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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

February 1, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



9:00 a.m.

12:30 p.m.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 1, 2024
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 may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=ma61cb07cbabfd9bdc33e0b0e52ee4604>

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

BRIEFING ITEMS

Items 1-3

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES - INDIVIDUAL

Item 4

ZONING DOCKET:

ZONING CASES - CONSENT

Items 5-17

ZONING CASES - UNDER ADVISEMENT

Items 18-22

ZONING CASES - INDIVIDUAL

Items 23-25

SUBDIVISION DOCKET:

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 26-28

SUBDIVISION CASES - RESIDENTIAL REPLATS/BUILDING LINE REMOVAL

Item 29

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

OTHER MATTERS – UNDER ADVISEMENT:

FY2022-23 CPC ANNUAL REPORT

Item 30

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. [24-438](#) Briefing FY2022-23 CPC Annual Report
 Andreea Udrea, Assistant Director, Current Planning, Planning
 and Urban Design
2. [24-439](#) Briefing on the ForwardDallas Comprehensive Land Use Plan
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design

3. [24-440](#) **EXECUTIVE SESSION**

Closed Sessions

Attorney Briefings (T.O.M.A. 551.071)

- Legal issues related to amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code.

- Janie Cisneros v. The City of Dallas, the Dallas Board of Adjustment, and Kameka Miller-Hoskins, in her official capacity as Interim Chief Planner/Board Administrator of the Dallas Board of Adjustment; Cause No. DC-23-21102; 191st District Court.

DCA223-008 - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code

Sarah May, Chief Planner, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the January 18, 2024 City Plan Commission Hearing.

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

4. [24-411](#) An application requesting relief from the street frontage requirements along South Ervay Street per the site plan on property zoned Subdistricts 2 and 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, along the north line of South Ervay Street, between Richardson Avenue and the Gulf, Colorado & Santa Fe Railroad (GC & SF Railroad).

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Savoy Equity Partners

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M234-006(TB)

Attachments: [M234-006\(TB\) Case Report](#)
 [M234-006\(TB\) Site Plan](#)

Zoning Cases - Consent:

5. [24-420](#) An application for the renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of South Beltline Road and Seagoville Road.

Staff Recommendation: **Approval** for a three-year period.

Applicant: Abed Ammouri

Representative: Elizabeth Alvarez Villaizan

Planner: Donna Moorman

Council District: 8

Z212-284(DM)

Attachments: [Z212-284\(DM\) Case Report](#)
 [Z212-284\(DM\) Site Plan Existing](#)

6. [24-421](#) An application for an amendment to Planned Development District No. 514, on the east line of Hillcrest Road, between La Bolsa Drive and Arapaho Road.
Staff Recommendation: **Approval**, subject to an amended development plan, a landscape plan for the natatorium, an amended traffic management plan and amended conditions.
Applicant: SS Education Foundation (Shubham Pandey)
Representative: Allan Ross
Planner: Andreea Udrea
Council District: 11
Z223-147(AU)

Attachments: [Z223-147\(AU\) Case Report](#)
[Z223-147\(AU\) Development Plan Amended](#)
[Z223-147\(AU\) Development Plan Existing](#)
[Z223-147\(AU\) Landscape Plan for Natatorium](#)
[Z223-147\(AU\) Traffic Management Plan Amended](#)
[Z223-147\(AU\) Traffic Management Plan Existing](#)
7. [24-412](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.
Applicant: Voodoo Doughnut, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
Council District: 14
Z223-234(MP)

Attachments: [Z223-234\(MP\) Case Report](#)
[Z223-234\(MP\) Site Plan](#)
8. [24-413](#) An application for an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District, on the west line of Old Hickory Trail, south of West Wheatland Road.
Staff Recommendation: **Approval**.
Applicant: Corsair Creekside, LP
Representative: Tommy Mann, Winstead PC
Planner: Liliana Garza
Council District: 8
Z223-259(LG)

Attachments: [Z223-259\(LG\) Case Report](#)

9. [24-414](#) An application for an RR Regional Retail District on property zoned an MU-3 Mixed Use District, on the south line of West Mockingbird Lane, north line of Plantation Road, and east of Hawes Avenue.
Staff Recommendation: **Approval**.
Applicant: 1840 Mockingbird Joint Venture: 1850 Mockingbird, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Giahanna Bridges
Council District: 2
Z223-276(GB)

Attachments: [Z223-276\(GB\) Case Report](#)

10. [24-423](#) An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: JB Hunt Transport, Inc.
Representative: Brandon Waldrum, CEI Engineering Associates, Inc.
Planner: LeQuan Clinton
Council District: 3
Z223-333(LC)

Attachments: [Z223-333\(LC\) Case Report](#)
[Z223-333\(LC\) Site Plan](#)
[Z223-333\(LC\) Landscape Plan](#)

11. [24-424](#) An application for an amendment to Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Dilip Balami [Sole Owner]
Planner: Wilson Kerr
Council District: 1
Z223-341(WK)

Attachments: [Z223-341\(WK\) Case Report](#)

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12. [24-415](#) An application for an amendment to Specific Use Permit No. 2068 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 east corner of Main Street and Exposition Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Applicant: ColdBeer in Deep Ellum, LP
Representative: Audra Buckley, Permitted Development
Planner: Liliana Garza
Council District: 2
Z234-102(LG)

Attachments: [Z234-102\(LG\) Case Report](#)
[Z234-102\(LG\) Site Plan](#)
13. [24-426](#) An application for an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest corner of Elm Street and North Crowds Street.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Representative: Andrew Ruegg, Masterplan
Planner: LeQuan Clinton
Council District: 2
Z234-104(LC)

Attachments: [Z234-104\(LC\) Case Report](#)
[Z234-104\(LC\) Site Plan](#)
14. [24-416](#) An application for a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Moberly Lane.
Staff Recommendation: **Approval.**
Applicant: Pleasant Grove Mortuary
Representative: Tommy Webb
Planner: Martin Bate
Council District: 7
Z234-105(MB)

Attachments: [Z234-105\(MB\) Case Report](#)

15. [24-417](#) An application for an amendment to Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Applicant: AP Deep Ellum, LLC
Representative: Audra Beckley, Permitted Development
Planner: Martin Bate
Council District: 2
Z234-109(MB)

Attachments: [Z234-109\(MB\) Case Report](#)
16. [24-418](#) An application for an amendment to Specific Use Permit No. 2220 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of Peavy Road, northwest of Garland Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Sammy J. Mandell III
Planner: Martin Bate
Council District: 9
Z234-112(MB)

Attachments: [Z234-112\(MB\) Case Report](#)
17. [24-419](#) An application for an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, on the southwest corner of South Zang Boulevard and West Suffolk Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Osama Alshahrour
Planner: Martin Bate
Council District: 1
Z234-113(MB)

Attachments: [Z234-113\(MB\) Case Report](#)

Zoning Cases - Under Advisement:

18. [24-432](#) An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit 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 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.
Staff Recommendation: **Denial.**
Applicant: Alim Investment
Representative: Anil Ram
Planner: Michael Pepe
U/A From: September 7, 2023, November 2, 2023, and January 18, 2024.
Council District: 8
Z223-112(MP)
Attachments: [Z223-112\(MP\) Case Report](#)
[Z223-112\(MP\) Site Plan](#)
[Z223-112\(MP\) Landscape Plan](#)
19. [24-428](#) 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
U/A From: December 7, 2023.
Council District: 2
Z223-245(LC)
Attachments: [Z223-245\(LC\) Case Report](#)
20. [24-429](#) 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
U/A From: December 7, 2023.
Council District: 13
Z223-246(LC)
Attachments: [Z223-246\(LC\) Case Report](#)

21. [24-430](#) 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

U/A From: December 7, 2023.

Council District: 8

Z223-284(MB)

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

22. [24-431](#) An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street.

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

Applicant: Rodney Griffin

Representative: Louvada Jones

Planner: Martin Bate

U/A From: January 18, 2024.

Council District: 7

Z223-309(MB)

Attachments: [Z223-309\(MB\) Case Report](#)

Zoning Cases - Individual:

23. [24-427](#) An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the north corner of Hood Street and Brown Street.

Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

Applicant: Aura Tower, LP

Representative: William Dahlstrom, Jackson Walker LLP

Planner: Michael Pepe

Council District: 14

Z223-237(MP)

Attachments: [Z223-237\(MP\) Case Report](#)
[Z223-237\(MP\) Development Plan](#)
[Z223-237\(MP\) Landscape Plan](#)

24. [24-422](#) An application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard.

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

Applicant: Fairpark Senior Care Center LLC

Representative: Emily Bowlin, Gray Reed & McGraw LLP

Planner: Wilson Kerr

Council District: 7

Z223-330(WK)

Attachments: [Z223-330\(WK\) Case Report](#)

25. [24-425](#) An application for an amendment to Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to an amended site plan and staff's recommended amended conditions.
Applicant: Dilek Caner, City Wine Dallas LLC
Planner: LeQuan Clinton
Council District: 1
Z234-103(LC)
- Attachments:** [Z234-103\(LC\) Case Report](#)
[Z234-103\(LC\) Site Plan Proposed](#)
[Z234-103\(LC\) Site Plan Existing](#)

SUBDIVISION DOCKET:**Residential Replats:**

26. [24-407](#) An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.
Owner: Arham Opportunity Investments
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 03, 2024
Zoning: PD-468 (Subdistrict A, Tract 2)
Staff Recommendation: **Denial.**
Planner: Hema Sharma
Council District: 1
S234-040
- Attachments:** [S234-040 Case Report](#)
[S234-040 Plat](#)

27. [24-408](#) An application to replat a 0.688-acre (30,000-square foot) tract of land containing all of Lot 40 in City Block 2/8016 to create two 15,000-square foot lot each on property located on Wisteria Street, west of Knoxville Street.
Owner: Vanessa D. Garcia Paddilla/ Angela G. Garcia Padilla
Surveyor: ARA Surveying
Application Filed: January 4, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-041

Attachments: [S234-041 Case Report](#)
[S234-041 Plat](#)

28. [24-409](#) An application to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive.
Owner: Dallas Area Habitat for Humanity, Inc.
Surveyor: BGE, Inc.
Application Filed: January 4, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S234-043

Attachments: [S234-043 Case Report](#)
[S234-043 Plat](#)

Residential Replats and Building Line Removal:

29. [24-410](#) An application to replat a 0.387-acre tract of land containing all of Lot 3 in City Block 1/6414 to remove the existing 40-foot platted building line on the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive and to create one lot on property located on Cobblestone Drive at Heather Lane, southwest corner.

Applicant/Owner: James Rivera, Theresa M. Rivera

Surveyor: ARA Surveying

Application Filed: January 4, 2024

Zoning: R-16(A)

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

Planner: Hema Sharma

Council District: 13

S234-042

Attachments: [S234-042 Case Report](#)
 [S234-042 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

OTHER MATTERS – UNDER ADVISEMENT:

30. [24-442](#) Approval of FY2022-23 CPC Annual Report
 U/A From: January 18, 2024.

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, January 30, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, January 30, 2024, at 11:00 a.m. at City Hall, in Room 6ES, 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/zoac013024>.

Thursday, February 1, 2024

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Thursday, February 1, 2024, at 8:30 a.m., at 1FN and by videoconference <https://bit.ly/CLUP-02012024>, to approve minutes from January 9, 2024.

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 #: 24-438

Item #: 1.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Briefing FY2022-23 CPC Annual Report

Andreea Udrea, Assistant Director, Current Planning, Planning
and Urban Design



City of Dallas

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

Agenda Information Sheet

File #: 24-439

Item #: 2.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Briefing on the ForwardDallas Comprehensive Land Use Plan
Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design



City of Dallas

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

Agenda Information Sheet

File #: 24-440

Item #: 3.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

EXECUTIVE SESSION

Closed Sessions
Attorney Briefings (T.O.M.A. 551.071)

- Legal issues related to amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code.

- Janie Cisneros v. The City of Dallas, the Dallas Board of Adjustment, and Kameka Miller-Hoskins, in her official capacity as Interim Chief Planner/Board Administrator of the Dallas Board of Adjustment; Cause No. DC-23-21102; 191st District Court.

DCA223-008 - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code

Sarah May, Chief Planner, Planning and Urban Design



City of Dallas

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

Agenda Information Sheet

File #: 24-411

Item #: 4.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application requesting relief from the street frontage requirements along South Ervay Street per the site plan on property zoned Subdistricts 2 and 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, along the north line of South Ervay Street, between Richardson Avenue and the Gulf, Colorado & Santa Fe Railroad (GC & SF Railroad).

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Savoy Equity Partners

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M234-006(TB)

FILE NUMBER: M234-006(TB)

DATE FILED: November 9, 2023

LOCATION: Along the north line of South Ervay Street, between Richardson Avenue and the Gulf, Colorado & Santa Fe Railroad (GC & SF Railroad).

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 3.1434 acres

CENSUS TRACT: 48113020402

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/ APPLICANT: Savoy Equity Partners

REQUEST: An application requesting relief from the street frontage requirements along South Ervay Street per the site plan on property zoned Subdistricts 2 and 3 within Planned Development District No. 317, the Cedars Area Special Purpose District.

STAFF RECOMMENDATION: Approval, subject to the site plan.

PLANNED DEVELOPMENT DISTRICT No. 317

<https://dallascityhall.com/departments/cityattorney/Articles/PDF/Article%20317.pdf>

PD No. 317 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317E.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317F.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317G.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317H.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317I.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317J.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317K.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317L.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317M.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317N.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317O.pdf>

BACKGROUND INFORMATION:

On July 26, 1989. Planned Development District No. 317- Cedars Area Special Purpose District was established by Ordinance No. 20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

Z167-311 – On February 10, 2021, the City Council approved a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District. The purpose of this authorized hearing was to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development (Ord. No. 31773).

The regulations for minimum and maximum front yard requirements with a portion of the street facing façade required to be located within the required front yard were established with this ordinance. Additionally, in order to address specific site constraints, street facing frontage requirement relief via a city plan commission public hearing was also established by this ordinance.

REQUEST DETAILS:

The applicant is requesting relief for the street facing frontage requirement along South Ervay Street (primary street). The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (ten feet) front yard setback for 70 percent of the lot width.

Due to the location of the retaining wall serving the street underpass along South Ervay Street that runs parallel to the site and under the Gulf, Colorado & Santa Fe Railroad, the position of the retaining wall prohibits South Ervay Street from serving as a fire lane for this site. The placement of the onsite fire lane access (from the end of the retaining wall moving north) constricts compliance with the street facing frontage requirements along South Ervay Street (primary street).

The purpose of this request is to obtain City Plan Commission approval for relief from the street facing frontage requirement for **57%**. Therefore allowing **13%** of the required **70%**

of the street facing frontage requirements within the min/max front yard along South Ervay Street (primary street) only.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along Parnell Street meets the standards established for approving street facing frontage requirement relief per SEC. 51P-317.120(b)(4)(A)(v) & SEC. 51P-317.120(c)(4)(A)(v).

PLANNED DEVELOPMENT DISTRICT 317, SUBAREA 2

SEC. 51P-317.120(b)(4)(A)(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(b)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

PLANNED DEVELOPMENT DISTRICT 317, SUBAREA 3

SEC. 51P-317.120(c)(4)(A)(v) STREET FACING FRONTAGE REQUIREMENT RELIEF.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(c)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

Purpose. To encourage high-density office, lodging, retail, and residential uses along the Interstate Highway 30 frontage, and to encourage development that takes advantage of the regional freeway access and the excellent downtown views while preserving these views for other subdistricts in the Cedars Area Special Purpose District.

APPLICANT'S RESPONSE TO SEC.51P-317.120

♣ Response to (I) - strict compliance with the street frontage requirements for this development will not create a hardship as the only reason for the relief is to accommodate existing site conditions (retaining wall).

♣ Response to (II) - This exception to the street frontage requirements along South Ervay Street will not adversely affect surrounding properties for there is only the below properties to consider:

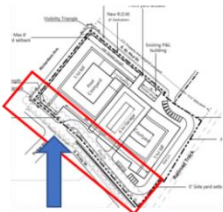
- South - a industrial use.
- West – a vacant lot and structure.

♣ Response to (III) - The application for street facing frontage requirement relief furthers the stated purpose in sec. 51P-317.120(b)(1) and 51P-317.120(c)(1).

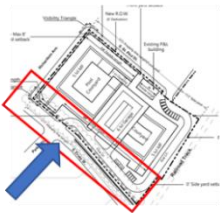
LOOKING AT THE NUMBERS

Frontage Setback along South Ervay Street	
Frontage Length along South Ervay	511'
70% Required Frontage within Min/Max Setbacks	357.7'
Frontage Within Min/Max Setbacks	68'
% Frontage Within Min/Max Setbacks	13%
Frontage Required Outside Min/Max Setbacks	153.3'
Frontage Outside Min/Max Setbacks	443'
% Frontage Outside Min/Max Setbacks	87%
% of Relief Required to Meet 70% Façade Standard	57%

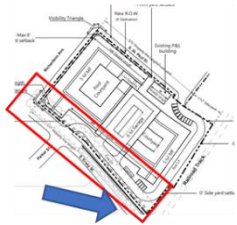
North @ South Ervay Street



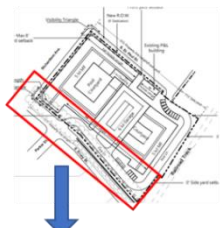
Northeast @ South Ervay Street



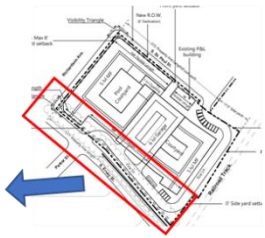
East @ South Ervay Street



South @ South Ervay Street



West @ South Ervay Street



List of Officers

KELLY STREET LAND, LTD

David Bruce Galinet, President

PARKEL, LLC

Joel Potaznik, Manager

Uma Alladi, Manager

DAVID BRUCE GALINET

Individual

DAVID B. AND TYLENE M. GALINET

Individuals

RE/SOURCE PROFESSIONALS, INC.

David Bruce Galinet, President

ADDIE MARREO, LP

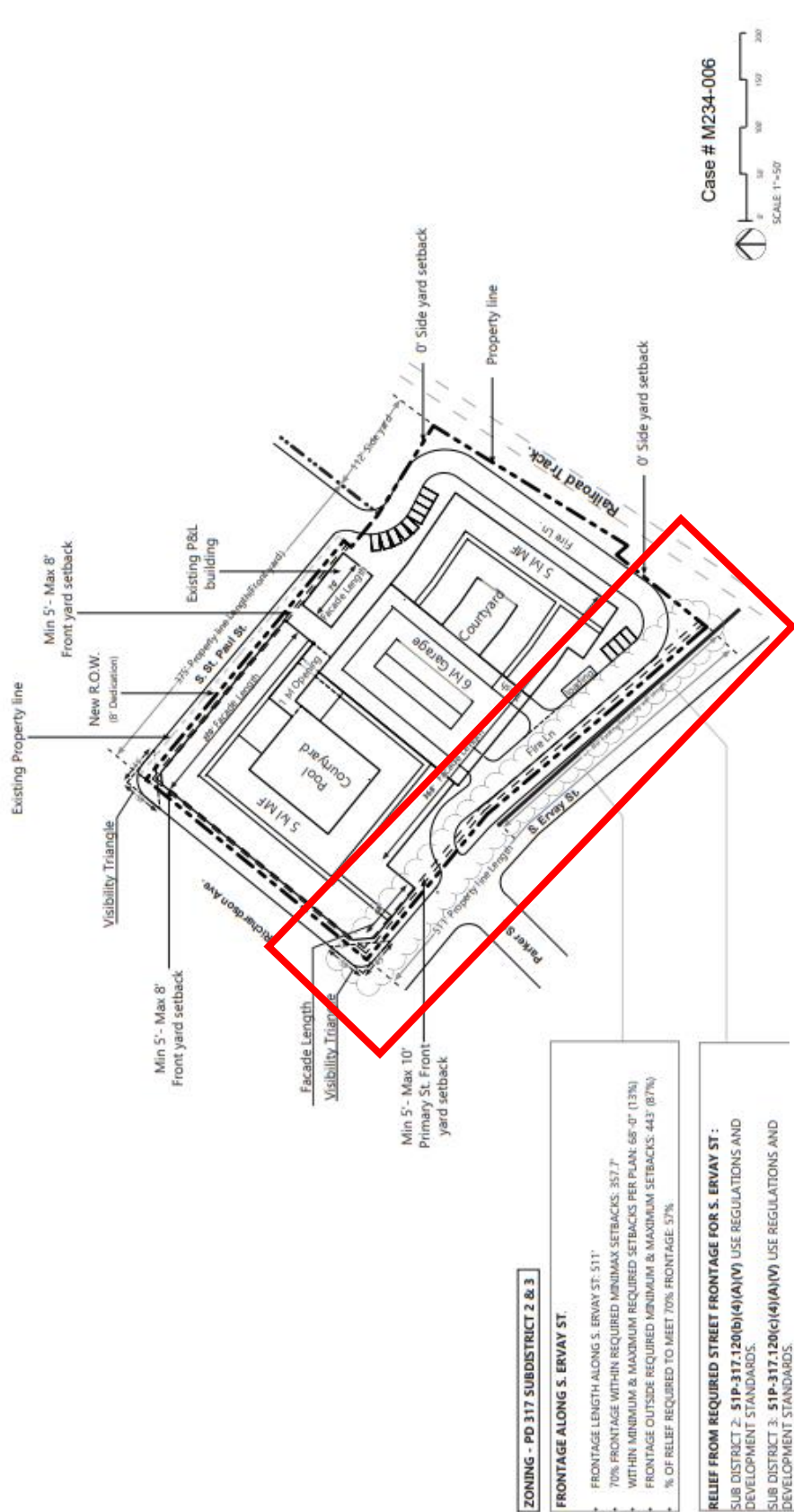
Shannon S. Wynne, Manager

SAVOY EQUITY PARTNERS

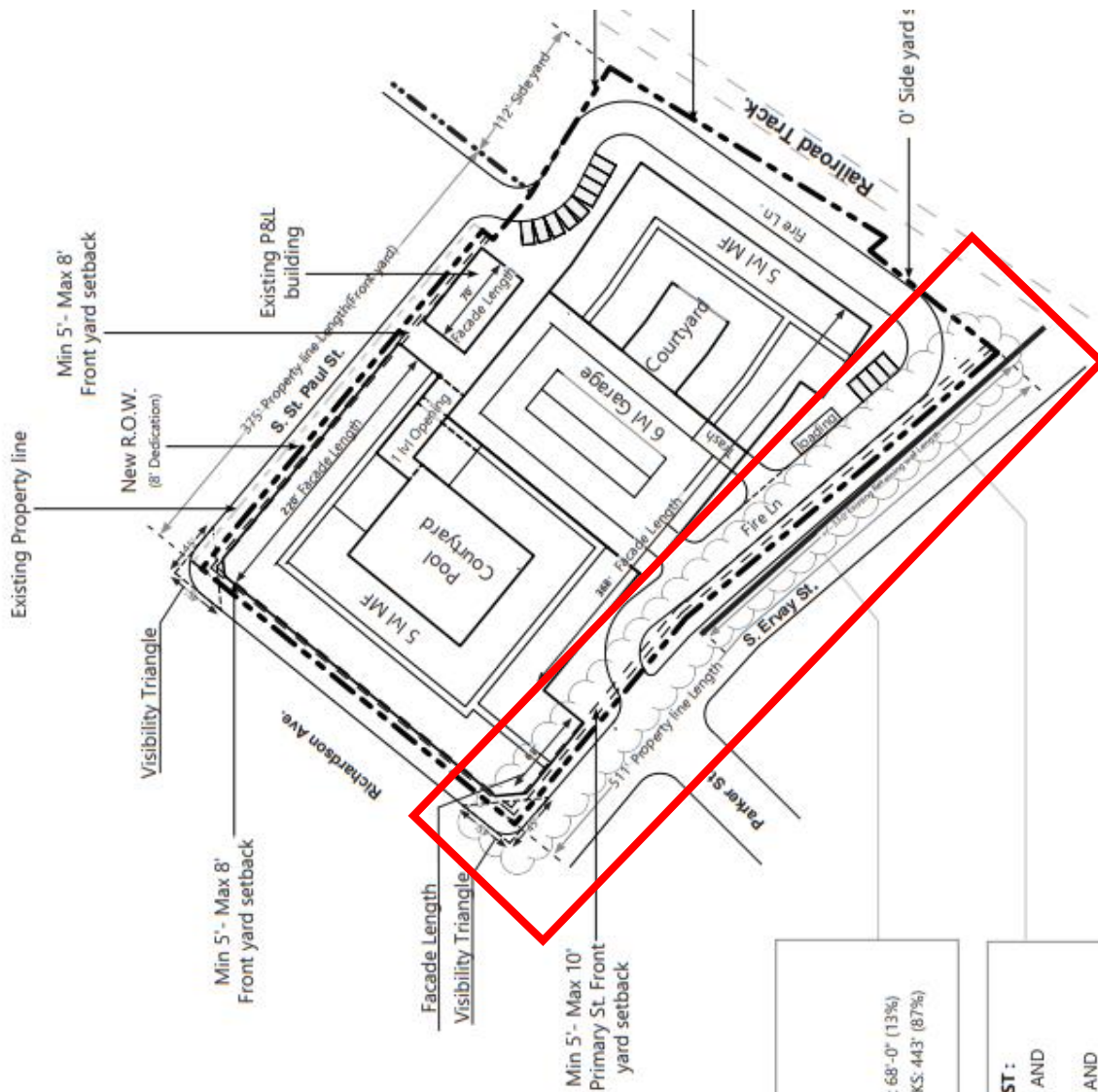
Barret Linburg, Manager

Seth Bame, Manager

Site Plan



Site Plan - Enlarged



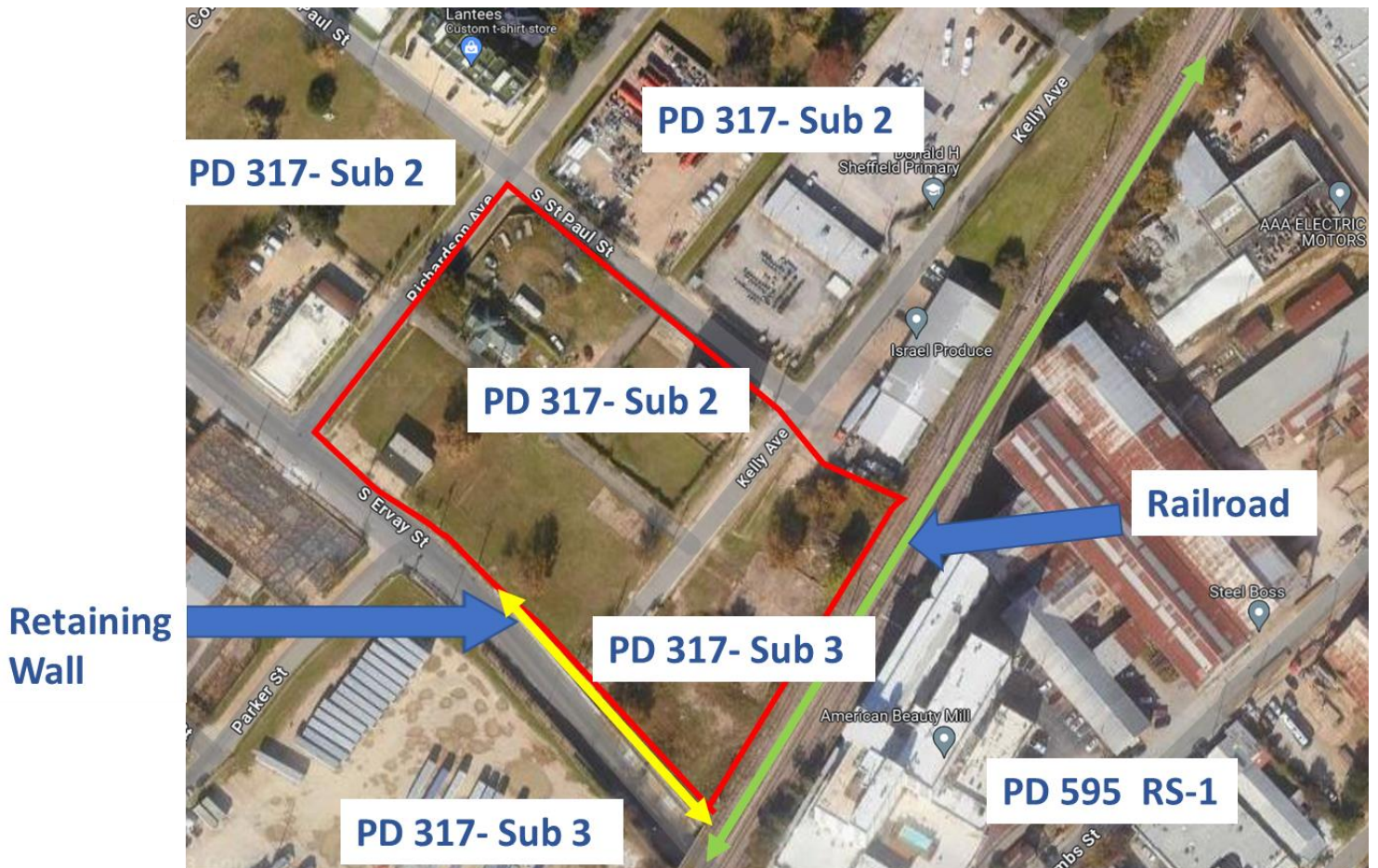
ZONING - PD 317 SUBDISTRICT 2 & 3

FRONTAGE ALONG S. ERVAY ST.

- FRONTAGE LENGTH ALONG S. ERVAY ST: 511'
- 70% FRONTAGE WITHIN REQUIRED MINIMUM SETBACKS: 357.7'
- WITHIN MINIMUM & MAXIMUM REQUIRED SETBACKS PER PLAN: 68'-0" (13%)
- FRONTAGE OUTSIDE REQUIRED MINIMUM & MAXIMUM SETBACKS: 443' (87%)
- % OF RELIEF REQUIRED TO MEET 70% FRONTAGE: 57%

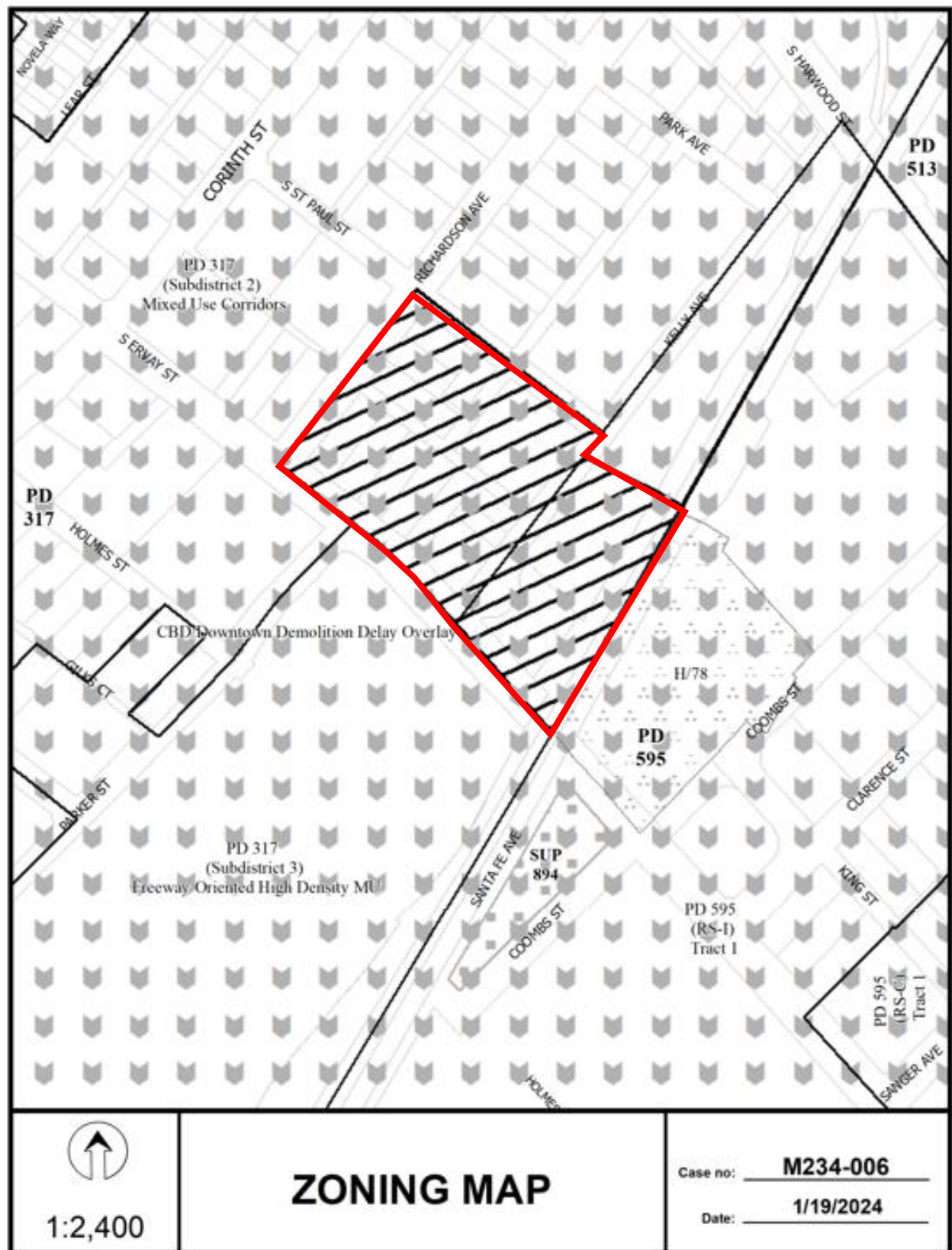
RELIEF FROM REQUIRED STREET FRONTAGE FOR S. ERVAY ST :

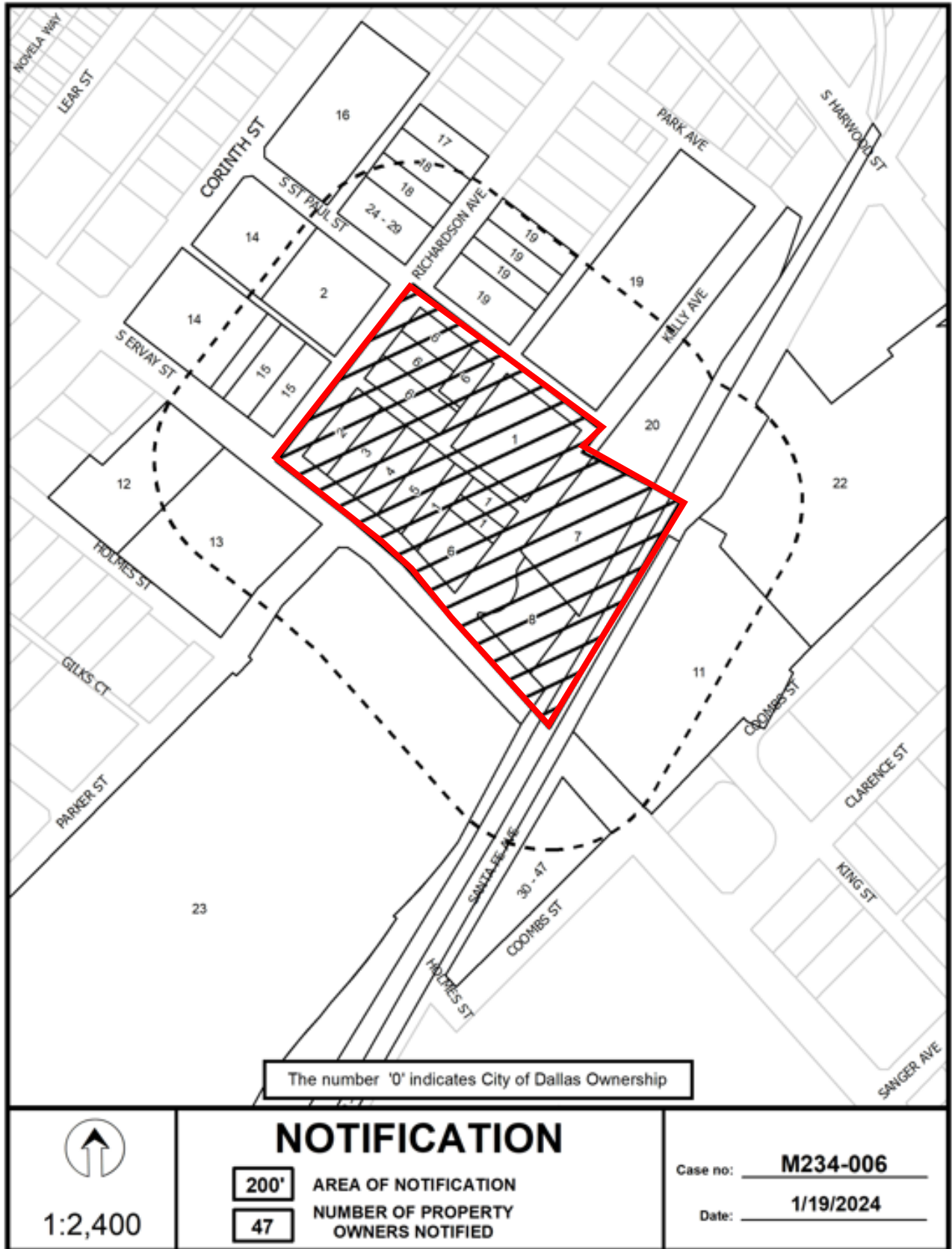
- SUB DISTRICT 2: **51P-317.120(b)(4)(A)(V)** USE REGULATIONS AND DEVELOPMENT STANDARDS.
- SUB DISTRICT 3: **51P-317.120(c)(4)(A)(V)** USE REGULATIONS AND DEVELOPMENT STANDARDS.



Aerial View







01/19/2024

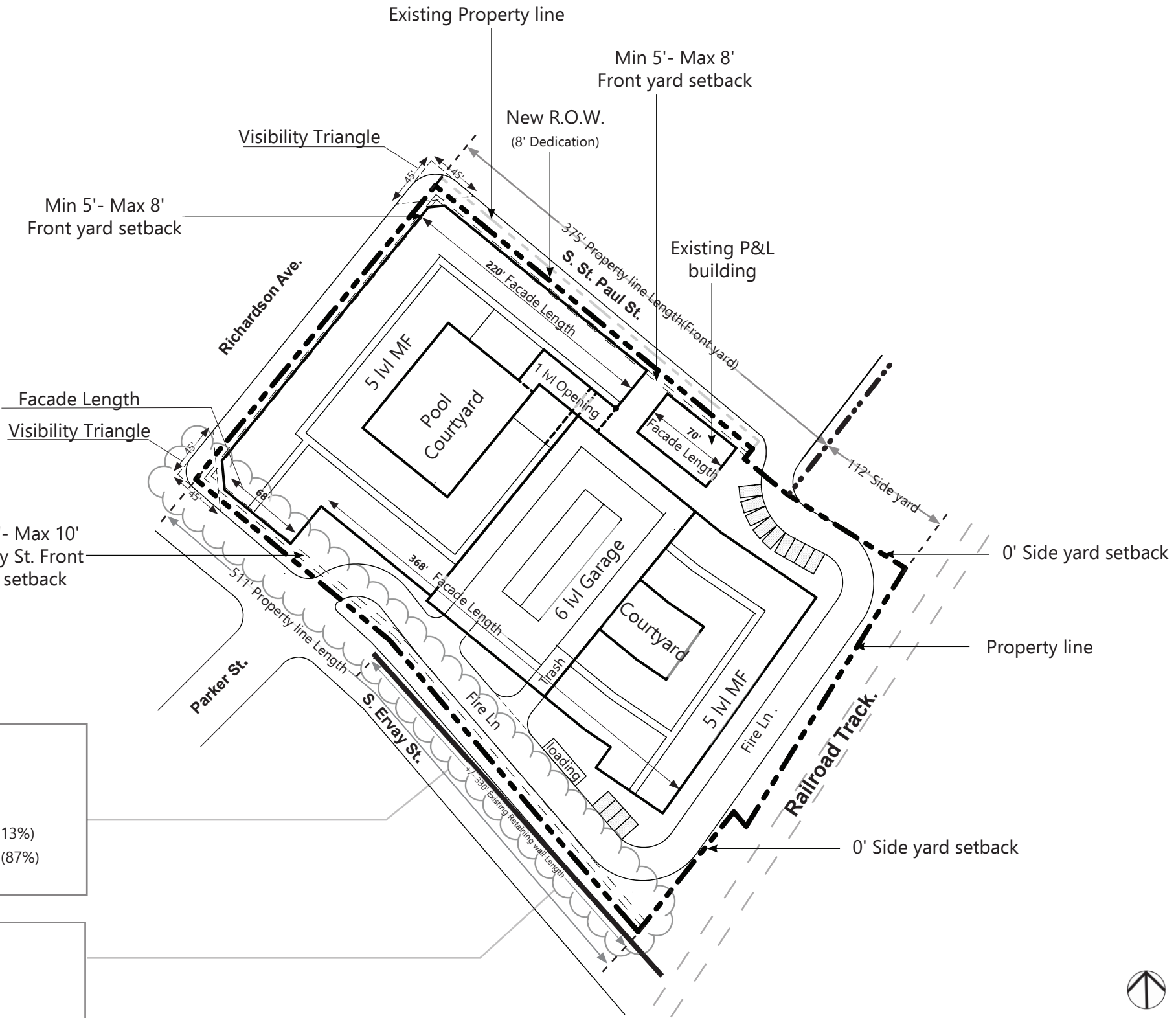
Notification List of Property Owners***M234-006******47 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1711 KELLY AVE	GALINET DAVID B &
2	1717 RICHARDSON AVE	ADDIE MARREO LP
3	2204 ERVAY ST	RE SOURCE PROFESSIONALS
4	2208 S ERVAY ST	RE/SOURCE PROFESSIONALS
5	2212 S ERVAY ST	RE SOURCE PROFESSIONALS INC
6	2220 ERVAY ST	GALINET DAVID BRUCE
7	1714 KELLY AVE	KELLY STREET LAND LTD
8	1818 KELLY AVE	PARKEL LLC
9	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
10	9999 NO NAME ST	UNION PACIFIC RR CO
11	2400 S ERVAY ST	AMERICAN BEAUTY LOFTS LTD
12	2117 S ERVAY ST	BOUCHER DANIEL D
13	2131 S ERVAY ST	TROLLEY BARN LLC
14	2100 ERVAY ST	BAKER JAY ELDRED II
15	2116 S ERVAY ST	MARREO ADDIE LP
16	1812 CORINTH ST	REVO LLC
17	1815 RICHARDSON AVE	Taxpayer at
18	1811 RICHARDSON AVE	GO URBAN 2 INC
19	1802 RICHARDSON AVE	SOUTHWESTERN BELL
20	1810 KELLY AVE	1810 KELLY STREET PPTIES LLC
21	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
22	1815 COOMBS ST	CHARLSEY WAUGH GENERAL
23	1400 PARKER ST	STANDARD FRUIT & VEG CO
24	1803 RICHARDSON AVE	ADC CAROLINAS LLC
25	1803 RICHARDSON AVE	CAPRICORNIO HOLDINGS LLC
26	1803 RICHARDSON AVE	DEMELLOSILVA MARCUS GRAFTON

M234-006(TB)

01/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1803 RICHARDSON AVE	RANZ JOSE MIGUEL
28	1803 RICHARDSON AVE	DIAZ IRIS
29	1803 RICHARDSON AVE	ROBERTSON ANSCHUTZ VETTERS
30	2401 S ERVAY ST	COHEN STEWART
31	2401 S ERVAY ST	JACOBSONSANDERS KIRSTAN LEIGH
32	2401 S ERVAY ST	DICKSON MOLLY KATHRYN
33	2401 S ERVAY ST	COHEN STEWART
34	2401 S ERVAY ST	JACKSON JONATHAN W
35	2401 S ERVAY ST	LEATHERS LARRY FRANKLIN TRUST
36	2401 S ERVAY ST	COHEN STEWART CHARLES
37	2401 S ERVAY ST	COHEN STEWART
38	2401 S ERVAY ST	COHEN STEWART
39	2401 S ERVAY ST	COHEN STEWART
40	2401 S ERVAY ST	ELTING KIMBERLEY A &
41	2401 S ERVAY ST	COHEN STEWART CHARLES
42	2401 S ERVAY ST	COHEN STEWART CHARLES
43	2401 S ERVAY ST	THOMAS PHILLIP
44	2401 S ERVAY ST	COHEN STEWART
45	2401 S ERVAY ST	NUNNELEY BARBARA D
46	2401 S ERVAY ST	COHEN STEWART
47	2401 S ERVAY ST	COHEN STEWART



ZONING - PD 317 SUBDISTRICT 2 & 3

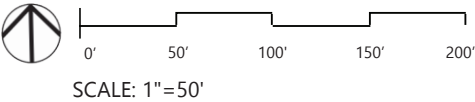
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 - % OF RELIEF REQUIRED TO MEET 70% FRONTAGE: 57%

RELIEF FROM REQUIRED STREET FRONTAGE FOR S. ERVAY ST :

SUB DISTRICT 2: **51P-317.120(b)(4)(A)(V)** USE REGULATIONS AND DEVELOPMENT STANDARDS.

SUB DISTRICT 3: **51P-317.120(c)(4)(A)(V)** USE REGULATIONS AND DEVELOPMENT STANDARDS.

Case # M234-006





City of Dallas

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

Agenda Information Sheet

File #: 24-420

Item #: 5.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of South Beltline Road and Seagoville Road.

Staff Recommendation: **Approval** for a three-year period.

Applicant: Abed Ammouri

Representative: Elizabeth Alvarez Villaizan

Planner: Donna Moorman

Council District: 8

Z212-284(DM)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: Donna Moorman

FILE NUMBER: Z212-284(DM) **DATE FILED:** June 22, 2022
LOCATION: North corner of South Beltline Road and Seagoville Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 0.584-acre **CENSUS TRACT:** 48113017101

REPRESENTATIVE: Elizabeth Alvarez Villaizan

OWNER/APPLICANT: Abed Ammouri

REQUEST: An application for the renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the continued sale of alcoholic beverages in conjunction with an existing general merchandise or food store 3,500 square feet or less. [*Phillips Mart*]

STAFF RECOMMENDATION: **Approval** for a three-year period.

CR Community Retail District [Ref. Sec. 51A-4.122(b)]:

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less (convenience store), an associated motor vehicle fueling station, and a restaurant.
- The existing uses are permitted by right; however, because the property is located within a D-1 liquor control overlay, an SUP is required for the sale of alcoholic beverages in conjunction with the convenience store.
- Specific Use Permit (SUP) No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved on September 9, 2020 for a two-year period. The applicant requests renewal for a three-year time period.

Zoning History:

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

1. **Z190-191:** On June 24, 2020, the City Council approved a CR Community Retail District with deed restriction on property zoned an R-10(A) Single Family District, located on the northwest line of Seagoville Road, northeast of Belt Line Road.
2. **Z190-215:** On January 27, 2021, the City Council approved Planned Development District for multifamily uses on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and an R-10(A) Single Family District, located on the east corner of South Belt Line Road and Seagoville Road.
3. **Z212-105:** On January 15, 2022, the City Council approved an amendment to Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, located on the southwest line of South Beltline Road, south of Seagoville Road.
4. **Z223-148:** On August 29, 2023, Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was automatically renewed for an additional five-year time period with a new expiration date of April 13, 2028, located on the southwest line of South Beltline Road, south of Seagoville Road.
5. **Z190-220:** On September 9, 2020 the City Council approved an ordinance granting SUP No. 2378 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet use for a two-year time period to

expire on September 9, 2022, on the west corner of Seagoville Road and South Belt Line Road.

6. Z212-245: On October 12, 2023, the City Council approved the renewal of Specific Use Permit No. 2378 for a five-year time period to expire October 12, 2025, with eligibility for automatic renewals for additional five-year time periods, on the northwest corner of South Beltline Road and Seagoville Road.

7. Z190-221: On September 9, 2020, the City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
South Belt Line Road	Principal Arterial	100 feet
Seagoville Road	Minor Arterial	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:

Surrounding Land Uses

	Zoning*	Land Use
Site	CR Community Retail District w/ a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less (convenience store), an associated motor vehicle fueling station, and a restaurant.
North	CR w/ D-1	Retail
East	CR w/ D-1	Multi family
South	CR w/ D-1	Auto-related
West	CR w/ D-1	General merchandise store with a motor vehicle fueling station.

Land Use Compatibility

The request site is currently developed with a general merchandise or food store 3,500 square feet or less (convenience store), an associated motor vehicle fueling station, and a restaurant.

The property is adjacent to retail, surrounded by auto-related and general merchandise or food store uses, with multi family uses across the street and further north and east. Retail uses are located further on Beltline Road. The use remains compatible with the surrounding development.

The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing convenience store. There are no proposed alcohol sales for the existing restaurant that is operating one of the suites inside the building.

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 has indicated that the request site is in compliance with Chapter 12B.

Staff supports the applicant's requested three-year time period for renewal.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking will be provided as shown in the revised site plan. The off-street parking requirements for a general merchandise or food store 3,500 square foot or less is one space for each 200 square feet of floor area. The building's floor area totals approximately 3,200 square feet, but only one suite is included in the SUP request. 17 parking spaces are required for the convenience store. There are 21 parking spaces included in the site plan.

Market Value Analysis:

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

Police Report:

Based on Dallas Police Department's crime statistics between September 2020 and June 2023, 5 offenses, 0 arrest, and 9 calls were generated from the subject property.

Offense Data

Signal	Off Incident	Premise	Date
12B - Business Alarm	BURGLARY OF BUILDING - FORCED ENTRY	Gas or Service Station	11/28/2021
58 - ROUTINE INVESTIGATION	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	Highway, Street, Alley ETC	7/10/2021
31/01 - CRIM MIS/PROG/NON FELO	CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	Convenience Store	1/20/2020
11B - BURG OF BUS	BURGLARY OF BUILDING - FORCED ENTRY	Convenience Store	4/20/2021
11B - BURG OF BUS	BURGLARY OF BUILDING - FORCED ENTRY	Convenience Store	10/22/2020

Arrests Data

Address	Arrest Date	Crime	Charge Desc
NONE			

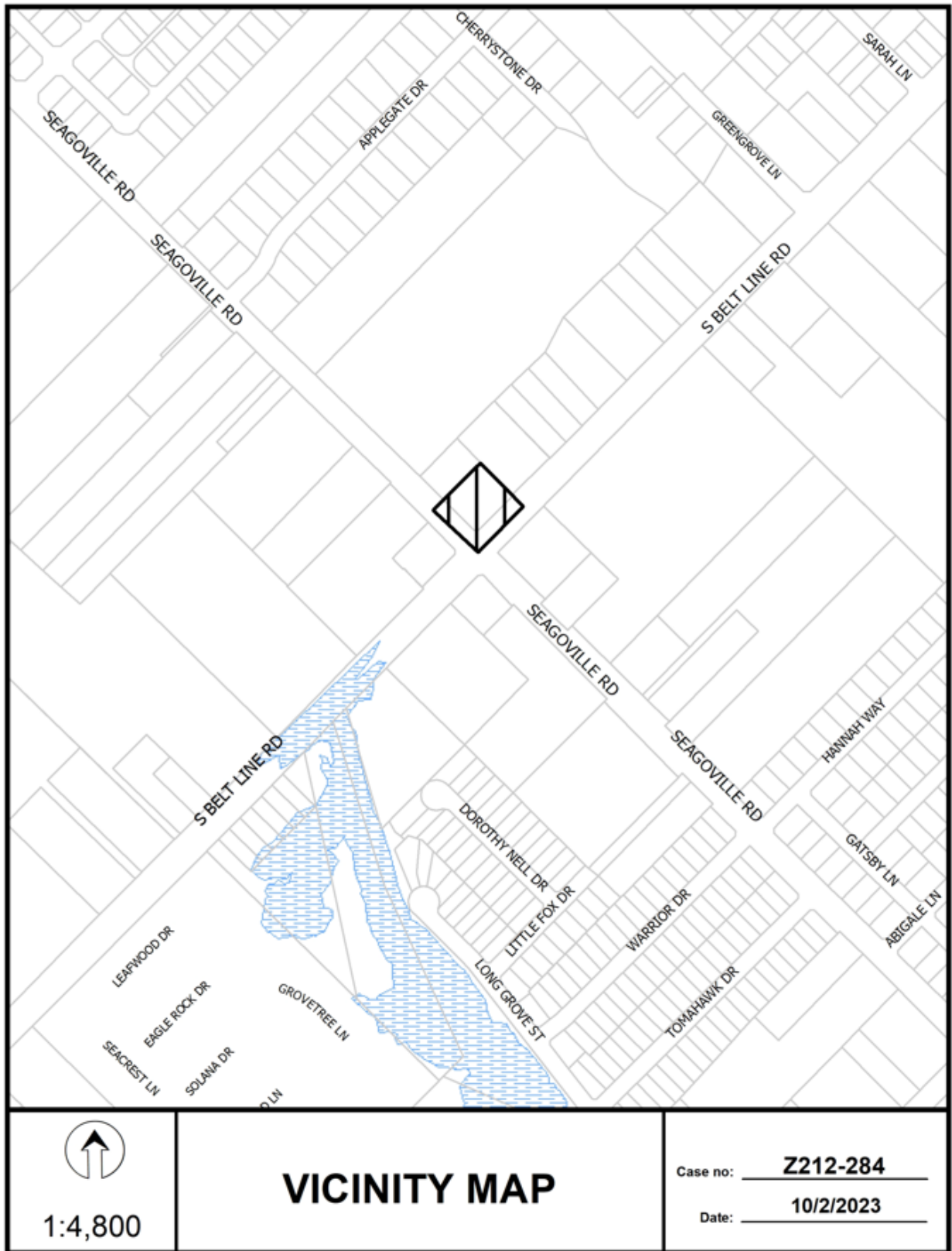
Calls Data

Date	Problem	Priority	Location Name	Address
5/26/2021	**PD Requested by Fire	2 - Urgent	PHILLIPS MART	951 S Belt Line Rd
11/16/2020	07 - Minor Accident	3 - General Service	PHILLIPS MART	951 S Belt Line Rd
4/20/2021	11B - Burg of Bus	3 - General Service	PHILLIPS MART	951 S Belt Line Rd
4/13/2021	12B - Business Alarm	3 - General Service	PHILLIPS MART	951 S Belt Line Rd
1/20/2020	31/01 - Crim Mis/Prog/Non Felo	3 - General Service	PHILLIPS MART	951 S Belt Line Rd
2/2/2020	6X - Major Dist (Violence)	2 - Urgent	ANGELICA'S RESTAURANT	951 S Belt Line Rd
6/23/2020	6X - Major Dist (Violence)	2 - Urgent	PHILLIPS MART	951 S Belt Line Rd
10/22/2020	11B - Burg of Bus	3 - General Service	7-ELEVEN;	951 S Belt Line Rd
11/28/2021	12B - Business Alarm	3 - General Service	AMORI SALON/PHILLIPS MART	951 S Belt Line Rd

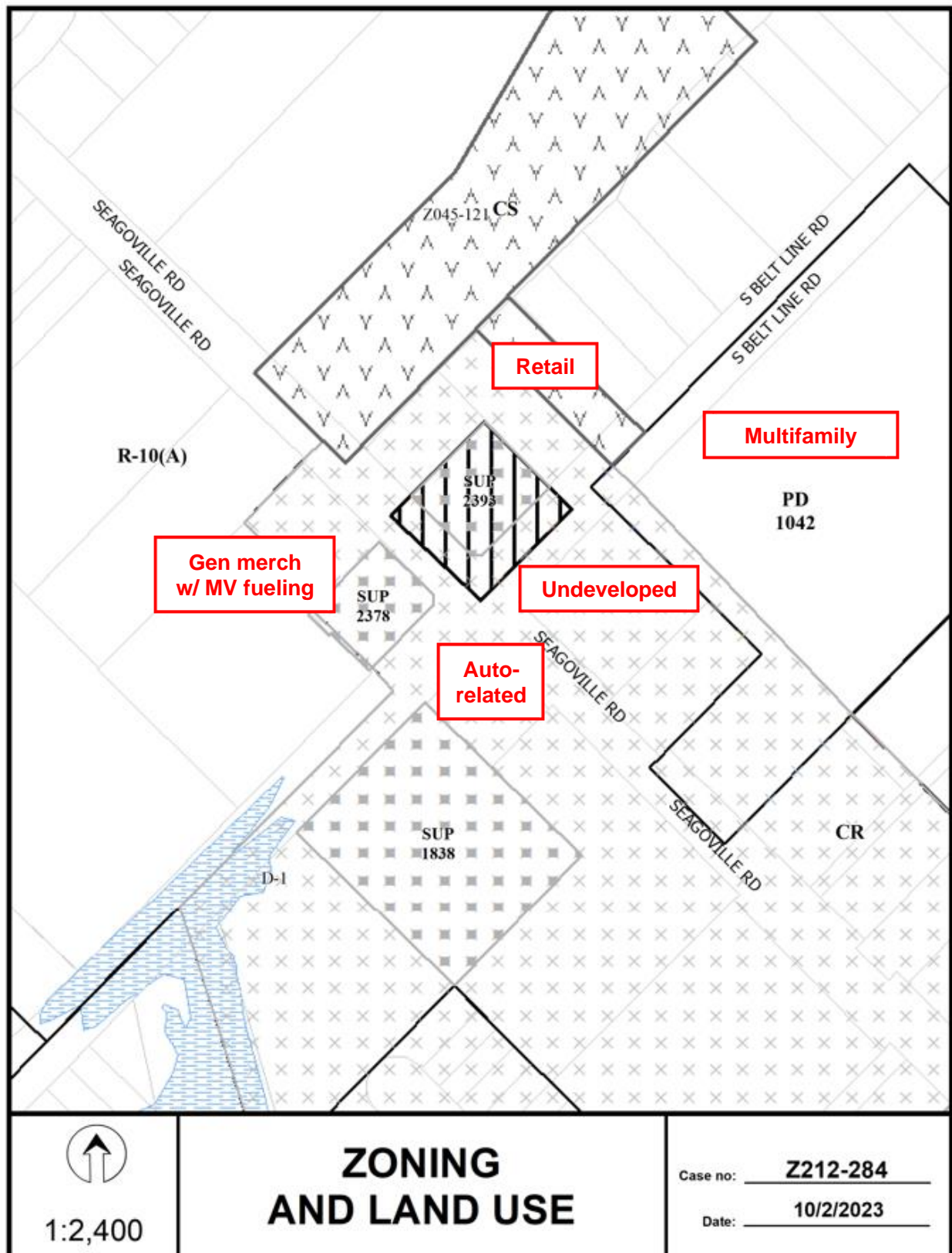
Proposed Conditions SUP No. 2323

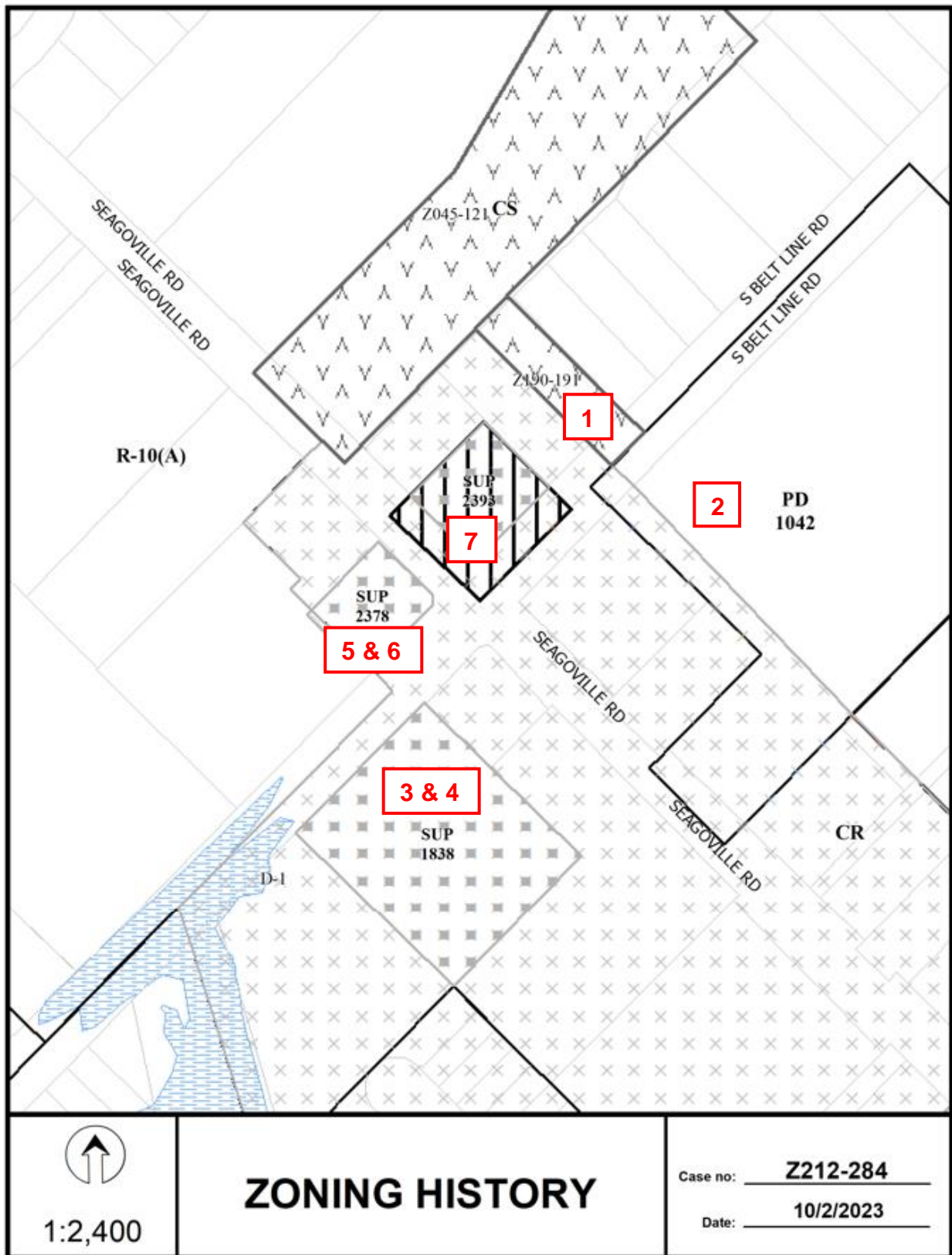
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance) [September 9, 2022].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.













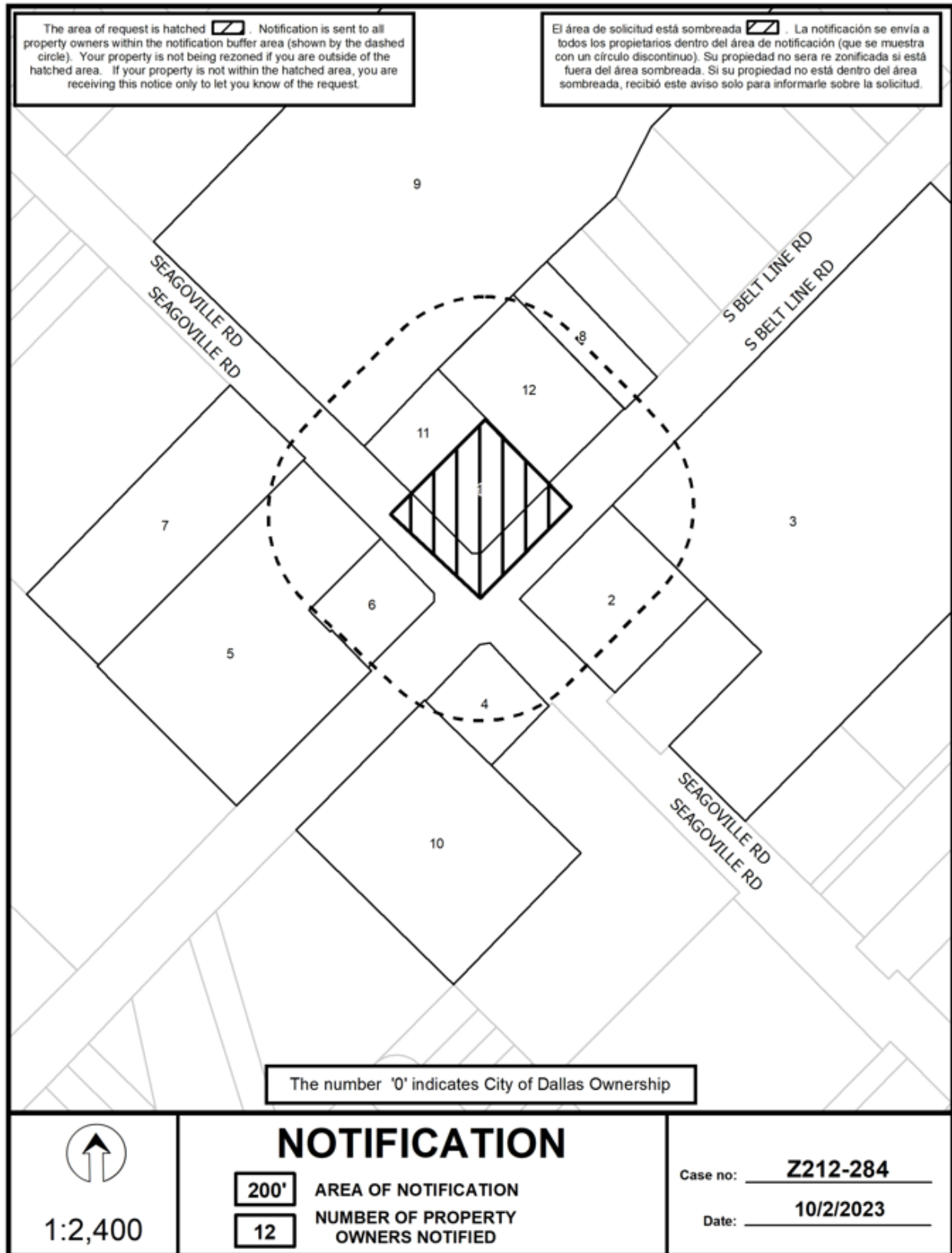
Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 10/2/2023



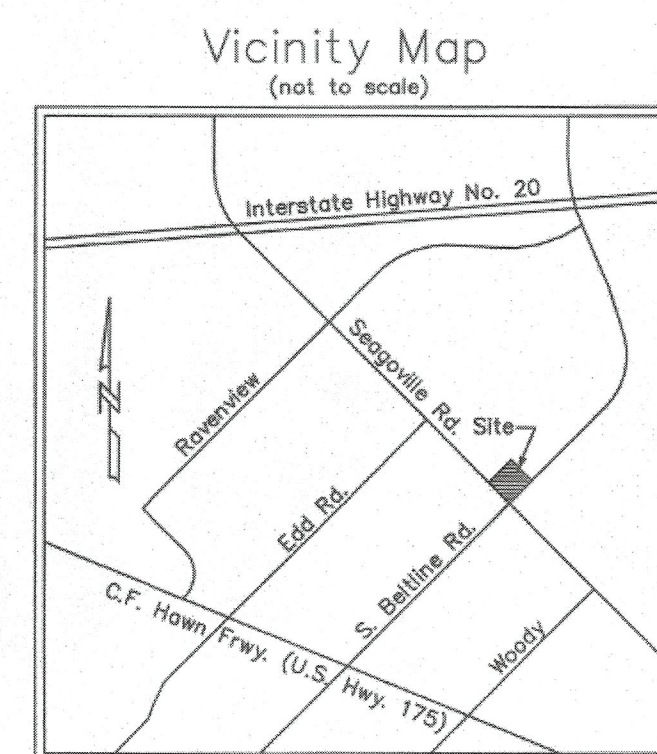
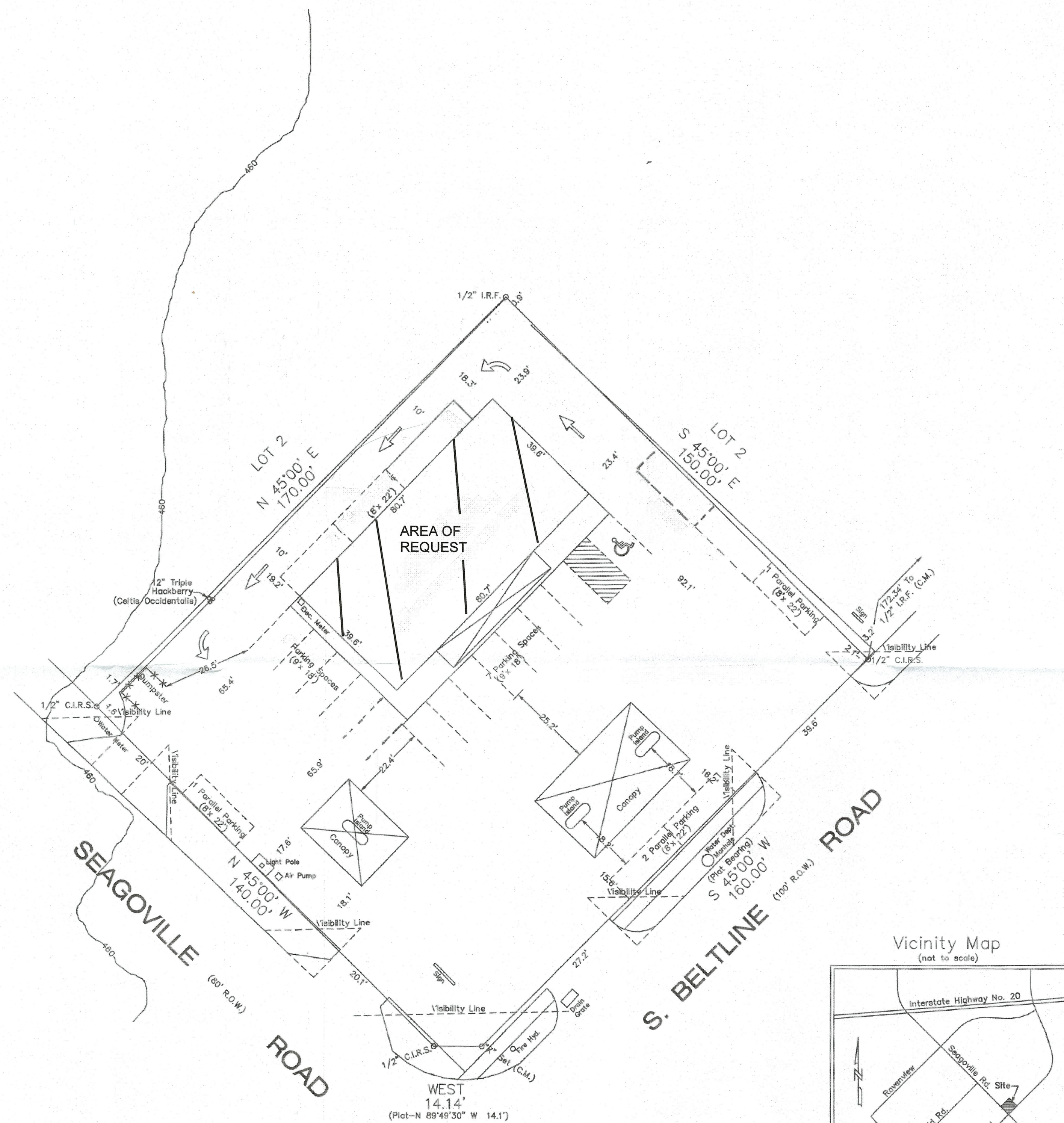
10/02/2023

Notification List of Property Owners

Z212-284

12 Property Owners Notified

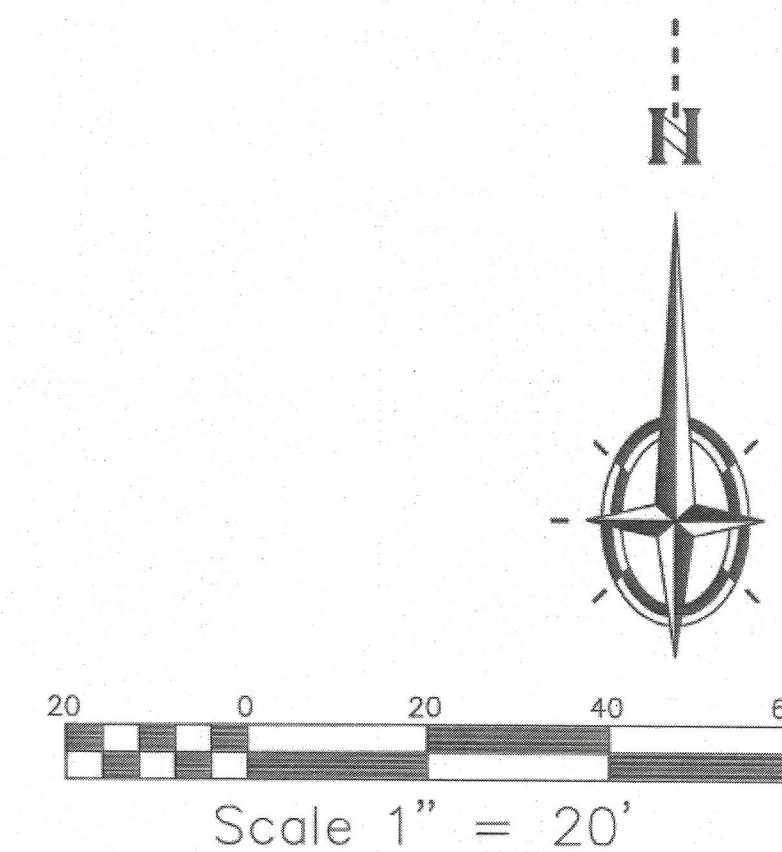
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	951 S BELTLINE RD	AMMOURI ABED
2	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
3	910 S BELTLINE RD	DHFC MEADOWBROOK LANDOWNER LLC
4	1000 S BELTLINE RD	ALKAM HAMZA
5	1025 S BELTLINE RD	SAI THANIYA KRUPA LLC
6	15130 SEAGOVILLE RD	SAI BUSINESS INVESTMENTS LLC
7	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE EST OF
8	933 S BELTLINE RD	RAMIREZ RICARDO RODRIGUEZ &
9	15029 SEAGOVILLE RD	T W FORD LP
10	1050 S BELTLINE RD	SEAGOVILLE HOLDINGS LLC
11	915 S BELTLINE RD	AMMOURI ABED
12	943 S BELTLINE RD	AUTOZONE PARTS INC



Property Zoned CR/D-1
Beer/Wine off-premise/Mixed in restaurants with certificate

SITE SUMMARY
ZONING: CR-D1
REQUEST: Off premise alcohol sales in conjunction with a general merchandise or food store less than 3500 s.f.
EXISTING USE: General merchandise or food store less than 3500 s.f.
REQUIRED PARKING: 17
PROVIDED PARKING: 21

Z190-221 SITE PLAN

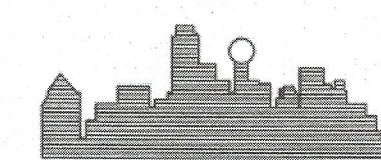


Sheet 1 of 1

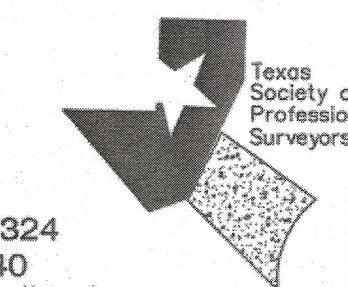


SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.

DALLAS, TEXAS 75203



PHONE (214) 948-3324
 FAX (214) 946-7540
 Email: Brychlik@SWBell.net



DRAWN BY
Lynn L.
JOB NO.
11-205-L

APPROVED BY
CITY COUNCIL
 SEP 09 2020
 CITY SECRETARY

201354

Specific Use Permit
No. 2393

Approved
City Plan Commission
July 9, 2020



City of Dallas

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

Agenda Information Sheet

File #: 24-421

Item #: 6.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 514, on the east line of Hillcrest Road, between La Bolsa Drive and Arapaho Road.

Staff Recommendation: **Approval**, subject to an amended development plan, a landscape plan for the natatorium, an amended traffic management plan and amended conditions.

Applicant: SS Education Foundation (Shubham Pandey)

Representative: Allan Ross

Planner: Andreea Udrea

Council District: 11

Z223-147(AU)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-147(AU)

DATE FILED: December 30, 2022

LOCATION: East line of Hillcrest Road, between La Bolsa Drive and Arapaho Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 12.60 Ac

CENSUS TRACT: 48113013605

REPRESENTATIVE: Allan Ross

APPLICANT/OWNER: Shubham Pandey, SS Education Foundation

REQUEST: An application for an amendment to Planned Development District No. 514.

SUMMARY: The purpose of the request is to allow the addition of a natatorium building to the existing open-enrollment charter school. [Pioneer Technology and Arts Academy]

STAFF RECOMMENDATION: **Approval**, subject to an amended development plan, a landscape plan for the natatorium, an amended traffic management plan, and amended conditions.

PD No. 514:

<https://dallascityhall.com/departments/city-attorney/Pages/articles-data.aspx>

BACKGROUND INFORMATION:

- The 12.60-acre area of request is currently the campus of an open-enrollment charter school [Pioneer Technology and Arts Academy]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road that is 8.47 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.09 acres in area. The area of request is located within Planned Development District No. 514.
- The area of request contains a three-story building, 246,041 square feet in area on one lot, per DCAD records, and an athletic field with four one-story buildings for the necessary athletic facilities, on the other lot. The school campus currently serves 1,200 students from preschool to 12th grade.
- The purpose of the request is to allow the existing school to add an additional building for a natatorium, approximately 18,000 square feet, in the parking lot behind the building, on the eastern side of Tract I.
- On August 26, 1998, City Council approved PD No. 514 for a private school, with an associated development/landscape plan. A text amendment was approved on February 26, 2020, to allow the open enrollment charter school use by right and to add a Traffic Management Plan. PD No. 514 allows private and open enrollment charter school, church, and mounted antenna uses and standards in addition to uses and standards allowable in a D(A) Duplex District.
- Minor amendments to the development plan were approved in 1999 and 2001.
- The former private school [Shelton School] occupied the campus since 1999 until 2020; the open enrollment charter school has been occupying the current campus since 2020.

Zoning History

There has been one zoning change request in the surrounding area in the past five years.

- 1. Z190-128:** On February 26, 2020, City Council approved an amendment to Planned Development District No. 514 on property generally located on two tracts of land along Hillcrest Road, north of Arapaho Road. [Subject Site]

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Arapaho Road	Principal Arterial	100 feet
Hillcrest Road	Principal Arterial	100 feet
La Bolsa Drive	Local Street	-

Transportation

The applicant submitted an amended Traffic Management Plan (TMP), dated June 30, 2023, with this request to reflect the change in traffic flow on site due to the addition of the natatorium in the current parking lot. The TMP includes recommended actions and strategies to manage vehicular traffic and parking as well as pedestrian activity and travel by all other modes during peak demand conditions for a planned event.

With the addition of the new natatorium building, while the vehicle paths are slightly modified, the number of vehicle paths and access points will remain the same. The adjustments will not significantly change the pick-up and drop-off operations for the school.

The Transportation Development Services Division of the Transportation Department reviewed the proposed request together with the TMP and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS**Surrounding Land Uses**

	Zoning	Land Use
Site	PD No. 514	Open Enrollment Charter School
North	TH-3(A) R-7.5(A)	Single family
East	R-7.5(A) R-10(A)	Single family
South	D(A) CR	Duplex Church
Southwest	MF-2(A)	Multifamily
West	CR MF-2(A)	Retail, personal services Multifamily

Land Use Compatibility

The 12.60-acre area of request is currently the campus of an open-enrollment charter school [Pioneer Technology and Arts Academy]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road that is 5.95 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.07 acres in area. The area of request is located within Planned Development District No. 514.

Surrounding uses consist of single family to the north and east of the property, multifamily to the southwest, and a retail area to the west. PD No. 514 allows private school, open enrollment charter school, and mounted antenna uses and standards in addition to uses and standards allowable in a D(A) Duplex District.

The area of request contains a three-story building, 246,041 square feet in area, on Tract I and an athletic field with four one-story buildings for the necessary athletic facilities on Tract II. The current open-enrollment charter school [Pioneer Technology and Arts Academy - PTAA] school campus currently serves 1,075 students from early childhood education to 12th grade. The school does not currently use the athletic fields in Tract II.

The purpose of the request is to allow the existing school to build a natatorium for the use of the school students on Tract I, behind the main building, along the eastern property line.

Development Standards:

The proposed changes to PD No. 514 are intended to accommodate the proposed new building, but to also include a comprehensive update of the conditions and exhibits to reflect the current school operation and align with drafting current standards for PDs.

The natatorium will be a maximum of 18,000 square feet, one-story located approximately 50 feet from the rear property line.

The development plan is updated to include the new building and redrawn per new standards for development plans. The landscape information for the entire site was removed allowing the PD to generally comply with Article X.

The PD Conditions are updated to include the new building, to match the current operations of the school, and to generally align with current standards for drafting PD regulations. The yard, lot, and space regulations are updated to specify standards for yards and height, the previous conditions only defaulted to the development plan. Other extraneous conditions that are not applicable were also updated:

- Removed prohibition of parking garages;
- Removing a portion of the restrictions for outdoor band practice, and removing cap on seating for the bleachers for the athletic fields; and

- Removing language regarding approval of minor amendments to align with the development code and current practices.

Considering the current and continued operation of the school at this location and the proposed improvement, staff does not foresee the building addition to impact the surroundings.

Parking

The school contains a total of 55 classrooms spanning from early childhood education to high school, and 200 high school students. Currently, PD No. 514 requires higher parking ratios as compared to the Development Code. The proposed PD conditions are amended to revert to parking ratios per the Development Code. A summary of the ratios and provided parking is contained in the table below:

	PD 514 current ratios	PD 514 proposed	
Kindergarten/elementary school classroom	1 ½	1 ½	
Junior or middle school classroom	3 ½	3 ½	
High school	9/10 per student	91/2 per classroom	
Faculty	1/employee	none	
Required parking	338 spaces	193 spaces	
Existing on site			525 spaces
Existing on site after natatorium is built			423 spaces

Considering the existing supply of parking that exceeds the highest ratios and the underutilization of the existing parking supply, staff is supporting the PD to use base code parking requirements.

Landscaping

Currently, PD No. 514 requires landscaping to be provided in accordance with the development/landscape plan included in PD No. 514. The new building for the natatorium will trigger compliance with Article X of the Development Code only for the area that is being built.

The PD amendment includes a proposed landscape plan for the natatorium and modified landscape requirements in the PD conditions. Due to site constraints and utility easement along the eastern property line, the required ten-foot landscape residential buffer cannot be provided. In lieu, the proposal includes a landscape plan for the natatorium portion that includes a requirement for six large-canopy trees to be provided in proximity to the building. Currently, between the eastern property line and the residential area there is a common private area that is a minimum of 15 feet wide and contains mature trees and shrubs.

The proposed development plan does not include the landscaping for the rest of the site. Staff assessed that the site is developed with mature trees and any future changes will trigger compliance with Article X; therefore, staff supports the proposed PD conditions to revert to Article X in tandem with the proposed conditions and landscape plan for the natatorium.

Market Value Analysis

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

List of Officers

SSS Education Foundation

Shubham Pandey – Board Chair

Jyoti Pandey

Proposed PD Conditions

ARTICLE 514.

PD 514.

SEC. 51P-514.101. LEGISLATIVE HISTORY.

PD 514 was established by Ordinance No. 23625, passed by the Dallas City Council on August 26, 1998. Ordinance No. 23625 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23625; 26042)

SEC. 51P-514.102. PROPERTY LOCATION AND SIZE.

PD 514 is established on property generally located on two tracts of land along Hillcrest Road, north of Arapaho Road. The size of PD 514 is approximately 12.6031 acres. (Ord. Nos. 23625; 26042)

SEC. 51P-514.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) Except as provided in this section, Tract I is considered to be a residential district and Tract II is considered to be a nonresidential district. For purposes of interpreting Divisions 51A-4.300 through 51A-4.331, Tract I is considered to be a nonresidential zoning district. (Ord. Nos. 23625; 26042)

SEC. 51P-514.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 514A: development/~~landscape~~ plan.

(2) Exhibit 514B: landscape plan for the natatorium.

(2) Exhibit 514~~B~~C: traffic management plan. (Ord. 31468)

SEC. 51P-514.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 514A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23625; 26042)

SEC. 51P-514.105. MAIN USES PERMITTED.

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

(a) Tract I.

~~(1) — Except as provided in this subsection, the only main uses permitted are those main uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in Chapter 51A. For example, a use permitted in the D(A) Duplex District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the D(A) Duplex District is subject to DIR in this district; etc.~~

~~(2) —~~ The following additional main uses are permitted:

(A) Private school.

~~(B) — Church.~~

(C) Mounted cellular antenna.

(D) Open-enrollment charter school.

(b) Tract II. The following uses are the only main uses permitted additional main uses are permitted:

(1) Private school.

~~(2) — Church.~~

(3) Open-enrollment charter school. (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.
- Pedestrian

skybridges. (Ord. Nos. 23625; 26042)

SEC. 51P-514.107. YARD, LOT, AND SPACE REGULATIONS.

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

~~(a) Front yard.~~

~~(1) For the private school, open enrollment charter school, church, and mounted cellular antenna uses, minimum front yard is as shown on the development/landscape plan.~~

~~(2) For all other permitted uses, minimum front yard regulations of the D(A) Duplex District apply.~~

~~(b) Side and rear yard.~~

~~(1) For the private school, open enrollment charter school, church, and mounted cellular antenna uses, minimum side and rear yard is as shown on the development/landscape plan.~~

(2) — For all other permitted uses, minimum side and rear yard regulations of the D(A) Duplex District apply.

(c) — Density. No maximum dwelling unit density.

(d) — Height.

(1) — For the private school, open enrollment charter school, church, and mounted cellular antenna uses, the following height regulations apply:

(A) — Maximum height on Tract I. Maximum structure height for Tract I: must comply with the development/landscape plan. In no event may any structure or portion of a structure exceed the heights indicated for that structure or portion of a structure on the development/landscape plan.

(B) — Maximum height on Tract II. Unless further restricted under Subparagraph (C), maximum structure height for Tract II is a variable height, with a maximum of 36 feet. Refer to the development/landscape plan for the specific height of any structure.

(C) — Height of bleachers and press box located on Tract II. Maximum permitted height for the soccer and football field bleachers is nine feet three inches. Maximum permitted height for the baseball field bleachers is five feet. Maximum permitted height for the press box is 21 feet.

(2) — For all other permitted uses, the height regulations of the D(A) Duplex District apply.

(e) — Lot coverage.

(1) — For the private school, open enrollment charter school, church, and mounted cellular antenna uses, maximum lot coverage is 35 percent for Tract I and five percent for Tract II

(2) — For all other permitted uses, maximum lot coverage is:

(A) — 60 percent for residential structures; and

(B) — 25 percent for nonresidential structures.

(3) — Surface parking lots and underground parking structures are not included in lot coverage calculations.

(f) — Lot size.

(1) — For the private school, open enrollment charter school, church, and mounted cellular antenna uses, no minimum lot size.

(2) — For all other permitted uses, the lot size regulations of the D(A) Duplex District apply.

(g) — Stories.

(1) — For the private school, open enrollment charter school, church, and mounted cellular antenna uses, maximum number of stories for Tract I is four and maximum number of stories for Tract II is two.

(2) — For all other permitted uses, no maximum number of stories.

(h) — Floor area and floor area ratio.

(1) — For the private school, or open enrollment charter school, church, and mounted cellular antenna uses, maximum combined floor area for Tracts I and II is 253,000 square feet.

(2) — For all other permitted uses, no maximum floor area ratio. (Ord. Nos. 23625; 26042; 31468)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the D(A) Duplex District apply.

(b) For private school, open-enrollment charter school, church, and mounted cellular antenna uses.

(1) Side and rear yard. Minimum side and rear yard is 45 feet.

(2) Height

(A) Tract 1. Maximum height is 44 feet for structures within 100 feet of the western property line. Otherwise, the maximum height on Tract 1 is 89 feet.

(B) Tract 2.

(i) Unless further restricted in this subparagraph, maximum height in Tract 2 is 36 feet.

(ii) Maximum height for the soccer and football field bleachers is nine feet three inches.

(iii) Maximum height for baseball field bleachers is five feet.

(iv) Maximum height for the press box is 21 feet.

(3) Lot coverage.

(A) Tract 1. Maximum lot coverage is 35 percent.

(B) Tract 2. Maximum lot coverage is five percent.

(4) Lot size. No minimum lot size.

(5) Stories.

(A) Tract 1. Maximum number of stories is four.

(B) Tract 2. Maximum number of stories is two.

(6) Floor area and floor area ratio. Maximum combined floor area for Tracts 1 and 2 is 271,000 square feet.

SEC. 51P-514.108.

OFF-STREET PARKING AND LOADING.

(a) ~~For the private school and open-enrollment charter school uses, off-street parking must be provided at a ratio of one and one-half spaces for each kindergarten or elementary school classroom, three and one-half spaces for each junior high or middle school classroom, and nine-tenths of one space for each student enrolled as a senior high school student. In addition to these requirements, one off-street parking space must be provided for each school employee. Handicapped parking must be provided pursuant to Section 51A-4.305.~~

(b) Except as provided in this section ~~For all other~~ permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use.

(c) Except for special parking provided pursuant to Division 51A-4.320, all required off-street parking must be located on Tract I. Parking may be located in the required front yard along La Bolsa Drive.

~~(d) Aboveground parking structures are prohibited on the Property.~~

(e) Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.109.

HOURS OF OPERATION OF THE PRIVATE SCHOOL, OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USES.

(a) Outdoor athletic facilities. For the outdoor athletic facilities located on Tract II, the hours of operation are restricted to the hours between 8:45 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday, except scheduled games which must conclude by 7:00 p.m.

(b) Outdoor band practice.

(1) On Tract I, no outdoor band practice is permitted.

(2) On Tract II, outdoor band practice for the private school or open-enrollment charter school uses is restricted to the hours between 10:00 a.m. and 5:00 p.m. ~~and a maximum of one hour per day. In addition, outdoor band practice is limited to a maximum of 50 practices per year with a maximum of two practices per week.~~ (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.110. LIGHTING OF THE PRIVATE SCHOOL, OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USE.

(a) Lighting for Tract I must comply with Sections 51A-4.301(e)(2) and 51A-6.104.

(b) Lighting for Tract II must comply with Sections 51A-4.301(e)(2)(B) through (E) and 51A-6.104 and the following:

(1) Lighting may not exceed 30 feet in height.

(2) All light fixtures must be hooded, shielded, and direct light vertically downward.

(3) Lighting must be solely for the purpose of security. Lighting of the athletic fields for the purpose of illuminating athletic events is prohibited.

(4) Except as shown on the development/landscape plan, no light fixture may be located within 20 feet of the northern or western boundary of Tract II.

(c) Spillover light from Tract II onto adjacent property must not exceed 0.1 footcandle measured at a point five feet inside the adjacent lot line and five feet above the ground surface. (Ord. Nos. 23625; 26042)

SEC. 51P-514.111. ROADWAY AND ACCESS PROVISIONS.

Prior to the issuance of a certificate of occupancy for a private school or open-enrollment charter school, the following roadway and access improvements must be completed:

(1) Improvements of the driveway pavement width from the Property to Arapaho Road to a minimum of 30 feet.

(2) Installation of warning flashers to be located in advance of the crosswalk along both directions of Hillcrest Road. These warning flashers must be operating during the

hours of operation of the private school and open-enrollment charter school uses. The design and installation of the warning flashers must be approved by the director of public works and transportation. (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23625; 26042)

SEC. 51P-514.113. LANDSCAPING.

(a) ~~Private school, open enrollment charter school, church, and mounted cellular antenna uses. (b) All other permitted uses.~~ Except as provided in this section, landscaping must be provided in compliance with the provisions of Article X.

(1) Landscaping for the natatorium must be provided as shown on the development/landscape plan.

(...) For the natatorium associated with a private school or an open enrollment charter school: A minimum of six large trees must be installed at least 15 feet from any structure, as indicated on the landscape plan.

(...) For a school, a residential buffer zone is not required along the east property line of Tract I.

(2) Landscaping for Tract I must be provided prior to the issuance of a certificate of occupancy for a private school on Tract I or June 1, 1999, whichever occurs last.

(3) Landscaping for Tract II must be provided prior to the issuance of a certificate of occupancy for any use on Tract II.

(c) Maintenance. Plant material must be maintained in a healthy, growing condition.

(d) Tree preservation. Tree preservation as outlined in Article X applies to this PD. (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23625; 26042)

SEC. 51P-514.115. ENROLLMENT IN THE PRIVATE SCHOOL.

The number of students enrolled in the private school may not exceed 1,200. (Ord. Nos.

23625; 26042)

SEC. 51P-514.116. ADDITIONAL PROVISIONS FOR THE PRIVATE SCHOOL, OPEN-ENROLLMENT CHARTER SCHOOL, CHURCH, AND MOUNTED CELLULAR ANTENNA USES.

(a) No amplified sound is permitted on Tract II.

(b) Bleacher seating for Tract II must not exceed 278 for the baseball field and 840 for the football or soccer field.

(c) The location of the press box and the baseball, soccer, and football field bleachers, as shown on the development/landscape plan, may not be altered through the minor development plan amendment process contained in Section 51A-4.702(h). (Ord. Nos. 23625; 26042; 31468)

SEC. 51P-514.116.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school, open enrollment charter school, or public school must comply with the traffic management plan (Exhibit 514B).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2021. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year.

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

(A) ingress and egress points;

(B) — queue lengths;

(C) — number and location of personnel assisting with loading and unloading of students;

(D) — drop off and pick up locations;

(E) — drop off and pick up hours for each grade level;

(F) — hours for each grade level; and

(G) — circulation.

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

(A) — If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

(d) — Amendment process.

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

(2) — The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 31468)

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

(b) Queuing. Queuing is only permitted as shown on the attached traffic management plan.

(c) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2026, or within six months a certificate of occupancy. After

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

(a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2026, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

(b) If the Property owner or operator fails to submit a required update of the traffic study to the director by March 1st of each odd-numbered year, the director shall notify the city plan commission.

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

(a) ingress and egress points;

(b) queue lengths;

(c) number and location of personnel assisting with loading and unloading of students;

(d) drop-off and pick-up locations;

(e) drop-off and pick-up hours for each grade level;

(f) hours for each grade level; and

(g) circulation.

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

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

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

(d) Amendment process.

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

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

SEC. 51P-514.117. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23625; 26042)

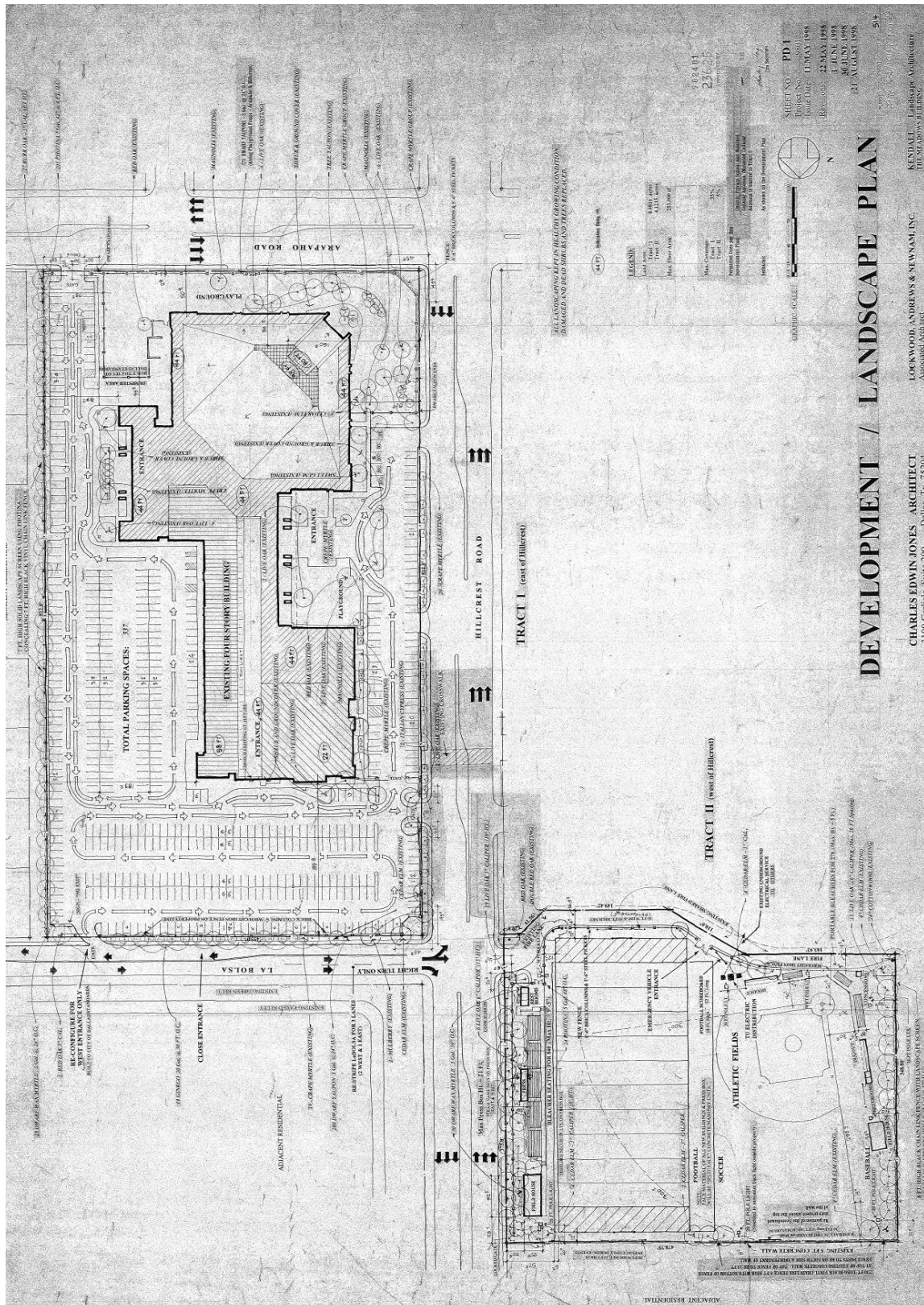
SEC. 51P-514.118. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 23625; 26042)

SEC. 51P-514.119. COMPLIANCE WITH CONDITIONS.

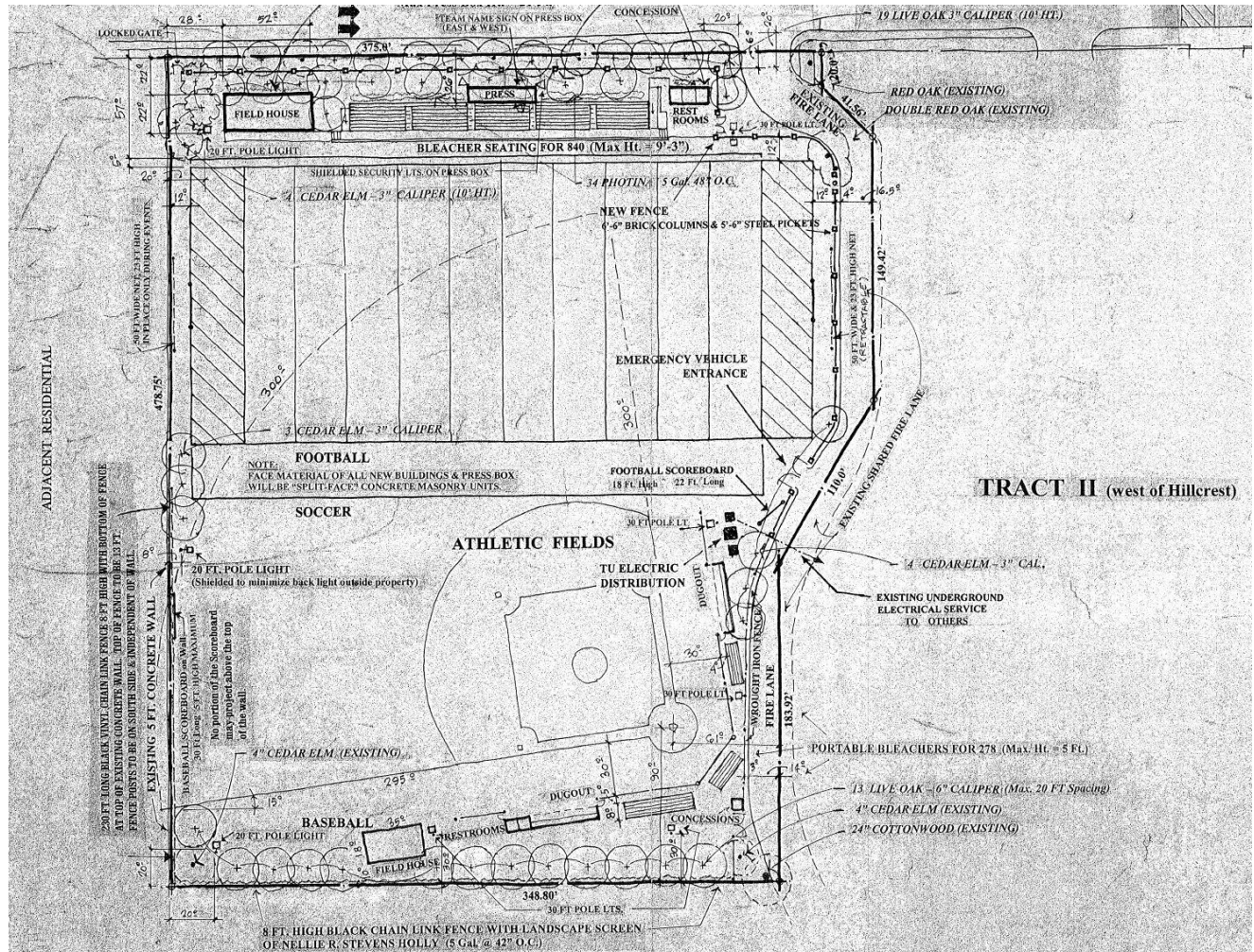
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23625; 26042)

514A
Existing Development / Landscape Plan





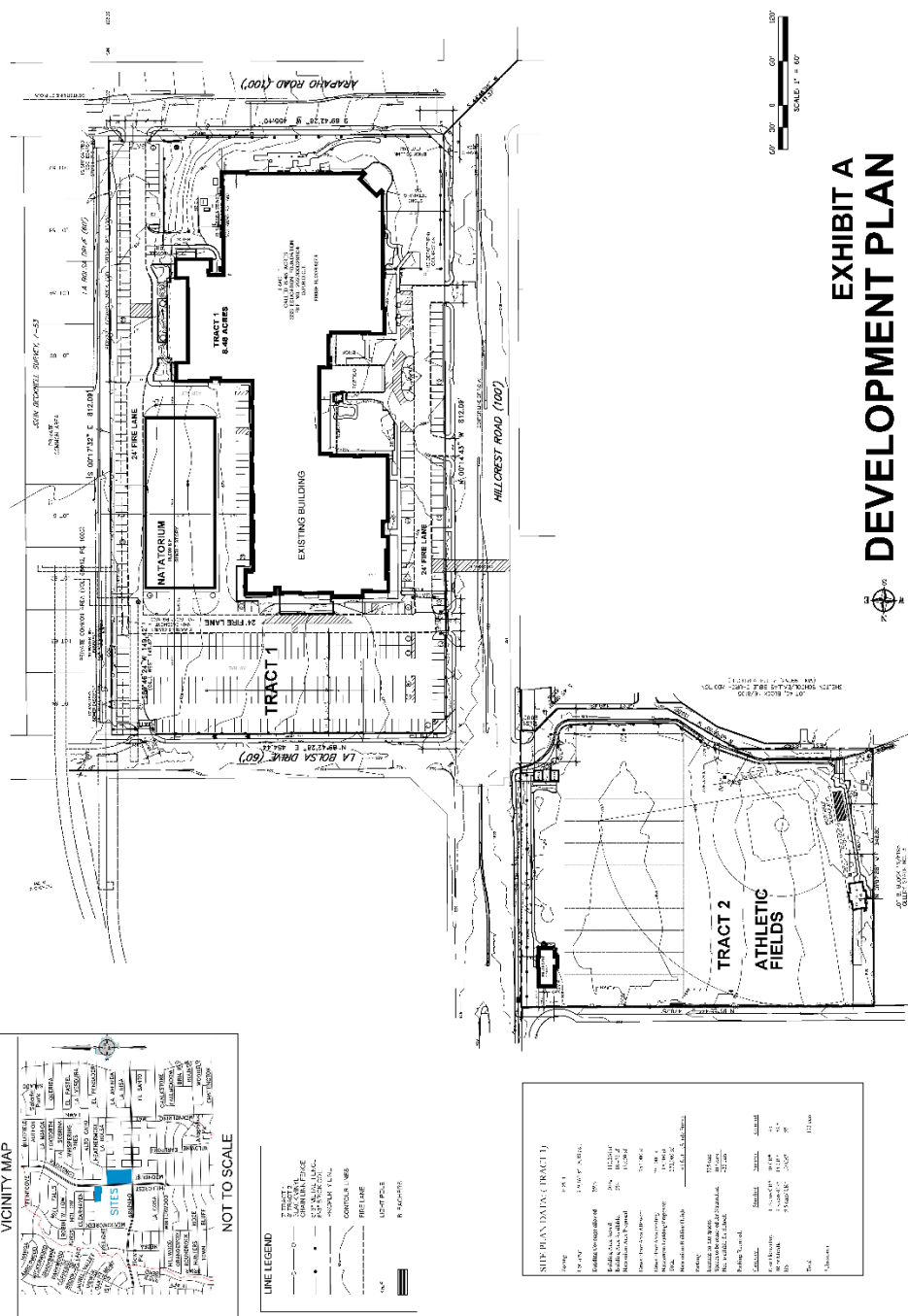


514A - Existing Development / Landscape Plan
Tract II Enlarged

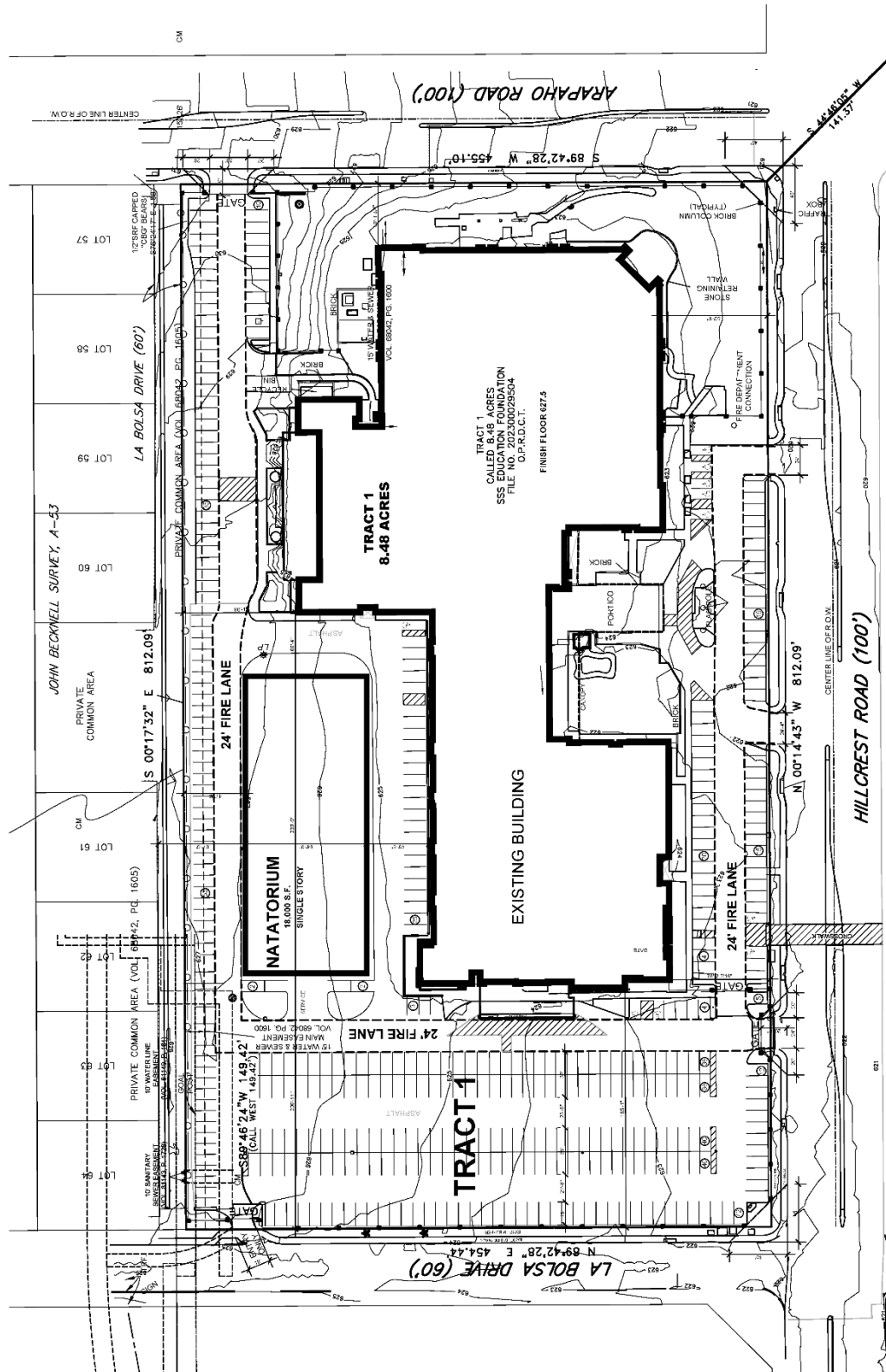


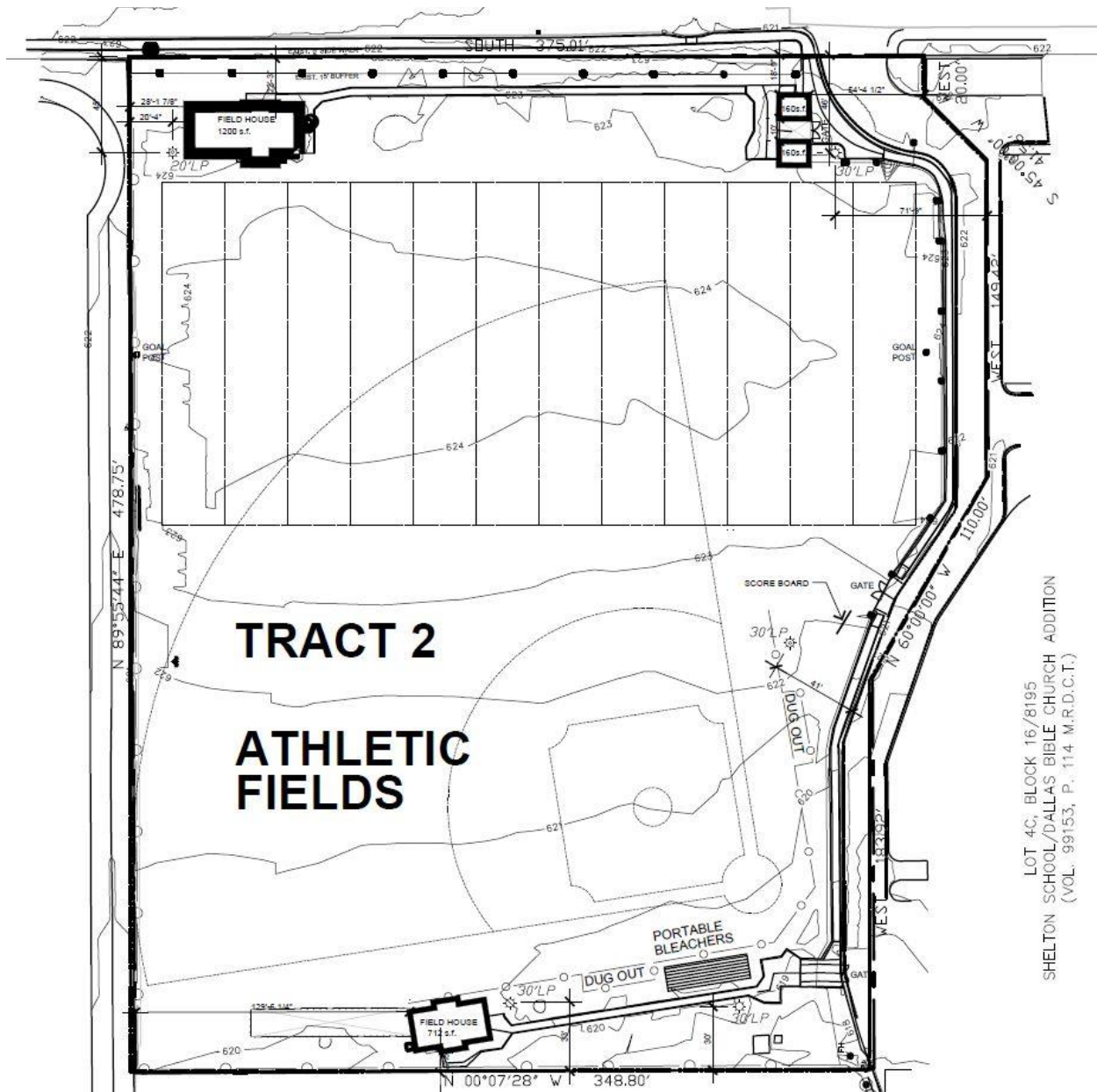
514A Proposed Development Plan

REVISIONS	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: right;"> 14002 Pavilion Road Dallas, Texas 75254 214.516.8600 817.791.9611 BR 1975 </div> <div style="text-align: center;">  </div> <div style="text-align: left;"> architecture </div> </div> </div>	<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div style="text-align: right;"> PIONEER TECHNOLOGY AND ARTS ACADEMY 15720 HILLCREST RD DALLAS, TEXAS 75248 </div> <div style="text-align: center;">  </div> <div style="text-align: left;"> CONSTRUCTION FEB 07, 2023 PROJECT # 2027-017 </div> </div> </div>	A2.01
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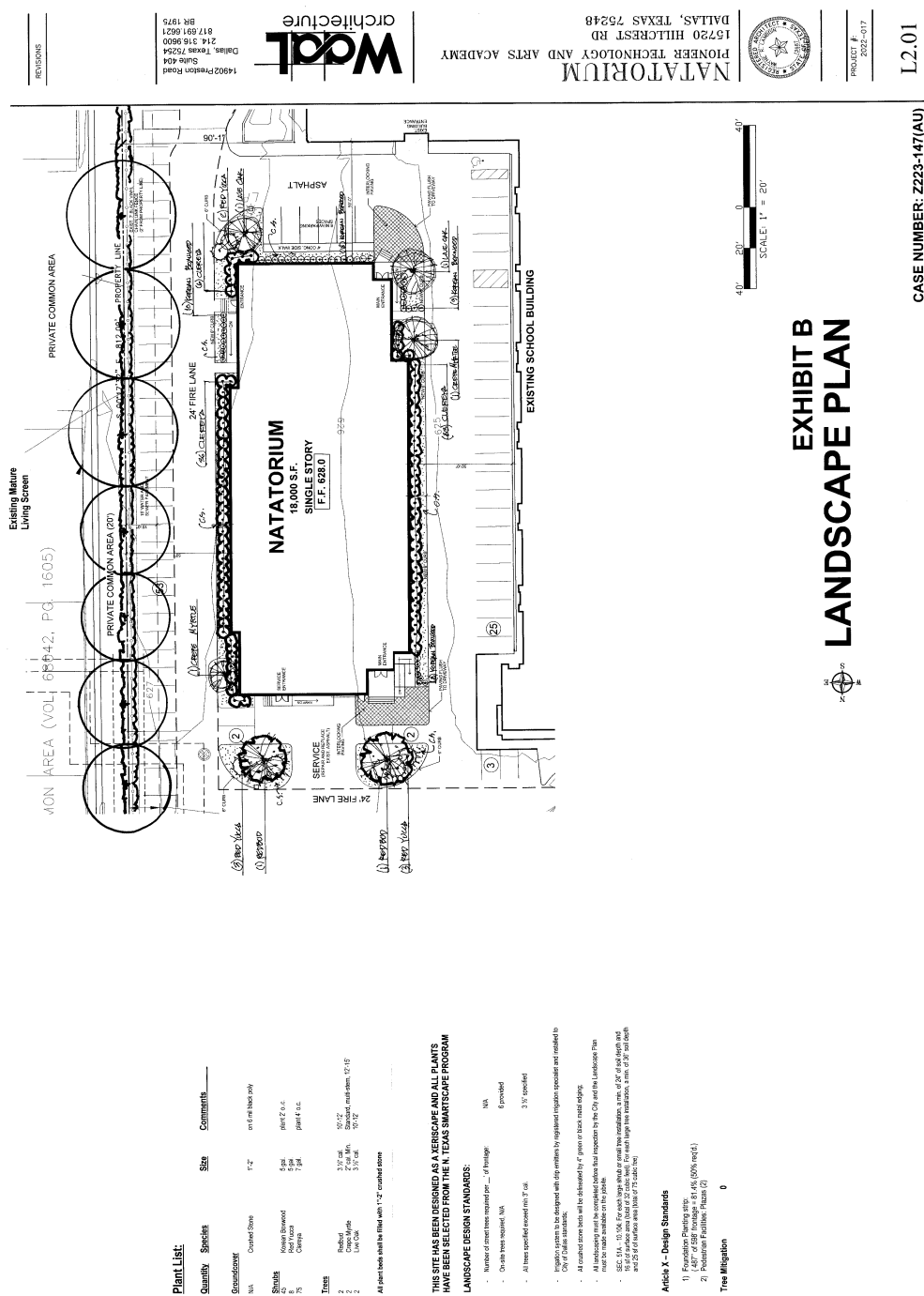


514A – Proposed Development Plan Tract I Enlarged





Proposed Landscape Plan for the Natatorium





514B – Existing Traffic Management Plan

31468

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Kimley»Horn

Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Shelton School Campus
15720 Hillcrest Road, Dallas, Texas 75248
December 27th, 2019

Introduction:

The Pioneer Technology & Arts Academy (PTAA) will move into the existing Shelton School for the upcoming 2020-2021 school year. The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The Shelton School currently has approximately 1,200 students across its lower, upper elementary, middle, and high schools. PTAA will use the same student population. Observations of the current Shelton School operations were made on Tuesday, November 12th and Wednesday, November 13th, 2019. These were standard school days with no extraordinary events on the school calendar.

Previous Traffic Management Plan (TMP) Operation:

The Shelton School has been using the same TMP for approximately a decade. That TMP was based on 1,200 students. However, the number of students in each grade level has shifted. The previous and current enrollment are compared in **Table 1**.

Table 1 – Shelton School Attendance

	Previous Enrollment	Current Enrollment	Observed Arrival	Observed Dismissal
Lower School	200	150	8:00 AM	2:45 PM
Upper Elementary	500	350	8:30 AM	3:00 PM
Middle School	350	450	8:35 AM	3:25 PM
High School	150	250	8:40 AM	4:00 PM
Total	1,200	1,200		

On weekdays, the 1,200-student school operates from 8:00 AM until 4:00 PM. Parent automobile drop-off and pick-up is organized with one loading area in the northern parking loop (Northern Loop) and one loading area in the southern parking loop (Southern Loop). There are three loading areas: the Northern Loading Area, the Western Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off operations are illustrated in the **Existing Queueing Observations Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loop enters from La Bolsa Drive and exits to Hillcrest Road on the western edge of the lot. The Northern Loading Area is used by the Upper Elementary school pick-up and drop-off drivers. The Lower school drivers also use the Northern Loop, but instead of using the Northern Loading Area, they by-pass the Upper Elementary school drivers and use the Western Loading Area before exiting to Hillcrest Road.

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Traffic for the Southern Loop enters from and exits to Arapaho Road on the southern edge of the site. In both areas, entries and exits are limited to right turns to simplify operations. The Southern Loading Area serves the Middle and High schools.

Student pick-up procedure is in the modern style with multiple pick-up points, vehicles displaying student ID, and names being called ahead to match students with vehicles as they arrive. Each division of the Shelton School uses a slightly different method to match the students but achieve the same effect.

The drop-off operations for the Shelton School operate well. The maximum queue observed for either the Northern Loop or the Southern Loop was 17 vehicles, a fraction of the capacity of either queueing area.

A summary of the observations made during the current Shelton School pick-up operation is included below as **Table 2**. As a general observation, the Shelton School staff for all divisions of the school is very efficient at moving vehicles through the queue. The Lower School and Upper Elementary pick-up operations function well. Both maintained all queueing on the Shelton School campus.

The Middle School has the most students dismissed at once and generates the largest queue of any of the schools. The maximum observed queue was 88 vehicles on November 12th and 93 vehicles on November 13th. For the higher day, 41 vehicles were observed queueing on Arapaho Road. Vehicles were observed queueing on-campus before 2:45 PM, more than 40 minutes before dismissal time. Though the queue moved rapidly once the dismissal began, cars were observed queueing on Arapaho Road at 3:14 PM on November 12th and at 3:11 PM on November 13th. Generally, the vehicles queued on Arapaho Road respected the local streets and did not block the intersections. However, the Arapaho Road queueing will be addressed in the proposed TMP operation.

A licensed peace officer controls the queue operations at Arapaho Road. Because of the officer, there are relatively few delays incurred as drivers leave the Middle School Southern Loading area. Furthermore, there is a fair amount of outbound queueing area between the Southern Loading area and Arapaho Road for drivers leaving the school to queue until the officer permits them to leave. While the licensed peace officer is useful for vehicles exiting the Southern Loading area, it was observed that the outbound traffic was able to enter Arapaho Road with few delays on November 12th when no officer was present.

It should be noted that the current Shelton School by design serves students that have special needs. This may mean that PTAA, which does not specifically cater to a special needs student base, will be able to operate more quickly than the existing Shelton School. This consideration will not affect this analysis, but it should be noted nonetheless.

The High School has a high percentage of students who park on campus and drive themselves. Therefore, only a 27-vehicle queue developed, which was easily contained in the Southern Loop. The high school drivers who park on-campus park in the Northern and Southern Loops. Some of the High Schoolers are released early due to off-campus class periods. These coincide with the Upper Elementary and Middle School pick-up operations, but the High School drivers do not significantly affect the pick-up queues. Any delays incurred are temporary and minor, and the queues recover quickly.

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Table 2 – Shelton School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles	70 Vehicles	52 Vehicles	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles	50 Vehicles	10 Vehicles	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles	52 Vehicles	-41 Vehicles	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles	52 Vehicles	25 Vehicles	1 Vehicle per 9.3 students

Proposed TMP Operation and Queue Analysis:

The proposed TMP assumes that the PTAA will have the same enrollment as the current Shelton School. The enrollment will likely start below these maximums and approach them over time. Furthermore, a significant portion of the PTAA high school will be taking classes off-campus at Richland Community College, further reducing the on-campus pick-up volumes.

For the Lower School, Upper Elementary, and High School, the same arrival times, dismissal times, and TMP operations are recommended. The current operations for these grades are very effective and should be continued. Since the maximum number of students per group will remain the same after PTAA moves into the Shelton Campus, the maximum queues are expected to remain the same and continue to be contained within the campus. The arrival operations are recommended to remain the same for each arrival group.

In order to contain the large Middle School pick-up queue, additional queueing length is proposed for the Southern Loop. The existing Southern Loop queue is one single-stacked queue stretching 1,230' for a capacity of 52 vehicles. As shown in the **Proposed TMP Exhibit**, four additional queueing areas are proposed to allow for more vehicles to be stored on-campus. The five queueing areas total 2,405' of queueing area, which is enough for 102 vehicles.

To properly implement the four extra queueing lanes for the Southern Loop, two parking spaces must be periodically blocked off (as noted on the **Proposed TMP Exhibit**) and additional coordination is required from campus staff to operate the queueing lanes. Currently, two traffic administrators are used to run the Southern Loop of the Shelton School pick-up. In the proposed plan, five staff members will be needed. The extra three staff will open queue lanes when the previous queue lane is full.

When Queue 1 fills up back to Traffic Administrator T2, he/she will remove the cones and allow Queue 2 to fill. Once Queue 2 fills up to T3, he/she will open Queue 3. In this manner, all five queues should be able to contain the Middle School queue.

