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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 15, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 15, 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://cityofdallas.tv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mdd58513fce3383fe68968f49fad77ab7>

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

BRIEFING ITEMS

Items 1-2

EXECUTIVE SESSION

Item 3

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES – CONSENT

Items 4-6

DEVELOPMENT PLAN CASES – INDIVIDUAL

Item 7

MINOR AMENDMENT CASES – UNDER ADVISEMENT

Item 8

ZONING DOCKET:

ZONING CASES - UNDER ADVISEMENT

Items 9-17

ZONING CASES - INDIVIDUAL

Items 18-19

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 20-24

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 25-26

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

CALL TO ORDER**BRIEFINGS:**

1. [24-564](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
2. [24-574](#) 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
3. [24-573](#) **CLOSED SESSION:**

 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.

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the February 1, 2024 City Plan Commission Hearing.

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

4. [24-566](#) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.

Staff Recommendation: **Approval.**

Applicant: Redwood-ERC Dallas, LLC

Representative: Andrew Ruegg, Masterplan

Planner: Tasfia Zahin

Council District: 12

M223-027(TZ)

Attachments: [M223-027\(TZ\) Case Report](#)
 [M223-027\(TZ\) Existing Development Plan](#)
 [M223-027\(TZ\) Proposed Development Plan](#)
 [M223-027\(TZ\) Existing Landscape Plan North](#)
 [M223-027\(TZ\) Existing Landscape Plan Notes](#)
 [M223-027\(TZ\) Existing Landscape Plan South](#)
 [M223-027\(TZ\) Proposed Landscape Plan North](#)
 [M223-027\(TZ\) Proposed Landscape Plan Notes](#)
 [M223-027\(TZ\) Proposed Landscape Plan South](#)

5. [24-567](#) An application for a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.

Staff Recommendation: **Approval.**

Applicant: A+ Charter Schools, Inc.

Representative: Robert Reeves & Associates Inc.

Planner: Sheila Alcantara Segovia

Council District: 5

M223-028(SAS)

Attachments: [M223-028\(SAS\) Case Report](#)
 [M223-028\(SAS\) Existing Site Plan](#)
 [M223-028\(SAS\) Proposed Site Plan](#)

6. [24-568](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166, on the west line of La Prada Drive, south of Blyth Drive.
Staff Recommendation: **Approval.**
Applicant: Nexus Incorporated
Representative: Rob Baldwin, Baldwin Associates
Planner: Tasfia Zahin
Council District: 7
M223-033(TZ)

Attachments: [M223-033\(TZ\) Case Report](#)
[M223-033\(TZ\) Existing Development Plan](#)
[M223-033\(TZ\) Proposed Development Plan](#)

Development Plans:

7. [24-569](#) An application for a development plan on property zoned Planned Development District No. 521, North Zone Subdistrict B, on the southeast corner of Mountain Creek Parkway and Merrifield Road.
Staff Recommendation: **Approval.**
Applicant: Kartavya Patel
Representative: Roger Sotelo
Planner: Sheila Alcantara Segovia
Council District: 3
D234-001(SAS)

Attachments: [D234-001\(SAS\) Case Report](#)
[D234-001\(SAS\) Proposed Development Plan](#)

Miscellaneous Items - Under Advisement:

Minor Amendments:

8. [24-577](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally on the northeast corner of Skillman Street and East Lovers Lane.
Staff Recommendation: **Approval.**
Applicant: Zion Lutheran Church of Dallas
Representative: James Kuhlmann
Planner: Donna Moorman
U/A From: January 18, 2024.
Council District: 9
M234-003(DM)

Attachments: [M234-003\(DM\) Case Report](#)
[M234-003\(DM\) Existing Development Plan](#)
[M234-003\(DM\) Proposed Development Plan](#)

Zoning Cases - Under Advisement:

9. [24-578](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.

Staff Recommendation: **Denial.**

Applicant: Daniel Marquez

Representative: Isai Marquez

Planner: Michael Pepe

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

Council District: 5

Z223-116(MP)

Attachments: [Z223-116\(MP\) Case Report](#)
[Z223-116\(MP\) Site Plan](#)

10. [24-579](#) An application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

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

Applicant: AMA Corporation

Representative: Audra Buckley, Permitted Development

Planner: Jennifer Muñoz

U/A From: January 18, 2024.

Council District: 4

Z223-163(JM)

Attachments: [Z223-163\(JM\) Case Report](#)
[Z223-163\(JM\) Existing Site Plan](#)

11. [24-580](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.

Staff Recommendation: **Approval.**

Applicant: Raul Estrada

Representative: Mariela Estrada

Planner: Michael Pepe

U/A From: January 18, 2024.

Council District: 3

Z223-217(MP)

Attachments: [Z223-217\(MP\) Case Report](#)

12. [24-581](#) An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue.
Staff Recommendation: **Approval.**
Applicant: Uptown Reinvestment, LLC
Representative: Sherry Flewellen
Planner: Giahanna Bridges
U/A From: January 18, 2024.
Council District: 4
Z223-282(GB)

Attachments: [Z223-282\(GB\) Case Report](#)

13. [24-582](#) An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street.
Staff Recommendation: **Approval.**
Applicant: 935 Clarendon LLC
Representative: Paul Carden
Planner: LeQuan Clinton
U/A From: January 18, 2024.
Council District: 4
Z223-299(LC)

Attachments: [Z223-299\(LC\) Case Report](#)

14. [24-583](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.
Staff Recommendation: **Approval.**
Applicant: Jack Rowe
Representative: Rik Adamski
Planner: Martin Bate
U/A From: January 18, 2024.
Council District: 4
Z223-300(MB)

Attachments: [Z223-300\(MB\) Case Report](#)

15. [24-584](#) An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.
Staff Recommendation: **Approval** for a three-year period, subject to amended conditions.
Applicant: Dallas County Medical Society Alliance Foundation
Representative: Rob Baldwin, Baldwin Associates
Planner: LeQuan Clinton
U/A From: January 18, 2024.
Council District: 14
Z223-303(LC)

Attachments: [Z223-303\(LC\) Case Report](#)
[Z223-303\(LC\) Site Plan](#)
16. [24-585](#) An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Jessica Gonzales
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: LeQuan Clinton
U/A From: January 18, 2024.
Council District: 4
Z223-308(LC)

Attachments: [Z223-308\(LC\) Case Report](#)
[Z223-308\(LC\) Site Plan](#)
[Z223-308\(LC\) Landscape Plan](#)
17. [24-586](#) An application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.
Staff Recommendation: **Approval.**
Applicant: Manolo Design Studio
Representative: Wanda Summers
Planner: Giahanna Bridges
U/A From: January 18, 2024.
Council District: 11
Z223-342(GB)

Attachments: [Z223-342\(GB\) Case Report](#)

Zoning Cases - Individual:

18. [24-570](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.

Staff Recommendation: **Hold under advisement to March 21, 2024.**

Applicant: Cee Gilmore

Planner: Giahanna Bridges

Council District: 7

Z234-101(GB)

Attachments: [Z234-101\(GB\) Case Report](#)

19. [24-571](#) An application for an amendment to Planned Development District No. 729 on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

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

Applicant: YMCA of Dallas

Representative: Karl A. Crawley, Masterplan

Planner: Teaseia Blue

Council District: 7

Z234-163(TB)

Attachments: [Z234-163\(TB\) Case Report](#)
[Z234-163\(TB\) Existing Development Plan](#)
[Z234-163\(TB\) Proposed Amended Development Plan](#)
[Z234-163\(TB\) Existing Landscape Plan](#)
[Z234-163\(TB\) Proposed Amended Landscape Plan](#)

SUBDIVISION DOCKET:**Consent Items:**

20. [24-556](#) An application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20.
 Applicant/Owner: Liberty Banker Life Insurance Co.
 Surveyor: Ion Design Group, LLC
 Application Filed: January 17, 2024
 Zoning: PD 1076
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 8
 S212-092R

Attachments: [S212-092R Case Report](#)
 [S212-092R Plat](#)

21. [24-557](#) An application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue.
 Applicant/Owner: Res Builders and Construction, LLC
 Surveyor: Texas Heritage Surveying, LLC
 Application Filed: January 17, 2024
 Zoning: MF-2(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 1
 S234-044

Attachments: [S234-044 Case Report](#)
 [S234-044 Plat](#)

22. [24-558](#) An application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central.
Applicant/Owner: Leo Sherry
Surveyor: Duenes Land Surveying, LLC
Application Filed: January 18, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-047

Attachments: [S234-047 Case Report](#)
[S234-047 Plat](#)

23. [24-559](#) An application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 7 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street.
Applicant/Owner: Holly Avenue
Surveyor: Texterra Surveying
Application Filed: January 18, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-048

Attachments: [S234-048 Case Report](#)
[S234-048 Plat](#)

24. [24-560](#) An application to create one 0.2755-acre lot from a tract of land in City Block 6548 on property located on Reeder Road, north of Royal Lane.
Applicant/Owner: Amjad Mitha
Surveyor: DMC Henry, LLC, Mori's Engineering, Inc.
Application Filed: January 18, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-049

Attachments: [S234-049 Case Report](#)
[S234-049 Plat](#)

Residential Replats:

25. [24-561](#) An application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek.
Applicant/Owner: A.R.T. Properties Investments L.P.
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 18, 2024
Zoning: PD 562 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 12
S234-045

Attachments: [S234-045 Case Report](#)
[S234-045 Plat](#)

26. [24-562](#) An application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Gozalez & Schneeberg, Engineers and Surveyors, Inc.
Application Filed: January 17, 2024
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-046

Attachments: [S234-046 Case Report](#)
[S234-046 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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 #: 24-564

Item #: 1.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Briefing and Discussion 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 #: 24-574

Item #: 2.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

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 #: 24-573

Item #: 3.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

CLOSED SESSION:

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.



City of Dallas

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Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 24-566

Item #: 4.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.

Staff Recommendation: **Approval.**

Applicant: Redwood-ERC Dallas, LLC

Representative: Andrew Ruegg, Masterplan

Planner: Tasfia Zahin

Council District: 12

M223-027(TZ)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Tasfia Zahin

FILE NUMBER: M223-027(TZ) **DATE FILED:** July 18, 2023
LOCATION: Southeast corner of Coit Road and Frankford Road
COUNCIL DISTRICT: 12
SIZE OF REQUEST: Approx. 85.78 acres **CENSUS TRACT:** 48085031812

REPRESENTATIVE: Andrew Ruegg, Masterplan

APPLICANT/OWNER: Redwood-ERC Dallas, LLC

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 695.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 695

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20695.pdf>

BACKGROUND INFORMATION:

- On September 8, 2004, Planned Development District No. 695 was established by Ordinance No. 25729.
- On March 2, 2023, the City Plan Commission approved a minor amendment to the development and landscape plan.
- The property is currently operating as Highland Springs Retirement Communities.

REQUEST DETAILS:

The applicant is requesting a minor amendment to the development and landscape plan for a portion of Phase 3, Building RB 3.3 & 3.4 of Planned Development District No. 695, Highland Springs Retirement Communities.

The request is to modify the building footprint of RB 3.3 & 3.4, increase the building floor area, decrease number of dwelling units, decrease number of parking spaces, reconfigure the size and shape of the building and shade structures, increase lot coverage, and adjust the location of trees and sidewalks.

The applicant proposes to add a shade structure near an existing parking area internal to the site and to reconfigure the building footprint. Parking and landscaping at the northeast portion of the property will be modified to accommodate the proposed changes. Additional trees are also proposed to be planted along the south property line.

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

The Engineering Division of Development Services reviewed the proposed development plan and has no objections to the development on the property.

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

Upon review of the proposed development plan and landscape plan, staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan, complies with the requirements set forth by Planned Development District No. 695, and does not impact any other provisions of the ordinance.

List of Officers

Erickson Living:

R. Alan Butler – Chief Executive Officer

Gregg Colon - Chief Operating Officer

Christian Sweetser – Chief Financial Officer

Susan L. Oliveri – General Counsel

Matthew Narrett M.D. – Chief Medical Officer

Tom Neubauer – Executive Vice President, Sales, Marketing, and Communications

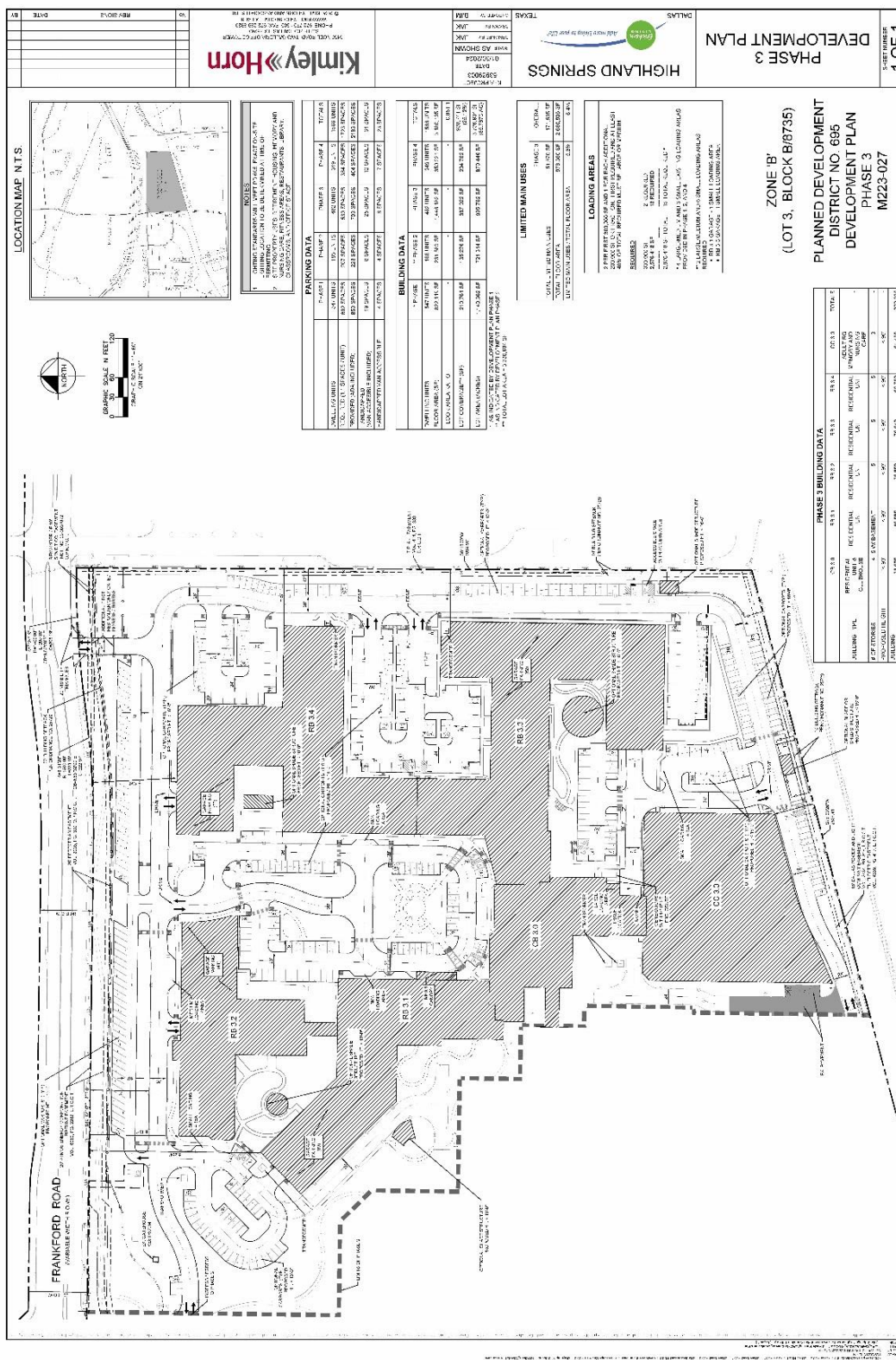
Sean M. Sands – Executive Vice President, Real Estate and Development

Todd Matthiesen – Executive Vice President of Business Strategy and Administration

Nicole Walker – Senior Vice President, Human Resources and Chief Diversity Officer

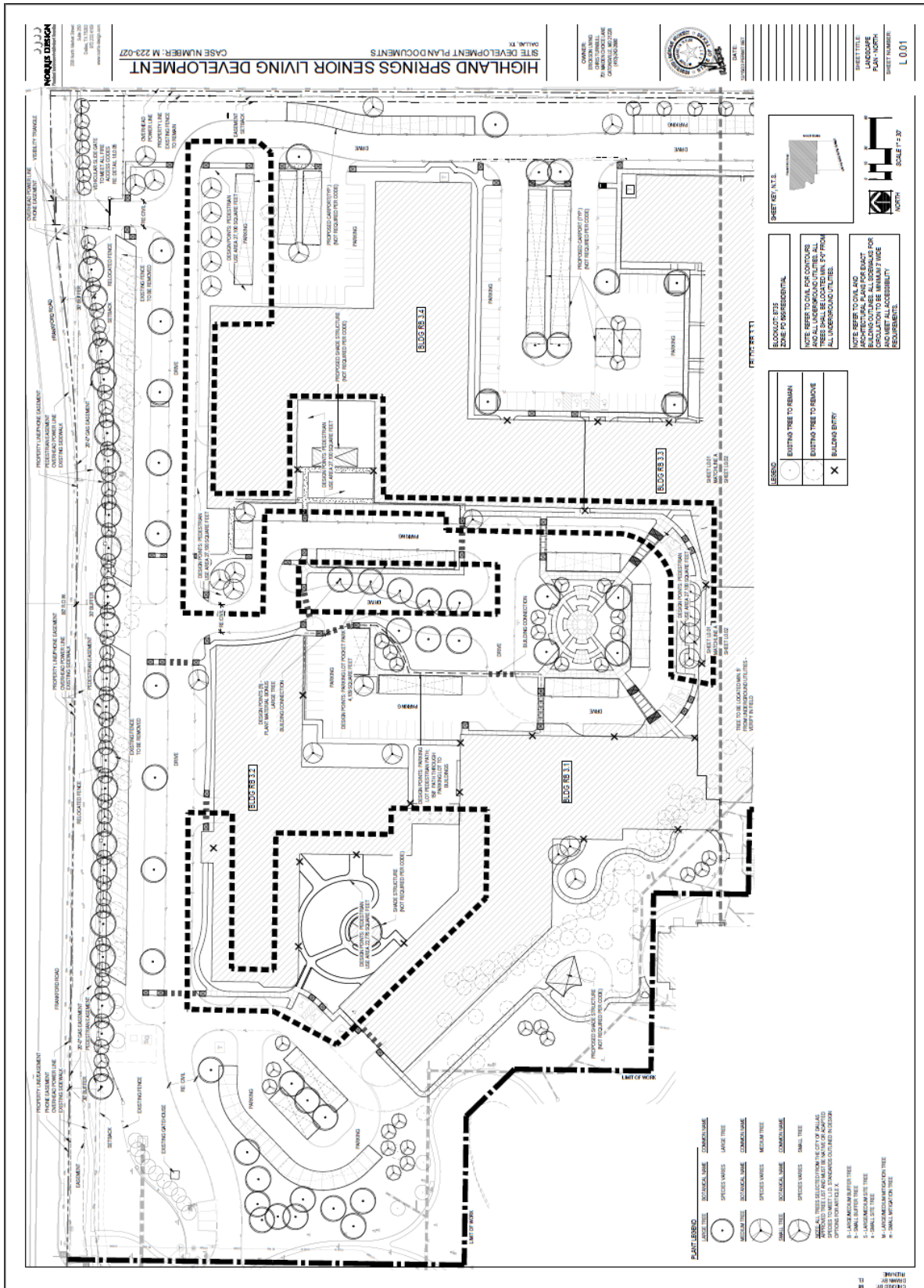
Chirs Emmett – Senior Vice President, Community Operations

Proposed Development Plan



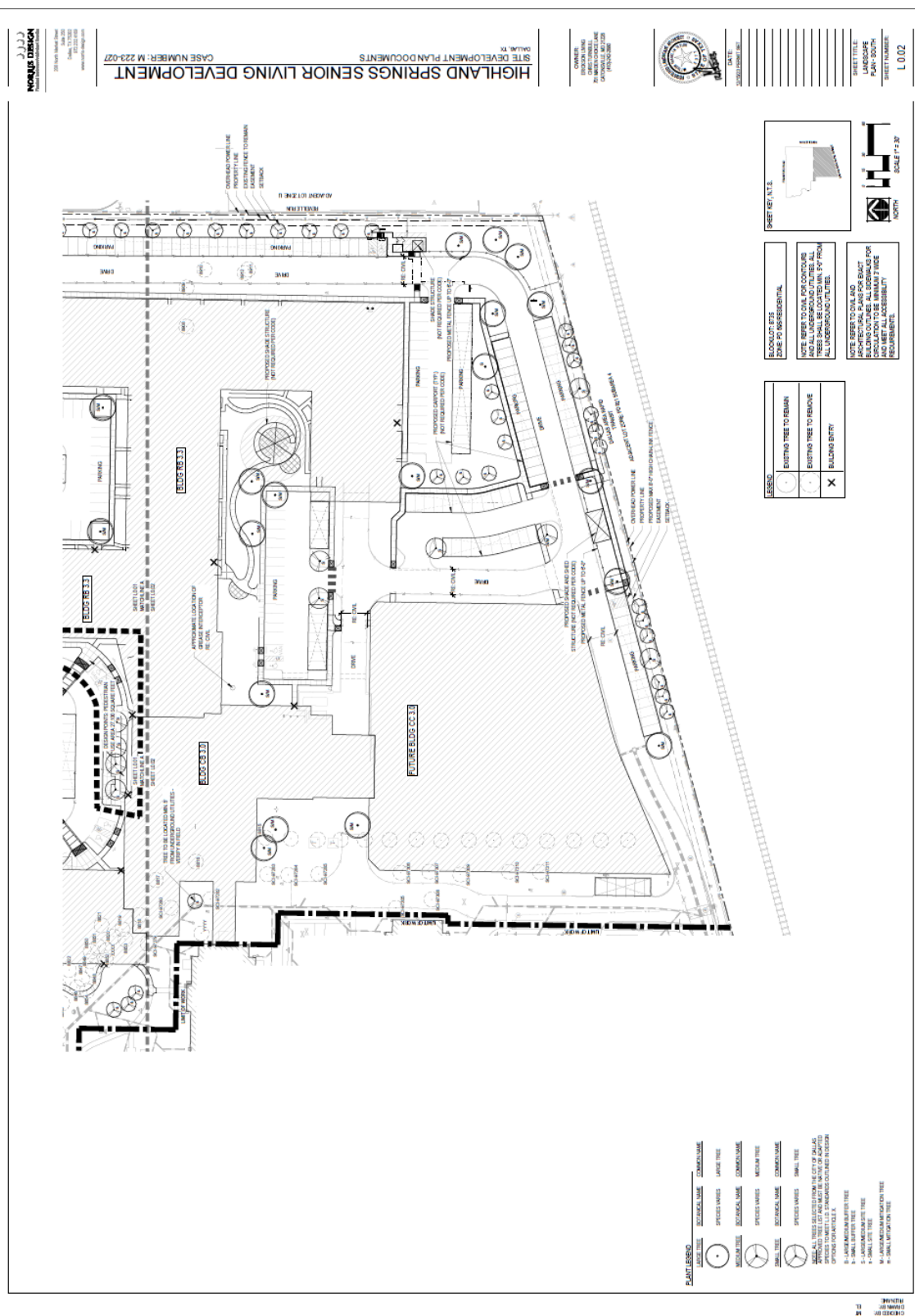


Proposed Landscape Plan - North

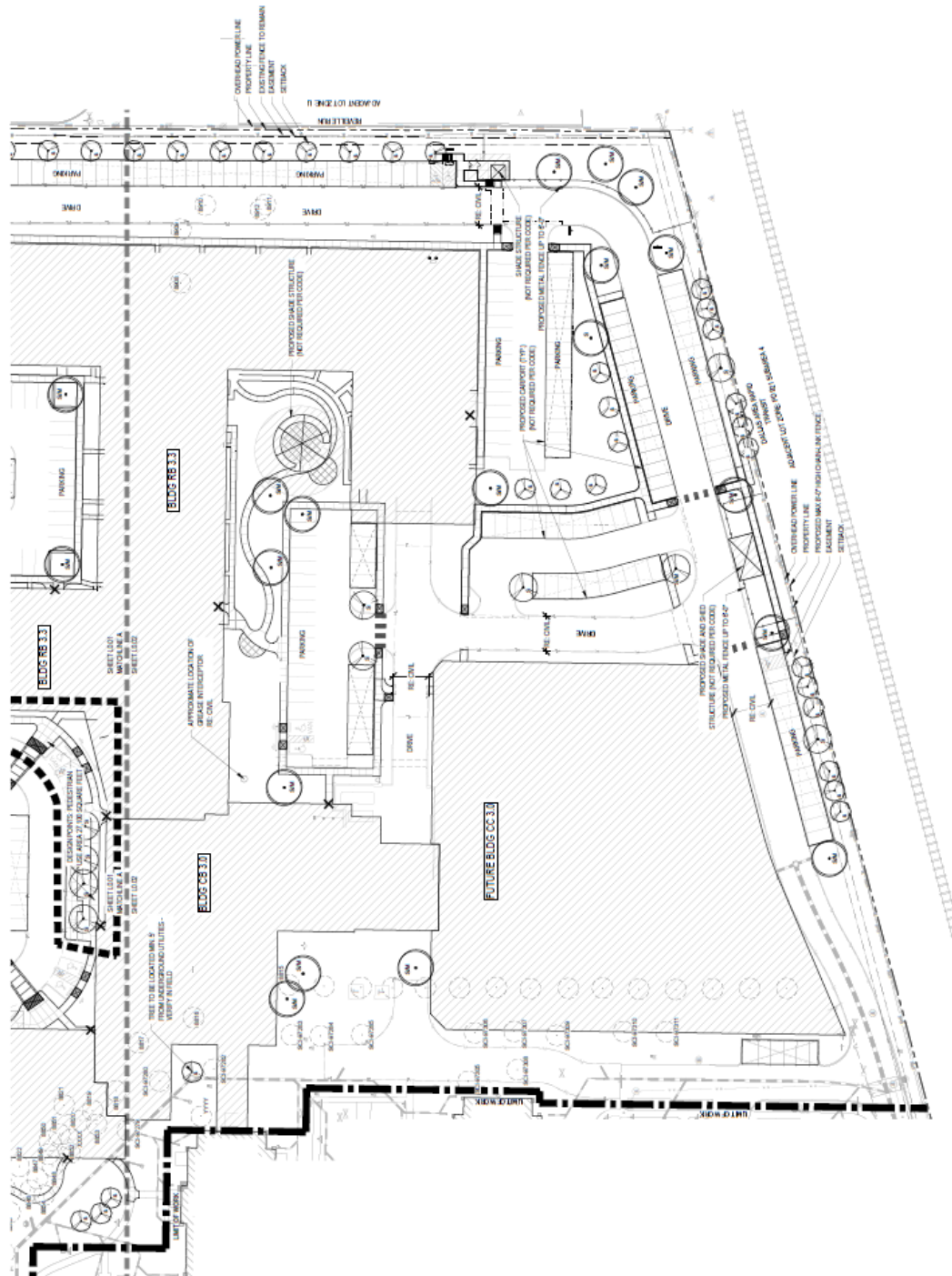




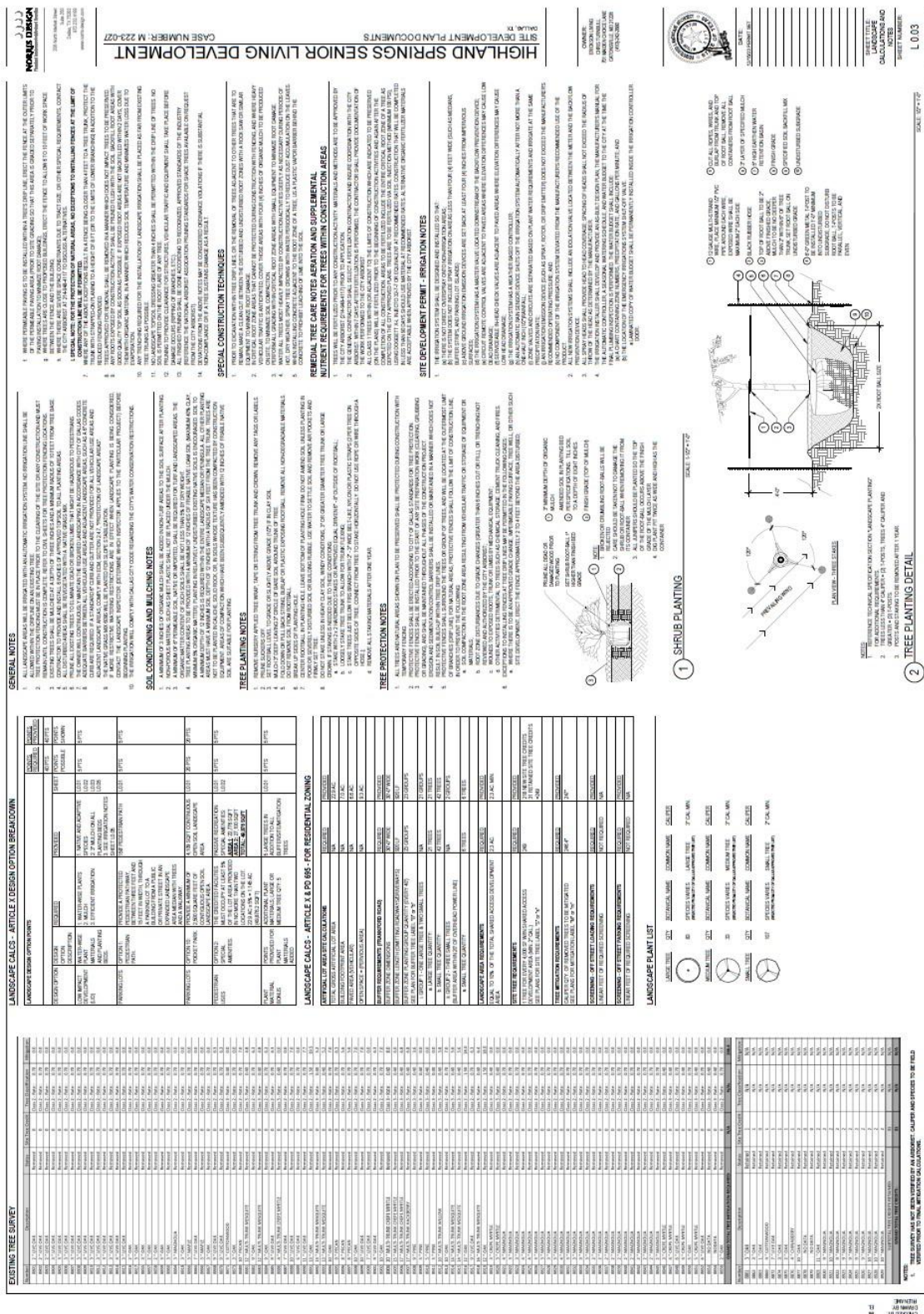
Proposed Landscape Plan – South



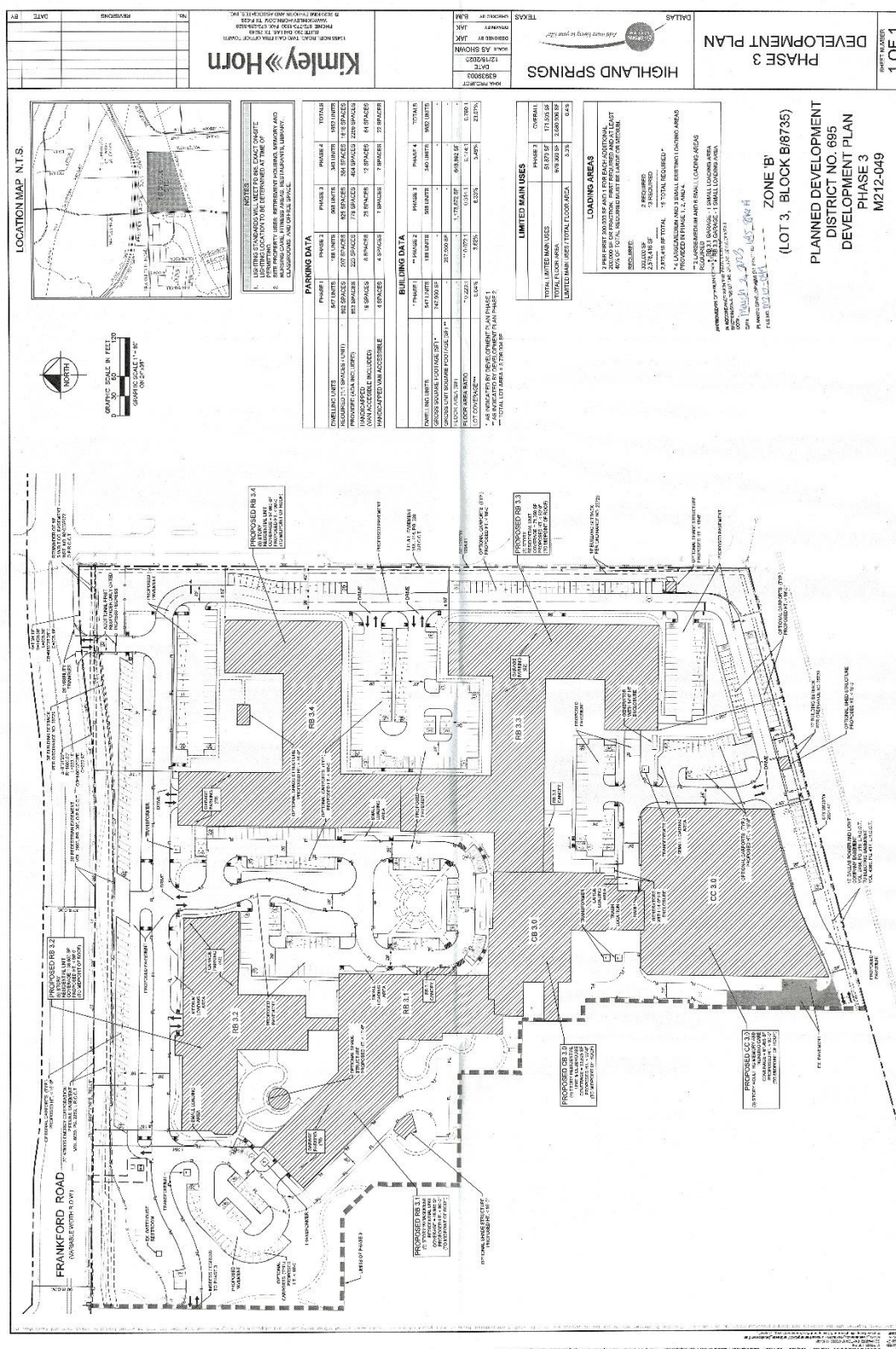
Proposed Landscape Plan – South Enlarged



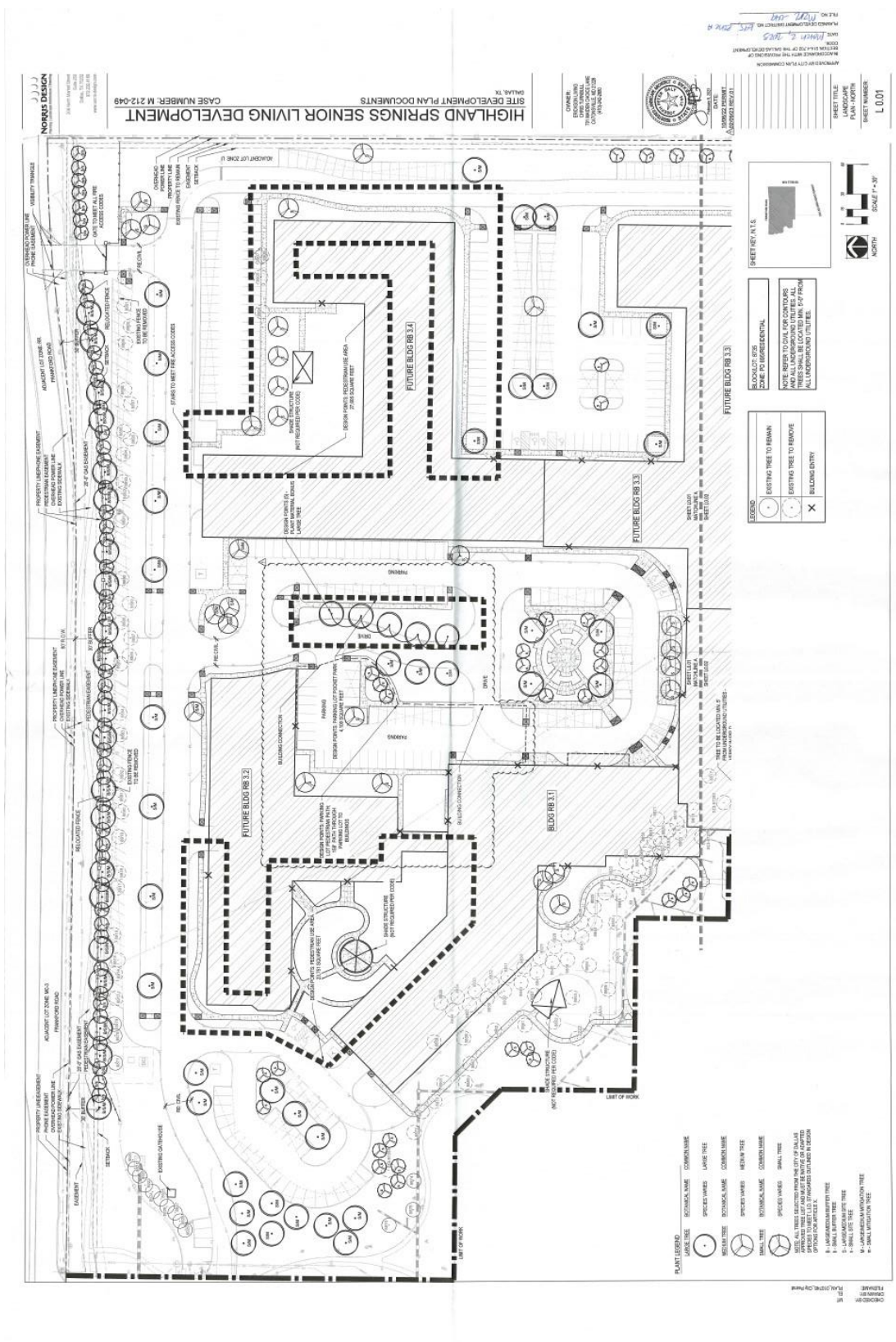
Proposed Landscape Plan – Notes



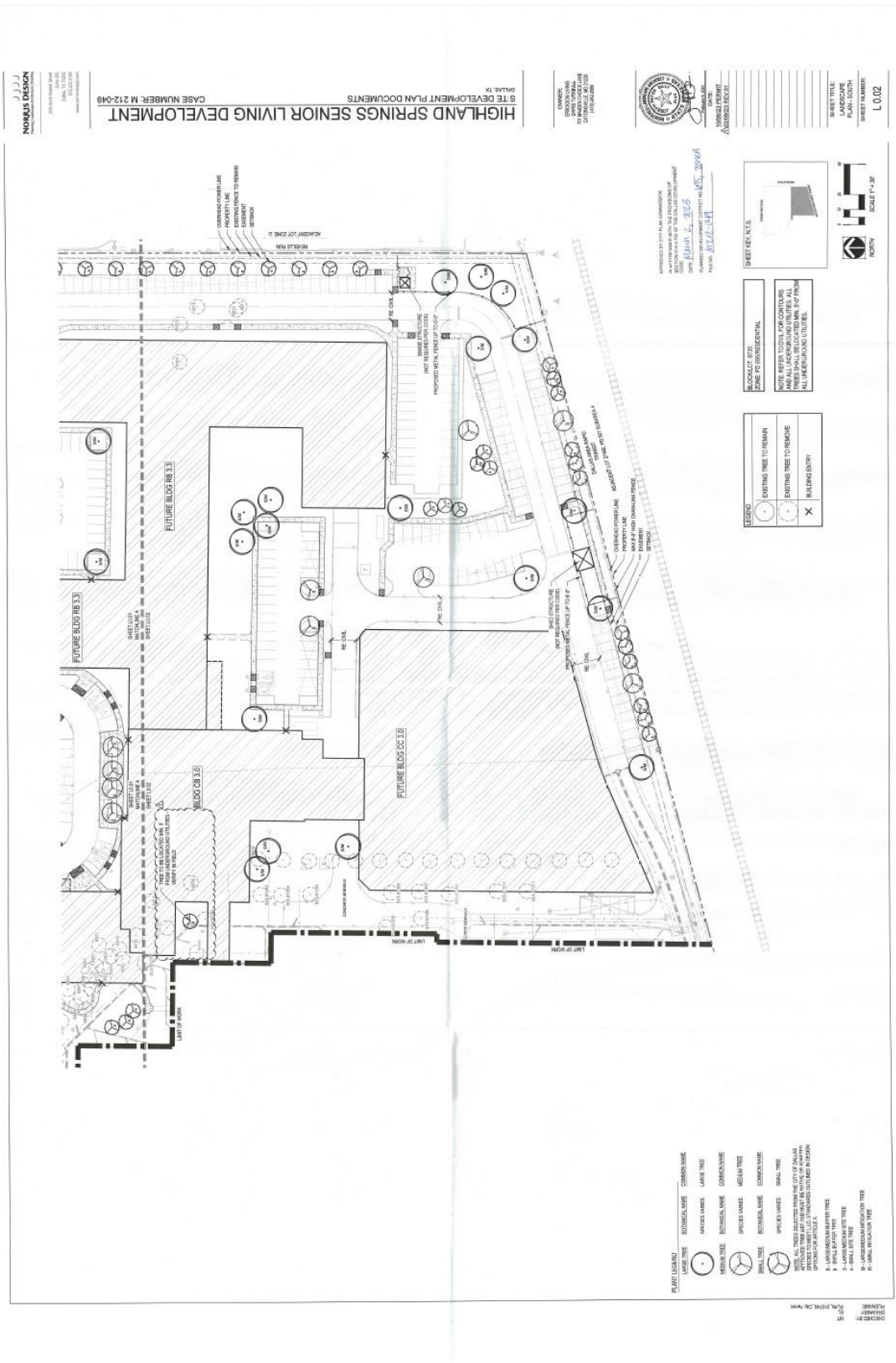
Existing Development Plan

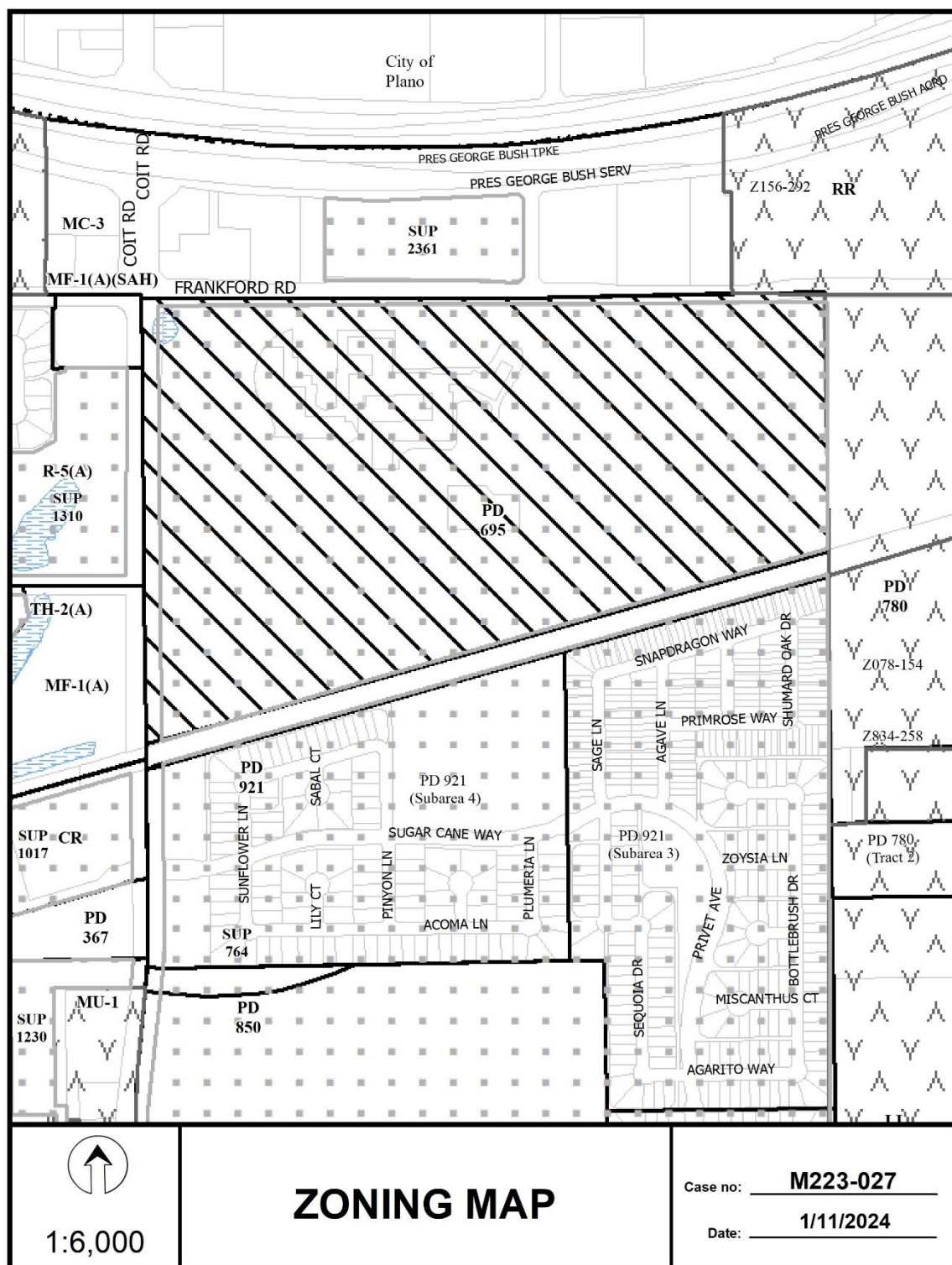


Existing Landscape Plan – North



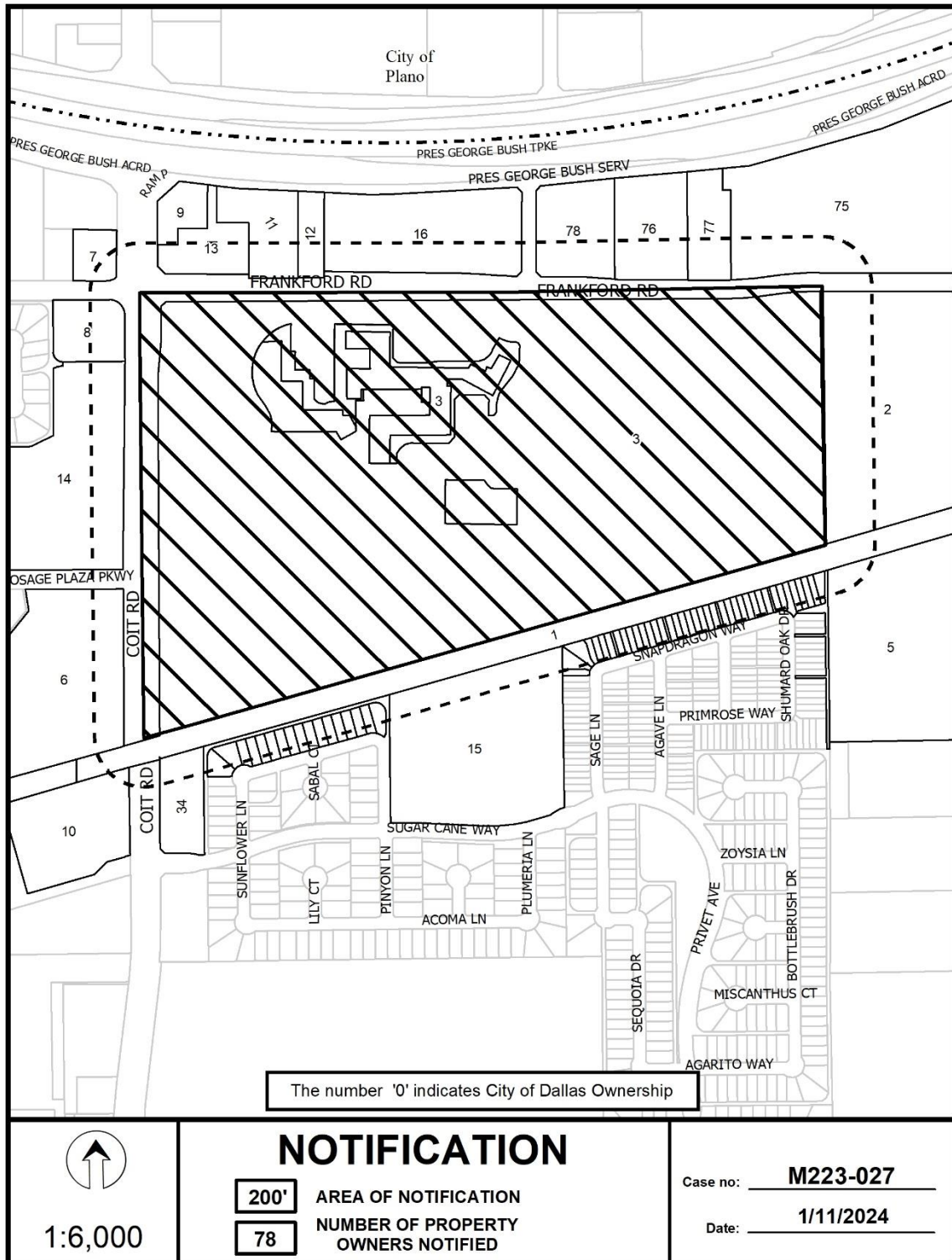
Existing Landscape Plan – South







AERIAL MAP



Notification List of Property Owners

M223-027

78 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1		DALLAS AREA RAPID TRANSIT
2	18325 WATERVIEW PKWY	PRIME DIAMOND INVESTMENT LTD
3	8000 FRANKFORD RD	REDWOOD-ERC DALLAS LLC
4	FRANKFORD RD	2019 HIGHLAND SPRINGS TRUST
5	WATERVIEW PKWY	DALLAS INTERNATIONAL SCHOOL
6	17817 COIT RD	PALENCIA OWNER LLC
7	18101 COIT RD	SOUTHLAND CORP-27529
8	18093 COIT RD	CAR SPA COIT ROAD LP
9	18120 COIT RD	COIT ROAD PROPERTY LLC
10	17717 COIT RD	HILDERBRAND PARTNERSHIP THE
11	7990 PRESIDENT GEORGE BUSH HWY	SCI TEXAS FUNERAL SERVICES INC
12	8030 PRESIDENT GEORGE BUSH HWY	YEE FAMILY TRUST
13	18120 COIT RD	D F W DISTRIBUTOR PETROLEUM INC
14	7777 OSAGE PLAZA PKWY	ASCP-RC
15		PLANO ISD
16	8080 PRESIDENT GEORGE BUSH HWY	HARMONY PUBLIC SCHOOLS
17	8031 SUNFLOWER LN	WU PERRY
18	8035 SUNFLOWER LN	GIBSON RONALD ALAN & RITA HOFFMAN
19	8039 SUNFLOWER LN	GUERRERO VERA JESUS ALEJANDRO & MARIA CRISTINA AYALA SANTOS
20	8043 SUNFLOWER LN	XU LILI
21	8047 SUNFLOWER LN	KHODAVERDI MARYAM
22	8051 SUNFLOWER LN	PHEN CLAUDIA & TAN NGUYEN
23	8055 SUNFLOWER LN	KURTZ BRAD & PAULA
24	8059 SUNFLOWER LN	FECKE JUSTIN M & KAYLA
25	8063 SUNFLOWER LN	KLOCK BRANDON RAYMOND &

