slope, visual intrusion	Industrial wholesale distribution & storage, supporting office & retail
Existing: TH-3(A)	0'	0' single family 5' Side for duplex 10' Rear for duplex 10' for other permitted structure	12 Dwelling Units/acre Min. Lot: 2,000 sq. ft. Min. Lot (Duplex): 6,000 sq. ft.	36'	60% Res. 25% Nonres.		Single Family
Proposed: CS	15' adj. expwy. or thoroughfare OTHER: No min.	20' adj. to Res. OTHER: No min.	0.75 FAR Overall 0.5 FAR Lodging, Office, and Retail & Personal Service Uses	45' 3 stories	80%	Proximity slope, visual intrusion	Commercial & business service, supporting retail & personal service & office

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

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

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

Use	Existing IR	Existing TH-3(A)	Proposed CS
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		S
Financial institution without drive-in window	•		•
Financial institution with drive-in window	R		R
Medical clinic or ambulatory surgical center	•		•
Office	•		•
RECREATION USES			
Country club with private membership	•	S	•
Private recreation center, club, or area	•	S	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house			•
Duplex		•	
Group residential facility			
Handicapped group dwelling unit		★	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing		S	
Single family		•	
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.	★		★
Ambulance service			R
Animal shelter or clinic without outside runs	•		R
Animal shelter or clinic with outside runs	S, ★		S, ★
Auto service center	R		R
Business school	•		•
Car wash	R		R
Commercial amusement (inside)	S, ★		S, ★
Commercial amusement (outside)			D
Commercial motor vehicle parking	S		S
Commercial parking lot or garage	R		R
Convenience store with drive-through	S		S
Drive-In theater			S
Dry cleaning or laundry store	•		•
Furniture store	•		•
General merchandise or food store 3,500 square feet or less	•		•

Use	Existing IR	Existing TH-3(A)	Proposed CS
General merchandise or food store greater than 3,500 square feet			•
General merchandise or food store 100,000 square feet or more			S
Home improvement center, lumber, brick or building materials sales yard	R		R
Household equipment and appliance repair	•		•
Liquefied natural gas fueling station	S		S
Liquor store			•
Mortuary, funeral home, or commercial wedding chapel			•
Motor vehicle fueling station	•		•
Nursery, garden shop, or plant sales			•
Outside sales			S
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
Taxidermist	•		•
Temporary retail use	•		•
Theater	•		•
Truck stop	S		S
Vehicle display, sales, and service	R		R
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		D
Heliport	R		S
Helistop	R		S
Private street or alley		S	
Railroad passenger station	S		S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	★	•
Transit passenger station or transfer center	S, ★	S	S, ★
UTILITY AND PUBLIC SERVICE USES			

Use	Existing IR	Existing TH-3(A)	Proposed CS
Commercial radio or television transmitting station	•		•
Electrical generating plant			
Electrical substation	•	S	•
Local utilities	S,R,★	S,R,★	S,R,★
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	R	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal	R		R
Livestock auction pens or sheds			
Manufactured building sales lot	R		R
Mini-warehouse	•		•
Office showroom/warehouse	•		•
Outside storage	R		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		R

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 warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The applicant would be required to comply with standard ratios at permitting.

Market Value Analysis:

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

List of Officers

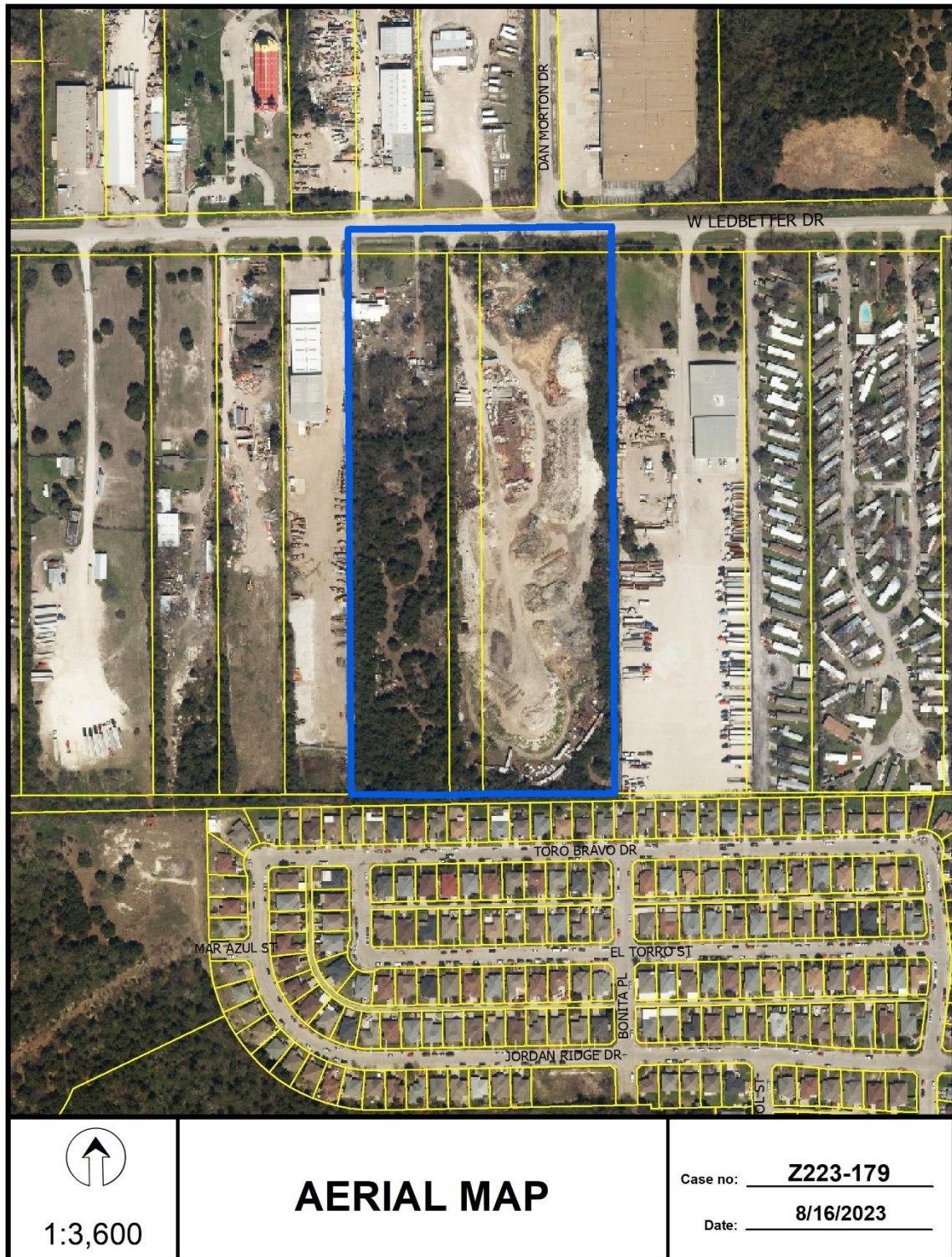
BCG W. Ledbetter TX, LLC

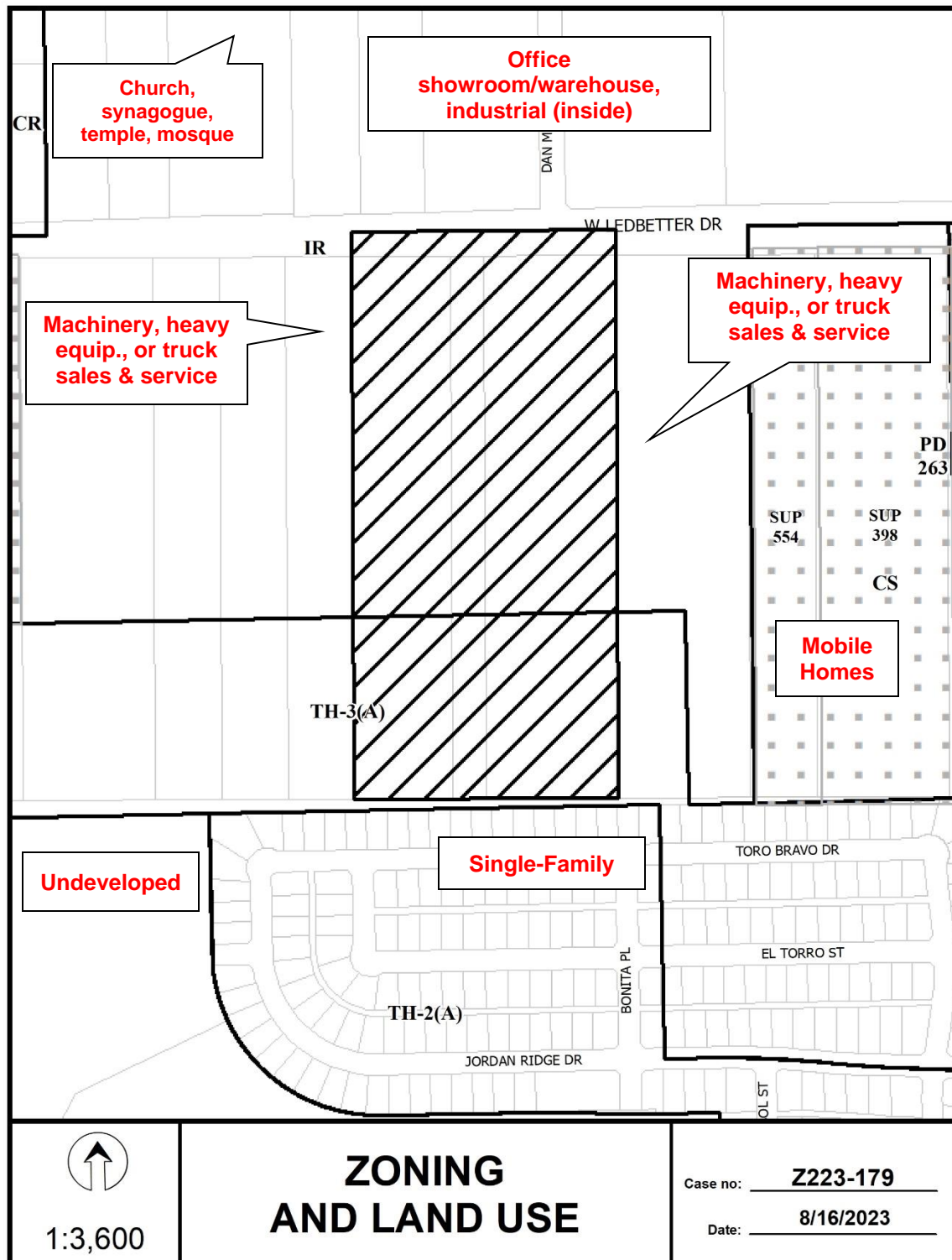
B. Casey Gillespie – Principal

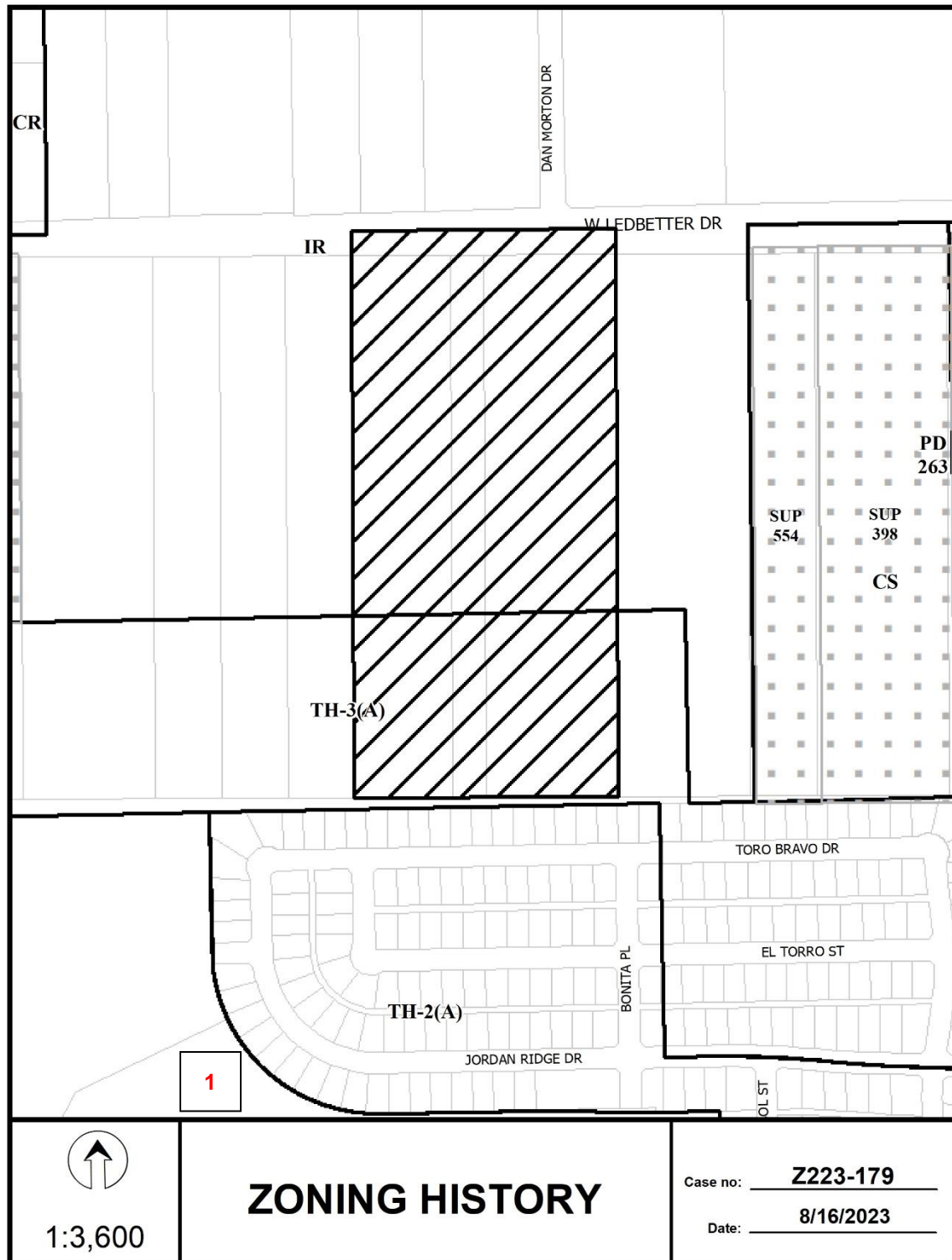
Larry D. Christian and Patricia Christian

Individuals







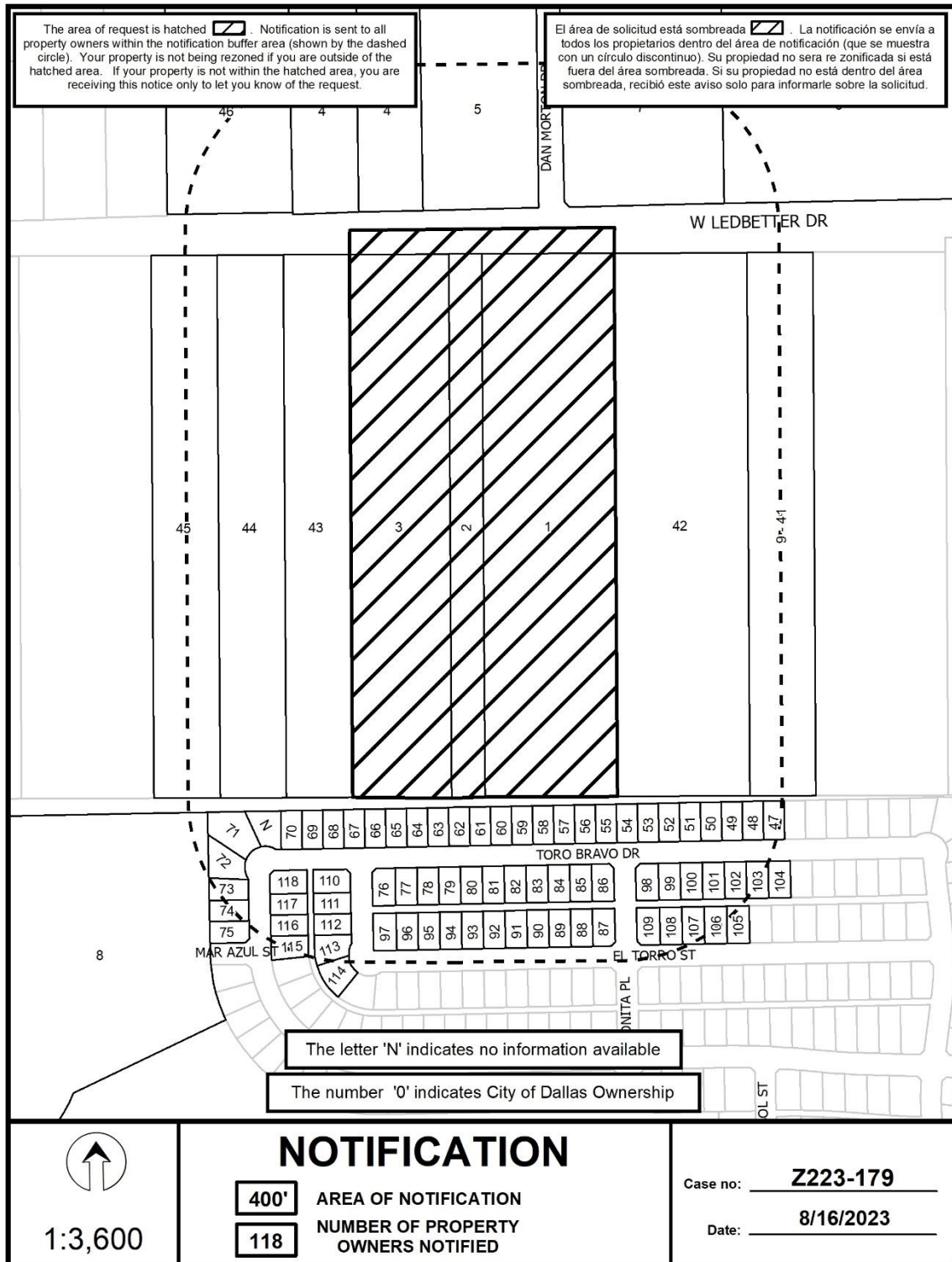




1:7,200

Market Value Analysis

Printed Date: 8/16/2023



08/16/2023

Notification List of Property Owners***Z223-179******118 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5412 W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA
2	5420 W LEDBETTER DR	CHRISTIAN LARRY D & PATRICIA R
3	5523 W LEDBETTER DR	TEXAS STANDARD CONSTRUCTION
4	5625 W LEDBETTER DR	MATTU ENTERPRISES LLC
5	5409 W LEDBETTER DR	SOUTHER EMORY E JR ET AL
6	8032 W LEDBETTER DR	CRP AI LEDBETTER OWNER LP
7	4202 DAN MORTON DR	4202 DAN MORTON LLC
8	4679 DUNCANVILLE RD	PALYUL CHANGCHUB DHARGYAYLING DALLAS INC
9	5312 W LEDBETTER DR	STONETOWN BELLS LLC
10	5312 W LEDBETTER DR	FRAZIER MICHAEL
11	5312 W LEDBETTER DR	AYALA SUHAIL
12	5312 W LEDBETTER DR	RODRIGUEZ SANDRA
13	5312 W LEDBETTER DR	RODRIGUEZ LUIS
14	5312 W LEDBETTER DR	VALLE ROCIO
15	5312 W LEDBETTER DR	CAIRN COMMUNITIES LLC
16	5312 W LEDBETTER DR	TRIGUEROS OSCAR
17	5312 W LEDBETTER DR	LOPEZ DENIS
18	5312 W LEDBETTER DR	BELLES HALF ACRE
19	5312 W LEDBETTER DR	BENITEZ ISIS
20	5312 W LEDBETTER DR	ACUNA MARGARITA
21	5312 W LEDBETTER DR	GARZA LUIS
22	5312 W LEDBETTER DR	CHEATWOOD DANNY
23	5312 W LEDBETTER DR	BRAZEEL TODD
24	5312 W LEDBETTER DR	GARCIA ERIC
25	5312 W LEDBETTER DR	RAMOS AYDEE & SAUCEDO AGUSTIN
26	5312 W LEDBETTER DR	TEETER LINDA

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5312 W LEDBETTER DR	SIFUENTES ROGELIO
28	5312 W LEDBETTER DR	GARCIA NORA H
29	5312 W LEDBETTER DR	POTTER DAVID
30	5312 W LEDBETTER DR	NUNO JUAN MANUEL JR
31	5312 W LEDBETTER DR	POTTER DONALD & LINDA
32	5312 W LEDBETTER DR	FLORIDO MA DOLORES
33	5312 W LEDBETTER DR	GUILLEN RICARDO
34	5312 W LEDBETTER DR	COUGHLIN SUSAN
35	5312 W LEDBETTER DR	HERNANDEZ-RODRIGUEZ FERNANDO
36	5312 W LEDBETTER DR	STONETOWN 4 CLAYTON BORROWER, LLC
37	5312 W LEDBETTER DR	GREEN DERRICK
38	5312 W LEDBETTER DR	CAIRN COMMUNITIES, LLC DBA STONETOWN 4 HOMES LLC
39	5312 W LEDBETTER DR	HERNANDEZ GLORIA
40	5312 W LEDBETTER DR	DBA STONETOWN 4 HOMES, LLC
41	5312 W LEDBETTER DR	STONETOWN 4 CLAYTON
42	5326 W LEDBETTER DR	TARANGO DANIEL & RAUL
43	5524 W LEDBETTER DR	RLD VENTURES LLC
44	5536 W LEDBETTER DR	SENER INVESTMENTS LLC
45	5612 W LEDBETTER DR	ORTIZ JOSE ANTONIO
46	5535 W LEDBETTER DR	CAO-DAI TAY-NINH TEMPLES
47	5233 TORO BRAVO DR	ROSADO ROSALINA &
48	5237 TORO BRAVO DR	SANCHEZ ERIKA
49	5241 TORO BRAVO DR	CRUZ MARY J
50	5245 TORO BRAVO DR	REYES MARIA LETICIA
51	5249 TORO BRAVO DR	ESCOBAR JOSE
52	5253 TORO BRAVO DR	VALLADARES JOSE EST OF & MARTA
53	5257 TORO BRAVO DR	VELA FERNANDO &
54	5261 TORO BRAVO DR	LIMON ANASTACIO C
55	5307 TORO BRAVO DR	SAYKOSY BOUNTHEO
56	5311 TORO BRAVO DR	FLORES JAVIER A CISNEROS
57	5315 TORO BRAVO DR	CHACON AURA CECILIA

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5319 TORO BRAVO DR	MENDOZA YESSICA
59	5323 TORO BRAVO DR	DELGADO JESSIE &
60	5327 TORO BRAVO DR	LEMUS EFRAIN &
61	5331 TORO BRAVO DR	SOTO HECTOR &
62	5335 TORO BRAVO DR	CHACON ANGEL USBALDO
63	5339 TORO BRAVO DR	GARCIA RICARDO A &
64	5343 TORO BRAVO DR	MARIN RICHARD F
65	5347 TORO BRAVO DR	TRUONG JUSTIN &
66	5351 TORO BRAVO DR	HERNANDEZ JESUS &
67	5355 TORO BRAVO DR	TORRES ABRAHAM JARAMILLO &
68	5359 TORO BRAVO DR	GAYTAN WALTER B &
69	5363 TORO BRAVO DR	REYES ENCARNACION
70	5367 TORO BRAVO DR	ALEMAN JUANA FRANCISCA
71	5375 TORO BRAVO DR	DELGADO ELIZABETH & ENRIQUE
72	5427 JORDAN RIDGE DR	AVALOS VLADIMIR NAUN MALDONADO &
73	5423 JORDAN RIDGE DR	BRISENO JOSE INES
74	5419 JORDAN RIDGE DR	HERNANDEZ EUGENIO
75	5415 JORDAN RIDGE DR	COLE MATTHEW
76	5346 TORO BRAVO DR	MOLINA VALENTIN
77	5342 TORO BRAVO DR	RECINOS SAUL &
78	5338 TORO BRAVO DR	BARREE SHARLYN K
79	5334 TORO BRAVO DR	PORTILLO RUBEN ANTONIO
80	5330 TORO BRAVO DR	CRUZ JOSE L &
81	5326 TORO BRAVO DR	ASTURIAS NOE ANTONIO
82	5322 TORO BRAVO DR	Taxpayer at
83	5318 TORO BRAVO DR	MATA RAMON
84	5314 TORO BRAVO DR	ZUNIGA REBECA
85	5310 TORO BRAVO DR	HUERTA ALICIA
86	5306 TORO BRAVO DR	RODRIGUEZ ERIK I
87	5307 EL TORRO ST	MARTINEZ J JESUS NAVA &
88	5311 EL TORRO ST	PEREZ NEGRON OMAR

08/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5315 EL TORRO ST	Taxpayer at
90	5319 EL TORRO ST	GARCIA RICARDO AGUINAGA &
91	5323 EL TORRO ST	GUEL ANDRES
92	5327 EL TORRO ST	HERNANDEZ RAQUEL E
93	5331 EL TORRO ST	PARENGKUAN GROUP LP
94	5335 EL TORRO ST	AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
95	5339 EL TORRO ST	MENDOZA EDGAR E
96	5343 EL TORRO ST	NANEZ FELICIA A &
97	5347 EL TORRO ST	HOME SFR BORROWER II LLC
98	5252 TORO BRAVO DR	GUERRA JOSE W
99	5248 TORO BRAVO DR	SERVELLON REYNALDO A &
100	5244 TORO BRAVO DR	PEREZ VICTOR
101	5240 TORO BRAVO DR	MERINO ALCIDES &
102	5236 TORO BRAVO DR	MATA HERMES
103	5232 TORO BRAVO DR	PARCHER M WILLIAM & ADRIENNE LISA FAM 1998 TRUST
104	5228 TORO BRAVO DR	CHACON ANGEL USVALDO LOPEZ
105	5241 EL TORRO ST	MARTINEZ JOSE ALEJANDRO
106	5245 EL TORRO ST	Taxpayer at
107	5249 EL TORRO ST	AGUILAR MICHELLE
108	5253 EL TORRO ST	CORTEZ RIGOBERTO & MARIA
109	5257 EL TORRO ST	SUAREZ GABRIEL &
110	5374 EL TORRO ST	MONTELONGO ELBA LILLIANA
111	5370 EL TORRO ST	RAMOZ ANITA
112	5366 EL TORRO ST	GALINDO MARTHA
113	5362 EL TORRO ST	HERNANDEZ LUIS ANTONIO MENDEZ
114	5358 EL TORRO ST	CRUZ HIPOLITO
115	5412 JORDAN RIDGE DR	RIOS APOLINAR C
116	5416 JORDAN RIDGE DR	AMAYA LUIS &
117	5420 JORDAN RIDGE DR	RUBIO CALIXTO
118	5424 JORDAN RIDGE DR	DELAHOYA CARLOS H



City of Dallas

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

Agenda Information Sheet

File #: 23-3182

Item #: 18.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to revise a previously approved preliminary plat S189-185 to create one 5.7390-acre lot from a tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, a portion of abandoned Nettie Street, and an abandoned 20-foot alley on property located on Fitchburg Street, west of Chalk Hill Road.

Applicant/Owners: Raymundo and Amalia Prieto

Surveyor: Texas Heritage Surveying, LLC

Application Filed: November 09, 2023

Zoning: IM

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 6

S189-185R

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S189-185R**SENIOR PLANNER:** Hema Sharma**LOCATION:** Fitchburg Street, west of Chalk Hill Road**DATE FILED:** November 09, 2023**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 5.7390-acres**APPLICANT/OWNER:** Raymundo and Amalia Prieto

REQUEST: An application to revise a previously approved preliminary plat S189-185 to create one 5.7390-acre lot from a tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, a portion of abandoned Nettie Street, and an abandoned 20-foot alley on property located on Fitchburg Street, west of Chalk Hill Road.

SUBDIVISION HISTORY:

1. S201-535 was a request east of the present request to replat a 35.907-acre tract of land containing all of Lots 1 through 10, part of lots 18 through 22 in City Block 14/7195, and a tract of land in City Block 7194 to create 3 lots ranging in size from 2.216-acres to 16.016-acres on property located at Singleton Boulevard and Riser Street, southwest corner. The request was approved on December 17, 2020 but has not been recorded.
2. S190-073 was a request southwest of the present request to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner. The request was approved on February 6, 2020 and recorded on September 23, 2020.
3. S189-185 was a request at the same location as the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, abandoned Nettie Street, and an abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road. The request was approved on May 16, 2019 but has not been recorded.
4. S189-179 was a request at the same location as the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of Block 7193, and abandoned Nettie Street and abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road. The request was withdrawn on April 16, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial/ Manufacturing 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/marketing/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)*.

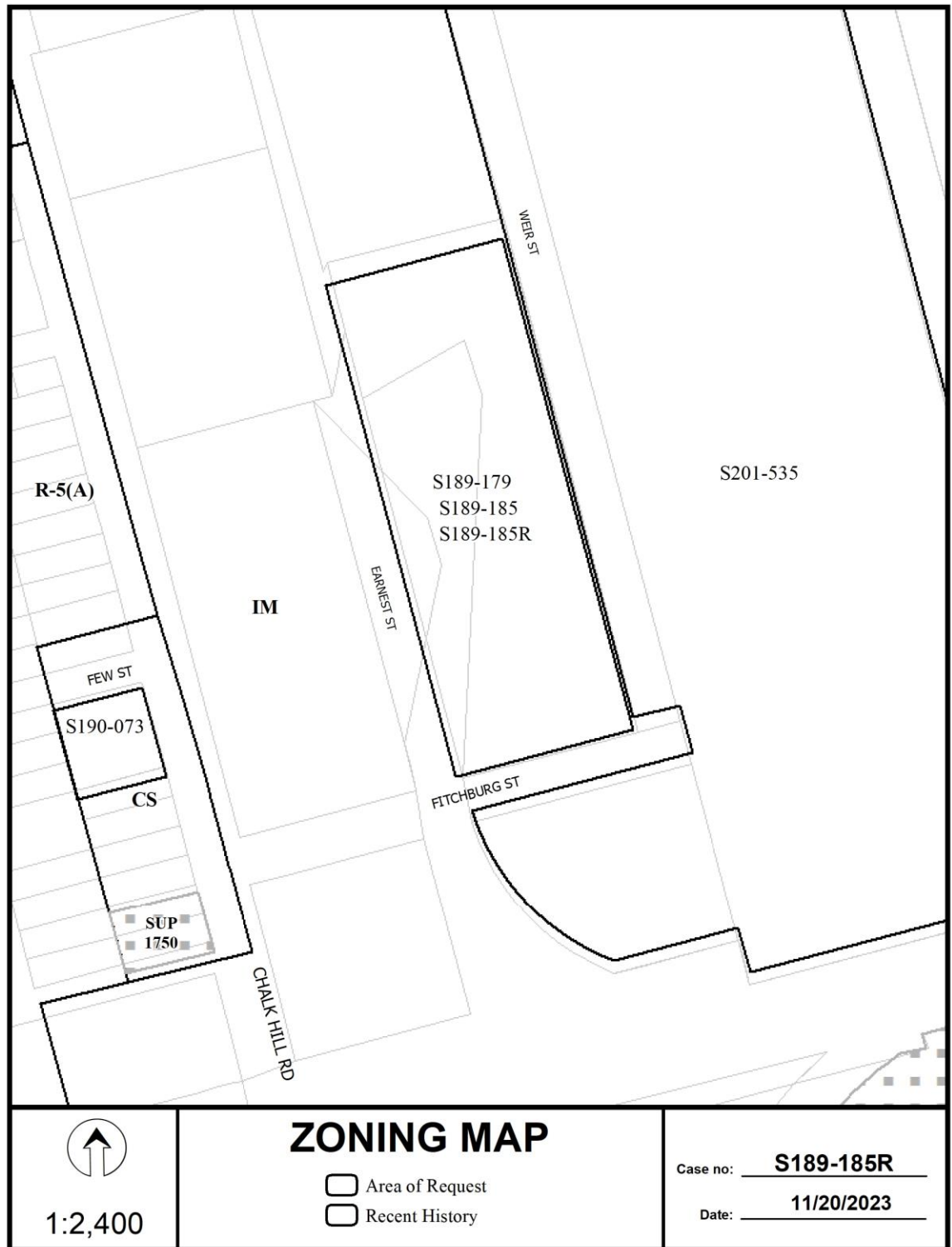
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Real Estate/ GIS, Lot & Block Conditions:

18. On the final plat, please place a note on the plat ("see note") to reference abandonments noted on the plat as 80' Nettie Street, Alley Abandonment and Eagle Ford Blok 2/7195 and Eagle Ford Block 11/7195 Vol. 18 Pg. 551 changed to annulled and cancelled by Vol. 18 Pg. 551. Please add an additional note in the note section of the plat to reference 80' Nettie Street, Alley Abandonment and Eagle Ford Blok 2/7195 and Eagle Ford Block 11/7195 Vol. 18 Pg. 551 changed to annulled and cancelled by Vol. 18 Pg. 551.
19. On the final plat, please show the utility abandonment on the plat on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____. Lastly please update ownership to the current property owner on plat.
20. On the final plat, identify the property as Lot 1A in City Block 2/7195. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

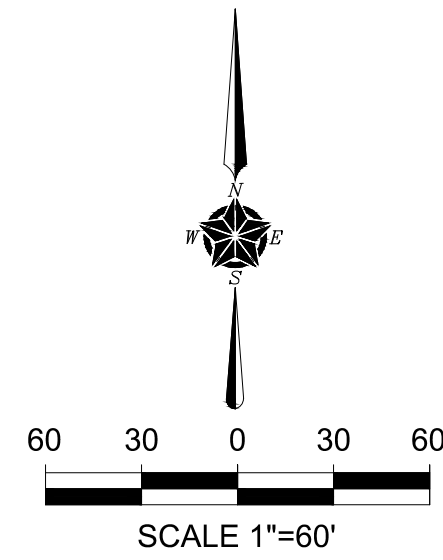
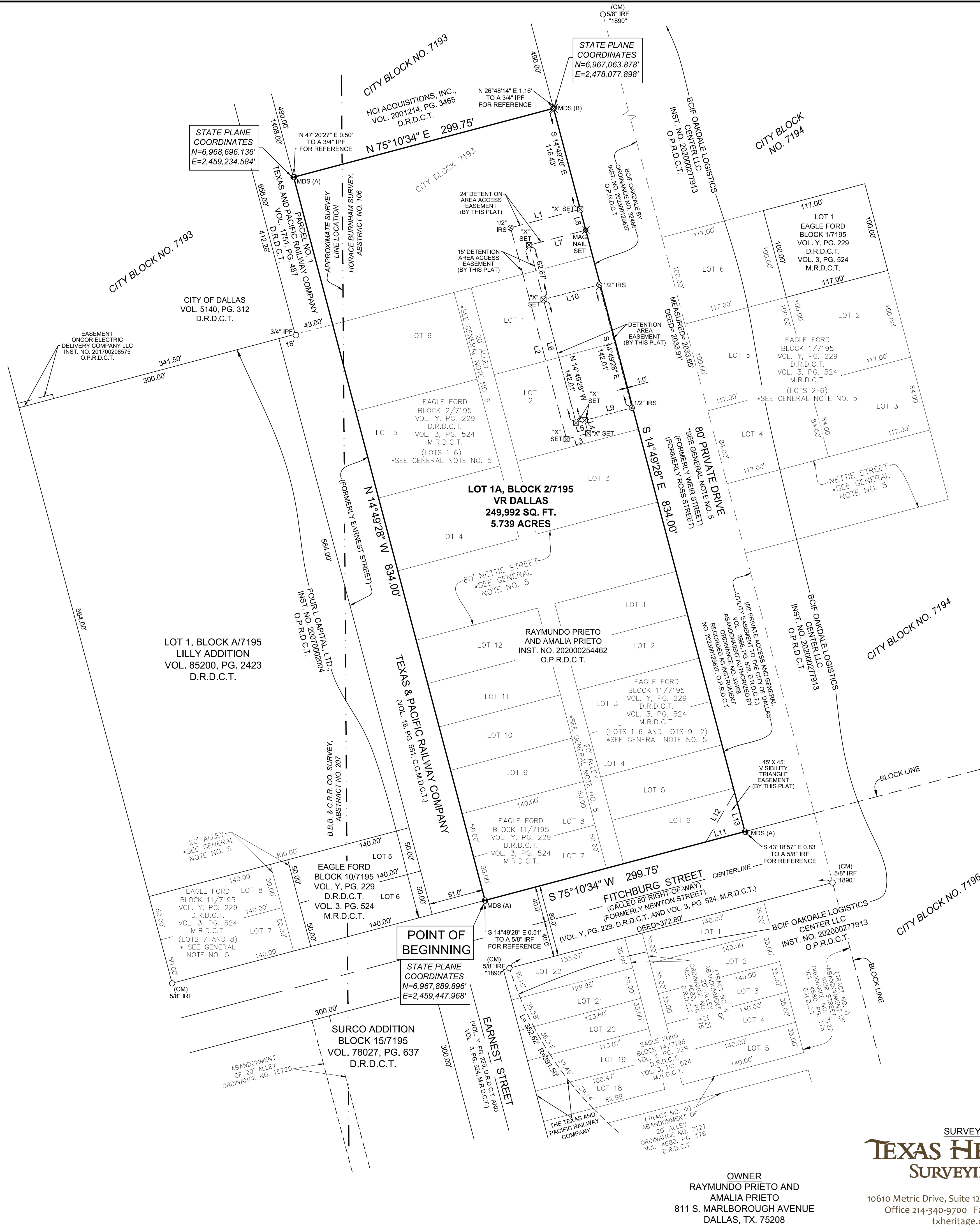


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.37'	S75°10'32"W
L2	243.68'	S14°49'28"E
L3	25.00'	N75°10'32"E
L4	15.00'	N14°49'28"W
L5	10.00'	S75°10'32"W
L6	204.68'	N14°49'28"W
L7	65.37'	N75°10'32"E
L8	24.00'	N14°49'28"W
L9	64.37'	S75°10'32"W
L10	64.37'	N75°10'32"E
L11	45.00'	S75°10'34"W
L12	63.64'	N30°10'33"E
L13	45.00'	S14°49'28"E

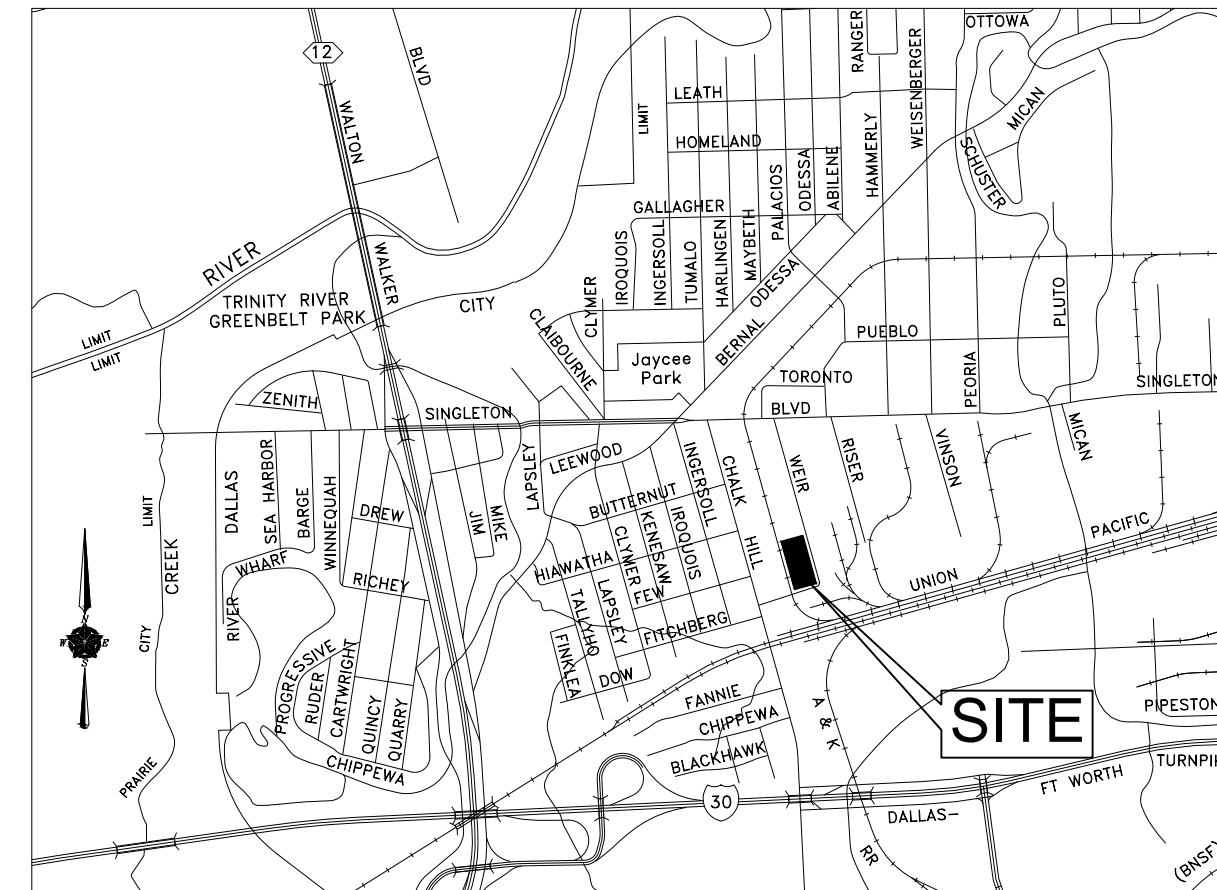
LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
CM	CONTROLLING MONUMENT
MDS (A)	3-1/4 INCH METALLIC DISK STAMPED "VR D & RPLS 5299" SET FOR CORNER
MDS (B)	MAG NAIL W/ 2 INCH BRONZE DISK STAMPED "VR D & RPLS 5299" SET FOR CORNER
C.C.M.D.C.T.	COMMISSIONER'S COURT MINUTES, DALLAS COUNTY, TEXAS
IPF	IRON PIPE FOUND
NO.	NUMBER

GENERAL NOTES:

- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-6 IN BLOCK 2 AND LOTS 1-6 & LOTS 9-12 IN BLOCK 11 AND ALL OF THE STREETS AND ALLEYS THEREIN OUT OF EAGLE FORD AS ABANDONED AND LOTS 7 AND 8, IN BLOCK 11/7195 OF EAGLE FORD AND ALL OF BLOCKS 2/7195 AND 11/7195 AND A PORTION OF BLOCK 7193 INTO ONE LOT.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 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.
- 80' NETTIE STREET; ALLEY ABANDONMENT; EAGLE FORD BLOCK 2/7195 AND EAGLE FORD BLOCK 11/7195 ANNULLED AND CANCELED BY VOLUME 18, PAGE 551, C.C.M.D.C.T.



VICINITY MAP - NOT TO SCALE



SHEET 1 OF 2

FINAL PLAT VR DALLAS

LOT 1A, BLOCK 2/7195
BEING ALL OF LOTS 1 THRU 6, BLOCK 2,
LOTS 1 THRU 6 AND LOTS 9 THRU 12, BLOCK 11 AND ALL OF
THE STREETS AND ALLEYS CONTAINED THEREIN
OUT OF EAGLE FORD AS ANNULLED AND CANCELED
AND LOTS 7 AND 8, BLOCK 11/7195 OF EAGLE FORD
AND ALL OF BLOCK 2/7195 AND BLOCK 11/7195
AND A PORTION OF BLOCK 7193

B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 207 AND
HORACE BURNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-185R
ENGINEERING PLAN NO. 311T-9962

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
RAYMUNDO PRIETO AND
AMALIA PRIETO
811 S. MARLBOROUGH AVENUE
DALLAS, TX. 75208

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Raymundo Prieto and Amalia Prieto, are the sole owners of a tract of land situated in the B.B.B. & C. R.R. Co. Survey, Abstract No. 207 and Horace Burnham Survey, Abstract No. 106, in Blocks 2/7195, 11/7195 and 7193, City of Dallas, Dallas County, Texas and being known as all of Lots 1 through 6, Block 2 and being all of Lots 1 thru 6 and Lots 9 thru 12, Block 11 and all of the streets and alleys contained therein out of Eagle Ford, an addition to the Town Site of Eagle Ford as recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 524, Map Records, Dallas County, Texas, all being annulled and canceled by Volume 18, Page 551 of Commissioner's Court Minutes, Dallas County, Texas, and also including Lots 7 and 8 in Block 11/7195 of Eagle Ford, recorded in Volume Y, Page 229, Deed Records, Dallas County, Texas, and also recorded in Volume 3, Page 524, Map Records, Dallas County, Texas, and a portion of Block 7193, City of Dallas, Dallas County, Texas, all annexed December 30th, 1952 by Ordinance Number 5659 and also being all of that certain tract of land conveyed to Raymundo Prieto and Amalia Prieto by Special Warranty Deed recorded in Instrument Number 202000254462, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said corner being the northeast corner of the intersection of Fitchburg Street (80 foot right-of-way) and Texas & Pacific Railway Company (variable width right-of-way), and being the southwesterly corner of said Lot 7, Block 11/7195 of Eagle Ford, said point also being the southwesterly corner of said Prieto tract, from which a found 5/8 inch iron rod bears South 14 degrees 49 minutes 28 seconds East, a distance of 0.51 feet;

THENCE North 14 degrees 49 minutes 28 seconds West, along the northeast right-of-way line of said Texas & Pacific Railway, common with the southwesterly line of said Prieto tract, a distance of 834.00 feet to a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said point being the northwest corner of said Prieto tract, common with the Southwest corner of that certain tract of land conveyed to HCI Acquisitions, Inc., by Special Warranty Deed in Volume 2001214, Page 3465, Deed Records, Dallas County, Texas, from which a found 3/4 inch iron pipe bears North 47 degrees 20 minutes 27 seconds East, a distance of 0.50 feet;

THENCE North 75 degrees 10 minutes 34 seconds East, along the North line of said Prieto tract, common with the South line of said HCI Acquisitions tract, a distance of 299.75 feet to a mag nail with 2 inch bronze disk stamped "VR D & RPLS 5299" set for corner, said point being the Northeast corner of said Prieto tract, common with the southeast corner of said HCI Acquisitions tract, and lying on the westerly line of the tract of land Quitclaim to BCIF Oakdale Logistics Center LLC, by Ordinance Number 32468 recorded in Instrument Number 202300129827, Official Public Records, Dallas County, Texas, from which a found 3/4 inch iron pipe bears North 26 degrees 48 minutes 14 seconds East, a distance of 1.16 feet;

THENCE South 14 degrees 49 minutes 28 seconds East, along the westerly line of said BCIF Oakdale Logistics Center tract, common with the easterly line of said Prieto tract, a distance of 834.00 feet to a 3-1/4 inch metallic disk stamped "VR D & RPLS 5299" set for corner, said point being the southeast corner of said Prieto tract, common with the southwest corner of said City of Dallas Easement, from which a found 5/8 inch iron rod bears South 43 degrees 18 minutes 57 seconds East, a distance of 0.83 feet;

THENCE South 75 degrees 10 minutes 34 Seconds West, along the northerly right-of-way line of said Fitchburg Street, a distance of 299.75 feet to the POINT OF BEGINNING, and containing 249.992 square feet or 5.739 acres of land.

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 2/7195 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 2/7195. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 2/7195, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block 2/7195, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Raymundo Prieto and Amalia Prieto**, do hereby adopt this plat, designating the herein described property as **VR DALLAS**, 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 and upon 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

Raymundo Prieto, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raymundo Prieto, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

Amalia Prieto, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Amalia Prieto, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Signature

SURVEYOR'S STATEMENT

I, J.R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 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. (11/11/2023)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Signature

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20 ____ and same was duly approved on the ____ day of _____ A.D. 20 ____ by said Commission.

Chairperson of Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

SHEET 2 OF 2

FINAL PLAT
VR DALLAS

LOT 1A, BLOCK 2/7195
BEING ALL OF LOTS 1 THRU 6, BLOCK 2 ,
LOTS 1 THRU 6 AND LOTS 9 THRU 12, BLOCK 11 AND ALL OF
THE STREETS AND ALLEYS CONTAINED THEREIN
OUT OF EAGLE FORD AS ANNULLED AND CANCELED
AND LOTS 7 AND 8, BLOCK 11/7195 OF EAGLE FORD
AND ALL OF BLOCK 2/7195 AND BLOCK 11/7195
AND A PORTION OF BLOCK 7193

B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 207 AND
HORACE BURNHAM SURVEY, ABSTRACT NO. 106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-185R
ENGINEERING PLAN NO. 311T-9962

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

OWNER
RAYMUNDO PRIETO AND
AMALIA PRIETO
811 S. MARLBOROUGH AVENUE
DALLAS, TX. 75208

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300





City of Dallas

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

Agenda Information Sheet

File #: 23-3183

Item #: 19.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 3.7378-acre (162,816 square-foot) tract of land containing part of Lot 1 in City Block 3/932 to create one 1.4249-acre (62,068 square-foot) lot and one 2.3129-acre (100,748 square-foot) lot on property bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail.

Applicant/Owners: North Texas Public Broadcasting, Inc.

Surveyor: Kimley-Horn and Assoc. Inc.

Application Filed: November 09, 2023

Zoning: PD193 (I-2)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 2

S234-014

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-014**SENIOR PLANNER:** Hema Sharma

LOCATION: bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail

DATE FILED: November 09, 2023**ZONING:** PD193(I-2)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>

CITY COUNCIL DISTRICT: 2**SIZE OF REQUEST:** 3.7378-acres

APPLICANT/OWNER: North Texas Public Broadcasting, Inc.

REQUEST: An application to replat a 3.7378-acre (162,816 square-foot) tract of land containing part of Lot 1 in City Block 3/932 to create one 1.4249-acre (62,068 square-foot) lot and one 2.3129-acre (100,748 square-foot) lot on property bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail.