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When dismissal begins, T4 will direct those in Queue 1 to move forward to the Southern Loading area. Once Queue 1 has emptied, Queue 2 will be directed to follow suit. Queues 3-5 will be directed in due time. If needed, an emptied queue lane can be refilled as more vehicles arrive. Early arriving High School pick-up drivers can be directed into Queue 1, which should be empty by the time they arrive. The traffic administrators should have walkie-talkies or some other form of communication device so that each administrator can know what is happening and when to allow each queue lane to fill. **Table 3** shows the proposed dismissal times, maximum projected queue lengths, and projected surplus of each dismissal group. Each queueing area can handle its projected queue.

A licensed peace officer is not necessary to allow vehicles to enter Arapaho Road from the Southern Loading area. However, it is recommended to continue utilizing the peace officer for traffic control during the peak times. Presence of the peace officer may be periodically reviewed by the Dallas Police Department and may be discontinued with their approval.

Table 3 – PTAA Projected TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles 423'	70 Vehicles 1,650'	52 Vehicles 1,227'	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles 940'	50 Vehicles 1,170'	10 Vehicles 230'	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles 2,186'	102 Vehicles 2,405'	9 Vehicles 219'	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles 635'	52 Vehicles 1,230'	25 Vehicles 595'	1 Vehicle per 9.3 students

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Summary:

This TMP defines the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Shelton Campus. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to a reduction in the number of vehicles stopping temporarily on the adjacent roadways. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown and the dismissed students balanced between the loading areas, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form constant queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the PTAA School will extend onto City of Dallas rights-of-way.

In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Only uniformed, licensed peace officers should be allowed to direct and control traffic operating within the public right-of-way.

514B – Existing Traffic Management Plan

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Kimley»Horn

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Prepared by:

Kimley-Horn and Associates, Inc.

Scot A. Johnson, P.E., PTOE

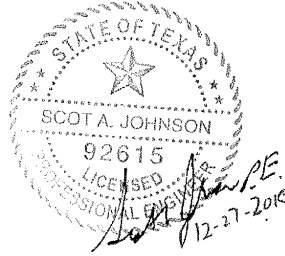
Jake Halter, EIT

Iman Rahim, EIT

13455 Noel Road, Suite 700

Dallas, TX 75240

(972) 770-1300

December 27th, 2019

Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes.

Signature

Name

Date

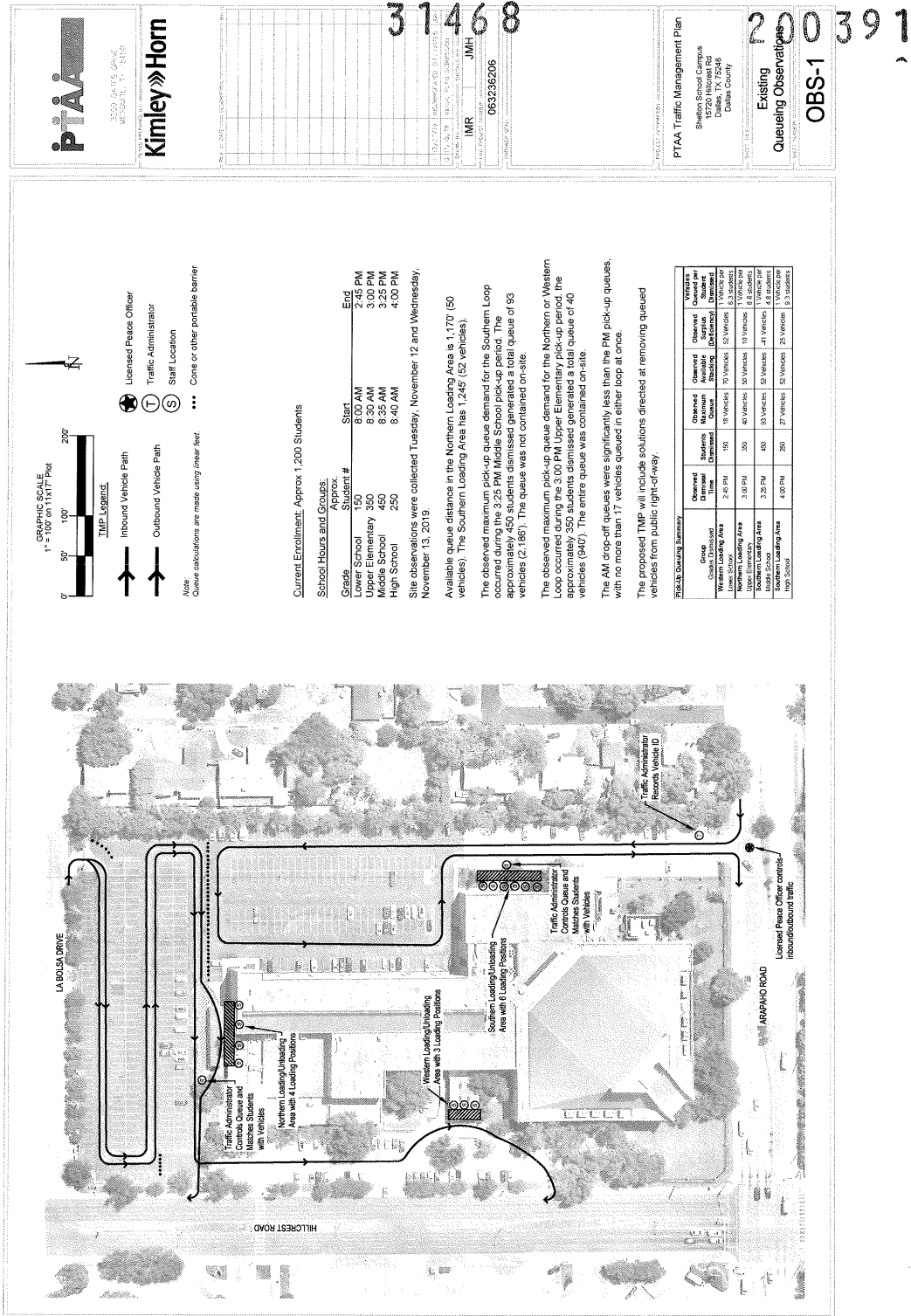
Title

12/27/19
Executive Director


Attachments

1. Existing Queueing Observations Exhibit
2. Proposed Traffic Management Plan Exhibit

514B – Existing Traffic Management Plan



514B – Existing Traffic Management Plan




Kimley-Horn

3000 GATES ROAD
MUSKOGEE, AL 36506

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063236206



SCOT A. JOHNSON
S2615
JAN 19 2019

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Proposed Traffic Management Plan

TMP-1

PTAA Traffic Management Plan

Shelton School Campus
10000 SHELTON ROAD
DALLAS, TX 75248
DALLAS COUNTY

200391

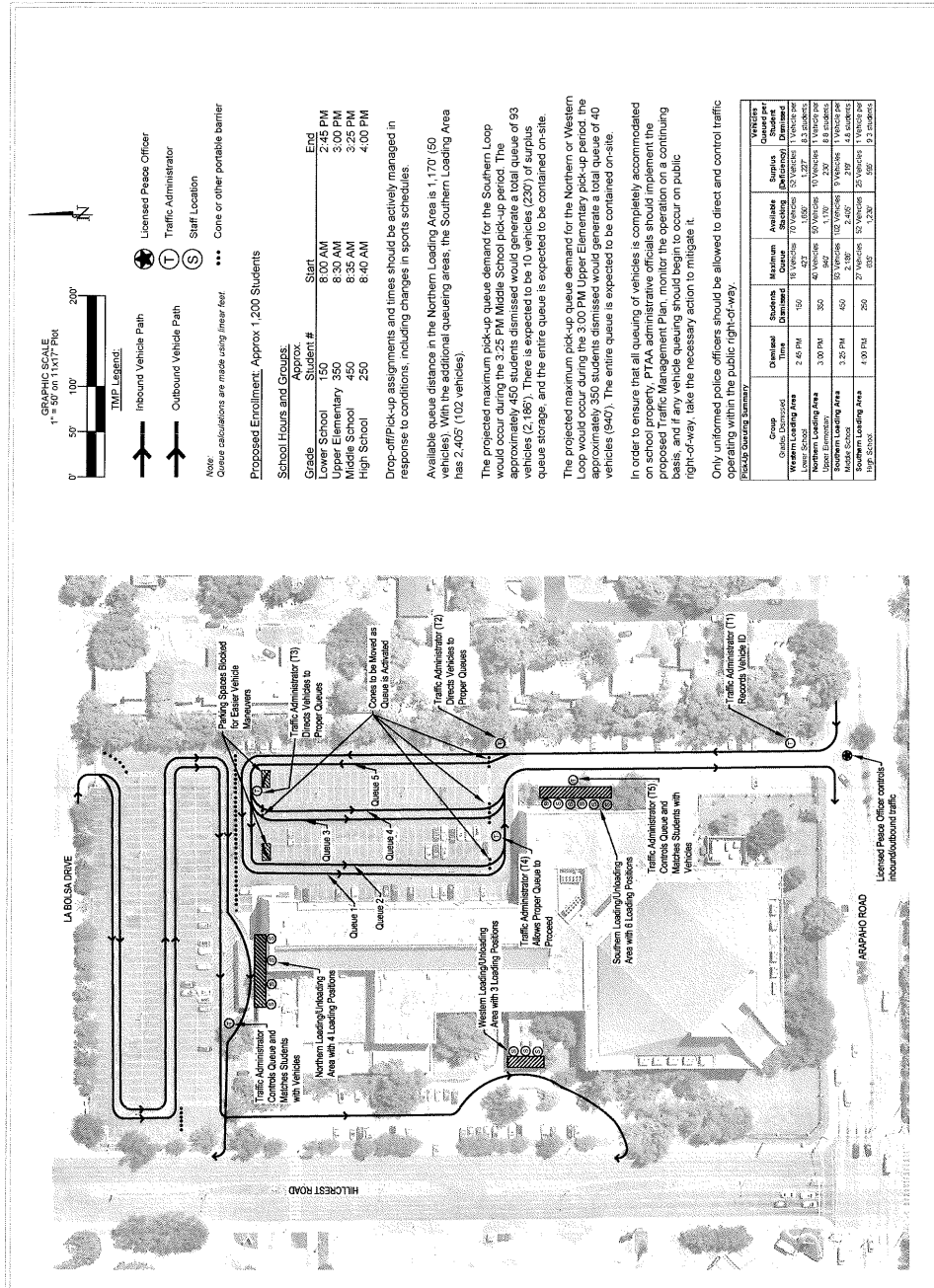
Proposed Traffic Management Plan

TMP-1

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Proposed Traffic Management Plan

TMP-1



514C - Proposed Traffic Management Plan



Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Hillcrest School Campus

15720 Hillcrest Road, Dallas, Texas 75248

Updated Submission: June 30, 2023

Original Submission: November 29, 2022

Introduction:

The Pioneer Technology & Arts Academy (PTAA) has operated the Hillcrest Campus, located at the northeast corner of Hillcrest Road and Arapaho Road in Dallas, Texas, since the 2020-2021 school year. Previously, The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The PTAA Hillcrest School currently has approximately 1,075 students across its lower, upper elementary, middle, and high schools. Observations of the current PTAA Hillcrest School operations were made on Tuesday, November 15th, and Wednesday, November 16th, 2022. These were standard school days with no extraordinary events on the school calendar.

A TMP for the PTAA Hillcrest School was prepared by Kimley-Horn in 2019 for the upcoming 2020-2021 school year. The PTAA Hillcrest School has implemented that TMP with some minor adjustments for their current operations. That 2021 TMP was based on the projected 1,200 students and used the previous Shelton School as a baseline. This TMP update will document the existing TMP operation, analyze a planned increase in high school attendance, and provide recommendations to accommodate a proposed Natatorium.

Existing Traffic Management Plan (TMP) Operation:

The elementary and middle schools are operating at their planned enrollment capacity, and the high school is currently operating with only half of its future predicted enrollment. The current and projected enrollment are compared in **Table 1**.

Table 1 – PTAA Hillcrest School Attendance

	Current Enrollment	Future Enrollment	Observed Arrival	Observed Dismissal
Lower School	150	150	8:00 AM	3:30 PM
Upper Elementary	350	350	8:00 AM	3:30 PM
Middle School	450	450	8:00 AM	3:45 PM
High School	125	250	8:00 AM	3:45 PM
Total	1,075	1,200		

On weekdays, the 1,075-student school operates from approximately 8:00 AM until 4:00 PM. All parental pick-up and drop-off vehicles enter from La Bolsa drive along the northern edge of the site. All vehicles use the northern portion of the parking lot queue as they are sorted into their respective entrances. There are three loading areas: the Northern Loading Area, the Central Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off

514C - Proposed Traffic Management Plan



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operations are illustrated in the **Existing Traffic Management Plan Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loading Area exits to Hillcrest Road on the western edge of the site. The Northern Loading Area is used by the Lower and Upper Elementary school pick-up and drop-off drivers. When the drivers using the Northern Loading Area queue back into the parking circulation, they leave enough room in the aisle for drivers for the Southern and Central Loading Areas to drive around them. The Northern Loading Area queue does not prevent the Southern and Central Loading Area drivers from reaching their queueing locations.

Traffic for the Southern and Central Loading Areas exit to Arapaho Road on the southern edge of the site. The Southern and Central Loading Area serve the Middle and High schools. The Southern Loading Area has two queueing locations. The western queue forms along the school, leaves a gap for the Central Loading Area's exiting vehicles, and then restarts in the eastern parking aisle. The eastern queue begins in the eastern row of parking across from the Southern Loading Area and continues northward. The formation of each queue is organic; there was no observed traffic coordinator directing vehicles to line up in a certain queue. The drivers seemed to choose whichever they preferred, and there were no observed problems either day of observations.

During the pick-up operation, the school staff matches the students, who wait on the sidewalk or just inside the school, with their vehicle. The queue functions smoothly and efficiently when school is dismissed. The maximum observed queues were 25 vehicles for the Southern Loading Area, 15 vehicles for the Central Loading Area, and 17 vehicles for the Northern Loading Area. Each of the areas can accommodate its queue with room to spare.

The drop-off operations for the PTAA Hillcrest Campus operate well. The maximum queue observed for any Loading Area was 6 vehicles, a fraction of the capacity of any of the three queueing areas.

At no point during the pick-up or drop-off operations were students observed crossing Hillcrest Road. The only walking students were accompanied by adults and came from and departed to the neighborhood to the east of the school.

A summary of the observations made during the current PTAA Hillcrest School pick-up operation is included in **Table 2**.

When the Southern and Central Loading Areas exit to Arapaho Road, the vehicles queue back into the school, but they do not affect the loading operations for the Southern and Central Loading Areas. The vehicles are able to exit efficiently to Arapaho Road without any assistance. The same is true for the Northern Loading Area when its drivers exit to Hillcrest Road. The queued vehicles do not significantly affect the loading operations, and the vehicles need no assistance as they efficiently turn onto Hillcrest Road. Both exiting maneuvers are right-turn only, which helps keep the delays to a minimum.

The PTAA Hillcrest School administration does not currently follow the 2021 TMP exactly as proposed; instead, they have slightly adjusted the proposed plan, and their adjustments do not cause vehicles to queue onto City right-of-way.

514C - Proposed Traffic Management Plan



Table 2 – PTAA Hillcrest School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles	47 Vehicles	30 Vehicles	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	287.5	15 Vehicles	32 Vehicles	17 Vehicles	1 Vehicle per 19.2 students
Southern Loading Area Middle / High School	3:45 PM	287.5	25 Vehicles	36 Vehicles	11 Vehicles	1 Vehicle per 11.5 students

Future TMP Operation and Queue Analysis:

The PTAA Hillcrest School will have the same Elementary and Middle School enrollment in the future. The High School is planned to double in the near future as the students in the lower grades reach the upper high school grades. As the upper high school grades fill, a portion of these students will drive themselves and will no longer enter the drop-off or pick-up queues. To project the future queues in this analysis, it was conservatively assumed that all of the additional high school students would need to utilize the queue and that none would drive themselves.

Before the natatorium is built, the PTAA Hillcrest School's currently operational Traffic Management Plan is not recommended to be altered. The school's drop-off and pick-up operations currently operate with excess unused queue storage space and are not close to queueing onto public right-of-way. As shown in **Table 3**, the proposed increase in high school students leaves a 20-vehicle surplus in the combined Southern and Central Loading Areas. This 20-vehicle surplus is measured from the split point between the Northern Loading Area queue and the Southern and Central Loading Area queues. The Southern and Central Loading Areas could, if needed, queue nearly all the way to La Bolsa Drive alongside the Northern Loading Area queue. Therefore, when this additional 35-vehicle queue storage space is accounted for, the Southern and Central Loading Areas have a 55-vehicle surplus of queue storage.

Table 3 – PTAA Future TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles 425'	47 Vehicles 1,175'	30 Vehicles 750'	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	350	18 Vehicles 450'	32 Vehicles 800'	14 Vehicles 350'	1 Vehicle per 19.4 students
Southern Loading Area Middle / High School	3:45 PM	350	30 Vehicles 750'	36 Vehicles 900'	6 Vehicles 150'	1 Vehicle per 11.7 students
Additional Queueing Middle / High School	Additional Queueing available for the Central and Southern Queues. This distance represents the portion of the Northern Queue that can be double-stacked to provide additional queueing without interfering with the Northern Loading Area's queueing operations.			35 Vehicles 875'	35 Vehicles 875'	

514C - Proposed Traffic Management Plan



Proposed TMP Operation and Queue Analysis with Natatorium:

The PTAA Hillcrest School plans to build a Natatorium in the parking lot located on the eastern side of the school at the location marked on the **Proposed (with Natatorium) Traffic Management Plan Exhibit**. The parking which is removed for the Natatorium is currently unnecessary. There were very few vehicles parked in the spaces to be removed, and the remaining parking spaces have enough capacity to handle the existing parking demands. Furthermore, the majority of the parking in the northern parking lot is currently unused and can serve as additional overflow parking.

The Natatorium will only affect the queueing for the Central Loading Area, removing its eastern queueing aisle. As shown in **Table 4**, this leaves the Central Loading Area with 500' of dedicated queueing area as opposed to the previous 800'. 500' is still able to contain the Central Loading Area projected queue length with only a single queue. If the PTAA Hillcrest School desires additional queueing capacity, the administration can set up a double stacked queue or utilize the existing additional queueing space through the northern parking lot. No adjustments are required to accommodate the projected queue for the Central Loading Area after the construction of the Natatorium.

The Southern and Northern Loading Areas are unaffected by the location of the Natatorium and also require no adjustments.

Table 4 – PTAA Projected TMP Operation Summary with Natatorium

Pick-Up Queueing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles 425'	47 Vehicles 1,175'	30 Vehicles 750'	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	350	18 Vehicles 450'	20 Vehicles 500'	2 Vehicles 50'	1 Vehicle per 19.4 students
Southern Loading Area Middle / High School	3:45 PM	350	30 Vehicles 750'	36 Vehicles 900'	6 Vehicles 150'	1 Vehicle per 11.7 students
Additional Queueing Middle / High School	Additional Queueing available for the Central and Southern Queues. This distance represents the portion of the Northern Queue that can be double-stacked to provide additional queueing without interfering with the Northern Loading Area's queueing operations.			35 Vehicles 875'	35 Vehicles 875'	

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Page 5 of 5

Summary:

This TMP documents the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Hillcrest Campus. The existing TMP operates well and should be continued until the construction of the Natatorium. After the construction of the Natatorium, the Central Loading Area queue will be reduced to one queueing aisle, but no changes are needed to accommodate its projected queue lengths. With the existing TMP operating as observed, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Jacob Halter, P.E. #140914, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the PTAA School will extend onto City of Dallas rights-of-way. In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy administrative officials should continue its existing Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:

Kimley-Horn and Associates, Inc.

Jacob Halter, P.E., PTOE

Scot A. Johnson, P.E., PTOE

13455 Noel Road, Suite 700

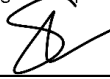
Dallas, TX 75240

(972) 770-1300

June 30, 2023



Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes. The school will update its traffic management plan at proper intervals to satisfy the requirements of the City of Dallas.

 <hr/>	6/30/23 <hr/>
Signature	Date
Shubham Pandey	Executive Director
Name	Title

Attachments

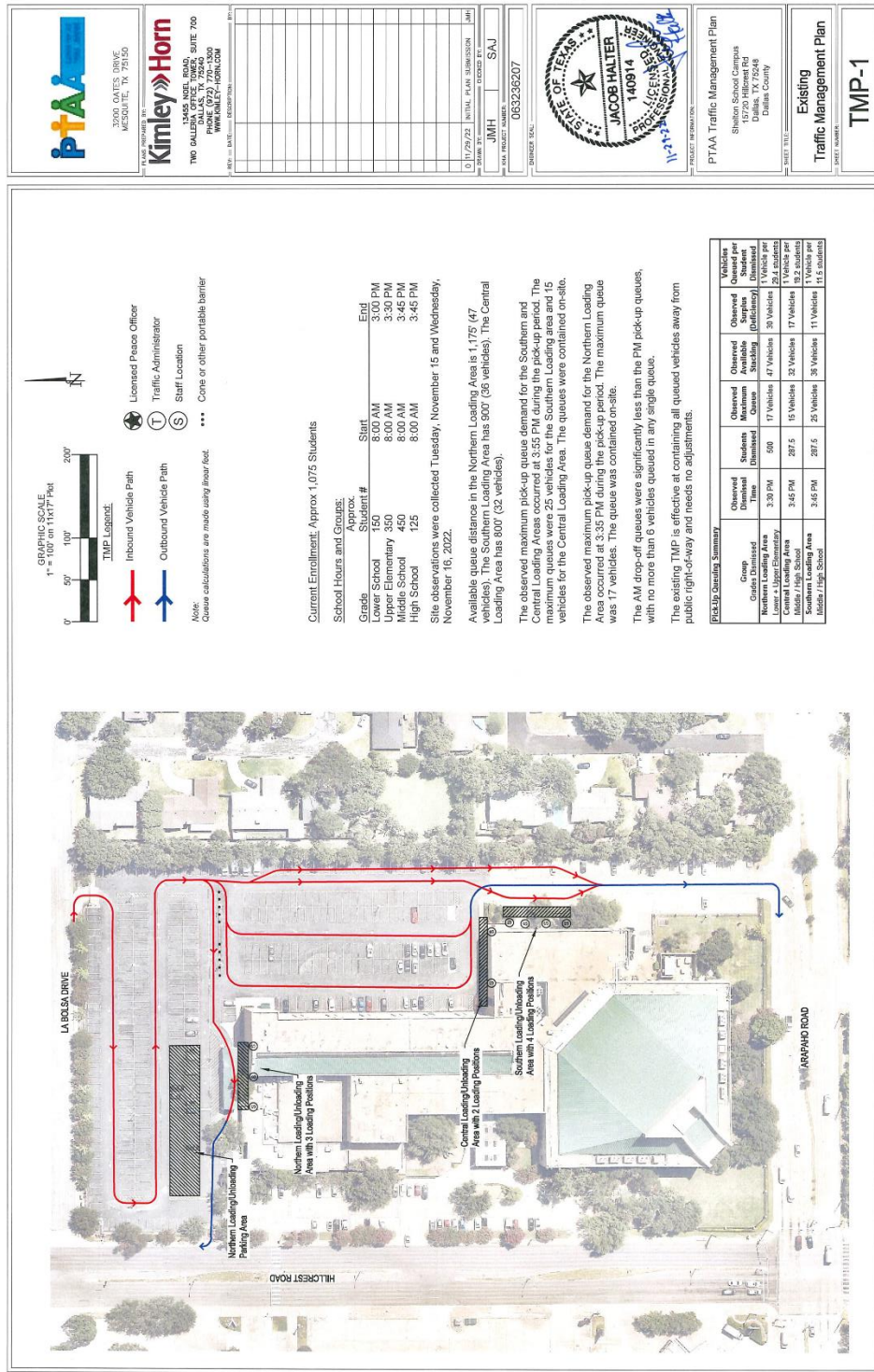
1. Existing Traffic Management Plan Exhibit
2. Proposed (with Natatorium) Traffic Management Plan Exhibit

kimley-horn.com

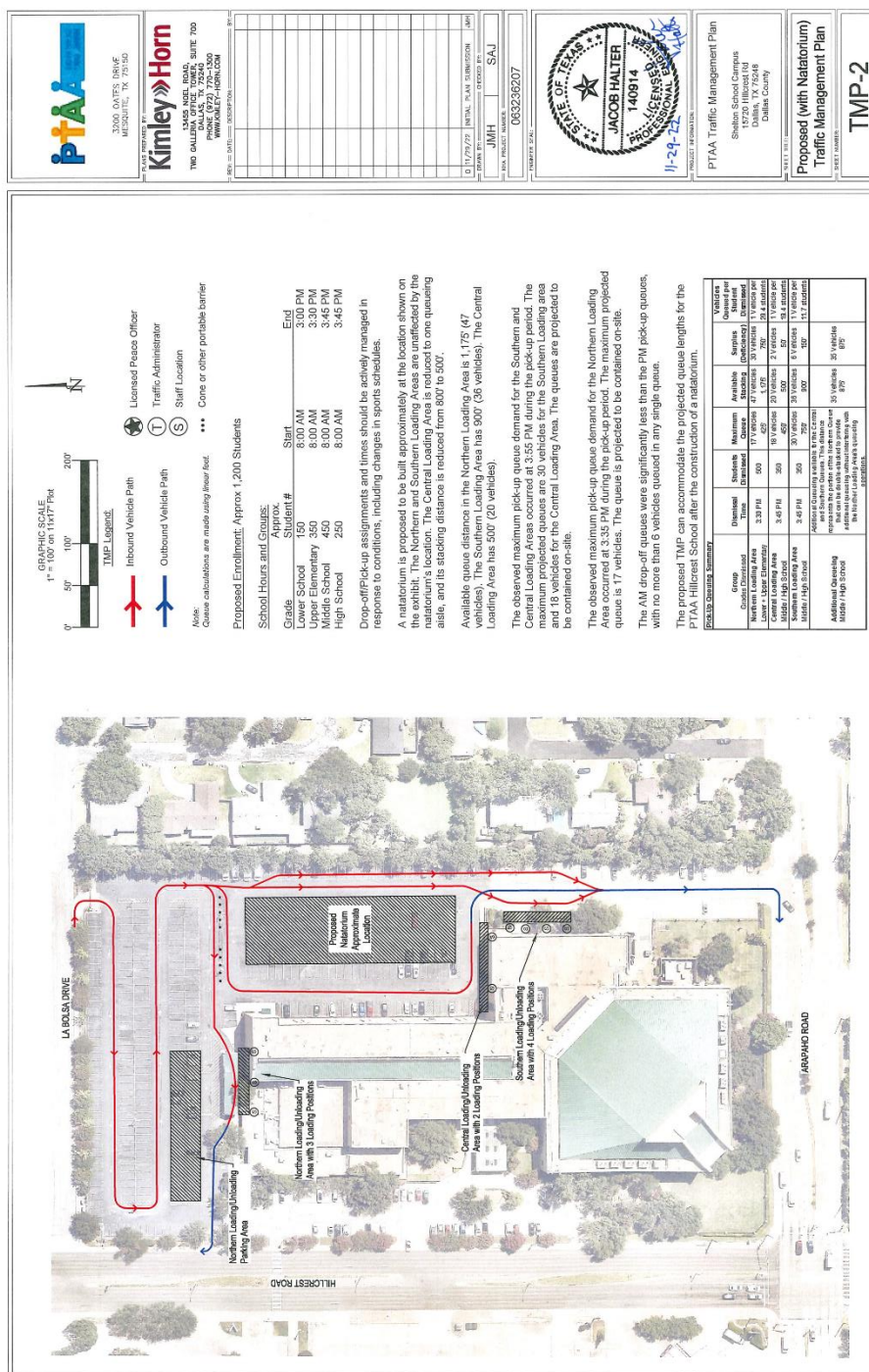
2600 North Central Expressway, Suite 400, Richardson, TX 75080

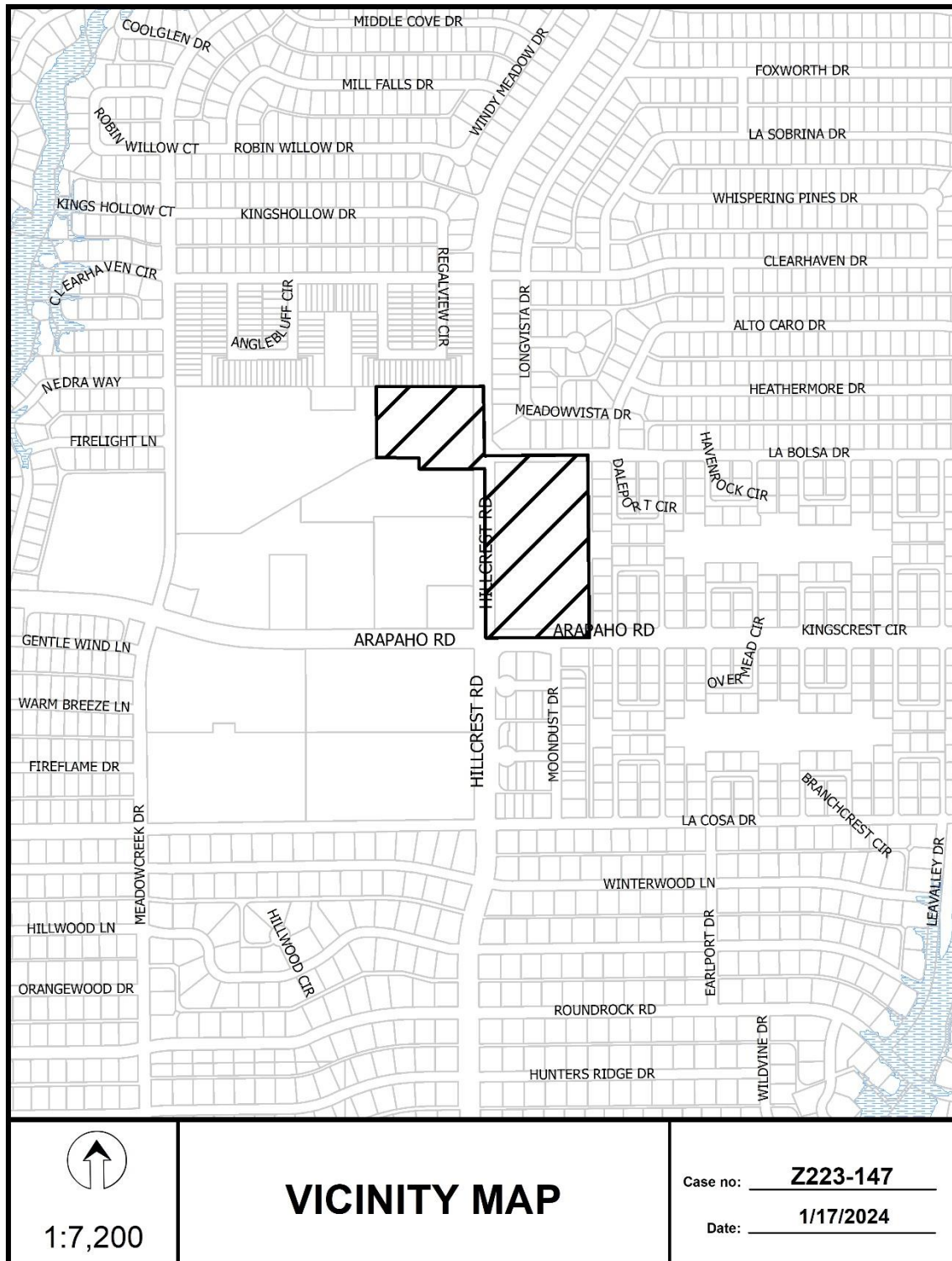
214-617-0535

514C - Proposed Traffic Management Plan

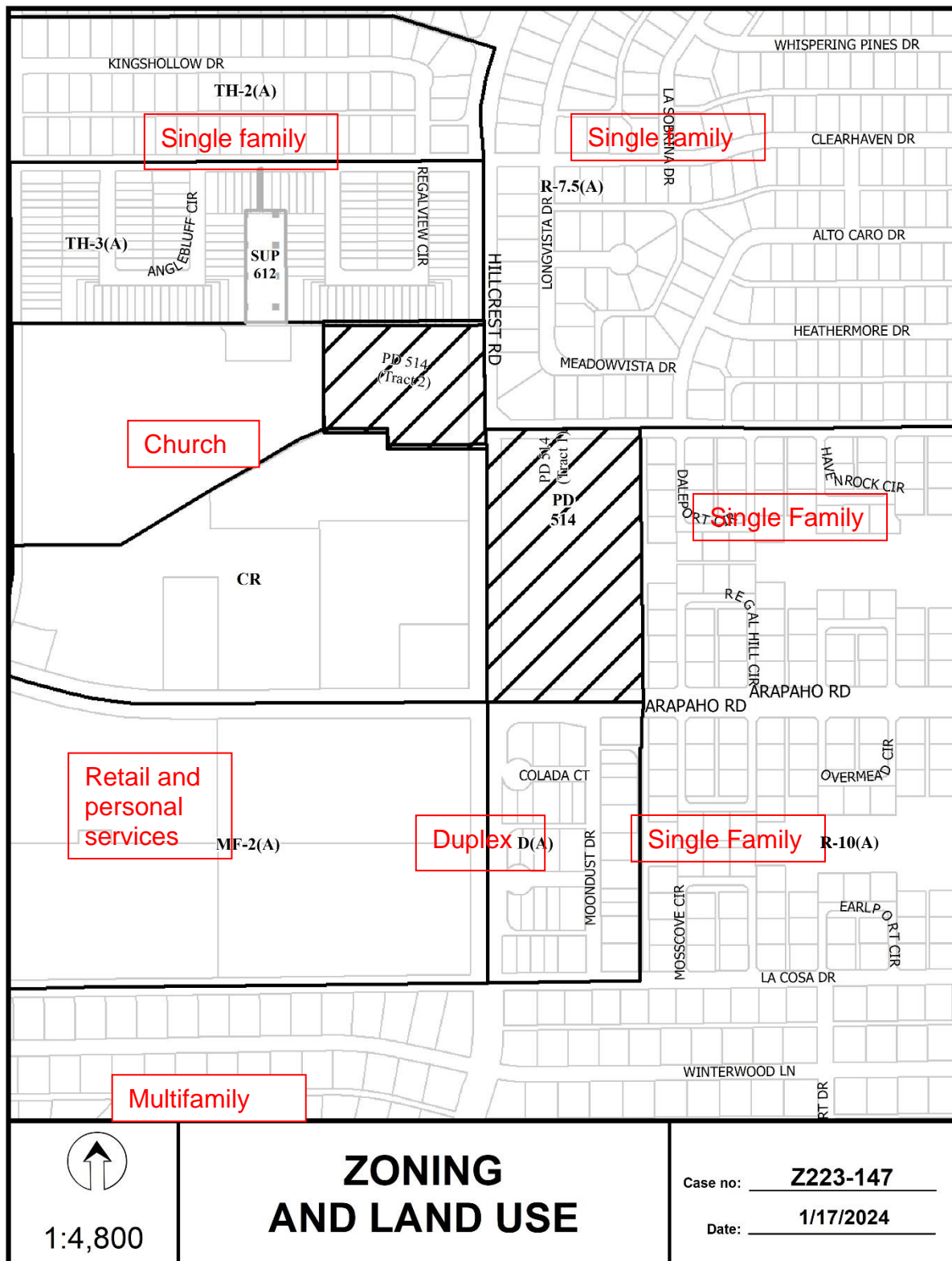


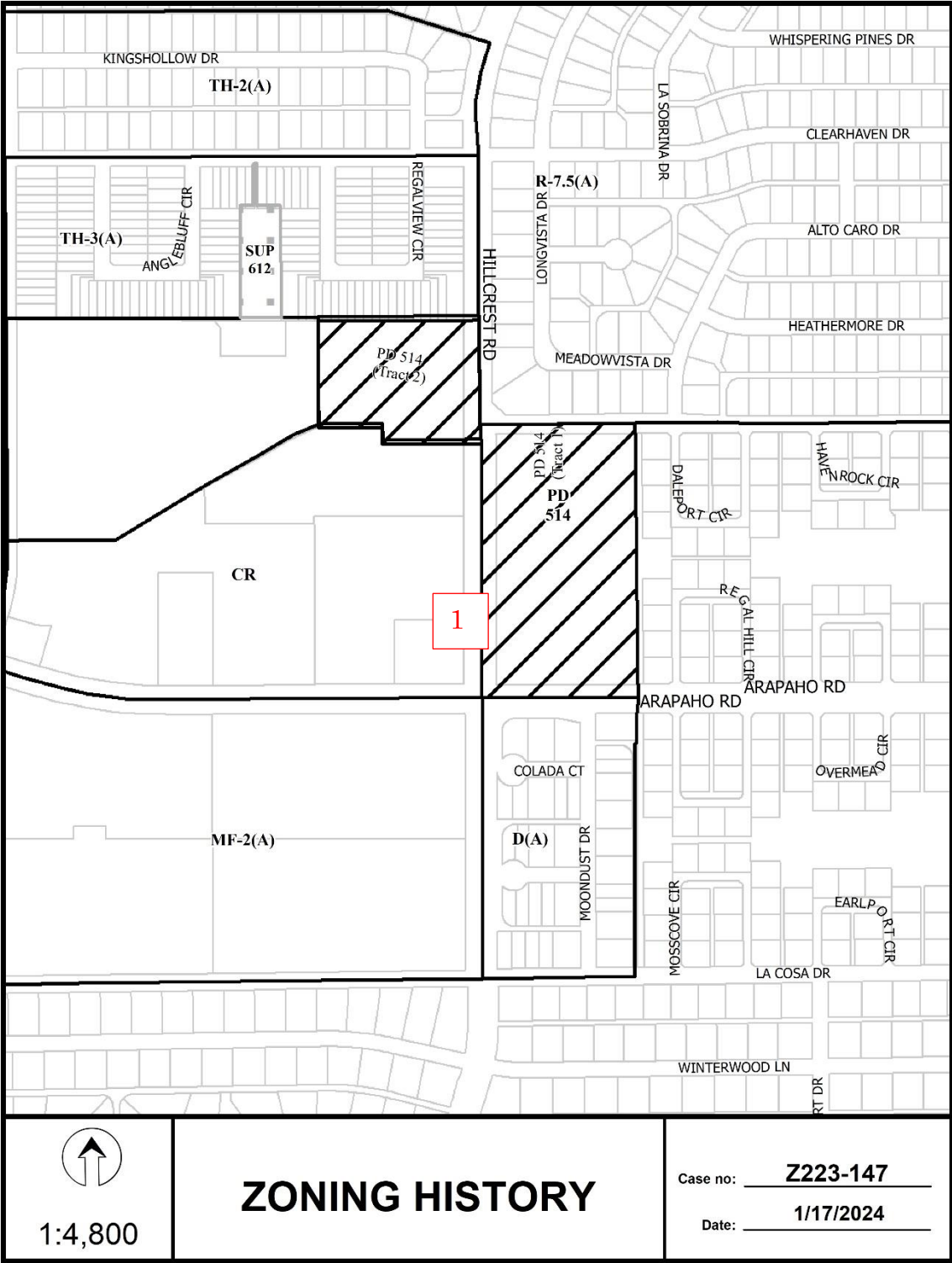
514C - Proposed Traffic Management Plan

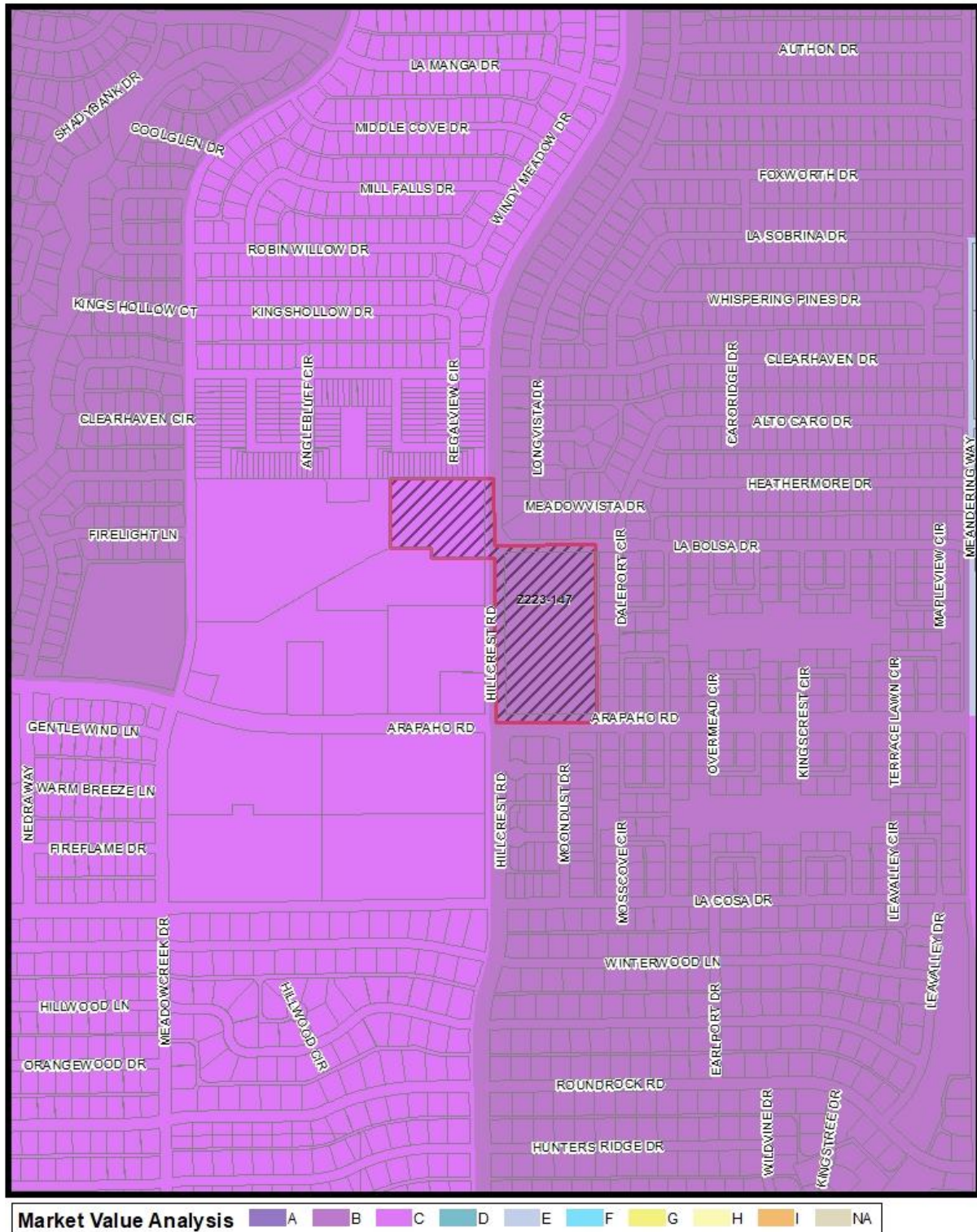








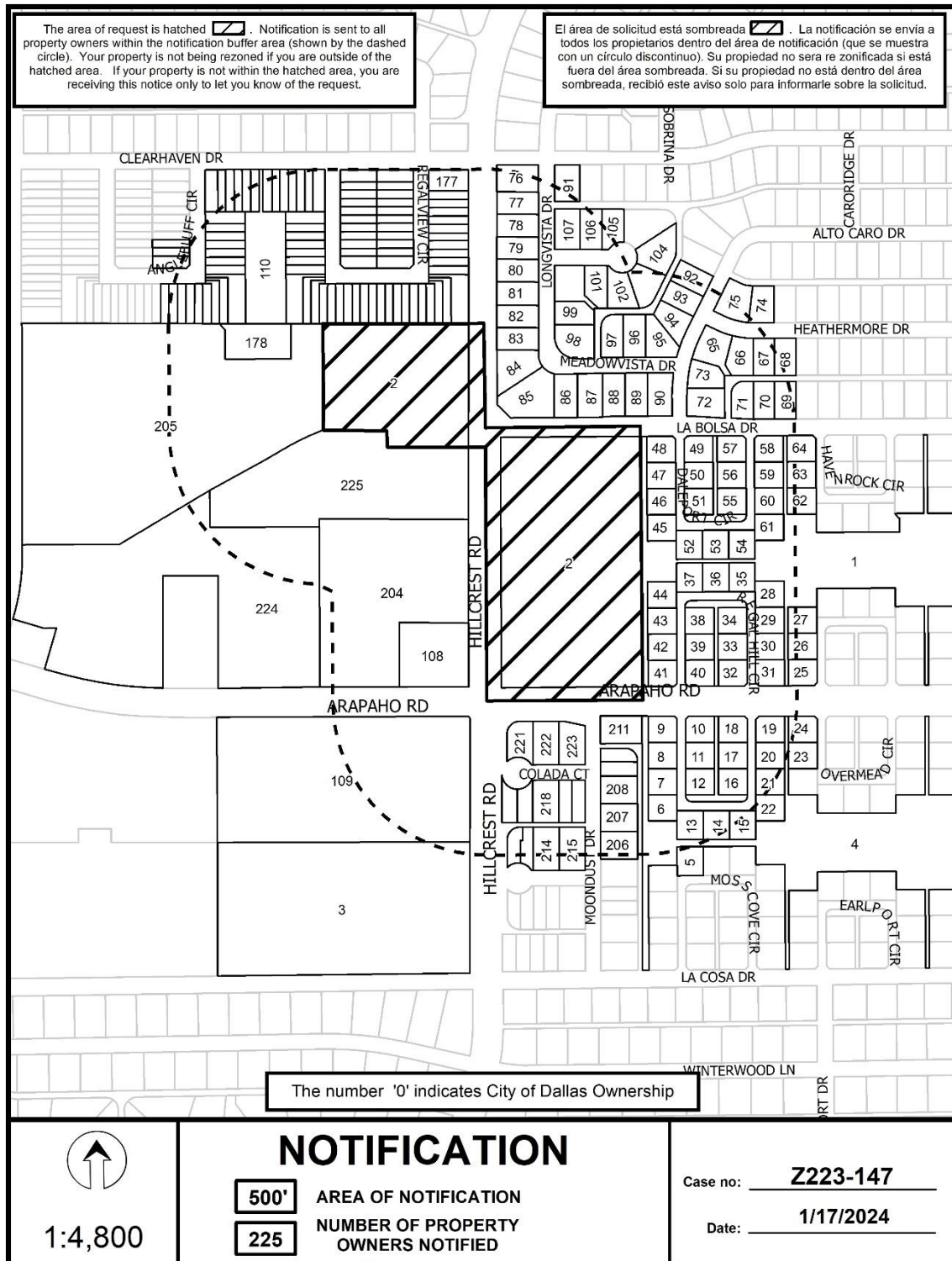




1:7,200

Market Value Analysis

Printed Date: 1/17/2024



01/17/2024

Notification List of Property Owners***Z223-147******225 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7300 LA BOLSA DR	HOLIDAY PARK HM OWNRS
2	15720 HILLCREST RD	SSS EDUCATION FOUNDATION
3	15505 HILLCREST RD	PHA ASSOCIATES LLC
4	15527 LA COSA DR	PRESTONWOOD 1 A HOME
5	15525 MOSSCOVE CIR	MCGILL JERRY A &
6	15621 REGAL HILL CIR	BUI DINH THI & MAUD ALICE
7	15615 REGAL HILL CIR	HARRISON ABBY J & THOMAS G
8	15611 REGAL HILL CIR	BENDER ANNETTE & JONATHAN
9	15605 REGAL HILL CIR	KRENIK JORDAN &
10	15606 REGAL HILL CIR	CARO PEDRO &
11	15612 REGAL HILL CIR	AMBROZAVITCH DANIEL J &
12	15616 REGAL HILL CIR	ROMER NAIRIOSANGH &
13	15625 REGAL HILL CIR	NICHOLSON VICTORIA
14	15631 REGAL HILL CIR	HIGBY SCOTT & KATHY
15	15635 REGAL HILL CIR	BLOOM JOHN &
16	15644 REGAL HILL CIR	RISOLIO NINALOU
17	15650 REGAL HILL CIR	RISOLIO TERESA MARIE
18	15656 REGAL HILL CIR	PELTON RICHARD M JR
19	15655 REGAL HILL CIR	CHIODO MICHAEL A
20	15651 REGAL HILL CIR	RANKIN GREGORY
21	15645 REGAL HILL CIR	DAVIS SPOTSWOOD E
22	15641 REGAL HILL CIR	SCOGGINS HAILEE A &
23	15611 OVERMEAD CIR	Taxpayer at
24	15605 OVERMEAD CIR	ABBS GARRY LEE II & JOY I
25	15705 OVERMEAD CIR	CARRILLO LEOPOLD & EDNA
26	15711 OVERMEAD CIR	FORT JULIANA M &

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	15715 OVERMEAD CIR	COHEN JUDITH M
28	15741 REGAL HILL CIR	TOMLINSON MARC & ERICA
29	15745 REGAL HILL CIR	VAZQUEZ ISAAC D & KAYLEE M
30	15751 REGAL HILL CIR	Taxpayer at
31	15755 REGAL HILL CIR	VU THONG DINH &
32	15756 REGAL HILL CIR	WILLIAMS SANFORD B &
33	15750 REGAL HILL CIR	MENARD RYAN
34	15744 REGAL HILL CIR	TANAMACHI RODNEY H REVOCABLE
35	15735 REGAL HILL CIR	GRIERSON EMILY L & DAVID S MARTIN
36	15731 REGAL HILL CIR	SIMPSON GREGORY &
37	15725 REGAL HILL CIR	PAZ CESAR A PERALTA & DIANA L
38	15716 REGAL HILL CIR	COMPEAN MARTHA M
39	15712 REGAL HILL CIR	LATTMAN MICHAEL &
40	15706 REGAL HILL CIR	AGUIRRE DELFINA
41	15705 REGAL HILL CIR	FROMM ADELE
42	15711 REGAL HILL CIR	DAVIS LEO W
43	15715 REGAL HILL CIR	ADLER WARREN
44	15721 REGAL HILL CIR	SAVAGE KENNETH D & SANDRA
45	15721 DALEPORT CIR	Taxpayer at
46	15715 DALEPORT CIR	KELLEY CARYN E
47	15711 DALEPORT CIR	SIRINOGLU CELINE &
48	15705 DALEPORT CIR	DERBEZ ELSA
49	15706 DALEPORT CIR	REINA ANGELA
50	15712 DALEPORT CIR	COELHO KIMBERLY
51	15716 DALEPORT CIR	XIE SHANG KUI
52	15725 DALEPORT CIR	MOLECHAT LILLIAN CAITLIN
53	15731 DALEPORT CIR	Taxpayer at
54	15735 DALEPORT CIR	ATON THOMAS J & BEATRICE
55	15744 DALEPORT CIR	FEDERICO DEANNA L
56	15750 DALEPORT CIR	TREADAWAY COURTNEY M &
57	15756 DALEPORT CIR	ALDRICH RYAN & KATHARINE

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	15755 DALEPORT CIR	Taxpayer at
59	15751 DALEPORT CIR	MAULDING ROBERT
60	15745 DALEPORT CIR	MARTIN MARILYN K
61	15741 DALEPORT CIR	RAMOS JULIO
62	15715 HAVENROCK CIR	EMMETT BARRY & MIREILLE
63	15711 HAVENROCK CIR	EMMETT MIREILLE P
64	15705 HAVENROCK CIR	VOGES ROBERT
65	7208 HEATHERMORE DR	ANDERSON MARY L &
66	7214 HEATHERMORE DR	JONES JENNIFER DIANE
67	7220 HEATHERMORE DR	DOCZI ROBERT F TR &
68	7226 HEATHERMORE DR	GRACE JULIA &
69	7229 LA BOLSA DR	FRANKS FAMILY TRUST
70	7223 LA BOLSA DR	SUTTON GREG S & JILL LYNN
71	7217 LA BOLSA DR	Taxpayer at
72	7208 ALTO CARO DR	MORRISON KARA
73	7216 ALTO CARO DR	RICHARDSON CATHERIN ELIZABETH
74	7219 HEATHERMORE DR	WALL DAVID E ET AL
75	7211 HEATHERMORE DR	MALEY MARIAN
76	15941 LONGVISTA DR	HESS JAMES B
77	15935 LONGVISTA DR	RHODES COLTON &
78	15931 LONGVISTA DR	MIMON PROPERTIES LLC
79	15925 LONGVISTA DR	LIANE ALANA & MADISON
80	15921 LONGVISTA DR	MORENO JASON RANDOLPH &
81	15915 LONGVISTA DR	BURFORD DAVID EDUARD &
82	15911 LONGVISTA DR	RICH CARLO T & EMILY P
83	15905 LONGVISTA DR	HONG DAVID & JANET
84	15901 LONGVISTA DR	DUNCAN BRADLEY L
85	15839 MEADOW VISTA DR	JOHNSTON DARLA
86	15833 MEADOW VISTA DR	WHITE SUSAN A
87	15827 MEADOW VISTA DR	DOWNS MELINDA &
88	15821 MEADOW VISTA DR	COX STEPHANIE S &

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	15815 MEADOW VISTA DR	CARLYLE FAMILY TRUST
90	15807 MEADOW VISTA DR	TUTTLE RANDALL S
91	7124 CLEARHAVEN DR	THIGPEN MICHAEL & JANICE
92	7237 ALTO CARO DR	MULKEY MATHEW & EMILY
93	7231 ALTO CARO DR	STACY MARILYN
94	7225 ALTO CARO DR	SNYMAN KRISTINA MARIE
95	15808 MEADOW VISTA DR	Taxpayer at
96	15814 MEADOW VISTA DR	PALANT JONATHAN & MARK MULLANEY
97	15820 MEADOW VISTA DR	KABIR MANAGEMENT LLC
98	15906 LONGVISTA DR	MCGEE KRISTEN ANN &
99	15910 LONGVISTA DR	DAVIDOFF KAYLA MARIE &
100	15916 MEADOW VISTA PL	HALL KATHRYN C & DAVID E II
101	15920 MEADOW VISTA PL	WARREN LINDA RAY
102	15924 MEADOW VISTA PL	LEVITT LIV REV TR THE
103	15928 MEADOW VISTA PL	VICE JAMES R LIVING TRUST THE
104	15932 MEADOW VISTA PL	LEE JEREMY M & ASHLI R
105	15940 MEADOW VISTA PL	Taxpayer at
106	15944 MEADOW VISTA PL	MEYER STUART
107	15948 MEADOW VISTA PL	LOYD WILLIAM AARON &
108	15707 HILLCREST RD	7-ELEVEN INC
109	7050 ARAPAHO RD	ALENA APARTMENTS LLC
110	6926 CLEARHAVEN DR	PRESTONWOOD HILLCREST
111	6849 ANGLEBLUFF CIR	NEPOMNICK DIANE
112	6851 ANGLEBLUFF CIR	Taxpayer at
113	6853 ANGLEBLUFF CIR	RHOADES JOHN RUSSELL
114	6855 ANGLEBLUFF CIR	BLEVINS LAWRENCE C
115	6857 ANGLEBLUFF CIR	HERSH DEBRA J S LIFE EST&
116	6859 ANGLEBLUFF CIR	POOLE CAROLYN C &
117	6861 ANGLEBLUFF CIR	YEATON WILLIAM L
118	6863 ANGLEBLUFF CIR	MAYNARD KEN
119	6865 ANGLEBLUFF CIR	KEAHEYBLASIUS BARBARA &

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6867 ANGLEBLUFF CIR	MIERTSCHIN WILLIAM R
121	6869 ANGLEBLUFF CIR	COOPER GRAFTON M
122	6871 ANGLEBLUFF CIR	BARRETT MICHAEL & LYN S
123	6873 ANGLEBLUFF CIR	PANELLI PERDRO F &
124	6875 ANGLEBLUFF CIR	CONNAUGHTON THERESA A
125	6877 ANGLEBLUFF CIR	MCKEEVER MARY H
126	6879 ANGLEBLUFF CIR	AUSTIN JESSIE L EST OF
127	6904 CLEARHAVEN DR	ROSENFELD WENDY
128	6908 CLEARHAVEN DR	CLEAR CREEK ASSETS LP
129	6912 CLEARHAVEN DR	MCAFEE RANDY J & BARBARA M
130	6916 CLEARHAVEN DR	CRAWFORD CORNELIA A
131	6920 CLEARHAVEN DR	QUINN JAMES Y III & JANE
132	6924 CLEARHAVEN DR	ANGLE JULIE
133	6928 CLEARHAVEN DR	COLDWELL MARY CARLA
134	6932 CLEARHAVEN DR	CHACON KURT B
135	6936 CLEARHAVEN DR	VOLKER DARLENE
136	6940 CLEARHAVEN DR	FERNANDEZ ANA SOFIA
137	6944 CLEARHAVEN DR	DWYER STEPHEN J
138	6948 CLEARHAVEN DR	MAXVILL WILLIAM S
139	6952 CLEARHAVEN DR	MURPHY PAULA GOLDSTEIN
140	7011 REGALVIEW CIR	THOMAS STEVEN E & JOAN W
141	7015 REGALVIEW CIR	FERNANDEZ JORGE &
142	7017 REGALVIEW CIR	HOWARD KATHLEEN K
143	7019 REGALVIEW CIR	PEARCE JAMES CALLAHAN JR &
144	7021 REGALVIEW CIR	KELLAGHER MARY
145	7023 REGALVIEW CIR	CRAWLEY JOSEPH D &
146	7025 REGALVIEW CIR	CASEY ELEANOR LIVING TRUST
147	7027 REGALVIEW CIR	PHILLIPS ROBERT E LIVING TRUST
148	7029 REGALVIEW CIR	ATON THOMAS J & BEATRICE
149	7031 REGALVIEW CIR	MACON MARY
150	7033 REGALVIEW CIR	ROTHSCHILD BARI & JONATHAN

01/17/2024

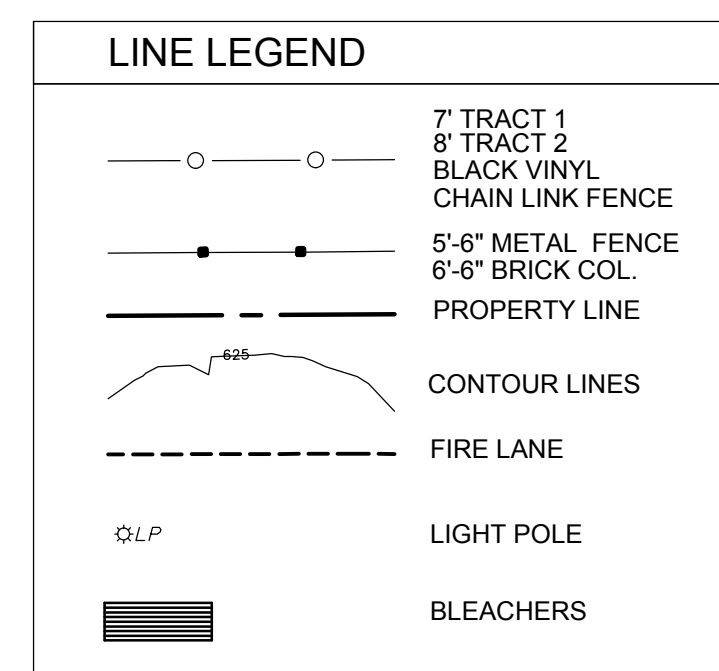
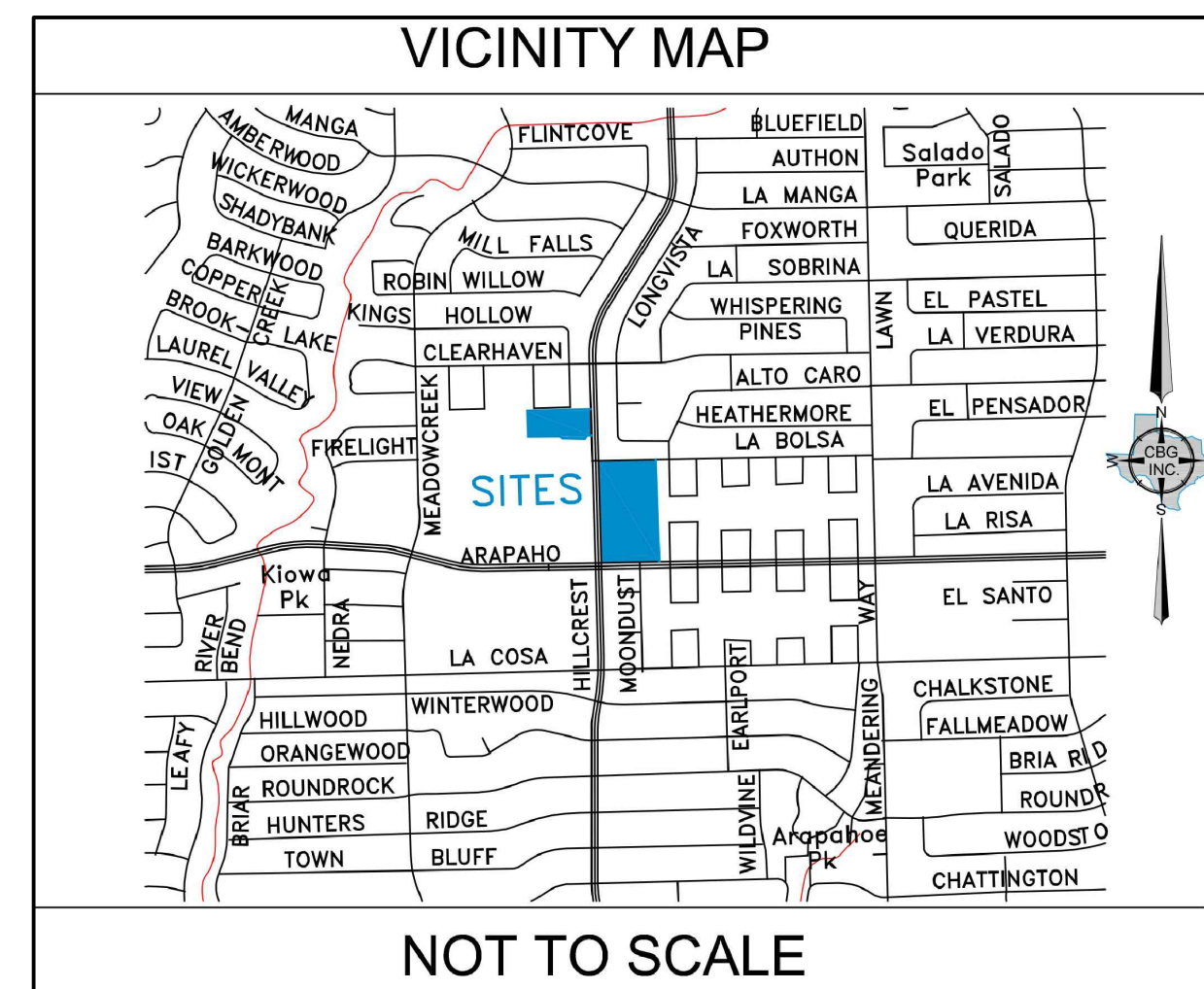
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151	7035 REGALVIEW CIR	KELLAGHER SHEILA & WILLIAM
152	7037 REGALVIEW CIR	MEHLMAN FLORENCE
153	7039 REGALVIEW CIR	JOHNSON LISA TABER
154	7041 REGALVIEW CIR	ROBNETT NOLAN J JR
155	7043 REGALVIEW CIR	FERNANDEZ DANIELA
156	7045 REGALVIEW CIR	BRUNNER VONDA M
157	7047 REGALVIEW CIR	IMERY EDUARDO &
158	7049 REGALVIEW CIR	BYRNE KATHLEEN B
159	7051 REGALVIEW CIR	MCCULLOUGH PAMELA
160	7053 REGALVIEW CIR	RUMBLE ROBERT W
161	7055 REGALVIEW CIR	HEALY REVOCABLE TRUST UAD 092794
162	7057 REGALVIEW CIR	HERBST JOSEPH &
163	7059 REGALVIEW CIR	TOBIANSKI ANTHONY W & RITA BETH
164	7061 REGALVIEW CIR	BLAIR MARTHA J
165	7063 REGALVIEW CIR	FRIEND MARY
166	7065 REGALVIEW CIR	RODRIGUEZ ROCIO
167	7067 REGALVIEW CIR	WOLFF LESLEY C
168	7069 REGALVIEW CIR	NEVANT THEODORE & LISA A
169	7071 REGALVIEW CIR	HOWARD KATHLEEN K
170	7073 REGALVIEW CIR	BECK BONNIE
171	7075 REGALVIEW CIR	DANEMAN GAY PETERSON &
172	7077 REGALVIEW CIR	GABRIEL KYLE GOLDWYN &
173	7079 REGALVIEW CIR	REHKEMPER LIVING TRUST THE
174	7081 REGALVIEW CIR	KONGABEL HAROLD F & PATRICIA A
175	7083 REGALVIEW CIR	MENDENHALL SCOTT
176	7085 REGALVIEW CIR	AYLMER JUDITH ANN
177	7087 REGALVIEW CIR	HARRISON MARY BETH
178	7000 REGALVIEW CIR	ONCOR ELECRTCIC DELIVERY COMPANY
179	6872 ANGLEBLUFF CIR	ABNER PHILIP & ISLA MARGARET
180	6870 ANGLEBLUFF CIR	MCQUADE KENNETH J
181	6868 ANGLEBLUFF CIR	STARR SUSAN R

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7022 REGALVIEW CIR	PRATHER BRIAN L & KRISTIN CAMPBELL
183	7020 REGALVIEW CIR	HITCH ROBERT & JUDITH S
184	7018 REGALVIEW CIR	BLACK VIVIAN
185	7016 REGALVIEW CIR	Taxpayer at
186	7014 REGALVIEW CIR	CALLAHAN DAVID N REV LIVING TRUST SR &
187	7012 REGALVIEW CIR	FUDALA CATHY ANN
188	7010 REGALVIEW CIR	GER ADRIA L &
189	7008 REGALVIEW CIR	ANDREWS JOHN C &
190	7006 REGALVIEW CIR	HOLTZMAN THEODORE & RHONDA
191	7004 REGALVIEW CIR	DAVIS JOAN M
192	7002 REGALVIEW CIR	BEZPROZVANNAYA SVETLANA
193	7088 REGALVIEW CIR	DABBS GORDON & DABBS ILA
194	7086 REGALVIEW CIR	SAUNDERS SONDRRA M TR
195	7084 REGALVIEW CIR	BRANDT RANDALL & KATHRYN
196	7082 REGALVIEW CIR	Taxpayer at
197	7080 REGALVIEW CIR	Taxpayer at
198	7078 REGALVIEW CIR	STANCIU JESSICA RENAE
199	7076 REGALVIEW CIR	HARDY JOHN LANCE
200	7074 REGALVIEW CIR	RING ANNETTE C
201	7072 REGALVIEW CIR	MENACHEMSON ROY & MARILYN
202	7070 REGALVIEW CIR	SAAGE WANDA NAN
203	7068 REGALVIEW CIR	KENNY MARCUS JOHN &
204	7007 ARAPAHO RD	FITNESS INTERNATIONAL LLC
205	5200 MEADOWCREEK DR	MEADOWCREST PROPERTIES LP
206	15618 MOONDUST DR	WILLMS MICHAEL T & AMY A
207	15624 MOONDUST DR	HAIGLER JASON P &
208	15626 MOONDUST DR	HAIGLER JASON P & MAGGIE L
209	15630 MOONDUST DR	DUQUE ISIDRO ROBLES &
210	15632 MOONDUST DR	SEYMOUR INVESTMENT LLC
211	15634 MOONDUST DR	MEDALI INVESTMENTS INC
212	7101 CASABLANCA CT	BRANUM DARREL DUANE &

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	7103 CASABLANCA CT	HAYNES-OLIVER LYNETTA
214	7107 CASABLANCA CT	LONG ELIZABETH BETSIE
215	7109 CASABLANCA CT	PRESTON HAVEN VENTURES LTD &
216	7112 COLADA CT	EPSTEIN DONALD M & JOANNE B
217	7110 COLADA CT	DALLAS SIOSH LLC
218	7108 COLADA CT	LOUIS RISOLIO PROPERTIES LLC
219	7102 COLADA CT	PERRELLA GAVIN
220	7104 COLADA CT	NURRE MICHAEL THEODORE
221	7101 COLADA CT	ESFANDIARI MEHDI &
222	7105 COLADA CT	JOHNSON JOHN B
223	7109 COLADA CT	WALK JAMES
224	6959 ARAPAHO RD	HV DEVELOPMENT PARTNERS LP
225	15775 HILLCREST RD	DALLAS BIBLE CHURCH



□□□□□	PD: 1□
Left (fe)	6□□/60 sf 18.8 fe.□
Bridid □Clerre Te □□□□□:	□□
Bridid □Are □Aet □□□	□□ 110.2 sf
Bridid □Are □A□□□□	□□ 18,□□ sf
Nutrim Are □Pre □□□:	18,000 sf
Gras F□□□ Are □A □□□□:	2□□,000 sf
Gras F□□□ Are □est □□□	2□□,000 sf
Nutrim B □id □□□ Pre □□□:	<u>18,000 sf</u>
T □□□	2,100 sf
Nutrim B □id □□□ He □□□	□□ feet <u>S □□□ St □□□</u>

Existenz-site spaces: 2 cfs
 Spaces removed for NetCrism: 102 cfs
 Net, removed for Science: 2 cfs

Prerequisites:

<u>C/te/r/r</u>	<u>St/d/r/d</u>	<u>N/m/er</u>	<u>Re/ired</u>
K or Elementary	1 ½ cars/CR*	30 CR*	45
JR or Middle	3 ½ cars/CR*	15 CR*	52.5
HS	<input type="checkbox"/> c/irs/CR <input type="checkbox"/>	10 CR <input type="checkbox"/>	<input type="checkbox"/>

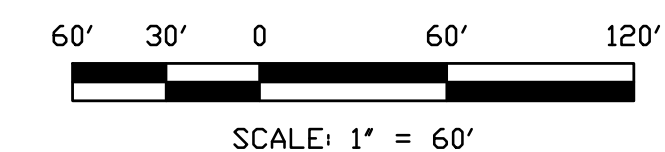
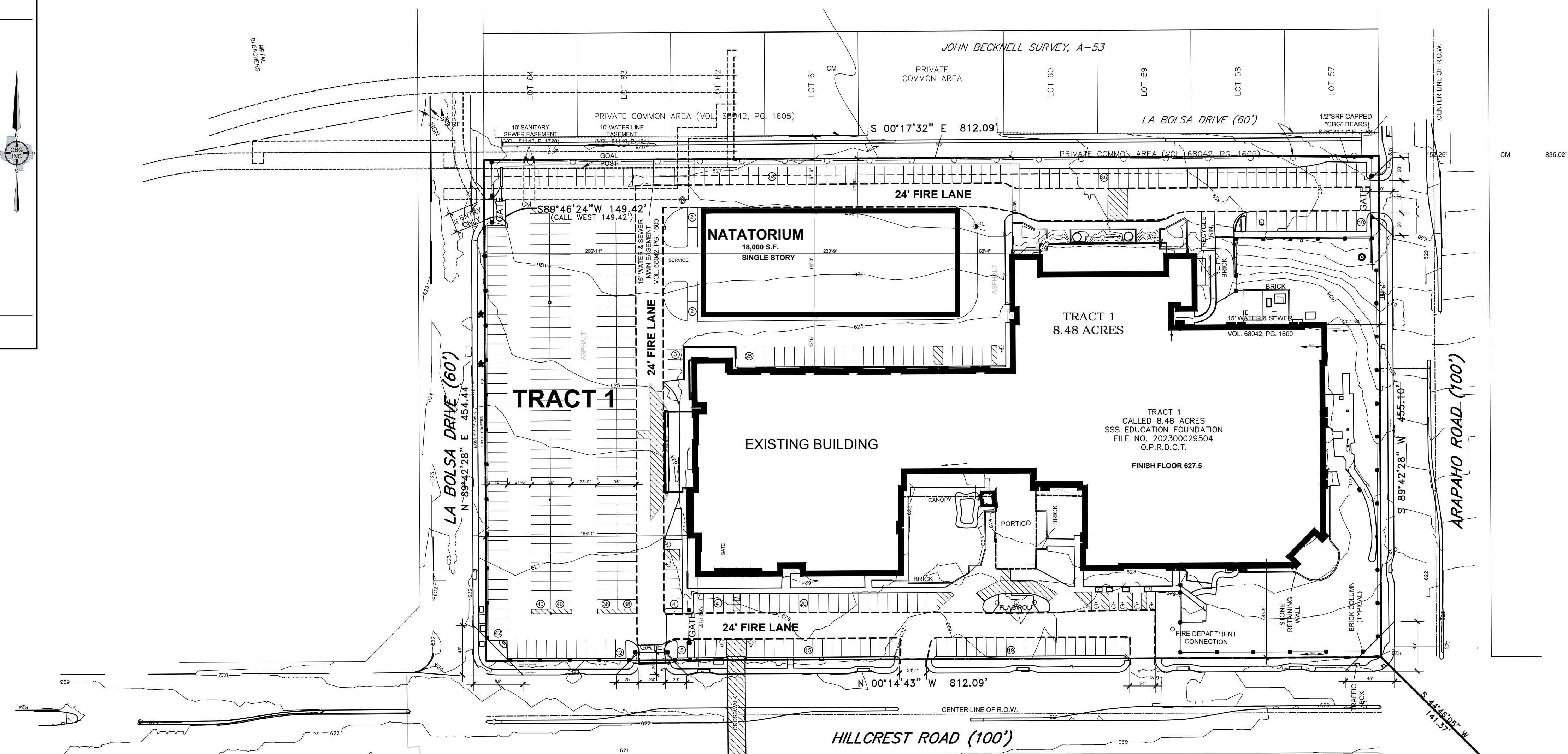
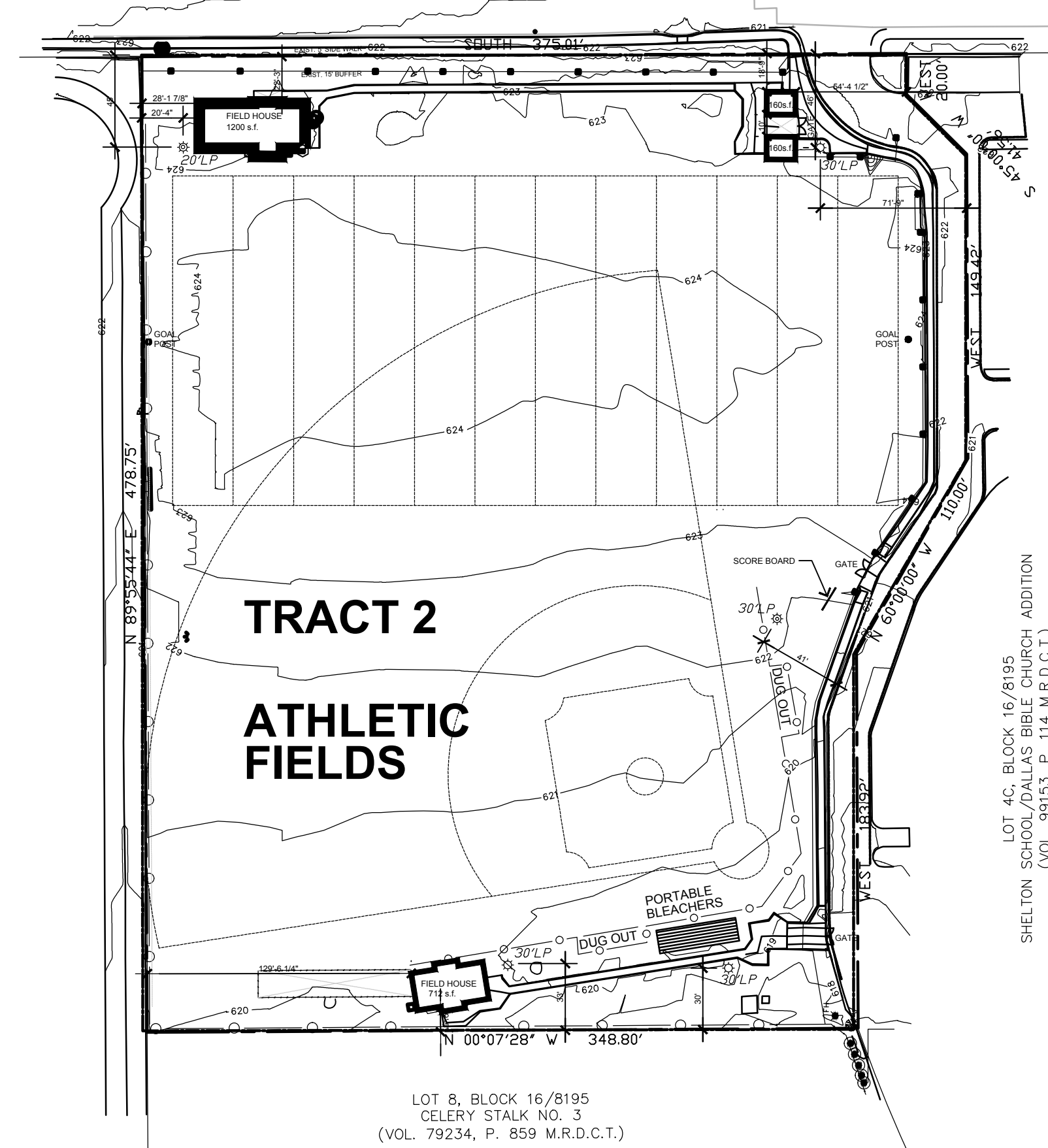
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EXHIBIT A DEVELOPMENT PLAN

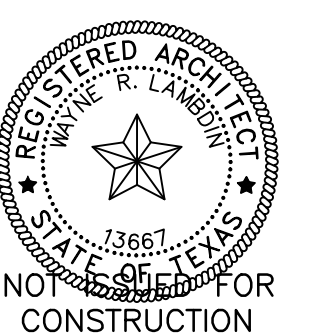
CASE NUMBER: Z223-147(AU)

REVISIONS

14902 Preston Road
Suite 404
Dallas, Texas 75254
214. 316.9600
817.691.6621
BR 1975

Wool
architecture

NATATORIUM
PIONEER TECHNOLOGY AND ARTS ACADEMY
15720 HILLCREST RD
DALLAS, TEXAS 75248



FEB. 07, 2023

PROJECT #:
2022-017

A2.01

<u>Quantity</u>	<u>Species</u>	<u>Size</u>	<u>Comments</u>
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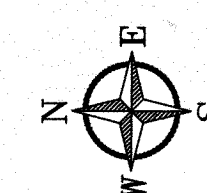
<u>Trees</u>			
2	Redbud	3 1/2" cal.	10'-12'
2	Crepe Myrtle	2" cal. Min.	Standard, multi-stem, 12'-15'
2	Live Oak	3 1/2" cal.	10'-12'

**THIS SITE HAS BEEN DESIGNED AS A XERISCAPE AND ALL PLANTS
HAVE BEEN SELECTED FROM THE N. TEXAS SMARTSCAPE PROGRAM**

- Number of street trees required per __' of frontage:	N/A
- On-site trees required, N/A	6 provided
- All trees specified exceed min 3" cal.	3 1/2" specified

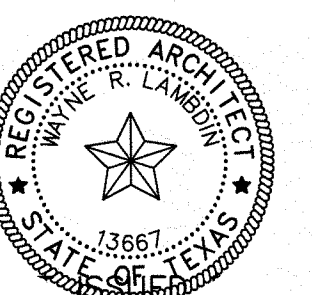
- Irrigation system to be designed with drip emitters by registered irrigation specialist and installed to City of Dallas standards;
- All crushed stone beds will be delineated by 4" green or black metal edging;
- All landscaping must be completed before final inspection by the City and the Landscape Plan must be made available on the jobsite.
- SEC. 51A – 10.104: For each large shrub or small tree installation, a min. of 24" of soil depth and 16 sf of surface area (total of 32 cubic feet). For each large tree installation, a min. of 36" soil depth and 25 sf of surface area (total of 75 cubic feet)

- 1) Foundation Planting strip:
(487" of 598' frontage = 81.4% (50% req'd.)
- 2) Pedestrian Facilities: Plazas (2)

[illegible]

CASE NUMBER: Z223-147(AU)

INATATORIUM
PIONEER TECHNOLOGY AND ARTS ACADEMY
15720 HILLCREST RD
DALLAS, TEXAS 75248



PROJECT #:
2022-017



To: Andreea Udrea, PhD, AICP
Assistant Director of Planning and Urban Design
David Nevarez, P.E., PTOE, CFM
Department of Transportation
City of Dallas

From: Jacob Halter, P.E., PTOE

Date: June 30, 2023

Subject: Traffic Management Plan Comment Response
PTAA Hillcrest School

Introduction

The City of Dallas prepared a review of the Traffic Management Plan (TMP) for the PTAA Hillcrest School. The initial TMP for the development was dated November 29, 2022, and the TMP comments were received June 23, 2023. This letter will accompany an updated TMP for the development which addresses these comments. The comments are reprinted below, accompanied by responses from Kimley-Horn. The City of Dallas comments will be in black, and the Kimley-Horn responses will be *red and italicized*.

City of Dallas Comments and Kimley-Horn Responses

1. Remove "Shelton School" from paragraph 4, page 2 in the TMP.

KH: "Shelton School" was replaced with "PTAA Hillcrest School".

2. Confirm all information listed is accurately based on information from observations in 2022.

KH: Though there was a typo in the report referring to the Shelton School, which was the previous school on the campus, the TMP uses observations made at the PTAA Hillcrest School Campus on November 15th and 16th, 2022, as the basis for its calculations.

3. Include principal signature.

KH: An authorized school administrator has signed the updated TMP.

4. Per section 51P-514.111(2), applicant is required to provide evaluation of existing midblock crosswalk on Hillcrest Road; staff recommends using Appendix A of NCHRP Report 562.

KH: No students were observed on either day of on-site visits to use the midblock crossing across Hillcrest Road. The crossing is not required for the functioning of this TMP. Whether the crossing is in compliance with the cited ordinance is outside the scope of this TMP. The only pedestrian activity observed was between the school and the neighborhood to the east, not across Hillcrest Road.

5. Provide statement acknowledging the school operator failed to comply with the require traffic study update by November 1, 2021 and a practical plan for school to comply in the future.

KH: The PTAA Hillcrest School administration plans to initiate the TMP update process at the proper time to meet the 2025 update timeline. The principal's signature block on the TMP document has been updated to include the following statement: "The school will update its traffic management plan at proper intervals to satisfy the requirements of the City of Dallas."

6. We understand there is a parking agreement on the property for shared parking with the church: It is staff opinion that the proposed zoning amendment (Z223-147), which reduces the total parking supply to 441 spaces, will not affect the remote/shared parking agreement with DBC; but since the proposed site plan (Z223-147) effectively reduces the total parking supply, both property owners should still amend the agreement with correct figures. The amendment to the remote/shared parking agreement must be handled at permitting or at any time but independently from the zoning application. Staff recommends both owners to contact their attorneys for counsel.

KH: Acknowledged. The proposed parking is projected to handle all the future school traffic on site, so the school users are not expected to need to park across the street at the church. The proposed TMP does not rely on the effects of the shared parking agreement, so any updates to the amendment should be considered outside the scope of this report.

END



Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Hillcrest School Campus

15720 Hillcrest Road, Dallas, Texas 75248

Updated Submission: June 30, 2023

Original Submission: November 29, 2022

Introduction:

The Pioneer Technology & Arts Academy (PTAA) has operated the Hillcrest Campus, located at the northeast corner of Hillcrest Road and Arapaho Road in Dallas, Texas, since the 2020-2021 school year. Previously, The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The PTAA Hillcrest School currently has approximately 1,075 students across its lower, upper elementary, middle, and high schools. Observations of the current PTAA Hillcrest School operations were made on Tuesday, November 15th, and Wednesday, November 16th, 2022. These were standard school days with no extraordinary events on the school calendar.

A TMP for the PTAA Hillcrest School was prepared by Kimley-Horn in 2019 for the upcoming 2020-2021 school year. The PTAA Hillcrest School has implemented that TMP with some minor adjustments for their current operations. That 2021 TMP was based on the projected 1,200 students and used the previous Shelton School as a baseline. This TMP update will document the existing TMP operation, analyze a planned increase in high school attendance, and provide recommendations to accommodate a proposed Natatorium.

Existing Traffic Management Plan (TMP) Operation:

The elementary and middle schools are operating at their planned enrollment capacity, and the high school is currently operating with only half of its future predicted enrollment. The current and projected enrollment are compared in **Table 1**.

Table 1 – PTAA Hillcrest School Attendance

	Current Enrollment	Future Enrollment	Observed Arrival	Observed Dismissal
Lower School	150	150	8:00 AM	3:30 PM
Upper Elementary	350	350	8:00 AM	3:30 PM
Middle School	450	450	8:00 AM	3:45 PM
High School	125	250	8:00 AM	3:45 PM
Total	1,075	1,200		

On weekdays, the 1,075-student school operates from approximately 8:00 AM until 4:00 PM. All parental pick-up and drop-off vehicles enter from La Bolsa drive along the northern edge of the site. All vehicles use the northern portion of the parking lot queue as they are sorted into their respective entrances. There are three loading areas: the Northern Loading Area, the Central Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off

operations are illustrated in the **Existing Traffic Management Plan Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loading Area exits to Hillcrest Road on the western edge of the site. The Northern Loading Area is used by the Lower and Upper Elementary school pick-up and drop-off drivers. When the drivers using the Northern Loading Area queue back into the parking circulation, they leave enough room in the aisle for drivers for the Southern and Central Loading Areas to drive around them. The Northern Loading Area queue does not prevent the Southern and Central Loading Area drivers from reaching their queueing locations.

Traffic for the Southern and Central Loading Areas exit to Arapaho Road on the southern edge of the site. The Southern and Central Loading Area serve the Middle and High schools. The Southern Loading Area has two queueing locations. The western queue forms along the school, leaves a gap for the Central Loading Area's exiting vehicles, and then restarts in the eastern parking aisle. The eastern queue begins in the eastern row of parking across from the Southern Loading Area and continues northward. The formation of each queue is organic; there was no observed traffic coordinator directing vehicles to line up in a certain queue. The drivers seemed to choose whichever they preferred, and there were no observed problems either day of observations.

During the pick-up operation, the school staff matches the students, who wait on the sidewalk or just inside the school, with their vehicle. The queue functions smoothly and efficiently when school is dismissed. The maximum observed queues were 25 vehicles for the Southern Loading Area, 15 vehicles for the Central Loading Area, and 17 vehicles for the Northern Loading Area. Each of the areas can accommodate its queue with room to spare.

The drop-off operations for the PTAA Hillcrest Campus operate well. The maximum queue observed for any Loading Area was 6 vehicles, a fraction of the capacity of any of the three queueing areas.

At no point during the pick-up or drop-off operations were students observed crossing Hillcrest Road. The only walking students were accompanied by adults and came from and departed to the neighborhood to the east of the school.

A summary of the observations made during the current PTAA Hillcrest School pick-up operation is included in **Table 2**.

When the Southern and Central Loading Areas exit to Arapaho Road, the vehicles queue back into the school, but they do not affect the loading operations for the Southern and Central Loading Areas. The vehicles are able to exit efficiently to Arapaho Road without any assistance. The same is true for the Northern Loading Area when its drivers exit to Hillcrest Road. The queued vehicles do not significantly affect the loading operations, and the vehicles need no assistance as they efficiently turn onto Hillcrest Road. Both exiting maneuvers are right-turn only, which helps keep the delays to a minimum.

The PTAA Hillcrest School administration does not currently follow the 2021 TMP exactly as proposed; instead, they have slightly adjusted the proposed plan, and their adjustments do not cause vehicles to queue onto City right-of-way.

Table 2 – PTAA Hillcrest School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles	47 Vehicles	30 Vehicles	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	287.5	15 Vehicles	32 Vehicles	17 Vehicles	1 Vehicle per 19.2 students
Southern Loading Area Middle / High School	3:45 PM	287.5	25 Vehicles	36 Vehicles	11 Vehicles	1 Vehicle per 11.5 students

Future TMP Operation and Queue Analysis:

The PTAA Hillcrest School will have the same Elementary and Middle School enrollment in the future. The High School is planned to double in the near future as the students in the lower grades reach the upper high school grades. As the upper high school grades fill, a portion of these students will drive themselves and will no longer enter the drop-off or pick-up queues. To project the future queues in this analysis, it was conservatively assumed that all of the additional high school students would need to utilize the queue and that none would drive themselves.

Before the natatorium is built, the PTAA Hillcrest School's currently operational Traffic Management Plan is not recommended to be altered. The school's drop-off and pick-up operations currently operate with excess unused queue storage space and are not close to queueing onto public right-of-way. As shown in **Table 3**, the proposed increase in high school students leaves a 20-vehicle surplus in the combined Southern and Central Loading Areas. This 20-vehicle surplus is measured from the split point between the Northern Loading Area queue and the Southern and Central Loading Area queues. The Southern and Central Loading Areas could, if needed, queue nearly all the way to La Bolsa Drive alongside the Northern Loading Area queue. Therefore, when this additional 35-vehicle queue storage space is accounted for, the Southern and Central Loading Areas have a 55-vehicle surplus of queue storage.

Table 3 – PTAA Future TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles 425'	47 Vehicles 1,175'	30 Vehicles 750'	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	350	18 Vehicles 450'	32 Vehicles 800'	14 Vehicles 350'	1 Vehicle per 19.4 students
Southern Loading Area Middle / High School	3:45 PM	350	30 Vehicles 750'	36 Vehicles 900'	6 Vehicles 150'	1 Vehicle per 11.7 students
Additional Queueing Middle / High School	Additional Queueing available for the Central and Southern Queues. This distance represents the portion of the Northern Queue that can be double-stacked to provide additional queueing without interfering with the Northern Loading Area's queueing operations.			35 Vehicles 875'	35 Vehicles 875'	

Proposed TMP Operation and Queue Analysis with Natatorium:

The PTAA Hillcrest School plans to build a Natatorium in the parking lot located on the eastern side of the school at the location marked on the **Proposed (with Natatorium) Traffic Management Plan Exhibit**. The parking which is removed for the Natatorium is currently unnecessary. There were very few vehicles parked in the spaces to be removed, and the remaining parking spaces have enough capacity to handle the existing parking demands. Furthermore, the majority of the parking in the northern parking lot is currently unused and can serve as additional overflow parking.

The Natatorium will only affect the queueing for the Central Loading Area, removing its eastern queueing aisle. As shown in **Table 4**, this leaves the Central Loading Area with 500' of dedicated queueing area as opposed to the previous 800'. 500' is still able to contain the Central Loading Area projected queue length with only a single queue. If the PTAA Hillcrest School desires additional queueing capacity, the administration can set up a double stacked queue or utilize the existing additional queueing space through the northern parking lot. No adjustments are required to accommodate the projected queue for the Central Loading Area after the construction of the Natatorium.

The Southern and Northern Loading Areas are unaffected by the location of the Natatorium and also require no adjustments.

Table 4 – PTAA Projected TMP Operation Summary with Natatorium

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Northern Loading Area Lower + Upper Elementary	3:30 PM	500	17 Vehicles 425'	47 Vehicles 1,175'	30 Vehicles 750'	1 Vehicle per 29.4 students
Central Loading Area Middle / High School	3:45 PM	350	18 Vehicles 450'	20 Vehicles 500'	2 Vehicles 50'	1 Vehicle per 19.4 students
Southern Loading Area Middle / High School	3:45 PM	350	30 Vehicles 750'	36 Vehicles 900'	6 Vehicles 150'	1 Vehicle per 11.7 students
Additional Queueing Middle / High School	Additional Queueing available for the Central and Southern Queues. This distance represents the portion of the Northern Queue that can be double-stacked to provide additional queueing without interfering with the Northern Loading Area's queueing operations.			35 Vehicles 875'	35 Vehicles 875'	

Summary:

This TMP documents the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Hillcrest Campus. The existing TMP operates well and should be continued until the construction of the Natatorium. After the construction of the Natatorium, the Central Loading Area queue will be reduced to one queueing aisle, but no changes are needed to accommodate its projected queue lengths. With the existing TMP operating as observed, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Jacob Halter, P.E. #140914, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the PTAA School will extend onto City of Dallas rights-of-way. In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy administrative officials should continue its existing Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:

Kimley-Horn and Associates, Inc.

Jacob Halter, P.E., PTOE

Scot A. Johnson, P.E., PTOE

13455 Noel Road, Suite 700

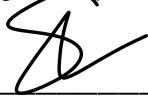
Dallas, TX 75240

(972) 770-1300

June 30, 2023



Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes. The school will update its traffic management plan at proper intervals to satisfy the requirements of the City of Dallas.

 <hr/> <p>Signature Shubham Pandey</p> <hr/> <p>Name</p>	<p>6/30/23</p> <hr/> <p>Date Executive Director</p> <hr/> <p>Title</p>
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Attachments

1. Existing Traffic Management Plan Exhibit
2. Proposed (with Natatorium) Traffic Management Plan Exhibit

Kimley»Horn

Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Shelton School Campus
15720 Hillcrest Road, Dallas, Texas 75248
December 27th, 2019

Introduction:

The Pioneer Technology & Arts Academy (PTAA) will move into the existing Shelton School for the upcoming 2020-2021 school year. The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The Shelton School currently has approximately 1,200 students across its lower, upper elementary, middle, and high schools. PTAA will use the same student population. Observations of the current Shelton School operations were made on Tuesday, November 12th and Wednesday, November 13th, 2019. These were standard school days with no extraordinary events on the school calendar.

Previous Traffic Management Plan (TMP) Operation:

The Shelton School has been using the same TMP for approximately a decade. That TMP was based on 1,200 students. However, the number of students in each grade level has shifted. The previous and current enrollment are compared in **Table 1**.

Table 1 – Shelton School Attendance

	Previous Enrollment	Current Enrollment	Observed Arrival	Observed Dismissal
Lower School	200	150	8:00 AM	2:45 PM
Upper Elementary	500	350	8:30 AM	3:00 PM
Middle School	350	450	8:35 AM	3:25 PM
High School	150	250	8:40 AM	4:00 PM
Total	1,200	1,200		

On weekdays, the 1,200-student school operates from 8:00 AM until 4:00 PM. Parent automobile drop-off and pick-up is organized with one loading area in the northern parking loop (Northern Loop) and one loading area in the southern parking loop (Southern Loop). There are three loading areas: the Northern Loading Area, the Western Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off operations are illustrated in the **Existing Queueing Observations Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loop enters from La Bolsa Drive and exits to Hillcrest Road on the western edge of the lot. The Northern Loading Area is used by the Upper Elementary school pick-up and drop-off drivers. The Lower school drivers also use the Northern Loop, but instead of using the Northern Loading Area, they by-pass the Upper Elementary school drivers and use the Western Loading Area before exiting to Hillcrest Road.

Kimley»Horn

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Traffic for the Southern Loop enters from and exits to Arapaho Road on the southern edge of the site. In both areas, entries and exits are limited to right turns to simplify operations. The Southern Loading Area serves the Middle and High schools.

Student pick-up procedure is in the modern style with multiple pick-up points, vehicles displaying student ID, and names being called ahead to match students with vehicles as they arrive. Each division of the Shelton School uses a slightly different method to match the students but achieve the same effect.

The drop-off operations for the Shelton School operate well. The maximum queue observed for either the Northern Loop or the Southern Loop was 17 vehicles, a fraction of the capacity of either queueing area.

A summary of the observations made during the current Shelton School pick-up operation is included below as **Table 2**. As a general observation, the Shelton School staff for all divisions of the school is very efficient at moving vehicles through the queue. The Lower School and Upper Elementary pick-up operations function well. Both maintained all queueing on the Shelton School campus.

The Middle School has the most students dismissed at once and generates the largest queue of any of the schools. The maximum observed queue was 88 vehicles on November 12th and 93 vehicles on November 13th. For the higher day, 41 vehicles were observed queueing on Arapaho Road. Vehicles were observed queueing on-campus before 2:45 PM, more than 40 minutes before dismissal time. Though the queue moved rapidly once the dismissal began, cars were observed queueing on Arapaho Road at 3:14 PM on November 12th and at 3:11 PM on November 13th. Generally, the vehicles queued on Arapaho Road respected the local streets and did not block the intersections. However, the Arapaho Road queueing will be addressed in the proposed TMP operation.

A licensed peace officer controls the queue operations at Arapaho Road. Because of the officer, there are relatively few delays incurred as drivers leave the Middle School Southern Loading area. Furthermore, there is a fair amount of outbound queueing area between the Southern Loading area and Arapaho Road for drivers leaving the school to queue until the officer permits them to leave. While the licensed peace officer is useful for vehicles exiting the Southern Loading area, it was observed that the outbound traffic was able to enter Arapaho Road with few delays on November 12th when no officer was present.

It should be noted that the current Shelton School by design serves students that have special needs. This may mean that PTAA, which does not specifically cater to a special needs student base, will be able to operate more quickly than the existing Shelton School. This consideration will not affect this analysis, but it should be noted nonetheless.

The High School has a high percentage of students who park on campus and drive themselves. Therefore, only a 27-vehicle queue developed, which was easily contained in the Southern Loop. The high school drivers who park on-campus park in the Northern and Southern Loops. Some of the High Schoolers are released early due to off-campus class periods. These coincide with the Upper Elementary and Middle School pick-up operations, but the High School drivers do not significantly affect the pick-up queues. Any delays incurred are temporary and minor, and the queues recover quickly.

Table 2 – Shelton School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles	70 Vehicles	52 Vehicles	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles	50 Vehicles	10 Vehicles	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles	52 Vehicles	-41 Vehicles	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles	52 Vehicles	25 Vehicles	1 Vehicle per 9.3 students

Proposed TMP Operation and Queue Analysis:

The proposed TMP assumes that the PTAA will have the same enrollment as the current Shelton School. The enrollment will likely start below these maximums and approach them over time. Furthermore, a significant portion of the PTAA high school will be taking classes off-campus at Richland Community College, further reducing the on-campus pick-up volumes.

For the Lower School, Upper Elementary, and High School, the same arrival times, dismissal times, and TMP operations are recommended. The current operations for these grades are very effective and should be continued. Since the maximum number of students per group will remain the same after PTAA moves into the Shelton Campus, the maximum queues are expected to remain the same and continue to be contained within the campus. The arrival operations are recommended to remain the same for each arrival group.

In order to contain the large Middle School pick-up queue, additional queueing length is proposed for the Southern Loop. The existing Southern Loop queue is one single-stacked queue stretching 1,230' for a capacity of 52 vehicles. As shown in the **Proposed TMP Exhibit**, four additional queueing areas are proposed to allow for more vehicles to be stored on-campus. The five queueing areas total 2,405' of queueing area, which is enough for 102 vehicles.

To properly implement the four extra queueing lanes for the Southern Loop, two parking spaces must be periodically blocked off (as noted on the **Proposed TMP Exhibit**) and additional coordination is required from campus staff to operate the queueing lanes. Currently, two traffic administrators are used to run the Southern Loop of the Shelton School pick-up. In the proposed plan, five staff members will be needed. The extra three staff will open queue lanes when the previous queue lane is full.

When Queue 1 fills up back to Traffic Administrator T2, he/she will remove the cones and allow Queue 2 to fill. Once Queue 2 fills up to T3, he/she will open Queue 3. In this manner, all five queues should be able to contain the Middle School queue.

Kimley»Horn

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When dismissal begins, T4 will direct those in Queue 1 to move forward to the Southern Loading area. Once Queue 1 has emptied, Queue 2 will be directed to follow suit. Queues 3-5 will be directed in due time. If needed, an emptied queue lane can be refilled as more vehicles arrive. Early arriving High School pick-up drivers can be directed into Queue 1, which should be empty by the time they arrive. The traffic administrators should have walkie-talkies or some other form of communication device so that each administrator can know what is happening and when to allow each queue lane to fill. **Table 3** shows the proposed dismissal times, maximum projected queue lengths, and projected surplus of each dismissal group. Each queueing area can handle its projected queue.

A licensed peace officer is not necessary to allow vehicles to enter Arapaho Road from the Southern Loading area. However, it is recommended to continue utilizing the peace officer for traffic control during the peak times. Presence of the peace officer may be periodically reviewed by the Dallas Police Department and may be discontinued with their approval.

Table 3 – PTAA Projected TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles 423'	70 Vehicles 1,650'	52 Vehicles 1,227'	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles 940'	50 Vehicles 1,170'	10 Vehicles 230'	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles 2,186'	102 Vehicles 2,405'	9 Vehicles 219'	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles 635'	52 Vehicles 1,230'	25 Vehicles 595'	1 Vehicle per 9.3 students

Summary:

This TMP defines the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Shelton Campus. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to a reduction in the number of vehicles stopping temporarily on the adjacent roadways. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown and the dismissed students balanced between the loading areas, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form constant queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the PTAA School will extend onto City of Dallas rights-of-way.

In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Only uniformed, licensed peace officers should be allowed to direct and control traffic operating within the public right-of-way.

Kimley»Horn

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Prepared by:

Kimley-Horn and Associates, Inc.

Scot A. Johnson, P.E., PTOE

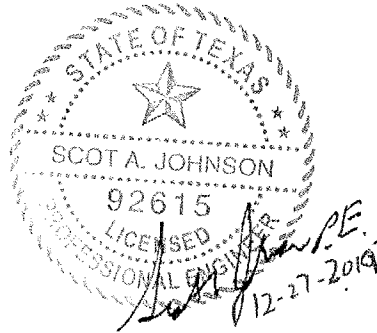
Jake Halter, EIT

Iman Rahim, EIT

13455 Noel Road, Suite 700

Dallas, TX 75240

(972) 770-1300

December 27th, 2019

Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes.

Signature

Name

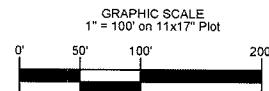
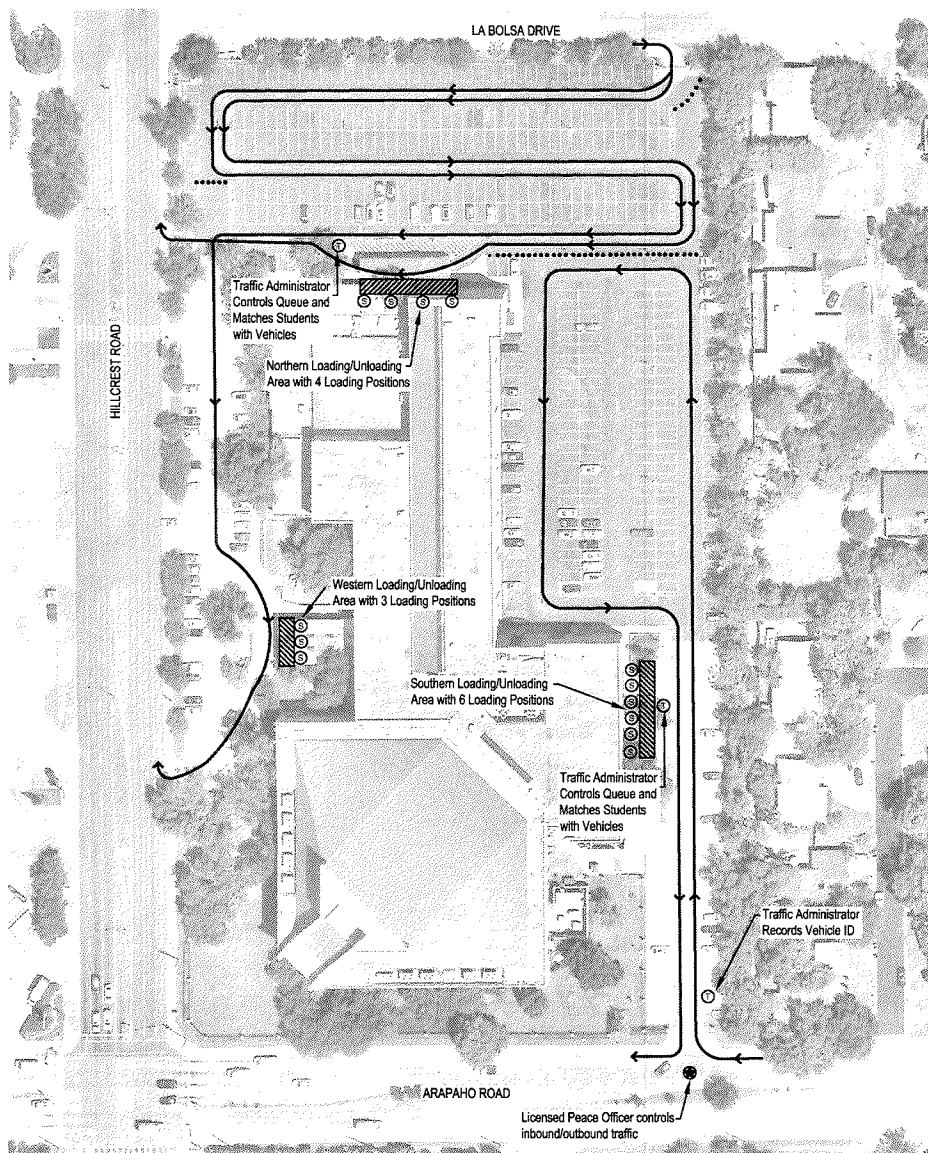
Date

12/27/19
Executive Director

Title

Attachments

1. Existing Queueing Observations Exhibit
2. Proposed Traffic Management Plan Exhibit



TMP Legend:

- Inbound Vehicle Path
- Outbound Vehicle Path
- Licensed Peace Officer
- Traffic Administrator
- Staff Location
- Cone or other portable barrier

Note:
Queue calculations are made using linear feet.

Current Enrollment: Approx 1,200 Students

School Hours and Groups:

Grade	Approx. Student #	Start	End
Lower School	150	8:00 AM	2:45 PM
Upper Elementary	350	8:30 AM	3:00 PM
Middle School	450	8:35 AM	3:25 PM
High School	250	8:40 AM	4:00 PM

Site observations were collected Tuesday, November 12 and Wednesday, November 13, 2019.

Available queue distance in the Northern Loading Area is 1,170' (50 vehicles). The Southern Loading Area has 1,245' (52 vehicles).

The observed maximum pick-up queue demand for the Southern Loop occurred during the 3:25 PM Middle School pick-up period. The approximately 450 students dismissed generated a total queue of 93 vehicles (2,186'). The queue was not contained on-site.

The observed maximum pick-up queue demand for the Northern or Western Loop occurred during the 3:00 PM Upper Elementary pick-up period, the approximately 350 students dismissed generated a total queue of 40 vehicles (940'). The entire queue was contained on-site.

The AM drop-off queues were significantly less than the PM pick-up queues, with no more than 17 vehicles queued in either loop at once.

The proposed TMP will include solutions directed at removing queued vehicles from public right-of-way.

Pick-Up Queuing Summary

Group	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area						
Lower School	2:45 PM	150	18 Vehicles	70 Vehicles	52 Vehicles	1 Vehicle per 8.3 students
Northern Loading Area						
Upper Elementary	3:00 PM	350	40 Vehicles	50 Vehicles	10 Vehicles	1 Vehicle per 8.8 students
Southern Loading Area						
Middle School	3:25 PM	450	93 Vehicles	52 Vehicles	-41 Vehicles	1 Vehicle per 4.8 students
Southern Loading Area						
High School	4:00 PM	250	27 Vehicles	52 Vehicles	25 Vehicles	1 Vehicle per 9.3 students



3000 GAITHER DRIVE
MCKINNEY, TX 75069

Kimley»Horn

PREPARED BY DATE: 11/13/2019 PROJECT: 063236206

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PTAA Traffic Management Plan

Shelton School Campus
15720 Hillcrest Rd
Dallas, TX 75248
Dallas County

Existing Queuing Observations

OBS-1

31468

200391



Agenda Information Sheet

File #: 24-412

Item #: 7.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street.

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

Applicant: Voodoo Doughnut, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Michael Pepe

Council District: 14

Z223-234(MP)

FILE NUMBER: Z223-234(MP)

DATE FILED: March 20, 2023

LOCATION: An area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 28,793 square feet

CENSUS TRACT: 48113001101

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: 1800 Greenville Partners, LLC

APPLICANT: Voodoo Doughnut, LLC

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay.

SUMMARY: The applicant requests to operate an existing restaurant without drive-in or drive-through service during late hours (12:00 a.m. to 2:00 a.m.), Monday through Sunday. [Voodoo Doughnuts]

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

PD No. 842:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>

BACKGROUND INFORMATION:

- On January 26, 2011, City Council approved Planned Development No. 842. The PD creates its own use definition known as “late hours establishment.”
- Late hours establishment is defined by the PD as “a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m.” This is not a use in the broader code. The use requires a specific use permit within the district.
- The area of request includes the suite address 1806 Greenville Avenue #120.
- The 28,793 square foot area of request is developed with an 11,875 square foot retail strip built in 1930 and a 7,728 square foot storage area built in 1962. The applicant proposes to limit this late hours SUP to one of the suites with a site plan and conditions.
- Voodoo Doughnuts, a restaurant without drive-in or drive-through service, received a Certificate of Occupancy on November 14, 2023 for the 3,111 square foot space. The restaurant may operate by right in the district and only needs the SUP for operations past 12 a.m.
- The applicant requests conditions that would allow them to extend operational hours from 12 a.m. to 2 a.m., Monday through Sunday.

Zoning History:

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

1. **Z190-139:** On August 26, 2020, City Council approved Subdistrict 3 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the east line of Greenville Avenue, north of La Vista Drive.
2. **Z190-240:** On August 26, 2020, the City Council terminated Specific Use Permit No. 2346 for a late-hours establishment limited to a restaurant with drive-in or drive through service on property zoned Planned Development District No. 842 located at the Southwest corner of Greenville Avenue and Alta Avenue. [Authorized hearing]
3. **Z201-154:** On May 26, 2021, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue for a two-year period.

4. **201-258:** On November 10, 2021, the City Council approved the creation of Subdistrict 4 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the east line of Greenville Avenue, between LaVista Drive and Oram Street.
5. **Z223-129:** On July 6, 2023, the City Plan Commission recommended denial with prejudice for 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 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, located on the southeast corner of Greenville Avenue and Oram Street.
6. **Z223-135:** On July 6, 2023, the City Plan Commission recommended denial without prejudice for 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 north line of Alta Avenue, west of Greenville Avenue.
7. **Z223-289:** An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay. [In review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	variable
La Vista Drive	Local	50 feet
Hope Street	Local	50 feet
Lewis Street	Local	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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.1 FOSTER A CITY OF GREAT NEIGHBORHOODS.

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

URBAN DESIGN

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

Land Use:

	Zoning	Land Use
Site	PD No. 842 MD-1 Modified Delta Overlay	Restaurants without drive-in or drive-through service, personal service use
North	PD No. 842, MF-2(A) Multifamily District, all with MD-1 Modified Delta Overlay	Personal service uses, single family (attached)
East	MF-2(A) Multifamily District MD-1 Modified Delta Overlay	Single family (attached)
South	PD No. 842 MD-1 Modified Delta Overlay	Restaurants without drive-in or drive-through service
West	PD No. 691 MD-1 Modified Delta Overlay	Vertical mixed use (Retail / Multifamily)

Land Use Compatibility:

The approximate 28,793 square foot site is zoned Planned Development No. 842 with an MD-1 Modified Delta Overlay District No. 1, the Greenville Avenue Modified Delta Overlay District. The existing structure on the block has six suites that hold multiple restaurants without drive-in or drive-through service and a personal service use.

There are subdivisions with single family (attached) uses to the north across La Vista Drive and to the east across Hope Street. There is also a personal service use to the north, fronting Greenville. To the west across Greenville, there is a mixed use complex with retail uses and multifamily. Across Lewis Street to the south, there is a restaurant without drive-in or drive-through service.

The existing restaurant operates within a 3,111 square foot suite with no outdoor area. The building fronting Greenville has existed since roughly 1930.

PD No. 842 defines a late hours establishment as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The applicant is seeking to extend the hours of operation for the restaurant use to 2 a.m., Monday through Sunday.

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 finds that each of these criteria are met by the proposed SUP.

Staff supports the request subject to a site plan and conditions. Under the conditions proposed with limited hours of operation, limited floor area, prohibition of outdoor speakers, and the site plan provided, the operation of the use during extended hours is compatible with the surrounding area.

Overall, the SUP autorenewal process requires public notification and potential opportunity to address operational concerns. If the operation authorized under the SUP fails to meet the provisions of maintaining an SUP as described above, the public hearing process can assist with identifying those issues. [Sec. 51A-4.219\(c\)](#) provides means for stakeholders and the Commission to take further action to amend or terminate the SUP each time the autorenewal comes up for consideration.

Other similar SUPs currently include eligibility for automatic renewal within the immediate area. For example, SUP No. 1879 for a late hours establishment for a bar, lounge, or tavern is eligible for automatic renewals for two year periods.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Parking:

Parking is required to be provided in accordance with Chapter 51A, as amended.

The subject block has four restaurants without drive through, which each have a requirement of one space per 100 square feet of floor area. The total restaurant square footage is 12,248, so 122 spaces are required. The existing personal service use on site

is 2,500 square feet, and with a requirement of one space per 200 square feet of floor area, 13 spaces are required for that use. As such, the uses on the subject block require 135 spaces in total. To receive certificates of occupancy, uses on the property must provide required parking and establish recorded parking agreements with existing properties nearby. The site plan describes 156 spaces provided to this block through remote agreement, including the 17 spaces on the subject site. The informational parking plan exhibit depicts these agreement lots throughout the surrounding area. As such, the block and the use meet the minimum parking required by 51A.

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

1800 Greenville Partners, LLC

Members:

Susan Reese

Jon Hetzel

Lower Greenville Avenue Trust

Voodoo Donuts, LLC

Members:

Chris Schultz

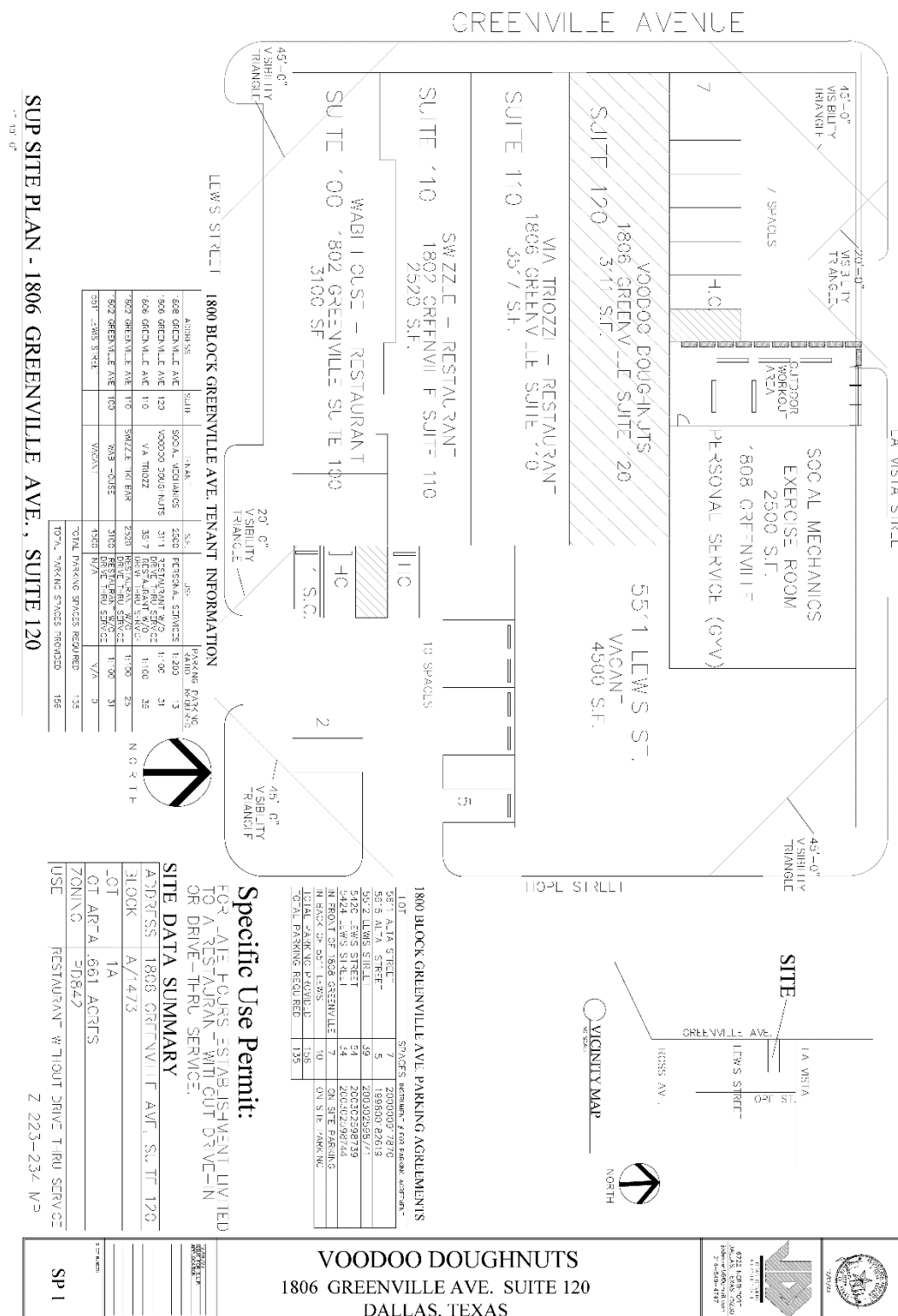
Jon Sequeira

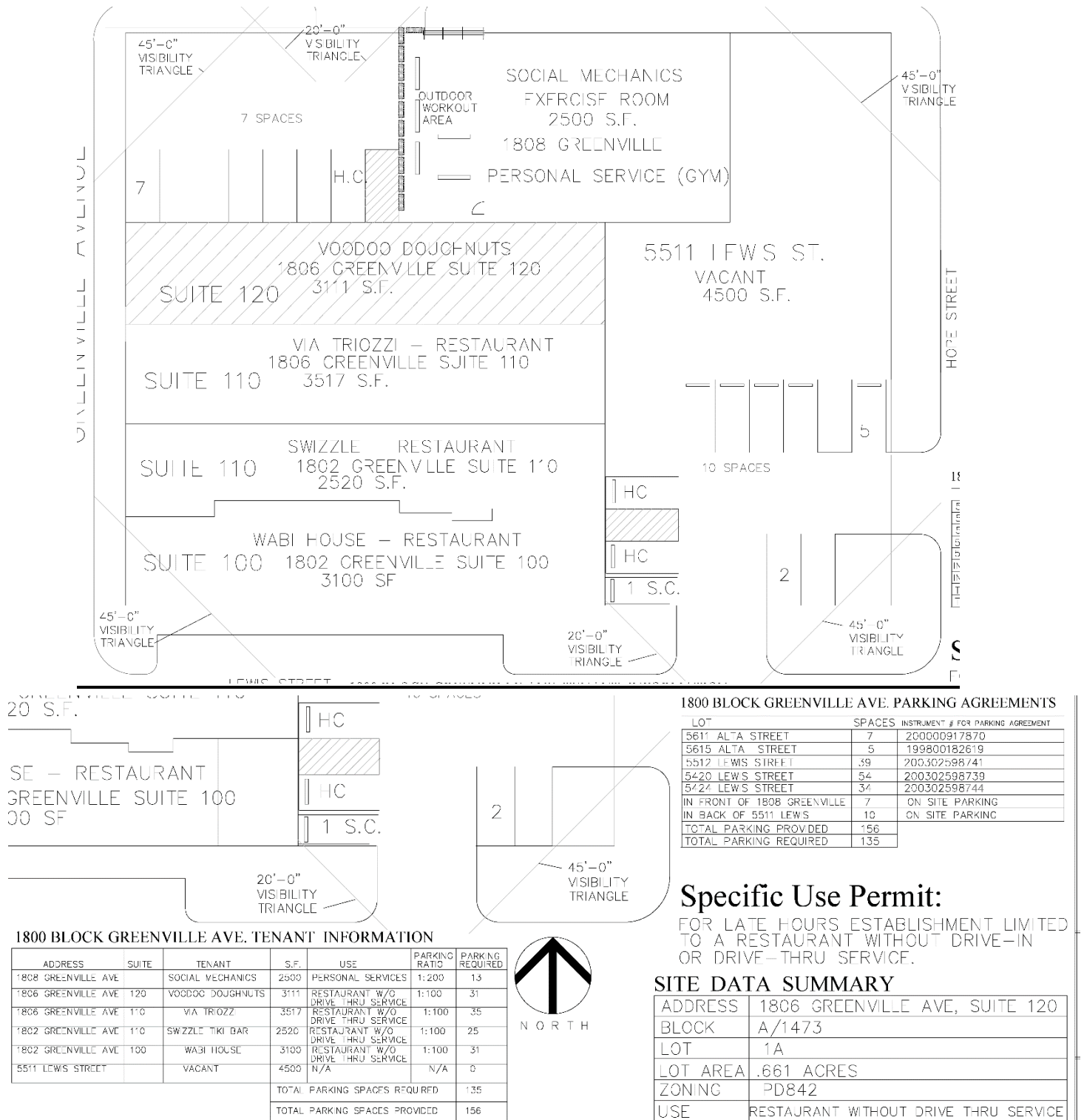
Kenneth Pogson

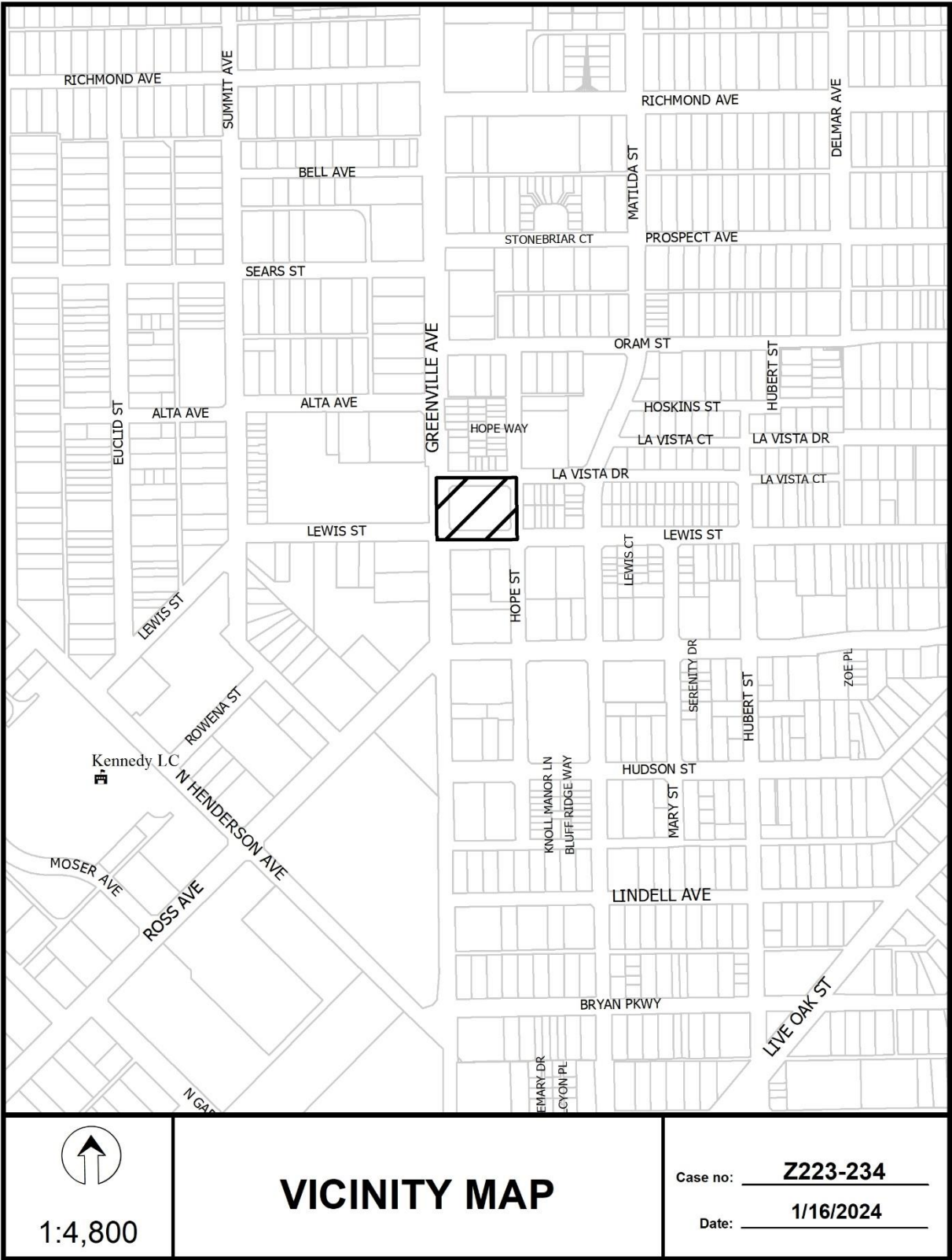
PROPOSED CONDITIONS

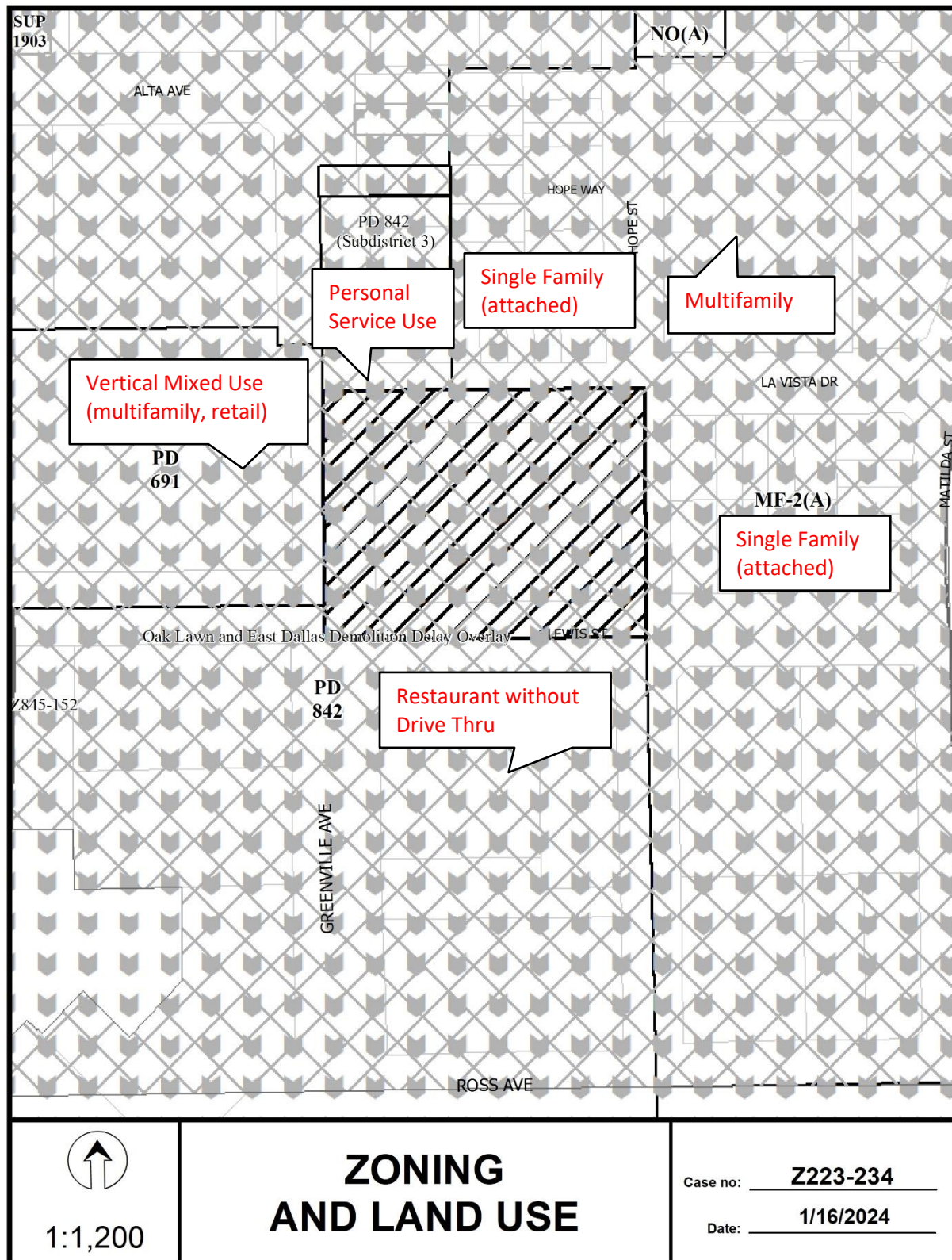
1. **USE:** The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires in two years, but is eligible for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **FLOOR AREA:** The maximum floor area is 3,111 square feet.
5. **HOURS OF OPERATION:**
 - A. The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
 - B. All customers must be removed from the Property by 2:15 a.m.
6. **OUTDOOR SPEAKERS:** Use of outdoor speakers outdoors is prohibited.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **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.