M223-027(TZ)

			TARA LYNN
26	8067	SUNFLOWER LN	WEI ANGTAO & DI CHEN
27	8071	SUNFLOWER LN	PALO CARMEN ROSE & MICHAEL JOHN
28	8075	SUNFLOWER LN	ZRASH MARK
29	8079	SUNFLOWER LN	KHANANE HAMZA & MISBAH ASHRAF
30	8083	SUNFLOWER LN	SUNDARARAM VISHALINI KADIRKAMA &
31	8087	SUNFLOWER LN	CURRIER PRESTON L & DOUACHEE KUE
32	8091	SUNFLOWER LN	VICHAYANONDA ANJIE
33	8095	SUNFLOWER LN	KRISHNAMOORTHY GANESH
34	7925	SUGAR CANE WAY	UPD HOMEOWNER'S ASSOCIATION INC
35	17777	SAGE LN	KAZA VIJAYAKIRAN
36	17781	SAGE LN	ORENSTEN JOSHUA JOSEPH
37	8105	SNAPDRAGON WAY	MURILLO CARLOS E ALBA &
38	8113	SNAPDRAGON WAY	MANLEY STEVEN
39	8121	SNAPDRAGON WAY	YOUNG AMANDA TRACI &
40	8129	SNAPDRAGON WAY	MANIPRAKASAM RUBESHKUMAR & SASIREKHA MOHAN
41	8137	SNAPDRAGON WAY	SOHAL NAVDEEP S
42	8145	SNAPDRAGON WAY	JOO GOW HO & YOUNG NAM KIM &
43	8153	SNAPDRAGON WAY	FINE TEXAS PROPERTIES LLC
44	8161	SNAPDRAGON WAY	BENEDICTO JAMES PATRICK
45	8169	SNAPDRAGON WAY	BROOKS MICHAEL CHASE
46	8177	SNAPDRAGON WAY	LEWIS MAIYA
47	8185	SNAPDRAGON WAY	GOMEZ JHON ALEX RIVERO
48	8203	SNAPDRAGON WAY	GELLERA MATTIA &
49	8207	SNAPDRAGON WAY	KINOSIAN ELAINA A
50	8211	SNAPDRAGON WAY	CRITTENDEN MICHEAL A
51	8215	SNAPDRAGON WAY	WORTHAN DEAN
52	8219	SNAPDRAGON WAY	MCCLEES JASON & MEGAN K
53	8223	SNAPDRAGON WAY	KELLY MELANIE ANNE

M223-027(TZ)

54	8227	SNAPDRAGON WAY	AKINJAYEJU TOLUPE
55	8231	SNAPDRAGON WAY	ZHOU XUE
56	8235	SNAPDRAGON WAY	NIKTABE NIMA & ANAHITA GHASSEM MAKUIE
57	8239	SNAPDRAGON WAY	STANOJEVIC DUSAN &
58	8243	SNAPDRAGON WAY	MAZE NICHOLAS STEVEN &
59	8247	SNAPDRAGON WAY	TEMPLE JAMIE JO & SEAN ERIC
60	8251	SNAPDRAGON WAY	WEEKS JORDAN CHRISTOPHER & LAKEN ELICE
61	8255	SNAPDRAGON WAY	DHINAKARAN VINOTH &
62	8259	SNAPDRAGON WAY	FANG DAVID YENYIN & LICHUN KATRINA LIAO
63	8263	SNAPDRAGON WAY	BAO JIAYUE &
64	8267	SNAPDRAGON WAY	KONRAD KATHRYN
65	8271	SNAPDRAGON WAY	SANJURJO EDWIN RAMON &
66	8275	SNAPDRAGON WAY	Taxpayer at
67	8279	SNAPDRAGON WAY	GODFREY MARY MEGAN
68	8305	OXALIS LN	LEVERINGTON ALEXANDER
69	8313	OXALIS LN	LIN JANET
70	8321	OXALIS LN	LAHR SHARON LUNSFORD LIVING TRUST THE
71	8329	OXALIS LN	TSOI KA CHUN KENNETH
72	8337	OXALIS LN	PATEL MEETA & SRIVASTAV RAJ
73	8345	OXALIS LN	KUNWAR ASMITA & MAHENDRA BAHADUR
74	8141	SNAPDRAGON WAY	UP RESIDENTIAL COMMUNITY ASSOCIATION INC
75	8900	PRESIDENT GEORGE BUSH HWY	PACK PROPERTIES XII LLC
76			SANTAMARIA RITA D
77			HARE KRISHNA KRUPA LLC
78	18180	HIGHLAND SPRINGS	SHINN N DALLAS HOSPITALITY LTD



City of Dallas

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

Agenda Information Sheet

File #: 24-567

Item #: 5.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.

Staff Recommendation: **Approval.**

Applicant: A+ Charter Schools, Inc.

Representative: Robert Reeves & Associates Inc.

Planner: Sheila Alcantara Segovia

Council District: 5

M223-028(SAS)

Planner: Sheila Alcantara Segovia

FILE NUMBER: M223-028(SAS)

DATE FILED: July 26, 2023

LOCATION: Northwest corner of Bruton Road and McCutcheon Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ±3.98 acres

CENSUS TRACT: 4 8 1 1 3 0 0 9 0 0 2

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Robert Reeves & Associates Inc.

OWNER/ APPLICANT: A+ Charter Schools, Inc

REQUEST: An application for a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

On May 13, 1998, the City Council granted Specific Use Permit No. 1357 for an open-enrollment charter school.

REQUEST DETAILS:

The applicant is requesting to amend the existing site plan to add surface parking on the south side of the campus, north of Bruton Road. Landscaping is required to be shown on the site plan. The parking lot addition requires the removal of three trees with two trees being added between the proposed parking lot and Bruton Road. The landscaping was reviewed by the City Arborist and determined that they have no objections.

A Traffic Management Plan Update was submitted in November 2023 in response to the proposed development plan amendment. The Update was reviewed by the Engineering Division of Development Services and determined that no changes to the TMP are necessary and they have no objections to the proposed development on the property as reflected on the development plan.

Upon review of the proposed SUP site plan, staff has determined that the request complies with the requirements set forth by the Specific Use Permit conditions and does not impact any other provisions of the ordinance permitting this use. The only purpose of this hearing is to determine if the proposed site plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

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

List of Officers

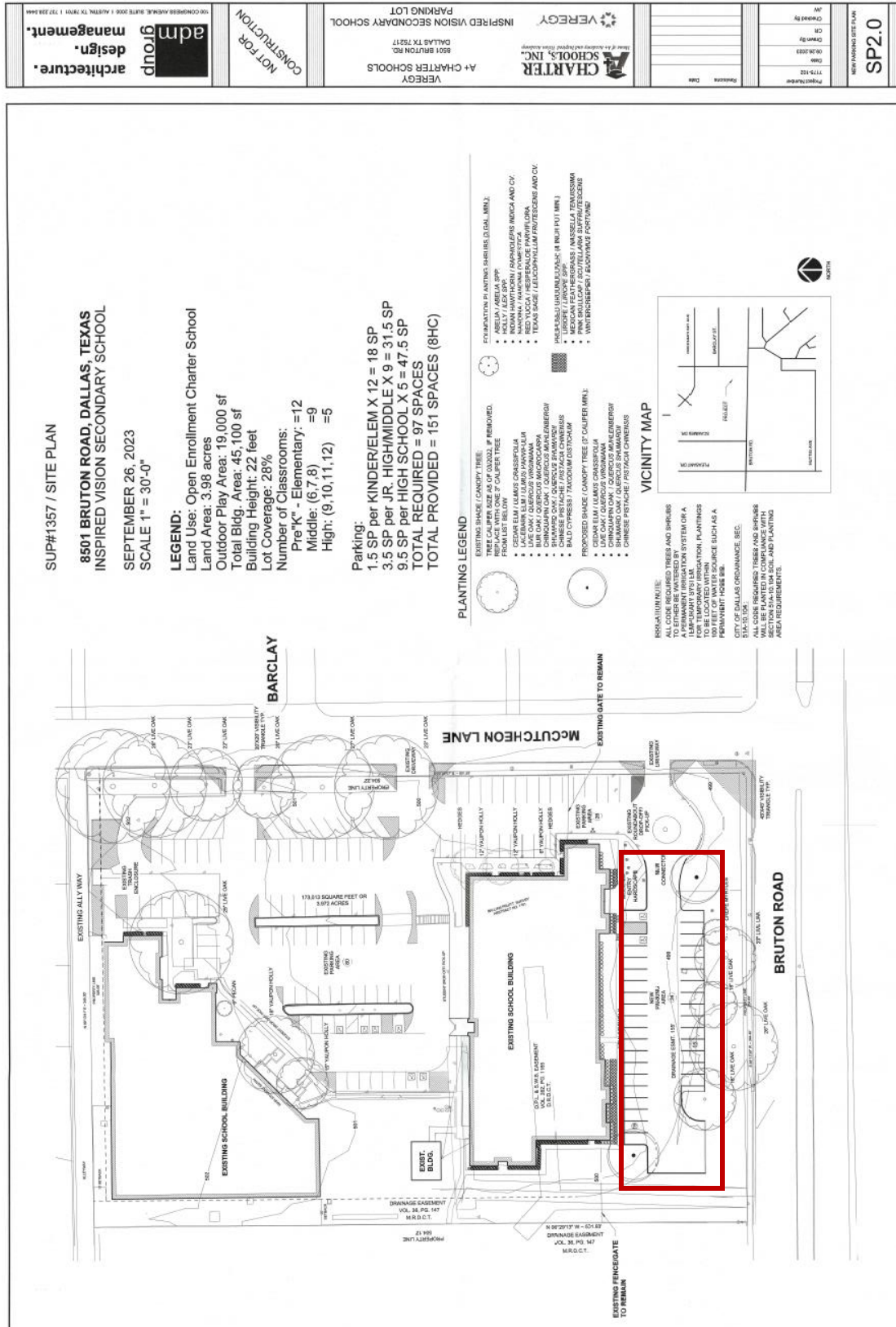
A+ Charter Schools, Inc.

Board of Directors

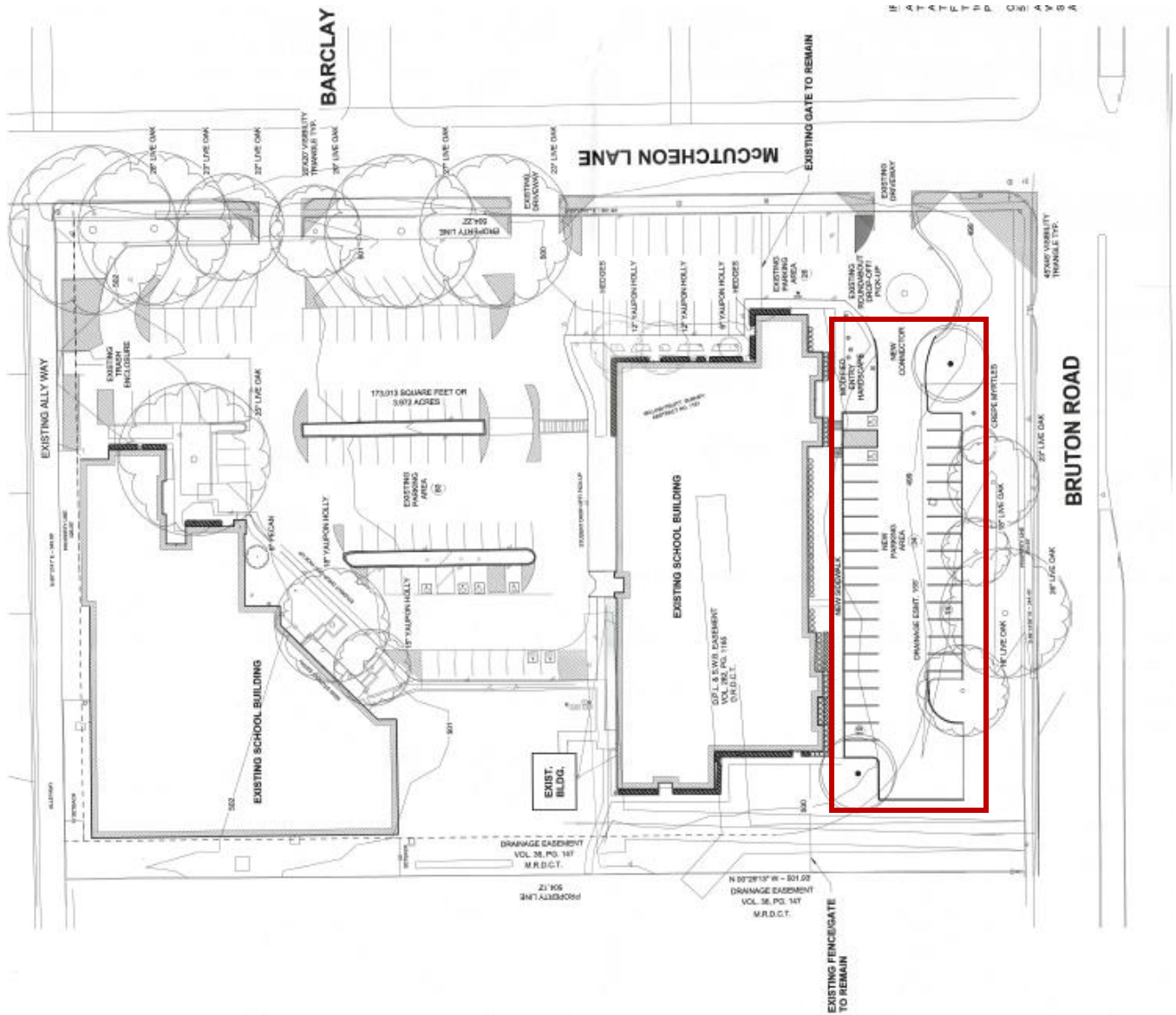
Theda Green: President
Charles Oliver: Vice President
Linda Davis: Secretary
Ernest Crawly
Diana Cruz

Dr. Brenton White. Superintendent
Brandon Peavey. Deputy Superintendent
Dr. Shalal Flowers assistant
Superintendent
Jimmy Prothro. Chief Financial Officer
Norman Lee. Executive administrative and
student services

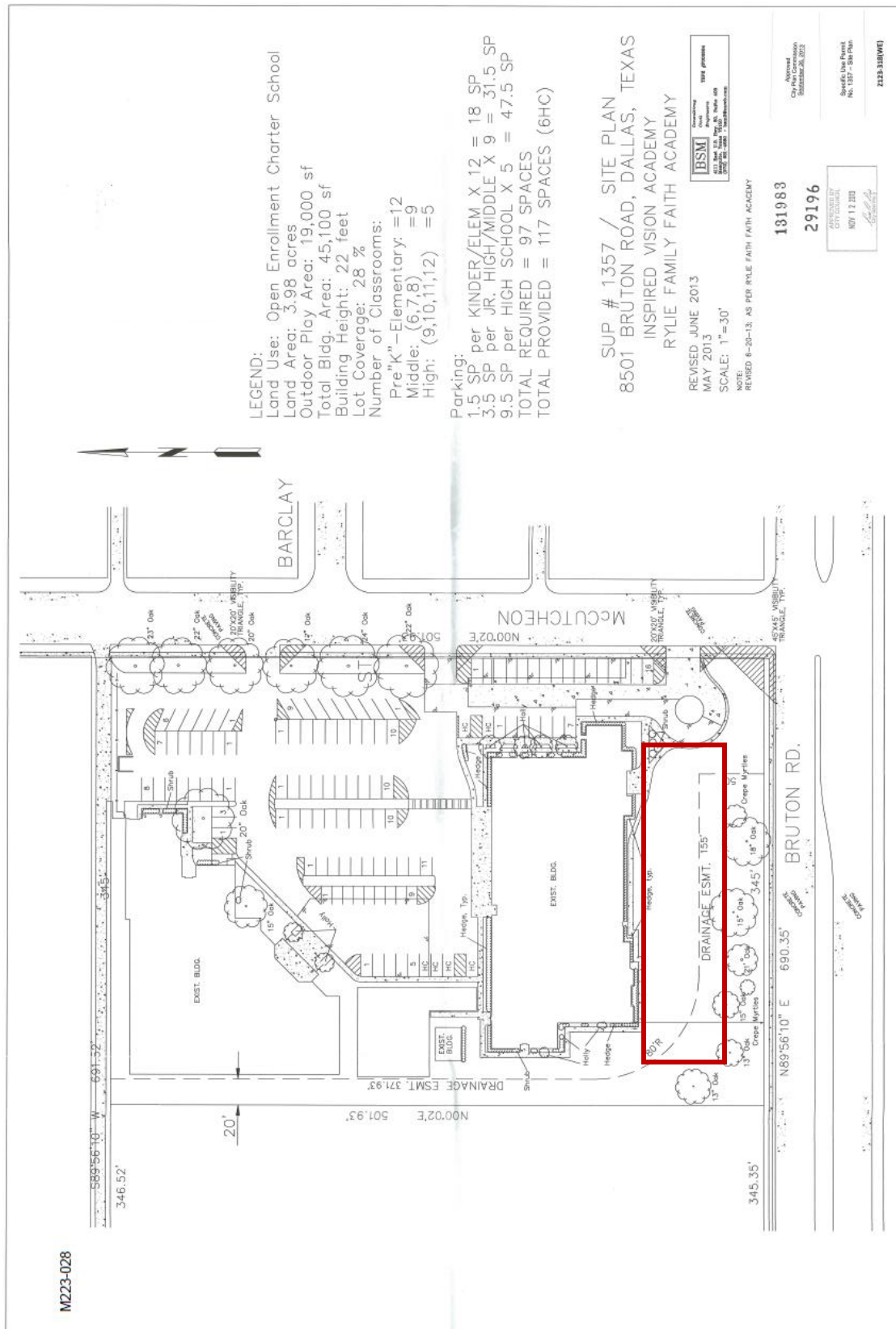
Proposed Site Plan



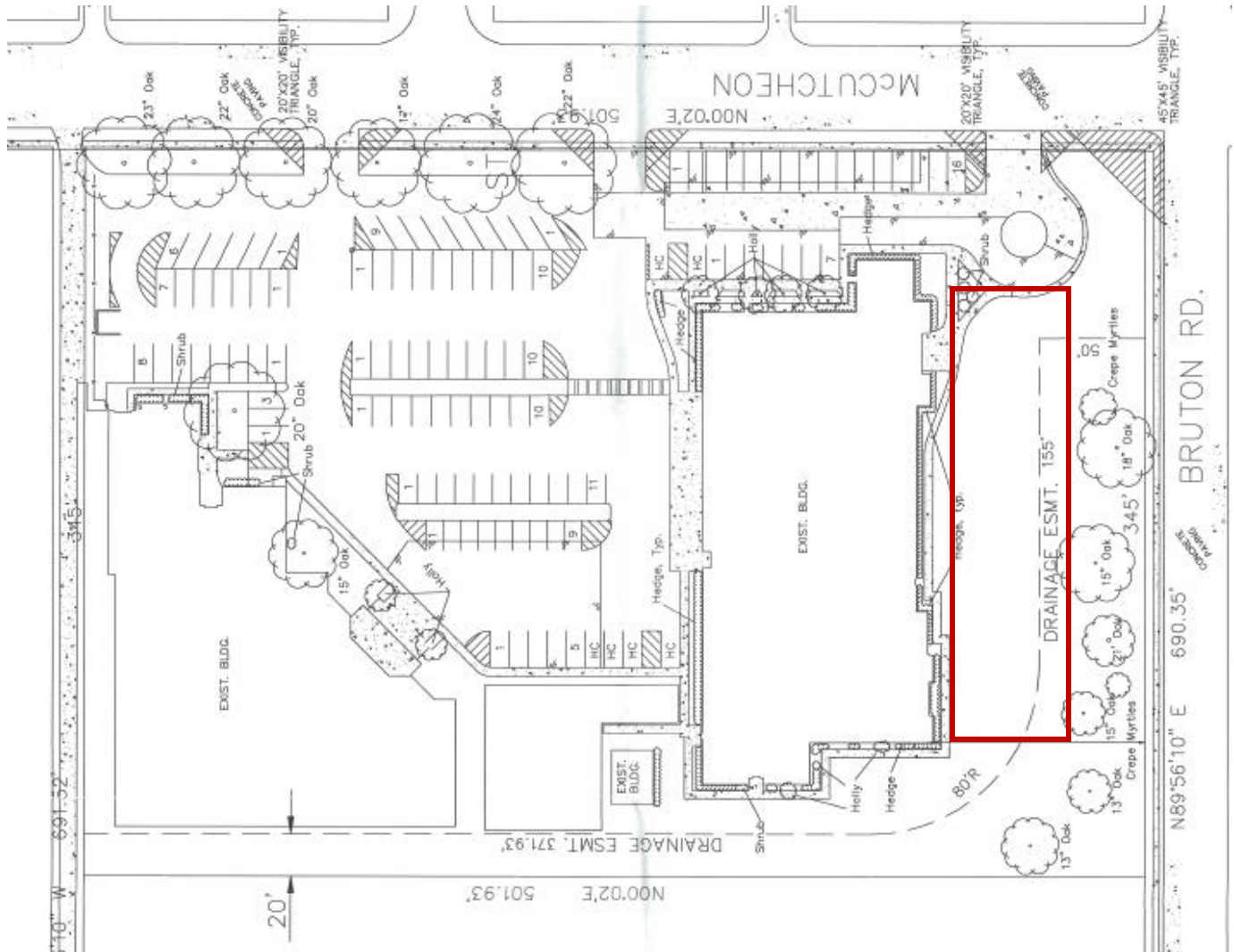
Proposed Site Plan - Enlarged



Existing Site Plan



Existing Site Plan – Enlarged



SUP Conditions

190453

3-8-19

31147

ORDINANCE NO. _____

An ordinance amending Ordinance No. 23516, passed by the Dallas City Council on May 13, 1998, as amended by Ordinance No. 27467, passed by the Dallas City Council on January 28, 2009, as amended by Ordinance No. 29196, passed by the Dallas City Council on November 12, 2013, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1357 for an open-enrollment charter school; amending the conditions in Section 2 of that ordinance; providing a revised traffic management plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1357; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1357; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 23516, as amended, are amended to read as follows:

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

SUP Conditions

31147

190453

3. TIME LIMIT: This specific use permit expires on March 27, 2029 [~~January 28, 2019~~], but is eligible for automatic renewal for additional 10[~~ten~~]-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. PARKING: Parking must be provided and located as shown on the attached site plan.
5. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
7. INGRESS/ EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. CLASSROOMS: The maximum number of classrooms is 26. Classes are limited to kindergarten through 12th [~~twelfth~~] grade.
9. TRAFFIC CONTROL DEVICES: If warranted in accordance with city standards and approved by the city's traffic engineer, the owner must install, at the owner's expense, school zone traffic control devices.
10. TRAFFIC MANAGEMENT PLAN:
 - (a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan attached to this ordinance [~~(Exhibit B)~~].
 - (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.
 - (i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The Property owner or operator shall submit annual updates of the traffic study to the d[]irector by November 1st of each year.

SUP Conditions

190453

31147

- (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;
 - (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.

SUP Conditions

31147

190453

11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.”

SECTION 2. That the traffic management plan attached to Ordinance No. 27467, as amended, is replaced by the traffic management plan attached to this ordinance.

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

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

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

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

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

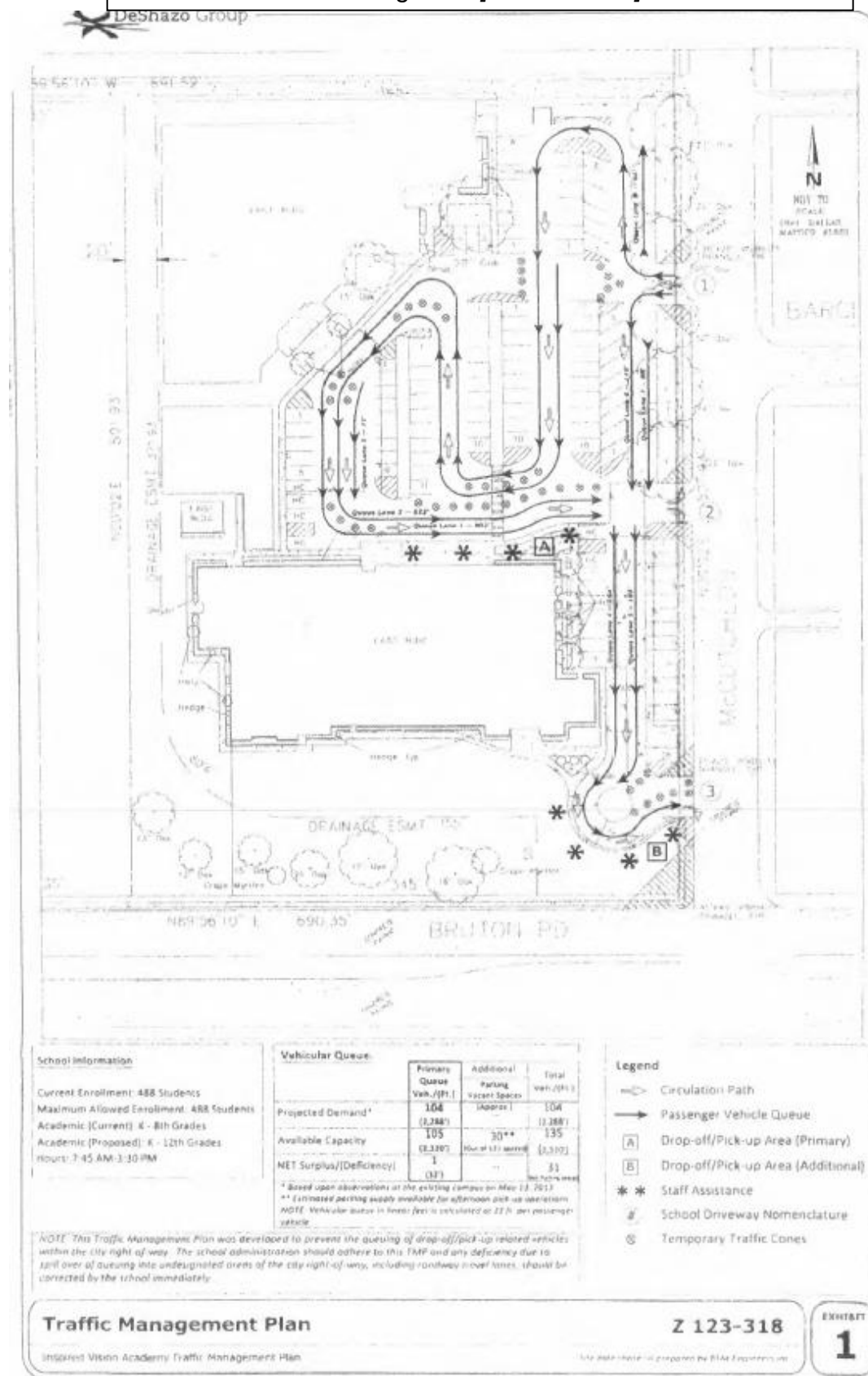
By


Assistant City Attorney

MAR 27 2019

Passed

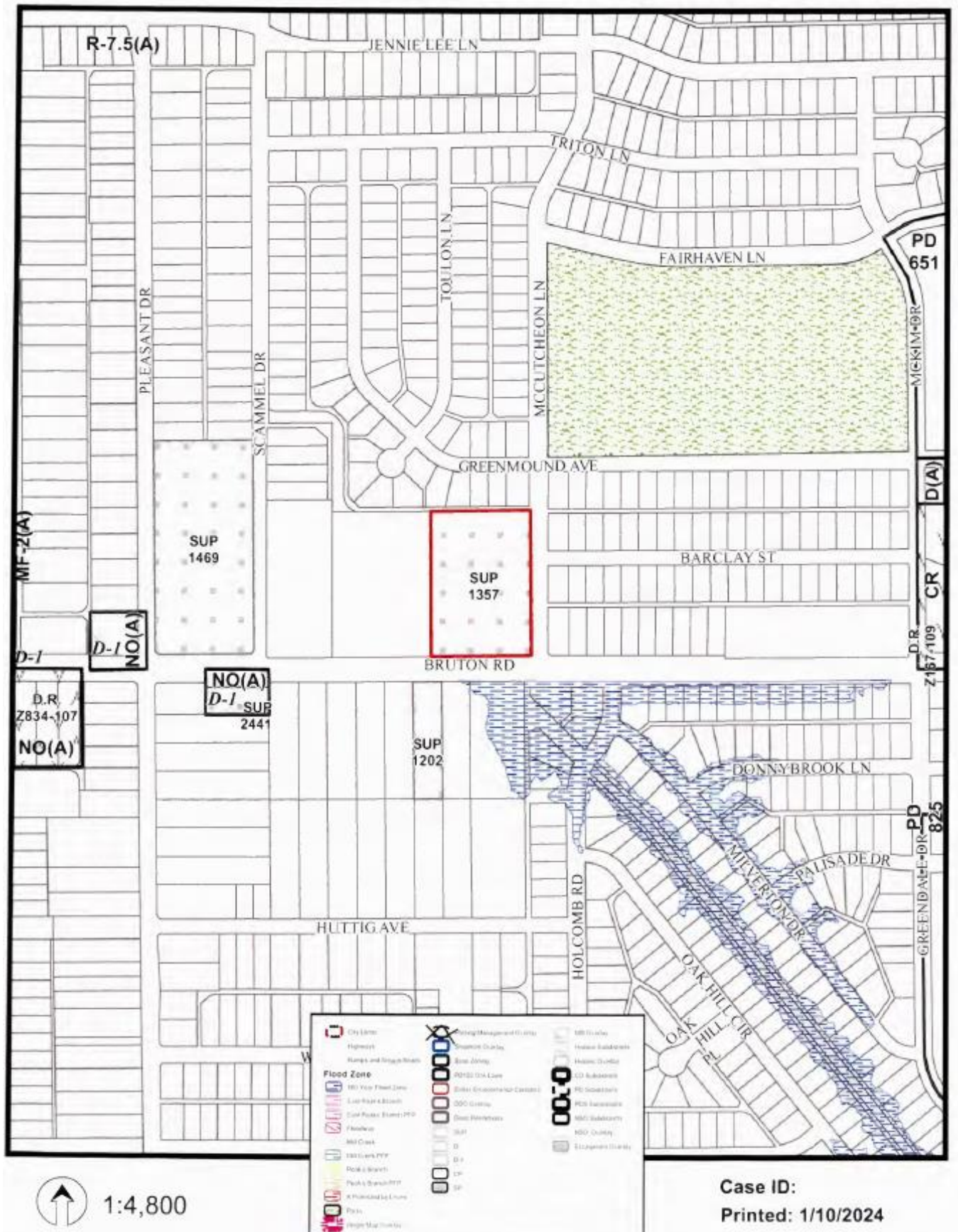
Existing TMP [for reference]



M223-028(SAS)



Aerial View



01/11/2024

Notification List of Property Owners***M223-028******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8501 BRUTON RD	A+ CHARTER SCHOOLS INC
2	8446 GREENMOUND AVE	BROOKS SANDRA E
3	8450 GREENMOUND AVE	RUIZ JOSE GERONIMO LARA &
4	8456 GREENMOUND AVE	GOMEZ JOSE
5	8510 GREENMOUND AVE	RODRIGUEZ PEDRO & TERESA
6	8514 GREENMOUND AVE	MUIR EVERTON D & JULLIAN
7	8518 GREENMOUND AVE	VALLEJO JOSE &
8	8522 GREENMOUND AVE	MACALUSO FRANK & JOAN
9	8526 GREENMOUND AVE	VERGARA VICENTE
10	8505 GREENMOUND AVE	MALDONADO ROBERT
11	8511 GREENMOUND AVE	Taxpayer at
12	8517 GREENMOUND AVE	TOVAR MARIA O &
13	8521 GREENMOUND AVE	CLICK DAVID IVEN
14	8525 GREENMOUND AVE	WATKINS TANYA M
15	8401 BRUTON RD	CENTRO CRISTIANO ELOHIM BAPTIST CHURCH
16	8606 GREENMOUND AVE	DELACRUZ JUAN J LOZA &
17	8610 GREENMOUND AVE	NAJERA MANUELA OROZCO &
18	8616 GREENMOUND AVE	YANFU MANAGEMENT LLC
19	8621 BARCLAY ST	RIVERA ELMER A & MARIOLY C
20	8615 BARCLAY ST	ALFARO WBALDO REYNA &
21	8605 BARCLAY ST	MERCADO ALEJANDRA JIMENEZ &
22	8604 BARCLAY ST	JONES OLEN T
23	8614 BARCLAY ST	MENDOZA MIGUEL SANCHEZ
24	8620 BARCLAY ST	PRYOR LANARVALL D
25	8601 BRUTON RD	GONZALES ALICIA
26	8615 BRUTON RD	HAMILTON ROBERT

M223-028(SAS)

01/11/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8621 BRUTON RD	GUADIAN HECTOR & ALMA IDALIA
28	8414 BRUTON RD	MIRELES PAUL & DEBBIE L
29	8422 BRUTON RD	LOREDO REYNALDO &
30	8430 BRUTON RD	VALENZUELA JESUS JOSE
31	8506 BRUTON RD	GOMEZ ANTONIO &
32	8514 BRUTON RD	CACERES ANTONIA O &
33	8610 BRUTON RD	MOJICA LORENZO &
34	2059 HOLCOMB RD	GREEN ELIJAH



City of Dallas

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

Agenda Information Sheet

File #: 24-568

Item #: 6.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166, on the west line of La Prada Drive, south of Blyth Drive.

Staff Recommendation: **Approval.**

Applicant: Nexus Incorporated

Representative: Rob Baldwin, Baldwin Associates

Planner: Tasfia Zahin

Council District: 7

M223-033(TZ)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Tasfia Zahin

FILE NUMBER: M223-033(TZ) **DATE FILED:** August 22, 2023

LOCATION: West line of La Prada Drive, south of Blyth Drive

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 10.54 acres **CENSUS TRACT:** 48113012302

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Nexus Incorporated

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 166

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=166>

BACKGROUND INFORMATION:

- On December 7, 1983, Planned Development District No. 166 was established by Ordinance No. 18065 to allow a college, private school, multiple-family residential uses, establishment for the care of alcoholic, narcotic, or psychiatric patients, seminary and convent or monastery.
- The property is currently operating as the Nexus Recovery Center.

REQUEST DETAILS:

The applicant is requesting to amend the development plan for Area 1 in Planned Development District No. 166.

The applicant proposes to reconfigure an internal driveway, modify the buildable footprint at three locations, and revise the parking layout to allow fire lane access and accommodate the modified building footprint.

Landscaping is required per Article X and will be reviewed at permitting.

The Transportation Development Services Division of the Transportation Department has reviewed the request and has no objection to the proposed minor amendment.

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

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District No. 166, and does not impact any other provisions of the ordinance.