SUBDIVISION HISTORY:

1. S212-245 was a request southeast of the present request to replat a 1.753-acre tract on land containing all of Lot 1A and Lots 4 through 14 in City Block 1/931 to create one 19, 203 square foot lot and one 57,178 square foot lot on property bounded by McKinnon Street, Wolf Street, Harwood Street, and Ivan Street. The request was approved on July 7, 2022 but has not been recorded.
2. S190-220 was a request southeast of the present request to create one lot from a 1.06-acre tract of land in City Block 3/930 and an abandoned portion of an alley on property located on Harry Hines Boulevard at Hunt Street, north corner. The request was approved on September 17, 2020 but has not been recorded.
3. S190-095 was a request northeast of the present request to replat an 8.6928-acre tract of land containing part of City Blocks 1/945-1/2, 2/945-1/2, 945-1/2, C/940, and part of Lot 2 in City Block 1/998 to create one 3.3721-acre lot and one 5.3208-acre lot on property located on Maple Avenue at Wolf Street, southwest corner. The request was approved on March 5, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD193(I-2); 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 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wolf Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Jack Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Harwood Street & Wolf Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Wolf Street & Harry Hines Boulevard. Section 51A 8.602(d)(1)
19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
21. 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). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. 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

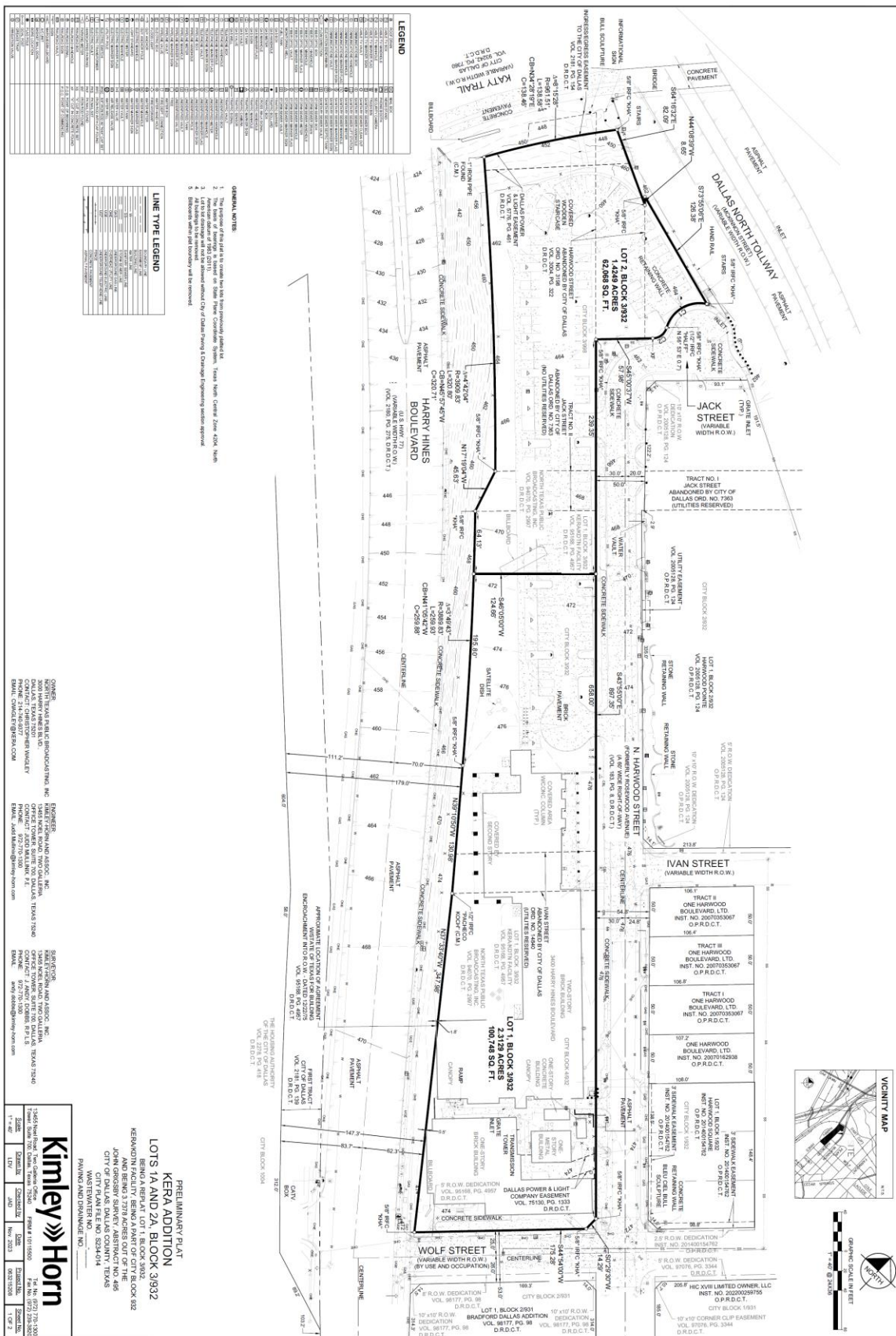
water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

29. Water and Wastewater 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.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate/ Street Name / GIS, Lot & Block Conditions:

31. Prior to the final plat, please show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
32. Prior to the final Plat, please remove fence from public-right-way (Harry Hines Boulevard).
33. Prior to the final plat, change "N. Harwood Street (Formerly Rosewood Avenue)" to Harwood Street (F.K.A Rosewood Avenue)".
34. Prior to the final plat, change "Harry Hines Boulevard (U.S.Hwy.77)" to "Harry Hines Boulevard".
35. Prior to the final plat, change "Dallas North Tollway (Mckinnon Street)" to "Mckinnon Street (A.K.A Dallas North Tollway)".
36. On the final plat, identify the property as Lots 1A & 1B in City Block 3/932. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

[illegible][illegible]

THENCE with the road east line of Lot 41; and said south-right-of-way line of Chula Vista, Toluca, the following courses and distances:

North 60°10'37" East, a distance of 83.29 feet to a 50° turn point with plastic cap stamped "MVA" found for corner North 44°08'30" East, a distance of 8.63 feet to a 50° turn point with plastic cap stamped "MVA" found for corner North 77°59'00" East, a distance of 12.56 feet to a 45° turn point with plastic cap stamped "MVA" found for corner at said intersection of East Sixth right-of-way line of Chula Vista, Toluca; and said northeast right-of-way line of Chula Vista, Toluca, the following courses and distances:

North 20°34'00" East, a distance of 26.00 feet to a central angle of 60°03'17", and a bearing and distance of South 13°34'42" East, 47.78 feet.

[illegible][illegible]

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

CONFLICT OF INTEREST

[illegible]

By _____
Name _____
Title _____
STATE OF _____ §
COUNTY OF _____ §

EXCERPT ME: (No undivided authority on this day document) associated

known to now to be the person

WHEREFORE, I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE RECEIVED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANIES AND LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of _____

[illegible]

PRELIMINARY

NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED
IN ANY COURT OF LAW
UNLESS A FINAL
SUPPORT DOCUMENT

Jury Date _____
Registered Professional Land Surveyor No. 61986
KACAC #00001 AND KACOC #_____
KACAC #00001 AND KACOC #_____
Date, Texas 73240
2-2-2013 100

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for the said County and State, on this day personally appeared J. Kelly
OFFICER: ILE, the person whose name is indicated on the foregoing instrument and acknowledged to me that he
has executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing instrument are
true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Mediary Publics in and Beyond States of Fear

PLACER COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL	
<p>I, <u>Terrell G. Smith</u>, <u>Secretary</u> of the <u>City of Dallas</u>, <u>Texas</u>, do hereby certify that the attached plan was duly filed for approval with the City Planning Commission of the City of Dallas on <u>11/11/2014</u>.</p>	

20 _____ and same was duly approved on the _____ day
of _____ A.D. _____ by said Commission

Chairman or Vice Chairman
Of said Commission
Dallas, Texas

Witness my hand and seal of said Commission this _____ day of _____ A.D. _____

Appendix
 Geography

PRELIMINARY PLAT
KERA ADDITION
LOTS 1A AND 2A, BLOCK 3/932
BRING A REPLAT LOT 1, BLOCK 3/932
KERRAMONT EIGHTH CITY BEING A PART OF CITY BLOCK 3/932

AND BEING 3.7738 ACRES OUT OF THE
JOHN DORSEY SURVEY ABSTRACT NO. 456
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 8234-014
WASTEWATER NO. _____
PAYING AND DRAINAGE NO. _____

Kimley»Horn

13455 Noid Road, Two Cluster Office
Tower, Suite 700, Dallas, Texas 75240
Tel No. (972) 350-1500 Fax No. (972) 350-1501
www.kimleyhorn.com

Scale	Contract No.	Checked By	Date	Entered On
NA	DAV	JAD	Nov. 2023	06-22-2026

Kimley»Horn		Tel No. (972) 346-5100	
13465 Nouri Road, Two Glauco Office		Fax No. (972) 346-5101	
Tomb, Suite 700 Dallas, Texas 75240		FIRM # 10155500	
<u>Schedule</u>	<u>Drawing by</u>	<u>Checked by</u>	<u>Date</u>
NA	LIV	JAO	Nov. 2023
			Project No.
			063215208

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS NORTH TEXAS PUBLIC BROADCASTING, INC., is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of Lot 1, Block 3/932, KERA/KDTN FACILITY, recorded in Volume 95168, Page 4957, Deed Records, Dallas County, Texas, and being part of a tract of land described in Special Warranty Deed to North Texas Public Broadcasting, Inc., recorded in Volume 94070, Page 2997 of said Deed Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the south corner of said Lot 1, at the intersection of the northwest right-of-way line of Wolf Street (a variable width right-of-way) and the northeast right-of-way line of Harry Hines Boulevard (U.S. Hwy 77, a variable width right-of-way);

THENCE with said northeast right-of-way line of Harry Hines Boulevard and the southwest line of said Lot 1, the following courses and distances:

North 37°33'40" West, a distance of 347.98 feet to a 1/2" iron rod with cap stamped "PACHECO KOCH" found for corner;
North 39°10'50" West, a distance of 130.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner and being the beginning of a tangent curve to the left with a radius of 3,889.83 feet, a central angle of 03°49'43", and a chord bearing and distance of North 41°05'42" West, 259.88 feet;
In a northwesterly direction, with said tangent curve to the left, an arc distance of 259.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 17°19'04" West, a distance of 45.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and being the beginning of a non-tangent curve to the left with a radius of 3,909.83 feet, a central angle of 04°42'04", and a chord bearing and distance of North 45°57'45" West, 320.71 feet;
In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 320.80 feet to a 1" iron pipe found for the northwest corner of said Lot 1 and being in the southeast right-of-way of Katy Trail (a variable width right-of-way) and being the beginning of a non-tangent curve to the right with a radius of 961.51 feet, a central angle of 08°15'28", and a chord bearing and distance of North 34°28'19" East, 138.46 feet;

THENCE with the northwest line of said Lot 1 and said southeast right-of-way line of Katy Trail, in a northeasterly direction, with said non-tangent curve to the right, an arc distance of 138.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 1, at the intersection of said southeast right-of-way line of Katy Trail and the south right-of-way line of Dallas North Tollway (McKinnon Street, a variable width right-of-way);

THENCE with the northeast lines of said Lot 1 and said south right-of-way line of Dallas North Tollway, the following courses and distances:

South 64°16'32" East, a distance of 82.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 44°08'39" West, a distance of 8.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 73°55'06" East, a distance of 126.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the intersection of said south right-of-way line of Dallas North Tollway and said northwest right-of-way line of Jack Street and being the beginning of a non-tangent curve to the left with a radius of 35.00 feet, a central angle of 86°05'11", and a chord bearing and distance of South 15°29'42" West, 47.78 feet;

THENCE with said northwest right-of-way line of Jack Street, the following courses and distances:

In a southerly direction, with said non-tangent curve to the left, an arc distance of 52.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and being the beginning of a reverse curve to the right with a radius of 15.00 feet, a central angle of 72°33'31", and a chord bearing and distance of South 08°43'51" West, 17.75 feet;
In a southwesterly direction, with said reverse curve to the right, an arc distance of 19.00 feet to a "X" cut in concrete found for corner;
South 45°00'37" West, a distance of 57.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for an inner ell corner in the northeast line of said Lot 1, at the intersection of the northwest right-of-way line of Jack Street (a variable width right-of-way) and the southwest right-of-way line of N. Harwood Street (a variable width right-of-way);

THENCE with said southwest right-of-way line of N. Harwood Street, South 43°55'00" East, a distance of 897.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the north end of a right-of-way corner clip of said southwest right-of-way line of N. Harwood Street and said northwest right-of-way line of Wolf Street;

THENCE with said corner clip, South 00°29'30" West, a distance of 14.29 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the south end of said corner clip;

THENCE with said northwest right-of-way line of Wolf Street, South 44°54'00" West, a distance of 175.28 feet to the POINT OF BEGINNING and containing 162,816 square feet or 3.7378 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NORTH TEXAS PUBLIC BROADCASTING, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as KERA ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the __ day of, _____, 20__.

By:_____

Name:_____

Title:_____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J.Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
KERA ADDITION
LOTS 1A AND 2A, BLOCK 3/932
BEING A REPLAT LOT 1, BLOCK 3/932,
KERA/KDTN FACILITY, BEING A PART OF CITY BLOCK 932
AND BEING 3.7378 ACRES OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-014
WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	LDV	JAD	Nov. 2023	063215208	2 OF 2

OWNER:
NORTH TEXAS PUBLIC BROADCASTING, INC
3000 HARRY HINES BLVD.,
DALLAS, TEXAS 75201
CONTACT: CHRISTOPHER WAGLEY
PHONE: 214-740-9377
EMAIL: CWAGLEY@KERA.COM

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JUDD MULLINIX, P.E.
PHONE: 972-770-1300
EMAIL: Judd.Mullinix@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: J. ANDY, DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com



City of Dallas

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

Agenda Information Sheet

File #: 23-3184

Item #: 20.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create 197-residential lots ranging in size from 2,080 square feet to 5,128 square feet and 23-common areas from a 22.946-acre (999,511 square-foot) tract of land in City Block 8822 on property located on Edd Road at Garden Grove Drive, southeast corner.

Applicant/Owner: Nan Investments, LLC. S. I. Abed

Surveyor: Joel C. Howard

Application Filed: November 09, 2023

Zoning: PD 1100 (Subarea A & B)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

S234-016

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-016**SENIOR PLANNER:** Hema Sharma**LOCATION:** Edd Road at Garden Grove Drive, southeast corner**DATE FILED:** November 09, 2023**ZONING:** PD 1100 (Subarea A & B)**PD LINK:** Currently Not Available**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 22.946-acres**APPLICANT/OWNER:** Nan Investments, LLC. S. I. Abed

REQUEST: An application to create a 197-residential lots ranging in size from to 2,080 square feet to 5,128 square feet and 23-common areas from a 22.946-acre (999,511 square-foot) tract of land in City Block 8822 on property located on Edd Road at Garden Grove Drive, southeast corner.

SUBDIVISION HISTORY:

1. S212-214 was a request southeast of the present request to create three lots ranging in size from 51,649 square feet to 328,216 square feet from an 11.753-acre tract of land in City Block 8822 on property located on South Belt Line Road, north of Garden Grove Road. The request was approved on June 2, 2022 but has not been recorded.
2. S201-705R was a request northeast of the present request to revise a previously approved plat to create 48-residential lots ranging in size from 7,500 square feet to 13,285 square feet and 1 common areas from a 12.302-acre tract of land in City Block 8822 on property located on Sullivan Road, southeast of Edd Road. The request was approved on June 2, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 1100 (Subarea A & B); 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 197 and 23-common areas.

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 all the alley. *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 EDD Road. *Section 51A 8.602(c)*
17. 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)*

18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of EDD Road & Garden Grove Drive. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all intersections within the development. Section 51A 8.602(d)(1)
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of the alley and all the street within the development. *Section 51A-8.602(e)*
22. 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). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining rights-of-way.
27. On the final plat, access easement(s) must be recorded by separate instrument(s).
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, all utility easement abandonments must be shown with the correct recording information.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

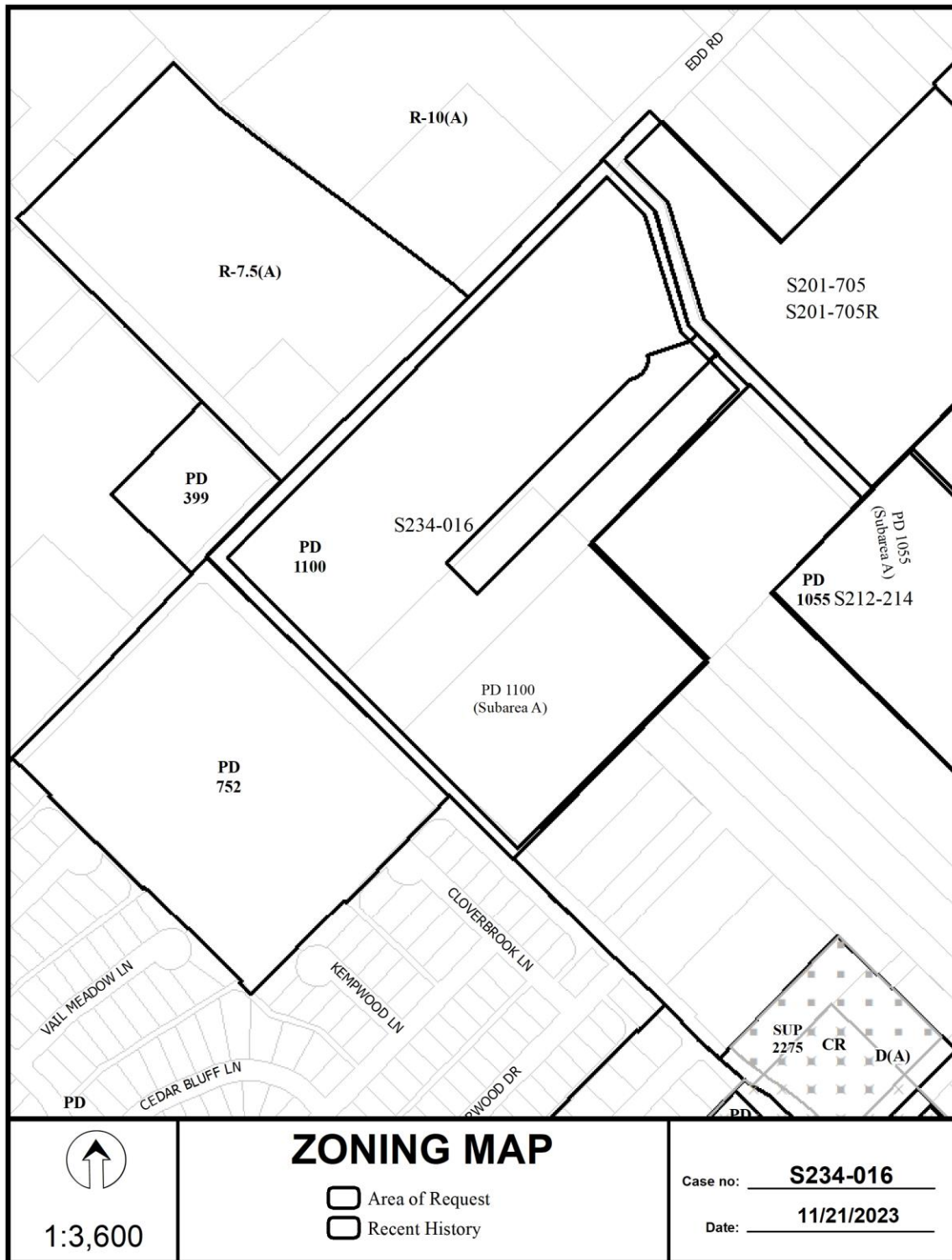
31. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
32. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

33. Water and Wastewater 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:

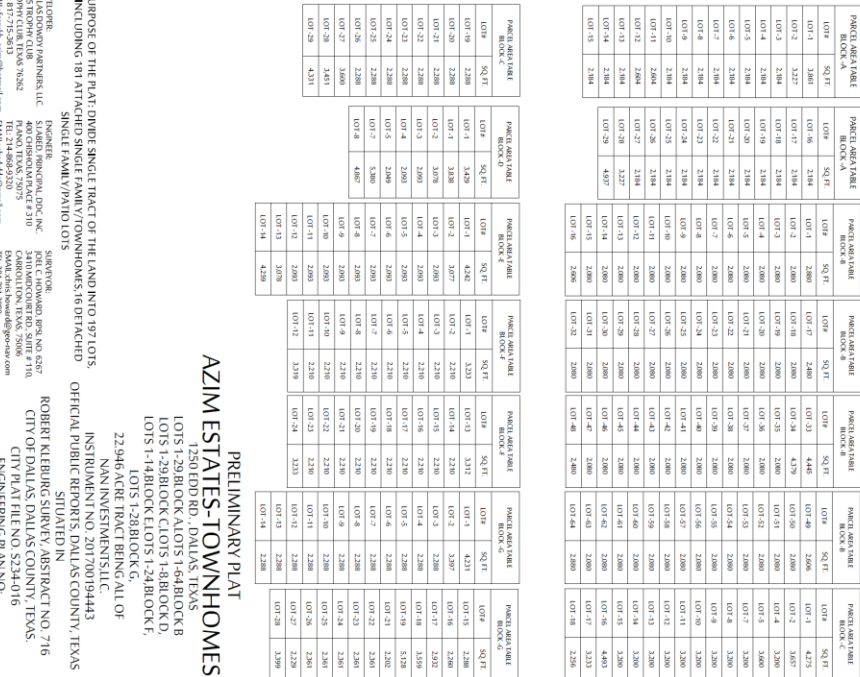
34. On the final plat, change "Garden Grove Drive" to "Garden Gove Drive" (FKA Crawford Road).
35. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Magnolia Street" already exists.
36. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Jasmine" already exists.
37. On the final plat, change "Beli ST" to "Beli Street".
38. On the final plat, change "Tube Rose ST" to "Tube Rose Street".
39. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Lotus Street" already exists.
40. On the final plat, change "Daisy ST" to "Daisy Street".
41. On the final plat, contact addressing team for appropriate name for the proposed right-of-way "Marigold" already exists.
42. On the final plat, identify the property in City Block 1/8825-7/8825. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











STATE OF TEXAS COUNTY OF DALLAS

2019067 a 22.940-acre tract of land situated in the Eileen Elberg Survey, Abstract No. 7-16, Dallas County, Texas and being all of Tract 1, a certain 22.920-acre tract of land conveyed by General Warranty Deed to NBN Investment II, L.C., a Texas limited liability company as recorded in book 000001, page 220, 2001-0001-0000, Official Public Records, Dallas County, Texas and being more particularly described as follows:

edges of very low of Garden Grove Drive (a 60' width ROW), same point being west corner of said N40W easement (E.C. Tract 5).

approximately 1,400 to 1,500 feet to a 3-inch iron pipe found for corium, said point being the north corner of said 2.2-acre tract of land described, same point being at the intersection on the southwest line of Sullivan Road (a 60' width R.O.W.) and the southeast corner of said line of said Old Road.

fact 1, a distance of 129.66 feet to $1/2$ inch from and toward the center.

[illegible]

INVEST South 43 degrees 39 minutes 07 seconds West, departing the southeast line of said Sullivan Road and along the common line of said investment LLC, Tract 1 and said Village tract, a distance of 5.15, 24 feet to 1/2 said corner, said point being at corner of said investment LLC, Tract 1, same point being the west corner of said Village tract.

of that certain tract of land conveyed to Francisco. Ownership by General Warrany died as recorded in Instrument No. 200800622275.

5.38 such issue and located at corner, said point being the south corner of said NBN Investment LLC Tract 1, same point being the west corner of said certain tract of land conveyed to Joe Amador by General Warranty Deed as recorded in Instrument No. 201900148553, Official Public Records, Dallas County, Texas, said point also being in the northeast line of said Graham Green Drive.

Growing and containing 999,511 square feet and 22.946 acres of compound land

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood). Map dates 07-07-2014. Community Panel No. 40113C0510K and 40113C0520K subject lot is located in Zone X. (Area Intended to be outside of the 0.2% annual Chance Floodplain).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

This plan appeared subject to all planning references, rules, regulations, and resolutions of the City of Dallas.

TABLE 1. CONTINUED

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this _____ day of _____, 2012.

STATE OF TEXAS

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS IS to certify that the City of Duluth has accepted the proposed Land Survey made for me or under my direction or supervision from a duly sworn and qualified surveyor, and that said plat represents the true and correct survey made by me or under my direction or supervision from a duly sworn and qualified surveyor, and that said plat complies with the provisions of the laws, ordinances, rules and regulations of the State of Minnesota relating to the recording of land surveys, and that said plat complies with the Rules and Regulations of the Trust Board of Professional and Surveying, the City of Duluth Development Code, Ordinance No. 19355, as amended, and Local Ordinance Code Chapter 225, including all other laws, ordinances, rules and regulations that have been made or may be made in compliance with the City of Duluth Development Code Sections 55A.657 (a)(b)(c)(d) and (e) and that the original bearing the acceptance of this plat is a genuine representation of this signed Final Plat.

DATED this the ____ day of ____, 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. RELEASE DATE 02/27/2020

STE 110, TEXAS 75004

STATE OF TEXAS
COUNTY OF DALLAS

Lueker, known to me:

Notary Public in and for the State of Texas

CERTIFICATE OF ADOPTION
 I, _____, Mayor of the City of Chicago, do hereby certify that the attached copy is a duly filed true and correct copy of the resolution of the City of Chicago, as adopted by the City Council on the _____ day of _____, A.D. 20____, and same was duly approved on the _____ day of _____, by said City Council.

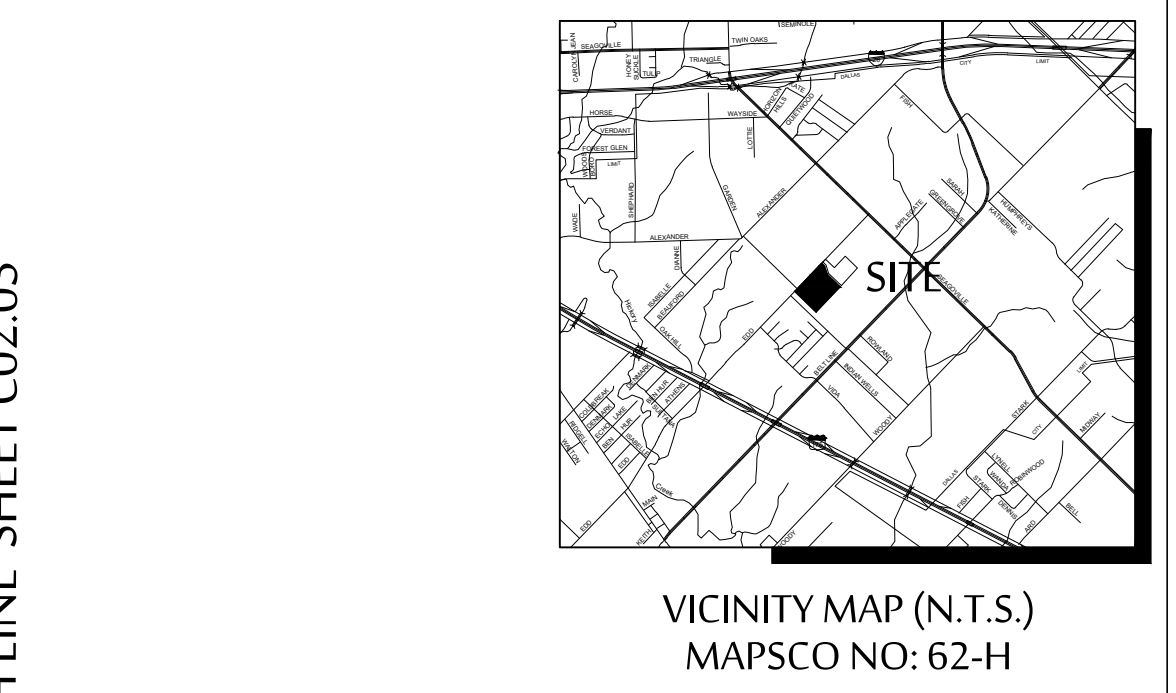
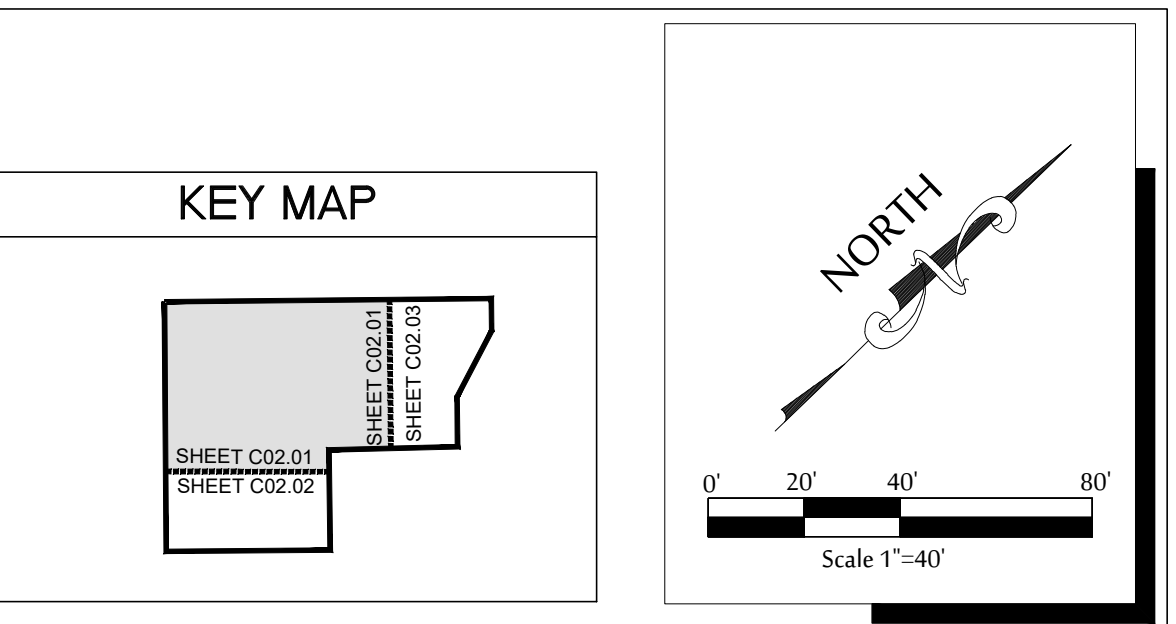
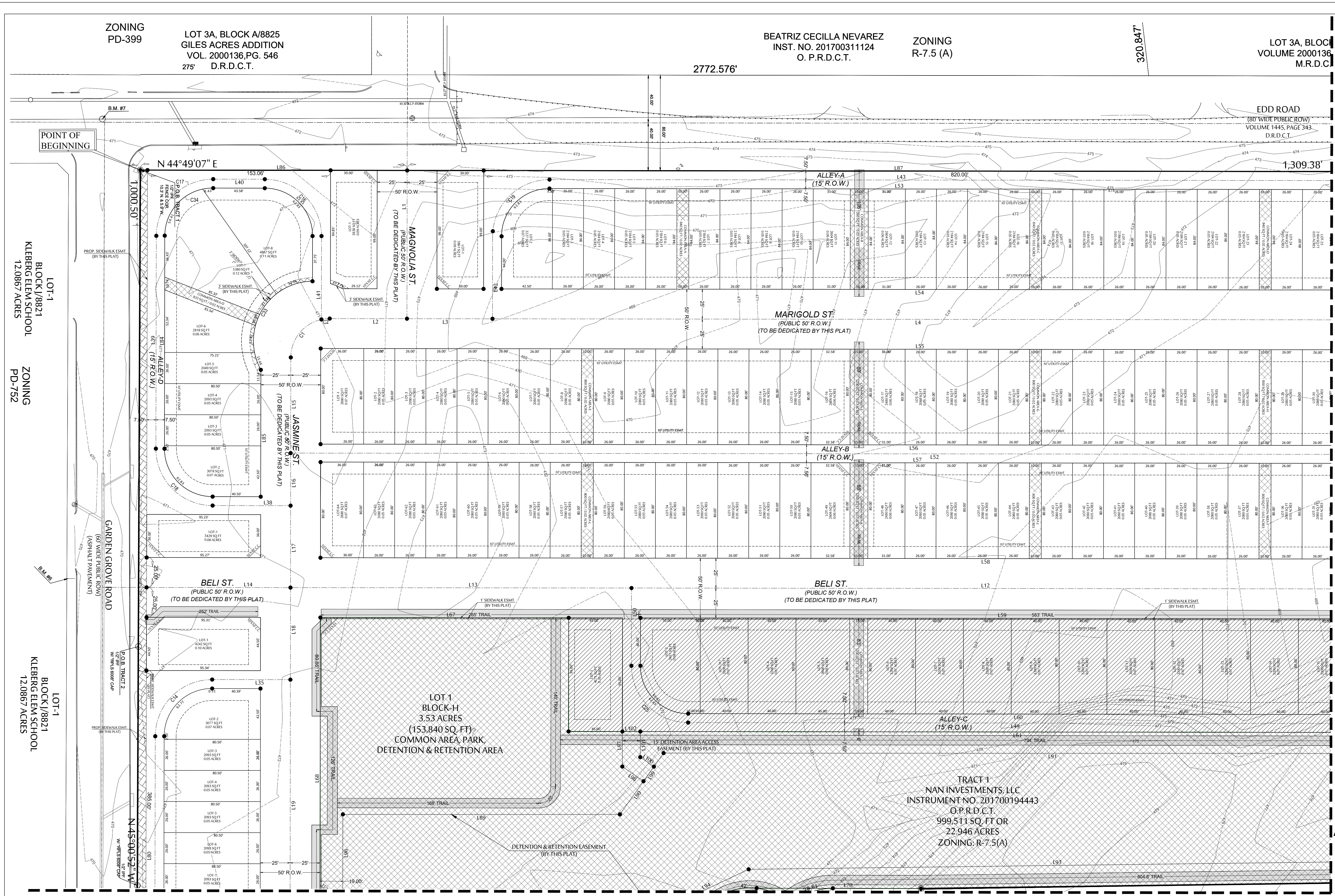
 Chairperson of the Commission
 Public Trust

 Secretary

PRELIMINARY PLAT
AZIM ESTATES-TOWNHOMES
4350 EDD RD. DALLAS TEXAS

DEVELOPER HANSON CONSTRUCTION, LLC 2225 ROBERT CLARK IRVING, TEXAS 76032 E-MAIL: clark@hansonllc.com TEL: (214) 370-2880	ENGINEER HANSON, P.C. 400 GRIFFIN AVE. # 310 PLANO, TEXAS 75075 CARRINGTON, TEXAS 75006 (409) 460-0080, SUITE 1116 TEL: (214) 370-2880	SURVEYOR ROBERT KLEBERG SURVEY, ABBSTRACT NO. 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAT NO. 52-24-016 ENGINEERING PLAN NO.
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- **GENERAL NOTES:**
- Let to let drainage will not be allowed without Engineering Section approval.
- Any structure new or existing may not extend across new property line.
- Contours derived from City of Dallas Water Department benchmarks.
- All existing structure are demolished from the property. New structures are proposed.
- Each cluster of townhomes including eight single group of townhomes must have minimum of 10 feet between each group.



LAND INFORMATION		
COMMON AREA,PARK, DETENTION AND RETENTION POND	3.53 Ac(153840 sq.ft.) 15.40%	
SUB AREA B	16 DETACHED SINGLE FAMILY LOTS	
SUB AREA A	181 ATTACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		
8' TRAIL	3665 L.F.T.	

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	1/2" SET IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
CMP	CORRUGATED METAL PIPE
C.C.	CORNER CLIP
1/2" IPF	1/2" IRON ROD FOUND w/PLASTIC CAP
5/8" IPF	5/8" IRON ROD FOUND w/PLASTIC CAP

PRELIMINARY PLAT
AZIM ESTATES-TOWNHOMES
1250 EDD RD. , DALLAS, TEXAS
LOTS 1-29,BLOCK A,LOTS 1-64,BLOCK B
LOTS 1-29,BLOCK C,LOTS 1-8,BLOCK D,
LOTS 1-14,BLOCK E,LOTS 1-24,BLOCK F,
LOTS 1-28,BLOCK G,
22.946 ACRE TRACT BEING ALL OF
NAN INVESTMENTS,LLC.
INSTRUMENT NO. 201700194443
OFFICIAL PUBLIC REPORTS, DALLAS COUNTY, TEXAS
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S234-016
ENGINEERING PLAN NO:

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BENCHMARKS:

1. City of Dallas BM 70-J-1, Garden Grove Dr. - Biggs St. 7/14/2009 60 D Nail in Power Pole #7S-13E-235 Northeast Corner of Garden Grove Dr. and Briggs St.
N:6941724.624 E:2529934.453 Elev. 452.11

2.BM#1:Top of the manhole rim of the sanitary sewer located on beltline road opposite to the connecting driveway at north from the site.
N:6941724.624 E:2529934.453 Elev. 469.53

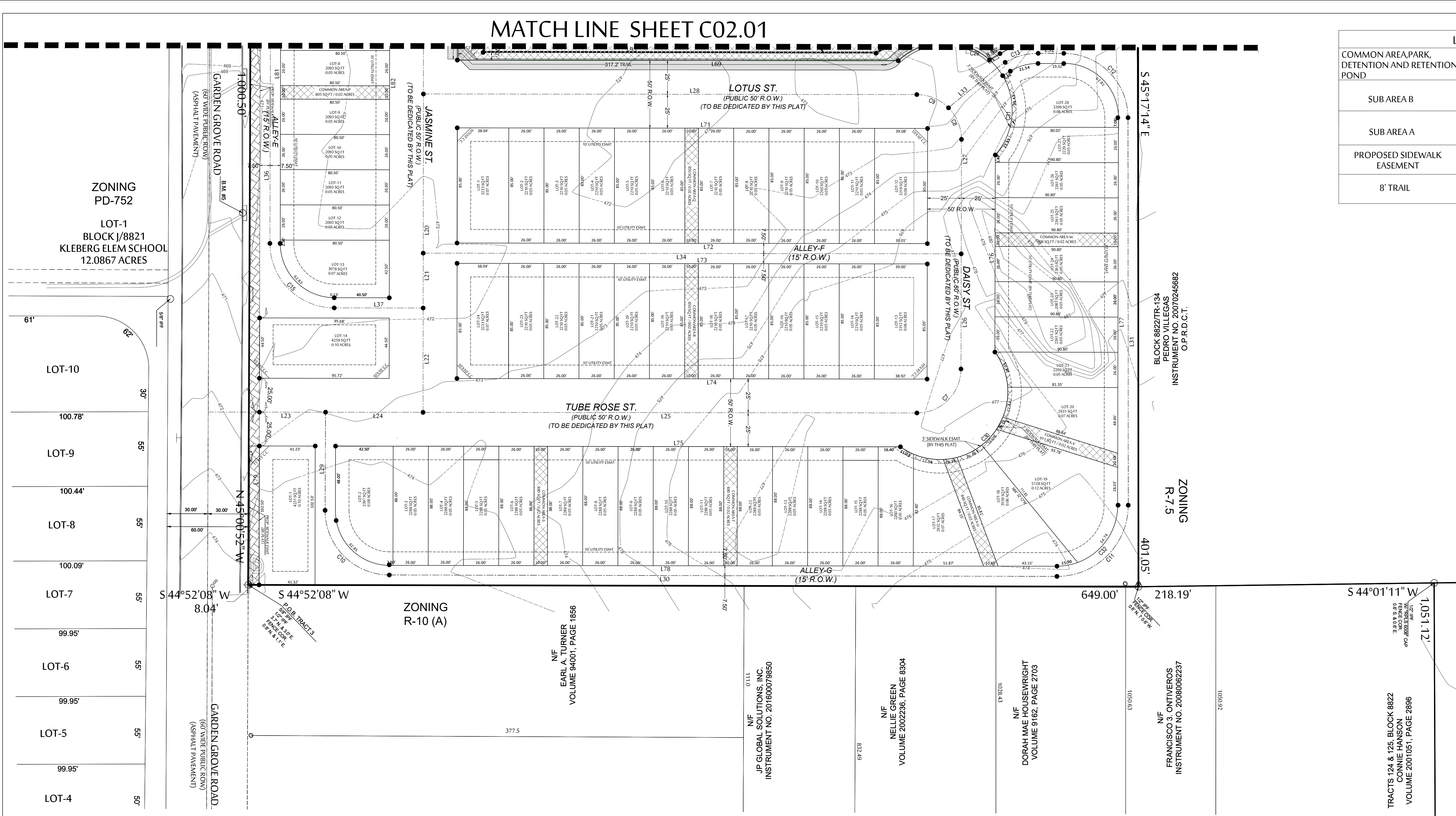
3.BM#2: "X" mark on top of the curb of the concrete driveway , approximately 160 ft northeast from the point of beginning.
N:6941724.624 E:2529934.453 Elev.472.78 .



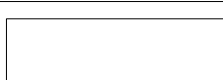


PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 197 LOTS, INCLUDING 181 ATTACHED SINGLE FAMILY/TOWNHOMES,16 DETACHED SINGLE FAMILY/PATIO LOTS

DEVELOPER:
DALLAS DOWDY PARTNERS, LLC.
2735 TROPHY CLUB
TROPHY CLUB, TEXAS 76262
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S.I.ABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RP.S.L. NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL:chris.howard@geo-nav.com
TEL: 281-701-3989



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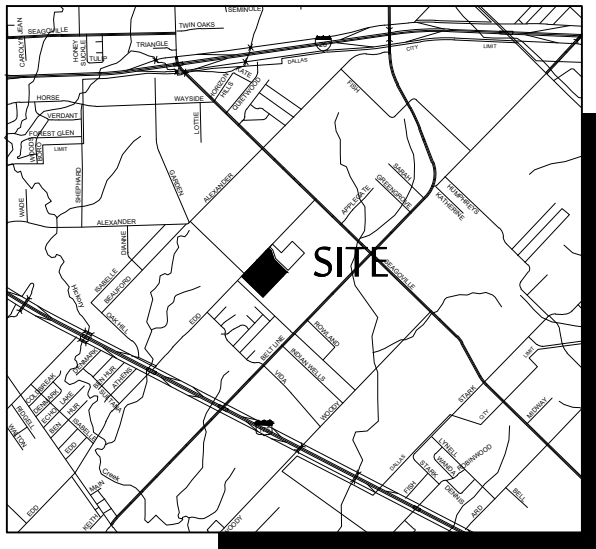
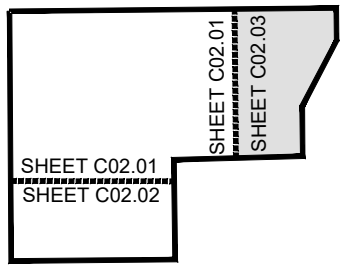
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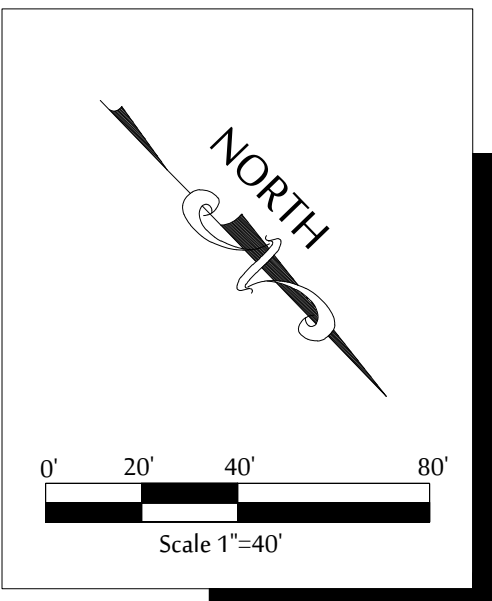
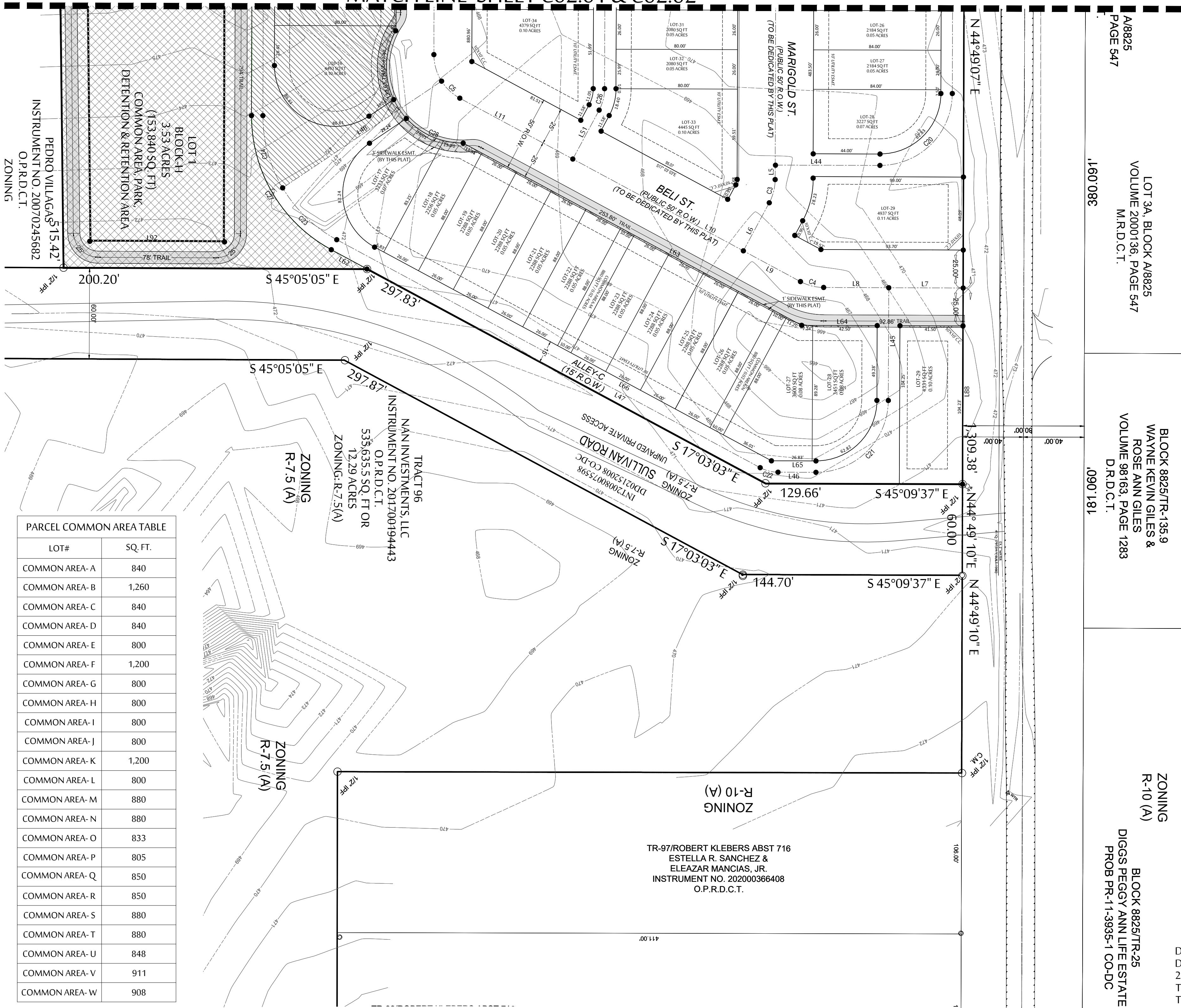
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C.C.	CORNER CLIP
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KEY MAP

VICINITY MAP (N.T.S.)
MAPSCO NO: 62-H

**MATCH LINE SHEET C02.01 & C02.02****PARCEL COMMON AREA TABLE**

LOT#	SQ. FT.
COMMON AREA- A	840
COMMON AREA- B	1,260
COMMON AREA- C	840
COMMON AREA- D	840
COMMON AREA- E	800
COMMON AREA- F	1,200
COMMON AREA- G	800
COMMON AREA- H	800
COMMON AREA- I	800
COMMON AREA- J	800
COMMON AREA- K	1,200
COMMON AREA- L	800
COMMON AREA- M	880
COMMON AREA- N	880
COMMON AREA- O	833
COMMON AREA- P	805
COMMON AREA- Q	850
COMMON AREA- R	850
COMMON AREA- S	880
COMMON AREA- T	880
COMMON AREA- U	848
COMMON AREA- V	911
COMMON AREA- W	908

PARCEL AREA TABLE BLOCK-A

LOT#	SQ. FT.
LOT-1	3,861
LOT-2	3,227
LOT-3	2,184
LOT-4	2,184
LOT-5	2,184
LOT-6	2,184
LOT-7	2,184
LOT-8	2,184
LOT-9	2,184
LOT-10	2,184
LOT-11	2,604
LOT-12	2,604
LOT-13	2,184
LOT-14	2,184
LOT-15	2,184

PARCEL AREA TABLE BLOCK-A

LOT#	SQ. FT.
LOT-16	2,184
LOT-17	2,184
LOT-18	2,184
LOT-19	2,184
LOT-20	2,184
LOT-21	2,184
LOT-22	2,184
LOT-23	2,184
LOT-24	2,184
LOT-25	2,184
LOT-26	2,184
LOT-27	2,184
LOT-28	3,227
LOT-29	4,937

PARCEL AREA TABLE BLOCK-B

LOT#	SQ. FT.
LOT-1	2,880
LOT-2	2,080
LOT-3	2,080
LOT-4	2,080
LOT-5	2,080
LOT-6	2,080
LOT-7	2,080
LOT-8	2,080
LOT-9	2,080
LOT-10	2,080
LOT-11	2,080
LOT-12	2,080
LOT-13	2,080
LOT-14	2,080
LOT-15	2,080
LOT-16	2,606

PARCEL AREA TABLE BLOCK-B

LOT#	SQ. FT.
LOT-17	2,480
LOT-18	2,080
LOT-19	2,080
LOT-20	2,080
LOT-21	2,080
LOT-22	2,080
LOT-23	2,080
LOT-24	2,080
LOT-25	2,080
LOT-26	2,080
LOT-27	2,080
LOT-28	2,080
LOT-29	2,080
LOT-30	2,080
LOT-31	2,080
LOT-32	2,080

PARCEL AREA TABLE BLOCK-B

LOT#	SQ. FT.
LOT-33	4,445
LOT-34	4,379
LOT-35	2,080
LOT-36	2,080
LOT-37	2,080
LOT-38	2,080
LOT-39	2,080
LOT-40	2,080
LOT-41	2,080
LOT-42	2,080
LOT-43	2,080
LOT-44	2,080
LOT-45	2,080
LOT-46	2,080
LOT-47	2,080
LOT-48	2,480

PARCEL AREA TABLE BLOCK-B

LOT#	SQ. FT.
LOT-49	2,606
LOT-50	2,080
LOT-51	2,080
LOT-52	2,080
LOT-53	2,080
LOT-54	2,080
LOT-55	2,080
LOT-56	2,080
LOT-57	2,080
LOT-58	2,080
LOT-59	2,080
LOT-60	2,080
LOT-61	2,080
LOT-62	2,080
LOT-63	2,080
LOT-64	2,880

PARCEL AREA TABLE BLOCK-C

LOT#	SQ. FT.
LOT-1	4,275
LOT-2	3,657
LOT-4	3,200
LOT-5	3,600
LOT-7	3,200
LOT-8	3,200
LOT-9	3,200
LOT-10	3,200
LOT-11	3,200
LOT-12	3,200
LOT-13	3,200
LOT-14	3,200
LOT-15	3,200
LOT-16	4,493
LOT-17	3,233
LOT-18	2,256

PARCEL AREA TABLE BLOCK-C

LOT#	SQ. FT.
LOT-19	2,288
LOT-20	2,288
LOT-21	2,288
LOT-22	2,288
LOT-23	2,288
LOT-24	2,288
LOT-25	2,288
LOT-26	2,288
LOT-27	3,600
LOT-28	3,451
LOT-29	4,331

PARCEL AREA TABLE BLOCK-D

LOT#	SQ. FT.
LOT-1	3,429
LOT-1	3,838
LOT-2	3,078
LOT-3	2,093
LOT-4	2,093
LOT-5	2,049
LOT-7	5,380
LOT-8	4,867

PARCEL AREA TABLE BLOCK-E

LOT#	SQ. FT.
LOT-1	4,242
LOT-2	3,077
LOT-3	2,093
LOT-4	2,093
LOT-5	2,093
LOT-6	2,093
LOT-7	2,093
LOT-8	2,093
LOT-9	2,093
LOT-10	2,093
LOT-11	2,093
LOT-12	2,093
LOT-13	3,078
LOT-14	4,259

PARCEL AREA TABLE BLOCK-F

LOT#	SQ. FT.
LOT-1	3,233
LOT-2	2,210
LOT-3	2,210
LOT-4	2,210
LOT-5	2,210
LOT-6	2,210
LOT-7	2,210
LOT-8	2,210
LOT-9	2,210
LOT-10	2,210
LOT-11	2,210
LOT-12	3,319

PARCEL AREA TABLE BLOCK-F

LOT#	SQ. FT.
LOT-13	3,312
LOT-14	2,210
LOT-15	2,210
LOT-16	2,210
LOT-17	2,210
LOT-18	2,210
LOT-19	2,210
LOT-20	2,210
LOT-21	2,210
LOT-22	2,210
LOT-23	2,210
LOT-24	3,233

PARCEL AREA TABLE BLOCK-G

LOT#	SQ. FT.
LOT-1	4,231
LOT-2	3,397
LOT-3	2,288
LOT-4	2,288
LOT-5	2,288
LOT-6	2,288
LOT-7	2,288
LOT-8	2,288
LOT-9	2,288
LOT-10	2,288
LOT-11	2,288
LOT-12	2,288
LOT-13	2,288
LOT-14	2,288

PARCEL AREA TABLE BLOCK-G

LOT#	SQ. FT.
LOT-15	2,288
LOT-16	2,260
LOT-17	2,932
LOT-18	3,559
LOT-19	5,128
LOT-21	2,202
LOT-22	2,361
LOT-23	2,361
LOT-24	2,361
LOT-25	2,361
LOT-26	2,361
LOT-27	2,229
LOT-28	3,399

PRELIMINARY PLAT AZIM ESTATES-TOWNHOMES

1250 EDD RD., DALLAS, TEXAS
LOTS 1-29,BLOCK A,LOTS 1-64,BLOCK B
LOTS 1-29,BLOCK C,LOTS 1-8,BLOCK D,
LOTS 1-14,BLOCK E,LOTS 1-24,BLOCK F,
LOTS 1-28,BLOCK G,
22.946 ACRE TRACT BEING ALL OF
NAN INVESTMENTS,LLC.