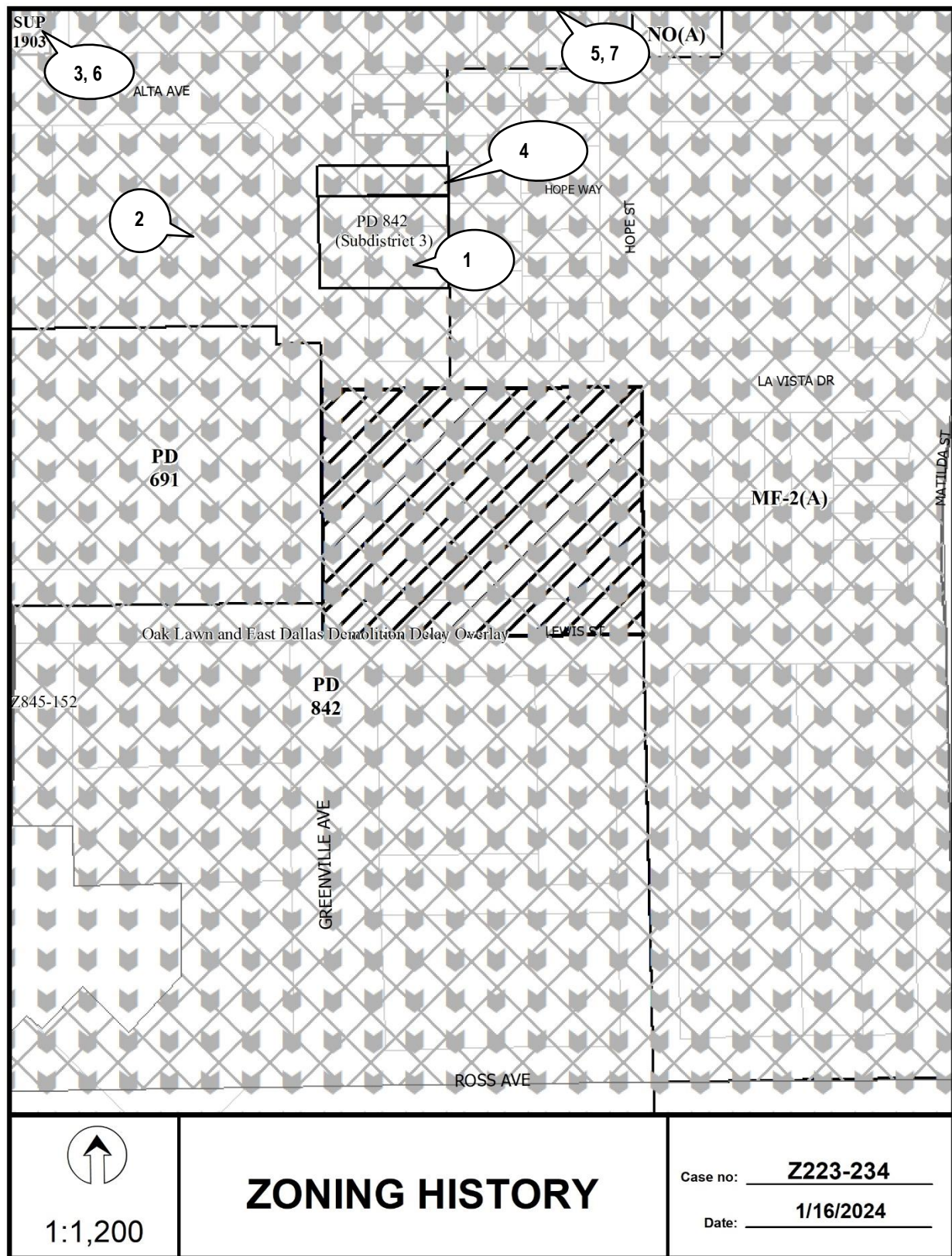
PROPOSED SITE PLAN

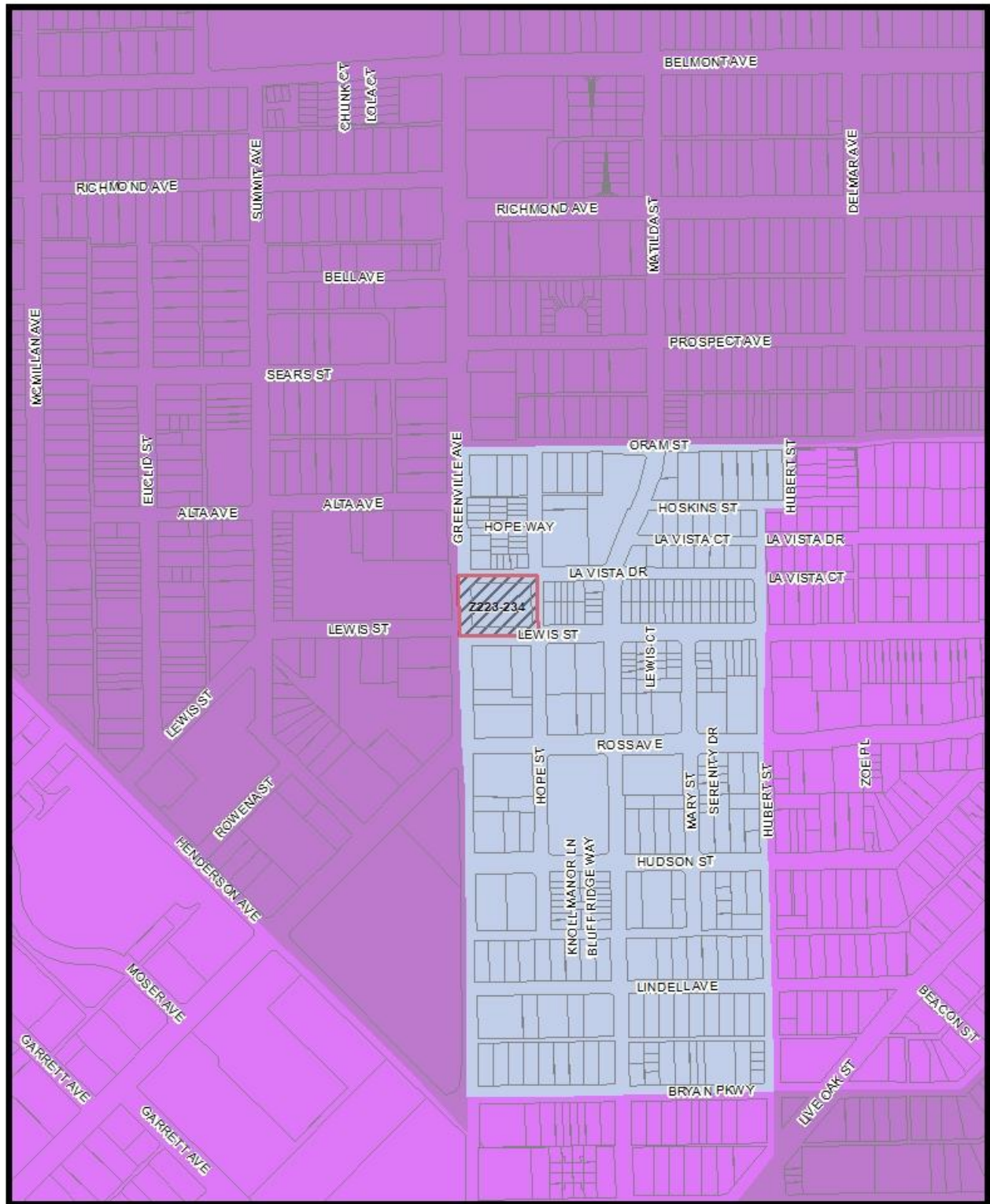


PROPOSED SITE PLAN (ENLARGED)









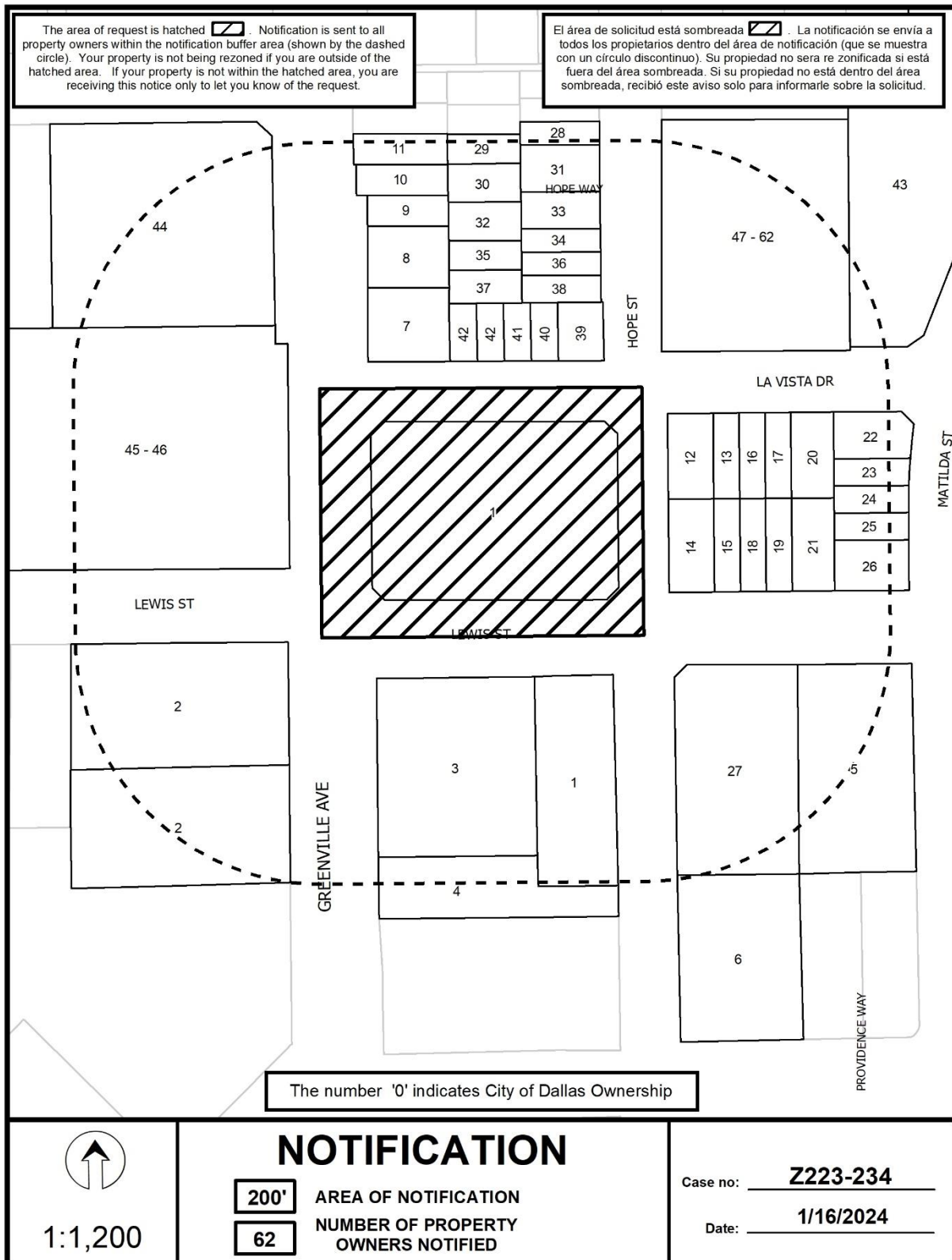
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 1/17/2024



01/16/2024

Notification List of Property Owners***Z223-234******62 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5512 LEWIS ST	1800 GREENVILLE PARTNERS LLC
2	1733 GREENVILLE AVE	MACATEE FAMILY LIMITED
3	1710 GREENVILLE AVE	SAM SKILLERN LEAKE SR F TRUST &
4	1708 GREENVILLE AVE	SAM SKILLERN LEAKE SR
5	5610 LEWIS ST	IP ROSS FLATS LLC
6	5611 ROSS AVE	IPENEMA INVESTMENTS LTF
7	1900 GREENVILLE AVE	EDWARDS CHARLES DUFF
8	1904 GREENVILLE AVE	RBT INTERESTS INC &
9	1908 GREENVILLE AVE	GREENVILLE PARKS LP
10	1910 GREENVILLE AVE	TEXAS URBAN LIVING REALTY LLC
11	1912 GREENVILLE AVE	LOWGREEN PS LTD
12	5702 LA VISTA DR	SANTELLI JOSEPH
13	5704 LA VISTA DR	ALLEY JACOB
14	5603 LEWIS ST	SCHMIDT AUSTIN KENNETH
15	5605 LEWIS ST	GENERALOVICH MIKE M &
16	5706 LA VISTA DR	FLEMING THOMAS C &
17	5708 LA VISTA DR	REEVES STUART & KAREN
18	5607 LEWIS ST	KOTEK THOMAS & NAOMI TRUST
19	5609 LEWIS ST	CAPLIN JOEL & DEEPA
20	5710 LA VISTA DR	SHAKIR RAFIG
21	5611 LEWIS ST	CLONTS JAMES R &
22	1811 MATILDA ST	MCMURRAY RYAN
23	1809 MATILDA ST	MARTINEZ VANESSA MARIA
24	1807 MATILDA ST	KENDALL ROBERT BENNET
25	1805 MATILDA ST	TRESTER CHRISTINA
26	1803 MATILDA ST	CHANDLER SHELBY

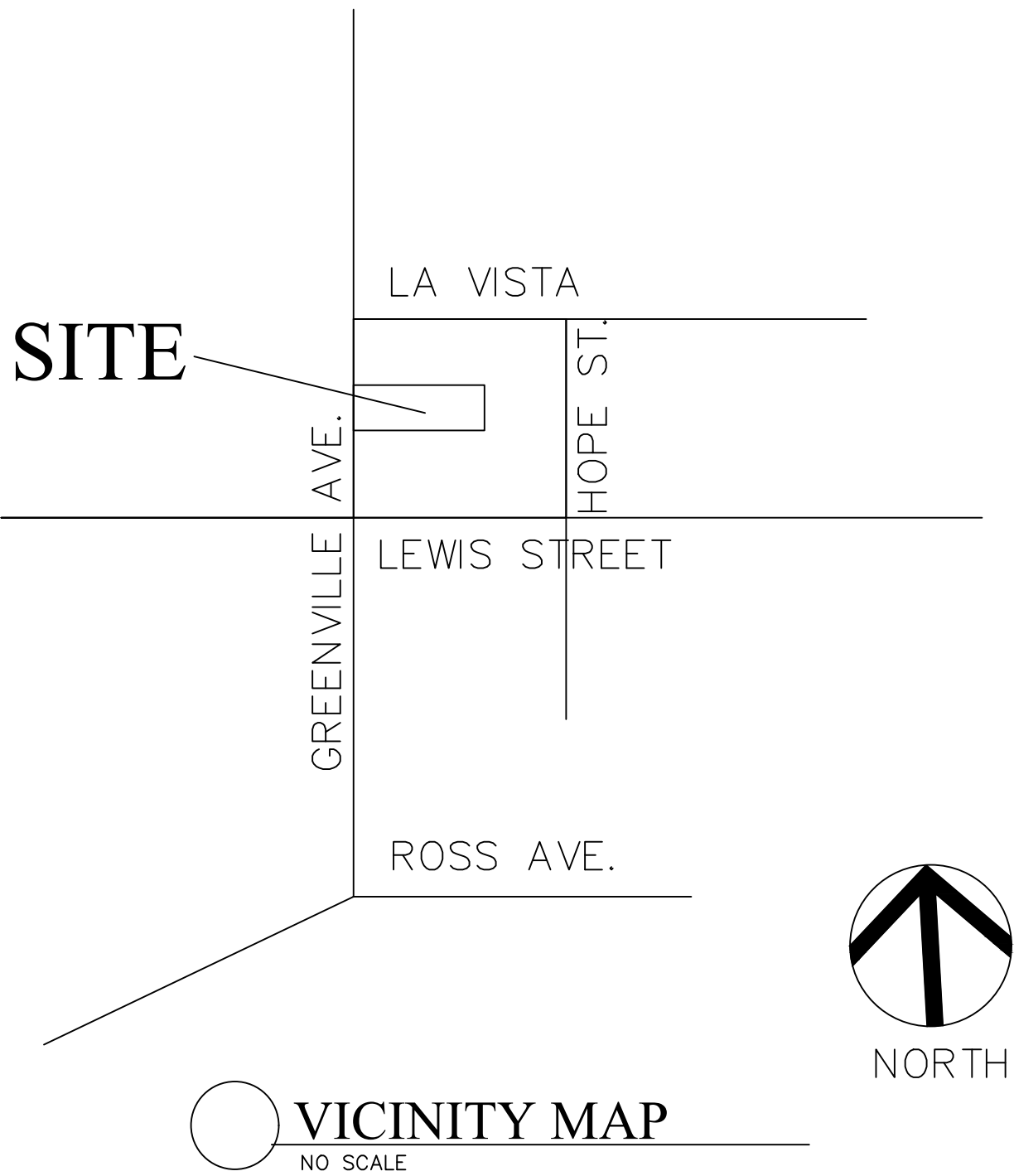
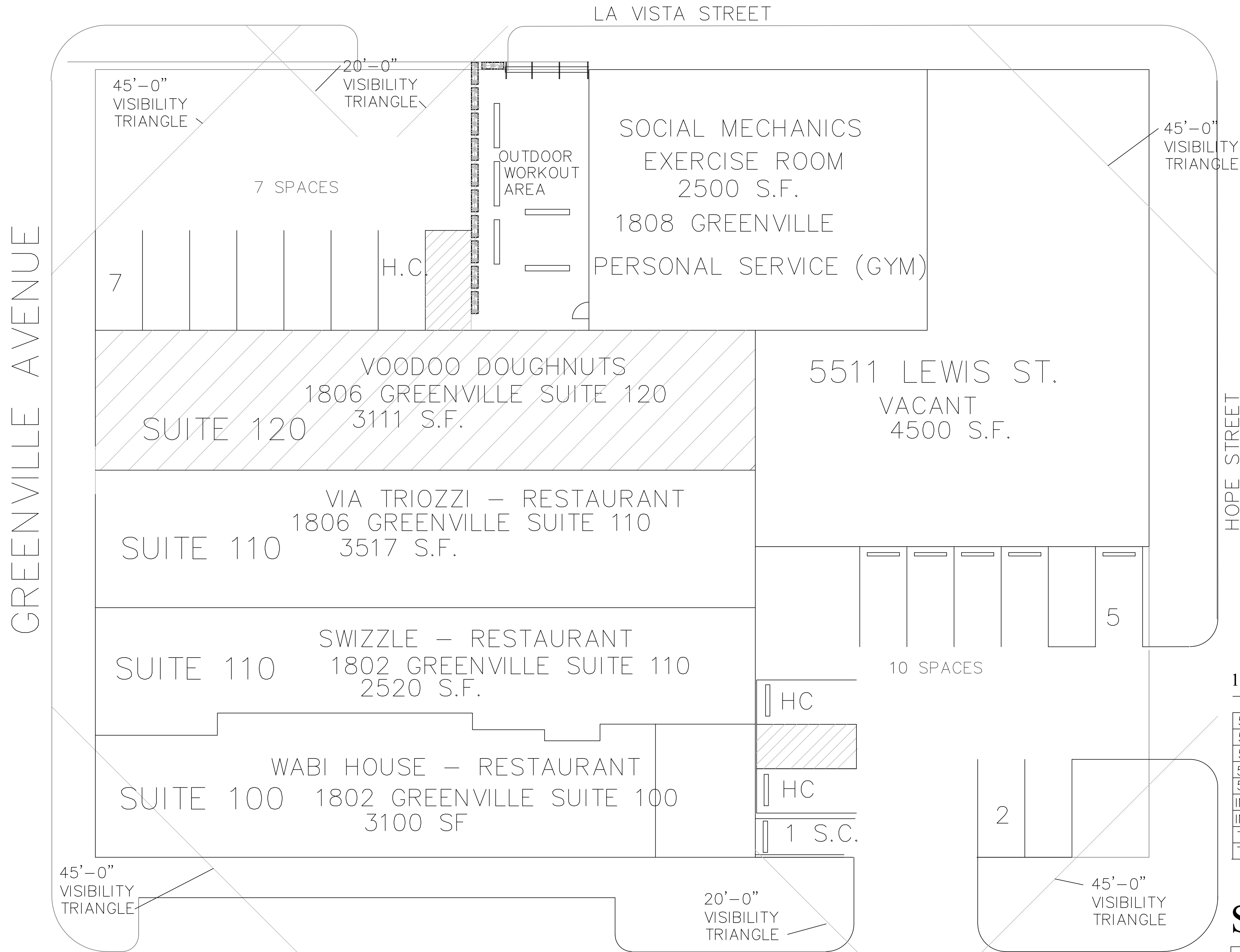
01/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5604 LEWIS ST	FORTY LOVE PROPERTIES LP
28	1918 HOPE WAY	MCCOWAN ROBERT W
29	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
30	1913 HOPE WAY	HERNDON LINDSEY
31	1916 HOPE WAY	OTOOLE TIMOTHY
32	1911 HOPE WAY	NIEHUUS MICHAEL
33	1912 HOPE WAY	MTS TEXAS HOLDINGS LLC
34	1910 HOPE WAY	REKER STEVEN &
35	1909 HOPE WAY	JOHNSON RONALD L
36	1908 HOPE WAY	GANDHI ANUPAMA K
37	1907 HOPE WAY	WEINER ERIC DAVID
38	1906 HOPE WAY	ABOUJAOUDE DORY
39	5715 LA VISTA DR	COWAN LEE
40	5713 LA VISTA DR	OHP HOLDINGS LLC
41	5711 LA VISTA DR	Taxpayer at
42	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
43	1965 MATILDA ST	CVG MAGNOLIA ON MATILDA LLC
44	1827 GREENVILLE AVE	LOWGREEN PS
45	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
46	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
47	1910 HOPE ST	MOJICA EDWARD
48	1910 HOPE ST	KEELING THOMAS
49	1910 HOPE ST	BUCKLEY KEVIN & MARGARET
50	1910 HOPE ST	KUPERMAN YELENA
51	1910 HOPE ST	CROUCH EDIE D
52	1910 HOPE ST	BLECHER MARK WARREN
53	1910 HOPE ST	BEAHM CYNTHIA DIANE
54	1910 HOPE ST	GALLEGOS LISA RASHELLE
55	1910 HOPE ST	UTKOV HALLIE T 2021 REVOCABLE TRUST
56	1910 HOPE ST	KOBAYASHI AARON S &
57	1910 HOPE ST	MERZ RYAN E

Z223-234(MP)

01/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1910 HOPE ST	LOTT LESLIE
59	1910 HOPE ST	ANKERSEN KRISTEN A
60	1910 HOPE ST	WEBER BROS HOMES TX LLC
61	1910 HOPE ST	FOUR BUCKETS LLC
62	1910 HOPE ST	BLECHER PAUL



1800 BLOCK GREENVILLE AVE. PARKING AGREEMENTS

LOT	SPACES	INSTRUMENT # FOR PARKING AGREEMENT
5611 ALTA STREET	7	200000917870
5615 ALTA STREET	5	199800182619
5512 LEWIS STREET	39	200302598741
5420 LEWIS STREET	54	200302598739
5424 LEWIS STREET	34	200302598744
IN FRONT OF 1808 GREENVILLE	7	ON SITE PARKING
IN BACK OF 5511 LEWIS	10	ON SITE PARKING
TOTAL PARKING PROVIDED	156	
TOTAL PARKING REQUIRED	135	

Specific Use Permit:
FOR LATE HOURS ESTABLISHMENT LIMITED TO A RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THRU SERVICE.

SITE DATA SUMMARY

ADDRESS	1806 GREENVILLE AVE, SUITE 120
BLOCK	A/1473
LOT	1A
LOT AREA	.661 ACRES
ZONING	PD842
USE	RESTAURANT WITHOUT DRIVE THRU SERVICE

1800 BLOCK GREENVILLE AVE. TENANT INFORMATION

ADDRESS	SUITE	TENANT	S.F.	USE	PARKING RATIO	PARKING REQUIRED
1808 GREENVILLE AVE		SOCIAL MECHANICS	2500	PERSONAL SERVICES	1:200	13
1806 GREENVILLE AVE	120	VOODOO DOUGHNUTS	3111	RESTAURANT W/O DRIVE THRU SERVICE	1:100	31
1806 GREENVILLE AVE	110	VIA TRIOZZI	3517	RESTAURANT W/O DRIVE THRU SERVICE	1:100	35
1802 GREENVILLE AVE	110	SWIZZLE TIKI BAR	2520	RESTAURANT W/O DRIVE THRU SERVICE	1:100	25
1802 GREENVILLE AVE	100	WABI HOUSE	3100	RESTAURANT W/O DRIVE THRU SERVICE	1:100	31
5511 LEWIS STREET		VACANT	4500	N/A	N/A	0
TOTAL PARKING SPACES REQUIRED						135
TOTAL PARKING SPACES PROVIDED						156

SUP SITE PLAN - 1806 GREENVILLE AVE., SUITE 120

1"=10'-0"

12/01/23
ISSUE FOR S.U.P.
APPLICATION

6722 NORTHPORT
DALLAS, TEXAS 75230
jddekker56@gmail.com
214-549-4747

VOODOO DOUGHNUTS
1806 GREENVILLE AVE. SUITE 120
DALLAS, TEXAS

SHEET NUMBER:

SP 1



City of Dallas

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

Agenda Information Sheet

File #: 24-413

Item #: 8.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District, on the west line of Old Hickory Trail, south of West Wheatland Road.

Staff Recommendation: **Approval**.

Applicant: Corsair Creekside, LP

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 8

Z223-259(LG)

FILE NUMBER: Z223-259(LG) **DATE FILED:** May 23, 2023
LOCATION: West line of Old Hickory Trail, south of West Wheatland Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 3.747 acres **CENSUS TRACT:** 48113016635

REPRESENTATIVE: Tommy Mann, Winstead PC

OWNER/APPLICANT: Corsair Creekside, LP

REQUEST: An application for an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an MF-2(A) Multifamily District with deed restrictions [Z856-134].
- On August 26, 2015, the City Council approved an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions [Z856-134].
- The applicant is proposing to develop multifamily; however, deed restrictions [Z856-134] prohibits residential uses on this site. Thus, they are requesting to amend the deed restrictions to permit residential 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
Old Hickory Trail	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 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.

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.

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,

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District with deed restrictions [Z856-134]	Undeveloped
North	MF-2(A) Multifamily District and RR Regional Retail District with deed restrictions [Z856-134]	Multifamily, retail
East	IR Industrial Research District with deed restrictions [Z823-131]	Office showroom/warehouse and undeveloped
South	MF-2(A) Multifamily District and RR Regional Retail District with deed restrictions [Z856-134]	Multifamily
West	MF-2(A) Multifamily District	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped and is adjacent to a variety of multifamily, undeveloped, and warehouse uses. The surrounding area consists of multifamily developments to the north and south. East of the request site, across Old Hickory Trail,

is developed with warehouse distribution uses. West of the site is a tract of undeveloped land that is zoned an MF-2(A) District.

On August 26, 2015, the City Council approved an MF-2(A) Multifamily District on the subject property zoned an RR Regional Retail District with deed restrictions [Z856-134]. The previous applicant was proposing to develop the site with a convalescent and nursing homes, hospice care, and related institutions use; therefore, no changes were made to the deed restrictions.

Staff finds that the applicant's request to amend the deed restrictions to allow residential uses is compatible with surrounding uses in the area. The area of request is currently zoned an MF-2(A) Multifamily District. The applicant proposes to develop the site with multifamily. Since residential uses are permitted under an MF-2(A) Multifamily District, staff does not object to the proposed amendment to the deed restrictions that would allow the residential uses.

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 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 I). The area of request is currently within a “G” MVA area. To the east is an “H” MVA area.

List of Officers

Corsair Creekside, LP

 Corsair Creekside, LLC (General Partner)

 Corsair Creekside Equity, LP (Managing Member)

 Laki Ohana PR, LLC (General Partner)

 David E. Gunderson (Manager)

APPLICANT'S VOLUNTEERED AMENDMENT TO DEED RESTRICTIONS

- a. The following uses are prohibited on Tract D:

1. ~~All Residential uses.~~

2. All Bar and Restaurant uses.

3. All Motor Vehicle Related uses.

4. The following Retail uses:

(A) Retail food store

(B) Bakery or Confectionery shop

(C) Cigar, tobacco and candy store

(D) Drug store

(E) Beverage store

(F) Feed store

(G) Pet shop

(H) Second-hand store

(I) Pawn shop

(J) Clothing store

(K) Furniture store

(L) Hardware and Sporting Goods store

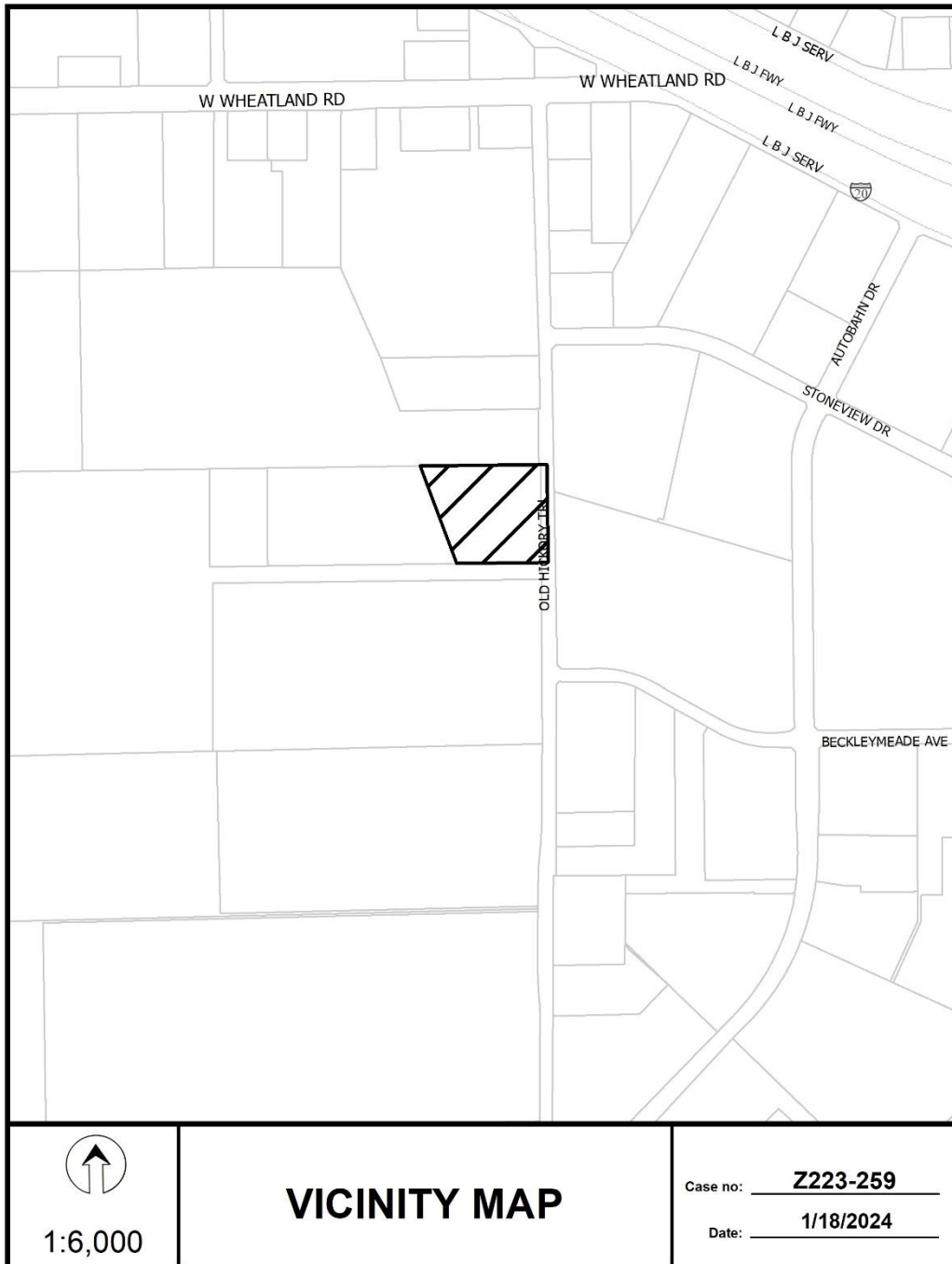
5. All outside storage uses and those uses having outside display are prohibited on Tract D.

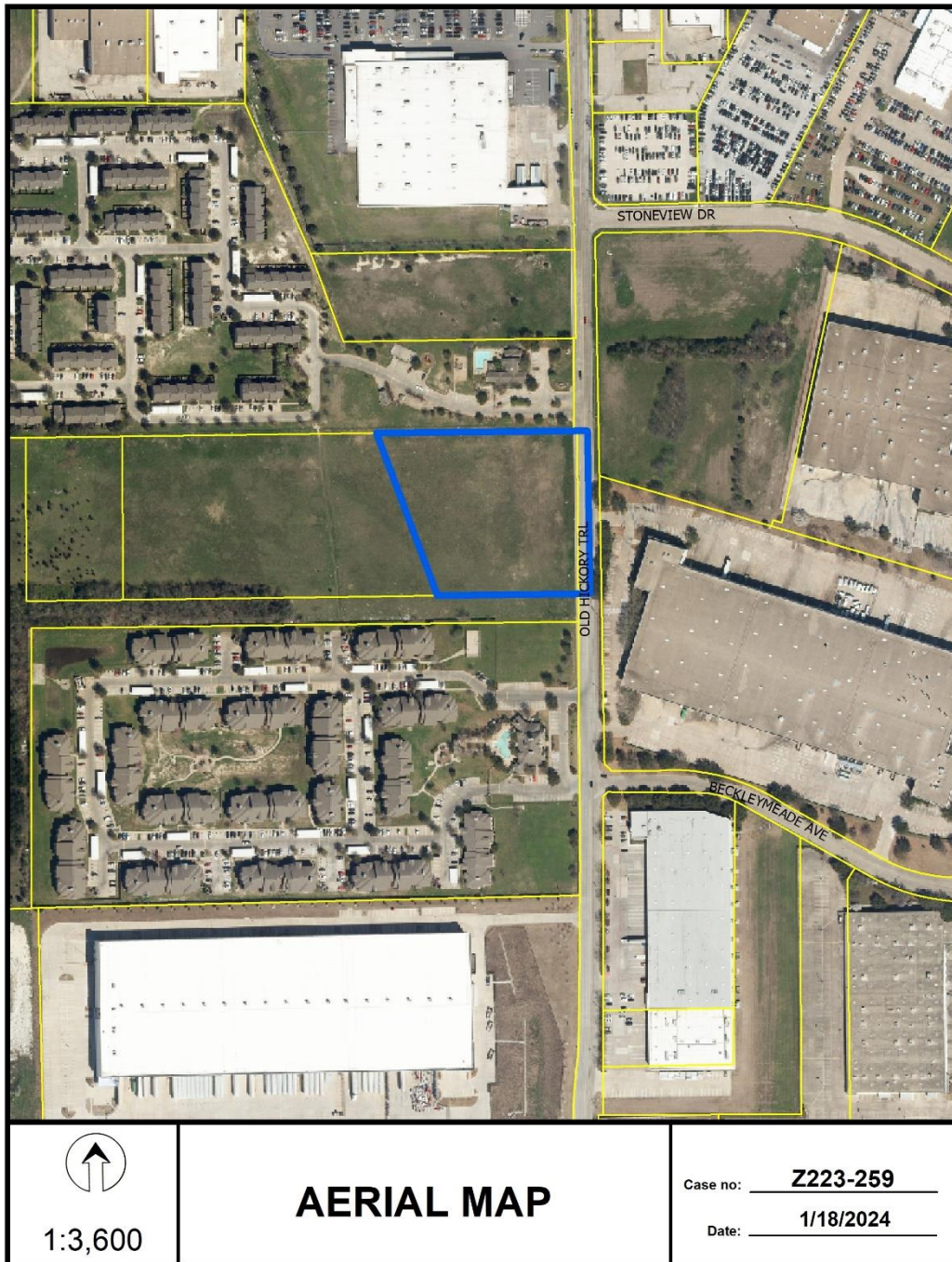
- b. Elevated loading docks are prohibited on Tract D and loading is permitted at grade level only. For the purposes of this restriction only, grade means the level of the finished lot surface at any point on the site.

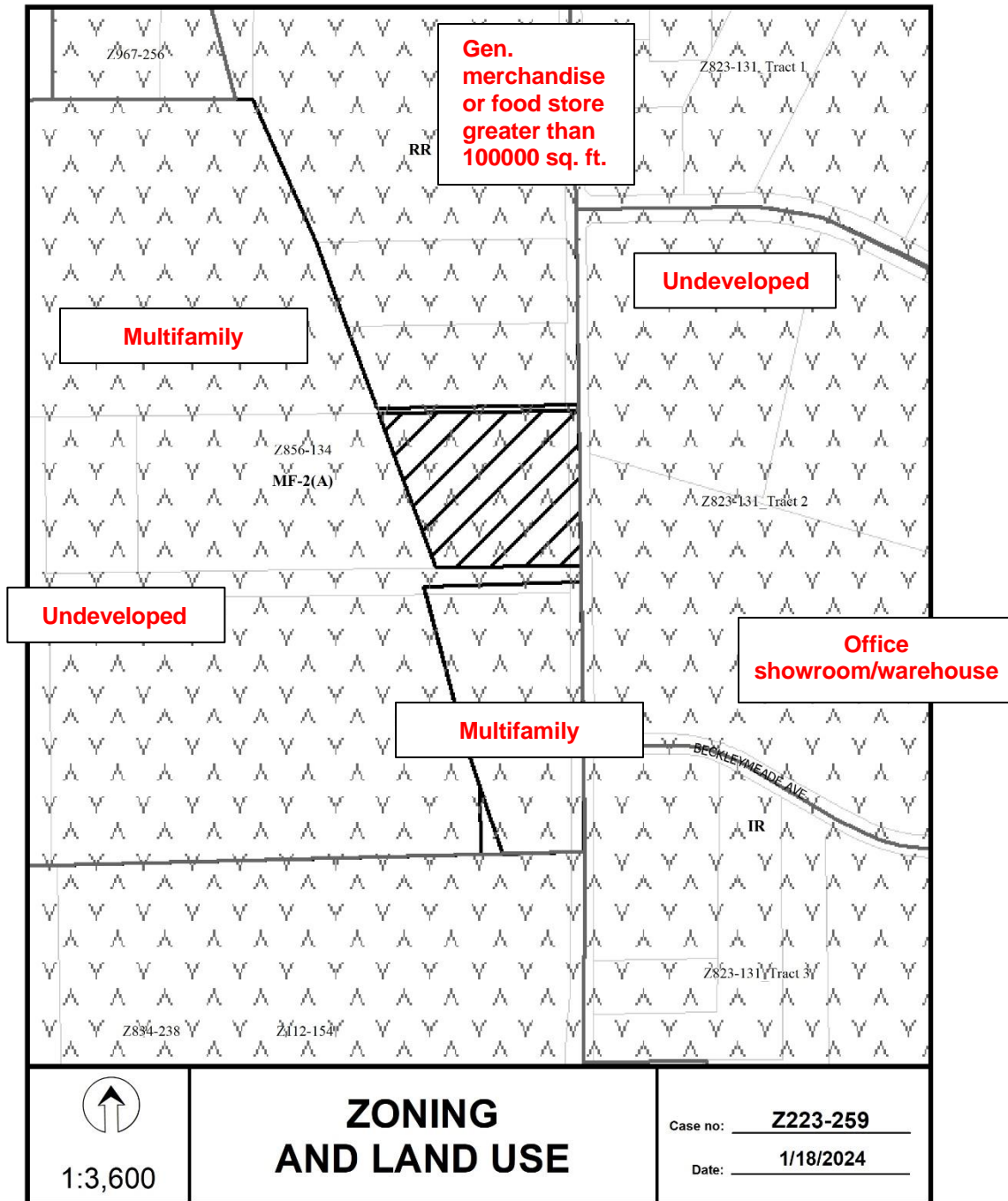
- c. No structure on Tract D may exceed forty (40) feet in height.

- d. The total floor area on Tract D must not exceed two hundred and thirty thousand (230,000) square feet.

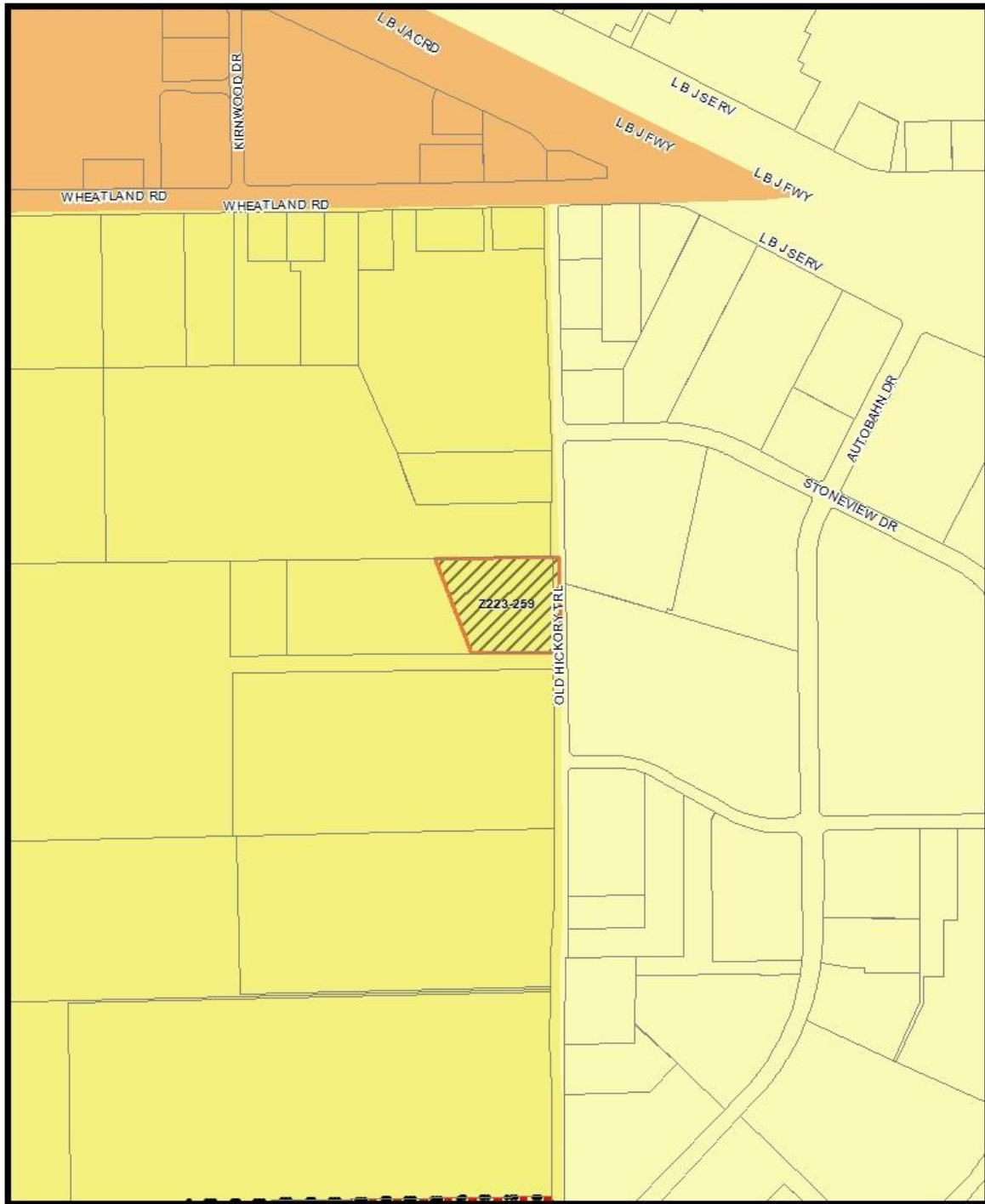
- e. The total floor area for all retail uses on Tract D combined must not exceed ninety-two thousand (92,000) square feet.







Z223-259(LG)



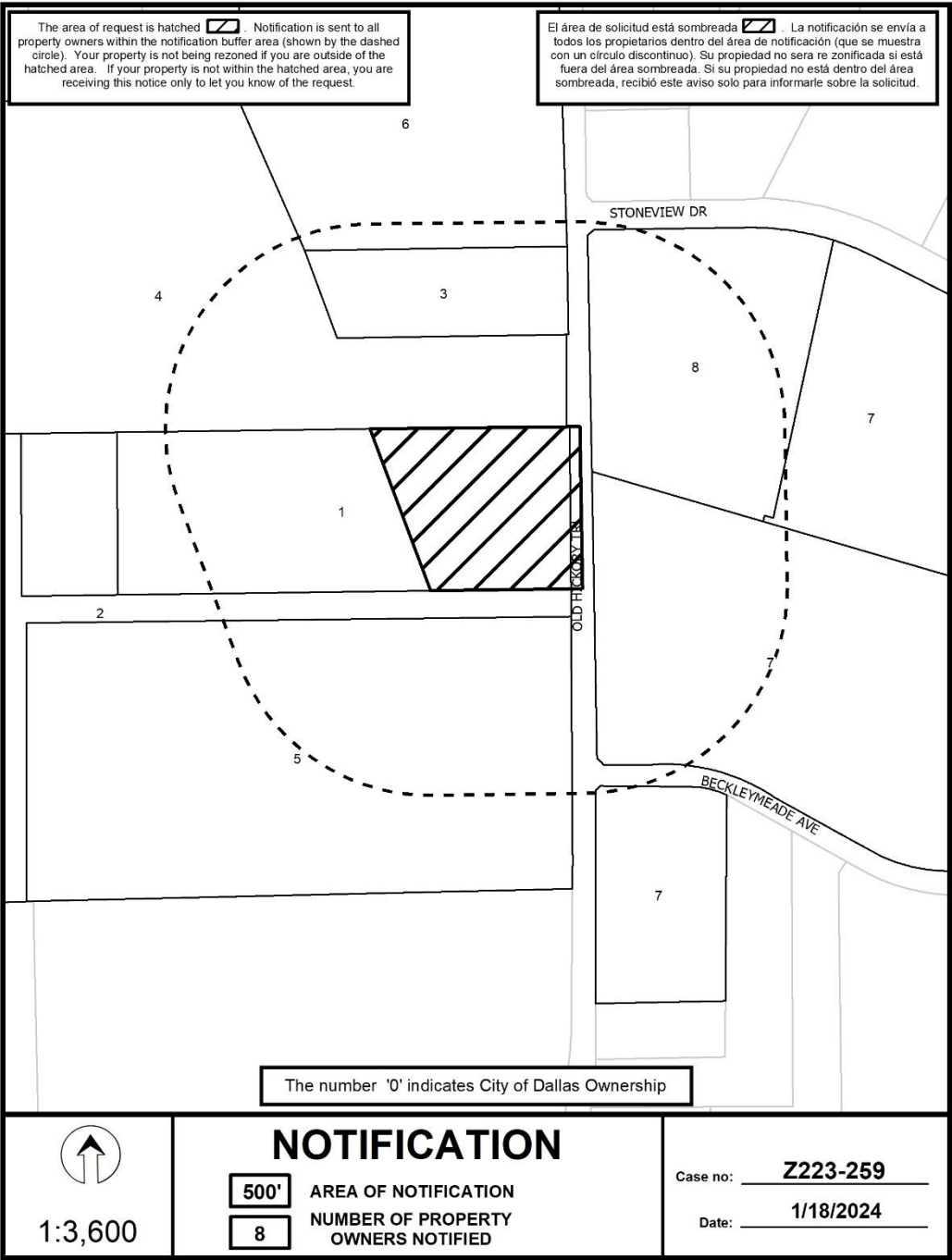
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/18/2024



01/18/2024

Notification List of Property Owners

Z223-259

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9101 OLD HICKORY TRL	CORSAIR CREEKSIDE LP
2	9101 OLD HICKORY TRL	PRA PRESTON LP
3	8901 OLD HICKORY TRL	WALMART STORES INC
4	8609 OLD HICKORY TRL	HICKORY TRAIL DE HOLDINGS LLC
5	8501 OLD HICKORY TRL	AT OWNER 6 LP
6	2900 W WHEATLAND RD	SAMS REAL ESTATE BUSINESS
7	8900 OLD HICKORY TRL	FHF I STONERIDGE LLC
8	8701 AUTOBAHN DR	FHF I STONERIDGE LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-414

Item #: 9.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an RR Regional Retail District on property zoned an MU-3 Mixed Use District, on the south line of West Mockingbird Lane, north line of Plantation Road, and east of Hawes Avenue.

Staff Recommendation: **Approval**.

Applicant: 1840 Mockingbird Joint Venture: 1850 Mockingbird, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 2

Z223-276(GB)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z223-276(GB)

DATE FILED: May 16, 2023

LOCATION: South line of West Mockingbird Lane, north line of Plantation Road, and east of Hawes Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 1.72 acres

CENSUS TRACT: 48113010001

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: 1840 Mockingbird Joint Venture; 1850 Mockingbird, LLC

REQUEST: An application for an RR Regional Retail District on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of the request is to allow vehicle display, sales, and service on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MU-3 Mixed Use District.
- This property is currently developed with a commercial structure that has multiple suites.
- The structure was built in 1966.
- The area of request has frontage on Mockingbird Lane and Plantation Road.
- The applicant proposes to use the existing structure to allow vehicle display, sales, and service on the site.
- To accomplish this, they request an RR Regional Retail District.

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
West Mockingbird Lane	Principal Arterial	100 feet
Plantation Road	Local Street	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 to review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Area Plan:

Trinity River Corridor Comprehensive Land Use Study

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

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

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

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

- Existing office and supporting uses are protected and expanded east of Interstate 35E
- Commercial corridor development is planned along Interstate 35E, State Highway 183, Mockingbird Lane, and Irving Boulevard
- Existing light industrial development is protected and enhanced along the western periphery
- Economic activity is planned around a proposed Trinity Railway Express commuter transit station near Mockingbird Lane
- Existing single family residential uses are to be protected and enhanced in the Arlington Park neighborhood
- The medical district continues to have a major role in the economic growth of the city and the region
- Higher density riverfront development is planned at major gateways that ties into regional trail network
- Higher density mixed use and adaptive reuse developments emphasizing pedestrian-friendly development patterns are planned east of Mockingbird Lane and towards downtown Dallas, while commercial corridor development is less significant

Land Use:

	Zoning	Land Use
Site	MU-3	Retail
North	MU-3	Multifamily
West	MU-3	Retail
East	MU-3	Retail
South	IM	Undeveloped

Land Use Compatibility:

The area of request is currently zoned an MU-3 District. To the north of the site is multi-family, and to the west of the site is retail. To the east is retail, and to the south is undeveloped property. Currently, the area of request is developed with a commercial structure with multiple suites. The applicant is proposing to use a portion of the property to allow vehicle display, sales, and service on the site. Staff recommends approval of the applicant's request. The proposed use will allow for a greater diversity of uses within the surrounding area.

Development Standards

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

District	Setback		Density	Height	Lot Cvrg.	FAR	Primary Uses
	Front	Side/Rear					
Current: MU-3	15'	Side:20' Rear:20' Urban Form:20'	No max	270' 20 stories	80%	3.2 FAR base 4.0 FAR max + bonus for res	Retail, Office, Multi-family, and Hotel
Proposed: RR	15'	Side: 20' Rear: 20'	No max	70 5 stories	80%	Office: 0.5 Other: 1.5	Retail, Personal Service, and Office

MU-3

- Urban form setback: An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.
- Side/rear setback: 20 foot where adjacent to directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) and no minimum in all other areas
- Tower spacing: An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height up to a total setback of 30 feet.
- Visual intrusion: No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district.

RR

- Urban form setback: An additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.
- Side/rear setback: 20 foot where adjacent to directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) and no minimum in all other areas
- Visual intrusion: No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district.

Residential Proximity Slope

- If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

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 the proposed vehicle display, sales, and service use is one space per 500 square feet of floor area, exclusive of parking area. 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 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 in "I" MVA area.

List of Officers

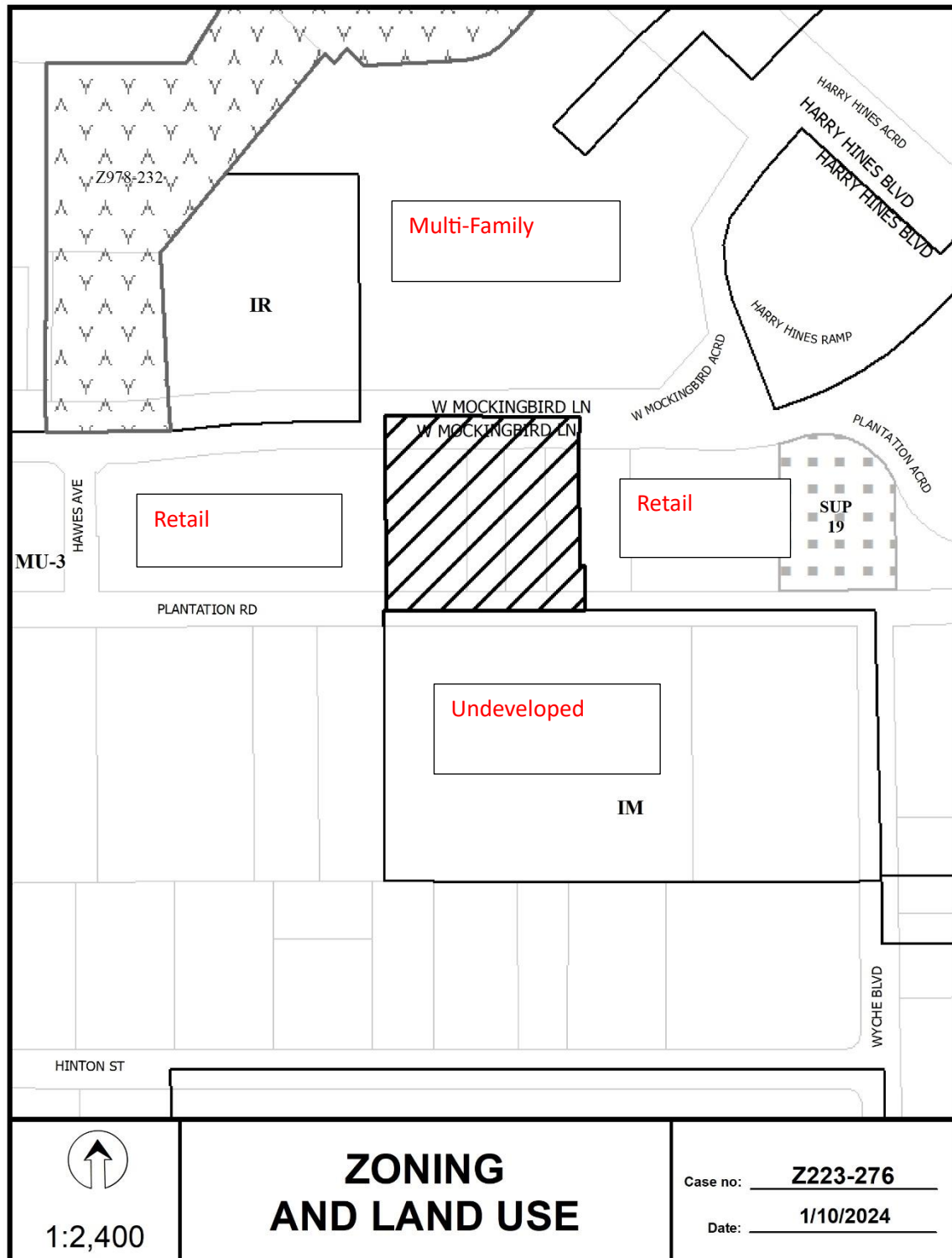
1840 Mockingbird Joint Venture

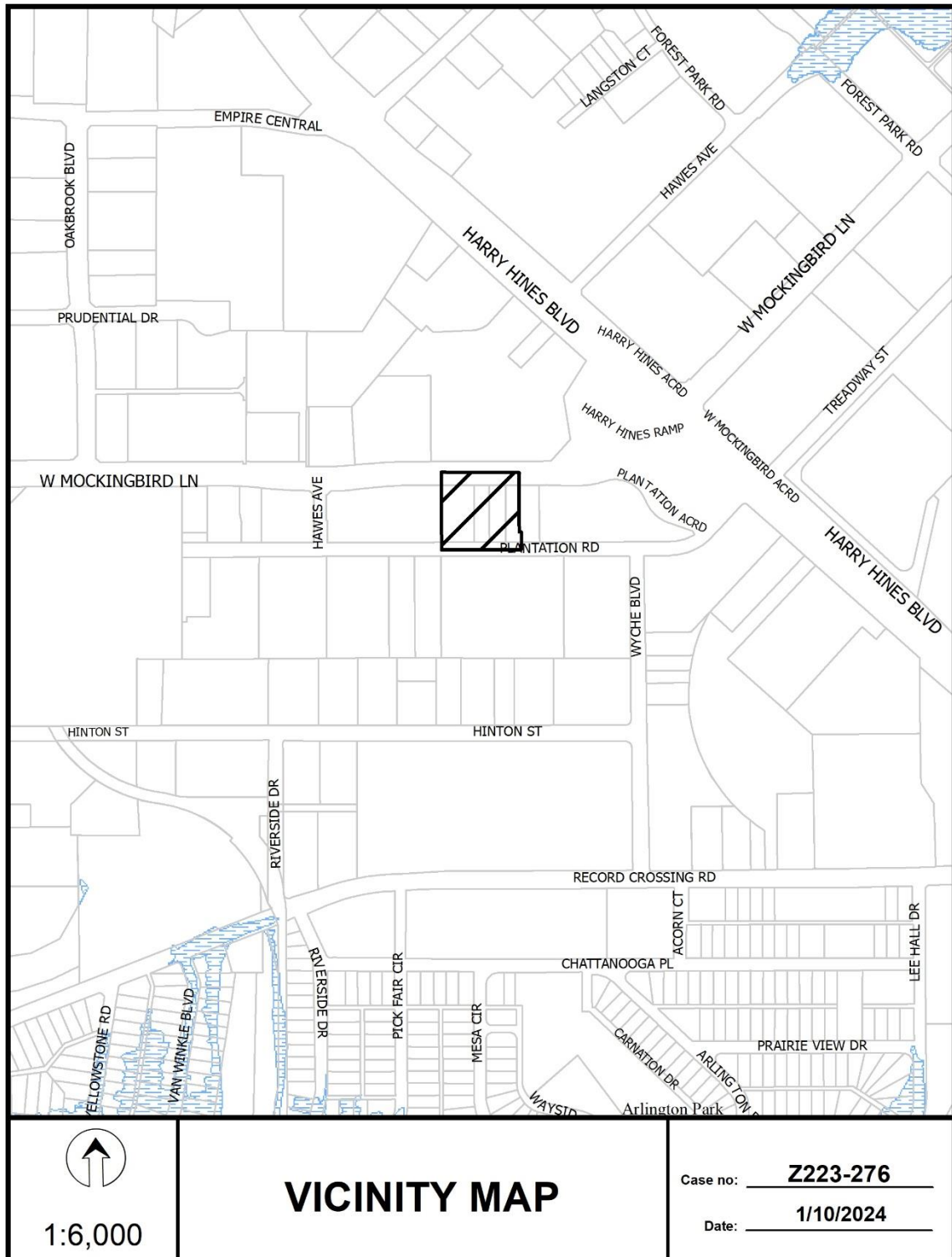
Lawrence G. Moser, Partner

Jason G. Moser, Partner

1850 Mockingbird, LLC

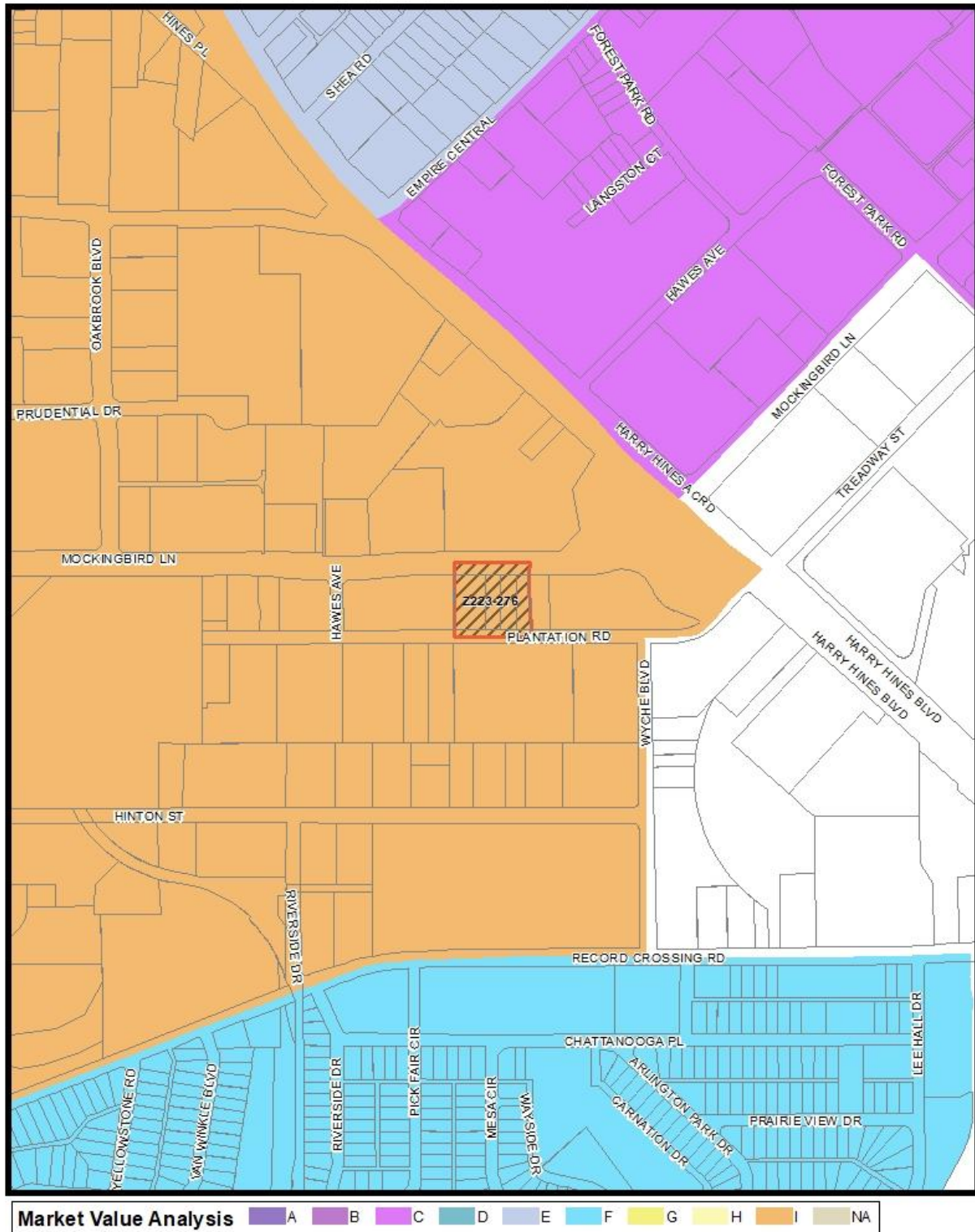
Lawrence G. Moser





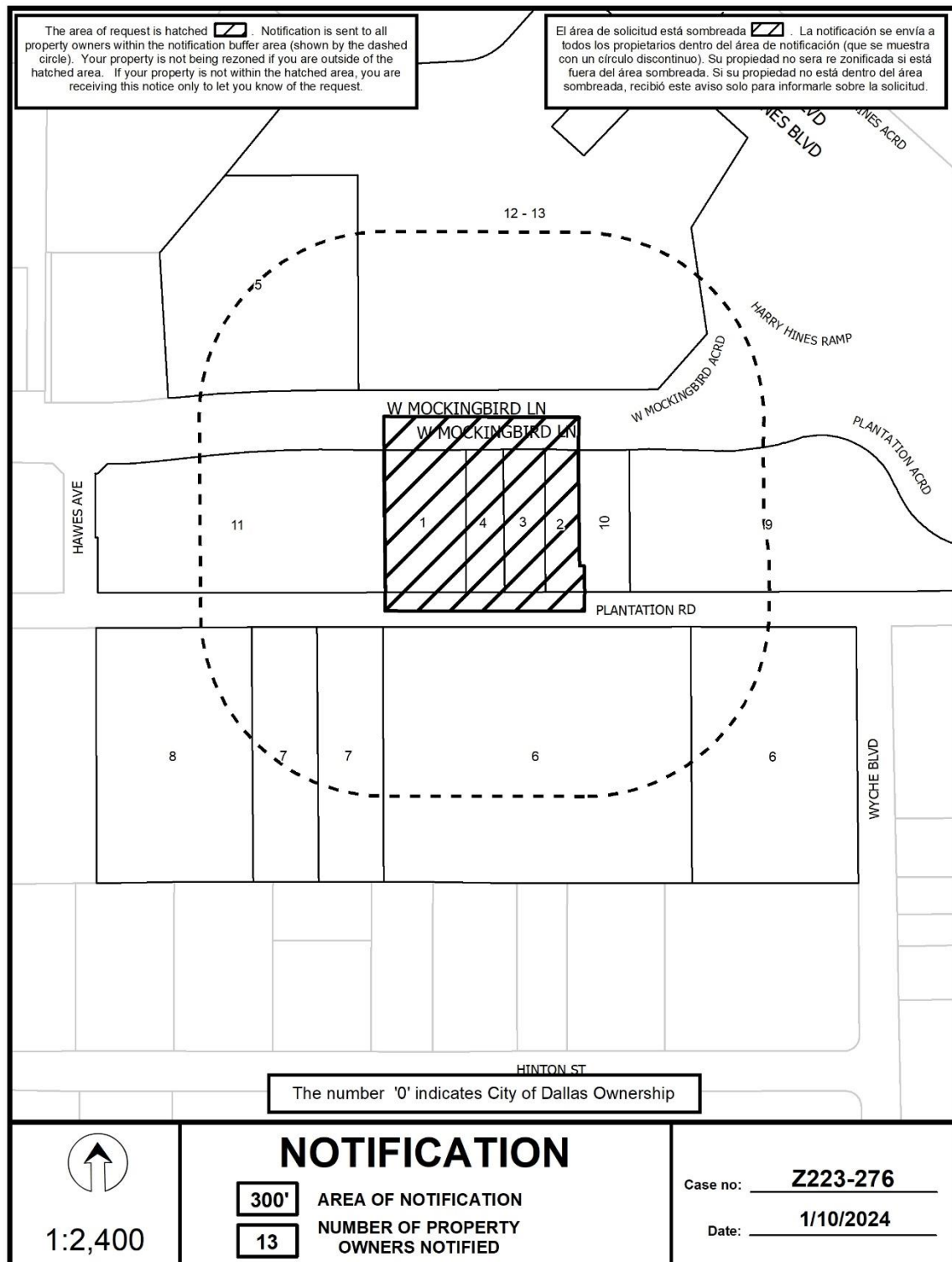
Z223-276(GB)





Market Value Analysis

Printed Date: 1/10/2024



01/10/2024

Notification List of Property Owners***Z223-276******13 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1840 W MOCKINGBIRD LN	Taxpayer at
2	1868 W MOCKINGBIRD LN	Taxpayer at
3	1860 W MOCKINGBIRD LN	Taxpayer at
4	1850 W MOCKINGBIRD LN	Taxpayer at
5	1825 W MOCKINGBIRD LN	GENTI K PROP LP PS
6	1840 PLANTATION RD	BEN E KEITH COMPANY
7	1722 PLANTATION RD	DALE 172236 PLANTATION LLC
8	1716 PLANTATION RD	Taxpayer at
9	1900 W MOCKINGBIRD LN	BURNETT BROTHERS TRUST
10	1878 W MOCKINGBIRD LN	Taxpayer at
11	1820 W MOCKINGBIRD LN	GIC 1820 LP
12	1893 W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE CORPORATION
13	1893 W MOCKINGBIRD LN	CITY OF DALLAS HOUSING FINANCE CORP



City of Dallas

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

Agenda Information Sheet

File #: 24-423

Item #: 10.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.

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

Applicant: JB Hunt Transport, Inc.

Representative: Brandon Waldrum, CEI Engineering Associates, Inc.

Planner: LeQuan Clinton

Council District: 3

Z223-333(LC)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z223-333(LC) **DATE FILED:** August 29, 2023

LOCATION: North line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 20.64 acres **CENSUS TRACT:** 48113016534

REPRESENTATIVE: Brandon Waldrum, CEI Engineering Associates, Inc.

OWNER/APPLICANT: JB Hunt Transport, Inc.

REQUEST: An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow commercial motor vehicle parking on the site.

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

BACKGROUND INFORMATION:

- The majority of the area of request is currently undeveloped land with an existing outside storage use in the southwest corner of the site, with a lot area of approx. 20.64 acres (899,078 square feet).
- This property sits at an intersection and has frontage on Duncanville Road, West Kiest Boulevard, and South Walton Walker Boulevard.
- The site is located on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard.
- Request for specific use permit to allow commercial motor vehicle parking use.
- There are other pre-existing uses on site under current base zoning that are permitted by right in an IM Industrial Manufacturing District including outside storage.
- The proposed commercial motor vehicle parking use is permitted by right under an IM District. However, an SUP is required for this site due to the surrounding residential uses within 500 feet. This residential adjacency triggers the need for an SUP for the proposed use.
- This specific use permit would expire three years from the passage of ordinance.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Duncanville Road	Minor Arterial	100 Feet
South Walton Walker Boulevard	Principal Arterial	107 Feet
West Kiest Boulevard	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. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Walton Walker Boulevard requires a minimum of 107 feet of right-of-way (S-6-D), Duncanville Boulevard requires a minimum of 100 feet of right-of-way (M-6-D(A)), and Kiest Boulevard requires a minimum of 100 feet of right-of-way (M-6-D(A)). Relocation of the curbs could require a

Thoroughfare Plan Amendment. Future changes to sidewalks and landscaping should conform to the Dallas City Complete Streets Manual.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing	Outside storage
North	RR Regional Retail & R-7.5(A) Single Family	Motor vehicle fueling station, Single Family
East	R-7.5(A) Single Family	Single Family
South	IR Industrial Research	Machinery, heavy equipment, or truck sales and service
West	IM Industrial Manufacturing with SUP No. 1054	Auto Auction

Land Use Compatibility:

The majority of the property is currently undeveloped with an existing outside storage use in the southwest corner of the site, with a lot area of approx. 20.64 acres (899,078 square feet) and with existing driveway entries. This Specific Use Permit request is to allow for a commercial motor vehicle parking use. The area of request is currently surrounded by single family uses to the north and east. To the south of the property is a machinery, heavy equipment, or truck sales and service use, and to the west is an auto auction. Staff finds the applicant's proposal compatible with these surrounding uses, provided the applicant meets the screening requirement in the proposed conditions.

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 recommends an initial approval period of three years with no eligibility for automatic renewal.

Landscaping:

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

Parking:

Per the Dallas Development Code, there is no required off-street parking for the proposed commercial motor vehicle parking use.

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 “I” MVA area. To the north is an “I” MVA area, to the east is an “H” MVA area, and to the south is an “I” MVA area.

List of Officers

JB Hunt Transport, Inc.

Mr. John N. Roberts. III --- Chief Executive Officer

Ms. Shelley Simpson --- President

Mr. Nick Hobbs --- Chief Operating Officer

Mr. Craig Harper --- Chief Sustainability Officer

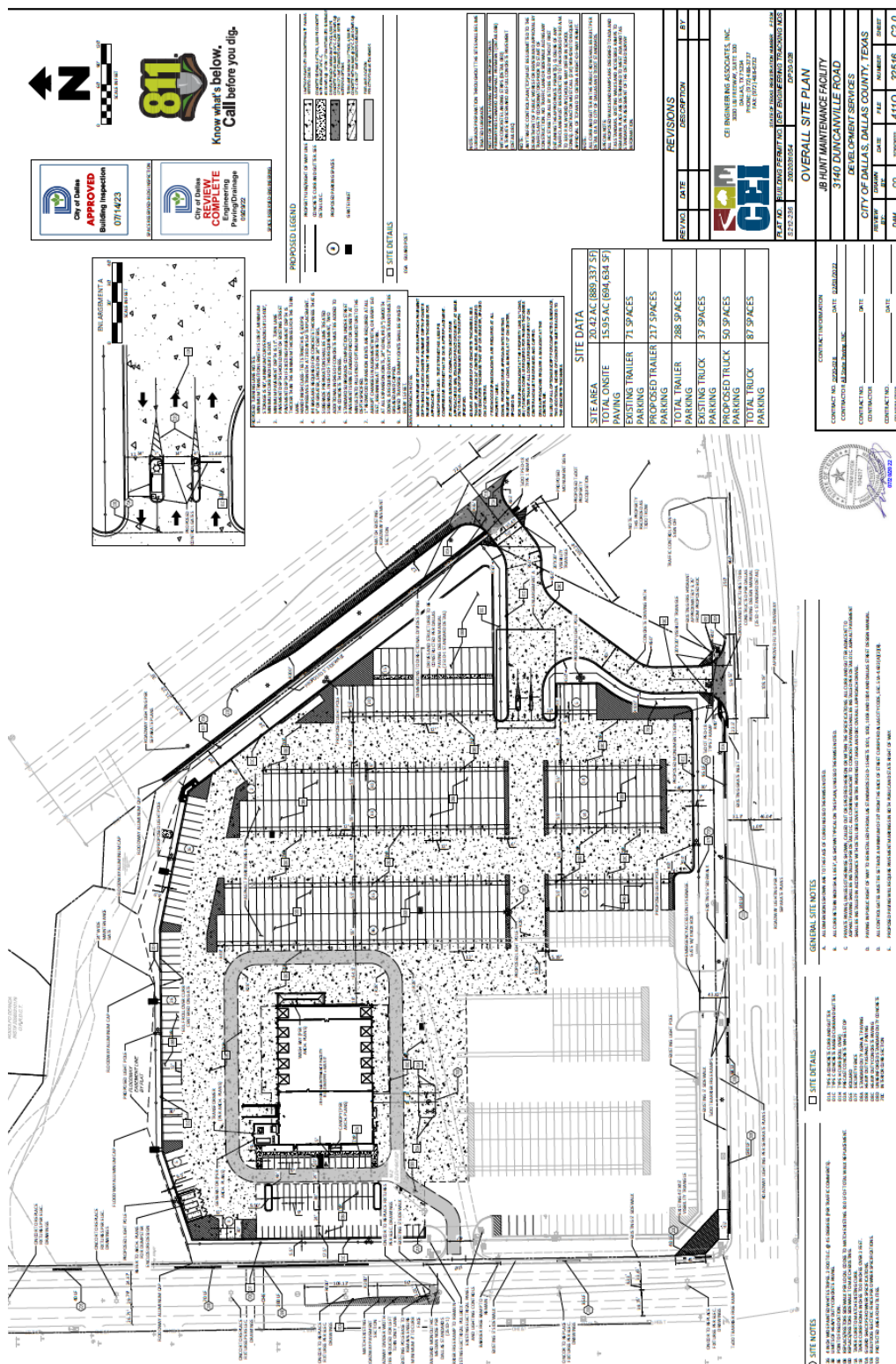
Mr. John Kuhlown --- Chief Financial Officer

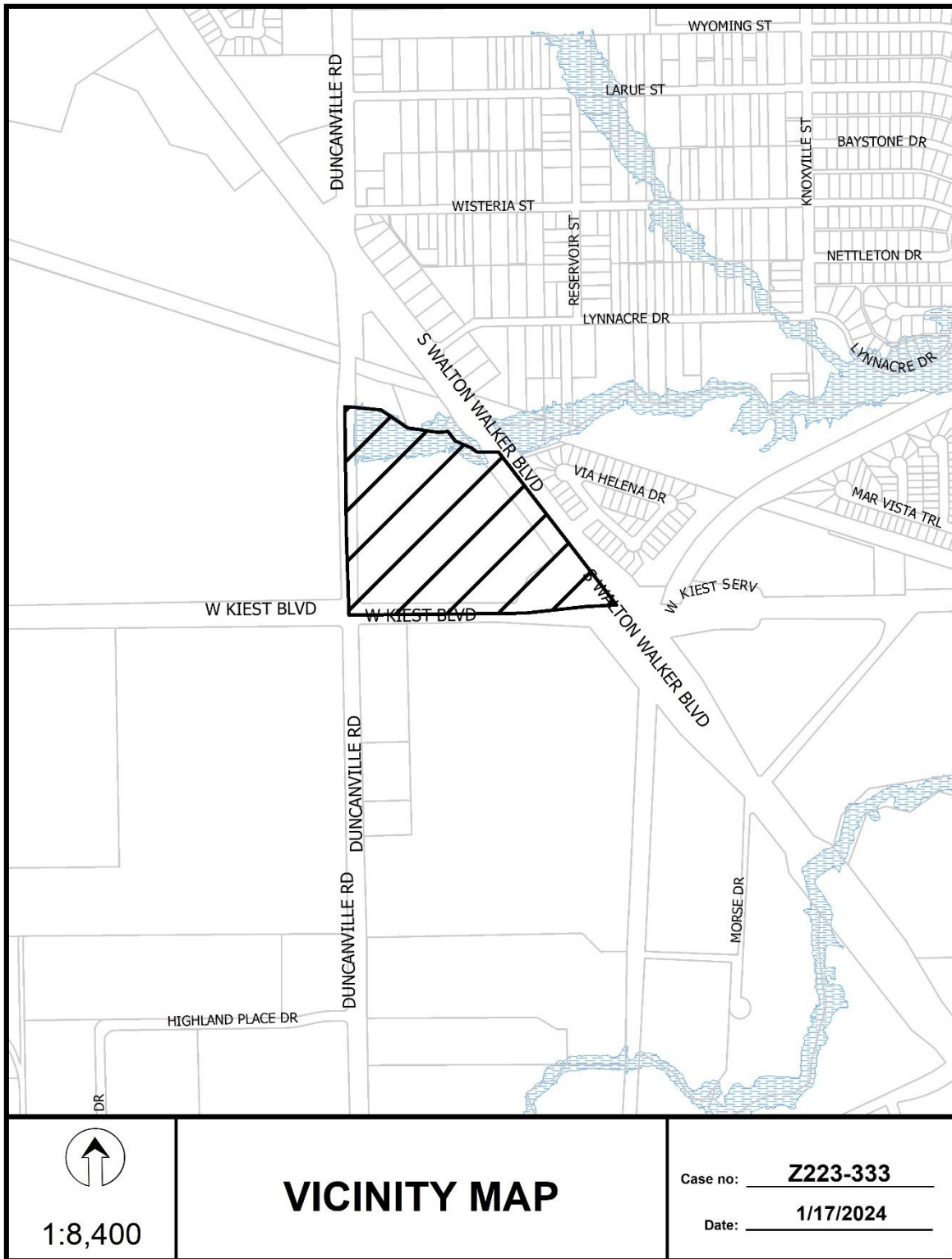
Mr. Stuart Scott --- Chief Information Officer

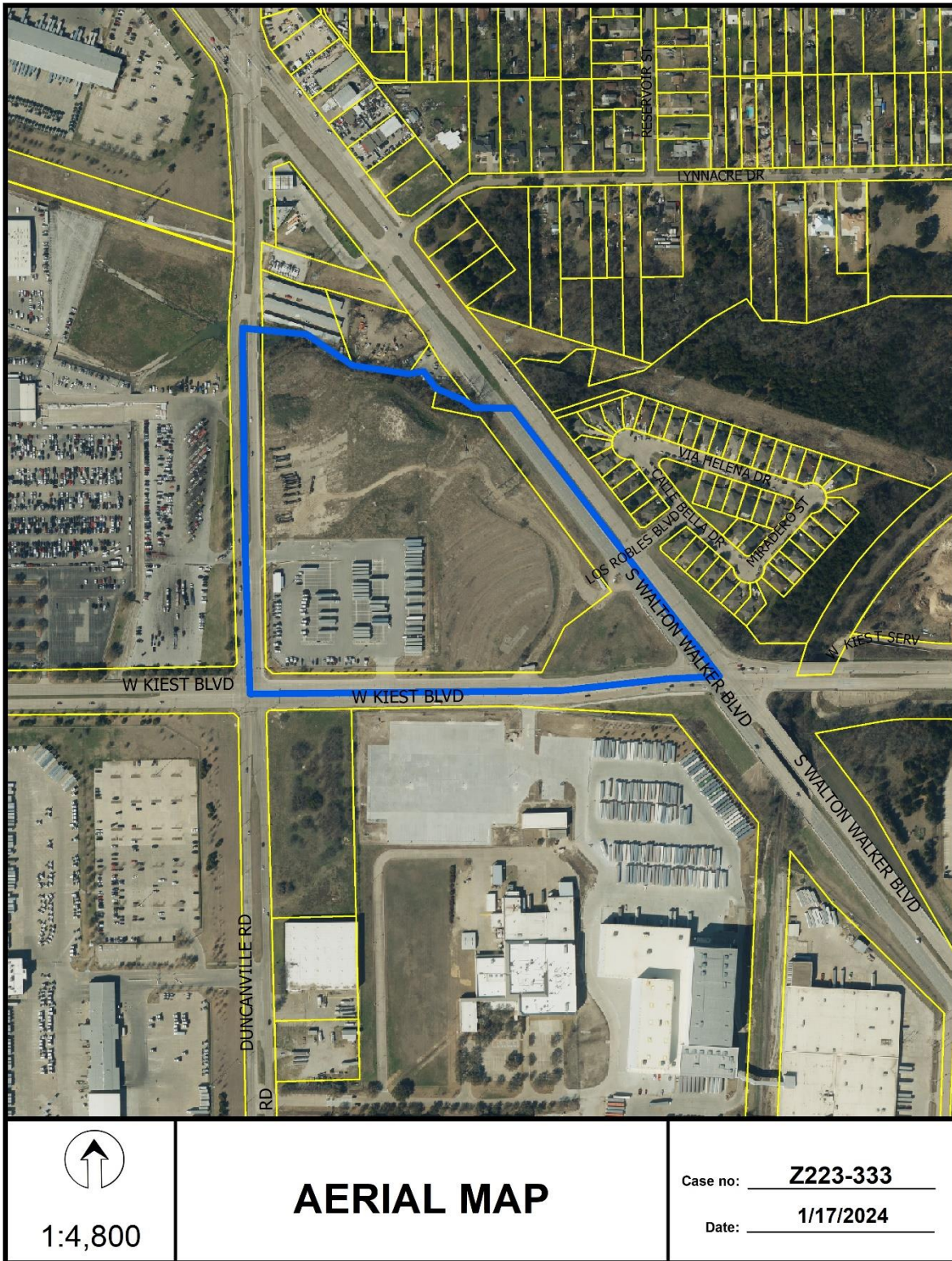
PROPOSED CONDITIONS

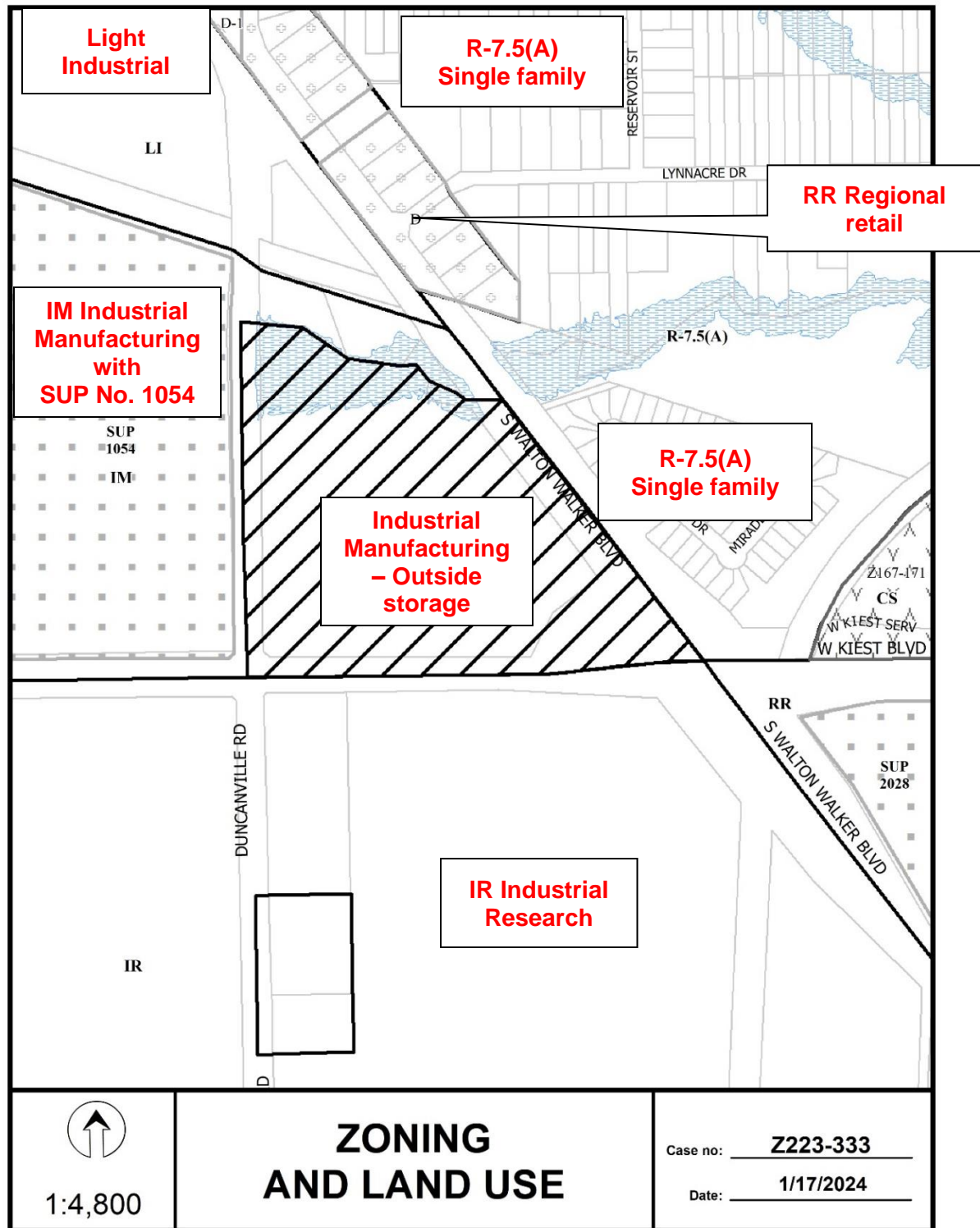
1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. SCREENING: An eight-foot-high solid screening fence must be maintained along the eastern boundary of the property, as shown on the site plan.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

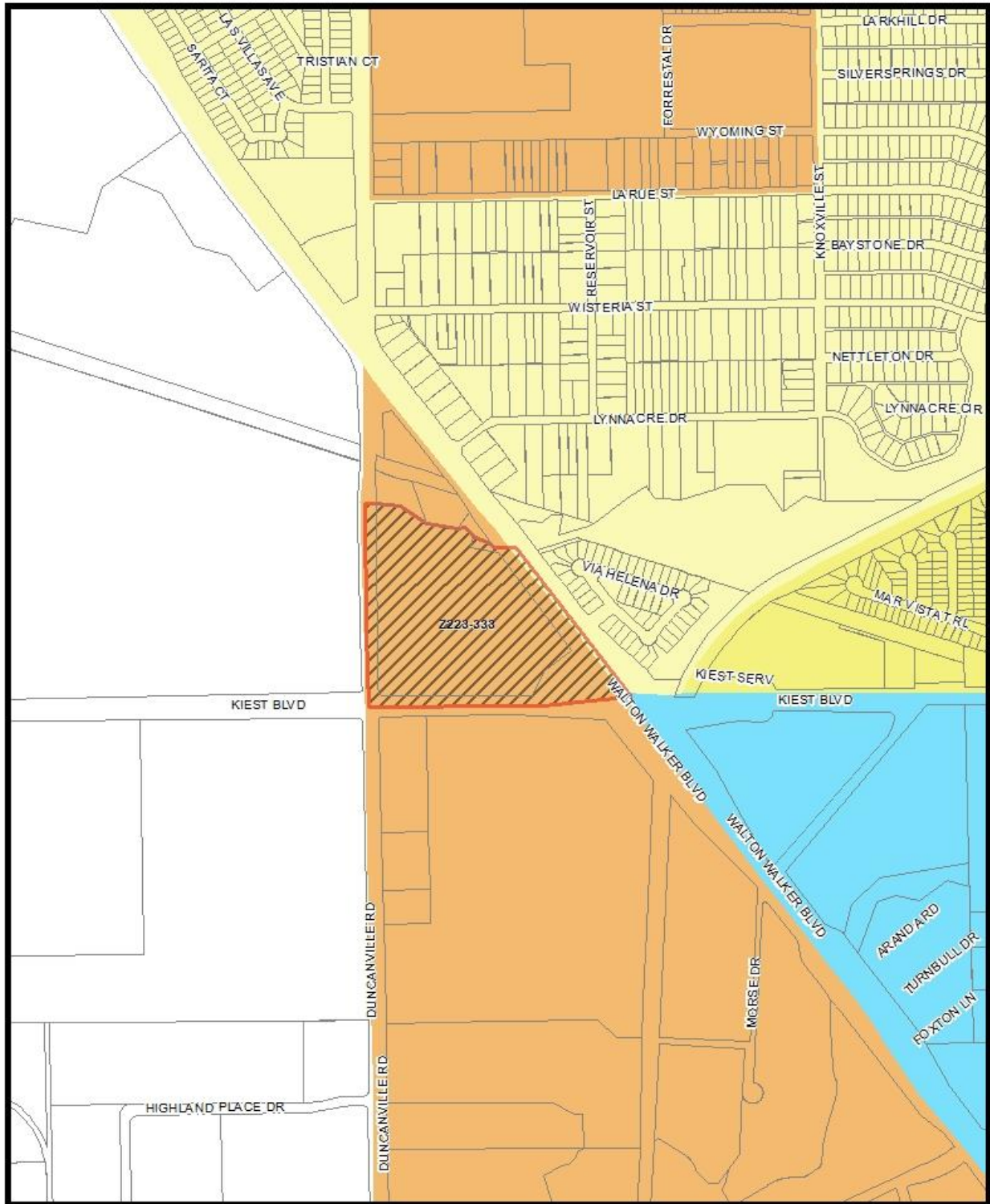
PROPOSED SITE PLAN











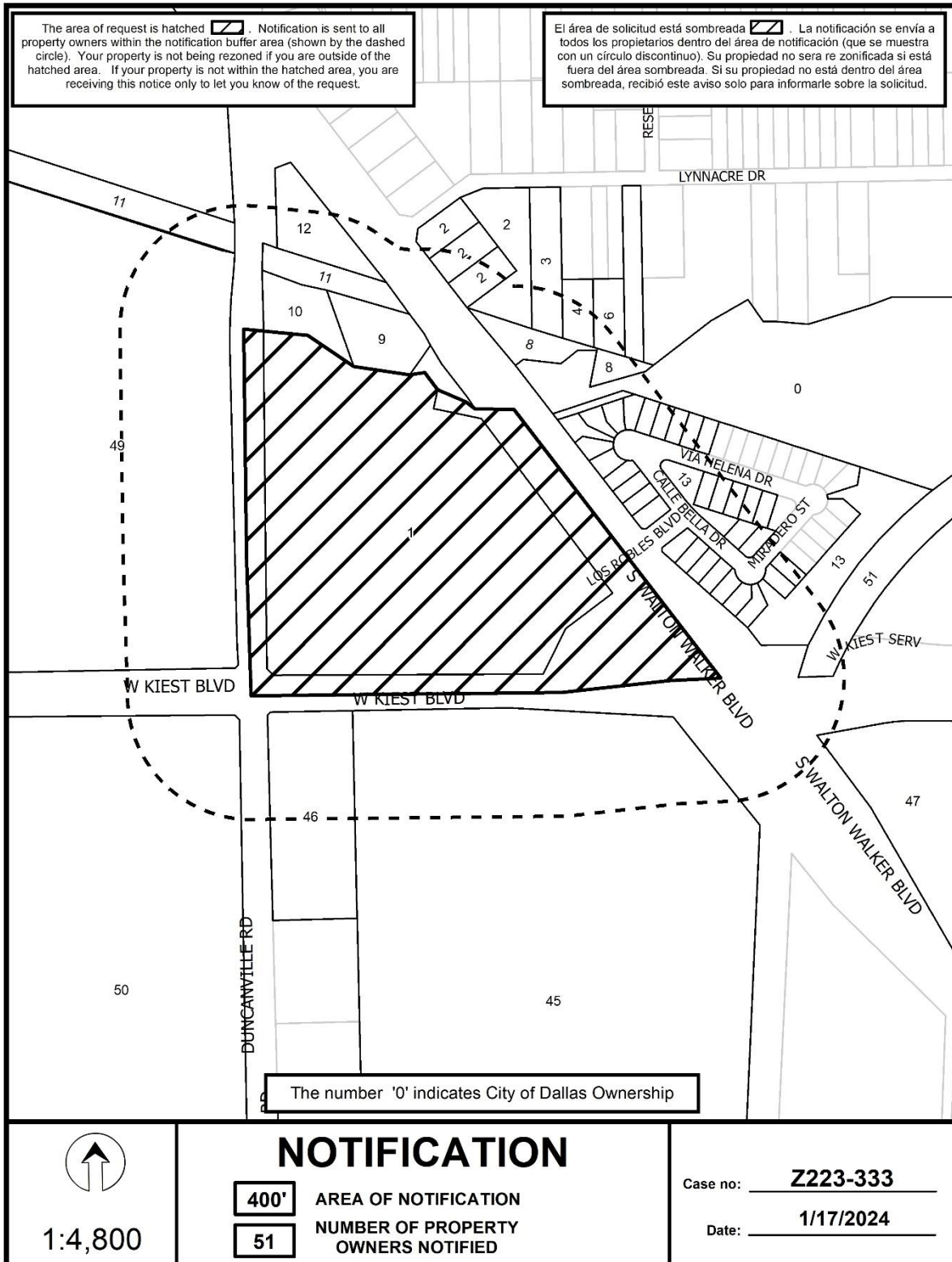
Market Value Analysis A B C D E F G H I NA



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Market Value Analysis

Printed Date: 1/17/2024



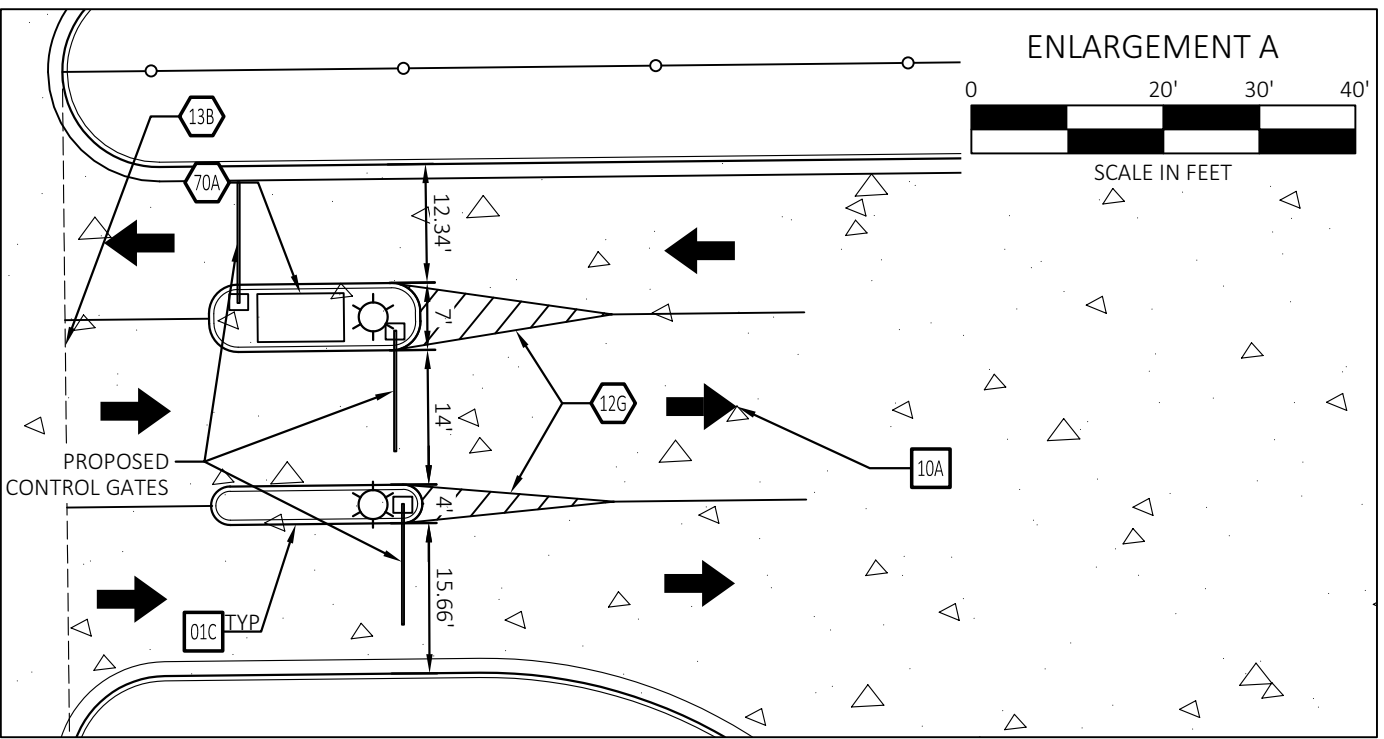
01/17/2024

Notification List of Property Owners***Z223-333******51 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3140 DUNCANVILLE RD	JB HUNT TRANSPORT INC
2	12 LOOP 12	FETZER LENA M
3	4930 LYNNACRE DR	ESPINOZA CARLOS
4	4928 LYNNACRE DR	GODINEZ AMELIA
5	4910 LYNNACRE DR	RODRIGUEZ GILIVALDO &
6	8016 NO NAME ST	BREWER DEVELOPMENT LLLC
7	3041 S WALTON WALKER BLVD	WAGGONER LOUIS B
8	3100 S WALTON WALKER BLVD	UNKNOWN
9	3033 S WALTON WALKER BLVD	DEANDA YOLANDA &
10	3020 DUNCANVILLE RD	INSURE SELF STORAGE LLC
11	2901 DUNCANVILLE RD	ONCOR ELECRTCIC DELIVERY COMPANY
12	3006 DUNCANVILLE RD	SS WALTON WALKER LLC
13	3100 S WALTON WALKER BLVD	MRL CONSTRUCTION LP
14	4728 MIRADERO ST	REYES IGNACIO
15	4724 MIRADERO ST	PLUTARCO ESPIRICUETA
16	3130 VIA HELENA DR	SEGOVIA CESAR
17	3126 VIA HELENA DR	GONZALEZ MA DEL CARMEN PENA &
18	3122 VIA HELENA DR	EDWARDS SHARON D
19	3118 VIA HELENA DR	ALVAREZ PEDRO A &
20	3114 VIA HELENA DR	NAJERA BENIGNO J AZUA
21	3110 VIA HELENA DR	AGUINAGA GUILLERMO P
22	3106 VIA HELENA DR	GONZALEZ ADALBERTO
23	3102 VIA HELENA DR	ISLAM MUHAMMED MUSHFIQUL
24	3103 CALLE BELLA DR	MEDRANO CESAR G &
25	3107 CALLE BELLA DR	JUAREZ ROSALBA
26	3111 CALLE BELLA DR	ESPINALBENITEZ FRANCISCO J

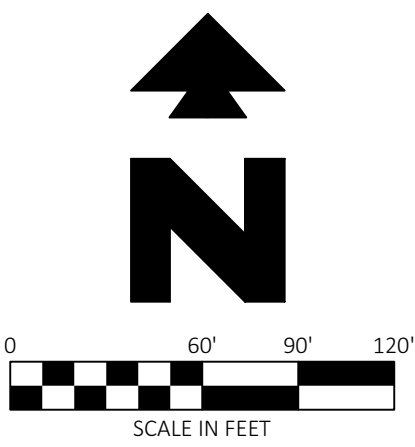
01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3115 CALLE BELLA DR	ALDANA SUSANA &
28	3119 CALLE BELLA DR	DUQUE GASTON
29	3123 CALLE BELLA DR	FLORES EUDOSIO &
30	3127 CALLE BELLA DR	RIVERA MARIO J
31	3131 CALLE BELLA DR	LOPEZ OCTAVIO E
32	3135 CALLE BELLA DR	VELASQUEZ GERARDO
33	3139 CALLE BELLA DR	ASTURIAS MARINA
34	3143 CALLE BELLA DR	RAMIREZ ISREAL
35	3147 CALLE BELLA DR	ALVARADO RIGOBERTO
36	3151 CALLE BELLA DR	ARTEAGA ALFREDO
37	4732 MIRADERO ST	CRUZ JERMAN
38	3131 VIA HELENA DR	RAMIREZ OPHELIA
39	3135 VIA HELENA DR	CALDERON FELICIA
40	3139 VIA HELENA DR	MENDOZA SANTOS
41	3143 VIA HELENA DR	CARCAMO JOSE N &
42	3147 VIA HELENA DR	GOMEZ YESSANIA E &
43	3144 CALLE BELLA DR	ALZAMORA HILLARY ROSA J
44	3140 CALLE BELLA DR	LUNA RAQUEL
45	3548 DUNCANVILLE RD	ROLLING FRITOLAY SALES LP
46	3330 DUNCANVILLE RD	BRENNTAG LUBRICANTS LLC
47	4680 W Kiest BLVD	LA ACADEMIA DE ESTRELLAS
48	2831 S WALTON WALKER BLVD	RLR INVESTMENTS LLC
49	5333 W Kiest BLVD	MANHEIM REMARKETING INC
50	3225 DUNCANVILLE RD	OLD DOMINION FREIGHT LINE INC
51	2300 AL LIPSCOMB WAY	BNSF RAILWAY




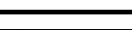

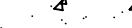

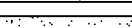

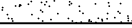

SITE DATA	
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TOTAL ONSITE PAVING	15.95 AC (694,634 SF)
EXISTING TRAILER PARKING	71 SPACES
PROPOSED TRAILER PARKING	217 SPACES
TOTAL TRAILER PARKING	288 SPACES
EXISTING TRUCK PARKING	37 SPACES
PROPOSED TRUCK PARKING	50 SPACES
TOTAL TRUCK PARKING	87 SPACES


The logo for the City of Dallas Building Inspection. It features a stylized 'D' with a green plant growing from the center. Below the logo, the text 'City of Dallas' is written in a serif font. Underneath that, the word 'APPROVED' is written in large, bold, red capital letters. Below 'APPROVED', the words 'Building Inspection' are written in a bold, black, sans-serif font. At the bottom, the date '07/14/23' is written in a large, black, sans-serif font. The entire logo is enclosed in a thin black border.



Know what's **below**.
Call before you dig.

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		LIMITS OF HEAVY DUTY CONCRETE PRIVATE PAVING. REFER TO CDS-51.
	CONCRETE CURB AND GUTTER. SEE DETAIL 01C.		CONCRETE SIDEWALK 4" THICK, 3,000 PSI CONCRETE WITH #3 BARS AT 24" C.
	PROPOSED PARKING SPACES		#3 DOWELS @ 12" ON 12" LINE STABILIZED SUBGRADE DRIVE APPROX. MINIMUM 4" THICK, 4,500 PSI CONCRETE WITH #3 BARS @ 24" C. #8 DOWELS @ 12" ON 12" LINE STABILIZED SUBGRADE. REFER TO NOTES FOR OPTIONS
	GRATE INLET		TURN LANE MINIMUM 11" THICK, 4,500 PSI CONCRETE WITH #3 BARS @ 24" C. #8 DOWELS @ 12" C-ON 12" LINE STABILIZED SUBGRADE
			FIRE LANE LOCATION PER CITY OF DALLAS STANDARDS

 SITE DETAILS

NOTE:
SUBGRADE PREPARATION THROUGHOUT THE SITE SHALL BE LIME
TREATED SUBGRADE.


NOTE:
PAVING FOR PRIVATE PAVING WITHIN PROPERTY ONLY:
PRIMARY BID SCENARIO AS ASPHALT PAVEMENT (DETAIL 08B)
WITH CONCRETE LANDING STRIPS (DETAIL 08D)
ALTERNATE BID SCENARIO AS FULL CONCRETE PAVEMENT
(DETAIL 08C)

NOTE:
TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE
DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY
TRAFFIC SAFETY COORDINATORS PRIOR TO START OF
CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY
PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST
OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY
TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M.
TO 3:30 P.M. WORKDAYS (HOURS MAY VARY IN SCHOOL
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APPROVAL OF TCP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.

NOTE:
ALL CURB AND GUTTER IN THE PUBLIC ROW SHALL BE BUILT PER
DETAIL Q1A TO CITY OF DALLAS AND TXDOT STANDARDS.

SPECIAL NOTE:
ALL PLANNED WALKS AND RAMPS ARE DESIGNED TO ADA AND
TAS STANDARDS. EXISTING WALKS AND ACCESSIBLE RAMPS TO
REMAIN IN PLACE ARE DETERMINED TO MEET ADA AND TAS
STANDARDS. FOR ASSESSMENT OF THE DETAILED SURVEY
INFORMATION.

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY



CEI ENGINEERING ASSOCIATES, INC.

3030 LBJ FREEWAY, SUITE 100

DALLAS, TX 75234

PHONE: (972) 488-3737

FAX: (972) 488-6732

STATE OF TEXAS REGISTRATION NUMBER			F-7524
PLAT NO.	BUILDING PERMIT NO.	DEV ENGINEERING TRACKING NOS	
S212-236	2002031054	DP20-028	

OVERALL SITE PLAN					
JB HUNT MAINTENANCE FACILITY					
3140 DUNCANVILLE ROAD					
DEVELOPMENT SERVICES					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
DAM	CO	7/20/2022	411Q	32516	C2.0

SITE NOTES

12G	4 INCH WIDE PAINTED WHITE STRIPES, 2 FOOT O.C. @ 45 DEGREES (PER TRAFFIC COMMENTS).
13B	LIMITS OF HEAVY DUTY CONCRETE PAVING.
209	REPLACE/RESTORE SIDEWALK PER LOCAL CODES TO MATCH EXISTING. 810 LF OF TOTAL WALK REPLACEMENT.
20E	REPLACE/RESTORE SIDEWALK TO MATCH EXISTING.
21A	TAPER CURB TO MATCH EXISTING CURB.
21B	TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A	GUARD SHACK PER OWNER SPECIFICATIONS.
70B	BULLYDOG ELECTRIC FENCE PER OWNER SPECIFICATIONS.
70D	PROTECTED AREA FOR UTILITIES.

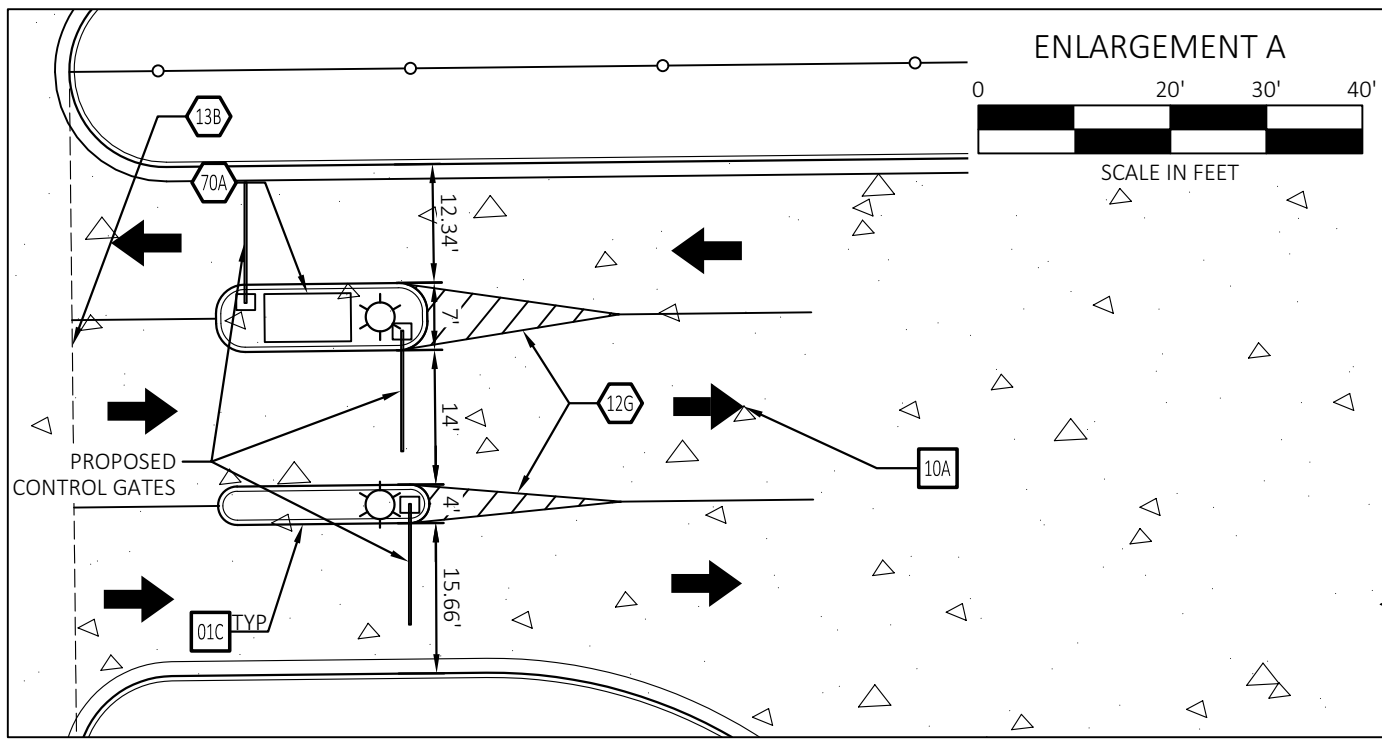
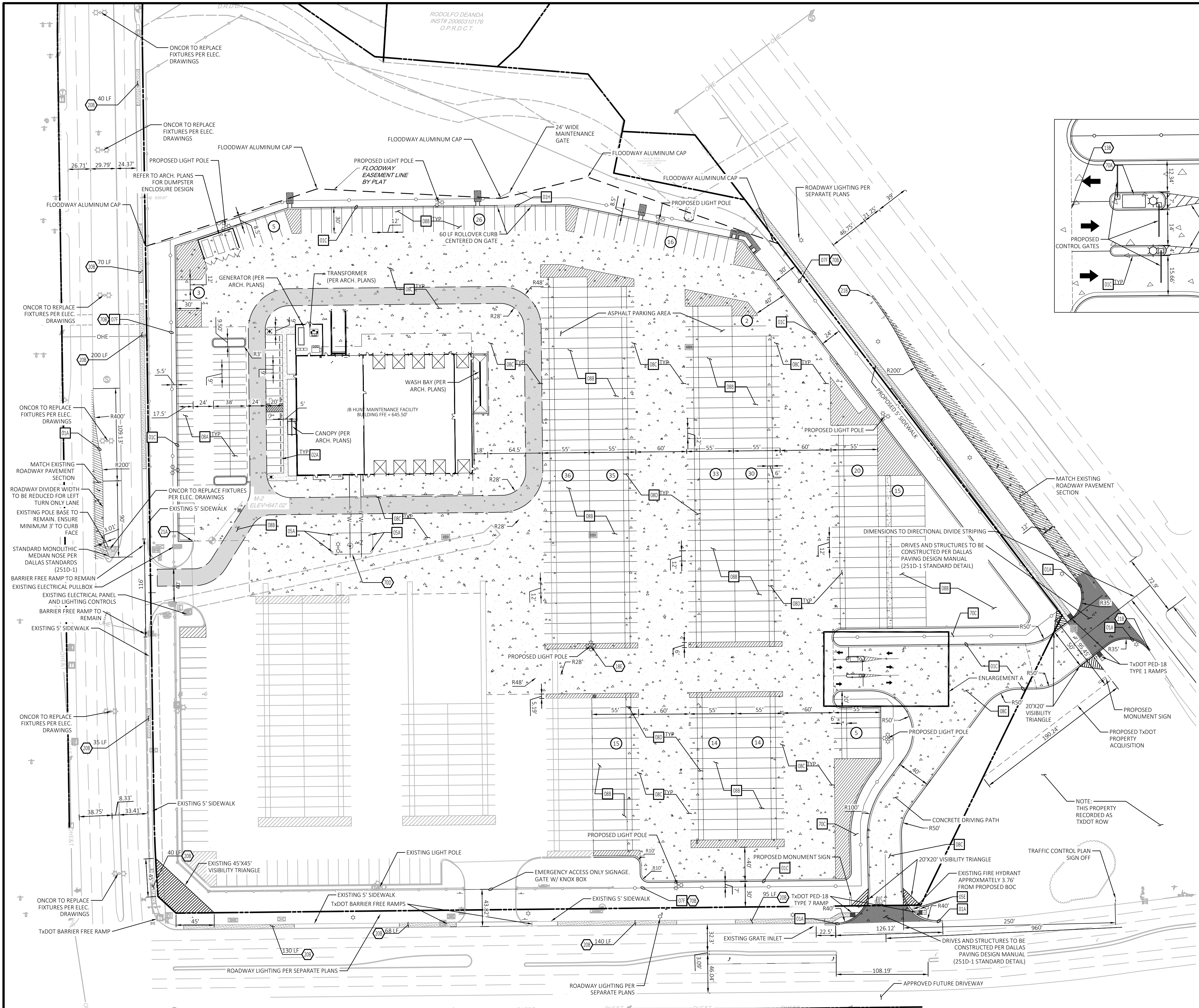
□ SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 01C TYPE C CONCRETE RAISED CURB AND GUTTER
- 01H TYPE H CURB (ROLL OVER)
- 02A PRECAST CONCRETE WHEEL STOP
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- 07F SECURITY FENCE
- 08A STANDARD DUTY ASPHALT PAVING
- 08B HEAVY DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING
- 08D UNREINFORCED STANDARD DUTY CONCRETE
- 70C INTERIOR CURB SECTION

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- PRIVATE PAVING, UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01C. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01C. ASPHALT PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08B OVER THE ENTIRE PARKING LOT AREA AND 08C OVER ALL APPROACH DRIVES.
- PAVING IN PUBLIC RIGHT OF WAY TO BE INSTALLED PER DALLAS STANDARDS 251D-1 SHEETS 1001, 1002, 1003 AND 1004 AND DALLAS STREET DESIGN MANUAL.
- ALL CONTROL GATES MUST BE SET BACK A MINIMUM OF 20' FROM THE BACK OF STREET CURB PER DALLAS CITY CODE, SEC. 51A-4.602 (A)(2)(B).
- PROPOSED PAVING WILL REQUIRE PAVEMENT MARKINGS IN BOTH PUBLIC AND STATE RIGHT OF WAY.
- ALL WALKS MUST BE COMPLETE ALONG THOROUGHFARE PRIOR TO ACCEPTANCE OF ANY IMPROVEMENTS.





- PROPOSED TURNING LANE NOTES:
- MINIMUM TRANSITION LENGTH IS 109.9', MINIMUM STORAGE IS 90', MINIMUM CURVE RADIUS #1 IS 400', MINIMUM CURB RADIUS #2 IS 200'.
 - MINIMUM PAVEMENT DEPTH IS 11". TURN LANE PAVEMENT DEPTH SHOULD MATCH EXISTING STREET PAVEMENT DEPTH IF EXISTING PAVEMENT DEPTH IS THICKER THAN THE MINIMUM THICKNESS FOR THE TURN LANE.
 - HAND FINISH CLASS - TEST STRENGTH IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
 - #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9" OR GREATER, SPACED ON 24" CENTERS.
 - SUBGRADE PREPARATION SHALL BE LIME TREATED SUBGRADE. IN LIEU OF THIS REQUIREMENT, TWO ADDITIONAL INCHES OF CONCRETE MUST BE ADDED TO THE CONCRETE THICKNESS.
 - STANDARD SUBGRADE COMPACTION UNDER STREET PAVEMENT IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
 - 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABRUPT CHANGES IN ALIGNMENT WIDTH, OR EVERY 150 FEET, BEGINNING AT THE CURB RETURN.
 - AT ALL EXPANSION JOINTS, 24" LONG, #8 (1" SMOOTH) DOWEL IS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
 - SAVED TRAVERSE DUMMIES JOINTS SHALL BE SPACED EVERY 15 FEET.
- DRIVE APPROACH NOTES:
- MINIMUM PAVEMENT DEPTH IS 8". DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ON-SITE PAVEMENT DEPTH IF ON-SITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
 - HAND FINISH CLASS - TEST STRENGTH IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
 - STANDARD SUBGRADE COMPACTION UNDER DRIVE APPROACHES IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
 - #3 BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 9". SPACED ON 24" CENTERS. #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9" OR GREATER, SPACED ON 24" CENTERS.
 - 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL PROPERTY LINES.
 - DOWEL PROPOSED DRIVE APPROACH INTO EXISTING PAVEMENT WITH 24" LONG, #4 BARS, AT 12" ON CENTER, EPOXYED IN.
 - FOR THE EXPANSION JOINT AT THE PROPERTY LINE, 24" LONG, #8 (1" SMOOTH) DOWEL IS REQUIRED FOR PAVING THICKNESS GREATER THAN 9". ALL DOWELS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
 - DRIVE APPROACHES REQUIRE A SAW JOINT AT THE CENTERLINE.
 - IN LIEU OF ALL OPTIONS EXCEPT FOR COMPACTED SUBGRADE, TWO ADDITIONAL INCHES OF CONCRETE MUST BE ADDED TO THE CONCRETE THICKNESS.

SITE DATA

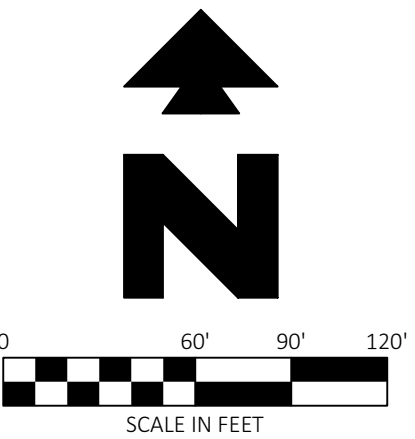
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SPACE RESERVED-BLDG INSPECTION



SPACE RESERVED-ENGINEERING



Know what's below.
Call before you dig.

PROPOSED LEGEND

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CONCRETE CURB AND GUTTER. SEE DETAIL 01C.	CONCRETE SIDEWALK 4" THICK, 3,000 PSI CONCRETE WITH #3 BARS @ 24" C.C.
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	FIRE LANE LOCATION PER CITY OF DALLAS STANDARDS

SITE DETAILS

05A GUARD POST

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NOTE: ANY TRAFFIC CONTROL PLAN (TCP) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL BY TRAFFIC SAFETY COORDINATORS PRIOR TO START OF CONSTRUCTION. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S). CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:30 A.M. TO 3:30 P.M. WORKDAYS (HOURS MAY DIFFER IN SCHOOL ZONES). CONTRACTOR MUST CALL (214) 948-4290 TO REQUEST APPROVAL OF TCP AND TO OBTAIN A RIGHT-OF-WAY PERMIT.

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SITE NOTES

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- 13B LIMITS OF HEAVY DUTY CONCRETE PAVING.
- 18E POINT OF RELOCATION.
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- 70A GUARD SHACK PER OWNER SPECIFICATIONS.
- 70B BULLYDOG ELECTRIC FENCE PER OWNER SPECIFICATIONS.
- 70D PROTECTED AREA FOR UTILITIES.

SITE DETAILS

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- F. PROPOSED PAVING WILL REQUIRE PAVEMENT MARKINGS IN BOTH PUBLIC AND STATE RIGHT OF WAY.
- G. ALL WALKS MUST BE COMPLETE ALONG THOROUGHFARE PRIOR TO ACCEPTANCE OF ANY IMPROVEMENTS.