List of Officers

Nexus Incorporated

Heather Ormand - CEO

Kristy Faus - Director

Nicole Blythe - Director

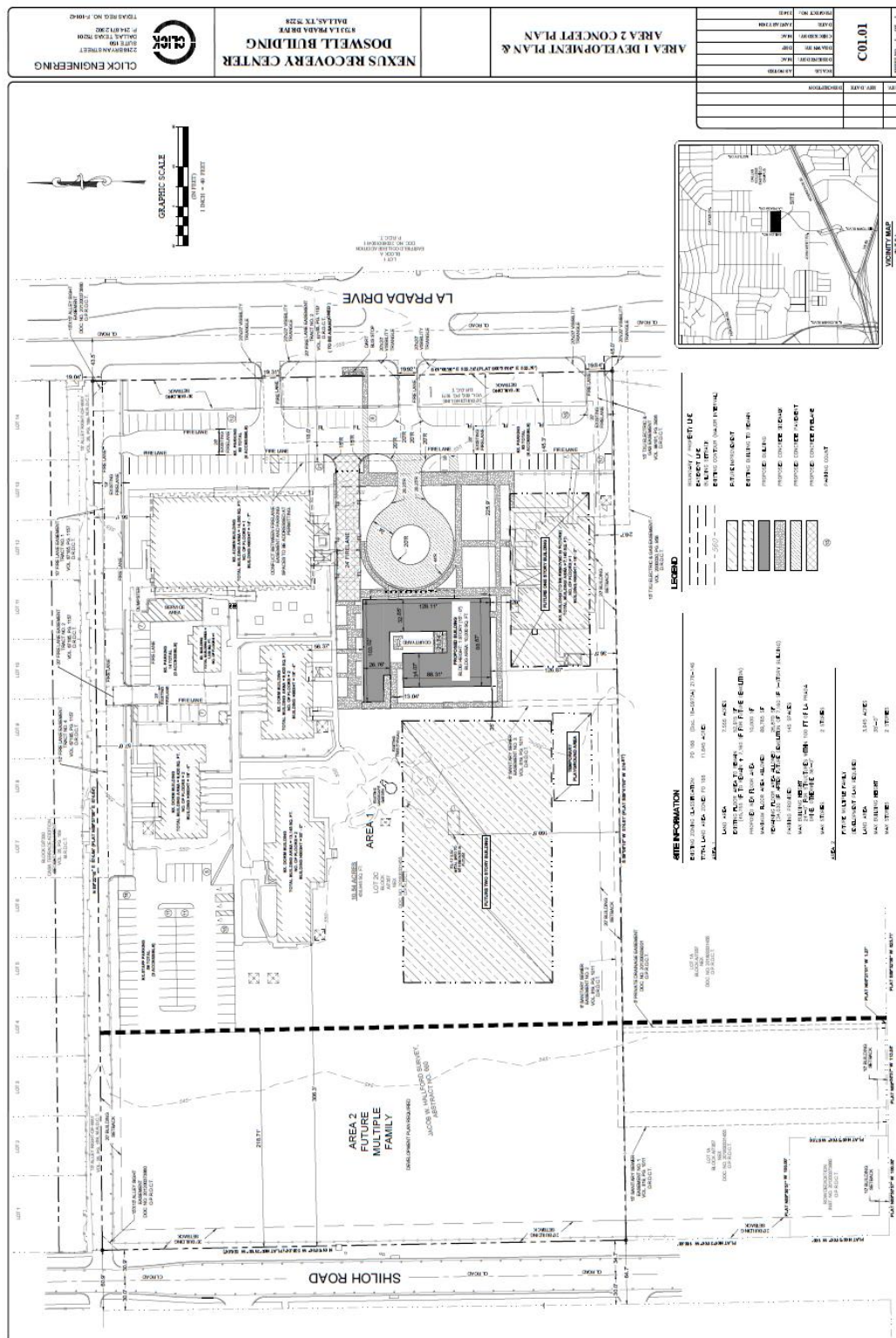
Cait Chapman - Director

Karen Rogers - Director

Sunny Ackerman - Director

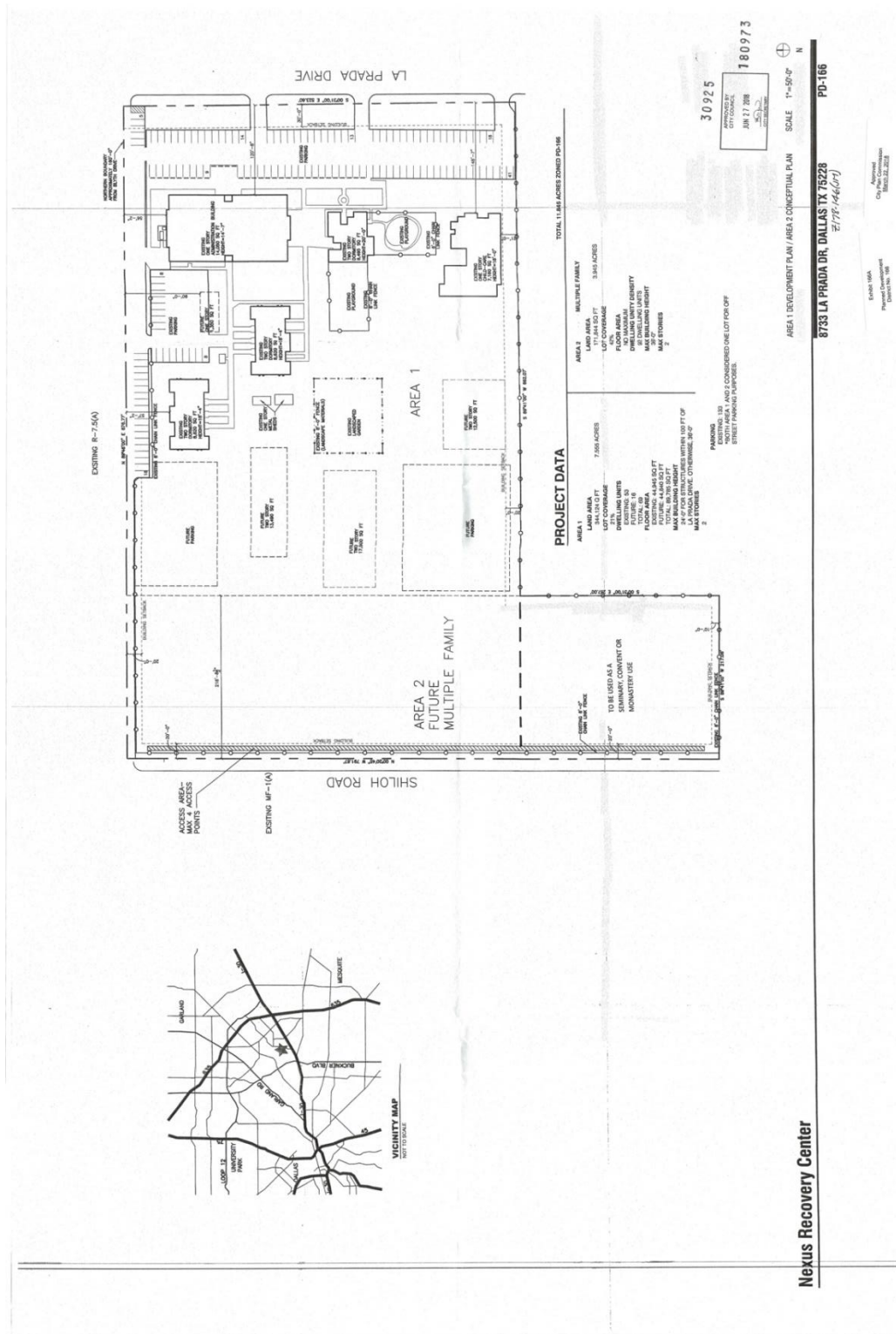
Bill Murray - Director

Proposed Development Plan

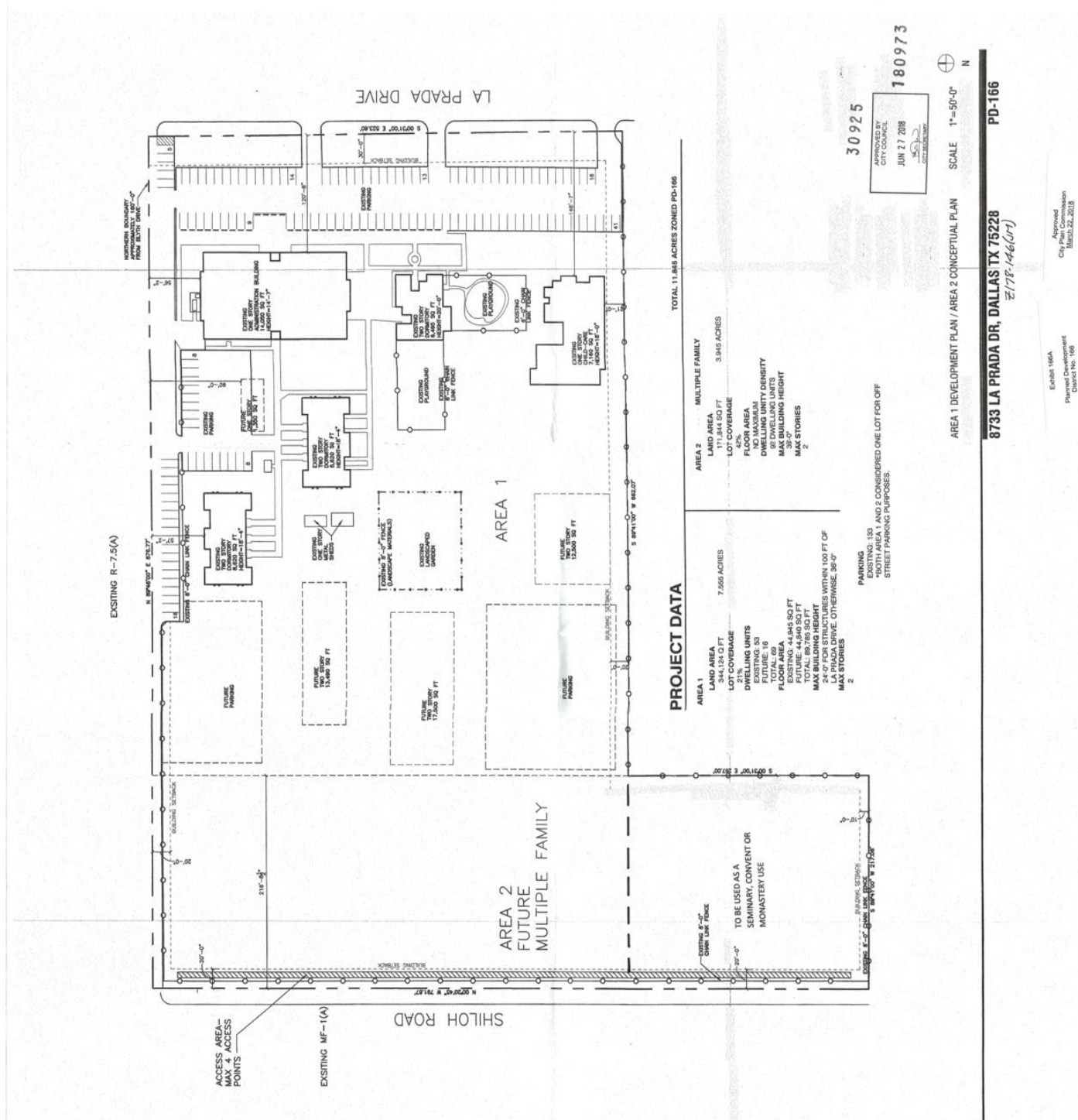


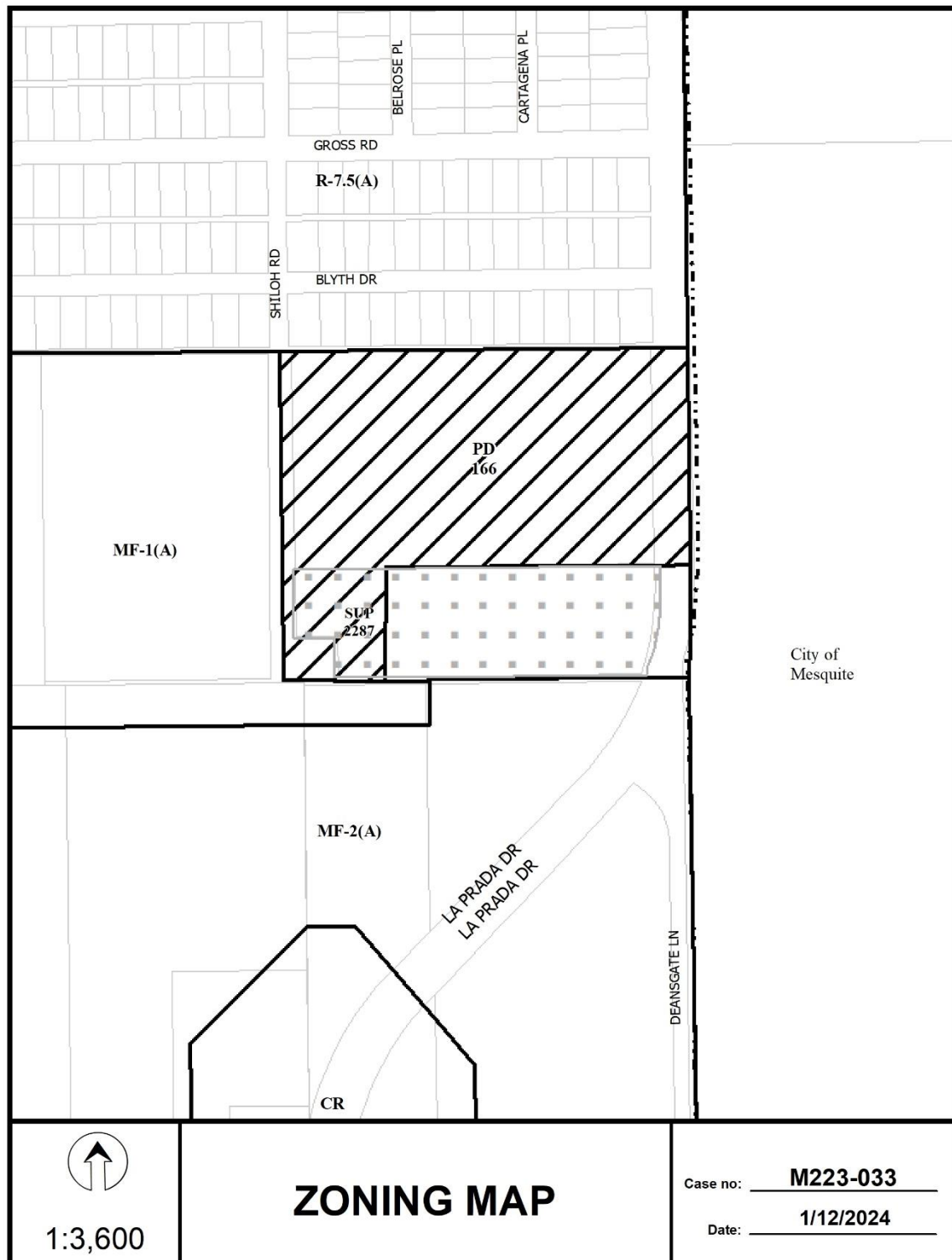


Existing Development Plan



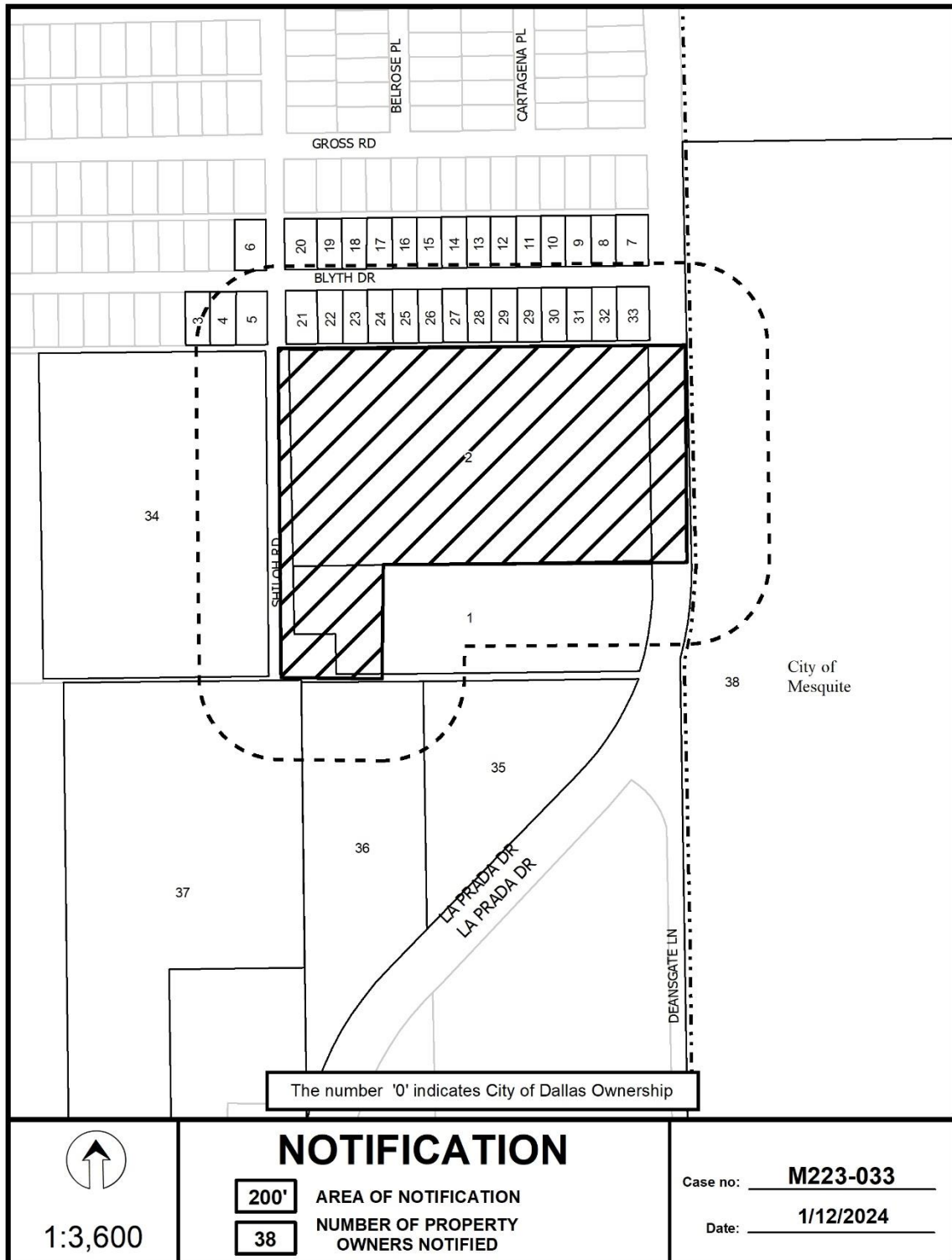
Existing Development Plan – Enlarged







AERIAL MAP



Notification List of Property Owners

M223-033

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8625 LA PRADA DR	VYLLA HOMES LLC THE
2	8733 LA PRADA DR	NEXUS INCORPORATED
3	2646 BLYTH DR	GUERRERO ELIGIO VAZQUEZ
4	2650 BLYTH DR	Taxpayer at
5	2656 BLYTH DR	SANDOVAL ARISTEO
6	2655 BLYTH DR	REVILLA FILIBERTO
7	2837 BLYTH DR	HERNANDEZ LUCILLE
8	2831 BLYTH DR	SMITH STEPHEN JONATHAN
9	2827 BLYTH DR	USREY MELBA GAY
10	2821 BLYTH DR	MANRIQUE RAUL
11	2817 BLYTH DR	MARTINEZ CRECENCIANO Y
12	2811 BLYTH DR	QUINONEZ PABLO
13	2805 BLYTH DR	GUTIERREZ JUAN A JR
14	2737 BLYTH DR	COPELAND ROGER S
15	2731 BLYTH DR	KHAKI INVESTMENTS LLC
16	2727 BLYTH DR	PAEZ VERONICA &
17	2721 BLYTH DR	CORNEJO ISIDORO
18	2717 BLYTH DR	ZABALETA HUGO ADONEY &
19	2711 BLYTH DR	REYES ANTONIO &
20	2707 BLYTH DR	POWELL VALERIE &
21	2706 BLYTH DR	ALVAREZ GILBERTO
22	2710 BLYTH DR	TORRES ALEJANDRO &
23	2716 BLYTH DR	GARCIA VICTOR
24	2720 BLYTH DR	NICASIO JOHN TERRY &
25	2726 BLYTH DR	REYES MARTIN RODRIGUEZ &
26	2730 BLYTH DR	SONS ONA KAY

M223-033(TZ)

01/12/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2736 BLYTH DR	SALGADO JOSE V
28	2806 BLYTH DR	GARCIA VINCENTE & KARINA GARCIA
29	2812 BLYTH DR	GARCIA VICENTE & KARINA
30	2822 BLYTH DR	GARCIA VICTOR J
31	2828 BLYTH DR	PERALTA FRANCISCO MONCADA &
32	2832 BLYTH DR	BLACK ALFRED JR
33	2838 BLYTH DR	DKRD PROPERTIES LLC
34	8702 SHILOH RD	SHILOH VILLAGE PRESERVATION LP
35	8411 LA PRADA DR	NIW PRADA LLC
36	8383 LA PRADA DR	LAPRADAPLACE DAL RUBY APT LLC
37	2631 JOHN WEST RD	PC TREYMORE LLC
38	3737 MOTLEY DR	DALLAS COLLEGE



City of Dallas

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

Agenda Information Sheet

File #: 24-569

Item #: 7.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a development plan on property zoned Planned Development District No. 521, North Zone Subdistrict B, on the southeast corner of Mountain Creek Parkway and Merrifield Road.

Staff Recommendation: **Approval.**

Applicant: Kartavya Patel

Representative: Roger Sotelo

Planner: Sheila Alcantara Segovia

Council District: 3

D234-001(SAS)

Planner: Sheila Alcantara Segovia

FILE NUMBER: D234-001(SAS)

DATE FILED: October 3, 2023

LOCATION: Southeast corner of Mountain Creek Parkway and Merrifield Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±3.102 acres

CENSUS TRACT: 48113016521

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Roger Sotelo

APPLICANT: Kartavya Patel

OWNER: Dallas Mountain Creek Lodging, LLC

REQUEST: An application for a development plan on property zoned Planned Development District No. 521, North Zone-Subdistrict B.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 521

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=521>

BACKGROUND INFORMATION:

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase.

REQUEST DETAILS:

The applicant seeks approval of a development plan in order to construct a hotel.

The proposed development plan is to allow for the construction of a 9,600 square foot, four-story hotel with 85 guest rooms and providing 85 parking spaces as required.

Landscaping is required per Article X with additional landscaping requirements for Subdistrict B and will be reviewed at permitting.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff has no objections to the development on the property.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 521 conditions and does not impact any other provisions of the ordinance permitting this use.

D234-001(SAS)

List of Partners

Dallas Mountain Creek Lodging, LLC

Nimesh Patel- Managing partner

Piyush Patel- Managing Partner





D234-001(SAS)



Aerial View



City of Dallas

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

Agenda Information Sheet

File #: 24-577

Item #: 8.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally on the northeast corner of Skillman Street and East Lovers Lane.

Staff Recommendation: **Approval.**

Applicant: Zion Lutheran Church of Dallas

Representative: James Kuhlmann

Planner: Donna Moorman

U/A From: January 18, 2024.

Council District: 9

M234-003(DM)

Planner: Donna Moorman

FILE NUMBER: M234-003(DM)

DATE FILED: October 18, 2023

LOCATION: Northeast corner of Skillman Street and East Lovers Lane

COUNCIL DISTRICT: 9

SIZE OF REQUEST: ± 7.29 acres

CENSUS TRACT: 48113007903

REPRESENTATIVE: James Kuhlmann

OWNER/APPLICANT: Zion Lutheran Church of Dallas

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: This item was held under advisement on January 18, 2024.

PLANNED DEVELOPMENT DISTRICT No. 1053.

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201053.pdf>

PD No. 1053 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/1053A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/1053B.pdf>

BACKGROUND INFORMATION:

On May 12, 2021, the Dallas City Council established Planned Development District No. 1053, by Ordinance No. 31856 for a private school and main uses permitted in an R-7.5(A) Single Family District.

For a private school, development and use of the Property must comply with the development plan (Exhibit 1053A). For all other permitted uses, no development plan is required.

REQUEST DETAILS:

The applicant is requesting a minor amendment to the development plan in order to construct a paved game/sports court. Currently, the northeast corner of the parking lot (adjacent to the proposed sport court) is being utilized by the students for playing basketball and other activities that require a hard surface. The proposed game/sports court is to be constructed just north of parking lot within the area designated "Existing Play Fields" on the approved development plan.

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

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

List of Officers

Jeff Steele - President

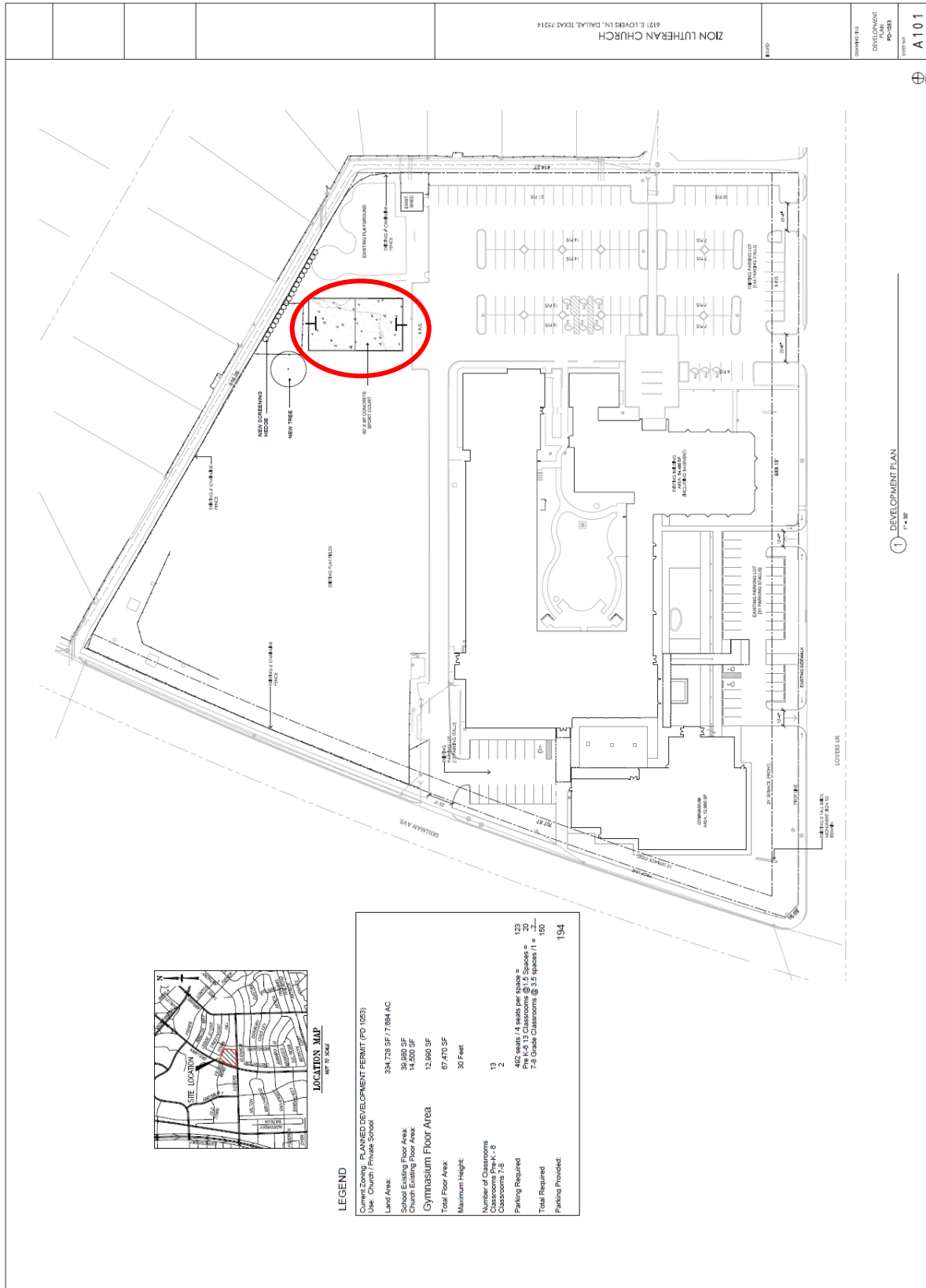
James Kuhlmann - VP/President Elect

Bryan Wendt - Immediate Past President

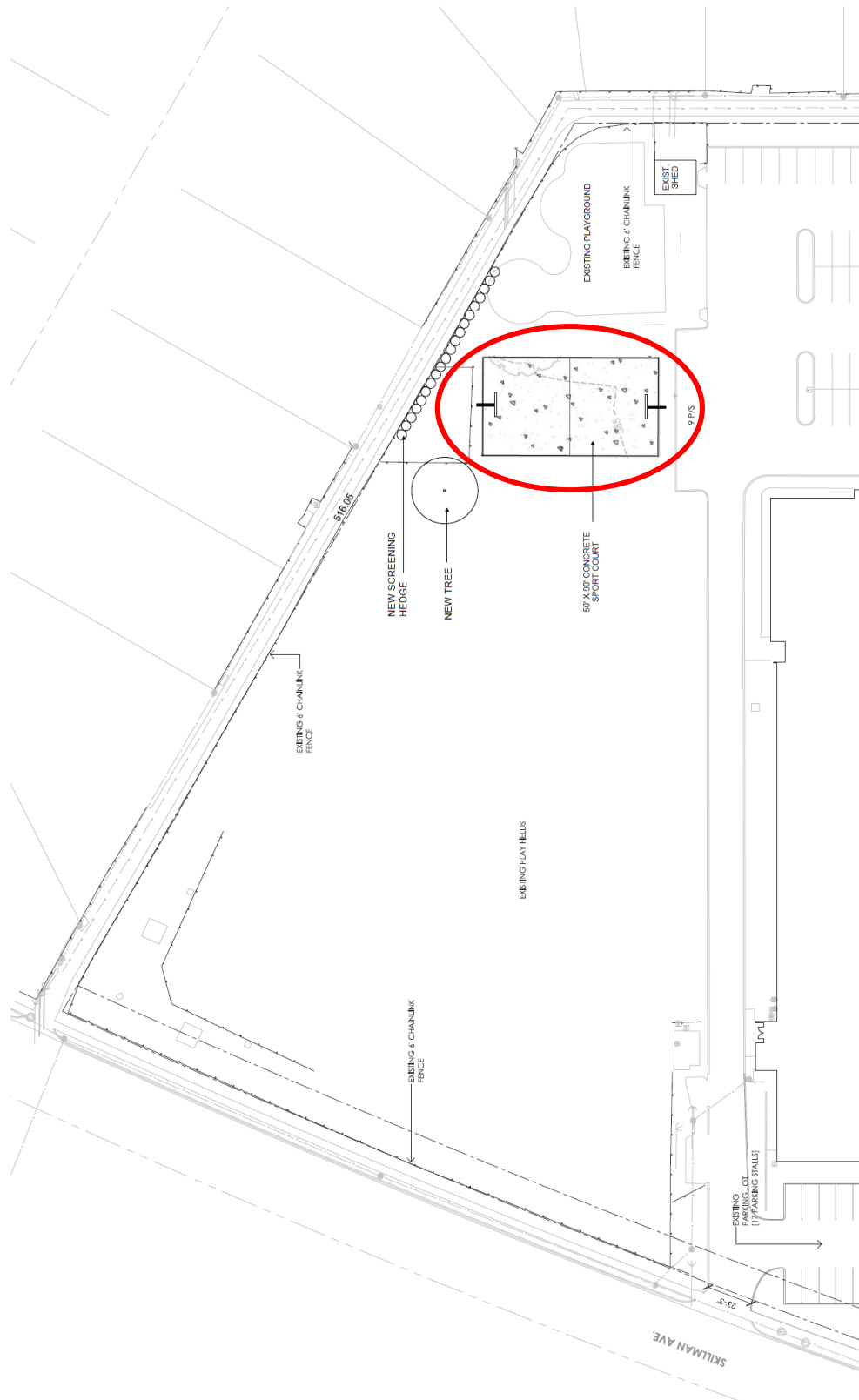
Paul Van der Meer - Secretary

Daniel Kruger - Treasurer

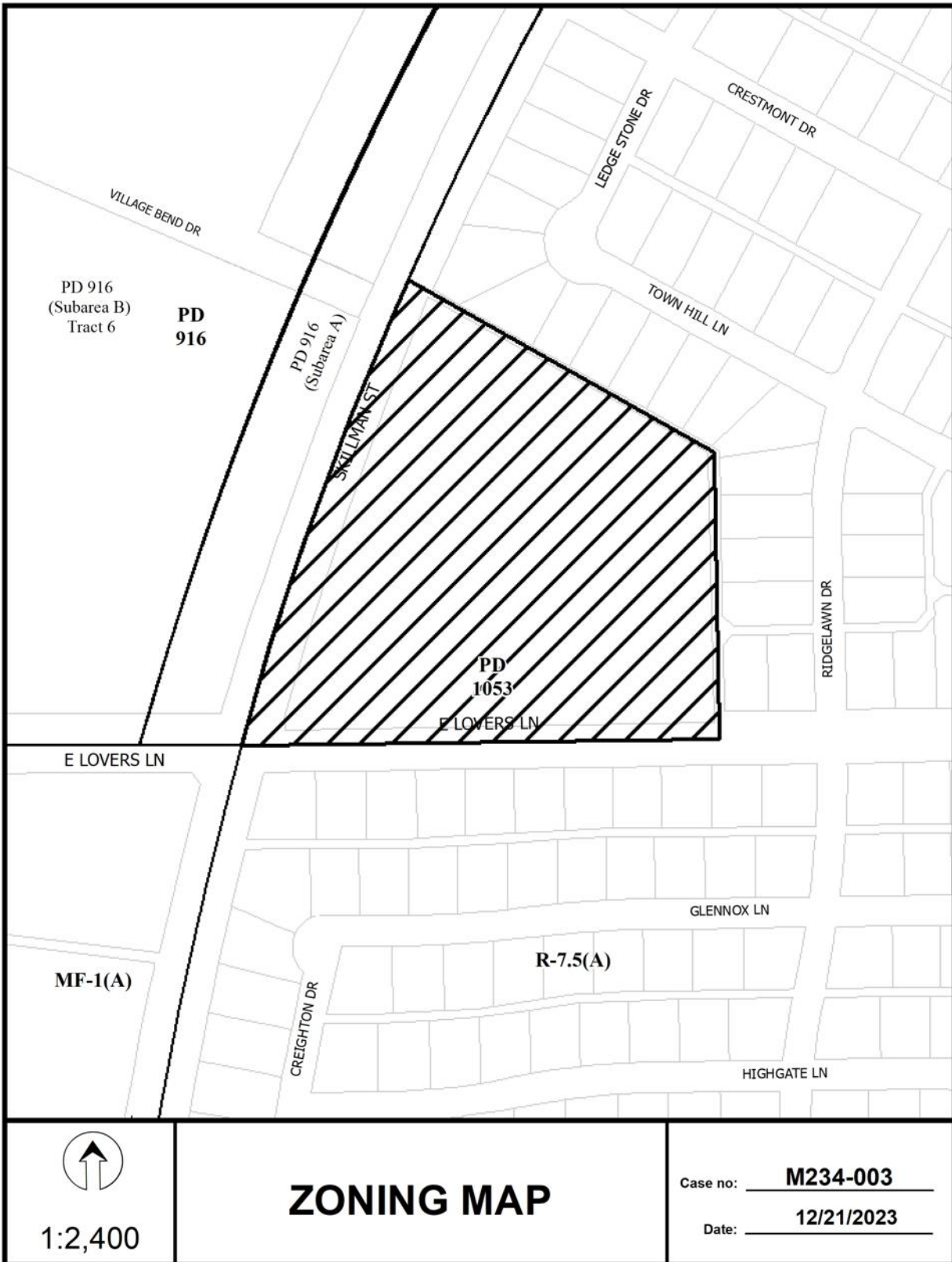
Proposed Development Plan



Proposed Development Plan - Enlarged

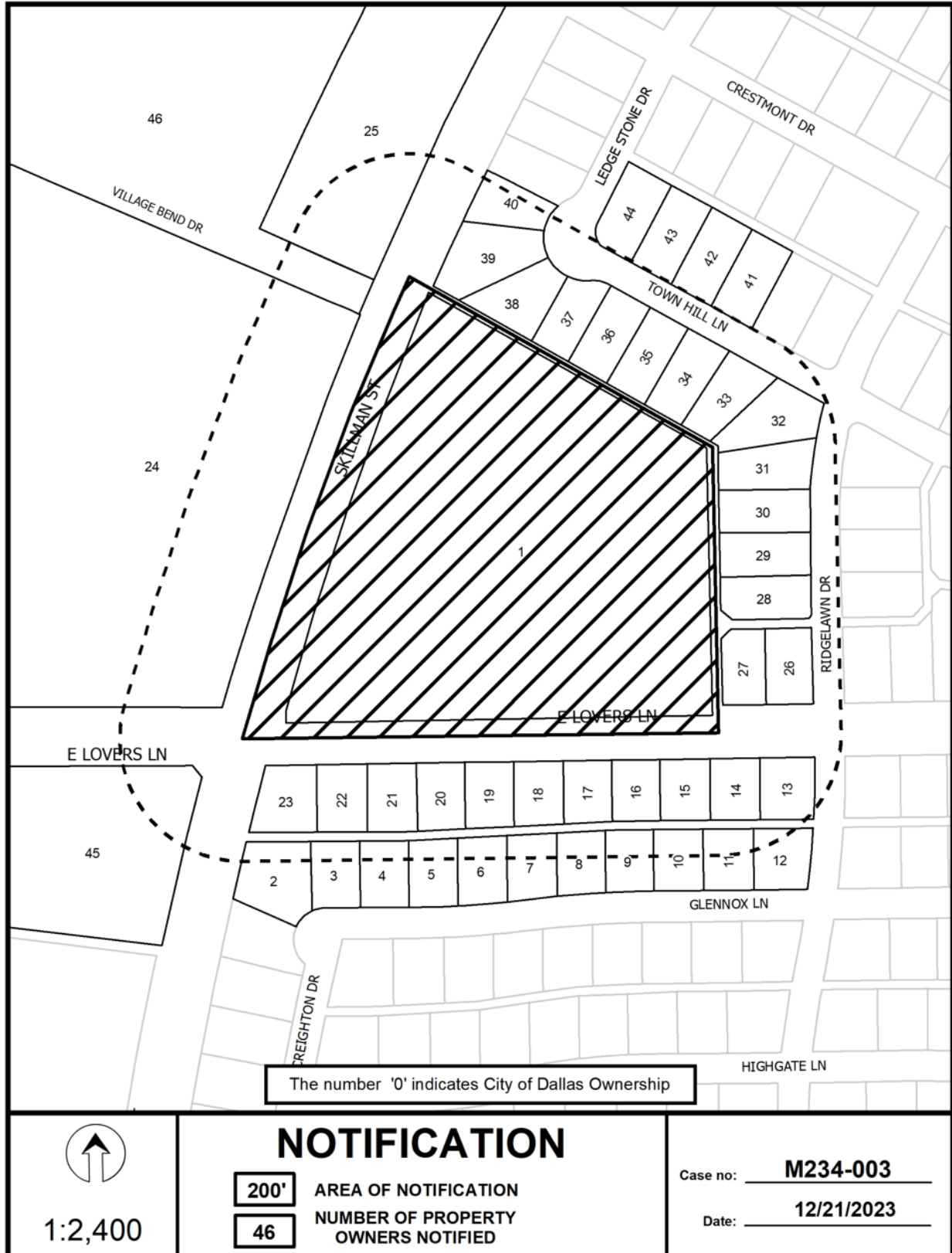








Aerial Map



12/21/2023

Notification List of Property Owners***M234-003******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6121 E LOVERS LN	ZION LUTHERAN CHURCH
2	5123 CREIGHTON DR	WYMAN ROBERT &
3	6105 GLENNOX LN	PAULINO JOSE & NAOMI L
4	6111 GLENNOX LN	WYATT JOHN ROBERT &
5	6117 GLENNOX LN	VAUGHN JAMES O & PATSY
6	6123 GLENNOX LN	METW HOLDINGS LLC
7	6129 GLENNOX LN	SILVER GABRIELA
8	6135 GLENNOX LN	HELM ADAM
9	6141 GLENNOX LN	TEJAS 93 INVESTMENTS LTD
10	6147 GLENNOX LN	WILLIAMS JACKSON TODD
11	6153 GLENNOX LN	HIGGINBOTHAM ROBERT M &
12	6161 GLENNOX LN	BAYLOR CHASE & AMY
13	6168 E LOVERS LN	HIMES JOANN
14	6160 E LOVERS LN	VELA AUSTIN MIKEL &
15	6154 E LOVERS LN	BUCHANAN KELSEY R &
16	6148 E LOVERS LN	GILBERT LILLIAN TRUST
17	6142 E LOVERS LN	POHLI LAURA ANNE
18	6136 E LOVERS LN	BURNS DAVID LEITER
19	6130 E LOVERS LN	ORSOY SELIN
20	6124 E LOVERS LN	LAI WENDY
21	6118 E LOVERS LN	BLACK JOHN KEITH
22	6112 E LOVERS LN	CHOI MARGOT BLAIR & BRIAN JOHN
23	6106 E LOVERS LN	DAVIS TIMOTHY
24	6060 VILLAGE BEND DR	DALLAS VILLAGE GREEN LLC
25	6071 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC
26	6167 E LOVERS LN	Taxpayer at

M234-034(DM)

12/21/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6161 E LOVERS LN	HAZLETT PAULINE EST OF
28	5315 RIDGELAWN DR	Taxpayer at
29	5321 RIDGELAWN DR	ABUHAMAD KARIM &
30	5327 RIDGELAWN DR	PRASSE ERIC
31	5335 RIDGELAWN DR	WOOD MARCUS LIFE EST
32	6132 TOWN HILL LN	CANNON SARAH
33	6126 TOWN HILL LN	TROUTT KAY S
34	6120 TOWN HILL LN	TUBB FRANCES
35	6114 TOWN HILL LN	Taxpayer at
36	6108 TOWN HILL LN	RITTER ALEXANDRA E
37	6102 TOWN HILL LN	BOYINGTON KELLY RENEE
38	6100 TOWN HILL LN	FINE JAMES TIM & REBECCA A
39	5407 LEDGESTONE DR	WIEGERT JAMES S & MAUREEN O
40	5411 LEDGESTONE DR	BOYLE JERRAD M
41	6121 TOWN HILL LN	MCLEAN EMMA DELANEY &
42	6115 TOWN HILL LN	JANOUSEK GEORGIA ANN LIFE EST
43	6109 TOWN HILL LN	SCHAUB WILLIAM G & PATRICIA M
44	6103 TOWN HILL LN	GRIFFITH CATHLEEN
45	6044 E LOVERS LN	RESERVE WP LLC &
46	6061 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-578

Item #: 9.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.

Staff Recommendation: **Denial.**

Applicant: Daniel Marquez

Representative: Isai Marquez

Planner: Michael Pepe

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

Council District: 5

Z223-116(MP)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: Michael V. Pepe****FILE NUMBER:** Z223-116(MP) **DATE FILED:** October 20, 2022**LOCATION:** West line of Conner Drive, between Bruton Road and Stonehurst Street**COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** Approx. 1.69 acres **CENSUS TRACT:** 48113009204

REPRESENTATIVE: Isai Marquez**OWNER/APPLICANT:** Daniel Marquez**REQUEST:** An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.**SUMMARY:** The purpose of the request is to allow the uses of auto service center and vehicle display, sales, and service on the site.**STAFF RECOMMENDATION:** **Denial.****PREVIOUS CPC ACTION:** At the November 2, 2023 hearing, the City Plan Commission moved to hold the case under advisement until January 18, 2024. At the January 18, 2024 hearing, the City Plan Commission moved to hold the case under advisement until February 15, 2024.**Planned Development District No. 366**<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20366.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 Subarea 2 within Planned Development District No. 366, Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay. The site is currently developed with an auto service center.
- The existing facility is addressed at 2027 Conner Drive.
- PD No. 366 was established in 1992. Subarea 2 within the PD functions similarly to a CS Commercial Service District, but it requires an SUP for certain auto-oriented uses including auto service center; vehicle display, sales, and service; and car wash.
- The definition of an auto service center is “A facility for the servicing or minor mechanical repair of motor vehicles. This use may include the retail sale of lubricating oils, tires, or parts for use in motor vehicles. This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting.”
- The definition of vehicle display, sales, and service is “a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.”
- The use of vehicle display, sales, and service is generally a more intense use for full vehicle maintenance as well as sales of vehicles. Staff finds this use to be inappropriate in proximity to residential on a local street that serves residential.
- Since the original hearing, the applicant added a note on the site plan regarding access from the north.

Zoning History:

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

1. **Z212-336:** On April 12, 2023, City Council approved an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive, between Bruton Road and Stonehurst Street.
2. **Z201-290:** On May 10, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less at the southwest corner of Bruton Road and South Buckner Boulevard.

3. **Z201-242:** On September 1, 2022, the City Plan Commission recommended denial without prejudice of an application for 1) an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District; and 2) a D-1 Liquor Control Overlay on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay and an R-7.5(A) Single Family District at the southwest corner of South Buckner Boulevard and Bruton Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Conner Drive	Local	50 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 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.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 8: All Dallas' communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability. It also does not further the environmental justice goals of CECAP by expanding commercial intensity toward residential neighborhoods.

Land Use:

	Zoning	Land Use
Site	Subarea 2 within PD No. 366 with a D-1 Overlay	Auto service center
North	Subarea 2 within PD No. 366 with a D-1 Overlay	Car wash, general merchandise or food store greater than 3,500 square feet
East	NO(A) Neighborhood Office District with Deed Restrictions [Z834-107], R-7.5(A) Single Family District	Undeveloped, Single family
South	Subarea 2 within PD No. 366 with a D-1 Overlay	Vehicle display, sales, and service, Undeveloped
West	Subarea 2 within PD No. 366 with a D-1 Overlay	General merchandise or food store greater than 3,500 square feet

Land Use Compatibility:

There is a car wash to the north of the site. Across Conner Drive to the east are undeveloped properties zoned NO(A) with deed restrictions [Z834-107] and single family uses zoned R-7.5(A). There is a large undeveloped parcel south of the property along Conner, as well as vehicle display, sales, and service. All of the existing vehicle display, sales, and service uses are accessed from South Buckner Boulevard only. Northwest and

west of the subject property, there is a general merchandise or food store greater than 3,500 square feet.

The property is located within Subarea 2 of Planned Development District No. 366, which allows a mix of commercial uses, generally similar to a CS Commercial Service district.

However, the specific auto-oriented uses require approval of an SUP in this PD, including auto service center; vehicle display, sales, and service; and car wash. In staff's understanding, this calls for new automotive uses to be particularly well-sited relative to existing residential neighborhoods.

Staff finds the proposed use, across the street from 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.

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 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 access to the site exclusively from Conner Drive, a local street, and the proximity of nearby residential does not suit the site well for the proposed use.

Landscaping:

Development on the property must provide landscaping per Article X and PD No. 366 as amended.

Beyond typical Article X requirements, the PD calls for the following additional requirements:

- Front yard strip landscaping with an average depth of 5 feet, minimum depth of 3 feet, and maximum depth of 25 feet is required at the front property line with street trees. This is only triggered in the event of new construction or significant additional paving area.
- On-site parking must be screened 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.

Based on the site plan, it is unlikely these provisions and others will be triggered.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

Both uses of auto service center and vehicle display, sales, and service require 1 space per 500 square feet of floor area. The site plan depicts 6,700 square feet of building area, which would require 14 spaces. The plan provides 24 parking spaces.