INSTRUMENT NO. 201700194443
OFFICIAL PUBLIC REPORTS, DALLAS COUNTY, TEXAS
SITUATED IN

ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAT FILE NO. S234-016

ENGINEERING PLAN NO:

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 197 LOTS,
INCLUDING 181 ATTACHED SINGLE FAMILY/TOWNHOMES,16 DETACHED
SINGLE FAMILY/PATIO LOTS

DEVELOPER:
DALLAS DOWDY PARTNERS, LLC.
2735 TROPHY CLUB
PLANO, TEXAS 75075
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S.I.ABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RPSS NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL:chris.howard@geo-nav.com
TEL: 281-701-3989

OWNERS CERTIFICATION

STATE OF TEXAS COUNTY OF DALLAS

BEING a 22.946 acre tract of land situated in the Robert Kleburg Survey, Abstract No. 716, Dallas County, Texas and being all of Tract 1, a called 22.9285 acres tract of land conveyed by General Warranty Deed to NAN Investment LLC, a Texas limited liability company as recorded in Instrument No. 201700194443, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeast right-of-way line of Edd Road (a 80' width R.O.W.), said point being in the northeast right-of-way line of Garden Grove Drive (a 60' width R.O.W.), same point being west corner of said NAN Investment LLC, Tract 1;

THENCE North 44 degrees 49 minutes 10 seconds East, along the southeast right-of-way line of Edd Road and along the northwest line of said NAN Investment LLC Tract 1, a distance of 1309.38 feet to a 1 inch iron pipe found for corner, said point being the north corner of said 22.946 acre tract of land being described, same point being at the intersection on the southwest line of Sullivan Road (a 60' width R.O.W.) and the southeast right-of-way line of said Edd Road;

THENCE South 45 degrees 09 minutes 37 seconds East, along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 129.66 feet to 1/2 inch iron rod found for corner;

THENCE South 17 degrees 03 minutes 03 seconds East, continuing along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 297.83 feet to 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 05 seconds East, continuing along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 200.20 feet to 1/2 inch iron rod found for corner, said point being the most northerly northeast corner of said NAN Investment LLC, Tract 1, same point being the north corner of that certain tract of land conveyed to Pedro Villegas by General Warranty Deed as recorded in Instrument No. 20070245682, Official Public Records, Dallas County, Texas;

THENCE South 43 degrees 59 minutes 07 seconds West, departing the southwest line of said Sullivan Road and along the common line of said NAN Investment LLC, Tract 1 and said Villegas tract, a distance of 515.24 feet to 1/2 inch iron rod found for corner, said point being ell corner of said NAN Investment LLC, Tract 1, same point being the west corner of said Villegas tract;

THENCE South 45 degrees 17minutes 14 seconds East, along the common line of said NAN Investment LLC Tract 1 and said Villegas tract, a distance of 401.05 feet to a 1/2 inch iron rod found for corner, said point being the south corner of said Villegas tract, same point being in the north line of that certain tract of land conveyed to Francisco J. Ontiveros by General Warranty deed as recorded in Instrument No. 200800622375, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 52 minutes 07 seconds West, along the southeast line of said NAN Investment LLC Tract 1, a distance of 657.04 feet to a 5/8 inch iron rod found for corner, said point being the south corner of said NAN Investment LLC Tract 1, same point being the west corner of that certain tract of land conveyed to Jose Amador by General Warranty Deed as recorded in Instrument No. 201900184553, Official Public Records, Dallas County, Texas, said point also being in the northeast line of said Garden Grove Drive;

THENCE North 45 degrees 00 minutes 53 seconds West, along the northeast line of said Garden Grove Drive, a distance of 1000.50 feet to the POINT of BEGINNING and containing 999,511 square feet and 22.946 acres of computed land

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-07-2014 Community Panel No. 48113C0530K and 48113C0540K subject lot is located in Zone X. (Areas determined to be outside of the 0.2% annual Chance Floodplain).

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NAN INVESTMENT LLC., does hereby adopt this plat,designating the herein described property as AZIM ESTATES-TOWNHOMES an addition to the City of Dallas, Dallas County, Texas (or appropriate county 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.

By: _____
FARRUKH AZIM

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ____ day of ____, 2023.

Notary Public in and for the State of Texas.

By: _____
(Printed name of authorized signature)

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ____ day of ____, 2023.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS is to certify that I, JOEL C. HOWARD, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or 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 212.1 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) and (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 DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASE DATE 02/27/2020

JOEL C. HOWARD
RPSL NO. 6267
3410 MIDCOURT RD.,
STE 110, TEXAS 75006

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Leonard J. Lueker , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of ____ A.D. 20____ and same was duly approved on the ____ day of ____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
AZIM ESTATES-TOWNHOMES
1250 EDD RD. , DALLAS, TEXAS
LOTS 1-29,BLOCK A,LOTS 1-64,BLOCK B
LOTS 1-29,BLOCK C,LOTS 1-8,BLOCK D,
LOTS 1-14,BLOCK E,LOTS 1-24,BLOCK F,
LOTS 1-28,BLOCK G,
22.946 ACRE TRACT BEING ALL OF
NAN INVESTMENTS,LLC.
INSTRUMENT NO. 201700194443
OFFICIAL PUBLIC REPORTS, DALLAS COUNTY, TEXAS
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S234-016
ENGINEERING PLAN NO:

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 197 LOTS, INCLUDING 181 ATTACHED SINGLE FAMILY/TOWNHOMES,16 DETACHED SINGLE FAMILY/PATIO LOTS

DEVELOPER:
DALLAS DOWDY PARTNERS, LLC.
2735 TROPHY CLUB
TROPHY CLUB, TEXAS 76262
TEL: 817-715-3613
EMAIL: farrukh_azim@hotmail.com

ENGINEER:
S.LABED, PRINCIPAL, DDC, INC.
400 CHISHOLM PLACE # 310
PLANO, TEXAS, 75075
TEL: 214-868-9320
EMAIL: abed.ddc@gmail.com

SURVEYOR:
JOEL C. HOWARD, RPSL NO. 6267
3410 MIDCOURT RD., SUITE # 110,
CARROLLTON, TEXAS, 75006
EMAIL:chris.howard@geo-nav.com
TEL: 281-701-3989

- GENERAL NOTES:
- Lot to lot drainage will not be allowed without Engineering Section approval.
 - Any structure new or existing may not extend across new property line.
 - Contours derived from City of Dallas Water Department Benchmarks.
 - All existing structure are demolished from the property. New structures are proposed.
 - Each clusters of townhomes including eight single group of townhomes must have minimum of 10 feet between each group.



City of Dallas

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

Agenda Information Sheet

File #: 23-3185

Item #: 21.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat an 8.865-acre (386,149 square-foot) tract of land containing all of Lot 3 in City Block M/7212 to create five lots ranging in size from 1.202 acre (52,339 square feet) to 2.529 acre (110,182 square feet) on property located on Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner.

Applicant/Owner: LMC Canyon Holdings, LLC

Surveyor: Votex Surveying

Application Filed: November 09, 2023

Zoning: PD 811 (Subarea B)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 1

S234-017

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-017**SENIOR PLANNER:** Hema Sharma**LOCATION:** Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner**DATE FILED:** November 09, 2023**ZONING:** PD 811 (Subarea B)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20811.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 8.865-acres**APPLICANT/OWNER:** LMC Canyon Holdings, LLC

REQUEST: An application to replat an 8.865-acre (386,149 square-foot) tract of land containing all of Lot 3 in City Block M/7212 to create five lots ranging in size from 1.202 acre (52,339 square feet) to 2.529 acre (110,182 square feet) on property located on Dallas Fort Worth Turnpike at Colorado Boulevard, southwest corner.

SUBDIVISION HISTORY:

1. S223-252 was a request northwest of the present request to create one 1.112-acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road. The request was approved on October 5, 2023 but has not been recorded.
2. S223-209 was a request southeast of the present request to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike. The request was withdrawn on August 2, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 811 (Subarea B); 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 5.

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 32 feet - 40 feet of right-of-way (via fee simple) from the established center line of Colorado Boulevard. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Dallas-Fort Worth Turnpike & Colorado Boulevard. *Section 51A 8.602(d)(1)*
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
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). 51A-8.606, 51A-8.608
20. Must comply with any escarpment requirement in place.

Survey (SPRG) Conditions:

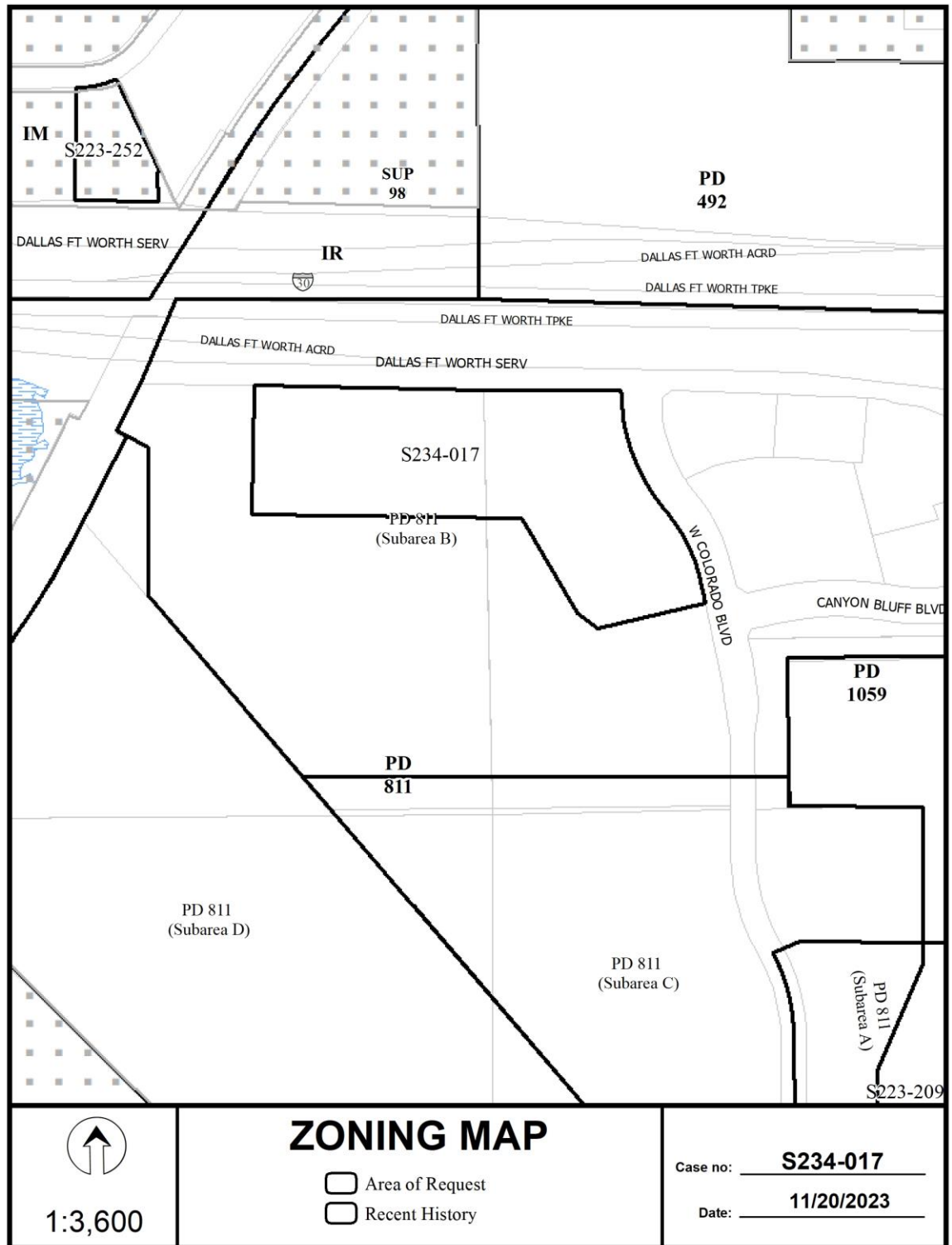
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

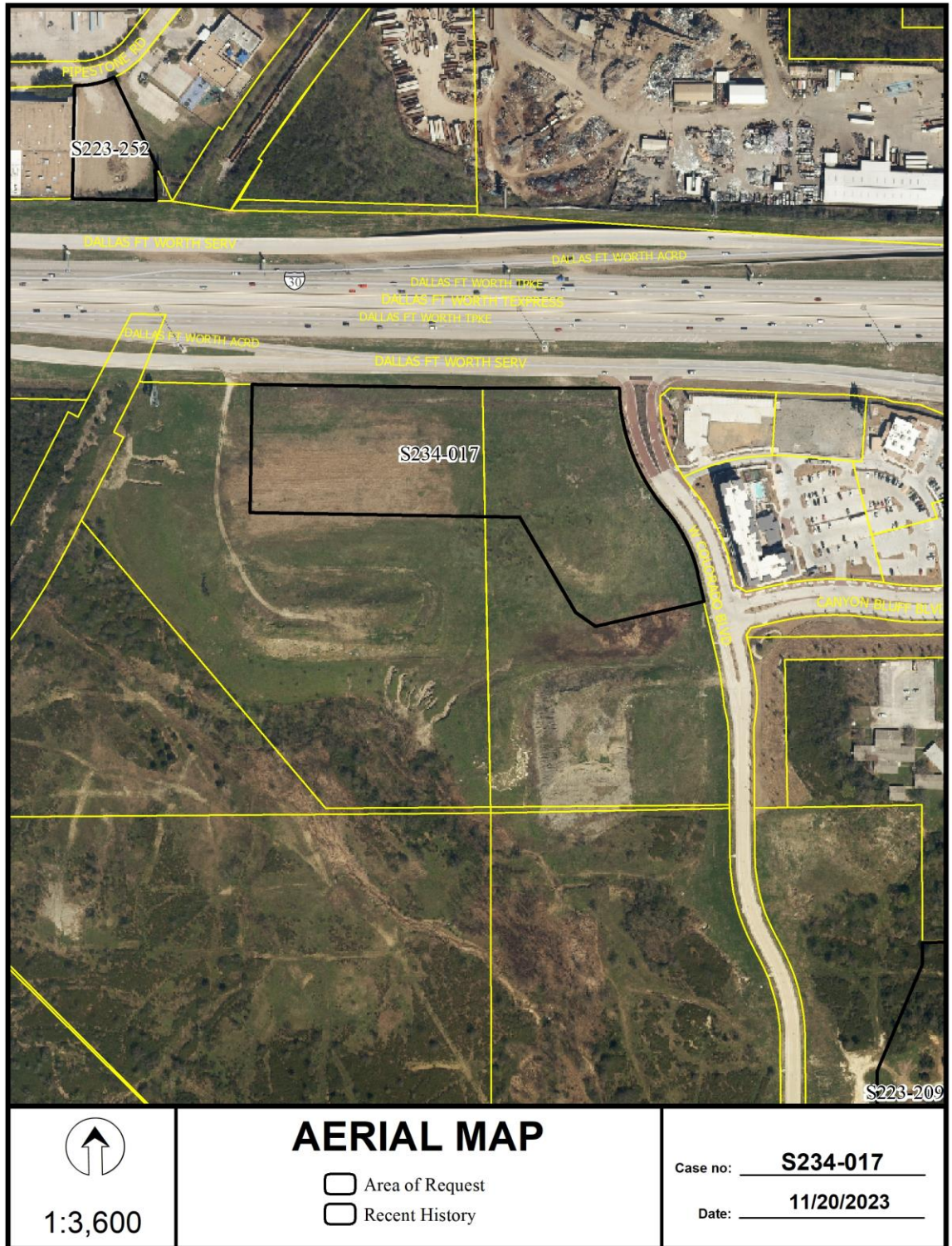
Dallas Water Utilities Conditions:

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.
25. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

26. Prior to the final plat, change "West Colorado Boulevard" to "Colorado Boulevard".
27. On the final plat, identify the property as Lots 3A-3E in City Block M/7212. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



















CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°58'52"	37.50'	15.04'	S07°17'33"E	14.94'
C2	7°35'45"	285.42'	37.84'	S03°42'28"E	37.81'
C3	2°02'10"	293.94'	10.45'	S01°26'54"E	10.45'
C4	32°24'09"	474.60'	268.40'	S24°50'22"E	264.84'

LEGEND

- | | |
|---|---|
|  | GAS TEST STATION |
|  | GAS SIGN |
|  | LIGHT STANDARD |
|  | SIGN |
|  | IRRIGATION VALVE |
|  | SANITARY SEWER MANHOLE |
|  | STORM SEWER MANHOLE |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | WATER VALVE |
| C.M. | CONTROLLING MONUMENT |
| IRFC | IRON ROD WITH CAP FOUND |
| XF | "X" CUT IN CONCRETE FOUND |
| R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT |
| S.W.B.T. | SOUTHWESTERN BELL TELEPHONE COMPANY |
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 5 LOTS FROM 1 PLATTED LOT.

5. THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.

6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0320J, REVISED DATE AUGUST 23, 2001.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

PRELIMINARY REPLAT
CANYON IN OAK CLIFF
PHASE 9

LOTS 3A - 3E, BLOCK M/7212

8.865 ACRES

BEING A REPLAT OF LOT 3, BLOCK M/7217
CANYON IN OAK CLIFF PHASE 9

OUT OF THE

THACKER V. GRIFFIN SURVEY, ABSTRACT NO. 511
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-017

OWNER
LMC CANYON HOLDINGS, LLC
CONTACT: JEREMY CYR
500 N. AKARD STREET, SUITE 3400
DALLAS, TEXAS 75201
PH. (469) 587-5539
EMAIL: JEREMY.CYR@LIVELMC.COM

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-037 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS LMC Canyon Holdings, LLC, is the owner of a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 511, City of Dallas, Dallas County, Texas, and being all of Lot 3, Block M/7212, Canyon in Oak Cliff, Phase 9, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 202300108096, Official Public Records, Dallas County, Texas; same being a portion of that tract of land conveyed as Tract 1 to LMC Canyon Holdings, LLC by Special Warranty Deed recorded in Instrument No. 202200140046, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of Interstate Highway No. 30 (Dallas-Fort Worth Turnpike, a variable width right-of-way; Volume 4435, Page 307 and Volume 4454, Page 482, Deed Records, Dallas County, Texas and Instrument No. 201300218201, Official Public Records, Dallas County, Texas); same being the northeast corner of said Lot 3 and the beginning of a non-tangent curve to the right;

THENCE with said west right-of-way line of West Colorado Boulevard and the east line of said Lot 3, the following courses and distances:

In a southeasterly direction with said curve to the right, having a central angle of 22°58'52", a radius of 37.50 feet, a chord that bears S 07°17'33" E, a distance of 14.94 feet and an arc distance of 15.04 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 07°35'45", a radius of 285.42 feet, a chord that bears S 03°42'28" E, a distance of 37.81 feet and an arc distance of 37.84 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 02°02'10", a radius of 293.94 feet, a chord that bears S 01°26'54" E, a distance of 10.45 feet and an arc distance of 10.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 89°56'26" E, a distance of 1.20 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left;

In a southeasterly direction with said curve to the left, having a central angle of 32°24'09", a radius of 474.60 feet, a chord that bears S 24°50'22" E, a distance of 264.84 feet and an arc distance of 268.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right;

In a southeasterly direction with said curve to the right, having a central angle of 26°49'00", a radius of 373.00 feet, a chord that bears S 26° 22' 49" E, a distance of 172.99 feet and an arc distance of 174.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

S 12°58'18" E, a distance of 68.39 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 3;

THENCE departing said west right-of-way line of West Colorado Boulevard, with south line of said Lot 3, the following courses and distances:

S 77°01'42" W, a distance of 274.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 55°01'00" W, a distance of 60.32 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 30°24'35" W, a distance of 271.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 88°58'00" W, a distance of 664.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 01°02'00" E, a distance of 315.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in said south right-of-way line of Interstate Highway No. 30 at the northwest corner of said Lot 3;

THENCE with said south right-of-way line of Interstate Highway No. 30 and the north line of said Lot 3, the following courses and distances:

S 88°58'00" E, a distance of 568.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

N 89°56'26" E, a distance of 336.05 feet to the POINT OF BEGINNING and containing 386,149 square feet or 8.865 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LMC Canyon Holdings, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as CANYON IN OAK CLIFF PHASE 9, 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, Texas.

WITNESS my hand this the ____ day of _____, 2023.

By: LMC CANYON HOLDINGS, LLC,
a Delaware limited liability company

By: Quarterra MF Holdings, LLC,
a Delaware limited liability company
its Sole Member

By: Quarterra Multifamily Communities, LLC,
a Delaware limited liability company
its Sole Member

Jeremy Cyr, Sr. Vice President of Development - Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jeremy Cyr, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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.

PRELIMINARY

RELEASED 11/8/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2023.

Notary Public, State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20____ and same was duly approved on the ____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY REPLAT
CANYON IN OAK CLIFF
PHASE 9

LOTS 3A - 3E, BLOCK M/7212

8.865 ACRES

BEING A REPLAT OF LOT 3, BLOCK M/7217

CANYON IN OAK CLIFF PHASE 9

OUT OF THE

THACKER V. GRIFFIN SURVEY, ABSTRACT NO. 511

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-017

OWNER

LMC CANYON HOLDINGS, LLC
CONTACT: JEREMY CYR
500 N. AKARD STREET, SUITE 3400
DALLAS, TEXAS 75201
PH. (469) 587-5539
EMAIL: JEREMY.CYR@LIVELMC.COM

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-037 SHEET 2 OF 2



City of Dallas

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

Agenda Information Sheet

File #: 23-3186

Item #: 22.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.413-acre tract of land containing all of Lot 13 and part of Lots 14 through 16 in City Block D/3114 to create one lot on property located on Viola Street at Clarendon Drive, west of Fleming Avenue.

Applicant/Owner: 930 Clarendon, LLC

Surveyor: Duenes Land Surveying, LLC

Application Filed: November 09, 2023

Zoning: IM

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 4

S234-018

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-018**SENIOR PLANNER:** Hema Sharma**LOCATION:** Viola Street at Clarendon Drive, west of Fleming Avenue**DATE FILED:** November 09, 2023**ZONING:** IM**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.413-acres**APPLICANT/OWNER:** 930 Clarendon, LLC

REQUEST: An application to replat a 0.413-acre tract of land containing all of Lot 13 and part of Lots 14 through 16 in City Block D/3114 to create one lot on property located on Viola Street at Clarendon Drive, west of Fleming Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing 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 Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Clarendon Drive. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Viola Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at Clarendon Drive & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

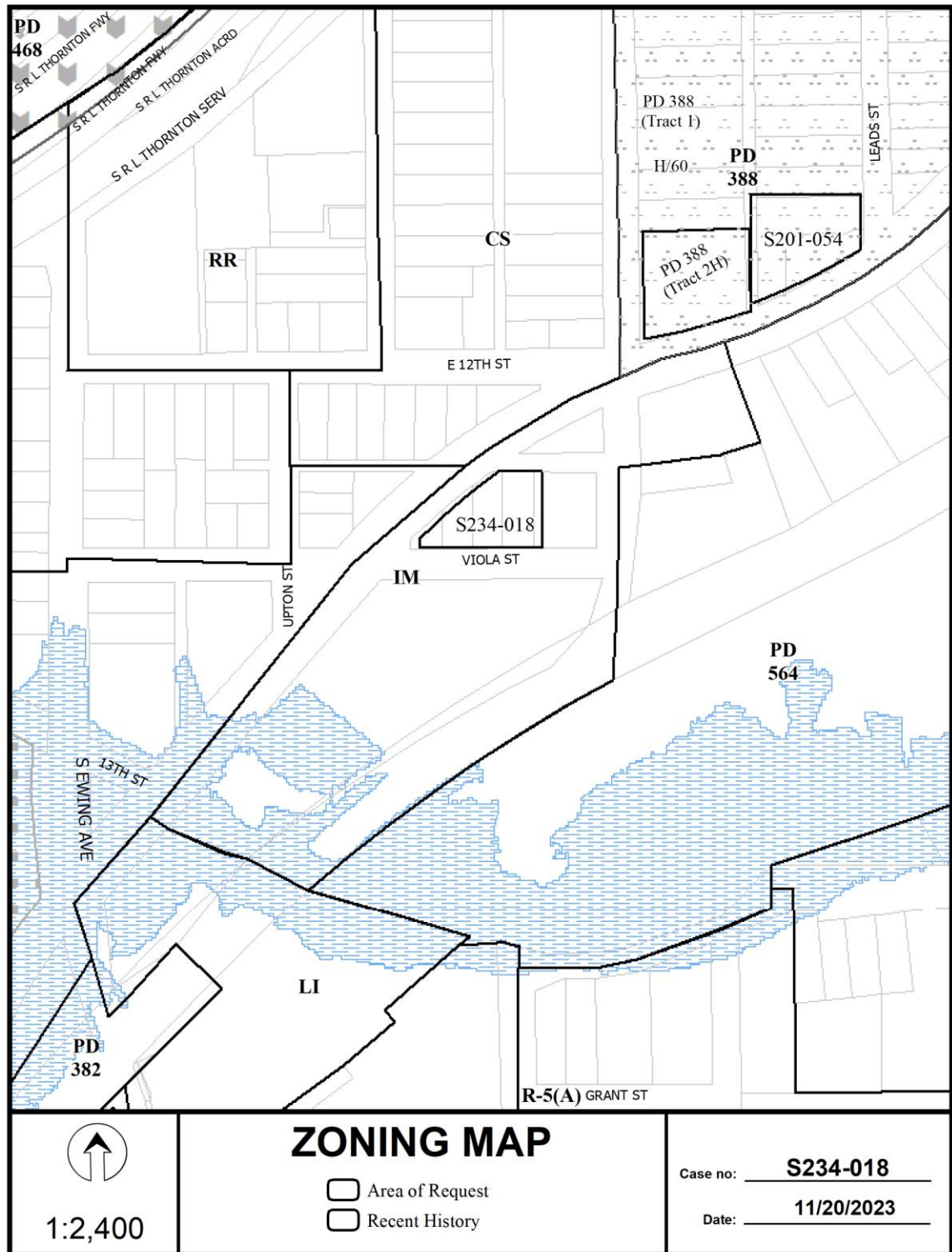
Dallas Water Utilities Conditions:

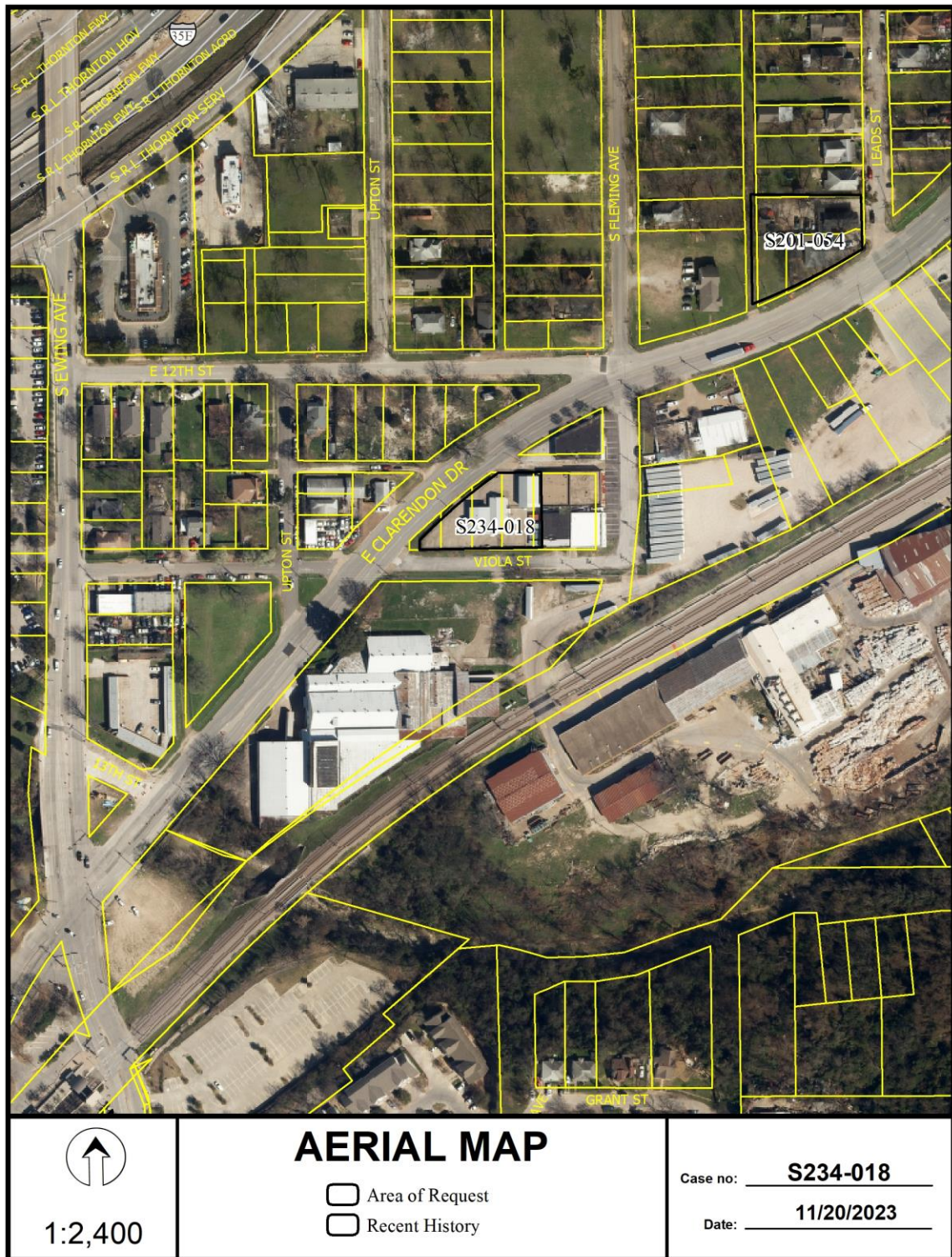
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

22. On the final plat, change “East Clarendon Drive” to “Clarendon Drive”.
23. On the final plat, identify the property as Lot 13A in City Block D/3114. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Motor coach and wastewater assessments shall also include additional areas of working space for construction and maintenance of the systems. Additional assessment areas to be covered for habitation and maintenance of manholes, chambers, sumps, hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional assessments herein granted shall be determined by meter location and installed.

By: 930 Clarendon, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

GENERAL PLAT NOTES:

1. The authors are grateful to the anonymous referees for their constructive comments and suggestions. The authors are also grateful to the referees for their constructive comments and suggestions.

STATE OF TEXAS)
COUNTY OF DALLAS)

southeasterly right-of-way line of East Clarendon Drive (80' R.O.W.) and the north right-of-way line of Viola Street (50' R.O.W.), same being the southwest corner of said Lot 16;

12-11-75 North 01 degrees 08 minutes 46 seconds West dropping south near night-01 degree line, for a distance of 15.50 feet to a 5/8" iron rod with Purple plastic cap stamped: 49-1.5 64-51" at the beginning of a curve to the right, having a radius of 1000.50 feet and a chord which bears North 49 degrees 32 minutes 06 seconds East for 169.37 feet.

1. **Left:** Nonlinearly doing solid curve to the right and doing to linearly right-away line of argument and Box-Coxen's Drive, at a central angle of 09 degrees 42 min/sec 58 seconds. **Top:** on arc length of 16.948 deg to 5.78/iron rod with Purple plastic cap stemmed. **PPS 6.55:** set on the interaction of solid nonlinearity right-away line and the south line of a 20°

North 88 degrees 55 minutes 55 seconds East, denoting said southeasterly right-of-way 5/8 in, along said 56.7 ft, for a distance of 69.22 ft, to a 5/8" iron rod with Purple plastic cap attached, 49°15' 44.51" east, being the northwest corner of aforementioned Lot 13 and being the northwest corner of Lot 12 of the aforementioned addition;

TABLE 2. South 01 degrees 00 minutes 46 seconds East, departing solid south line, along the common line of solid lots 12 and 13, for a distance of 123.00 feet to a 5/8" iron rod with Purple plastic cap stumped, NPLS 6651 set in the aforementioned north-south 1/2-way line of Viola Street, same being the southwest corner

TIME: Sun 88 degrees 55 minutes 55 seconds West, along side north right-of-way line, for a distance of 200.00 feet to the POINT OF BEGINNING and containing 17,977 square feet or 0.413 acres of land, more or less.

prepared under my State of record, that this plat was
 recorded under my direct supervision, that recorded
 documents are, without exception, collected on the ground and filed
 in the office of the County Clerk, and that this plat
 is substantially correct, and that the Rules and Regulations of
 the Texas Board of Professional Engineers and Land Surveyors,
 the Texas Department of Transportation, and the
 City of Dallas Development Code (Ordinance No. 19455, as
 amended) and the Texas Local Government Code, Chapter 212,
 further affirm that the measurement shown herein was
 either found in place or placed in compliance with the City of
 Dallas Development Code, Sec. 51-2-6.17 (a)(b)(c)(d)(e), and
 that the plat drawing the accompanying this plat is a precise
 representation of this Signed and Record Final Plat.

_____ day of _____, 2023.

Dated this the _____ day of _____, 2023.

RELEASED 11/09/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS)
COUNTY OF DALLAS)
_____, Plaintiff)
vs. _____)
_____, Defendant)
_____)
_____)

DISCLOSURE: The undersigned author(s), a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davidson, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

[illegible]

Declaration of Vice Commissioners
City and County Commission
District 11A05

PRELIMINARY PLAT

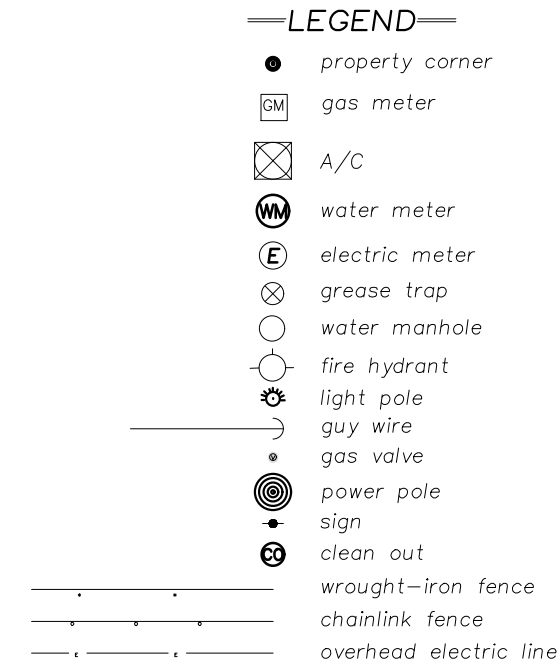
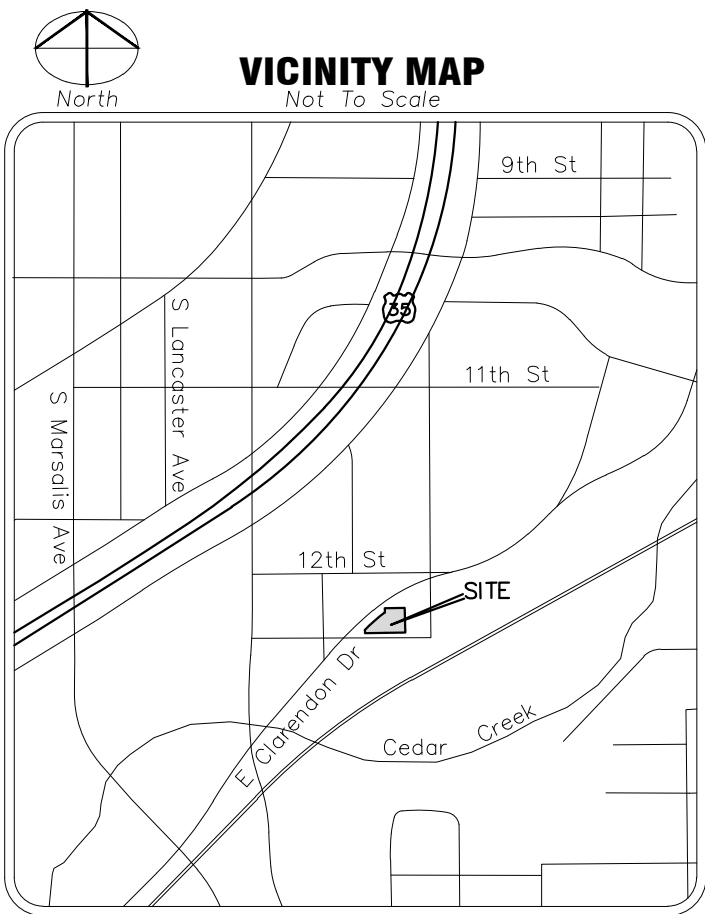
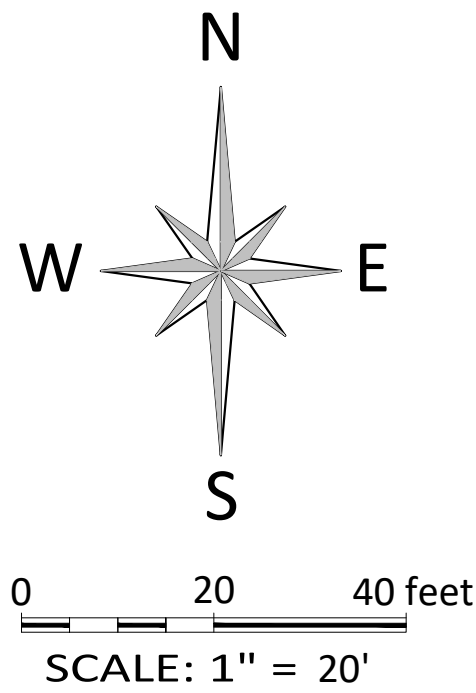
CARDEN ADDITION
LOT 1A, BLOCK D/3114

OWNER: SURECORP.
830 Commerce, LLC
6215 Douglas Avenue, Suite 200
Dallas, Texas 75223
Phone: (214) 766-0000
Fax: (214) 766-0001
E-mail: info@surecorp.com
Project by: Surecorp, LLC

SHRINKER: SHREK AND SARGENT, LLC
2115 Brick Street
Dallas, Texas 75219
Phone: (214) 766-0000
Fax: (214) 766-0001
E-mail: info@shreks.com

Map Record and Being Out of The
W. H. HORD SURVEY, ABSTRACT NO. 566
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. 523-318
SHEET 08

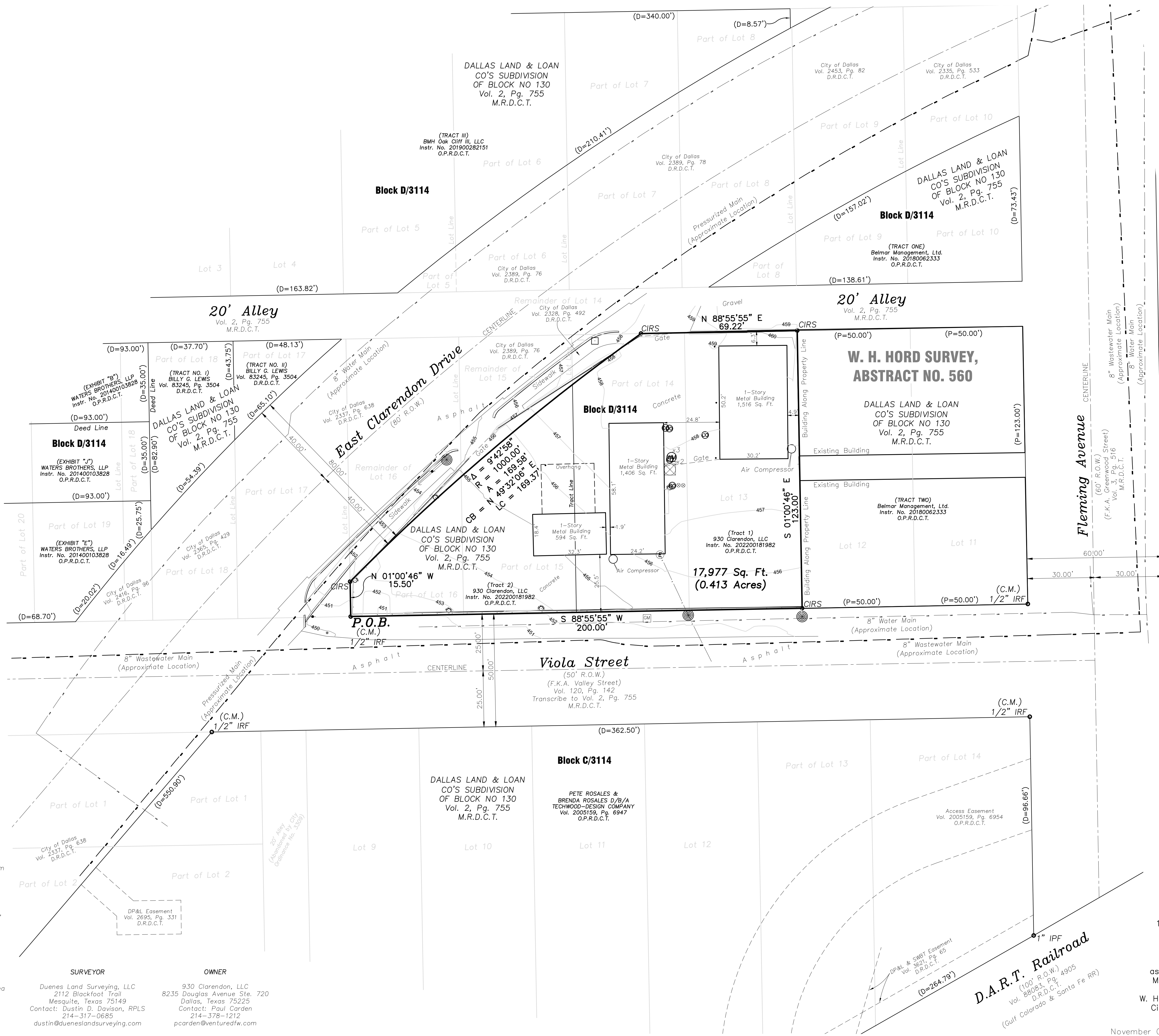
Survey 1 of 09, 2021



LEGEND:
P.O.B. = Point of Beginning
IRF = iron rod found
(C.M.) = Controlling Monument
(P=) = Plat Distance
(D=) = Deed Distance
R.O.W. = right-of-way
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
Vol., Pg. = Volume, Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
Sq. Ft. = Square Feet
F.K.A. = Formerly Known As

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from existing Lots.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
5. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in zone X.
6. Existing structures to remain.



**PRELIMINARY PLAT
CARDEN ADDITION
LOT 1A, BLOCK D/3114**

Being a Replat of
17,977 Square Feet, 0.413 Acres
All of Lot 13, & Part of Lots
14, 15, & 16, Block D/3114,
of DALLAS LAND & LOAN CO'S
SUBDIVISION OF BLOCK NO 130
as recorded in Volume 2, Page 755
Map Records, Dallas County, Texas
AND BEING OUT OF THE
W. H. HORD SURVEY, ABSTRACT NO. 560
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-018

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 930 Clarendon, LLC, acting by and through its duly authorized agent, **Paul Carden** does hereby adopt this plat, designating the herein described property as **CARDEN ADDITION** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: 930 Clarendon, LLC

Paul Carden
Manager

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Paul Carden** known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, 930 Clarendon, LLC, is the owner of a 17,977 square foot (0.413 acre) tract of land situated in the W. H. HORD ABSTRACT, NO. 560, City of Dallas, Dallas County, Texas, same being all of Lot 13, and part of lots 14, 15, and 16, Block D/3114, of DALLAS LAND & LOAN CO'S SUBDIVISION OF BLOCK NO 130, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 2, Page 755, Map Records, Dallas County, Texas, further being that certain Tracts 1 & 2 of land conveyed to 930 Clarendon, LLC, by Special Warranty Deed with vendor's lien recorded in Instrument Number 202200181982, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southeasterly right-of-way line of East Clarendon Drive (80' R.O.W.) and the north right-of-way line of Viola Street (50' R.O.W.), same being the southwest corner of said Lot 16;

THENCE North 01 degrees 00 minutes 46 seconds West, departing said north right-of-way line, for a distance of 15.50 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the beginning of a curve to the right, having a radius of 1000.00 feet and a chord which bears North 49 degrees 32 minutes 06 seconds East, for 169.37 feet;

THENCE Northeasterly, along said curve to the right and along the southeasterly right-of-way line of aforementioned East Clarendon Drive, through a central angle of 09 degrees 42 minutes 58 seconds, for an arc length of 169.58 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set at the intersection of said southeasterly right-of-way line and the south line of a 20' Alley;

THENCE North 88 degrees 55 minutes 55 seconds East, departing said southeasterly right-of-way line, along said south line, for a distance of 69.22 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the northeast corner of aforementioned Lot 13 and being the northwest corner of Lot 12 of the aforementioned Addition;

THENCE South 0 degrees 00 minutes 46 seconds East, departing said south line, along the common line of said Lots 12 and 13, for a distance of 123.00 feet to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the aforementioned north right-of-way line of Viola Street, same being the southwest corner of said Lot 12 and being the southeast corner of said Lot 13;

THENCE South 88 degrees 55 minutes 55 seconds West, along said north right-of-way line, for a distance of 200.00 feet to the POINT OF BEGINNING and containing 17,977 square feet or 0.413 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____ day of _____, 2023.

PRELIMINARY
RELEASED 11/09/23 FOR REVIEW PURPOSES ONLY. THIS
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS
A FINAL SURVEY DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Davison**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____ 2023.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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
CARDEN ADDITION
LOT 1A, BLOCK D/3114

Being a Replat of
17,977 Square Feet, 0.413 Acres
All of Lot 13, & Part of Lots
14, 15, & 16, Block D/3114,
of DALLAS LAND & LOAN CO'S
SUBDIVISION OF BLOCK NO 130
as recorded in Volume 2, Page 755
Map Records, Dallas County, Texas
AND BEING OUT OF THE
H. HORD SURVEY, ABSTRACT NO. 560
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-018

OWNER

930 Clarendon, LLC
8235 Douglas Avenue Ste. 720
Dallas, Texas 75225
Contact: Paul Carden
Phone No.
pcarden@venturedfw.com

SURVEYOR

Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com

November 09, 2023

SHEET 2 OF 2

Filename: W:\DLS Server\2023\063 930 E Clarendon\DWG\930 E Clarendon.dwg
 Date: Thursday, November 09, 2023 Time: 4:44 PM Plotted by: JT Shelton



City of Dallas

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

Agenda Information Sheet

File #: 23-3187

Item #: 23.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 1.2526-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road at Remond Drive, northwest corner.

Applicant/Owner: Dallas Metrocare Services

Surveyor: Raymond L. Goodson Jr. Inc.

Application Filed: November 09, 2023

Zoning: PD 811 (Subarea A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 1

S234-019

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-019**SENIOR PLANNER:** Hema Sharma**LOCATION:** Westmoreland Road at Remond Drive, northwest corner**DATE FILED:** November 09, 2023**ZONING:** PD 811 (Subarea A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20811.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.2526-acres**APPLICANT/OWNER:** Dallas Metrocare Services

REQUEST: An application to create one 1.2526-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road at Remond Drive, northwest corner.

SUBDIVISION HISTORY:

1. S223-209 was a request south of the present request to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike. The request was withdrawn on August 2, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 811 (Subarea A); 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 Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Westmoreland Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Remond Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Westmoreland Road & Remond Drive. *Section 51A 8.602(d)(1)*
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

19. 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). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

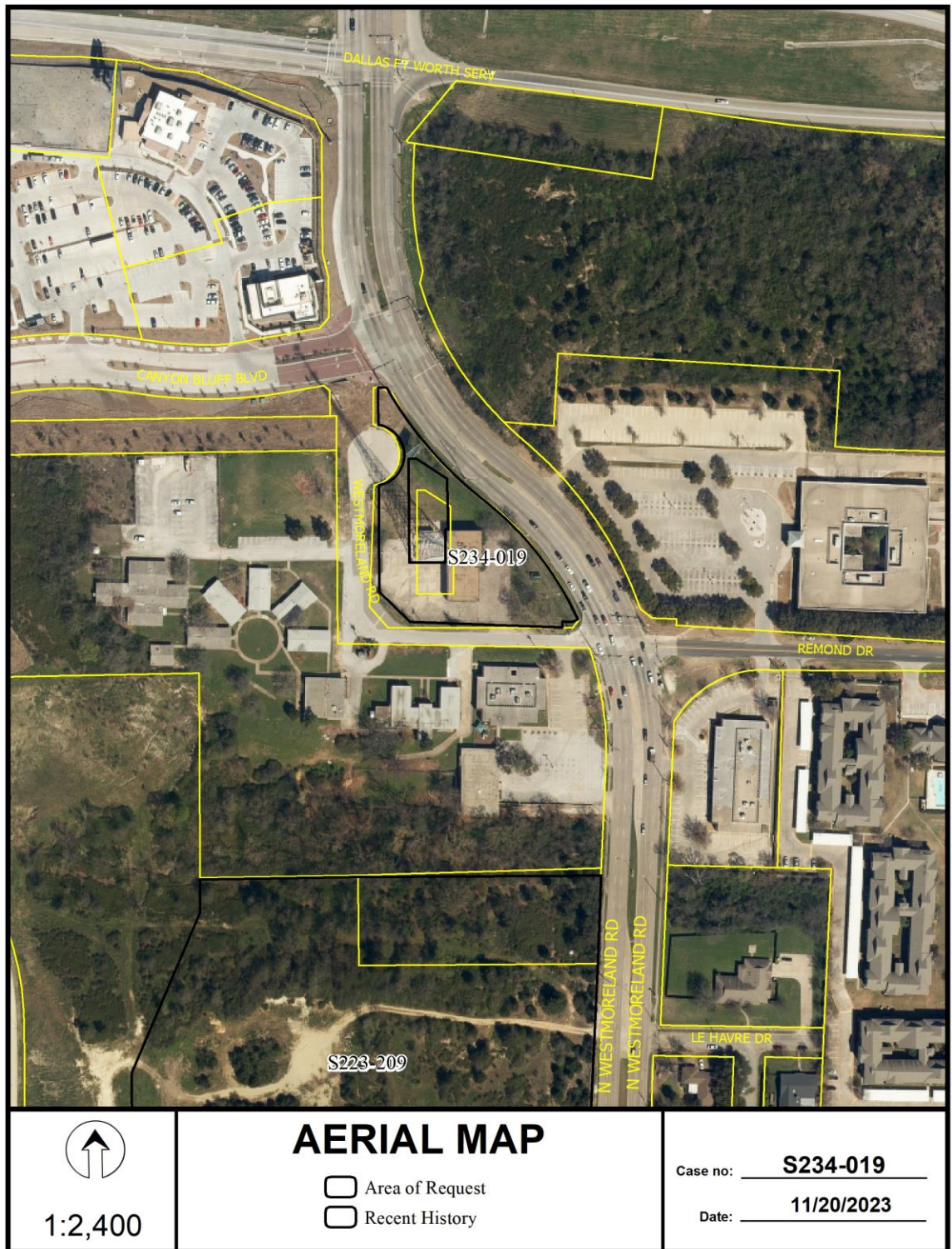
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

25. 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).
26. 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.
27. Water and Wastewater 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:

28. On the final plat, change “Westmoreland Road” to “Westmoreland Road (A.K.A Westmoreland Avenue)”
29. On the final plat, identify the property as Lot 1 in City Block C/6160. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



LOT 5, BLOCK N/7212
CANYON IN OAK CLIFF, PHASE 5
INST. NO. 201800188849
O.P.R.D.C.T.