CONTRACT INFORMATION

CONTRACT NO. DP20-028 DATE 02/03/2022
CONTRACTOR All State Paving, INC

CONTRACT NO. _____ DATE _____
CONTRACTOR _____

CONTRACT NO. _____ DATE _____
CONTRACTOR _____

REVISIONS

REV NO.	DATE	DESCRIPTION	BY



CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

STATE OF TEXAS REGISTRATION NUMBER F-7524

PLAT NO.	BUILDING PERMIT NO.	DEV ENGINEERING TRACKING NOS
S212-236	2002031054	DP20-028

OVERALL SITE PLAN

JB HUNT MAINTENANCE FACILITY

3140 DUNCANVILLE ROAD

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
DAM	CO	7/20/2022	411Q	32516	C2.0



City of Dallas

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

Agenda Information Sheet

File #: 24-424

Item #: 11.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.

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

Applicant: Dilip Balami [Sole Owner]

Planner: Wilson Kerr

Council District: 1

Z223-341(WK)

FILE NUMBER: Z223-341(WK) **DATE FILED:** July 25, 2023

LOCATION: Northwest corner of West Jefferson Boulevard and North Brighton Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 11,761 sf **CENSUS TRACT:** 48113004600

OWNER/APPLICANT: Dilip Balami [Sole Owner]

REQUEST: An application for an amendment to Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to 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 five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of the request is within a CR Community Retail District.
- The request is to renew SUP No. 2066 to continue to allow the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. The applicant missed the automatic renewal window.
- The lot has frontage on both West Jefferson Boulevard and North Brighton Avenue.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Jefferson Boulevard	Principal Arterial	100'
North Brighton Avenue	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:**Land Use:**

	Zoning	Land Use
Site	CR Community Retail with D-1 Liquor Control Overlay	General Merchandise or Food Store 3,500 Square Feet or Less, Motor Vehicle Fueling Station
North	D(A) Duplex, R-7.5(A) Single Family	Single Family
East	R-7.5(A) Single Family District	Single Family
South	CR Community Retail	Retail and Surface Parking
West	CR Community Retail	Auto Service Center

Land Use Compatibility:

The request site is within a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently occupied by a general merchandise or food store 3,500 square feet or less in conjunction with a motor vehicle fueling station.

Other uses surrounding the area of request include single family to the north and east, retail and surface parking uses across West Jefferson Boulevard to the south, and an auto service center to the west. The existing general merchandise or food store less than 3,500 square feet on the site is complimentary to the current uses along West Jefferson Boulevard.

Additionally, there is an existing screening fence existing in the rear of the property adjacent to the residential uses to the north of the site.

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. A general merchandise store greater than 3,500 sf is allowed by right in PD No. 605. Additionally, this development will complement the prior large scale retail that has been developed along Samuell Boulevard.

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.

Landscaping:

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

Parking:

Per code, the parking for a general merchandise or food store at 697 square feet is one space per every 200 square feet of floor area. The site is required to provide 4 parking spaces, the applicant has provided 7 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 currently in a “C” MVA area that extends to the north, west, and east. Directly across West Jefferson Boulevard is an “E” MVA area.

Z223-341(WK)

Crime Report

Crime statistics for the area of request were not provided by the Dallas Police Department by the docket publication date.

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.

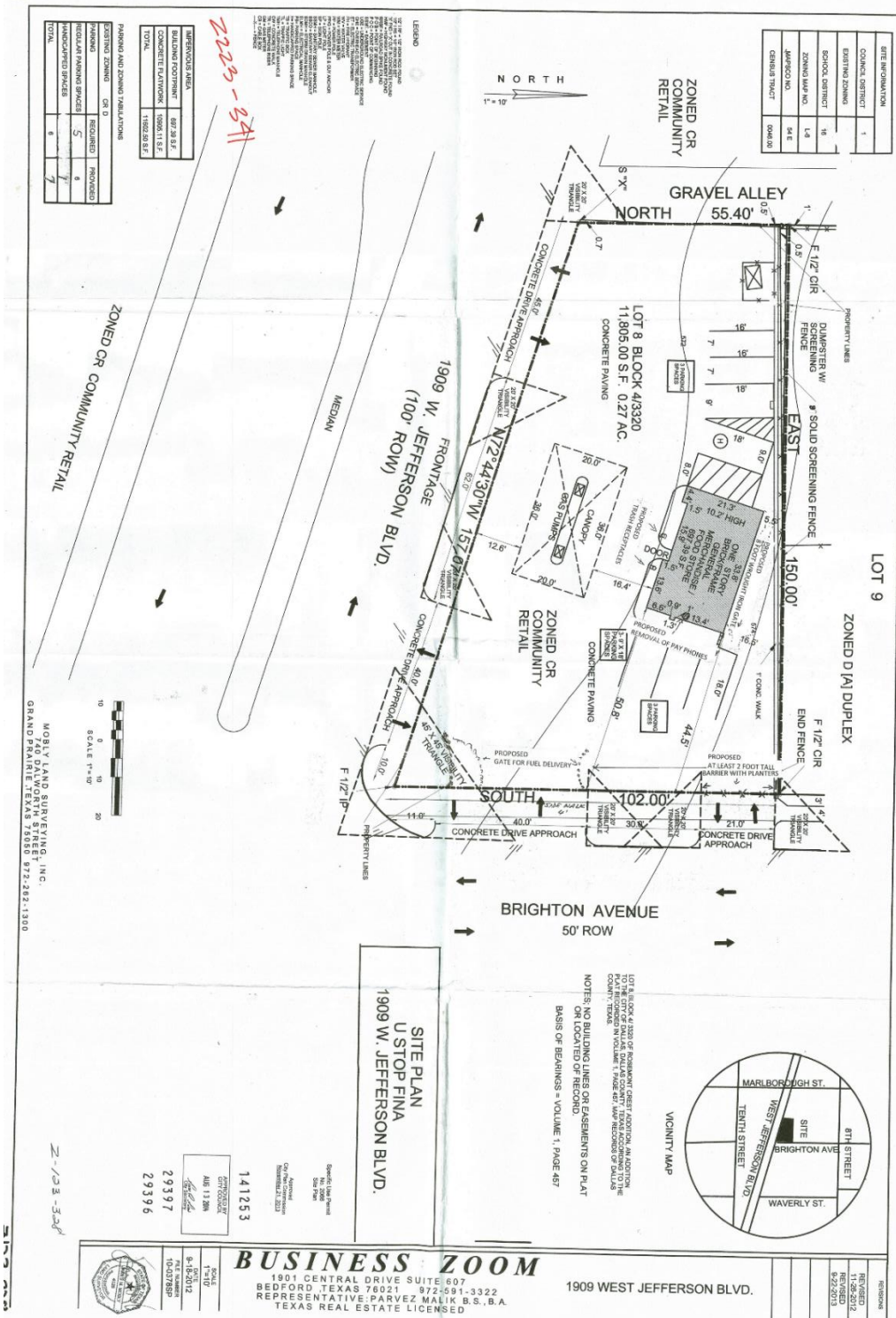
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner 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. SCREENING: An eight-foot-tall solid screening fence must be provided in the location shown on the site plan.

5. MAINTENANCE: The property will be adequately maintained in good repair and neat appearance.

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

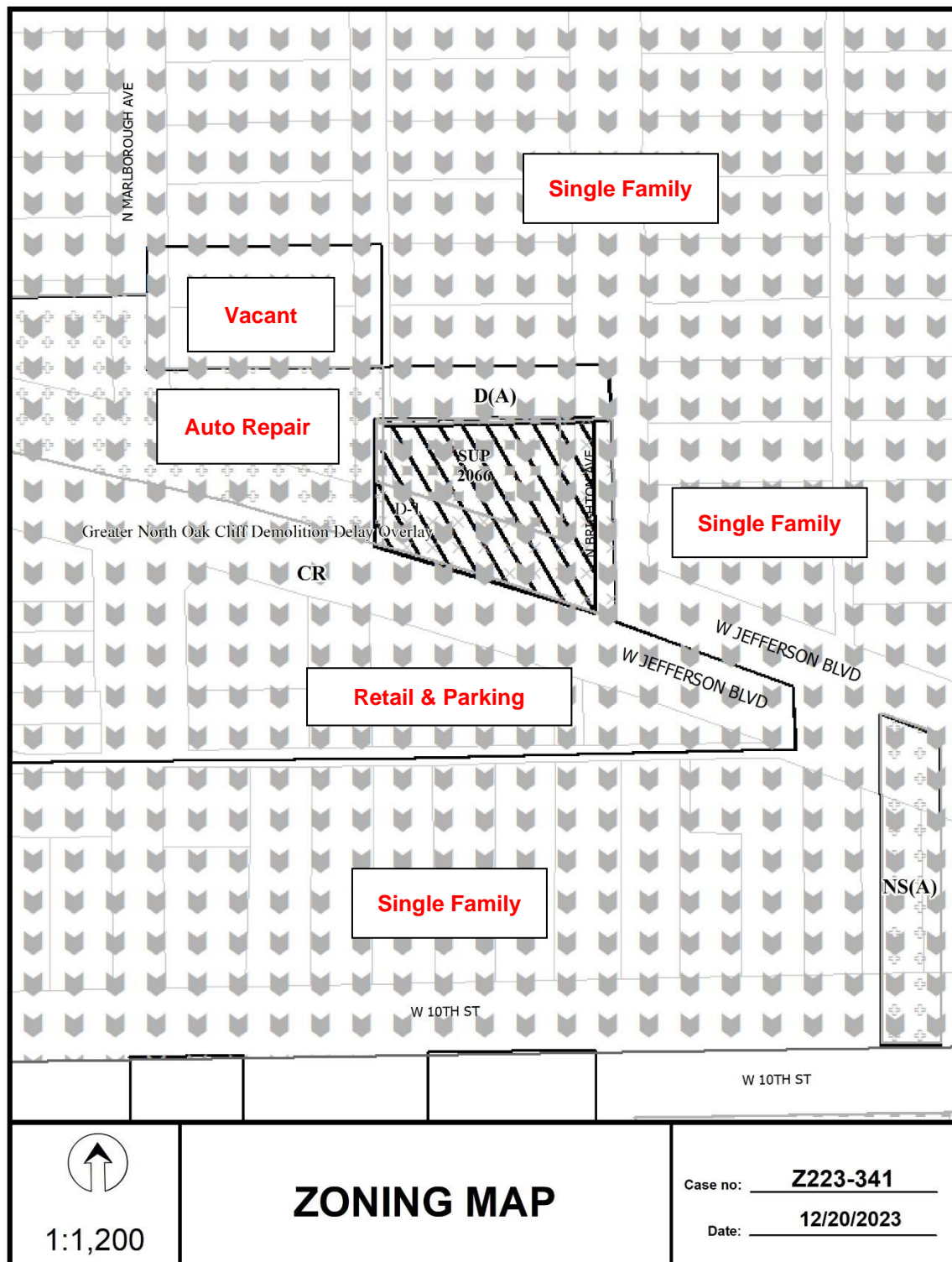
**EXISTING SITE PLAN
(No Changed Proposed)**





Z223-341(WK)

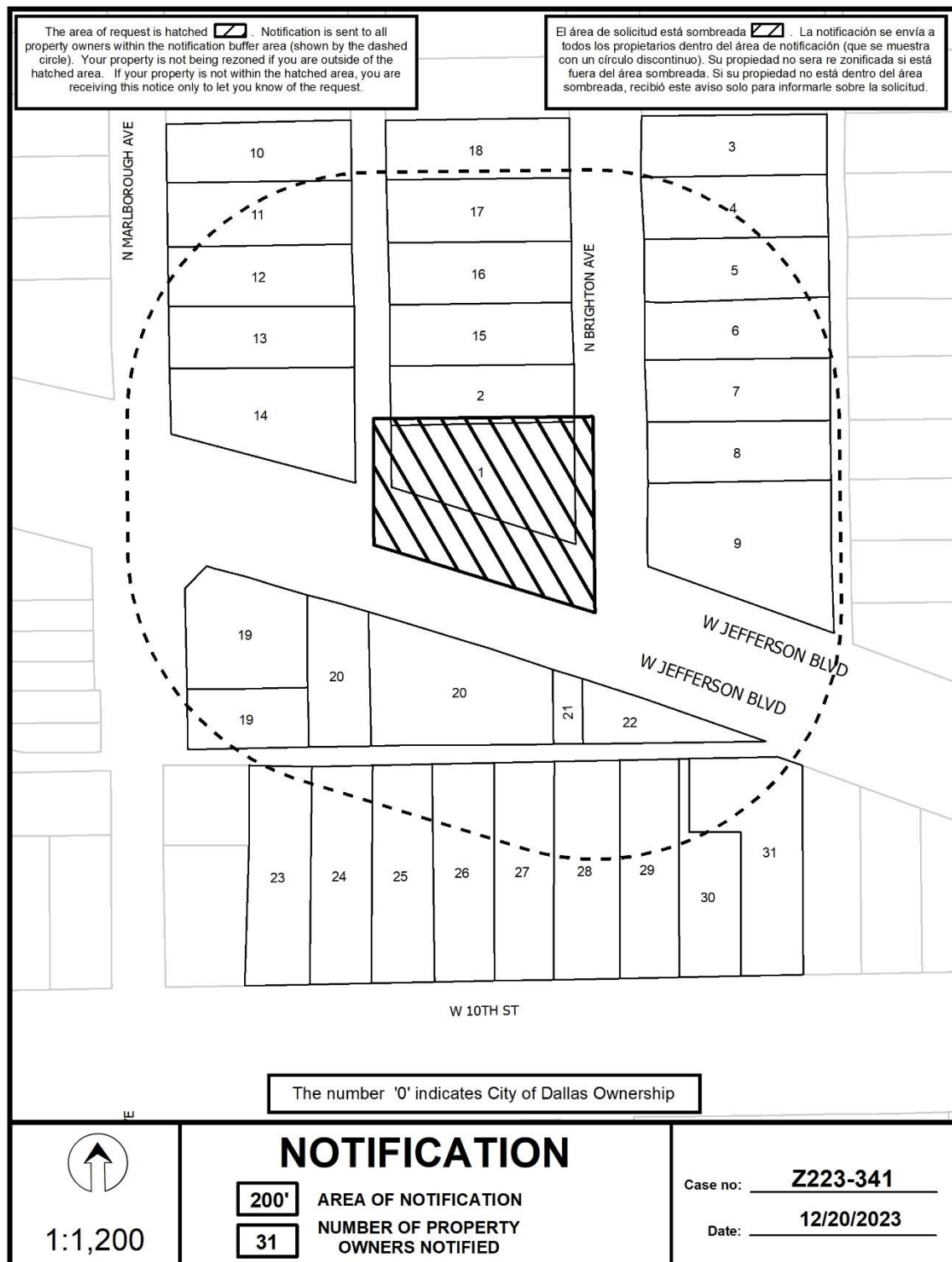






Market Value Analysis

Printed Date: 12/21/2023



12/20/2023

Notification List of Property Owners***Z223-341******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1909 W JEFFERSON BLVD	BALAMI DILIP
2	211 N BRIGHTON AVE	AVILA JAIME &
3	228 N BRIGHTON AVE	BOALS AARON &
4	224 N BRIGHTON AVE	MCNELIS STEPHANIE S &
5	220 N BRIGHTON AVE	ANGEL ANGELA J
6	216 N BRIGHTON AVE	HENSLEY ALAETHEA &
7	212 N BRIGHTON AVE	DOWPROCACCINI ANNA M &
8	208 N BRIGHTON AVE	GILLIS DAVID & YOLANDA
9	204 N BRIGHTON AVE	ALLEN DONALD LEE
10	218 N MARLBOROUGH AVE	ESPINOZA ARTURO ANGEL II &
11	216 N MARLBOROUGH AVE	LOZADA GERARDO
12	210 N MARLBOROUGH AVE	MOSITOS LLC
13	206 N MARLBOROUGH AVE	VALPARAISO HOLDINGS LLC
14	1919 W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
15	217 N BRIGHTON AVE	KEANE JUSTIN &
16	221 N BRIGHTON AVE	EDWARDS J B & MARSHA H
17	225 N BRIGHTON AVE	FERNANDEZ MAUREEN F & ANTHONY
18	229 N BRIGHTON AVE	HIGGINS KATIE
19	108 N MARLBOROUGH AVE	K&A PARTNERS LLC
20	1916 W JEFFERSON BLVD	BALLAS VICTOR &
21	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
22	1836 W JEFFERSON BLVD	VA CAPITAL LLC &
23	1917 W 10TH ST	GALLEGOS JESUS C ET AL
24	1915 W 10TH ST	CURTIS BEVERLY A
25	1913 W 10TH ST	BENNETT MONICA MICHELLE
26	1909 W 10TH ST	JIMENEZ ARNULFO JR &

Z223-341(WK)

12/20/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1903 W 10TH ST	Taxpayer at
28	1827 W 10TH ST	BETANCOURT EVA L
29	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
30	1821 W 10TH ST	SARMIENTO NEIMD Z
31	1817 W 10TH ST	MELGOZA JOSE JJ &



City of Dallas

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

Agenda Information Sheet

File #: 24-415

Item #: 12.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2068 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 east corner of Main Street and Exposition Avenue.

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

Applicant: ColdBeer in Deep Ellum, LP

Representative: Audra Buckley, Permitted Development

Planner: Liliana Garza

Council District: 2

Z234-102(LG)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: Liliana Garza

FILE NUMBER: Z234-102(LG) **DATE FILED:** September 23, 2023

LOCATION: East corner of Main Street and Exposition Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 10,629 sq ft **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: ColdBeer in Deep Ellum, LP

REQUEST: An application for an amendment for Specific Use Permit No. 2068 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 purpose of the request is to continue operation of a bar, lounge, or tavern. [Cold Beer Company]

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

BACKGROUND INFORMATION:

- The area of request is developed with an existing one-story, approximately 1,803-square-foot building and a 395-square-foot pergola/deck.
- On January 17, 2014, City Council approved Specific Use Permit No. 2068 for a bar, lounge, or tavern for a two-year period.
- On October 14, 2015, City Council approved SUP No. 2068 for a three-year period.
- On February 13, 2019, City Council approved SUP No. 2068 for a five-year period.
- Applicant is requesting a continuation of this SUP.

Zoning History:

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

1. **Z223-241:** On December 7, 2023, City Plan Commission recommended approval of 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 for a five-year period, subject to amended conditions, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Exposition Avenue and Canton Street. [Scheduled for City Council on January 24, 2024]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Exposition Avenue	Principal Arterial	80 ft. Bike Plan
Main Street	Local Street	-

Traffic:

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

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 *forwardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTH COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant district, linkage, and area.

Land Use:

	Zoning	Land Use
Site	Tract A, PDD No. 269	Bar, lounge, tavern
North	Tract A, PDD No. 269	General merchandise or food store less than 3500 sq. ft. and commercial amusement
Northeast	Tract A, PDD No. 269	Surface parking lot
Southeast	Tract A, PDD No. 269	Office
Southwest	Tract A, PDD No. 269	General merchandise or food store less than 3500 sq. ft. and surface parking
Northwest	Tract A, PDD No. 269	Personal service use

Land Use Compatibility:

The site is developed with an 1,803-square-foot building and a 395-square-foot uncovered patio and is currently zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District. The applicant's request is for the renewal of Specific Use Permit No. 2068 to continue operation of the existing bar, lounge, or tavern. Other than the time limit, no changes to the current SUP conditions or site plan are requested.

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 use is surrounded by other retail uses and various surface parking lots. The renewal is consistent with the established development pattern of PD No. 269, the Deep Ellum/Near East Side District. Therefore, staff recommends renewing this SUP for an additional five-year period.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

As per Planned Development District No. 269, bar, lounge, or tavern and private club uses require no off-street parking spaces for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. As a result, no off-street parking spaces are 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 currently within a “C” MVA area. To the north is an “F” MVA area.

Crime Report:

Since February 2019, the subject site has experienced 57 phone calls to the Dallas Police Department (DPD), 19 offenses, and 4 arrests.

Calls (Summary)	
Problem	Count of Problem
12B - Business Alarm	22
55 - Traffic Stop	3
46 - CIT	3
40 - Other	1
09V - UUMV	2
40/01 - Other	5
6X - Major Dist (Violence)	10
58 - Routine Investigation	5
7X - Major Accident	1
31 - Criminal Mischief	1
11B - Burg of Bus	1
32 - Suspicious Person	1
PSE/11V - Burg Motor Veh	1
29 - Open Building	1
Grand Total	57

Offenses (Summary)	
Problem	Count of Problem
MISCELLANEOUS	6
OTHER THEFT	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	3
ALL OTHER OFFENSES	1
BMV	4
BURGLARY-BUSINESS	1
TRAFFIC VIOLATION - HAZARDOUS	1
SIMPLE ASSAULT	1
PUBLIC INTOXICATION	1
Grand Total	19

Arrests (Summary)			
Arrest Date	Arrest Time	Address	Crime
2/24/2019	05:00.0	3600 MAIN ST	PUBLIC INTOXICATION
6/30/2019	20:00.0	3600 MAIN ST	SIMPLE ASSAULT
4/13/2020	50:00.0	3600 MAIN ST	WARRANT HOLD (NOT A DPD WARRANT)
9/17/2023	10:00.0	3600 MAIN ST	APOWW (SOCIAL SERVICES REFERRAL)

List of Officers

ColdBeer in Deep Ellum, LP

42 A, LLC – Scott Rohrman, Managing Member

42 Deep Ellum, LP – Scott Rohrman, Managing Member

PROPOSED CONDITIONS

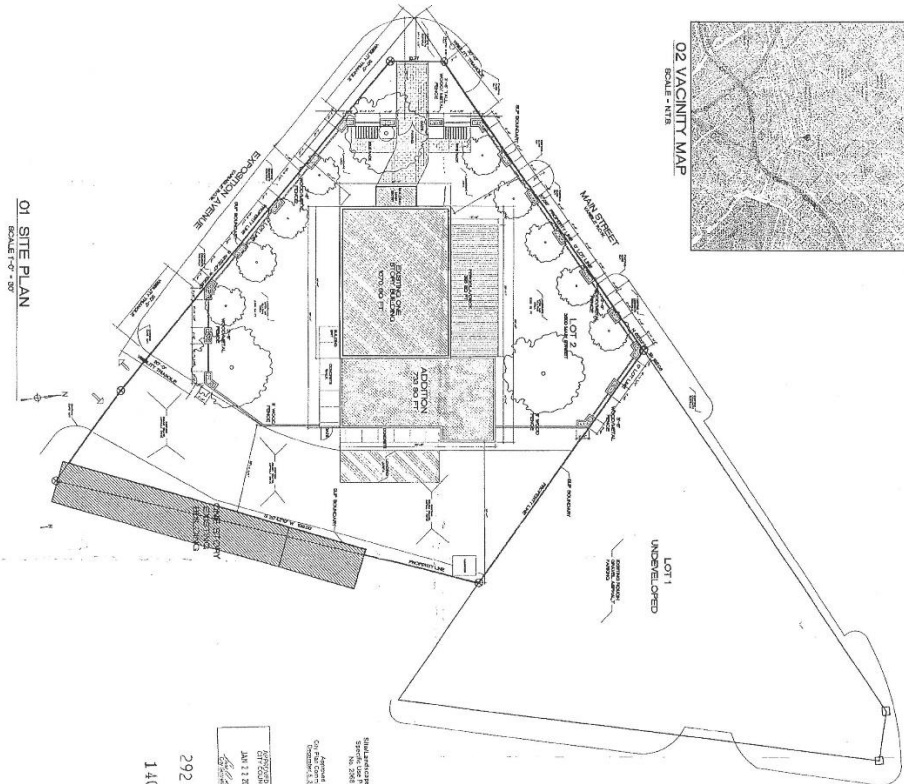
1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit expires on ~~February 13, 2024~~ (five years from the passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.
5. FENCE: A fence must be provided in the location shown on the attached site/landscape plan.
6. FLOOR AREA: The maximum floor area for a bar, lounge, or tavern is 1,803 square feet in the location shown on the attached site/landscape plan. The maximum land area for the uncovered patio is 395 square feet in the location shown on the attached site/landscape plan.
7. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 3:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and 11:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday.
8. OFF-STREET 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 requirement.
9. OUTSIDE SPEAKERS: Outside speakers are prohibited.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulation, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE/LANDSCAPE PLAN (No changes proposed)

190288

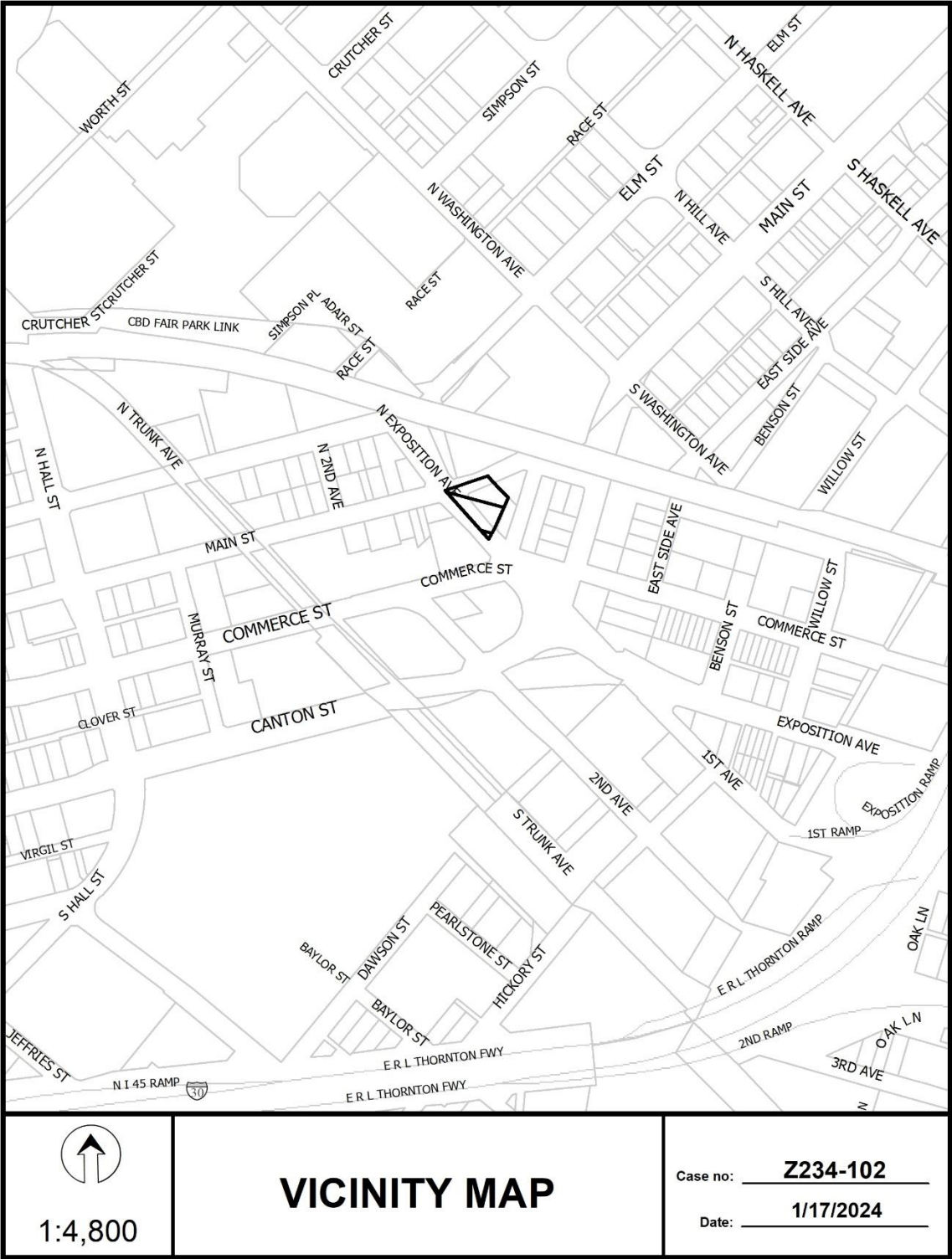
31117

SITE INFORMATION	
BASE ZONING PD 269, TRACT A	
LOT AREA:	10,510 SQ. FT.
REQUIRED FRONT YARD SETBACK:	0'
PROVIDED FRONT YARD SETBACK FROM MAIN:	18'-9"
PROVIDED FRONT YARD SETBACK FROM EXPOSITION:	13'-4"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED NORTH/EAST SIDE YARD SETBACK:	35'-1"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED SOUTH/EAST SIDE YARD SETBACK:	15'-4"
MAXIMUM BUILDING HEIGHT:	16'
BUILDING INFORMATION	
EXISTING BUILDING:	1070 SQ. FT.
PROPOSED ADDITION:	733 SQ. FT.
PERCOLA COVERED PATIO:	395 SQ. FT.
TOTAL SQUARE FOOTAGE:	2,198 SQ. FT.
OPEN AIR LANDSCAPE/OPEN AIR SEATING:	4,375 SQ. FT.
FLOOR AREA RATIO:	2
LOT COVERAGE:	21%
PARKING SPACES:	PER PD 269, A

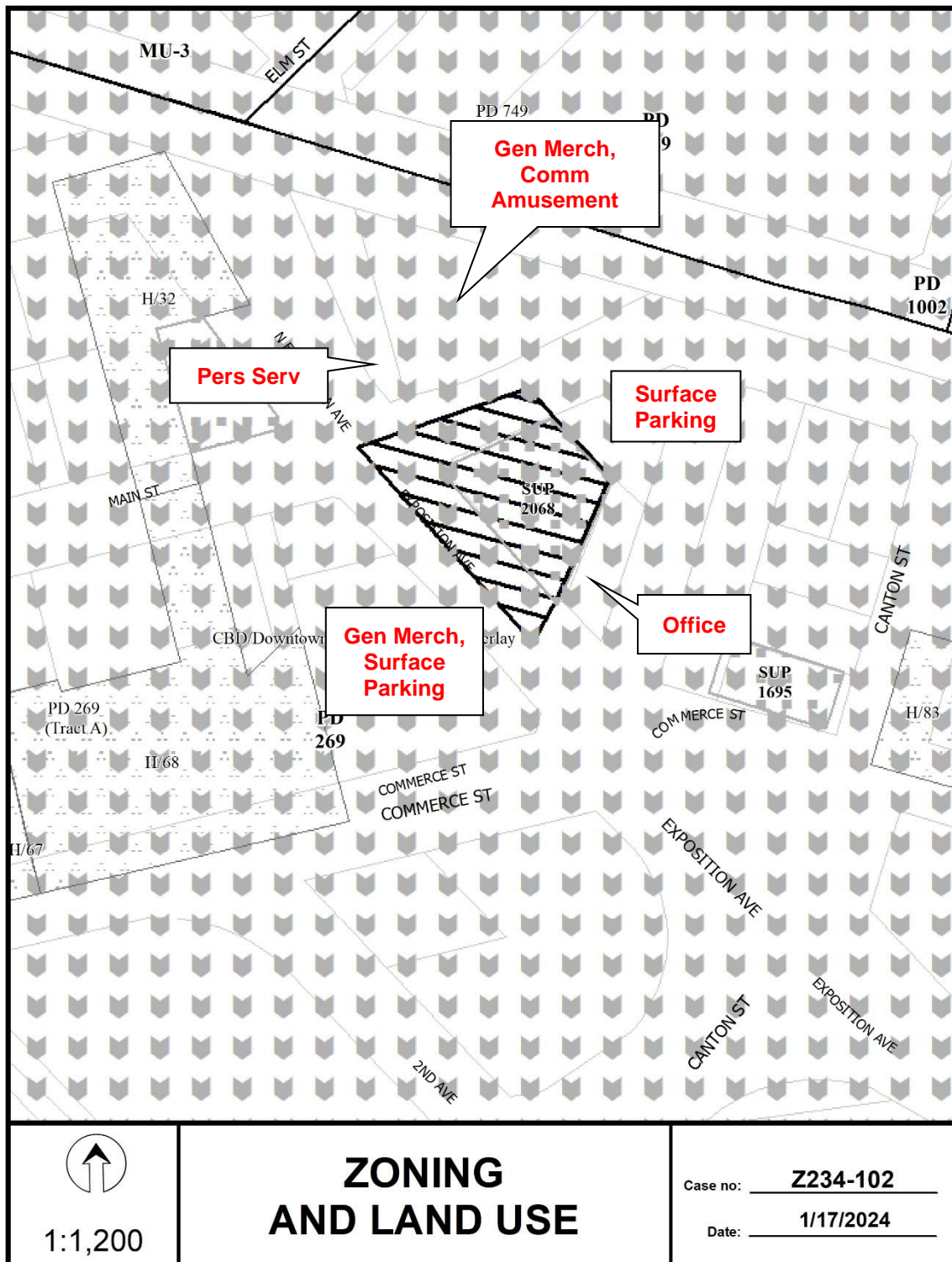


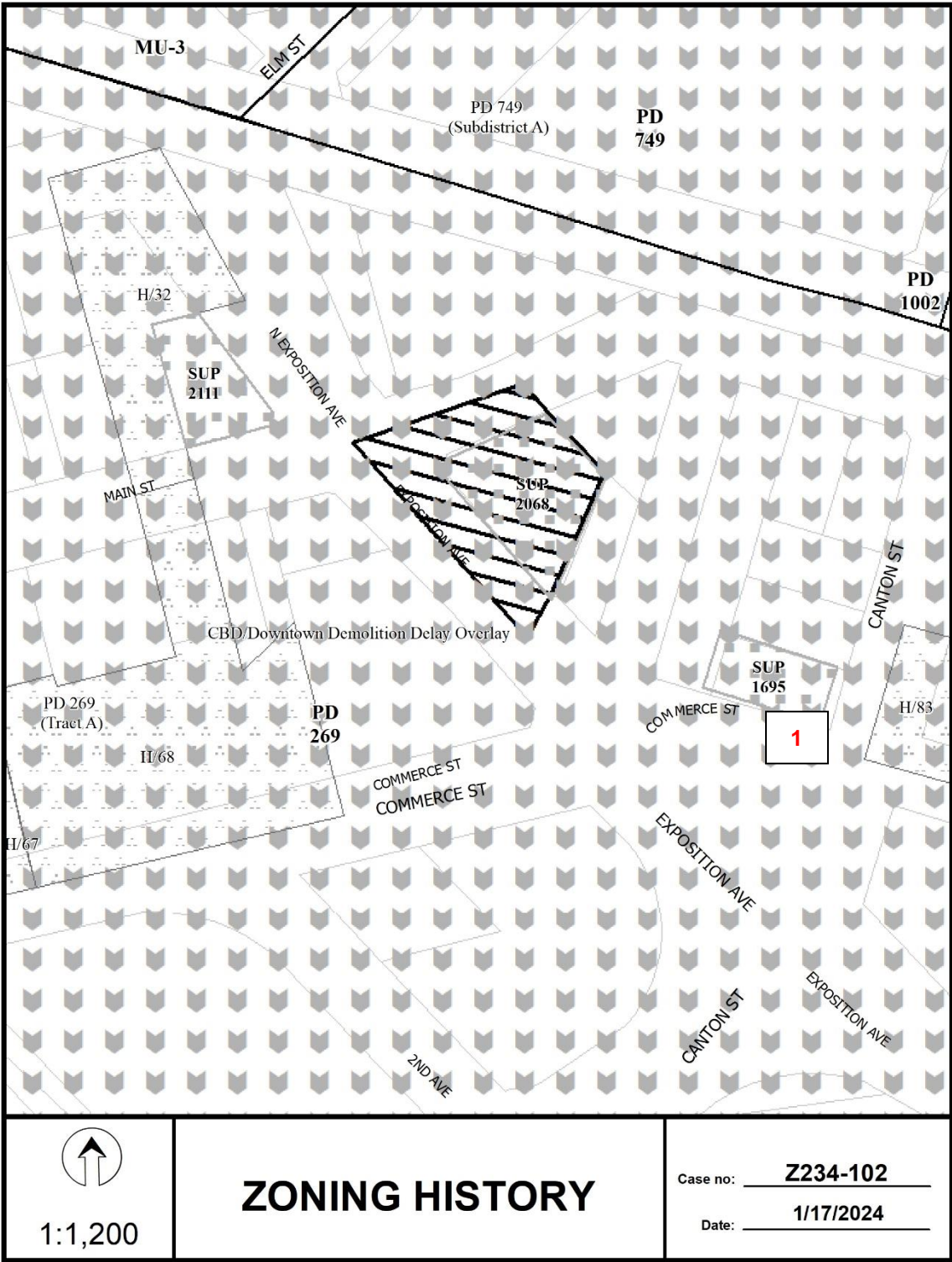
29254
140286

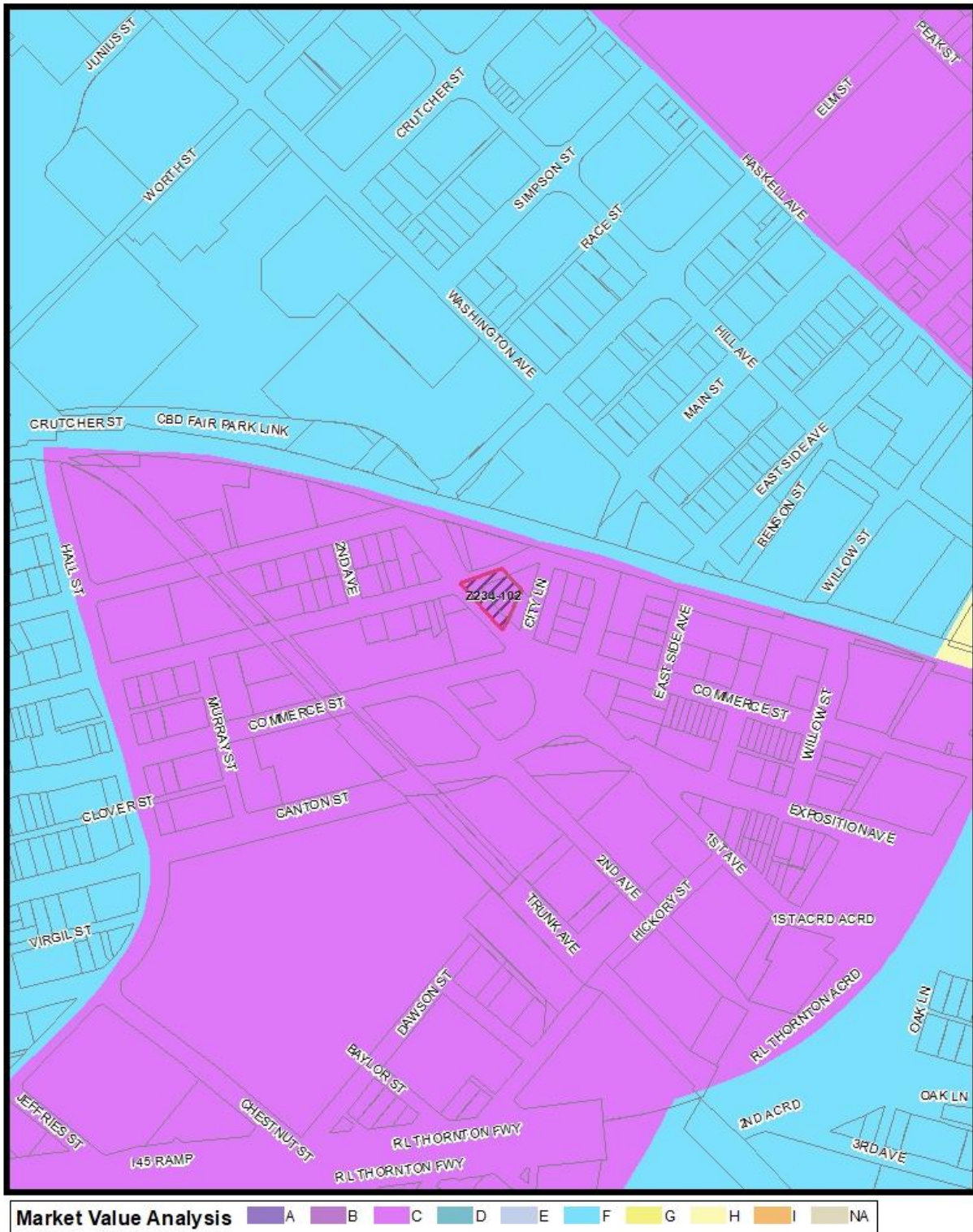
<p>DP1</p> <p>DEVELOPMENT PLAN</p> <p>SCALE: 1"=100'</p>	<p>ZONING CASE NO.</p> <p>Z123-373(WE)</p>	<p>DEVELOPMENT PLAN FOR</p> <p>3600 MAIN STREET</p> <p>DALLAS, TEXAS 75226</p>	<p>DATE: 10/10/2018</p> <p>BY: [Signature]</p>
	<p>NOTES:</p> <p>1. ALL SETBACKS SHALL BE MAINTAINED.</p> <p>2. ALL UTILITIES SHALL BE MAINTAINED.</p>	<p>APPROVED:</p> <p>DATE: 10/10/2018</p>	<p>APPROVED:</p> <p>DATE: 10/10/2018</p>

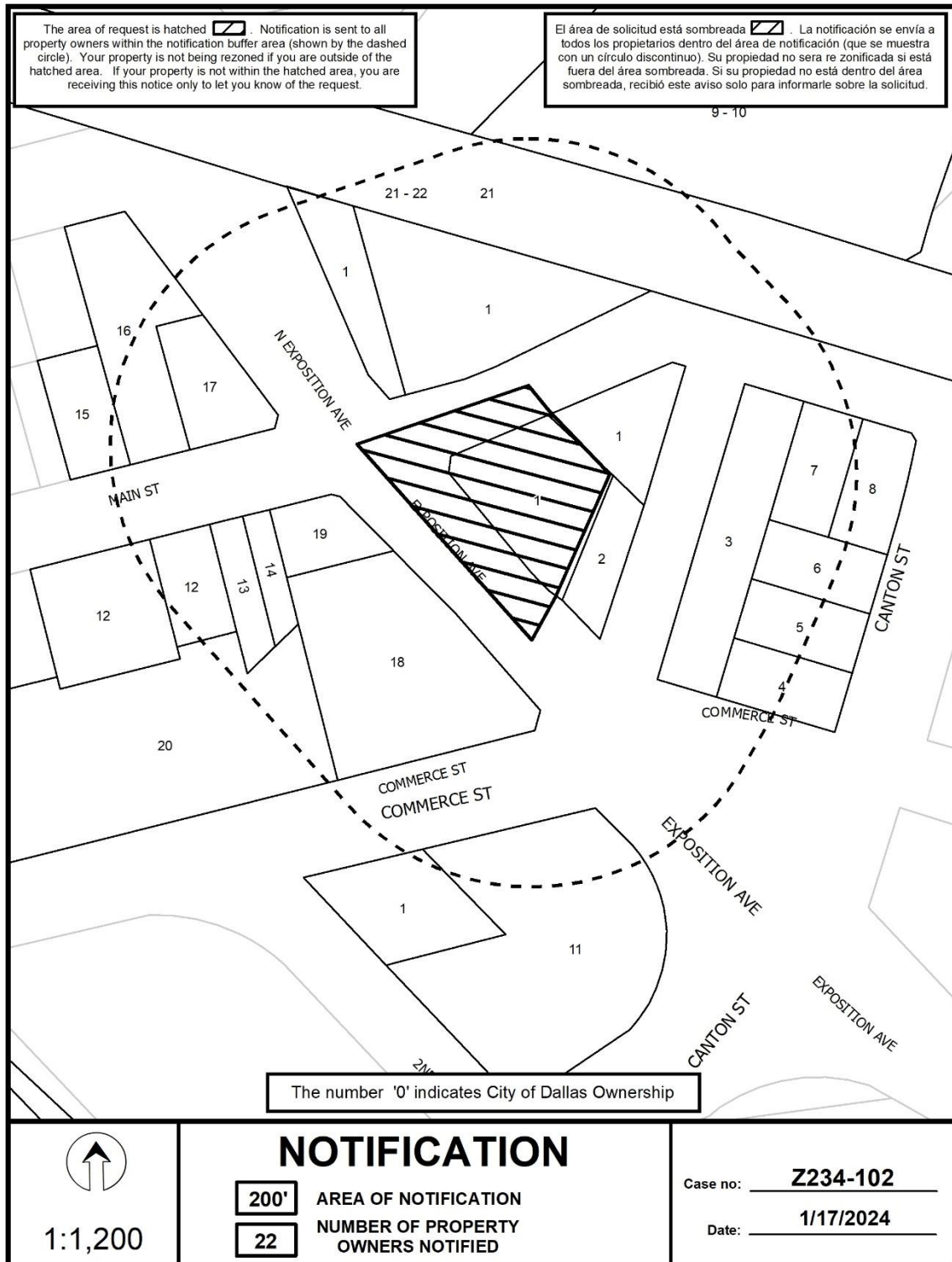












01/17/2024

Notification List of Property Owners***Z234-102******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
2	110 EXPOSITION AVE	COLDBEER IN DEEP ELLUM LP
3	3500 COMMERCE ST	Taxpayer at
4	3506 COMMERCE ST	Taxpayer at
5	3713 CANTON ST	Taxpayer at
6	3719 LA FRANCE ST	Taxpayer at
7	3511 PACIFIC AVE	Taxpayer at
8	3721 LA FRANCE ST	Taxpayer at
9	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
10	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
11	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
12	3404 MAIN ST	JERNIGAN REALTY PTNR LP
13	3416 MAIN ST	CHOW JUNE C &
14	3418 MAIN ST	WITHERSPOON DAVID
15	3409 MAIN ST	AL JERNIGAN INVESTMENTS INC
16	3414 ELM ST	SONS OF HERMANN
17	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
18	3435 COMMERCE ST	SUNSET APARTMENTS LP
19	3435 COMMERCE ST	RETAIL PARKING LLC
20	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS LTD
21	555 2ND AVE	DART
22	555 2ND AVE	DART

190288

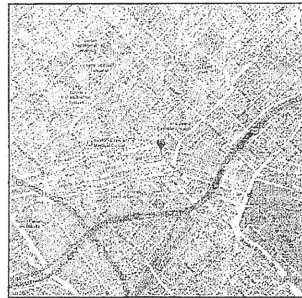
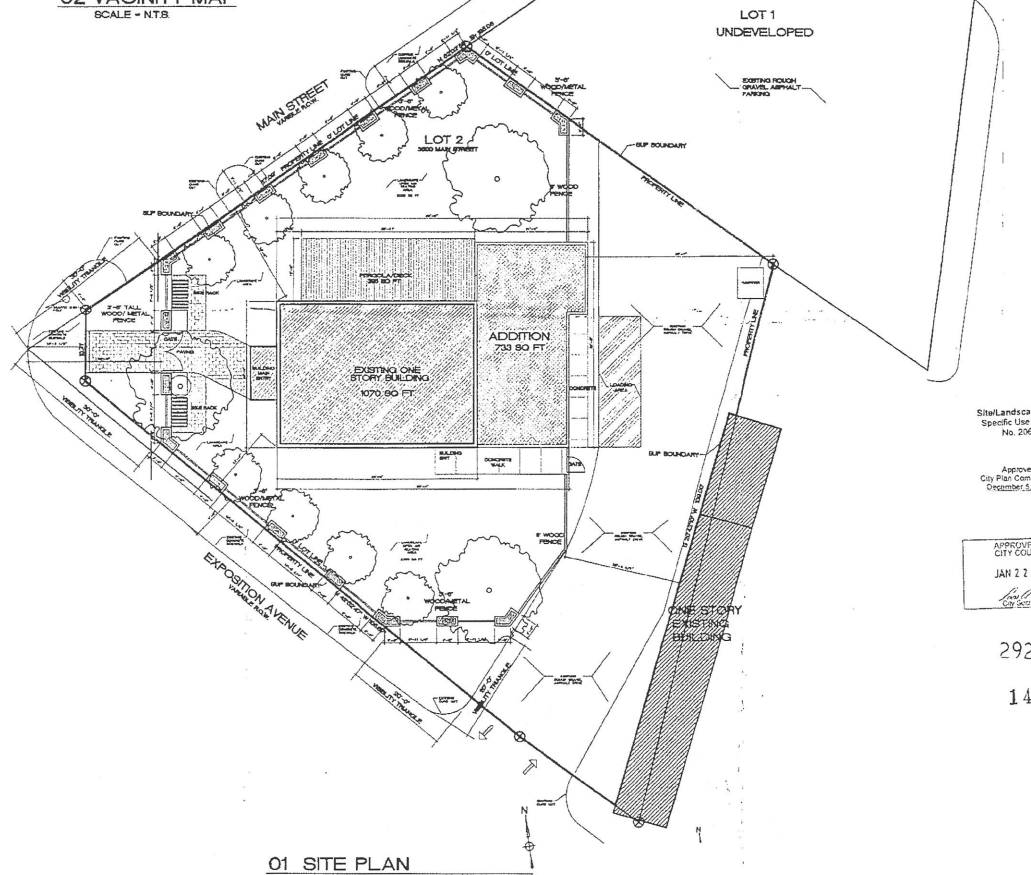
31177

SITE INFORMATION

BASE ZONING: PD 269, TRACT A	
LOT AREA:	10,510 SQ. FT.
REQUIRED FRONT YARD SETBACK:	0'
PROVIDED FRONT YARD SETBACK FROM MAIN:	18'-9"
PROVIDED FRONT YARD SETBACK FROM EXPOSITION:	13'-4"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED NORTHEAST SIDE YARD SETBACK:	35'-1"
REQUIRED SIDE YARD SETBACK:	0'
PROVIDED SOUTHEAST SIDE YARD SETBACK:	15'-4"
MAXIMUM BUILDING HEIGHT	16'

BUILDING INFORMATION

EXISTING BUILDING:	1070 SQ. FT.
PROPOSED ADDITION:	733 SQ. FT.
PERGOLA COVERED PATIO:	395 SQ. FT.
TOTAL SQUARE FOOTAGE:	2,198 SQ. FT.
OPEN AIR LANDSCAPE/OPEN AIR SEATING:	4,375 SQ. FT.
FLOOR AREA RATIO:	.2
LOT COVERAGE	21%
PARKING SPACES:	PER PD 269, A

02 VACINITY MAP
SCALE - NTS01 SITE PLAN
SCALE 1" = 30'Site/Landscape Plan
Specific Use Permit
No. 2068Approved
City Planning Commission
December 5, 2013APPROVED BY
CITY COUNCIL
JAN 22 2014
[Signature]
City Secretary

29254

140226

DEVELOPMENT PLAN FOR
3600 MAIN STREET
DALLAS, TEXAS 75226STAFF PRESENTING
SEPTEMBER 19, 2013
DECEMBER 12, 2013

ARCHITECT: BEN CORTEZ

ZONING CASE NO.
Z123-373(WE)

DECEMBER 19, 2013

DP1
DEVELOPMENT
SITE PLAN

NOTE



City of Dallas

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

Agenda Information Sheet

File #: 24-426

Item #: 13.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest corner of Elm Street and North Crowdus Street.

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

Representative: Andrew Ruegg, Masterplan

Planner: LeQuan Clinton

Council District: 2

Z234-104(LC)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z234-104(LC) **DATE FILED:** October 3, 2023

LOCATION: Southwest corner of Elm Street and North Crowds Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 5,968 sq. ft. **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Andrew Ruegg, Masterplan

OWNER: Westdale Properties America I LTD

REQUEST: An application for an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to allow the continued operation of a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall.

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

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing structure approximately 5,968 square feet, with bar, lounge, or tavern and inside commercial amusement limited to a Class A dance hall uses.
- The property is located on the southwest corner of Elm Street and North Crowds Street.
- Request for renewal of Specific Use Permit No. 1982, to allow the continued operation of a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall.
- This specific use permit would expire five years from the passage of the ordinance.

Zoning History:

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

1. **Z190-219:** On August 12, 2020, City Council approved an application for the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern for a three-year period 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, west of North Crowds Street.
2. **Z190-257:** On October 28, 2020, City Council approved an application for Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a five-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the south line of Elm Street, west of Crowds Street.
3. **Z190-267:** On October 13, 2020, City Council approved an application for the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern with commercial amusement (inside) for a dance hall for a three-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the southwest corner of Elm Street and Crowds Street. [Subject Site]
4. **Z212-137:** On March 9, 2022, City Council approved an application for Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to live music venue for a three-year period 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 Crowds Street.
5. **Z212-255:** On November 9, 2022, City Council approved an application for Specific Use Permit for a bar, lounge or an inside commercial amusement use limited to a live music venue for a three-year period 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.

6. **Z212-334:** On April 12, 2023, City Council approved an application for Specific Use Permit for an alcoholic beverage establishment limited to 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 north side of Main Street at the terminus of Pryor Street, between North Good Latimer Expressway and North Crowds Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elm Street	Community Collector	60 Feet
North Crowds Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. 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 serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD No. 269, Tract A	Alcoholic beverage establishment
North	PD No. 269	Commercial retail
East	PD No. 269	Commercial retail
South	PD No. 269	Commercial retail
West	PD No. 269, Tract A	Commercial retail

Land Use Compatibility:

The area of request is currently developed with an existing structure approximately 5,968 square feet, with bar, lounge, or tavern and inside commercial amusement limited to a Class A dance hall uses. This Specific Use Permit request is to allow the continued operation of a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall use. The area of request is currently surrounded by commercial retail uses under PD No. 269 with SUP No. 1685, 2252, and 2319 to the north; commercial retail under PD No. 269 to the south; commercial retail under PD No. 269 with SUP No. 2319 to the east; and commercial retail under PD No. 269 to the east. 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 finds the proposed time limit of five years without eligibility for automatic renewal to be appropriate for this site.

Landscaping:

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

Parking:

The existing bar and proposed dance hall are required to provide 19 off-street parking spaces. The first 2,500 square feet of a bar located within an original building does not require parking, the remainder requires one space per 100 square feet of floor. A dance hall requires one space per 25 square feet of floor area. The SUP conditions specify that the maximum floor area of a bar is 4,792 square feet; therefore, 23 spaces are required for the bar. In addition, the 120 square foot dance floor requires 5 spaces. The site is also eligible for a 10% parking reduction for proximity to DART and a total of six on-street parking spaces are adjacent to the subject site and may be applied towards the site's off-street parking requirement. All other required off-street parking would be provided via a remote parking agreement.

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 "F" MVA area.

Z234-104(LC)

Crime Report

Crime statistics for the area of request were not provided by the Dallas Police Department by the docket publication date.

List of Officers

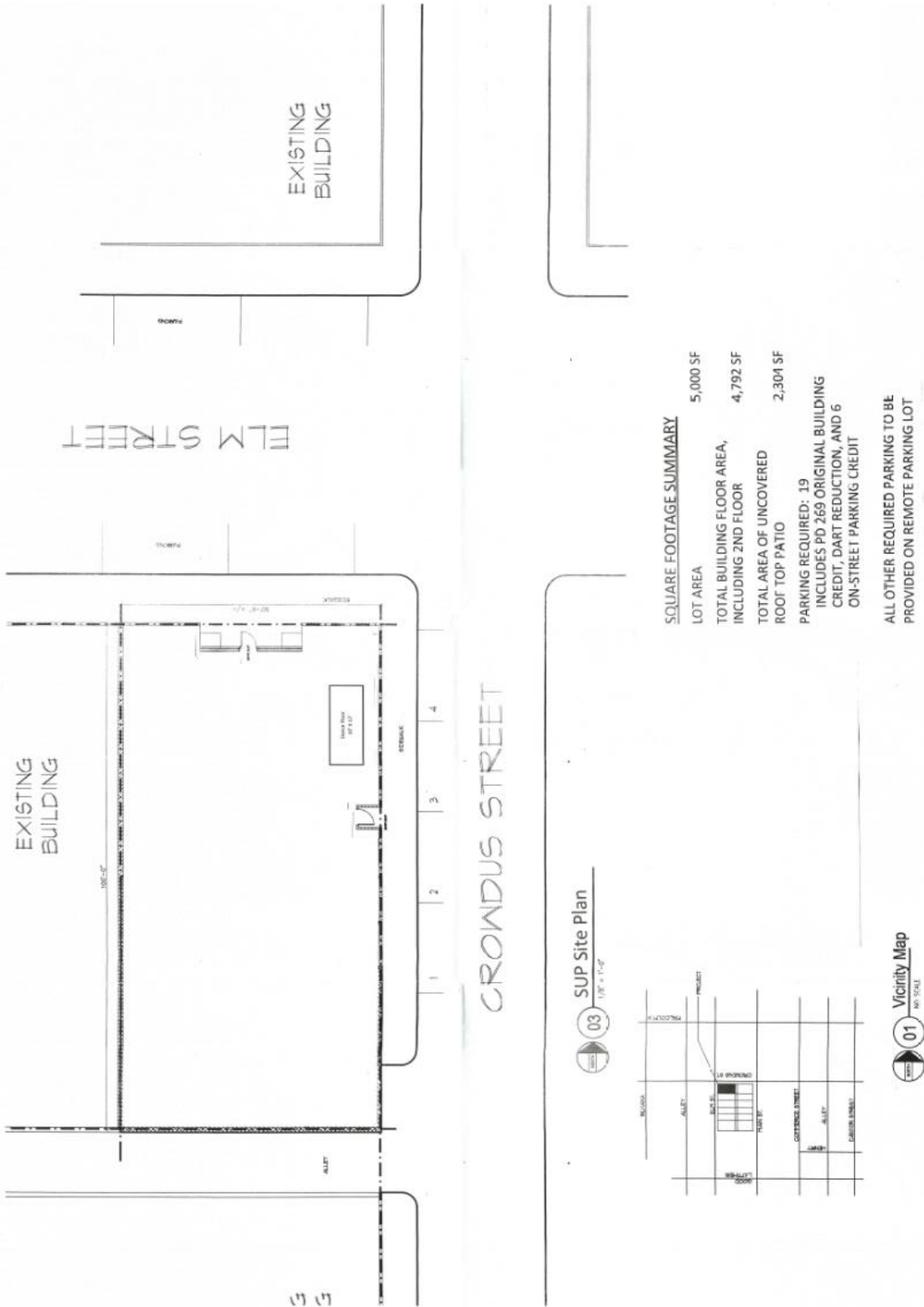
Westdale Properties America I LTD

Joe Beard, President & CEO
Evan Griffiths, COO
Ken Carlson, CIO
Trevor Bert, CFO
Cindi Scoggins, EVP- Residential Operations
Jeff Allen, EVP - Commercial
Brian Barton, VP- Asset Management
Chuck Hixson, VP - Commercial
Kevin Jennings, Principal
Andrew Schmeltekopf, Principal

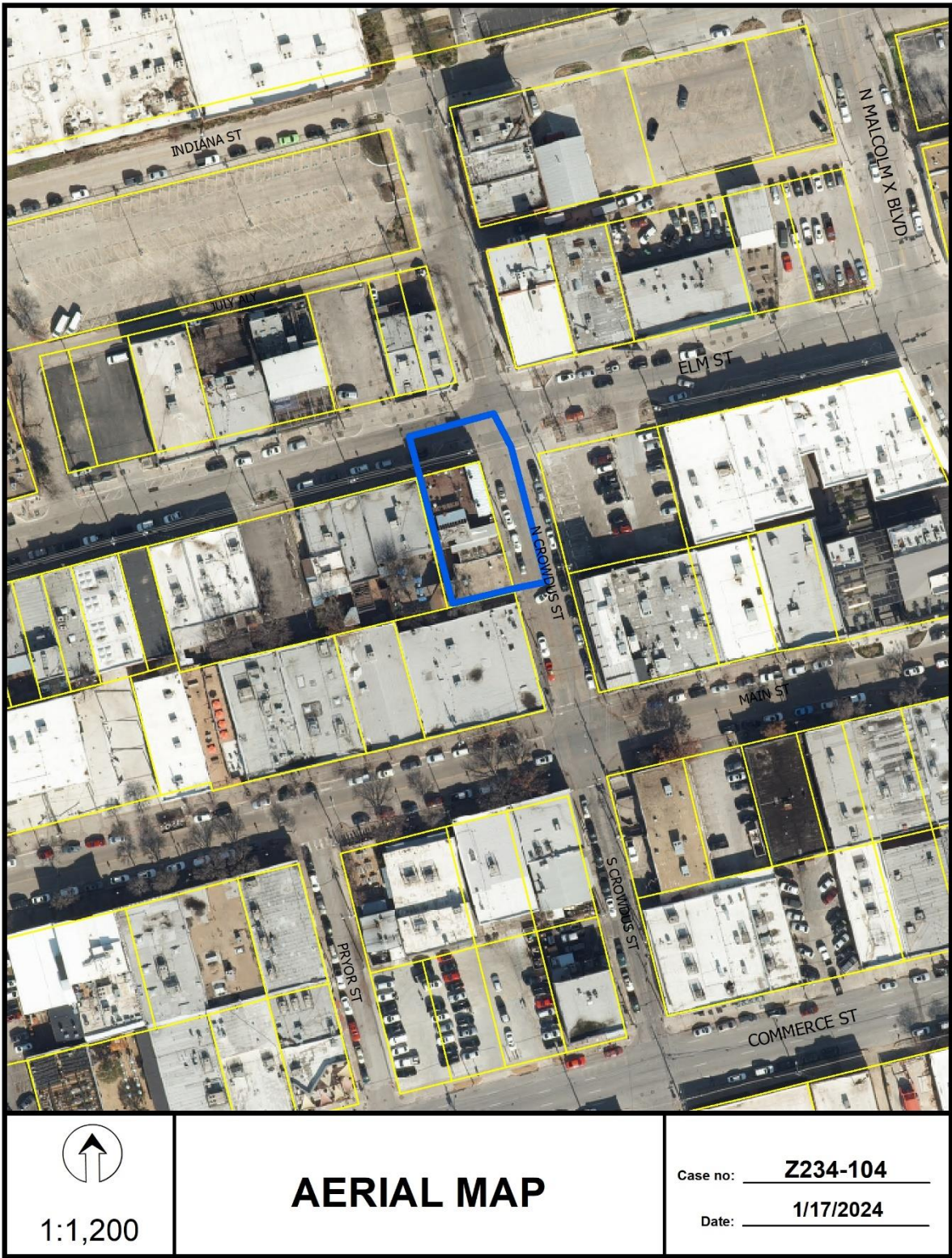
PROPOSED CONDITIONS

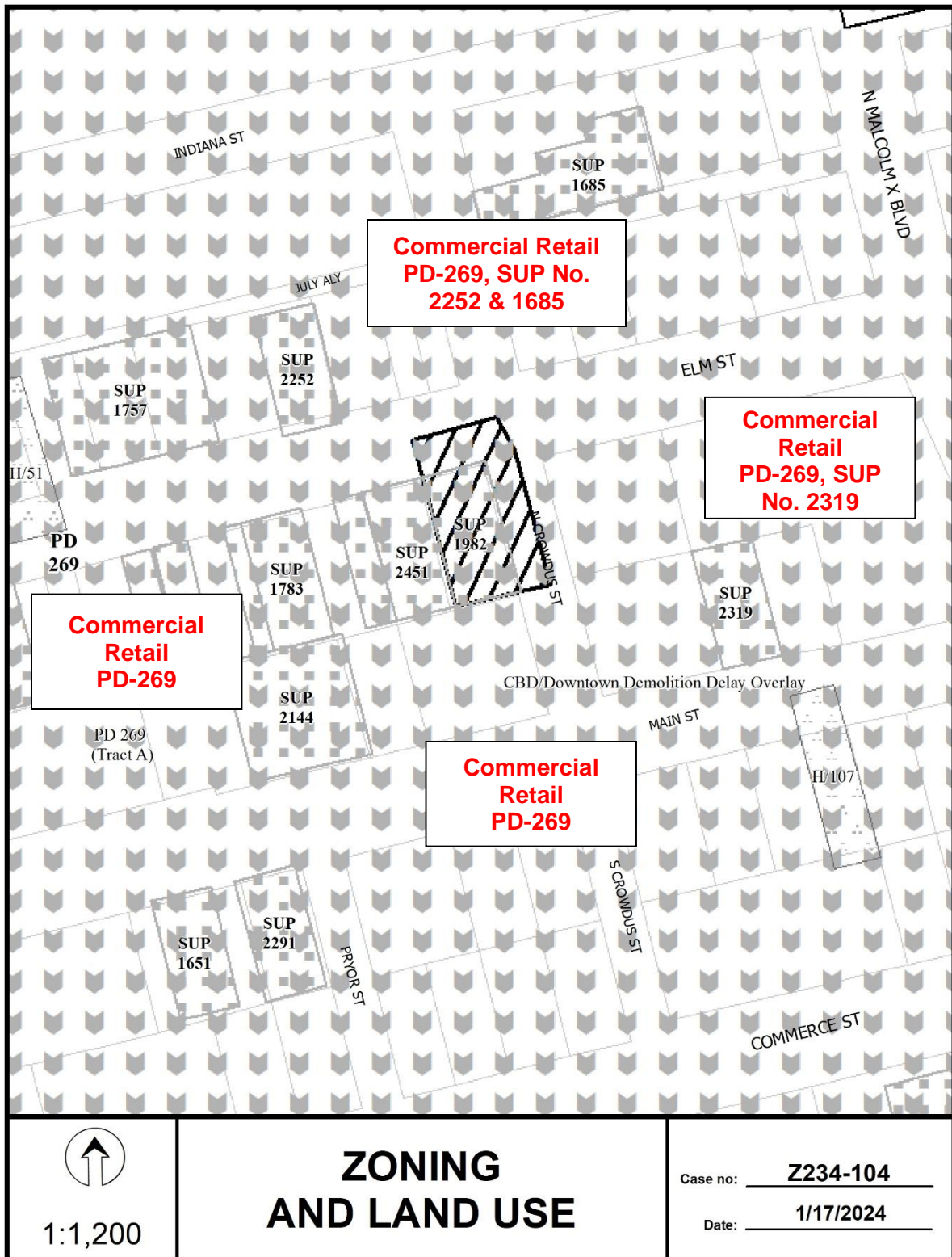
1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).
4. FLOOR AREA:
 - A. Maximum total floor area for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall is 4,792 square feet in the location shown on the attached site plan.
 - B. Maximum floor area for a dance floor is 120 square feet in the location shown on the attached site plan.
 - C. Maximum floor area for an uncovered rooftop patio is 2,400 square feet.
5. HOURS OF OPERATION: The bar, lounge, or tavern and the inside commercial amusement limited to a Class A dance hall may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Saturday and Sunday.
6. OFF-STREET PARKING: Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4), as amended, may not be used to meet the off-street parking requirement.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
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.

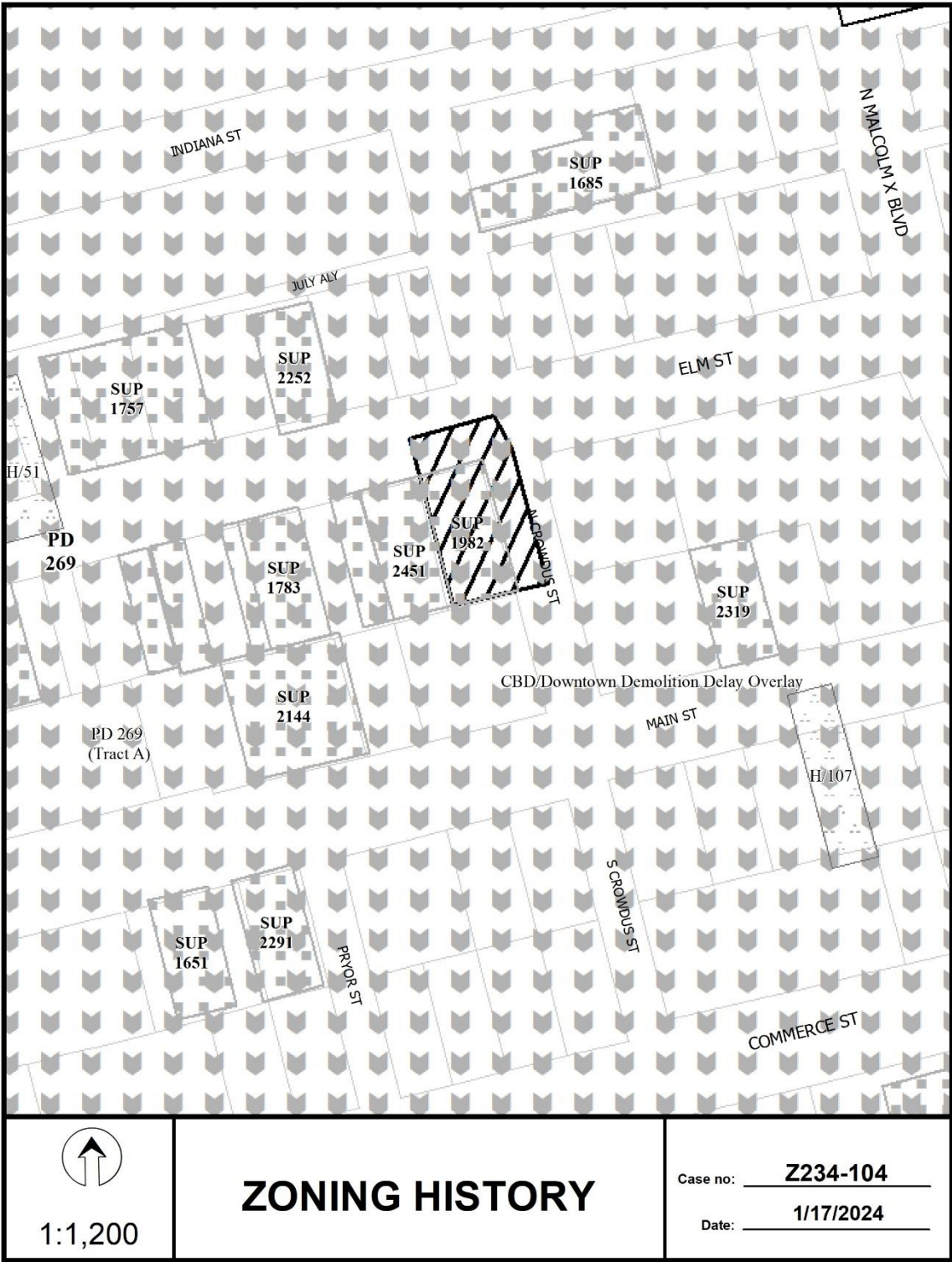
EXISTING SITE PLAN (No Changes Proposed)

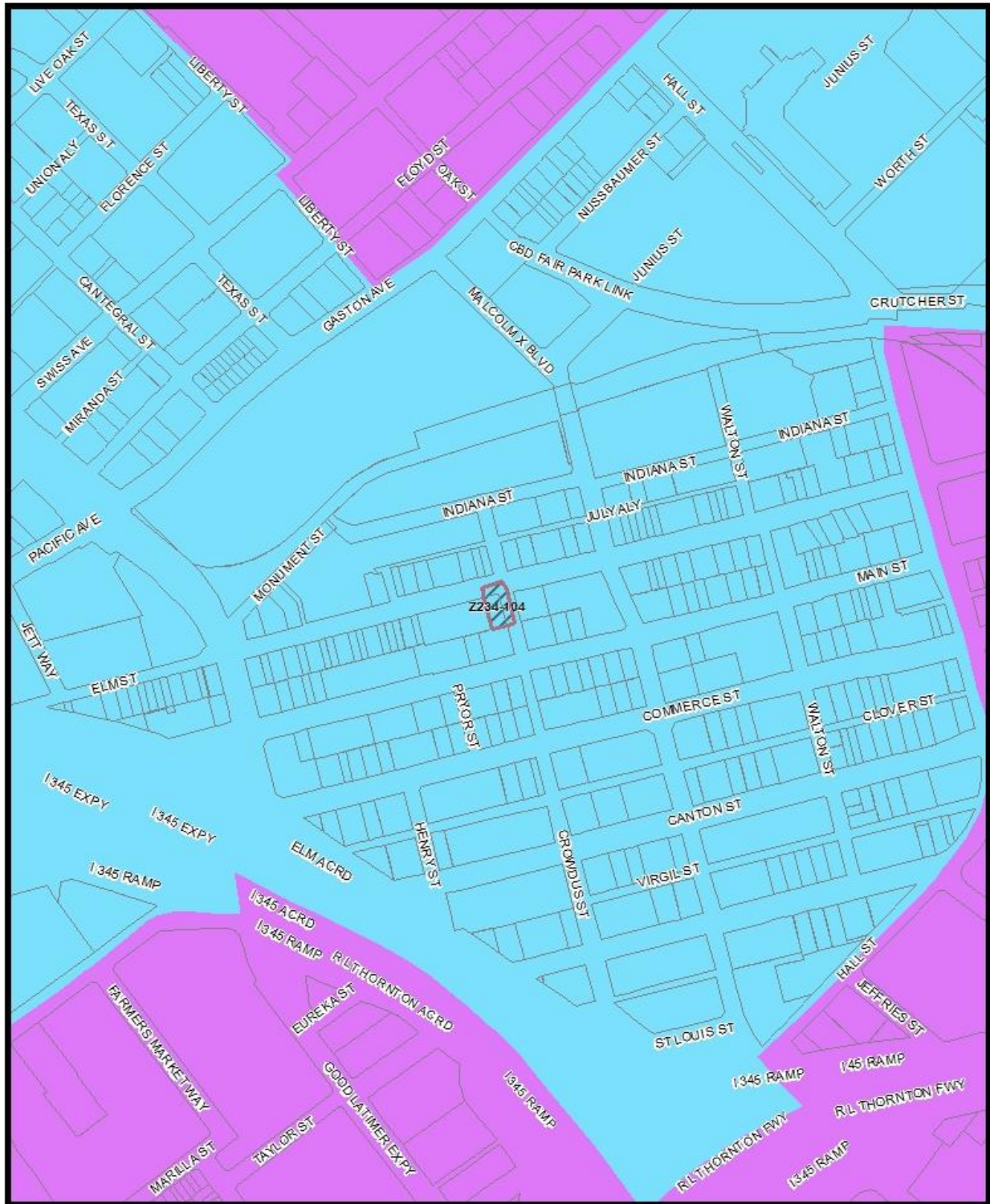


The map displays a network of streets in a suburban area. Major roads include I-345 and I-45, both with ramps. Local streets shown include Union Aly, Texas St, Florence St, Canegral St, Swiss Ave, Miranda St, N Good Latimer Expy, Elm St, Monument St, Indiana St, July Aly, N Good Latimer Expy, Elm St, Elm Ramp, I-345 Expy, I-345 Ramp, Farmers Market Way, Eureka St, Taylor St, S Good Latimer, N Good Latimer Expy, Oak St, Liberty Floyd St, Gaston Ave, N Malcolm X Blvd, Nussbaumer St, Junius St, CBD Fair Park Link, N Hall St, WORTH ST, CRUTCHER ST, Indiana St, N Walton St, Main St, S Walton St, Commerce St, Canton St, S Malcolm X Blvd, S Crowndus St, Virgil St, Henry St, St Louis St, S Hall St, Jeffries St, and I-45 Ramp. A north arrow is located in the bottom left corner, and the scale is indicated as 1:4,800.









Market Value Analysis

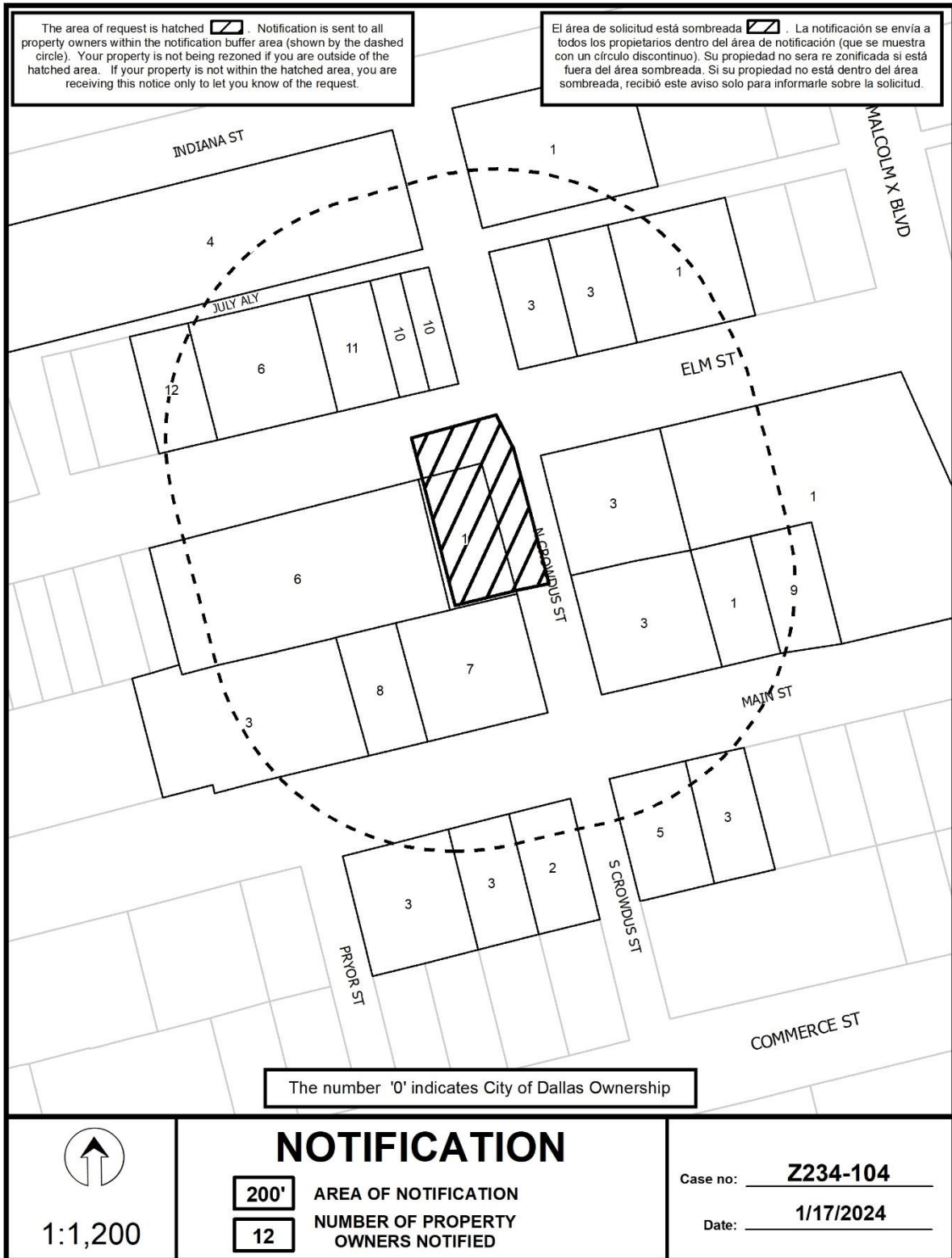
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 1/17/2024



Z234-104(LC)

01/17/2024

Notification List of Property Owners

Z234-104

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2712 MAIN ST	Taxpayer at
3	2708 MAIN ST	AP DEEP ELLUM LLC
4	2625 ELM ST	UPLIFT EDUCATION
5	2800 MAIN ST	AP 2800 MAIN ST LLC
6	2704 ELM ST	ELM STREET REALTY LTD
7	2715 MAIN ST	Taxpayer at
8	2707 MAIN ST	AP 2707 MAIN ST LLC
9	2815 MAIN ST	CASS DON E TR
10	2723 ELM ST	2723 ELM STREET JV
11	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
12	2707 ELM ST	Taxpayer at



City of Dallas

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

Agenda Information Sheet

File #: 24-416

Item #: 14.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Moberly Lane.

Staff Recommendation: **Approval.**

Applicant: Pleasant Grove Mortuary

Representative: Tommy Webb

Planner: Martin Bate

Council District: 7

Z234-105(MB)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****Planner: Martin Bate****FILE NUMBER:** Z234-105(MB) **DATE FILED:** October 11, 2023**LOCATION:** Northeast corner of South Buckner Boulevard and Moberly Lane**COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.53 acres **CENSUS TRACT:** 48113012207

REPRESENTATIVE: Tommy Webb**OWNER:** Invested LLC / Tommy Webb**APPLICANT:** Pleasant Grove Mortuary**REQUEST:** An application for a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.**SUMMARY:** The purpose of the request is to allow development of a funeral home.**STAFF RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay. The property is currently developed with a single-story building.
- The lot has frontage on South Buckner Boulevard and Moberly Lane.
- The applicant proposes to develop this property with a mortuary, funeral home, or commercial wedding chapel use.
- To accomplish this, they request a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Moberly Lane	Local Street	60 feet
South Buckner Boulevard	Principal Arterial	107 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.

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.**Land Use:**

	Zoning	Land Use
Site	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Vacant
North	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Undeveloped
South	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Personal service, Office, General merchandise or food store < 3500 sf
East	LI-D-1 Light Industrial with a D-1 Liquor Control Overlay	Office showroom/warehouse
West	MF-2(A) Multifamily	Multifamily

Land Use Compatibility:

The area of request is currently developed with a single-story building previously used for commercial amusement (inside). The site is bordered by an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay to the north, south, and east. To the north is an undeveloped site; to the east is an office showroom/warehouse. To the south is a retail center with various uses, including personal service use, office, and general merchandise or food store 3,500 square feet or less. To the west, across South Buckner Boulevard, is an MF-2(A) Multifamily District developed with various multifamily properties.

The site is currently zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay. This district is recognized as suitable for light industrial office, research and development, and commercial uses in an industrial park setting. This district is designed to be located in areas appropriate for industrial development which may be adjacent to residential communities. The applicant proposes a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay to permit development of a mortuary, funeral home, or commercial wedding chapel use, which is currently prohibited by the LI-D-1 District.

Staff finds that the requested district and proposed development are compatible with the surrounding uses. The CR Community Retail District is intended to provide for community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The CR-D-1 District is less intensive than the existing LI-D-1 District, thereby minimizing the impact on the nearby MF-2(A) District. The proposed district would also be compatible with the existing nearby uses.

Development Standards

Following is a comparison of the development standards of the current LI Light Industrial District and the proposed CR Community Retail District.

District	Setback		FAR	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: LI	15'	30' adj to res ¹ Other: No min	0.5 retail/personal service 0.75 combination of lodging/office/retail/personal service 1.0 all uses combined	70' ² 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: CR	15'	20' adj to res ¹ Other: No min	0.5 office uses 0.75 all uses combined	54' ² 4 stories	60%	Proximity Slope Visual Intrusion	Retail, personal service, office uses

¹ 20/30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district. Otherwise, no minimum.

² If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

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	LI	CR
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	•	•
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	S
Medical or scientific laboratory	•	
Technical school	•	
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	LI	CR
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		•
Open-enrollment charter school or private school	S	R
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Hotel or motel	★	S
Extended stay 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	•	•

	Existing	Proposed
Use	LI	CR
Financial institution with drive-in window	R	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		
Ambulance service		R
Animal shelter or clinic without outside runs	•	R
Animal shelter or clinic with outside runs	•/S	
Auto service center	R	R
Alcoholic beverage establishment	S	S
Business school	•	•
Car wash	R	D
Commercial amusement (inside)	•	•
Commercial amusement (outside)		S
Commercial motor vehicle parking	•/S	
Commercial parking lot or garage	R	R
Convenience store with drive-through		S
Drive-in theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet		•

	Existing	Proposed
Use	LI	CR
General merchandise or food store 100,000 square feet or more	S	S
Home improvement center, lumber, brick or building materials sales yard	R	D
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station	•/S	
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
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	R	
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	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★

	Existing	Proposed
Use	LI	CR
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	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	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		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center	•	
Vehicle storage lot		
Warehouse	R	

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a mortuary, funeral home, or commercial wedding chapel is one space per 300 square feet of floor area other than the chapel, plus one space for each two seats in the chapel. Up

to 50 percent of the required off-street parking for this use may be tandem spaces. If all spaces provided are non-tandem, the off-street parking requirement is one space per 500 feet of floor area other than the chapel, plus one space for each two seats in the chapel. The applicant will be required to comply with all 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 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 “F” MVA area.

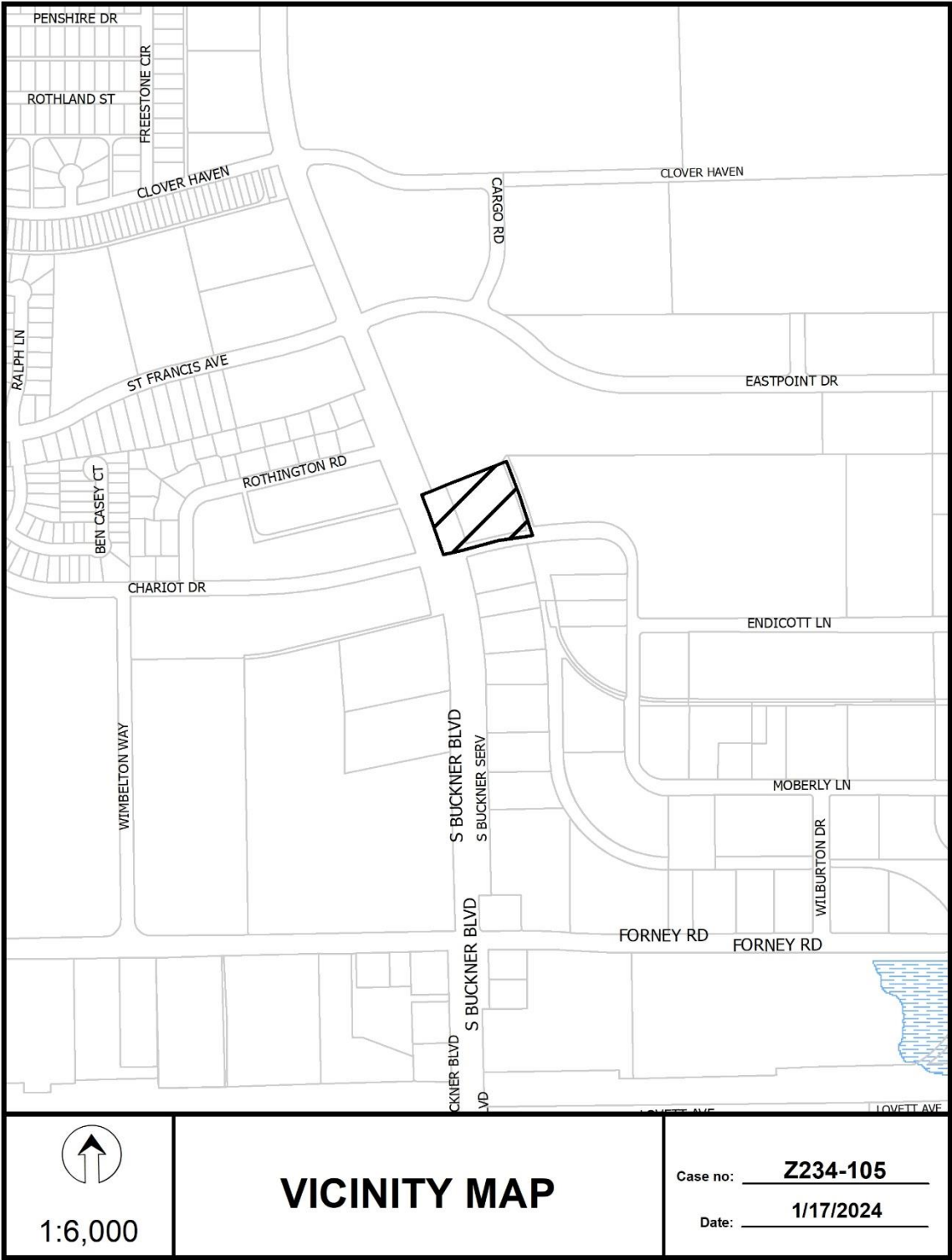
List of Officers

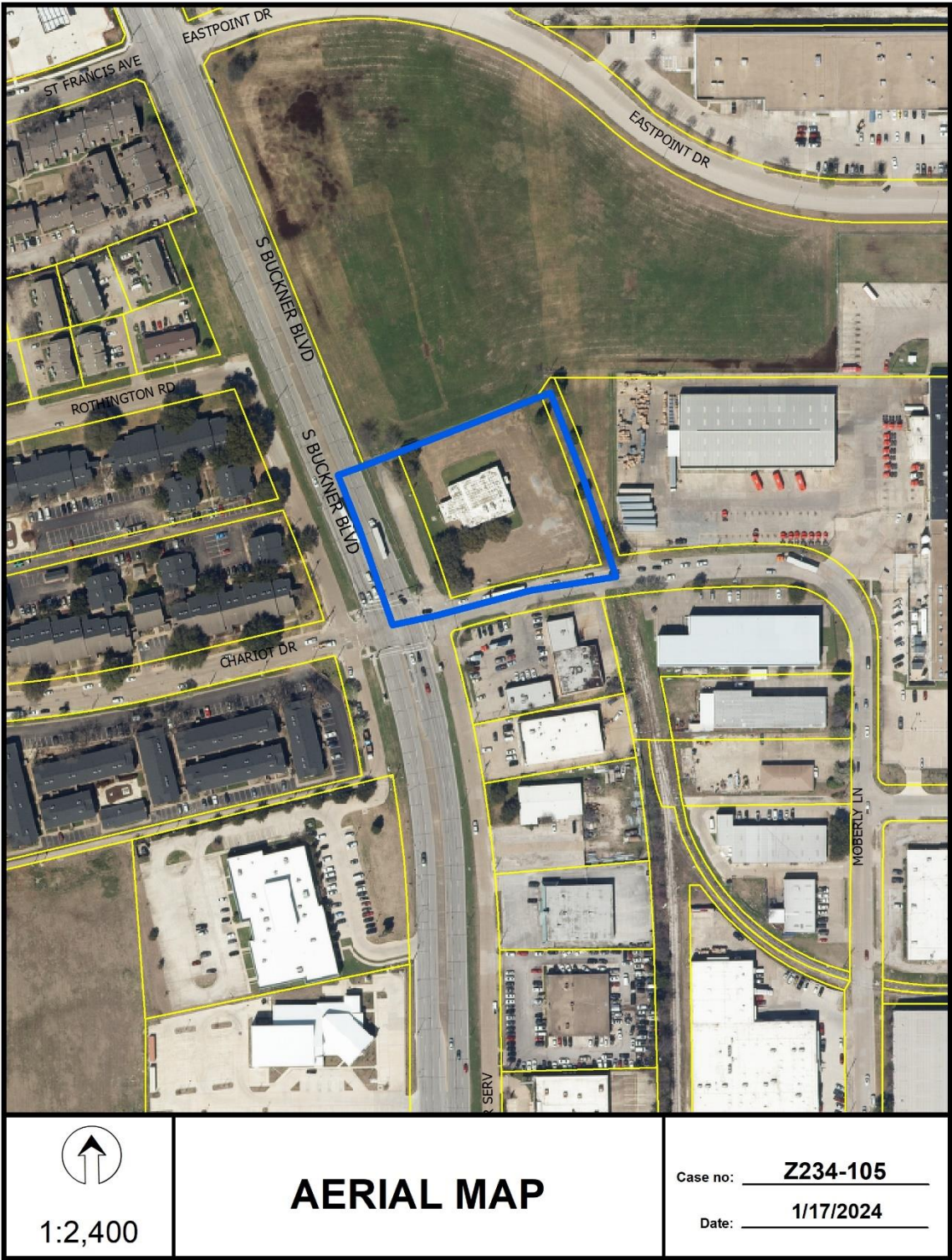
Invested, LLC

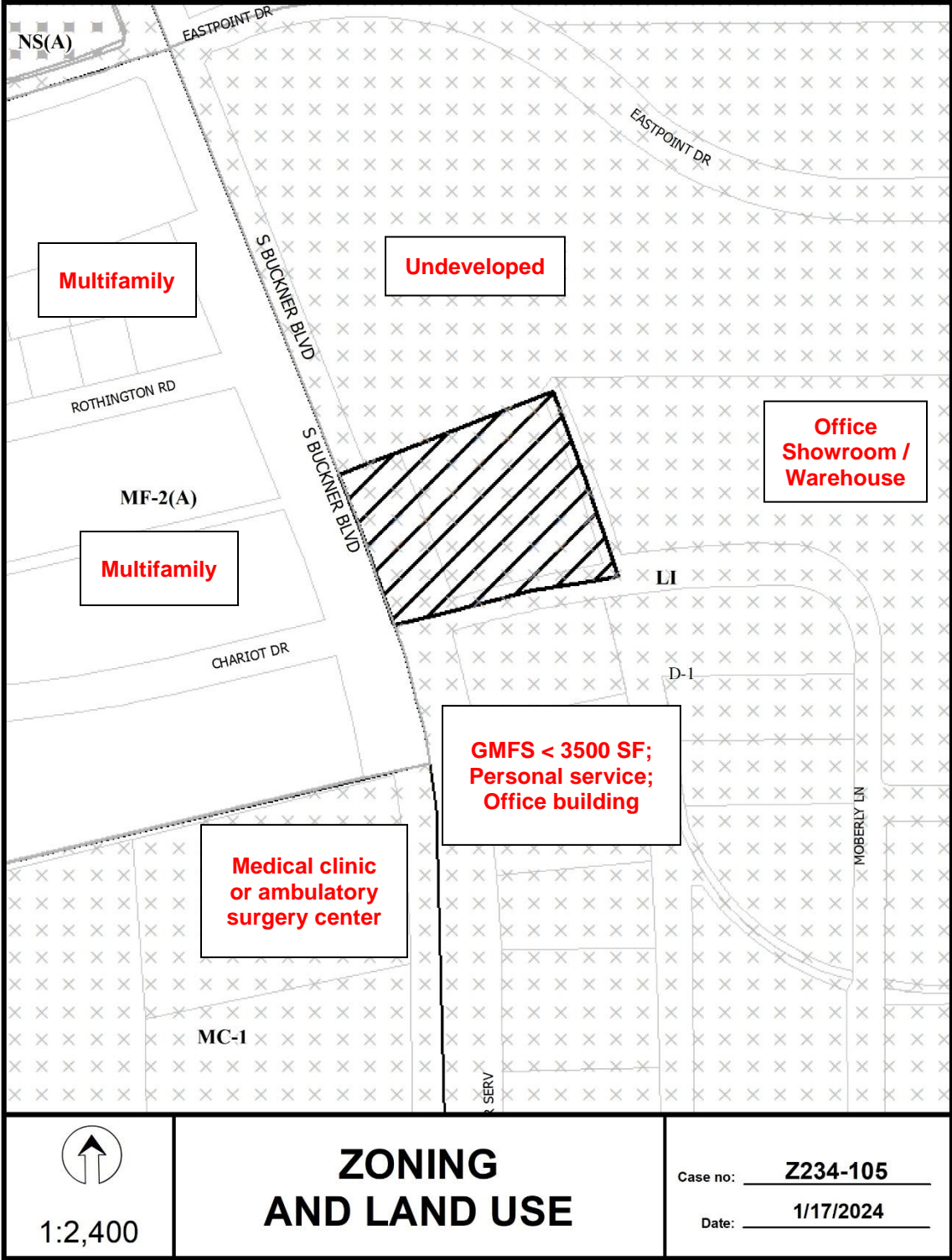
Tommy Webb, CEO

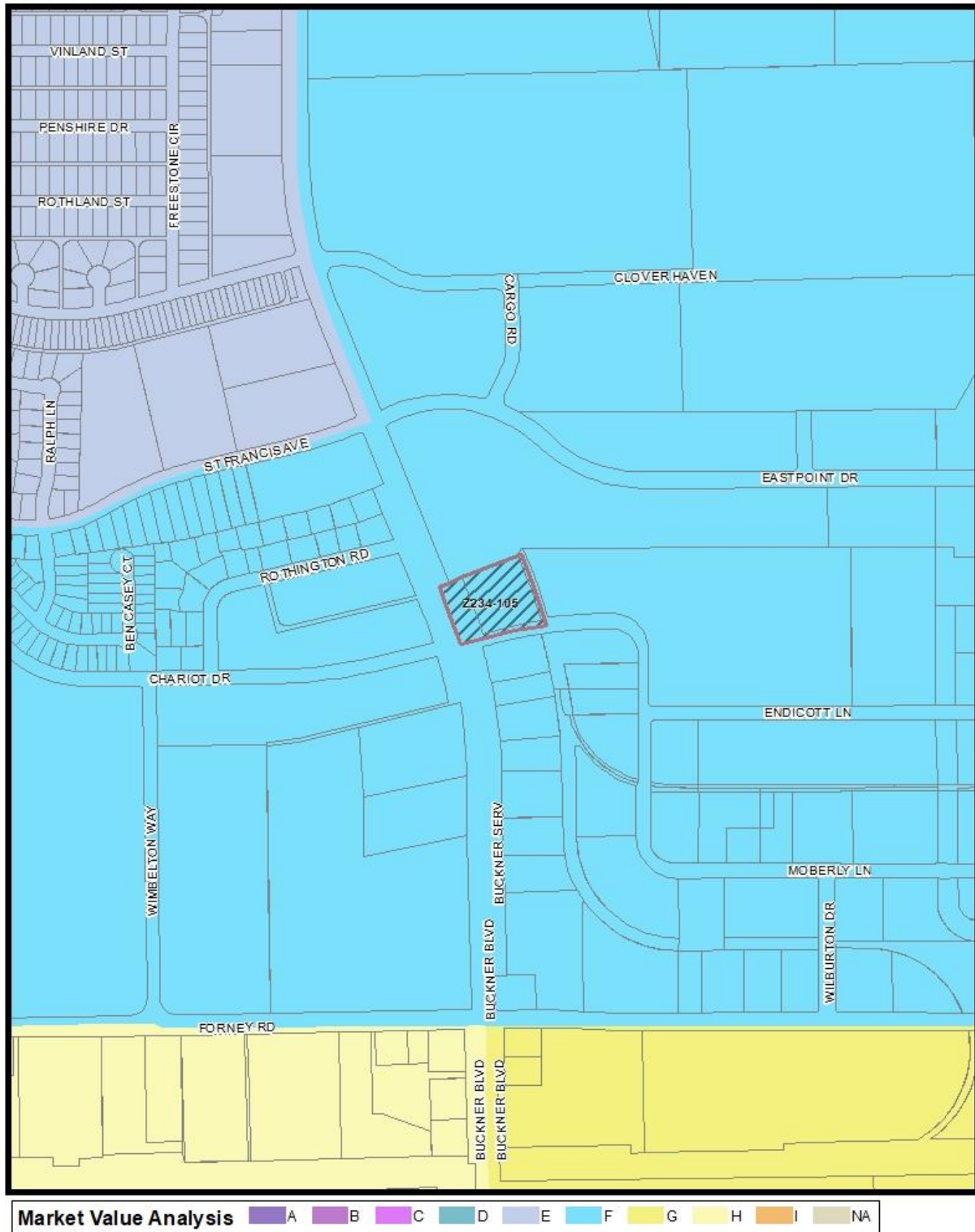
Pleasant Grove Mortuary

Tommy Webb, CEO





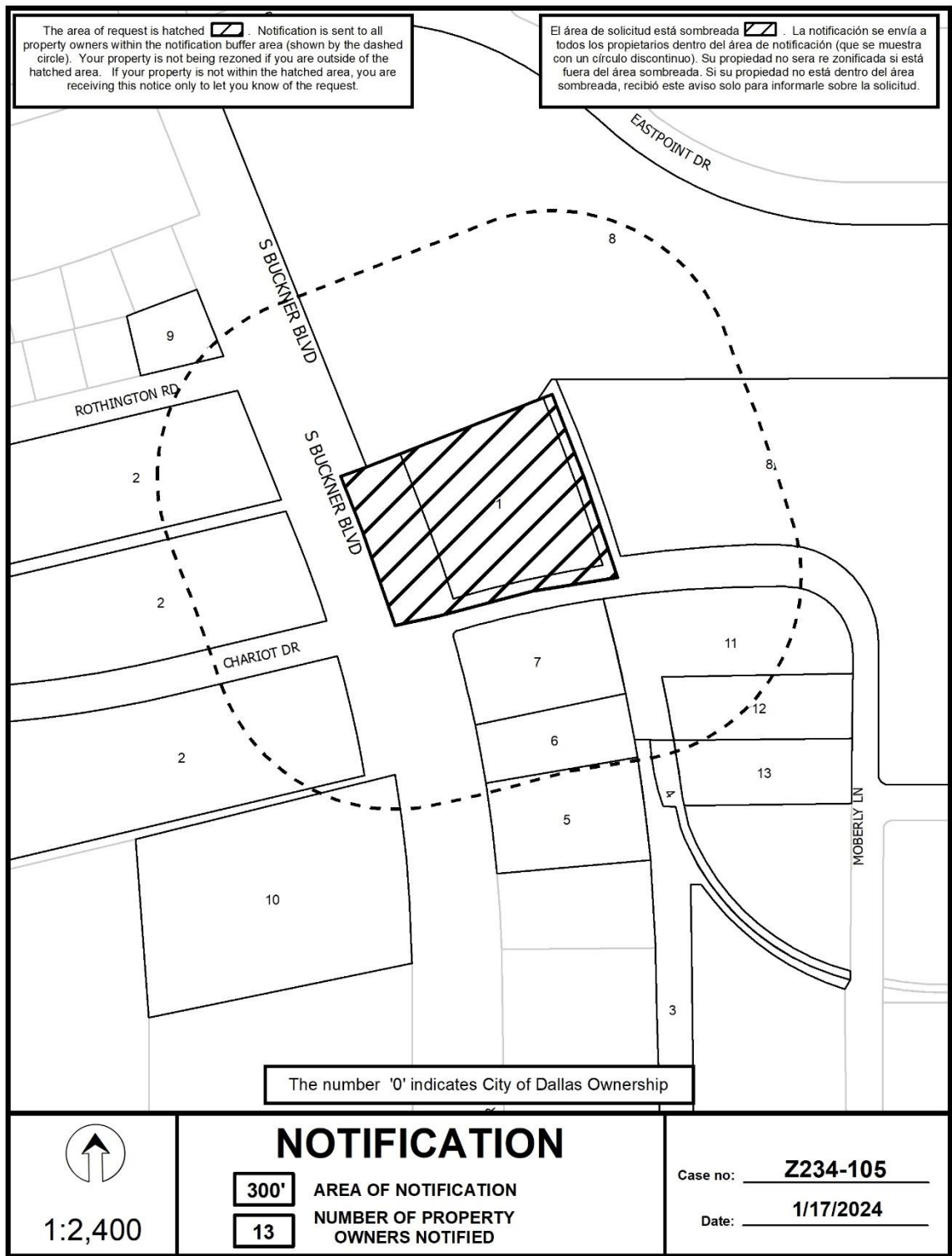




1:6,000

Market Value Analysis

Printed Date: 1/17/2024



01/17/2024

Notification List of Property Owners

Z234-105

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4912 S BUCKNER BLVD	BUCKNER R C
2	8039 CHARIOT DR	KALINTE REDEVELOPMENT LLC
3	8100 MOBERLY LN	BUCKNER PARK INC
4	8100 MOBERLY LN	BUCKNER PARK IND INC
5	4844 S BUCKNER BLVD	MIDWEST DRYWALL CO INC
6	4858 S BUCKNER BLVD	NIRMEEN ENTERPRISES LLC
7	4864 S BUCKNER BLVD	4864 SOUTH BUCKER CENTER LLC &
8	8161 MOBERLY LN	COCA COLA SOUTHWEST
9	8007 ROTHINGTON RD	CUELLAR SERGIO
10	4801 S BUCKNER BLVD	BOLERO REAL ESTATE HOLDINGS LLC
11	8132 MOBERLY LN	DYKES WATLER C &
12	8148 MOBERLY LN	G5 RE HOLDINGS LLC
13	8156 MOBERLY LN	M A C BUILDING INC



City of Dallas

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

Agenda Information Sheet

File #: 24-417

Item #: 15.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.

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

Applicant: AP Deep Ellum, LLC

Representative: Audra Beckley, Permitted Development

Planner: Martin Bate

Council District: 2

Z234-109(MB)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: Martin Bate

FILE NUMBER: Z234-109(MB) **DATE FILED:** September 13, 2023

LOCATION: South line of Elm Street, east of North Good Latimer
Expressway

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 4,791 sqft **CENSUS TRACT:** 48113020401

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: AP Deep Ellum, LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The purpose of the request is to continue use of the site as a tattoo studio.

STAFF RECOMMENDATION: Approval for a five-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 tattoo studio.
- The request site is an existing tattoo studio with 1,264 square feet of floor area.
- SUP No. 2181 was approved by City Council on February 24, 2016 for a tattoo studio for a period of three years.
- SUP No. 2181 was renewed by City Council on February 13, 2019 for a tattoo studio for a period of five years.
- SUP No. 2181 expires on February 13, 2024. Applicant filed for renewal on September 13, 2023.
- The applicant requests the renewal of SUP No. 2181 for a five-year period to continue operating a tattoo studio. Applicant does not propose any changes to the site plan.

Zoning History:

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

1. **Z190-175:** On June 24, 2020, 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, located on the south line of Elm Street, east of North Good Latimer Expressway.
2. **Z190-202:** On August 12, 2020, City Council approved an application for the renewal of Specific Use Permit No. 2019 for a bar, lounge, or tavern and commercial amusement inside use limited to a live music 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, east of North Good Latimer Expressway.
3. **Z190-299:** On November 11, 2020, City Council approved an application for the renewal of Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.
4. **Z223-235:** On December 7, 2023, City Plan Commission recommended approval of an application for an amendment to Specific Use Permit No. 2019 for a bar, lounge,

or tavern 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 Crowder Street. [Scheduled for City Council on January 24, 2024]

5. **Z223-227:** On January 10, 2024, City Council approved an application for an amendment to Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.

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 have a significant impact on traffic.

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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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 area of the plan.

The applicant's request to amend the Specific Use Permit for a tattoo studio meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

Land Use:

	Zoning	Land Use
Site	PD No. 269 Tract A	Tattoo studio
North	PD No. 269 Tract A	Commercial amusement (inside)
South	PD No. 269 Tract A	Surface parking
West	PD No. 269 Tract A	General merchandise or food store < 3,500 sf
East	PD No. 269 Tract A	Restaurant without drive-in

Land Use Compatibility:

The request site consists of a tattoo studio. The applicant is requesting renewal of SUP No. 2181 to continue operation of a tattoo studio. The site is surrounded by a mix of retail and personal service uses. Staff finds that the ongoing use as a tattoo studio will not have a negative impact on 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.

Within PD No. 269, tattoo studios must be at least 300 feet away from all other tattoo and body piercing studios on the same street. The nearest tattoo studio on Elm Street is approximately 850 feet away.

The continuation of a tattoo studio in this neighborhood contributes to the character of the area and is not detrimental to the general welfare.

Landscaping:

Landscaping will be provided per PD No. 269 regulations.

Parking:

Parking must be provided in accordance with PD No. 269 regulations. Personal service uses, which includes tattoo studios, do not require off-street parking for the first 5,000 square feet of floor area if the use is in an original building and has a separate certificate of occupancy.

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 "F" MVA area.

List of Officers

AP Deep Ellum, LLC

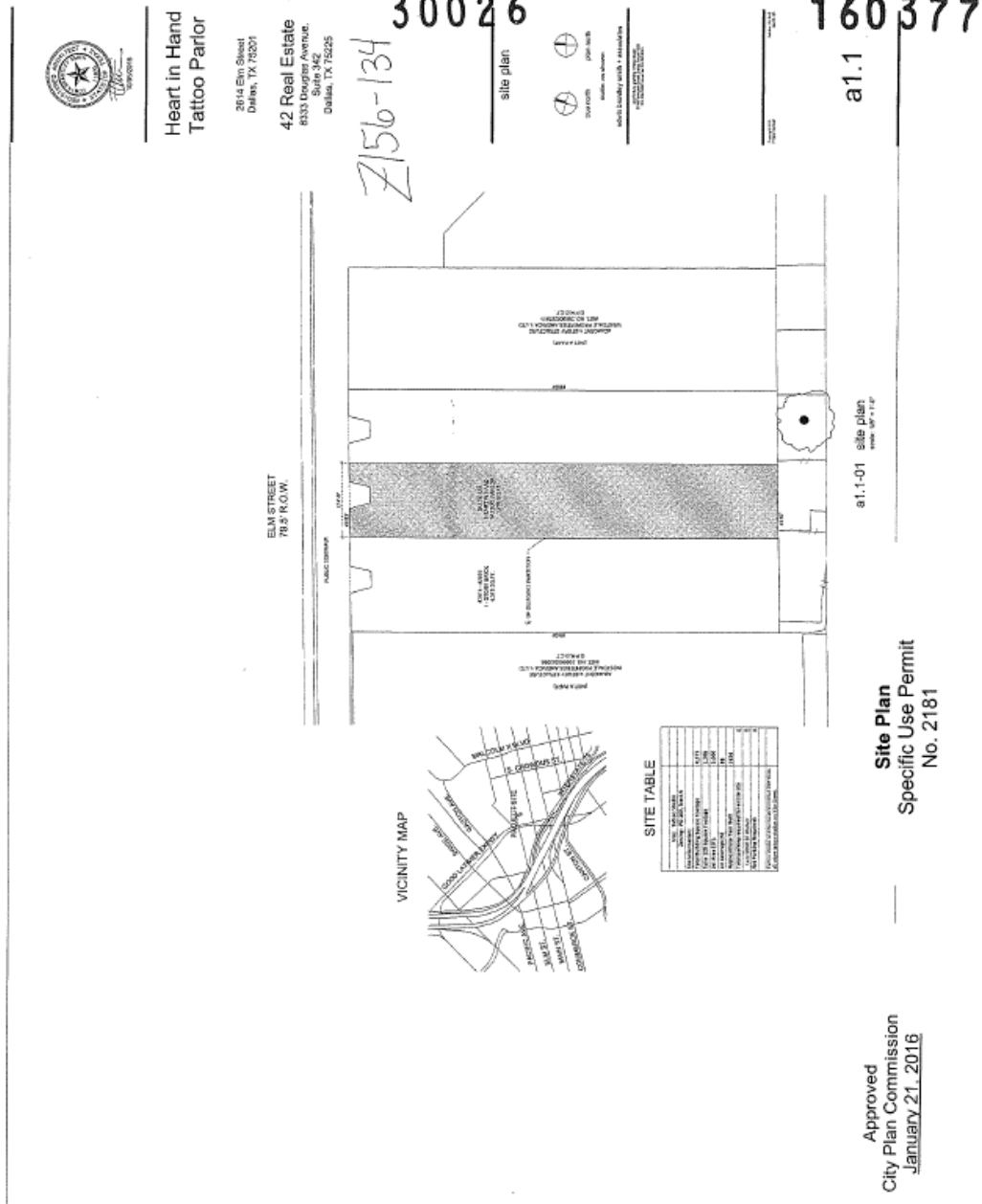
Asana Partners, LP

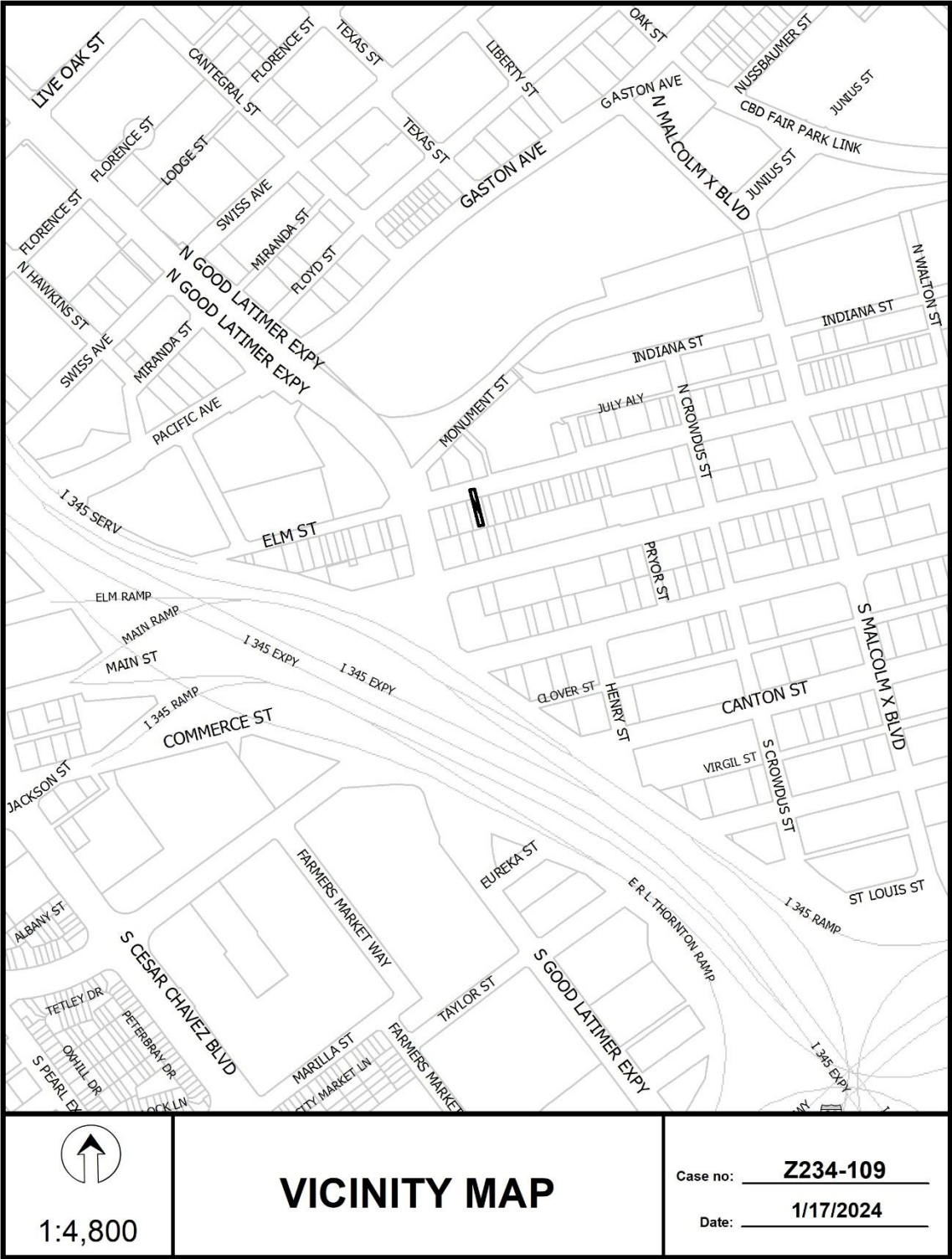
Terry S Brown, Managing Partner
Jason K. Tompkins, Managing Partner
Sam E. Judd, Managing Partner
R. Seth Black, Managing Director
Brian R. Purcell, Managing Director
Reed Kracke, Managing Director
Chris R. Dalton, Director
Katie Grissom, Director
G. Welch Liles, Managing Director – Development

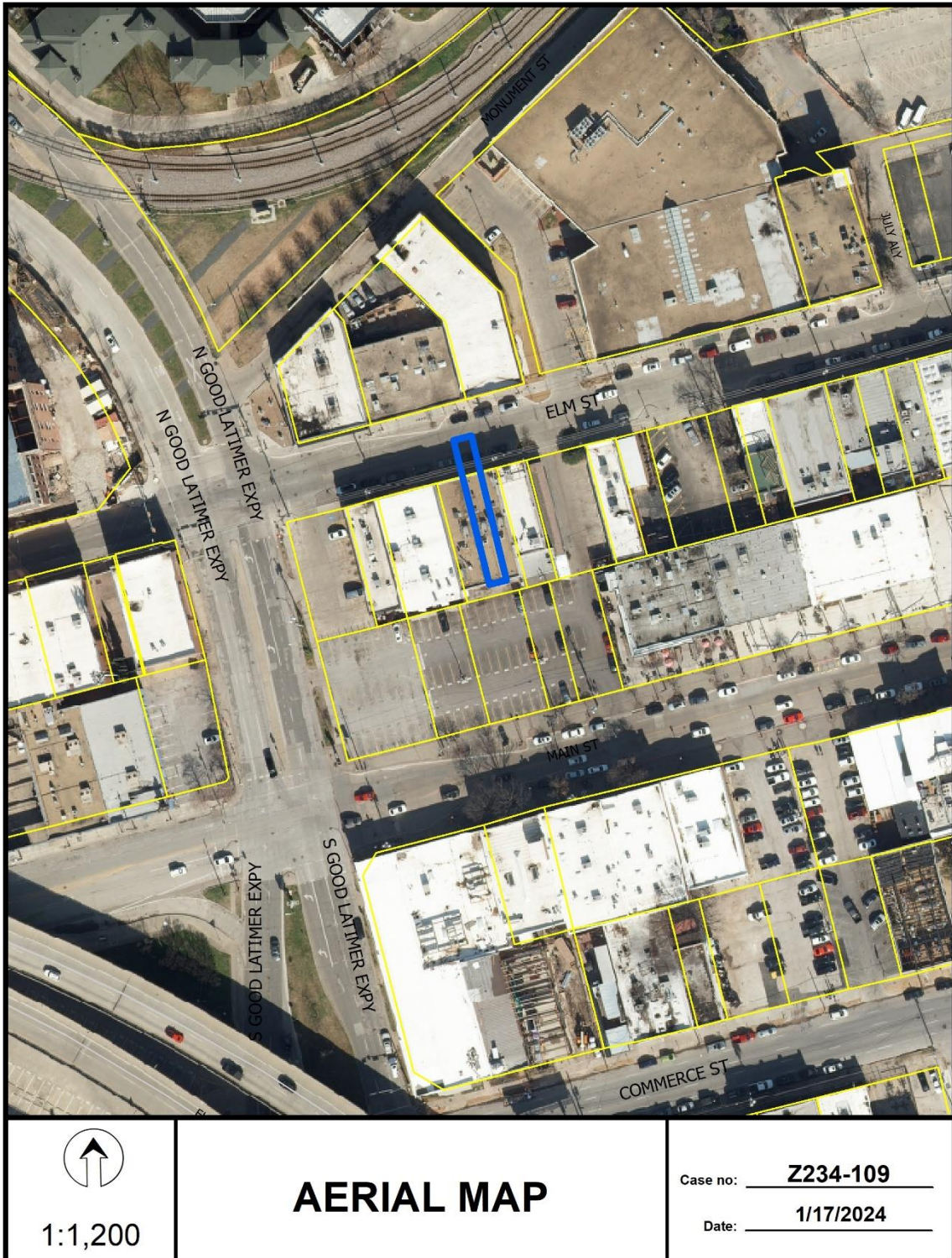
PROPOSED CONDITIONS

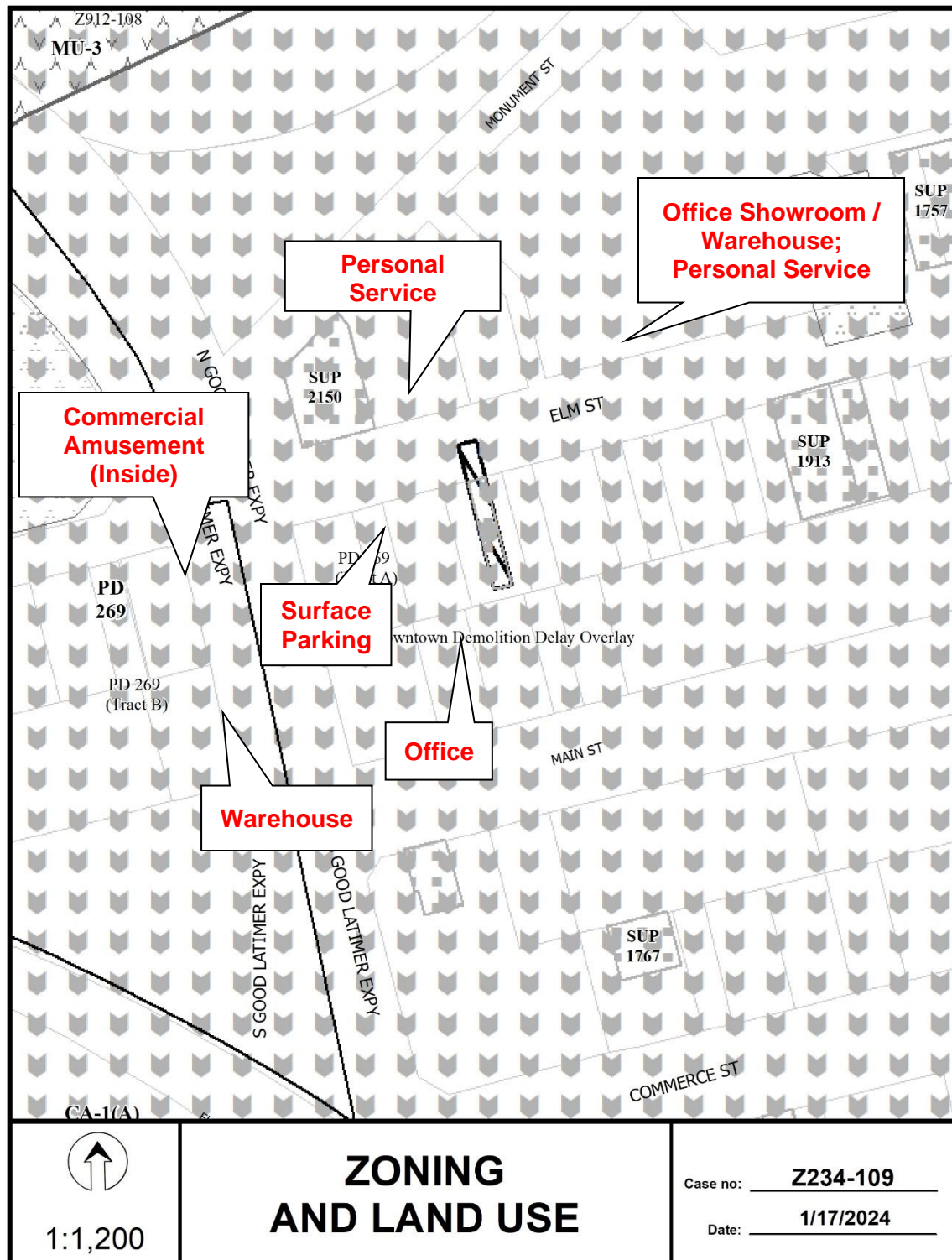
1. USE: The only use authorized by this specific use permit is a tattoo studio.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 1,264 square feet in the location shown on the attached site plan.
5. PARKING: Parking must be provided in accordance with the parking requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

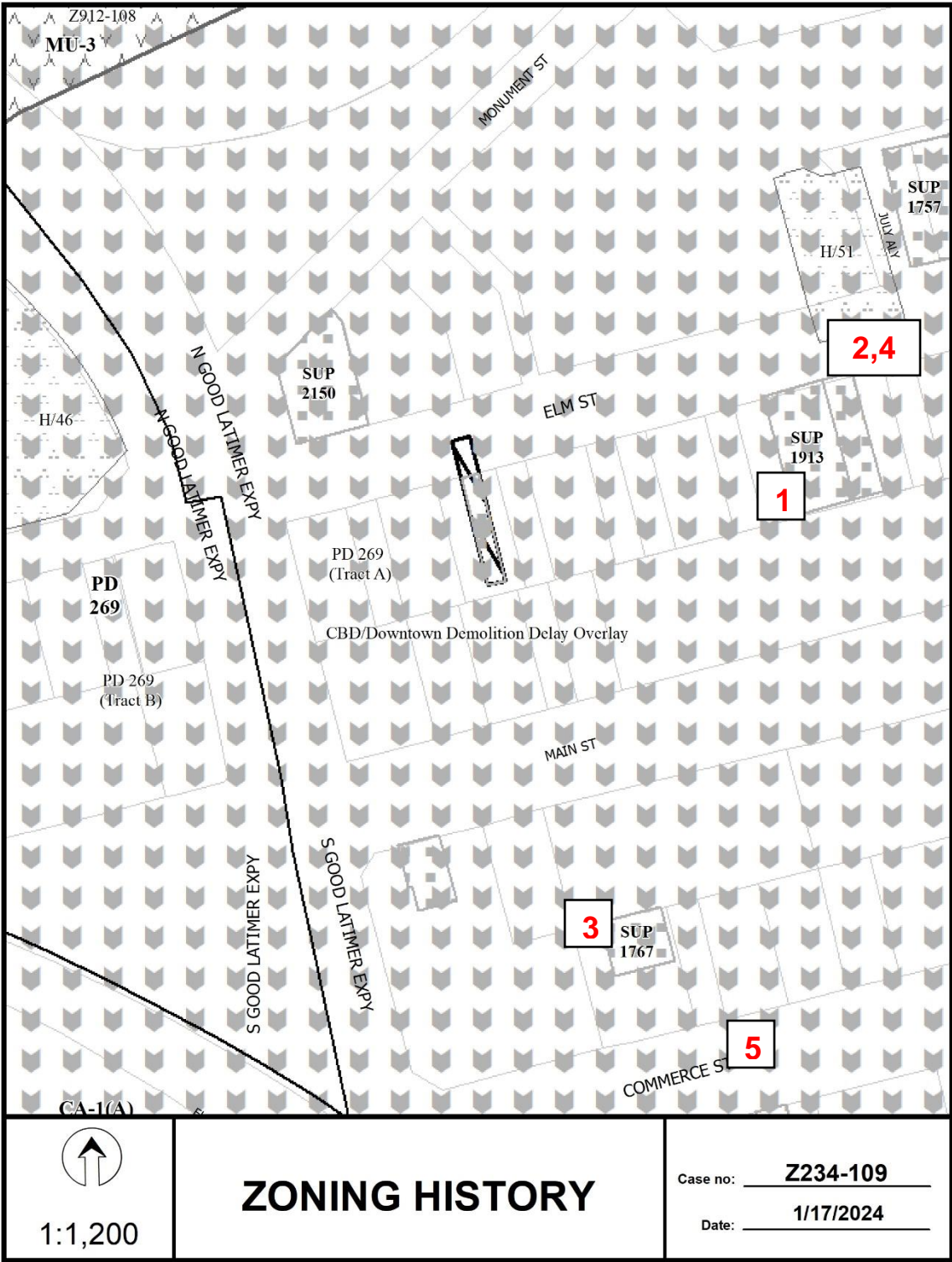
EXISTING SITE PLAN (NO CHANGES PROPOSED)

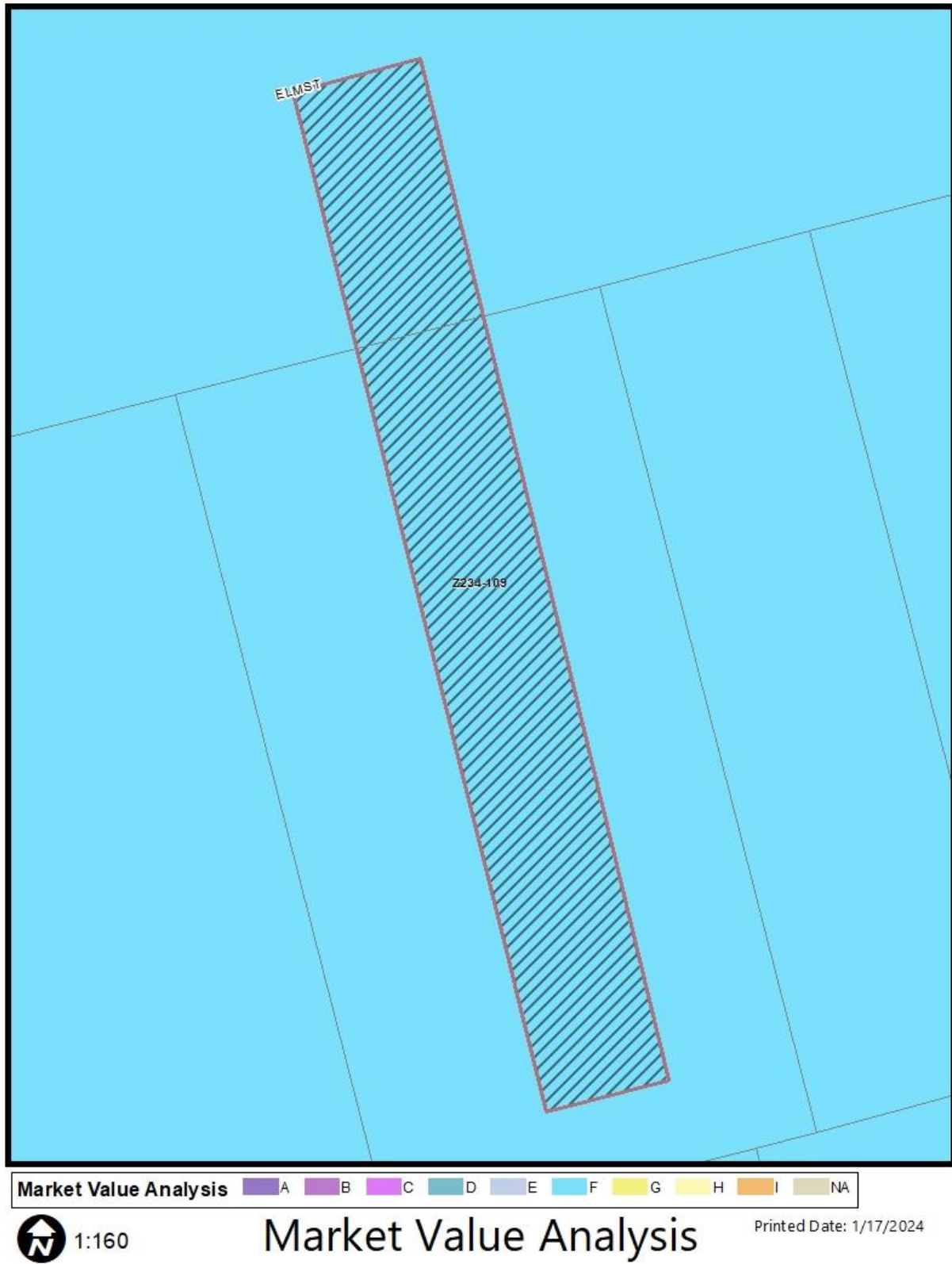














01/17/2024

Notification List of Property Owners

Z234-109

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2621 MAIN 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	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
6	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2603 MAIN ST	PARKIN ART JOINT VENTURE
8	2625 ELM ST	UPLIFT EDUCATION
9	2615 ELM ST	WESTDALE PPTIES AMERICA I LTD
10	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT



City of Dallas

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

Agenda Information Sheet

File #: 24-418

Item #: 16.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2220 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of Peavy Road, northwest of Garland Road.