Market Value Analysis:

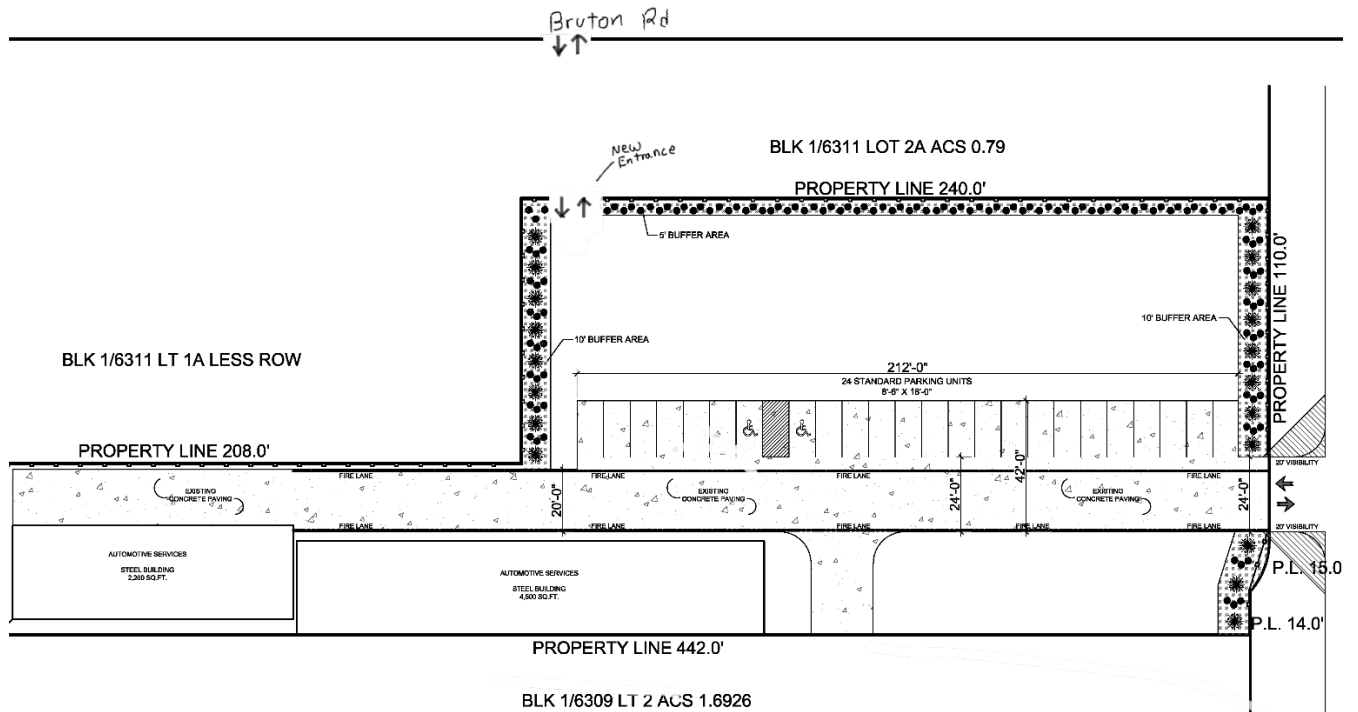
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

APPLICANT'S PROPOSED CONDITIONS

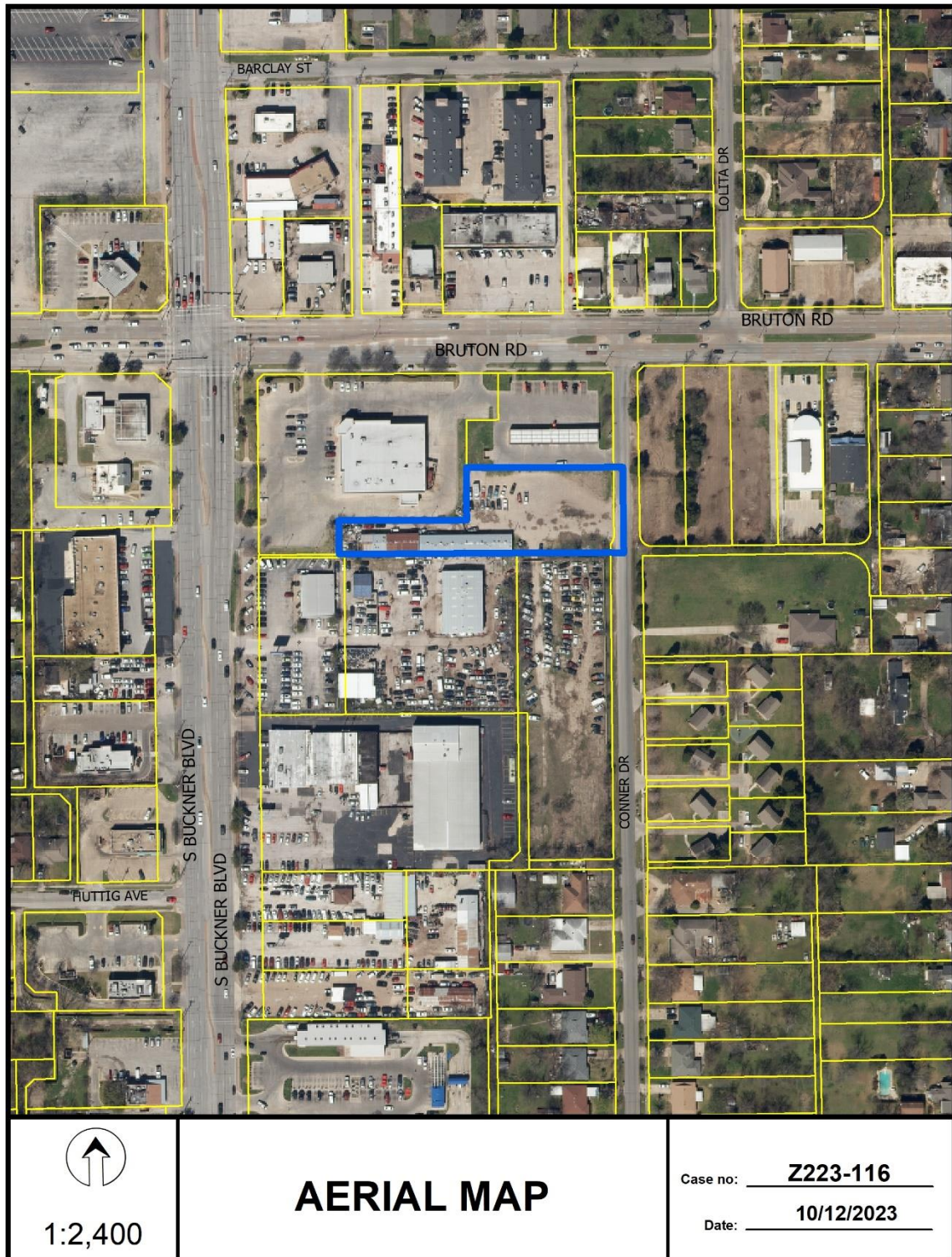
1. USE: The only uses authorized by this specific use permit are auto service center and vehicle display, sales, and service.
2. SITE PLAN: Use and development of the Property must comply with the submitted site plan.
3. TIME LIMIT: This specific use permit expires on (two years from date of approval).
4. FLOOR AREA: The maximum floor area for the use is 6,700 square feet.
5. HOURS OF OPERATION: The use may only operate from 10:00 a.m. to 5:00 p.m., Monday through Saturday.
6. OUTSIDE SPEAKERS: Outside speakers or audio amplification devices are prohibited.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

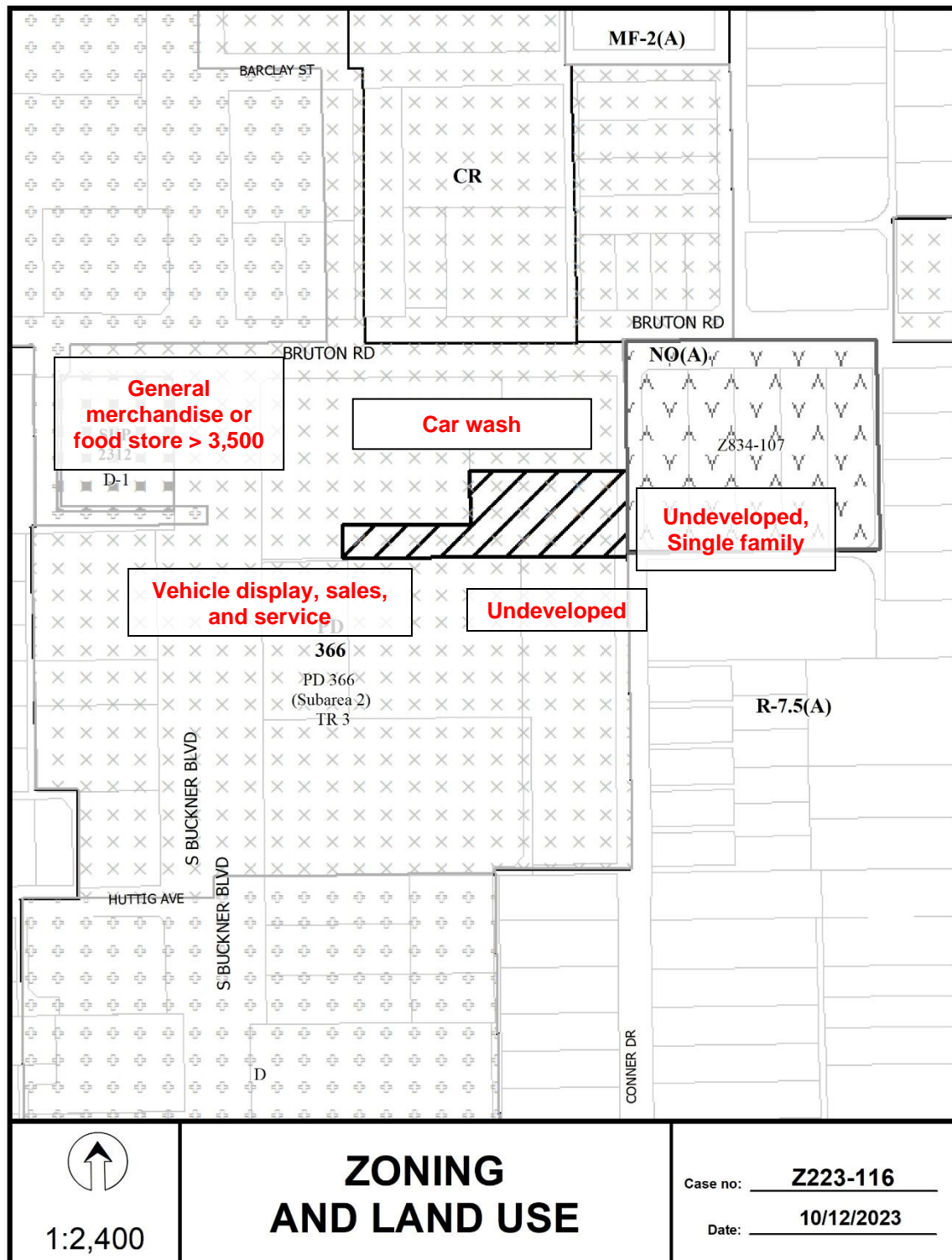


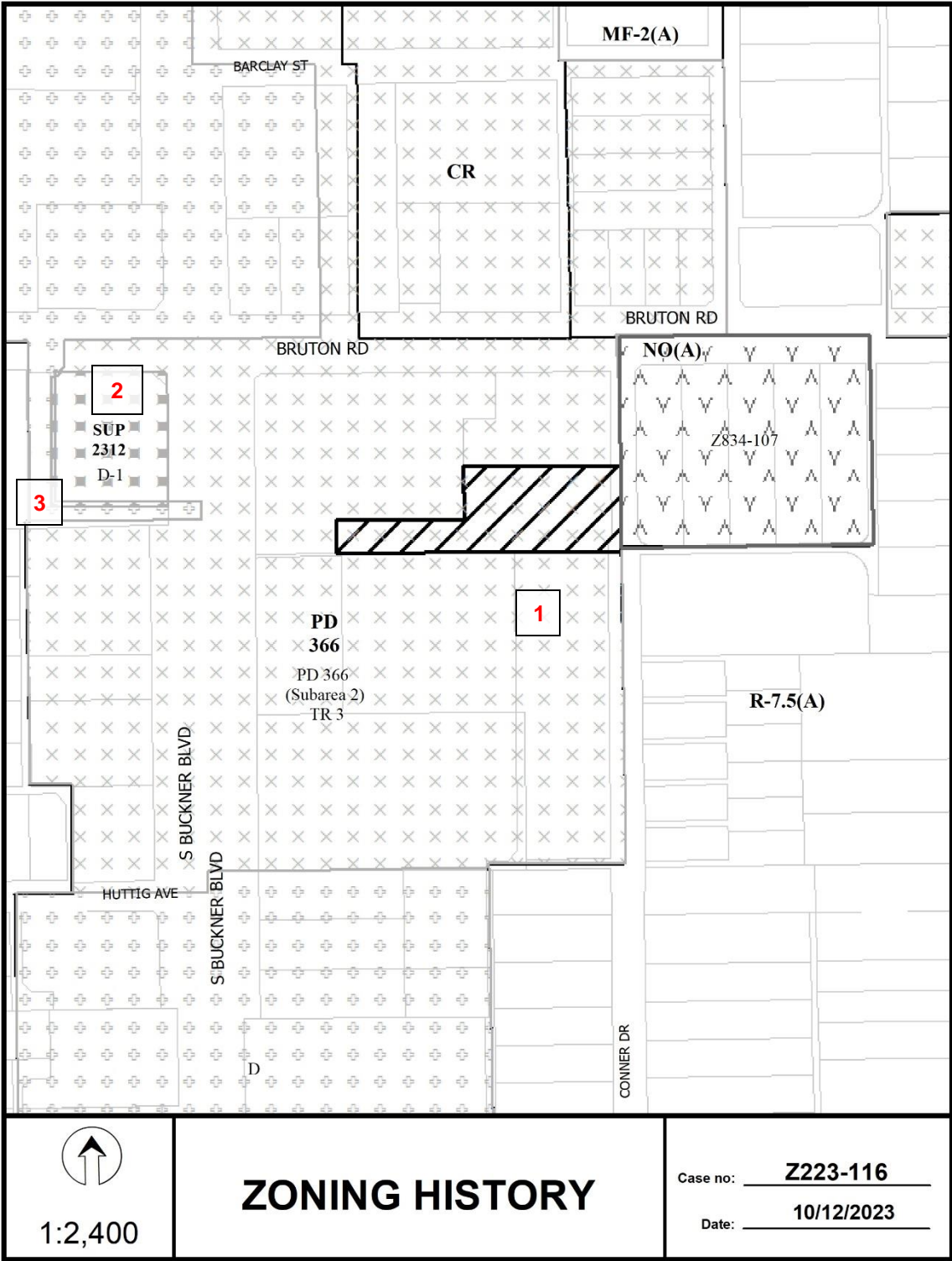
APPLICANT'S PROPOSED SITE PLAN (ENLARGED) (Same for both uses)

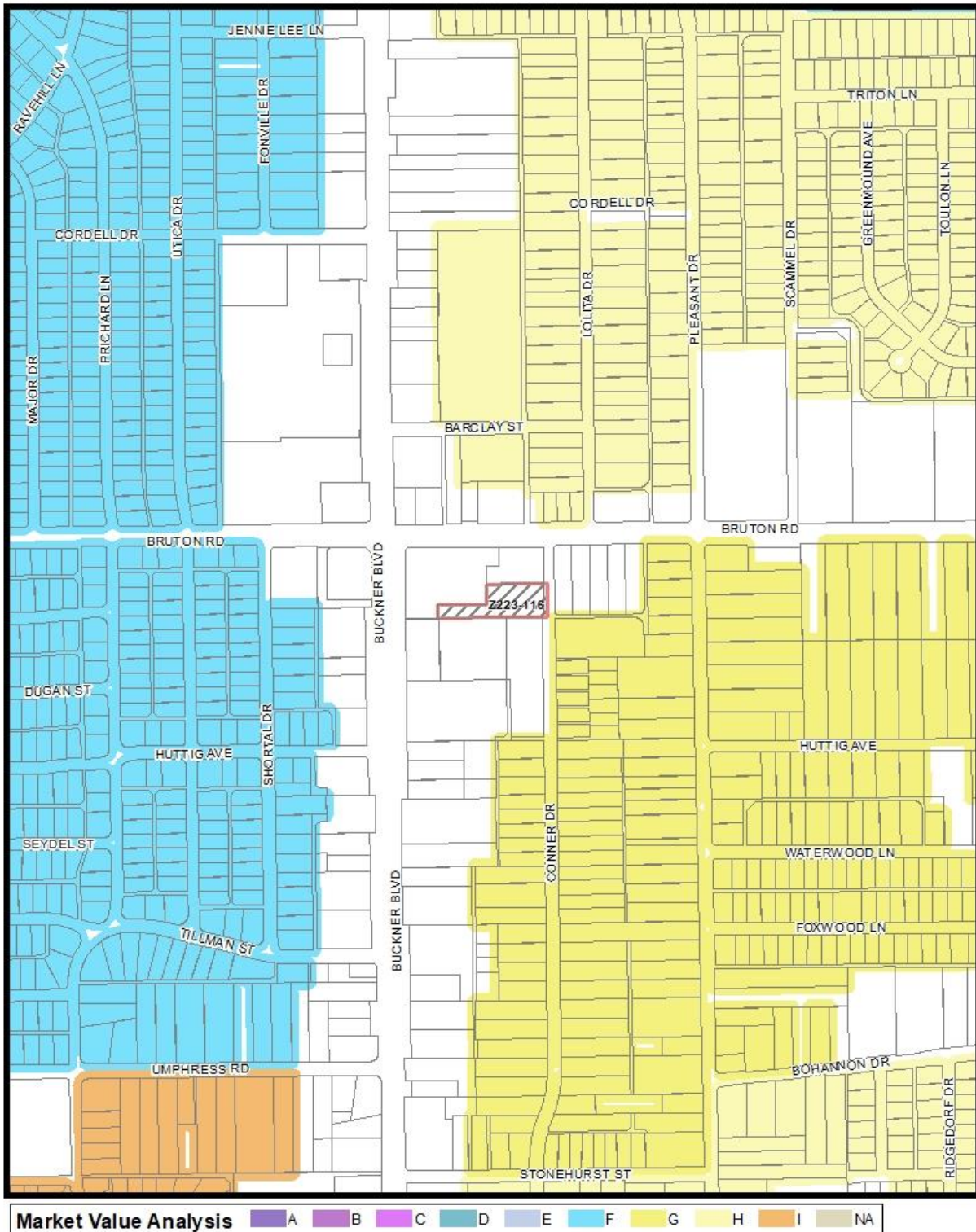








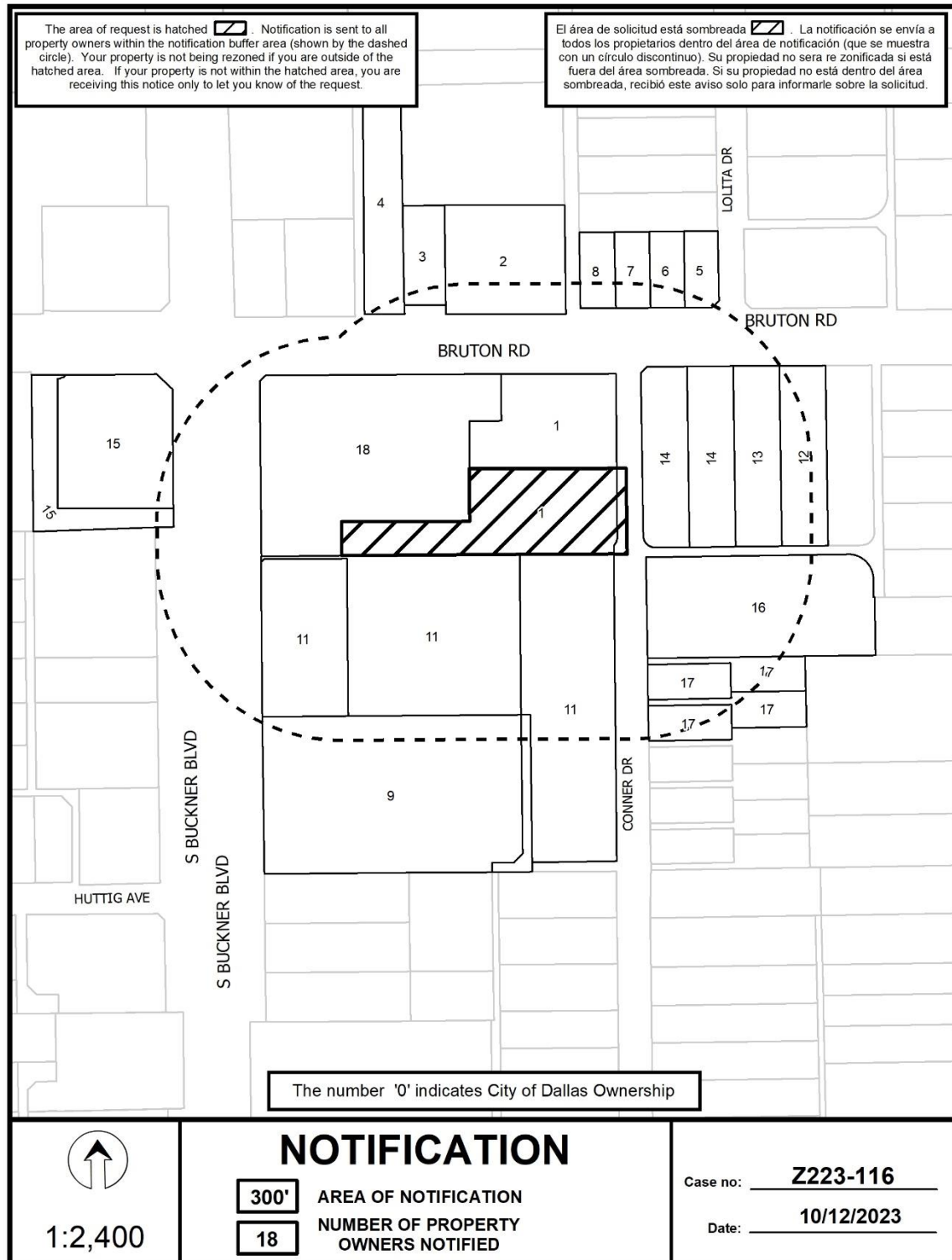




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Market Value Analysis

Printed Date: 10/12/2023



10/12/2023

Notification List of Property Owners***Z223-116******18 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8140 BRUTON RD	MARQUEZ DANIEL & LAURA
2	8131 BRUTON RD	LEAL MARTA CASTILLO
3	8127 BRUTON RD	DIAZ JESUS JR
4	8121 BRUTON RD	HANDMADE FOODS INC M
5	8163 BRUTON RD	Taxpayer at
6	8159 BRUTON RD	MATN PARTNERS 1
7	8153 BRUTON RD	ALTAMIRANO MANUEL ALBERTO
8	8149 BRUTON RD	AVILA AGUSTIN
9	2010 S BUCKNER BLVD	2010 BUCKNER LLC
10	2010 S BUCKNER BLVD	2010 BUCKNER CONSULTING LLC
11	2011 CONNER DR	MUELLER PROPERTIES LTD
12	8222 BRUTON RD	COMAR PROPERTIES INC
13	8216 BRUTON RD	MEHDI REZAEIZDEH
14	8210 BRUTON RD	ONCOR ELECRIE DELIVERY COMPANY
15	2075 S BUCKNER BLVD	CASA ROCK PARTNERS LTD &
16	2048 CONNER DR	SANTOYO JESUS & GAUDENSIA
17	2032 CONNER DR	DALLAS HOUSING AUTHORITY
18	2060 S BUCKNER BLVD	EXCHANGERIGHT NET LEASED PORTFOLIO 40



City of Dallas

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

Agenda Information Sheet

File #: 24-579

Item #: 10.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

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

Applicant: AMA Corporation

Representative: Audra Buckley, Permitted Development

Planner: Jennifer Muñoz

U/A From: January 18, 2024.

Council District: 4

Z223-163(JM)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Jennifer Muñoz

FILE NUMBER: Z223-163(JM) **DATE FILED:** December 22, 2022

LOCATION: Southeast corner of Cedar Crest Boulevard and East Kiest Boulevard

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 0.55 acre **CENSUS TRACT:** 48113005500

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: AMA Corporation

REQUEST: An application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District.

SUMMARY: The purpose of the request is to allow the fueling station to continue operating within the multi-tenant retail center.

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

PRIOR CPC ACTION: On January 18, 2024, this case was held under advisement. No changes have been made.

BACKGROUND INFORMATION:

- On May 12, 2021, City Council granted SUP No. 2415 for a motor vehicle fueling station use for an initial two-year period. This application was filed on December 22, 2022, before the SUP expired on March 12, 2023. Construction and Convenience Store Registration requirements delayed the zoning case since June 2023.
- The area of request is zoned an NS(A) Neighborhood Service District and is currently developed with one structure with three suites: two general merchandise or food store 3,500 square feet or less uses and a dry cleaner or laundry store use.
- The general merchandise or food store and the dry cleaner or laundry store uses are allowed by right in the NS(A) District; however, the motor vehicle fueling station use is allowed by SUP only.

Zoning History: There have been no zoning requests in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
Kiest Blvd	Principal Arterial	100 feet
Cedar Crest Blvd Kiest to Stella	Community Collector	100 feet
Cedar Crest Blvd 11 th to Kiest	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. Further review will be conducted when permits are requested for future development.

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:

URBAN DESIGN ELEMENT**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.4 Enhance retail, industrial, and business operations.

Land Use:

	Zoning	Land Use
Site	NS(A)	General merchandise or food store less than 3,500 sf; dry cleaner or laundry store
Northeast	CR with D Overlay, R-5(A)	Auto service center and undeveloped
Southeast	NS(A)	Multifamily
South	NS(A)	Undeveloped
West	CR	Vacant general merchandise or food store greater than 3,500 sf
Northwest	CR	Undeveloped

Land Use Compatibility:

The area of request is zoned an NS(A) Neighborhood Service District and is currently developed with one structure with three suites: two general merchandise or food store 3,500 square feet or less uses and a dry cleaner or laundry store use. The applicant obtained an SUP in 2021 to allow the motor vehicle fueling station, which has now completed construction.

Uses surrounding the area of request include an auto service center and undeveloped property to the northeast across Kiest Boulevard, and multifamily and undeveloped property to the southeast and south. A vacant general merchandise or food store greater than 3,500 square feet and undeveloped property is to the west and northwest.

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 is recommending a five-year period with eligibility for automatic renewal for additional five-year periods. A shorter initial time period allows staff and the surrounding property owners to evaluate compliance with the conditions and site plan and comment on the compatibility of the use. Automatic renewal is being recommended as the property is adjacent to non-residential uses, except for the non-conforming multifamily uses to the southeast, and is located on two major roadways. The applicant is proposing to satisfy required parking through a remote parking agreement. The initial short time period will also allow staff to evaluate if the remote parking is working properly.

The applicant's request, subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Existing:</i> NS(A) Neighborhood Service	15'	20' adjacent to res, other no min.	No max. dwg density. Max FAR = 0.5	35' for structures w/gable, hip, or gambrel roof; 30' other	40%	RPS and Visual Intrusion	Retail and personal service, office

Parking:

Parking must be provided in accordance with the Dallas Development Code, as amended.

The approximately 7,729 square foot, one-story building contains three uses: two general merchandise or food store uses and a dry cleaner or laundry store use. Both uses require a ratio of one off-street parking space for every 200 square feet of floor area. Additionally, the parking regulations establish that for a motor vehicle fueling station, a minimum of two off-street parking are required. The total parking required for the site is 41 spaces.

As depicted on the proposed site plan, a total of 18 off-street parking spaces will be provided on site. The applicant indicated the additional required parking will be provided through a remote parking agreement per the Development Code.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Market Value Analysis

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

LIST OF OFFICERS

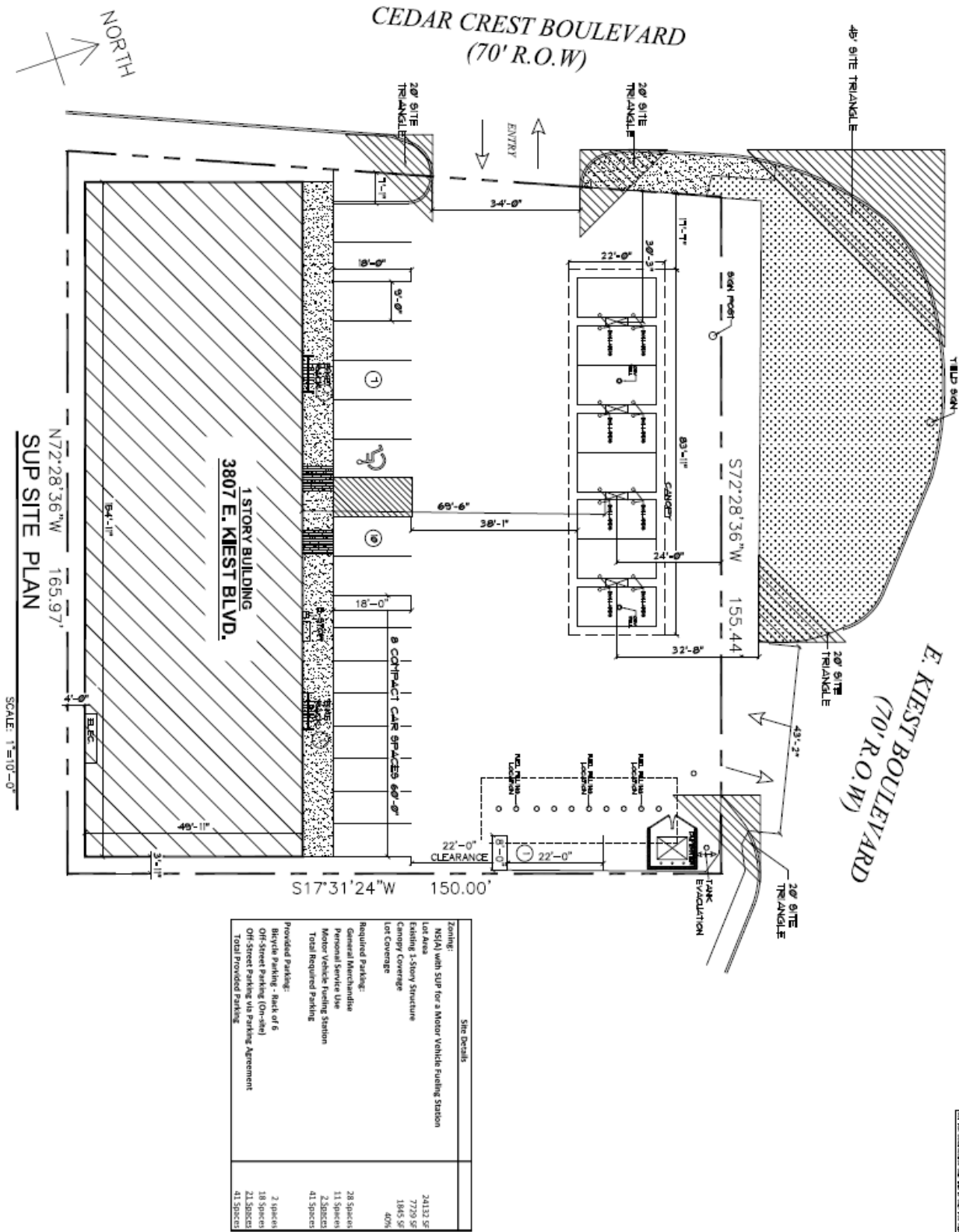
AMA Corporation

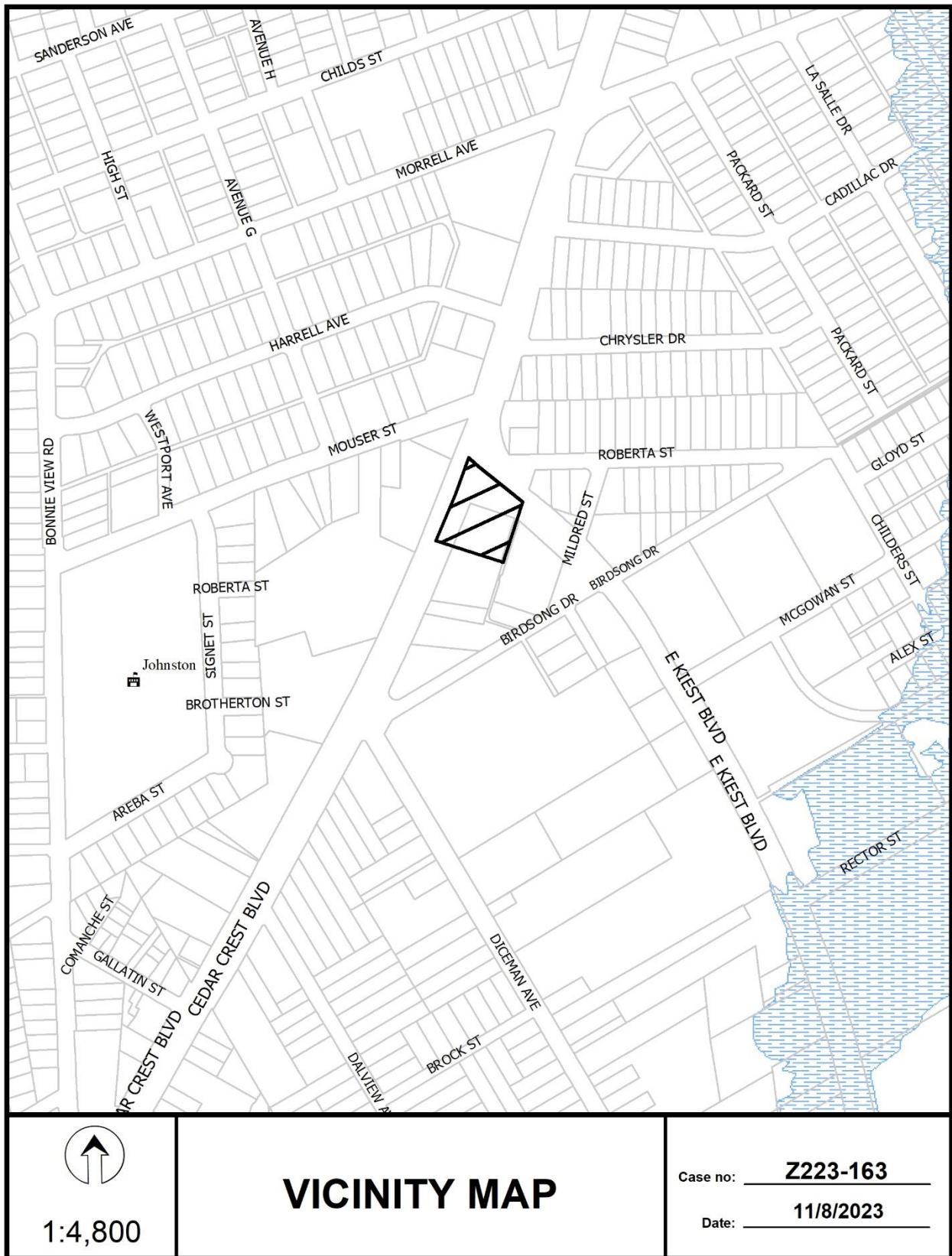
Abdel Rizek Hijaz, President
Anwar Haifa, Vice-President
Mohammed Hijaz, Secretary

PROPOSED SUP CONDITIONS
SUP No. 2415

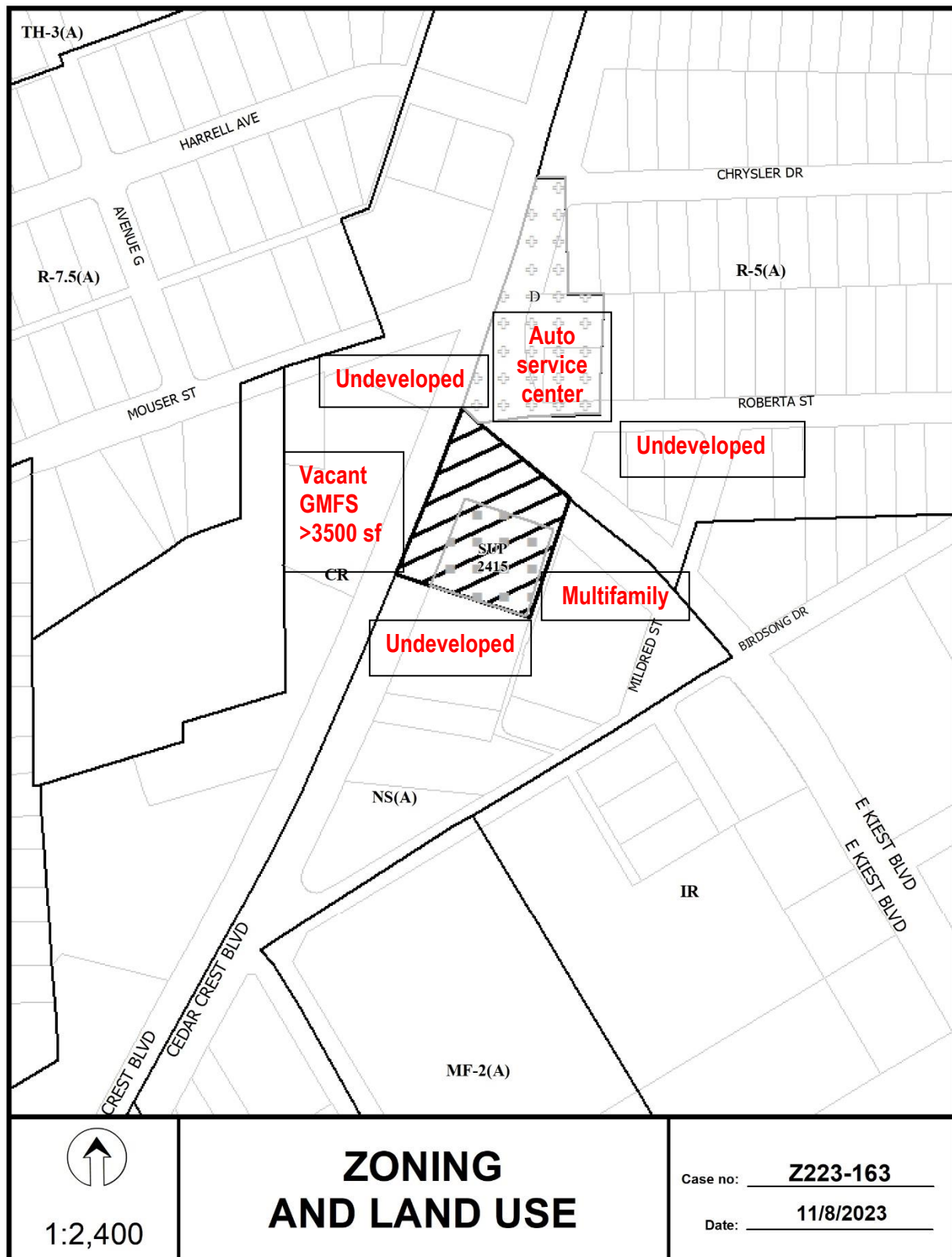
1. USE: The only use authorized by this specific use permit is a motor vehicle fueling station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires on ~~March 12, 2023~~ (five years from the passage of 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.

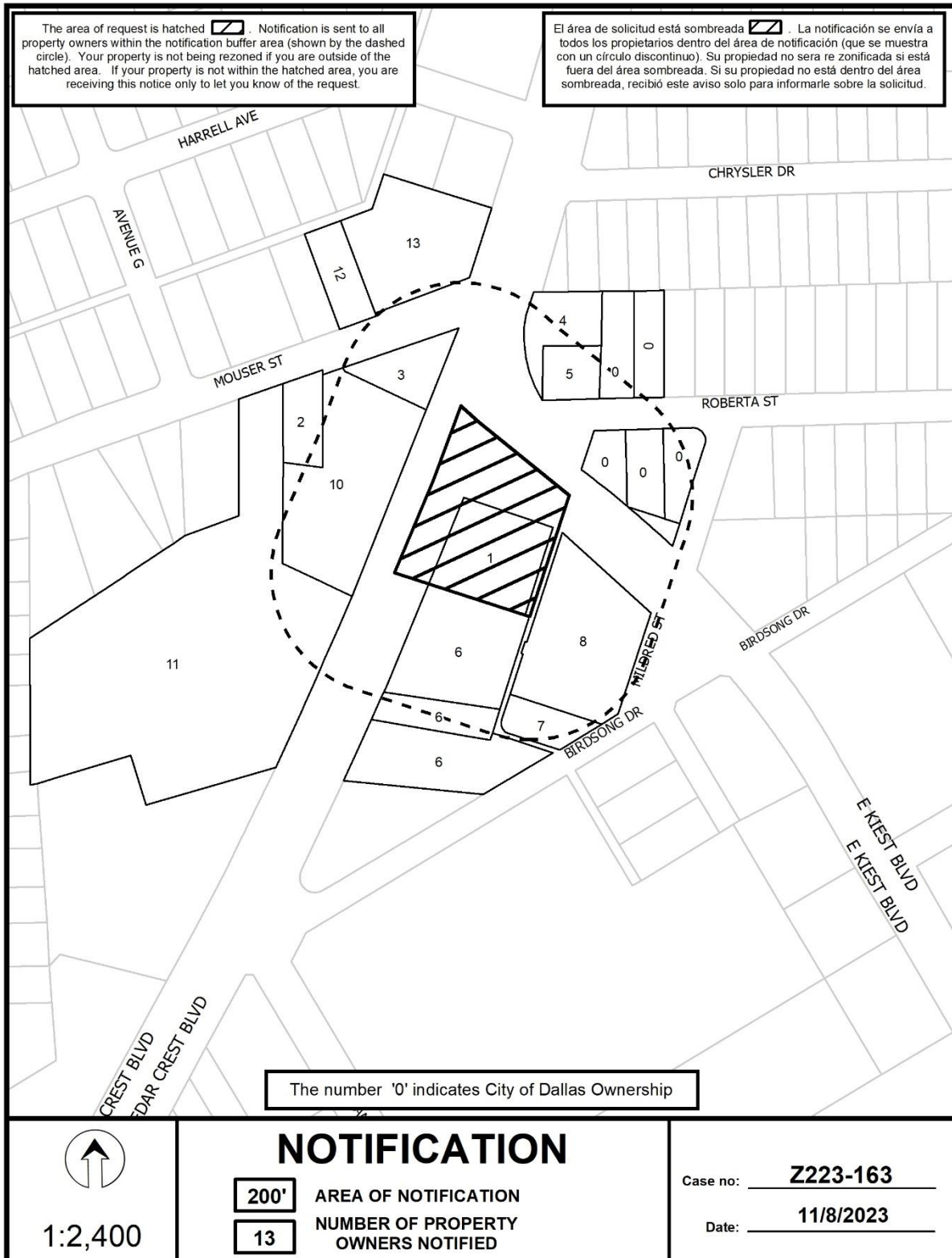
EXISTING SITE PLAN
(no changes proposed)











11/08/2023

Notification List of Property Owners

Z223-163

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3801 E Kiest Blvd	A M A CORPORATION
2	2214 Mouser St	TURNER LOUISE
3	2697 CEDAR CREST BLVD	EBRAHIMI ALI
4	2722 CEDAR CREST BLVD	Y & F PROPERTIES LLC
5	2710 CEDAR CREST BLVD	WEBB TOMMY
6	2660 CEDAR CREST BLVD	CITY OF HOPE PROJECT
7	2615 BIRDSONG DR	MARCER CONSTRUCTION COMPANY LLC
8	3811 E Kiest Blvd	Kiest Apts LLC
9	1015 MILDRED ST	GILLIAM MARK D
10	2683 CEDAR CREST BLVD	A M A CORPORATION
11	2653 CEDAR CREST BLVD	Taxpayer at
12	2223 Mouser St	BRIONES CHER DANCER
13	2303 Mouser St	SOUTHERN CROWN INC



City of Dallas

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

Agenda Information Sheet

File #: 24-580

Item #: 11.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.

Staff Recommendation: **Approval.**

Applicant: Raul Estrada

Representative: Mariela Estrada

Planner: Michael Pepe

U/A From: January 18, 2024.

Council District: 3

Z223-217(MP)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: Michael V. Pepe**

FILE NUMBER: Z223-217(MP) **DATE FILED:** February 22, 2023

LOCATION: Southeast corner of West Kiest Boulevard and Guadalupe Avenue

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±1.85 acres **CENSUS TRACT:** 48113010807

REPRESENTATIVE: Mariela Estrada

APPLICANT: Raul Estrada

OWNER: Marcer Construction

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

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

STAFF RECOMMENDATION: Approval.

PREVIOUS CPC ACTION: At the January 18, 2024 hearing, the City Plan Commission moved to hold the case under advisement until February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant is proposing to develop the site with residential uses.
- The requested MF-2(A) Multifamily District is more appropriate than the existing R-7.5(A) Single Family District along a major thoroughfare and within walking distance to transit and retail services.
- No changes have been proposed 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
West Kiest Boulevard	Principal Arterial	100 foot / 100 foot ROW Bike Plan
Guadalupe Avenue	Local	50 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 proposed MF-2(A) Multifamily District complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

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

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS**Goal 4** Attract and Retain the Middle Class

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

Goal 5 Expand Homeownership

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

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

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	Planned Development District No. 511 (TH-2(A) base)	Single family (attached)
East	R-7.5(A) Single Family District	Undeveloped
South	R-10(A) Single Family District	Single family
West	R-16(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently undeveloped. Property to the north across West Kiest Boulevard is a single family attached subdivision built out under PD No. 511. Property to the east along West Kiest is also undeveloped. There is also single family to the west across Guadalupe Avenue and to the south. Staff finds that the proposed district is complementary with surrounding uses and zoning districts.

The proposed MF-2(A) would allow multiple residential uses including single family, duplex, retirement housing, and multifamily. Any of these residential options would be

appropriate on the site, but generally, a higher density and more flexible building and lot formats, than those allowed by the existing zoning would be more appropriate along a major road. Along this portion of West Kiest, there is not an established pattern of districts, and nearby zoning includes existing MF-2(A), TH-2(A) based planned development, R-7.5(A), and CR Community Retail.

Land Use Comparison:

LEGEND

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

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Alcoholic beverage manufacturing		
Gas drilling and production		
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	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center		S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open enrollment charter school or private school	S	S
Public school other than an open enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		•
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	•	•
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more.		
Mortuary, funeral home, or commercial wedding chapel.		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing R-7.5(A)	25' min No Max	SF: 5'/5' Other: 10' side 15' rear	1 unit / 7,500 sqft	30'	Res: 45% Other: 25%	No design standards
Proposed MF-2(A)	15' min Effective min: 30' on Guadalupe 25' on Kiest No Max	SF: 0'/0' Duplex: 5'/10' Other: 10'/10'	Base lot area per unit: SF: 1,000 sqft Duplex 3,000 sqft Multifamily: Studio: 800 sqft 1 BR: 1,000 sqft 2 BR: 1,200 sqft + BR: +150 sqft With provision of MIH: No minimum lot area	36'* 5% at 61%-80% AMI: 51'* 10% at 61%-80% AMI: 66'* 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85'*	Res: 60% Other: 50% 5% at 61%-80% AMI: 80% 10% at 61%-80% AMI: 80% 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85%	Proximity Slope UFS (If MIH) 4.1107 (If MIH)

*Effective heights significantly limited by RPS, ranging from 26' on the property perimeter to 55' at a maximum at property center

The proposed MF-2(A) allows appropriately sited density. Height and building setbacks would limit the development standards to be compatible with nearby residential.

Although the change would increase the allowable height on the property to 36 feet in the base zoning, the height would be limited by residential proximity slope on the periphery of the property. Additionally, the single family districts within the block would impose blockface continuity on the subject property, which would entail 30 foot front setback on Guadalupe Avenue and a 25 foot setback on West Kiest Boulevard.