STREET RIGHT-OF-WAY
CANYON IN OAK CLIFF PHASE 2
INST. NO. 201700325704
M.R.D.C.T.

SLF III/INCAP, L.P.
EXHIBIT A-7, TRACT 1
17.692 ACRES
INST. NO. 20080313895,
O.P.R.D.C.T.

CALLED 173.5041 ACRES
LMC CANYON HOLDINGS, LLC
INST. NO. 20220014046,
O.P.R.D.C.T.

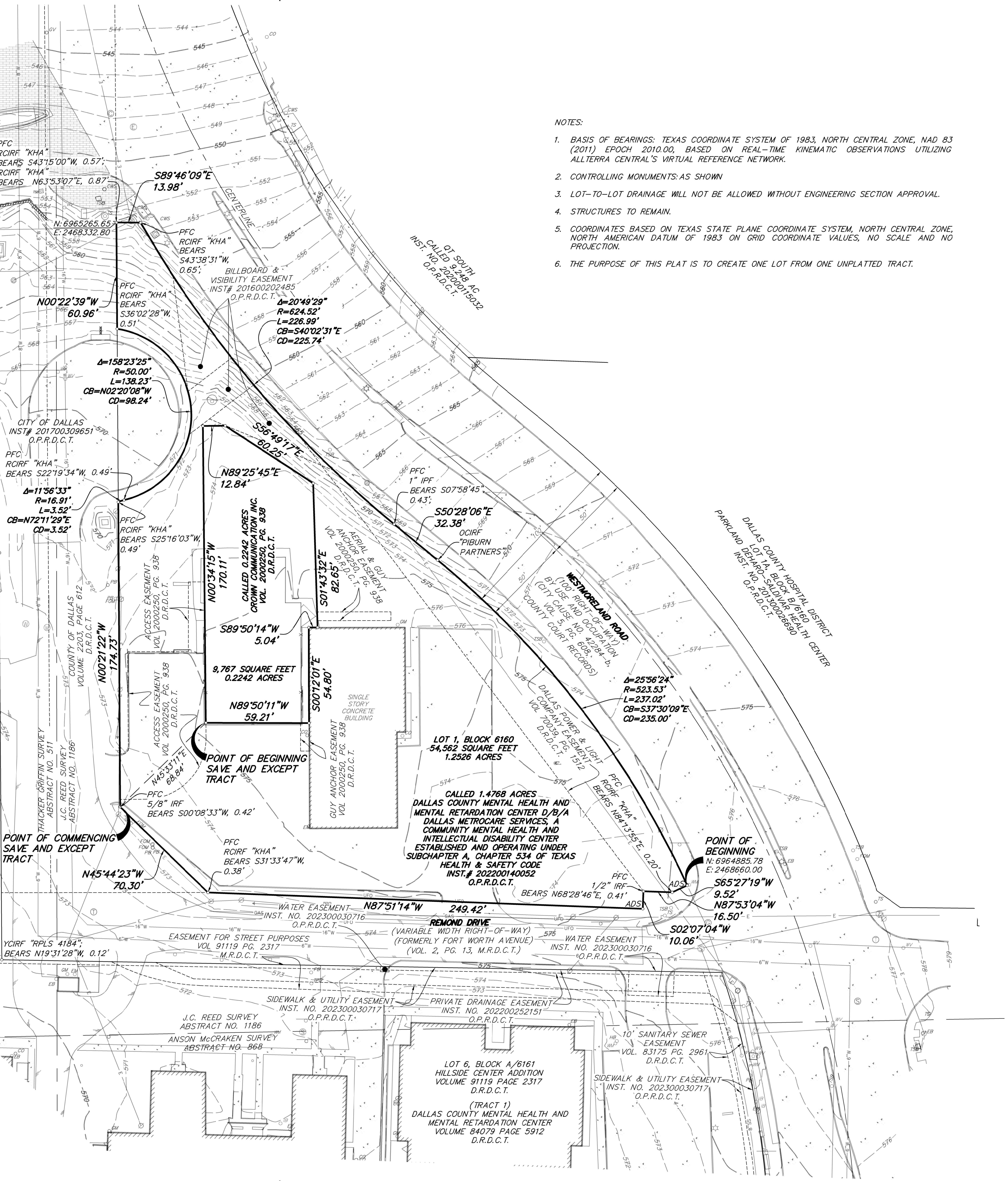
WATER EASEMENT
INST. NO. 201500230485
O.P.R.D.C.T.

LOT 6, BLOCK A/6161
HILLSIDE CENTER ADDITION
VOLUME 91119 PAGE 2317
D.R.D.C.T.

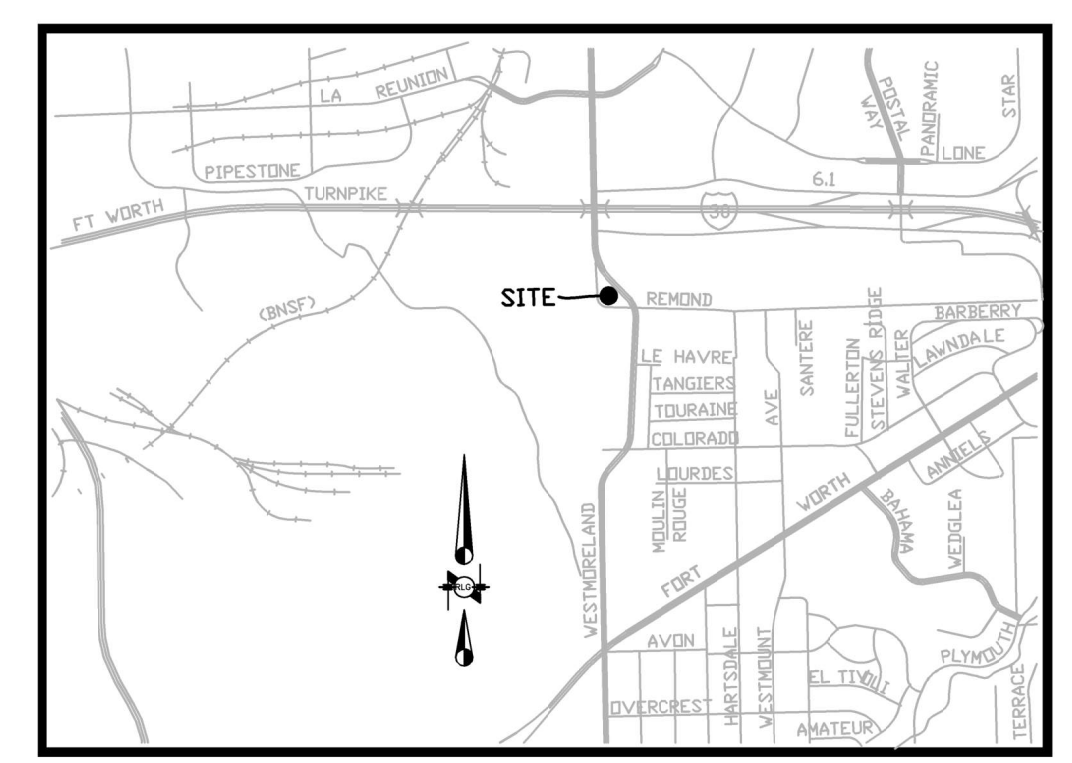
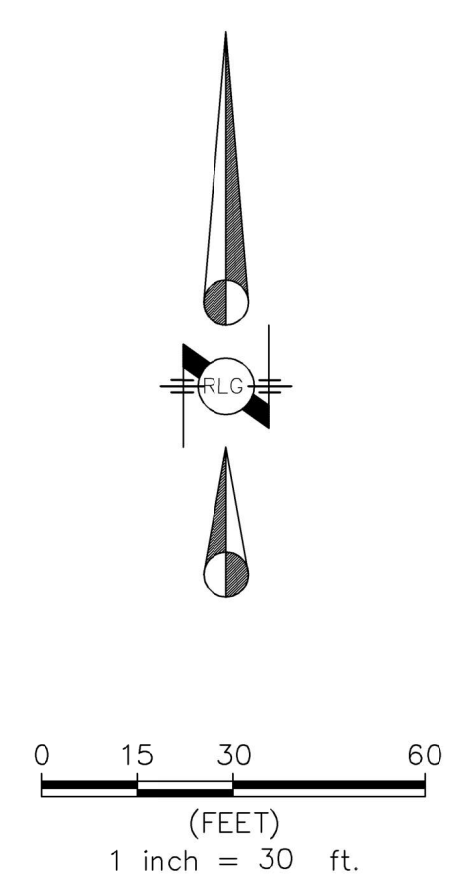
(TRACT 1)
DALLAS COUNTY MENTAL HEALTH AND
MENTAL RETARDATION CENTER
VOLUME 84079 PAGE 5912
D.R.D.C.T.

PRIVATE DRAINAGE EASEMENT
INST. NO. 202200252151
O.P.R.D.C.T.

YORIF "RPLS 4184"
BEARS N19°31'28"W, 0.12'



- NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
 2. CONTROLLING MONUMENTS: AS SHOWN
 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4. STRUCTURES TO REMAIN.
 5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE UNPLATTED TRACT.



VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE		OVERHEAD POWER
	EASEMENT LINE		GAS LINE
	BUILDING		SEWER LINE
	ASPHALT		STORM SEWER LINE
	CONCRETE		WATER LINE
	FENCE LINE		UNDERGROUND FIBER OPTIC LINE
	LIGHT STANDARD		EXISTING CONTOUR LINE
	LIGHT BOLLARD		EXISTING SPOT ELEVATION
	MONUMENT		CONTROLLING MONUMENT
	WATER VALVE		MAP RECORDS, DALLAS COUNTY, TX
	WATER METER		DEED RECORDS, DALLAS COUNTY, TX
	FIRE HYDRANT		OPTICAL PUBLIC RECORDS, DALLAS COUNTY, TX
	STAND PIPE		INSTRUMENT NUMBER
	CLEAN OUT		VOLUME, PAGE
	IRRIGATION BOX		ROOF DRAIN
	TELEPHONE PEDESTAL		PULL BOX
	POWER POLE		PULL BOX ELECTRIC
	POWER POLE WITH U/G CONDUIT		PULL BOX TELEPHONE
	GUY WIRE		PULL BOX FIBER OPTIC
	SIGN		CREPE MYRTLE
	SANITARY SEWER MANHOLE		TREE
	STORM SEWER MANHOLE		ELECTRIC BOX
	GAS MANHOLE		ELECTRIC METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL
	ELECTRIC MANHOLE		TRAFFIC SIGNAL BOX
	FIBER OPTIC MANHOLE		STAND PIPE
	COMMUNICATIONS MANHOLE		

LEGEND

PRELIMINARY PLAT
OF
HCA2 ADDITION
LOT 1, BLOCK 6160
J.C. REED SURVEY, ABSTRACT NO. 1186
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-019
ENGINEERING NO. 311T-____

SCALE: 1" = 30' DATE: 05/19/2023

OWNER:		SURVEYOR:	
DALLAS METRO CARE SERVICES		RAYMOND L. GOODSON JR., INC.	
1330 RIVERBEND DRIVE, STE. 820		12001 N. CENTRAL EXPRESSWAY, STE 300	
DALLAS, TX 75243		DALLAS, TX 75243	
214-739-8100		214-739-8100	
rlg@rlginc.com		rlg@rlginc.com	
TX PB REC #1-493		TX PB REC #1-493	
KEVIN BOYD		TBPCLS REG #100341-00	
RECORDED	INST#	JOB NO.	2313.048.100
		E-FILE	2313.048.100PP
DWG NO.	28,289W	SHEET	1 OF 2

FIELD NOTES:

WHEREAS Dallas County Mental Health and Mental Retardation Center d/b/a Dallas Metrocare Services, A Community Mental Health and Intellectual Disability Center Established and Operating Under Subchapter 4, Chapter 534 of Texas Health & Safety Code is the owner of a 64,329 square foot (1.4768 acre) tract of land situated in the J.C. Reed Survey, Abstract No. 1186, City of Dallas, Dallas County, Texas, being all of a called 1.4768 acre tract of land described in a Special Warranty Deed recorded in Instrument Number 202200140052, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the west right-of-way line Westmoreland Road (a 100-foot right-of-way) and the northerly right-of-way line of Remond Drive (a variable width right-of-way), for the most easterly southeast corner of said 1.4768 acre tract;

THENCE along the common line between said 1.4768 acre tract and said Remond Drive, the following bearings and distances:

South 65°27'19" West, a distance of 9.52 feet to a point from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears North 84°13'55" East, a distance of 0.20 feet;

North 87°53'04" West, a distance of 16.50 feet to a point from which a 1/2" iron rod found bears North 68°28'46" East, a distance of 0.41 feet;

South 02°07'04" West, a distance of 10.06 feet to a point;

North 87°51'14" West, a distance of 249.42 feet to a point from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 31°33'47" East, a distance of 0.38 feet;

North 45°44'23" West, a distance of 70.30 feet to a point from which a 5/8" iron rod bears South 00°08'33" West, a distance of 0.42 feet;

North 00°21'22" West, a distance of 174.73 feet to a point for the beginning of a non-tangent curve to the right, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 25°16'03" West, a distance of 0.49 feet;

In a northeasterly direction along said non-tangent curve to the right, whose chord bears North 72°11'29" East for a distance of 3.52 feet, having a radius of 16.91 feet, a central angle of 11°56'33", and an arc length of 3.52 feet to a point at the end of said non-tangent curve to the left and for the beginning of a non-tangent curve to the left, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 22°19'34" West, a distance of 0.49 feet;

In a northwesterly direction along said non-tangent curve to the left, whose chord bears North 02°20'08" West for a distance of 98.24 feet, having a radius of 50.00 feet, a central angle of 158°23'25", and an arc length of 138.23 feet to a point at the end of said non-tangent curve to the right, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 36°02'28" West, a distance of 0.51 feet;

North 00°22'39" West, a distance of 60.96 feet to a point for the northwest corner of said 1.4768 acre tract, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 43°15'00" West, a distance of 0.57 feet and from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears North 63°53'07" East, a distance of 0.87 feet;

THENCE South 89°46'09" East, along the north line of said 1.4768 acre tract, a distance of 13.98 feet to a point for the beginning of non-tangent curve to the left, from which a 1/2" iron rod with red plastic cap stamped "KHA" found bears South 43°38'31" West, a distance of 0.65 feet;

THENCE along the common line between said 1.4768 acre tract and said Westmoreland Road, the following bearings and distances:

In a southeasterly direction along said non-tangent curve to the left, whose chord bears South 40°02'31" East for a distance of 225.74 feet, having a radius of 624.52 feet, a central angle of 20°49'29", and an arc length of 226.99 feet to a point at the end of said non-tangent curve to the left, from which a 1" iron pipe filled with concrete bears South 07°58'45" East, a distance of 0.43 feet;

South 50°28'06" East, a distance of 32.38 feet to a 1/2" iron rod with orange plastic cap stamped "Piburn Partners" found, for the beginning of a non-tangent curve to the right;

In a southeasterly direction along said non-tangent curve to the right, whose chord bears South 37°30'09" East for a distance of 235.00 feet, having a radius of 523.53 feet, a central angle of 25°56'24", and an arc length of 237.02 feet to the end of said non-tangent curve to the right for the POINT OF BEGINNING, containing a gross area of 64,329 square feet or 1.4768 acres of land, more or less.

SAVE AND EXCEPT the following tract of land:

WHEREAS Crown Communication Inc. is the owner of a 9,767 square foot (0.2242 acre) tract of land situated in the J.C. Reed Survey, Abstract No. 1186, City of Dallas, Dallas County, Texas, described in a General Warranty Deed recorded in Volume 2000250 Page 938, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the east right-of-way line of said Remond Drive for the northerly southwest corner of said 1.4768 acre tract, from which a found 5/8" iron rod found bears South 00°08'33" West, a distance of 0.42 feet;

THENCE over and across said 1.4768 acre tract, the following bearings and distances:

North 45°33'11" East, a distance of 68.84 feet to the POINT OF BEGINNING;

North 00°34'15" West, a distance of 170.11 feet to a point for corner;

North 89°25'45" East, a distance of 12.84 feet to a point for corner;

South 56°49'17" East, a distance of 60.25 feet to a point for corner;

South 01°43'32" East, a distance of 82.65 feet to a point for corner;

South 89°50'14" West, a distance of 5.04 feet to a point for corner;

South 00°12'01" East, a distance of 54.80 feet to a point for corner;

North 89°50'11" West, a distance of 59.21 feet to the POINT OF BEGINNING containing 9,767 square feet or 0.2242 acres of land, resulting in a net area of 54,562 square feet or 1.2526 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER D/B/A DALLAS METROCARE SERVICES, A COMMUNITY MENTAL HEALTH AND INTELLECTUAL DISABILITY CENTER ESTABLISHED AND OPERATING UNDER SUBCHAPTER A, CHAPTER 534 OF TEXAS HEALTH & SAFETY CODE, acting by and through its duly authorized agent, KEVIN BOYD, does hereby adopt this plat, designating the herein described property as HCA2 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.

DALLAS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER D/B/A DALLAS METROCARE SERVICES, A COMMUNITY MENTAL HEALTH AND INTELLECTUAL DISABILITY CENTER ESTABLISHED AND OPERATING UNDER SUBCHAPTER A, CHAPTER 534 OF TEXAS HEALTH & SAFETY CODE

By:

Kevin Boyd, Director of real estate & facilities

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared KEVIN BOYD, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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.

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.

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ____ day of

_____, 2023.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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
OF
HCA2 ADDITION
LOT 1, BLOCK 6160
J.C. REED SURVEY, ABSTRACT NO. 1186
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-019
ENGINEERING NO. 311T-____

SCALE: 1" = 30' DATE: 05/19/2023

OWNER:

DALLAS METROCARE SERVICES
1330 RIVERBEND DRIVE, STE. 820
DALLAS, TX. 75247
214-743-1200
KEVIN BOYD

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REC #7-489
TBPELS REC #100341-00

RECORDED	INST#	-	JOB NO.	2313.048.100	E-FILE	2313.048.100PP	SHEET	2 OF 2
							DWG NO.	28,289W



City of Dallas

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

Agenda Information Sheet

File #: 23-3188

Item #: 24.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner.

Applicant/Owner: OR Asset Holdings, LP, Corey Wells

Surveyor: CBG Surveying Texas LLC

Application Filed: November 09, 2023

Zoning: PD 193 (LC)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 14

S234-020

CITY PLAN COMMISSION

THURSDAY, DECEMBER 07, 2023

FILE NUMBER: S234-020

SENIOR PLANNER: Hema Sharma

LOCATION: Routh Street at McKinney Avenue, southwest corner

DATE FILED: November 09, 2023

ZONING: PD193 (LC)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 0.94-acres

APPLICANT/OWNER: OR Asset Holdings, LP, Corey Wells

REQUEST: An application to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S223-082 was a request southwest of the present request to replat a 0.6136-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/949 and a portion of tract of land in City Block 1/949 to create one lot on property located on Maple Avenue, north of McKinney Avenue. The request was approved on March 23, 2023 but has not been recorded.
2. S212-265 was a request east of the present request to replat a 1.026-acre tract of land containing all of Lots 1 through 4 in City Block A/554 to create one lot on property located on McKinney Avenue, between Routh Street and Boll Street. The request was approved on August 4, 2022 but has not been recorded.
3. S201-776 was a request northeast of the present request to create a 1.1420-acre lot from a tract of land in City Block 561 on property located on McKinney Avenue at Boll Street, east corner. The request was approved on October 21, 2021 but has not been recorded.
4. S189-239 was a request west of the present request to replat a 1.061-acre tract of land containing all of Lot 1A in City Block 3/950 and part of an abandoned right-of-way to create one lot on property located on Maple Avenue at Mahon Street, north corner. The request was approved on July 11, 2019 and recorded on May 25, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193(LC); 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 Conditions:

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Routh Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Routh Street & McKinney Avenue. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. 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). *51A-8.606, 51A-8.608*

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.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

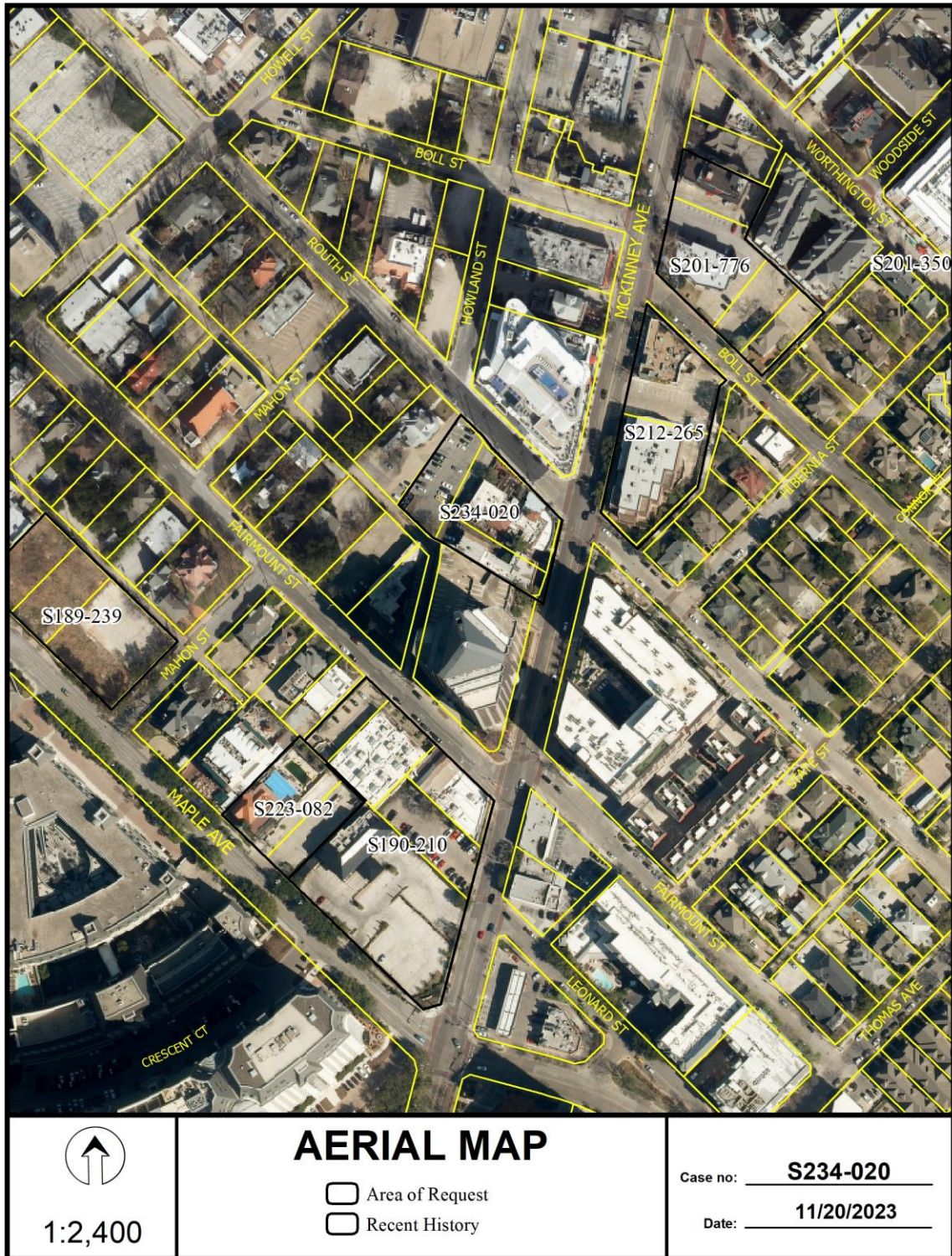
Dallas Water Utilities Conditions:

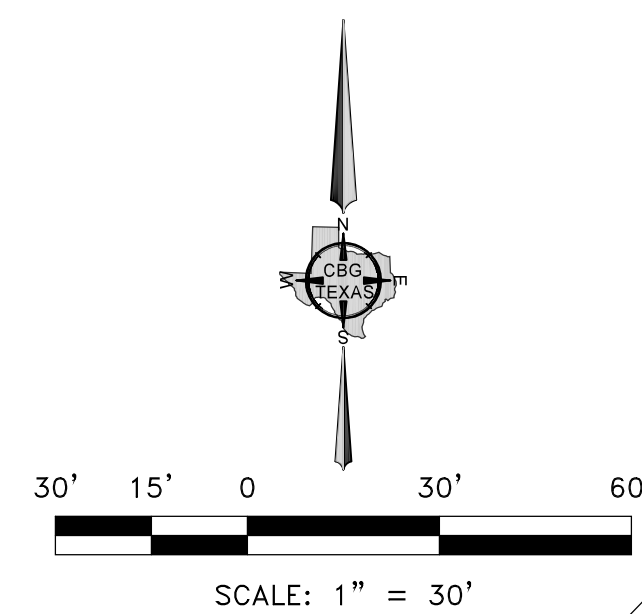
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate/ GIS, Lot & Block Conditions:

25. On the final plat, please show the Alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.

26. On the final plat, identify the property as Lot 2 in City Block 2/954. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





LINE	BEARING	DISTANCE
L1	N 62°45'12" W	26.45'
L2	S 45°45'18" E	51.11'
L3	S 39°12'40" E	22.79'

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF THE PORTION ONE BLOCK 2/954.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THIS PLAT IS SUBJECT TO A PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT, RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

Whereas OR Asset Holdings, L.P., a Texas limited partnership is the owners of a 41,141 square feet tract of land situated in the John Grigsby Survey, Abstract No. 495, being a portion of City Block 2/954, City of Dallas, Dallas County, Texas, same being a portion of Block 2/954, Mahons Homestead Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90, Page 610, Map Records, Dallas County, Texas, being a tract of land conveyed to OR Asset Holdings, L.P. a Texas limited partnership, by Special Warranty Deed recorded in Instrument Number 201000127406, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to OR Asset Holdings, L.P. a Texas limited Partnership, by Quitclaim Deed recorded in Instrument Number 201900159367, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being in the intersection of the Southwest right-of-way line of Routh Street (a variable width right-of-way) recorded in Volume 90, Page 610 and Volume 183, Page 482, Map Records, Dallas County, Texas, and the Northwest right-of-way line of McKinney Avenue (a variable width right-of-way) recorded in Volume 90, Page 610 and Volume 69, Page 560, Map Records, Dallas County, Texas;

THENCE South 12 degrees 55 minutes 39 seconds West, along the Northwest right-of-way line of said McKinney Avenue, a distance of 140.00 feet to a point for corner, said corner being along the Northwest right-of-way line of said McKinney Avenue;

THENCE North 58 degrees 22 minutes 41 seconds West, a passing distance of 3.14 feet to a 1/2-inch iron rod found with yellow cap stamped "5686" on line, and continuing a total distance of 184.95 feet to a "X" cut found in concrete, said corner being the North corner of Lot 1, Block 2/954, of Chateau Plaza Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85012, Page 3579, Map Records, Dallas County, Texas, same being the East corner of a 20 foot wide alley, recorded in Volume 90, Page 610, Map Records, Dallas County, Texas;

THENCE North 62 degrees 45 minutes 12 seconds West, along the Northeast line of said alley, a distance of 26.45 feet to a 1/2-inch iron rod found for corner, said corner being along the Northeast line of said Alley;

THENCE North 45 degrees 57 minutes 58 seconds West, along the Northeast line of said alley, a distance of 76.34 feet to a 3-1/4 inch aluminum disc stamped "O.A.H. and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being along the Northeast line of said alley, same being the South corner of a tract of land conveyed to OR Asset Holdings, L.P., a Texas limited partnership, by deed recorded in Instrument Number 201300354497, Official Public Records, Dallas County, Texas;

THENCE North 34 degrees 48 minutes 02 seconds East of said OR Asset Holdings tract (201300354497), a distance of 178.12 feet to a 3-1/4-inch aluminum disc stamped "O.A.H. and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being the North corner of said OR Asset Holdings tract (201300354497), same being along the Southwest right-of-way line of said South Street;

THENCE South 45 degrees 45 minutes 18 seconds East, along the Southwest right-of-way line of said Ruth Street, a distance of 51.11 feet to a 3-1/4-inch aluminum disc stamped "O.A.H and RPLS 5513" set over a 1/2-inch iron rod set for corner, said corner being along the Southwest right-of-way line of said Ruth Street;

THENCE South 39 degrees 12 minutes 40 seconds East, along the Southwest right-of-way line of said Routh Street, a distance of 51.11 feet to a 1/2-inch iron rod found with yellow caps stamped "5686" for corner, said corner being along the Southwest right-of-way line of said Routh Street;

THENCE South 43 degrees 59 minutes 32 seconds East, along the Southwest right-of-way line of said Routh Street, a distance of 164.89 feet to the POINT OF BEGINNING and containing 41,141 square feet and or 0.94 acres of land.

LOT 4, BLOCK 3/955
HAB BOWEN'S ADDITON
VOL. 183. PG. 482
M.R.D.C.T.

E DALLAS UPTOWN VENTURE
L.C., A DELAWARE LIMITED
LIABILITY COMPANY
INST. NO. 201700167976
O.P.R.D.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT OR Asset Holdings, L.P., acting through their authorized manager Corey Wells, do hereby adopt this plat, designating the herein described property as **OR ASSET HOLDINGS 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 subject to the easements, rights and obligations of the public utility and fire departments and all public and private utilities for such particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements as shown. The property owner shall have the right to remove, reconstruct, inspect, patrol, maintain and add to or remove 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.

BY: _____
 OR Asset Holdings, L.P. (Owner)
 Corey Wells (Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Corey Wells 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 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 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 plot is a precise representation of this Signed Final Plot.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 10/24/2023 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 Connolly 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
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFVC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "O.A.H.-RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET

**OWNER: OR ASSET HOLDINGS, L.P. A
TEXAS LIMITED PARTNERSHIP
MANAGER: COREY WELLS
522 BENSON LANE
ROANOKE, TEXAS 76262
PHONE: 817-707-4770
EMAIL: CWELLS@RENDANENVIRONMENTAL.COM**



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F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 07/31/2023 / JOB NO. 1726059-04PP / DRAWN BY: JLA



City of Dallas

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

Agenda Information Sheet

File #: 23-3189

Item #: 25.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.83-acre tract of land containing part of Lot 6 and tract of land in City Block 7791 to create one lot on property located on Rylie Crest Road, at terminus of Laramie Lane.

Applicant/Owner: Mid-Cities Services, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: November 13, 2023

Zoning: PD 535 (Subdistrict 2)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

S234-023

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-023**SENIOR PLANNER:** Hema Sharma**LOCATION:** Rylie Crest Road, at terminus of Laramie Lane**DATE FILED:** November 13, 2023**ZONING:** PD 535 (Subdistrict 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20535.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.83-acres**APPLICANT/OWNER:** Mid-Cities Services, LLC

REQUEST: An application to replat a 0.83-acre tract of land containing part of Lot 6 and tract of land in City Block 7791 to create one lot on property located on Rylie Crest Road, at terminus of Laramie Lane.

SUBDIVISION HISTORY:

1. S201-587 was a request northeast of the present request to create one 0.910-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of C F Hawn Freeway/ U.S. Highway No. 175. The request was approved on March 4, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 535 (Subdistrict 2); 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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Rylie Crest Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

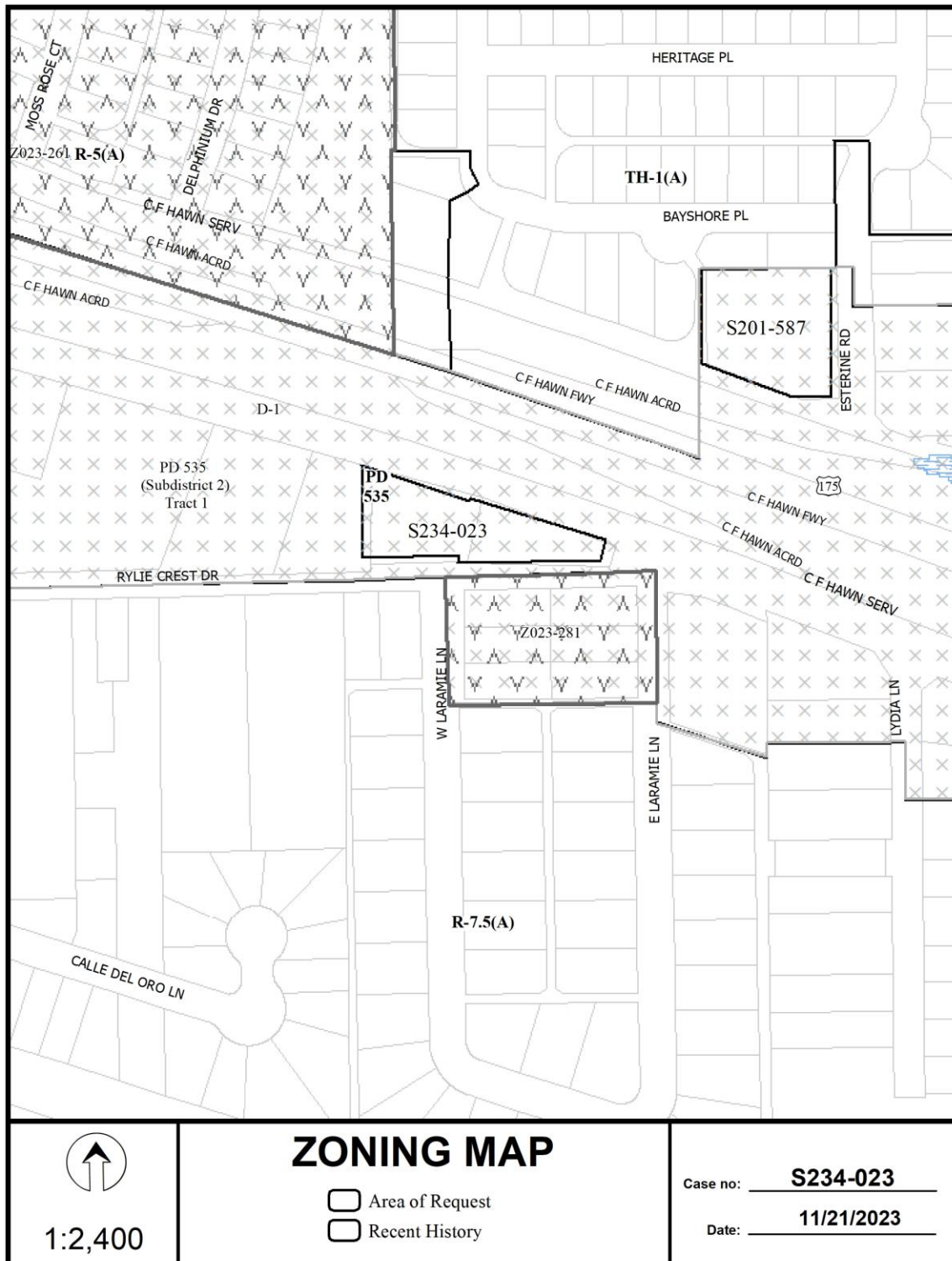
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

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 and Wastewater 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.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Name / GIS, Lot & Block Conditions:

24. On the final plat, change “E. Laramie Lane” to “Laramie Lane”.
25. On the final plat, change “U.S. Highway 175 (C.F. Hawn Freeway)” to “C.F. Hawn Freeway / U.S. Highway No. 175”.
26. On the final plat, identify the property as Lot 6A in City Block 7791 Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





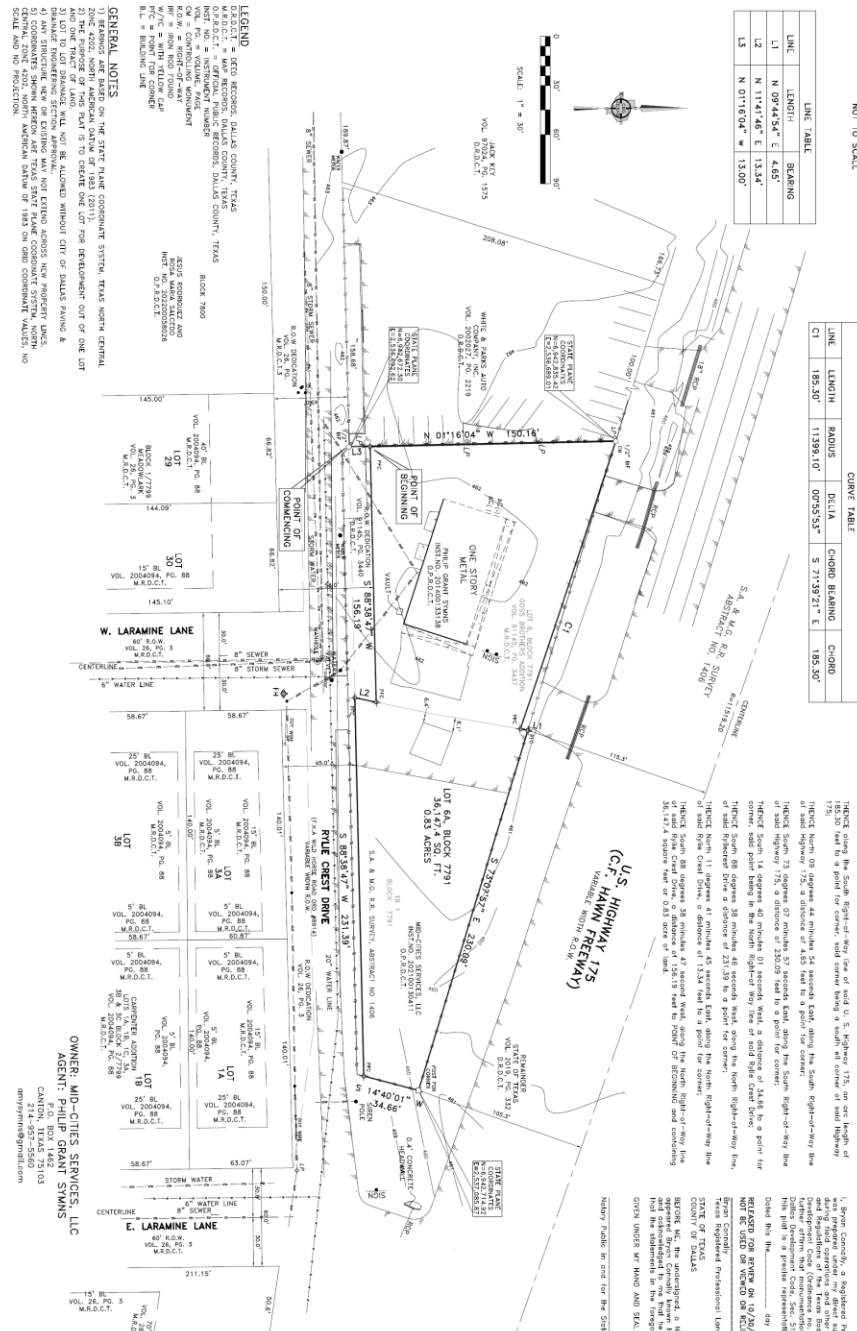


LINE	LENGTH	BEARING
L1	N 09°44'44" E 4.65'	
L2	N 11°14'44" E 13.34'	
L3	N 01°16'04" W 13.00'	

LINE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	185.30'	11398.10'	0°55'53"	S 71°59'21" E	185.30'

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described land, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the same misleading or incomplete. I further declare that I am not aware of any facts or circumstances which might render the same misleading or incomplete. I further declare that I am not aware of any facts or circumstances which might render the same misleading or incomplete.



OWNER: MID-CITIES SERVICES, LLC
AGENT: PHILIP GRANT SWYNS
 214-557-5550
 philip@midcities.com

PRELIMINARY PLAT
GRANT SWYNS ADDITION
 35.14 AC, BLOCK 7931
 A REPLY OF LOT 6, BLOCK 7931, GRANT SWYNS ADDITION
 CITY OF DALLAS, TEXAS
 CITY PLAT FILE NO. 5234-023
 ENGINEERING PLAN NO. 1

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, the undersigned, being the duly authorized representative of the City of Dallas, Texas, do hereby certify that the above described land is subject to the provisions of the City of Dallas, Texas, and that the same is being offered for sale to the public.

By: _____
 City Clerk

By: _____
 City Engineer

By: _____
 City Attorney

NOTARY PUBLIC

I, the undersigned, being a Notary Public in and for the State of Texas, do hereby certify that the above described land is subject to the provisions of the City of Dallas, Texas, and that the same is being offered for sale to the public.

By: _____
 Notary Public

NOTARY PUBLIC

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By: _____
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By: _____
 Notary Public

NOTARY PUBLIC

I, the undersigned, being a Notary Public in and for the State of Texas, do hereby certify that the above described land is subject to the provisions of the City of Dallas, Texas, and that the same is being offered for sale to the public.

By: _____
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By: _____
 Notary Public



City of Dallas

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

Agenda Information Sheet

File #: 23-3190

Item #: 26.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 7.819-acre lot from a tract of land in City Block 8319 on property located on Witt Road, east of Blanco Drive.

Applicant/Owner: Coffman Investment, LP

Surveyor: Meldon & Hunt, Inc.

Application Filed: November 13, 2023

Zoning: PD 761 (LI)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

S234-024

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-024**SENIOR PLANNER:** Hema Sharma**LOCATION:** Witt Road, east of Blanco Drive**DATE FILED:** November 13, 2023**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 7.819-acres**APPLICANT/OWNER:** Coffman Investment, LP**REQUEST:** An application to create one 7.819-acre lot from a tract of land in City Block 8319 on property located on Witt Road, east of Blanco Drive.**SUBDIVISION HISTORY:**

1. S223-084 was a request southwest of the present request to create one 11.55-acre lot from a tract of land in City Block 8321 on property located on Blanco Drive at Witt Road, southeast corner. The request was approved on March 23, 2023 but has not been recorded.
2. S223-021 was a request northeast of the present request to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a 190.4458-acre tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road. The request was approved on November 17, 2022 but has not been recorded.
3. S212-041 was a request northeast of the present request to replat a 47.313-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 22.847-acre lot and one 21.700-acre lot and to dedicate right-of-way on property located on Altamoor Drive, east of Van Horn Drive. The request was approved on November 15, 2018 and withdrawn on September 29, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 761 (LI); 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 Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Witt Road. *Section 51A 8.602(c)*
16. Existing drainage conveyance within the property is required to be sized in compliance with *Section 51A-8.611(a)(1)* of the City of Dallas Code.
17. Construct one-half of the Witt Road thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. *51A 8.604(b)(3)*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. 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
20. 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
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show the correct recording information for the subject property.
27. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
28. On the final plat, show distances/width across all adjoining right-of-way
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
31. On the final plat, chose a new or different addition name.

Dallas Water Utilities Conditions:

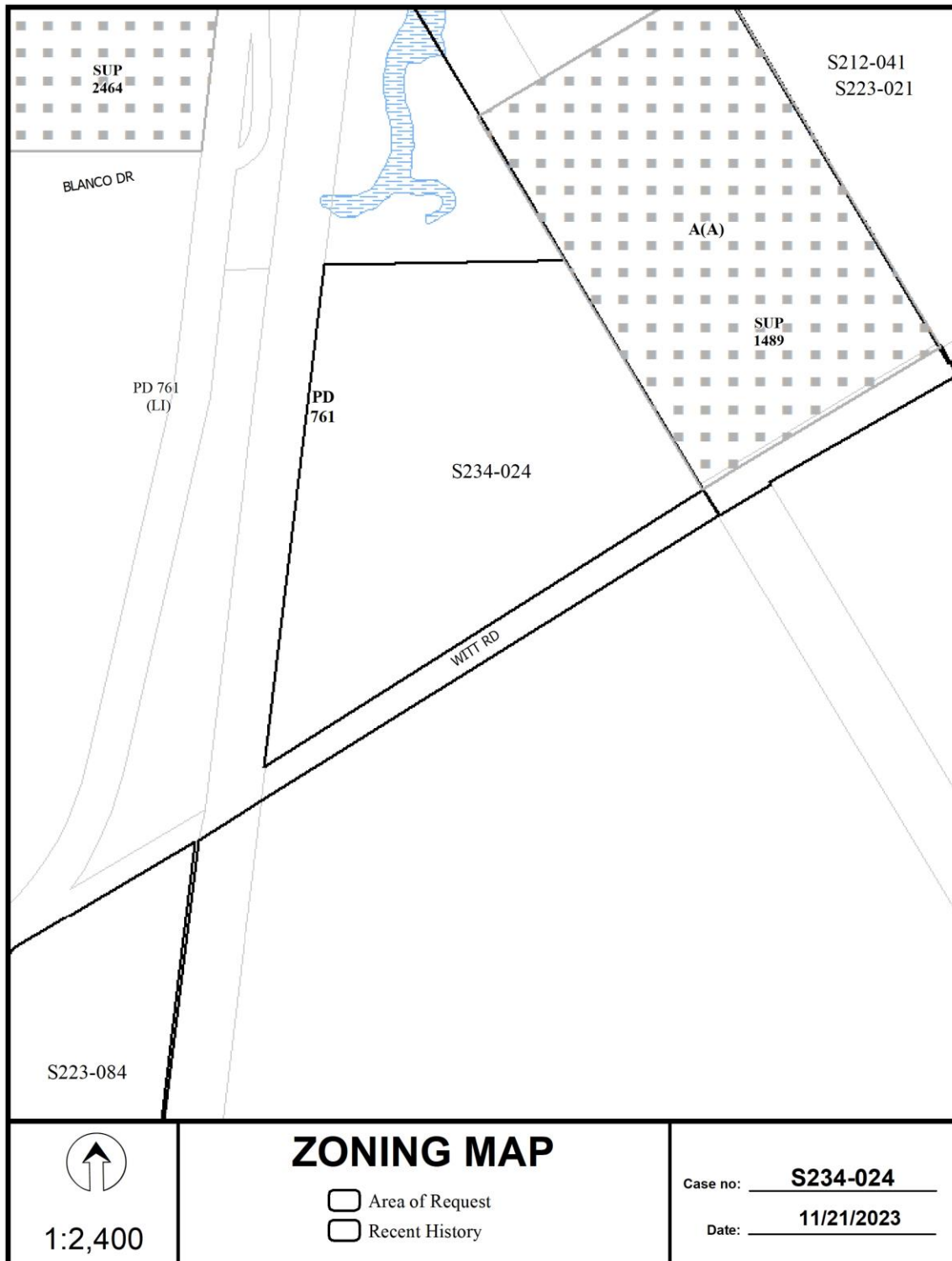
32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*
33. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

34. Water and Wastewater 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.

GIS, Lot & Block Conditions:

35. On the final plat, identify the property as Lot 1 in City Block A/8319. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





OWNERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, COFFMAN INVESTMENTS, L.P. IS THE SOLE OWNER OF TRACT OF LAND AS DESCRIBED IN THE SURVEY LEGAL DESCRIPTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 7.819 ACRES [340,580.99 Sq. Ft] OUT OF HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319, OF THE CITY OF DALLAS CITY, DALLAS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 7.819 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319, OF THE CITY OF DALLAS, SAID 7.819 ACRES WERE CONVEYED TO COFFMAN INVESTMENTS, L.P., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN VOLUME 98008, PAGE 4994, DALLAS COUNTY OFFICIAL RECORDS, SAID 7.819 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENING AT THE SOUTHWEST CORNER OF WITT SUBSTATION ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 200600388359, DALLAS COUNTY MAP RECORDS;

THENCE, N 30° 59' 51" W ALONG THE EAST LINE OF SAID WITT SUBSTATION ADDITION, A DISTANCE OF 20.00 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 57° 39' 04" W ALONG THE NORTH RIGHT-OF-WAY LINE OF WITT ROAD ALSO BEING THE NORTH LINE OF DLH HUTCHINS WINTERGREEN 178 ADDITION ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 200900276100, DALLAS COUNTY MAP RECORDS, A DISTANCE OF 841.73 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 06° 52' 04" E ALONG THE EAST LINE OF A 100.0-FOOT RIGHT-OF-WAY OF UNION PACIFIC RAILROAD, A DISTANCE OF 820.63 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 89° 06' 02" E ALONG THE SOUTH LINE OF A CERTAIN TRACT CONVEYED TO DHL LOGISTICS LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201700256958, DALLAS COUNTY OFFICIAL RECORDS, A DISTANCE OF 390.44 FEET, FROM WHICH A NO. 4 REBAR BEARS S 15° 45' 41" W A DISTANCE OF 0.41 FEET, TO THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 30° 59' 51" E ALONG THE WEST LINE OF SAID WITT SUBSTATION ADDITION, A DISTANCE OF 432.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.819 ACRES, OF WHICH 0.021 OF ONE ACRE LIES WITHIN A RIGHT-OF-WAY TO THE CITY OF DALLAS, LEAVING A NET OF 7.798 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COFFMAN INVESTMENTS, LP OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMT DALLAS VI. 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 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

COFFMAN INVESTMENTS, LP.

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COFFMAN INVESTMENTS, LP 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL NOTES :

- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF DALLAS IS A VIOLATION OF CITY CODE.
- ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM NORTH CENTRAL TEXAS 4202 (FEET).
- THE PURPOSE OF THIS REPLAT IS TO CREATE A NEW ONE LOT FOR DEVELOPMENT PURPOSES.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES MOSTLY IN FLOOD ZONE "AE" AND PARTIALLY IN ZONE "X". FLOOD ZONE "AE" ARE AREAS WHERE NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480171 0513 L, MAP REVISED: JULY 7, 2014.
COMMUNITY-PANEL NUMBER: 480171 0655 K, MAP REVISED: JULY 7, 2014.

SURVEYOR'S STATEMENT:

I, ROBERTO N. TAMEZ, 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 THE MONUMENTS SHOWN HEREON WERE 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.