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

Applicant: Sammy J. Mandell III

Planner: Martin Bate

Council District: 9

Z234-112(MB)

FILE NUMBER: Z234-112(MB) **DATE FILED:** October 25, 2023

LOCATION: Southwest line of Peavy Road, northwest of Garland Road

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 42,253 sqft **CENSUS TRACT:** 48113008200

OWNER: Mihey Yeom, Peavy Plaza LLC

APPLICANT: Sammy J. Mandell III

REQUEST: An application for an amendment to Specific Use Permit No. 2220 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. [Greenville Avenue Pizza Co.]

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 ±42,253 square-foot request site is developed with a ±10,278 square-foot commercial building.
- The applicant proposes to continue the sale of alcoholic beverages in conjunction with a restaurant in a 1,000-square-foot suite.
- SUP No. 2220 was approved by City Council on November 9, 2016 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a period of two years, with eligibility for automatic renewal for additional five-year periods.
- SUP No. 2220 was automatically renewed on November 9, 2018 for a period of five years.
- SUP No. 2220 expired on November 9, 2023. Applicant filed for renewal on October 25, 2023, outside of the automatic renewal window.
- The applicant requests the renewal of SUP No. 2220 for a five-year period to continue the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. Applicant does not propose any changes to the existing site plan.

Zoning History:

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

1. **Z201-254:** On March 9, 2022, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, located on the southeast line of Garland Road, east of the intersection of Garland Road and Peavy Road

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Peavy 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 have a significant impact on traffic.

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:

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

URBAN DESIGN ELEMENT**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

Land Use:

	Zoning	Land Use
Site	CR-D-1 Community Retail District	Multi-tenant commercial building
North	D(A) Duplex	Duplex
South	CR	Retail
West	R-7.5(A) Single Family	Single family
East	CR	Retail

Land Use Compatibility:

The request area consists of a multi-tenant commercial building. The applicant is requesting renewal of SUP No. 2220 to continue the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. The site is surrounded by a mix of retail uses as well as nearby residential. Staff finds that ongoing

alcohol sales in conjunction with a restaurant will not have a negative impact on the surrounding area. The proximity to residential uses provides a desirable opportunity for residents to walk to the restaurant and purchase alcoholic beverages, either to consume on-premise or to bring home.

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 alcohol sales in conjunction with a restaurant would not be detrimental to the general welfare of the area. Automatic renewal is recommended as the Specific Use Permit was previously under automatic renewals.

Landscaping:

Landscaping will be provided per Article X regulations, as amended.

Parking:

Parking: Pursuant to the Dallas Development Code, the off-street parking requirement for a restaurant is one (1) space per 100 square feet of floor area. Therefore, the ±1,000-square foot restaurant requires ten parking spaces. The applicant has provided 58 spaces, as depicted on the site plan. While a breakdown states the uses within the facility and how parking is provided for each unit, the focus of this application is on the restaurant use and required ten 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 a “C” MVA area. To the northeast is an “F” MVA area.

Crime Report:

A copy of the police report of offenses recorded at this property is provided below for the period of November 9, 2018 to October 25, 2023.

Offenses

Offenses (Summary)	Count of Incidents
BURGLARY-BUSINESS	1
MISCELLANEOUS	1
OTHER THEFT	1
Grand Total	3

Arrests

No arrests reported.

Calls

Calls (Summary)	Count of Problem
11B - Burg of Bus	1
12B - Business Alarm	34
21B - Business Hold Up	1
37 - Street Blockage	1
40 - Other	1
40/01 - Other	1
43 - Road Rage	1
58 - Routine Investigation	2
6X - Major Dist (Violence)	1
7X - Major Accident	2
11B - Burg of Bus	1
Grand Total	45

Z234-112(MB)

List of Officers

Peavy Plaza LLC

Mihey Yeom, Owner

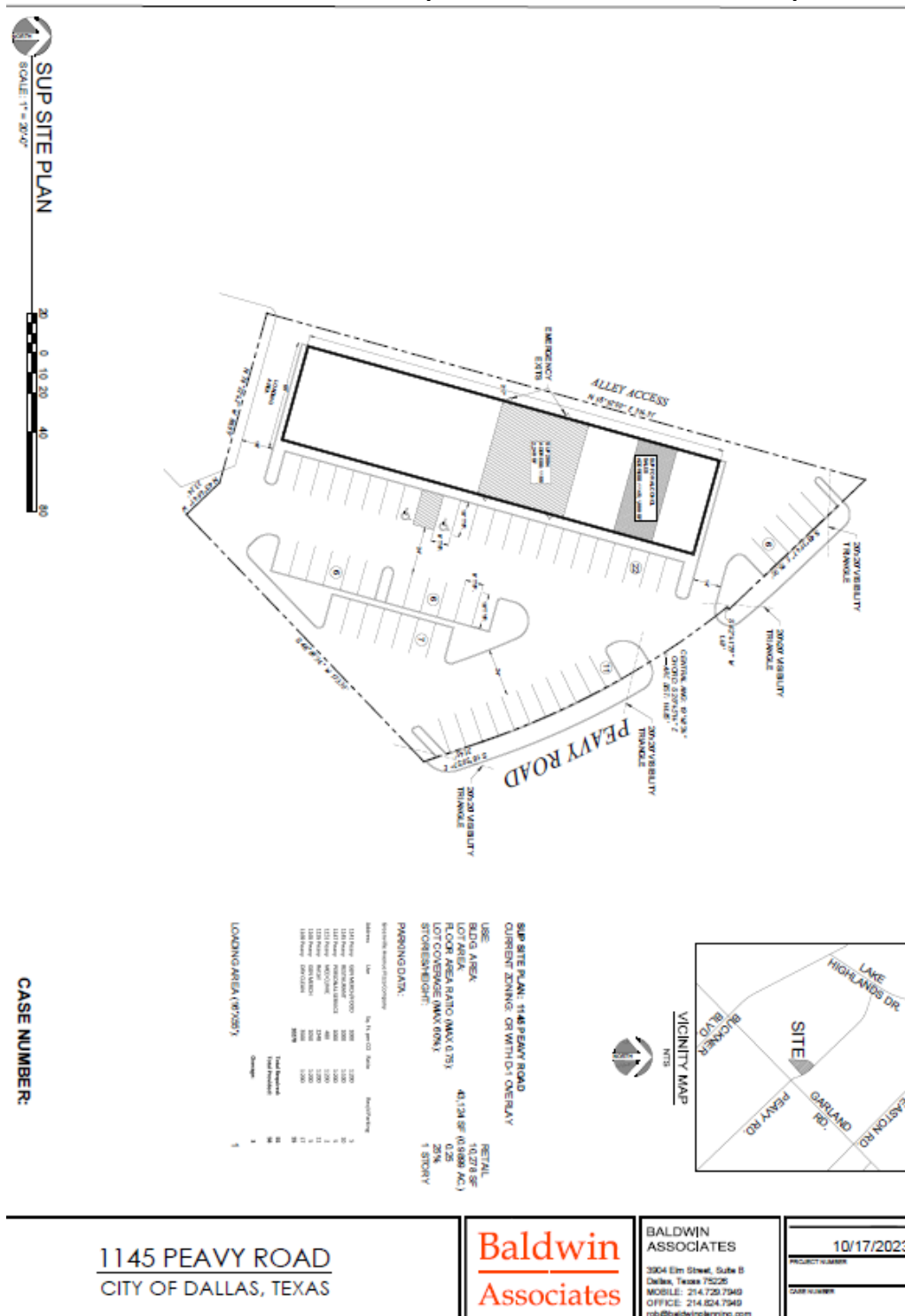
Greenville Ave Pizza Co.

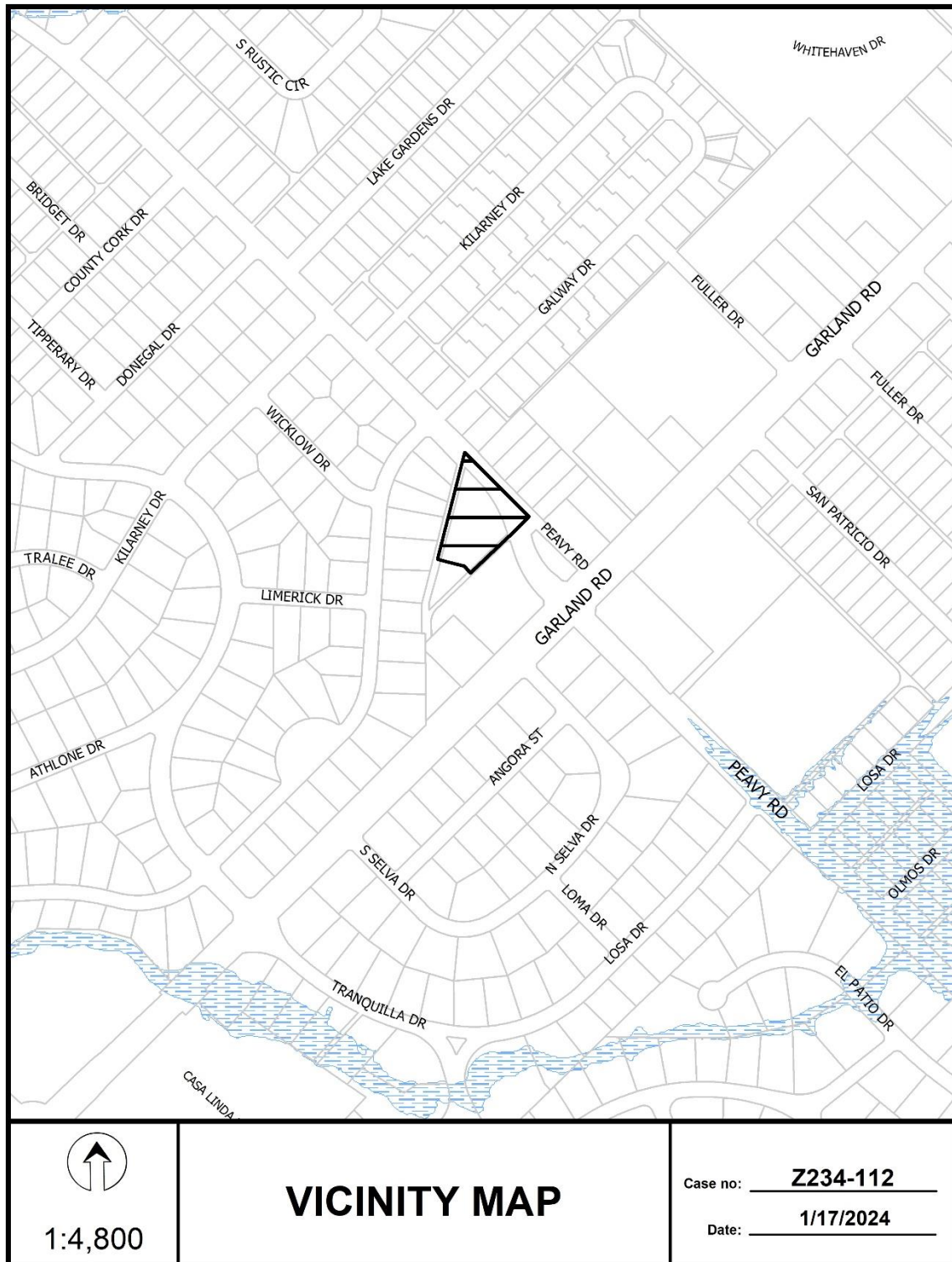
Samuel J. Mandell III, Owner

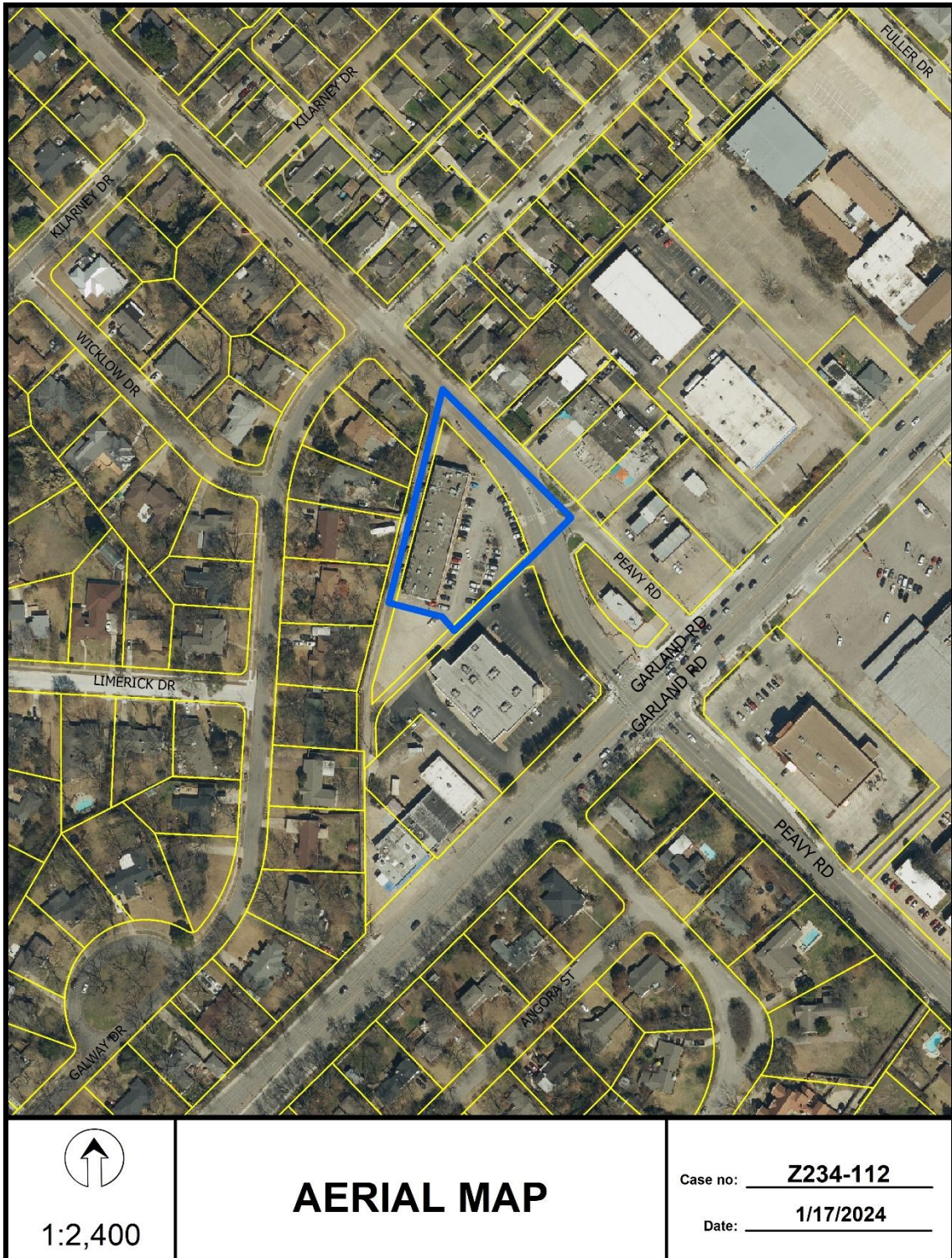
PROPOSED CONDITIONS

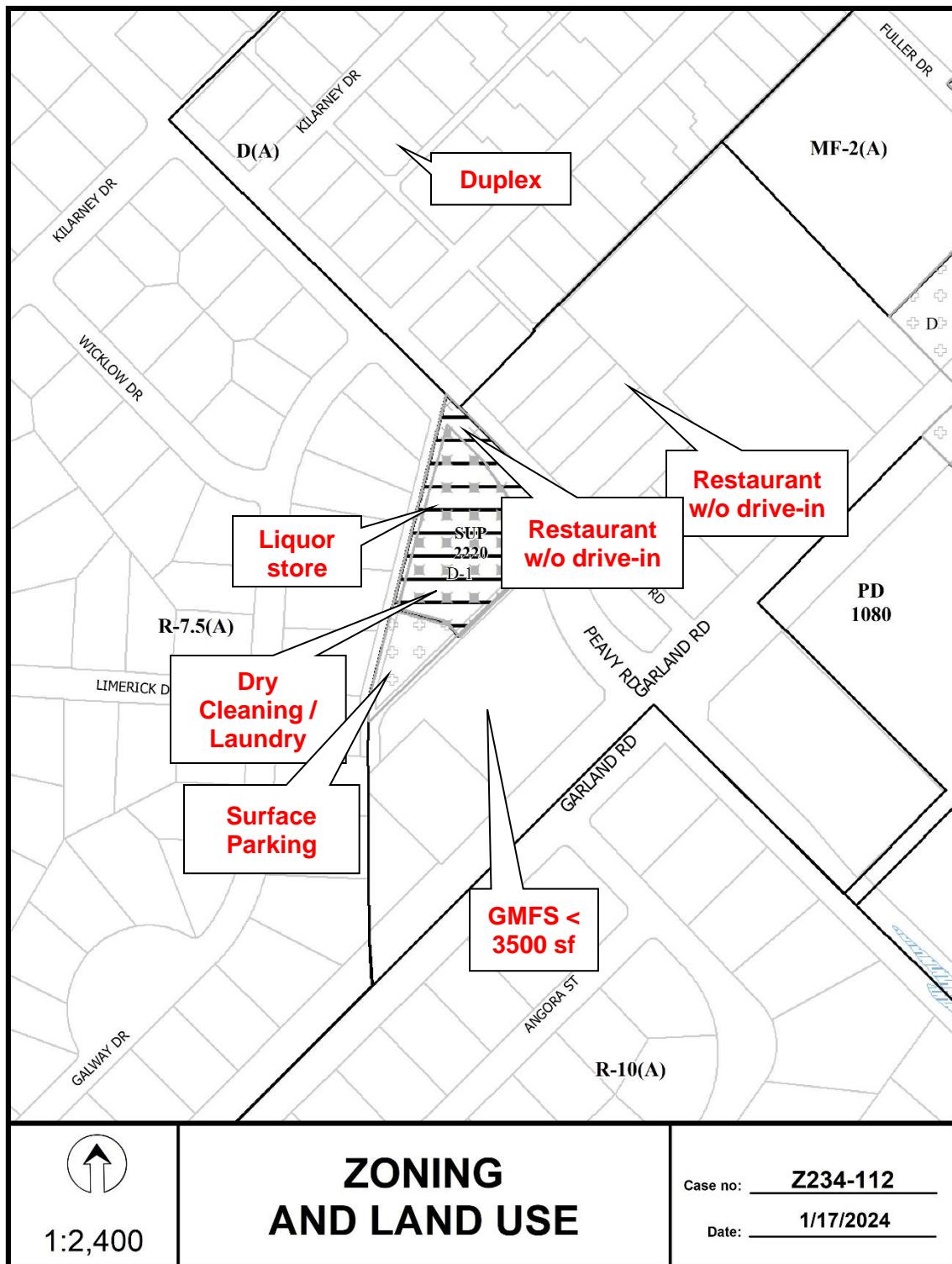
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit 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. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

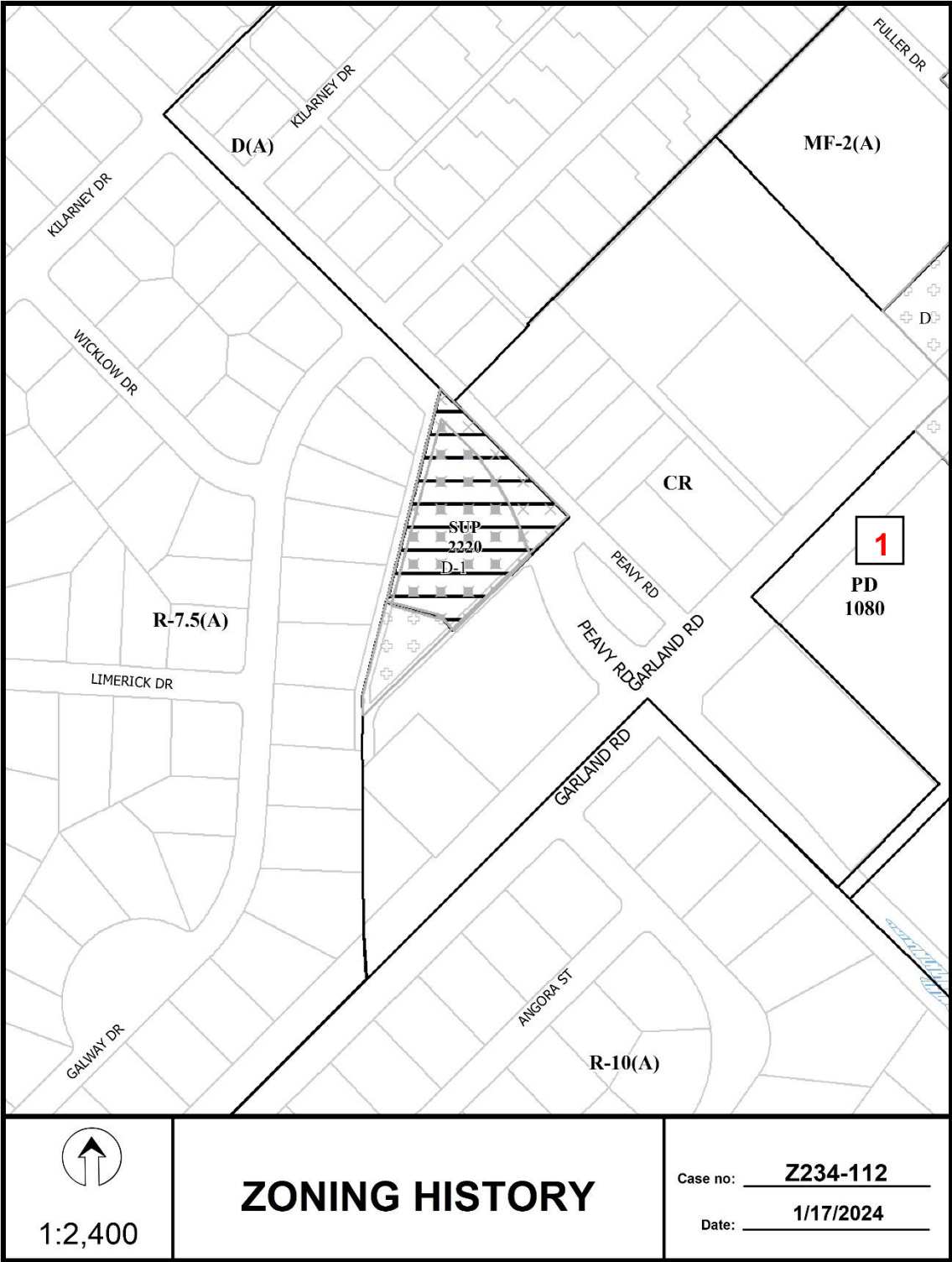
EXISTING SITE PLAN (NO CHANGES PROPOSED)

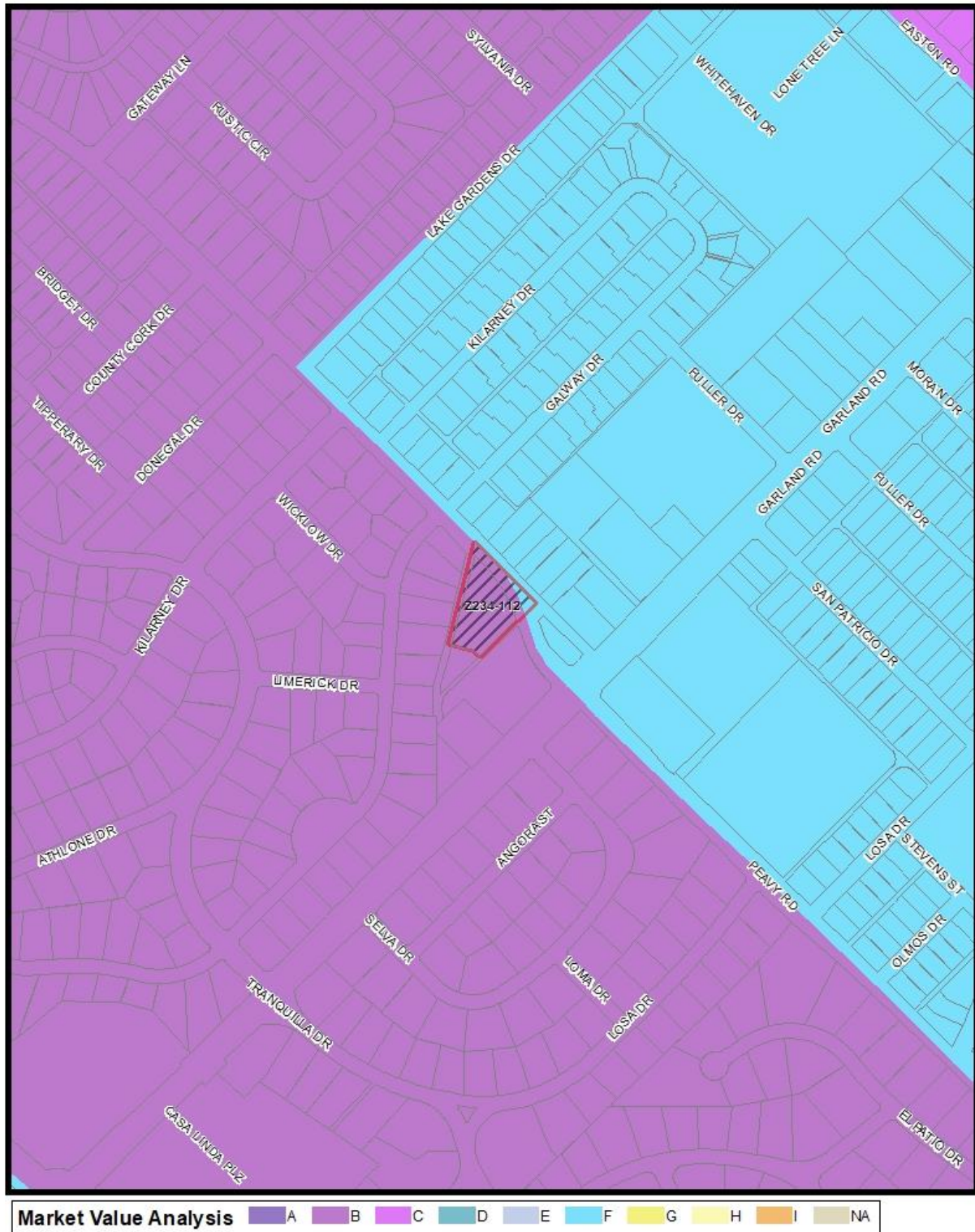








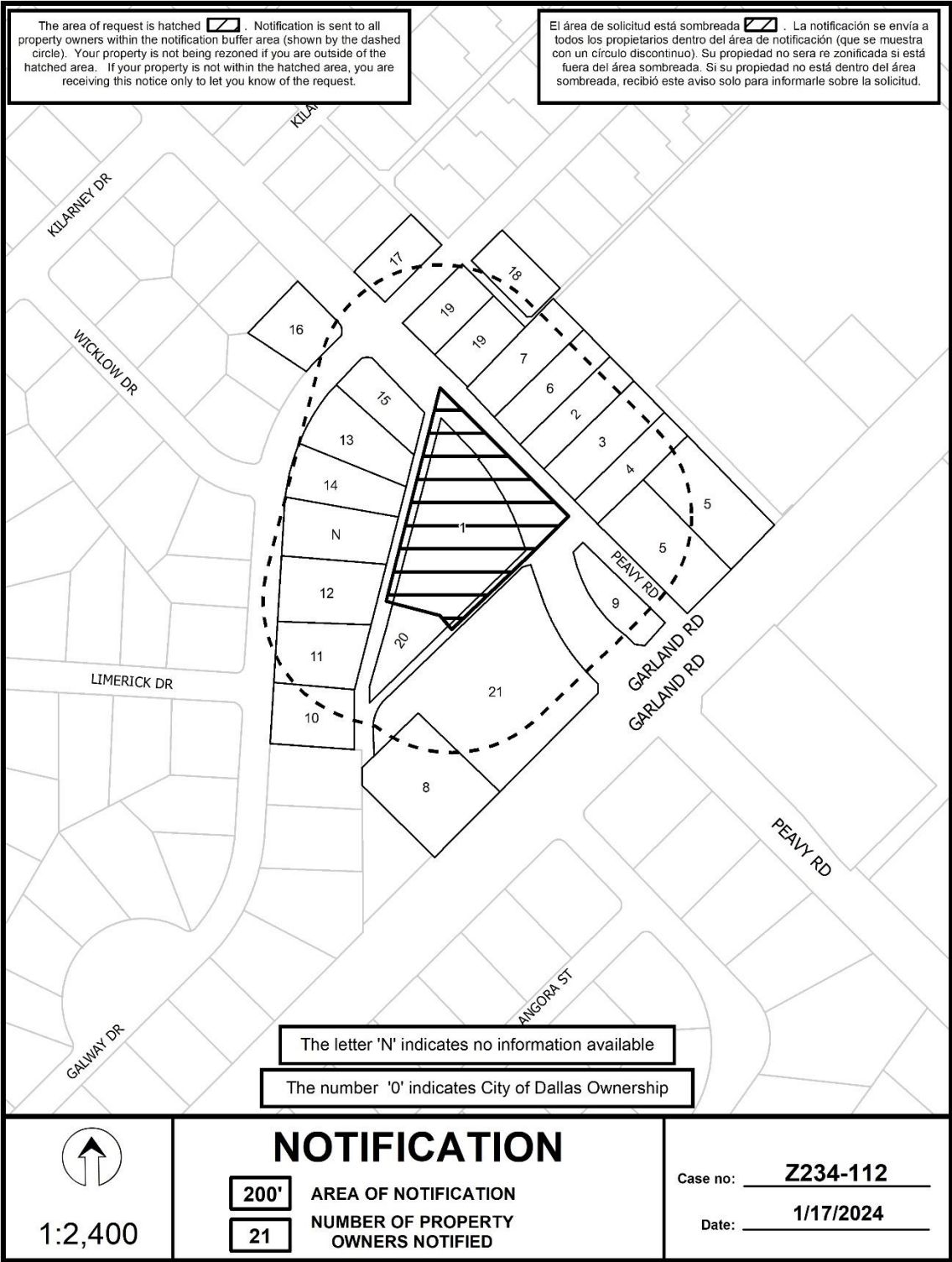




1:4,800

Market Value Analysis

Printed Date: 1/17/2024



01/17/2024

Notification List of Property Owners***Z234-112******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1141 PEAUVY RD	PEAVY PLAZA LLC
2	1146 PEAUVY RD	AMERICAN DISTRIBUTING COMPANY
3	1154 PEAUVY RD	MLM ROSS LLC
4	1160 PEAUVY RD	REDTAIL COMMERCIAL LLC
5	10001 GARLAND RD	CWE DALLAS GARLAND LLC
6	1144 PEAUVY RD	MONOPOLY PL DUPLEXES LTD
7	1140 PEAUVY RD	SHAW JEFFREY A
8	9925 GARLAND RD	GARLAND PEAUVY ASSOCS
9	9947 GARLAND RD	DALLAS ALISHAH
10	9926 GALWAY DR	Taxpayer at
11	9934 GALWAY DR	LEITCH MATTHEW &
12	9942 GALWAY DR	MAXWELL WILLIAM RICHARD &
13	9966 GALWAY DR	ALTOM JOHNNY W &
14	9958 GALWAY DR	MORGAN JOHN ANTHONY
15	9972 GALWAY DR	ALDRETE MIGUEL
16	9973 GALWAY DR	TURNER JEREMY N & KELSEY M
17	1118 PEAUVY RD	MONROE JOWANNA
18	10014 GALWAY DR	MORENO MARIA OTLIA
19	1132 PEAUVY RD	MONOPOLY PLACE DUPLEXES
20	1195 PEAUVY RD	GARLAND PEAUVY ASSOCIATES
21	9937 GARLAND RD	9937 GARLAND ROAD



City of Dallas

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

Agenda Information Sheet

File #: 24-419

Item #: 17.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, on the southwest corner of South Zang Boulevard and West Suffolk Avenue.

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

Applicant: Osama Alshahrour

Planner: Martin Bate

Council District: 1

Z234-113(MB)

FILE NUMBER: Z234-113(MB) **DATE FILED:** October 25, 2023

LOCATION: Southwest corner of South Zang Boulevard and West Suffolk Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 11,674 sqft **CENSUS TRACT:** 48113005000

OWNER: Al Nachawati Corp.

APPLICANT: Osama Alshahrour

REQUEST: An application for an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay.

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

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 site is developed with a general merchandise or food store less than 3,500 square feet and a motor vehicle fueling station.
- The applicant proposes to continue the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
- SUP No. 1933 was approved by City Council on January 25, 2012 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a period of two years, with eligibility for automatic renewal for additional five-year periods.
- SUP No. 1933 was subsequently automatically renewed on January 25, 2014 for a period of five years, and automatically renewed on January 25, 2019 for a period of five years.
- SUP No. 1933 expired on January 25, 2024. Applicant filed for renewal on October 25, 2023, outside of the automatic renewal window.
- The applicant requests the renewal of SUP No. 1933 for a five-year period with eligibility for automatic renewal for additional five-year periods to continue the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. Applicant does not propose any changes to the existing site plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Suffolk Avenue	Local Street	50 feet
South Zang Boulevard	Minor 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.

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:

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

URBAN DESIGN ELEMENT**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

Land Use:

	Zoning	Land Use
Site	MU-1-D-1 Mixed Use, D-1	GMFS <3,500 SF, motor vehicle fueling station
North	MU-1-D Mixed Use, D	Single family, restaurant w/o drive-in or drive-through service
South	MU-1-D Mixed Use, D	Single family
West	MU-1-D Mixed Use, D	Single family
East	RR Regional Retail	Vehicle or engine repair or maintenance, single family

Land Use Compatibility:

The request area consists of a general merchandise or food store less than 3,500 square feet and a motor vehicle fueling station. The applicant is requesting renewal of SUP No. 1933 to continue the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. The site is surrounded by single family and a restaurant without drive-in or drive-through service. Staff finds that ongoing

alcohol sales in conjunction with a general merchandise or food store will not have a negative impact on the surrounding area. As the area is zoned an MU-1 Mixed Use District, the continuation of this use provides for minimization of vehicular travel for nearby residents.

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 alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet would not be detrimental to the general welfare of the area. Automatic renewal is recommended as the Specific Use Permit was previously allowed automatic renewals, and the subject site is not indicated for changes in future land use on the comprehensive plan.

Landscaping:

Landscaping will be provided per Article X regulations, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store less than 3,500 square feet is one (1) space per 200 square feet of floor area. Additionally, one space per gas pump is required for the motor vehicle fueling station. The site requires 11 parking spaces (9 for general merchandise, 2 for gas pumps) and provides 11 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 “H” MVA area. To the northeast and north is an “F” MVA area.

Crime Report:

A copy of the police report of offenses recorded at this property is provided below for the period of January 25, 2019 to November 14, 2023 (date report was requested).

Offenses

Offenses (Summary)	Count of Incidents
AGG ASSAULT - NFV	1
ALL OTHER OFFENSES	1
BMV	1
DRUG/ NARCOTIC VIOLATIONS	4
MISCELLANEOUS	9
OTHER THEFT	4
ROBBERY-INDIVIDUAL	1
UUMV	2
WEAPON LAW VIOLATIONS	3
Grand Total	26

Calls

Calls (Summary)	Count of Problem
07 - Minor Accident	4
08 - Intoxicated Person	1
09/01 - Theft	1
12B - Business Alarm	8
17 - Kidnapping in Progress	1
20 - Robbery	1
21B - Business Hold Up	4
26 - Missing Person	1
31 - Criminal Mischief	1
32 - Suspicious Person	2
40 - Other	1
40/01 - Other	4
41/11B - Burg Busn in Progress	1
41/40 - Other - In Progress	1
46 - CIT	1
58 - Routine Investigation	6
6X - Major Dist (Violence)	6
6XA - Major Dist Ambulance	1
7X - Major Accident	1
DAEF-Dist Armed Encounter Foot	1
DAEV-Dist Armed Encounter Veh	1
OADS - Open Air Drug Sales	1
PSE/09 - Theft	2
Grand Total	51

Arrests

Arrests (Summary)	Count of Incidents
ALL OTHER OFFENSES	1
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	3
OTHER THEFT	1
UUMV	1
WARRANT DALLAS PD (KIDNAPPING)	1
WARRANT HOLD (OUTSIDE AGENCY)	2
Grand Total	10

List of Officers

Al Nachawati Corp.

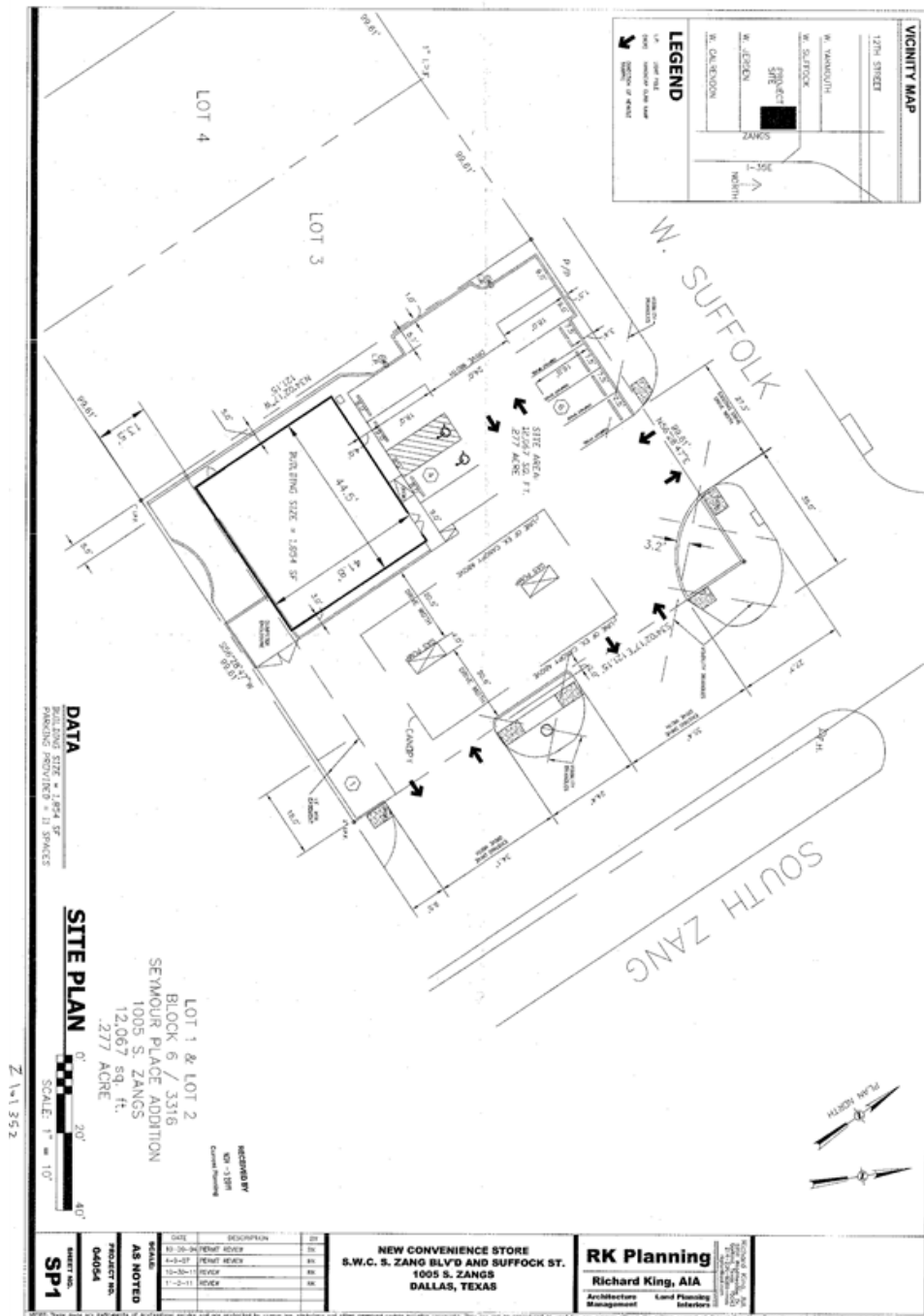
Nour Alnachawati, President

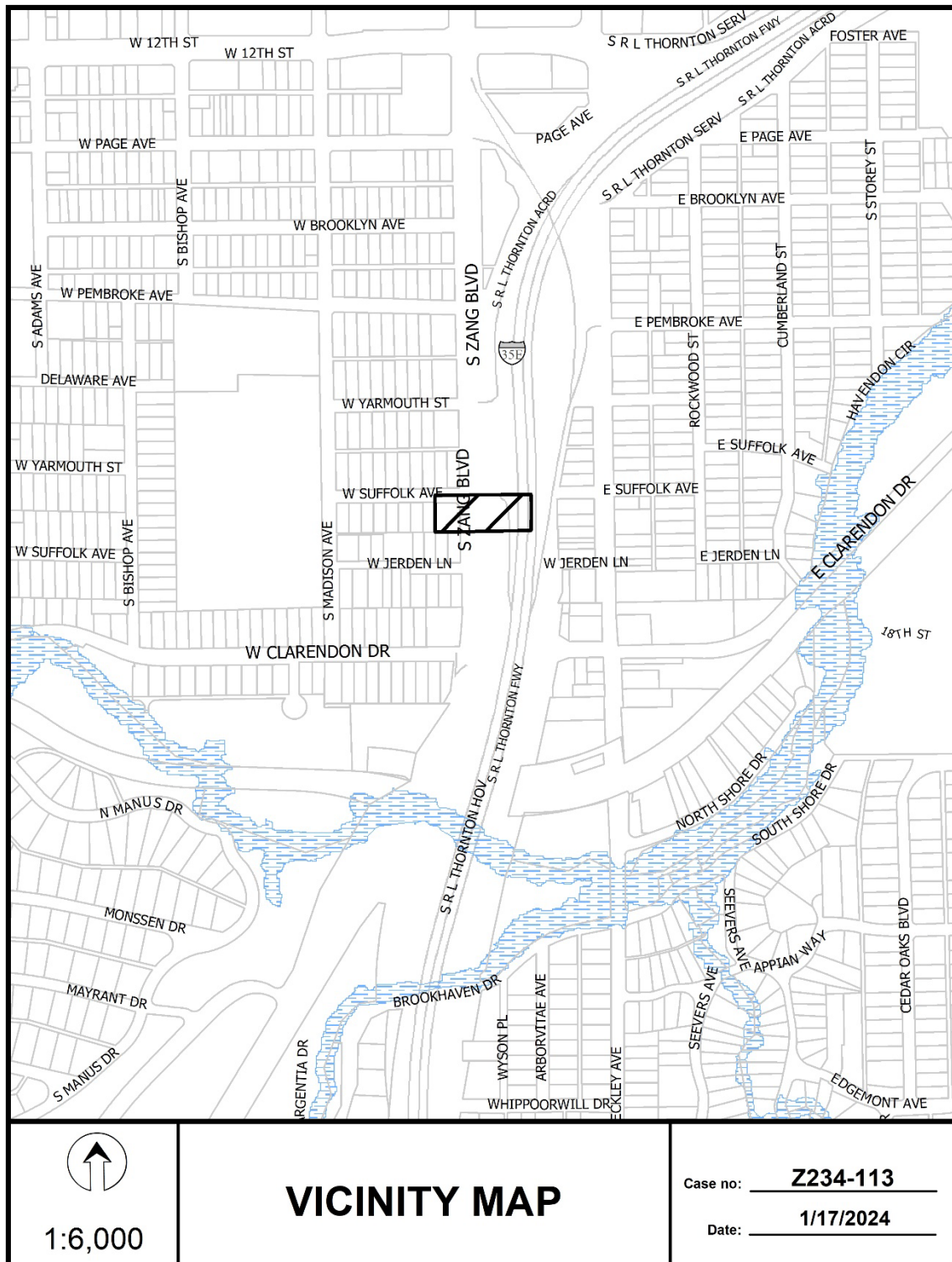
Osama Alshahrour, Director and Registered Agent

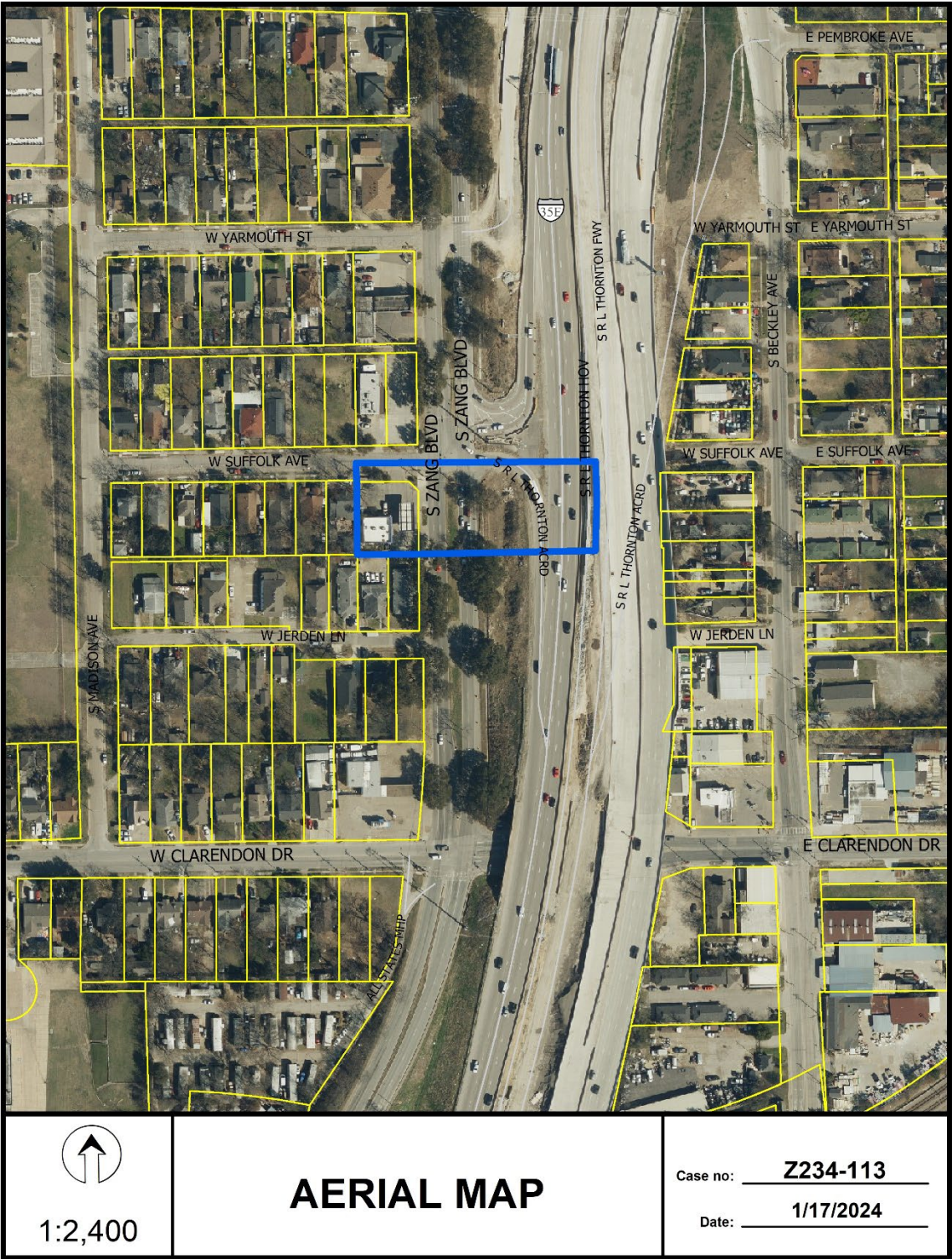
PROPOSED CONDITIONS

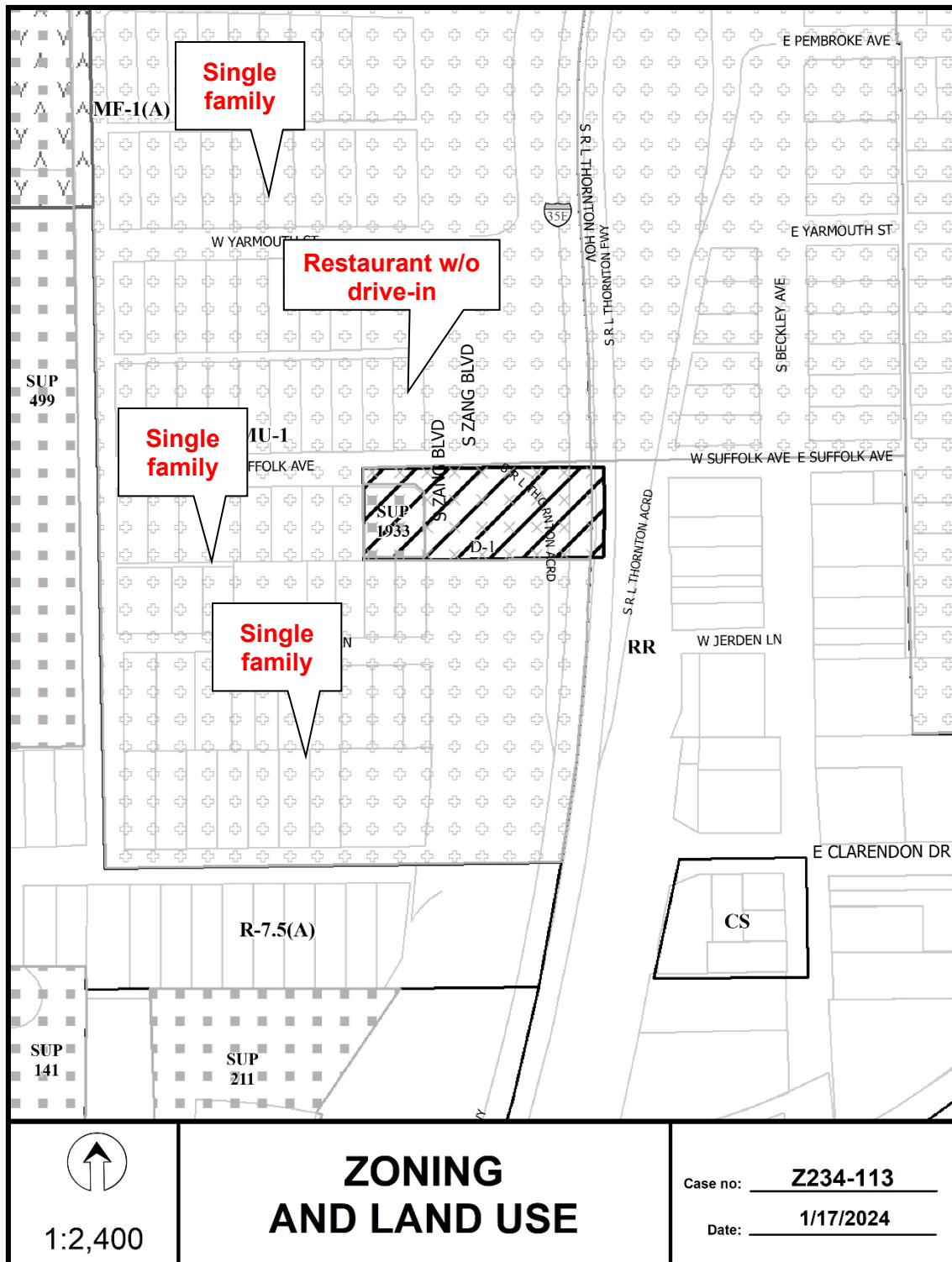
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

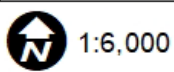
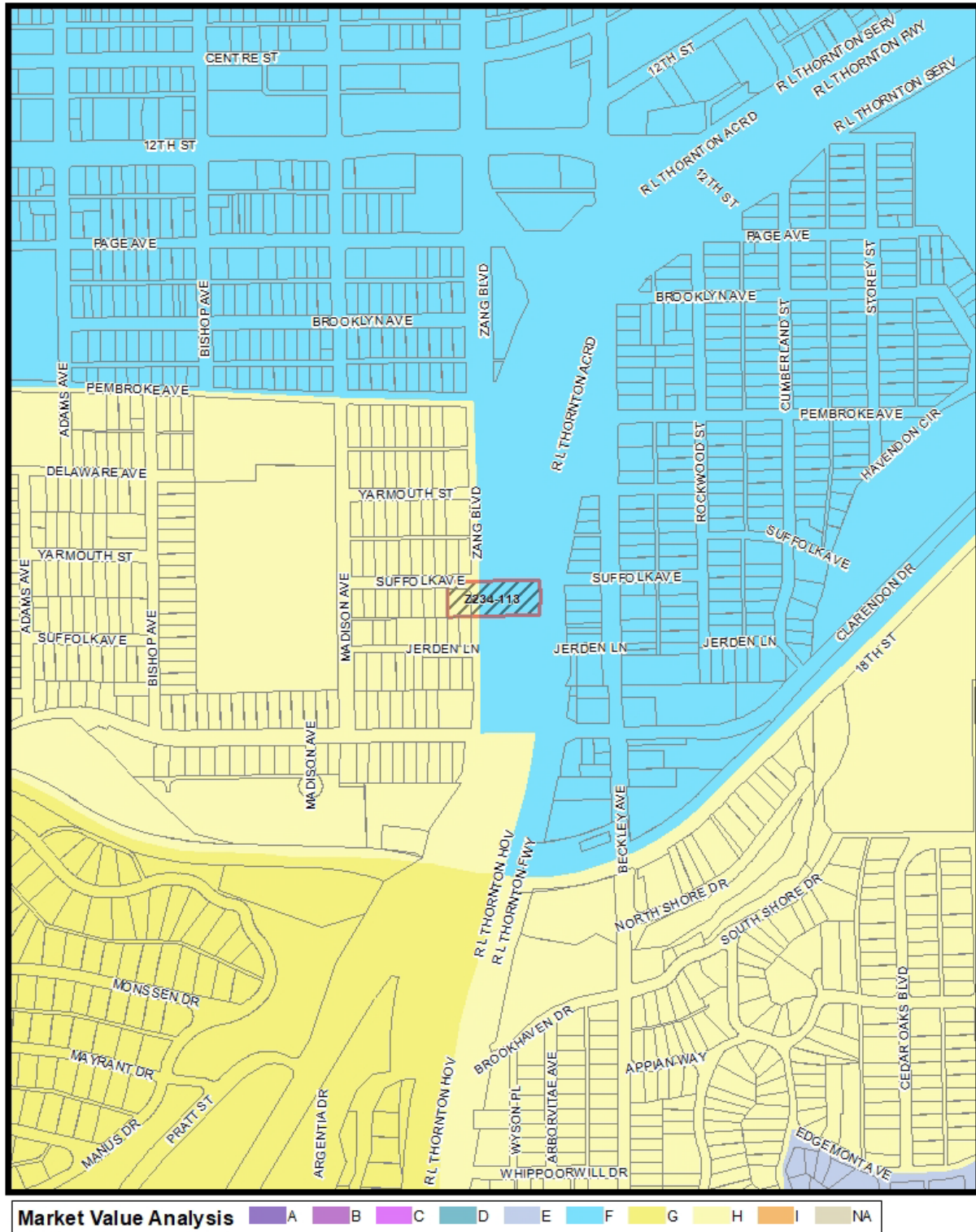
EXISTING SITE PLAN (NO CHANGES PROPOSED)





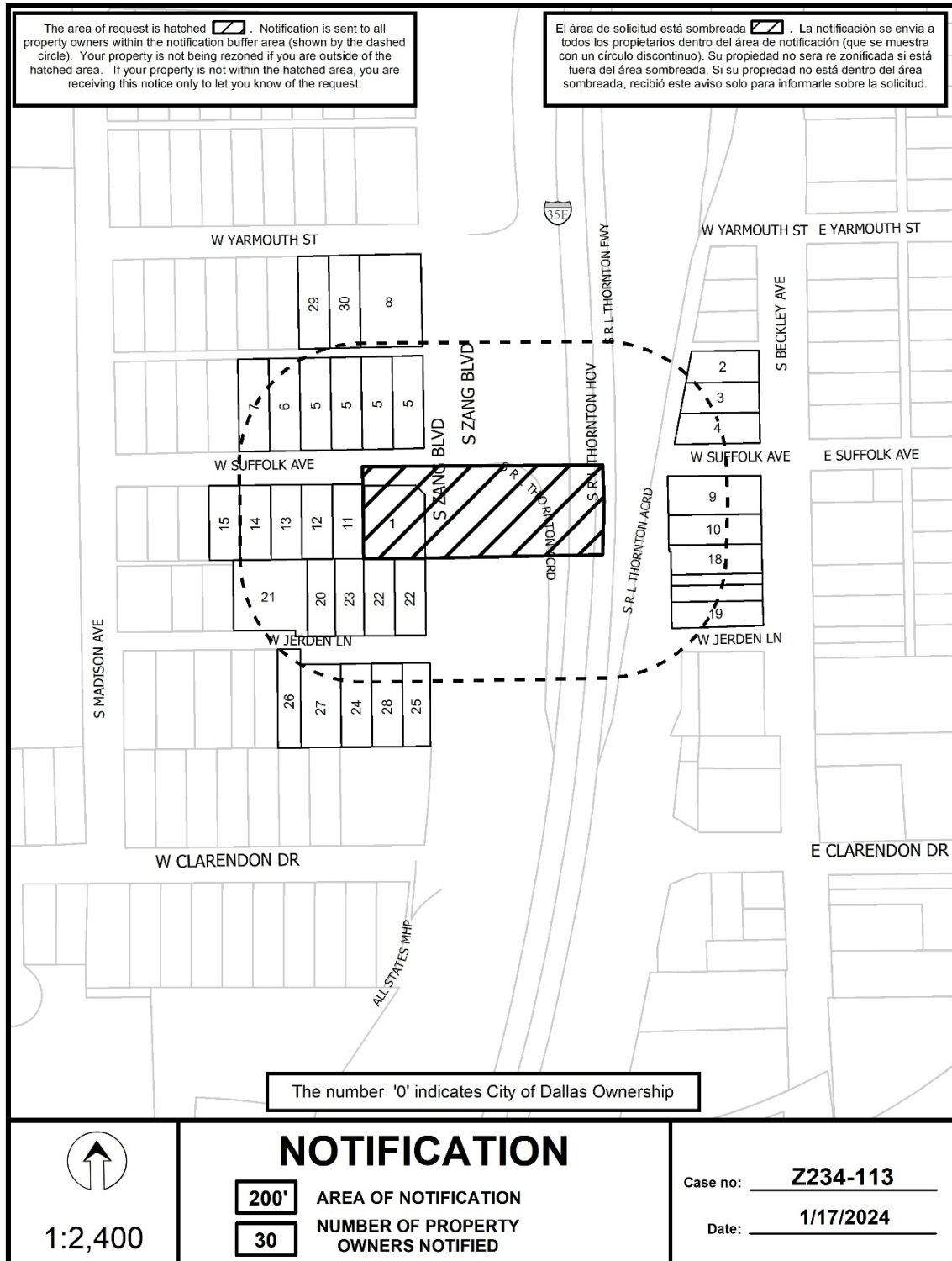






Market Value Analysis

Printed Date: 1/17/2024



01/17/2024

Notification List of Property Owners***Z234-113******30 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1005 S ZANG BLVD	ALNACHAWATI CORP
2	915 S BECKLEY AVE	MARTINEZ JOSE &
3	919 S BECKLEY AVE	HALLSVILLE INVESTMENTS
4	923 S BECKLEY AVE	DESKTOP PROPERTIES LLC TR
5	203 W SUFFOLK AVE	ROBLEDO MODESTO &
6	217 W SUFFOLK AVE	RODRIGUEZ ANNA
7	223 W SUFFOLK AVE	ROBLES JOSE ANGEL &
8	905 S ZANG BLVD	PD PROPERTIES LTD
9	1001 S BECKLEY AVE	FLORES PATRICIA & FERNANDO
10	1005 S BECKLEY AVE	GONZALES JOSE ANTONIO &
11	210 W SUFFOLK AVE	210 W SUFFOCK AVE LLC
12	212 W SUFFOLK AVE	ANGUIANO SALVADOR M
13	218 W SUFFOLK AVE	GAITAN JOSE
14	222 W SUFFOLK AVE	ARMENDARIZ ALFONSO & OLGA H
15	226 W SUFFOLK AVE	AMAYA JUAN MIGUEL
16	1013 S BECKLEY AVE	CONTRERAS RAFAEL
17	1015 S BECKLEY AVE	ACUENTECO RAUL & SALUSTIA FLORES
18	1009 S BECKLEY AVE	PEREZ RICARDO &
19	1017 S BECKLEY AVE	MUNGUIA ALMA
20	215 W JERDEN LN	SALAZAR GENARO &
21	223 W JERDEN LN	HOUSE OF GOD THE ETAL
22	1015 S ZANG BLVD	ENTRUST ADMINISTRATION INC
23	209 W JERDEN LN	MINGO LTD
24	210 W JERDEN LN	CABRERA AGUEDA
25	200 W JERDEN LN	ALNACHAWATI CORPORATION
26	220 W JERDEN LN	Taxpayer at

Z234-113(MB)

01/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	216 W JERDEN LN	OSBORNE DANNY E &
28	204 W JERDEN LN	JIMENEZ GABRIEL
29	214 W YARMOUTH ST	CARDONA GERARDO
30	210 W YARMOUTH ST	TORREZ STEPHEN A



City of Dallas

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

Agenda Information Sheet

File #: 24-432

Item #: 18.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit 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 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.

Staff Recommendation: **Denial.**

Applicant: Alim Investment

Representative: Anil Ram

Planner: Michael Pepe

U/A From: September 7, 2023, November 2, 2023, and January 18, 2024.

Council District: 8

Z223-112(MP)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****Planner: Michael V. Pepe****FILE NUMBER:** Z223-112(MP) **DATE FILED:** October 11, 2022**LOCATION:** Southwest corner of Elam Road and C.F. Hawn Freeway**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** Approx. 0.51 acres **CENSUS TRACT:** 48113009304

REPRESENTATIVE: Anil Ram**APPLICANT:** Alim Investment**OWNER:** Syed Sajid

REQUEST: An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit 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 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow a motor vehicle fueling station and sales of alcohol within a proposed retail facility on the site.

STAFF RECOMMENDATION: **Denial.**

PREVIOUS CPC ACTION: On September 7, 2023, the City Plan Commission moved to hold this case under advisement until November 2, 2023. On November 2, 2023, the City Plan Commission moved to hold the case under advisement until January 18, 2024. On January 18, 2024, the City Plan Commission moved to hold the case under advisement until February 1, 2024.

Planned Development District No. 533<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20533.pdf>**D-1 Liquor Control Overlay**https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay. The site is currently undeveloped.
- The applicant proposes a new motor vehicle fueling station with an associated general merchandise or food store 3,500 square feet or less. The general merchandise or food store is permitted by right.
- Among the permitted main uses in the PD, the motor vehicle fueling station is permitted by Specific Use Permit only. The property is also located in a D-1 Overlay, which necessitates an SUP to sell alcoholic beverages in conjunction with the proposed general merchandise store.
- Staff recommends denial based on proximity to nearby residential properties as well as the challenges the site may face in meeting city requirements.
- The applicant has proposed minor changes to the site plan since the previous hearing.

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
Elam Road	Principal Arterial	75 feet / 100 feet Bike Plan
US-175 C.F Hawn Freeway Access Road	Elevated freeway and access road	Varies

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request.

- Driveway on CF Hawn must comply with TxDOT requirements and must be approved by TxDOT
- Driveway on CF Hawn does not comply with city standard, must be 100 feet from intersection

The site plan as proposed conforms with an engineering plan submitted to Development Services on January 17, 2017.

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 conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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

Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Land Use:

	Zoning	Land Use
Site	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Undeveloped
North	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Elevated freeway
East	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Vehicle display, sales, and service
South	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center
West	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center

Land Use Compatibility:

CF Hawn Freeway runs along the northeastern boundary of the site. Property to the south and west are used as an auto service center, with a single family subdivision further beyond. The property to the east further down CF Hawn freeway is used as vehicle display, sales, and service. Staff finds that the use may be incompatible with nearby residential uses.

The current zoning, Subdistrict 5 within PD No. 533, allows a variety of commercial and retail uses by right including restaurant uses, personal service uses, and office. However, the proposed motor vehicle fueling station requires approval of an SUP. Staff finds the proposed use within 60 feet of residential properties could fail to meet criteria (2) and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below. Although the land use of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less may be appropriate given the commercial land use along the corridor, the site plan associated with the use is noncompliant with code.

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 system
- drop safes
- security signs
- height markers
- store visibility
- safety training programs and
- trespass affidavit

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. If developed, the convenience store would be subject to these requirements.

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of single use on a site, be reserved for sites that are specifically well suited for the use. Staff finds that in order to meet the requirements of city code and the principles of safely designed spaces, the site is not well suited for the particular use.

Landscaping:

The development must provide landscaping per Article X and PD No. 533 as amended. Beyond typical Article X requirements, the PD calls for the following additional requirements.

Front yard strip landscaping:

- (1) The 10-foot-wide strip of land along the entire length of the front yard and

immediately adjacent to the property line must be landscaped as follows:

- (A) Forty percent of the surface must be permeable.
- (B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.
- (C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.
- (D) An underground irrigation system must be provided.

Parking screening:

- (2) Off-street parking must be screened from an abutting street right-of-way with:
 - (A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or
 - (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

Given the nature of the use, the layout of the site plan, and the size of the site, staff has identified significant difficulty in meeting these requirements of the code. As a result, the proposed site plan does not include space for these code-required plantings.

The applicant has proposed an alternative landscaping plan, which generally conforms to the basics of Article X, except it does not include the required 10-foot buffer required on the thoroughfare (Elam Road) or the required 15-foot buffer required along a freeway. The plan does not meet the requirements or intent of the PD 533 landscaping text to provide buffers to parking areas and front yards. Procedurally, the City Council may approve the proposed plan as an alternative to compliance with code, but staff recommends against it as it serves as an exception to code without significant mitigation.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

A general merchandise or food store 3,500 square feet or less requires 1 space per 200 square feet. Per the site plan, the proposed 3,000 square feet of general merchandise or food store would require 15 spaces. The proposed store includes 400 square feet of restaurant without a drive through, which at a requirement of 1 space per 100 square feet would require 4 spaces. The use of a motor vehicle fueling station requires 2 spaces.

This is a total requirement of 21 spaces. 19 car spaces are provided on site. The plan

includes 8 bicycle spaces, which allows a reduction of required spaces, of up to 5% of the total requirement for the site, which is 1.05 spaces. As a result, the site has a deficit of 1 space under the required 21 car 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 property is located within a “G” MVA area.

List of Officers

Alim Investments LLC

1. Syed Hammad Sajid – Owner/Officer
2. Ashraf Begum – Trustee
3. Arvind Sharma - Trustee

APPLICANT'S PROPOSED CONDITIONS
(Motor vehicle fueling station)

1. USE: The only use authorized by this specific use permit is 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 (three years from the passage of this ordinance).
4. OUTSIDE SPEAKERS: Outside speakers are 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.

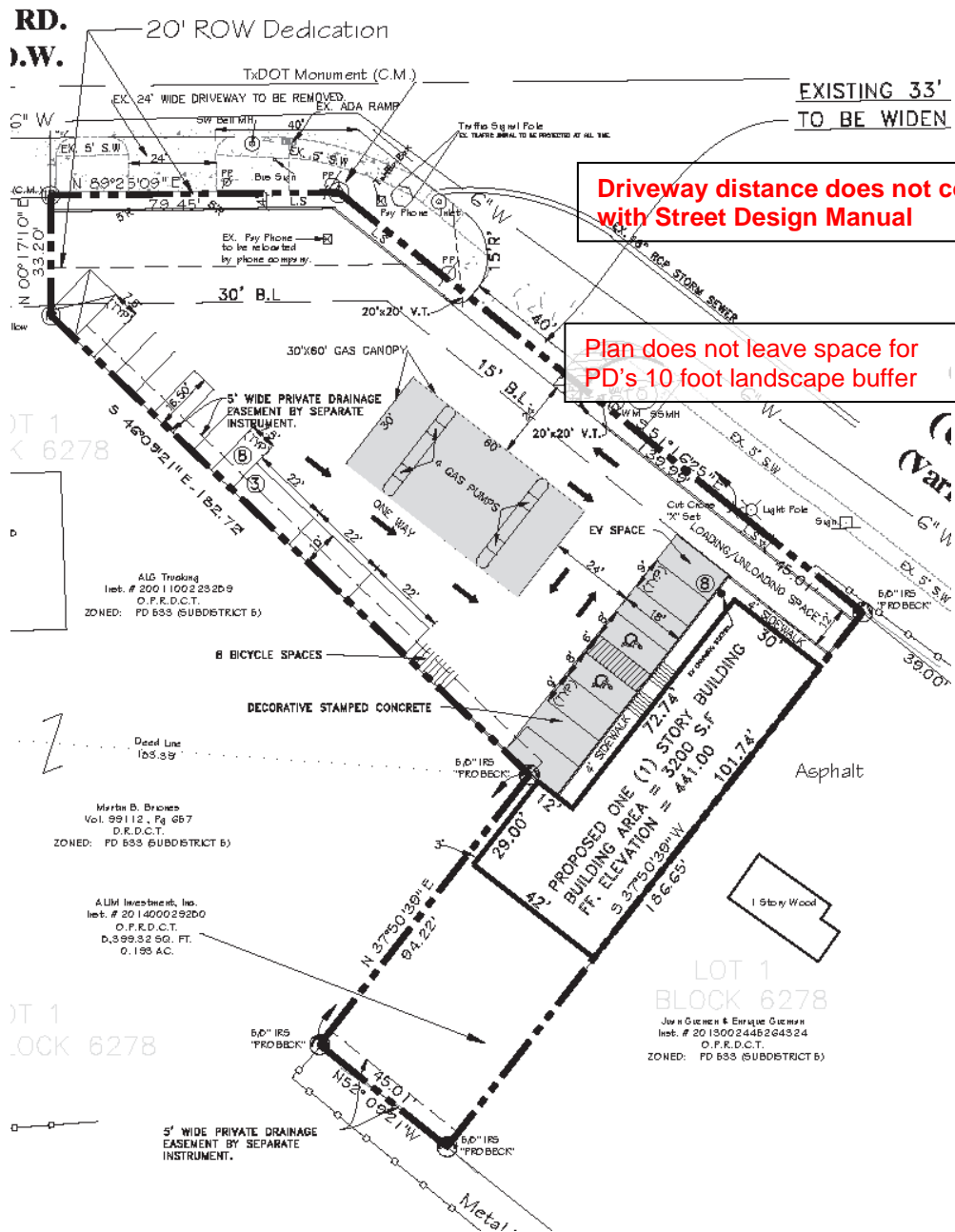
APPLICANT'S PROPOSED CONDITIONS
(Sale of alcoholic beverages)

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. FLOOR AREA: The maximum floor area for the use is 3,500 square feet.
5. OUTSIDE SPEAKERS: Outside speakers are prohibited.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

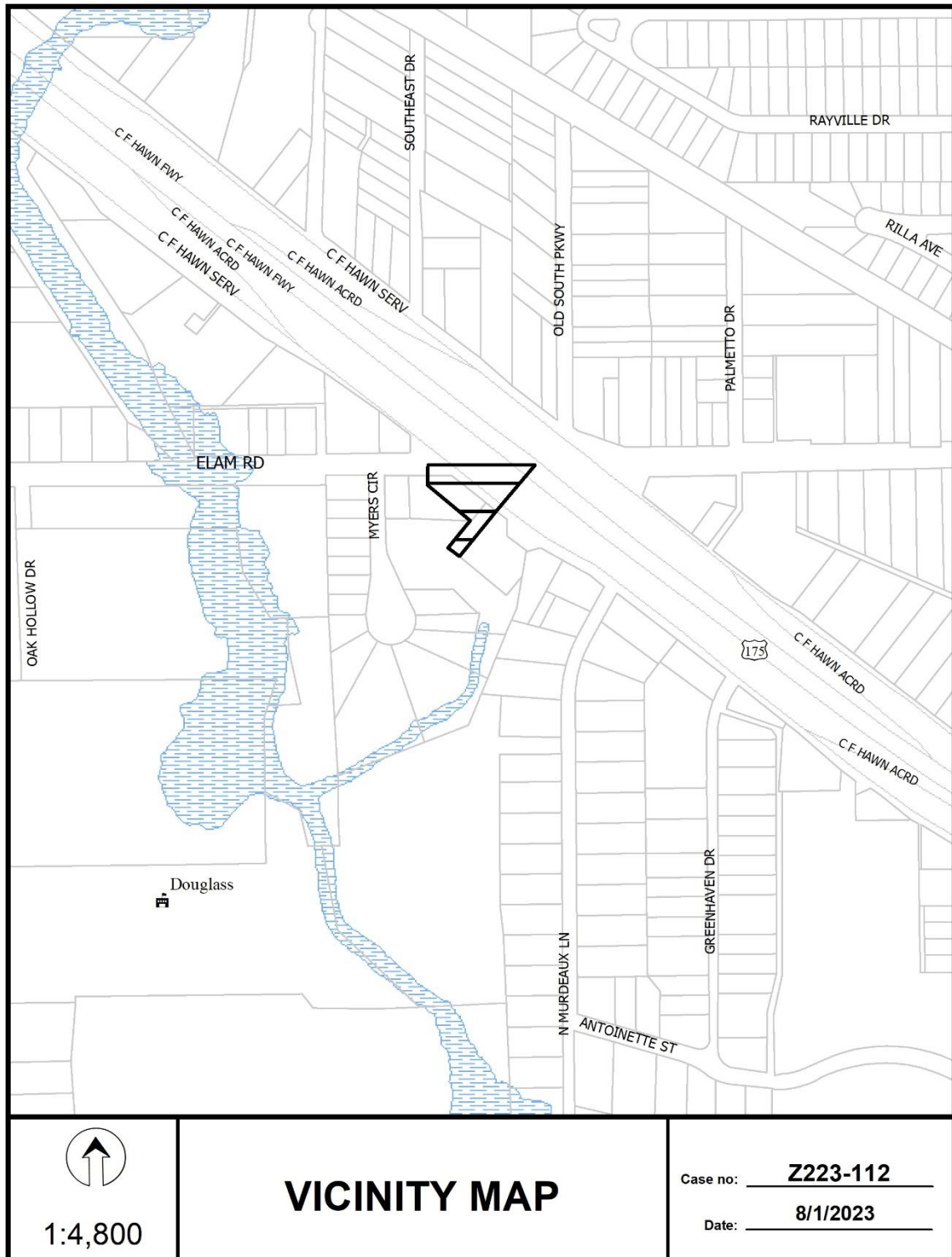


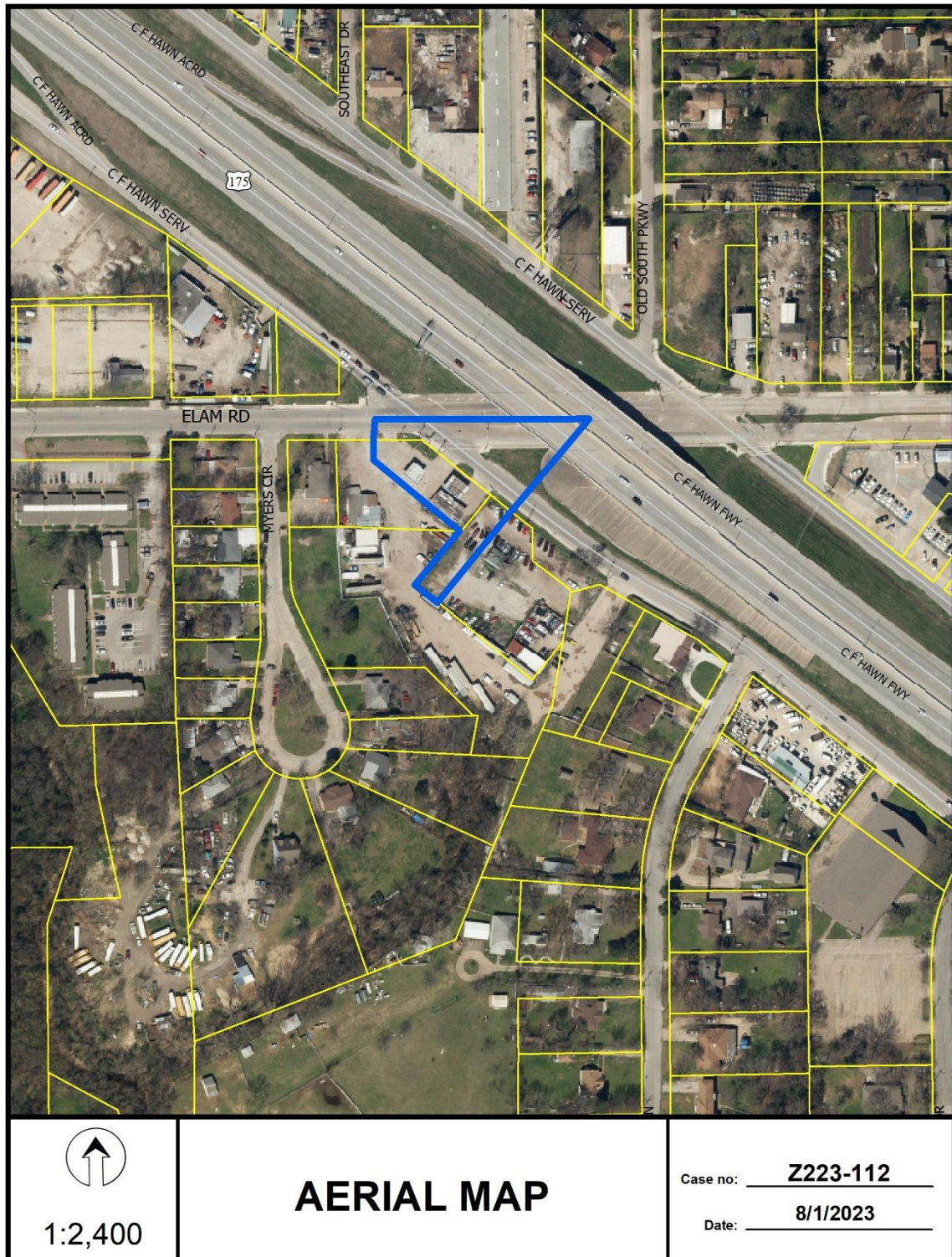
APPLICANT'S PROPOSED SITE PLAN (ENLARGED)
(Same for both uses)

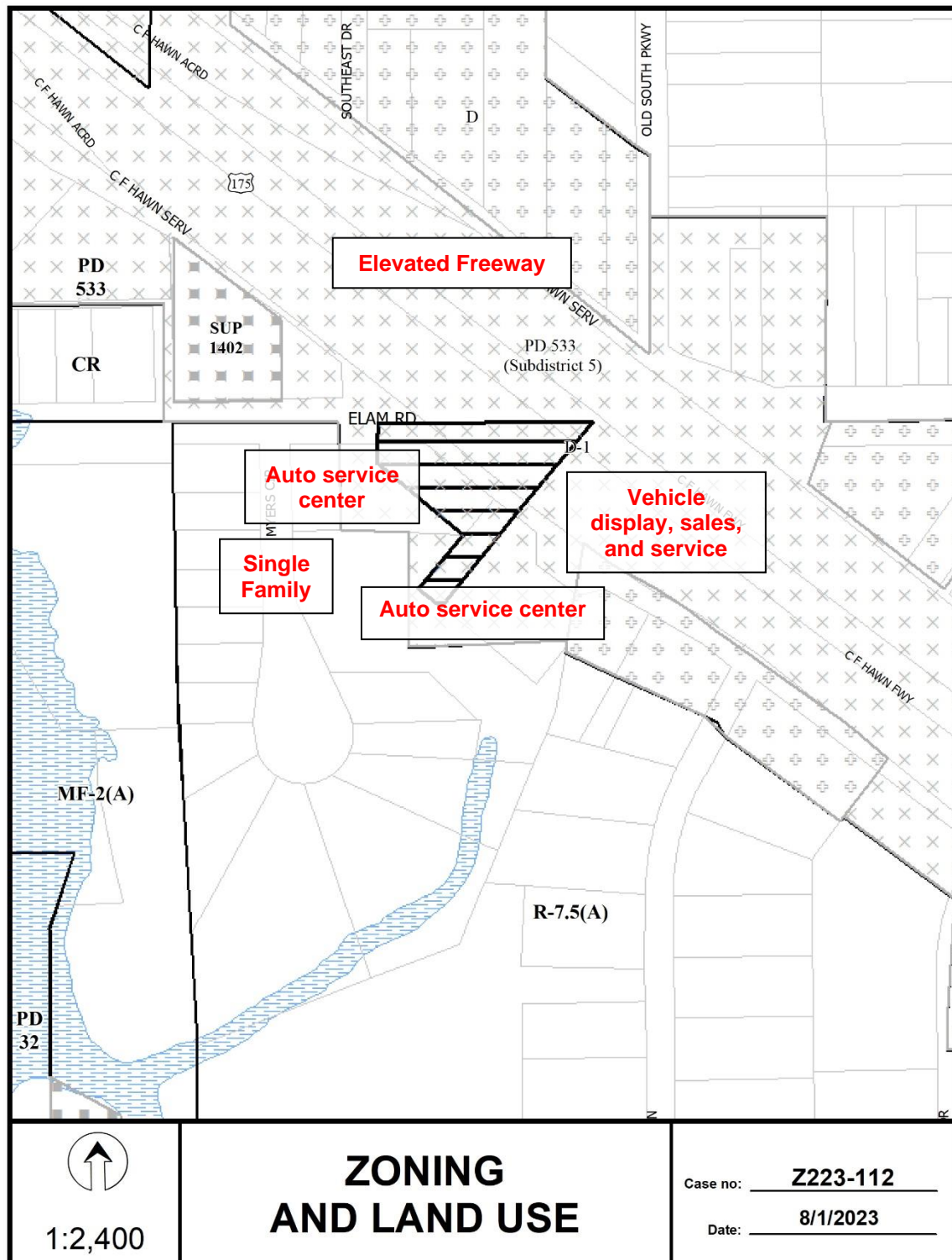
MENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC
INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH
OF C.F. HAWN FREEWAY (US HIGHWAY I-175).
ELEVATION= 442.66

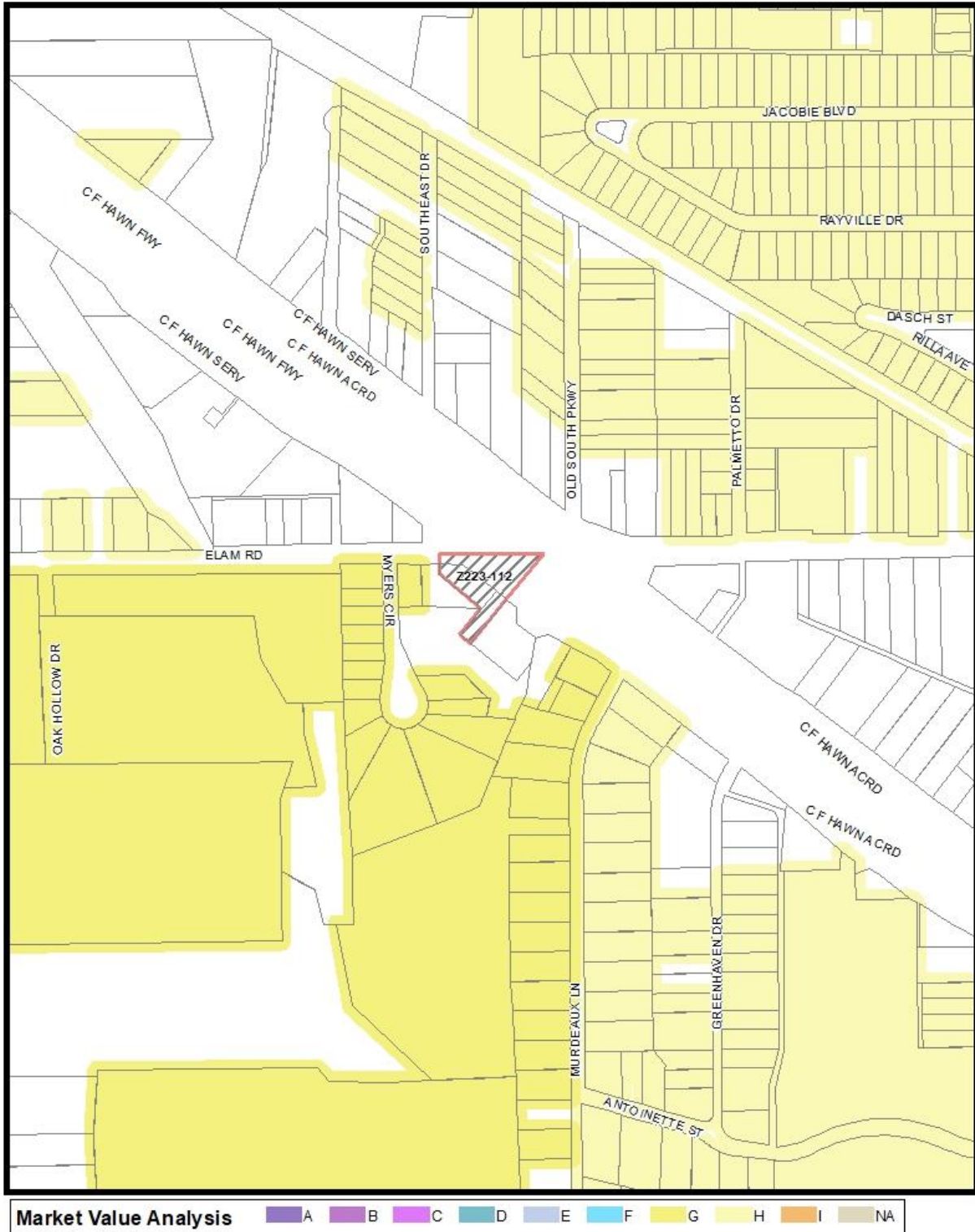








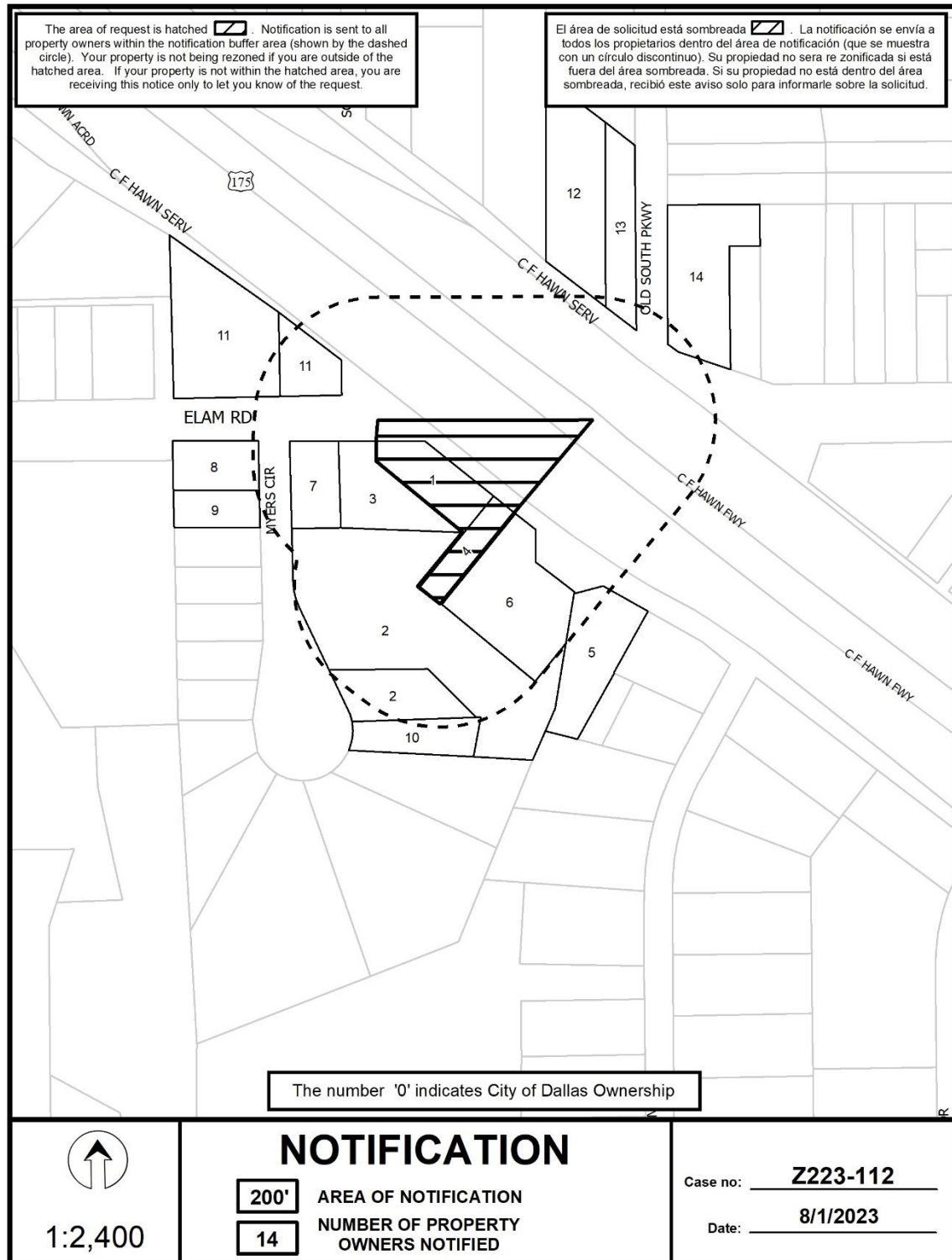




1:4,800

Market Value Analysis

Printed Date: 8/1/2023



08/01/2023

Notification List of Property Owners

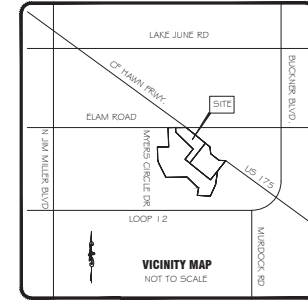
Z223-112

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7505 C F HAWN FWY	SAJID SYED DBA
2	7511 C F HAWN FWY	BRIONES MARTIN B
3	7420 ELAM RD	BRIONES MARTIN B
4	7505 C F HAWN FWY	ALIM INVESTMENT INC
5	7511 C F HAWN FWY	GUZMAN JUAN F ETAL
6	7505 C F HAWN FWY	GUZMAN JUAN & ENRIQUE
7	7406 ELAM RD	BRIONES JUAN E
8	445 MYERS CIR	PEREZ MARIA DOLORES JIMENEZ
9	439 MYERS CIR	DELGADO ATANACIO &
10	410 MYERS CIR	MOLINDA EDGAR MARTINEZ &
11	7345 ELAM RD	DFW OIL INC
12	7464 C F HAWN FWY	ACTS OF THE APOSTOLIC FAITH
13	7470 C F HAWN FWY	SOLIS KAYLAN
14	7503 C F HAWN FWY	RAMIREZ JAMES ZACHARY &

BENCHMARKS.

1. SQUARE CUT IN CONCRETE BASE OF METAL DP&L TOWER ON NORTH SIDE OF ELAM ROAD AND 100' EAST OF MYERS CIRCLE.
ELEVATION = 444.53
2. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC LOCATED IN THE INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH THE WEST ROW OF C.F. HAWN FREEWAY (US HIGHWAY I-175).
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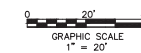
SITE PLAN SUMMARY

ZONED: PD 533 - SUBDISTRICT 5
LOT AREA: 0.541 ACRE (OR 23,566.00 S.F.)
SETBACKS
FRONT YARD (ELAM ROAD) : 30'
FRONT YARD (C.F. HAWN FREEWAY) : 15'
SIDE YARD : 0.0'
REAR YARD : 0.0'
TOTAL BUILDING FLOOR AREA = 3200 SF
FLOOR AREA RATIO = 0.14/1
TOTAL SITE AREA = 23,566.00 S.F.
TOTAL IMPERVIOUS AREA = 17,256.00 S.F.
PARKING:
REQUIRED: 1 SPACE PER 200 S.F. OF RETAIL (2800 S.F.) = 14
REQUIRED: 1 SPACE PER 100 S.F. OF RESTAURANT (400 S.F.) = 4
REQUIRED: 2 PER GAS STATION = 2
TOTAL PARKING SPACES REQUIRED = 20
TOTAL PARKING SPACES PROVIDED = 20
REGULAR PARKING SPACES PROVIDED = 19
BICYCLE SPACES PROVIDED = 8 (EQUAL TO 1 REGULAR PARKING SPACES).
LOADING & UNLOADING SPACES REQUIRED: 1
LOADING & UNLOADING SPACES PROVIDED: 1
HANDICAP SPACE: REQUIRED: 1
HANDICAP SPACE: PROVIDED: 1
LANDSCAPING:
LANDSCAPE AREA REQUIRED: 2,356.6 S.F. (min 10%)
LANDSCAPE AREA PROVIDED: 3,380.00 S.F. (14.34%)

LEGEND:



= DECORATIVE STAMPED CONCRETE



CITY FILE NO. 311T-9170

IMRAN RASHID C-STORE AND GAS
LOT 1, BLOCK 6278, IMRAN RASHID ADDITION
7505 C.F. HAWN FREEWAY
DALLAS, TEXAS 75217

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL: (214) 718-9469
jahvani@hotmail.com



REVISIONS DATE

SEAL

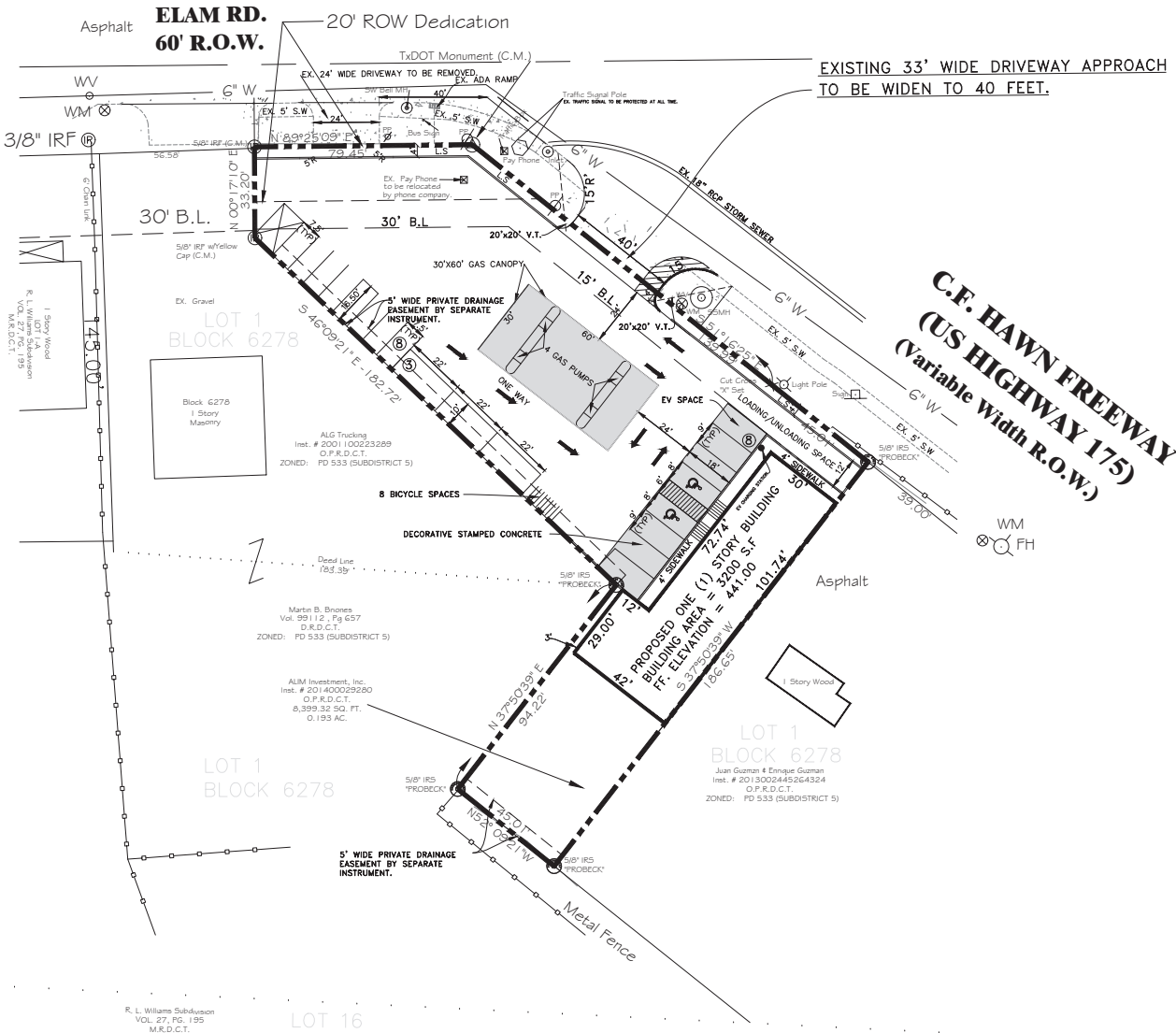


DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 1-09-2024

4 OF 9
SHEET NUMBER

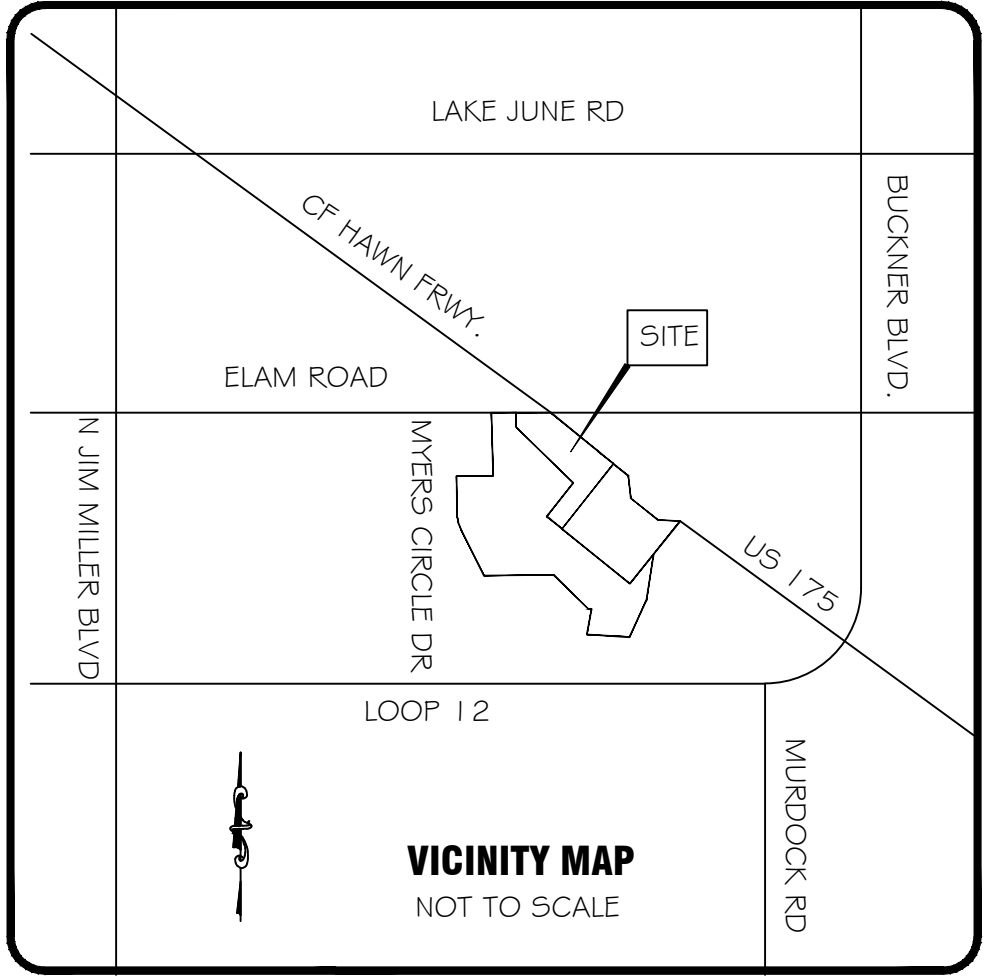


BENCHMARKS.

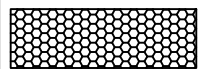
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LANDSCAPE TABULATION:





- STREET TREES REQUIRED: 1 PER 30 FEET OF STREET FRONTAGE = 7
STREET TREES PROVIDED = 7
- SITE TREES REQUIRED = 1 PER 3000 S.F OF LOT AREA (LOT AREA 23,566.00 S.F) = 8
SITE TREES PROVIDED = 8
- TOTAL LANDSCAPE POINTS REQUIRED = 75
TOTAL LANDSCAPE POINTS PROVIDED = 75
1. DECORATIVE STAMPED CONCRETE = 30 POINTS
2. SEASONAL COLOR LANDSCAPING = 15 POINTS
3. NATIVE OR ADAPTED XERISCAPE LANDSAPING = 30 POINTS



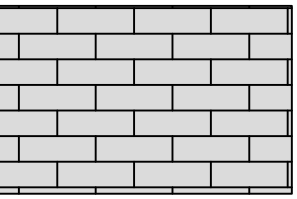
EXISTING 33' WIDE DRIVEWAY APPROACH TO BE WIDEN TO 40 FEET.

PLANTING SCHEDULE (SEASONAL)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	50 S.F	SEASONAL	SEASONAL	-	-	-

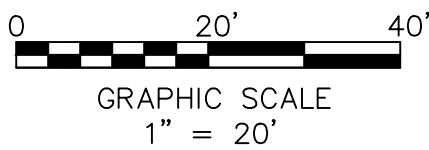
C.F. HAWN FREEWAY
(US HIGHWAY 175)
(Variable Width R.O.W.)

PLANTING SCHEDULE (LARGE TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	3	CHINESE PISTACHIO	PISTACHIA CHINENSIS	3"	8' MIN.	AS-SHOWN
	2	BALD CYPRESS	taxodium distichum	3"	8' MIN.	AS-SHOWN
	2	CADDO MAPLE	acer barbatum var. "caddo"	3"	8' MIN.	AS-SHOWN
	8	AFGHAN (ELDARICA) PINE	pinus eldarica	2"	8' MIN.	AS-SHOWN

LEGEND:



= DECORATIVE STAMPED CONCRETE



CITY FILE NO. 311T-9170

IMRAN RASHID C-STORE AND GAS

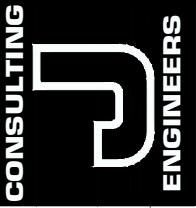
LOT 1, BLOCK 6278, IMRAN RASHID ADDITION
7505 C.F. HAWN FREEWAY
DALLAS, TEXAS 75217

JAHVANI CONSULTING

ENGINEERS, INC.

TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com



REVISIONS DATE

SEAL

DWG. TITLE:
LANDSCAPE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 1-09-2024

L1
SHEET NUMBER



City of Dallas

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

Agenda Information Sheet

File #: 24-428

Item #: 19.

AGENDA DATE: February 1, 2024

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

U/A From: December 7, 2023.

Council District: 2

Z223-245(LC)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

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.

CPC PRIOR ACTION: On December 7, 2023, the City Plan Commission held this item under advisement to February 1, 2024.

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.
- There have been no changes to the request since the last hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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	•	•
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

Use		
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		
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

Use		
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
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

Use		
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	•	•
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

Use		
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

Z223-245(LC)

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:

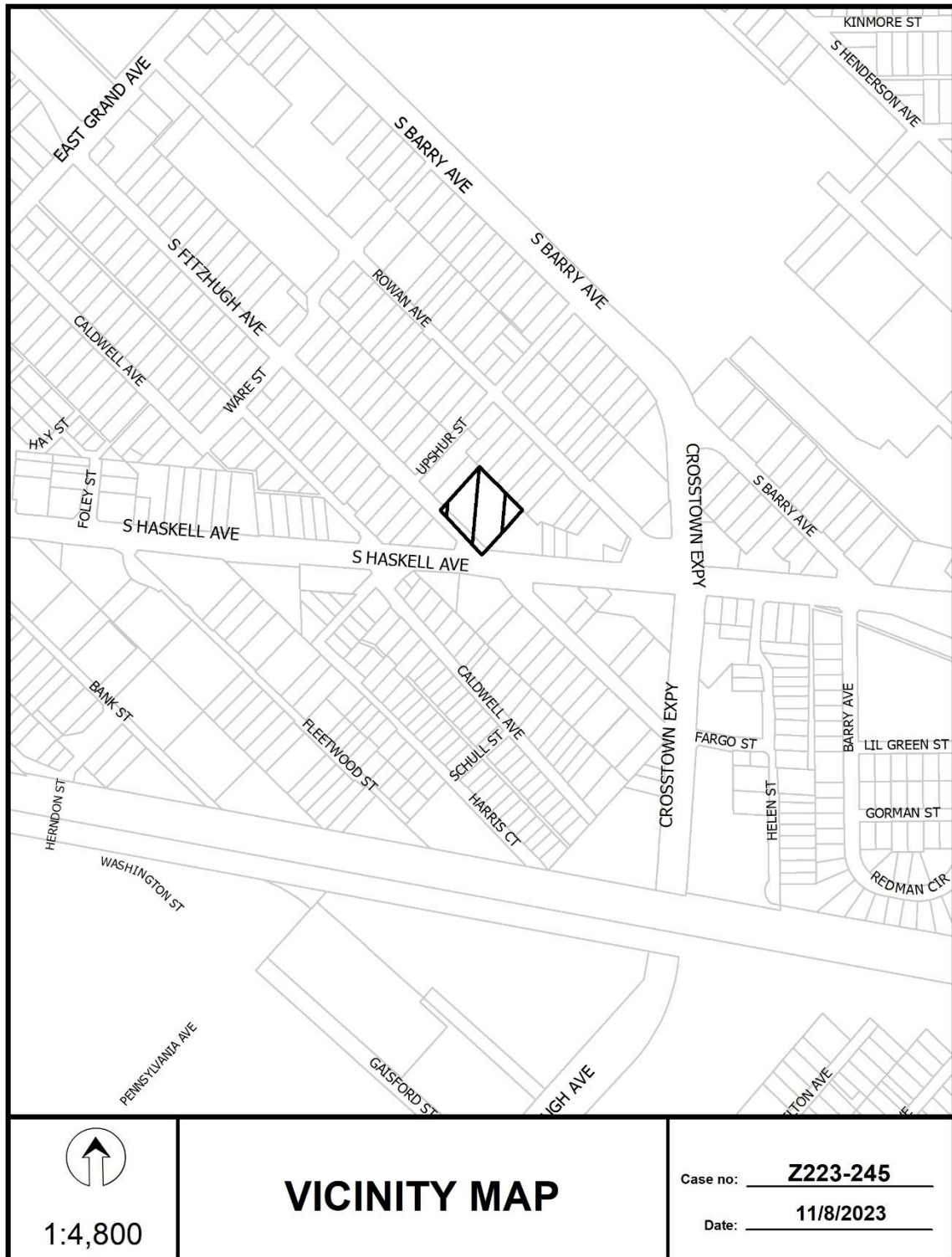
3. ~~No new structure may be erected on the Property within forty (40) feet of the northeastern property line.~~

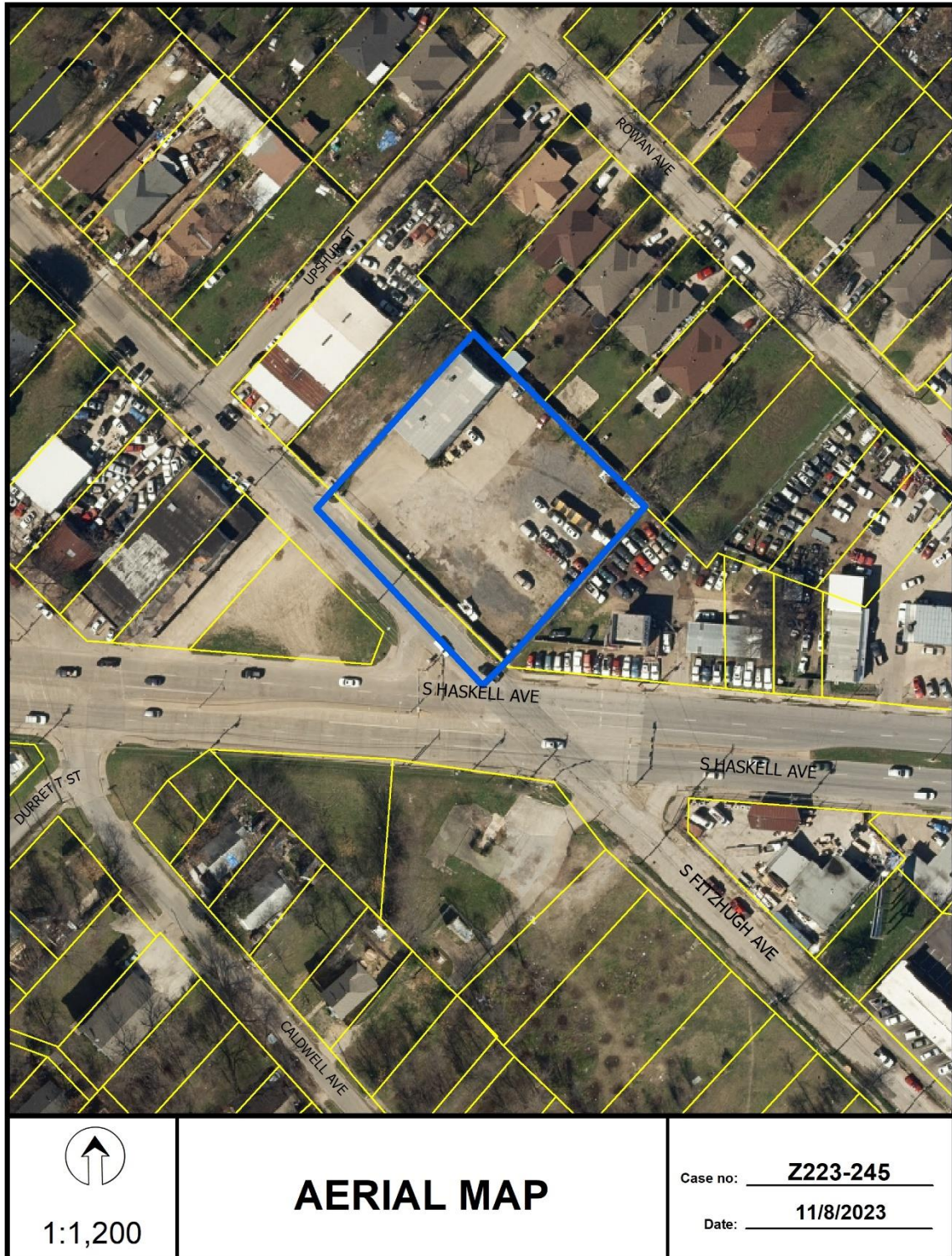
IV.

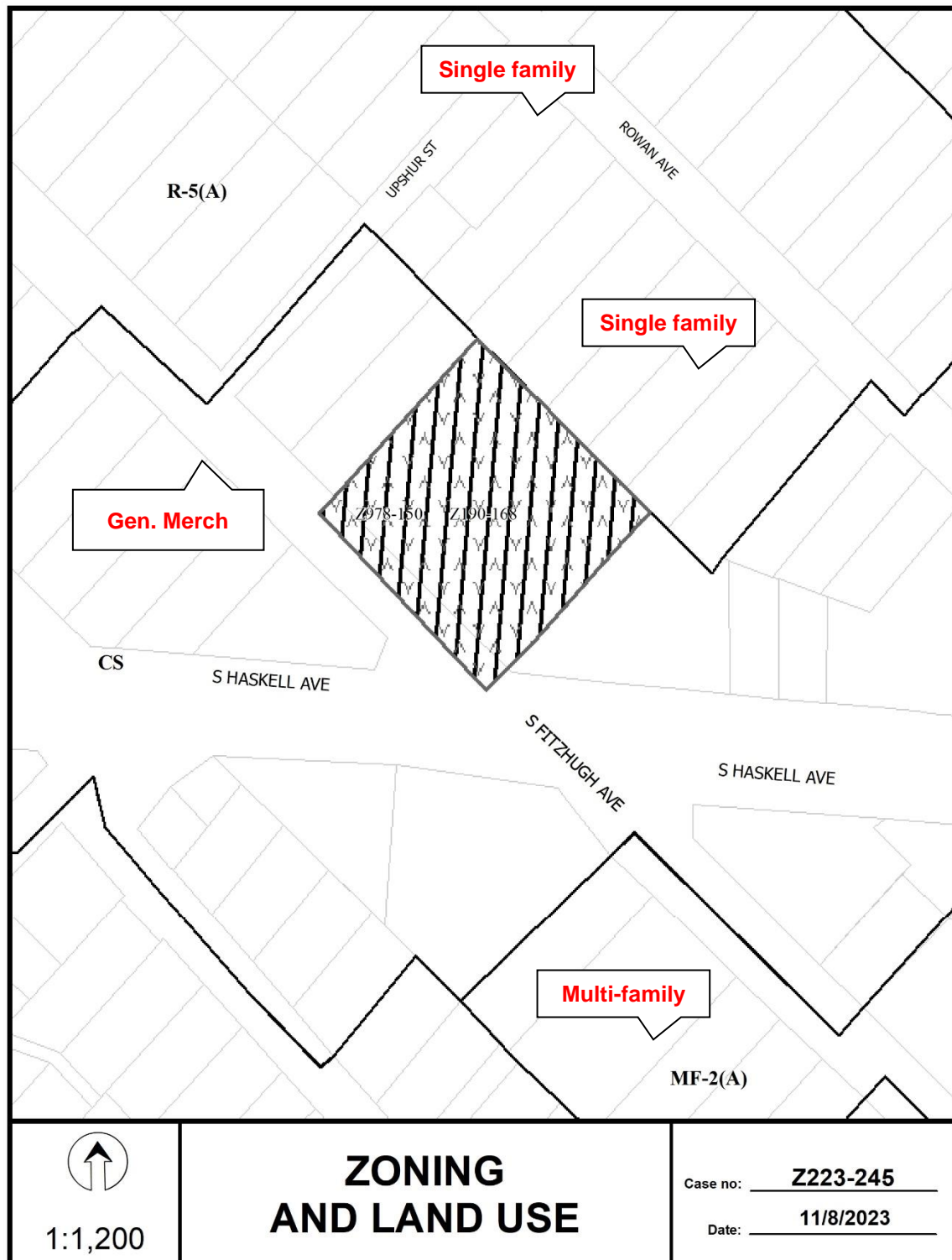
That the preceding amendment was made following notice and hearing before the City Plan Commission and City Council of the City as required in the Original Restrictions and notice of such public hearing was given as would have been required by law for a zoning change on the Property. The Owner must file 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.

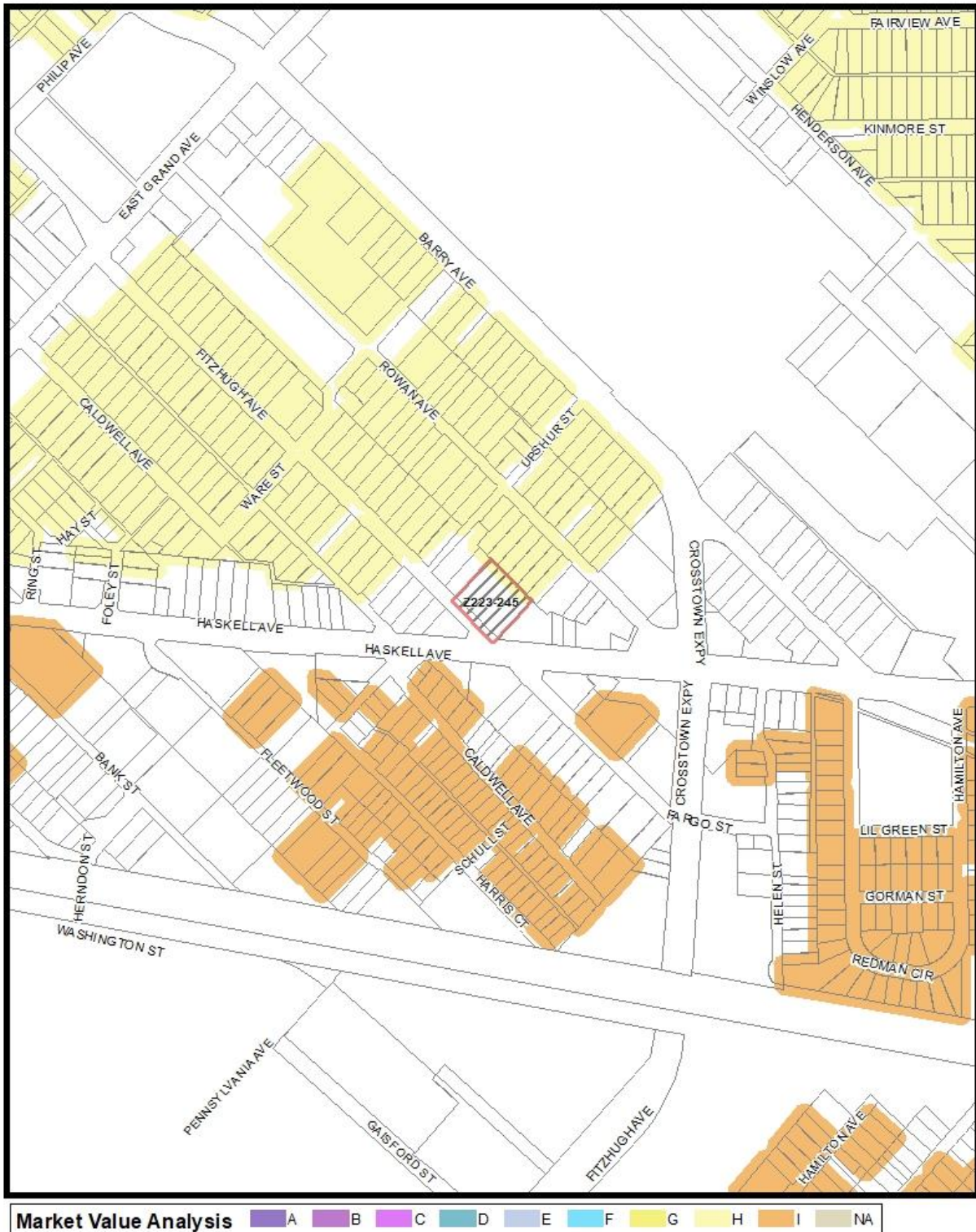
Z190-168(JM) - Amending DR_Z978-150

Z223-245(LC)









Market Value Analysis

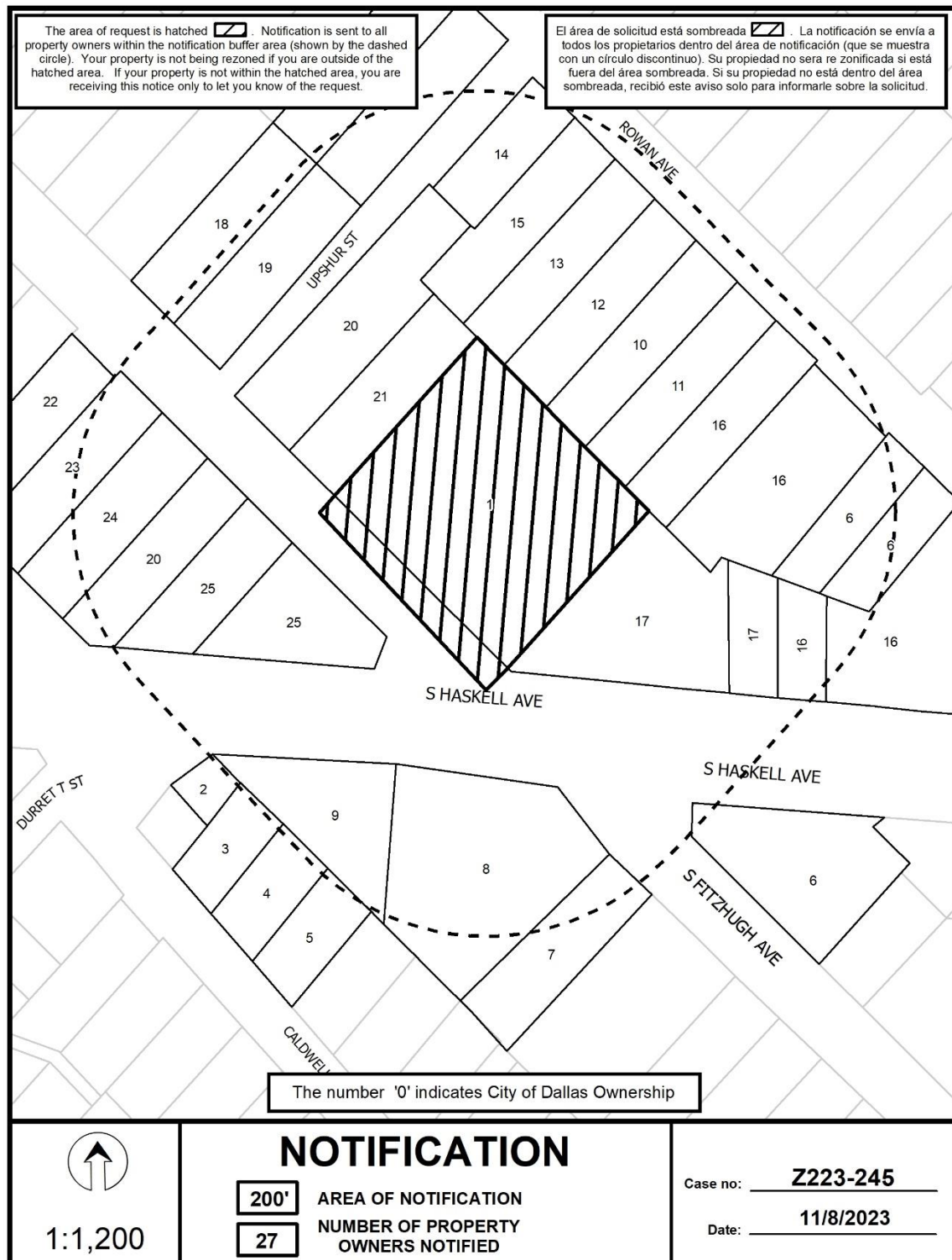
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/8/2023



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
----	------	-----------	-----------------------



City of Dallas

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

Agenda Information Sheet

File #: 24-429

Item #: 20.