The applicant has not stated any intent to include mixed income housing units, but the bonuses available to multifamily and retirement uses allowed broadly in MF-2(A) are also listed above. Those bonuses would also entail the requirement of the design standards

of 4.1107. As such, should the applicant utilize a height bonus, this height would also be limited by RPS.

Landscaping:

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

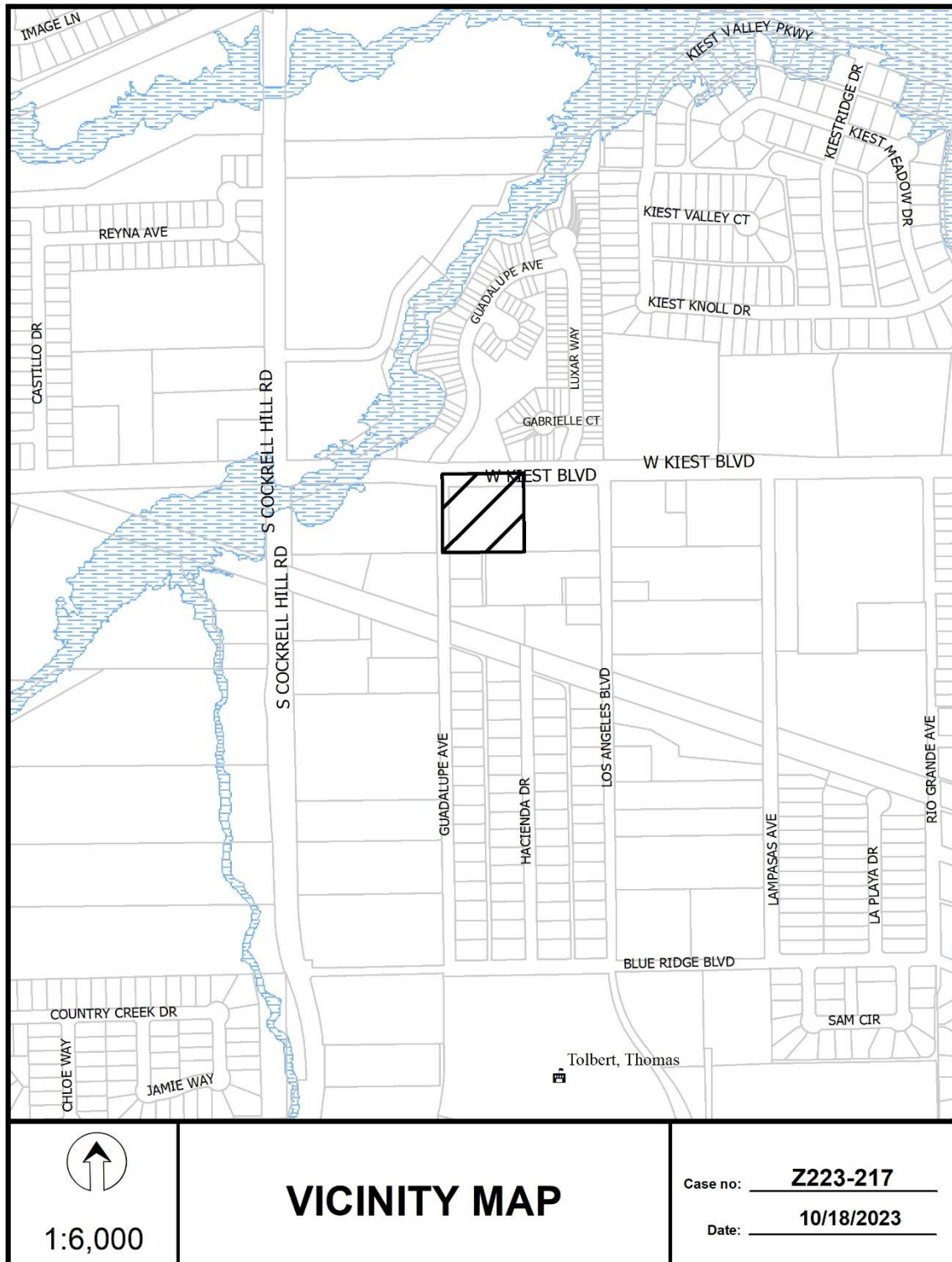
Parking:

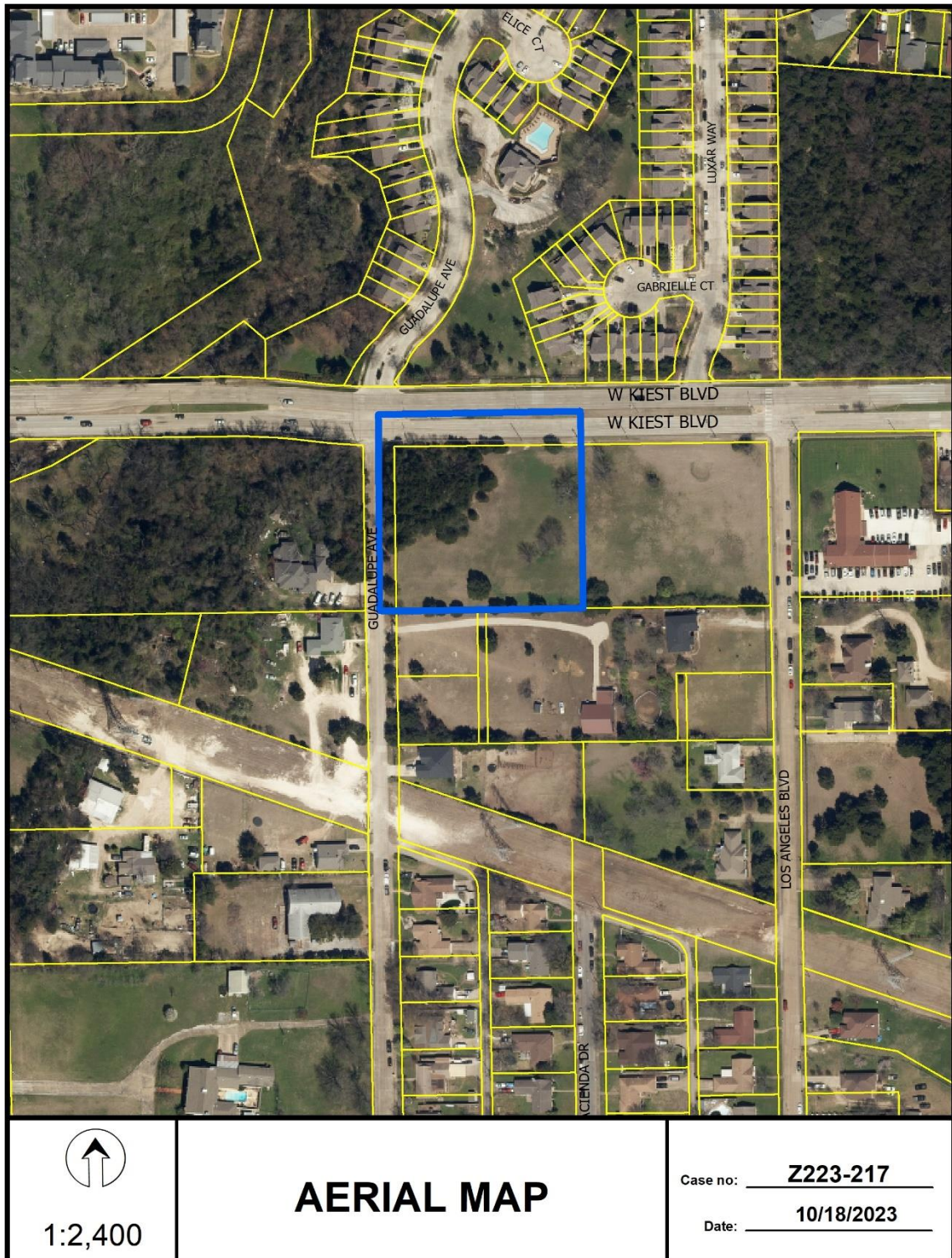
Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a single family use in MF-2(A) is two spaces per unit. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit.

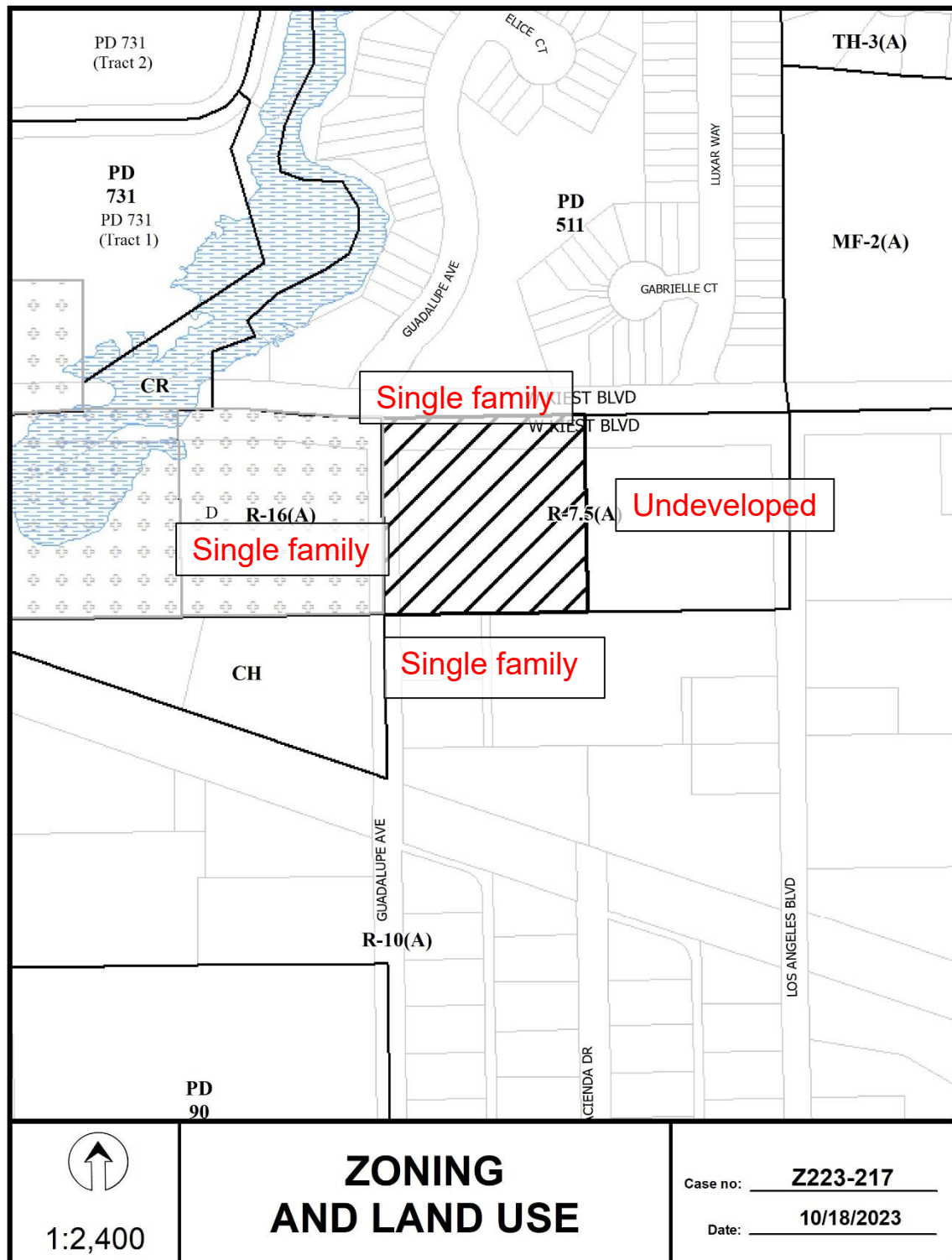
As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

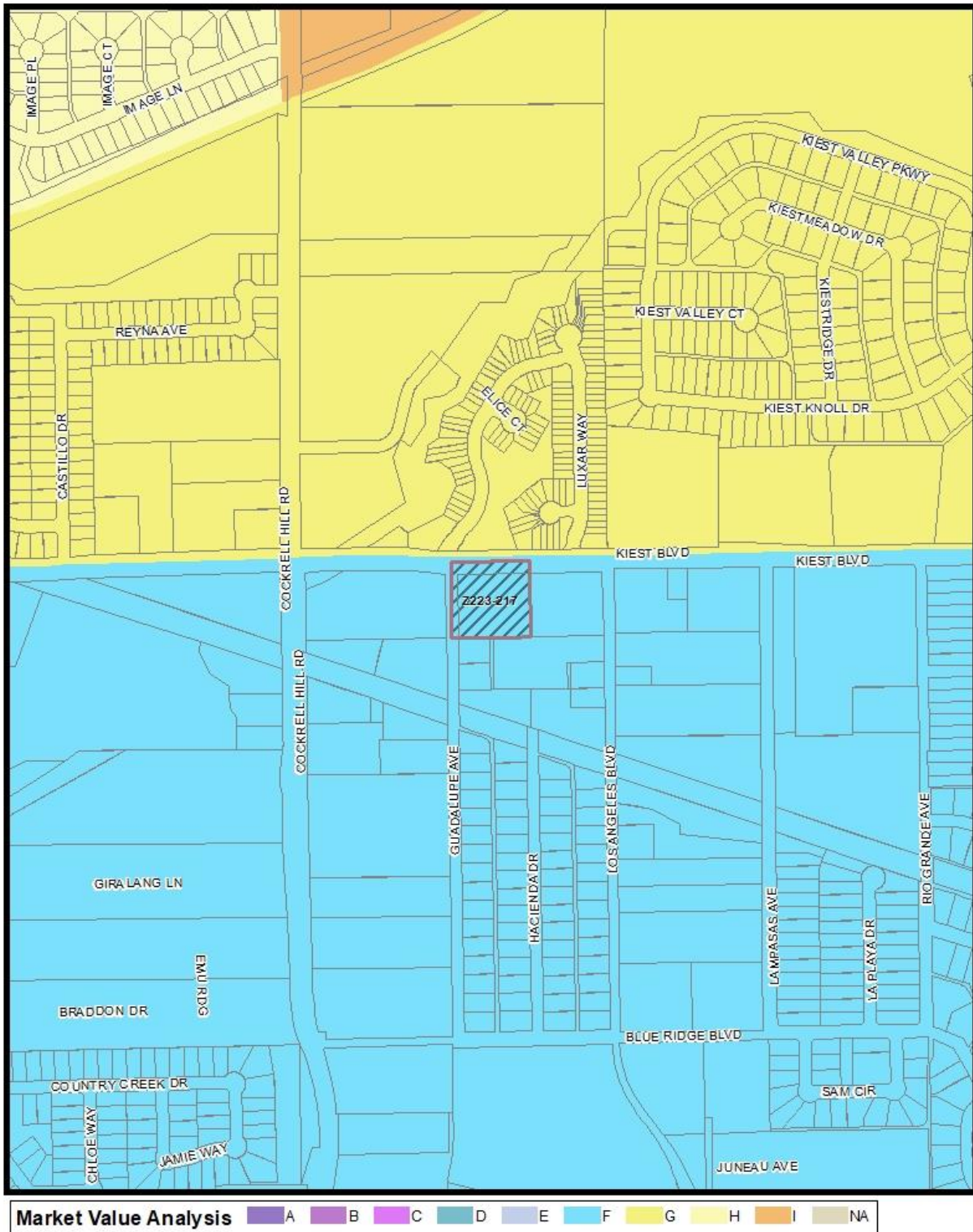
Market Value Analysis:

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





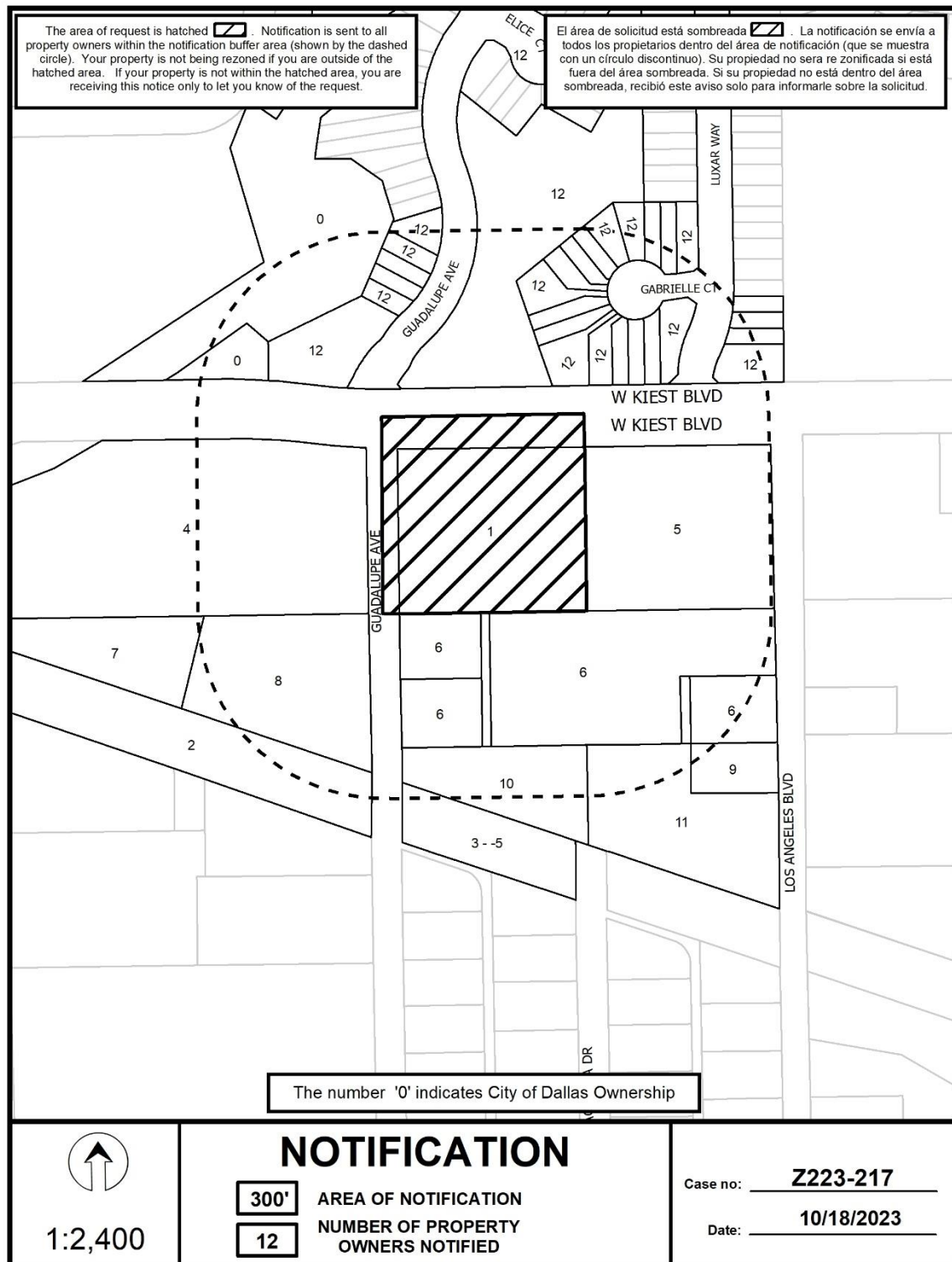




1:6,000

Market Value Analysis

Printed Date: 1/2/2024



10/18/2023

Notification List of Property Owners

Z223-217

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4106 W Kiest Blvd	MARCEER CONSTRUCTION CO LLC
2	3300 GUADALUPE AVE	ONCOR ELECTRIC DELIVERY COMPANY
3	3300 GUADALUPE AVE	ONCOR ELECTRIC DELIVERY COMPANY
4	4306 W Kiest Blvd	ALCANTAR VIDAL &
5	4006 W Kiest Blvd	MOUNT ZION COGIC
6	3230 GUADALUPE AVE	OLVERA FERMIN
7	3224 S COCKRELL HILL RD	DFW CAPITAL RE PROPERTIES
8	3231 GUADALUPE AVE	FERNANDEZ SUSANA
9	3319 LOS ANGELES BLVD	CRAWFORD PEARLIE
10	3242 GUADALUPE AVE	BOUNYASANE BOUNTHANH &
11	3323 LOS ANGELES BLVD	MEUANSOURINHAKOUN SOMBOUN
12	3100 GUADALUPE AVE	PC LUXAR LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-581

Item #: 12.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue.

Staff Recommendation: **Approval.**

Applicant: Uptown Reinvestment, LLC

Representative: Sherry Flewellen

Planner: Giahanna Bridges

U/A From: January 18, 2024.

Council District: 4

Z223-282(GB)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z223-282(GB)

DATE FILED: June 12, 2023

LOCATION: West corner of South Lancaster Road and Marfa Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 0.152 acres

CENSUS TRACT: 48112005700

REPRESENTATIVE: Sherry Flewellen

OWNER/APPLICANT: Uptown Reinvestment, LLC

REQUEST: An application for a MU-1 Mixed Use District on property zoned CR Community Retail District

SUMMARY: The purpose of the request is to allow a duplex use on the property.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District.
- This property is currently developed with a duplex.
- The lot has frontage on South Lancaster and Marfa Avenue.
- The applicant proposes to use a portion of the property to allow a duplex use.
- To accomplish this, they request a MU-1 Mixed Use District.
- There have been no changes made to the request since the last hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	80 foot / 80 foot Bike Plan
Marfa Avenue	Local	30 foot

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

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

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

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN ELEMENT

GOAL 5.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

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

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

Area Plan:

Dallas TOD Lancaster Corridor Station Area Plan was adopted by City Council in February 2013. The Lancaster Corridor area features a concentration of commercial, retail, office, service, and public and institutional facilities along Lancaster Road and the DART Blue Line, with the Kiest and VA Medical Center Stations anchoring the north and south ends of the corridor. The Lancaster Corridor area is envisioned as a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

The site is within the residential area around the two DART stations along Lancaster corridor that have experienced population decline. The concept plan envisions the land use type to be urban mixed-use and urban neighborhood which will incorporate new housing options, as well as new commercial and job opportunities and providing links to transit. The applicant's request is consistent with the goals and policies of the Dallas TOD Lancaster Corridor Station Area Plan.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Duplex
North	CR Community Retail District	Retail
West	CR Community Retail District	Single family/duplex
East	CS Commercial Service District	Retail, undeveloped
South	CR Community Retail District	Motor Vehicle Fueling Station

Land Use Compatibility:

The area of request is currently zoned CR Community Retail District. To the north of this site is developed with retail uses, to the south is developed with a motor vehicle fueling station, to the west is developed with single-family homes and duplexes, and to the east

is developed with retail and undeveloped areas. Currently, the area of request is developed with a duplex. The proposed use is compatible with the surrounding uses. An MU-1 district would be less restrictive than a D(A) Duplex District and could accomplish the applicant's proposed goals. MU-1 zoning district would also eliminate any difficulties in developing adjacent properties and would not disrupt neighboring residential uses.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrg.	FAR	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	*20	No maximum	54'	60%	-----	Retail, personal service, office
Proposed: MU-1	15' Urban Form: 20' above 45'	20' ** adj from residential	Base no mixed-use project: 15 Mixed-Use Project with Mix 2 categories: 20 Mixed-use project with Mix of 3 or more categories: 25	90**	80%	No MUP:0.8 MUP-2: 0.9 MUP-3: 0.85(no res) 0.95(res	Office, Retail, Multifamily, Hotel

Per Sec. 51A-4.122(i), 20 feet where adjacent to or directly across an alley from R, R(A), D, D(A), TH(A), CH, MF, OR MF(A) district and
(ii) no minimum in all other cases

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex is two spaces per dwelling unit. The applicant would 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 an “H” MVA category.

Z223-282(GB)

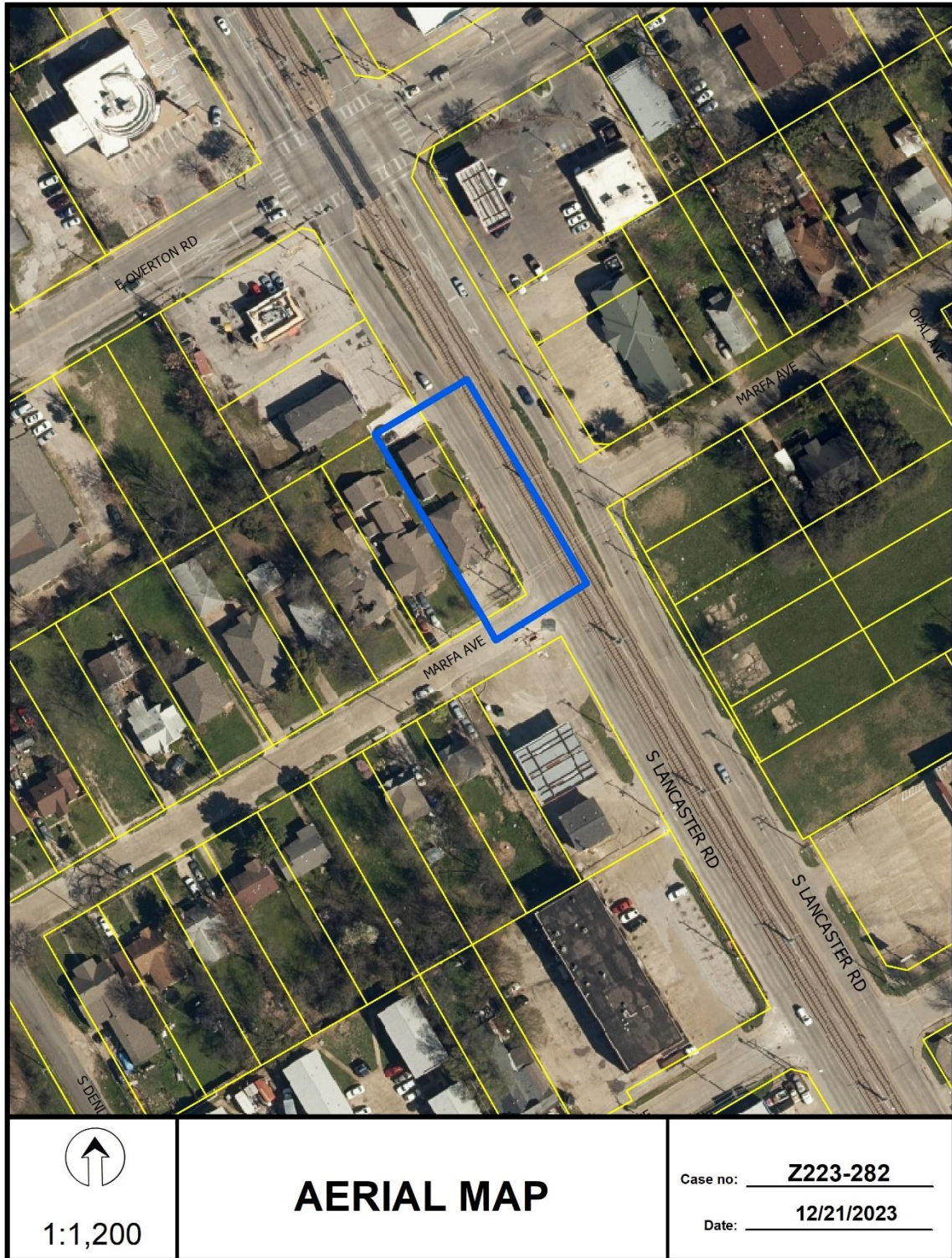
List of Officers

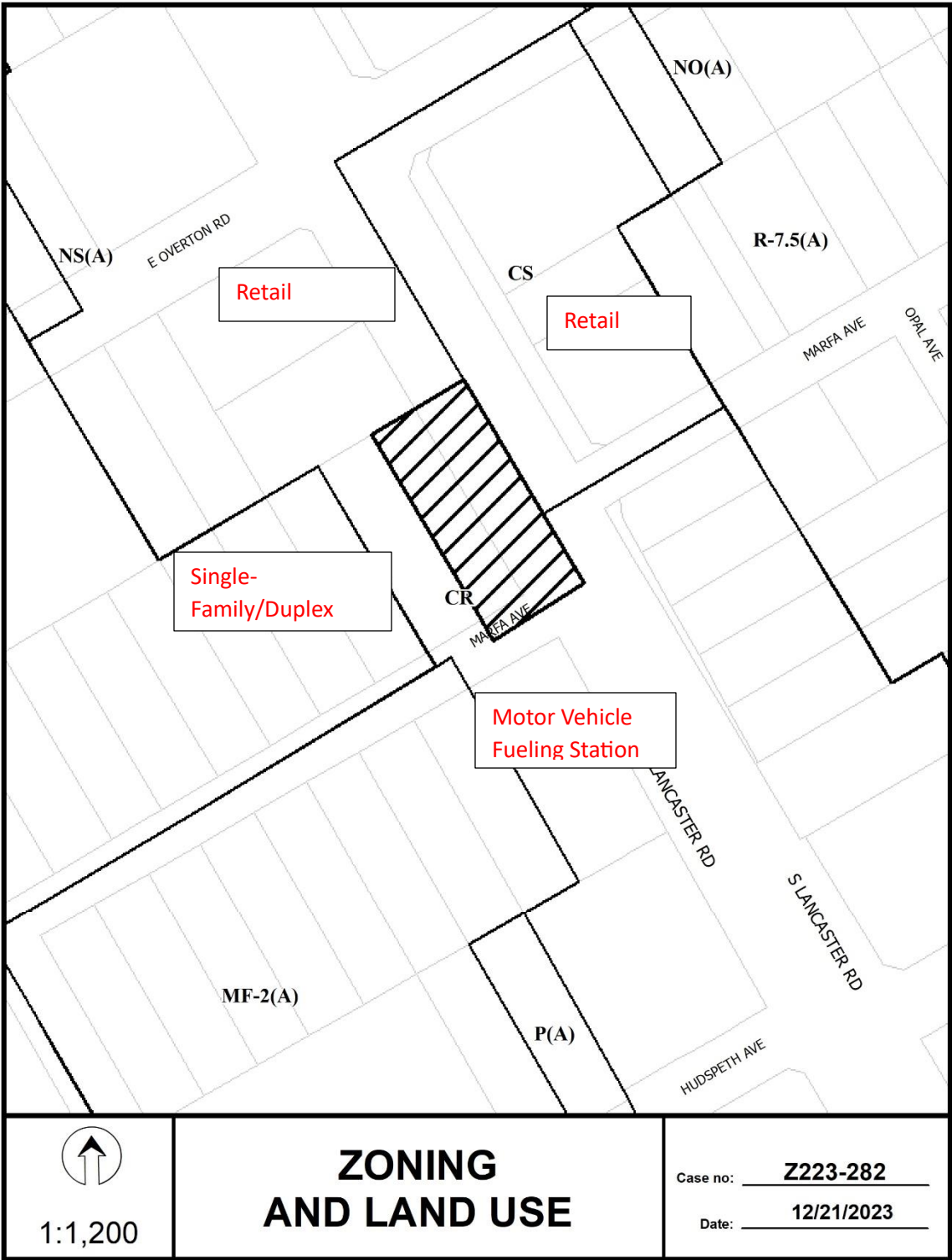
Applicant: Manolo Design Studio

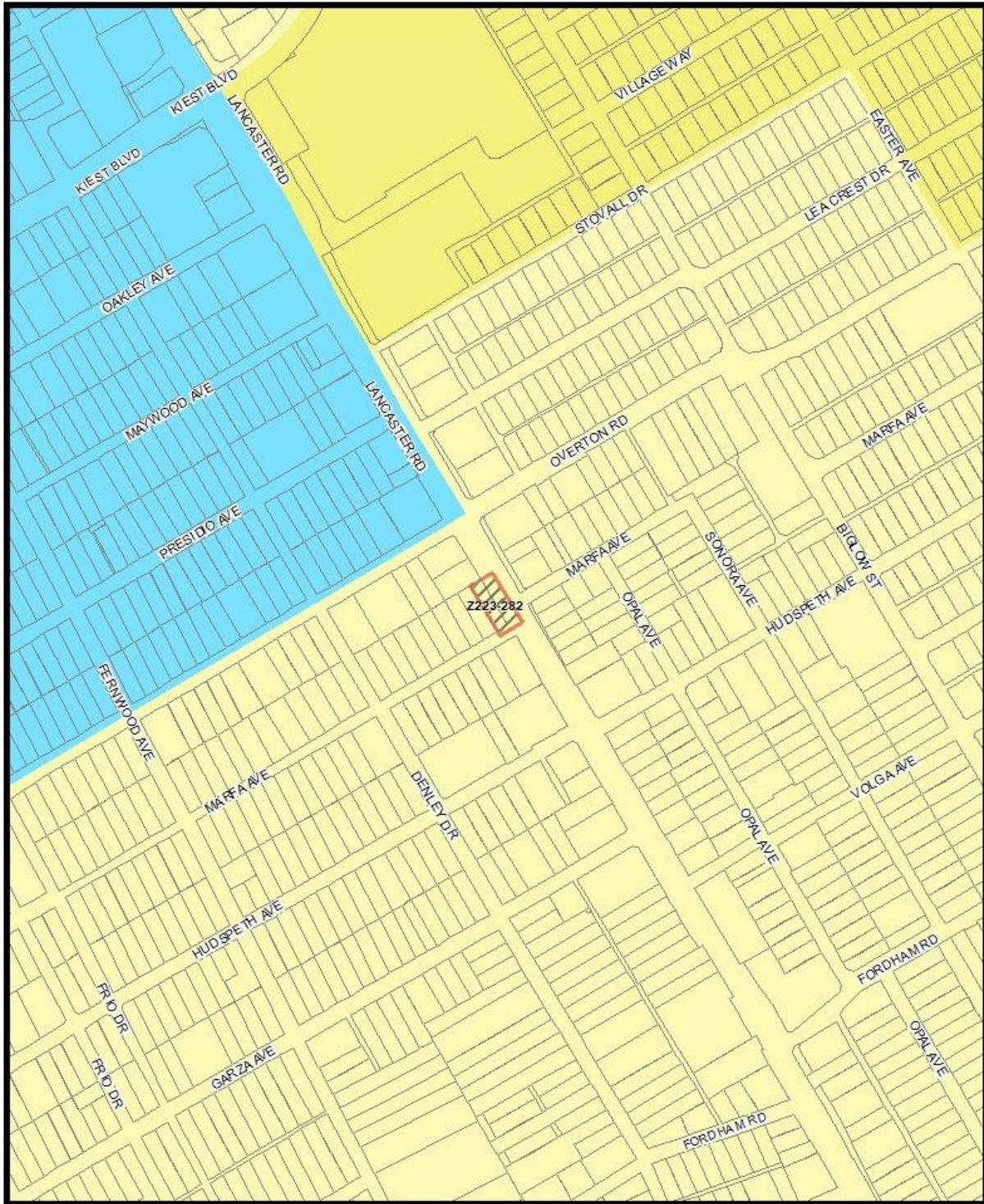
Owner: Mayra J Rebollar

Z223-282(GB)









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



1:4,800

Market Value Analysis

Printed Date: 12/21/2023



12/21/2023

Notification List of Property Owners***Z223-282******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1739 MARFA AVE	UPTOWN RE INVESTMENTS
2	3605 S LANCASTER RD	FRIS CHKN LLC % CAJUN OPERATING CO
3	3611 S LANCASTER RD	FLEWELLEN KARON R
4	1726 E OVERTON RD	MCGRIFF BENNIE
5	1722 E OVERTON RD	BATON REVOCABLE TRUST THE
6	1723 MARFA AVE	RODRIQUEZ FERNANDO C
7	1727 MARFA AVE	WILLIAMS CHARLES T JR &
8	1731 MARFA AVE	HANEUL VENTURES LLC
9	1735 MARFA AVE	THOMAS WILLIE F
10	3701 S LANCASTER RD	TNE PROPERTIES LLC
11	1730 MARFA AVE	ENAMORADO AGUSTIN GUEVARA
12	1726 MARFA AVE	KARINA CARMEN
13	1722 MARFA AVE	MALDONADO GENARO
14	1718 MARFA AVE	JMR HOMES LLC
15	3620 S LANCASTER RD	JEBODYS RENTAL LLC
16	3618 S LANCASTER RD	Taxpayer at
17	1819 MARFA AVE	LEFFALL ESTICLLITA
18	3711 OPAL AVE	CITY WIDE COMMUNITY DEVELOPMENT
19	3706 S LANCASTER RD	CITY WIDE COMMUNITY
20	3702 S LANCASTER RD	CITY WIDE COMMUNITY
21	1818 MARFA AVE	Taxpayer at
22	3718 S LANCASTER RD	CITY WIDE COMMUNITY DEV CORP
23	3602 S LANCASTER RD	MIRAMAR BRANDS HOLDINGS LLC
24	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
25	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT



City of Dallas

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

Agenda Information Sheet

File #: 24-582

Item #: 13.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street.

Staff Recommendation: **Approval.**

Applicant: 935 Clarendon LLC

Representative: Paul Carden

Planner: LeQuan Clinton

U/A From: January 18, 2024.

Council District: 4

Z223-299(LC)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: LeQuan Clinton**

FILE NUMBER: Z223-299(LC) **DATE FILED:** July 11, 2023

LOCATION: West line of Upton Street, between East Clarendon Drive and Viola Street

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 22,216 square feet **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Paul Carden

OWNER/APPLICANT: 935 Clarendon LLC

REQUEST: An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District.

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

**STAFF
RECOMMENDATION:** Approval.

PRIOR CPC ACTION: On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently a vacant lot zoned an RR Regional Retail District, with a lot area of 22,216 square feet (0.51 acres).
- This is a corner lot at an intersection, with frontage on Viola Street, Upton Street and East Clarendon Drive.
- The applicant proposes the property be rezoned to an MU-2 Mixed Use District to allow multifamily on the property.
- To accomplish this, the applicant is requesting a general zoning change.
- **There have been no changes to the request since the last hearing.**

Zoning History:

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

- **Z223-308:** On July 26, 2023, staff received an application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive. [Scheduled for January 18, 2024 City Plan Commission], [held under advisement, until February 15, 2024, on January 18, 2024 City Plan Commission]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Viola Street	Local Street	-
Upton Street	Local Street	-
East Clarendon Drive	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff 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 1.1.4 Capitalize on transit-oriented development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

The Dallas Zoo Area Land Use Study:

The *Dallas Zoo Area Land Use Study* was adopted by the City Council in December 2001 and outlines five goals and objectives suggested by the steering committee with an overall goal that focuses on revitalization strategies and policy guidance for future growth and development in this area.

The request complies with the following goals and objectives of the Dallas Zoo Area Land Use Study:

2.0 LAND USE AND ZONING

GOAL 2.2 COMMUNITY IDENTIFIED NEEDS

Land Use:

	Zoning	Land Use
Site	RR	Community retail, undeveloped
North	MF-2(A)	Multifamily
South	IM	Industrial retail
East	IM	Industrial retail
West	RR	Community Retail

Land Use Compatibility:

The area of request is currently a vacant lot zoned an RR District on the west line of Upton Street, between East Clarendon Drive and Viola Street. The area of request is currently undeveloped.

To the north of the property are multifamily uses, duplex, vacant lots, and single family zoned an MF-2(A) Multifamily District. To the south are vacant warehouses, to the

southeast and east of the property are industrial, automotive, office, vacant lots, brewery, and other retail uses zoned an IM Industrial Manufacturing District. To the west of the property are automotive repair, motel, Dallas Zoo, DART Station and retail uses zoned an RR District. The uses to the south, southeast and east of the property seem to be vacant. With this area being under development, staff finds the applicant's requested MU-2 District and proposed multifamily use to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning from an RR District to an MU-2 District to be appropriate for this area that has pre-existing residential uses adjacent to the site. 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 RR District and the proposed MU-2 District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: RR	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office
Proposed: MU-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 with MIH - 5% at 81-100%*			125 du/ac (No MUP) 150 du/ac (MUP=2) 175 du/ac (MUP=3)	Remove FAR for res			

* Property is located in an "G" MVA area

To obtain the development bonuses listed above, the applicant would also need to adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-

floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

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	RR	MU-2
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		•
Bus or rail transit vehicle maintenance or storage facility		•
Catering service		•
Commercial cleaning or laundry plant		•
Custom business services		•
Custom woodworking, furniture construction, or repair		•
Electronics service center		•
Job or lithographic printing		•
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		•
Technical school		•
Tool or equipment rental		•
Vehicle or engine repair or maintenance		•
INDUSTRIAL USES		
Alcoholic beverage manufacturing		S
Gas drilling and production	S	S

Use	RR	MU-2
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	S	•
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions		•
Convent or monastery	•	•
Foster home		•
Halfway house		S
Hospital		•
Library, art gallery, or museum	•	•
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		•
Lodging or boarding house		•
Overnight general purpose shelter		★
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window	•	•
Financial institution with drive-in window		D

Use	RR	MU-2
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	S	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		•
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		•
Business school		•
Car wash		
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		•
Commercial motor vehicle parking		
Commercial parking lot or garage		•
Convenience store with drive-through		
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		
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•

Use	RR	MU-2
Outside sales		•
Paraphernalia shop		
Pawn shop		
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	•
Restaurant with drive-in or drive-through service		S
Surface parking		
Swap or buy shop		S
Taxidermist		•
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		S
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley		S
Railroad passenger station		•
Railroad yard, roundhouse, or shops		•
STOL (short take-off or landing port)		S
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	•
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	★	★
Police or fire station	S	•
Post office	S	•
Radio, television, or microwave tower	S	•
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		S
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	•
Water treatment plant		S
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		

Use	RR	MU-2
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		D
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		S
Petroleum product storage and wholesale		
Recycling buy-back center		★
Recycling collection center		★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		•
Vehicle storage lot		
Warehouse		•

Landscaping:

Landscaping 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.

If the applicant provides affordable units as part of the development, the off-street parking requirement for multifamily can be reduced to a minimum of 0.5 space per dwelling unit, provided that at least 15 percent of the required parking is available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum. The applicant would be required to comply with standard parking ratios at permitting.