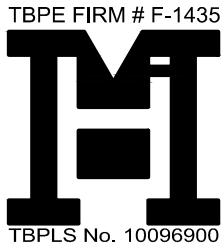
WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

ROBERTO N. TAMEZ, R.P.L.S. NO. 6238 DATE
STATE OF TEXAS

DATE PREPARED: 11/01/2023
SURVEY JOB # 23162

PRELIMINARY PLAT OF
SMT DALLAS VI LLC SUBDIVISION

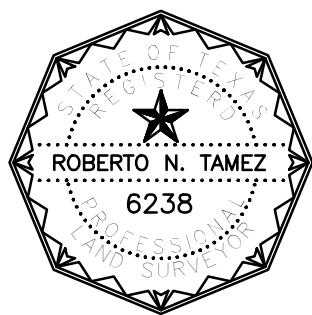
A TRACT OF LAND CONTAINING 7.819 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565, BLOCK 8319, OF THE CITY OF DALLAS, SAID 7.819 ACRES WERE CONVEYED TO COFFMAN INVESTMENTS, L.P., BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN VOLUME 98008, PAGE 4994, DALLAS COUNTY OFFICIAL RECORDS



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

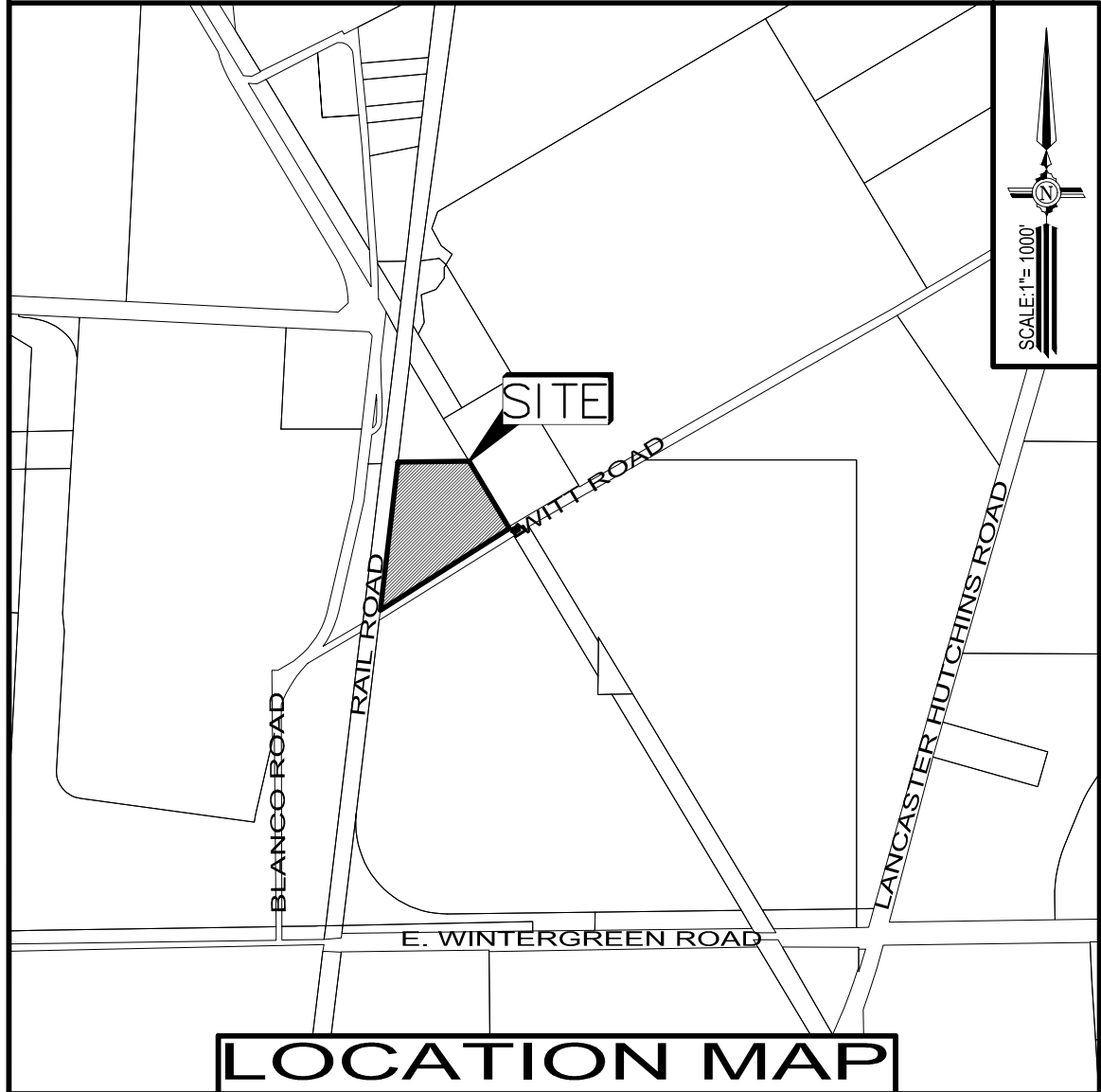
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	COFFMAN INVESTMENTS, LP	1881 N. NASH ST.	ARLINGTON, VA 20301	N/A	N/A
ENGINEER:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

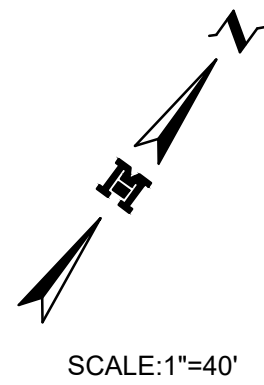


PLAT NUMBER: S234-024

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

D:\proj\Nov 08, 2023, 4:56pm User ID: jph
File: Y:\Land Development\Commercial\Dallas\23162 -SMT Energy - Dallas V\Autocad files\23162_0002_PLAT.dwg





LEGEND

- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊗ SET "X" MARK ON CONCRETE
- D.C.M.R. - DALLAS COUNTY MAP RECORDS
- D.C.D.R. - DALLAS COUNTY DEED RECORDS
- D.C.O.R. - DALLAS COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- └ - LOT LINE

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20200186800, D.C.O.R.

UNION PACIFIC RAILROAD
100.0' R.O.W.

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20200186800, D.C.O.R.

UNION PACIFIC RAILROAD
100.0' R.O.W.

WINTERGREEN LOGISTICS OWNER LP
S.W.D DOCUMENT No. 20200186800, D.C.O.R.

UNION PACIFIC RAILROAD
100.0' R.O.W.

DHL LOGISTICS LLC
S.W.D DOCUMENT No. 201704230058, D.C.O.R.

LOT 1
Area: 340,530.994 SF
7.819 AC

60.7' EASEMENT TO
DALLAS POWER & LIGHT COMPANY
VOLUME 89022, PAGE 1100, D.C.O.R.

WITT SUBSTATION ADDITION
DOCUMENT NO. 200900276100, D.C.M.R.

TEXAS UTILITIES ELECTRIC COMPANY
W.D VOLUME 88221, PAGE 1015, D.C.O.R.

WITT ROAD

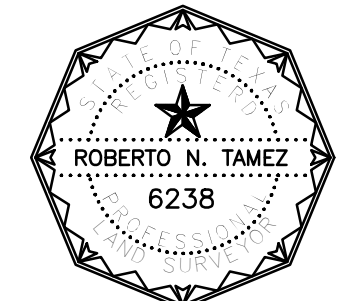
WITT ROAD

DLH HUTCHINS WINTERGREEN 178 ADDITION
DOCUMENT No. 200900276100, D.C.M.R.

P.O.B

P.O.C.
S.W. COR.
WITT SUBSTATION
ADDITION SUBDIVISION

DALLAS POWER & LIGHT COMPANY
DEED VOLUME 69213, PAGE 335, D.C.O.R.



PLAT NUMBER: S234-024

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SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT BE
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AS A FINAL SURVEY DOCUMENT

SHEET 2 OF 2



City of Dallas

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

Agenda Information Sheet

File #: 23-3191

Item #: 27.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 2.773-acre lot from a tract of land in City Block 3527 on property located on Moore Street, south of Lotus Street.

Applicant/Owner: Joseph L Gillum

Surveyor: Meldon & Hunt, Inc.

Application Filed: November 13, 2023

Zoning: LI

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 4

S234-025

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-025**SENIOR PLANNER:** Hema Sharma**LOCATION:** Moore Street, south of Lotus Street**DATE FILED:** November 13, 2023**ZONING:** LI**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 2.773-acres**APPLICANT/OWNER:** Joseph L Gillum

REQUEST: An application to create one 2.773-acre lot from a tract of land in City Block 3527 on property located on Moore Street, south of Lotus Street.

SUBDIVISION HISTORY:

1. S223-202 was a request northeast of the present request to replat a 4.305-acre tract of land containing all of Lot 1 and portion of tract of land in City Block 5917 to create a 26-lot Shared Access Development with lots ranging in size from 2,432 square feet to 2,500 square feet and 5 common areas on property located on Clarendon Drive at Corinth Street, southwest corner. The request was approved on July 20, 2023 but has not been recorded.
2. S223-156 was a request south of the present request to create two 5,760-square foot lots from a 0.2645-acre tract of land in City Block 3391, one lot located at the terminus of Tama Street and one lot located at the terminus of Bliss Street. The request was approved on June 15, 2023 but has not been recorded.
3. S223-135 was a request south of the present request to create two 5,760 square foot lot from a 0.2645-acre tract of land in City Block 3391 one lot on property located the terminus of Tama Street and one lot at the terminus of Bliss Street. The request was withdrawn on May 10, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Industrial District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e., deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Moore Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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 the correct recording information for the subject property.
25. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
26. On the final plat, show distances/width across all adjoining right-of-way
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
29. On the final plat, chose a new or different plat name.

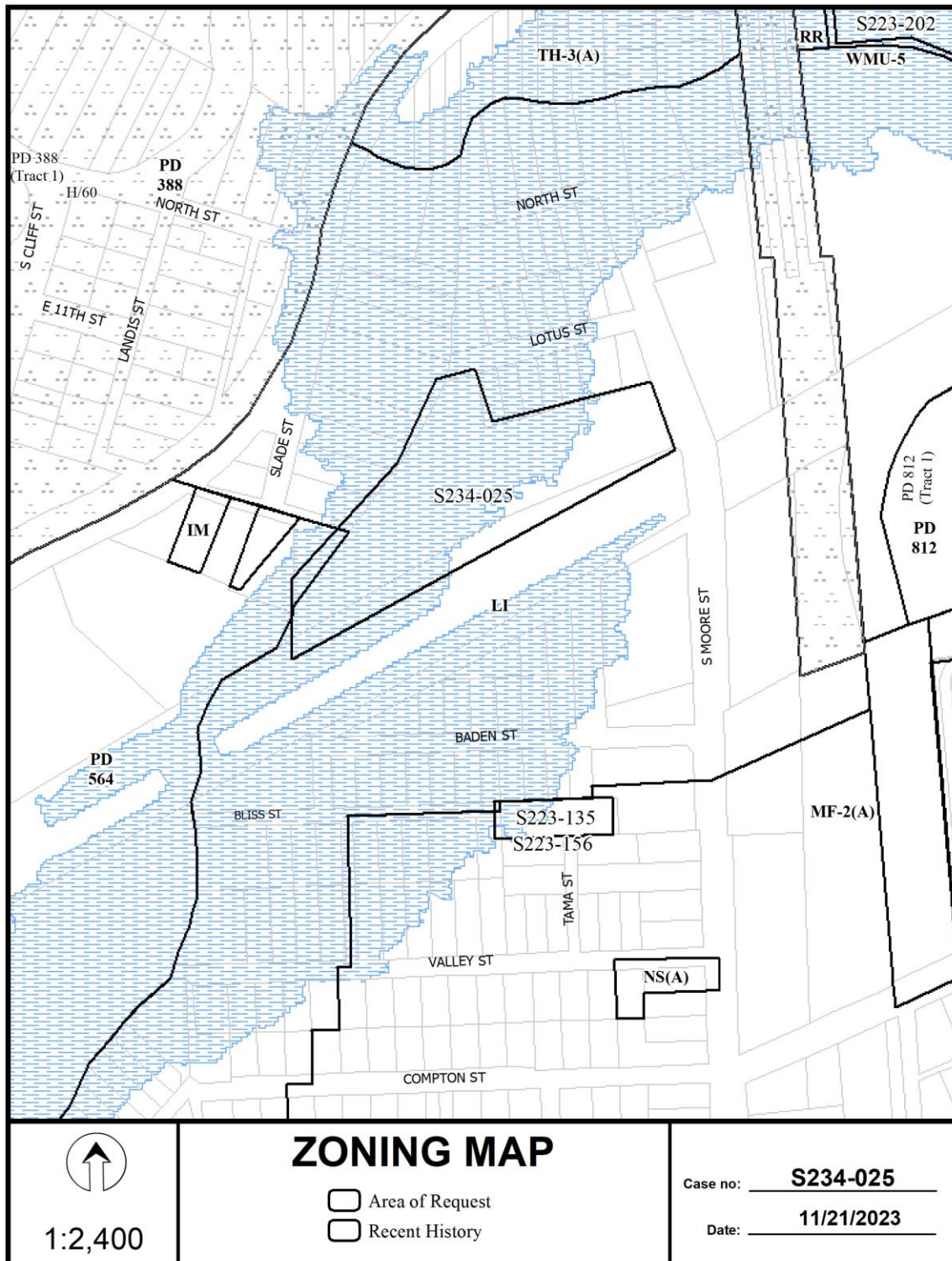
Dallas Water Utilities Conditions:

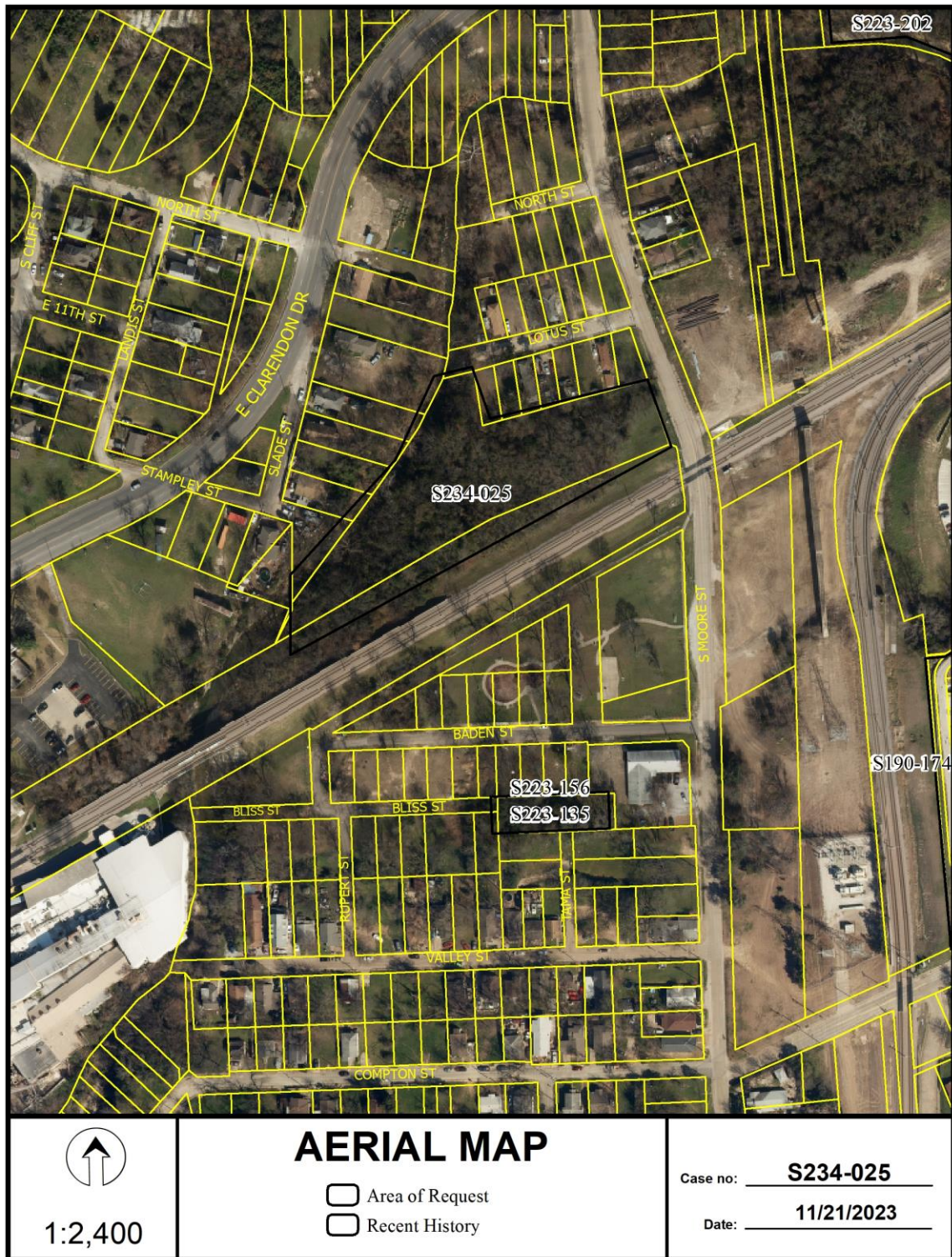
30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

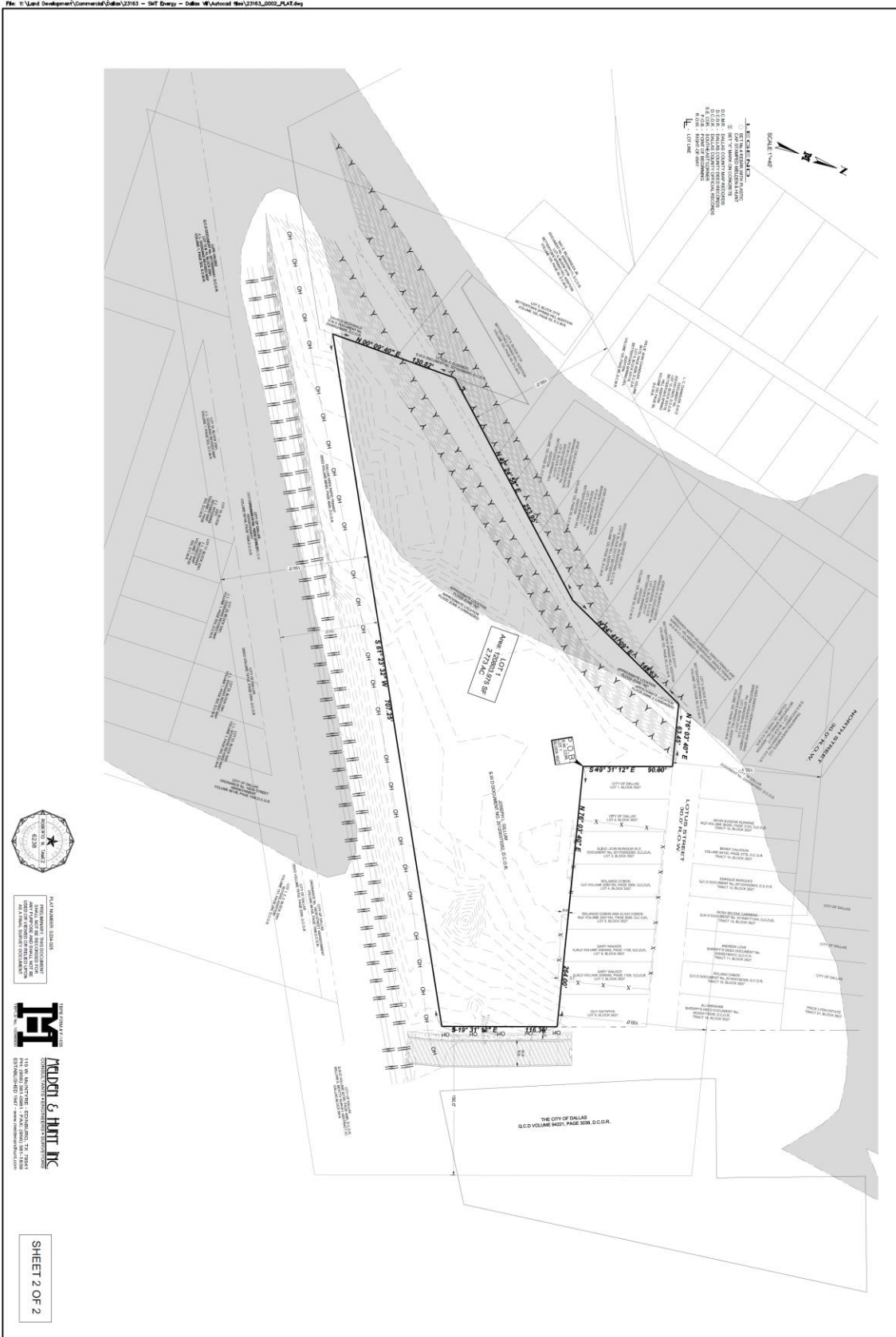
32. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Park and Rec/ Street Name / GIS, Lot & Block Conditions:

34. On final plat, identify Tama Park located south of the Dart Red Line.
35. On the final plat, add "Moore Street (F.K.A Gaston Road).
36. On the final plat, add "Stampley Street".
37. On the final plat, add "Slade Street".
38. On the final plat, identify the property as Lot 1 in City Block A/3527. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







OWNERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JOSEPH L. GILLUM, L.P. IS THE SOLE OWNER OF TRACT OF LAND AS DESCRIBED IN THE SURVEY LEGAL DESCRIPTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, 2.773 ACRES [120,803.98 Sq. Ft.] BEING OUT OF WILLIAM S. BEATTY, ABSTRACT 57, CITY OF DALLAS DALLAS COUNTY, TEXAS

A TRACT OF LAND CONTAINING 2.773 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF WILLIAM S. BEATTY, ABSTRACT 57, SAID 2.773 WERE CONVEYED TO JOSEPH L. GILLUM BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201200375352, DALLAS COUNTY OFFICIAL RECORDS, SAID 2.773 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3527, OFFICIAL MAP OF THE CITY OF DALLAS, FOR AN INSIDE CORNER OF THIS TRACT;

1. THENCE, N 76° 03' 04" E A DISTANCE OF 264.00 TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF TRACT 8, OF SAID BLOCK 3527, FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 19° 31' 12" E ALONG THE WEST RIGHT-OF-WAY LINE OF S. MOORE STREET, AT A DISTANCE OF 115.94 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 116.36 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 61° 23' 32" W ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT BY VIRTUE OF A DEED RECORDED IN VOLUME 88083, PAGE 4905, DALLAS COUNTY DEED RECORD, A DISTANCE OF 707.25 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 00° 09' 40" E A DISTANCE OF 130.82 FEET TO A POINT BEING WITHIN CEDAR CREEK, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
5. THENCE, N 42° 24' 58" E WITHIN CEDAR CREEK, A DISTANCE OF 253.95 FEET TO AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 24° 41' 09" E WITHIN CEDAR CREEK, A DISTANCE OF 149.63 FEET TO A POINT BEING THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
7. THENCE, N 76° 03' 40" E A DISTANCE OF 63.45 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
8. THENCE, S 19° 31' 12" E ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 3527, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.773 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSEPH L. GILLUM, OWNER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SMT DALLAS SUBDIVISION, 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 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

JOSEPH L. GILLUM

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. GILLUM 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL NOTES :

1. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF DALLAS IS A VIOLATION OF CITY CODE
2. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM NORTH CENTRAL TEXAS 4202 (FEET).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FOR DEVELOPMENT PURPOSES.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

SURVEYOR'S STATEMENT:

I, ROBERTO N. TAMEZ, 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 THE MONUMENTS SHOWN HEREON WERE 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.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20__.

ROBERTO N. TAMEZ, R.P.L.S. NO. 6238
STATE OF TEXAS

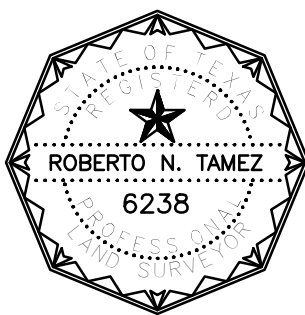
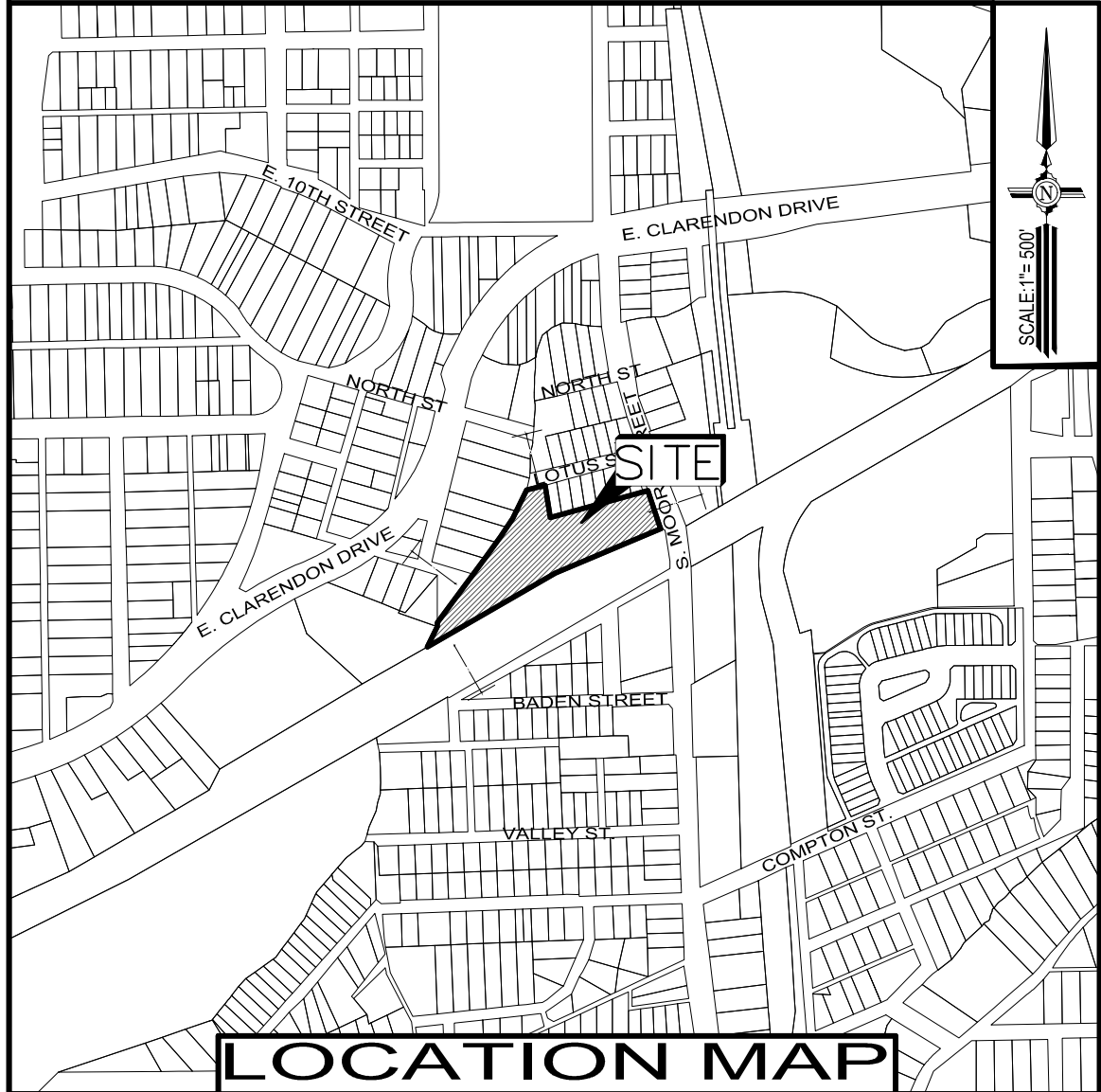
DATE

DATE PREPARED: 02/17/2023
SURVEY JOB # 23162

PRELIMINARY PLAT OF
SMT DALLAS VII LLC SUBDIVISION

A TRACT OF LAND CONTAINING 2.773 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, BEING A PART OR PORTION OUT OF WILLIAM S. BEATTY, ABSTRACT 57, SAID 2.773 WERE CONVEYED TO JOSEPH L. GILLUM BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 201200375352, DALLAS COUNTY OFFICIAL RECORDS,

PLAT NO.: S-234-025



PLAT NUMBER: S234-025

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

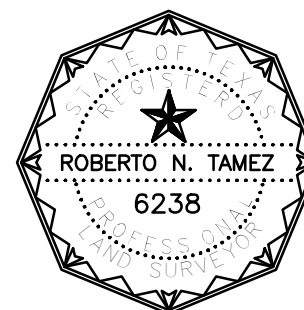


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

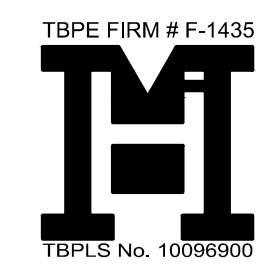
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSEPH L. GILLUM	9230 W. LAKE HIGHLANDS DR.	DALLAS, TX 75218	N/A	N/A
ENGINEER:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SHEET 1 OF 2



PLAT NUMBER: S234-025
PRELIMINARY; THIS DOCUMENT
SHALL NOT BE RECORDED FOR
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City of Dallas

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

Agenda Information Sheet

File #: 23-3192

Item #: 28.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 38.331-acre tract of land containing all of Lot 11, portion of Lots 5,12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 19 in City Block C/5759, an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 6.131-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner.

Applicant/Owner: Pediatric Health Management Services, Board of Regents of the University Texas System

Surveyor: ARS Engineers, Inc.

Application Filed: November 13, 2023

Zoning: MU-2

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 2

S234-026

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-026**SENIOR PLANNER:** Hema Sharma**LOCATION:** Harry Hines Boulevard at Mockingbird Lane, northeast corner**DATE FILED:** November 13, 2023**ZONING:** MU-2**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 38.331-acres**APPLICANT/OWNER:** Pediatric Health Management Services, Board of Regents of the University Texas System.

REQUEST: An application to replat a 38.331-acre tract of land containing all of Lot 11, portion of Lots 5,12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 19 in City Block C/5759, an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 6.131-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner

SUBDIVISION HISTORY:

1. S212-321 was a request northeast of the present request to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane. The request was approved on September 15, 2022 but has not been recorded.
2. S212-177 was a request northwest of the present request to replat a 16.4945-acre tract of land containing all of Lots 3B, 3C, 3D, and 4A in City Block A/5758 to create one lot on property bounded by Forest Park Road, Mockingbird Lane, Harry Hines Boulevard, and Hawes Avenue. The request was approved on May 19, 2022 but has not been recorded.
3. S201-657 was a request northwest of the present request to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner. The request was approved on May 20, 2021 but has not been recorded.
4. S190-225 was a request northeast of the present request to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Court. The request was approved on October 1, 2020 and recorded on June 16, 2021.
5. S190-200 was a request north of the present request to replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue. The request was approved on August 20, 2020 and recorded on December 23, 2020.

6. S190-051 was a request located at the present request to replat a 5.309-acre tract of land containing part of Lot 5 in City Block A/5758 to create one lot on property located on Harry Hines Boulevard, between Mockingbird Lane and Treadway Street. The request was approved on December 12, 2019 and was withdrawn.
7. S190-017 was a request east of the present request to replat a 14.093-acre tract of land containing all of Lot 17A in City Block D/2370 to create two 7.047-acre lots on property located on Forest Park Road at Bomar Avenue, southeast corner. The request was approved on November 7, 2019 and recorded on April 27, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-2 Mixed Use District 2; 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 two.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 50 feet of right-of-way (via fee simple) from the established center line of Mockingbird Lane. *Section 51A 8.602(c)*
16. On the final plat, dedicate 65 feet of right-of-way (via fee simple) from the established center line of Harry Hines Boulevard. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Mockingbird Lane & Harry Hines Boulevard. *Section 51A 8.602(d)(1)*
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Provide a turn-around per the City of Dallas Standards at the end of Forest Park Road. *Section 51A-8.506(b)*
20. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
21. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
22. 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). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

23. On the final plat, determine the 100-year water surface elevation across this addition.
24. 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
25. 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
26. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
27. 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.*
28. 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)*
29. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

30. Prior to final plat, submit a completed final plat checklist and all supporting documents.
31. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
32. On the final plat, show distances/width across all adjoining right-of-way
33. On the final plat, show recording information on all existing easements within 150 feet of the property.
34. On the final plat, all utility easement abandonments must be shown with the correct recording information.
35. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
36. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

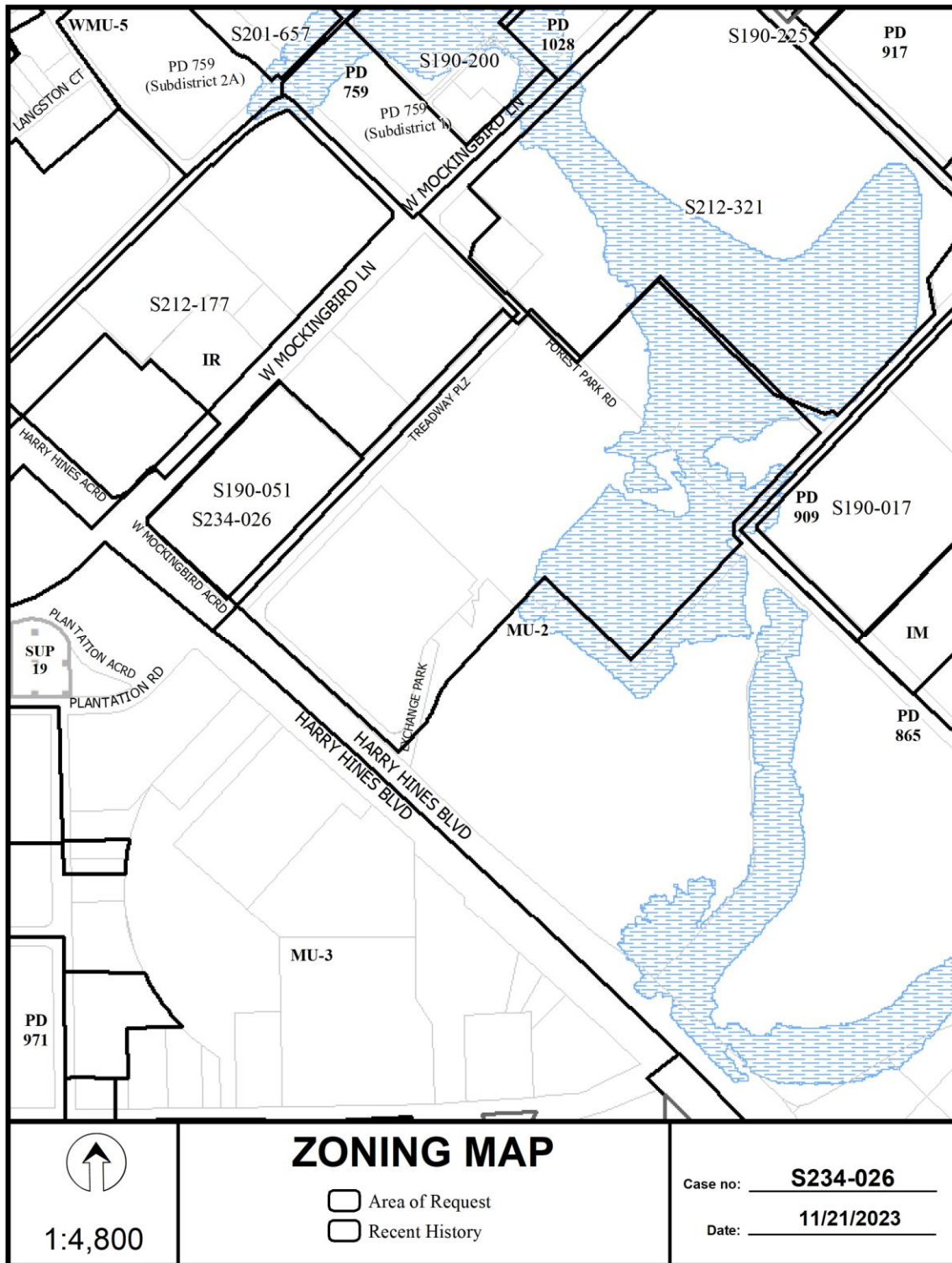
37. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

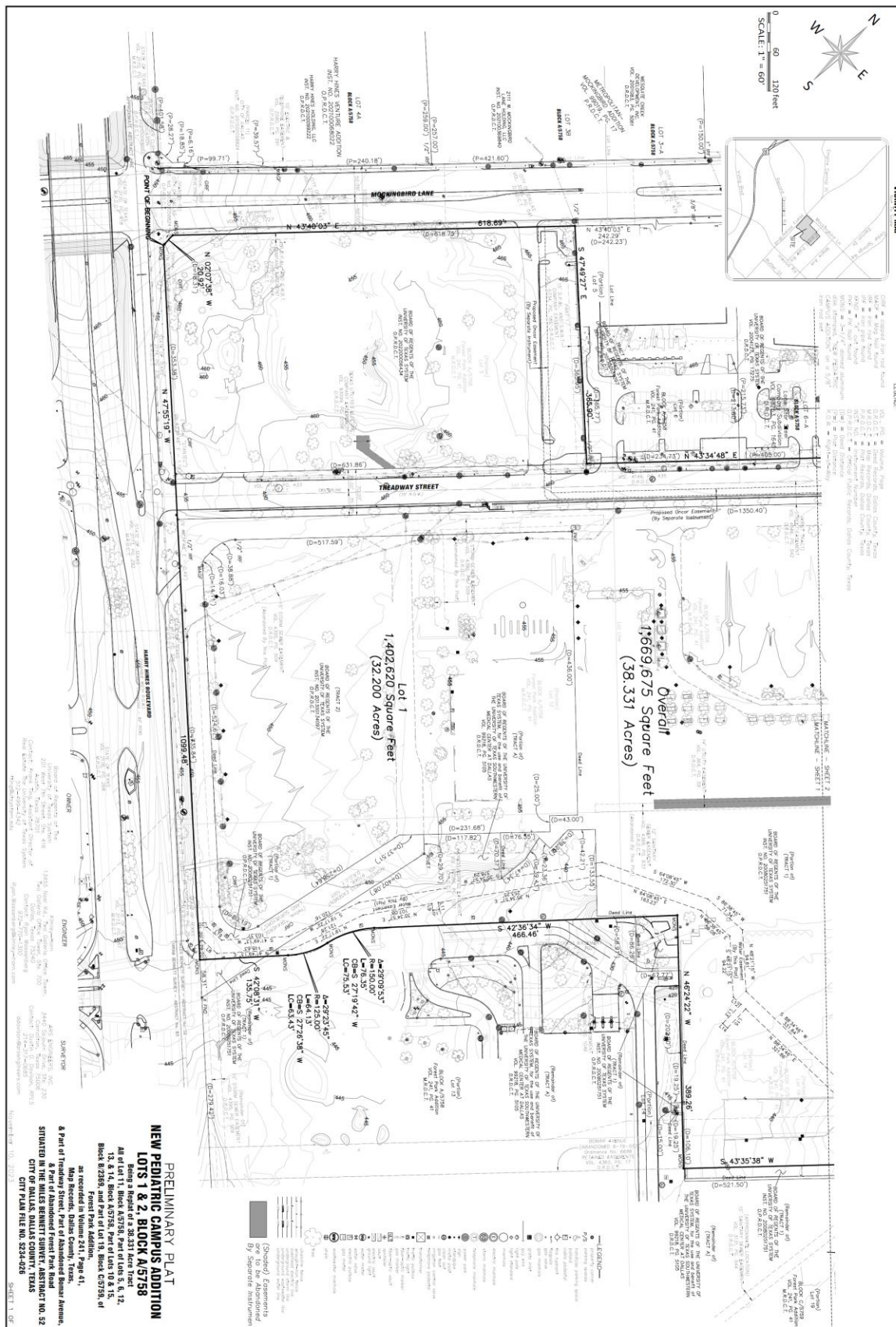
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

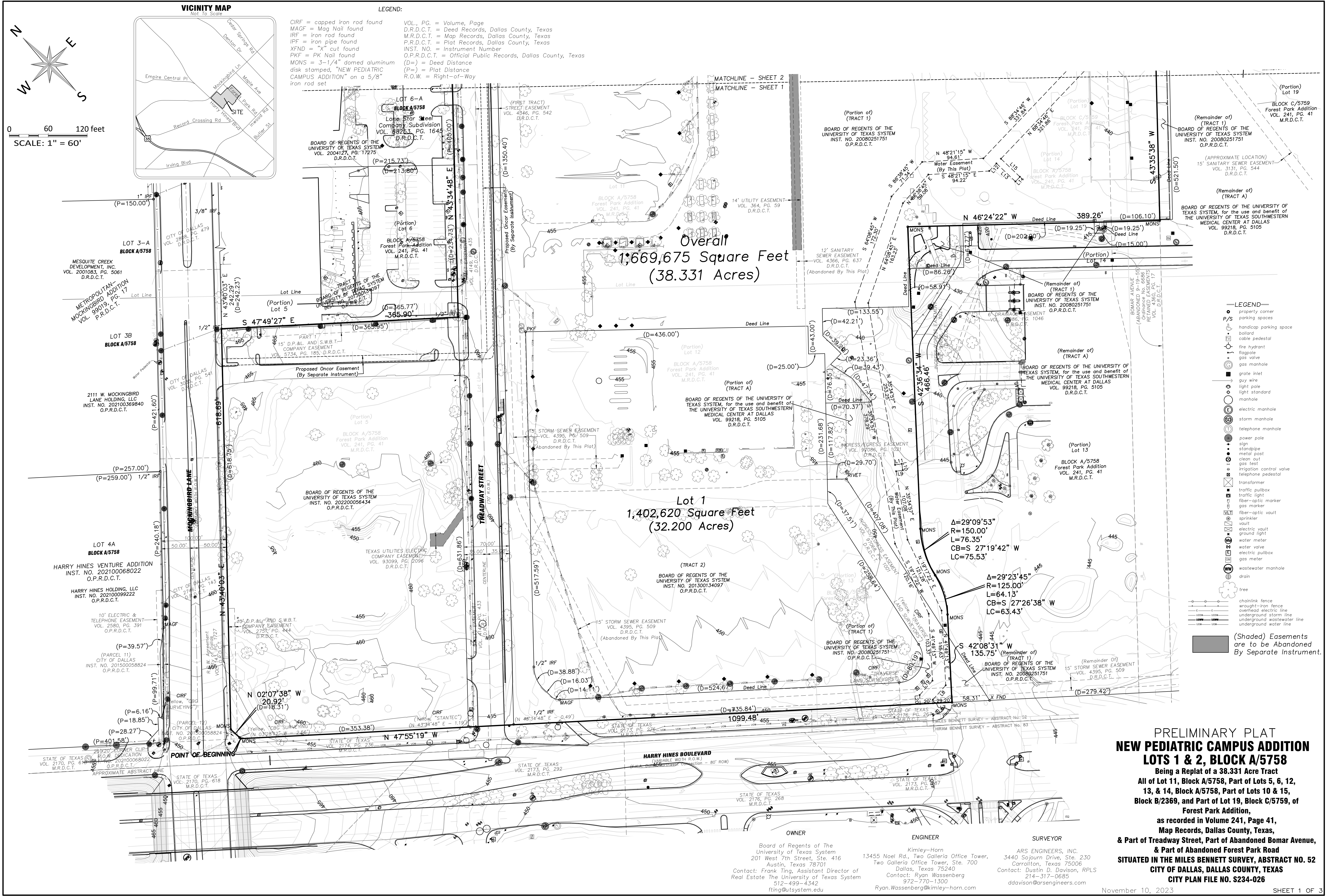
38. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
39. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate/ GIS, Lot & Block Conditions:

40. Prior to the final plat, contact Real Estate. Real Estate processes abandonments by separate instrument. Abandonments cannot be processed by plat. The abandonments noted on the plat should be submitted to Real Estate. Additionally, Real Estate will assist for the abandonment language for previously abandoned Bomar Avenue and Forest Park Road.
41. On the final plat, identify the property as Lots 5A & 5B in City Block A/5758. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







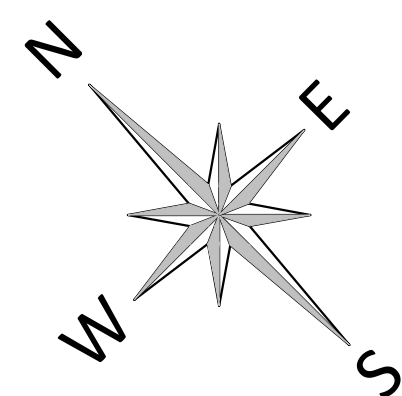
**PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 1 & 2, BLOCK A/5758**

Being a Replat of a 38.331 Acre Tract
All of Lot 11, Block A/5758, Part of Lots 5, 6, 12,
13, & 14, Block A/5758, Part of Lots 10 & 15,
Block B/2369, and Part of Lot 19, Block C/5759, of
Forest Park Addition,
as recorded in Volume 241, Page 41,
Map Records, Dallas County, Texas,
& Part of Treadway Street, Part of Abandoned Bomar Avenue,
& Part of Abandoned Forest Park Road
**SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-026**

OWNER Board of Regents of The University of Texas System
201 West 7th Street, Ste. 416
Austin, Texas 78701
Contact: Frank Ting, Assistant Director of Real Estate The University of Texas System
512-499-4342
fting@utsystem.edu

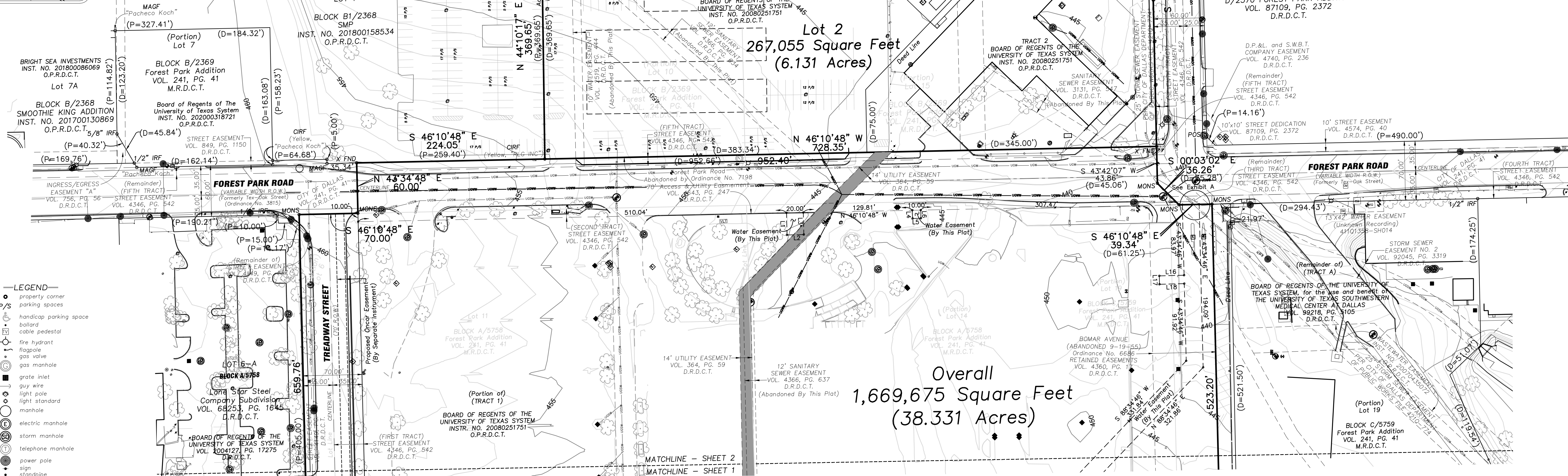
ENGINEER Kimley-Horn
13455 Noel Rd., Two Galleria Office Tower,
Two Galleria Office Tower, Ste. 700
Dallas, Texas 75240
Contact: Ryan Wassenberg
972-770-1300
Ryan.Wassenberg@kimley-horn.com

SURVEYOR ARS ENGINEERS, INC.
3440 Sojourn Drive, Ste. 230
Carrollton, Texas 75006
Contact: Dustin D. Davidson, RPLS
214-317-0685
davidson@arsengineers.com



0 60 120 feet
SCALE: 1" = 60'

VICINITY MAP



LEGEND

- property corner
- parking spaces
- handicap parking space
- bollard
- cable pedestal
- fire hydrant
- flagpole
- gas valve
- gas manhole
- grate inlet
- guy wire
- light pole
- light standard
- manhole
- electric manhole
- storm manhole
- telephone manhole
- power pole
- sign
- standpipe
- metal post
- clean out
- gas test
- irrigation control valve
- telephone pedestal
- transformer
- traffic pullbox
- traffic light
- fiber-optic marker
- gas marker
- fiber-optic vault
- sprinkler
- vault
- electric vault
- ground light
- water meter
- water valve
- electric pullbox
- gas meter
- wastewater manhole
- drain
- tree

LEGEND:

CIRF = capped iron rod found
MAGF = Mag Nail found
IRF = iron rod found
IPF = iron pipe found
XFND = "X" cut found
PKF = PK Nail found
MONS = 3-1/4" domed aluminum disk stamped, "NEW PEDIATRIC CAMPUS ADDITION" on a 5/8" iron rod set
VOL., PG. = Volume, Page
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
INST. NO. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
(D=) = Deed Distance
(P=) = Plat Distance
R.O.W. = Right-of-Way

(Shaded) Easements are to be Abandoned By Separate Instrument.

OWNER

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PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 1 & 2, BLOCK A/5758

Being a Replat of a 38.331 Acre Tract
All of Lot 11, Block A/5758, Part of Lots 5, 6, 12,
13, & 14, Block A/5758, Part of Lot 10 & 15,
Block B/2369, and Part of Lot 19, Block C/5759, of
Forest Park Addition,
as recorded in Volume 241, Page 41,
Map Records, Dallas County, Texas,
& Part of Treadway Street, Part of Abandoned Bomar Avenue,
& Part of Abandoned Forest Park Road
SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-026

November 10, 2023

SHEET 2 OF 3

OWNERS DEDICATION

OWNER’S CERTIFICATE

OWNER’S CERTIFICATE (Cont.)

OWNER’S CERTIFICATE (Cont.)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, acting by and through its duly authorized delegate, Jonathan C. Pruitt, Executive Vice Chancellor for Business Affairs of The University of Texas System, does hereby adopt this plat, designating the hereon described property as NEW PEDIATRIC CAMPUS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, to the public use 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 shown and dedicated on this plat shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each such particular use. The maintenance of paving on the utility and fire lane easements shown and dedicated on this plat 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, subject to all easements and restrictions heretofore granted and not released. 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 shown and dedicated on this plat, 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 shown and dedicated thereon shall also include additional area of working space for construction and maintenance of the systems.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas, to the extent applicable to owner pursuant to the laws and constitution of the State of Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

By: _____

Name: Jonathan C. Pruitt
Title: Executive Vice Chancellor for Business Affairs
of The University of Texas System

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jonathan C. Pruitt, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

LINE	BEARING	DISTANCE
L1	S 43°34'46" W	26.34'
L2	N 46°25'14" W	20.00'
L3	N 43°34'46" E	26.26'
L4	N 43°34'46" E	9.75'
L5	N 46°25'14" W	10.00'
L6	S 43°34'46" W	9.70'
L7	S 41°47'22" W	5.58'
L8	N 86°47'22" E	29.79'
L9	N 54°25'03" W	10.50'
L10	N 35°34'57" E	10.00'
L11	S 54°25'03" E	10.50'
L12	N 88°34'46" E	16.15'
L13	N 01°25'14" W	40.50'
L14	S 88°34'46" W	10.00'
L15	S 01°25'14" E	40.50'
L16	N 46°25'14" W	29.50'
L17	N 43°34'46" E	10.00'
L18	N 46°25'14" W	29.50'
L19	N 86°47'22" E	29.80'
L20	N 41°47'22" E	13.76'

GENERAL NOTES:

- The purpose of this Plat is to create two (2) Lots from platted tracts of land together with a portion of an abandoned street right-of-way.
- Lot-to-Lot drainage is not permitted without Engineering Section approval.
- Structures on Lot 1 to be demolished and Structures on Lot 2 to remain. Entire site is under construction.
- Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM of 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM of 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- Subject property lies within Zone X (Shaded) and Zone X according to FEMA's Flood Insurance Rate Map No. 48113C0330 J, dated August 23, 2001.