AGENDA DATE: February 1, 2024

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

U/A From: December 7, 2023.

Council District: 13

Z223-246(LC)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****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.**PRIOR CPC ACTION:** On December 7, 2023, the City Plan Commission held this item under advisement to February 1, 2024.

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).
- There have been no changes to the request since the last hearing.

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 Cvrgr.	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

Z223-246(LC)

I). The area of request is currently within an “A” MVA cluster. To the north, south, east, and west are “A” MVA clusters.

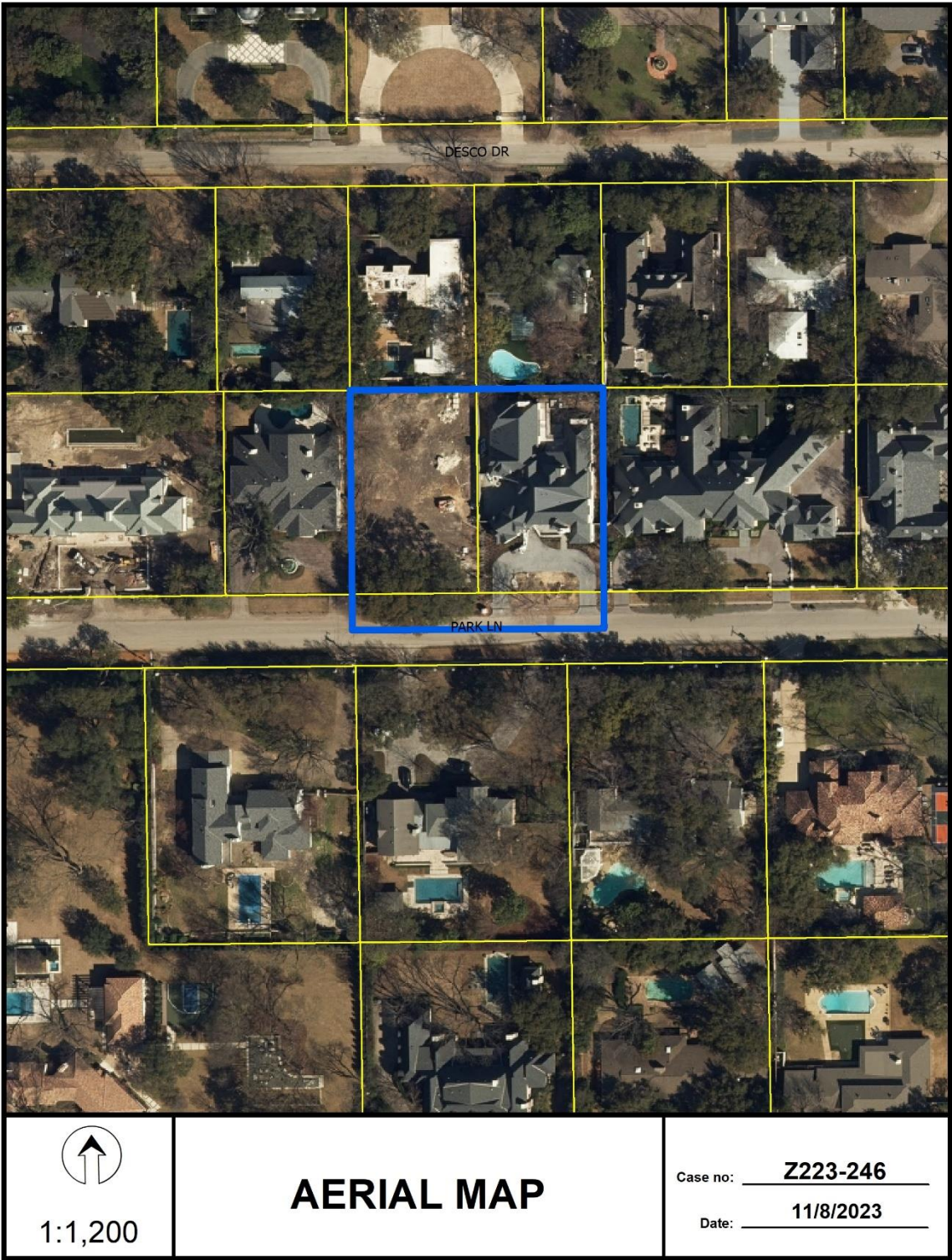
Z223-246(LC)

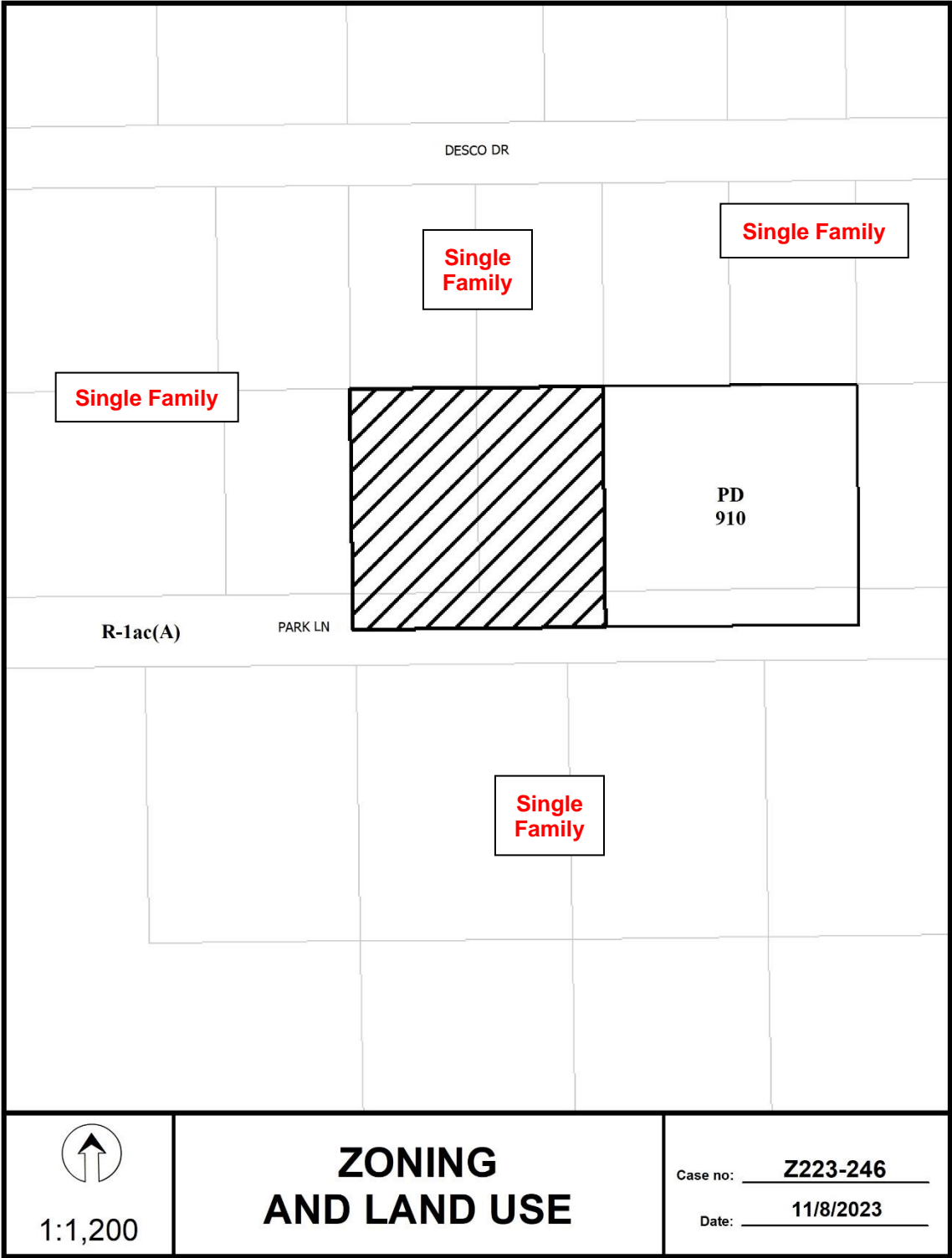
List of Officers

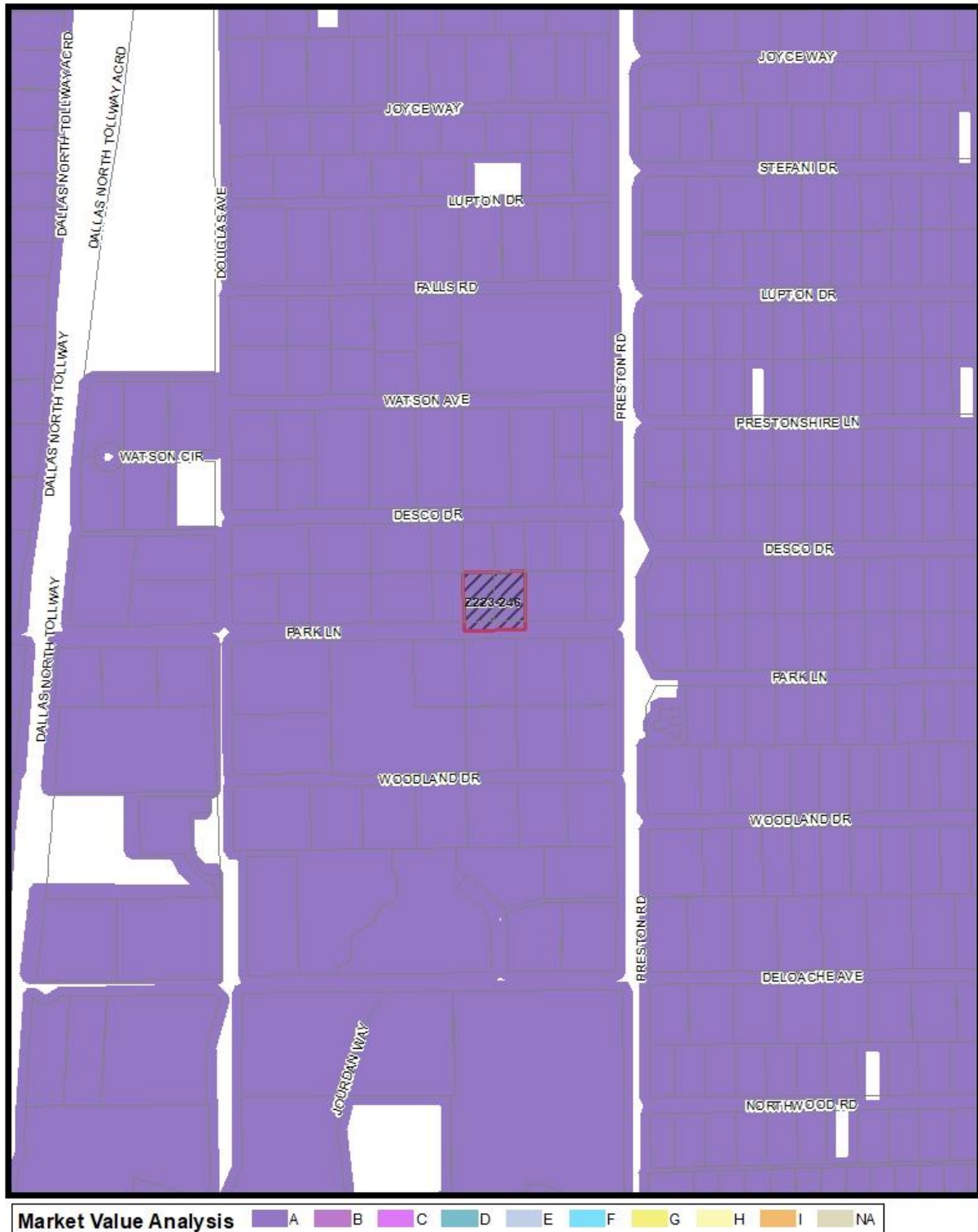
Blueline Living Trust

Jared Seth Jones









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



1:4,800

Market Value Analysis

Printed Date: 11/8/2023

<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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DESCO DR

PARK LANE

12

 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 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;">15</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: Z223-246 Date: 11/8/2023
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The number '0' indicates City of Dallas Ownership

11/09/2023

Notification List of Property Owners

Z223-246

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5915 PARK LN	BLUELINE LIVING TRUST
2	5846 DESCO DR	HALL SYDNEY
3	5908 DESCO DR	NEWMAN GORDON H &
4	5914 DESCO DR	SMITH KEVIN R & SARAH C
5	5907 PARK LN	NAMDAR MARJANEH &
6	5841 PARK LN	SKIBELL ANDREA & RICHARD
7	5922 DESCO DR	GLASS JEFFREY & NORMA M
8	5930 DESCO DR	CARREKER JAMES D
9	5938 DESCO DR	SUSS RICHARD A &
10	5920 PARK LN	SAUSTAD NANCY W & DAVID C
11	5910 PARK LN	CARPENTER AUSTIN WILLIAMS
12	5833 WOODLAND DR	5833 WOODLAND LONESTAR TRUST THE
13	5934 PARK LN	BABILLA TERRENCE M & MOLLY E
14	5946 PARK LN	SAENZ HERNAN JF III & SYVIA E CESPEDES
15	5931 PARK LN	WHITE ALAN B & LEE ANN



City of Dallas

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

Agenda Information Sheet

File #: 24-430

Item #: 21.

AGENDA DATE: February 1, 2024

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

U/A From: December 7, 2023.

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.

PREVIOUS CPC ACTION: On December 7, 2023, CPC moved to hold this case under advisement until February 1, 2024.

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.
- No changes have been proposed since the last CPC meeting.

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

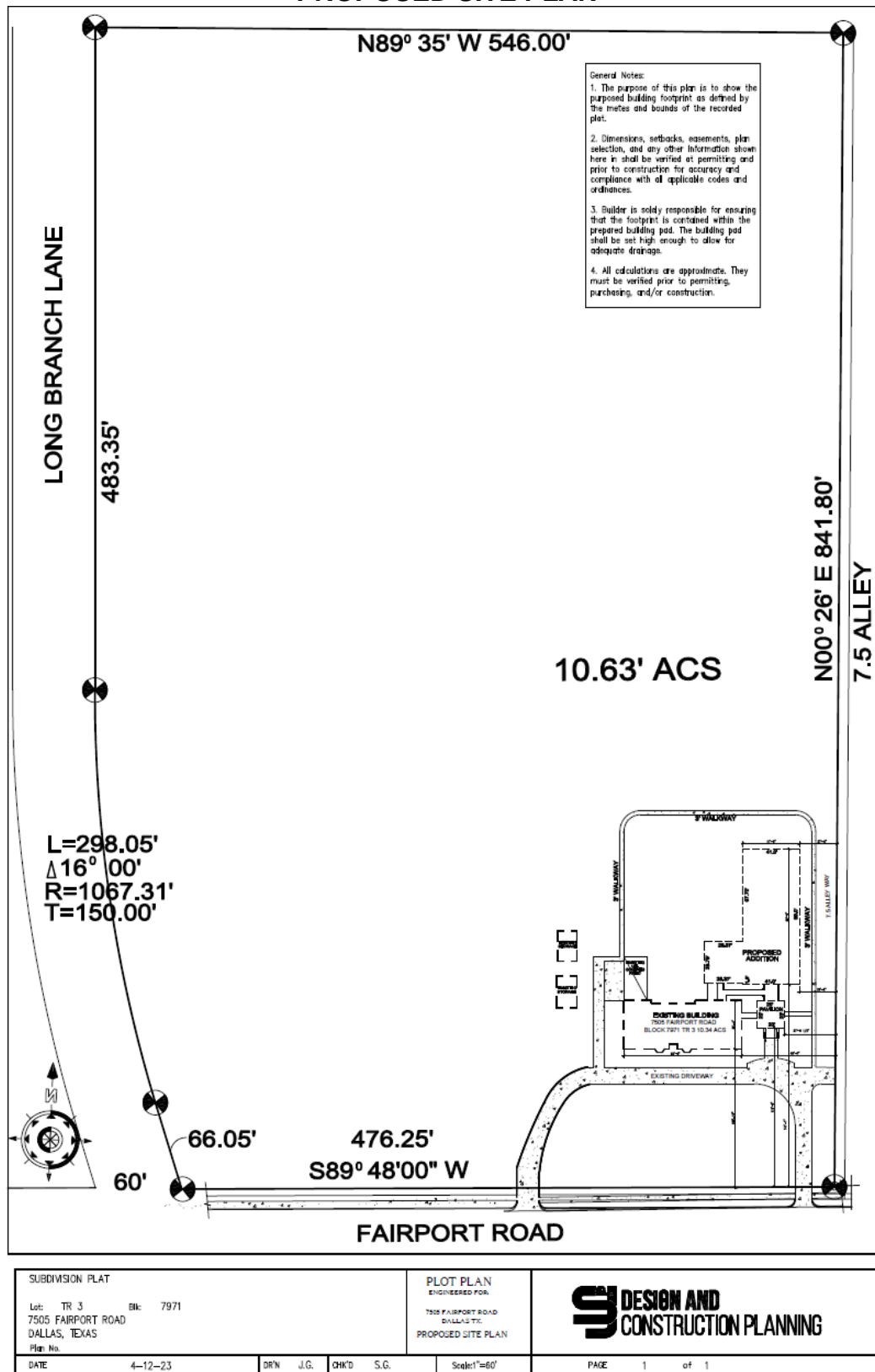
Pannavasa Meditation Corp.

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

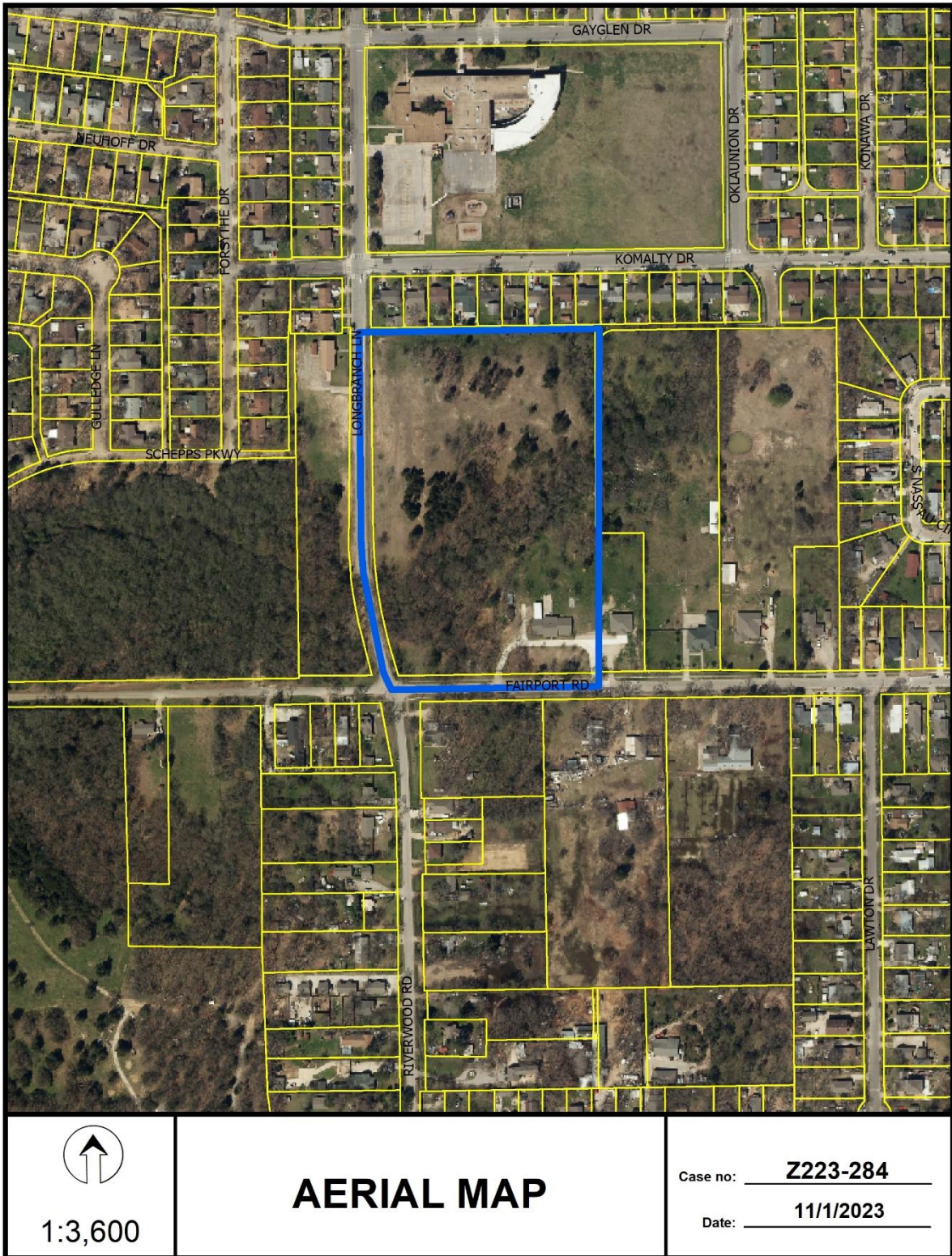
PROPOSED CONDITIONS

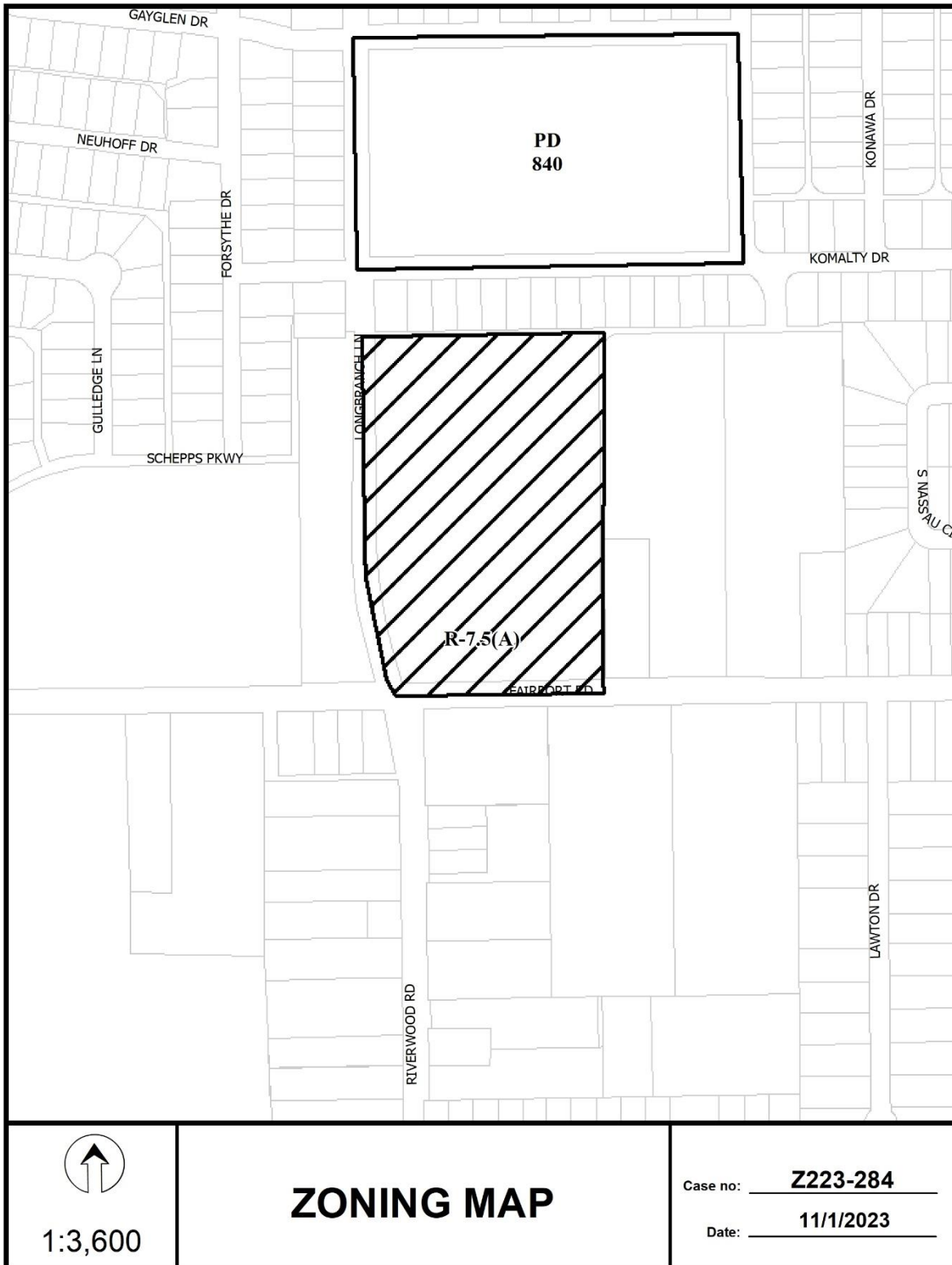
1. USE: The only use authorized by this specific use permit is a convent or monastery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. FLOOR AREA: The maximum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

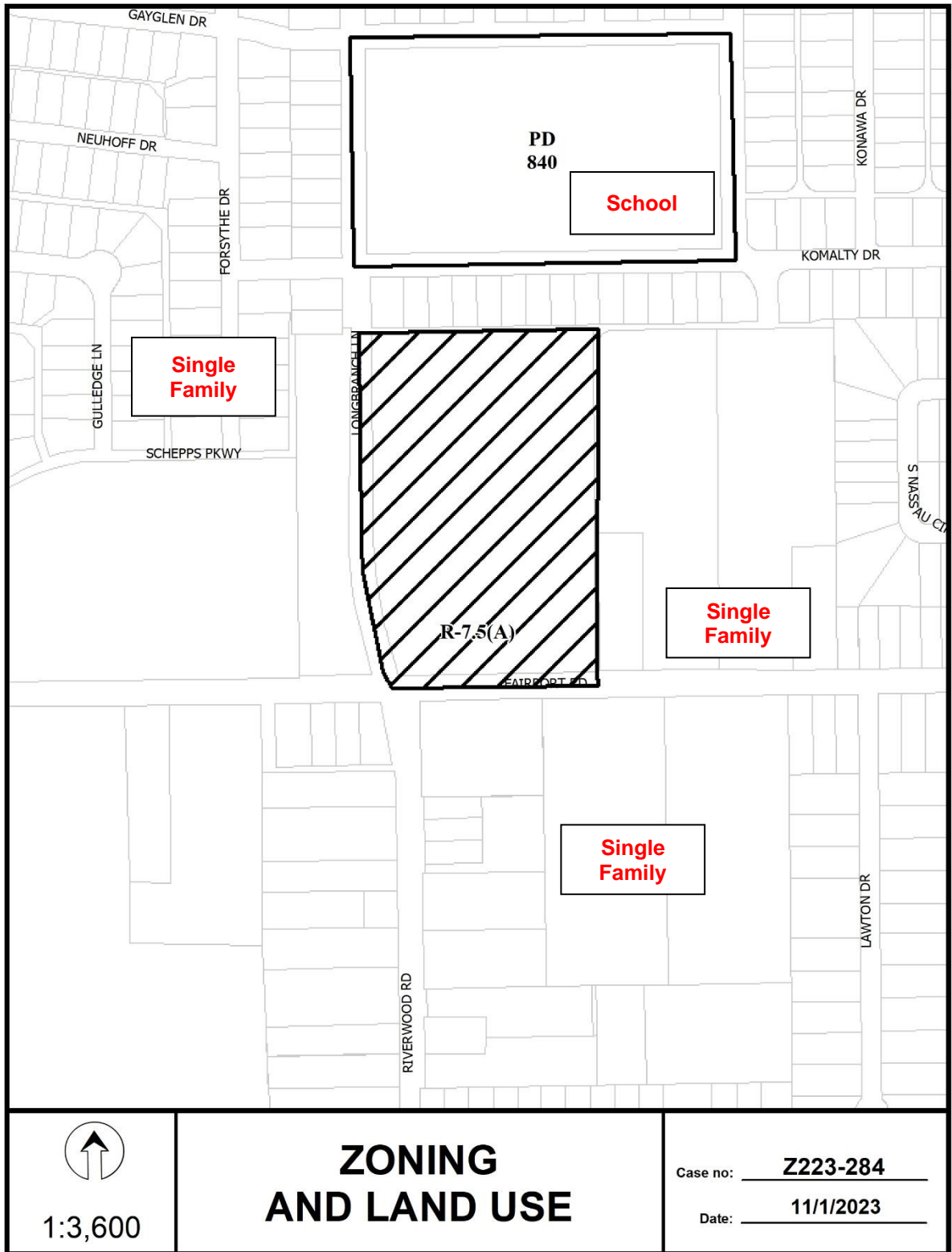
PROPOSED SITE PLAN

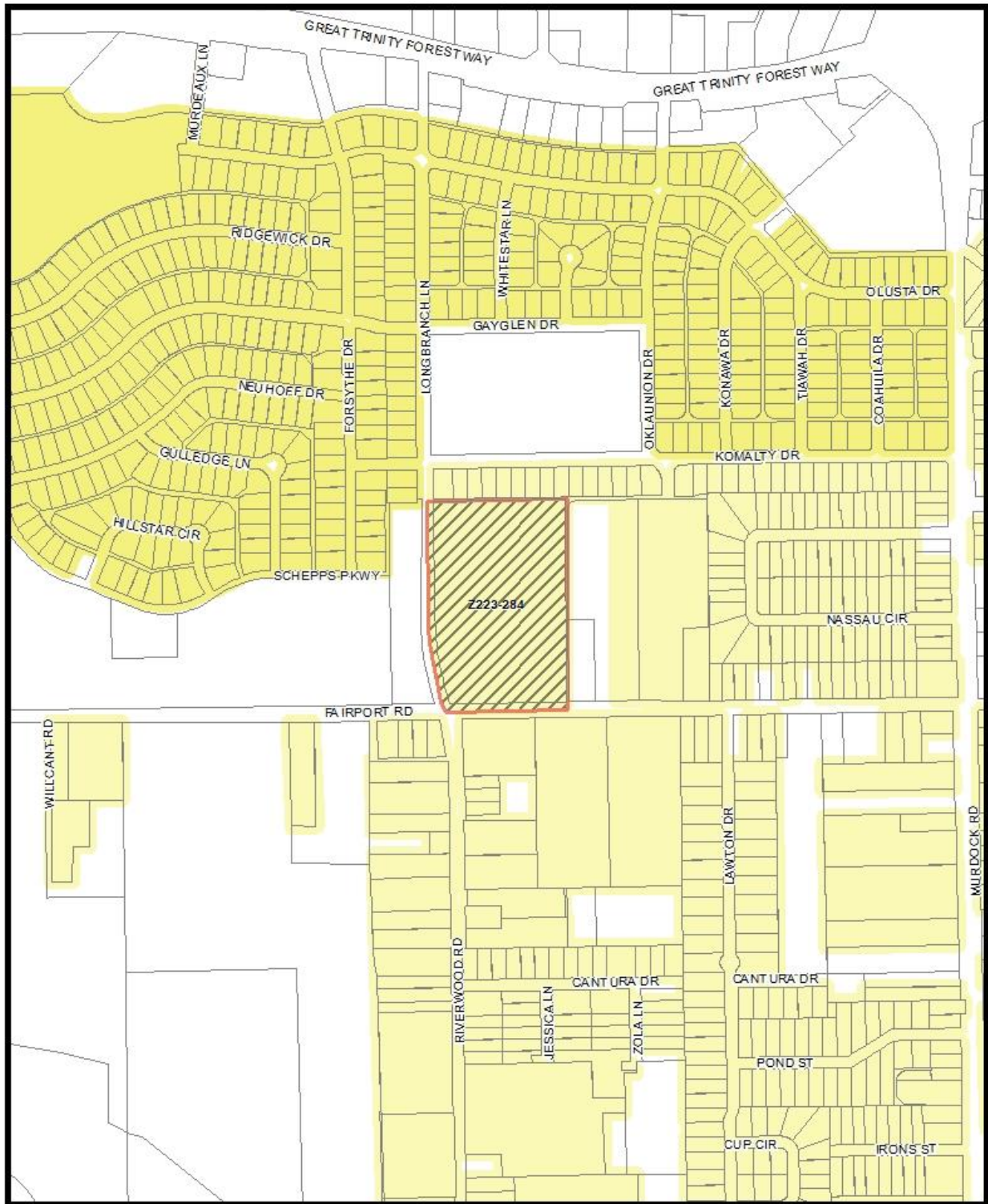












Market Value Analysis

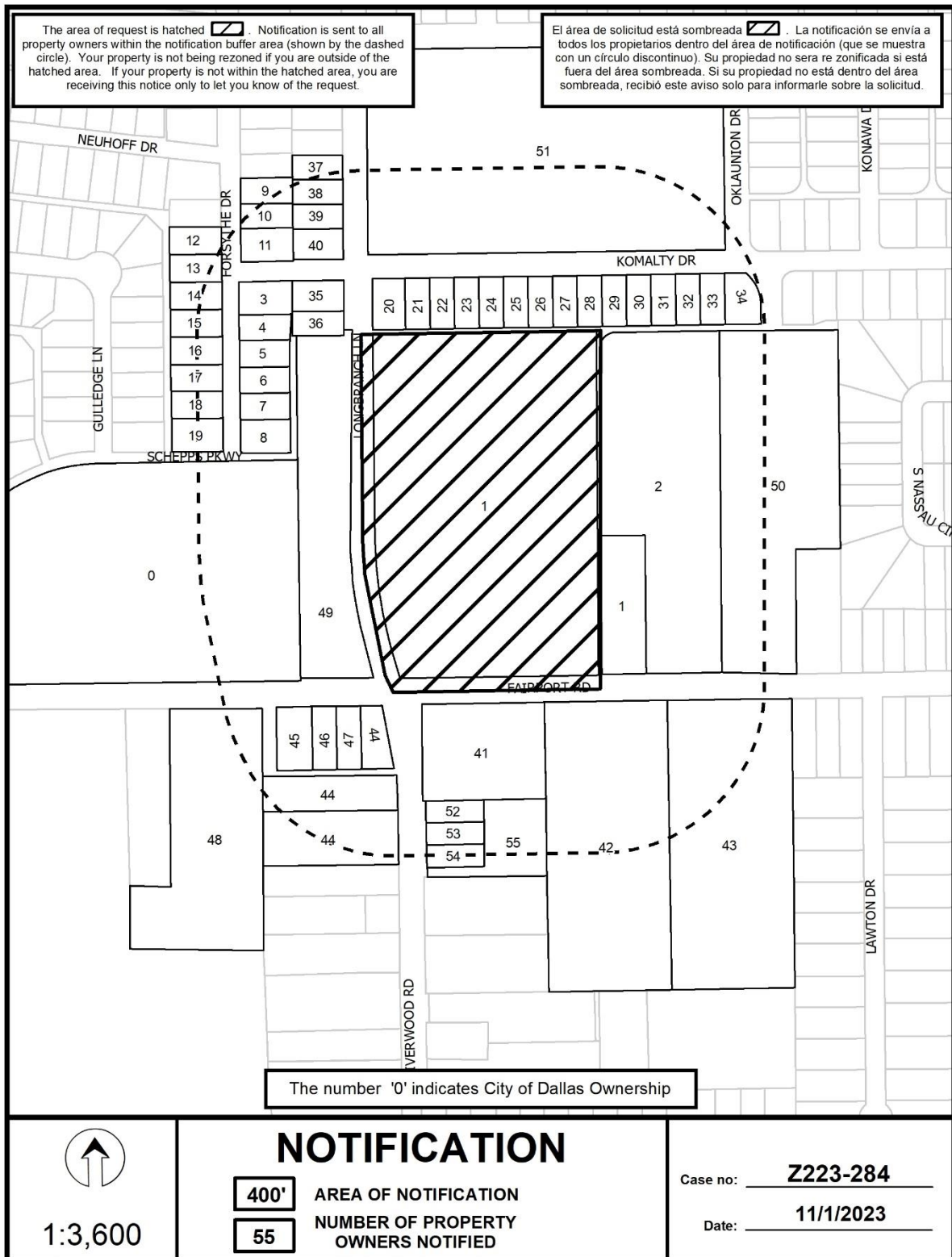
A	B	C	D	E	F	G	H	I	NA
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Market Value Analysis

Printed Date: 11/1/2023



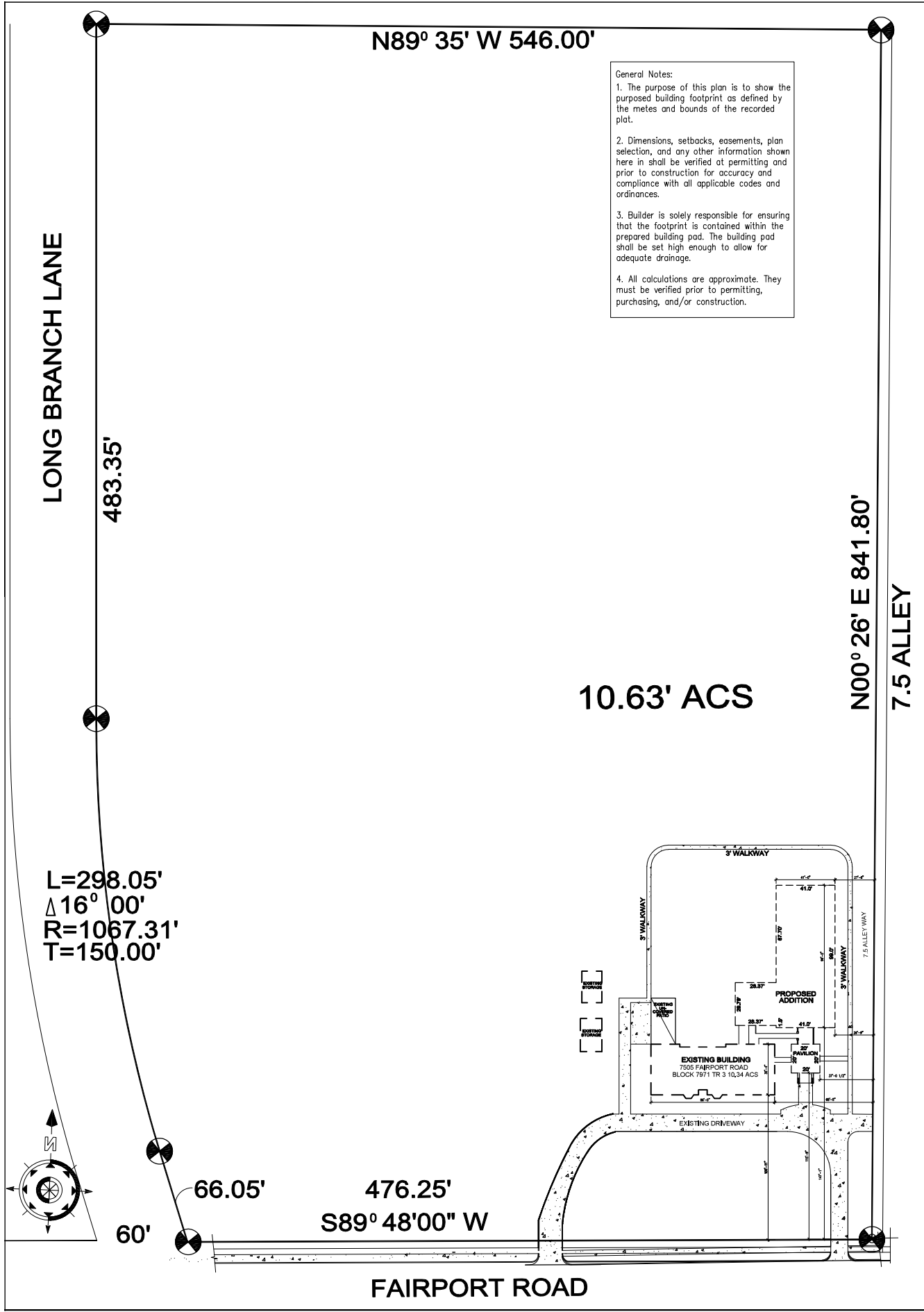
11/06/2023

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



SUBDIVISION PLAT			PLOT PLAN ENGINEERED FOR:		
Lot: TR 3 Blk: 7971			7505 FAIRPORT ROAD		
7505 FAIRPORT ROAD			DALLAS TX.		
DALLAS, TEXAS			PROPOSED SITE PLAN		
Plan No.			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 #: 24-431

Item #: 22.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street.

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

Applicant: Rodney Griffin

Representative: Louvada Jones

Planner: Martin Bate

U/A From: January 18, 2024.

Council District: 7

Z223-309(MB)

FILE NUMBER: Z223-309(MB) **DATE FILED:** August 1, 2023

LOCATION: East corner of Al Lipscomb Way and Meadow Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 18,599 sqft **CENSUS TRACT:** 48113020300

OWNER/APPLICANT: Rodney Griffin

REPRESENTATIVE: Louvada Jones

REQUEST: An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue use of the property as a bar, lounge, or tavern and dance hall. [Blues Palace]

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

PREVIOUS CPC ACTION: On January 18, 2024, CPC moved to hold this case under advisement until February 1, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently developed with a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
- The request site is an existing one-story venue with 18,599 square feet of floor area.
- SUP No. 1495 was originally approved by City Council on November 13, 2002 for a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall for a period of one year. SUP No. 1495 was renewed in 2003 for five years; 2008 for ten years; and in 2018 for five years through automatic renewal.
- SUP No. 1495 expired on August 13, 2023. Application for renewal was filed on August 1, 2023. As the applicant filed after the automatic renewal window between February 14, 2023 and April 15, 2023, the application must follow the regular renewal procedure.
- The applicant requests the renewal of SUP No. 1495 for a five-year period to continue operating a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
- No changes have been proposed since the last CPC meeting.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Al Lipscomb Way	Community Collector	60 feet
Meadow 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.

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 South Dallas / Fair Park area of the plan.

The applicant's request to amend the Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall meets the 360 Plan's strategy to Build Complete Neighborhoods through the following goal:

3 Grow a Diverse Mix of Services and Retail

South Dallas / Fair Park Economic Development Corridor:

The South Dallas / Fair Park Economic Development Corridor area plan, adopted by City Council on September 26, 2001, provides strategies to encourage revitalization of the major commercial corridors of the South Dallas / Fair Park area.

The area in which the subject site is located is identified in the study as a retail, commercial, and entertainment district opportunity; Al Lipscomb Way (previously named Grand Avenue) in particular was noted as a major entertainment and retail district. Continuing the use of this site as a bar, lounge or tavern and commercial amusement (inside) limited to a Class A dance hall supports this goal of the area plan.

Land Use:

	Zoning	Land Use
Site	CC Community Commercial Subdistrict within Planned Development District No. 595	Bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall
Northwest	CC Community Commercial Subdistrict within PD No. 595	Retail center
Northeast	CC Community Commercial Subdistrict within PD No. 595	General Merchandise (no food); Restaurant without drive-in service
Southeast	P(A) Parking Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Surface parking; Single family
Southwest	CC Community Commercial Subdistrict within PD No. 595; MF-2(A) Subdistrict within PD No. 595	Alcoholic beverage establishment; multifamily

Land Use Compatibility:

The request site consists of a one-story structure. The applicant is requesting renewal of SUP No. 1495 to continue operation of an existing bar, lounge, or tavern and commercial amusement (inside) limited to a Class A dance hall. The site is surrounded by a mix of retail uses and residential uses. To the northwest is a retail center with a variety of stores. To the northeast are a general merchandise (no food) establishment as well as a restaurant without drive-in service. To the southeast are a surface parking lot and single family housing. Immediately to the southwest is an alcoholic beverage establishment as well as multifamily housing. 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 and dance hall along Al Lipscomb Way enhances the entertainment character of the area as envisioned in the area plans for the neighborhood.

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

PD No. 595 refers to Sec. 51A-4.200 of the Dallas City Code for off-street parking requirements. For dance halls, 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 are required. For alcoholic beverage establishments limited to a bar, lounge, or tavern, one space per 100 square feet of floor area is required.

The dance floor as drawn in the site plan is 202.5 square feet, requiring 8 parking spaces. The remainder of the space (4,330.5 square feet) requires 43 parking spaces, for a total of 51 parking spaces. A total of 37 parking spaces are provided on-site, with remaining parking provided by an adjacent surface lot owned by applicant.

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 “G” MVA cluster.

Crime Report:

Since August 2018, the area has had 82 offenses, 36 arrests, and 140 calls.

Offenses

Offenses (Summary)	Count of Incidents
AGG ASSAULT - NFV	3
ALL OTHER OFFENSES	2
BMV	4
BURGLARY-BUSINESS	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	6
DUI	3
MISCELLANEOUS	41
MURDER & NONNEGLIGENT MANSLAUGHTER	1
PUBLIC INTOXICATION	2
ROBBERY-INDIVIDUAL	2
SIMPLE ASSAULT	5
TRAFFIC VIOLATION - HAZARDOUS	2
UUMV	6
WEAPON LAW VIOLATIONS	2
Grand Total	82

Arrests

Arrests (Summary)	Count of Incidents
AGG ASSAULT - NFV	1
ALL OTHER OFFENSES	1
APOWW (SOCIAL SERVICES REFERRAL)	2
DRUG EQUIPMENT VIOLATIONS	1
DRUG/ NARCOTIC VIOLATIONS	4
DUI	3
PUBLIC INTOXICATION	2
SIMPLE ASSAULT	1
TRAFFIC VIOLATION - HAZARDOUS	1
UUMV	2
WARRANT DALLAS PD (ALIAS/CAPIAS)	4
WARRANT DALLAS PD (OTHERS)	1
WARRANT HOLD (NOT A DPD WARRANT)	7
WARRANT HOLD (OUTSIDE AGENCY)	1
WARRANT-DALLAS PD (ALIAS)	3
WEAPON LAW VIOLATIONS	2
Grand Total	36

Calls

Calls (Summary)	Count of Problem
**PD Requested by Fire	2
04 - 911 Hang Up	3
07 - Minor Accident	6
09/01 - Theft	1
09V - UUMV	5
11B - Burg of Bus	2
11V - Burg Motor Veh	1
15 - Assist Officer	2
16A - Injured Person w/Amb	1
19 - Shooting	1
24 - Abandoned Property	5
30 - Prisoner	1
32 - Suspicious Person	1
37 - Street Blockage	1
40 - Other	9
40/01 - Other	7
41/09 - Theft - In Progress	1
46 - CIT	1
46A - CIT w/Ambulance	3
55 - Traffic Stop	19
58 - Routine Investigation	38
58C - Community Engagement	2
6G - Random Gun Fire	1
6X - Major Dist (Violence)	16
6XA - Major Dist Ambulance	1
6XE - Disturbance Emergency	1
76 - Warrant Service	1
7CE - City Equipment Accident	2
7X - Major Accident	4
DAEV-Dist Armed Encounter Veh	1
DASF-Dist Active Shooter Foot	1
Grand Total	140

Z223-309(MB)

List of Officers

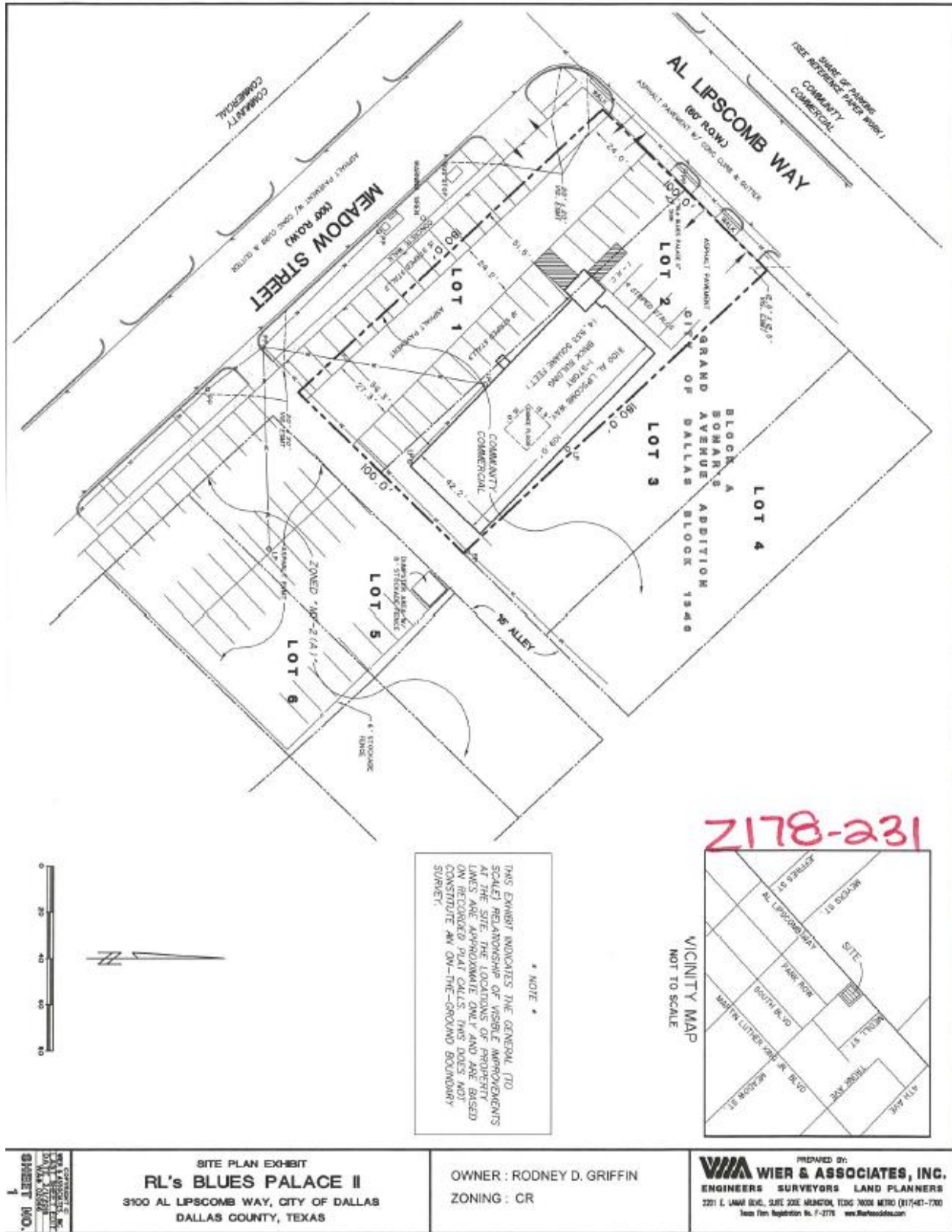
Blues Palace

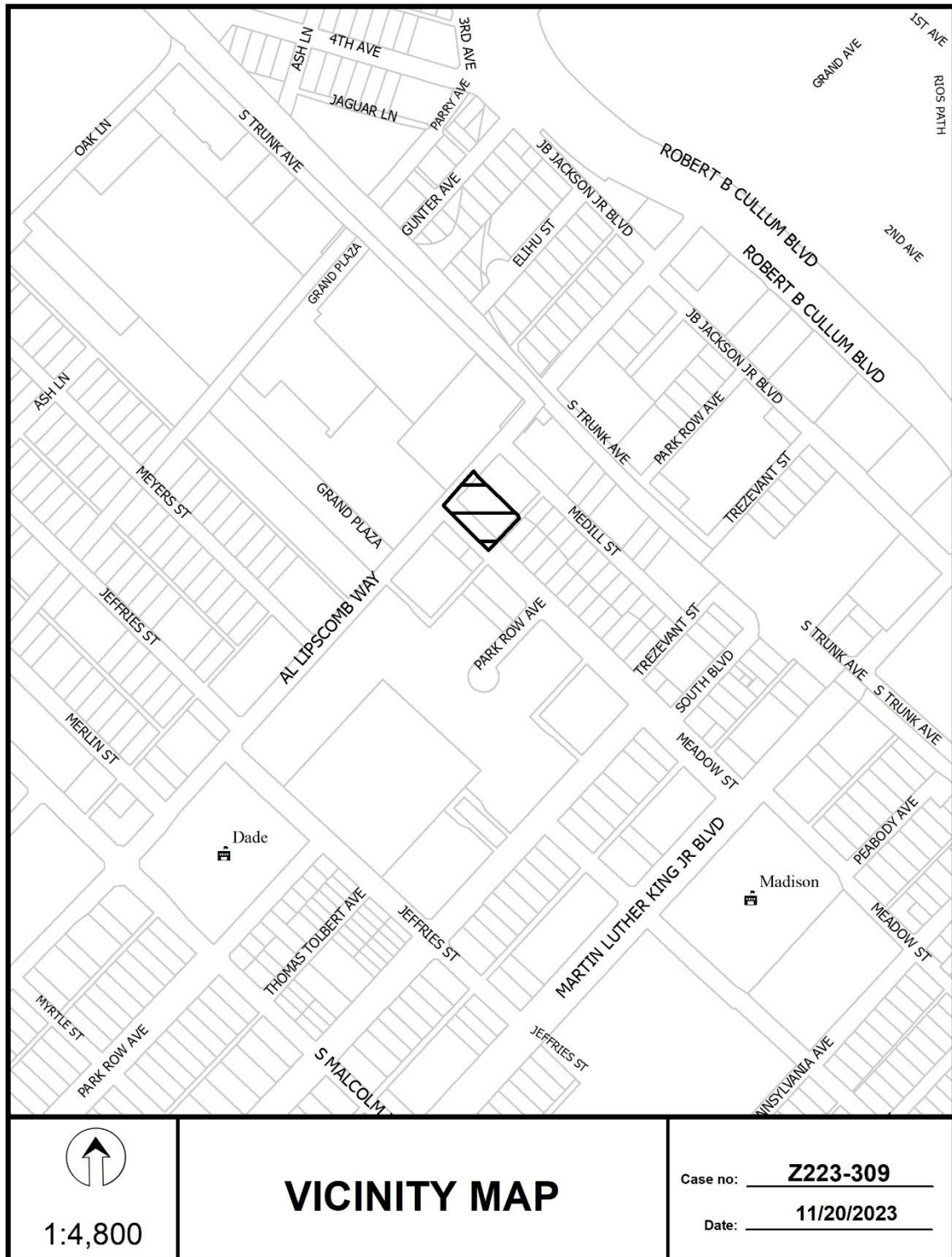
Rodney Griffin, Owner

PROPOSED CONDITIONS

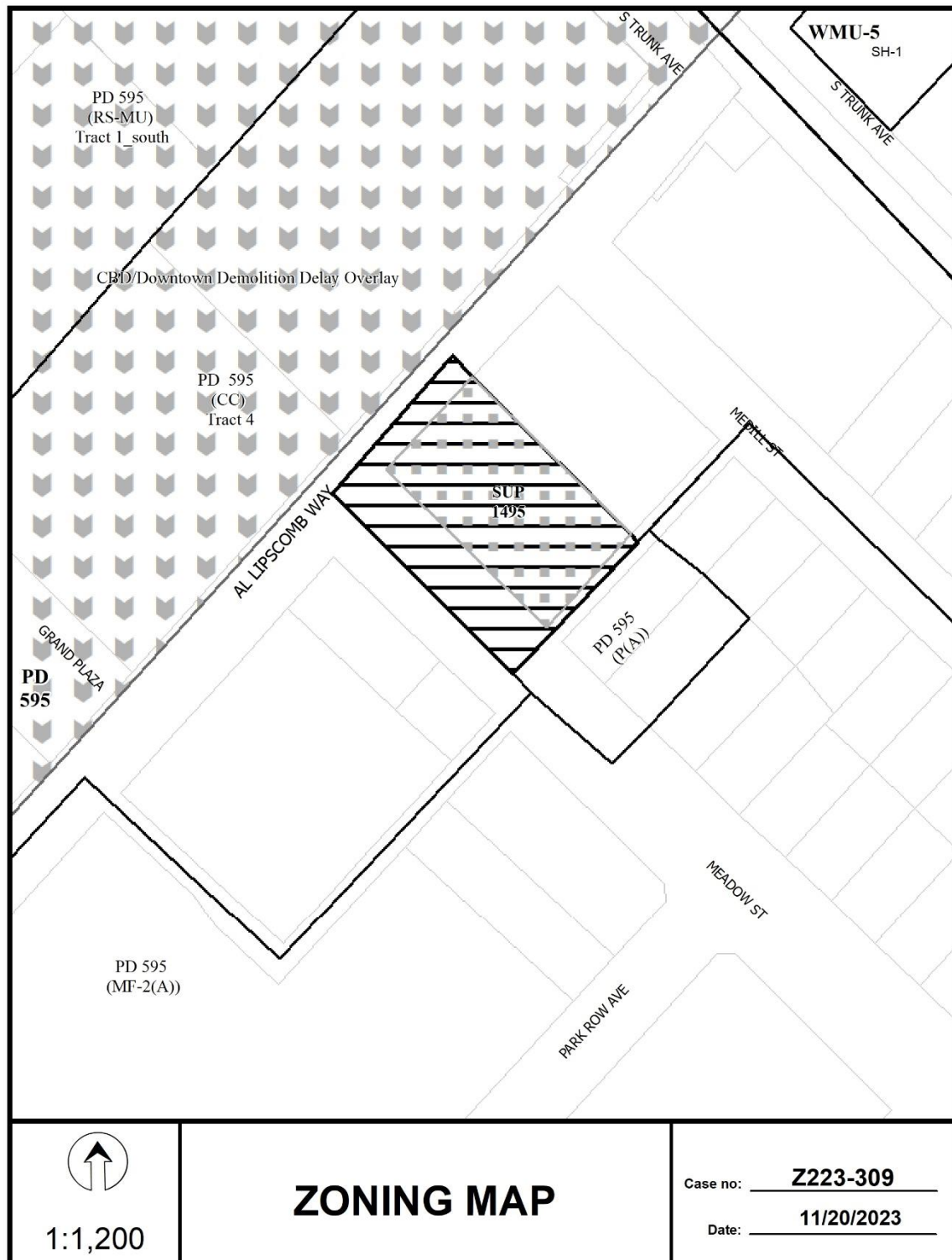
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from passage of 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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X.
5. SCREENING: Screening must be provided along the southeast property line in accordance with Dallas Development Code Section 51A-4.602(c) if the property abuts a residential district.
6. OFF-STREET PARKING: A minimum of 51 off-street parking spaces must be provided. Twenty three off-street parking spaces must be provided as shown on the attached site plan, and the remaining 28 off-street parking spaces must be provided in accordance with Dallas Development Code Division 51A-4.300.
7. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a Class A dance hall must obtain an amended certificate of occupancy from the building official by November 18, 2008. All requirements of this specific use permit must be met before the building official may issue the amended certificate of occupancy.
9. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern and the commercial amusement (inside) limited to a class A dance hall may only operate between 8:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

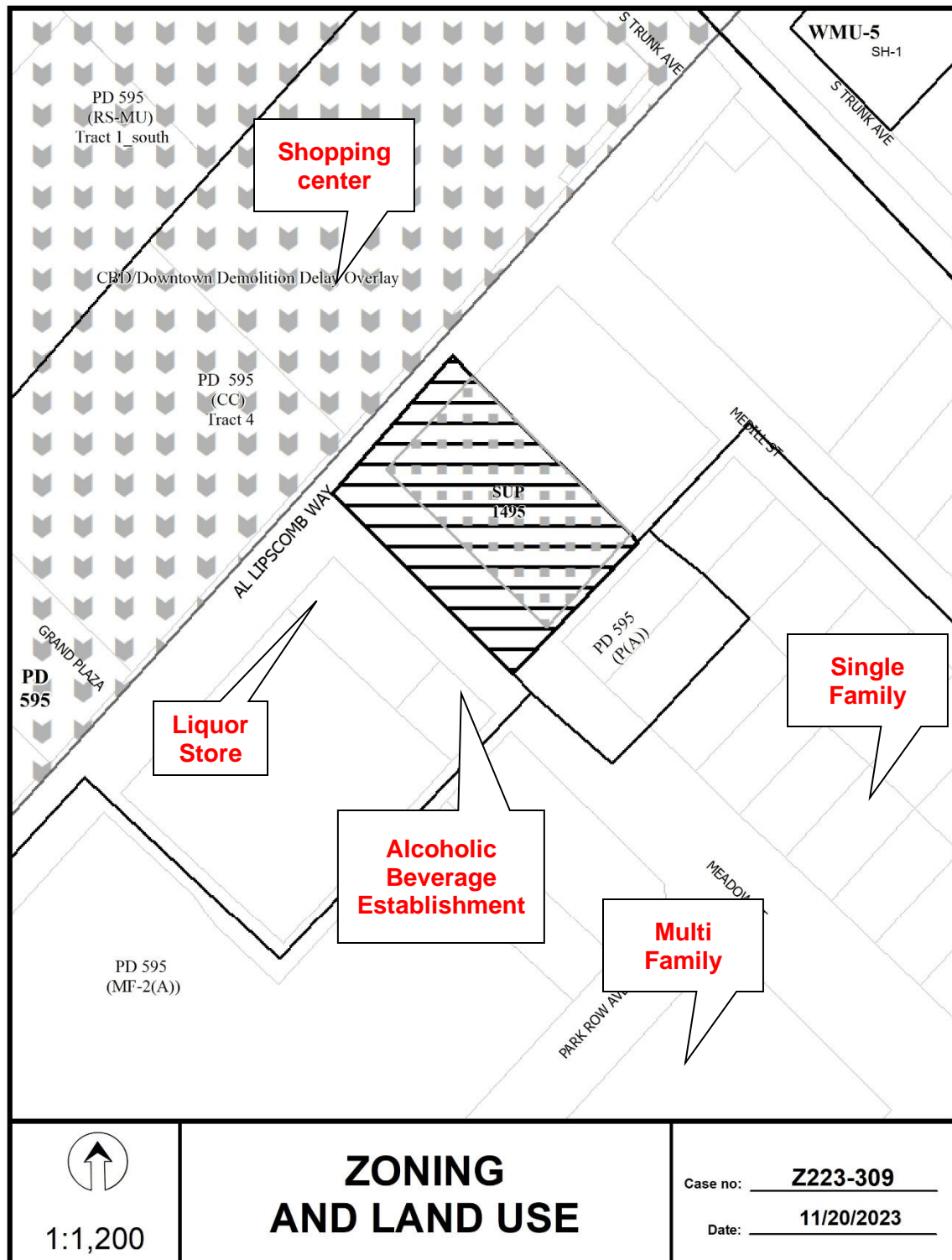
EXISTING SITE PLAN (NO CHANGES PROPOSED)

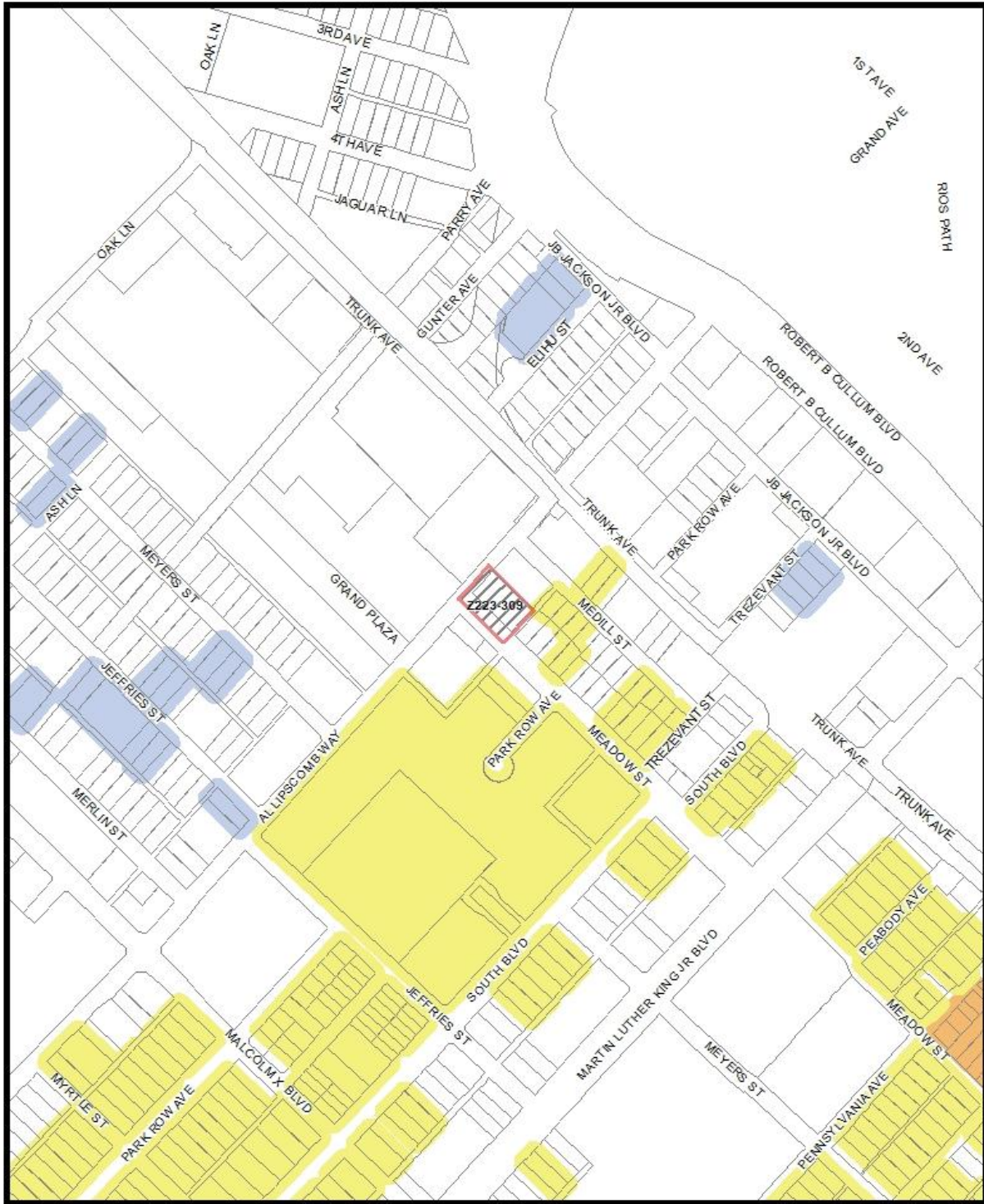












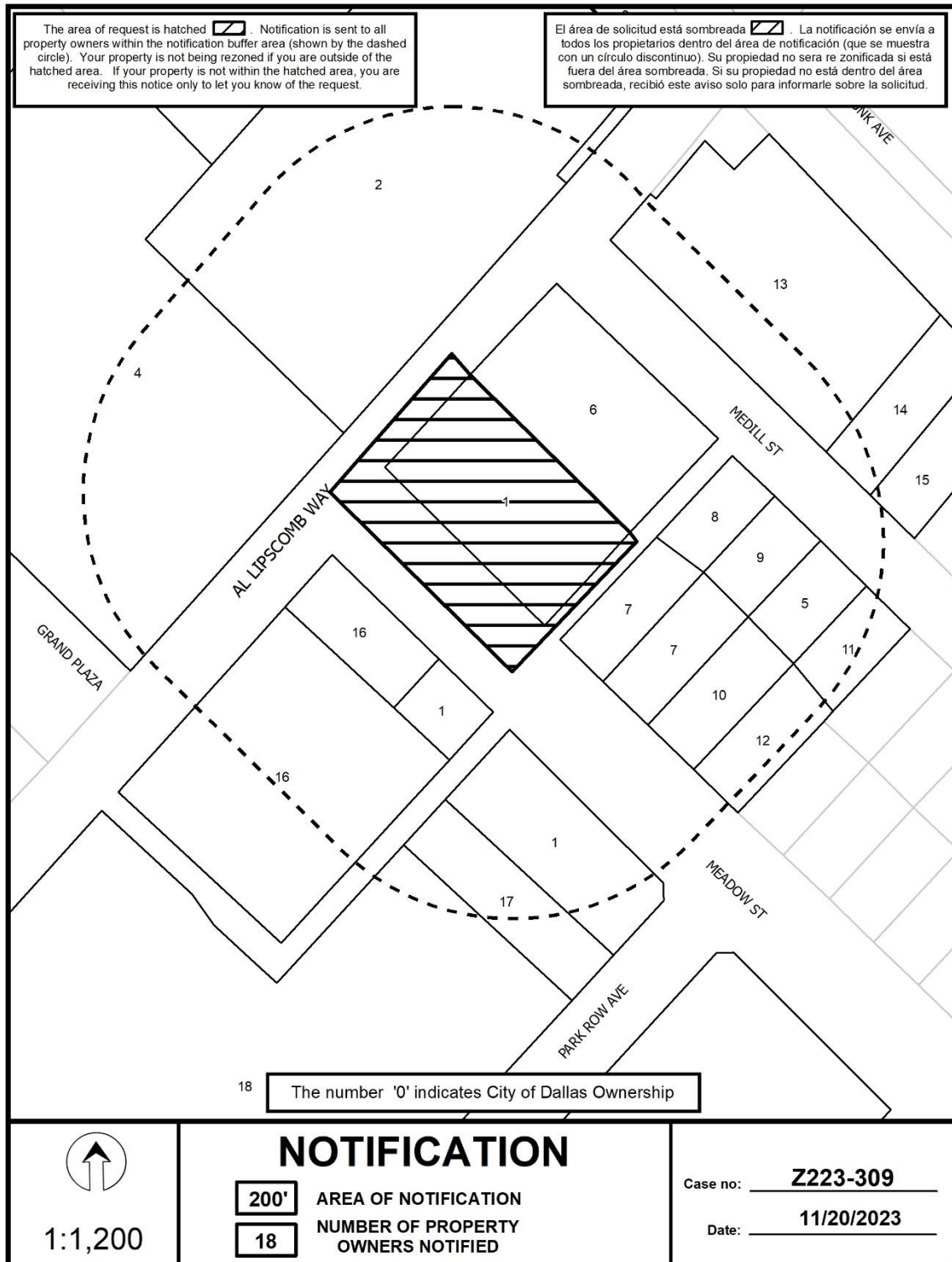
Market Value Analysis A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/20/2023



11/20/2023

Notification List of Property Owners***Z223-309******18 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3100 AL LIPSCOMB WAY	GRIFFIN RODNEY D
2	3101 AL LIPSCOMB WAY	RESOURCES ASSISTANTS CORP
3	3101 AL LIPSCOMB WAY	DART
4	3055 AL LIPSCOMB WAY	U S POSTAL SERVICE
5	2727 MEDILL ST	COBB LENA EST OF
6	3118 AL LIPSCOMB WAY	GRAND AVE LLC
7	2718 MEADOW ST	GRIFFIN RODNEY
8	2717 MEDILL ST	WOODARD PATRICIA NERVIS &
9	2721 MEDILL ST	HYBRID CUSTOM HOMES LLC
10	2726 MEADOW ST	INVEST IN SOUTH DALLAS LLC
11	2725 MEDILL ST	LARSON MARK E
12	2730 MEADOW ST	DESOTO REAL ESTATE RESOURCE LLC
13	3120 AL LIPSCOMB WAY	ALPHA VII GROUP INC
14	2722 MEDILL ST	Taxpayer at
15	2728 MEDILL ST	PEREZ BROTHERS INVESTMENTS LLC
16	3016 AL LIPSCOMB WAY	GRAND CITY ENTERPRIZES INC
17	3029 PARK ROW AVE	FUENTES VICTOR
18	3011 PARK ROW AVE	HHF EBAN VILLAGE 2021 LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-427

Item #: 23.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the north corner of Hood Street and Brown Street.

Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

Applicant: Aura Tower, LP

Representative: William Dahlstrom, Jackson Walker LLP

Planner: Michael Pepe

Council District: 14

Z223-237(MP)

FILE NUMBER: Z223-237(MP) **DATE FILED:** March 22, 2023
LOCATION: North corner of Hood Street and Brown Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 32,452 square feet **CENSUS TRACT:** 48113000502

REPRESENTATIVE: William Dahlstrom, Jackson Walker LLP

OWNER/APPLICANT: Aura Tower, LP

REQUEST: An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to setbacks, density, lot coverage, floor area ratio, height, design standards, parking, and mixed income housing to develop the site with residential uses.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently undeveloped.
- To build to the desired development plan, the applicant requests additional floor area ratio. To accomplish this, they are requesting a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase in floor area ratio.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, unit density, parking, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure safe and activated sidewalks, reduce driveway sizes, and require below grade parking.

Zoning History:

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

1. Z212-316: On June 14, 2023, the City Council approved an application for 1) an amendment to Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District; 2) a D-1 Liquor Control Overlay; and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with an assisted living facility on property zoned Planned Development Subdistrict No. 82 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the northeast line of Fairmount Street, between Turtle Creek Boulevard and Enid Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Brown Street	Local Street	45 feet
Hood Street	Local Street	45 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 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.

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

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

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

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

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

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

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities support the low carbon and mode split goals of CECAP.

Area Plan:

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 Uptown area of the plan.

The applicant's inclusion of urban design standards meets the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE
- 2 ACTIVATE THE PUBLIC REALM

The project's standards for transparency, enhanced sidewalks, and pedestrian amenities all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Undeveloped
Northwest	PDS No. 133 and MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family, Single-family (attached)
Northeast	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family
Southeast	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family
Southwest	MF-3 Subdistrict within PD No. 193 with a D Liquor Control Overlay	Multiple-family

Land Use Compatibility:

The area of request is currently an undeveloped 32,452 square foot corner lot. Property northwest of the site, across a 15-foot alley, is built out as single-family attached and as a multiple-family tower. Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. The proposed multiple-family use would be compatible with the surrounding area.

The proposed use would be complimentary to surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. The particular development standards proposed, which limit unit count but increase allowable floor area, tend to incentivize larger homes, but in a walkable building format.

The existing MF-3 Subdistrict allows primarily residential uses, but also allows a number of commercial uses permitted by right as limited uses only. A limited use is a use that is meant to serve other, primary occupants of a building, such as a child-care facility within a large office building, primarily for use of the building tenants. An MF-3 Subdistrict also allows street level uses in accordance with Section 51P-193.110. The applicant has not modified the permitted uses of the MF-3 base district, so residentially compatible commercial uses could occupy space in the development within the standards of limited uses or street level retail uses.

Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The project will

include design and landscaping standards that contribute to a more active pedestrian experience in proximity to the Katy Trail and walkable retail streets, as well as sustainable design features that meet the environmental goals of the comprehensive plan and CECAP. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

The applicant does not request any modification to the existing D Liquor Control overlay on the site.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-3</u> <u>PD No. 193</u>	10' 25' above 36'	10' / 25'	Studio 100 1 BR 125 2 BR 150 +1 +25 (324 1 BR total)	4:1	Any legal height***	60% res 50% nonres
<u>Proposed New PDS,</u> <u>PD No. 193</u>	Brown: 10' 18' above 36' Hood: 15'	Adj Alley: 15' 50' above 36' Northeast Adj: 25' 50' above 36' (no rear)	Max 104 units	4:1 MIH: 9.26:1	370'	65% up to 36' 40% above 36'

The maximum height allowed in the existing MF-3 Subdistrict allows any legal height, but the applicant has volunteered a lower maximum height with a bulkier building than the base. This bulk is described by the proposal to increase the existing FAR from 4 to 9.26. For this lot, the buildable square footage in the base is under the 4.0 FAR base and would be 130,000 square feet. The buildable square footage under the 9.26 FAR bonus would be 300,000 square feet.

The conditions propose increased setbacks and lot coverage above 36 feet in height, and as such, the building envelope could not be as close to property lines at the top of the structure. This relationship between height and maximum lot coverage is as follows:

Existing:	Between grade and 60 feet: 60%
Proposed	Between grade and up to 36 feet: 65% Between 36 feet and 370 feet: 40%

This means the weighted average lot coverage is 60% for the whole structure in the existing zoning, and 42% for the whole structure in the proposed zoning.

Design Standards

The proposed PDS includes design standards that are similar to or exceed those of 4.1107.

- Parking: Exterior surface parking is prohibited, and all parking is required below grade. There are two required loading spaces which must be set back 50 feet from the street and screened. Staff recommended conditions also include reduced parking minimums, which helps activate private space and generate pedestrian trips.
- Sidewalks: Sidewalks must be a minimum of six unobstructed feet and must have six-foot landscape buffers between the sidewalk and curb. Language has been added to clearly delineate and protect the sidewalk in proximity to on-site drive aisles. The applicant must install either bollards or landscaping with a minimum height of 36 inches between internal drive areas and the sidewalk. All sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Lighting: Pedestrian scale lighting is required along the street frontages. Beyond just providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: Transparency is required to be evenly spaced along the structure on each street facing facade. In total, on the ground floor, 40% transparency is required along the Hood Street frontage, and 35% transparency is required along the Brown Street frontage. Across all floors, 30% transparency is required. This helps activate the street with visual connection to the interior of the structure.
- Individual entries: Should the applicant put residential units on the ground floor, 60% would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk evenly.
- Fencing: Fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: A combination of two of the following street furniture types is required on each frontage: bicycle rack, bench, and trash receptacles.

- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. Where the driveways cross sidewalks, each driveway is limited to a 25-foot maximum, with a 40-foot maximum total width on the Hood frontage and none allowed on the Brown frontage.
- Open space: Ten percent of the lot must be open space as described by 4.1107(f).
- Sustainable performance features: The applicant also proposes sustainable performance features including solar panels, drip irrigation, and micro-mobility charging stations.

Mixed Income Housing:

The applicant is proposing to tie the increase in floor area ratio to the provision of mixed income housing. The applicant's request is to increase the FAR from 4.0:1 to 9.26:1, provided the applicant provides five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided, and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analogue for PD 193's MF-3 Subdistrict, which is governed more so by FAR limits than height, staff considers an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for FAR in an MU-3 District and a "D" MVA area.

MVA "D"	Additional FAR
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
10% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0

The third bonus in the table is most comparable to achieve the requested 5.26 additional FAR. As such, staff's recommendation is 10% of units at 61-80% AMI and 5% at 81-100% AMI.

Landscaping:

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

Arborist's staff has reviewed the proposed landscape plan and determined it complies with Part 1. Within the proposed conditions or plan, there are no deviations to the standard landscaping requirements from PD No. 193.

Parking:

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

In keeping with the standards of 4.1107, staff recommends conditions requiring a minimum of one-half space per unit. This would require a minimum of 54 spaces for the 107 maximum units. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above, and implemented as policy citywide under the mixed income development housing bonus.

The applicant's requested condition calls for a higher required parking, two spaces per unit. This would require a minimum of 214 spaces for the 107 maximum units.

The conditions require two medium loading spaces, behind a screening fence setback from the street. One of the loading spaces must be designated for short term delivery unloading.

A minimum of 37 bicycle storage spaces would be required for the 104 units, as the text calls for one internal bicycle space per three units.

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 with an "D" MVA cluster.

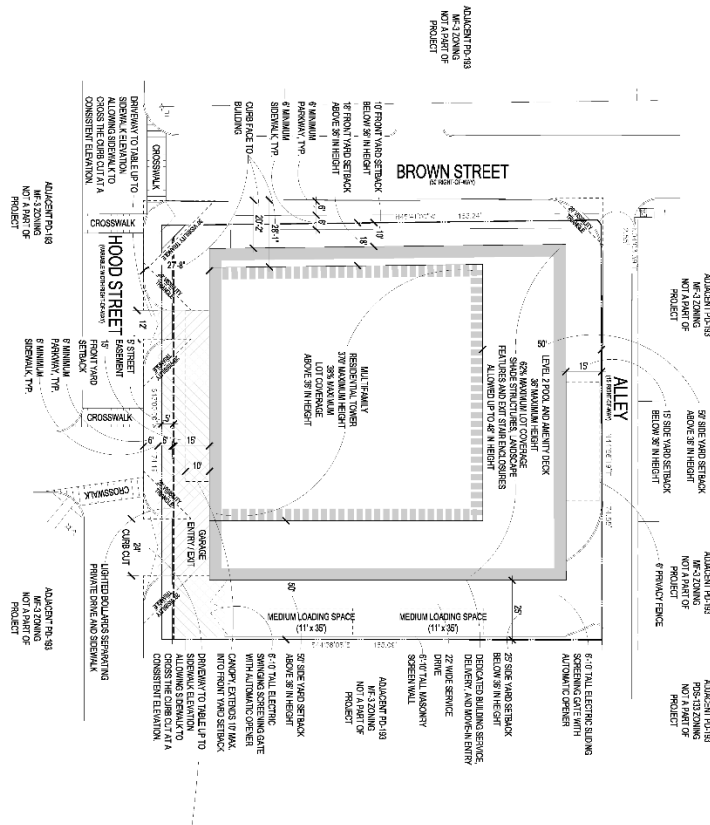
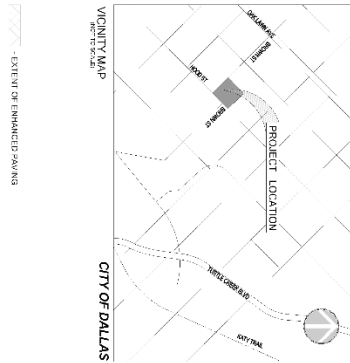
Z223-237(MP)

List of Officers

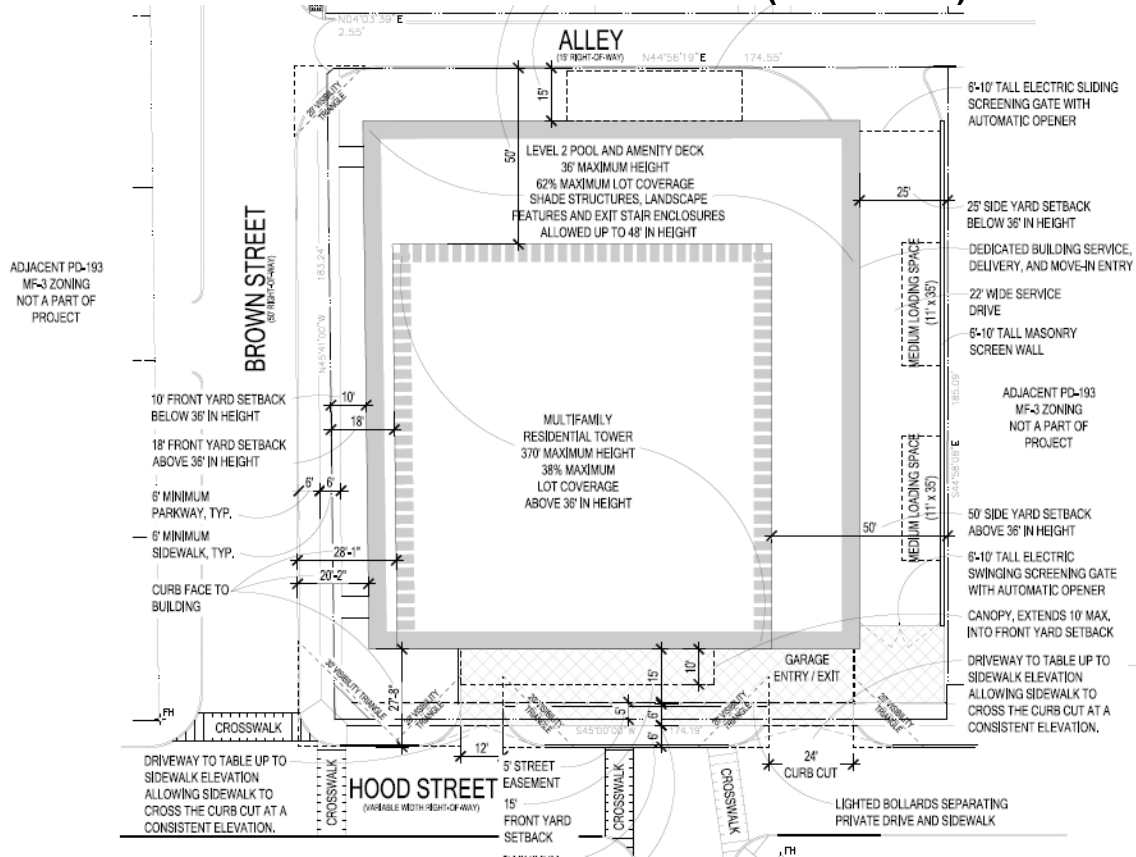
Aura Tower LP

20/20 Investments, LLC
Maurice Syrquin, Owner and CEO

GC Development Trust
Luis F Gonzalez, President and CEO

[illegible]

PROPOSED DEVELOPMENT PLAN (ENLARGED)



PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
MIN. FRONT YARD SETBACK: HOOD STREET	15 FT
MIN. FRONT YARD SETBACK: BROWN STREET BELOW 36' IN HEIGHT	10 FT
MIN. FRONT YARD SETBACK: BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK: ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK: ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
MAX. LOT COVERAGE ABOVE 36' IN HEIGHT	38%
MAX. TOTAL FAR	9.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA

PROPOSED LANDSCAPE PLAN



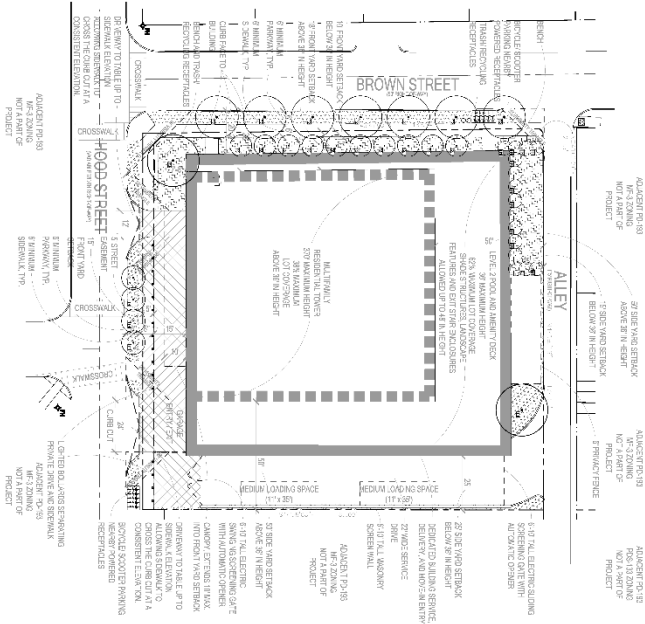
JAN. 11, 2019

NO. OF COMMENTS

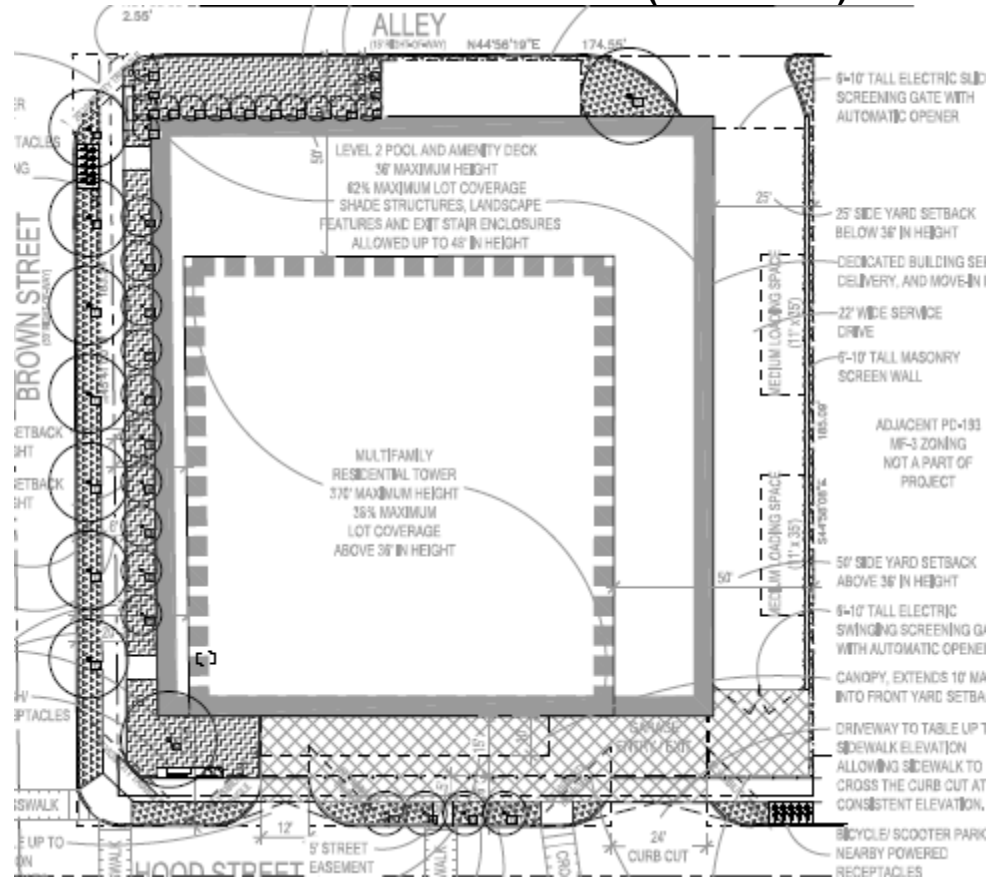
NO. OF COMMENTS

DEVELOPMENT PLAN 2701 HOOD AT BROWN
2701 Hood Street, Dallas, Texas 75219
Issued: December 13, 2023

SCALE: 1" = 20'-0"
0' 10' 20' 40' 60'



PROPOSED LANDSCAPE PLAN (ENLARGED)



PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTI-FAMILY
MIN. FRONT YARD SETBACK; HOOD STREET	15 FT
MIN. FRONT YARD SETBACK; BROWN STREET BELOW 36' IN HEIGHT	16 FT
MIN. FRONT YARD SETBACK; BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK; ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK; ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK; NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK; NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
MAX. LOT COVERAGE ABOVE 36' IN HEIGHT	38%
MAX. TOTAL FAR	9.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA

PROPOSED CONDITIONS

Division S-1___. PD Subdistrict 1___.

SEC. S-1___.101. LEGISLATIVE HISTORY.

PD Subdistrict 1___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2023. (Ord. _____)

SEC. S-1___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 1___ is established on property on the north eastern corner of Brown Street and Hood Street. The size of PD Subdistrict 1___ is approximately 0.745 acres. (Ord. _____)

SEC. S-1___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) AWNING means a roof-like structure, cantilevered from the exterior wall of a building.

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(3) LAST-MILE DELIVERY VEHICLES means vehicles for short term deliveries including, but not limited to, restaurant and food delivery and last-mile retail contract deliveries that are typically made in non-commercial vehicles that can safely park and maneuver within a standard parking space.

(4) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) TRANSPARENCY means the total area of window opening, door openings, or other opening, expressed as a percentage of total facade area by story.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district. (Ord. _____)

SEC. S-1__104. EXHIBITS.

The following exhibits are incorporated into this division:

- (a) Exhibit S-1__A: development plan.
- (b) Exhibit S-1__B: landscape plan. (Ord. ____)

SEC. S-1__105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-1__A). If there is a conflict between the text of this division and the development plan, the text of this division controls. (Ord. ____)

SEC. S-1__106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-3 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-3 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-3 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-3 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc. (Ord. ____)

SEC. S-1__107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108. (Ord. ____)

SEC. S-1__108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

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

(b) Front yard. For purposes of this subdistrict, frontages along Brown Street and Hood Street are considered front yards.

(1) Along Brown Street, for structures less than 36 feet in height, minimum front yard is 10 feet, and for structures 36 feet in height or taller, minimum front yard is 18 feet.

(2) Along Hood Street, minimum front yard is 15 feet. Awnings may project up to 10 feet into the front yard along Hood Street.

(c) Side yard.

(1) For purposes of this subdistrict, the alley is considered a side yard. Along the alley, for structures less than 36 feet in height, minimum side yard is 15 feet, and for structures 36 feet in height or greater, minimum side yard is 50 feet.

(2) For purposes of this subdistrict, the north-eastern property boundary is considered a side yard. Along the north-eastern property boundary, for structures less than 36 feet in height, minimum side yard is 25 feet, and for structures 36 feet in height or greater, minimum side yard is 50 feet. A masonry screening wall of up to 10 feet in height is permitted within the side setback on the northeastern property boundary in the location shown on the development plan.

(d) Lot coverage. For structures less than 36 feet in height, maximum lot coverage is 65 percent. For structures 36 feet in height or greater, the maximum lot coverage is 40 percent.

(e) Height. Maximum structure height is 370 feet. Mechanical equipment and associated screens, parapets, and elevator bulkheads located on top of the building may project a maximum of 12 feet above the maximum height.

(f) Density. Maximum number of residential units is 104.

(g) Floor area ratio. Except as provided in this subsection, maximum floor area ratio is 4:1. IF compliant with Section S-1____.110 and Section S-1____.115, maximum floor area ratio is 9.26:1. (Ord. _____)

SEC. S-1____.109. DESIGN STANDARDS.

(a) Applicability. For a project to qualify for the increased development standards in Section S-____.108(g), it must comply with all requirements in this section. If the increased development standards in Section S-1____.108(g) are not applied, the provisions of this section do not apply.

(b) Below grade parking. All parking must be provided below grade. Loading and staging areas are not considered parking spaces.

(c) Surface parking. Surface parking is prohibited between the street-facing facade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(d) Delivery and loading spaces. The required medium sized loading spaces shall be setback 50 feet from the street frontage and located behind an electric screening gate. All deliveries must take place between 7 a.m. and 10 p.m. and the loading area must be screened with an electric gate that opens automatically for delivery vehicles.

(e) Sidewalks. A minimum six-foot-wide unobstructed sidewalk and average width of six-foot-wide parkway shall be required along Hood Street and Brown Street. The six-foot-wide width must be located at least 4 feet from the back of curb.

(f) Pedestrian safety.

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

(2) Between public sidewalks and any driving or parking surface the following buffering must be used:

(A) Landscaping plantings with a minimum height of 36 inches; or
(B) Bollards with a minimum height of 36 inches, spaced no more than 6 feet in distance from each other.

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

(h) Pedestrian scale lighting.

(1) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5-foot candles must be provided along public sidewalks and adjacent to public streets.

(2) Pedestrian streetlamps are allowed within the parkway with the exception of visibility triangles and vehicular drives.

(3) Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(4) Exterior building mounted light sources must be shielded, preventing direct view of the light source from the ground, and directed away from adjacent residential properties.

(i) Ground level transparency. The first story facade facing Hood Street must have a minimum transparency of 40 percent, and the first story façade facing Brown Street must have a minimum transparency of 30 percent.

(j) Building configuration and articulation. A façade plane change, of at least 1 foot in depth and 2 feet in width, every 24 feet of façade is required.

(k) Street and open space frontages.

(1) Frontages. Transparency must be provided for a minimum of 30 percent of the total of each continuous street-facing façade. At each building story, transparency is required for every 25 linear feet of continuous street-facing façade. Roof level mechanical screens and penthouses are exempt from this requirement.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual

entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space.

(l) Front yard fences. A maximum four-foot-high fence is allowed in a front yard. A maximum four-foot-high handrail may be located on retaining walls in a front yard.

(m) A minimum of two of the following elements must be provided for each frontage.

(1) Bench;

(2) Bicycle rack;

(3) Trash receptacle.

(n) Driveway maximums:

(1) Along Hood Street, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 25 feet, with a maximum combined width of 40 feet of all ingress and egress driveways across the entire frontage.

(2) Along Brown Street, no ingress or egress driveways are permitted on this frontage.

(o) Open space requirements. At least 10 percent of the building site must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping. Open space must conform to the standards of SEC. 51A-4.1107. (f) and may be used to fulfil landscaping requirements of Part 1.

SEC. S-1___.110. MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100 is required to obtain development bonuses in Section S-____.108(h).

Staff Recommendation:

(b) Reserved units. Ten percent of the total number of residential units must be made to available to households earning between 61 percent and 80 percent of the area median family income, and five percent of the total number of residential units must be made to available to households earning between 81 percent and 100 percent of the area median family income.

Applicant's Request:

(b) Reserved units. Five percent of the total number of residential units must be made to available to households earning between 81 percent and 100 percent of the area median family income.

(c) Development regulations. Compliance with Section 51A-4.1107 is not required.
(Ord. ____)

SEC. S-1__111. OFF-STREET PARKING AND LOADING

(a) In general. Except as provided in this section, consult Part I of this article for specific off-street parking and loading requirements for each use.

Staff Recommendation:

(b) A minimum of **one-half** parking spaces per residential unit, inclusive of guest parking, is required.

Applicant's Request:

(b) A minimum of **two** parking spaces per residential unit, inclusive of guest parking, is required.

(c) Loading design standards. Two off-street loading spaces are required on the Property. Both loading spaces must be medium loading spaces.

(d) Last-mile delivery medium loading space. One of the two required medium loading spaces must be designated in the screened area for use by Last-Mile Delivery Vehicles with a maximum allowed time of 15 minutes. (Ord. ____)

SEC. S-1__112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. ____)

SEC. S-1__113. LANDSCAPING.

(a) Landscaping for this district must comply with Part I. In addition, landscaping shall be provided in accordance with the landscape plan, Exhibit S-1__B.

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

(c) All landscaping must conform to the Habitat Garden standards. (Ord. ____)

SEC. S-1__114. SIGNS.

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

SEC. S-1__115. SUSTAINABLE DESIGN FEATURES.

(a) Bike parking. A minimum of one bicycle storage space for every three residential units is required onsite within the garage and/or building. Long-term bicycle storage spaces are

not subject to the minimum size requirements of the required bike parking spaces per the Dallas Development Code and may be secured to wall or floor mounted storage racks.

(b) Micro-mobility charging and parking. Micro-Mobility Charging and parking for at least 10 vehicles must be provided along public streets.

(c) Pervious lot coverage. Minimum ground level pervious lot coverage is 13 percent as shown on the Landscape Plan.

(d) Exterior building lighting. All exterior building lighting must be shielded preventing direct view of the light source from the ground and directed away from adjacent residential properties.

(e) Roofs.

(1) Podium roof. A minimum 30 percent of the podium roof area must be covered with improvements that minimize heat production, which can include:

- (A) Turf;
- (B) Synthetic turf;
- (C) Raised planters;
- (D) Photovoltaic cells;
- (E) Swimming pools;
- (F) Water features; or
- (G) Shade structures.

(2) Non-podium roof. Light colored roof materials with an initial solar reflectance value of at least 0.80 that minimize cooling loads shall be employed on all non-podium roofs.

(g) Outdoor water use reduction.

(1) Drip irrigation must be utilized for maintenance of plantings.

(2) HVAC condensate line for water recapture and cistern for landscaping grey water must be provided.

(h) Photovoltaic cells. A minimum of 1,000 square feet of photovoltaic cells for producing solar energy must be located on the building. (Ord. _____)

SEC. S-1__116. ADDITIONAL PROVISIONS.

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

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

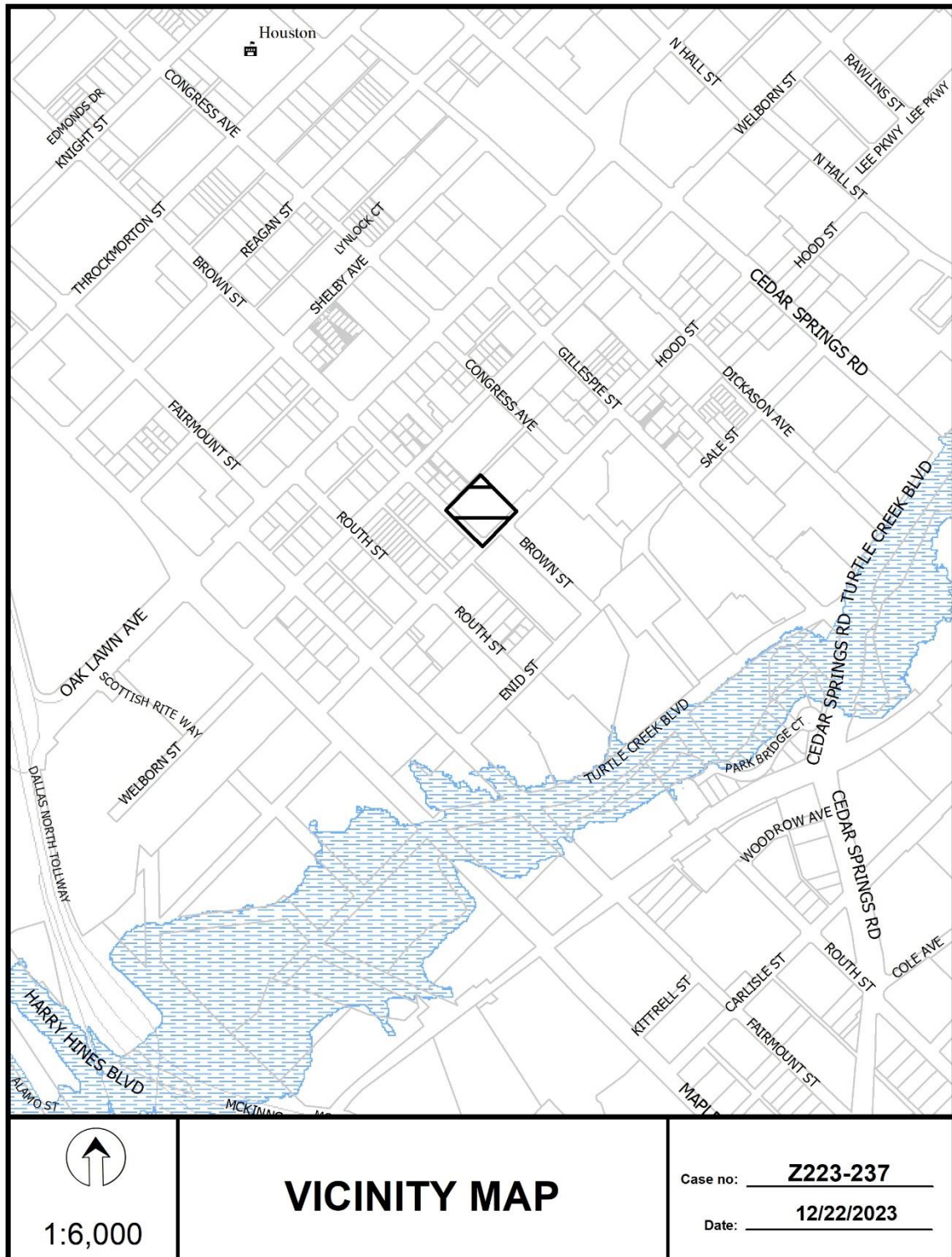
(c) There may be no use of outdoor amplified sound systems after 8:00 p.m.

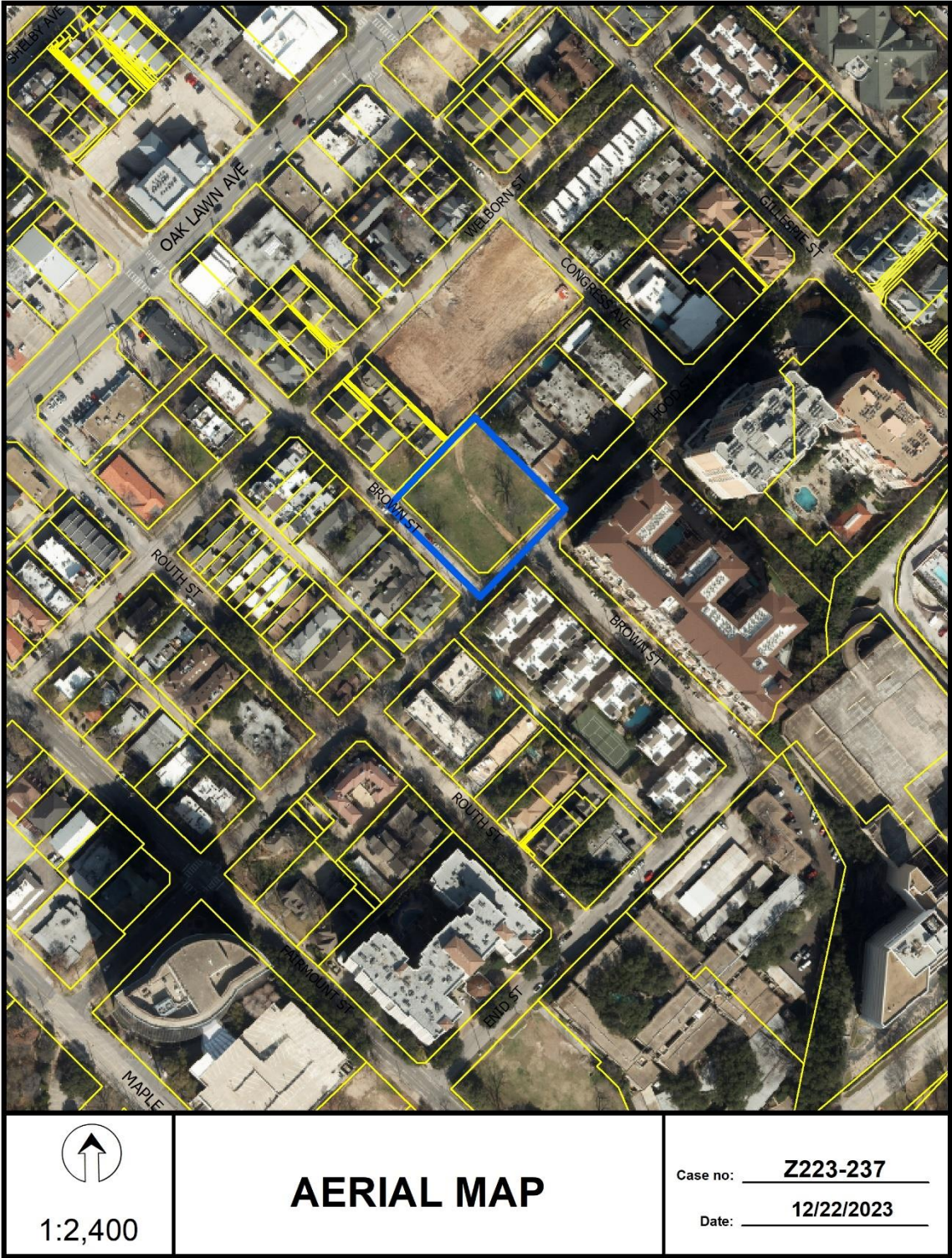
(d) Development and use of the Property must comply with Part I of this article. (Ord. _____)

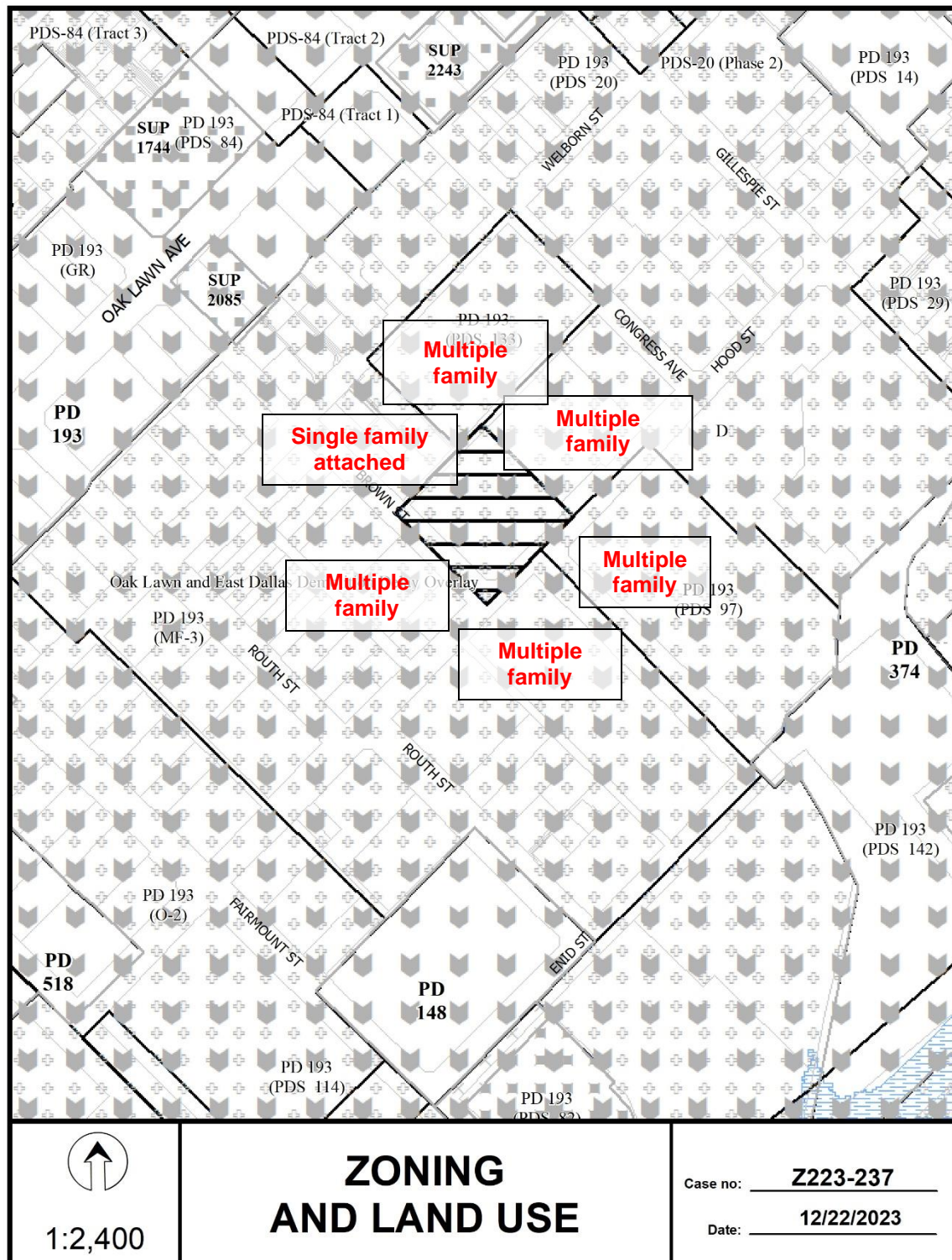
SEC. S-1__117. COMPLIANCE WITH CONDITIONS.