Market Value Analysis:

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

Z223-299(LC)

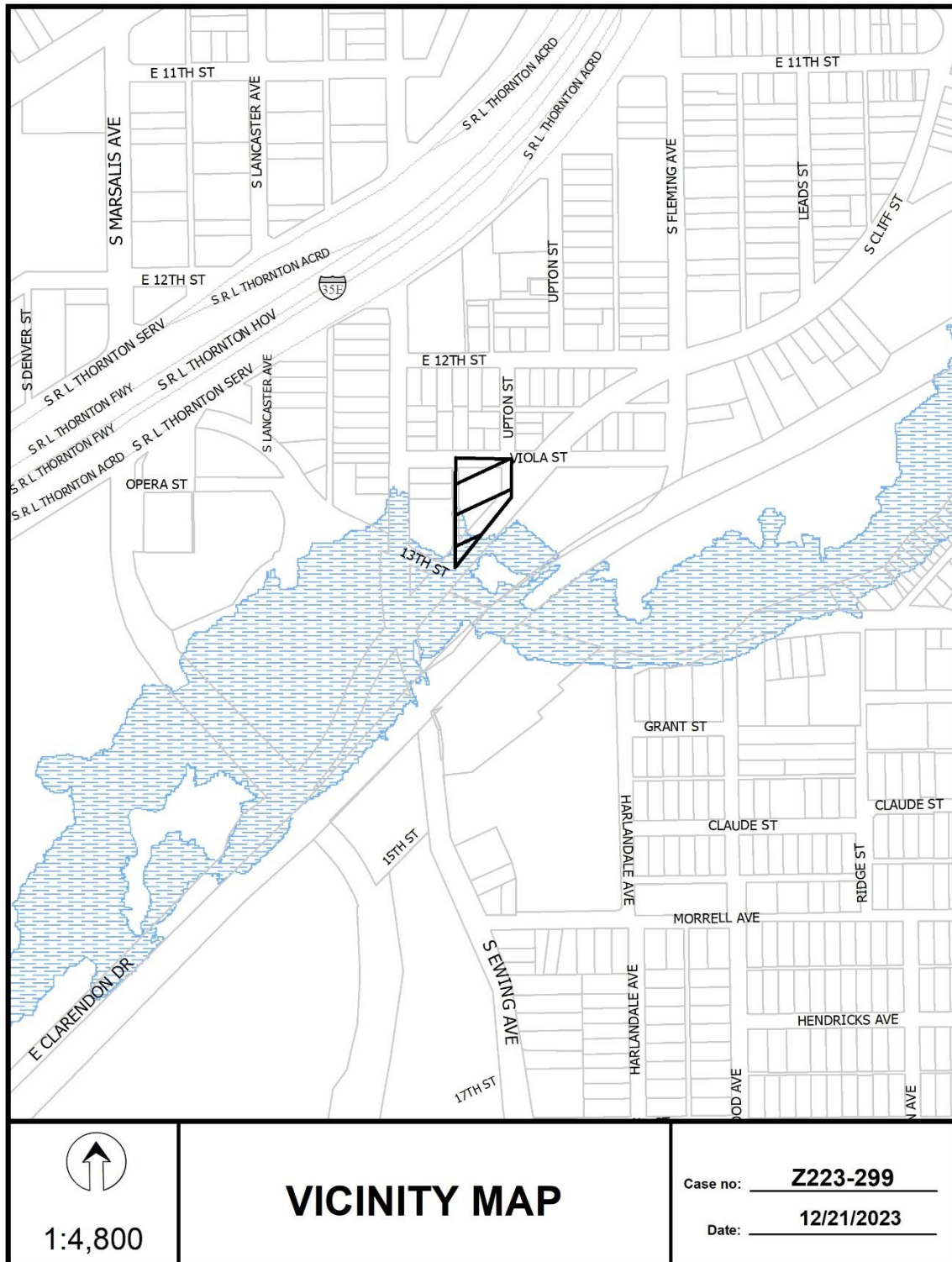
List of Officers

935 E Clarendon, LLC

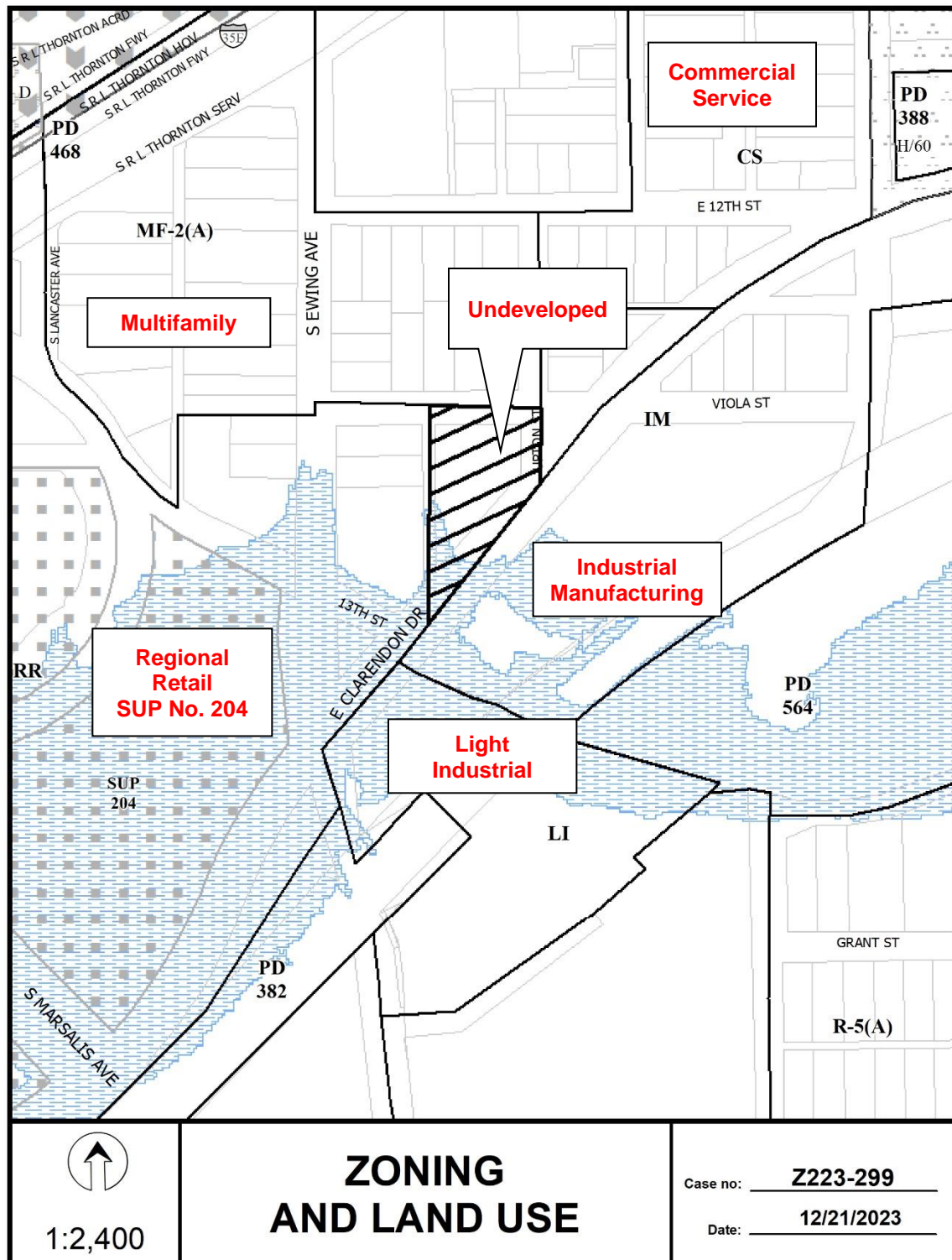
Partners and Principals

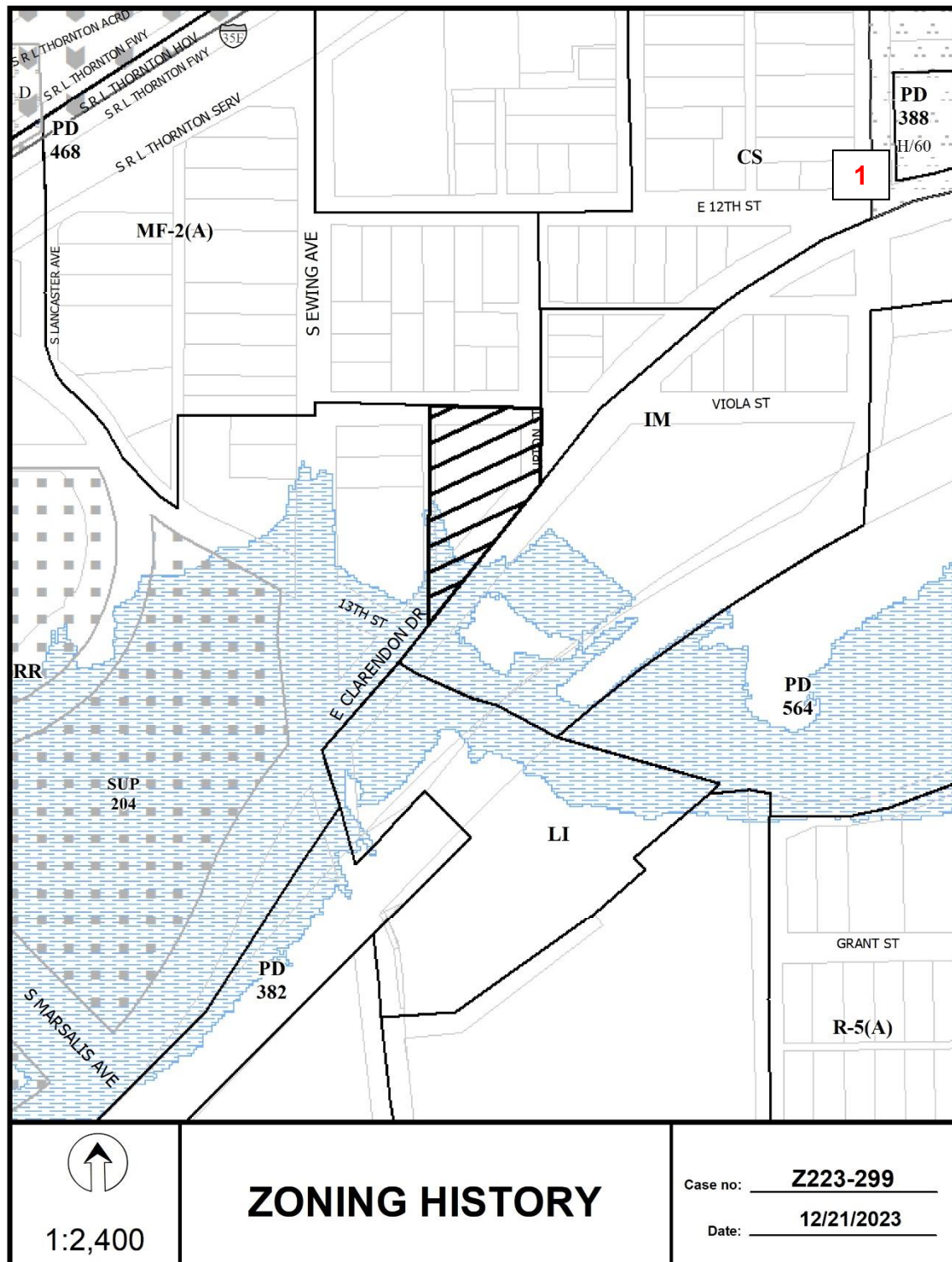
Paul Carden, Manager

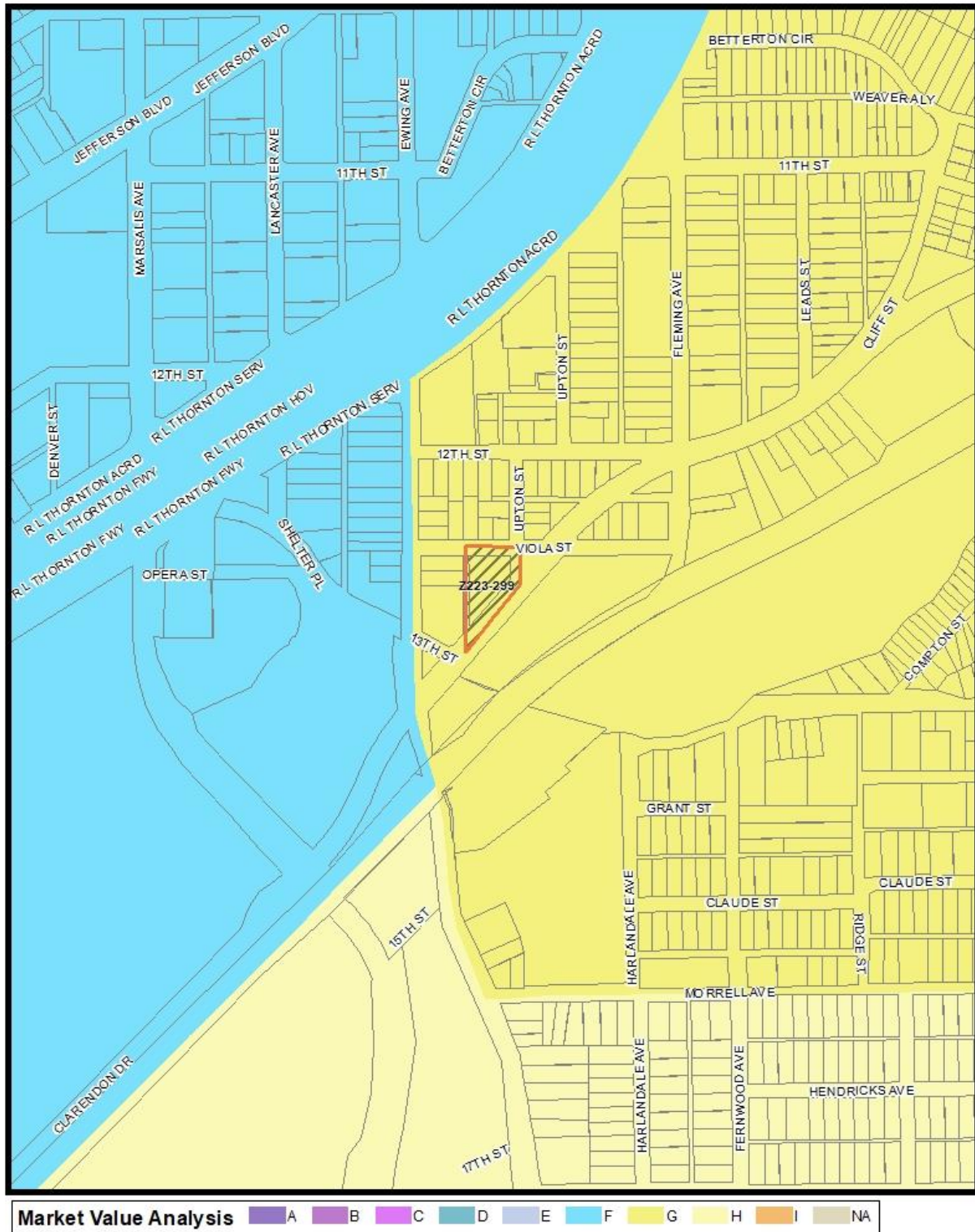
Mike Geisler, Member





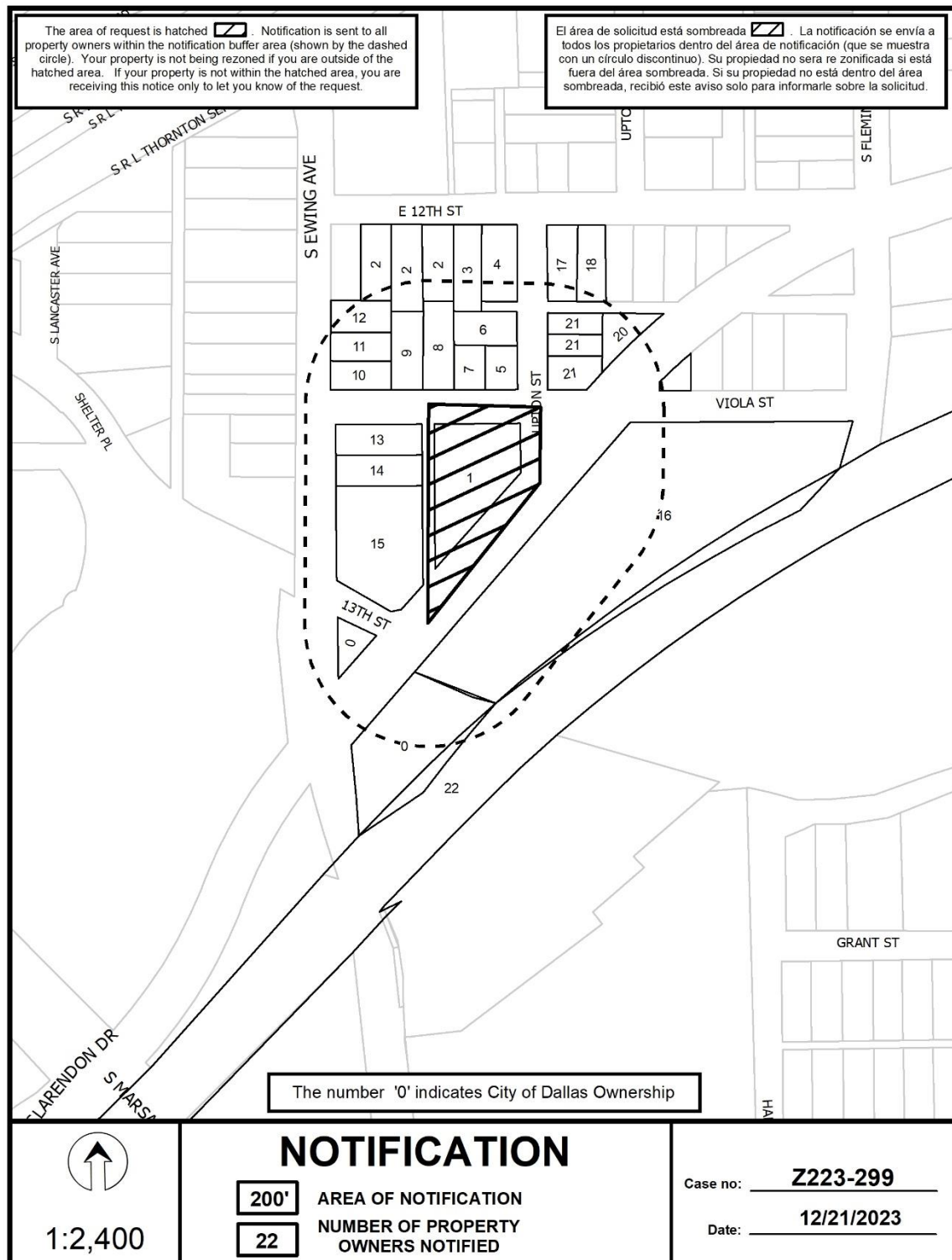






Market Value Analysis

Printed Date: 12/21/2023



12/21/2023

Notification List of Property Owners***Z223-299******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	935 E CLARENDON DR	935 CLARENDON LLC
2	806 E 12TH ST	MONROY MARINA
3	818 E 12TH ST	BARNES JAMES L EST OF & ETAL
4	820 E 12TH ST	NEW DIMENSION HOMES LLC
5	823 VIOLA ST	ELIZONDO ROBERT
6	413 UPTON ST	ARLENES INC
7	819 VIOLA ST	LOPEZ PATRICIO J
8	815 VIOLA ST	LOPEZ PATRICK JOSHUA
9	811 VIOLA ST	CASTILLO CAMERINO
10	420 S EWING AVE	ROLLERSON BETTY
11	418 S EWING AVE	Taxpayer at
12	416 S EWING AVE	VELEZ ISABEL
13	500 S EWING AVE	Taxpayer at
14	504 S EWING AVE	Taxpayer at
15	520 S EWING AVE	KLAST CORP
16	900 E CLARENDON DR	PULLMOR ENTERPRISES INC
17	902 E 12TH ST	GETSINGER SUZANNE MARIE
18	904 E 12TH ST	BMH OAK CLIFF III LLC
19	924 VIOLA ST	930 CLARENDON LLC
20	907 E CLARENDON DR	WOOLEN MATTIE
21	911 E CLARENDON DR	WATERS BROTHERS LLP
22	401 S BUCKNER BLVD	DART



City of Dallas

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

Agenda Information Sheet

File #: 24-583

Item #: 14.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.

Staff Recommendation: **Approval.**

Applicant: Jack Rowe

Representative: Rik Adamski

Planner: Martin Bate

U/A From: January 18, 2024.

Council District: 4

Z223-300(MB)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: Martin Bate****FILE NUMBER:** Z223-300(MB)**DATE FILED:** May 31, 2023**LOCATION:** North line of Hendricks Avenue, east of South Denley Drive**COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.165 acres**CENSUS TRACT:** 48113021000**REPRESENTATIVE:** Rik Adamski**OWNER:** Jack Rowe and Kimberly Borges**APPLICANT:** Jack Rowe**REQUEST:** An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District.**SUMMARY:** The purpose of the request is to allow development of two new housing units on the lot.**STAFF RECOMMENDATION:** Approval.**PREVIOUS CPC ACTION:** On January 18, 2024, CPC moved to hold this case under advisement until February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on Hendricks Avenue.
- The applicant proposes to develop this property with a duplex.
- To accomplish this, they request a TH-3(A) Townhouse District.
- No changes have been proposed since the last CPC meeting.

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
Hendricks Avenue	Local Street	-
South Denley Drive	Local Street	-
Morrell Avenue	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 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.

HOUSING ELEMENT

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Neighborhood Plus Plan:

GOAL 5 EXPAND HOMEOWNERSHIP

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

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

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family	Undeveloped
North	CR Community Retail	General Merchandise or Food Store less than 3,500 sf; Multifamily; Church; Personal Service
South	R-5(A) Single Family	Single family
East	R-5(A) Single Family	Single family
West	R-5(A) Single Family	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by single family housing to the east, west, and south in an R-5(A) Single Family District. Immediately north is undeveloped property in a CR Community Retail District. Within the CR Community Retail District are a number of uses, including a general merchandise or food store less than 3,500 square feet, a multifamily housing development, a church, and a personal service use.

The site is currently zoned an R-5(A) Single Family District. This district is recognized as suitable for single-family homes with a minimum lot size of 5,000 square feet. The applicant proposes a TH-3(A) Townhouse District to permit development of a duplex structure, which is currently prohibited by the R-5(A) Single Family District.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly single-family, the presence of the CR Community Retail District immediately north of the site would make this an appropriate transition from residential to commercial uses. Access to transit further makes this site suitable for more density. Furthermore, blockface continuity requirements would retain the character of the neighborhood while allowing development of a duplex structure. Setback requirements for duplex structures in the proposed TH-3(A) Townhouse District match the setback requirements of single-family structures in the R-5(A) Single Family District. As such, staff supports the requested change to a TH-3(A) Townhouse District.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Single Family District and the proposed TH-3(A) Townhouse District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A)	20'	Side/Rear: 5' (single family), 10' (other structures)	5,000 sqft lot / no max du density	30'	45% residential 25% nonresidential		Residential
Proposed: TH-3(A)	No minimum ¹	Single family: no min. Duplex side: 5' Duplex rear: 10' Other permitted side/rear: 10'	12 du / ac ²	36'	60% residential 25% nonresidential		Residential

¹ Due to blockface continuity requirements, a 20-foot front yard setback would apply to this lot.

² The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.98 dwelling units. However, per Development Services, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 7,200 square feet in size, this development would be permitted.

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	R-5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

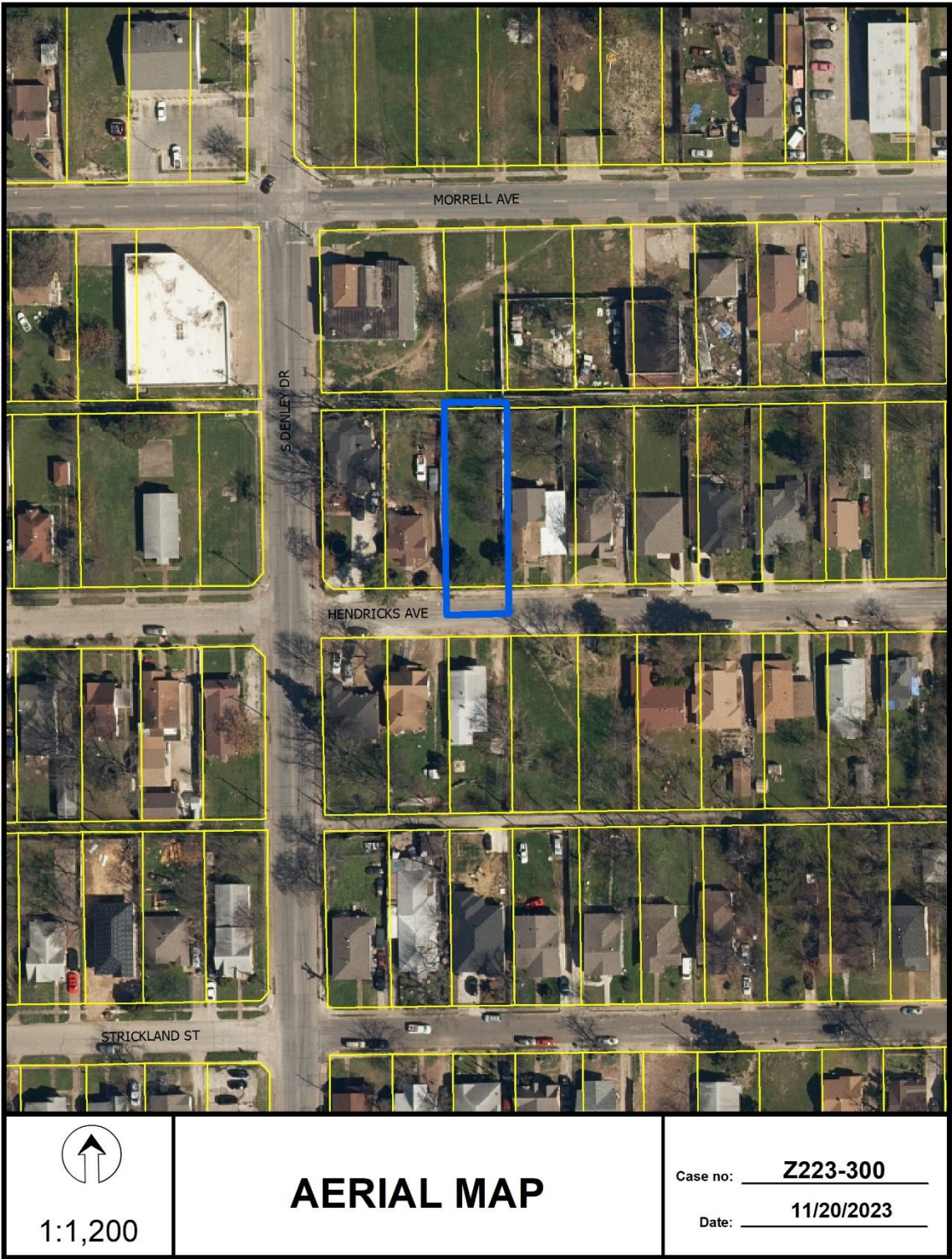
Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex in a TH-3(A) Townhouse District is two spaces per dwelling unit. The applicant would be required to comply with standard parking minimums at permitting.

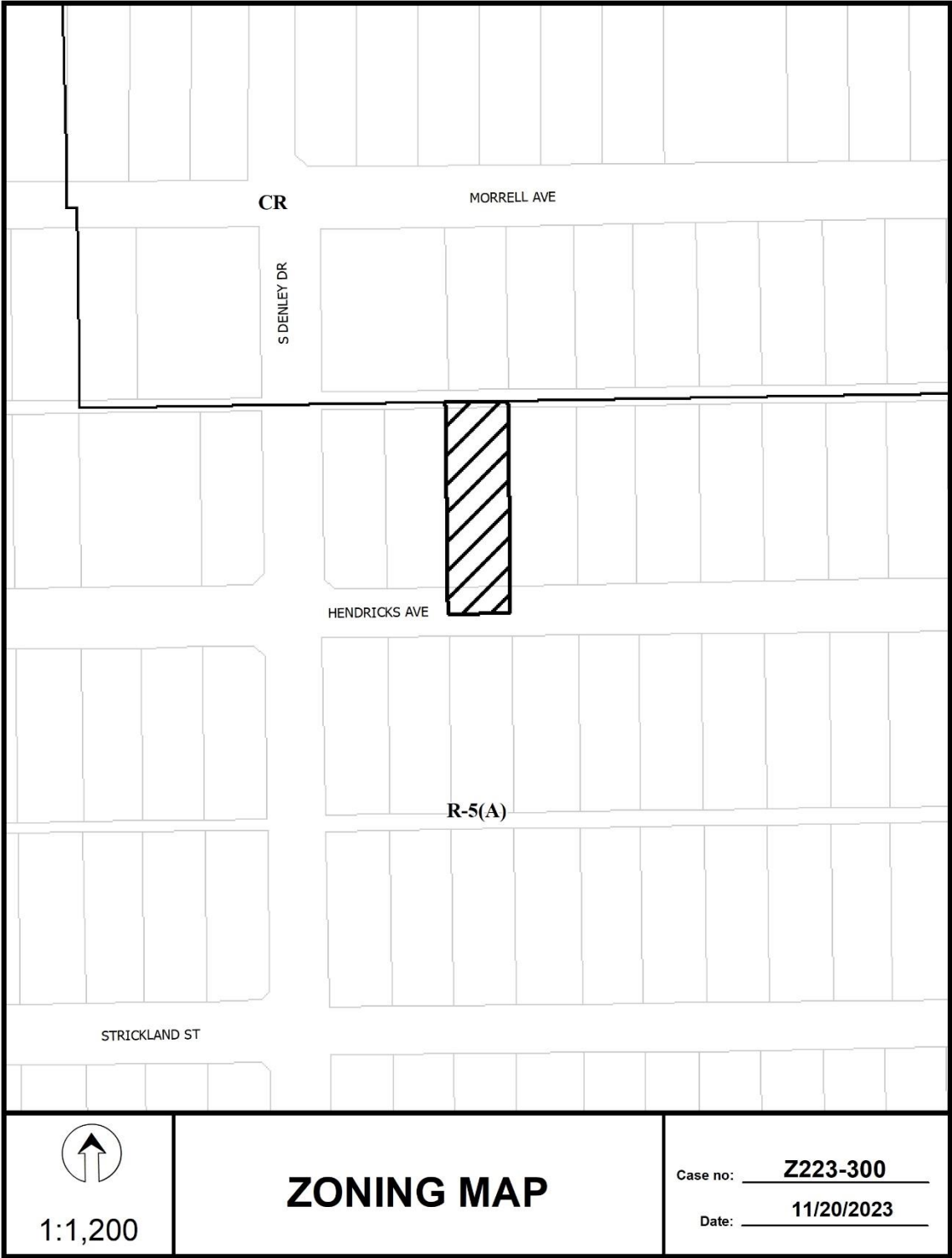
Market Value Analysis:

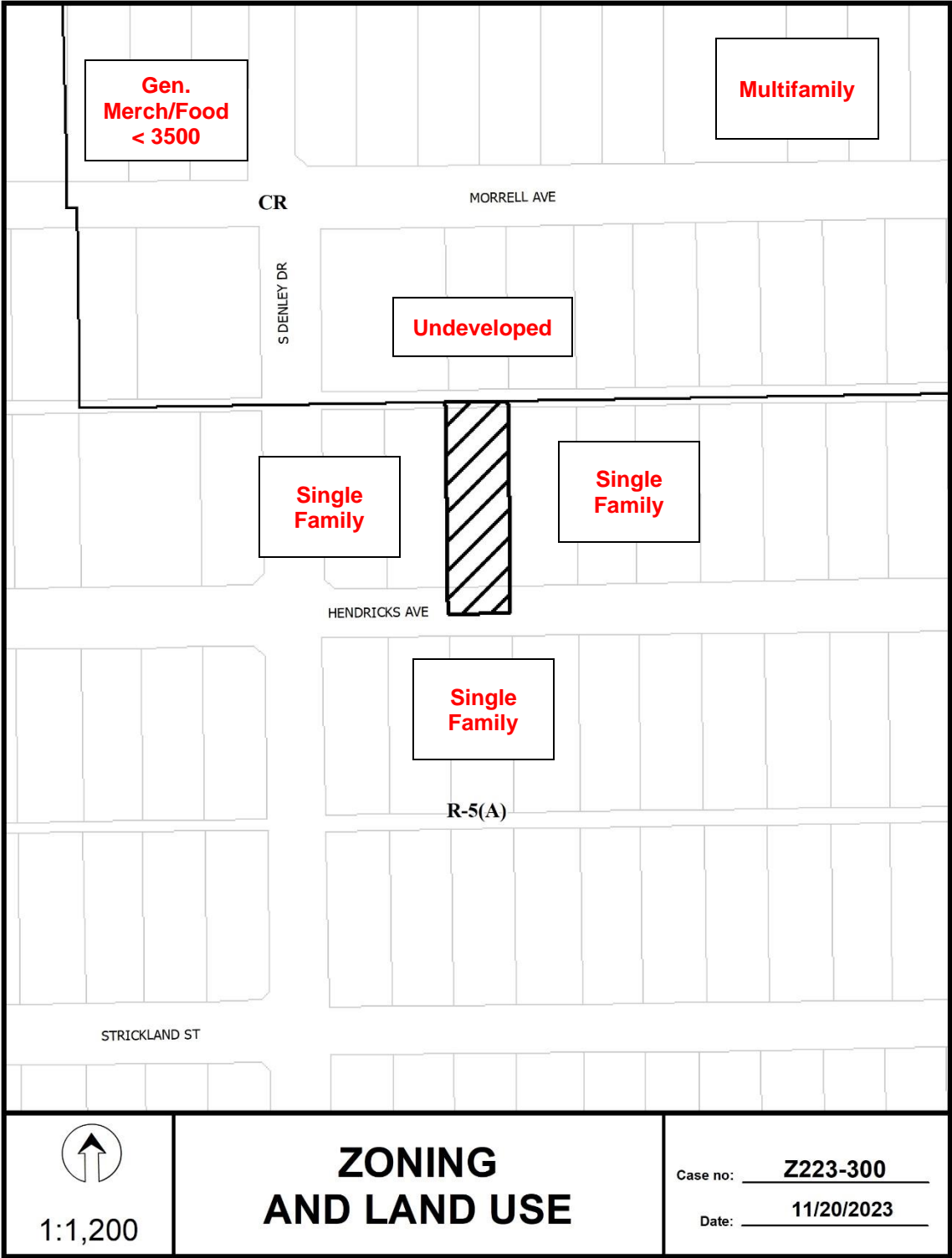
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

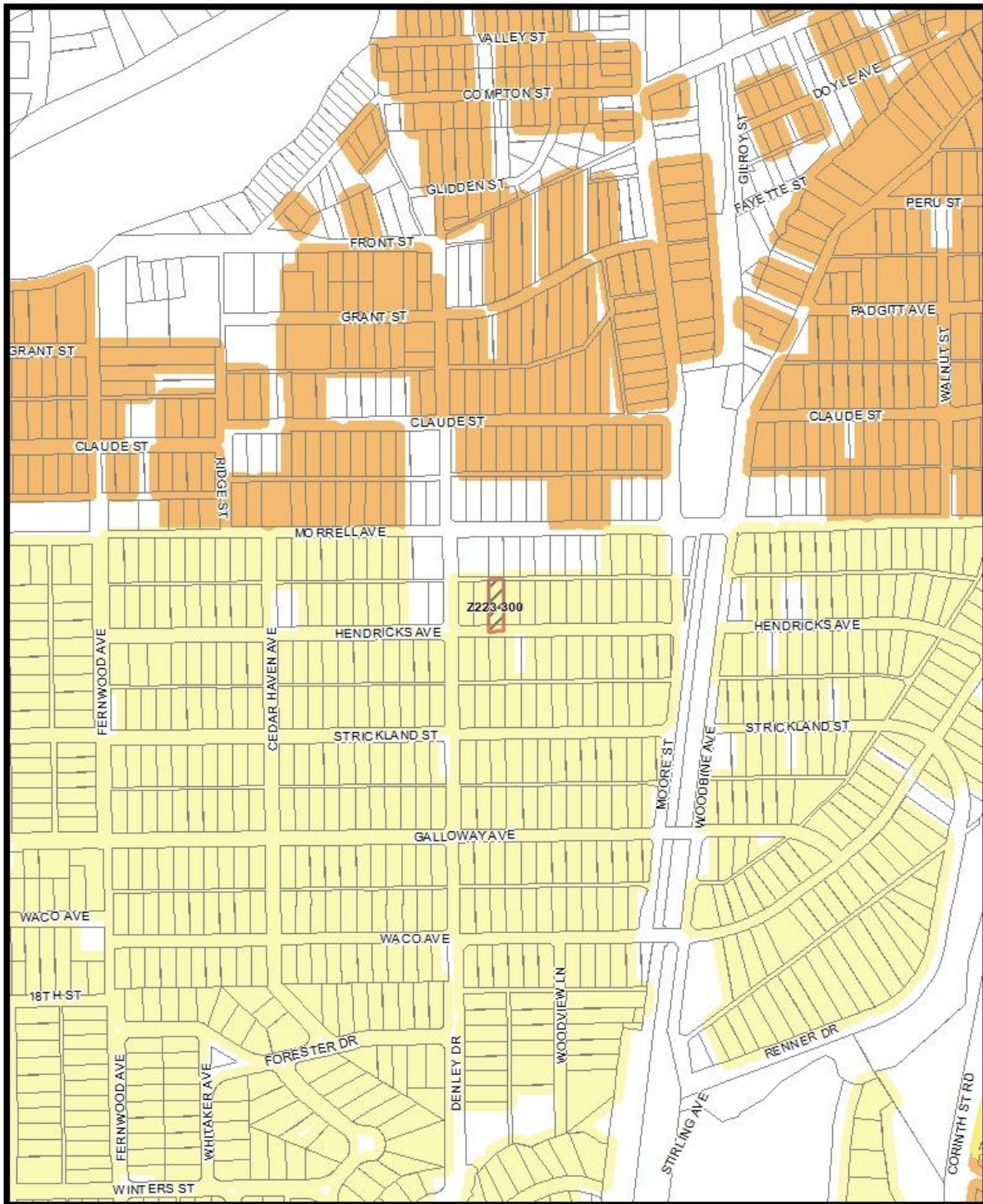
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable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











Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/20/2023

<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>	29	28	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">29</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z223-300</p> <p>Date: 11/20/2023</p>
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11/20/2023

Notification List of Property Owners***Z223-300******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1311 HENDRICKS AVE	ROWE JACK GAYLEN &
2	1223 HENDRICKS AVE	MATA ADELFO R ROMERO
3	1224 MORRELL AVE	EJIGU HAILU & ENANU
4	1230 HENDRICKS AVE	SUNDAY ANTWANIQUE S &
5	900 MORRELL AVE	Taxpayer at
6	1310 MORRELL AVE	Taxpayer at
7	1314 MORRELL AVE	Taxpayer at
8	1318 MORRELL AVE	JONES CURTIS LEE
9	1327 HENDRICKS AVE	ORTIZ RUBEN & VERONICA
10	1323 HENDRICKS AVE	MCCALLISTER WILLIE L
11	1319 HENDRICKS AVE	NEW DIMENSION HOMES LLC
12	1315 HENDRICKS AVE	ORTIZ ENRIQUE
13	1307 HENDRICKS AVE	REYES LUIS OMAR
14	1303 HENDRICKS AVE	ZUNIGA TERESA
15	1302 HENDRICKS AVE	INVESTALL INC
16	1306 HENDRICKS AVE	MCCRAY EVA MAE EST OF
17	1310 HENDRICKS AVE	L & TWO 15S INVESTMENTS LLC
18	1314 HENDRICKS AVE	MAYE NOBLE ESTATE OF
19	1318 HENDRICKS AVE	GREER CAMERON
20	1322 HENDRICKS AVE	DONALDSON CROSBY MAE M
21	1326 HENDRICKS AVE	SANDERS LINDA D
22	1319 STRICKLAND ST	CASTILLO ESTEBAN M &
23	1315 STRICKLAND ST	MARTINEZ MONICA
24	1311 STRICKLAND ST	MONCIER DANIEL
25	1307 STRICKLAND ST	LEWIS Z B
26	1303 STRICKLAND ST	HARRISON KENDRICK D

Z223-300(MB)

11/20/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1319 MORRELL AVE	FAIN DELBERT MILTON &
28	1315 MORRELL AVE	VELASQUEZ AGUSTIN
29	1311 MORRELL AVE	CELIS SAUL



City of Dallas

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

Agenda Information Sheet

File #: 24-584

Item #: 15.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.

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

Applicant: Dallas County Medical Society Alliance Foundation

Representative: Rob Baldwin, Baldwin Associates

Planner: LeQuan Clinton

U/A From: January 18, 2024.

Council District: 14

Z223-303(LC)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z223-303(LC) **DATE FILED:** July 7, 2023

LOCATION: East corner of Swiss Avenue and Parkmont Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.17 acres **CENSUS TRACT:** 48113001400

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Dallas County Medical Society Alliance Foundation

REQUEST: An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay.

SUMMARY: The purpose of the request is to allow the continued operation of the historic house museum and meeting space and fundraising use.

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

PRIOR CPC ACTION: On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay. The property is currently developed with a 7,255 square foot building occupied by extended hours historic house museum, meeting space, and fundraising uses. Pursuant to PD No. 63, an SUP is required for the aforementioned uses.
- Specific Use Permit No. 2278 was originally approved in 2018 and renewed in 2021. The most recent approval was for a three-year period.
- Current SUP expires January 24, 2024, applicant filed for renewal July 7, 2023.
- The applicant requests the renewal of SUP No. 2278 for another three-year period to allow the continued operation of an extended hours historic house museum, meeting space, and fundraising uses.
- Applicant does not propose any changes to the existing conditions or site plan of SUP No. 2278.
- **There have been no changes to the request since the last hearing.**

Zoning History:

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

1. **Z190-323:** On June 9, 2021, City Council approved an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum, meeting space, and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay on the east corner of Swiss Avenue and Parkmont Street. [Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Swiss Avenue	Local Street	-
Parkmont 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.

Land Use:

	Zoning	Land Use
Site	PD No. 63 with SUP No. 2278	Historic house museum, meeting space, and fundraising
North	PD No. 63	Single family
East	PD No. 63	Single family
South	PD No. 99	Single family
West	PD No. 63	Single family, multifamily, undeveloped lot

Land Use Compatibility:

The area of request is currently developed with a 7,255 square foot building occupied by an extended hours historic house museum, meeting space, and fundraising uses. Property to the north, south, east, and west is developed with single family uses. To the west of the property is also multifamily and an undeveloped lot. Staff finds that maintaining an extended hours historic house museum is unlikely to have an adverse impact on surrounding uses. Staff finds the applicant's proposal compatible with these surrounding uses.

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

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

The use has operated without issues for the past three years, with no changes to the site plan or conditions, and complies with the conditions of the SUP. Therefore, staff supports the applicant's requested time limit of three years.

Landscaping:

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

Parking:

Pursuant to the conditions of PD No. 63, a historic house museum and meeting space requires a minimum of 56 off-street parking spaces. A minimum of 19 of the required off-street parking spaces must be located within Area G. Remote parking is allowed within a walking distance no greater than 450 feet from Area G and remote parking is allowed to be located within a residential district.

There are 56 parking spaces required for the use. A total of 57 parking spaces are provided: 21 spaces on site and 36 remote spaces at 5436 Gaston Avenue. There have been no changes from the previously approved 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 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 cluster. To the north, south, east, and west are "C" MVA clusters.