Zone X (Shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, the BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, is the owner of a 38.331 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, same being all of Lot 11 and part of Lots 5, 6, 12, 13 and 14, Block A/5758, part of Lots 10 and 15, Block B/2369, part of Lot 19, Block C/5759, of Forest Park, an addition to the City of Dallas as recorded in Volume 241, Page 41, Deed Records, Dallas County, Texas (D.R.D.C.T.), together with Treadway Street (70' ROW), all further being a portion of TRACT A and TRACT B described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., together with a portion of that certain TRACT 1 and TRACT 3, and all of TRACT 2 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), together with all of that certain TRACT 2 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 201300134097, O.P.R.D.C.T., and all of that tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., and being further described as follows:

BEGINNING at a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the southeasterly end of a corner clip at the intersection of the southeasterly right-of-way line of Mockingbird Lane (variable width R.O.W.) and the northeasterly right-of-way line of Harry Hines Boulevard (variable width R.O.W.), same being the most westerly northwest corner of aforementioned tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., from which a capped iron rod with yellow plastic cap stamped, "CBG SURVEYING" bears North 03 degrees 28 minutes 12 seconds West, 2.56 feet and from which a capped iron rod with yellow plastic cap stamped, "STANTEC" bears South 48 degrees 06 minutes 58 seconds East, 351.93 feet;

THENCE North 02 degrees 07 minutes 38 seconds West, along a northwesterly line of said tract of land, same being the southeasterly line of said corner clip, along said southeasterly right-of-way line of Mockingbird Lane for a distance of 20.92 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northerly end of said corner clip;

THENCE North 43 degrees 40 minutes 03 seconds East, departing said corner clip, along said southeasterly right-of-way line of Mockingbird Lane, same being the northwesterly line of said tract of land, for a distance of 618.69 feet, to a 1/2" iron rod found for corner at the northerly corner of said tract of land, same being the westerly corner of that certain TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 201300134097, O.P.R.D.C.T., from which a 3/8" iron rod found for the northerly corner of said TRACT 1 bears North 43 degrees 40 minutes 03 seconds East, 242.29 feet;

THENCE South 47 degrees 49 minutes 27 seconds East, departing said southeasterly right-of-way line of Mockingbird Lane, along the northeasterly line of said tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T. and the southwesterly line of said TRACT 1, for a distance of 365.90 feet, to a 1/2" iron rod found for the southerly corner of said TRACT 1, same being the easterly corner of said tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T, further being in the northwesterly right-of-way line of Treadway Street (70' R.O.W.);

THENCE North 43 degrees 34 minutes 48 seconds East, along said northwesterly right-of-way line of Treadway Street, for a distance of 659.76 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the southwesterly right-of-way line of Forest Park Road (variable width R.O.W.);

THENCE South 46 degrees 10 minutes 48 seconds East, along said southwesterly right-of-way line, for a distance of 70.00 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northeasterly corner of that certain SECOND TRACT of a Street Easement to the City of Dallas as recorded in Volume 4346, Page 542, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being in the northwesterly line of abandoned Forest Park Road as described in abandonment recorded in Volume 4643, Page 247, D.R.D.C.T., further being in the northwesterly line of aforementioned TRACT 1 described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T.;

THENCE North 43 degrees 34 minutes 48 seconds East, along said TRACT 1, for a distance of 60.00 feet, to an "X" cut in concrete found for the northeasterly corner of said abandonment, same being the easterly northeast corner of said TRACT 1, further being in the southwesterly line of Lot 1, Block B1/2368, SMP Addition, an addition to the City of Dallas as recorded in Instrument Number 201800158534, O.P.R.D.C.T., same being the southwesterly line of aforementioned TRACT B described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., from which a MAG Nail with washer, stamped "Pacheco Koch" found, bears North 46 degrees 10 minutes 48 seconds West, 35.34 feet;

THENCE South 46 degrees 10 minutes 48 seconds East, along the aforementioned northwesterly line of abandoned Forest Park Road, and along the southwesterly line of said Lot 1 and said TRACT B, for a distance of 224.05 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "RLG INC" found for the southerly southeast corner of said Lot 1, same being the southwesterly corner of the aforementioned TRACT 3 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T.;

THENCE North 44 degrees 10 minutes 17 seconds East, departing said northwesterly line of abandoned Forest Park Road, along the common line of said Lot 1 and said TRACT 3, for a distance of 369.65 feet, to a 1/2" iron rod with Yellow plastic cap stamped, "RLG INC" found for an inner ell of the south line of said Lot 1, same being the northwesterly line of said TRACT 3;

THENCE South 45 degrees 49 minutes 43 seconds East, along the common line of said Lot 1 and said TRACT 3, for a distance of 725.35 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the northwesterly right-of-way line of Bomar Avenue (variable width R.O.W.), same being the southeasterly line of said TRACT 3;

THENCE South 43 degrees 42 minutes 07 seconds West, along said northwesterly right-of-way line of Bomar Avenue and said southeasterly line of TRACT 3, passing at a distance of 20.49 feet the most southerly northeast corner of said TRACT 3, same being the easterly corner of the aforementioned TRACT 2 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., continuing along said northwesterly right-of-way line of Bomar Avenue and southeasterly line of said TRACT 3, passing at a distance of 365.19 feet an "X" cut in concrete found for the southerly corner of said TRACT 3, same being the southeasterly corner of aforementioned abandoned Forest Park Road, same further being the northerly northeast corner of aforementioned TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., continuing for a total distance of 409.05 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the northeasterly end of a corner clip at the intersection of said northwesterly right-of-way line of Bomar Avenue and the aforementioned southwesterly right-of-way line of Forest Park Road, same being an angle point in the southeasterly line of said abandoned Forest Park Road and the southeasterly line of said TRACT 1;

THENCE South 00 degrees 03 minutes 02 seconds East, along said corner clip, said southeasterly line, and southeasterly line of said TRACT 1, for a distance of 36.26 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the southwesterly corner of said abandoned Forest Park Road, same being in said southwesterly right-of-way line of Forest Park Road at an angle point in said southeasterly line of said TRACT 1;

THENCE South 46 degrees 10 minutes 48 seconds East, continuing along said southeasterly line of said TRACT 1, same being said southwesterly right-of-way line of Forest Park Road, for a distance of 39.34 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for the southerly corner of that certain THIRD TRACT of a Street Easement as recorded in Volume 4346, Page 542, D.R.D.C.T. , same being on the southeasterly line of abandoned Bomar Avenue as evidenced by Ordinance No. 6686, as recorded in Volume 4360, Page 17, D.R.D.C.T.;

THENCE South 43 degrees 35 minutes 38 seconds West, departing said southwesterly right-of-way line of Forest Park Road, over and across said TRACT 1, along the southeasterly line of said abandoned Bomar Avenue, passing at a distance of 521.57 feet a southwesterly line of the aforementioned TRACT 1 conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 20080251751, O.P.R.D.C.T., same being a northeasterly line of the aforementioned TRACT A described in deed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, recorded in Volume 99218, Page 5105, D.R.D.C.T., continuing over and across said TRACT A, for a total distance of 523.20 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

THENCE North 46 degrees 24 minutes 22 seconds West, continuing over and across said TRACT A, passing at a distance of 86.34 feet a southwesterly line of said TRACT 1, continuing over and across said TRACT 1, passing at a distance of 101.34 feet a northeasterly line of said TRACT A, continuing over and across said TRACT A, passing at a distance of 304.23 feet a southwesterly line of said TRACT 1, continuing over and across said TRACT 1 for a total distance of 389.26 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

THENCE South 42 degrees 36 minutes 34 seconds West, continuing over and across said TRACT 1, passing at a distance of 64.51 feet a northeasterly line of said TRACT A, continuing over and across said TRACT A for a total distance of 466.46 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the beginning of a tangent curve to the left, having a radius of 150.00 feet and a chord which bears South 27 degrees 19 minutes 42 seconds West, 75.53 feet;

THENCE continuing along said tangent curve to the left and over and across said TRACT A, through a central angle of 29 degrees 09 minutes 53 seconds, for an arc distance of 76.35 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner at the beginning of a tangent curve to the right, having a radius of 125.00 feet and a chord which bears South 27 degrees 26 minutes 38 seconds West, 63.43 feet;

THENCE continuing along said tangent curve to the right and over and across said TRACT A, through a central angle of 29 degrees 23 minutes 45 seconds, for an arc distance of 64.13 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner;

OWNER	ENGINEER	SURVEYOR
Board of Regents of The University of Texas System 201 West 7th Street, Ste. 416 Austin, Texas 78701 Contact: Frank Ting, Assistant Director of Real Estate The University of Texas System 512-499-4342 fting@utsystem.edu	Kimley-Horn 13455 Noel Rd., Two Galleria Office Tower, Dallas, Texas 75240 Contact: Ryan Wassenberg 972-770-1300 Ryan.Wassenberg@kimley-horn.com	ARS ENGINEERS, INC. 3440 Sojourn Drive, Ste. 230 Carrollton, Texas 75006 Contact: Dustin D. Davison, RPLS 214-317-0685 ddavison@arsengineers.com

THENCE South 42 degrees 08 minutes 31 seconds West, continuing over and across said TRACT A, passing at a distance of 34.80 feet a southwesterly line of aforementioned TRACT 1, continuing over and across said TRACT 1 for a total distance of 135.75 feet, to a 3–1/4" aluminum disk stamped, "FLAGSHIP CAMPUS ADDITION RPLS 6451" on a 5/8" iron rod set for corner in the aforementioned northeasterly right-of-way line of Harry Hines Boulevard, same being the southwesterly line of said TRACT 1;

THENCE North 47 degrees 55 minutes 19 seconds West, along said northeasterly right-of-way line and said southwesterly line of said TRACT 1, passing at a distance of 677.56 feet the westerly corner of said TRACT 1, same being the intersection of said northeasterly right-of-way line of Harry Hines Boulevard and the southeasterly right-of-way line of Treadway Street (70' R.O.W.), from which a 1/2" iron rod found bears North 43 degrees 34 minutes 48 seconds East, 0.49 feet, continuing along said northeasterly right-of-way line, passing at a distance of 747.58 feet the intersection of said northeasterly right-of-way line with the northwesterly right-of-way line of said Treadway Street, from which a capped iron rod with yellow plastic cap stamped, "STANTEC" bears North 43 degrees 34 minutes 48 seconds East, 1.19 feet, same being the southerly corner of the aforementioned tract of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, recorded in Instrument Number 202200056434, O.P.R.D.C.T., continuing along said northeasterly right-of-way line for a total distance of 1099.48 feet to the POINT OF BEGINNING and containing 1,669,675 square feet or 38.331 acres of land.

SURVEYOR’S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2023.

PRELIMINARY

RELEASED 11/10/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____ A.D. 20____ and same was duly approved on the ____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
NEW PEDIATRIC CAMPUS ADDITION
LOTS 1 & 2, BLOCK A/5758

Being a Replat of a 38.331 Acre Tract
All of Lot 11, Block A/5758, Part of Lots 5, 6, 12,
13, & 14, Block A/5758, Part of Lots 10 & 15,
Block B/2369, and Part of Lot 19, Block C/5759, of
Forest Park Addition,
as recorded in Volume 241, Page 41,
Map Records, Dallas County, Texas,
& Part of Treadway Street, Part of Abandoned Bomar Avenue,
& Part of Abandoned Forest Park Road
SITUATED IN THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-026



City of Dallas

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

Agenda Information Sheet

File #: 23-3193

Item #: 29.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 1.206-acre (52,540-square foot) tract of land containing part of Lot 4 in City Block 24/5815 to create one 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot on property located on Parkdale Drive, west of Donna Drive.

Owner: Metroplex Casas, LLC

Surveyor: ARA Surveying

Application Filed: November 08, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 5

S234-012

LOCATION: Parkdale Drive, west of Donna Drive**DATE FILED:** November 08, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 1.206-acre**APPLICANT/OWNER:** Metroplex Casas, LLC

REQUEST: An application to replat a 1.206-acre (52,540-square foot) tract of land containing part of Lot 4 in City Block 24/5815 to create one 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot on property located on Parkdale Drive, west of Donna Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On November 21, 2023, 35 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 west of the request have lot widths ranging in size from 40 feet to 209 feet and lot areas ranging in size from 8,918 square feet to 29,819 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis and aerial map*)
- The properties to the south of the request have lot areas ranging in size from 7,836 square feet to 9,513 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*).
- The properties to the east of the request have lot widths ranging in size from 78 feet to 101 feet and lot areas ranging in size from 11,501 square feet to 17,814 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis and aerial map*)
- The properties to the north of the request have lot areas ranging in size from 7,516 square feet to 16,785 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*)

The request lies in a R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot.

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 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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Parkdale Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. Provide minimum alley ROW at the alley bend per City of Dallas Standard Construction Details File 251D-1 Page 4002

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

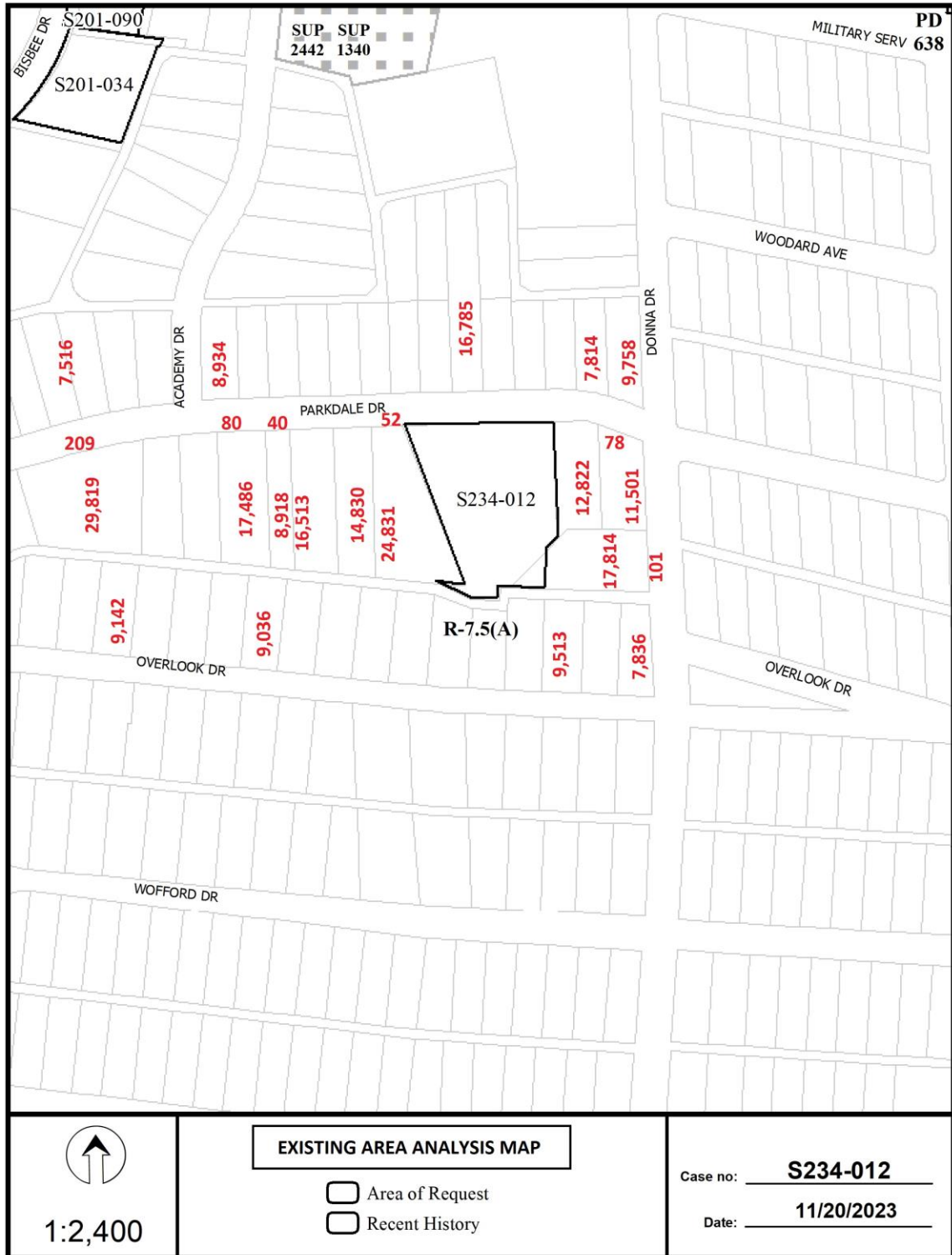
Dallas Water Utilities Conditions:

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 and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

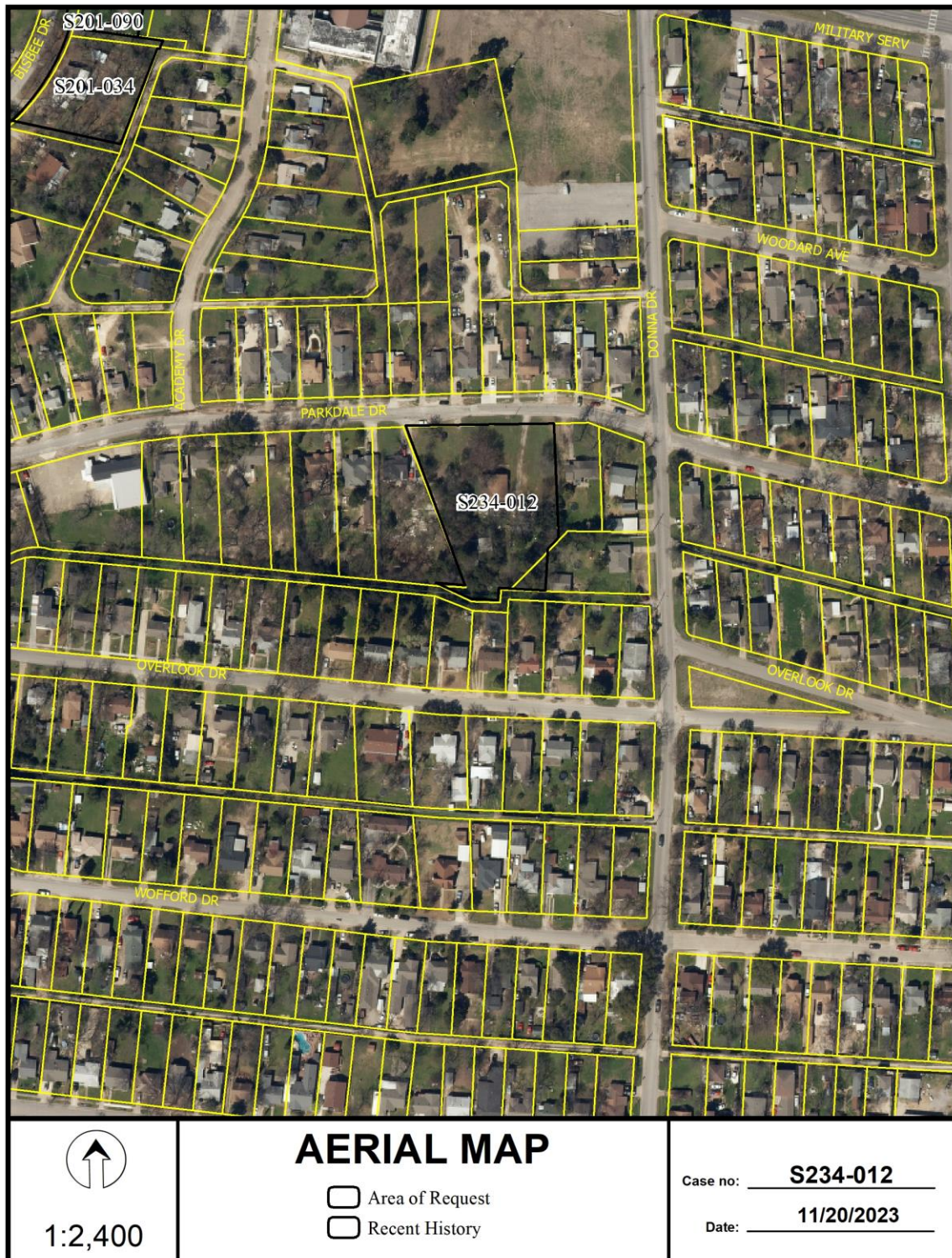
Real Estate/ GIS, Lot & Block Conditions:

23. Prior to the final plat, please remove the chain link fence from public right-of-way 15' alley.
24. On the final plat, identify the property as Lots 4A-4C in City Block 24/5815. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

EXISTING AREAS ARE IN SQUARE FEET









11/16/2023

Notification List of Property Owners

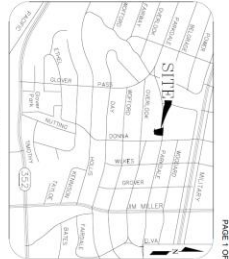
S234-012

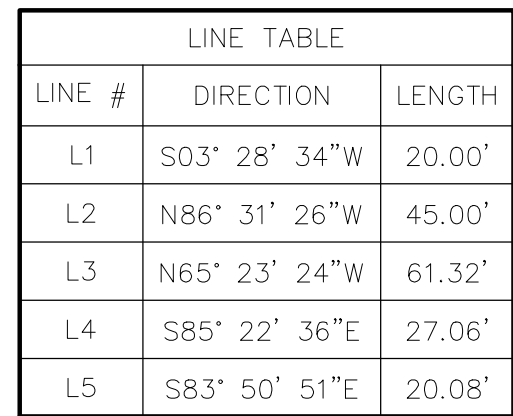
35 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6614 PARKDALE DR	SWEARENGEN TOM EST OF &
2	3715 DONNA DR	SOLIS YVETTE P
3	6524 PARKDALE DR	ESQUIVEL ADILENE &
4	6511 PARKDALE DR	MERAZ LUIS A F &
5	6515 PARKDALE DR	DEFERNANDEZ SANDRA LEE &
6	6519 PARKDALE DR	HERNANDEZ SANTOS Z &
7	6523 PARKDALE DR	HERNANDEZ MARIO &
8	6603 PARKDALE DR	CANTU PORFIRIO & JACINTA
9	6603 PARKDALE DR	CANTU MANAGEMENT TRUST
10	6607 PARKDALE DR	ROCHA MANUEL
11	6611 PARKDALE DR	DIAZ FRANCISCO
12	6615 PARKDALE DR	BAHENA JUAN CARLOS
13	6619 PARKDALE DR	BAHENA JUAN & ROCIO
14	6623 PARKDALE DR	CORNEJO JOSE &
15	6627 PARKDALE DR	MATA MARY RUTH
16	6631 PARKDALE DR	LARA OCTAVIO M &
17	6701 PARKDALE DR	FIERRO JUANA C RAMOS
18	6610 OVERLOOK DR	LERMA CARRINA SOTO &
19	6616 OVERLOOK DR	ALTAMIRANO MANUEL ALBERTO
20	6620 OVERLOOK DR	MARTINEZ BALTAZAR R &
21	6632 PARKDALE DR	CONTRERAS HORACIO
22	6626 PARKDALE DR	ESCOBEDO SYDNEY E
23	6637 OVERLOOK DR	RAMIREZ FELIPE LOPEZ
24	6633 OVERLOOK DR	GONZALEZ OLIVERIO &
25	6629 OVERLOOK DR	CAVINESS HORACE T & SARA
26	6623 OVERLOOK DR	CASTRO RAFAEL

11/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6619 OVERLOOK DR	DOMINGUEZ ROGELIO IGNACIO
28	6611 OVERLOOK DR	GALLEGOS MARY & ARTURO
29	6607 OVERLOOK DR	CASTANADA EROEMIR &
30	6603 OVERLOOK DR	MARTINEZ BALTAZAR
31	6553 OVERLOOK DR	CARRANZA ROBERTO
32	6549 OVERLOOK DR	DAREZ JANET E
33	6512 PARKDALE DR	REYNA BENITO JR &
34	6520 PARKDALE DR	FUENTES ROQUE ZUNIGA
35	6516 PARKDALE DR	FUENTES ROQUE & NORMA





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 Land Surveyors, and the rules of the Civil Engineering Board (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 plat is a precise representation of this signed final plat.

PRELIMINARY , THIS DRAWING SHALL NOT
BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

Notary Public in and for the State of Texas

A REPEAT OF PART OF LOT 4, BLOCK 24/5815
RE-SUBDIVISION OF PART OF BLOCK 24/5815
1.206 ACRES SITUATED IN THE
SAMUEL STOCKTON SURVEY, ABSTRACT NO. 133
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-012



City of Dallas

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

Agenda Information Sheet

File #: 23-3194

Item #: 30.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street.

Owner: Shawkat Albess

Surveyor: ARA Surveying

Application Filed: November 08, 2023

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 3

S234-013

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-013**SENIOR PLANNER:** Hema Sharma**LOCATION:** Larue Street, west of Knoxville Street**DATE FILED:** November 08, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.689-acres**APPLICANT/OWNER:** Shawkat Albess

REQUEST: An application to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On November 20, 2023, 20 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 west of the request have lot widths ranging in size from 50 feet to 171 feet and lot areas ranging in size from 15,000 square feet to 17,150 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis and aerial map*)
- The properties to the south of the request have lot areas ranging in size from 14,625 square feet to 29,999 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*).
- The properties to the east of the request have lot widths ranging in size from 50 feet to 200 feet and lot areas ranging in size from 15,000 square feet to 60,000 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis and aerial map*)
- The properties to the north of the request have lot areas ranging in size from 11,200 square feet to 29,999 square feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*)

The request lies in a R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 12,000-square foot lot and one 18,000-square foot lot and the widths of the proposed lots are 40 feet and 60 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 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Larue Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

27. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

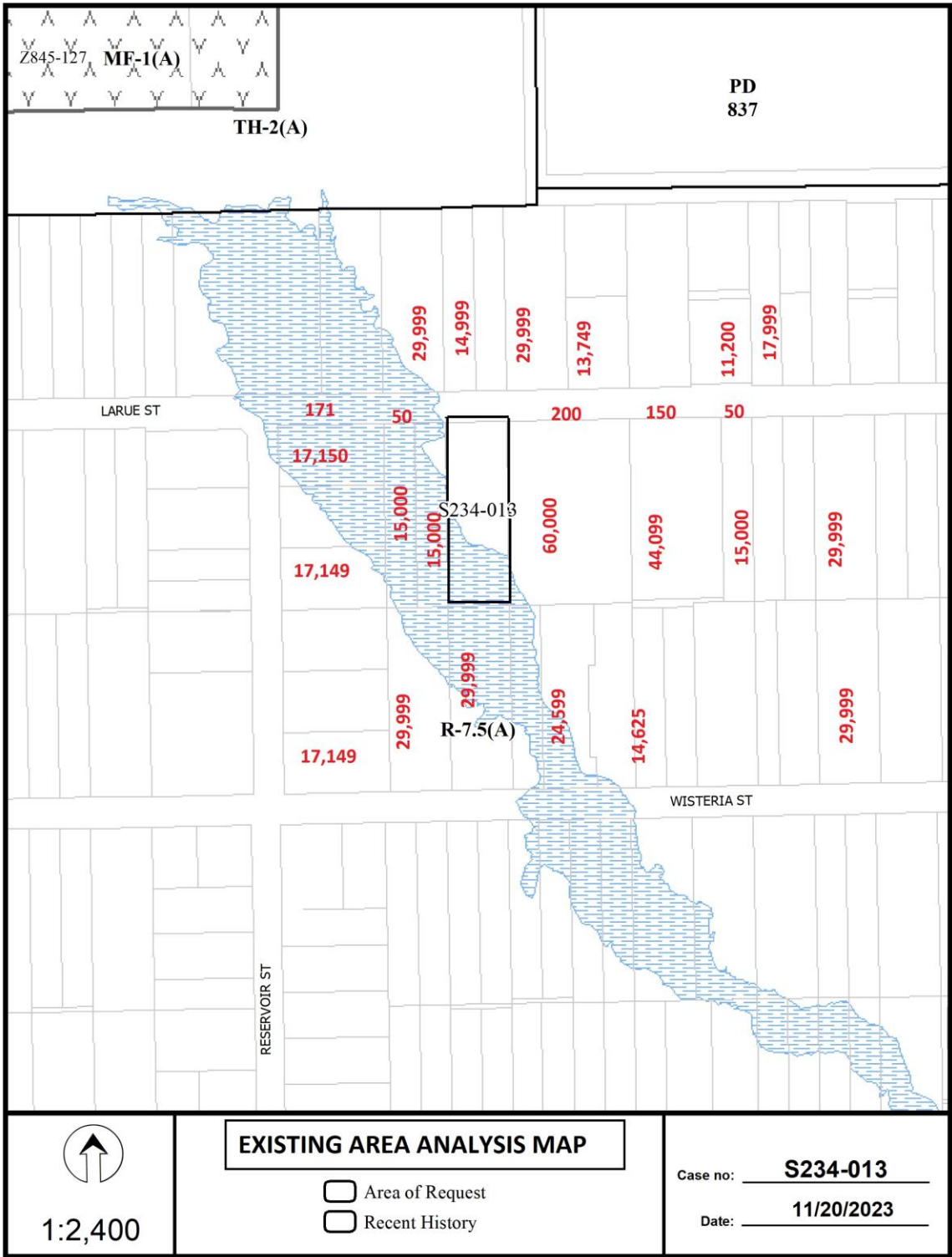
Dallas Water Utilities Conditions:

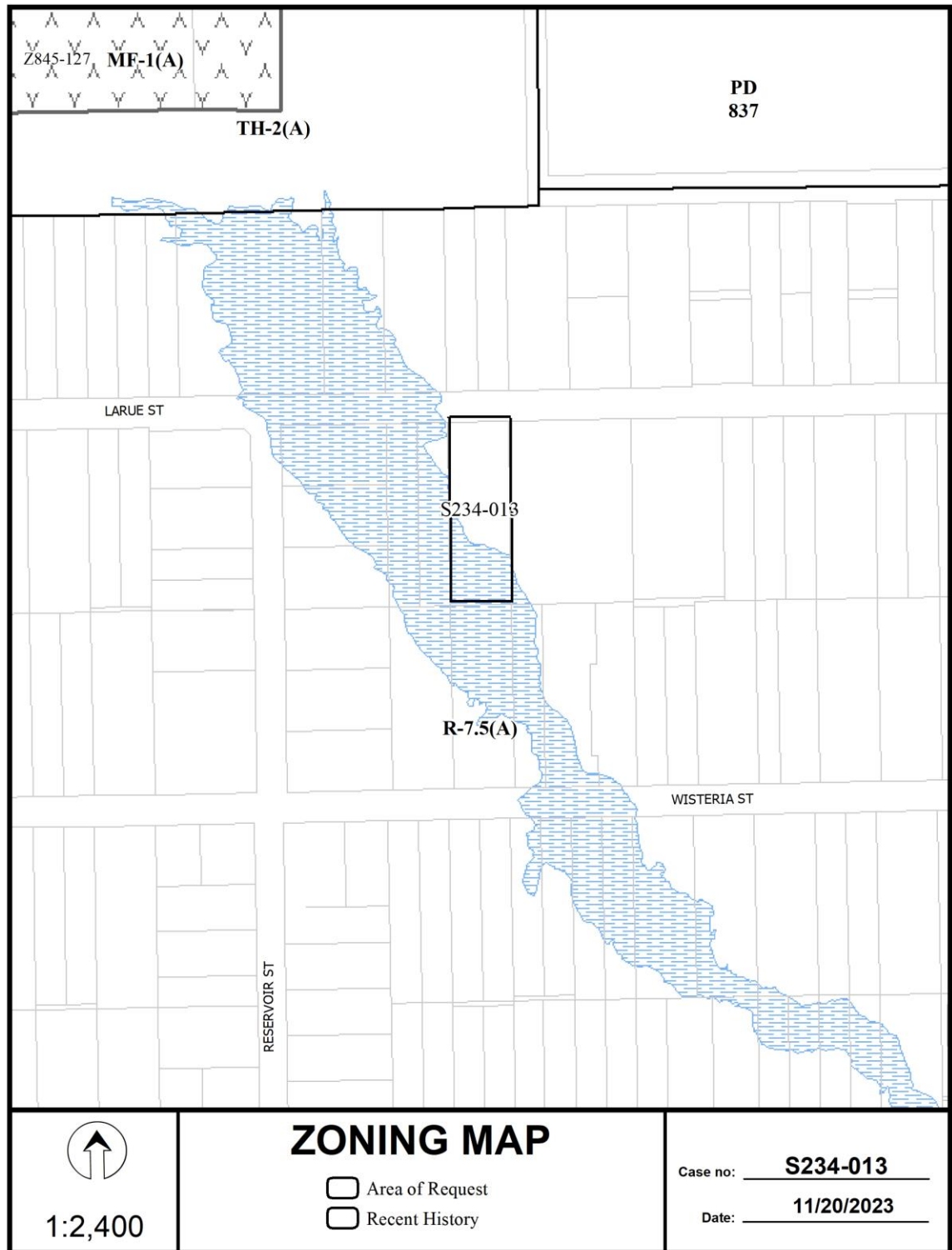
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

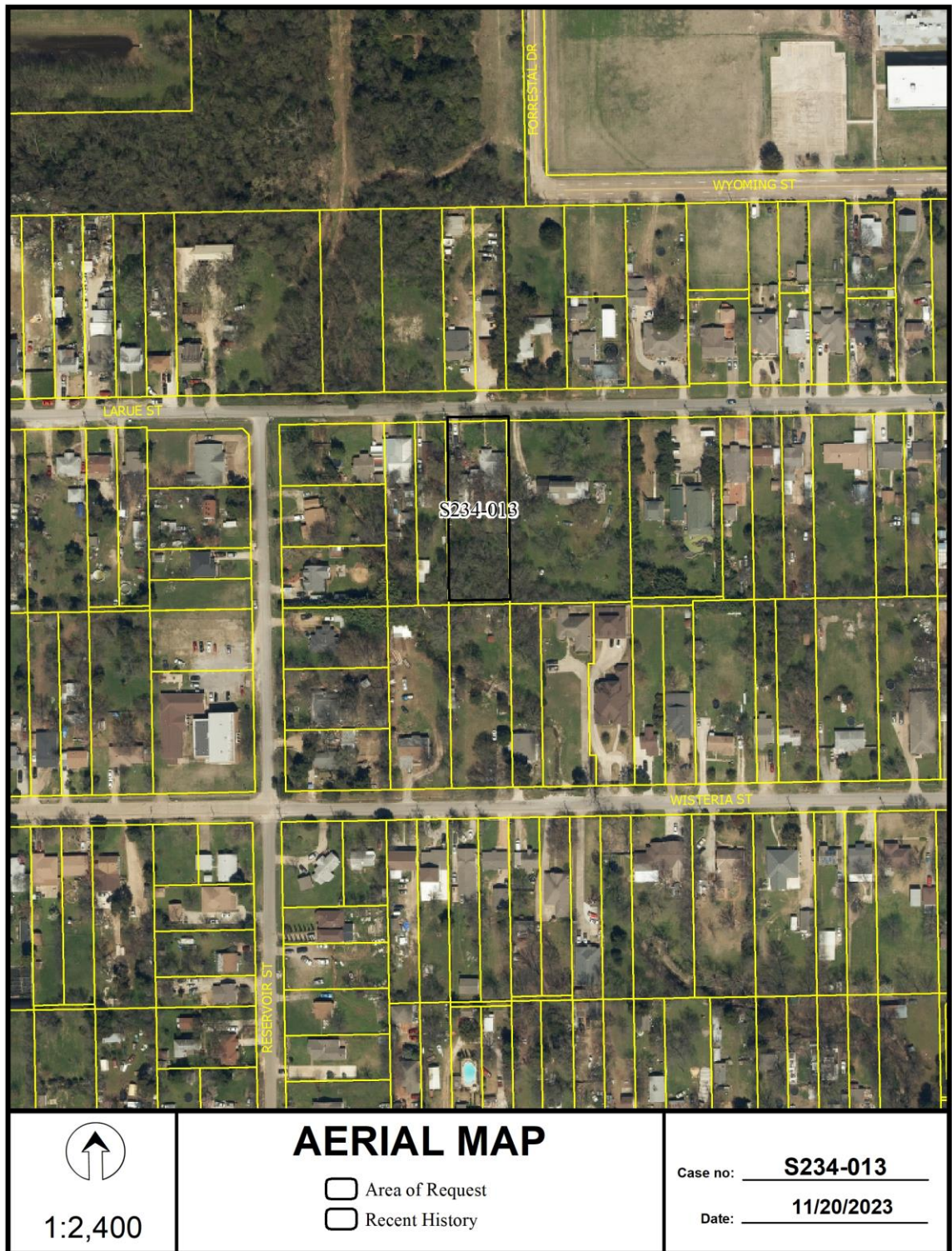
Real Estate/ GIS, Lot & Block Conditions:

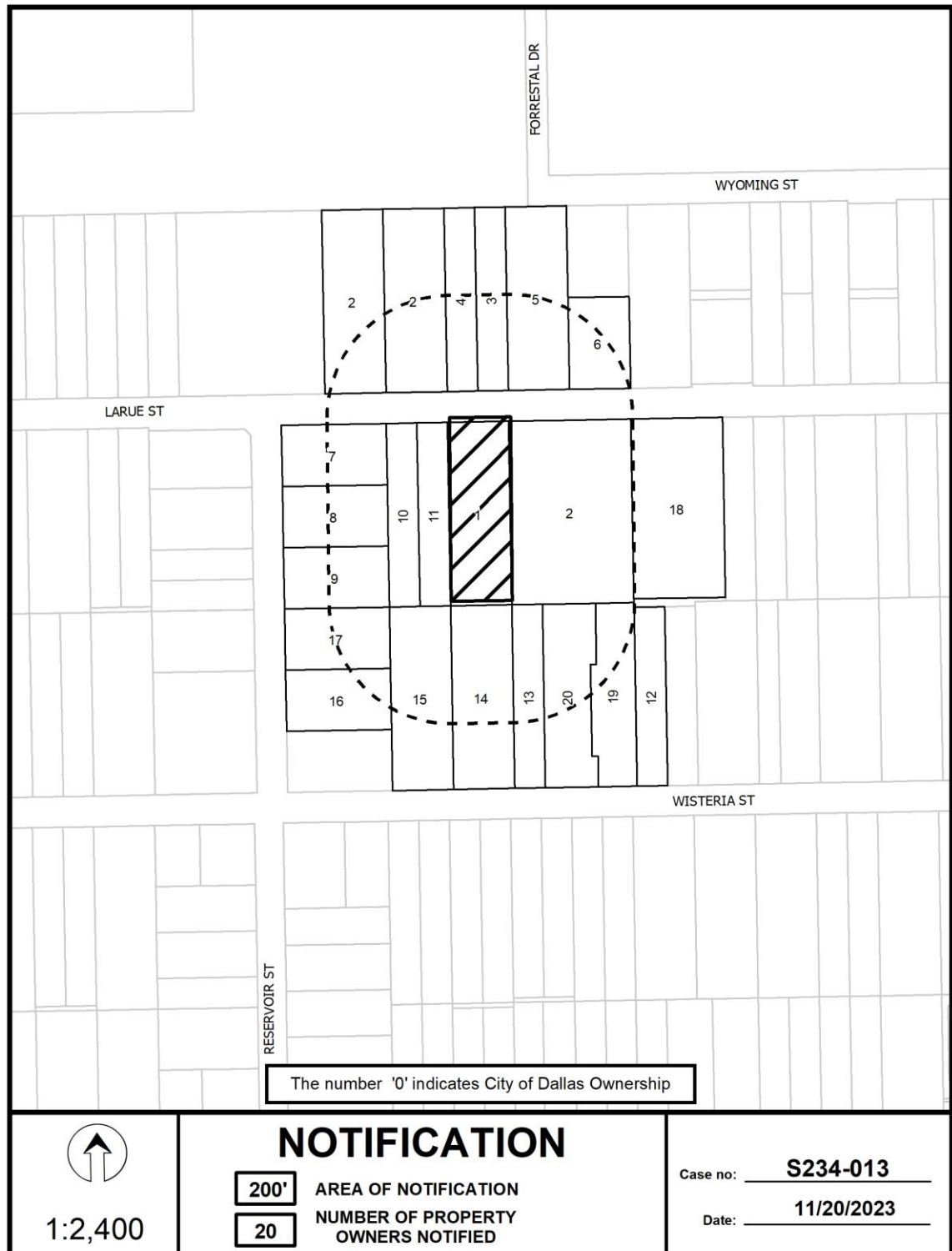
29. Prior to the final plat, remove fence from public right-of-way on Laure Street.
30. On the final plat, identify the property as Lots 21A & 21B in City Block 2/8016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









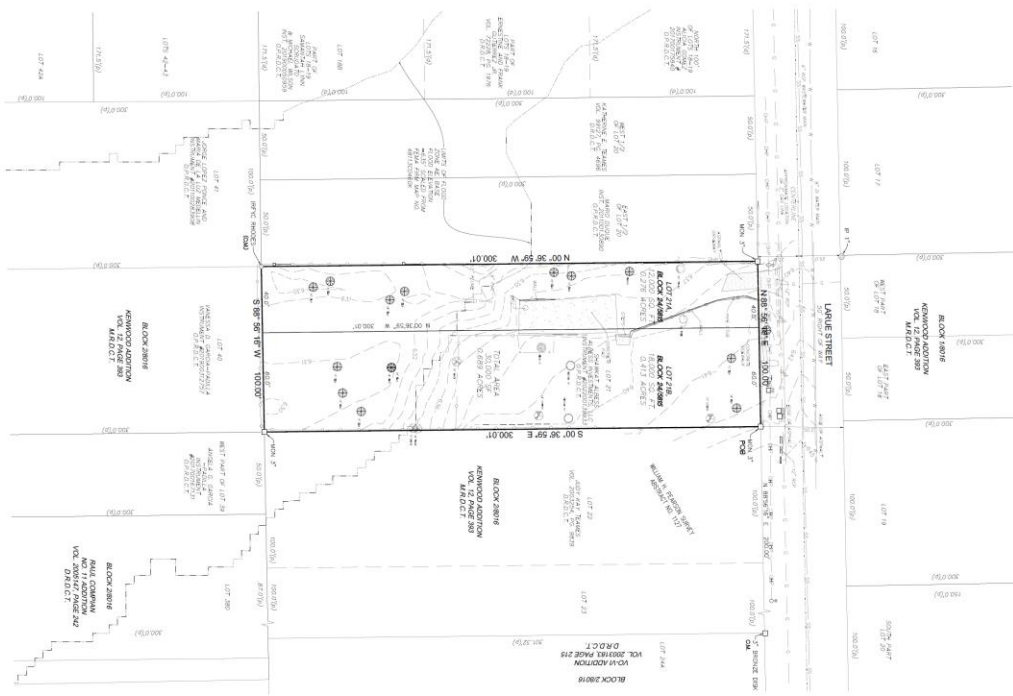
11/16/2023

Notification List of Property Owners

S234-013

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4840 LARUE ST	Taxpayer at
2	4841 LARUE ST	TEAMES JUDY KAY
3	4827 LARUE ST	HERRERA MATILDE
4	4829 LARUE ST	HERRERA MATILDE
5	4823 LARUE ST	CERVANTES VALENTIN & JOSE JAIME
6	4817 LARUE ST	ALSBROOK JOE & LINDA
7	4848 LARUE ST	GOMEZ ALICIA &
8	2914 RESERVOIR ST	GUTIERREZ FRANK JR &
9	2922 RESERVOIR ST	Taxpayer at
10	4844 LARUE ST	DUQUE MARIO
11	4846 LARUE ST	KATHERINE TEAMES
12	4811 WISTERIA DR	HERNANDEZ JOSE & SALUSTIA
13	4825 WISTERIA ST	PADILLA ANGELA G GARCIA
14	4835 WISTERIA DR	PADILLA VANESSA D GARCIA &
15	4841 WISTERIA ST	PONCE JORGE LOPEZ &
16	2938 RESERVOIR ST	ESTRADA ALEJANDRO &
17	2930 RESERVOIR ST	VALDIVIA MARIANO
18	4806 LARUE ST	VO VI DALLAS FT WORTH FRIENDSHIP ASSOC
19	4819 WISTERIA ST	ALEMAN ARNULFO & MONICA
20	4821 WISTERIA ST	ROJAS JORGE J



OWNERS' DEDICATION

YOU THERE? KNOW ALL MEN BY THESE PRESENTS

ment. Subsequently, U.S. entry by land through a U.S. port was required. The U.S. Coast Guard, U.S. Customs, and U.S. Immigration and Naturalization Service (INS) were the agencies responsible for enforcing U.S. entry requirements in the City of Canton. The U.S. Coast Guard, U.S. Customs, and INS were the agencies responsible for enforcing U.S. entry requirements in the City of Canton. The U.S. Coast Guard, U.S. Customs, and INS were the agencies responsible for enforcing U.S. entry requirements in the City of Canton. The U.S. Coast Guard, U.S. Customs, and INS were the agencies responsible for enforcing U.S. entry requirements in the City of Canton.

SURVIVORS STATEMENT

L. Anne Sawyer, a registered Professional Land Surveyor, located the Station of "Town, et al" and this plat was prepared after a direct measurement, from recorded documents, reference to other documents, and the use of the following instruments: electronic distance measuring, total station, and the following:

Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19325), as amended, and Texas Land Management Code, Chapter 212, 1/1/90 et seq. and communication system herein was either typed or written and signed by the City of Dallas Development Code Section 194-4.01 (b)(3)(C)(i) & (ii) and that the digits drawing the accompanying plat is a precise representation of this subject.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

Address: A 3000 square foot or 0.689 acre tract² and, situated in the Western A. Pearson Survey, District Number 1127, in the City and County of Dallas, Texas, being all of lot 31, Block 2701016 of Westwood Addition, as shown on the plat of said Block 2701016, recorded in Public Record 402220019933, of the Official Public Records of Dallas County, Texas (hereinafter "Tract 1"), being all of the property described in a General Warranty Deed to Alisha Investments, LLC, recorded in instrument 402220019933, of the Official Public Records of Dallas County, Texas (hereinafter "Tract 2"), and being more particularly described as:

ABSTRACT The purpose of this study was to determine the effects of a 12-week training program on the aerobic and anaerobic performance of elite and non-elite male soccer players. The elite players ($n = 12$) and non-elite players ($n = 12$) were divided into two groups: the training group and the control group. The training group performed a 12-week training program consisting of aerobic and anaerobic exercises. The control group did not perform any training program. The aerobic performance was measured by the 1500-m time trial, and the anaerobic performance was measured by the 30-s Wingate test. The results showed that the training group had significantly improved their aerobic and anaerobic performance compared to the control group. The elite players showed a greater improvement in aerobic performance than the non-elite players. The results of this study suggest that a 12-week training program can improve the aerobic and anaerobic performance of elite and non-elite male soccer players.

Notary Public in and for the State of Texas

2023

making travel in and out the state of Texas

Summary

WAXAHACHE, TX 75167

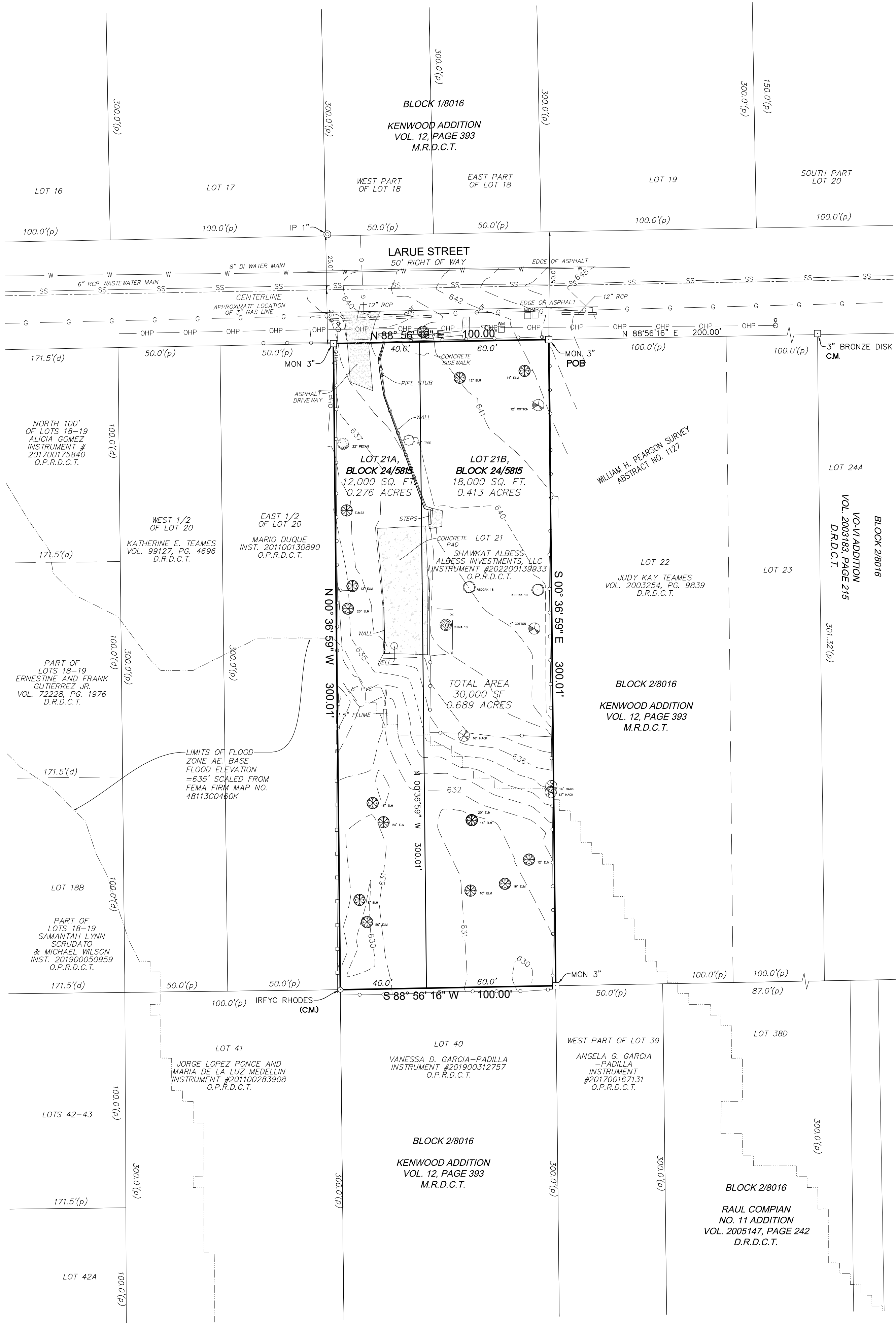
3

SURVEYING

TEL: (877) 646-4172
TOLL-FREE NO. 10194713

androgynous@era.surrey.ac.uk

Drawing: G:\My Drive\Survey\23101-4840 LARUE ST Dallas-MariaAlbess-Plat\05_CAD\Civil3D\23101-4840 LARUE ST.dwg Saved By: 12147 Save Time: 11/9/2023 8:50 AM
Plotted by: eesl Plot Date: 11/9/2023 8:56 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Albess Investments, LLC, acting by and through it's duly authorized officer, Shawkat Albess, does hereby adopt this plat, designating the herein described property as **LARUE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of, _____, 2023.