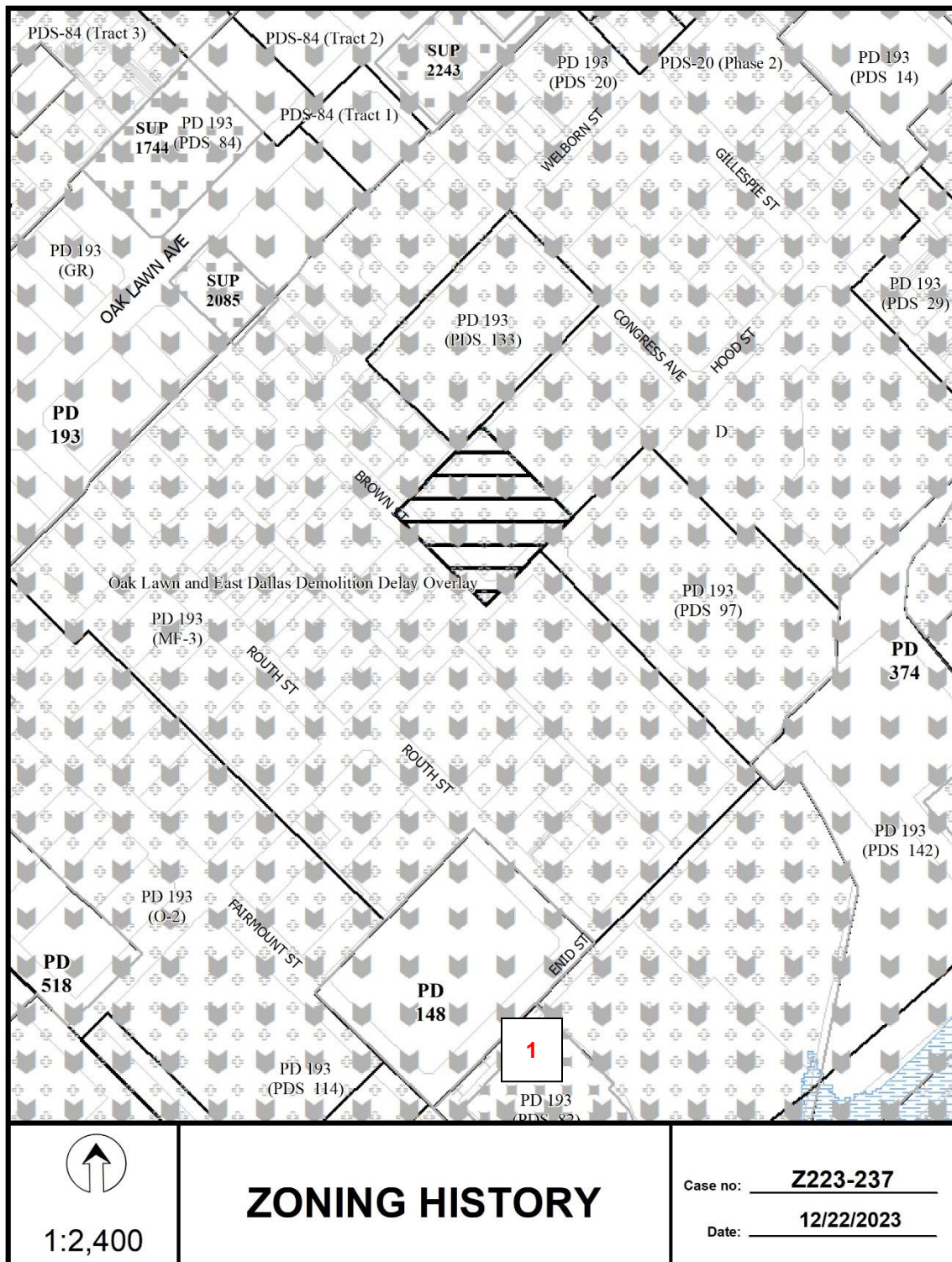
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

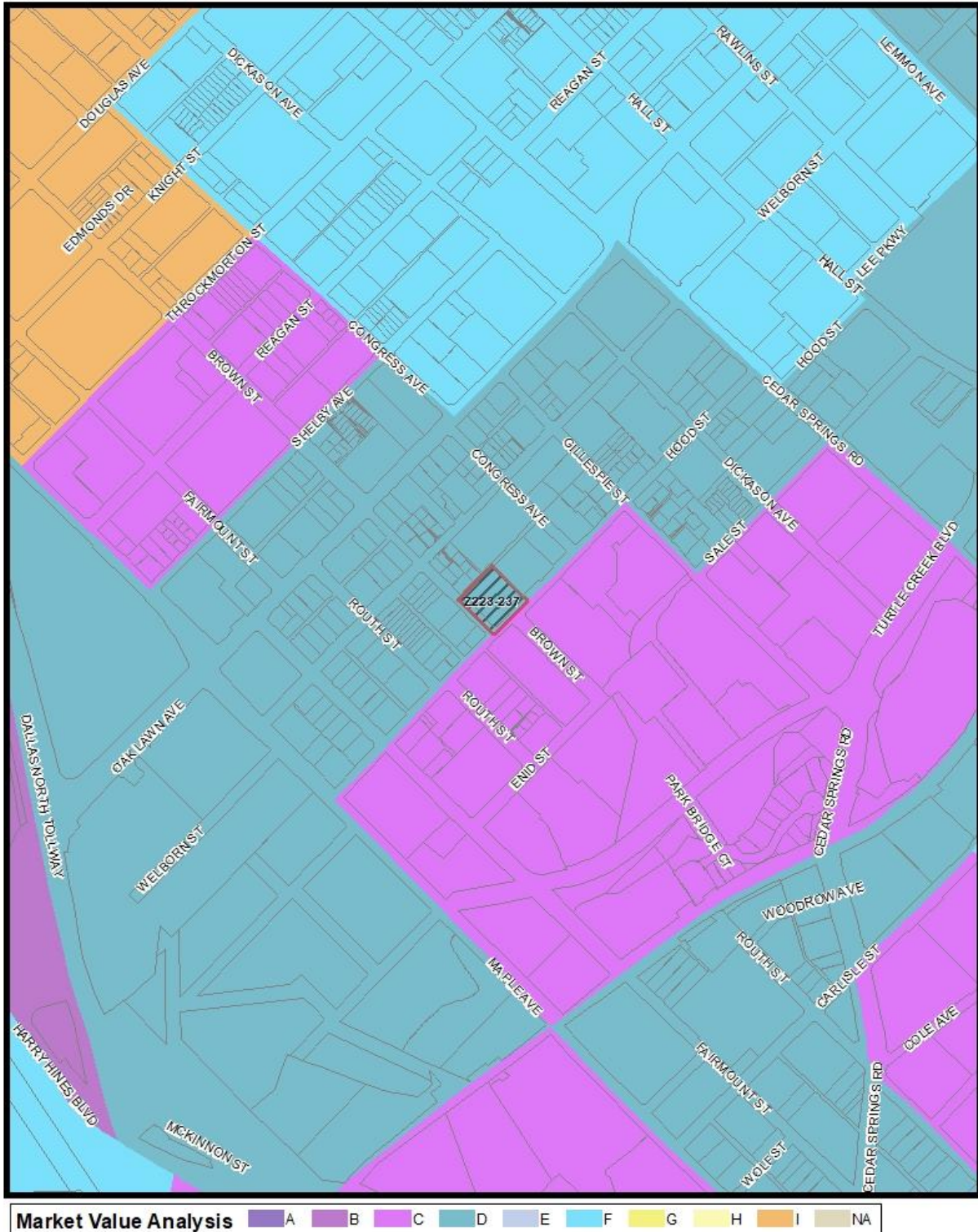
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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













12/22/2023

Notification List of Property Owners***Z223-237******434 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2709 HOOD ST	AURA TOWER LP
2	2601 WELBORN ST	WINHAVIR LP
3	2604 OAK LAWN AVE	BERLIN GAIL M &
4	2612 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
5	3618 FAIRMOUNT ST	RP STANFORD LIMITED
6	3614 FAIRMOUNT ST	BUENA VISTA III PROPERTIES LLC
7	3610 FAIRMOUNT ST	PENN PROPERTIES LLC
8	2512 WELBORN ST	4901 4903 NEWMORE LLP
9	3601 ROUTH ST	MM 3601 ROUTH MF LLC
10	3630 ROUTH ST	SALZER KARMA JO
11	3628 ROUTH ST	3628 ROUTH LLC
12	3626 ROUTH ST	JAYARAM NITIN B
13	3624 ROUTH ST	HUNTER WYNN &
14	3622 ROUTH ST	ARNOLD SCOTT
15	3620 ROUTH ST	FITZPATRICK MICHAEL C
16	3618 ROUTH ST	MCKEON JAMES &
17	3616 ROUTH ST	ALMOND CAROL
18	3614 ROUTH ST	FAUST DANNY K
19	3612 ROUTH ST	RNG 2012 INVESTMENT TRUST THE
20	3610 ROUTH ST	CONDON JOHN K
21	3600 ROUTH ST	MOMIN SAIRA
22	2607 HOOD ST	MOMIN SAIRA
23	2609 HOOD ST	MCCLAIN CAROLYN
24	3601 BROWN ST	SAMARA DAVID E
25	3534 FAIRMOUNT ST	MM 3534 FAIRMONT LLC
26	3524 FAIRMOUNT ST	G L F PARTNERS LLP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3518 ROUTH ST	KOTHARI AJAY
28	3514 ROUTH ST	THORNE GEORGE CLIFFORD JR
29	3516 ROUTH ST	ALPERT LAURA
30	3614 BROWN ST	TAFFY FRANK
31	3610 CONGRESS AVE	RUSSELL JOHN R
32	2800 OAK LAWN AVE	TEXAS LAND & CAPITAL LTD
33	2710 OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
34	2722 OAK LAWN AVE	CANNON YOUNG PPTIES LP
35	2706 OAK LAWN AVE	VERITEX COMMUNITY BANK
36	2732 OAK LAWN AVE	CANNON YOUNG PROPERTIERS LP
37	2630 WELBORN ST	HARRIS LAWRENCE F & RAQUEL A
38	2626 WELBORN ST	CARRASCO MIGUEL & ANN DE
39	3633 BROWN ST	LEPP MARCUS DANIEL
40	3629 BROWN ST	WOMACK PAULA P
41	3625 BROWN ST	CHRISMAN JOHN NELSON &
42	3506 ROUTH ST	PACIFICO FRANCESCA I
43	3508 ROUTH ST	ZELMAN BRIAN S
44	3510 ROUTH ST	SCHIFFMAN LISA A
45	3512 ROUTH ST	MCMILLAN WILLIAM G
46	2728 HOOD ST	HANCOCK REIT TURTLE CREEK LLC
47	2735 TURTLE CREEK BLVD	2727 TURTLE CREEK 2 LLC
48	2743 TURTLE CREEK BLVD	2727 TURTLE CREEK LLC
49	2704 WELBORN ST	KANAAN JOSEPH & LEA BADRO
50	2704 WELBORN ST	BOLT MAX HAMILTON &
51	2704 WELBORN ST	OZER ALI
52	2704 WELBORN ST	GIRI BALA K
53	2704 WELBORN ST	STARON LAURA &
54	2704 WELBORN ST	BRONSON HEATHER
55	2704 WELBORN ST	READ HOLLIE
56	2704 WELBORN ST	WHITE TODD S & LEZLIE M
57	3611 CONGRESS AVE	CIP18 TB ASTER LLC

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2845 HOOD ST	DONNINO MICHAEL F
59	2841 HOOD ST	HUDDLESTON JAMES III & JAMIE T
60	2837 HOOD ST	LOKEY LISBETH FAYE MINYARD
61	2833 HOOD ST	DOROTHY L MANAGEMENT TR I
62	2825 HOOD ST	COOKE HOWARD F TR
63	2821 HOOD ST	ZIEGLER JACOB R
64	3780 CONGRESS AVE	GANDOLFO ANA MARIA M &
65	2801 WELBORN ST	HATFIELD BLAKE &
66	2811 WELBORN ST	OTHMAN ANAS R
67	2813 WELBORN ST	CLARK KELSEY
68	2803 WELBORN ST	MAXWELL ELEANOR POWELL
69	2805 WELBORN ST	PESTL MARCUS G
70	2807 WELBORN ST	OLIVER CECILIA B &
71	2809 WELBORN ST	WEBB & ETTER TX LLC
72	3708 BROWN ST	MOZISEK ARNOLD R JR
73	3704 BROWN ST	SANDMAN PATRICK PHILIP
74	2701 WELBORN ST	WEINSTEIN TONI ELLEN
75	2703 WELBORN ST	MASTER HAROLD DAVID & FRANCINE HELEN
76	2705 WELBORN ST	COOPER CATHERINE A
77	2707 WELBORN ST	BERRONG JAMES D
78	2709 WELBORN ST	Taxpayer at
79	2711 WELBORN ST	HICKS BILLY H & TERI R
80	2723 WELBORN ST	JANSON CHRISTOPHER & MEAGHAN KROENER
81	2719 WELBORN ST	MESSER AMY
82	2729 WELBORN ST	BOUSTRIDGE MICHAEL
83	3707 CONGRESS AVE	FAMILY STREET TR
84	3711 CONGRESS AVE	GREEN DAVID A
85	3715 CONGRESS AVE	RAFFOUL MELANIE
86	3703 CONGRESS AVE	LOWRY CAROL L & SCOTT D
87	3606 ROUTH ST	KUEKER GAIL J
88	3606 ROUTH ST	KAISER COMPANIES THE A SERIES LLC

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3606 ROUTH ST	NASIRIAN AIDA
90	3606 ROUTH ST	SONDAG MONIQUE
91	3606 ROUTH ST	SHERENIAN EVA M
92	3606 ROUTH ST	GOOLSBY WILLIAM GREGORY
93	3703 BROWN ST	DELLINGER RESIDENTIAL
94	3605 BROWN ST	DOMINICK MIKE & MARY
95	3605 BROWN ST	PNM HOLDINGS LLC
96	3605 BROWN ST	MATHEW ROSHINI ROSE
97	3605 BROWN ST	WESTBROOK DONALD E
98	3605 BROWN ST	THOMPSON WILLIAM CRAIG
99	3605 BROWN ST	MURALIRAJ VIJAY
100	3605 BROWN ST	COLLINSWORTH DANA L
101	3605 BROWN ST	FAN ALEXANDER WU &
102	3605 BROWN ST	BLAIR LAUREL DIANE
103	3605 BROWN ST	MONTGOMERY THOMAS E
104	3615 BROWN ST	2014 LLC
105	3615 BROWN ST	HANLON BRION
106	3615 BROWN ST	CLAYTON HEATH
107	3615 BROWN ST	FRED HOLDINGS LLC
108	3615 BROWN ST	MILLS MELANIE
109	3617 BROWN ST	PETERS KIM L
110	3617 BROWN ST	DELEON CLAUDIA PATRICIA
111	3617 BROWN ST	VOLLMER RACHAEL MARIE
112	3617 BROWN ST	CLAYTON HEATH
113	3617 BROWN ST	SHOEVLIN KELLI
114	3525 ROUTH ST	DUFFIE CHARLES F
115	3525 ROUTH ST	CANNON GARY L
116	3525 ROUTH ST	LAZOR LINDA
117	3525 ROUTH ST	WELBORN STREET PARTNERS LLC
118	3525 ROUTH ST	WELBORN STREET PARTNERS LLC
119	3615 GILLESPIE ST	WOOD WILLIAM

12/22/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3615 GILLESPIE ST	KAFKA 2013 LIVING TRUST THE
121	3615 GILLESPIE ST	DAVIS GREGORY LIVING TRUST
122	3615 GILLESPIE ST	MARTINEZ JOSE A
123	3615 GILLESPIE ST	MARGO DONALD R III &
124	3615 GILLESPIE ST	BOHDAN ERIK
125	3615 GILLESPIE ST	MITCHELL KELLY D
126	3615 GILLESPIE ST	KOELSCH CHRISTOPHER S
127	2811 HOOD ST	DUECKER DAVID & LISA
128	2811 HOOD ST	SMYTH LAUREN
129	2811 HOOD ST	FIDEN MOLLY B
130	2811 HOOD ST	HUNTER GORDON R &
131	2811 HOOD ST	GAGEN SCOT J
132	2811 HOOD ST	CAZORLA REVOCABLE TRUST THE
133	2811 HOOD ST	GATHRIGHT LEIGH A
134	2811 HOOD ST	DALY BRIAN P & BONNIE J
135	2811 HOOD ST	MCLAUGHLIN SCOTT M &
136	2811 HOOD ST	ALVAREZ LISA C
137	2811 HOOD ST	PRIBULSKY ELIZABETH
138	2811 HOOD ST	ZELAZNY CHARLES L &
139	2811 HOOD ST	CHENG SUSAN
140	2811 HOOD ST	MOSES JAMES J
141	2811 HOOD ST	SULLIVAN DONALD RAY II
142	2811 HOOD ST	HANCOCK NORMAN W & LANI R
143	2811 HOOD ST	MUHANNA RAMI
144	2811 HOOD ST	SORG JON DANIEL
145	2727 HOOD ST	LABARBA LAUREN DENISE
146	2727 HOOD ST	HOWE MARTHA
147	2727 HOOD ST	TET TRUST THE
148	2727 HOOD ST	SACHDEV FRAVEEN
149	2727 HOOD ST	HERNDON RILEY ANN
150	2727 HOOD ST	BURNETT KIRBY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2727 HOOD ST	SCIARRO JAMES ALAN
152	2727 HOOD ST	WELLS CORY
153	2727 HOOD ST	TIBBS PATRICK BENTLEY
154	2727 HOOD ST	CORONADO MARCO
155	2727 HOOD ST	SKY POND HOLDINGS LLC
156	2727 HOOD ST	EVANGELISTA MARJORIE S
157	3606 FAIRMOUNT ST	GOLDMAN WENDY
158	2507 HOOD ST	MACDONALD ANNE
159	2503 HOOD ST	ZOGG LAUREN
160	2505 HOOD ST	HEIDARI PASHA K
161	2711 HOOD ST	LUZZO PROPERTIES OF TEXAS LLC
162	2711 HOOD ST	SIMPSON BARBARA A & SHAUN R
163	2711 HOOD ST	KENNEDY JOHN
164	2711 HOOD ST	SAMPANG BRADNELL
165	2711 HOOD ST	CADEDDU MARLO
166	2711 HOOD ST	NANCE MICHAEL W
167	2711 HOOD ST	DOBSON MARYDELLE &
168	2711 HOOD ST	MINOTTI PAUL
169	2711 HOOD ST	WHITCHER LARRY
170	2711 HOOD ST	HUDSON BERNADETTE FLORES
171	2711 HOOD ST	2711L HOOD ST LLC
172	2725 HOOD ST	POWELL JIMMY JACOB
173	2725 HOOD ST	NEW VISION TRUST CUSTODIAN
174	2725 HOOD ST	HOGAN WESLEE A
175	2725 HOOD ST	QI DIAN
176	2725 HOOD ST	GOLDSMITH JAMI L
177	2725 HOOD ST	QUEST TRUST CO FBO
178	2725 HOOD ST	LOPEZ LIONEL
179	2725 HOOD ST	MARTIN LORI ANN
180	2725 HOOD ST	VU SARAH
181	2725 HOOD ST	LUZZO PROPERTIES OF TEXAS LLC

12/22/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2725 HOOD ST	MITCHELL TURBEVILLE LIVING TRUST
183	2725 HOOD ST	SCIARRO JAMES ALAN
184	2725 HOOD ST	OSWALT MORRIS
185	2725 HOOD ST	BOHDAN ERIK M
186	3535 GILLESPIE ST	MENDELSON BARRY
187	3535 GILLESPIE ST	RHODES COLLIN D
188	3535 GILLESPIE ST	YORK W THOMAS JR
189	3535 GILLESPIE ST	MURPHY SUSAN W
190	3535 GILLESPIE ST	AUGUR MARILYN
191	3535 GILLESPIE ST	HAYNES MICHAEL R &
192	3535 GILLESPIE ST	ATHOS IRENE B
193	3535 GILLESPIE ST	MONTANA ROBERT C II &
194	3535 GILLESPIE ST	BONNE CHASSE LLC
195	3535 GILLESPIE ST	PETRYLIENE RENATA
196	3535 GILLESPIE ST	MORELAND NANCY &
197	3535 GILLESPIE ST	GREEN G GARDINER JR &
198	3535 GILLESPIE ST	SCHNEIDER SUSAN BRITT &
199	3535 GILLESPIE ST	ACLC PROPERTIES LLC
200	3535 GILLESPIE ST	FARRAR WILLIAM D
201	3535 GILLESPIE ST	ROBERTS DEBRA JANE
202	3535 GILLESPIE ST	PURIFOY WINSTON
203	3535 GILLESPIE ST	HOFFPAUIR NORTH LLC
204	3535 GILLESPIE ST	MCDANIEL DWIGHT THOMAS
205	3535 GILLESPIE ST	LEE GEORGE MICHAEL 2105
206	3535 GILLESPIE ST	CLIFTON JUDITH W
207	3535 GILLESPIE ST	PLANO STORAGE STATION LP
208	3535 GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
209	3535 GILLESPIE ST	GIBBS TERRY G LEGACY TRUST
210	3535 GILLESPIE ST	LIPSHY MARC LEWIS & MELISSA
211	3535 GILLESPIE ST	CROWE DORIS MIDDLETON
212	3535 GILLESPIE ST	DUBIN ANA P

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3535 GILLESPIE ST	SAVARIEGO VELINDA
214	3535 GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
215	3535 GILLESPIE ST	PUTMAN MARY DELL
216	3535 GILLESPIE ST	BALL CHARLES P &
217	3535 GILLESPIE ST	SMITH STEVEN E & PENZA MARYSUE
218	3535 GILLESPIE ST	PAYNE JONATHAN III & MARGARET
219	3535 GILLESPIE ST	SANDERS GEORGE
220	3535 GILLESPIE ST	DO TUAN ANH &
221	3535 GILLESPIE ST	ANDERSON CHARLES WESLEY &
222	3535 GILLESPIE ST	BRADLEY KATRINA D
223	3535 GILLESPIE ST	ALPERT SIDSEL
224	3535 GILLESPIE ST	KOPPMAN EDWARD
225	3535 GILLESPIE ST	COULTER JAMIE B
226	3535 GILLESPIE ST	ELDREDGE JEFFREY
227	3535 GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
228	3535 GILLESPIE ST	SILVERMAN IRA &
229	3535 GILLESPIE ST	SERPA ROY M & VICTORIA M
230	3535 GILLESPIE ST	MARGOLIN FRED H & ANN E
231	3535 GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
232	3535 GILLESPIE ST	PETRYLIENE RENATA
233	3535 GILLESPIE ST	GAUTIER VENTURES LLC
234	3535 GILLESPIE ST	TAYLOR JOHN MARK
235	2828 HOOD ST	MORGAN PAMELA FOX
236	2828 HOOD ST	PLAZA TURTLE CREEK IV
237	2828 HOOD ST	DEVLIN MICHAEL &
238	2828 HOOD ST	MINICK ROBIN
239	2828 HOOD ST	WHITE NANCY S
240	2828 HOOD ST	YAMINI SARA M
241	2828 HOOD ST	JOHNSON LINDA A LIFE EST
242	2828 HOOD ST	RISINGER DENNIS R & MELBA
243	2828 HOOD ST	DEWS JAMES CHARLES LIVING

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2828 HOOD ST	ACLC PROPERTIES LLC
245	2828 HOOD ST	NEW WORLD CONTRACTING LLC
246	2828 HOOD ST	LEACH JOSEPH
247	2828 HOOD ST	HARVEY R CHRIS &
248	2828 HOOD ST	TRAPP MICHAEL E & POLLY D
249	2828 HOOD ST	SCHWENK RON R &
250	2828 HOOD ST	PINK ELISABETH R
251	2828 HOOD ST	BASILBAY PARTICIPATION
252	2828 HOOD ST	MEXICAN & GOURMET INTL
253	2828 HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
254	2828 HOOD ST	BLACKIE AMY LYNN
255	2828 HOOD ST	PE GLORIA ST
256	2828 HOOD ST	CONWAY JAMES F & TARA M
257	2828 HOOD ST	KERRANE BARBARA A
258	2828 HOOD ST	PALMER STEVEN G SR & LINDA J
259	2828 HOOD ST	HAIRGROVE LANDON &
260	2828 HOOD ST	ADAMO KENNETH R
261	2828 HOOD ST	SAFIR ANN GENE
262	2828 HOOD ST	BOBBY MURCER 2003 TRUST B THE
263	2828 HOOD ST	SHELTON RUSSELL & SUSAN
264	2828 HOOD ST	NORRELL KIMBERLY K
265	2828 HOOD ST	STONER MARY &
266	2828 HOOD ST	TELLO RHONDA
267	2828 HOOD ST	COX BARTON R & JACQUELINE R
268	2828 HOOD ST	DOVE DAVID WALKER
269	2828 HOOD ST	NIXON EMILY A
270	2828 HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
271	2828 HOOD ST	SHARP KIMBERLEE D
272	2828 HOOD ST	PORTER JARVIS H & PAMELA
273	2828 HOOD ST	MILLER REVOCABLE TRUST
274	2828 HOOD ST	MAY SHERI LOLETTE

12/22/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2828 HOOD ST	ACLC PROPERTIES LLC
276	2828 HOOD ST	MCCLENAHAN JAMES M & SUSAN B
277	2828 HOOD ST	SWARTZ ANDREW M &
278	2828 HOOD ST	ROBERTS CHARLES STEWART
279	2828 HOOD ST	KUSE GARY DAVID
280	2828 HOOD ST	HOPKINS RANDOLPH JOHN
281	2828 HOOD ST	DMC INVESTMENTS LLC
282	2828 HOOD ST	BAUGH MARK T LIVING TRUST THE
283	2828 HOOD ST	DAVIS CARY & CATHERINE
284	2828 HOOD ST	SAHLIYEH HANNA F
285	2828 HOOD ST	SPERO KATHLEEN KAY
286	2828 HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
287	2828 HOOD ST	GOLDMAN LAWRENCE
288	2828 HOOD ST	MARKS SHIRLEY
289	2828 HOOD ST	TORNAQUINDICI LAURA J
290	2828 HOOD ST	LOWENBERG MICHAEL &
291	2828 HOOD ST	MOORER REVOCABLE TRUST
292	2828 HOOD ST	KETTMAN JOHN R & DIANA M
293	2828 HOOD ST	JONES WILLIAM A & ANDREA R
294	2828 HOOD ST	HEIDBRINK PETER & CAROL
295	2828 HOOD ST	JONES WILLIAM A & ANDREA RIVERA
296	2828 HOOD ST	CROWLEY KATHRYN DALY
297	2828 HOOD ST	PMPELTZ REVOCABLE TRUST
298	2828 HOOD ST	MURPHY MICHAEL WALKER
299	2828 HOOD ST	DW OPERATING LLC
300	2828 HOOD ST	ZELAZNY CHARLES L
301	2828 HOOD ST	LUSTIG MARY LYNNE
302	2828 HOOD ST	KAVANAUGH CAROLYN DECLARATION
303	2828 HOOD ST	CHOOIJIAN ANDREW M &
304	2828 HOOD ST	KAROL SHARON
305	2828 HOOD ST	REICHSTADT SHIRLEY REVOCABLE

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	2828 HOOD ST	ST PE ROZALYN &
307	2828 HOOD ST	JOHNSON JOINT REVOCABLE
308	2828 HOOD ST	FAULKNER STEPHEN W &
309	2828 HOOD ST	GILLEAN JOHN A III & MYRA M
310	2828 HOOD ST	RVO TEXAS HOLDINGS LLC
311	2828 HOOD ST	BACKA LOUISE PAPARELLA
312	2828 HOOD ST	WOLIN BARTON AND JUDITH
313	2828 HOOD ST	SIEMER MARY RITA
314	2828 HOOD ST	SCHMID JEFFREY R & AMY C
315	2828 HOOD ST	GARNER JESSICA WHITT
316	2828 HOOD ST	HIGHFIELD EQUITIES INC
317	2828 HOOD ST	MILLER RETTA A
318	2828 HOOD ST	MAY JOHN JACOB
319	2828 HOOD ST	REVERCHON PARTNERS II LTD
320	2828 HOOD ST	ACP PERSONAL HOLDINGS LLC
321	2828 HOOD ST	LEAKE LYNDALU H
322	2828 HOOD ST	WHITE ANNELLE RHEA BURTON
323	2828 HOOD ST	MCBRIDE NANCY YATES
324	2828 HOOD ST	BEAUCHAMP ALAN & JACKIE
325	2828 HOOD ST	ROBINSON DAVID B & REBECCA M
326	2828 HOOD ST	BECKWITH JODIE
327	2828 HOOD ST	ALBIN FRANCIS R & TERESA M
328	2828 HOOD ST	DELEHANTY SEAN TRUST
329	2828 HOOD ST	MCPETERS JERRY L
330	2828 HOOD ST	JOHNSTON CHARLES E & ELLEN T
331	2828 HOOD ST	SHOR FAMILY TRUST
332	2828 HOOD ST	MACLIN SAMUEL TODD & DIANA B
333	2828 HOOD ST	GOEL VENTURES TWO LLC
334	2828 HOOD ST	HOLLINGSHEAD TERRY R
335	2828 HOOD ST	DHARMAGUNARANTNE TISSA C
336	2828 HOOD ST	LARUE JOHN H JR

Z223-237(MP)

12/22/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	2828 HOOD ST	MACLIN SAMUEL TODD &
338	2828 HOOD ST	MAUS CYNTHIA LAURA
339	2828 HOOD ST	LARUE JOHN
340	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 101A
341	2727 WELBORN ST	VDT HOLDINGS LLC
342	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 103A
343	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 104A
344	2727 WELBORN ST	FIVE BEE ELM LLC
345	2727 WELBORN ST	WALGAMA RUWANI M
346	2727 WELBORN ST	SEVEN MCQUEEN LLC
347	2727 WELBORN ST	QUEST IRA INC FBO
348	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 109B
349	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 110B
350	2727 WELBORN ST	TRUONG DUY D &
351	2727 WELBORN ST	SLCPA HOLDINGS LLC SERIES 112B
352	3500 FAIRMOUNT ST	PRE RIENZI LLC
353	3500 FAIRMOUNT ST	CROWE ANGELA
354	3500 ROUTH ST	HARRISON CONNIE
355	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
356	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
357	3500 ROUTH ST	MARGOLIS MICHAEL
358	3500 ROUTH ST	WELBORN STREET PARTNERS LLC
359	3500 ROUTH ST	MARTIN ANDREA
360	3623 ROUTH ST	AITELLI ANDREW
361	3623 ROUTH ST	SALON ESTATE LLC
362	3623 ROUTH ST	BURGER BRANDON J
363	3623 ROUTH ST	ZAMBRANO GERARDO
364	3623 ROUTH ST	THIRTY SIX TWENTY THREE
365	3701 ROUTH ST	MIRANDA KENNETH M
366	3703 ROUTH ST	BERTHIAUME SCOTT & TONIA
367	3705 ROUTH ST	COSTLOW JERRY L

Z223-237(MP)*12/22/2023*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3707 ROUTH ST	OBRIEN STEPHEN T
369	3709 ROUTH ST	LOHMANN KATHERINE LYNN &
370	3711 ROUTH ST	MCCORMICK DAVID M &
371	3522 ROUTH ST	UG KNIGHT LP
372	3617 ROUTH ST	ELFENBEIN JESSICA
373	3617 ROUTH ST	PORTER KEVIN
374	3617 ROUTH ST	GATES ANDREA A
375	3617 ROUTH ST	ROBINSON MARGARET G
376	3617 ROUTH ST	BORTNICK SAM
377	3617 ROUTH ST	QUICKSALL BETTY A
378	3617 ROUTH ST	MCQUAY MICHAEL
379	3617 ROUTH ST	PASCAL PARTNERS LLC
380	3617 ROUTH ST	ELFENBEIN JESSICA & ROBERT I SCHWARTZ
381	3617 ROUTH ST	ELMORE JESSICA
382	3617 ROUTH ST	CAMPISI AMBER
383	3535 ROUTH ST	VANDERHORST PAULA M &
384	3535 ROUTH ST	VANDERHORST PAULA M &
385	2612 HOOD ST	SADACCA STEPHEN
386	2610 HOOD ST	CALHOUN REBEL
387	3534 ROUTH ST	AINSWORTH GEORGE M
388	3532 ROUTH ST	PATTEN ANNE
389	3530 ROUTH ST	KRAMER PAMELA A
390	3528 ROUTH ST	ETEBARI PAYAM
391	3526 ROUTH ST	TRAUB ROBERT GARY
392	2802 WELBORN ST	SHUGHRUE CYNTHIA L
393	2804 WELBORN ST	PETRICCA PETER A & LAURIE T
394	2806 WELBORN ST	FUNK JUDITH EHMAN EST OF
395	2808 WELBORN ST	HARTMAN CAROL OLIVER
396	2810 WELBORN ST	SCOTT LLOYD & ALVIN C TISDALE
397	2812 WELBORN ST	GENASCI LISA KATHERINE &
398	2814 WELBORN ST	BOLIN DENNIS L

Z223-237(MP)*12/22/2023*

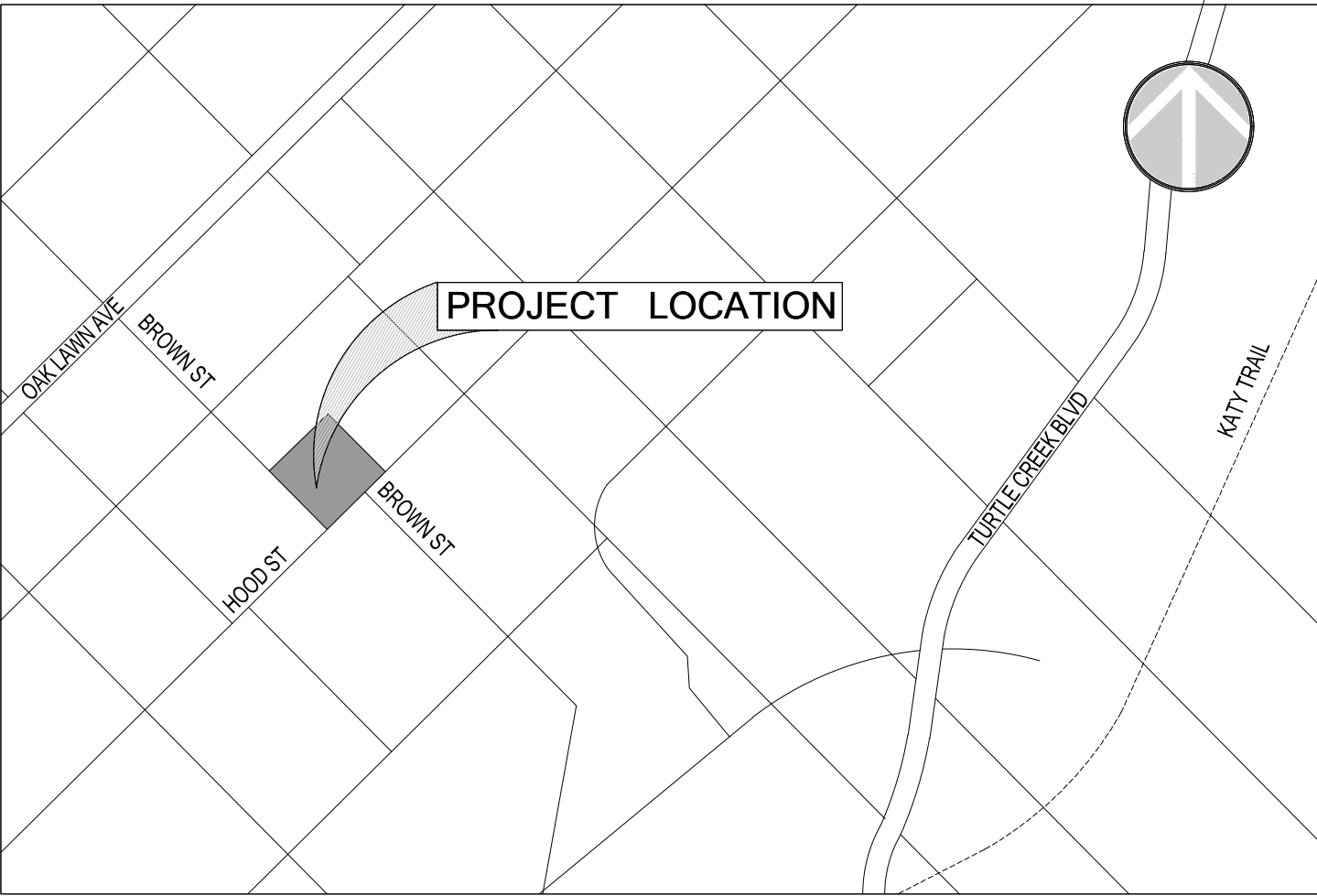
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	2816 WELBORN ST	SEWELL REVOCABLE TRUST THE
400	2818 WELBORN ST	GUZZETTI WILLIAM L
401	2515 WELBORN ST	FOSTER PAUL
402	2515 WELBORN ST	NEWELL BEN
403	2515 WELBORN ST	FOX PETER M
404	2515 WELBORN ST	JENSEN SCOTT P
405	2615 WELBORN ST	VU KIM
406	2615 WELBORN ST	NEASE SAMUEL T & MARTINA
407	2615 WELBORN ST	YOON GI YEON
408	2615 WELBORN ST	DYER EMMALINE &
409	3515 BROWN ST	NOSS MICHAEL R
410	3515 BROWN ST	CORTS VICTORIA BENNISON
411	3515 BROWN ST	ODONNELL DEBORAH LYNN
412	3515 BROWN ST	SHUMAKE VICKI B
413	3515 BROWN ST	ZAMBRANO GERARDO
414	3515 BROWN ST	BENKOWITZ LISA L
415	3515 BROWN ST	KELSO ALIC & CHRISTINA
416	3515 BROWN ST	BLACKSTONE WARREN L
417	3515 BROWN ST	NYLUND JON
418	3515 BROWN ST	MITCHELL BARBARA A
419	3515 BROWN ST	SWIGART JEFFREY & JENNA
420	3515 BROWN ST	MCGUIRE LISA
421	3515 BROWN ST	KREITZINGER MICHAEL & MARLO
422	3515 BROWN ST	NORRELL R STEPHEN
423	3515 BROWN ST	ALLISON BIANCA F & KIRBY
424	3515 BROWN ST	ALLEN A KATHLEEN
425	3515 BROWN ST	CASEY DEREK
426	3515 BROWN ST	HIGDON CHARLES A
427	3515 BROWN ST	WAYLOCK GREGORY
428	3515 BROWN ST	RINKERMAN MARK
429	3515 BROWN ST	HINCAPIE FAMILY LLC

Z223-237(MP)

12/22/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	3515 BROWN ST	WASHINGTON HOLDINGS LLC
431	3515 BROWN ST	BULLS JAMES R
432	3515 BROWN ST	GOODMAN CLAY
433	3515 BROWN ST	SNAPP REVOCABLE TRUST
434	3515 BROWN ST	LOEHR NANCY R & ALLEN C

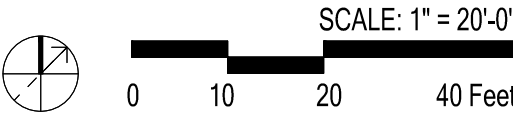
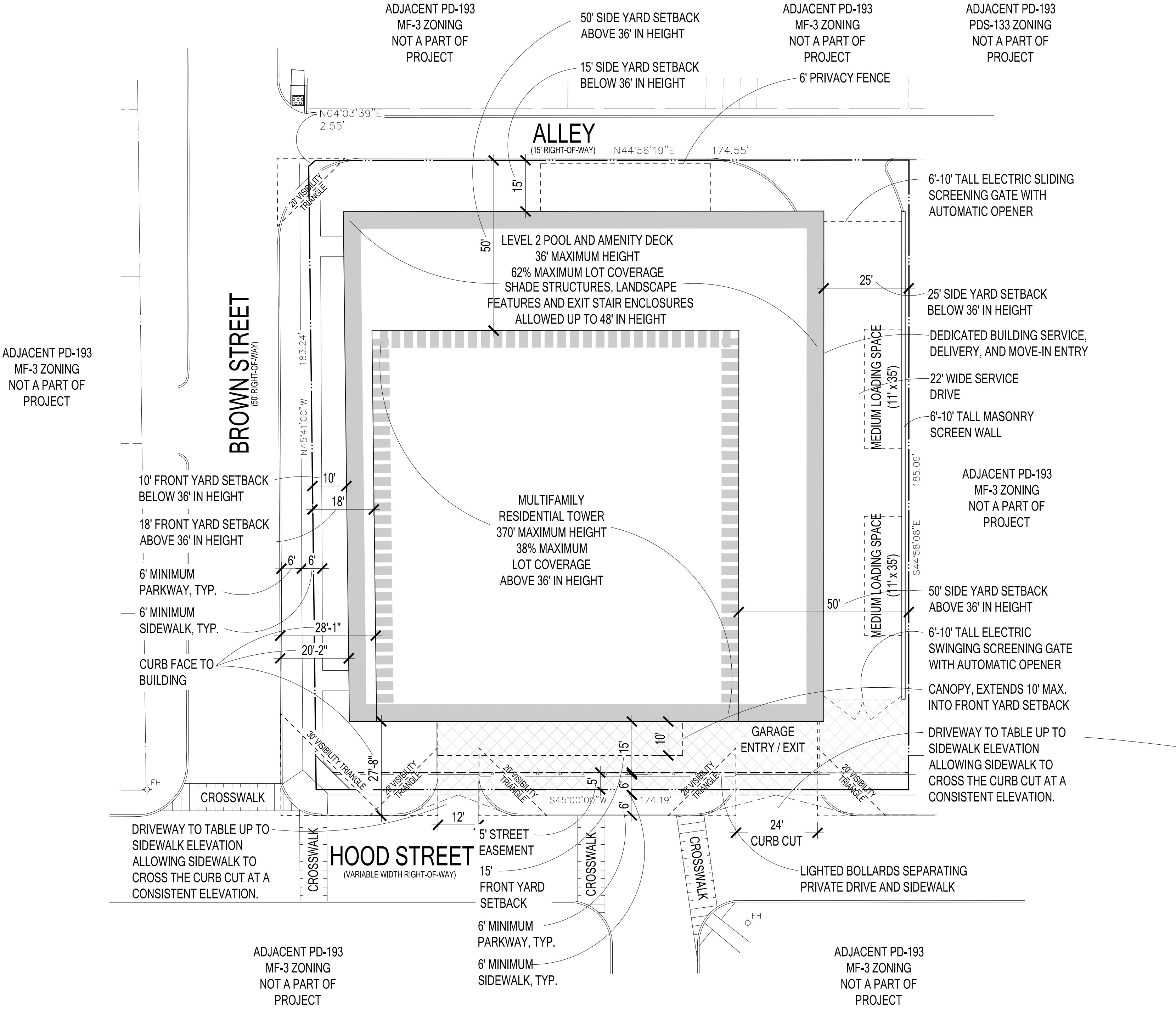
PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
MIN. FRONT YARD SETBACK: HOOD STREET	15 FT
MIN. FRONT YARD SETBACK: BROWN STREET BELOW 36' IN HEIGHT	10 FT
MIN. FRONT YARD SETBACK: BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK: ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK: ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
MAX. LOT COVERAGE ABOVE 36' IN HEIGHT	38%
MAX. TOTAL FAR	9.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA



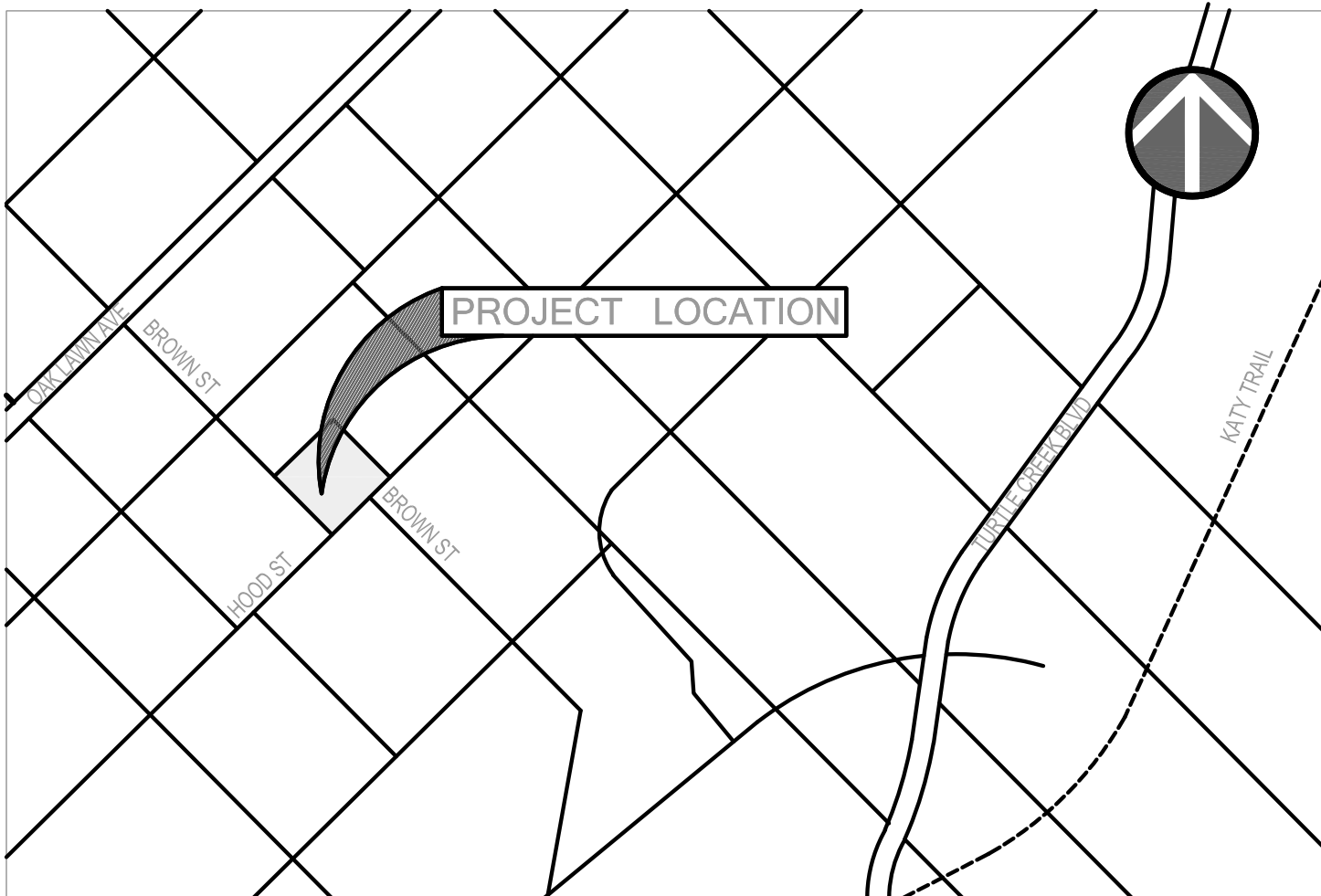
VICINITY MAP
(NOT TO SCALE)

CITY OF DALLAS

 - EXTENT OF ENHANCED PAVING



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MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA



VICINITY MAP
(NOT TO SCALE)

XXXXXX - EXTENT OF ENHANCED PAVING

PD 193 LANDSCAPE REQUIREMENTS

SUB-DISTRICT: MF3
TOTAL LOT AREA = 0.745 ACRES
TOTAL FRONT YARD (F.Y.) = 2,614 S.F.

REQUIRED LANDSCAPE SITE (PEDESTRIAN AREAS & PLANTING AREA): 20% OF ENTIRE SITE & 60% OF FRONT YARD

TOTAL LANDSCAPE SITE AREA :
REQUIRED = 6,488 S.F. (20% OF SITE)
PROVIDED = 7,002 S.F. (22% OF SITE)

L.S.A IN FRONT YARD AREA :
REQUIRED = 2,250 S.F. (50% OF FY)
PROVIDED = 2,579 S.F. (60% OF FY)

REQUIRED GENERAL PLANTING AREA (MUST BE TREES, PLANTING, GROUNDCOVER): 50% OF LANDSCAPE SITE AREA & 25% OF FRONT YARD

GENERAL PLANTING AREA (OF LSA)
REQUIRED: 3,244 S.F. (50% OF LSA)
PROVIDED= 3,555 S.F. (57% OF LSA)

GENERAL PLANTING AREA (OF FY)
REQUIRED: 1,125 S.F. (25% OF FY)
PROVIDED= 1,334 S.F. (33% OF FY)

REQUIRED SPECIAL PLANTING AREA (MUST BE TREES, SHRUBS): 20% OF GPA (1P: 6 SF) & 5% OF FY (1P: 6 SF)

SPECIAL PLANTING AREA (OF GPA)
REQUIRED: 650 S.F. (20% OF GPA/ 1P:6 SF)
PROVIDED= 700 S.F.

SPECIAL PLANTING AREA (OF FY)
REQUIRED: 225 S.F. (5% OF FY/ 1P:6 SF)
PROVIDED= 250 S.F.

REQ'D SITE TREES (1 PER 4000 SF) = 9 TREES @ 3.5" CAL (31.5" CAL TOTAL).

0 TREES (0" MITIGATION) TO BE REMOVED,
12 TREES (56" CAL. TOTAL) TO BE PROVIDED

REQ'D STREET TREES (EVERY 25' ON STREET FRONTAGE; 187' OF FRONTAGE) = 8 TREES @ 3.5" CAL (28" CAL TOTAL).

11 TREES PROVIDED (62" CAL TOTAL)

PD 193 NOTES:

PERVIOUS LOT COVERAGE:
GROUND LEVEL PERVIOUS LOT COVERAGE IS 13 PERCENT.

A MINIMUM 30 PERCENT OF THE PODIUM ROOF AREA IS COVERED WITH IMPROVEMENTS THAT MINIMIZE HEAT PRODUCTION, WHICH INCLUDE:

- (1) RAISED PLANTERS
- (2) SWIMMING POOL

NOTES:

PLANTING LOCATION NOTES:
TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE

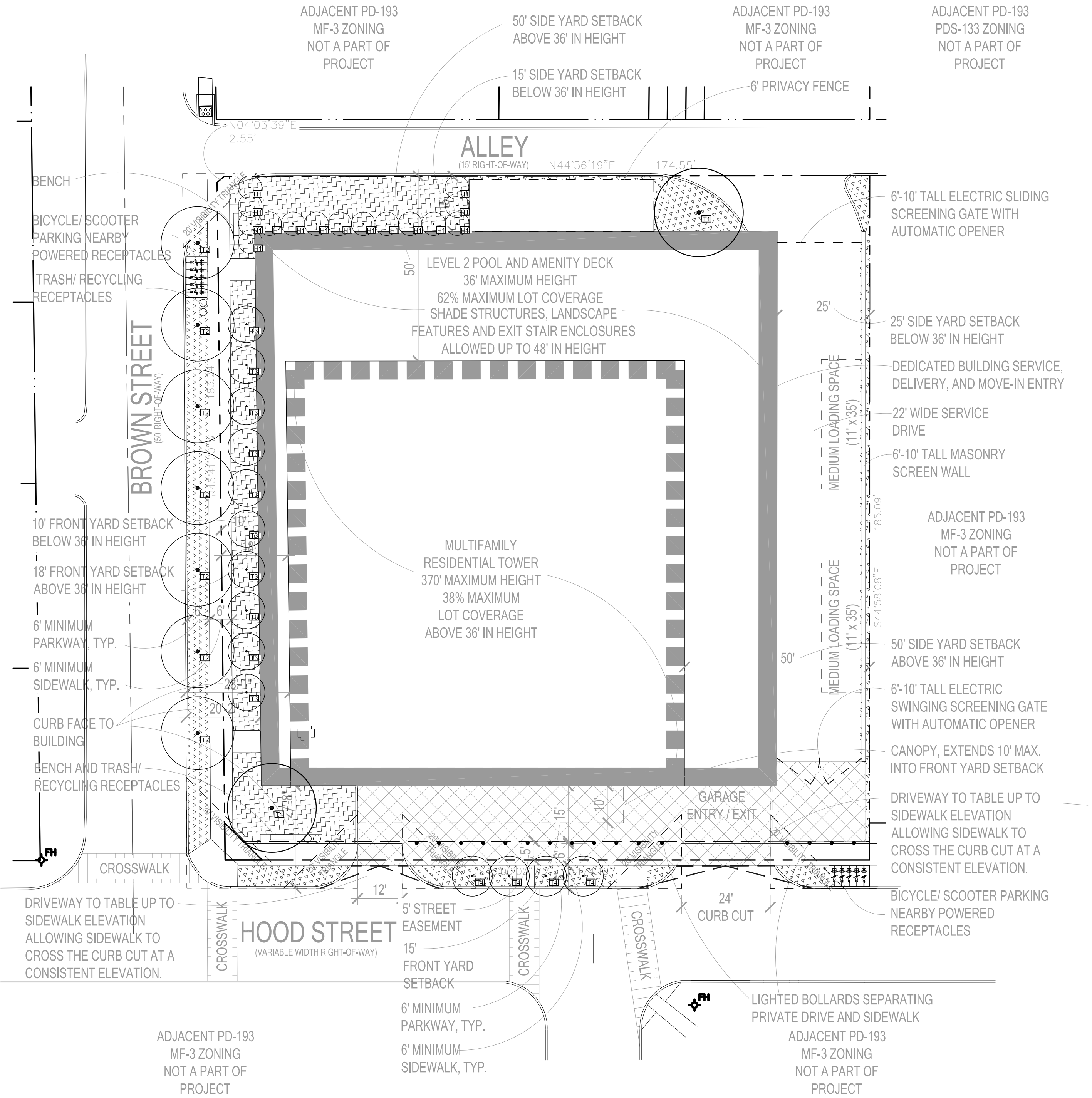
TREE MITIGATION NOTES:
NO EXISTING TREE ON SITE

SOIL NOTES:
ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT AREA IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X REQUIREMENTS

IRRIGATION NOTES:
ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

PLANT LEGEND & SYMBOL KEY

KEY	PLANT QUANTITY	SYMBOL	COMMON NAME BOTANICAL NAME	PLANT SIZE
TREES				
T1	2		LARGE SHADE TREE	8" CAL.
T2	7		LARGE SHADE TREE	6" CAL.
T3	10		FASTIGIATE TREE	4" CAL.
T4	4		FASTIGIATE TREE	5" CAL.
HEDGES & LARGE SHRUBS				
H1	15		HEDGE	30 GAL
PLANTING AREA				
P1			GROUND COVER PLANTING AREA (GENERAL)	
P2			SHRUB PLANTING AREA (SPECIAL)	





City of Dallas

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

Agenda Information Sheet

File #: 24-422

Item #: 24.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard.

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

Applicant: Fairpark Senior Care Center LLC

Representative: Emily Bowlin, Gray Reed & McGraw LLP

Planner: Wilson Kerr

Council District: 7

Z223-330(WK)

FILE NUMBER: Z223-330(WK) **DATE FILED:** August 30, 2023

LOCATION: North corner of Martin Luther King Jr. Boulevard and South Malcolm X Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 1.1 acres **CENSUS TRACT:** 48113020300

REPRESENTATIVE: Emily Bowlin, Gray Reed & McGraw LLP

OWNER/APPLICANT: Fairpark Senior Care Center LLC

REQUEST: An application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue to allow a convalescent and nursing homes, hospice care, and related institutions use.

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

BACKGROUND INFORMATION:

- The area of the request is zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
- The request is to renew the existing SUP, which expired on September 14, 2023. The applicant missed the window for an automatic renewal.
- The lot has frontage on both Martin Luther King, Jr. Boulevard and South Malcolm X Boulevard.

Zoning History:

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

1. **Z190-263:** On October 13, 2020, City Council approved Planned Development District No. 1038 for R-5(A) Single Family Subdistrict uses and a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with H/62 Historic Overlay for James Madison High School on the south corner of Martin Luther King, Jr. Boulevard and Meadow Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Martin Luther King Jr. Boulevard	Principal Arterial	100'
Malcolm X Boulevard	Community Collector	60'

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:**Land Use:**

	Zoning	Land Use
Site	PD 595, CC	Convalescent and nursing homes, hospice care, and related institutions
Northwest	PD 595, MF-2(A) Subdistrict	Single family
Northeast	PD 595, CC	Financial institution with drive-in window
East	PD 595, CC	Religious and Community Uses
Southeast	PD 595, CC	Retail
Southwest	PD 595, CC	Undeveloped
West	PD595, R-7.5(A) Subdistrict with H/4 South Boulevard/Park Row Historic District Overlay	Single family

Land Use Compatibility:

The request site is within a CC Community Commercial Subdistrict within Planned Development District No. 595 and is currently occupied by the applicant. The CC Subdistrict allows for convalescent and nursing homes, hospice care, and related institutions uses with a special use permit.

Other uses surrounding the area of request include single family to the north and west, retail uses to the south, and religious and community uses to the east. The applicant's use of the site is complimentary to the community services developments that have previously occurred along Martin Luther King, Jr. Boulevard.

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. A general merchandise store greater than 3,500 sf is allowed by right in PD No. 605. Additionally, this development will complement the prior large scale retail that has been developed along Samuell Boulevard.

Landscaping:

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

Parking:

Per the Dallas Development Code, the off-street parking requirement for a convalescent and nursing homes, hospice care, and related institutions use is 0.3 spaces per bed. The site is required to provide 34 parking spaces, and the site provides 39 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 currently in an “F” MVA area that extends to the north, northwest, and southwest. Directly southwest of the request area across South Malcolm X Boulevard is a “G” MVA cluster. Further southwest of the request area is an “I” MVA area.

List of Officers

Fairpark Senior Care Center LLC

Allen Boerner, CEO

PROPOSED CONDITIONS

1. Use: The only use authorized by this specific use permit is for convalescent and nursing homes, hospice care, and related institutions.
2. Site Plan: Use and development of the property must comply with the attached site plan.

Staff's Recommendation

3. Time Limit: This specific use permit is approved for a time period that expires (ten years from the passage of this ordinance) and is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. In order 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 application for automatic renewal is strictly enforced.)

Applicant's Request

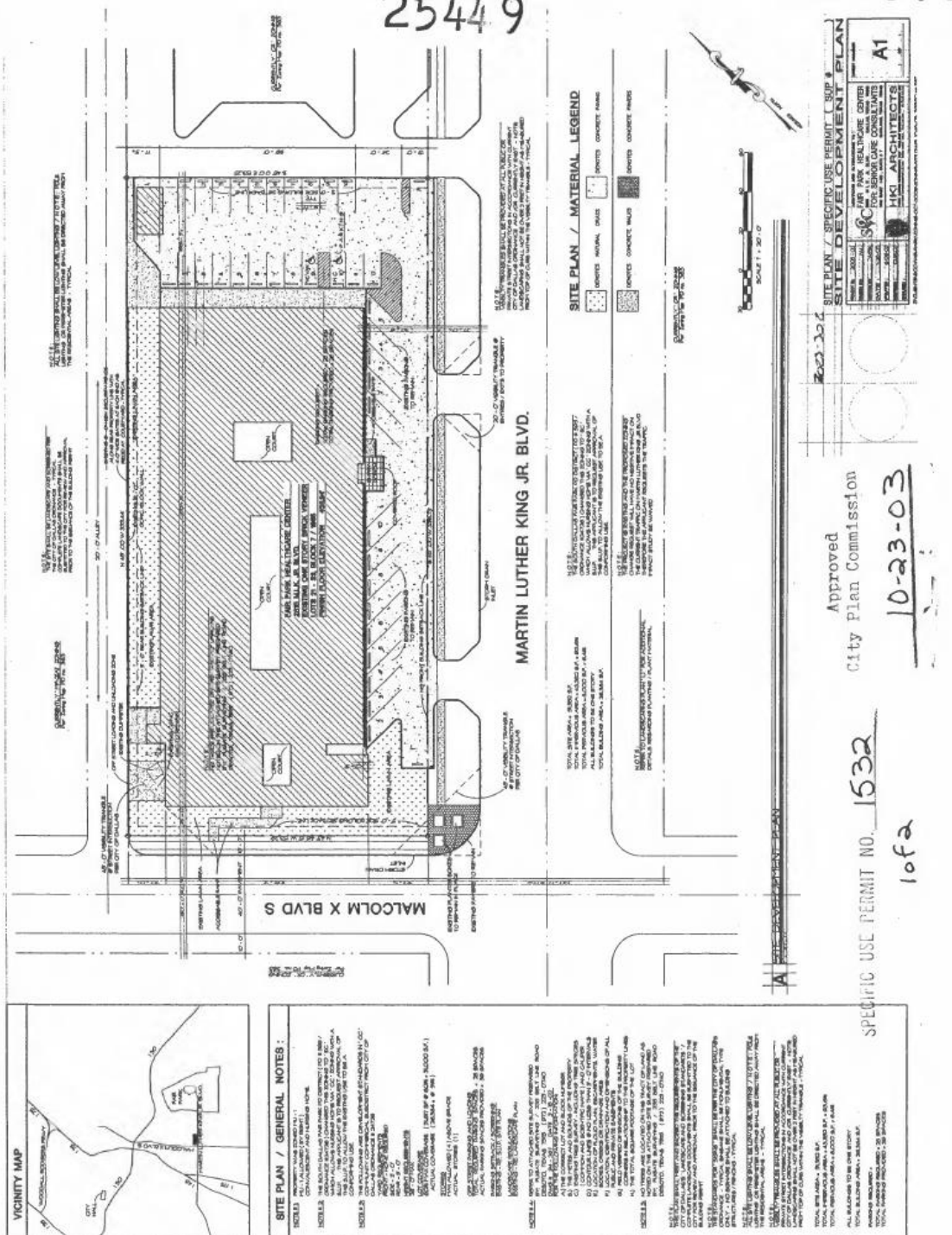
3. Time Limit: This specific use permit has no expiration date.

4. Ingress/Egress: Ingress and egress must be provided as shown on the attached site plan.
5. Off-Street Parking: Off-street parking must be provided in accordance with the parking requirements in the Dallas Development Code, as amended, and located as shown on the attached site plan.
4. Maintenance: The property must be properly maintained in a state of good repair and neat appearance.
5. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (No Changes Proposed)

Site Plan
25449

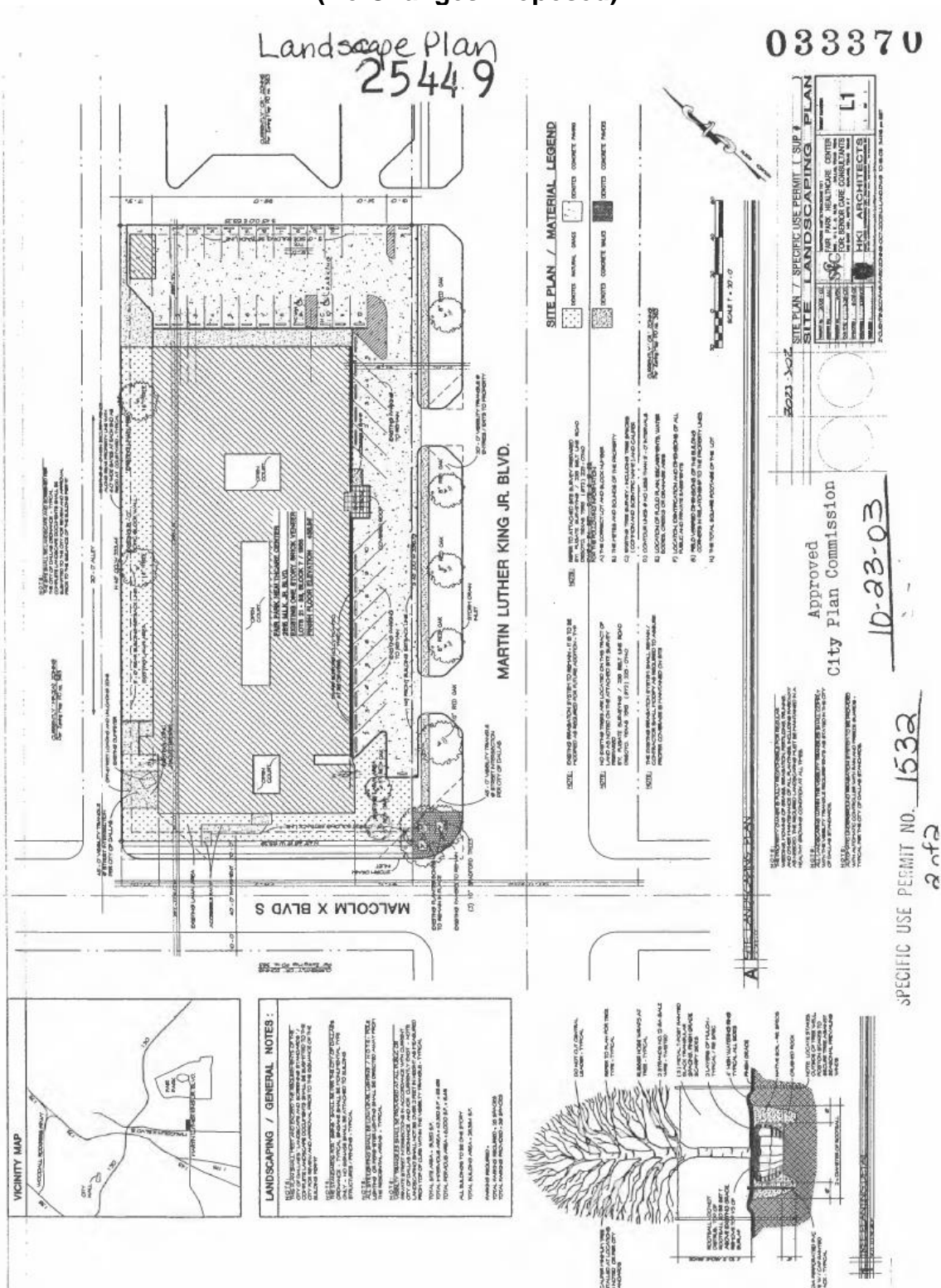
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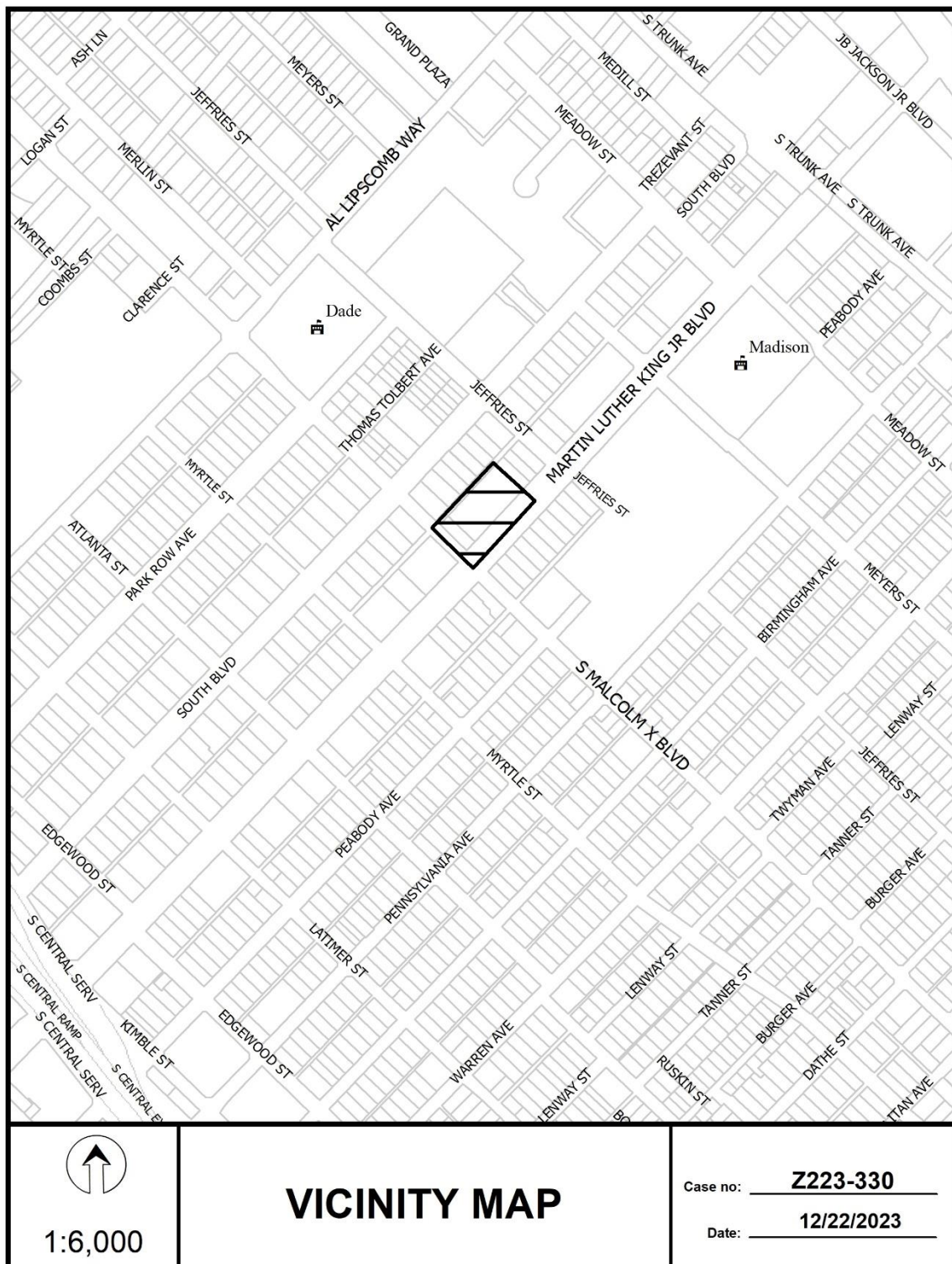
EXISTING LANDSCAPE PLAN (No Changes Proposed)

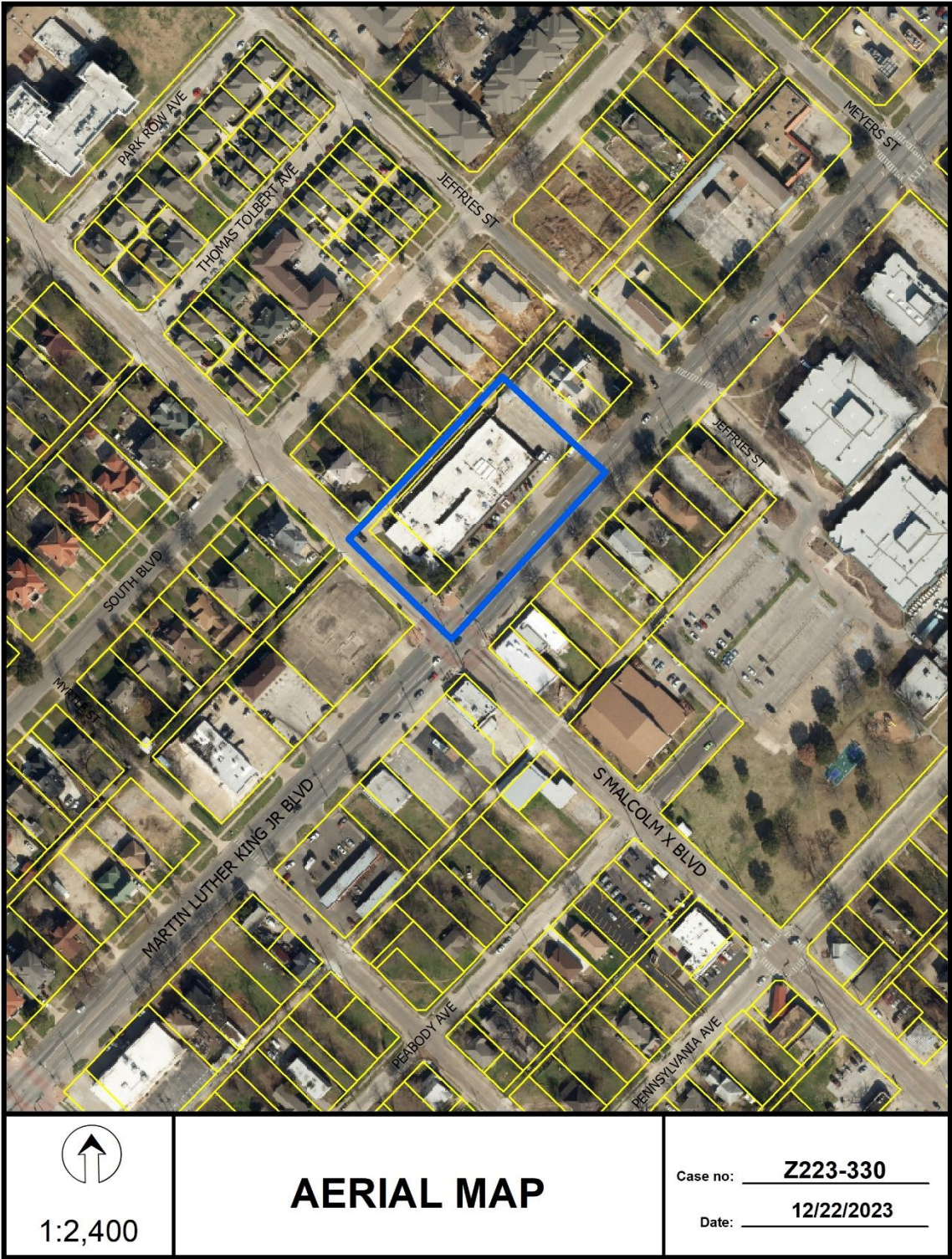
Landscape Plan
2544.9

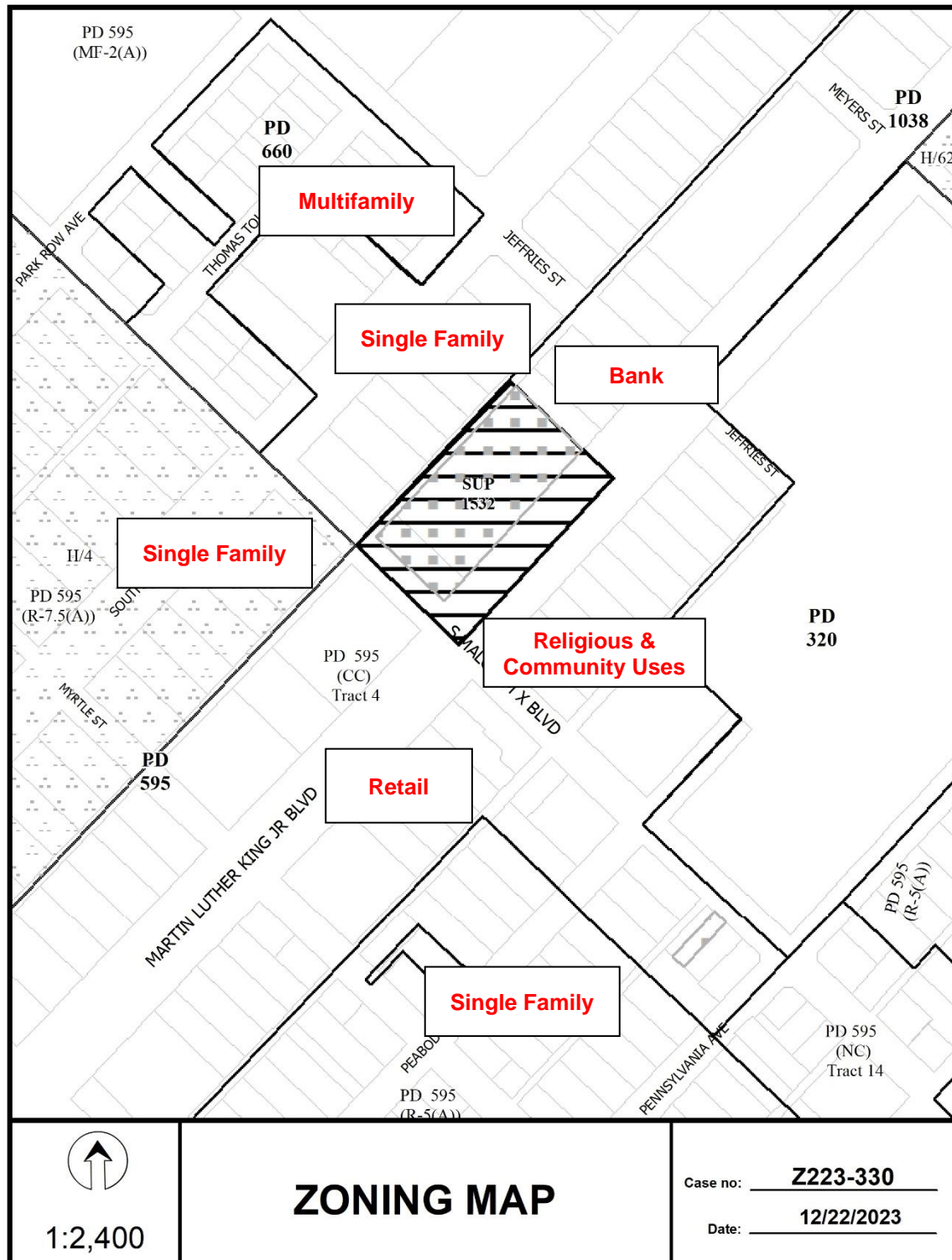
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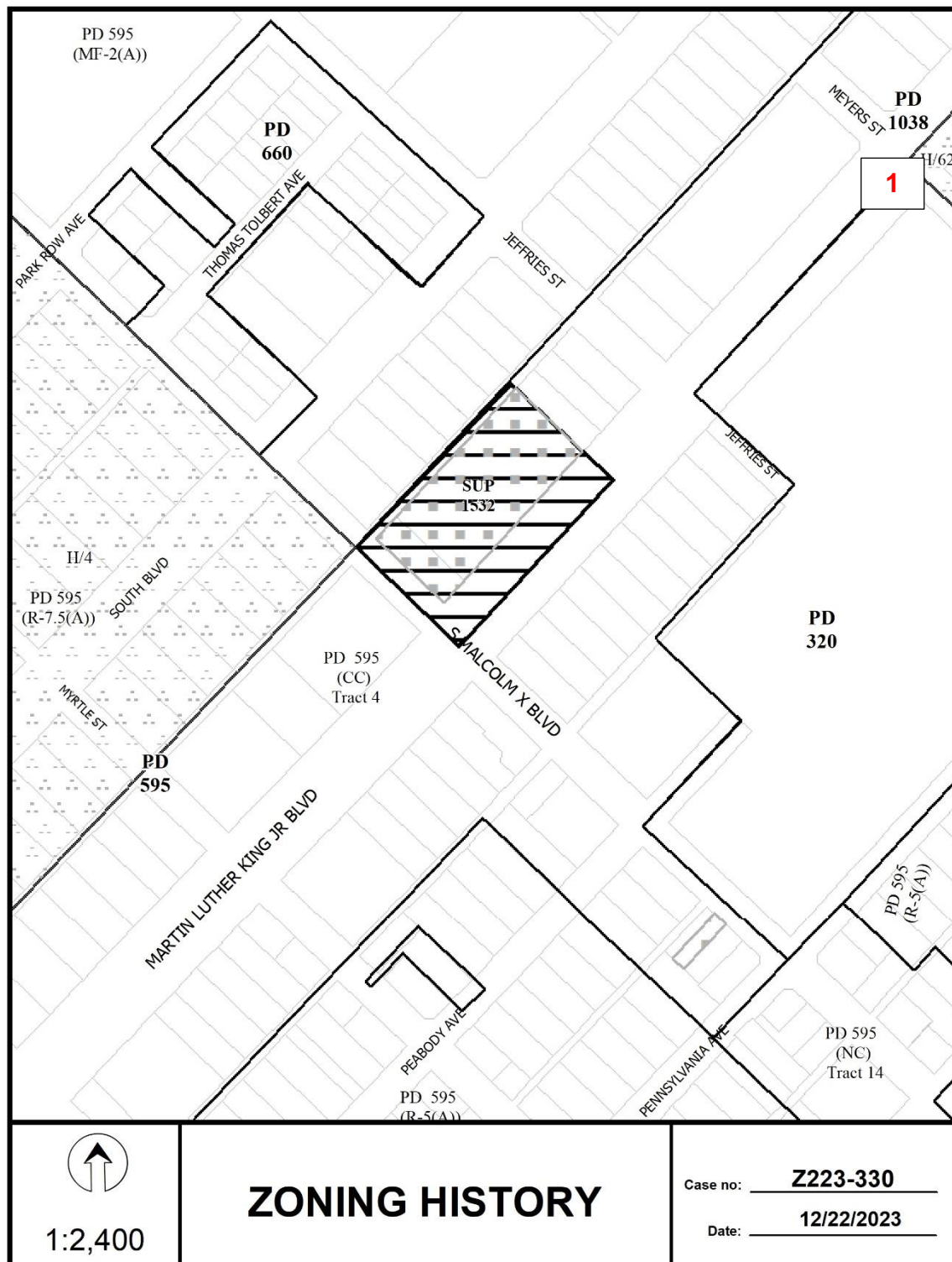


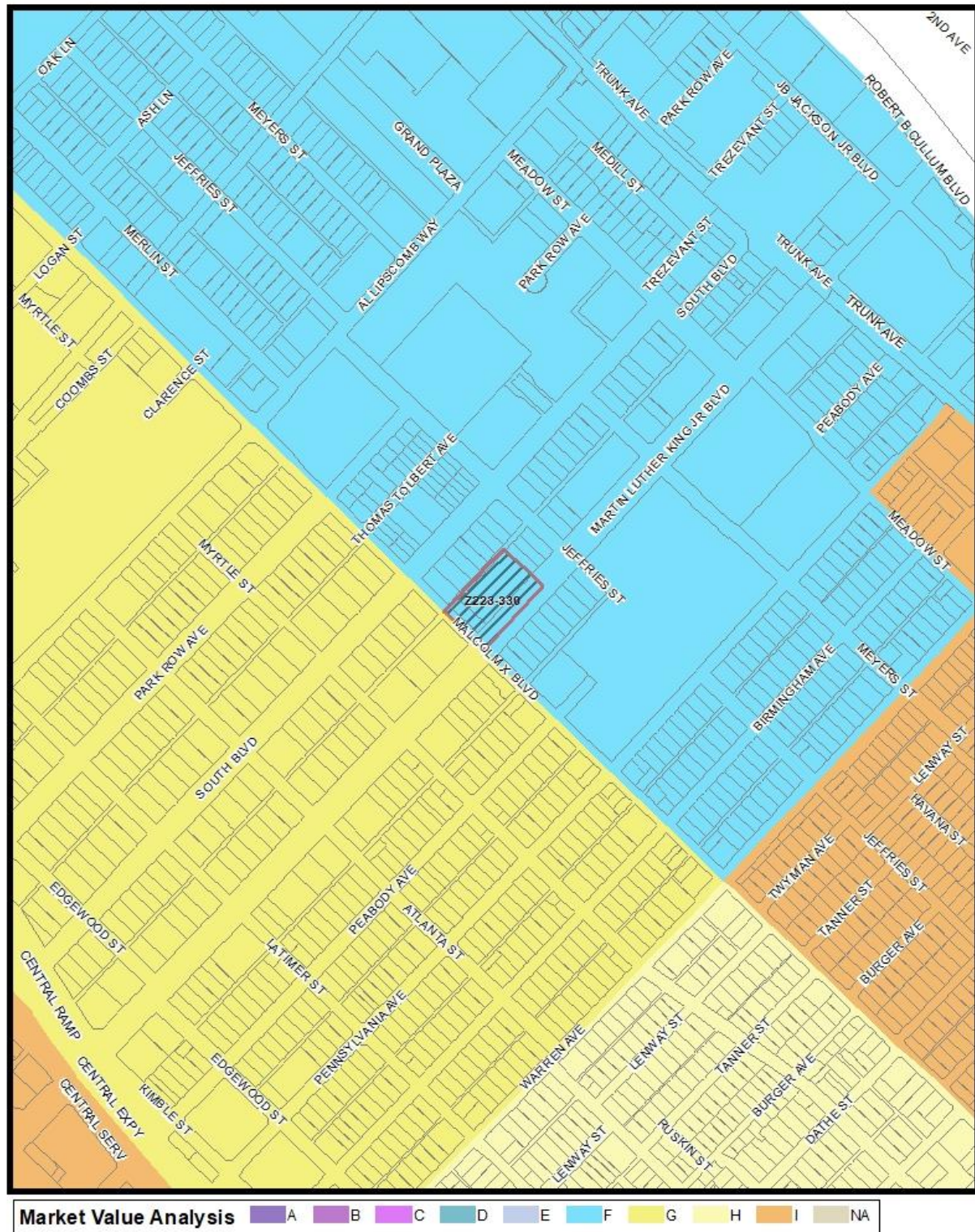
Z223-330(WK)







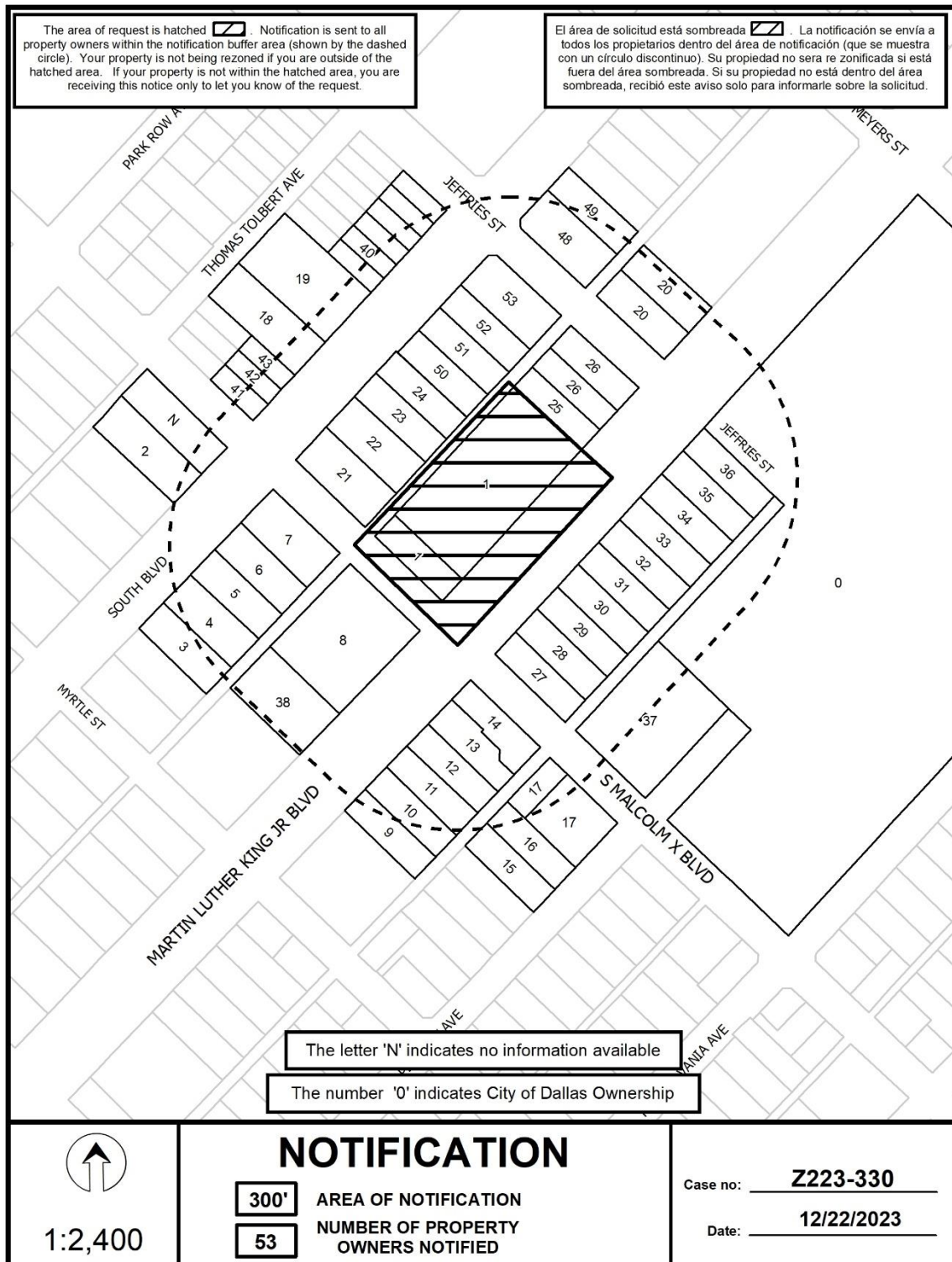




1:6,000

Market Value Analysis

Printed Date: 12/22/2023



01/25/2024

Notification List of Property Owners***Z223-330******53 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2801 MARTIN LUTHER KING JR BLVD	FAIRPARK SENIOR CARE CTR
2	2729 SOUTH BLVD	WORLD IMPACT INC
3	2714 SOUTH BLVD	CLAY BILLYE H
4	2718 SOUTH BLVD	COCO PROPERTIES LLC
5	2720 SOUTH BLVD	HENRY SHEILA J & JOE
6	2726 SOUTH BLVD	LIVINGSTON TRASWELL C III
7	2734 SOUTH BLVD	Taxpayer at
8	2727 MARTIN LUTHER KING JR BLVD	DALLAS BLACK CHAMBER
9	2714 MARTIN LUTHER KING JR BLVD	DALLAS SKYFALL LLC SERIES
10	2716 MARTIN LUTHER KING JR BLVD	Taxpayer at
11	2720 MARTIN LUTHER KING JR BLVD	JEANETTE INVESTMENTS IV LTD
12	2724 MARTIN LUTHER KING JR BLVD	Taxpayer at
13	2728 MARTIN LUTHER KING JR BLVD	JEANETTE INV IV LTD
14	2734 MARTIN LUTHER KING JR BLVD	Taxpayer at
15	2725 PEABODY AVE	Taxpayer at
16	2727 PEABODY AVE	CHURCH LORD JESUS CHRIST
17	2729 PEABODY AVE	CHURCH OF THE LORD JESUS
18	2811 SOUTH BLVD	BRYANT RITA JO &
19	2821 SOUTH BLVD	SOUTHFAIR COMMUNITY DEV CORP
20	2903 MARTIN LUTHER KING JR BLVD	TH & S ENTERPRISES LLC
21	2800 SOUTH BLVD	WRIGHT LOIS
22	2806 SOUTH BLVD	SNEED T A
23	2810 SOUTH BLVD	MOSELEY PATRICIA M
24	2818 SOUTH BLVD	JONES TYRONE & DEBORAH GRIFFIN &
25	2845 MARTIN LUTHER KING JR BLVD	BANK ONE TEXAS NA
26	2833 MARTIN LUTHER KING JR BLVD	BANK ONE TEXAS NATL ASSN

01/25/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2800 MARTIN LUTHER KING JR BLVD	BACCUS PPTY MGMT LLC
28	2804 MARTIN LUTHER KING JR BLVD	ISLAMIC CENTER OF SOUTH DALLAS
29	2810 MARTIN LUTHER KING JR BLVD	ISLAMIC CENTER OF SOUTH DALLAS
30	2814 MARTIN LUTHER KING JR BLVD	BACCUS PROPERTY MANAGEMENT LLC
31	2818 MARTIN LUTHER KING JR BLVD	VICTORY BAPTIST CHURCH OF DALLAS
32	2822 MARTIN LUTHER KING JR BLVD	Taxpayer at
33	2828 MARTIN LUTHER KING JR BLVD	MYAP TRUST
34	2830 MARTIN LUTHER KING JR BLVD	ENGLISH CYNTHIA
35	2834 MARTIN LUTHER KING JR BLVD	DALLAS BLACK CHAMBER
36	2838 MARTIN LUTHER KING JR BLVD	BLACK CHAMBER OF COMMERCE
37	2801 PEABODY AVE	WARREN UNITED METHODIST
38	2717 MARTIN LUTHER KING JR BLVD	CAMPBELL ELAINE
39	2823 SOUTH BLVD	STRONG NATALIE NICOLE
40	2825 SOUTH BLVD	WILSON CHARLIE ALFRED
41	2801 SOUTH BLVD	BEDARD KEITH W &
42	2803 SOUTH BLVD	SHEPHERD CLAYTON
43	2805 SOUTH BLVD	FULBRIGHT MERCEDES
44	2827 SOUTH BLVD	STEVENSON LINDA C
45	2829 SOUTH BLVD	2310 ROCK STREET LLC
46	2831 SOUTH BLVD	QUARLES TAWAINA
47	2835 SOUTH BLVD	SHAW LACHESHIA
48	2904 SOUTH BLVD	Taxpayer at
49	2908 SOUTH BLVD	HOOD DION
50	2824 SOUTH BLVD	Taxpayer at
51	2830 SOUTH BLVD	Taxpayer at
52	2836 SOUTH BLVD	HOGUE ADJWOA
53	2842 SOUTH BLVD	APENUVON FELICIA E



City of Dallas

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

Agenda Information Sheet

File #: 24-425

Item #: 25.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.

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

Applicant: Dilek Caner, City Wine Dallas LLC

Planner: LeQuan Clinton

Council District: 1

Z234-103(LC)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 1, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z234-103(LC) **DATE FILED:** October 4, 2023

LOCATION: South side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 6,874 sq. ft. **CENSUS TRACT:** 48113004700

OWNER: Jim Lake, Jr., Jefferson Monument, LLC

APPLICANT: Dilek Caner, City Wine Dallas LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District.

SUMMARY: The purpose of the request is to allow the continued operation of an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.

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

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing structure and parking spaces to the east and south of the site, with a lot area of approximately 6,874 square feet.
- This property sits at the south side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue, with frontage only on Sunset Avenue.
- Request for renewal of Specific Use Permit No. 2367, to allow property to maintain use as an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery.
- The applicant requests to renew the SUP for an additional-five year period. However, staff's recommendation is for an additional two-year period.
- The existing site plan currently on file for SUP No. 2367 is also being amended to delineate the required parking spaces for the site.

Zoning History:

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

1. **Z212-120:** On January 26, 2022, City Council approved an application for the renewal of Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery for a two-year period on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, located on the south line of Sunset Avenue between South Bishop Avenue and South Madison Avenue. [Subject Site]
2. **Z190-120:** On February 26, 2020, City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment use limited to a microbrewery, microdistillery, or winery for a two-year period on property zoned Subarea 4 (North Tract) within Planned Development District No. 316, the Jefferson Area Special Purpose District, located on the south line of Sunset Avenue between South Bishop Avenue and South Madison Avenue. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Sunset Avenue	Local Street	-
South Bishop Avenue	Local Street	-
South Madison Avenue	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, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD No. 316, Subarea 4	Alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery
North	PD No. 830, Subdistrict 3A	Library, mixed use, and commercial retail
East	PD No. 316, Subarea 4	Commercial retail
South	PD No. 316, Subarea 4	Commercial retail
West	PD No. 316, Subarea 4	Commercial retail

Land Use Compatibility:

The area of request is currently developed with an existing structure and parking spaces to the east and south of the site, with a lot area of approximately 6,874 square feet. This Specific Use Permit request is to allow for the continued operation of an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District. The area of request is currently surrounded by commercial retail uses to the north, south, west, and east. 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 requested use because the use is not foreseen to be detrimental to surrounding properties. However, staff finds the applicant's requested time limit of five

years inappropriate for this site. Therefore, staff has recommended a two-year period with no eligibility for automatic renewal.

Landscaping:

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

Parking:

The applicant proposes that between their hours of operation of 11 a.m. and 12 a.m. (midnight), Monday through Sunday, the entire floor area will be used for the proposed use. PD No. 316 does not have a specific off-street parking ratio for this use. Therefore, parking requirements will default to Chapter 51A.

The off-street parking ratio for an alcoholic establishment limited to a microbrewery, microdistillery, or winery per Chapter 51A, SEC. 51A-4.210 is one space per 600 square feet of floor area. For the 6,874-square-foot building, a minimum of eleven spaces are required. The proposed site plan shows 23 spaces provided, confirming applicant and site is compliant with parking requirements.

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 a “C” MVA area. To the north and west is a “C” MVA area, to the east are both “C” and “F” MVA areas, and to the south are both “C” and “F” MVA areas.

Z234-103(LC)

Crime Report

Crime statistics for the area of request were not provided by the Dallas Police Department by the docket publication date.

List of Officers

Jefferson Monument LLC

Jim Lake Jr., Manager/Member

City Wine Dallas LLC

Dilek Caner, Owner

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on (two years from the passage of this ordinance).

Applicant's Request

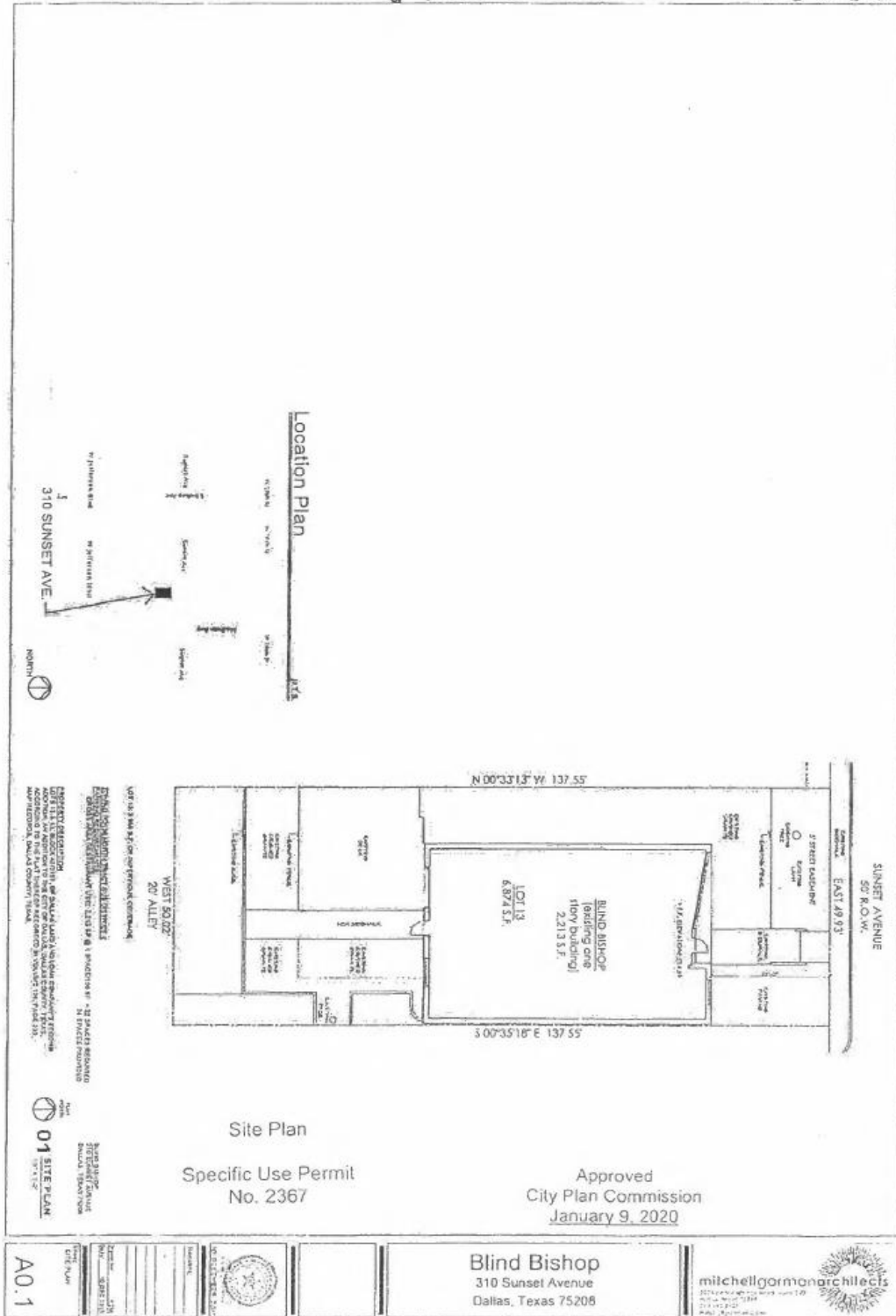
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).

4. FLOOR AREA: The maximum floor area is 2,213 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a microbrewery, micro distillery, or winery may only operate between 11:00 am and 12:00 am (midnight), Monday through Sunday.
6. OUTDOOR DECK: The outdoor deck may not be covered.
7. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
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.

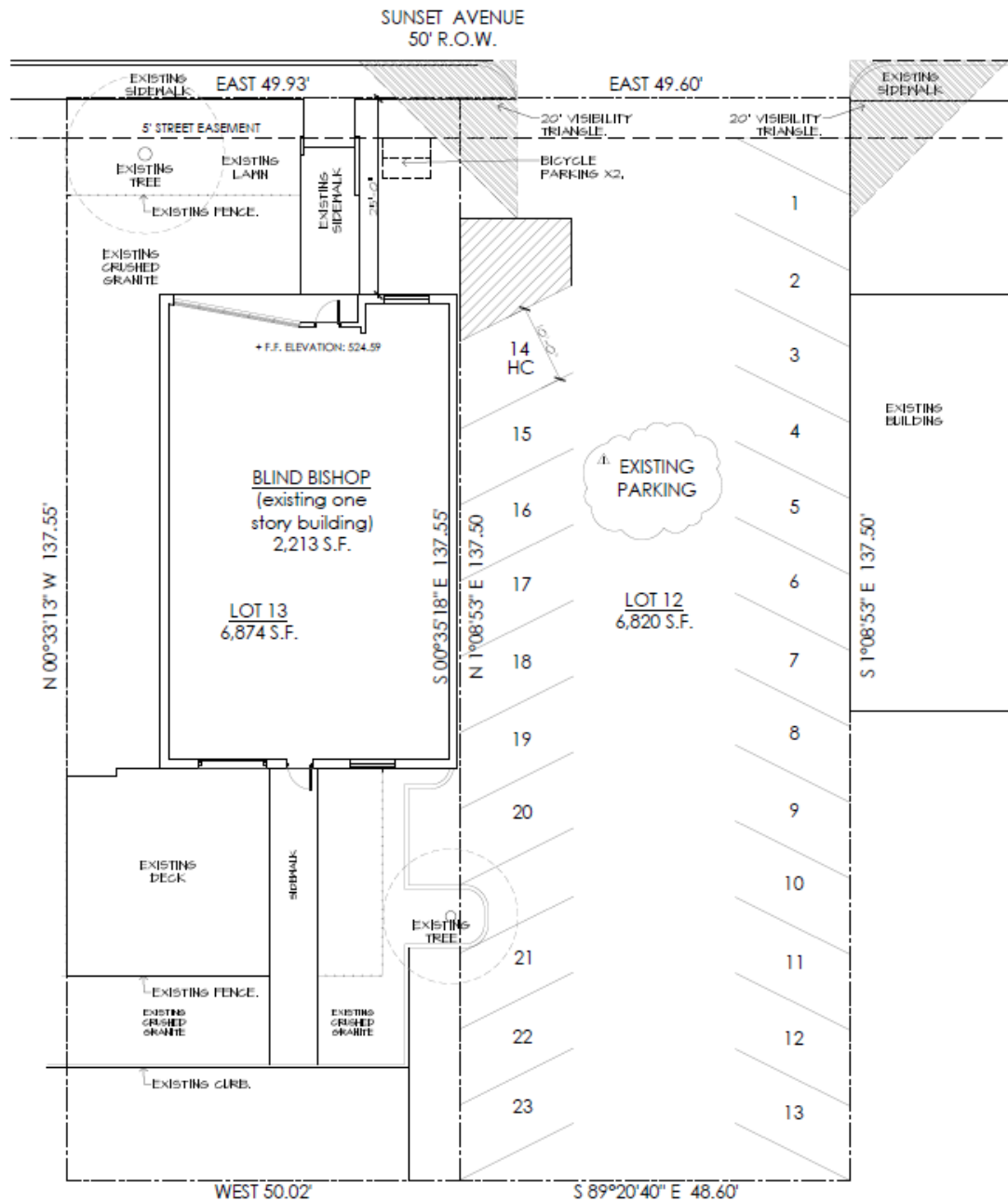
EXISTING SITE PLAN

31466

200389



PROPOSED SITE PLAN



LOT 13: 3,956 S.F. OF IMPERVIOUS COVERAGE

ZONING PD136 NORTH TRACT SUB DISTRICT 4

PARKING REQUIREMENTS:

GROSS AREA RESTAURANT USE: 2,213 SF @ 1 SPACE/100 SF = 22 SPACES REQUIRED
24 SPACES PROVIDED

PROPERTY DESCRIPTION

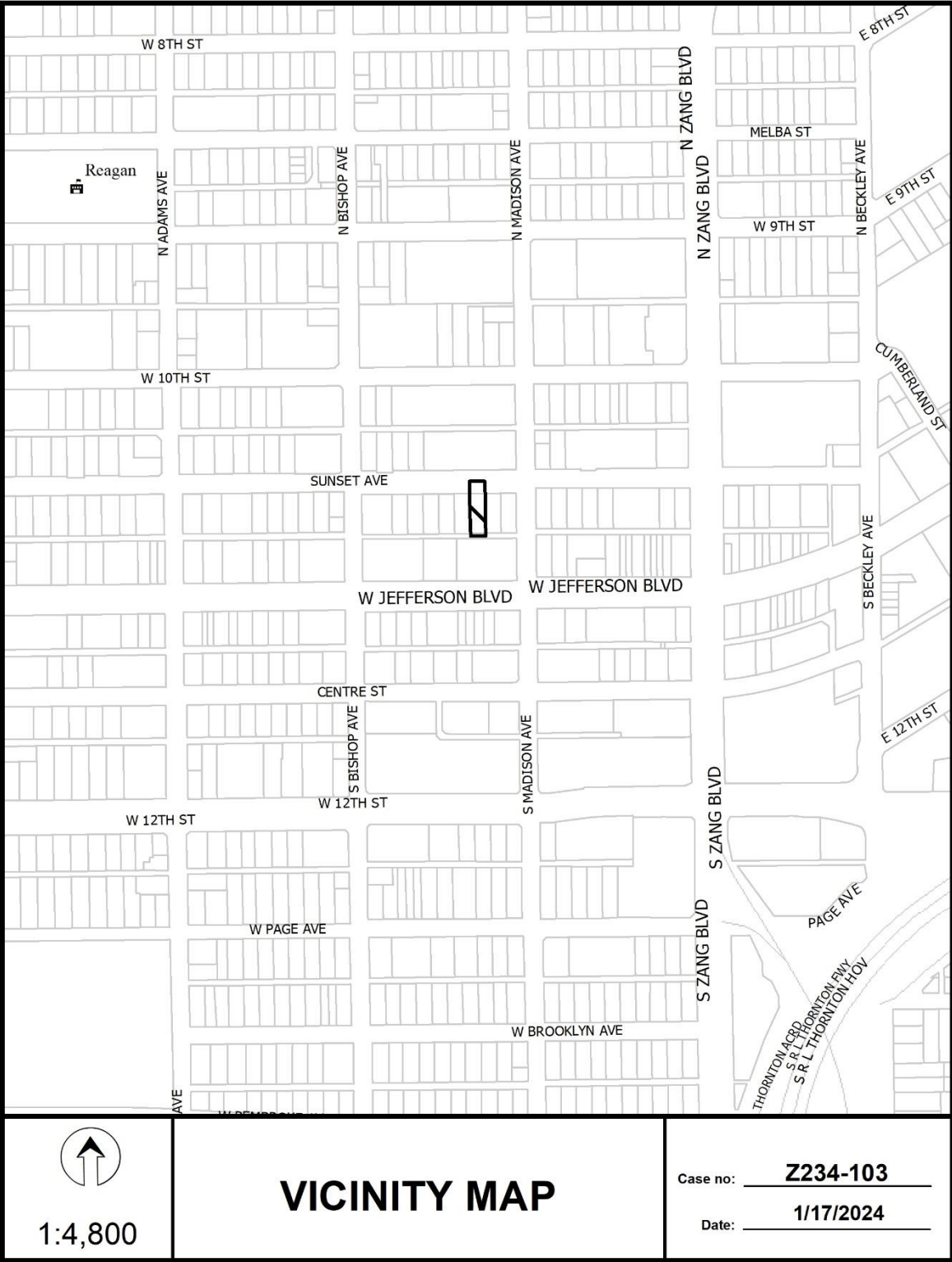
LOTS 12 & 13, BLOCK 473167, OF DALLAS LAND AND LOAN COMPANY'S SECOND ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 230, MAP RECORDS, DALLAS COUNTY, TEXAS.

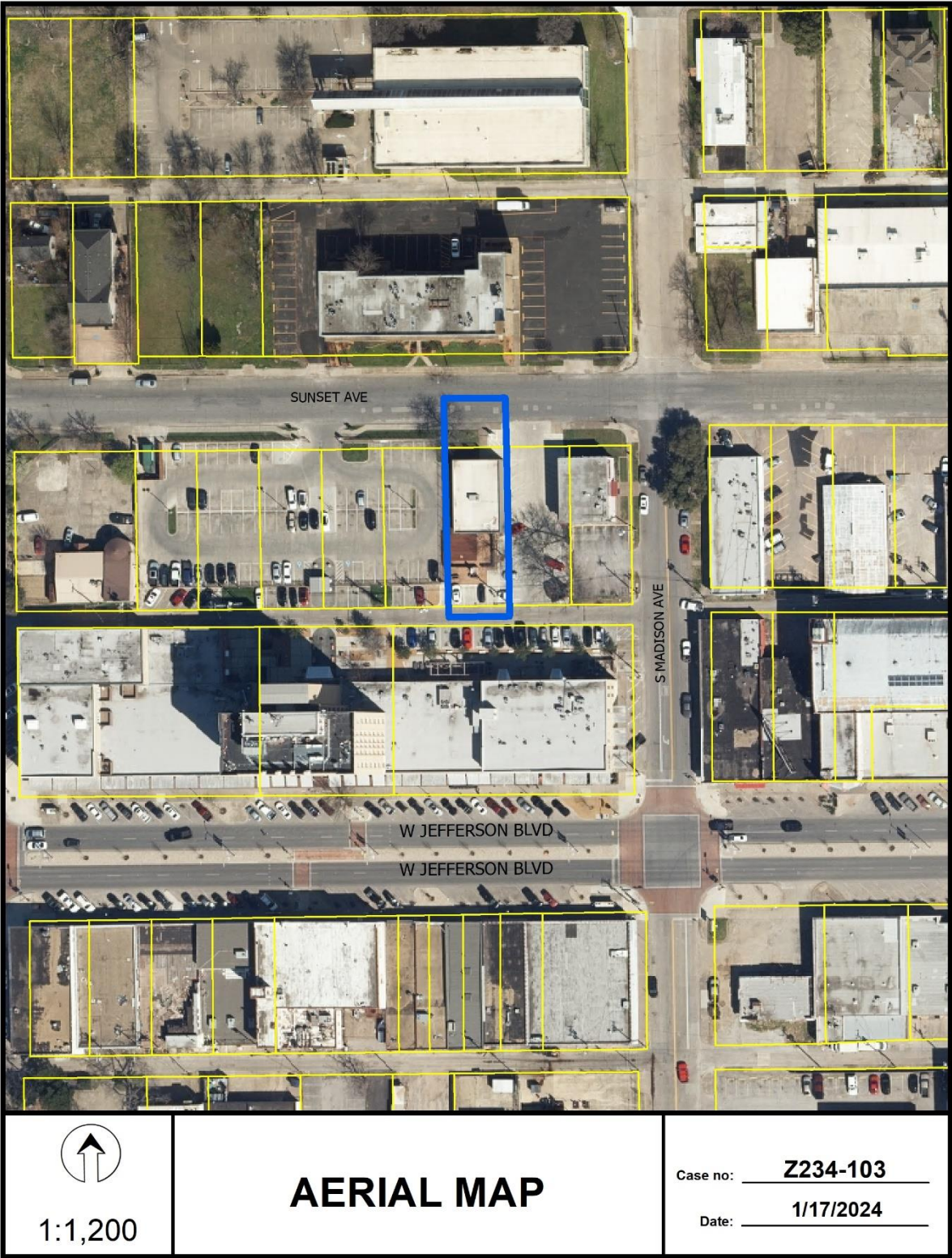
BLIND BISHOP
310 SUNSET AVENUE
DALLAS, TEXAS 75208

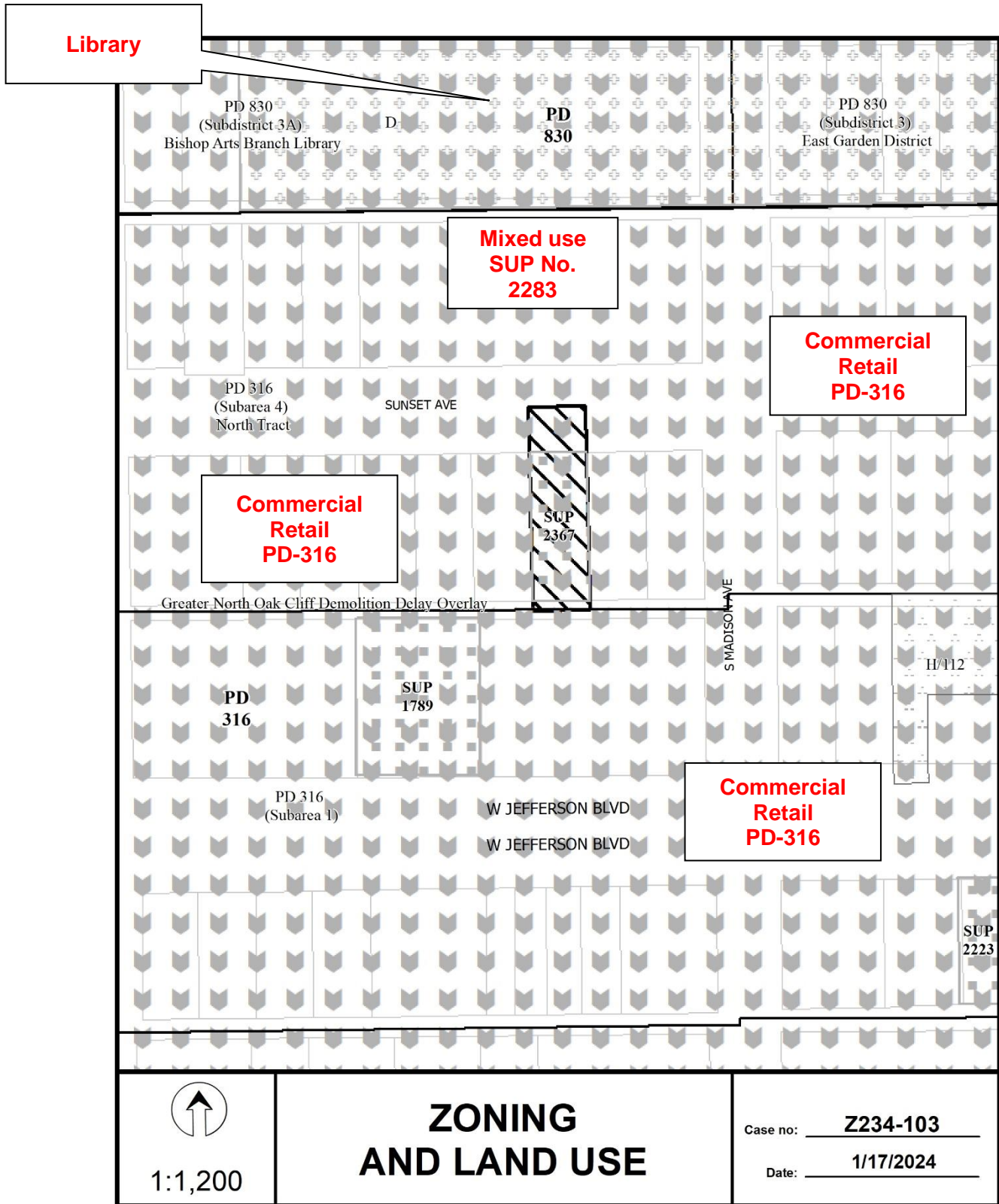
PLAN
NORTH



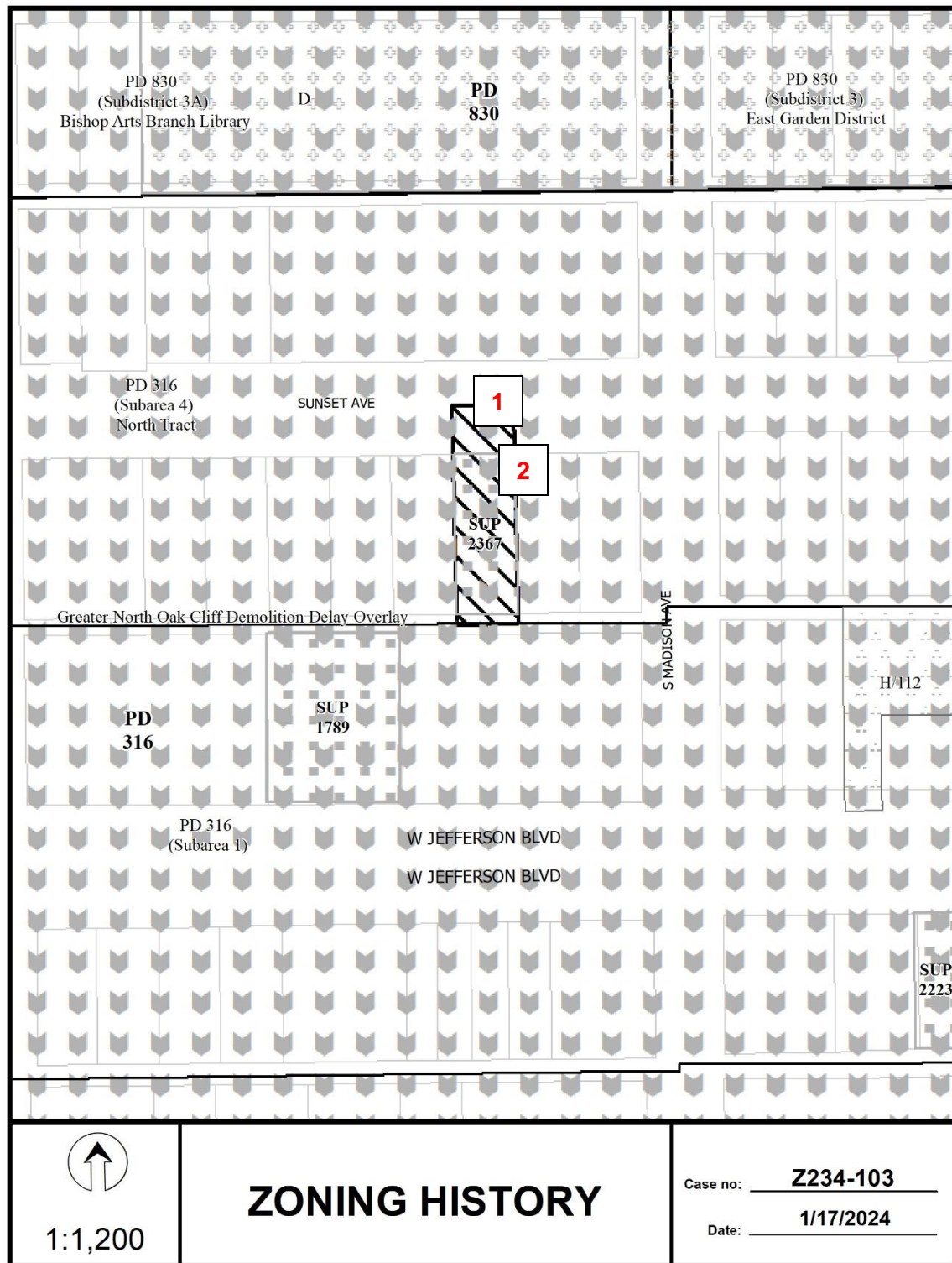
01 SITE PLAN
1/8" = 1'-0"

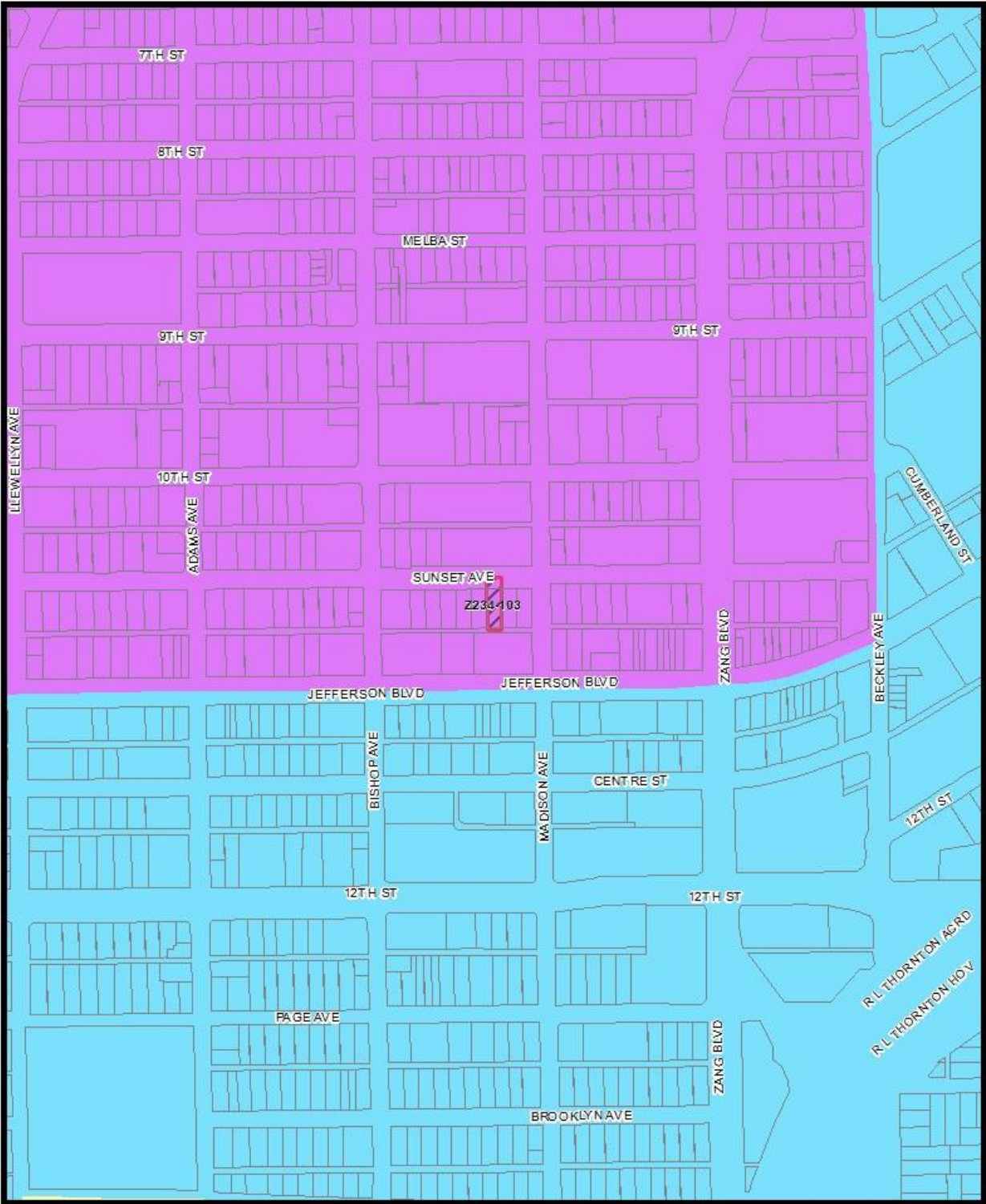






PD No. 269, Subdistrict 1, Tract A



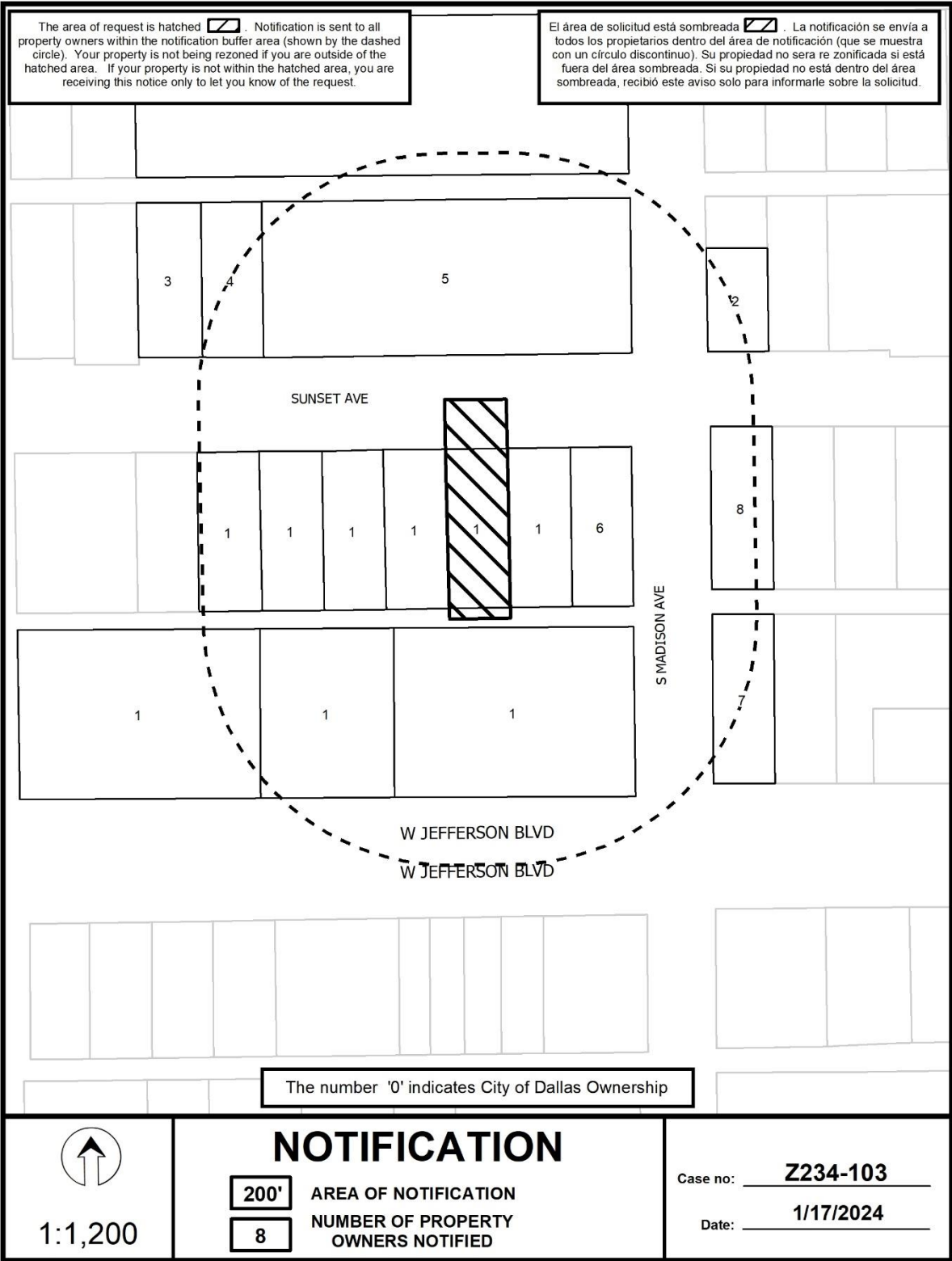


Market Value Analysis

1:4,800

Market Value Analysis

Printed Date: 1/17/2024



Z234-103(LC)

01/17/2024

Notification List of Property Owners

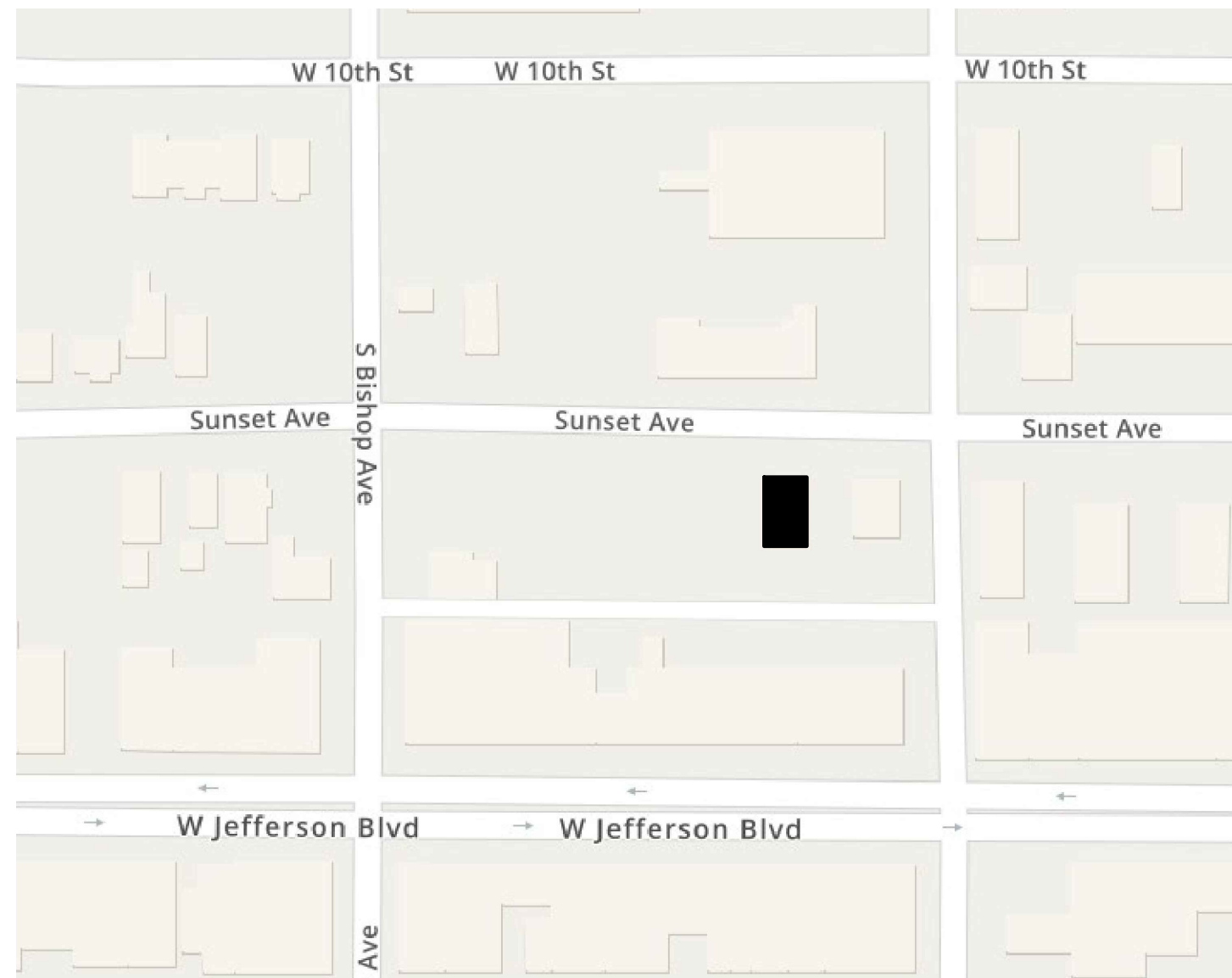
Z234-103

8 Property Owners Notified

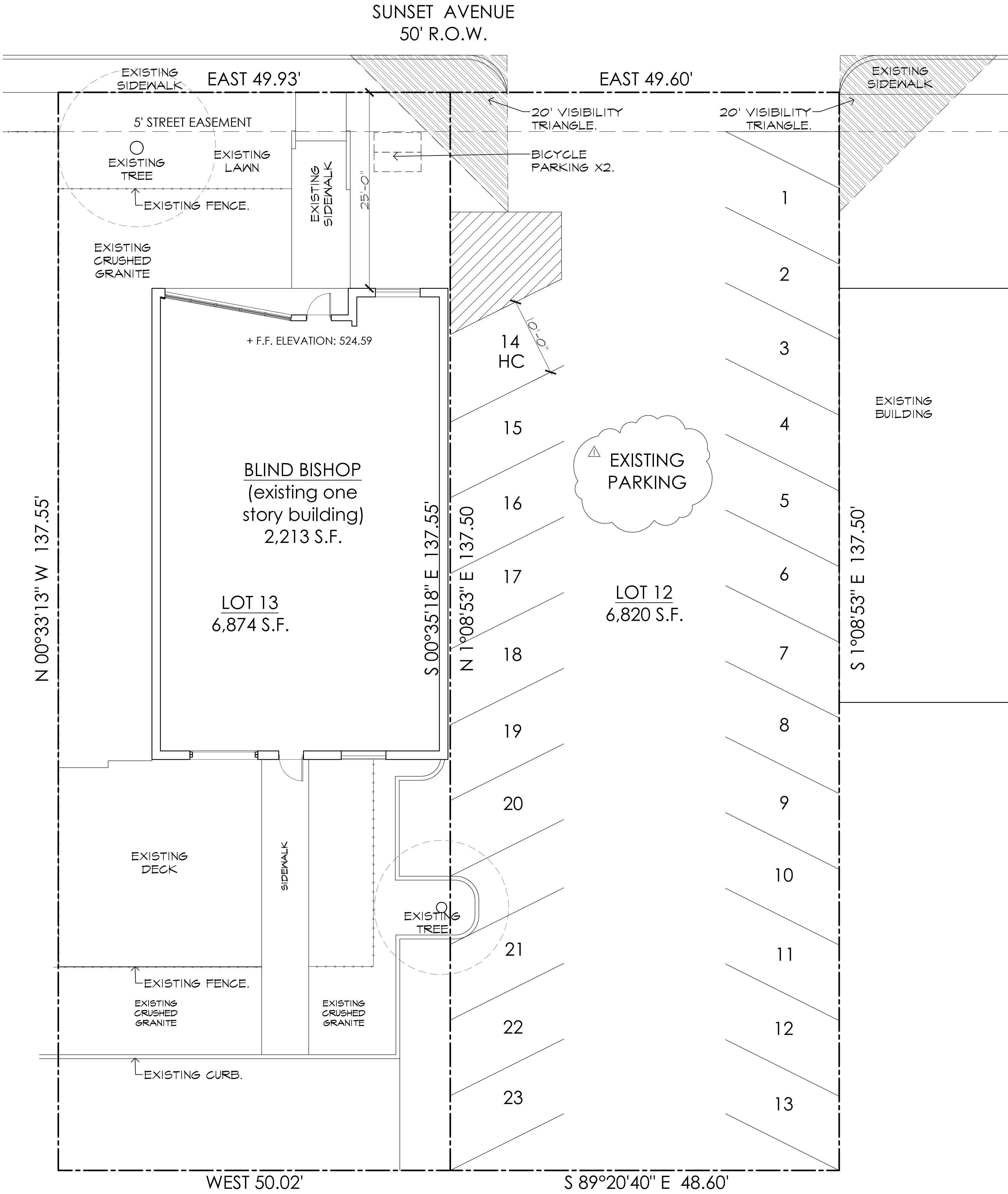
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	304 SUNSET AVE	JEFFERSON MONUMENT LLC
2	237 SUNSET AVE	DERASAUGH MARGARET &
3	329 SUNSET AVE	SANTOS GERONIMO &
4	325 SUNSET AVE	SUNSET I PPTIES LLC
5	315 SUNSET AVE	SUNSET I PPTIES LLC
6	201 S MADISON AVE	EFFECTIVE TIME MGMT INC
7	239 W JEFFERSON BLVD	VA CAPITAL LLC
8	238 SUNSET AVE	OLERIO INTERESTS LLC

Location Plan

N.T.S.