List of Officers

Dallas County Medical Society Alliance Foundation

2023-2024 Officers

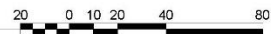
Co-Presidents	Dr. Sandy Brothers & Dr. Mike Holub
President Elect	
Co-Recording Secretary	Dr. Catherine Blakeney Stone & Lynn Snider
Corresponding Secretary	Kathy Stone
Treasurer	Annette Rutherford {until treasurer is found}
Treasurer-Aldredge House	Mary Joy Hinton
VP Health	Deborah Parnell
VP Philanthropy	Michelle Small
VP Aldredge House	
VP Scholarship	Libby Luterman
VP Membership	Jeanie Chuang and Angelique Reagor
VP Programs	Susan Haley
Parliamentarian	Kaki Hopkins
Presidents' Advisors	
Dr. Bob Gunby	
RuLan Hebel	
Barenda Hino	
Laura Noe	

PROPOSED CONDITIONS

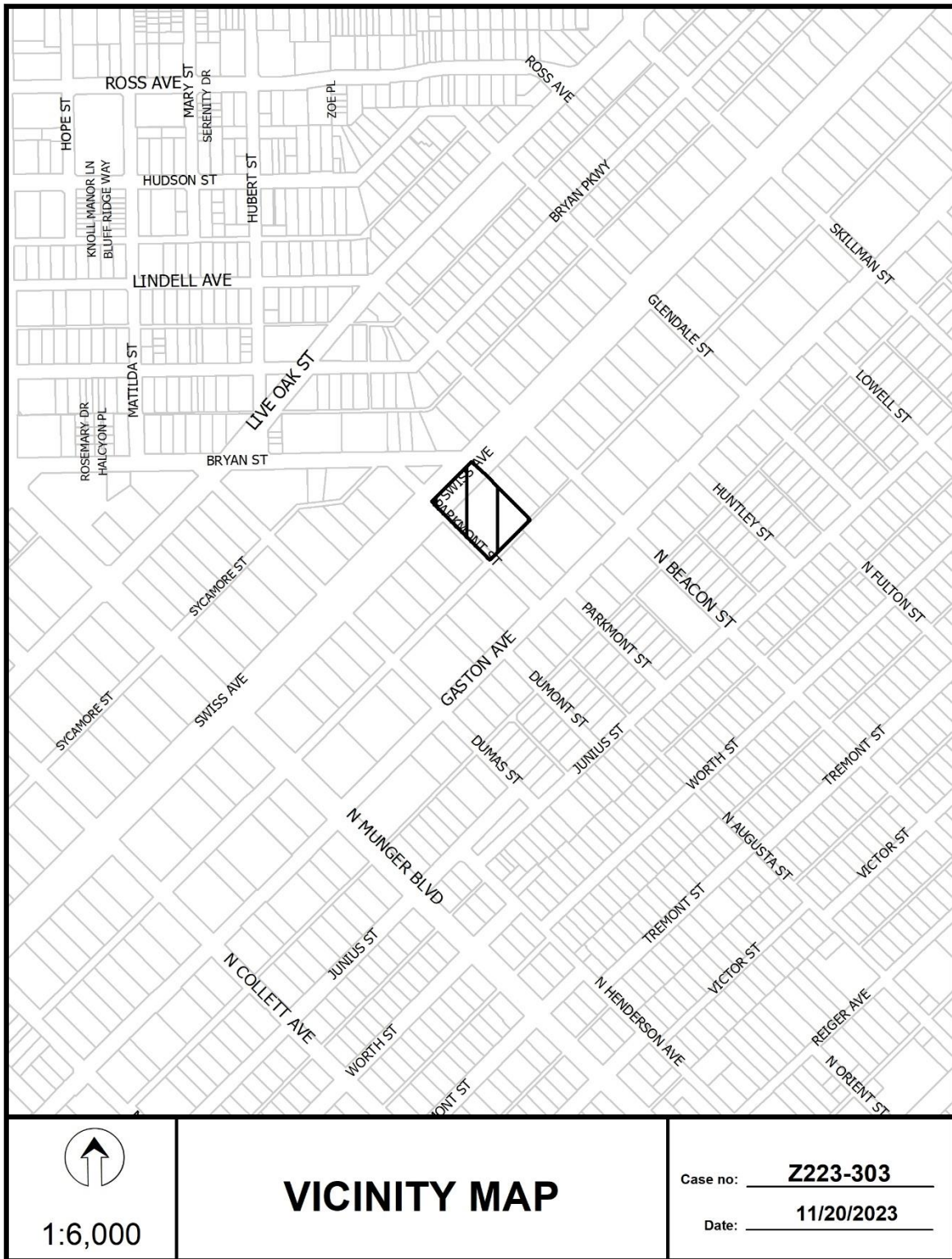
1. USE: The only uses authorized by this specific use permit are an extended-hours historic house museum and meeting space and fundraising.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. DAYS AND HOURS OF OPERATION: The extended-hours historic house museum and meeting space may only operate between 5:00 p.m. and 10:00 p.m., Monday through Sunday, a maximum total of 36 days per calendar year. The extended-hours historic house museum and meeting space may not operate more than two consecutive days in a row. Fundraising may take place during any allowable hours of operation, but fundraising taking place between 5:00 p.m. and 10:00 p.m. count against the maximum 36 days per calendar year of extended-hours operation.
5. MONTHLY ACTIVITY REPORT: A monthly activity report must be filed with the District 14 City Council Office.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

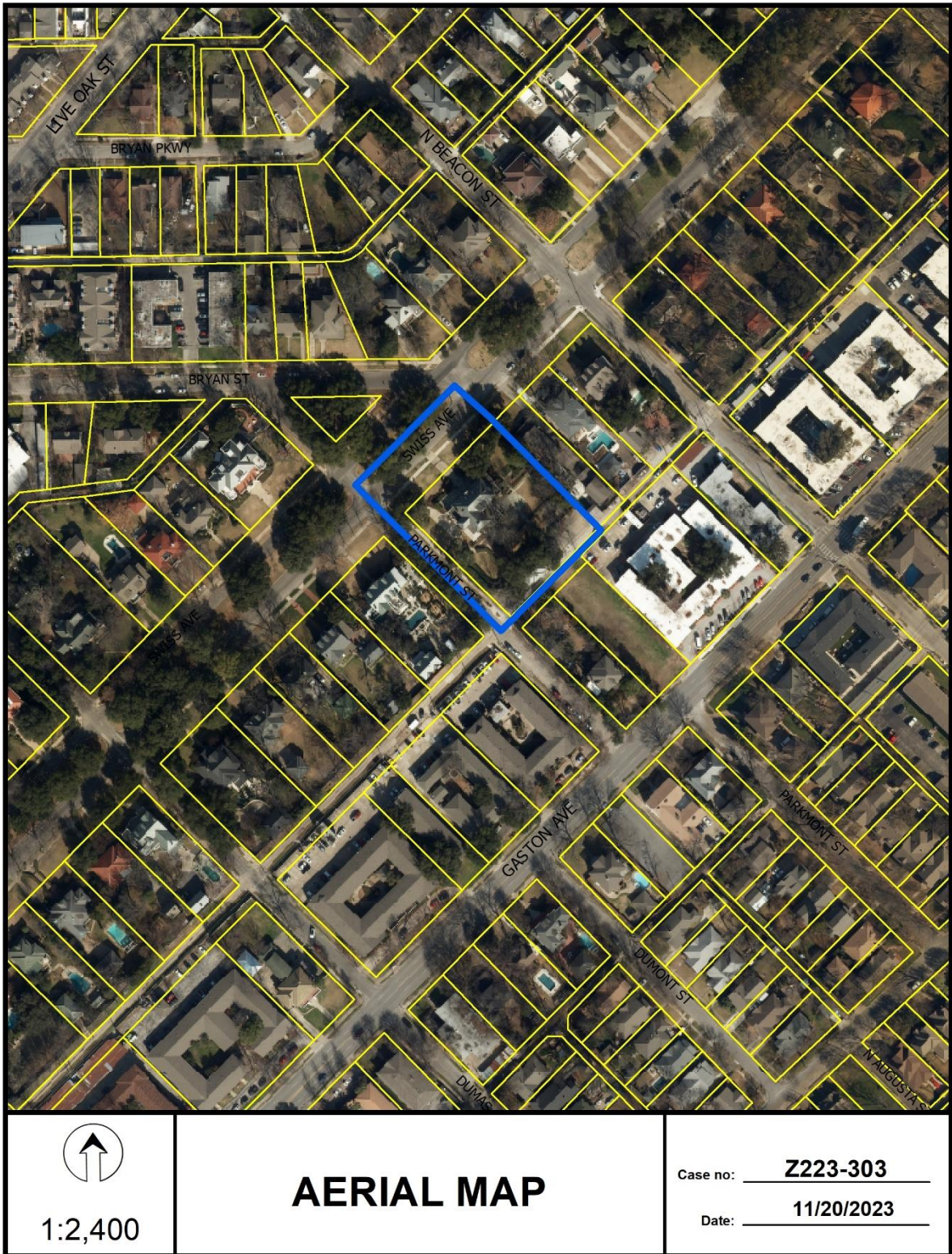


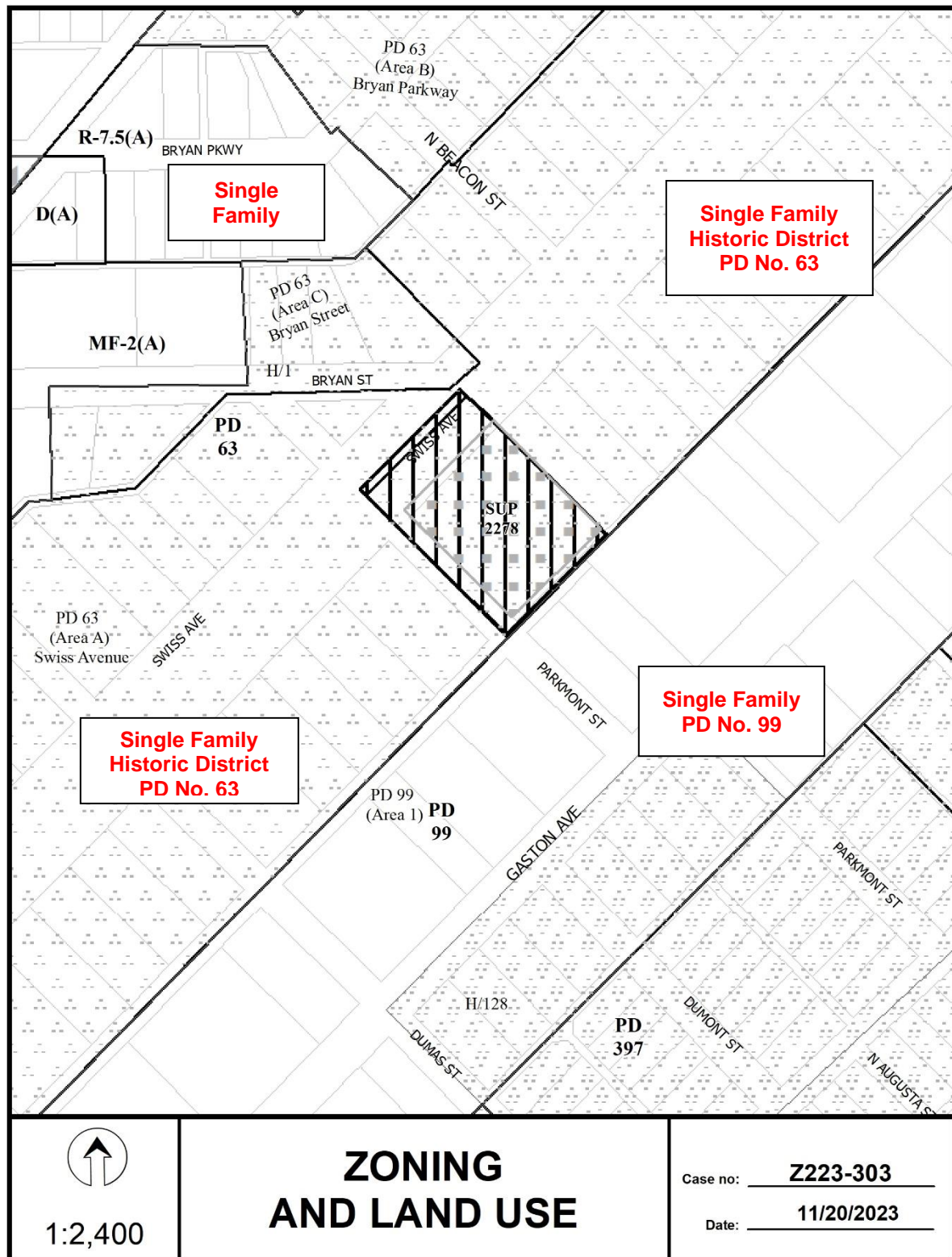
SCALE: 1" = 20'-0"

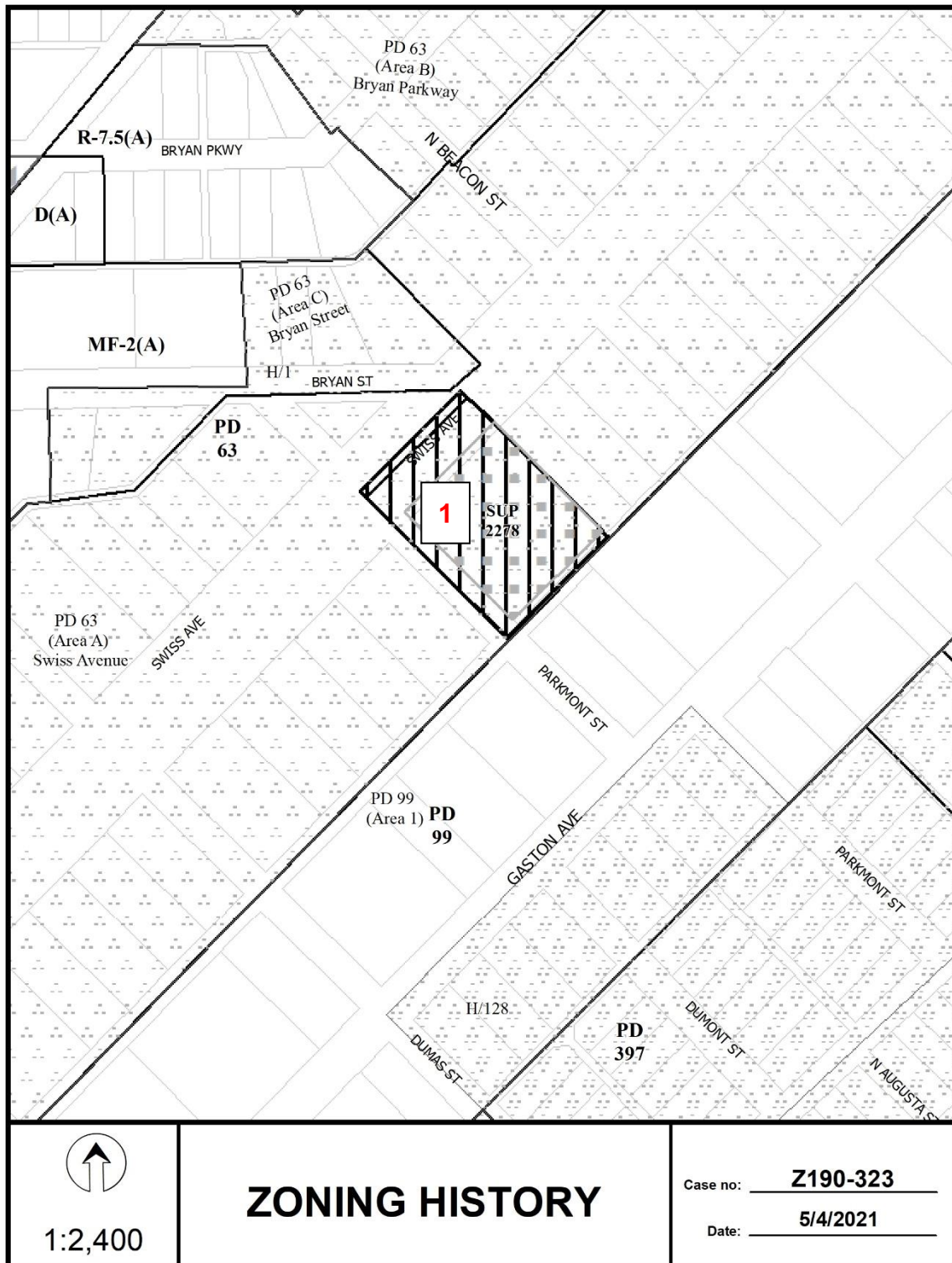


Z223-303(LC)





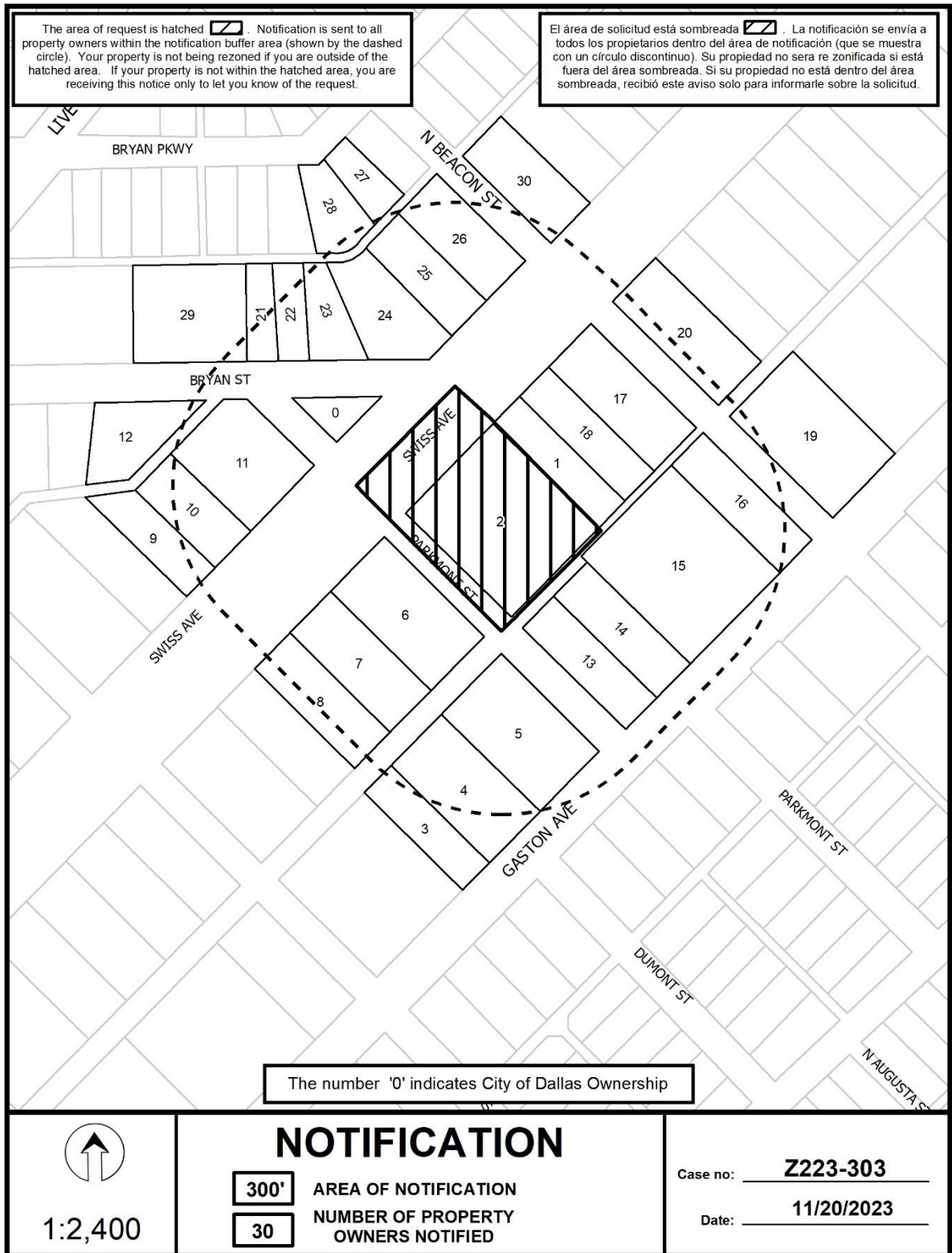






Market Value Analysis

Printed Date: 11/20/2023



11/20/2023

Notification List of Property Owners***Z223-303******30 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5514 SWISS AVE	MCCUNE MICHAEL J &
2	5500 SWISS AVE	DALLAS CO MEDICAL SOC
3	5411 GASTON AVE	ROLLING CASH UPPER E LP
4	5425 GASTON AVE	SC GASTON LLC
5	5435 GASTON AVE	ROLLING CASH UPPER E LP
6	5420 SWISS AVE	DEAN DAVID ALLEN &
7	5416 SWISS AVE	HOOPER MATTHEW & MICHELLE
8	5412 SWISS AVE	RAMIREZ RENE M
9	5417 SWISS AVE	HURST JAMES & CAREY
10	5421 SWISS AVE	FINLEY JAMES NEAL & LOUISE MCCLINTOCK
11	5439 SWISS AVE	MCDANIEL BARBARA JEAN
12	5420 BRYAN ST	VAUGHAN ROBERT B
13	5505 GASTON AVE	STANLEY MABLE C
14	5507 GASTON AVE	GUNTER BRIAN A
15	5515 GASTON AVE	SC MARQUEE LLC
16	907 N BEACON ST	JSH 907 BEACON LLC
17	5520 SWISS AVE	MANNERS MICHELLE L
18	5518 SWISS AVE	ROGERS ROBERT H & DONNA
19	5601 GASTON AVE	180 MF CAP EAST DALLAS 2 LLC
20	5602 SWISS AVE	PINSON DAVID & NANCY
21	5501 BRYAN ST	WEINBERGER RISA &
22	5503 BRYAN ST	MOBLEY THERESA & ORAN
23	5507 BRYAN ST	HEATHCOTT JAMES W & DEBORA S
24	5521 SWISS AVE	PEDERSON ERIC EBERLE &
25	5527 SWISS AVE	HARTMANN PAUL T & JULIE L
26	5533 SWISS AVE	MCCAVID TODD A & LAURA W

Z223-303(LC)

11/20/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5944 BRYAN PKWY	MEYER MICHELLE &
28	5940 BRYAN PKWY	JACKSON HENRY LLC
29	5421 BRYAN ST	EAST DALLAS PBR HOLDING LLC
30	5603 SWISS AVE	WATTERS DANIEL & ALEXANDRIA M



City of Dallas

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

Agenda Information Sheet

File #: 24-585

Item #: 16.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.

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

Applicant: Jessica Gonzales

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: LeQuan Clinton

U/A From: January 18, 2024.

Council District: 4

Z223-308(LC)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: LeQuan Clinton****FILE NUMBER:** Z223-308(LC) **DATE FILED:** July 26, 2023**LOCATION:** Northeast corner of South Fleming Avenue and East Clarendon Drive**COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** Approx. 28,314 sq. ft. **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services**OWNER/APPLICANT:** Jessica Gonzales**REQUEST:** An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay.**SUMMARY:** The purpose of the request is to allow a child-care facility.**STAFF RECOMMENDATION:** **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.**PRIOR CPC ACTION:** On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently developed with a vacant structure previously used as a church, with a lot area of 28,314 square feet (0.65 acres).
- This property is a corner lot at an intersection, with frontage on both South Fleming Avenue and East Clarendon Drive.
- Proposed hours of operation will be between 6:30 a.m. and 6:30 p.m., Monday through Friday.
- Request for specific use permit to allow child-care facility.
- This specific use permit would expire five years from the passage of ordinance but would be 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.
- **There have been no changes to the request since the last hearing.**

Zoning History:

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

- **Z223-299:** On July 11, 2023, staff received an application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District on the west line of Upton Street, between East Clarendon Drive and Viola Street. [Scheduled for January 18, 2024 City Plan Commission], [held under advisement, until February 15, 2024, on January 18, 2024 City Plan Commission]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Fleming Avenue	Local Street	-
East Clarendon Drive	Community Collector	60 Feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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 1.1.4 Capitalize on transit-oriented development opportunities.

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.

The Dallas Zoo Area Land Use Study:

The *Dallas Zoo Area Land Use Study* was adopted by the City Council in December 2001 and outlines five goals and objectives suggested by the steering committee with an overall goal that focuses on revitalization strategies and policy guidance for future growth and development in this area.

The request complies with the following goals and objectives of the Dallas Zoo Area Land Use Study:

2.0 LAND USE AND ZONING

GOAL 2.2 COMMUNITY IDENTIFIED NEEDS

Land Use:

	Zoning	Land Use
Site	PD 388 Tract 2H, H/60	Retail and office
North	PD 388 Tract 1, H/60	Single family
East	PD 388 Tract 1	Undeveloped
South	IM, PD 564	Commercial retail
West	CS	Single family

Land Use Compatibility:

The property currently has a vacant structure previously used as a church with existing driveway entry. This Specific Use Permit request is to allow for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with Historic District overlay H/60. The area of request is currently surrounded by residential single family uses to the north, east and west. To the south of the property are industrial manufacturing and commercial retail uses. Staff finds the applicant's proposal compatible with these surrounding uses

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use

except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

Landscaping:

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

Parking:

The applicant proposes that between the hours of 6:30 a.m. and 6:30 p.m., Monday through Friday, the entire floor area will be used for the proposed child-care facility. PD No. 388 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 a child-care facility in Chapter 51A is one space per 500 square feet of floor area. For the 2,033-square-foot building, a minimum of four spaces are required. The proposed site plan shows 11 spaces provided.

Market Value Analysis:

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

Z223-308(LC)

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

List of Officers

La Escuelita Spanish Immersion Preschool, LLC

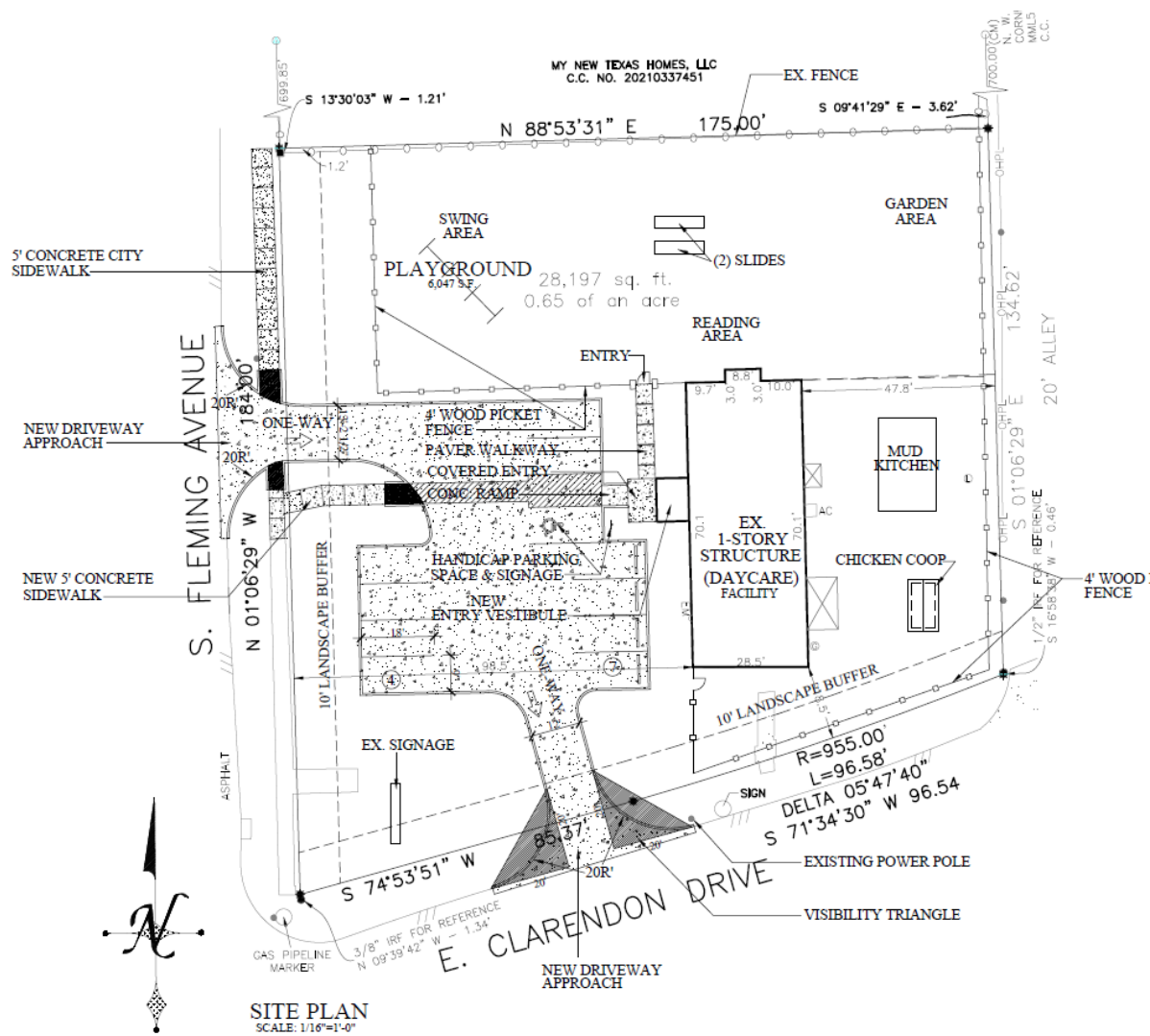
Ivan Gonzales, Officer/Owner

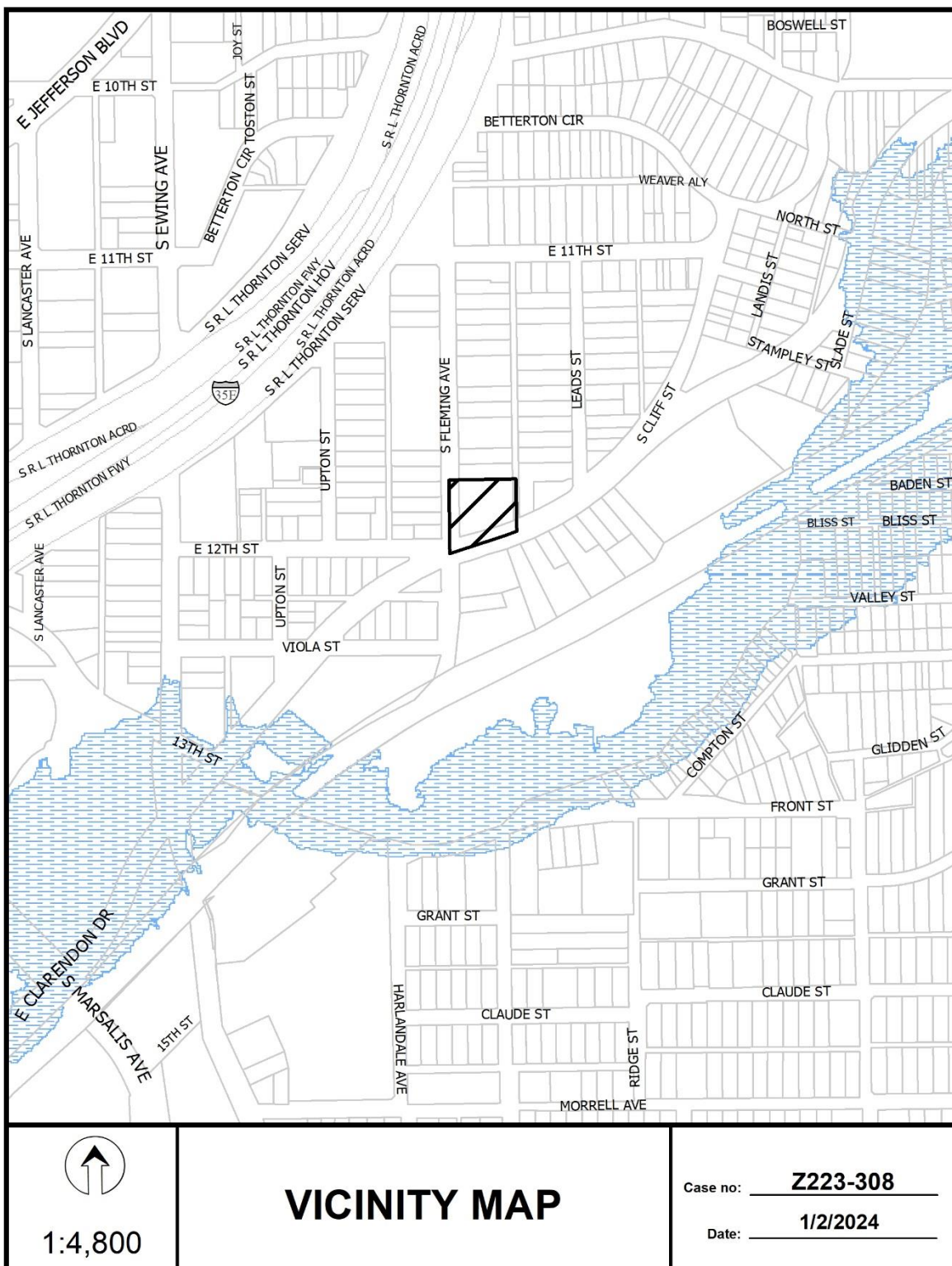
Jessica Gonzales, Officer/Owner

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. HOURS OF OPERATION: The child-care facility may only operate between 6:30 a.m. and 6:30 p.m., Monday through Friday.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

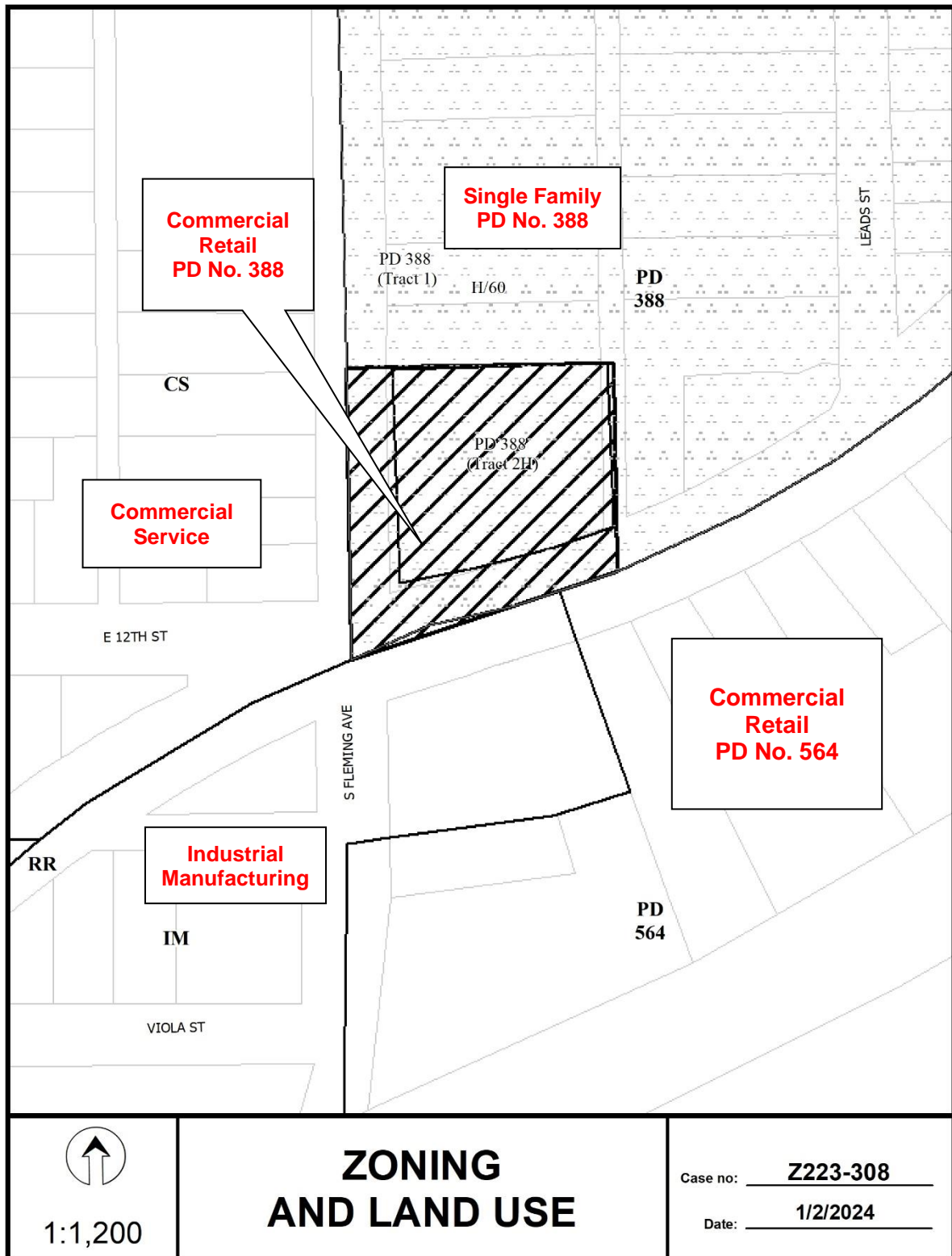
PROPOSED SITE PLAN

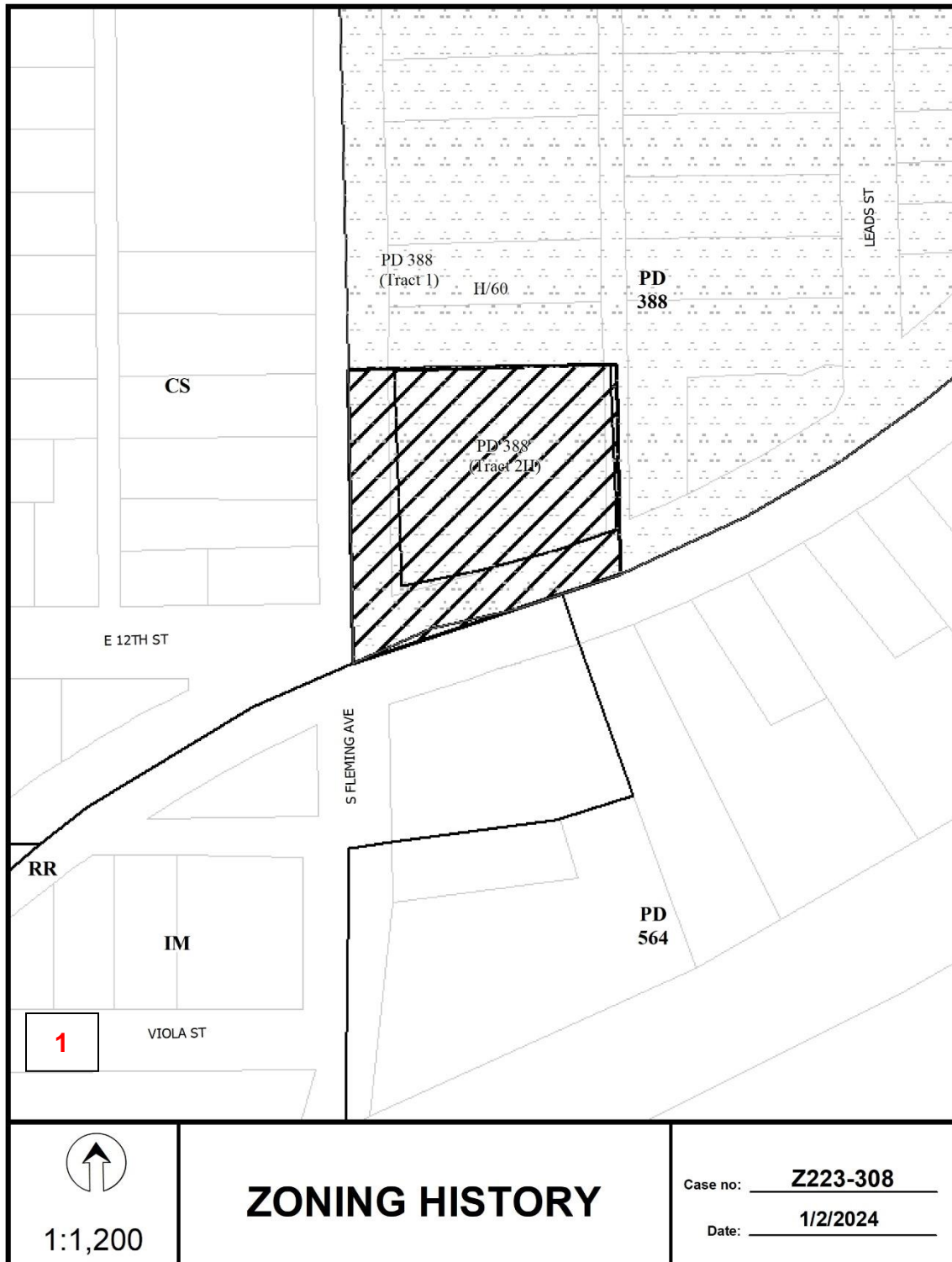


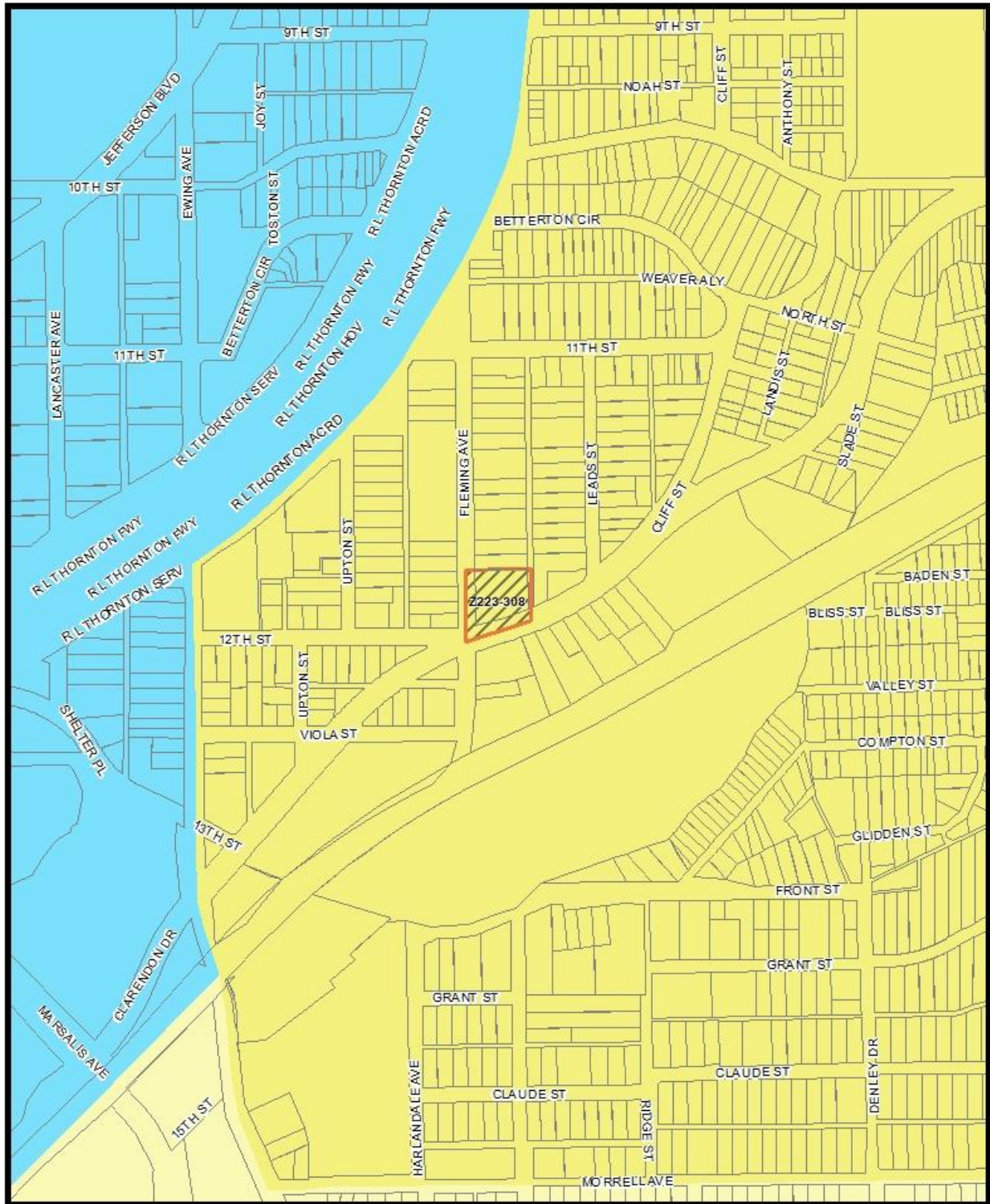


Z223-308(LC)









Market Value Analysis

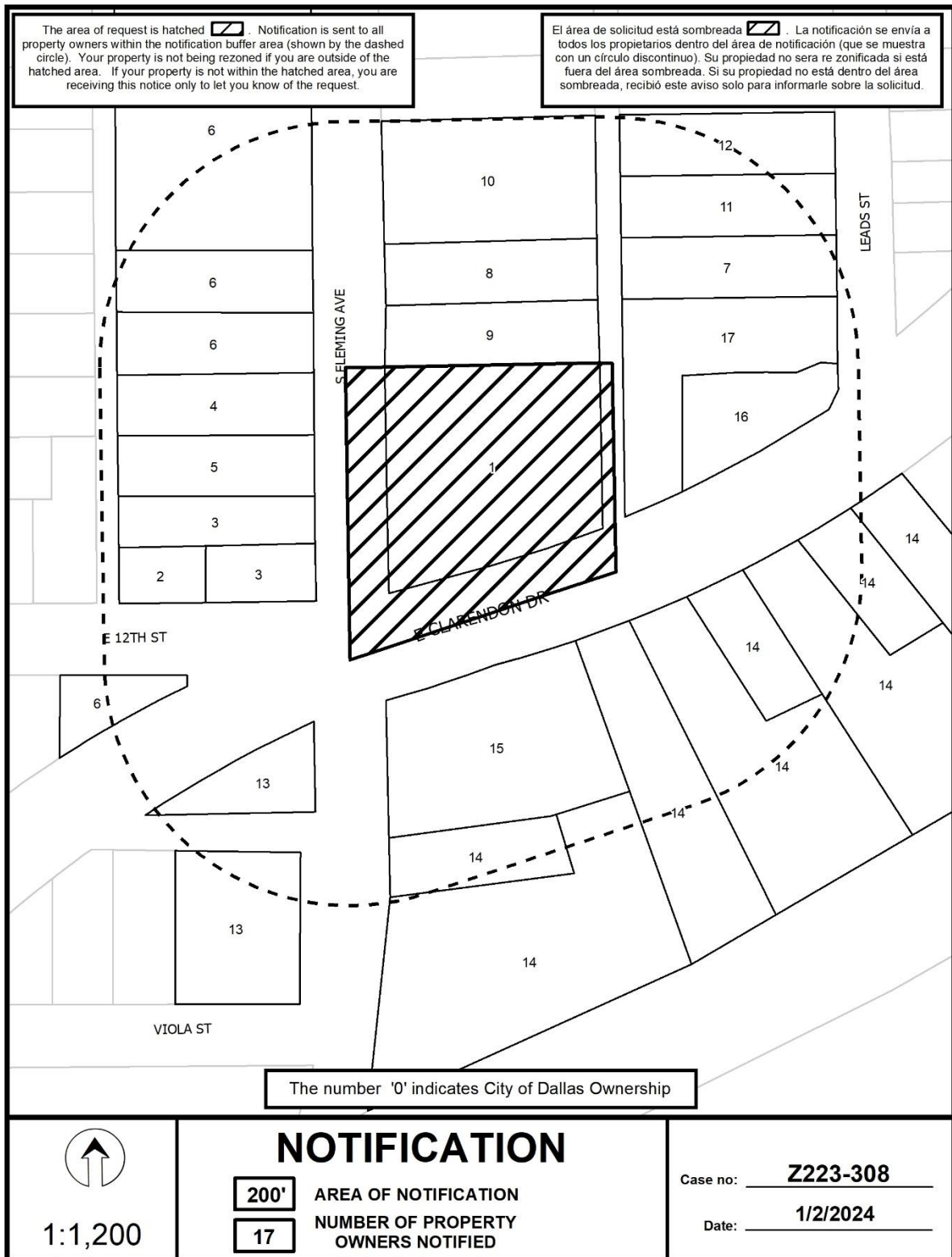
A	B	C	D	E	F	G	H	I	NA
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Market Value Analysis

Printed Date: 1/2/2024



01/02/2024

Notification List of Property Owners***Z223-308******17 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	366 FLEMING AVE	LA ESCUELITA SPANISH
2	917 E 12TH ST	FIGUEROA FRANCISCO
3	361 FLEMING AVE	GREEN ROBIN LEE
4	355 FLEMING AVE	LUEVANO RUBY STEAN
5	359 FLEMING AVE	JONES MICHAEL G
6	353 FLEMING AVE	BMH OAK CLIFF III LLC
7	349 LEADS ST	MARTINEZ PILAR &
8	348 FLEMING AVE	Taxpayer at
9	354 FLEMING AVE	MY NEW TEXAS HOMES LLC
10	338 FLEMING AVE	BRISTOW ANNEMARIE
11	345 LEADS ST	ADAMS EULA MAE
12	341 LEADS ST	LEDESMA JOSE JESUS &
13	950 E CLARENDON DR	BELMAR MGMT LTD
14	410 FLEMING AVE	ROCK TENN CO MILL DIV
15	1010 E CLARENDON DR	KAELSON CO PROPERTIES INC
16	357 LEADS ST	MARTINEZ MANUAL & PILAR
17	351 LEADS ST	VILLA MARCELINO & MARIA L



City of Dallas

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

Agenda Information Sheet

File #: 24-586

Item #: 17.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.

Staff Recommendation: **Approval.**

Applicant: Manolo Design Studio

Representative: Wanda Summers

Planner: Giahanna Bridges

U/A From: January 18, 2024.

Council District: 11

Z223-342(GB)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****Planner: Giahanna Bridges****FILE NUMBER:** Z223-342(GB) **DATE FILED:** September 26, 2023**LOCATION:** North line of LBJ Freeway, between Preston Road and Copenhill Road**COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 0.339 acres **CENSUS TRACT:** 48113013608

REPRESENTATIVE: Wanda Summers, Manolo Design Studio**OWNER:** Mayra J. Rebollar [Sole Owner]**REQUEST:** An application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District.**SUMMARY:** The purpose of the request is to allow an office use on the subject property.**STAFF RECOMMENDATION:** Approval.**PRIOR CPC ACTION:** On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-16(A) Single Family District.
- This property is currently developed with a two-story single-family structure.
- The structure was built in 2002 and is 5,632 square feet.
- The lot only has frontage on LBJ Freeway.
- The applicant proposes to use a portion of the structure for an office.
- To accomplish this, they request an MU-1 Mixed Use District.
- There have been no changes made to the request since the last hearing.

Zoning History:

1. **Z201-346:** On November 18, 2021, the City Plan Commission recommended denial of an application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Copenhill Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Freeway	-

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.