Shawkat Albess
Albess Investments, LLC
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 _____

_____ 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.

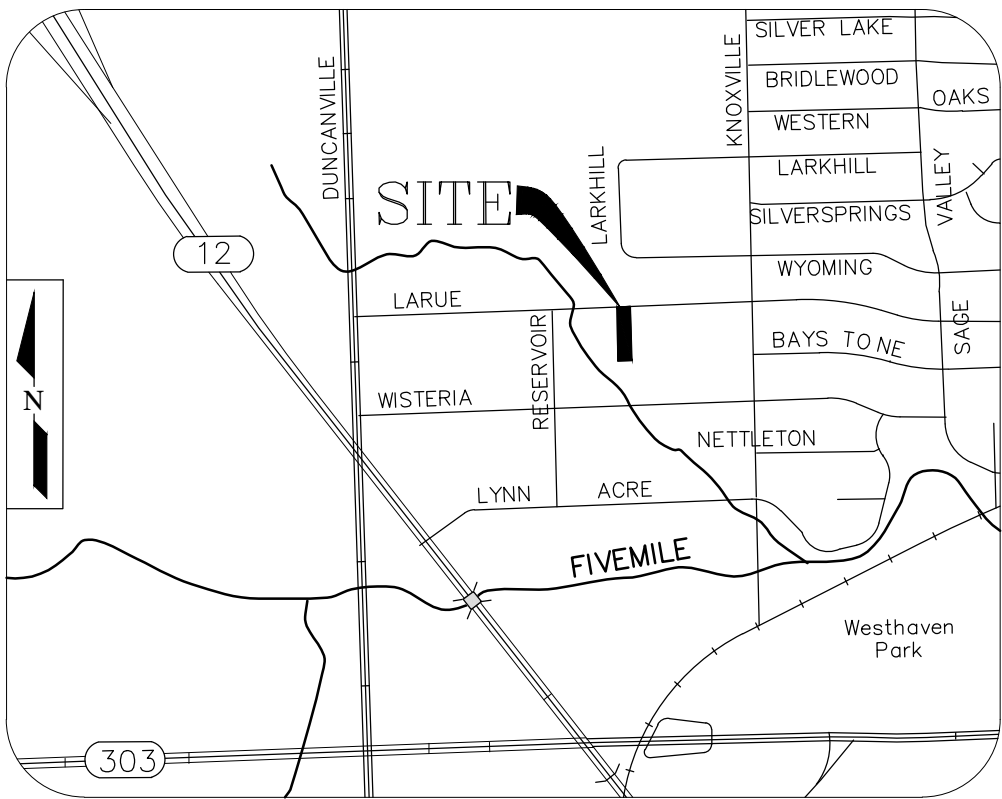
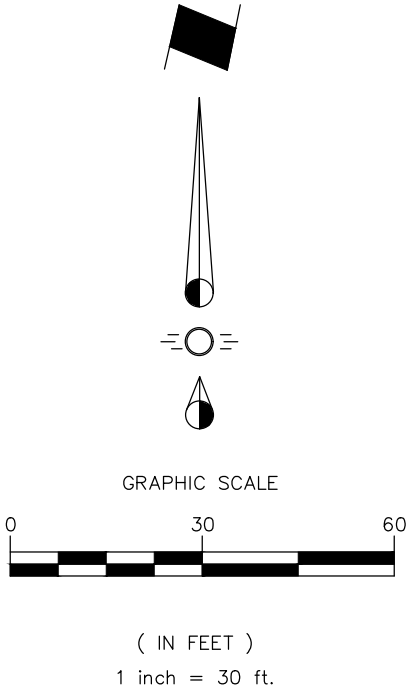
Notary Public in and for the State of Texas

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)
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create 2 lots from a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- This property is located within Zone "AE". It's defined as areas of Flood Hazard Areas, according to FEMA FIRM Map 48113C0610K, dated 07/07/2014.

LEGEND

(C.M.)	CONTROLLING MONUMENT	☉	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	MB	MAILBOX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	OP	LIGHT POLE
POB	POINT OF BEGINNING	—W—	WATER LINE
p, m	PLATTED, MEASURED	—SS—	SANITARY SEWER LINE
VOL./PG.	VOLUME/PAGE	—G—	GAS LINE
☉ IRF	IRON ROD FOUND (AS NOTED)	GF	GAS FLAG
☉ IRS	IRON ROD SET (AS NOTED)	—W—	WOOD FENCE
☐ MON	MONUMENT SET STAMPED "LARUE ADDITION AND ARA 6671"	—O—O—	CHAIN LINK FENCE
—OHP—	OVERHEAD POWER LINE		



VICINITY MAP (NOT TO SCALE)

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 30,000 square foot or 0.689 acre tract of land, situated in the William H. Pearson Survey, Abstract Number 1127, in the City and County of Dallas, Texas, being all of Lot 21, Block 2/8016 of Kenwood Addition, an Addition to the City of Dallas, Texas, recorded in Volume 12, Page 393, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Albess Investments, LLC, recorded in Instrument #202200139933, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3 inch monument stamped "Larue Addition and ARA 6671" set at the Northeast corner of said Lot 21, Block 2/8016, and being the Northwest corner of Lot 22, said Block 2/8016, same being in the South right of way line of Larue Street, a 60 foot right-of-way, from which a 3 inch bronze disk found (Controlling Monument) at the Northwest corner of Lot 24A, Vo-VI Addition, recorded in Volume 2003183, Page 215, Deed Records of Dallas County, Texas (D.R.D.C.T.), bears a North 88 degrees 56 minutes 16 seconds East, a distance of 200.00 feet;

THENCE South 00 degrees 36 minutes 59 seconds East, with the common line between said Lot 21 and said Lot 22, Block 2/8016, a distance of 300.01 feet to a 3 inch monument stamped "Larue Addition and ARA 6671" set at the common corner between said Lot 21, Lot 22, and Lots 39 and 40, said Block 2/8016;

THENCE South 88 degrees 56 minutes 16 seconds West, with the common south line between said Lot 21, and said Lot 40, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Rhodes" found (Controlling Monument) at the common corner between Lots 20, 21, 40 and 41, said Block 2/8016;

THENCE North 00 degrees 36 minutes 59 seconds East, with the common west line between said Lot 20 and said Lot 21, a distance of 300.01 feet to a 3 inch monument stamped "Larue Addition and ARA 6671" set at the common North corner between said Los 20 and 21, same being in the South right of way line of said Larue Street;

THENCE North 88 degrees 56 minutes 16 seconds East, with the South right of way line of Larue Street, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 30,000 square feet or 0.689 acres of land more or less.

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____, A.D. 20____ and same was duly approved on the ____ day of _____, A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest: _____
Secretary

SURVEYOR
ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
LARUE ADDITION
LOT 21A AND 21B , BLOCK 2/8016

A REPLAT OF LOT 21, BLOCK 2/8016, KENWOOD ADDITION
0.689 ACRES SITUATED IN THE
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-013



City of Dallas

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

Agenda Information Sheet

File #: 23-3195

Item #: 31.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Street, north of Stokes Street.

Owner: Dallas Area Habitat for Humanity, Inc.

Surveyor: BGE, Inc.

Application Filed: November 08, 2023

Zoning: R-5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 7

S234-015

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-015**SENIOR PLANNER:** Hema Sharma**LOCATION:** Hull Street, north of Stokes Street**DATE FILED:** November 08, 2023**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 4.615-acres**APPLICANT/OWNER:** Dallas Area Habitat for Humanity, Inc.

REQUEST: An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Street, north of Stokes Street.

SUBDIVISION HISTORY:

1. S223-166 was a request at the same location as the present request to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street. The request was denied by City Plan Commission on July 6, 2023.
2. S223-056 was a request south of the present request to create 6 residential lots ranging in size from 5,614 square feet to 8,014 square feet from a 0.950-acre tract of land in City Block 7637 on property located on Meek Street at Hull Street, at the terminus of Brownsville Avenue. The request was approved on February 2, 2023 but has not been recorded.
3. S212-267 was a request northeast of the present request to replat an 11.370-acre tract of land containing all of Lot 3 in City Block 7640 to create a 74-lot residential subdivision with lots ranging in size from 5,049 square feet to 6,561 square feet on property located on Hull Street, north of Stokes Street. The request was withdrawn on July 15, 2022.
4. S190-055 was a request south of the present request to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner. The request was approved on January 9, 2020 and recorded on June 23, 2022.

PROPERTY OWNER NOTIFICATION: On November 21, 2023, 48 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 west of the request have average lot widths of 50 feet and average lot areas of 7,500 square feet and are zoned as R-5(A) Single Family District. All lots are undeveloped. (*Please refer to the existing area analysis and aerial map*)
- The properties to the south of the request have lot widths ranging in size from 50 feet to 53 feet and lot areas ranging in size from 5,625 square feet to 7,453 square feet and are zoned an R-5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*)
- The property to the east is 6.775-acre tract of land containing remainder part of Lot 3.
- The property to the north is 11.59-acre tract of land containing all of Lot 2.

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet. The widths of the proposed lots are 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-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 30.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hull Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pierce Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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 Hull Street & Pierce Lane. *Section 51A 8.602(d)(1)*
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Provide a turn-around per the City of Dallas Standards at the end of Pierce Lane. *Section 51A-8.506(b)*.

20. Provide adequate right-of-way for cul-de-sac within the platted area and outside of the floodplain area, design/construct to the city standards.

Flood Plain Conditions:

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. 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
23. 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
24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
25. 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.*
26. 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)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show distances/width across all adjoining right-of-way
30. On the final plat, show recording information on all existing easements within 150 feet of the property.
31. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
32. On the final plat, show new/different plat name.

Dallas Water Utilities Conditions:

33. 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).
34. Additional design information may be 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

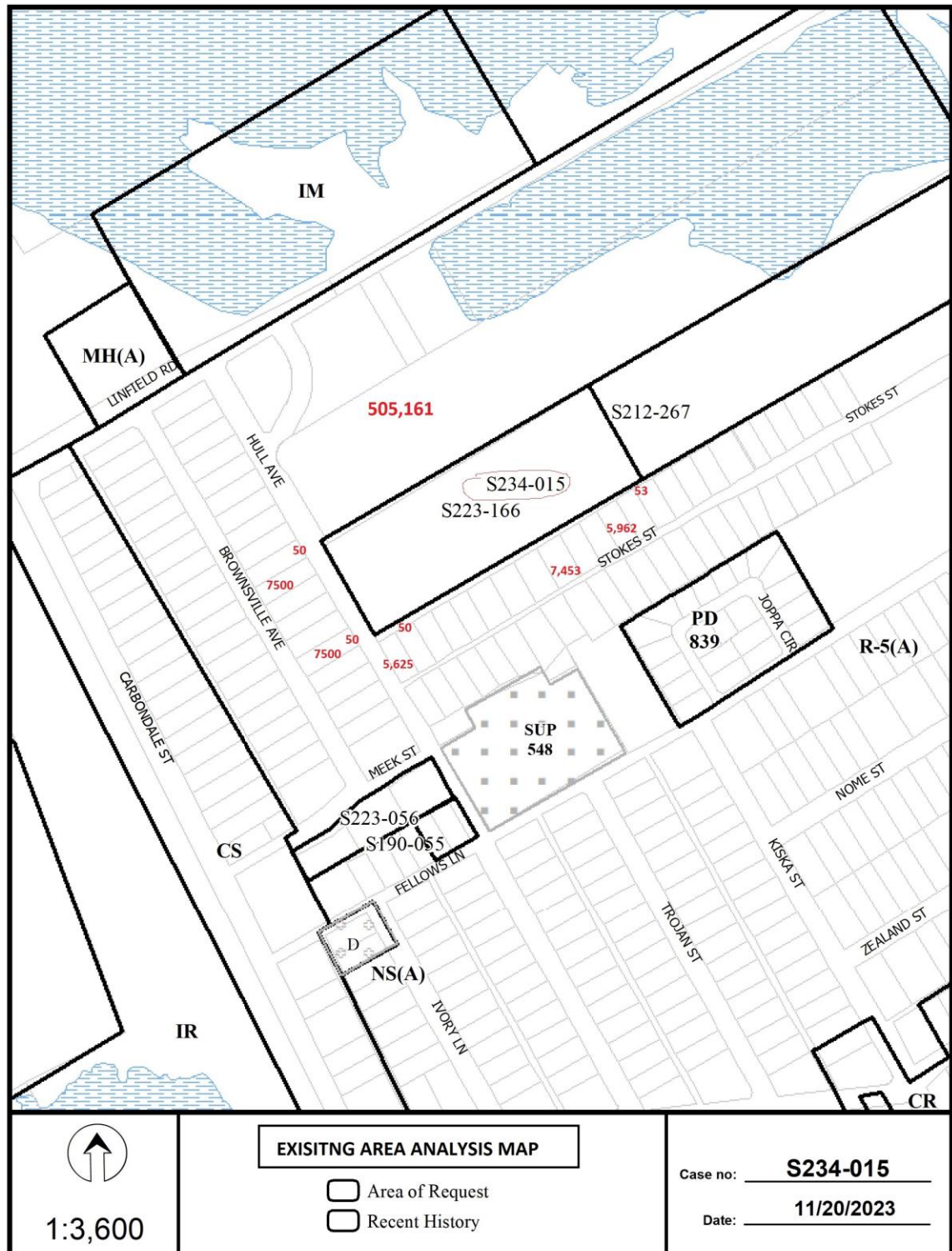
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

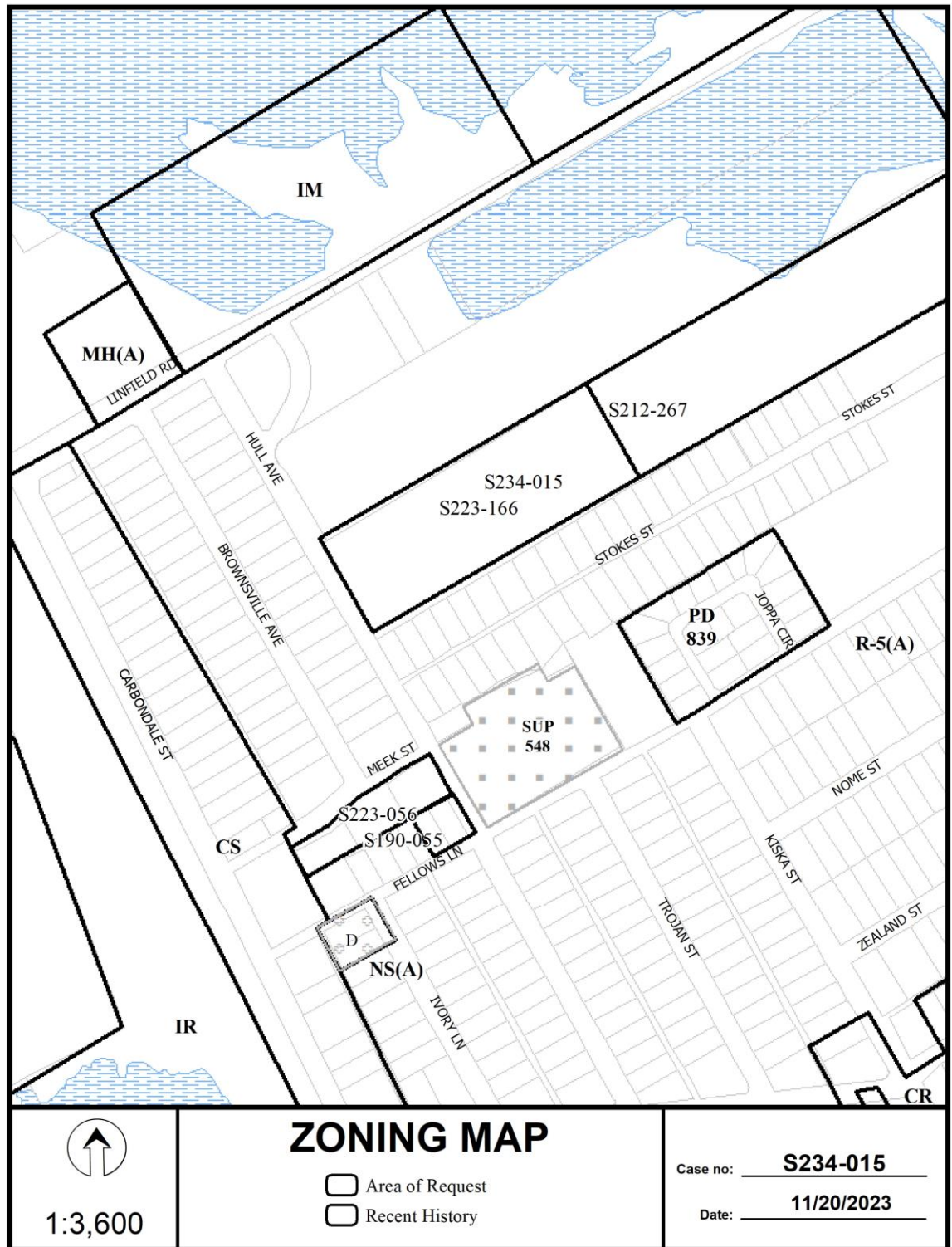
35. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

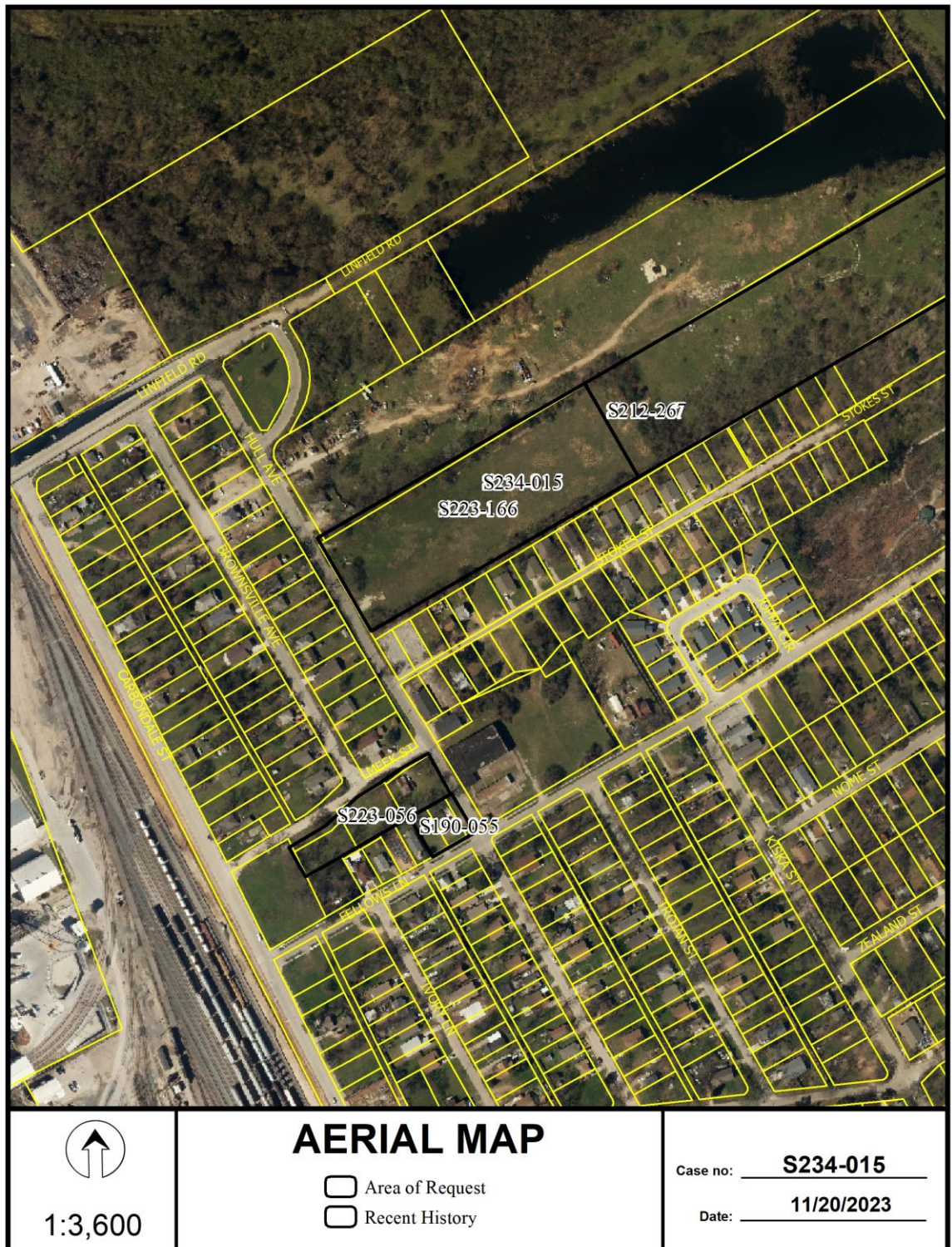
Real Estate/ Street Name / GIS, Lot & Block Conditions:

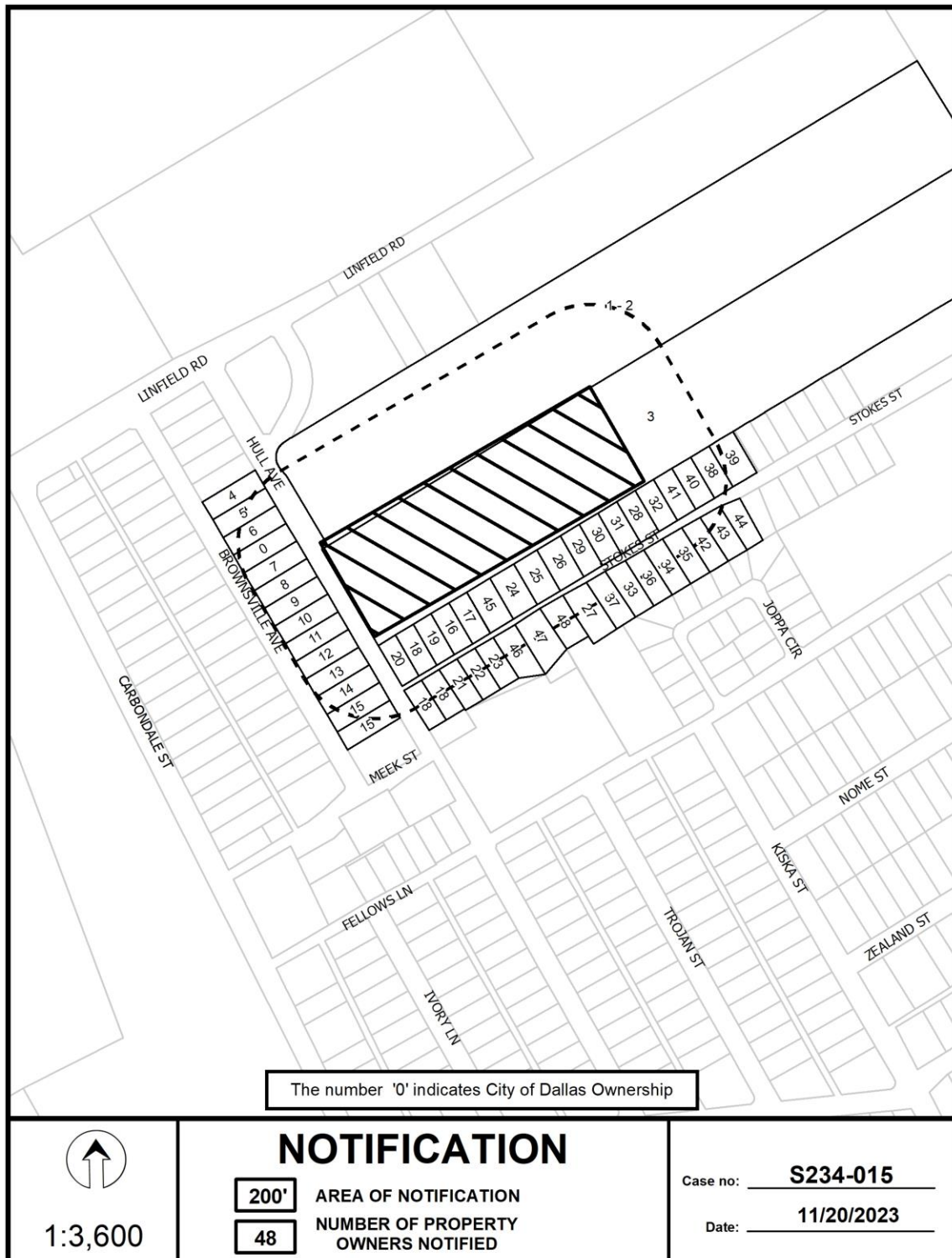
36. Prior to the final plat, please show on plat how Pierce Street is being dedicated or is an abandonment. If it is an abandonment. please show abandonment on plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
37. On the final plat, please change "Hull Avenue" to "Hull Street".
38. On the final plat, please change "Stokes Street (Formerly Beaver Avenue)" to "Stokes Street (F.K.A Beaver Avenue)".
39. On the final plat, identify the property as Lots 1-15 in City Block 3A/7640 & Lots 1-15 in City Bock 3B/7640. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









11/16/2023

Notification List of Property Owners

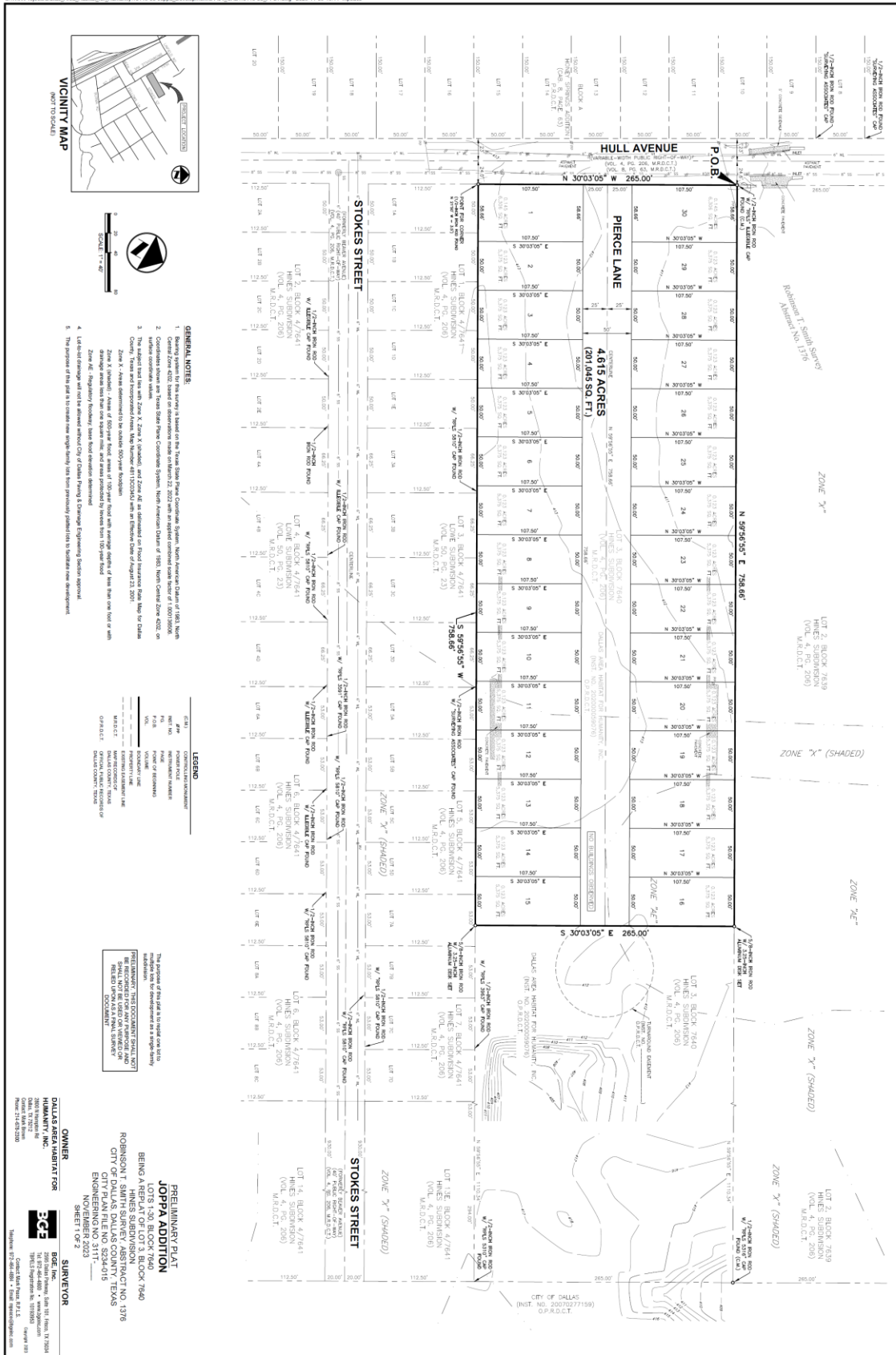
S234-015

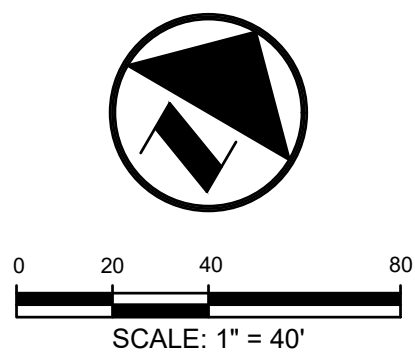
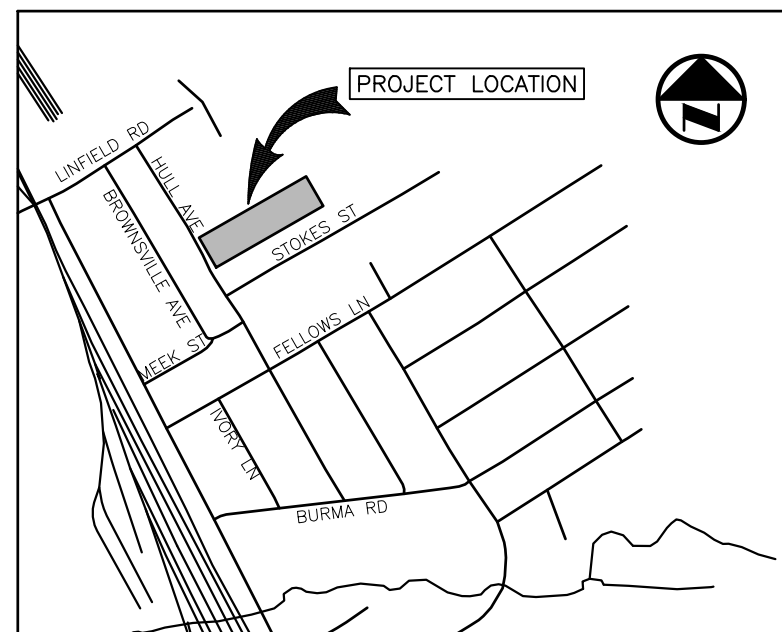
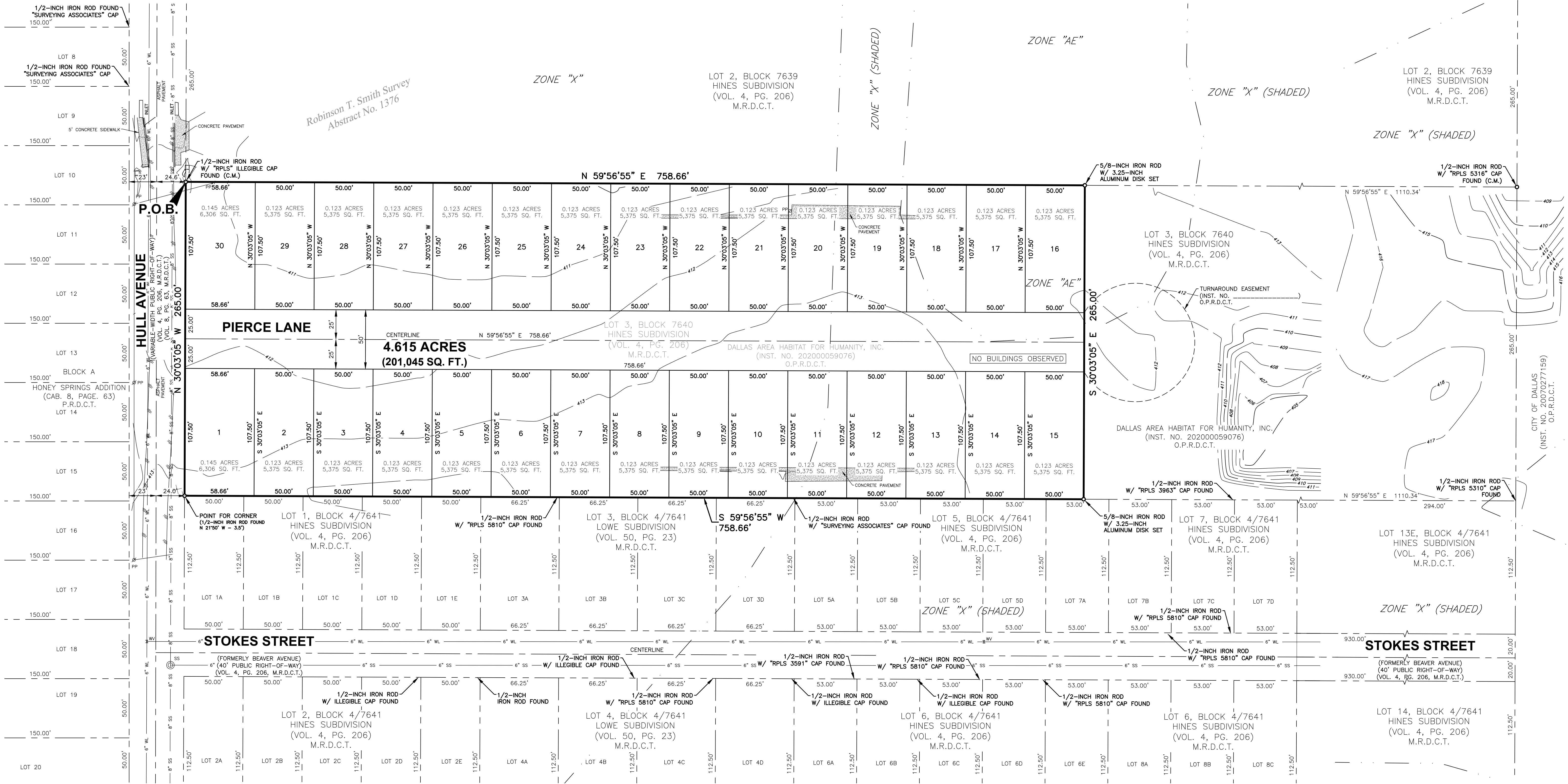
48 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7728 HULL AVE	WILLIAMS RICHARD &
2	7736 HULL AVE	CRAWFORD JAMES E &
3	7740 HULL AVE	DALLAS AREA HABITAT FOR
4	7724 BROWNSVILLE AVE	DALLAS AREA HABITAT FOR HUMANITY
5	7726 BROWNSVILLE AVE	CRAWFORD FRED LEE
6	7732 BROWNSVILLE AVE	J&K ENTERPRISE CUSTOM HOMES LLC
7	7740 BROWNSVILLE AVE	GREER BARBARA ANN &
8	7744 BROWNSVILLE AVE	DIBBLES LIVY ANN EST OF
9	7804 BROWNSVILLE AVE	JORDAN MARVENA S
10	7808 BROWNSVILLE AVE	AGUILAR DAYSI YAMELY G &
11	7810 BROWNSVILLE AVE	EVERETT ESSIE
12	7816 BROWNSVILLE AVE	BEASLEY JAMES EDWARD
13	7820 BROWNSVILLE AVE	NELSON MONICA D
14	7824 BROWNSVILLE AVE	JL CASA INVESTMENTS LLC
15	7826 BROWNSVILLE AVE	JACKSON TAMORA
16	4615 STOKES ST	GONZALEZ MARIA
17	4619 STOKES ST	REMODELING BY JC
18	4607 STOKES ST	NEW ZION MISSIONARY BAPTIST CHURCH
19	4611 STOKES ST	HOWARD ELI
20	4603 STOKES ST	NEW ZION MISSIONARY
21	4614 STOKES ST	MUMPHREY MARCUS
22	4616 STOKES ST	CHAMP JARI LEATRICE &
23	4620 STOKES ST	KELLEY JEANNIE
24	4627 STOKES ST	Taxpayer at
25	4635 STOKES ST	DOBIN LATARA
26	4639 STOKES ST	KENNEYBREW SHEMEKA

11/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4640 STOKES ST	DUNN NATASHA
28	4707 STOKES ST	CLEMONS SANDRA
29	4645 STOKES ST	GONSALES ROBERTO JR &
30	4649 STOKES ST	GONZALEZ IRENE
31	4703 STOKES ST	Taxpayer at
32	4711 STOKES ST	BANKS AKIVA LESHEA
33	4648 STOKES ST	Taxpayer at
34	4708 STOKES ST	HANNAH STEPHANIE
35	4712 STOKES ST	SHAMLIN AKITA MOYETTE
36	4704 STOKES ST	PANIGRAHY RINA
37	4646 STOKES ST	ALVAREZ BALDEMIRO
38	4723 STOKES ST	GONZALEZ ANITA & JULIO CHAPARRO
39	4727 STOKES ST	CASTILLO VICTOR JUAN &
40	4719 STOKES ST	RUBLES BARBARA
41	4715 STOKES ST	PRICE VERONICA NICOLE &
42	4716 STOKES ST	NARVAEZ VERONICA
43	4720 STOKES ST	DALLAS CITY OF COUNTY OF
44	4724 STOKES ST	RINGGOLD LANE 4444 LLC
45	4623 STOKES ST	COOPER LATASHA MICHOLE
46	4628 STOKES ST	SALMERON WILBER O &
47	4632 STOKES ST	SESSION TIFFANY LASHAWN
48	4636 STOKES ST	GARNER SHELIA





GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on March 22, 2022 with an applied combined scale factor of 1.000136506.
- Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
- The subject tract lies with Zone X, Zone X (shaded), and Zone AE as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0345J with an Effective Date of August 23, 2001.
 - Zone X - Areas determined to be outside 500-year floodplain
 - Zone X (shaded) - Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood
 - Zone AE - Regulatory floodway; base flood elevation determined
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create new single-family lots from previously platted lots to facilitate new development.

LEGEND

(C.M.)	CONTROLLING MONUMENT
PP	POWER POLE
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
---	BOUNDARY LINE
- - - -	PROPERTY LINE
- . - . -	EXISTING EASEMENT LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

The purpose of this plat is to replat one lot to multiple lots for development as a single-family subdivision.

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

OWNER

DALLAS AREA HABITAT FOR HUMANITY, INC.
2800 N Hampton Rd
Dallas, TX 75212
Contact: Mark Brown
Phone: 214-678-2300

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Area Habitat for Humanity, Inc. is the owner of a 4.615-acre (201,045-square-foot) tract of land situated in the Robinson T. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas; said tract being part of Lot 3, Block 7640, Hines Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 4, Page 206 of the Map Records of Dallas County, Texas and part of that certain tract of land described in General Warranty Deed to Dallas Area Habitat for Humanity, Inc. recorded in Instrument No. 202000059076 of the Official Public Records of Dallas County, Texas; said 4.615-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with "RPLS" illegible cap found in the northeast right-of-way line of Hull Avenue (a variable-width right-of-way); said point being the west corner of said Lot 3, Block 7640 and the south corner of Lot 2, Block 7639 of said Hines Subdivision;

THENCE, North 59 degrees 56 minutes 55 seconds East, departing the said northeast right-of-way line of Hull Avenue and with the northwest line of said Lot 3, Block 7640 and the southeast line of said Lot 2, Block 7639, a distance of 758.66 feet to a 5/8-inch iron rod with 3.25-inch aluminum disk set for corner; from said point a 1/2-inch iron rod with "RPLS 5316" cap found bears North 59 degrees 56 minutes 55 seconds East, a distance of 1,110.34 feet in the southwest line of that certain tract of land described in Agreed Judgment to the City of Dallas recorded in Instrument No. 20070277159 of said Official Public Records and being the north corner of said Lot 3, Block 7640 and the east corner of said Lot 2, Block 7639;

THENCE, South 30 degrees 03 minutes 05 seconds East, departing the said northwest line of said Lot 3, Block 7640 and the southeast line of said Lot 2, Block 7639 and into and across said Lot 3, Block 7640, a distance of 265.00 feet to a 5/8-inch iron rod with 3.25-inch aluminum disk set for corner in the southeast line of said Lot 3, Block 7640 and in the northwest line of Block 4/7641 of said Hines Subdivision;

THENCE, South 59 degrees 56 minutes 55 seconds West, with the said southeast line of Lot 3, Block 7640 and the said northwest line of Block 4/7641, a distance of 758.66 feet to a point for corner in the said northeast right-of-way line of Hull Avenue; said point being the south corner of said Lot 3, Block 7640 and the west corner of said Block 4/7641; from said point a 1/2-inch iron rod found lies North 21 degrees 50 minutes West, a distance of 3.5 feet;

THENCE, North 30 degrees 03 minutes 05 seconds West, with the said northeast right-of-way line of Hull Avenue and the southwest line of said Lot 3, Block 7640, a distance of 265.00 feet to the POINT OF BEGINNING and containing 4.615 acres or 201,045 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

Now therefore, know all men by these presents:

That DALLAS AREA HABITAT FOR HUMANITY, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as JOPPA ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and 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 and upon 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, Texas.

Witness, my hand this the ____ day of _____, 2023.

By: DALLAS AREA HABITAT FOR HUMANITY, INC.

Name:
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

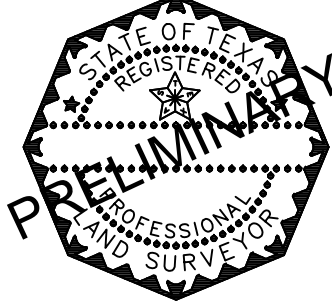
STATE OF TEXAS §
COUNTY OF COLLIN §

I, Gregory Mark Peace, 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.

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

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

The purpose of this plat is to replat one lot to multiple lots for development as a single-family subdivision.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT

PRELIMINARY PLAT
JOPPA ADDITION
LOTS 1-30, BLOCK 7640
BEING A REPLAT OF LOT 3, BLOCK 7640
HINES SUBDIVISION
ROBINSON T. SMITH SURVEY, ABSTRACT NO. 1376
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-015
ENGINEERING NO. 311T-____
NOVEMBER 2023
SHEET 2 OF 2

OWNER
DALLAS AREA HABITAT FOR HUMANITY, INC.
2800 N Hampton Rd
Dallas, TX 75212
Contact: Mark Brown
Phone: 214-678-2300

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
Copyright 2023





City of Dallas

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

Agenda Information Sheet

File #: 23-3196

Item #: 32.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 4.432-acre tract of land containing all of Lot 4B in City Block 5519 and part of lot 7 in City Block 1/5520 to create one lot on property located on Strait Lane, south of Manson Court.

Owner: Bryan Shanin Wilbum

Surveyor: KFM Engineering and Design,

Application Filed: November 13, 2023

Zoning: R-1ac(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 13

S234-022

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-022**SENIOR PLANNER:** Hema Sharma**LOCATION:** Strait Lane, south of Manson Court**DATE FILED:** November 13, 2023**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 4.432-acres**APPLICANT/OWNER:** Bryan Shanin Wilbum

REQUEST: An application to replat a 4.432-acre tract of land containing all of Lot 4B in City Block 5519 and part of lot 7 in City Block 1/5520 to create one lot on property located on Strait Lane, south of Manson Court.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On November 21, 2023, 17 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, east, south, and west of the request have lot areas ranging in size from 48,834 square feet to 204,575 square feet and are zoned as R-1ac(A) (*Please refer to the existing area analysis and aerial map*)

The request lies in an R-1ac(A) Single Family District which has a minimum lot area requirement of 1-acre (43,560 square feet). The request is to create one 4.432-acre lot.

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-1ac(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 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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Strait Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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.

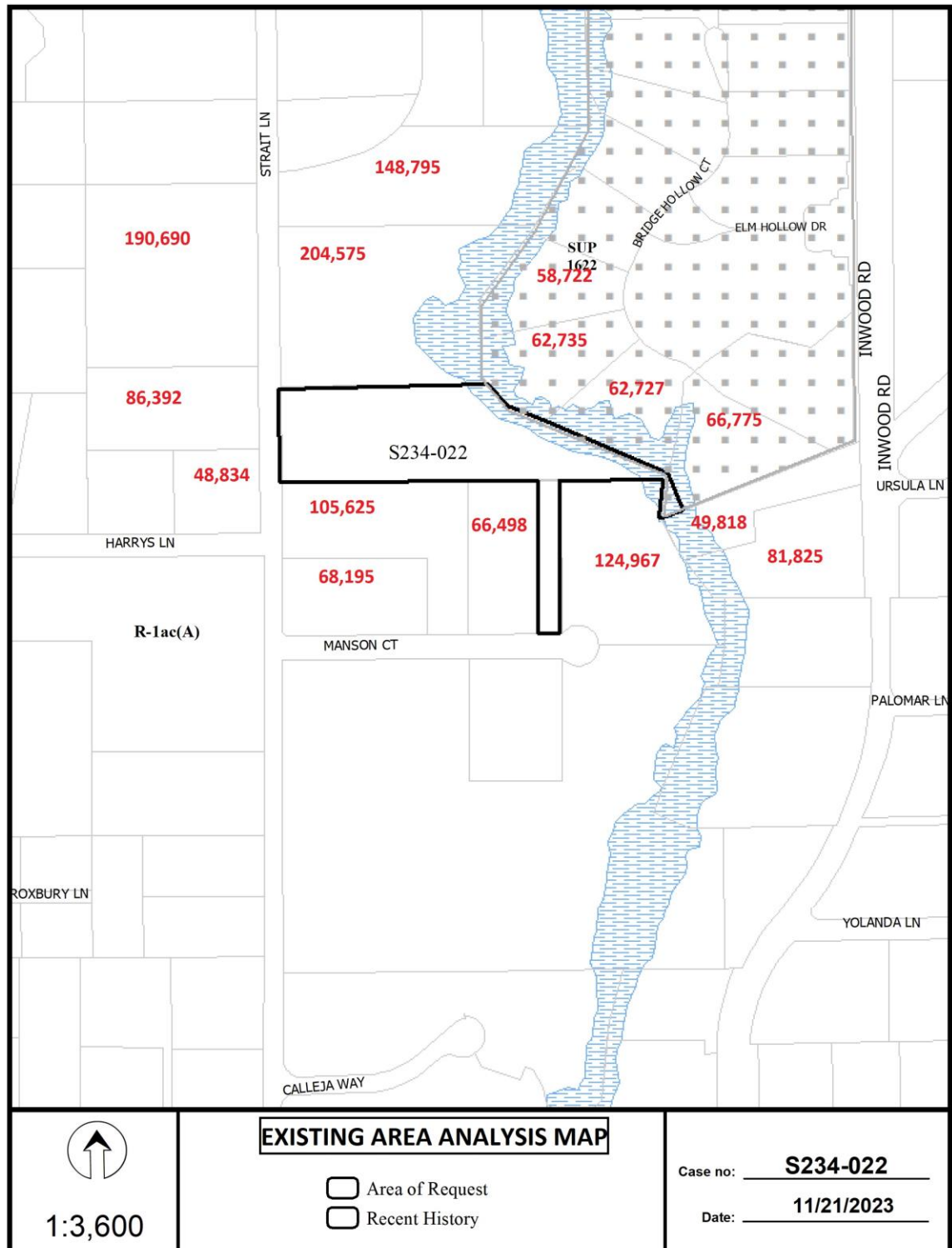
Survey (SPRG) Conditions:

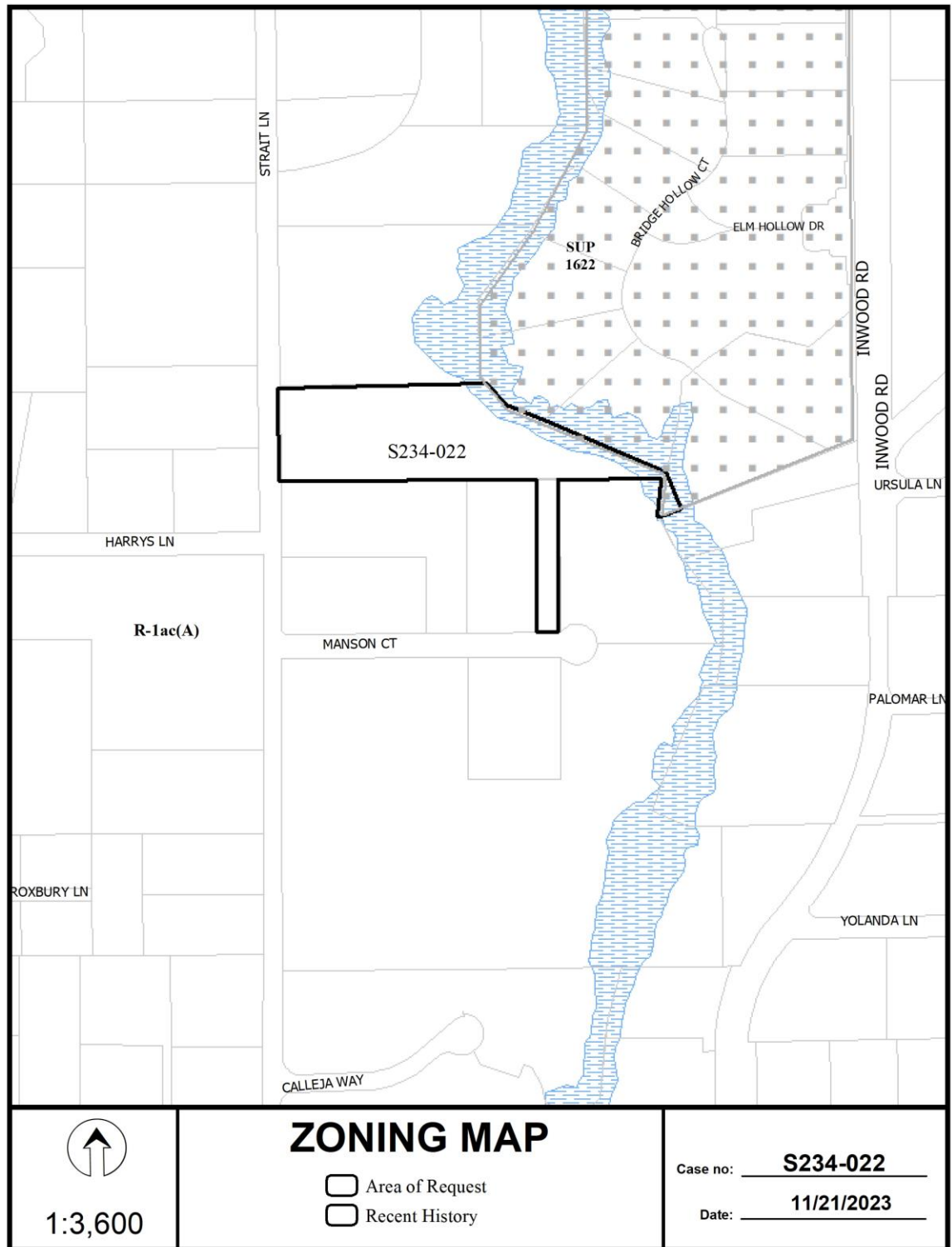
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
25. On the final plat, show distances/width across all adjoining right-of-way
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
29. On the final plat, chose a new or different plat name.