310 SUNSET AVE. ↘



LOT 13: 3,956 S.F. OF IMPERVIOUS COVERAGE

ZONING PD136 NORTH TRACT SUB DISTRICT 4

PARKING REQUIREMENTS:

GROSS AREA RESTAURANT USE: 2,213 SF @ 1 SPACE/100 SF = 22 SPACES REQUIRED
24 SPACES PROVIDED

PROPERTY DESCRIPTION

LOTS 12 & 13, BLOCK 47/3167, OF DALLAS LAND AND LOAN COMPANY'S SECOND ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 230, MAP RECORDS, DALLAS COUNTY, TEXAS.

PLAN NORTH



01 SITE PLAN

1/8" = 1'-0"

BLIND BISHOP
310 SUNSET AVENUE
DALLAS, TEXAS 75208

Revisions:

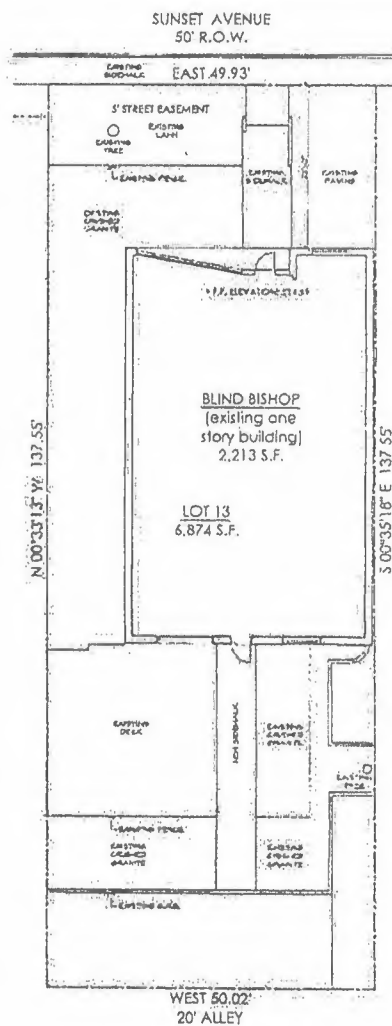
18 DEC 2023

Drawn by: KDM

Date: 21 SEPT 2023

Sheet:
SITE PLAN

98302



PROPERTY DESCRIPTION
LOTS 12 & 13, BLOCK 417117, OF DALLAS LAND AND LOAN COMPANY'S STOCKS
ADDITION; AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.
ACCORDING TO THIS PLAT THEREOF RECORDED IN VOLUME 139, PAGE 333,
MAP RECORDS, DALLAS COUNTY, TEXAS.

Site Plan

Specific Use Permit
No. 2367

Approved
City Plan Commission
January 9, 2020

[illegible]

SITE PLAN

A0.1



milchellgarnant

Blind Bishop
310 Sunset Avenue
Dallas, Texas 75208



City of Dallas

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

Agenda Information Sheet

File #: 24-407

Item #: 26.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.

Owner: Arham Opportunity Investments

Surveyor: Texas Heritage Surveying, LLC

Application Filed: January 03, 2024

Zoning: PD-468 (Subdistrict A, Tract 2)

Staff Recommendation: **Denial.**

Planner: Hema Sharma

Council District: 1

S234-040

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-040**SENIOR PLANNER:** Hema Sharma**LOCATION:** Patton Avenue at Seventh Street, southeast corner**DATE FILED:** January 3, 2024**ZONING:** PD-468 (Subdistrict A, Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.529-acres**APPLICANT/OWNER:** Arham Opportunity Investments

REQUEST: An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.

SUBDIVISION HISTORY:

1. S223-221 was a request southwest of the present request to replat a 0.377-acre tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner. The request was approved on September 7, 2023 but has not been recorded.
2. S223-181 was a request southeast of the present request to replat a 0.519-acre tract of land containing all of Lots 3A and 3B in the City Block 90/3073 to move the internal lot line and to create one 0.237-acre lot and one 0.282-acre lot on property located on Eighth Street, west of Starr Street. The request was withdrawn on July 06, 2023.
3. S212-197 was a request southeast of the present request to replat a 0.425-acre tract of land containing part of Lot 4 in City Block 90/3073 to create one lot on property located on Eighth Street, southwest of Starr Street. The request was approved on May 19, 2022 but has not been recorded.
4. S212-178 was a request southwest of the present request to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet on property located on Crawford Street at Neely Street, northeast corner. The request was approved on May 19, 2022 but has not been recorded.
5. S212-134 was a request southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 4,883 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on March 03, 2022.

6. S212-012 was a request located on southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 6,133 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on October 26, 2021.
7. S190-173 was a request located on southwest of present request to create a 33-lot Shared Access Development with lots ranging in size from 1,446 square feet to 4,179 square feet and from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street. The request was denied by City Plan Commission on July 23, 2020
8. S189-131 was a request northwest of the present request to create 2 lots with 0.126-acre each from a 0.252-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street. The request was approved on March 21, 2019 and but has not been recorded.
9. S189-099 was a request northwest of the present request to create 3 lots with size 3,671 square feet each from a 0.253-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street (F.K.A. Lake Street). The request was withdrawn on January 25, 2019.
10. S189-015 was a request southwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was withdrawn on October 24, 2018.
11. S189-014 was a request southwest of the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10-lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was withdrawn on July 20, 2023.
12. S189-013 was a request southwest of the present request to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20-lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner. The request was approved on November 1, 2018 and recorded on February 7, 2020.

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 36 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The property on east of present request has lot areas ranging in size from 7,749 square feet to 7,825 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the south of the request have lot areas ranging in size from 6,168 square feet to 7,843 square feet and have average lot width of 55 feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The property on west of present request has lot areas ranging in size from 7,495 square feet to 7,630 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the north of the present request have lot areas ranging in size from 6,427 square feet to 8,119 square feet and have lot width of 50 feet to 55 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*

The request is in PD 468 (Subdistrict A, RTN). Per Section 51P-468.106 (b)(1) states that PD 468 (Subdistrict A) must comply with the RTN Residential Transition district regulations and development standards in Article XIII. The RTN district has a minimum lot area requirement of 1,200 square feet for townhouse development and 3,500 square feet for single family structure. The minimum lot width for townhouse is 16 feet; and minimum and maximum lot widths for single family house are 35 feet and 45 feet, respectively.

The request is to create 12-lot shared access development ranging in size from 1,200 square feet to 1,266 square feet. The minimum lot width varies from 38.23 feet to 40.66 feet.

Staff finds that there is a lot pattern on north, east, west, and south of the present request. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request. The request complies with the zoning requirement of PD 468 (Subdistrict A, RTN), but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be 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 12.

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 a 15-foot by 15-foot Alley Sight Easement at the intersection of Patton Avenue & the alley. *Section 51A-8.602(e)*
16. 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
17. Comply with PD 468 City Code- per PD

18. On the final plat, provide guest parking with adequate maneuverability per Shared Access development requirements City Code 51A-4.411(g) and all other requirements set forth by City Code 51A-4.411.
19. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
20. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by City Code 51A-13.

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. Prior to final plat, clarify required guest parking.

Dallas Water Utilities Conditions:

23. 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).
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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. 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.

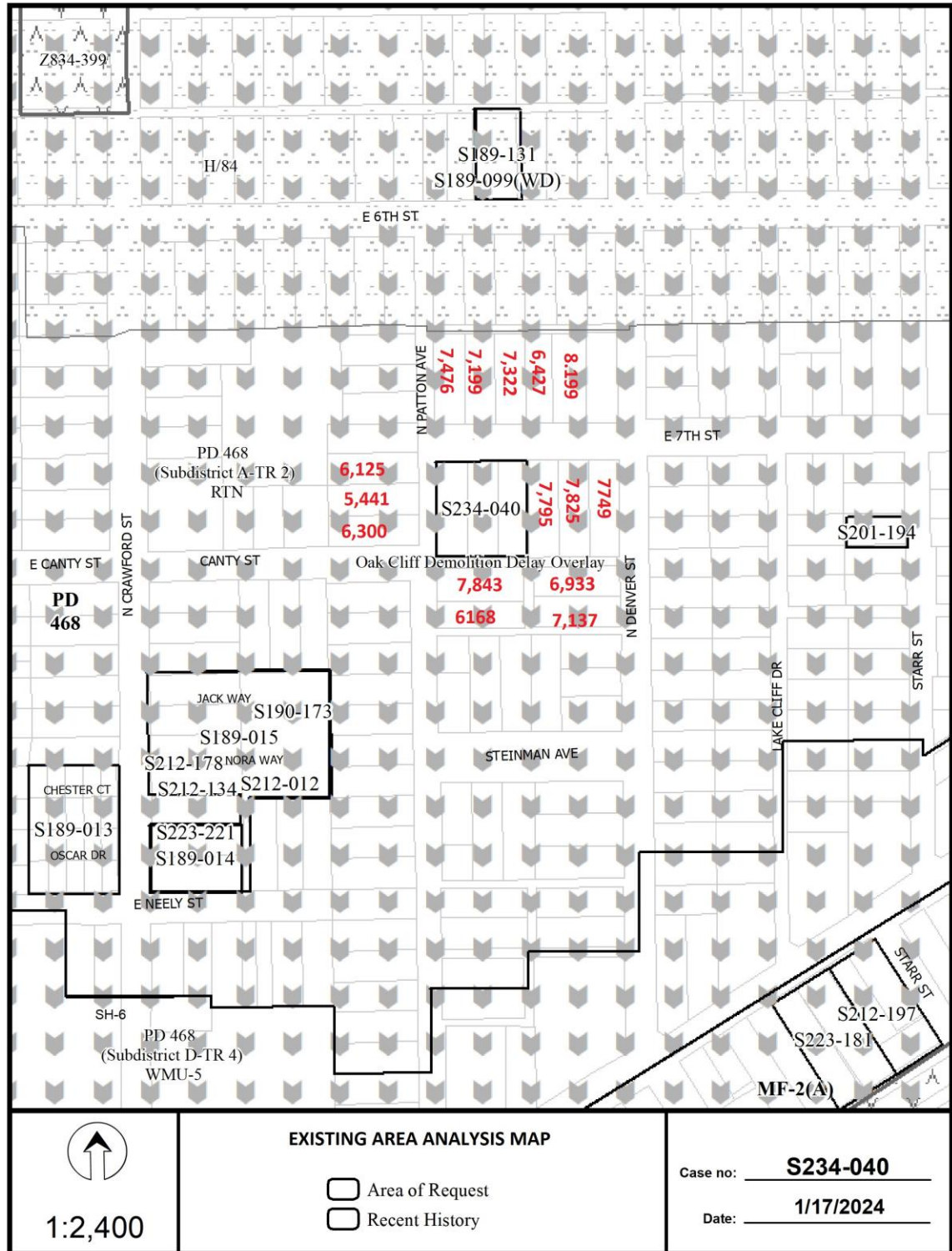
TRANSPORTATION:

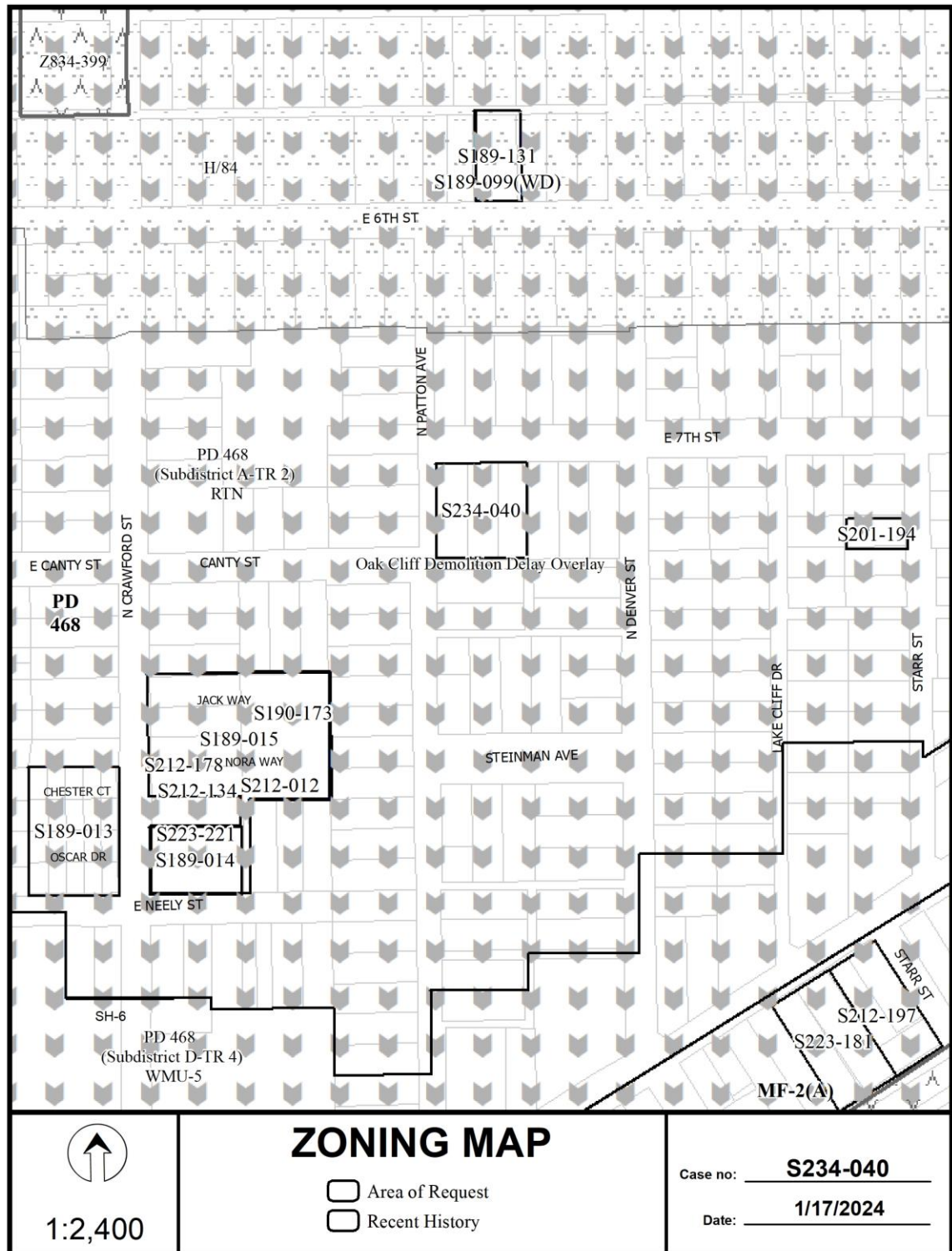
27. Compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. At intersections ensure enough space for directional ramps and signs.
29. Sidewalks should be a minimum of 5 feet unobstructed and preferably buffered from travel lanes.
30. Driveways should be at least 20 feet apart.
31. Department of Transportation Traffic Operations will need to be coordinated with for the modification of the curb.

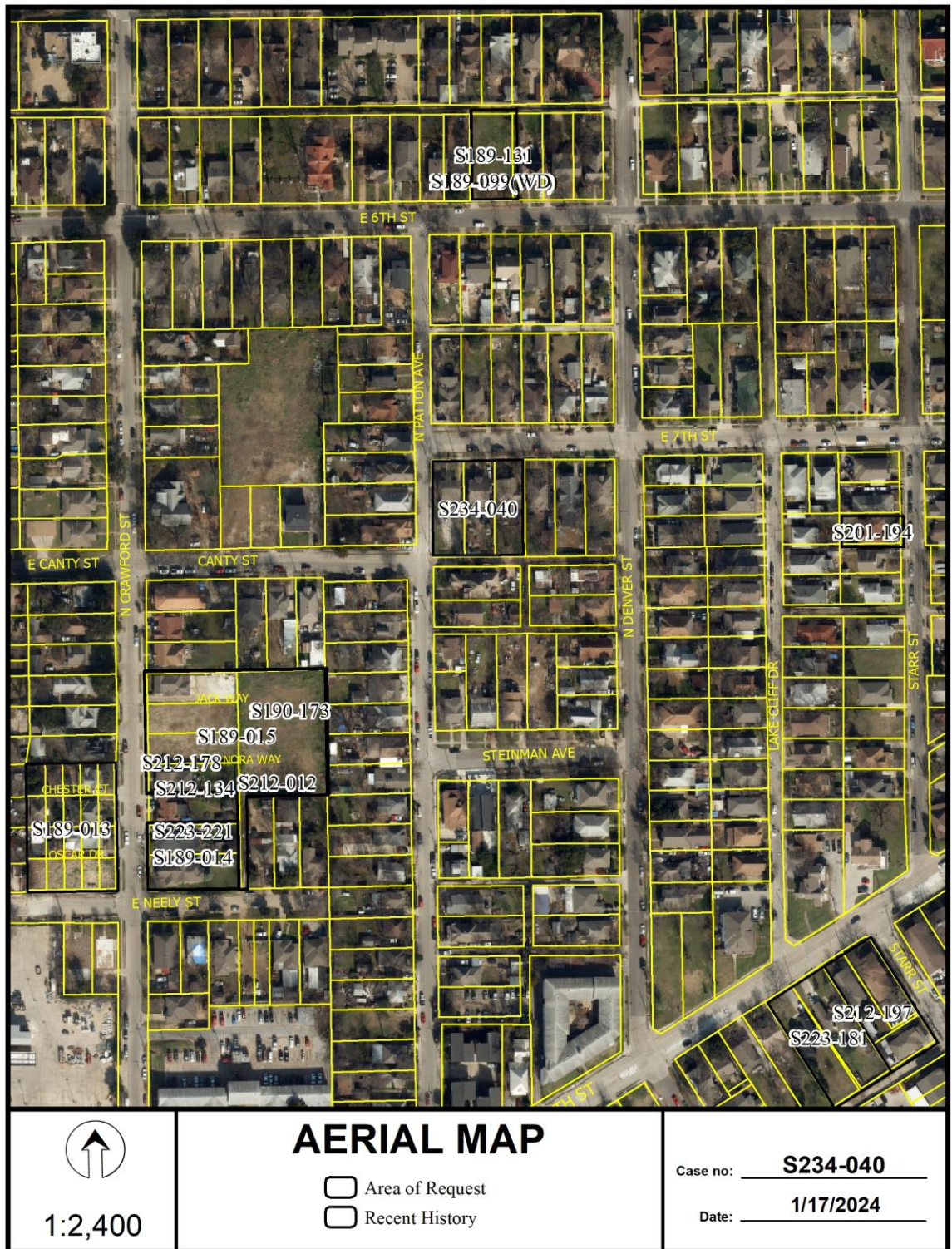
GIS, Lot & Block Conditions:

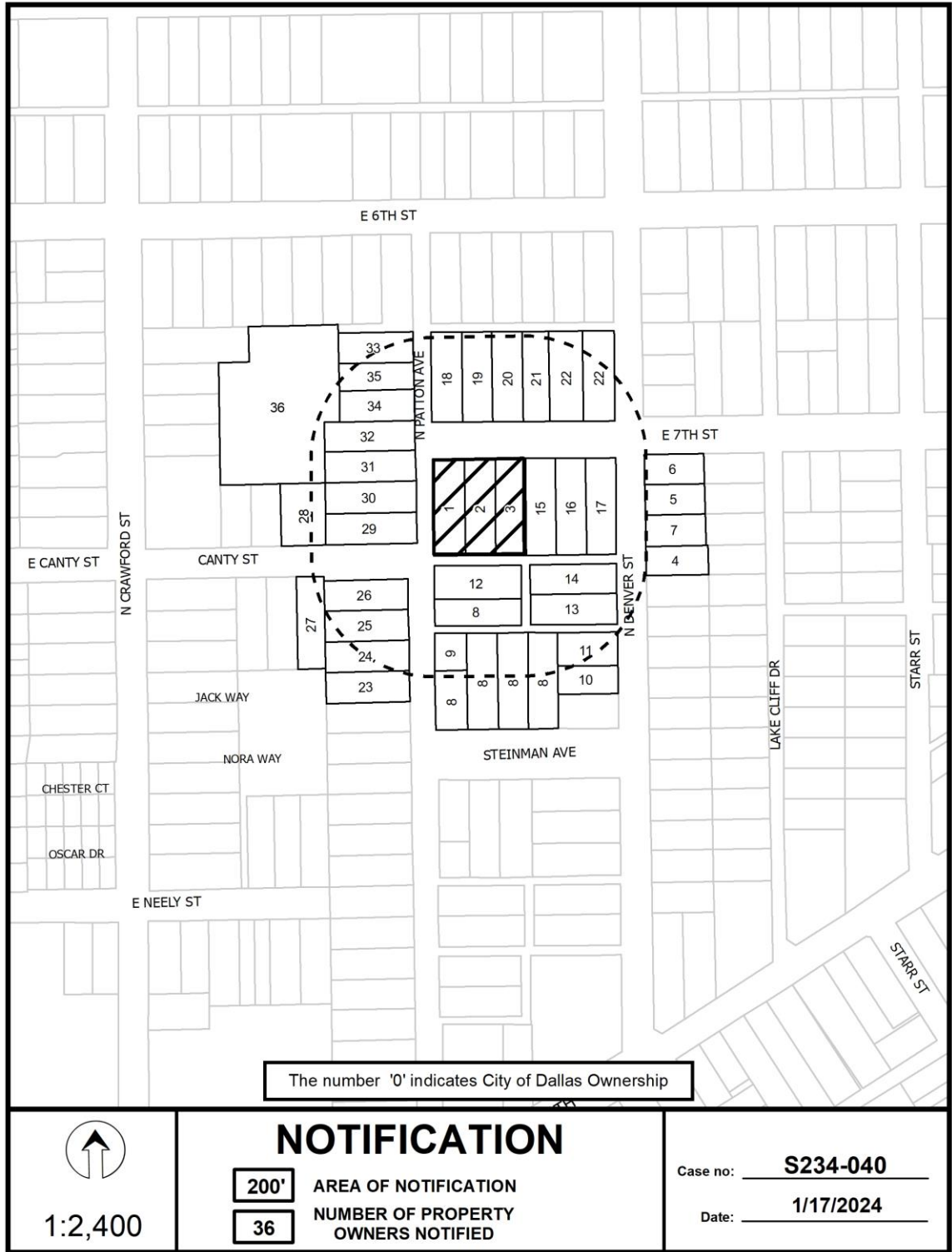
32. On the final plat, identify the property as Lots 27A through 27D, Lots 28A through 28D, Lots 29A through 27D in City Block B/3122.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

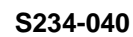
S234-040

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	302 E 7TH ST	ARHAM OPPORTUNITY INVESTMNETS
2	306 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS LLC
3	310 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS
4	424 N DENVER ST	WYCLIFF INVESTMENT LLC
5	430 DENVER ST	LOPEZ GILBERT III
6	434 DENVER ST	MCCORKLE MARIA E
7	426 DENVER ST	PEREZ RODOLFO M & MARIA SOCORRO
8	303 STEINMAN AVE	BALDOR JORGE
9	410 N PATTON AVE	RANGEL ISIDRO &
10	407 DENVER ST	SOLORZANO FIDELA HERNANDEZ
11	411 DENVER ST	RODRIGUEZ ELVIRA
12	424 N PATTON AVE	Taxpayer at
13	415 N DENVER ST	Taxpayer at
14	425 DENVER ST	SILVA YOLANDA
15	314 E 7TH ST	SALAS ARMANDO & MARIA
16	316 E 7TH ST	BAEZA CRISTINA
17	320 E 7TH ST	LOPEZ ROGER II ET AL
18	303 E 7TH ST	VELAZQUEZ SONIA
19	307 E 7TH ST	HERNANDEZ FRANCISCO &
20	311 E 7TH ST	ALVINA JOSE GUADALUPE DIAZ
21	315 E 7TH ST	LAREZ MICHAEL
22	317 E 7TH ST	BARRERA LAEL
23	411 N PATTON AVE	GIL JO JESUS G & SILVIA
24	413 N PATTON AVE	LUGO ELPIDIO
25	417 N PATTON AVE	SALINAS ELIDA &
26	421 N PATTON AVE	CARRANZA BENIGNO

01/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	220 E CANTY ST	RAMIREZ FELIPE &
28	219 E CANTY ST	AHC LAKE CLIFF I LLC
29	427 N PATTON AVE	BELMONTE JOSE O &
30	431 N PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
31	435 N PATTON AVE	TORRES BONIFACIO & AURORA
32	439 N PATTON AVE	ORTIZ MOSES &
33	511 N PATTON AVE	ROCK CREW INVESTMENTS LLC
34	503 N PATTON AVE	ALBARRAN BRENDA
35	507 N PATTON AVE	CHADWICK DAVID A & KAREN L
36	213 E CANTY ST	AHC LAKE CLIFF I LLC



OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT ABRAHAM OPPORTUNITY INVESTMENTS, LLC, does hereby

[illegible]

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. (01/04/2024)

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, L. TERRY STUBBS, Chairperson of the Budget Committee, Vice Chairperson of the City Planning Commission, do hereby certify that the attached City Plan, known as the _____, was duly approved by the _____ day(s) of _____ A.D. 20_____, in accordance with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20_____.
_____ day of _____ A.D. 20_____ by said Commission.

Chairperson of Vice Chairpersons
City Plan Commission

PRELIMINARY PLAT

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

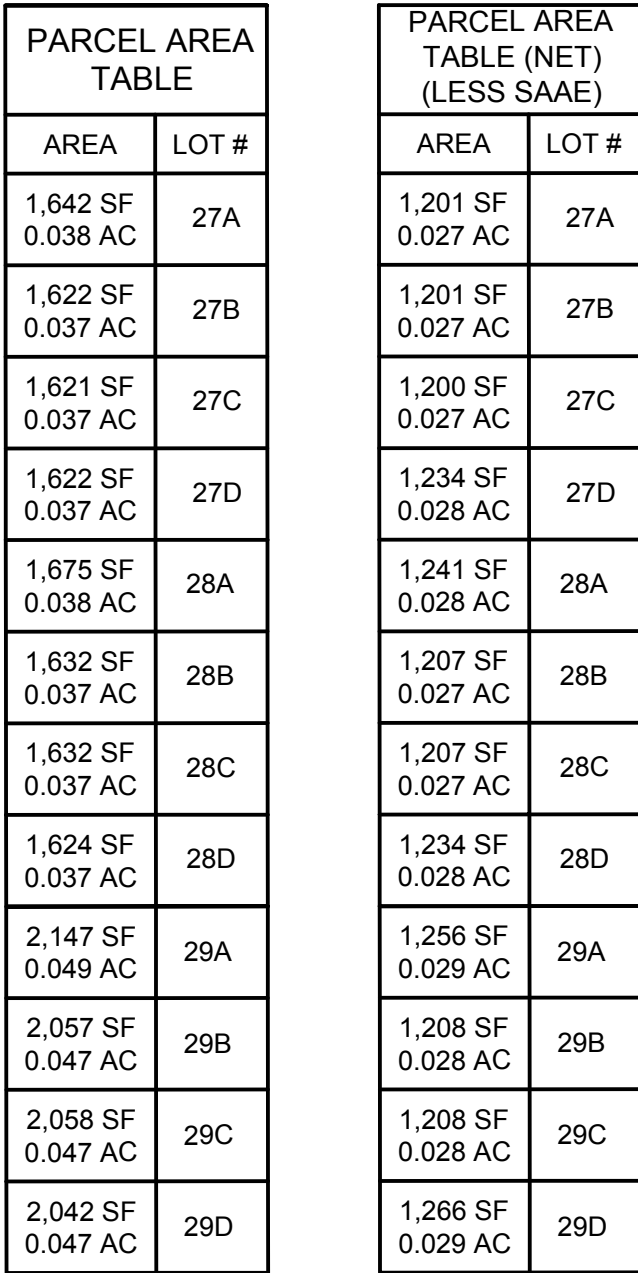
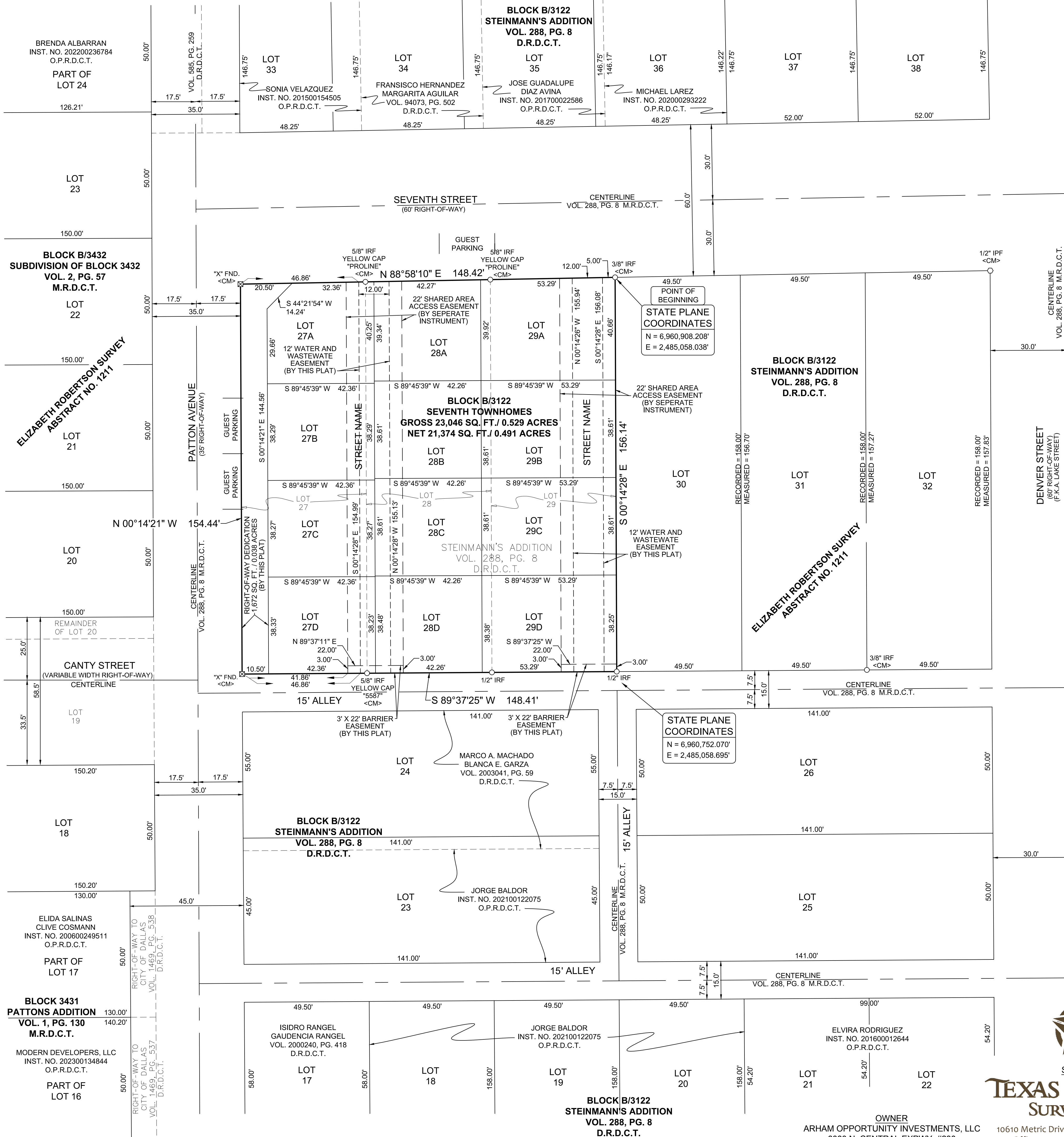
City

Plan



LOT 10, 20A, 20B, 20C, 20D
BLOCK B/3122
BEING A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122 OF
STEINMANN'S ADDITION
ELIZABETH ROBERTSON SURVEY

City



PRELIMINARY PLAT
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D,
LOTS 28A, 28B, 28C, 28D,
LOTS 29A, 29B, 29C, 29D
BLOCK B/3122
BEING A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122 OF
STEINMANN'S ADDITION
ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-040
ENGINEERING PLAN NO. DP

DATE: 12/20/2023 / JOB # 2301286-4 / SCALE= 1" = 20' / KO

OWNER
ARHAM OPPORTUNITY INVESTMENTS, LLC
6060 N. CENTRAL EXPWY. #230
DALLAS, TEXAS 75206

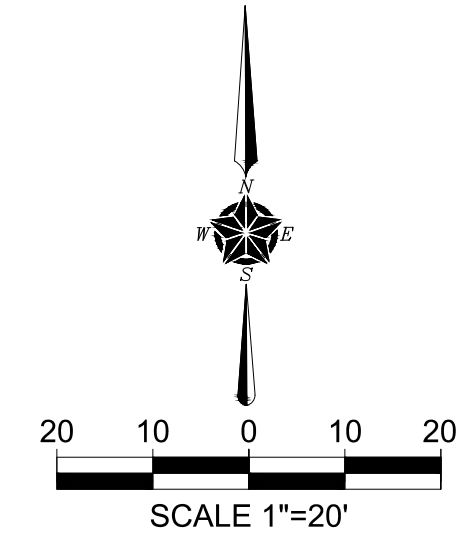
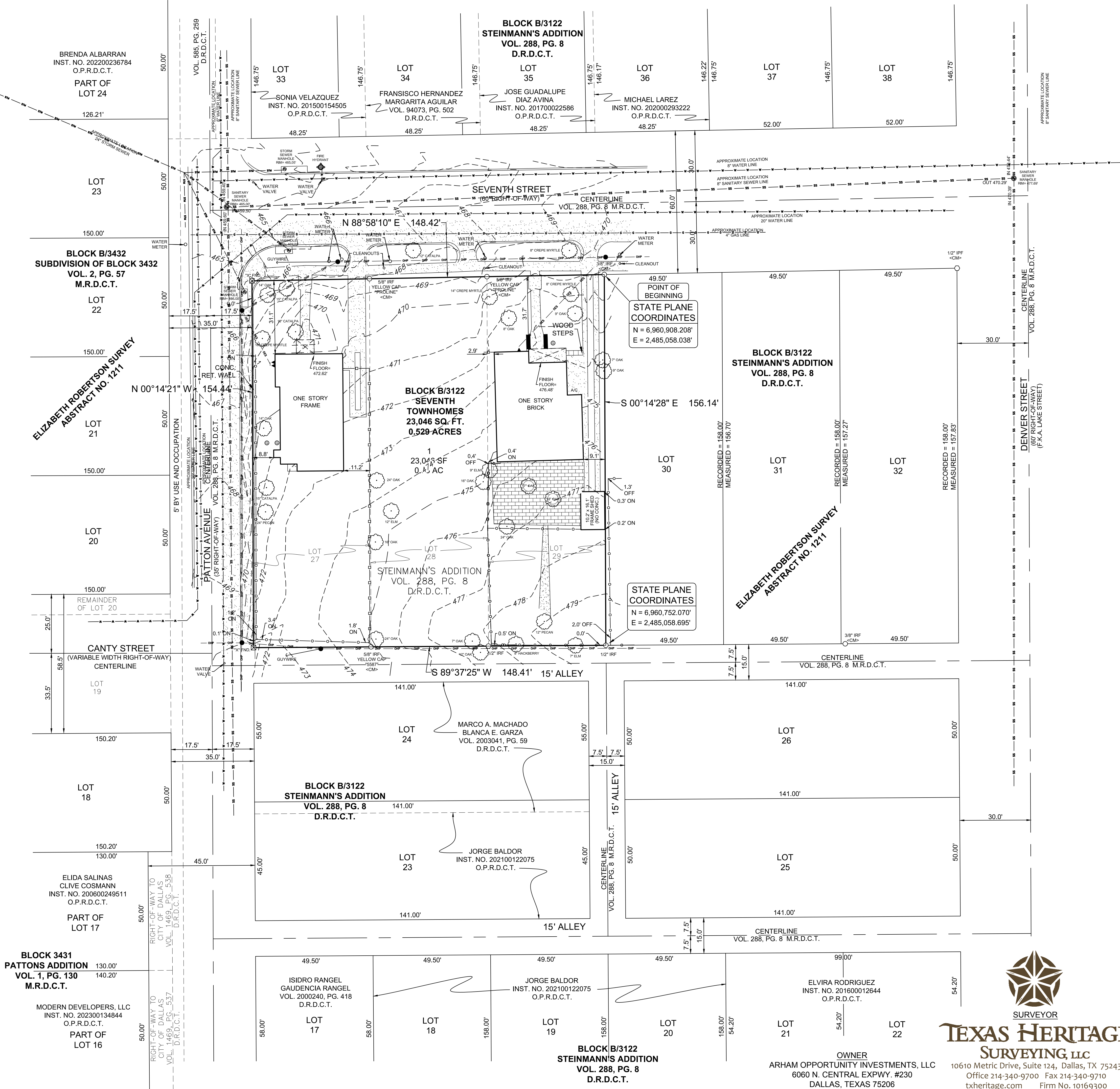
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF ○ IRON ROD FOUND
IPF ○ IRON PIPE FOUND
ADS ● 3-1/4" ALUMINUM DISK STAMPED "SEVENTH TOWNHOMES & RPLS 5382" SET ON AN IRON ROD FOR CORNER
X FND/SET X CUT FOUND/SET
<CM> CONTROL MONUMENT
GPS GUEST PARKING SPACE

ASPHALT
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE SS
STORM SEWER LINE STM
GAS LINE G
WATER LINE W
OVERHEAD SERVICE LINE OES
OVERHEAD POWER LINE OHP
WOOD FENCE
CHAINLINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
PIPE RAIL FENCE

GENERAL NOTES:

- 1) The purpose of this plat is to create twelve shared access single family lots out of three platted lots.
- 2) The maximum number of lots permitted by this plat is twelve.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) No vehicular access is permitted to adjacent property outside the platted property from the Shared Access Area except to a public or City Council approved private street.
- 7) Structures to be removed off subject property.
- 8) City of Dallas Water Dept. benchmarks used:
#1570 54-B-4 Rivet on top of concrete curb southeast corner of Canty Street and Vernon Avenue.
N= 6,960,861.828 E= 2,480,331.806 Elevation= 507.310'
#1574 54-C-1 Rivet on concrete curb of northwest corner of storm sewer drop inlet on the northeast corner of Bishop Avenue and Eighth Street. N= 6,959,196.478 E= 2,482,385.618 Elevation= 517.789'
- 9) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0340J, with a date of identification of 08/08/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 10) All site trees are as shown.



PRELIMINARY PLAT
EXISTING AS-BUILT, TOPO
& TREE SURVEY
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D,
LOTS 28A, 28B, 28C, 28D,
LOTS 29A, 29B, 29C, 29D,
BLOCK B/3122
BEING A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122 OF
STEINMANN'S ADDITION
ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-040
ENGINEERING PLAN NO. DP _____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ARHAM OPPORTUNITY INVESTMENTS, LLC, is the owner of a tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, and being Lots 27, 28 & 29, Block B/3122, Steinmann's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 288, Page 8, Map Records, Dallas County, Texas and being those tracts of land described in General Warranty Deeds to Arham Opportunity Investments, LLC, recorded in Instrument No. 202300024202, 202300029791 & 202300078822, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of Lot 30, Block B/3122, of said Steinmann's Addition, same lying in the south right-of-way line of Seventh Street (60' right-of-way);

Thence South 00 degrees 14 minutes 28 seconds East, along the west line of said Lot 30, Block B/3122, a distance of 156.14 feet to a 1/2 iron rod found for the southwest corner of said Lot 30, Block B/3122 and lying in the north right-of-way line of a 15 foot alley;

Thence South 89 degrees 37 minutes 25 seconds West, along the said north right-of-way line of a 15 foot alley, a distance of 148.41 feet to an "X" cut for corner for the intersection of the said north right-of-way line of a 15 foot alley and the east right-of-way line of Patton Avenue (35' right-of-way);

Thence North 00 degrees 14 minutes 21 seconds West, along the said east right-of-way line of Patton Avenue, a distance of 154.44 feet to an "X" cut for corner for the intersection of the said east right-of-way line of Patton Avenue and the said south right-of-way line of Seventh Street;

Thence North 88 degrees 58 minutes 10 seconds East, along the said south right-of-way line of Seventh Street, a distance of 148.42 feet to the PLACE OF BEGINNING and containing 23,046 square feet of 0.529 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ARHAM OPPORTUNITY INVESTMENTS, LLC, does hereby adopt this plat, designating the herein described property as **SEVENTH TOWNHOMES** an addition to the City of Dallas, Dallas County, Texas . 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

ARHAM OPPURTUNITY INVESTMENTS, LLC

AWAIS AHMED - Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared AWAIS AHMED, 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 _____, 2024.

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

M. SAMUEL ESKANDER, P.E., CFM, LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT

STATE OF TEXAS

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

Dated this the ____ day of _____, 2024.

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. (01/17/2024)

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

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY

RECORDING LABEL HERE

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 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
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D,
LOTS 28A, 28B, 28C, 28D,
LOTS 29A, 29B, 29C, 29D
BLOCK B/3122
BEING A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122 OF
STEINMANN'S ADDITION
ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-040
ENGINEERING PLAN NO. DP _____

DATE: 12/20/2023 / JOB # 2301286-4 / SCALE= 1" = 20' / KO

OWNER
ARHAM OPPORTUNITY INVESTMENTS, LLC
6060 N. CENTRAL EXPWY. #230
DALLAS, TEXAS 75206



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300



City of Dallas

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

Agenda Information Sheet

File #: 24-408

Item #: 27.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.688-acre (30,000-square foot) tract of land containing all of Lot 40 in City Block 2/8016 to create two 15,000-square foot lot each on property located on Wisteria Street, west of Knoxville Street.

Owner: Vanessa D. Garcia Paddilla/ Angela G. Garcia Padilla

Surveyor: ARA Surveying

Application Filed: January 4, 2024

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S234-041

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-041**SENIOR PLANNER:** Hema Sharma**LOCATION:** Wisteria Street, west of Knoxville Street**DATE FILED:** January 4, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.688-acres**APPLICANT/OWNER:** Vanessa D. Garcia Paddilla/ Angela G. Garcia Padilla

REQUEST: An application to replat a 0.688-acre (30,000-square foot) tract of land containing all of Lot 40 in City Block 2/8016 to create two 15,000-square foot lot each on property located on Wisteria Street, west of Knoxville Street.

SUBDIVISION HISTORY:

1. S234-028 was a request northeast of the present request to replat a 0.688-acre tract of land containing all of Lot 23 in City Block 1/8016 to create two 7,500-square foot lots and one 15,000-square foot lot on property located between La Rue Street and Wyoming Street, west of Knoxville Street. The request was approved on January 18, 2024 but has not been recorded.
2. S234-013 was a request north of present request 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. The request was approved on December 7, 2024 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 24 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the north, east, south, and west of the request have lot widths ranging in size from 50 feet to 172 feet and lot areas ranging in size from 15,000 square feet to 60,000 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create to create two 15,000-square foot lot each with lot widths of 50 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). 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 2.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wisteria Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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.

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, clarify flood plain.
28. On the final plat, show 50 feet building line.

Dallas Water Utilities Conditions:

29. 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.
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.

Street Name / GIS, Lot & Block Conditions:

31. Prior to the final plat, change "Wisteria Street" to "Wisteria Street (FKA Eureka Street)".
32. On the final plat, identify the property as Lots 40A & 40B in City Block 2/8016.

TH-2(A)

LARUE ST

WISTERIA ST

RESERVOIR ST

LYNNACRE DR

S234-028

S234-013

S234-041

30,000

15,000

15,000

17,150

17,150

17,150

172

100

50

50

50

15,000

15,000

24,599

50

85

60,000

R-7.5(A)

1:2,400

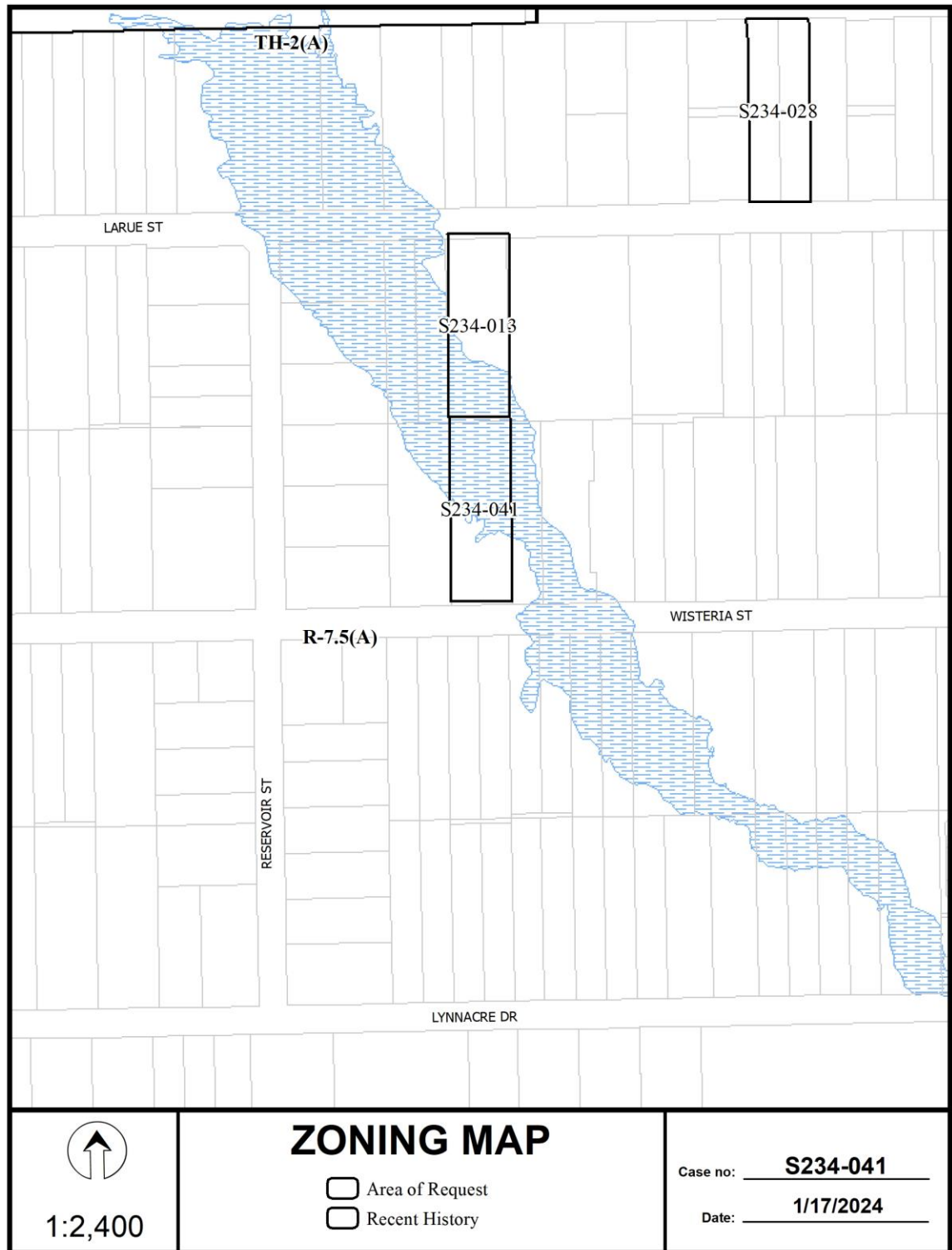
EXISTING AREA ANALYSIS MAP

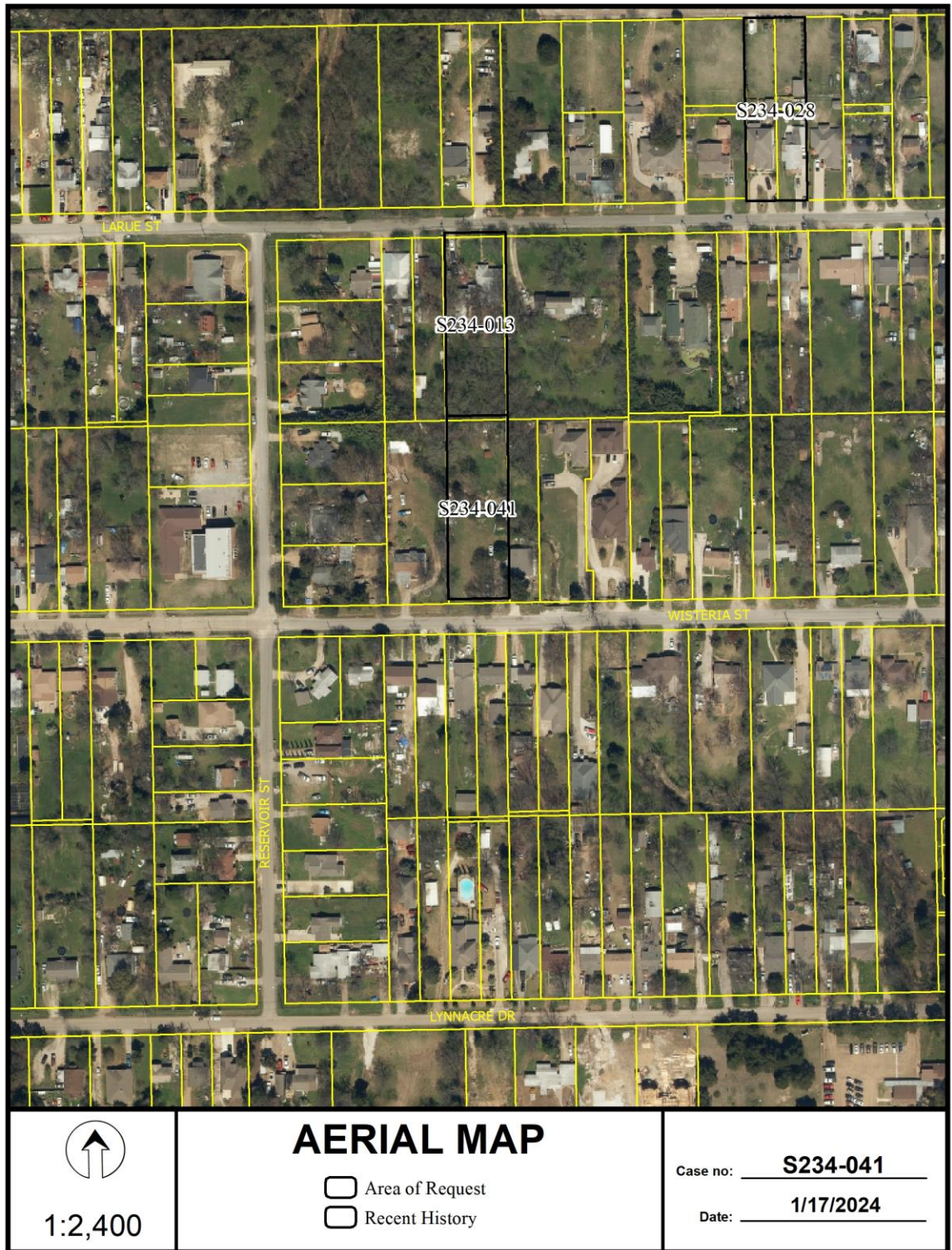
☐ Area of Request

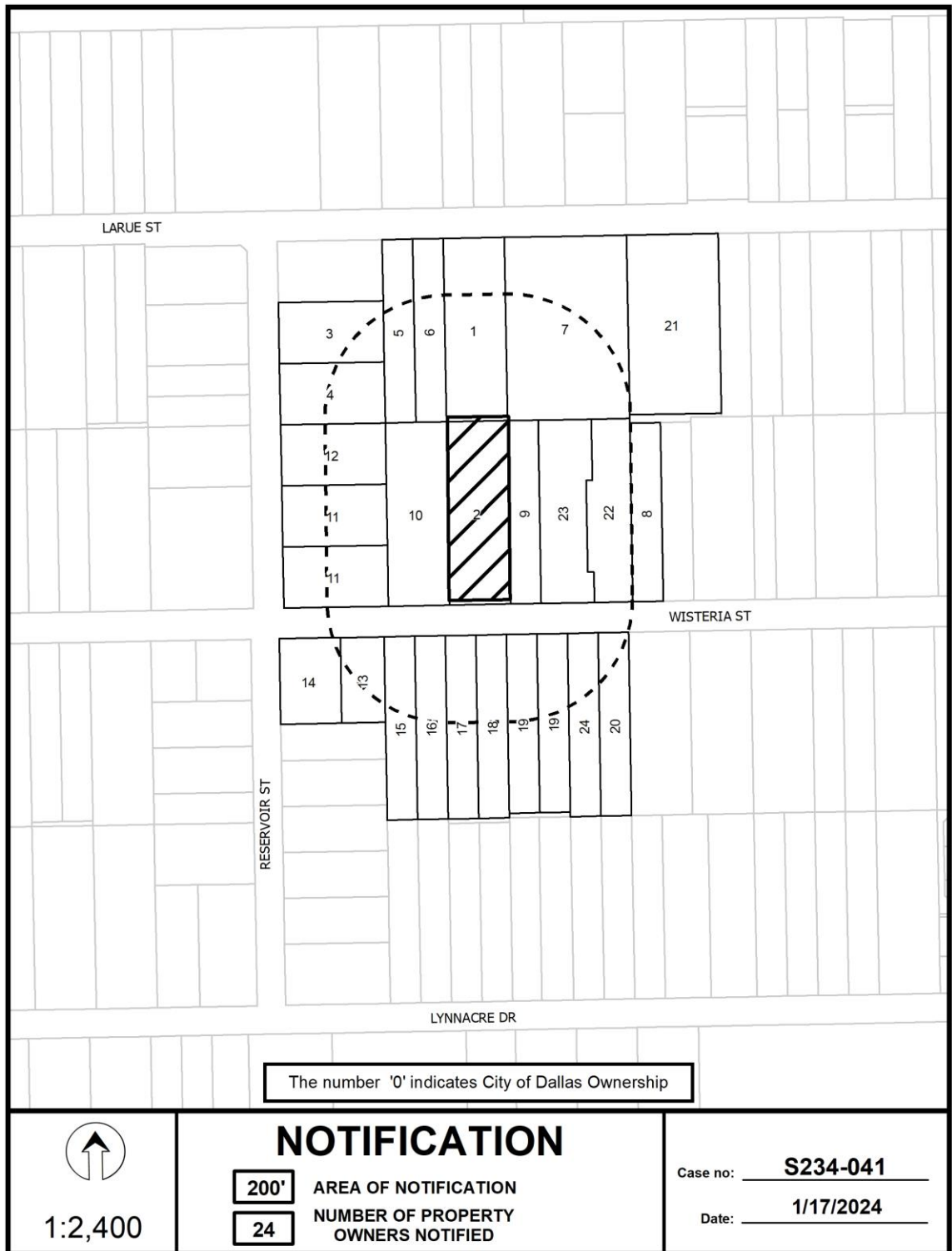
☐ Recent History

Case no: **S234-041**

Date: **1/17/2024**







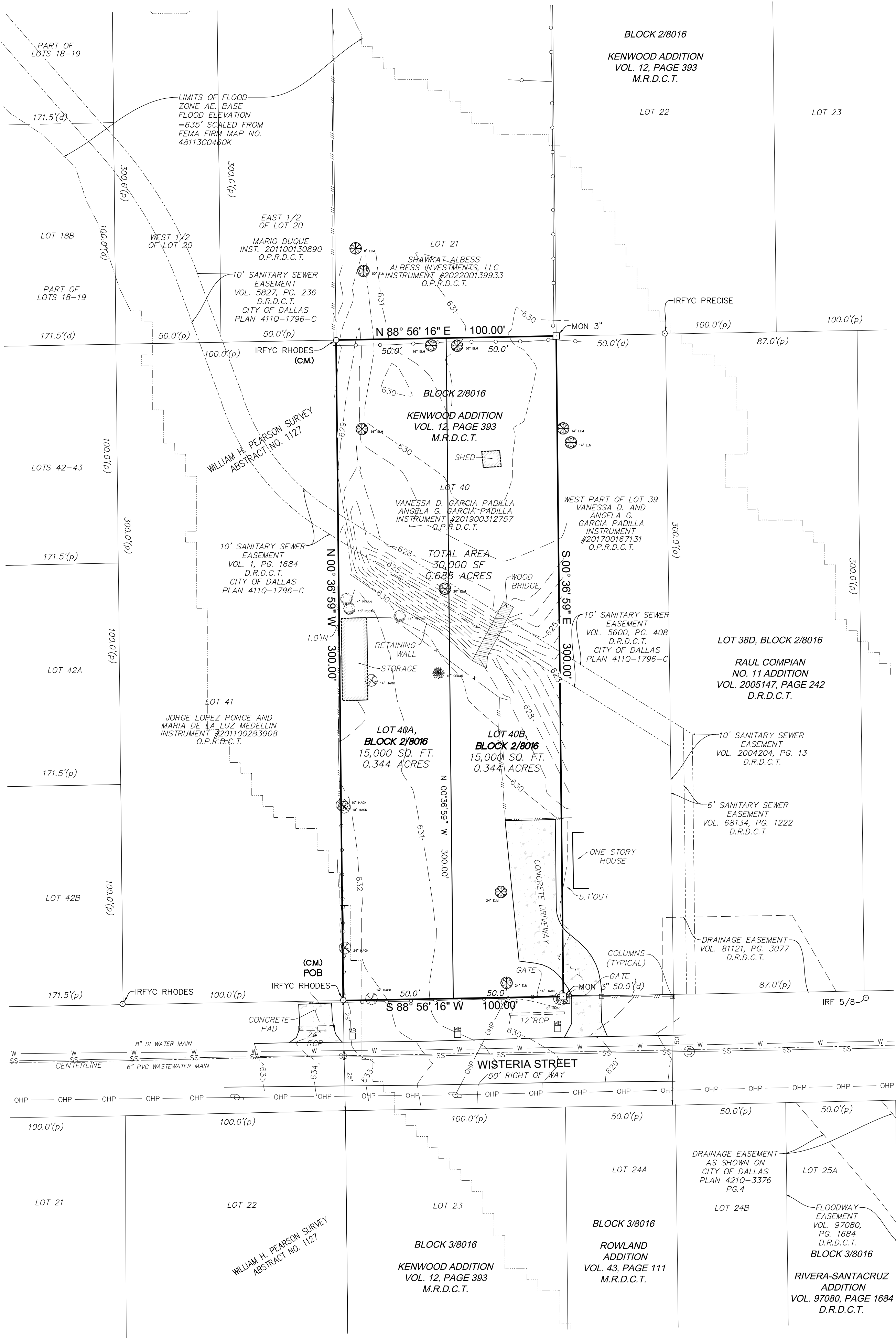
Notification List of Property Owners

S234-041

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4840 LARUE ST	Taxpayer at
2	4835 WISTERIA DR	PADILLA VANESSA D GARCIA &
3	2914 RESERVOIR ST	GUTIERREZ FRANK JR &
4	2922 RESERVOIR ST	Taxpayer at
5	4844 LARUE ST	DUQUE MARIO
6	4846 LARUE ST	KATHERINE TEAMES
7	4820 LARUE ST	TEAMES JUDY KAY
8	4811 WISTERIA DR	HERNANDEZ JOSE & SALUSTIA
9	4825 WISTERIA ST	PADILLA ANGELA G GARCIA
10	4841 WISTERIA ST	PONCE JORGE LOPEZ &
11	2938 RESERVOIR ST	ESTRADA ALEJANDRO &
12	2930 RESERVOIR ST	VALDIVIA MARIANO
13	4848 WISTERIA ST	NAVA ISIDRO JAVIER
14	4842 WISTERIA ST	THOMAS LETA RUTH ESTATE
15	4834 WISTERIA DR	LOPEZ GABRIEL &
16	4838 WISTERIA ST	VILLANUEVA FRANCISCO R &
17	4826 WISTERIA DR	RODRIGUEZ DAVID AVELAR
18	4830 WISTERIA ST	GARCIA MARIA E
19	4822 WISTERIA DR	GARZA GUADALUPE J &
20	4800 WISTERIA ST	JOVE NELIDA
21	4806 LARUE ST	VO VI DALLAS FT WORTH FRIENDSHIP ASSOC
22	4819 WISTERIA ST	ALEMAN ARNULFO & MONICA
23	4821 WISTERIA ST	ROJAS JORGE J
24	4818 WISTERIA DR	SANTACRUZ ELI

Drawing: G:\My Drive\Survey\23115-4835 Wisteria St Dallas_VGarcia-Padilla\05_CADD\3D\23115-4835 Wisteria St Dallas_VGarcia-Padilla-V2.dwg Saved By: 12147 Save Time: 1/4/2024 10:10 AM
Plotted by: 12147 Plot Date: 1/4/2024 10:11 AM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Vanessa D. Garcia Padilla and Angela G. Garcia Padilla does hereby adopt this plat, designating the herein described property as **WISTERIA HEAVEN**, 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, _____ 2024.

Vanessa D. Garcia Padilla
Owner

Angela G. Garcia Padilla
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 _____

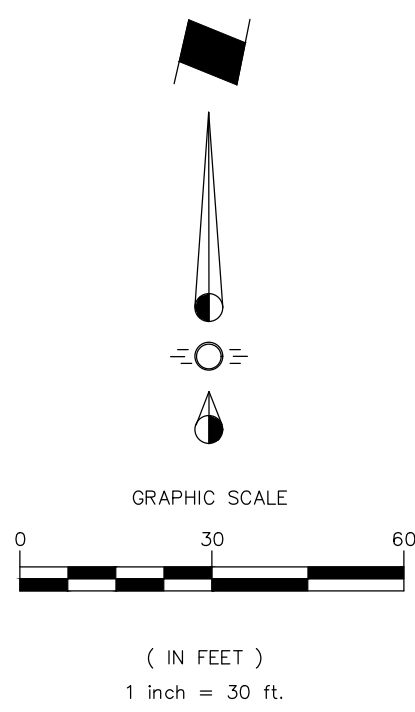
known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

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.
- All buildings to remain.



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 _____, 2024.

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

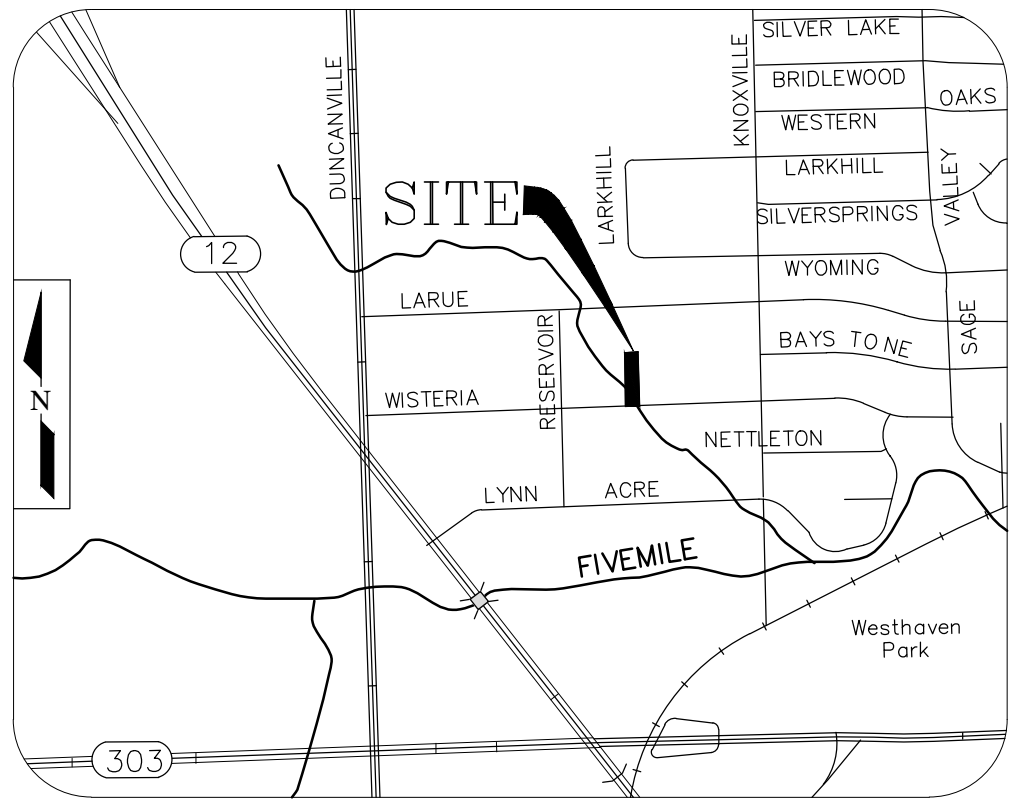
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

LEGEND

(C.M.)	CONTROLLING MONUMENT	—OHP—	OVERHEAD POWER LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	—C—	UTILITY POLE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	—MB—	MAILBOX
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	—WM—	WATER METER
POB	POINT OF BEGINNING	—W—	WATER LINE
p, m	PLATTED, MEASURED	—SS—	SANITARY SEWER LINE
VOL./PG.	VOLUME/PAGE	—WF—	WOOD FENCE
○ IRF	IRON ROD FOUND (AS NOTED)	—O—O—	CHAIN LINK FENCE
○ IRS	IRON ROD SET (AS NOTED)	—WF—	WROUGHT IRON FENCE
□ MON 3"	MONUMENT SET STAMPED "WISTERIA HEAVEN ADDITION AND ARA 6671"	—X—X—	WIRE FENCE



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 30,000 square foot or 0.688 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 40, 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 Vanessa D. Garcia Padilla and Angela G. Garcia Padilla, recorded in Instrument #201900312757, 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 1/2 inch iron rod with yellow cap stamped "Rhodes" found (Controlling Monument) at the common south corner between Lots 40 and 41, Block 2/8016, same being in the North right of way line of Wisteria Street, a 50 foot right-of-way;

THENCE North 00 degrees 36 minutes 59 seconds West, with the common line between said Lot 40 and said Lot 41, Block 2/8016, a distance of 300.00 feet to a 1/2 inch iron rod with yellow cap stamped "Rhodes" found (Controlling Monument) at the common north corner between said Lots 40, Lot 41, and Lots 20 and 21, said Block 2/8016;

THENCE North 88 degrees 56 minutes 16 seconds East, with the common line between said Lot 40 and said Lot 39, a distance of 100.00 feet to a 3 inch monument stamped "Larue Addition and ARA 6671" found at the common corner between said Lots 40 and 21, and Lots 22 and 39, said Block 2/8016;

THENCE South 00 degrees 36 minutes 59 seconds East, with the common line between said Lot 40 and said Lot 39, a distance of 300.00 feet to a 3 inch monument stamped "Wisteria Heaven Addition and ARA 6671" set at the common South corner between said Lots 40 and 39, same being in the North right of way line of said Wisteria Street;

THENCE South 88 degrees 56 minutes 16 seconds West, with the common line between said Lot 40 and the North right of way line of said Wisteria Street, a distance of 100.00 feet to the **POINT OF BEGINNING**, containing 30,000 square feet or 0.688 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

OWNER:
VANESSA D. AND ANGELA G.
GARCIA-PADILLA
4825 WISTERIA DRIVE
DALLAS, TX 75211

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPels No. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

**PRELIMINARY PLAT
WISTERIA HEAVEN**
LOTS 40A AND 40B, BLOCK 2/8016

A REPLAT OF LOT 40, 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: S234-041



City of Dallas

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

Agenda Information Sheet

File #: 24-409

Item #: 28.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive.

Owner: Dallas Area Habitat for Humanity, Inc.

Surveyor: BGE, Inc.

Application Filed: January 4, 2024

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 5

S234-043

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-043**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Rhoda Lane and Elam Road, east of St. Augustine Drive**DATE FILED:** January 4, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 7.109-acres**APPLICANT/OWNER:** Dallas Area Habitat for Humanity, Inc.

REQUEST: An application to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 20 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the north, east, south, and west of the request have lot widths ranging in size from 61 feet to 326 feet and lot areas ranging in size from 20,880 square feet to 315,792 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet with lot width ranging from 55 feet to 141.57 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). 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 27.

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 Elam 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 Rhoda Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Elam Road & Apache Drive. *Section 51A 8.602(d)(1).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Apache Drive & Road A. *Section 51A 8.602(d)(1).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Road A & Road B. *Section 51A 8.602(d)(1).*
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Road B & Rhoda Lane. *Section 51A 8.602(d)(1).*
21. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, chose a new or different addition name.
24. On the final plat, show abstract line location.

Dallas Water Utilities Conditions:

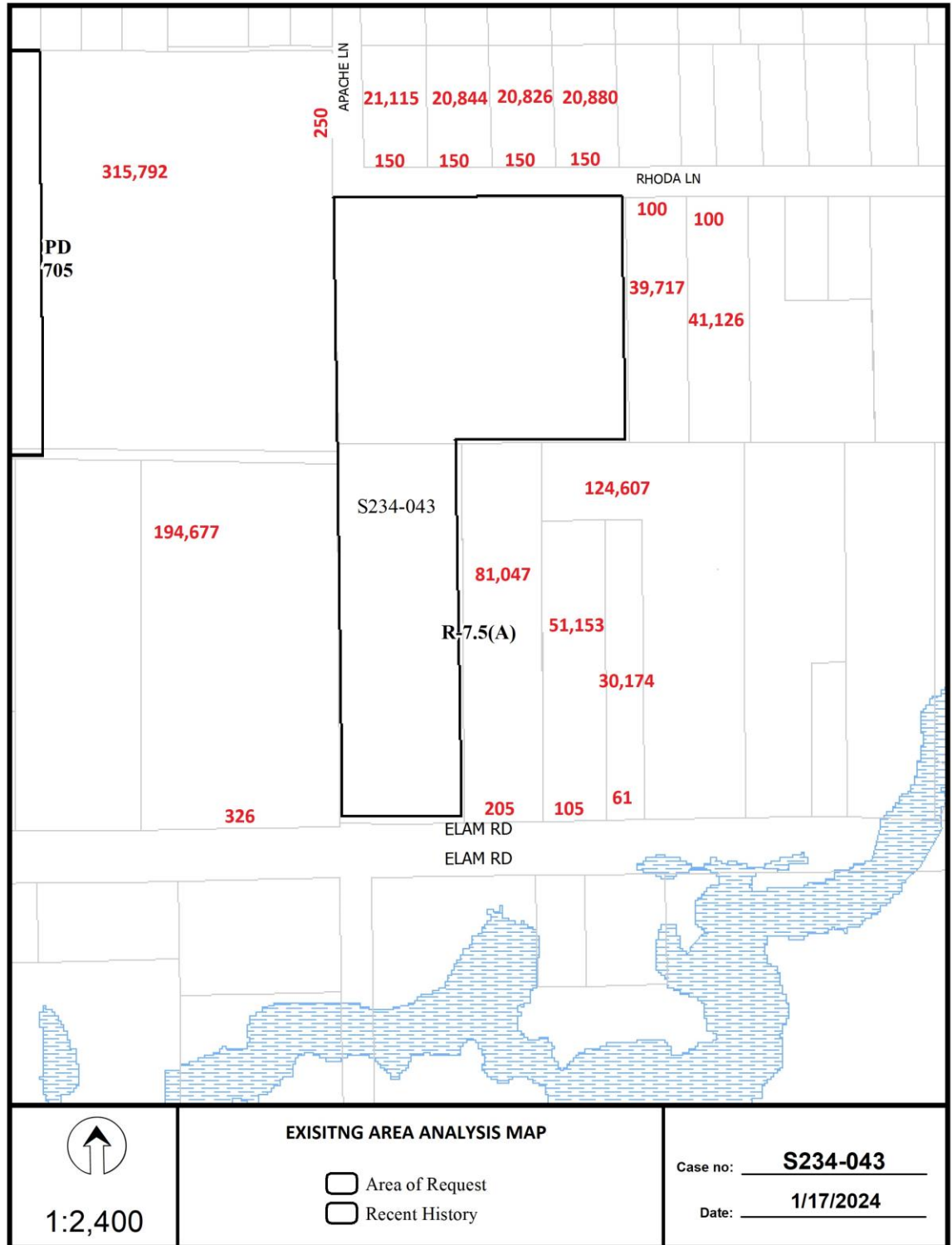
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. *Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).*
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

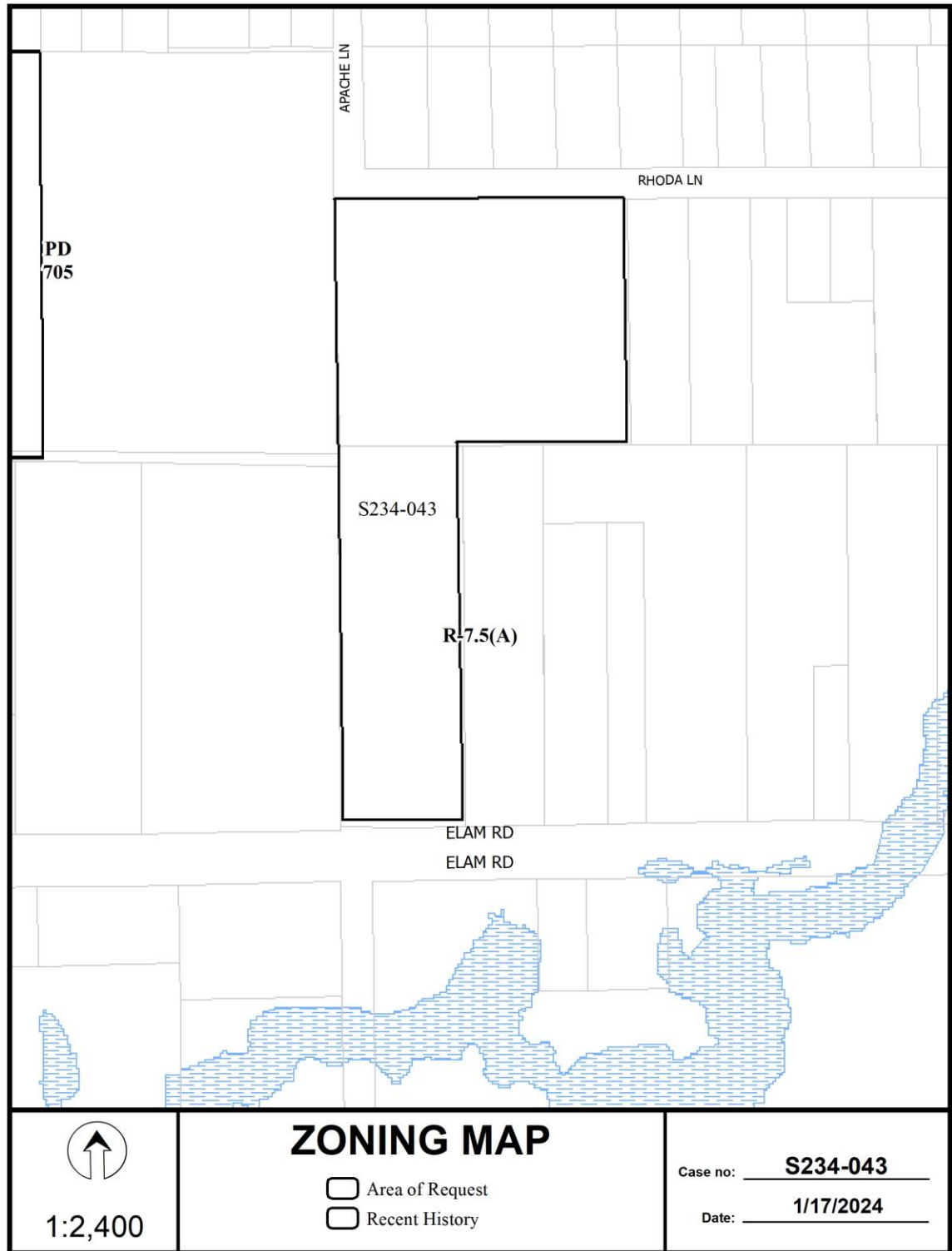
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

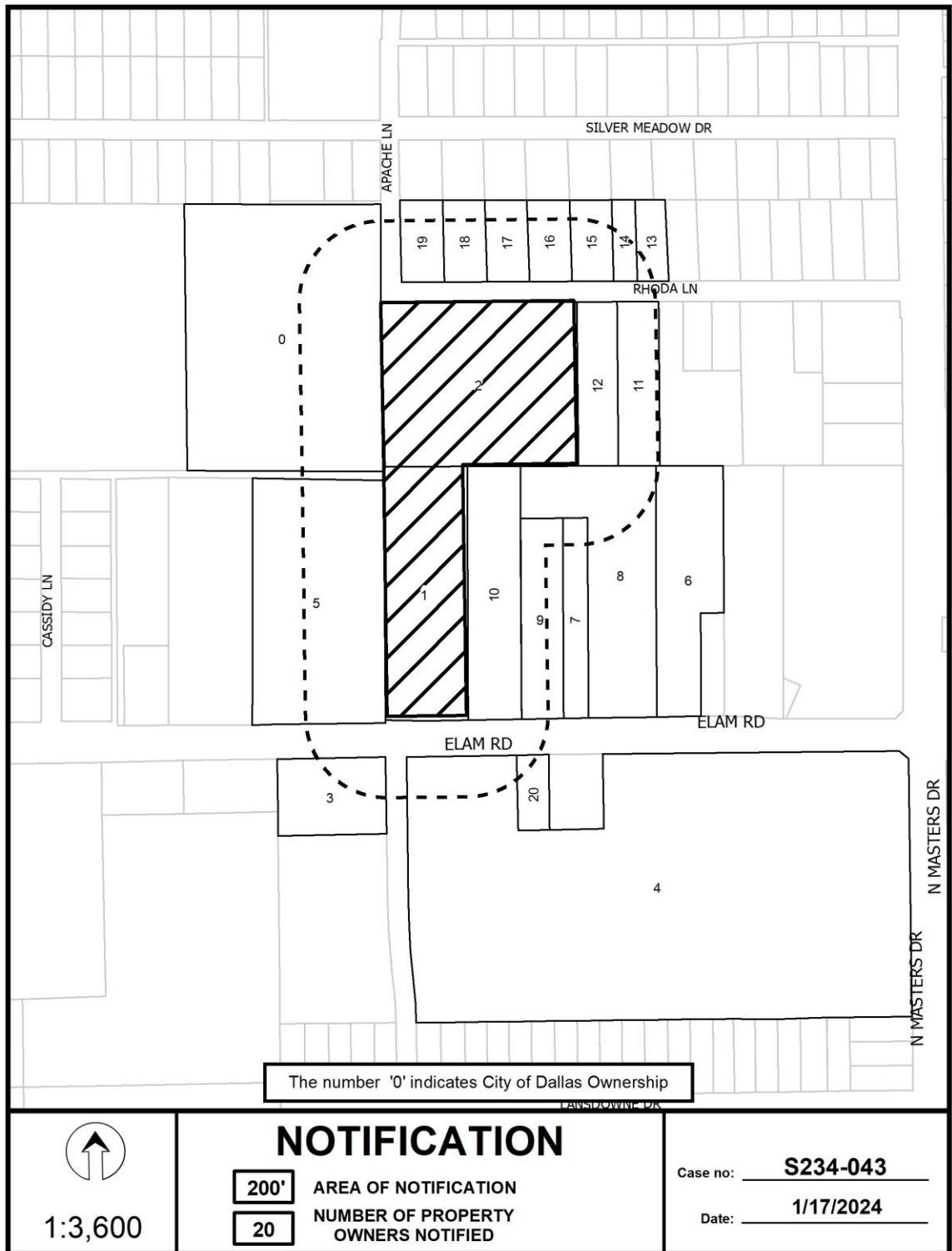
29. Prior to the final plat, please remove structures encroaching on Right-of Way Dedication.
30. On the final plat, change "Apache Drive" to "Apache Drive (FKA Rhoda Lane)".
31. On the final plat, change "Rhoda Lane" to "Rhoda Lane (FKA Apache Drive)".
32. Contact addressing team for appropriate names for "Road A" and "Road B".
33. On the final plat, identify the property as Lots 1 through 11 in City Block A/6670, Lots 1 through 10 in City Block B/6670, Lots 1 through 6 in City Block C/6670.

ALL AREAS ARE IN SQUARE FEET







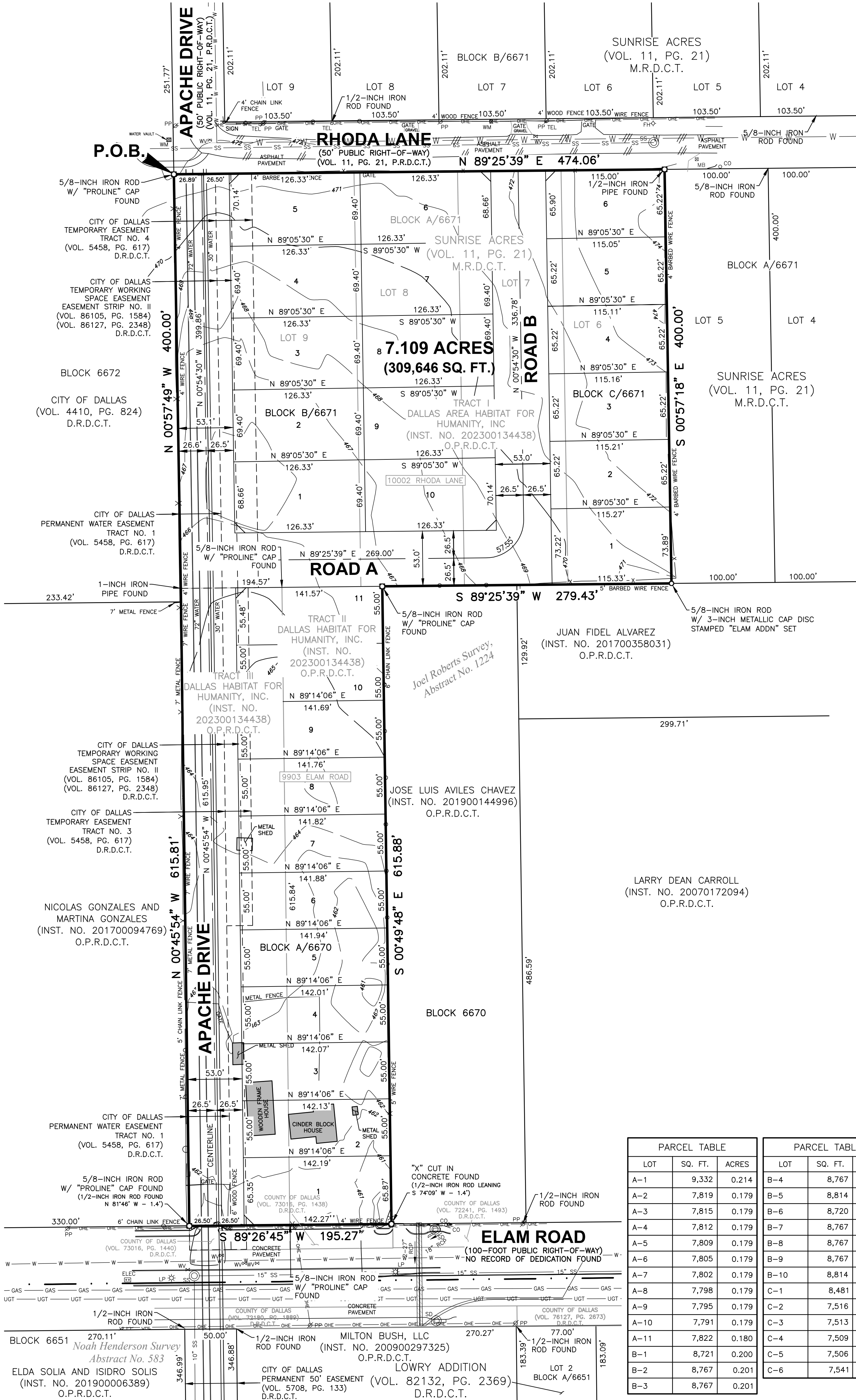


Notification List of Property Owners

S234-043

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9903 ELAM RD	GRANADO MACENDONIO H &
2	10002 RHODA LN	GRANADO MACEDONIO H &
3	9818 ELAM RD	SOLIS ELDA & ISIDRO
4	465 N MASTERS DR	MILTON BUSH LLC
5	9819 ELAM RD	GONZALES NICOLAS & MARTINA
6	10017 ELAM RD	RODRIGUEZ ABRAHAM ELIU
7	9939 ELAM RD	AGUIRRE LEONEL &
8	10009 ELAM RD	ALVAREZ JUAN FIDEL
9	9927 ELAM RD	CARROLL LARRY DEAN
10	9923 ELAM RD	CHAVEZ JOSE LUIS AVILES
11	10014 RHODA LN	PORTALES CARLOS
12	10006 RHODA LN	HOUSE DEARL
13	10015 RHODA LN	GALLEGOS CARLOS PORTALES &
14	10007 RHODA LN	CHAIRES JUAN PINONES &
15	10007 RHODA LN	SANGERMAN MARCOS A
16	9931 RHODA LN	WATSON JERRY D
17	9923 RHODA LN	RESENDEZ JOSE &
18	9915 RHODA LN	SANTANA MARIO CRUZ
19	9907 RHODA LN	MARTINEZ JESUS A CORONA &
20	9938 ELAM RD	HARRIS WILLIE O



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Dallas Area Habitat for Humanity, Inc. is the owner of a 7.109-acre (309,646-square-foot) tract of land situated in the Joel Roberts Survey, Abstract No. 1224, City of Dallas, Dallas County, Texas; said tract being all of Lots 6, 7, 8, and 9, Block A/6671, Sunrise Acres, an addition to the City of Dallas according to the plat recorded in Volume 11, Page 21 of the Map Records of Dallas County, Texas; said tract also being all of those certain tracts of land described as Tracts I, II, and III in General Warranty Deed to Dallas Area Habitat for Humanity, Inc. recorded in Instrument No. 202300134438 of the Official Public Records of Dallas County, Texas; said 7.109-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "PROLINE" cap found in the east line of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 4410, Page 824 of the Deed Records of Dallas County, Texas; said point being the intersection of the west right-of-way line of Apache Drive (a 50-foot public right-of-way) and the south right-of-way line of Rhoda Lane (a 50-foot public right-of-way) and the northeast corner of said Lot 9, Block A/6671;

THENCE, North 89 degrees 25 minutes 39 seconds East, departing the said east line of City of Dallas tract and with the said south right-of-way line of Rhoda Lane and the north line of said Block A/6671, a distance of 474.06 feet to a 1/2-inch iron pipe found for corner; said point being the northeast corner of said Lot 6, Block A/6671 and the northwest corner of Lot 5, Block A/6671 of said Sunrise Acres addition;

THENCE, South 00 degrees 57 minutes 18 seconds East, departing the said south right-of-way line of Rhoda Lane, into and across said Block A/6671, and with the east line of said Lot 6, Block A/6671 and the west line of said Lot 5, Block A/6671, a distance of 400.00 feet to a point for corner in the south line of said Block A/6671 and in the north line of that certain tract of land described in Warranty Deed to Juan Fidel Alvarez recorded in Instrument No. 201700358031 of said Official Public Records; said point being the southeast corner of said Lot 6, Block A/6671 and the southwest corner of said Lot 5, Block A/6671;

THENCE, South 89 degrees 25 minutes 39 seconds West, with the south line of said Block A/6671, the said north line of Alvarez tract, and the north line of that certain tract of land described in General Warranty Deed to Jose Luis Aviles Chavez recorded in Instrument No. 201900144996 of said Official Public Records, a distance of 279.43 feet to a 5/8-inch rod with "PROLINE" cap found for corner; said point being the northeast corner of said Lot II and the northwest corner of said Chavez tract;

THENCE, South 00 degrees 49 minutes 48 seconds East, departing the said south line of Block A/6671 and with the east line of said Tract II and the west line of said Chavez tract, a distance of 615.88 feet to an "X" cut in concrete found for corner in the north right-of-way line of Elam Road (a variable-width public right-of-way); said point being the southeast corner of said Tract II and the southwest corner of said Chavez tract; from said point a leaning 1/2-inch rod found bears South 74 degrees 09 minutes West, 1.4 feet;

THENCE, South 89 degrees 26 minutes 45 seconds West, with the said north line of Elam Road and the south line of said Tracts II and III, at a distance of 98.19 feet passing a 5/8-inch iron rod with "PROLINE" cap found for the southwest corner of said Tract II and the southeast corner of said Tract III, continuing for a total distance of 195.27 feet to a 5/8-inch iron rod with "PROLINE" cap found for corner; said point being the southwest corner of said Tract III and the southeast corner of that certain tract of land described in General Warranty Deed to Nicolas Gonzales and Martina Gonzales recorded in Instrument No. 201700094769 of said Official Public Records; from said point a 1/2-inch iron rod found bears North 81 degrees 46 minutes West, 1.4 feet;

THENCE, North 00 degrees 45 minutes 54 seconds West, departing the said north line of Elam Road and with the west line of said Tract III, the east line of said Gonzalez tract, and the east line of said City of Dallas tract, a distance of 615.81 feet to a 1-inch iron pipe found for corner; said point being the northwest corner of said Tract III and the southwest corner of said Lot 9, Block A/6671;

THENCE, North 00 degrees 57 minutes 49 seconds West, with the west line of said Lot 9, Block A/6671 and the said east line of City of Dallas tract, a distance of 400.00 feet to the POINT OF BEGINNING and containing 7.109 acres or 309,646 square feet of land, more or less.

SURVEYOR'S STATEMENT

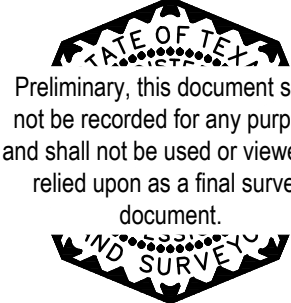
STATE OF TEXAS §
COUNTY OF COLLIN §

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 ____ day of _____, 2024.

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 _____, 2024.

Notary Public in and for the State of Texas

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 **ELAM 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 _____, 2024.

By: DALLAS AREA HABITAT FOR HUMANITY, INC.

Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

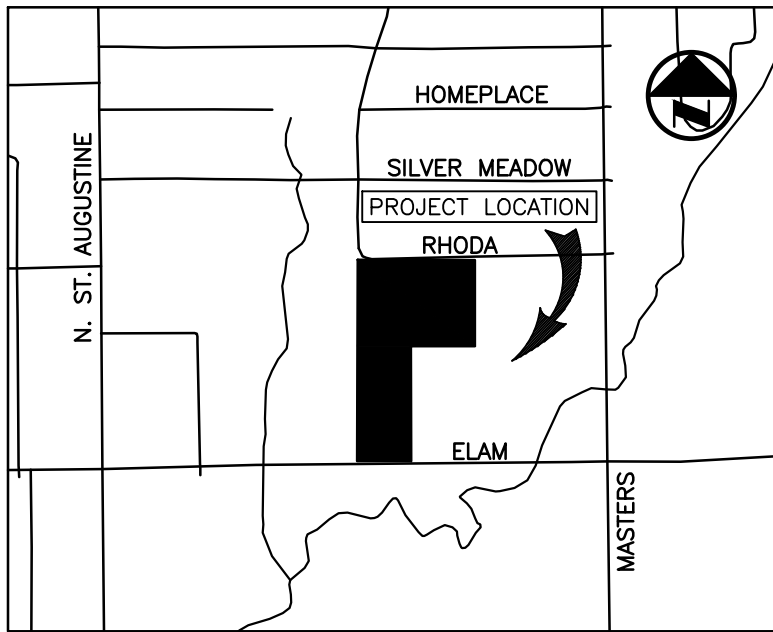
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2024.

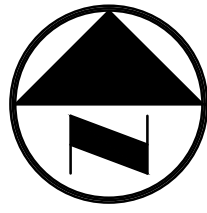
Notary Public in and for the State of Texas

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 September 11, 2023 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 as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0510K with an Effective Date of July 7, 2014.
Zone X - Areas determined to be outside 500-year floodplain
- 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 27 new single-family lots from previously platted lots to facilitate new development.
- Existing structures on the site will be demolished.



VICINITY MAP
(NOT TO SCALE)



0 30 60 120
SCALE: 1" = 60'

LEGEND

- MONUMENT OF RECORD DIGNITY
- PROPERTY CORNER
- ELECTRIC CONTROL BOX
- ELEC. ELECTRIC HAND HOLE
- LP LIGHT POLE
- PP POWER POLE
- GM GAS METER
- MB MAILBOX
- SN SIGN
- TELEPHONE PEDESTAL
- CN CLEANOUT
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- PH FIRE HYDRANT
- WM WATER METER
- WV WATER METER VAULT
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- BOUNDARY LINE
- ABSTRACT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- OHE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- GAS UNDERGROUND NATURAL GAS LINE
- W-W UNDERGROUND WATER LINE
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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
ELAM ADDITION

LOTS 1-11, BLOCK A/6671, LOTS 1-10, BLOCK B/6671, AND LOTS 1-6, BLOCK C/6671
A REPLAT OF LOTS 6, 7, 8, AND 9,
BLOCK A/6671, SUNRISE ACRES
JOEL ROBERTS SURVEY, ABSTRACT NO. 1224
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-043
ENGINEERING NO. 3111-____
JANUARY 2024

DEVELOPER

DALLAS AREA HABITAT FOR HUMANITY, INC.
2800 N. Hampton Rd
Dallas, Texas 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
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



Agenda Information Sheet

File #: 24-410

Item #: 29.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.387-acre tract of land containing all of Lot 3 in City Block 1/6414 to remove the existing 40-foot platted building line on the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive and to create one lot on property located on Cobblestone Drive at Heather Lane, southwest corner.

Applicant/Owner: James Rivera, Theresa M. Rivera

Surveyor: ARA Surveying

Application Filed: January 4, 2024

Zoning: R-16(A)

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

Planner: Hema Sharma

Council District: 13

S234-042

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-042**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cobblestone Drive at Heather Lane, southwest corner**DATE FILED:** January 4, 2024**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.387-acres**APPLICANT/OWNER:** James Rivera, Theresa M. Rivera

REQUEST: An application to replat a 0.387-acre tract of land containing all of Lot 3 in City Block 1/6414 to remove the existing 40-foot platted building line on the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive and to create one lot on property located on Cobblestone Drive at Heather Lane, southwest corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 18 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation"
 - The existing platted building line along the south line of Cobblestone Drive is 40-feet. Minimum required front yard setback is 35 feet and side yard setback is 10 feet for R-16(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 18 notices were sent to property owners within 200 feet of the proposed plat boundary.
 - (iii) "Adversely affect neighboring properties; and"
 - The removal of the 40-foot platted building along the south line of Cobblestone Drive will not affect neighboring properties.
 - (IV) "adversely affect the plan for the orderly development of the subdivision."
 - The removal of the 40-foot platted building line along the south line of Cobblestone Drive will allow for development of the property in

accordance with the requirements of a R-16(A) Single Family District. The extension of the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive will keep the continuity of 40-foot platted building line along west line of Heather Lane.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 40-foot platted building line along the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 40-foot platted building line along the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive

STAFF RECOMMENDATION ON REPLAT: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in a R-16(A) Single Family District which has a minimum lot area requirement of 16,000 square feet. The request is to create 16,859 square foot lot. The request before was one lot and the proposed lot is also one.

Staff finds that there is a similar lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-16(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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)*

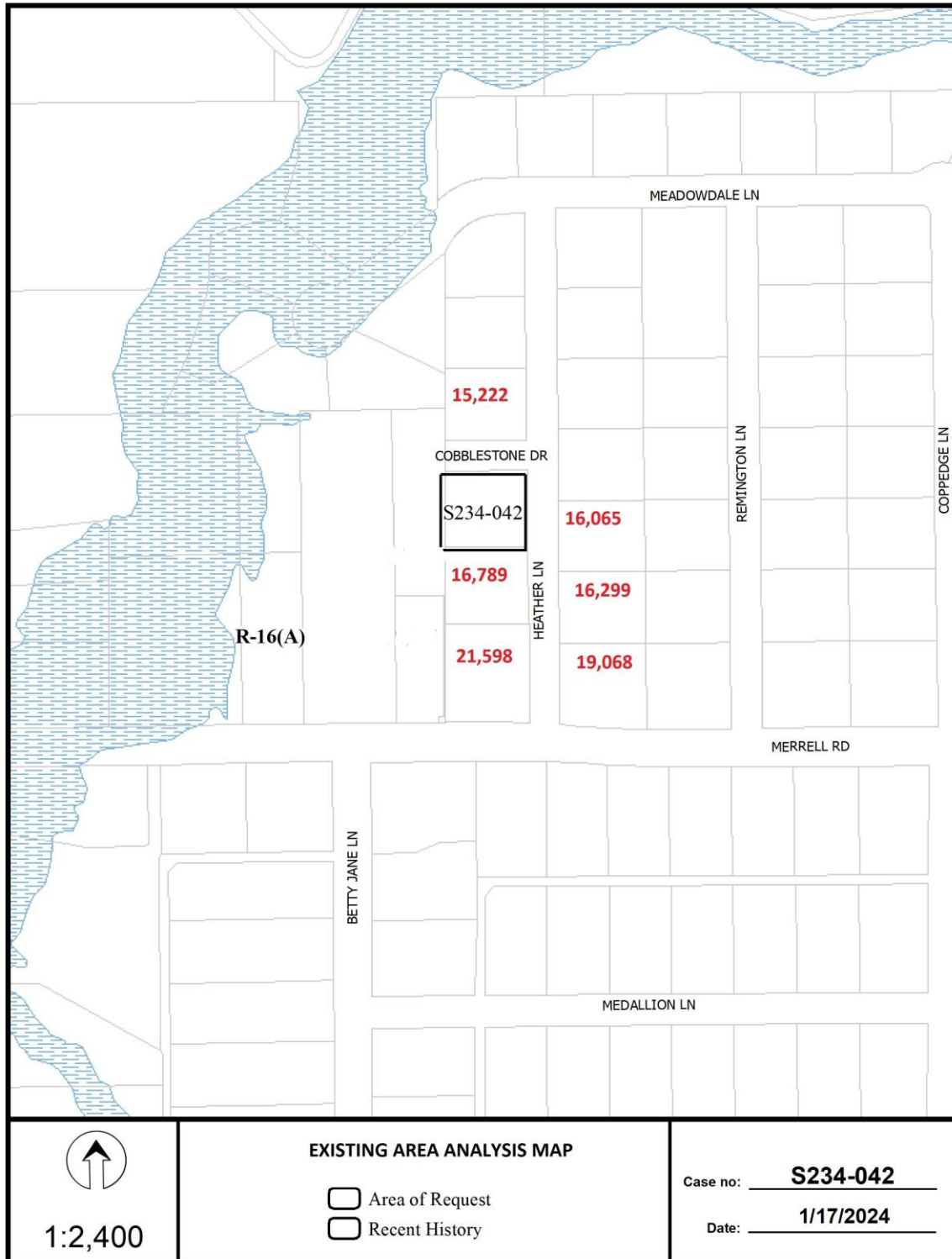
Survey (SPRG) Conditions:

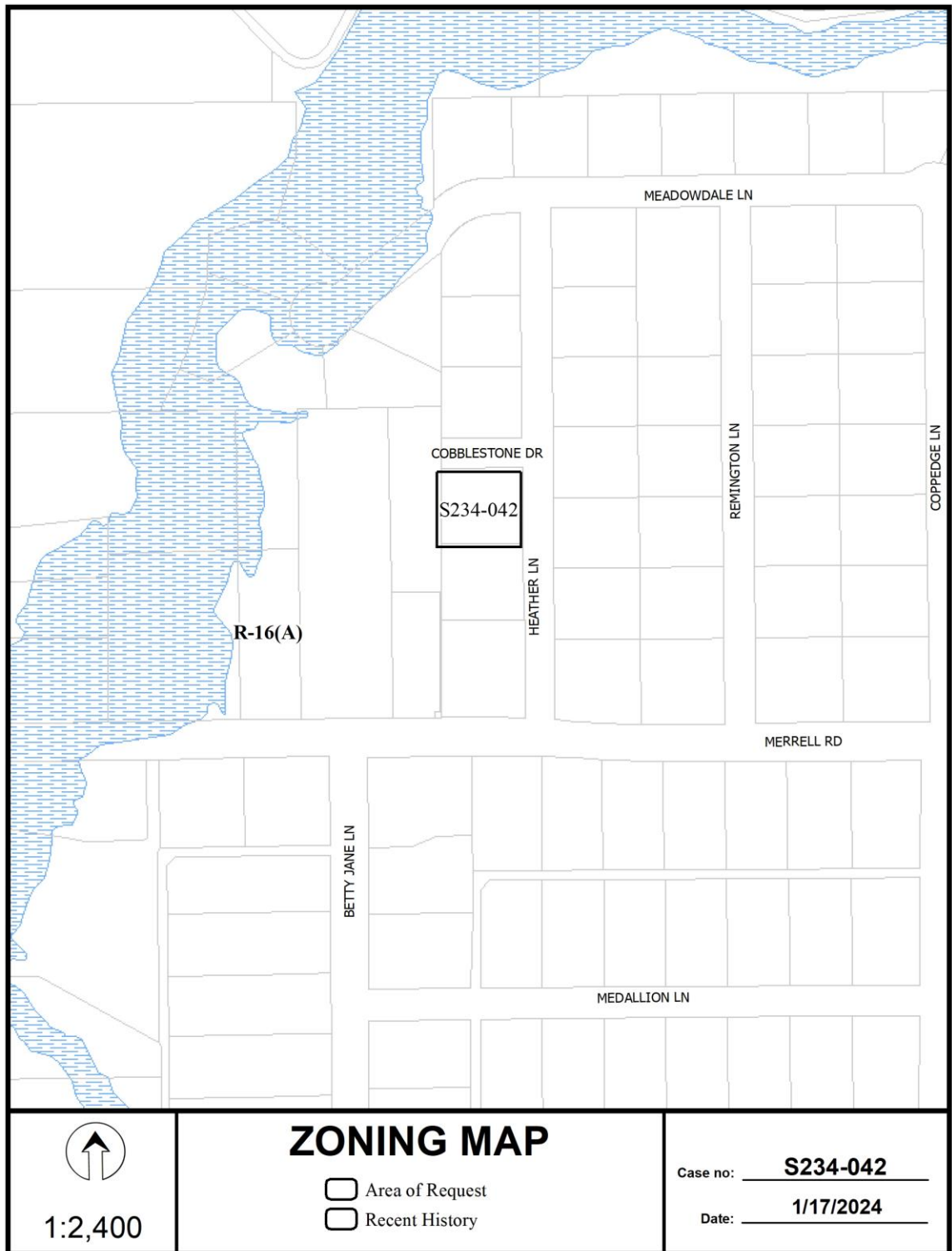
14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, label 40 feet building line is removed.
16. On the final plat, show 40 feet building line created along Heather Lane, extended beyond removal.

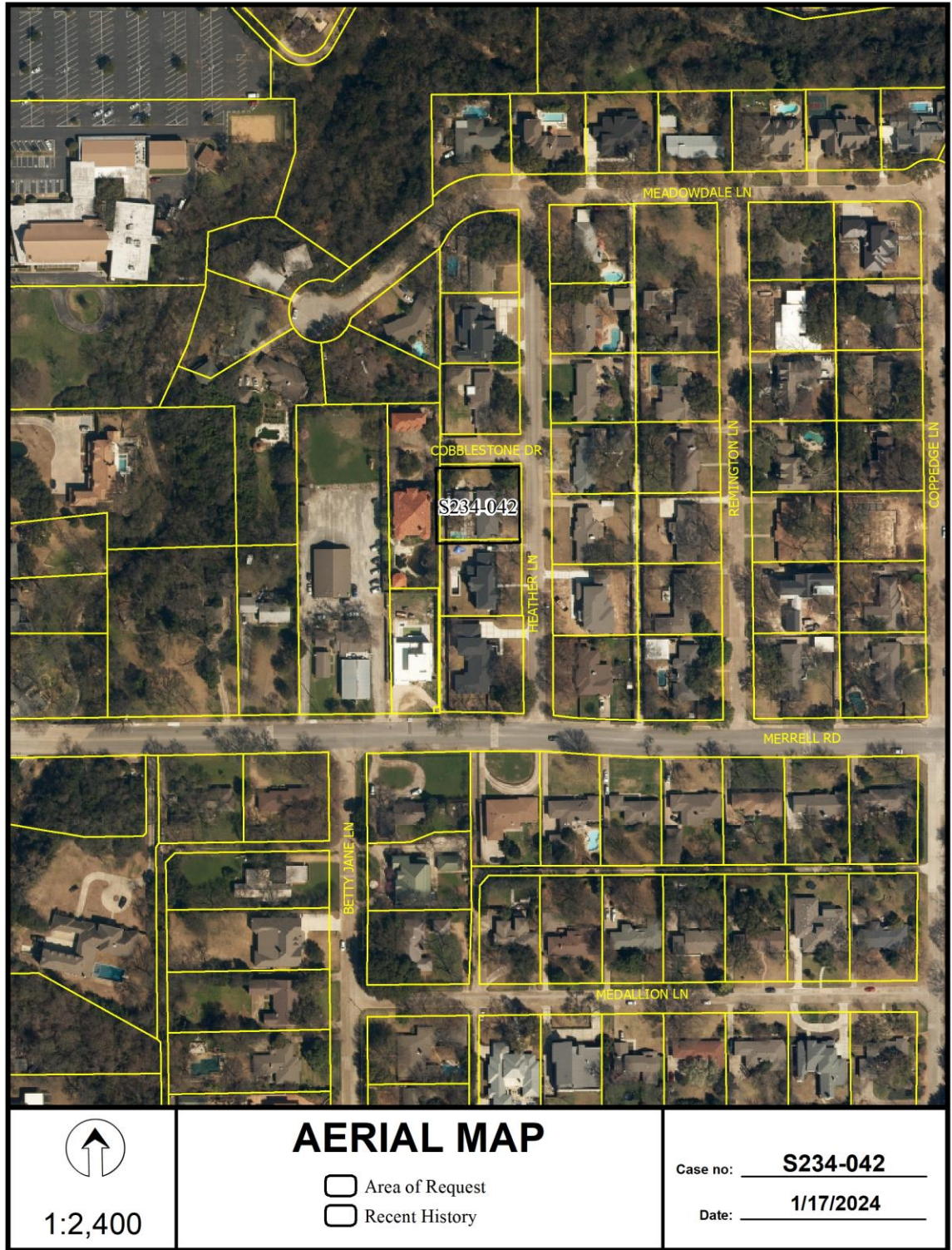
Street Name / GIS, Lot & Block Conditions:

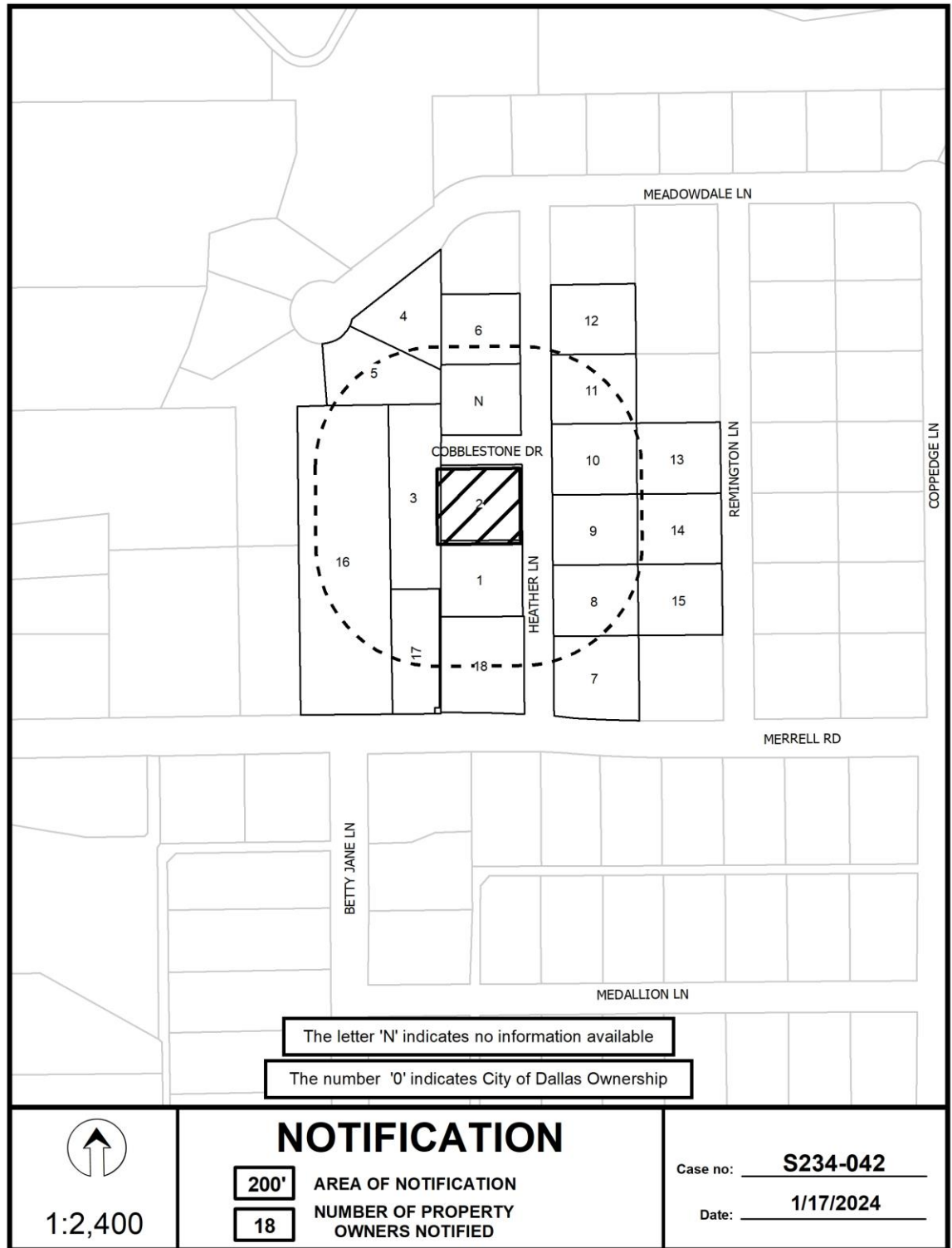
17. On the final plat, identify the property as Lot 3 in City Block 1/6414.

ALL AREAS ARE IN SQUARE FEET









01/08/2024

Notification List of Property Owners

S234-042

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10421 HEATHER LN	BAUM MICHAEL ANTHONY &
2	10431 HEATHER LN	RIVERA JAMES & TERESA M
3	3701 COBBLESTONE DR	MOASSER ZIBA
4	3760 MEADOWDALE LN	MOORE CATHERINE PREVETTI
5	3754 MEADOWDALE LN	JOHNSON DIANNE L RESIDUARY TRUST
6	10451 HEATHER LN	STAFFIN JEFF & DOLORES
7	10408 HEATHER LN	MARTIN CORINDO I JR &
8	10416 HEATHER LN	DRAKE ZACHARY & ERIN ROBIN
9	10424 HEATHER LN	OLERIO HOMES LLC
10	10432 HEATHER LN	BARRIENTES JESSE &
11	10442 HEATHER LN	ST ROMAIN NANCY C EST OF
12	10450 HEATHER LN	PRYOR WILL & ELLEN S
13	10433 REMINGTON LN	GIBBONS GARRETT R JR
14	10425 REMINGTON LN	JONES BLAKE & CHRISTIN J
15	10417 REMINGTON LN	WRIGHT LOGAN
16	3751 MERRELL RD	TEXAS CONFERENCE ASSOCIATION OF
17	3803 MERRELL RD	GEORGALIS TOM & ALYSSA
18	10411 HEATHER LN	MOLTKAU JORG & CARIE L

(NOT TO SCALE)

© 2000 MARY ANN STEWART

King, Robert H.; Smith, Donald S. "There is a General Property of the $2n$ -gonal Numbers $\{1, 9, 25, \dots\}$ and $\{1, 4, 9, \dots\}$ and Many More" (2002-2003), and being more

CERTIFICATE OF APPROVAL

I hereby certify that the foregoing proposed ordinance of the City of Miami, State of Florida, has been duly adopted by the Board of Commissioners of the City of Miami, State of Florida, at its regular meeting held on _____ day of _____, A.D. 20____.

Chairperson or Vice Chairperson
of the Board of Commissioners
City of Miami, Florida
Date: _____
Secretary _____

PRELIMINARY

09/07/16 08:10:16

WALNUT HILL PARK ADDITION
0.387 ACRES SITUATED IN THE
REBOL SURVEY, ABSTRACT NO. 978
OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-042

[illegible]

said County and State, on this day personally appeared the person whose name is subscribed to the foregoing the same for the purpose therein expressed and under oath true.

add County and State, on this day personally appeared the person whose name is subscribed to the foregoing and the same for the purpose therein expressed and under oath depose and say:

[illegible]









































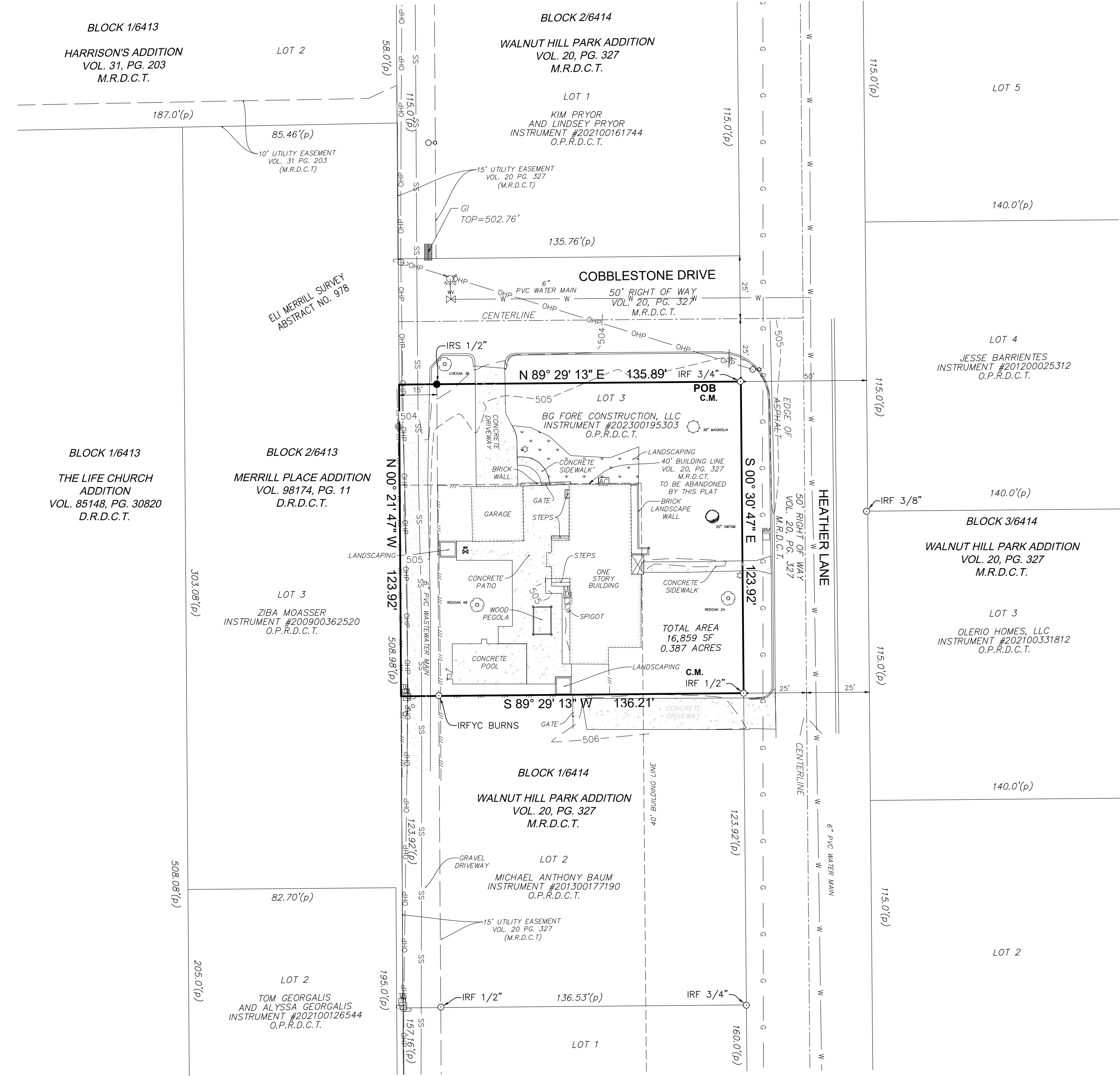






**PRELIMINARY PLAT
HEATHER ADDITION**
LOT 30, BLOCK 19/4A
A REPLAT OF LOT 3, BLOCK 19/4A
WANTWAT RAIL PLANT ADDITION
0.947 ACRES SITUATED IN THE
EAST 1/4 OF SECTION 16, T10N
R17E OF DALLAS COUNTY, TEXAS
CITY PLAT NO. 3254-442

Drawing: G:\My Drive\Survey\23113-10431 Heather Ln Dallas-Plat.dwg, Saved By: 12147, Plot Date: 1/4/2024 10:08 AM, Plotted by: 12147, Plot Date: 1/4/2024 10:08 AM, Drawing: G:\My Drive\Survey\23113-10431 Heather Ln Dallas-Plat.dwg, Saved By: 12147, Plot Date: 1/4/2024 10:07 AM, Plotted by: 12147, Plot Date: 1/4/2024 10:07 AM



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 _____, 2024.

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 _____, 2024.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BG Fore Construction, LLC, acting by and through it's duly authorized officer, Nate Gammill, does hereby adopt this plat, designating the herein described property as **HEATHER 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 _____, 2024.

BG Fore Construction, LLC
Nate Gammill
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 _____, 2024.

Notary Public in and for the State of Texas

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 _____, 2024.

Notary Public in and for the State of Texas

LEGEND

(C.M.)	CONTROLLING MONUMENT	EB	ELECTRIC BOX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	TB	TELEPHONE BOX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	UP	UTILITY POLE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	EM	ELECTRIC METER
POB	POINT OF BEGINNING	MB	MAILBOX
p, m	PLATTED, MEASURED	WM	WATER METER
VOL./PG.	VOLUME/PAGE	WV	WATER VALVE
IRF	IRON ROD FOUND (AS NOTED)	FD	FIRE HYDRANT
OHF	OVERHEAD POWER LINE	ICV	IRRIGATION CONTROL VALVE
WF	WOOD FENCE	FOF	FIBER OPTIC FLAG
WF	WIRE FENCE	LPP	LIGHT POWER POLE
SS	SANITARY SEWER CLEANOUT	L	LAMP
W	WATER LINE	GI	GRATE INLET
SS	SANITARY SEWER LINE	VS	VALVE
G	GAS LINE		

OWNER:

JAMES RIVERA
THERESA M. RIVERA
10431 HEATHER LANE
DALLAS, TX 75229

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

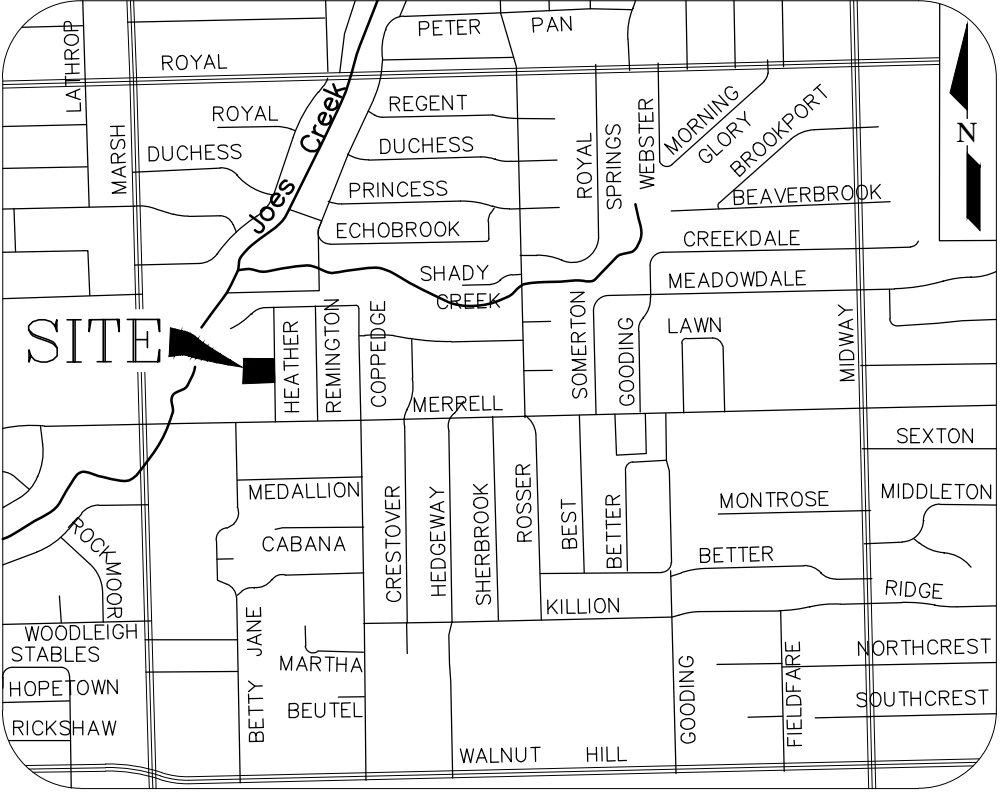
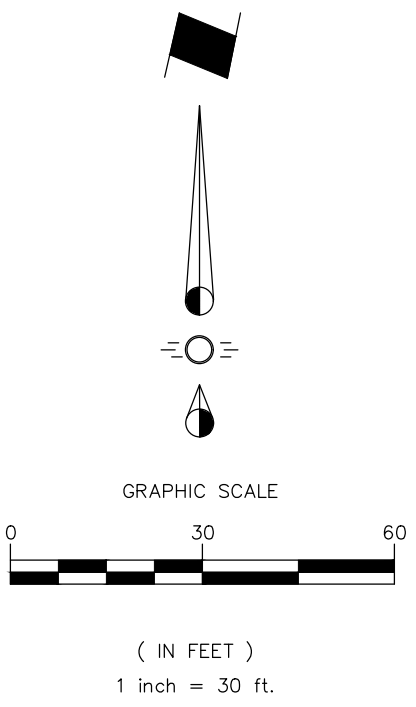
Secretary

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

**PRELIMINARY PLAT
HEATHER ADDITION**
LOT 3R, BLOCK 1/3414

A REPLAT OF LOT 3, BLOCK 1/6414
WALNUT HILL PARK ADDITION
0.387 ACRES SITUATED IN THE
ELI MERRILL SURVEY, ABSTRACT NO. 978
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-042



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS BG Fore Construction, LLC, is the owner of a 16,859 square foot or 0.387 acre tract of land, situated in the Eli Merrill Survey, Abstract Number 978, in the City and County of Dallas, Texas, being all of Lot 3, Block 1/6414, Walnut Hill Park Addition, an Addition to the City of Dallas, Texas, recorded in Volume 20, Page 327, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to BG Fore Construction, LLC, recorded in Instrument 202300195303, 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 3/4 inch iron rod found (Controlling Monument) at the Northeast corner of said Lot 3, Block 1/6414, and being the intersection of the South right of way line of Cobblestone Drive, a 50 foot right-of-way, with the West right of way line of Heather Lane, a 50 foot right-of-way;

THENCE South 00 degrees 30 minutes 47 seconds East, with the West right of way line of said Heather Lane, a distance of 123.92 feet to a 1/2 inch iron rod found (Controlling Monument) for the Southeast corner of said Lot 3, same being the Northeast corner of Lot 4, Block 1/6414;

THENCE South 89 degrees 29 minutes 13 seconds West, with the common line between said Lots 3 and 4, at 121.21 feet passing a 1/2 inch iron rod found with yellow cap stamped "Burns", continuing for a total distance of 136.21 feet to the Southwest corner of said Lot 3 and the Northwest corner of said Lot 4, same being in the East line of Merrill Place Addition, an Addition to the City of Dallas, Texas, recorded in Volume 98174, Page 11, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 21 minutes 47 seconds East, with the common line between said Lot 3 and said Merrill Place Addition, a distance of 123.92 feet to the Northwest corner, said point being in the South right of way line of said Cobblestone Drive;

THENCE North 89 degrees 29 minutes 13 seconds East, with the South right of way line of said Cobblestone Drive, at 15.00 feet passing a 1/2" iron rod with orange cap stamped "ARA 6671" set, continuing for a total distance of 135.89 feet to the **POINT OF BEGINNING**, containing 16,859 square feet or 0.387 acres of land more or less.



City of Dallas

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

Agenda Information Sheet

File #: 24-442

Item #: 30.

AGENDA DATE: February 1, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Approval of FY2022-23 CPC Annual Report
U/A From: January 18, 2024.