GIS, Lot & Block Conditions:

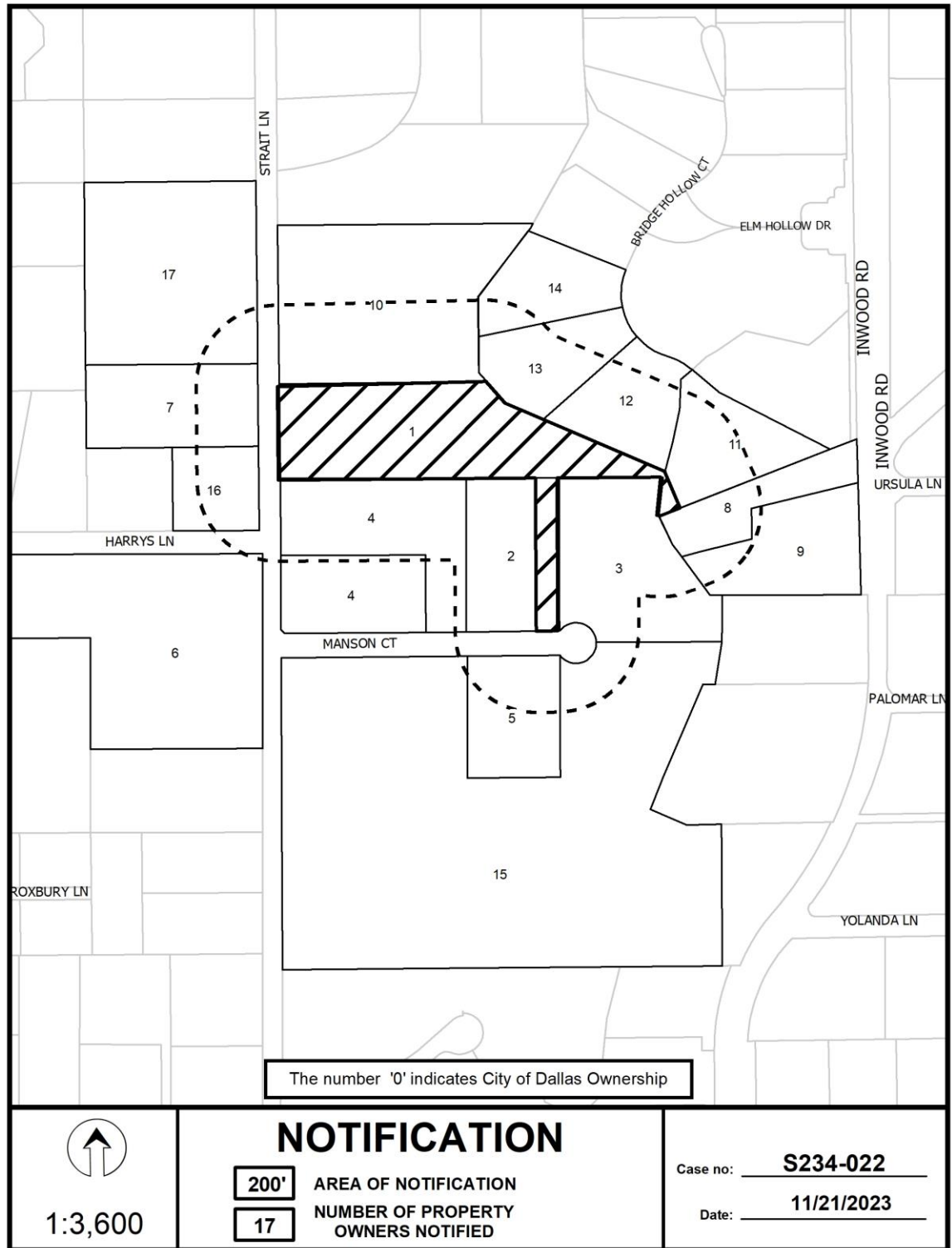
30. On the final plat, identify the property as Lots 4C in City Block 5519. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









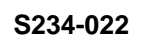
11/16/2023

Notification List of Property Owners

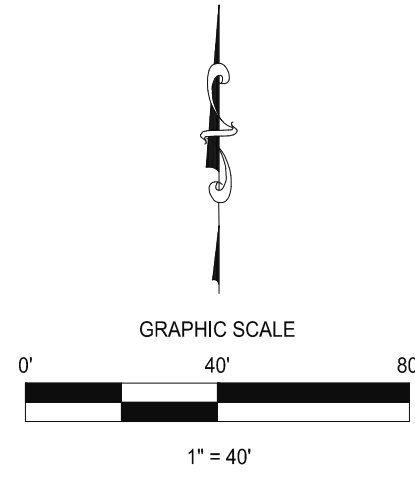
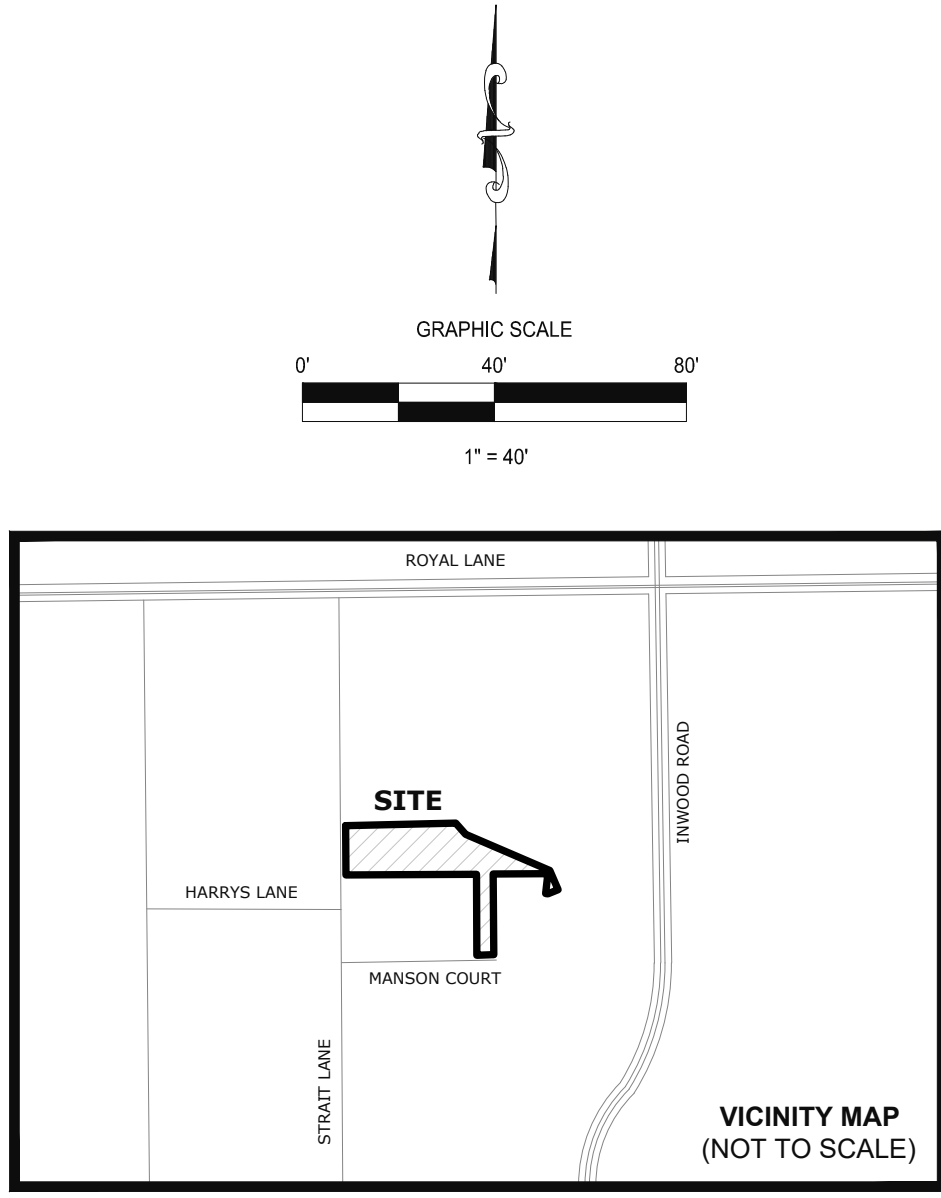
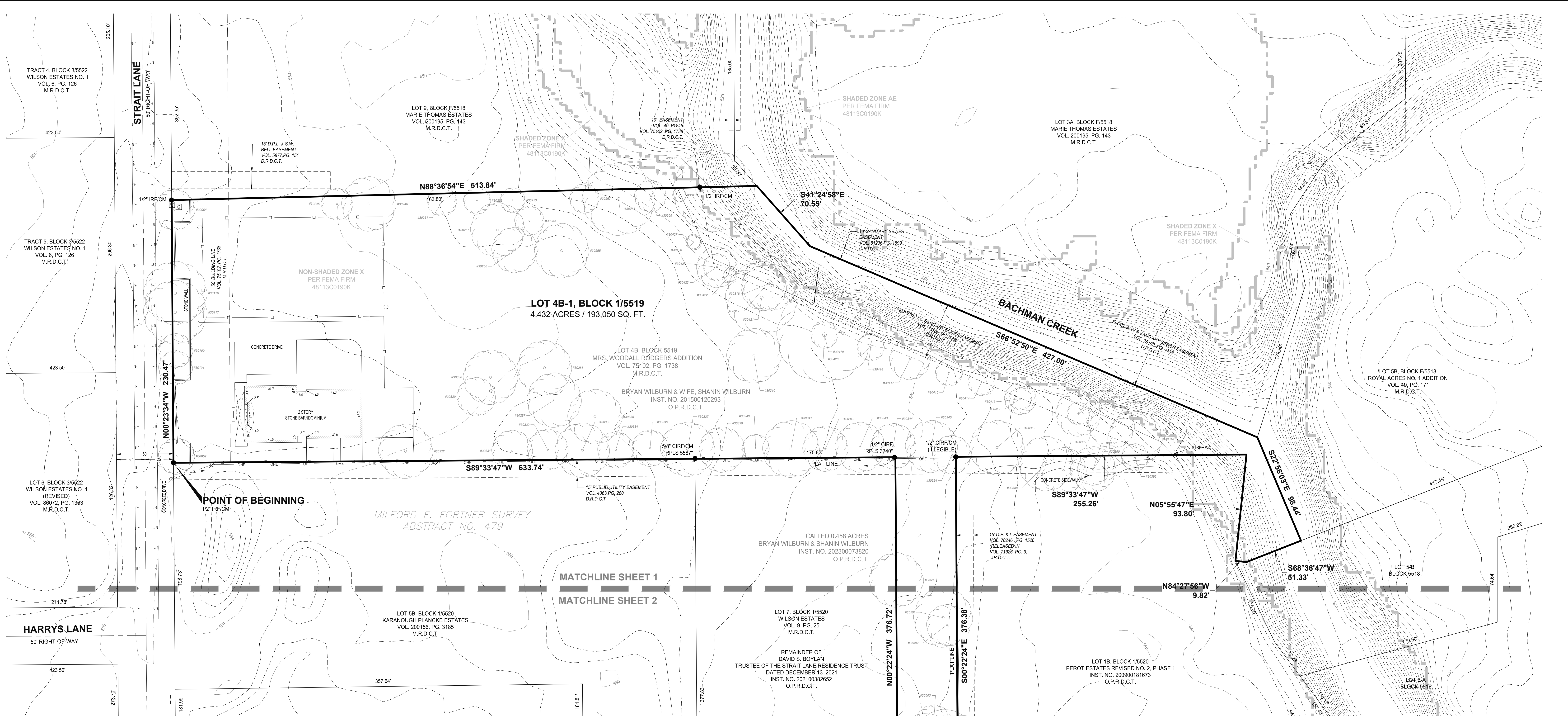
S234-022

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10650 STRAIT LN	WILBURN BRYAN & SHANIN
2	4929 MANSON CT	STRAIT LANE RESIDENCE
3	4939 MANSON CT	WILBURN BRYAN & SHANIN
4	10620 STRAIT LN	STRAIT LANE RESIDENCE TRUST THE
5	4930 MANSON CT	URSCHEL ELIZABETH B
6	10595 STRAIT LN	TROUTT KENNY A & LISA C
7	10621 STRAIT LN	DYKEMA RAMSEY SCOT
8	10601 INWOOD RD	ALLISON MARGARET SEAY OGLESBY
9	10573 INWOOD RD	PARK ROYAL 10573
10	10660 STRAIT LN	10660 STRAIT LANE TRUST
11	10603 BRIDGE HOLLOW CT	KRONBACH KEVIN C
12	10617 BRIDGE HOLLOW CT	CARTER ROBERT W & JANICE
13	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
14	10635 BRIDGE HOLLOW CT	SINGER GREGORY Z 2004 TRUST
15	10444 STRAIT LN	PEROT MANAGEMENT TRUST THE
16	10611 STRAIT LN	RAJ GANESH &
17	10711 STRAIT LN	L & B REIG TRUST



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LEGEND / ABBREVIATIONS

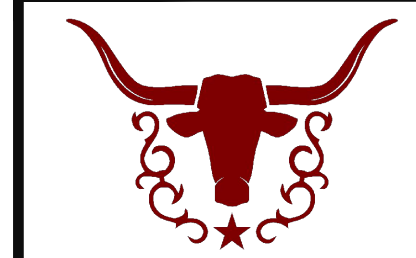
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- FEMA FLOOD LINE
- CONCRETE
- ASPHALT
- CHAIN LINK FENCE
- METAL FENCE
- WIRE FENCE
- OVERHEAD ELEC. LINE
- MONUMENT FOUND
- POWER POLE
- LIGHT POLE
- WATER METER
- GAS METER
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T.
- M.R.D.C.T.
- IRF
- IPF
- CRF
- CM
- POB

Tag #	Species	Size (DBH)	Tag #	Species	Size (DBH)
30004	Southern Live Oak	18	30341	Shumard Oak	25
30058	Southern Live Oak	16	30342	Shumard Oak	20
30059	Southern Live Oak	16	30343	Shumard Oak	22
30010	Southern Live Oak	15/18	30344	Shumard Oak	20
30010	Southern Live Oak	15/18	30345	Shumard Oak	23
30116	Southern Live Oak	28	30352	Shumard Oak	24
30117	Southern Live Oak	28	30388	Shumard Oak	24
30245	Black Oak	14	30389	Shumard Oak	20
30246	Black Oak	14	30390	Shumard Oak	14
30251	Pin Oak	13	30391	Southern Live Oak	20
30252	Shumard Oak	12	30392	Southern Live Oak	12
30253	Shumard Oak	11	30393	Basket Elm	24
30254	Pin Oak	13	30394	Basket Elm	20
30255	Southern Live Oak	24	30395	Red Cedar	10
30256	Southern Live Oak	20	30396	Southern Live Oak	20
30257	Southern Live Oak	24	30412	Red Cedar	10
30265	Pin Oak	14	30413	Red Cedar	14
30266	Shumard Oak	32	30414	Red Cedar	12
30267	Shumard Oak	13	30416	Red Cedar	12
30286	Southern Live Oak	24	30417	Red Cedar	18
30287	Southern Live Oak	24	30418	Red Cedar	12
30310	Shumard Oak	24	30419	Red Cedar	12
30317	American Elm	20	30420	Basket Elm	42
30318	American Elm	24/12	30421	Basket Elm	32
30322	Shumard Oak	24	30422	Red Cedar	6
30324	Shumard Oak	17	30423	White Walnut	12
30329	Southern Live Oak	17	30424	White Walnut	18
30330	Southern Live Oak	24	30426	Shumard Oak	6
30331	Shumard Oak	18	30427	Shumard Oak	7
30332	Shumard Oak	18	30429	American Holly	6
30333	Shumard Oak	24	30451	Basket Elm	36
30334	Shumard Oak	16	35500	Cedar Elm	24
30335	Shumard Oak	24	35501	Basket Elm	26
30336	Shumard Oak	16	35502	Basket Elm	18
30337	Shumard Oak	24	35503	Pecan	16
30339	Shumard Oak	20	35504	Oak	60
30340	Shumard Oak	12			

OWNER
Bryan & Shanin Wilburn
10850 Strait Lane
Dallas, TX 75229

ENGINEER
KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, TX 75219

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Court
Corinth, TX 76210

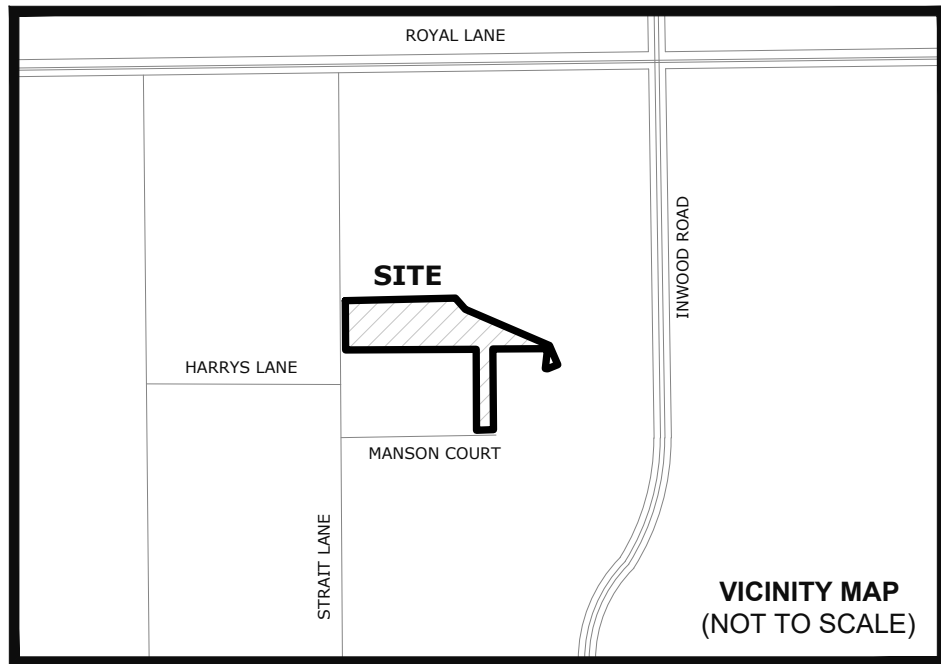
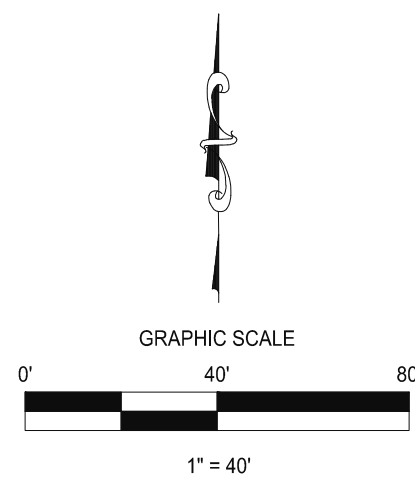
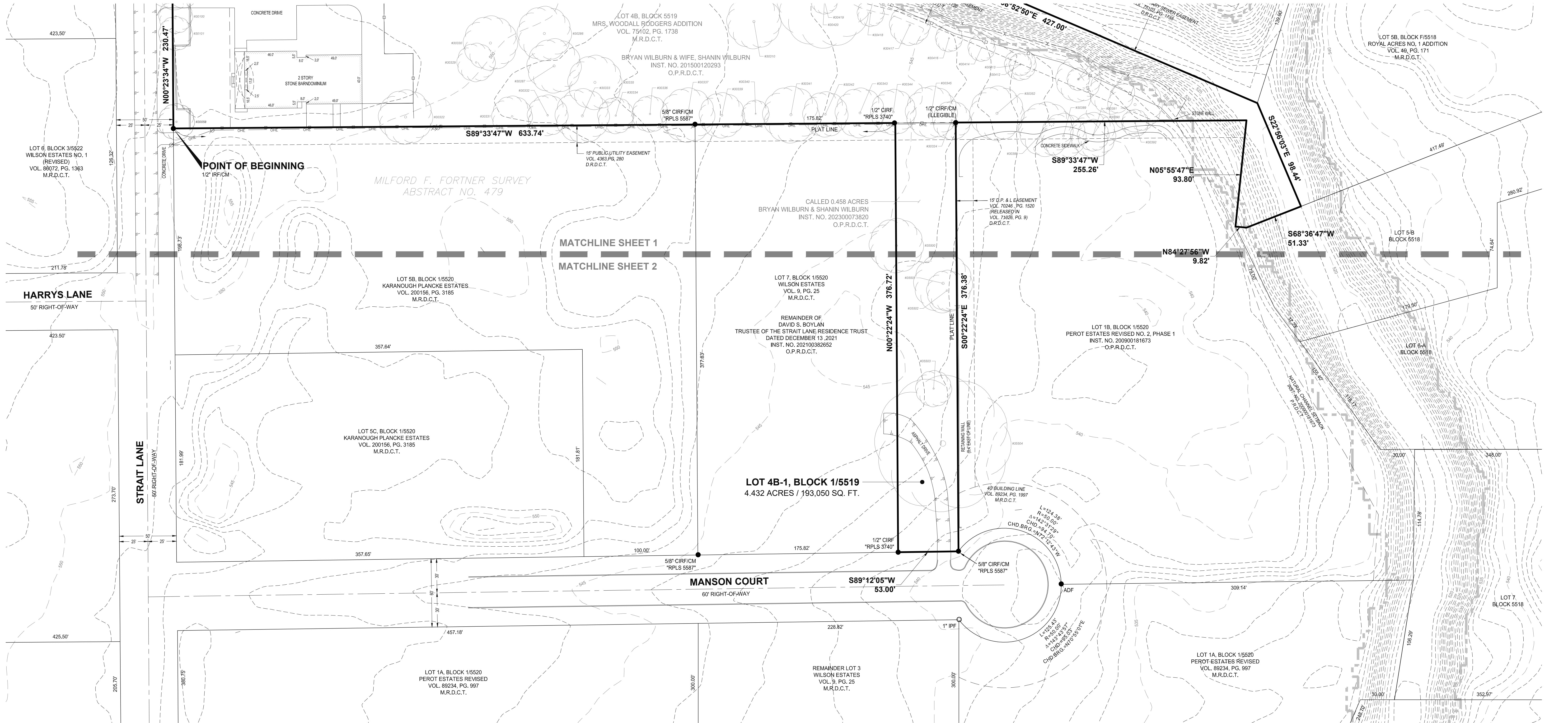


**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.367.7168

PRELIMINARY PLAT
**MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519**
BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION
& A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES
IN THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-022

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBE # F-20821



LEGEND / ABBREVIATIONS

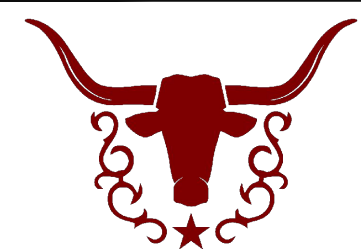
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300117	Southern Live Oak	28	30388	Shumard Oak	24
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30046	Black Oak	14	30390	Shumard Oak	14
30051	Pin Oak	13	30391	Southern Live Oak	20
30052	Shumard Oak	12	30392	Southern Live Oak	12
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30055	Southern Live Oak	24	30395	Red Cedar	10
30056	Southern Live Oak	20	30396	Southern Live Oak	20
30057	Southern Live Oak	24	30412	Red Cedar	10
30065	Pin Oak	14	30413	Red Cedar	14
30066	Shumard Oak	32	30414	Red Cedar	12
30067	Shumard Oak	13	30416	Red Cedar	12
30086	Southern Live Oak	24	30417	Red Cedar	18
30087	Southern Live Oak	24	30418	Red Cedar	12
30010	Shumard Oak	24	30419	Red Cedar	12
30017	American Elm	20	30420	Basket Elm	42
30018	American Elm	24/12	30421	Basket Elm	32
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CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.367.7188

PROJECT NO. 23-0076 | DRAWN BY: AA | SCALE: 1"=40' | DATE: 11/13/2023 | SHEET: 2 OF 3

- GENERAL NOTES
- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
 - Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
 - The purpose of this plat reconfigure existing lot lines per current owner tract boundaries.
 - All structures to remain. No renovation or construction to be completed to existing buildings.

FLOOD STATEMENT
A portion of this site is situated in Non Shaded Zone "X" and Shaded Zone AE in Dallas County, Texas according to FEMA map number 48113C0190K dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519
BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION
& A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES
IN THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBE # F-20821

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHERE AS BRYAN & SHANIN WILBURN are the rightful owners of all of that tract of land situated in the Milford F. Fortner Survey, Abstract No. 478, City of Dallas, Dallas County, Texas, and being all of Lot 4B, Block 5518, Mrs. Woodall Rodgers Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 75102, Page 1738, Map Records of Dallas County, Texas, and the easterly 53 feet of Lot 7, Block 1/5520, Wilson Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 25, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the easterly right-of-way line of Strail Lane (a 50-foot wide right-of-way) for the southwest corner of said Lot 4B, common to the northwest corner of Lot 5B, Block 1/5520, Karanough Plancie Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 200156, Page 3185, said Map Records;

THENCE North 00°23'34" West, with the easterly right-of-way line of said Strail Lane and the westerly line of said Lot 4B, a distance of 230.47 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 4B, common to the southwest corner of Lot 9, Block F/5518, Marie Thomas Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 200195, Page 143, said Map Records;

THENCE 88°36'54" East, with the northerly line of said Lot 4B and the southerly line of said Lot 9, passing at a distance of 463.80 feet a 1/2-inch iron rod found for reference on the westerly side of Bachman Creek, continuing on said course, a total distance of 513.84 feet to a point in said creek and in the southwesterly line of Lot 3A, Block F/5518 of said Marie Thomas Estates, for the northeast corner of said Lot 4B, common to the southeast corner of said Lot 9;

THENCE South 41°24'58" East, with the northeastern line of said Lot 4B and the southwesterly line of said Lot 9, a distance of 70.55 feet to an angle point in said creek;

THENCE South 66°52'50" East, continuing with the northeasterly line of said Lot 4B and the southwesterly line of said Lot 9, a distance of 427.00 feet to an angle point in said creek of said Lot 4B, common to the southerly corner of said Lot 9 and a westerly the most westerly corner of Lot 5B, Block F/5518, Royal Acres Addition No. 1 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 49, Page 171, said Map Records;

THENCE South 22°56'03" East, continuing with the northeasterly line of said Lot 4B and the southwesterly line of said Lot 5B, Block F/5518, a distance of 98.44 feet to a point in said creek for the most easterly corner of said Lot 4B, common to the most southerly corner of said Lot 5B;

THENCE South 68°36'47" West, with a southerly line of said Lot 4B, a distance of 51.33 feet to an angle point;

THENCE North 84°27'56" West, with a southerly line of said Lot 4B, a distance of 9.82 feet to an angle point of said Lot 4B, common to an angle point in the easterly line of Lot 1B, Block 1/5520, Perot Estates Revised No. 2, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200900181673, Official Public Records of Dallas County, Texas;

THENCE North 05°55'47" East, with a westerly line of said Lot 4B and the easterly line of said Lot 1B, a distance of 93.80 feet to re-entrant corner of said Lot 4B, common to the northeast corner of said Lot 1B;

THENCE South 89°33'47" West, with the southerly line of said Lot 4B and the northerly line of said Lot 1B, a distance of 255.26 feet to a 1/2-inch iron rod with a cap (illegible) found for the northwest corner of said Lot 1B, common to the northeast corner of said Lot 7;

THENCE South 00°22'24" East, with the easterly line of said Lot 7 and the westerly line of said Lot 1B, a distance of 376.38 feet to a 5/8-inch iron rod with a cap stamped "RPLS 5587" found in the northerly right-of-way line of Manson Court (60-foot wide right-of-way) for the southeast corner of said Lot 7, common to the southwest corner of said Lot 1B;

THENCE South 89°12'05" West, with the northerly right-of-way line of said Manson Court and the southerly line of said Lot 7, a distance of 53.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 3740" found for corner;

THENCE North 00°22'24" West, crossing said Lot 7, a distance of 376.72 feet to a 1/2-inch iron rod with a cap stamped "RPLS 3740" found in the southerly line of said Lot 4B of the northerly line of said Lot 7;

THENCE South 89°33'47" West, with the southerly line of said Lot 4B and the northerly line of said Lot 7, passing at a distance of 175.82 feet a 5/8-inch iron rod with a cap stamped "RPLS 5587" found for the northwest corner of said Lot 7, common to the northeast corner of said Lot 5B, Block 5520, continuing on said course, with the northerly line of said Lot 5B, Block 5520, a total distance of 633.74 feet to the POINT OF BEGINNING and enclosing 4.432 acres (193,050 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRYAN & SHANIN WILBURN do hereby adopt this plat, designating the herein described property as the PRELIMINARY PLAT of MRS. WOODALL RODGERS ADDITION, LOT 4B-1, BLOCK 1/5518, 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 roadway 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 ____ day of ____, 2023.

BY: _____
Bryan Wiburn

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated 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 Dallas County

WITNESS, my hand at Dallas, Texas, this ____ day of ____, 2023.

BY: _____
Shanin Wiburn

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

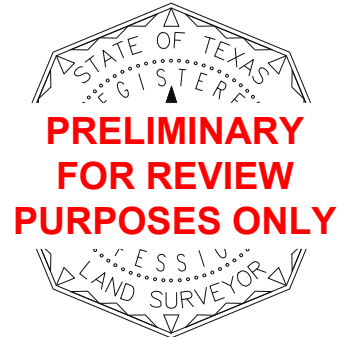
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2023.

Notary Public in and for Dallas County

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, an this plat was prepared in accordance with the rules and regulations of the City of Dallas.

Date of Plat: November 13th, 2023



Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

STATE OF TEXAS §
COUNTY OF DALLAS §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of ____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
- Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
- The purpose of this plat reconfigure existing lot lines per current owner tract boundaries.
- All structures to remain. No renovation or construction to be completed to existing buildings.

FLOOD STATEMENT

A portion of this site is situated in Non-Shaded Zone "X" and Shaded Zone AE in Dallas County, Texas according to FEMA map number 48113C0190K dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

OWNER

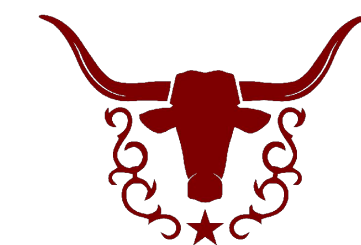
Bryan & Shanin Wilburn
10650 Strail Lane
Dallas, Tx 75229

ENGINEER

KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, Tx 75019

SURVEYOR

Chisholm Trail Land Surveying
1700 Thorndale Court
Corinth, Tx 76210



CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.367.7186

PROJECT NO. 23-0076 | DRAWN BY: AA | SCALE: 1"=40' | DATE: 11/13/2023 | SHEET: 3 OF 3

PRELIMINARY PLAT
MRS. WOODALL RODGERS ADDITION
LOT 4B-1, BLOCK 1/5519
BEING ALL OF LOT 4B, BLOCK 5519, MRS. WOODALL RODGERS ADDITION
& A PORTION OF LOT 7, BLOCK 1/5520, WILSON ESTATES
IN THE MILFORD F. FORTNER SURVEY, ABSTRACT NO. 479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-022

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBE # F-20821

CERTIFICATE OF APPROVAL
I, Tony Shiddi, 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 of the ____ day of _____, A.D. 20____ and same was duly approved on the ____ of _____, A.D. 20____ by said Commission

Chairperson or Vice Chairman
City Plan Commission
Dallas, Texas

Attest:

Secretary



City of Dallas

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

Agenda Information Sheet

File #: 23-3197

Item #: 33.

AGENDA DATE: December 7, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Paul Santoyo of ARTOGRAFX, INC., for a 19-square-foot illuminated detached landscape sign at 1900 North Akard Street (North Akard Street frontage).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Paul Santoyo of ARTOGRAFX, INC.

Owner: Hunt Dallas Office L.P.

Planner: Jason Pool

Council District: 14

2309180012

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: 2309180012

DATE FILED: September 18, 2023

LOCATION: 1900 North Akard Street
(N Akard Street frontage)

SIZE OF REQUEST: 19 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Paul Santoyo of ARTOGRAFX, INC.

OWNER: Hunt Dallas Office L.P.

TENANT: JPMorgan Chase Bank, N.A. ("JPMCB")

REQUEST: An application for a Certificate of Appropriateness by Paul Santoyo of ARTOGRAFX, INC., for a 19-square-foot illuminated detached landscape sign at 1900 North Akard Street (N Akard Street frontage).

SUMMARY: The applicant proposes to install a 19-square-foot detached landscape sign, composed of aluminum halo illuminated channel letters, mounted on a retaining wall facing Akard Street, and bearing the names Hunt | Chase with logos.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Downtown SPSP within the General CBD Subdistrict. This subdistrict follows base zoning. CA-2(A) is a business zoning sign district.
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 19-square-foot detached landscape sign, composed of aluminum halo illuminated channel letters, mounted on a retaining wall facing Akard Street, and bearing the names Hunt | Chase with logos.
 - The sign is composed of an two and a half-inch deep aluminum channel letters that measures 170.5-inches wide by 18-inches tall, mounted to a retaining wall. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be three-inches.
 - The exterior of the sign will be aluminum that is painted black. The face of the globe logo will be white translucent acrylic with globe graphics applied. The letters will be mounted one-half-inch from the surface of the retaining wall and will emit a white halo glow from the back. The globe logo will be mounted one-half-inch from the surface of the retaining wall and will emit a white halo glow from the back as well as white illumination through the acrylic face.
 - The finished sign will have a nine-foot setback and the retaining wall will not exceed four-foot in height or 21-foot four-inches in width.
- The single-sided detached sign is to be installed at the corner of Woodall Rodgers Freeway and North Akard Street, to be visible to public transit, vehicular, and pedestrian traffic traveling southeast along North Akard Street.
- Construction of the proposed sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 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 the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

51A-7.903 DEFINITIONS

(18) LANDSCAPE SIGN means a sign that is a part of a single landscape design which creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material.

51A-7.912 DETACHED PREMISE SIGNS.

(a) Unless otherwise provided, all detached premise signs must be monument signs or landscape signs.

(b) No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line.

(c) Except as provided in this section, detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height.

(d) Except as provided in this section, detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height.

(e) A detached premise sign may contain only the name, logo, and address of the premise building and its occupants.

(f) Section 51A-7.304(c) of the Dallas Development Code, as amended, does not apply to monument signs or landscape signs in this district.

(g) A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of the subsection, "street" means a right-of-way that provides primary access to adjacent property.

This is currently the only proposed detached sign on the site. This complies with the requirements for a landscape sign. The sign contains only the name, logo, and address of At 19-square-feet, this sign complies with the maximum allowance for all signs on the premise.

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:

November 14, 2023

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Paul Santoyo of ARTOGRAFX, INC., for a 19-square-foot illuminated detached landscape sign at 1900 North Akard Street (N Akard 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: none

Property Ownership

Hunt Dallas Office L.P.
1445 Ross Ave STE 1400
Dallas, TX 75202-2703

Officer names: See Following Schedule

Tenant Ownership

JPMorgan Chase Bank, N.A. ("JPMCB")
1900 N Akard St.
Dallas, TX 75201

Officer names: See Following Schedule

Property Owner Information:

TENANT: JPMorgan Chase Bank, N.A. ("JPMCB")

Executive officers of JPMorgan Chase Bank, N.A. ("JPMCB"):

	JPMCB Officer Title
James Dimon	Chief Executive Officer and President
Ashley Bacon	Chief Risk Officer
Jeremy Barnum	Chief Financial Officer
Lori A. Beer	Chief Information Officer
Mary Callahan Erdoes	Chief Executive Officer of Asset & Wealth Management
Stacey Friedman	General Counsel
Marianne Lake	Co-Chief Executive Officer of Consumer & Community Banking
Robin Leopold	Head of Human Resources
Douglas B. Petno	Chief Executive Officer of Commercial Banking
Jennifer A. Piepszak	Co-Chief Executive Officer of Consumer & Community Banking
Daniel E. Pinto Investment Bank	Chief Operating Officer and Chief Executive Officer of Corporate &
Peter L. Scher	Vice Chair

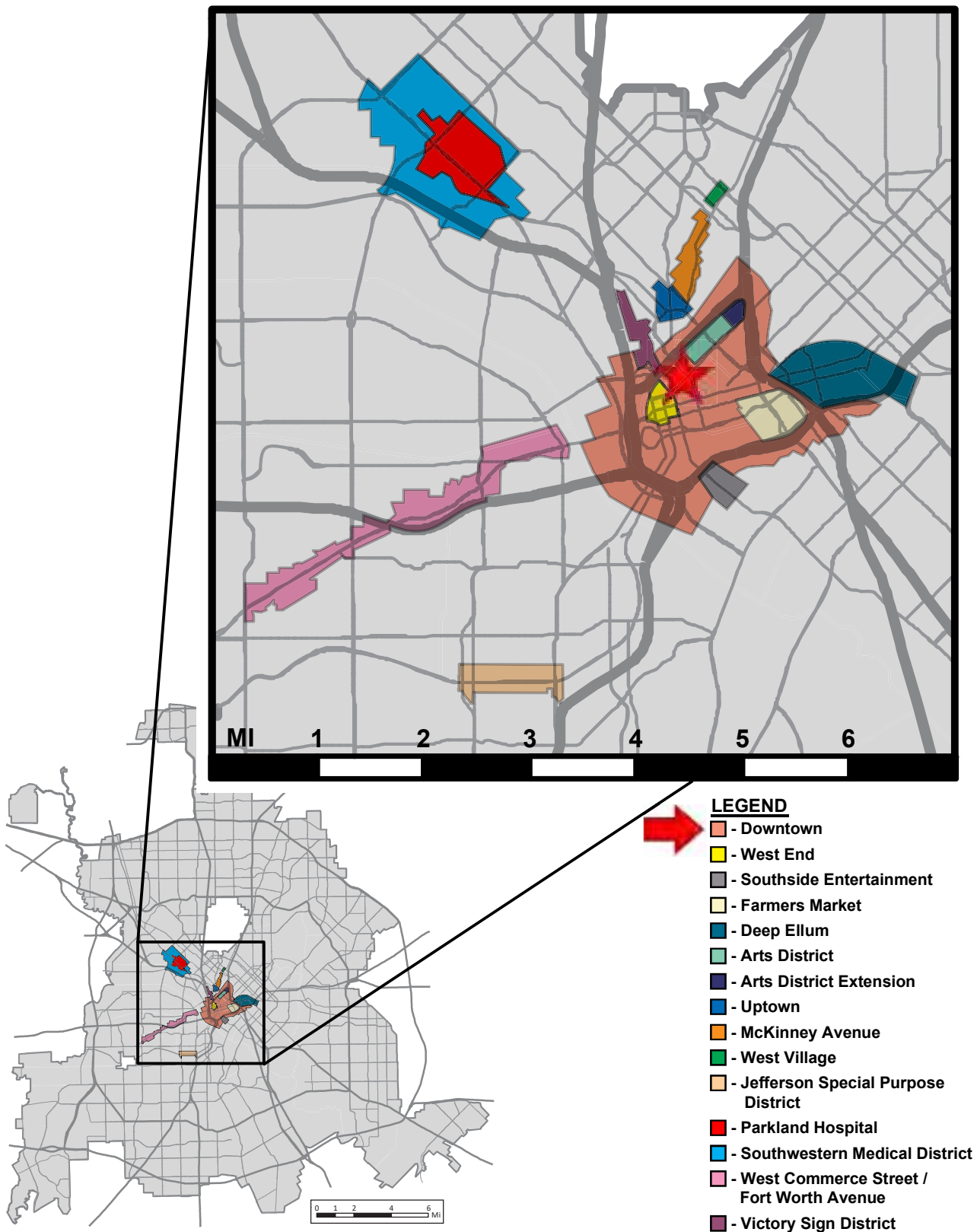
LANDLORD: Hunt Dallas Office L.P.

Via its partner,

General Partner: Hunt Dallas Office GP, LLC

Officers of Hunt Dallas Office GP, LLC

Christopher W. Kelinert - Manager
Colin Fitzgibbons – Manager
Diane B. Hornquist – Manager
Michael E. Wallace – Manager
Todd M. Watson - Manager
J. Clayton Oliphint – Independent Manager



SPSD MAP

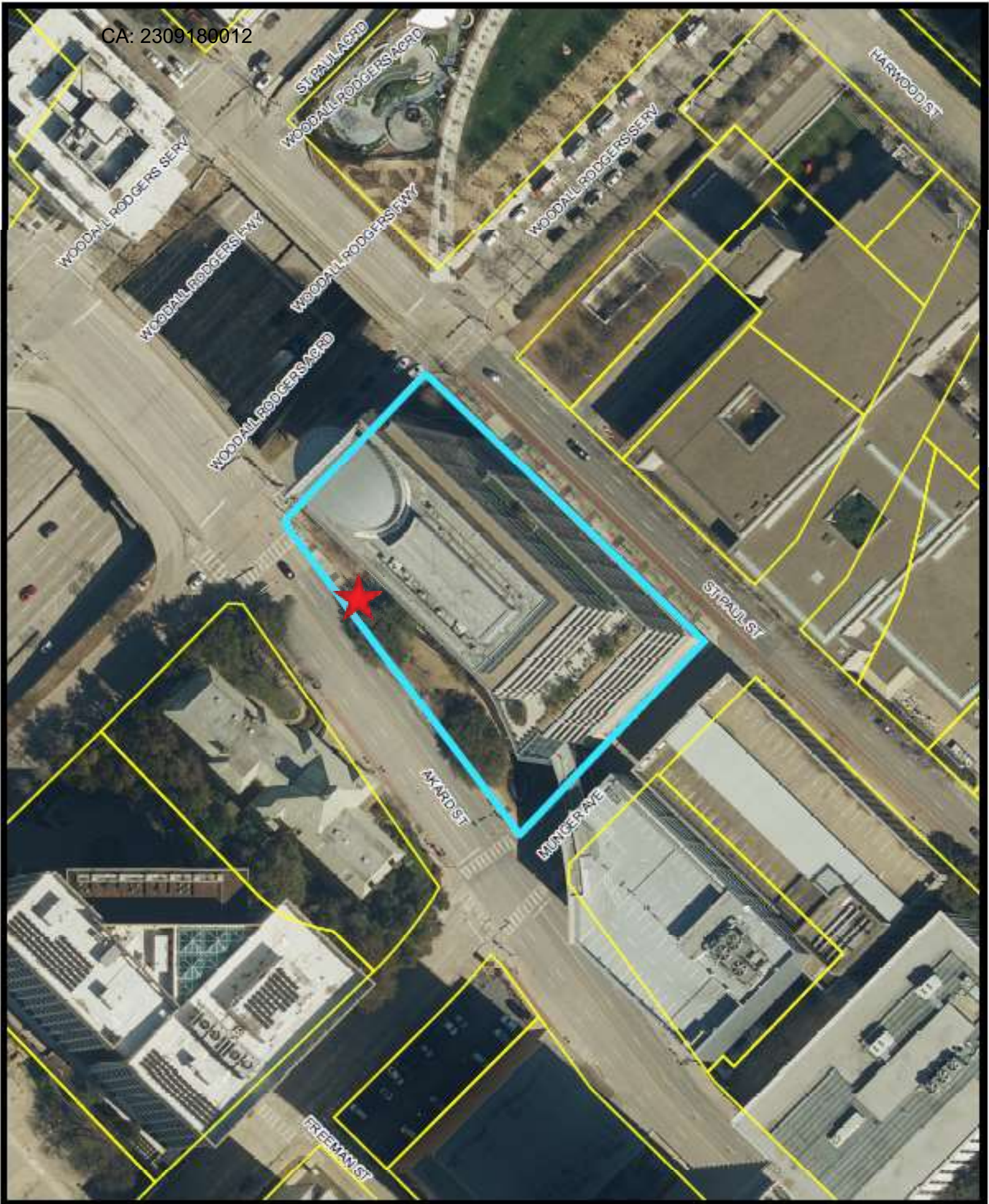
1900 N Akard St

Downtown Special Provision Sign District

Case no: 2309180012

Date: 10/13/2023

CA: 2309180012



Printed Date: 10/13/2023



1:1,200

Aerial Map - 1900 N Akard St

339

CA. 2309180012

PD 193
PDS 155
Subarea 2

DOWNTOWN
Downtown Perimeter

SPSD
PD
193

PD 193
(HC)

WOODALL RODGERS FWY

WOODALL RODGERS SERV

HARWOOD ST

ARTS DISTRICT

SPSD

PD
145

H/42

CA-1(A)

DOWNTOWN
Inner Loop

SPSD

DOWNTOWN
General CBD area 1

SPSD

SUP
1628

MUNGER AVE

AKARD ST

FREEMAN ST



1:1,200

Zoning Map - 1900 N Akard St

33-10

Printed Date: 10/13/2023

Miscellaneous Transaction

Job 183012866-002 (2309180012)

Electrical Sign (ES) ERECT DETACHED SIGN (A) New Construction

Status:Paid

Created By:SROPER083121


Date Created:Sep 18, 2023

Date Completed:Sep 18, 2023

Parent Job:183012866-001 (2307271047)

Specific Location:19 SF - 1900 N AKARD - LED ILLUMINATED CHANNEL LETTERS ON RETAINING WALL
CA#2309180012

Details	
Customer	Santoyo, Paul 2611 Andjon Dr Dallas, TX 75220 (0) - psantoyo@artografx.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2309180012 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: Santoyo, Paul 2611 Andjon Dr Dallas, TX 75220 (0)

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 839594 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes			Scheduled		Actual	
Assigned To	Status	Outcome	Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Sep 18, 2023 11:44:43	
Auto generated System Fee Collection						

Project Name

1900 AKARD

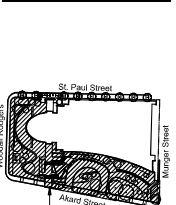
Issue Title

ISSUE FOR CONSTRUCTION

Issue / Addenda / Revisions

Date	Description
2022.11.11	Issue for Permit
2022.12.19	Issue for Construction

Key Map



Seal

Sheet Title

DIMENSION CONTROL & PAVING PLAN

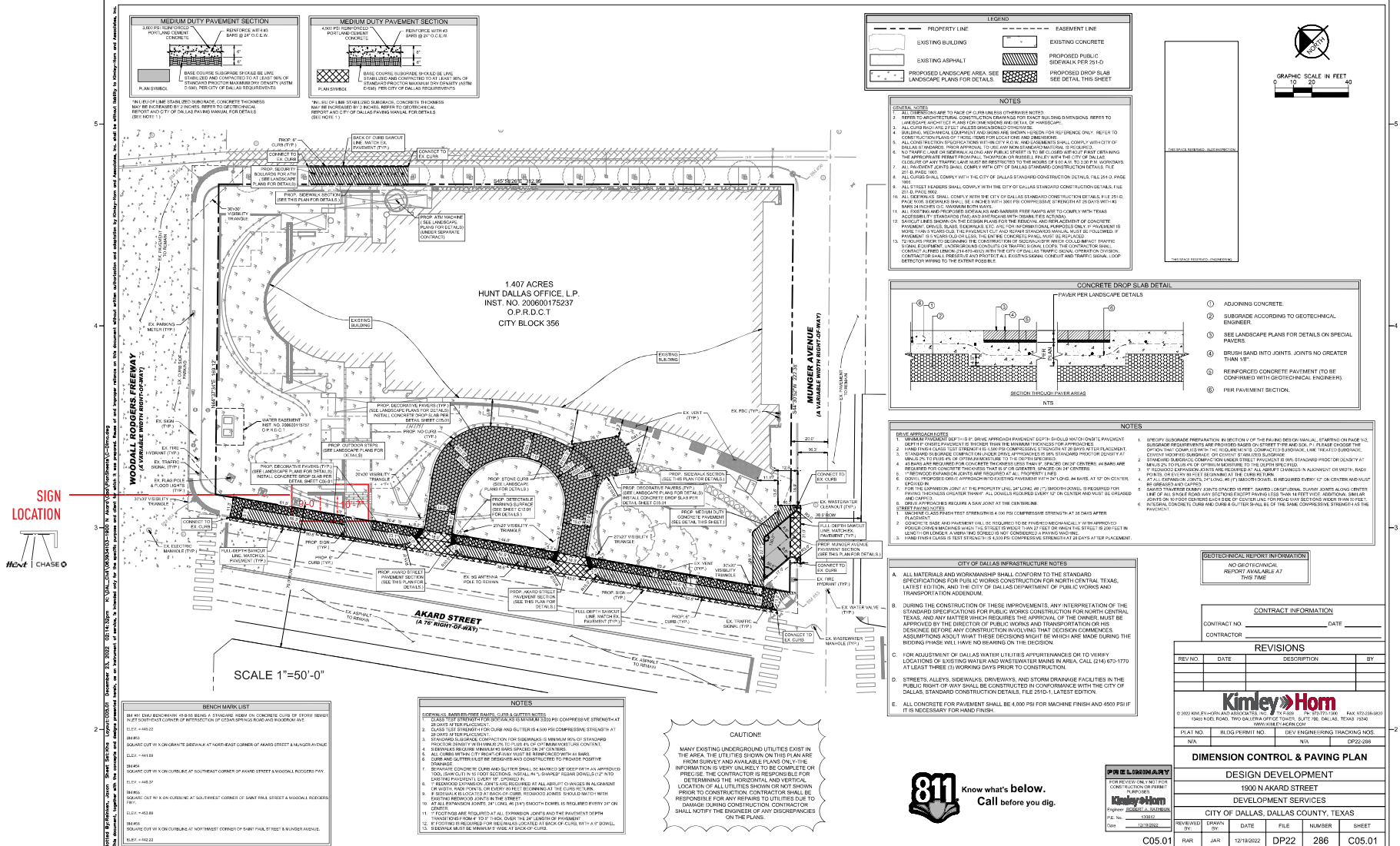
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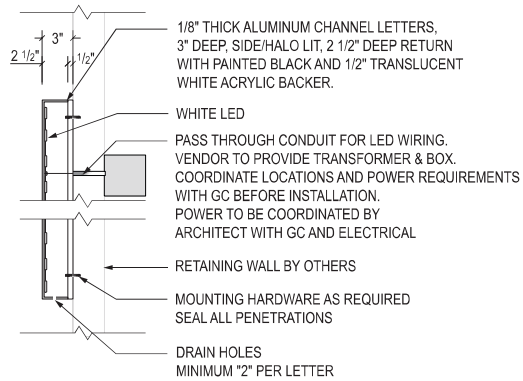
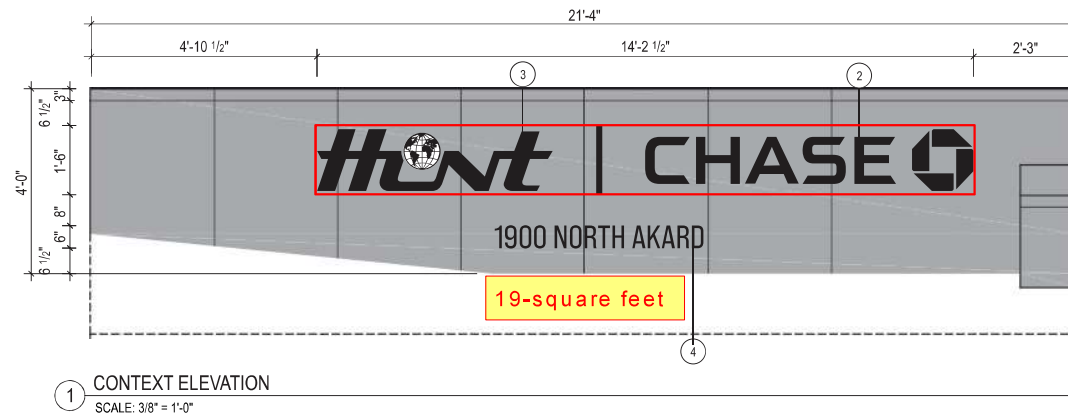
Project No: 21175

Reviewed By: Drawn By:

Sheet Number

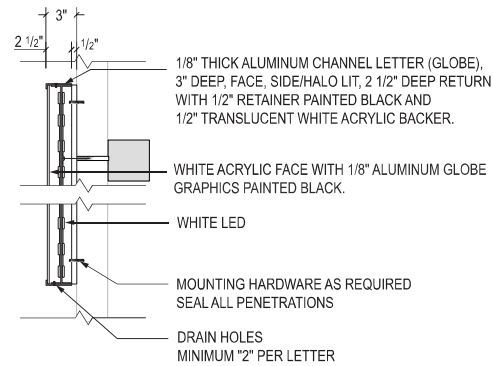
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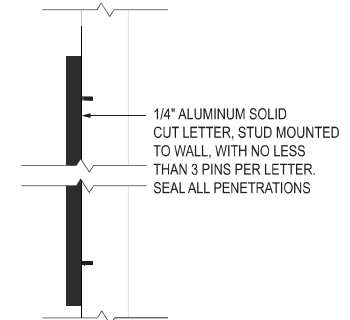


2 SECTION DETAIL - CHANNEL LETTER SIDE LIT
SCALE: 1" = 1'-0"

Hunt | CHASE



3 SECTION DETAIL - CHANNEL LETTER - GLOBE
SCALE: 1" = 1'-0"



4 SECTION DETAIL - SOLID CUT LETTER
SCALE: 6" = 1'-0"

1900 NORTH AKARD

ArtOGRAFEX

1233 Round Table Dr.
Dallas, Texas 75247
214.349.1075 Phone
214.349.0877 Fax

www.artografx.com

APPROVED BY:

DATE:

PROJECT:
SHARYLAND PARKING GARAGE
DALLAS, TX.

CLIENT:
OLIVE MILL HOLDINGS

NOTES:

DESIGNER:
GREG BRACKE

SALESMAN/PM:
JEFF BEATY

REVISIONS:

ELECTRICAL:



VOLTS:

AMPS:

CIRCUITS: WET___ DRY___

JOB NUMBER:
#_____

FONTS:

FILE NAME:
OLIVE MILL HOLDINGS /
1900 AKARD
EXTERIOR/INTERIOR PARKING R1

DATE:
4.12.23

PAGE

SIGN TYPE:
E1

2