Land Use:

	Zoning	Land Use
Site	R-16(A) Single Family District	Single family
North	R-16(A) Single Family District	Single family
West	PD No. 16	Undeveloped, hotel
East	R-16(A) Single-Family District	Single family
South	MU-1 Mixed Use District DR. 034-263)	Multifamily, Depressed freeway

Land Use Compatibility:

The area of request is currently zoned R-16(A). To the north of the site is single-family residential, to the west of the site is mixed use including retail, hotel and undeveloped properties. To the east is single family, and to the south is a depressed freeway and multifamily. Currently, the area of request is developed with a single-family residential structure. The applicant is proposing to use a portion of the property for two offices. Although the area of request is in a residential area the proposed use will not disrupt the current uses. Mixed use is consistent with the neighboring retail uses and hotel uses, and the property would not be access from residential streets. The residential neighborhood will not be affected by the proposed use, which is compatible with residential. 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 R-16(A) District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrgr.	FAR	Primary Uses
	Front	Side/Rear					
Existing: R-16(A)	35'	SF:10'(i) Other: 15' (ii) Other: (iii)	1 unit per 16,000 sq ft	30'	SF: 40% Other: 25%	-----	Single-Family
Proposed: MU-1	15'	20' Urban Form: 20'	Base No Mixed Use Project (MUP) – 15 Mixed Use Project (MUP) with Mix of 2 Categories – 20 Mixed Use Project (MUP) with Mix of 3 or More Categories - 25	90'	80%	Office: 0.8 Res:0.9	Office, Retail, Multi-Family, Hotel

R16

- i: Minimum side and rear yard for single family structures is 10 feet
- ii: Minimum side yard for the other permitted structures is 15 feet
- iii: Minimum rear yard for other permitted structures is 20 feet

MU-1

- ii: Urban form setback: and additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.
- i: 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

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:

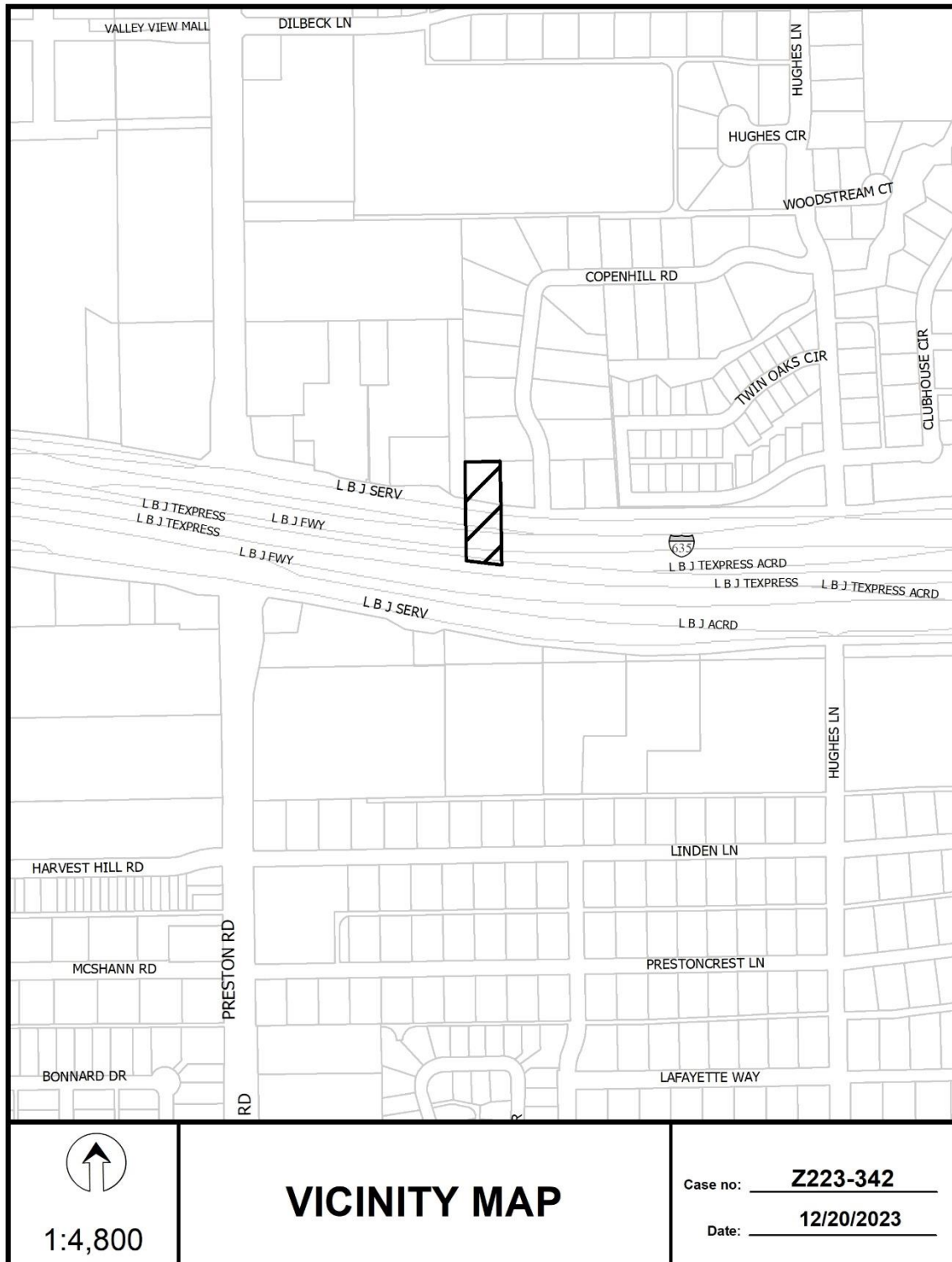
Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

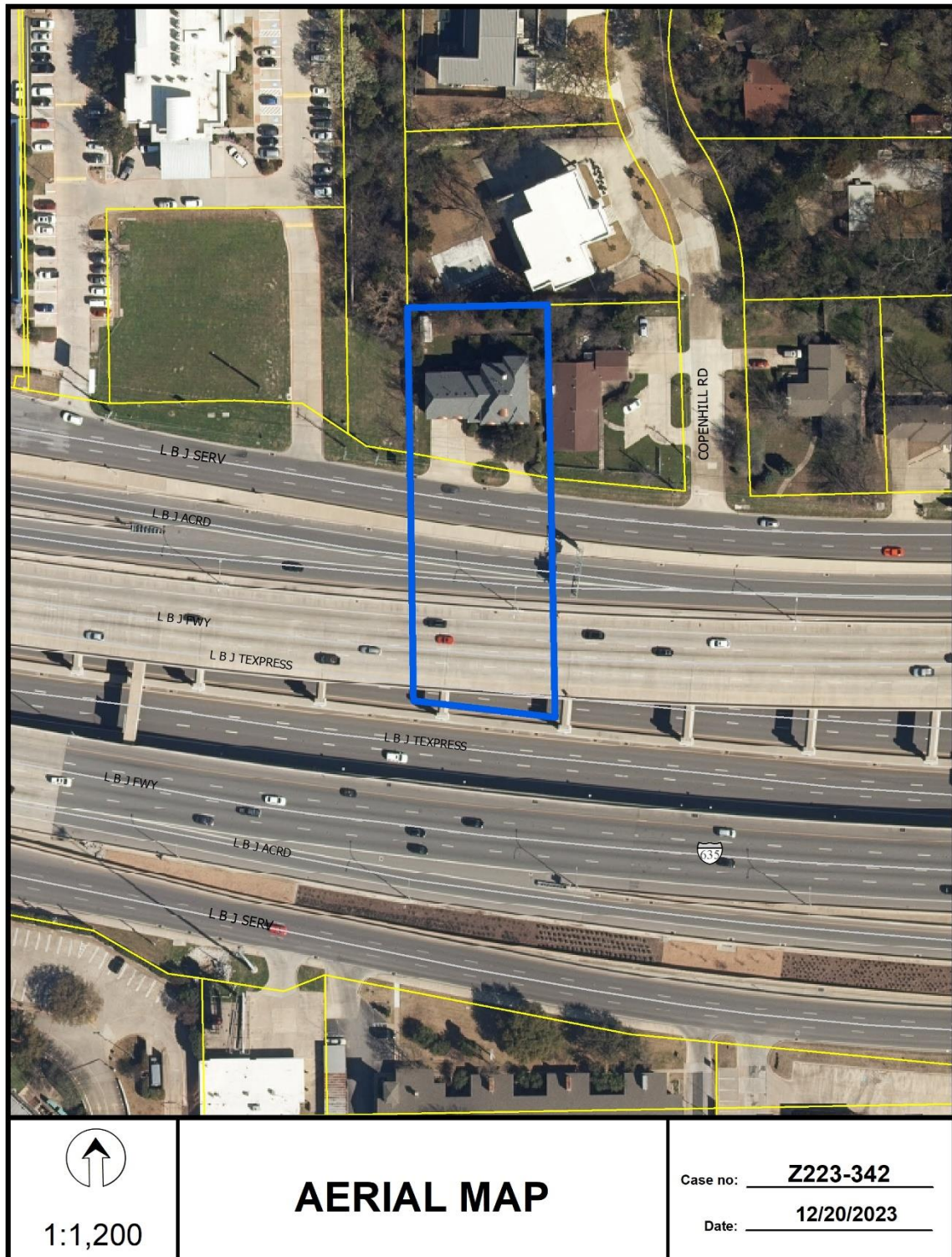
Parking:

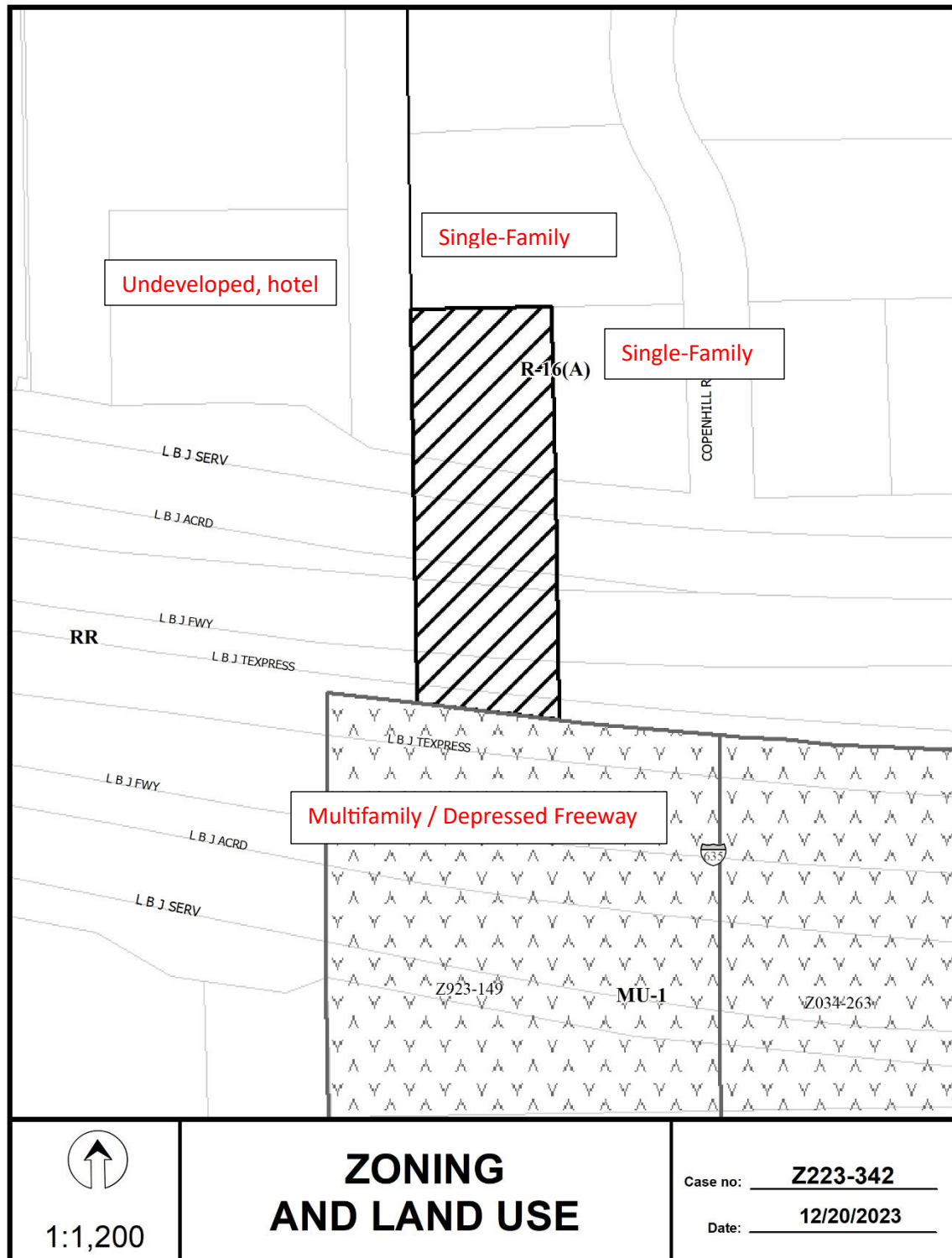
Pursuant to the Dallas Development Code, the off-street parking requirement for an office is one space per 333 square feet of floor area. The applicant would be required to comply with standard parking ratios at permitting.

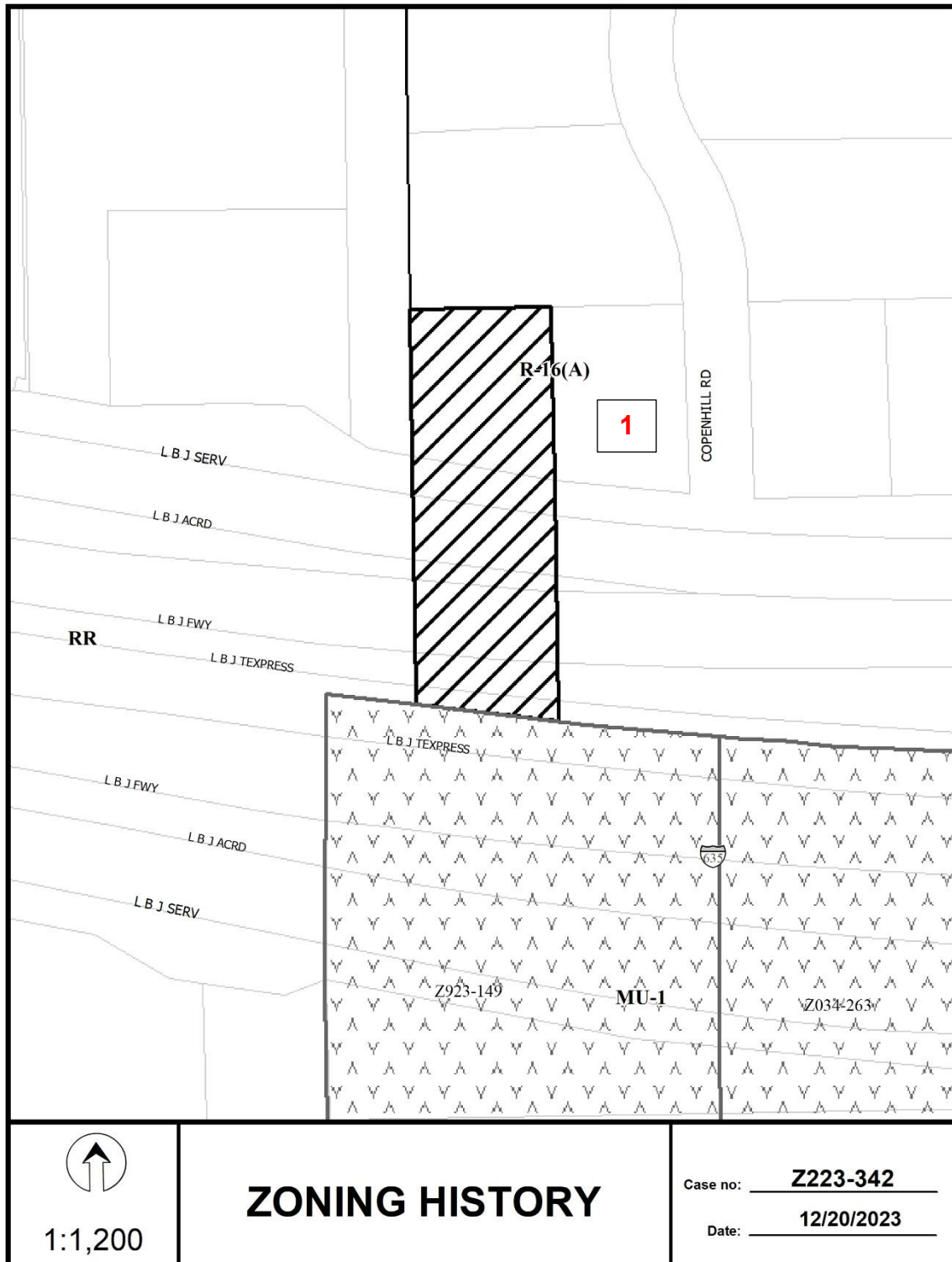
Market Value Analysis:

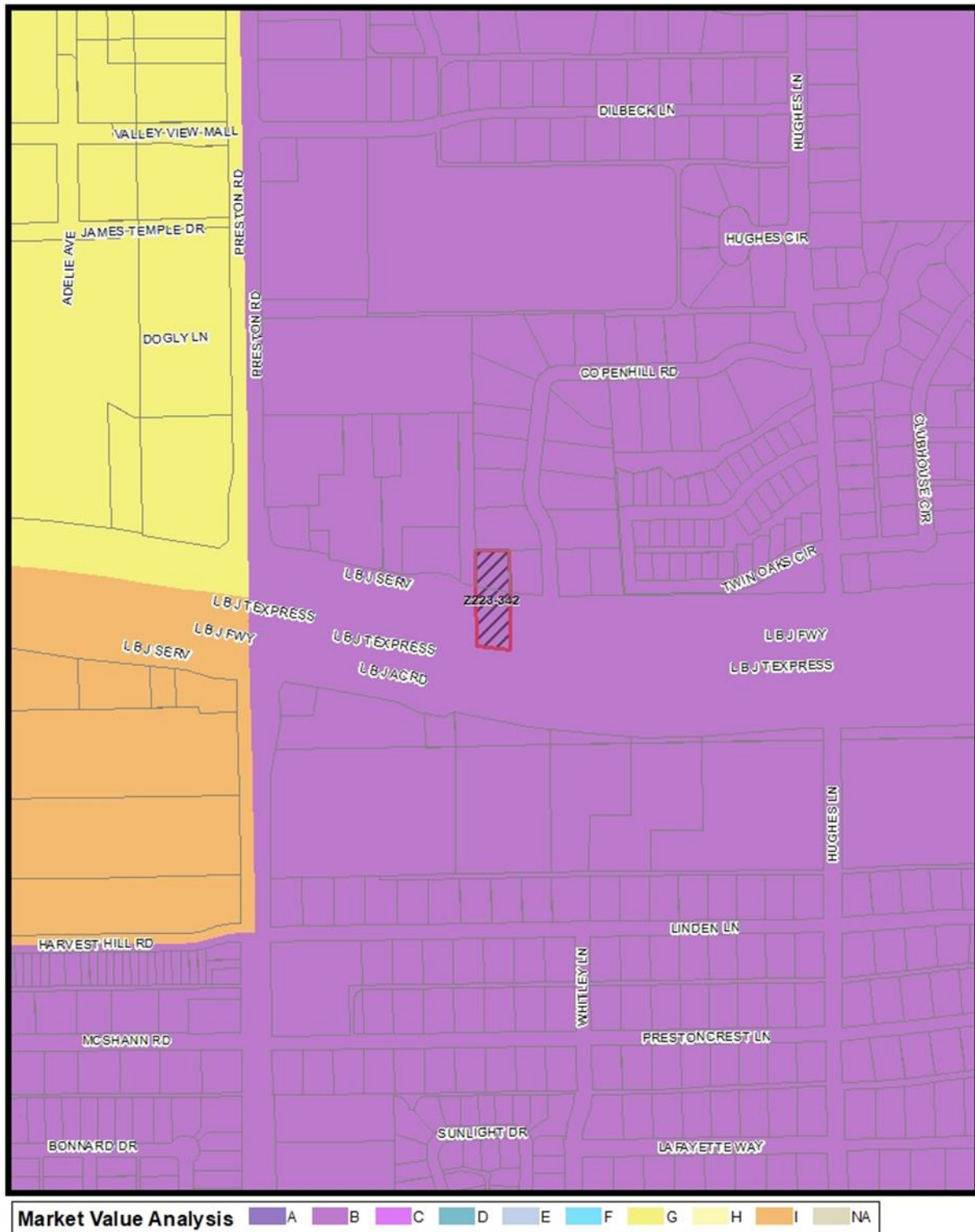
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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







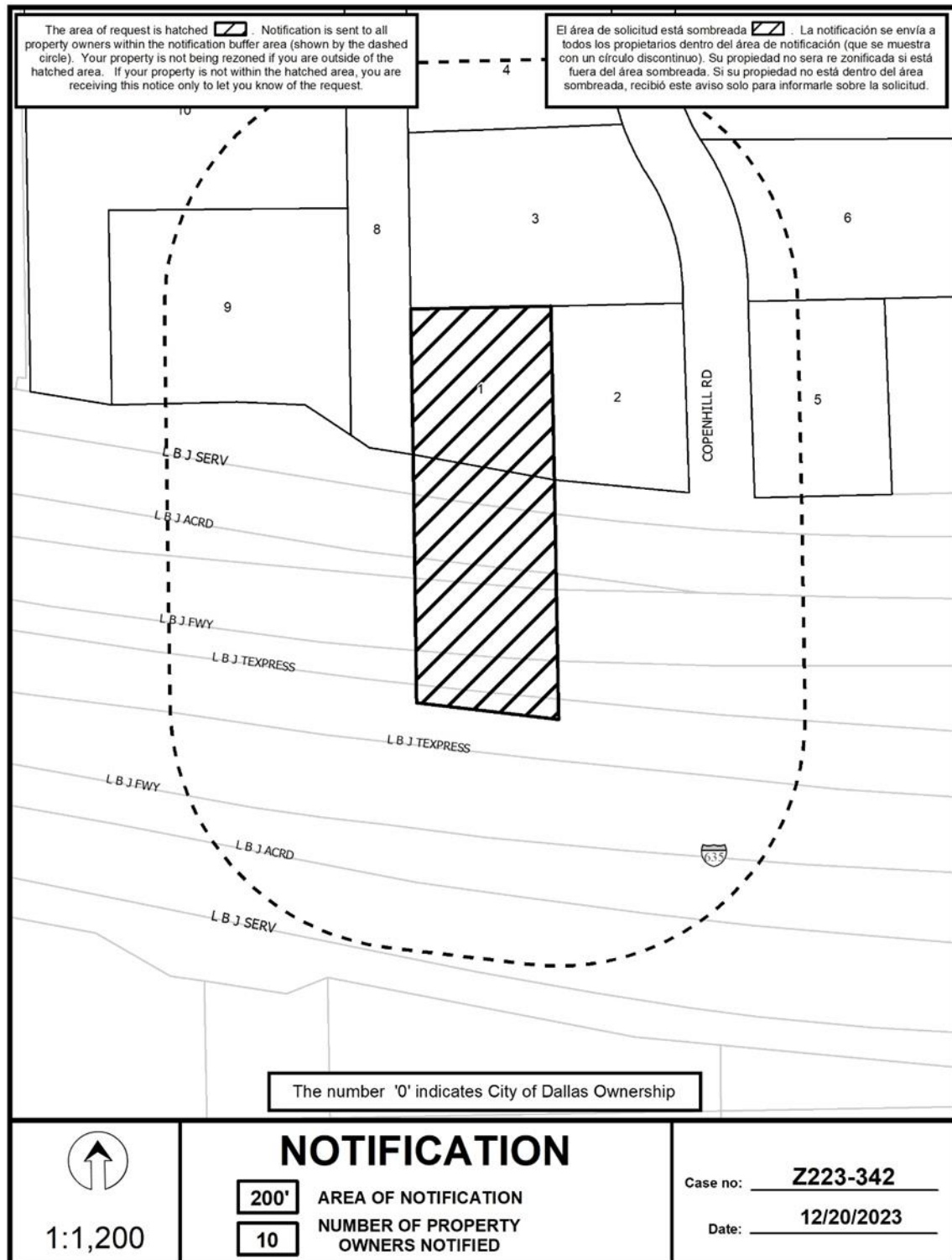




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Market Value Analysis

Printed Date: 12/21/2023



Z223-342(GB)

12/20/2023

Notification List of Property Owners

Z223-342

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6127 LBJ FWY	REBOLLAR MAYRA JAZMIN
2	6131 LBJ FWY	SHAMBAYATI SAEED
3	13023 COPENHILL RD	PAYESTEH DAVID
4	13033 COPENHILL RD	GRANESE THOMAS A & NICOLE D
5	6207 LBJ FWY	JOHN ROSIE
6	13022 COPENHILL RD	ANDERSON RUTH G
7	13032 COPENHILL RD	POWER REALTY INVESTMENT CORP
8	6061 LBJ FWY	MCCUTCHIN CAROL
9	6061 LBJ FWY	MCCUTCHIN CAROL PPTIES LP
10	6055 LBJ FWY	MCCUTCHIN CAROL



City of Dallas

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

Agenda Information Sheet

File #: 24-570

Item #: 18.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.

Staff Recommendation: **Hold under advisement to March 21, 2024.**

Applicant: Cee Gilmore

Planner: Giahanna Bridges

Council District: 7

Z234-101(GB)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z234-101(GB) **DATE FILED:** July 19, 2023

LOCATION: Northeast line of Botham Jean Boulevard, southeast of South Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 22,956 sq ft **CENSUS TRACT:** 48113020900

OWNER: Kevin Brooks Lovejoy [Sole Owner]

APPLICANT: Cee Gilmore

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall.

STAFF RECOMMENDATION: **Hold under advisement to March 21, 2024.**

BACKGROUND INFORMATION:

- The area of request is located at 2910 Botham Jean Boulevard.
- The structure was built in 1939 and is approximately 2,688 square feet.
- The only use authorized by this specific use permit is a bar, lounge, or tavern.
- The proposed bar, lounge, or tavern would operate Monday-Friday from 08:00 AM-01:00 AM; the next day, and Sunday 11:00 AM-11:00 PM.

Zoning History:

1. **Z190-192:** On August 12, 2020, City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay on the northeast corner of South Lamar Street and South Boulevard.
2. **Z212-229:** On October 12, 2022, City Council approved a renewal of Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, located on the northeast corner of South Lamar Street and South Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Botham Jean 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.

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:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Area Plans:

Trinity River Corridor Comprehensive Land Use Study

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

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

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

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

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

South Dallas/Fair Park Economic Development Plan

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

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

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

DALLAS360 PLAN

The Downtown Dallas 360 plan sets forth a strong vision for a dynamic, exciting future. It is intended to be a strategic, guiding plan rather than a regulatory document. While the 360 plan presents and prioritizes specific actions deemed critical for Downtown's future success, its broader recommendations and concepts are to be considered when reviewing development, making decisions, or considering investment, especially when a specific action may not yet have been taken. For example, while the 360 plan recommends that formal, enforceable design standards be adopted by the City of Dallas, delays or lack of funding may necessitate using the guidelines and recommendations found in Chapter IV in the interim.

The 360 plan supports the progress to develop these strategic gateways into Downtown. Importantly, any redevelopment of these sites must support the plan's principles and assist in implementing the Transformative Strategies. The South Arts District Focus Area has the potential to complement the adjacent Dallas Arts District by building on its unique character and creating bold and daring design. The South Arts District should emphasize walkable blocks and pedestrian oriented buildings that engage all of the surrounding streets. New development should establish an open, connected neighborhood that avoids

the self-contained environments that have been created in similar mixed-use private developments at Victory Park or in parts of Uptown. Any new development in this area also has the opportunity to transform the experience and presence along Ross Avenue (see Prototypical Intersection plan illustration on page 99). Good design of this environment can help heal the divide between the Arts District and Ross Avenue while luring arts patrons to experience more of Downtown. Developments should address Ross with active front entrances, retail uses, and pedestrian connections that link areas further south. “Destination” restaurants, arts-related retail, artist live/work housing and a possible arts-oriented education institution are appropriate to line Ross Avenue at critical intersections in the ground floors of new office or residential buildings.

Land Use:

	Zoning	Land Use
Site	PD No. 595 FWMU-3-SH	Bar, Lounge, or Tavern
Northeast	PD No. 595 FWMU-3	Forest Park
Southwest	IM Industrial Manufacturing	Manufacturing
East	PD No. 595 FWMU-3-SH	Auto Service Center and Vehicle Display Sales and Service
Northwest	PD No. 595 FWMU-3-SH	Undeveloped

Land Use Compatibility:

The area of request is currently surrounded by a park, manufacturing, auto service center, vehicle display sales and service, and undeveloped land.

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 has no objection to the requested uses or the requested time period. However, staff recommends striking the proposed conditions for landscaping and lighting, as they appear to not apply to the proposed uses.

Additionally, staff recommends holding the case under advisement to the March 21, 2024 CPC meeting so the applicant can make several required revisions to their proposed site plan:

- Plan needs to be to scale at 18x24 size
- Plan needs site data table showing required and provided parking
- Plan needs to show only request area, or label remainder of plan as 'not a part of request'
- Plan needs to show striping for a minimum of 27 required parking spaces

Landscaping:

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

Parking:

The existing structure is 2,688 square feet. The proposed bar, lounge, or tavern would operate Monday-Friday from 08:00 AM- 01:00 AM; the next day, and Sunday 11:00 AM- 11:00 PM.

Pursuant to the Dallas Development Code, the off-street parking requirement for a bar, lounge, or tavern is one space per 100 square feet of floor area. For 2,688 square feet of floor area, this equates to 27 required parking spaces.

The applicant is currently showing eight provided parking spaces on their proposed site plan. Staff recommends revisions to the applicant's proposed site plan that demonstrate they will be providing a minimum of 27 off-street parking spaces.

Market Value Analysis:

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies

nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an “I” MVA area.

Crime Report:

Since June 2021, the property has had three calls to the Dallas Police Department, with one incident and no arrests.

Calls (Summary)	
Problem	Count of Problem
PSE/09 - Theft	1
40/01 - Other	1
ODJ - Off Duty Job	1
Grand Total	3

Incidents (Summary)	
Problem	Count of Problem
OTHER THEFT	1
Grand Total	1

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 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.)

Staff's Recommendation

4. ~~Landscaping: Landscaping must be provided as shown on the attached site plan prior to the issuance of a certificate of occupancy for a private recreational facility.~~

Applicant's Request

5. Landscaping: Landscaping must be provided as shown on the attached site plan prior to the issuance of a certificate of occupancy for a private recreational facility.
6. Hours of Operation: The bar, lounge, or tavern may only operate between 8:00 a.m. and 1:00 a.m. (the next day) Monday through Friday; and between 11:00 a.m. and 11:00 p.m. on Sunday.

Staff's Recommendation

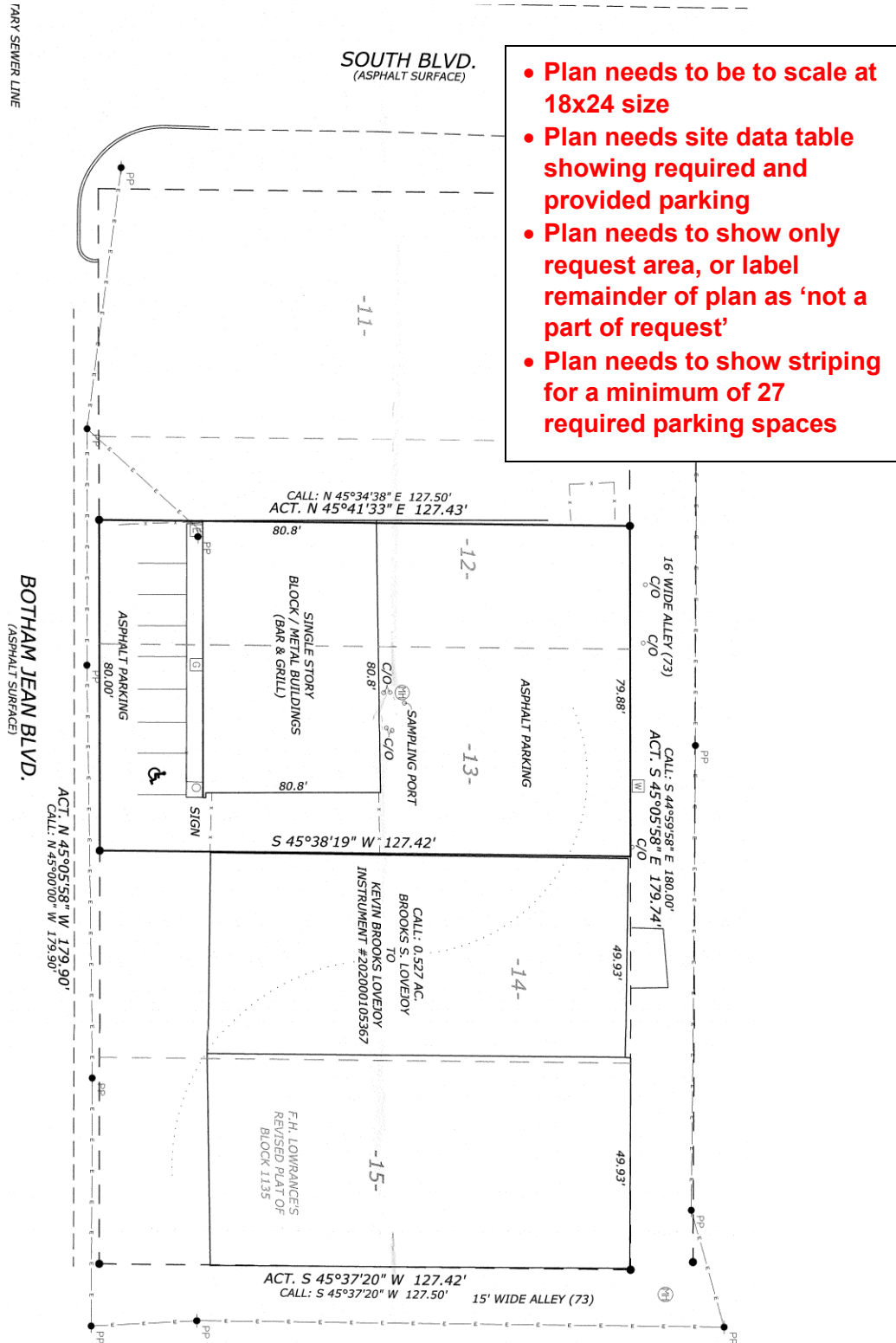
7. ~~Lighting: Field lighting is not permitted.~~

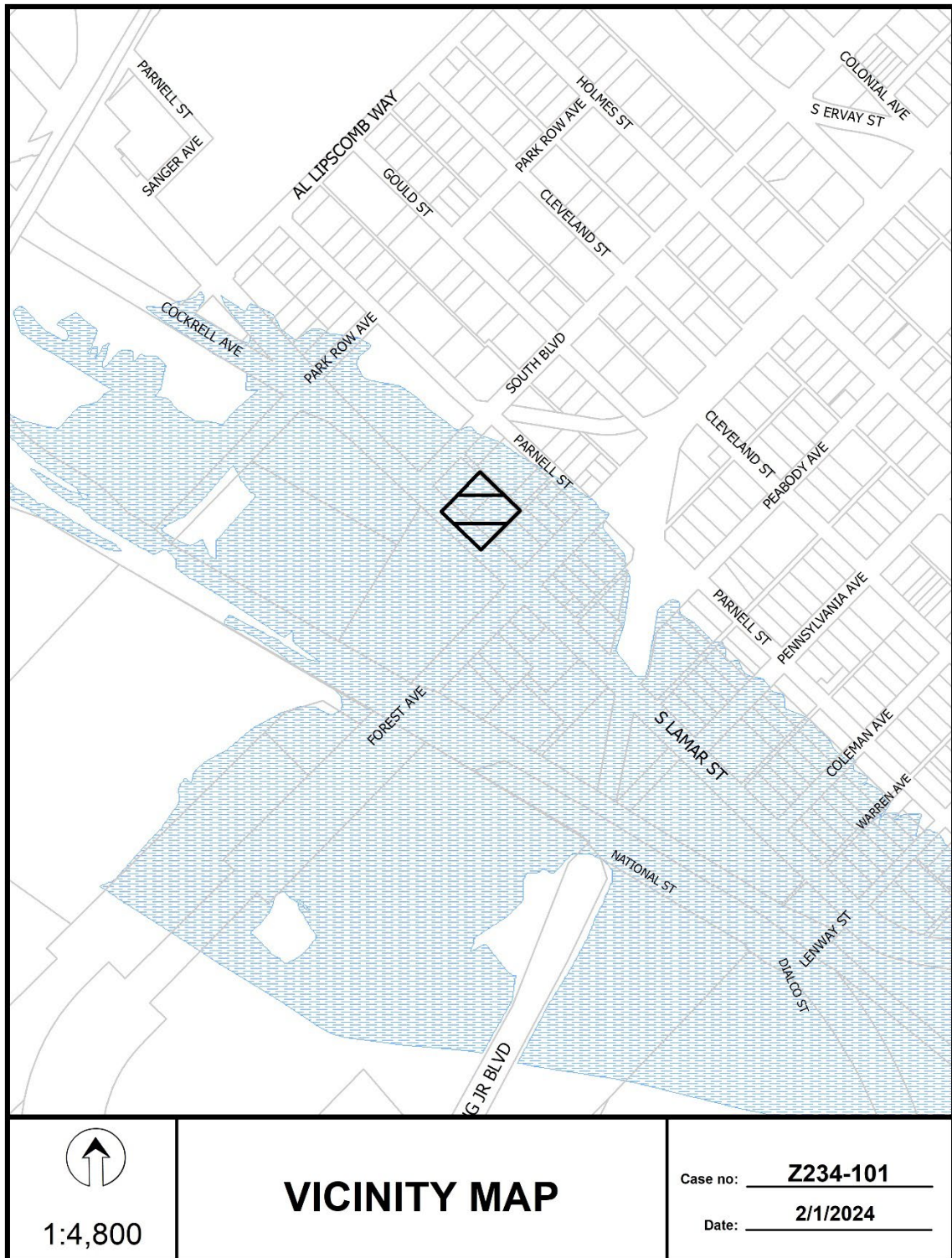
Applicant's Request

8. Lighting: Field lighting is not permitted.
9. Maintenance: The Property must be properly maintained in a state of good repair and neat appearance.
10. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

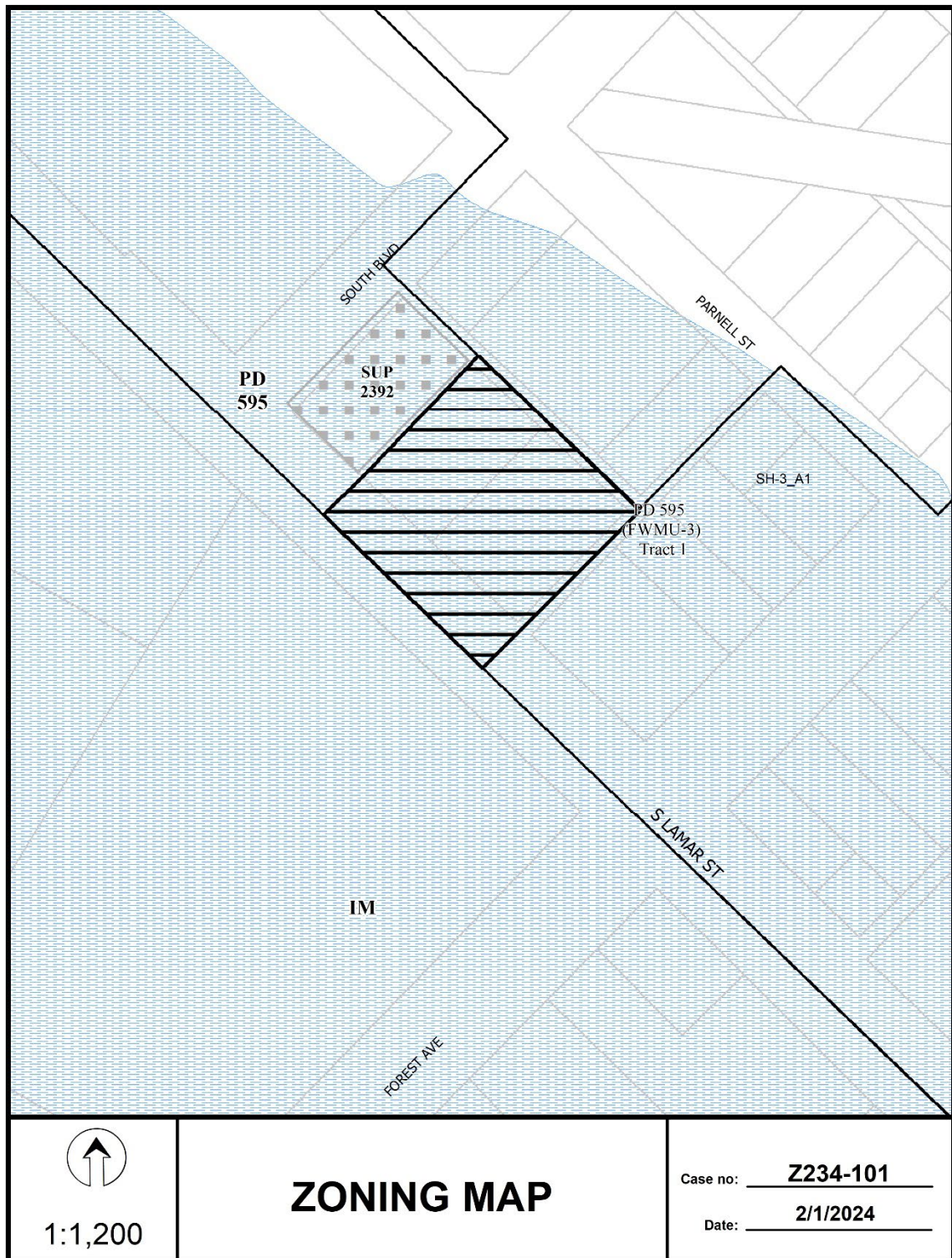


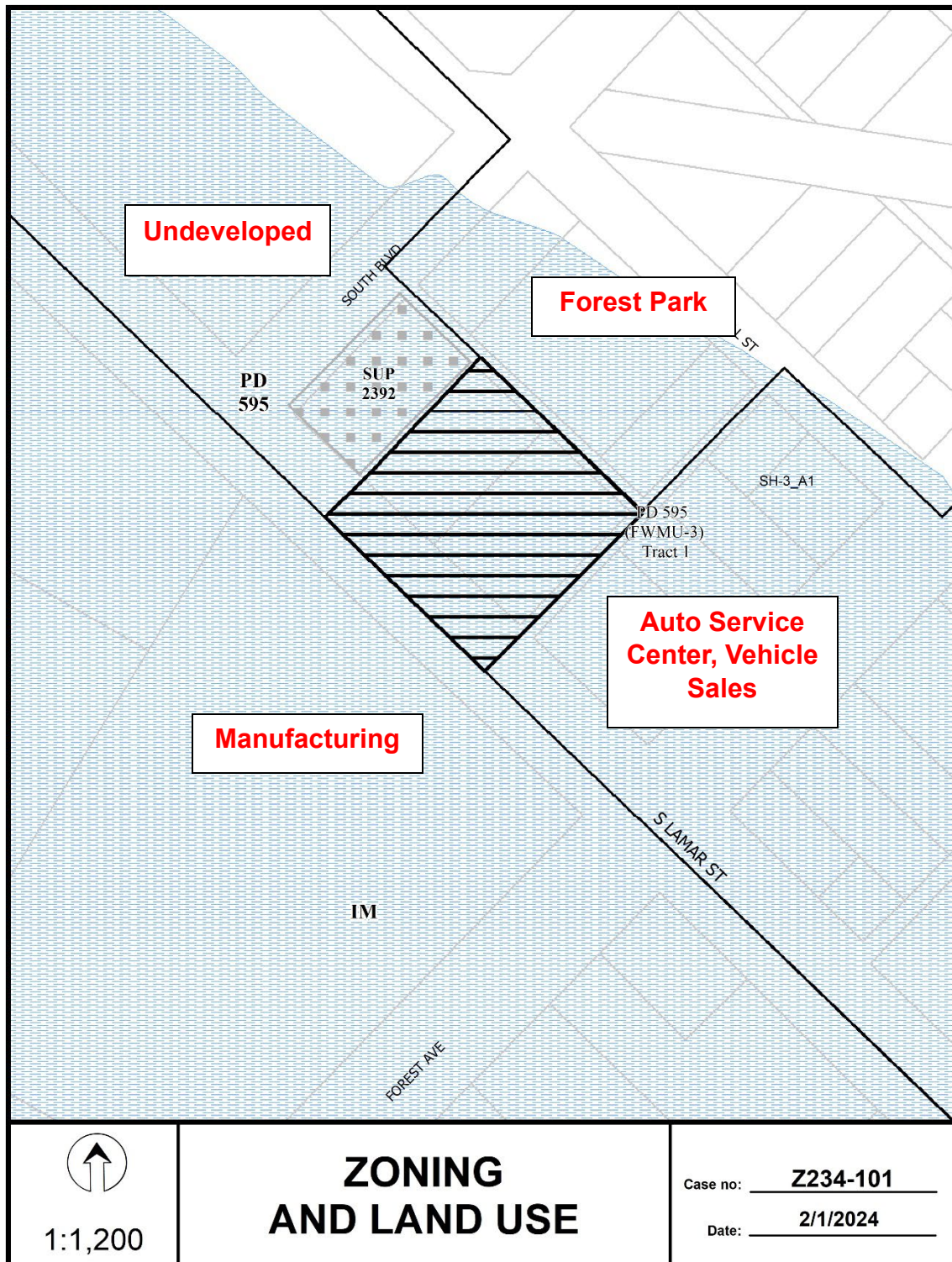
PROPOSED SITE PLAN (ENLARGED) (With Staff's Recommended Revisions)

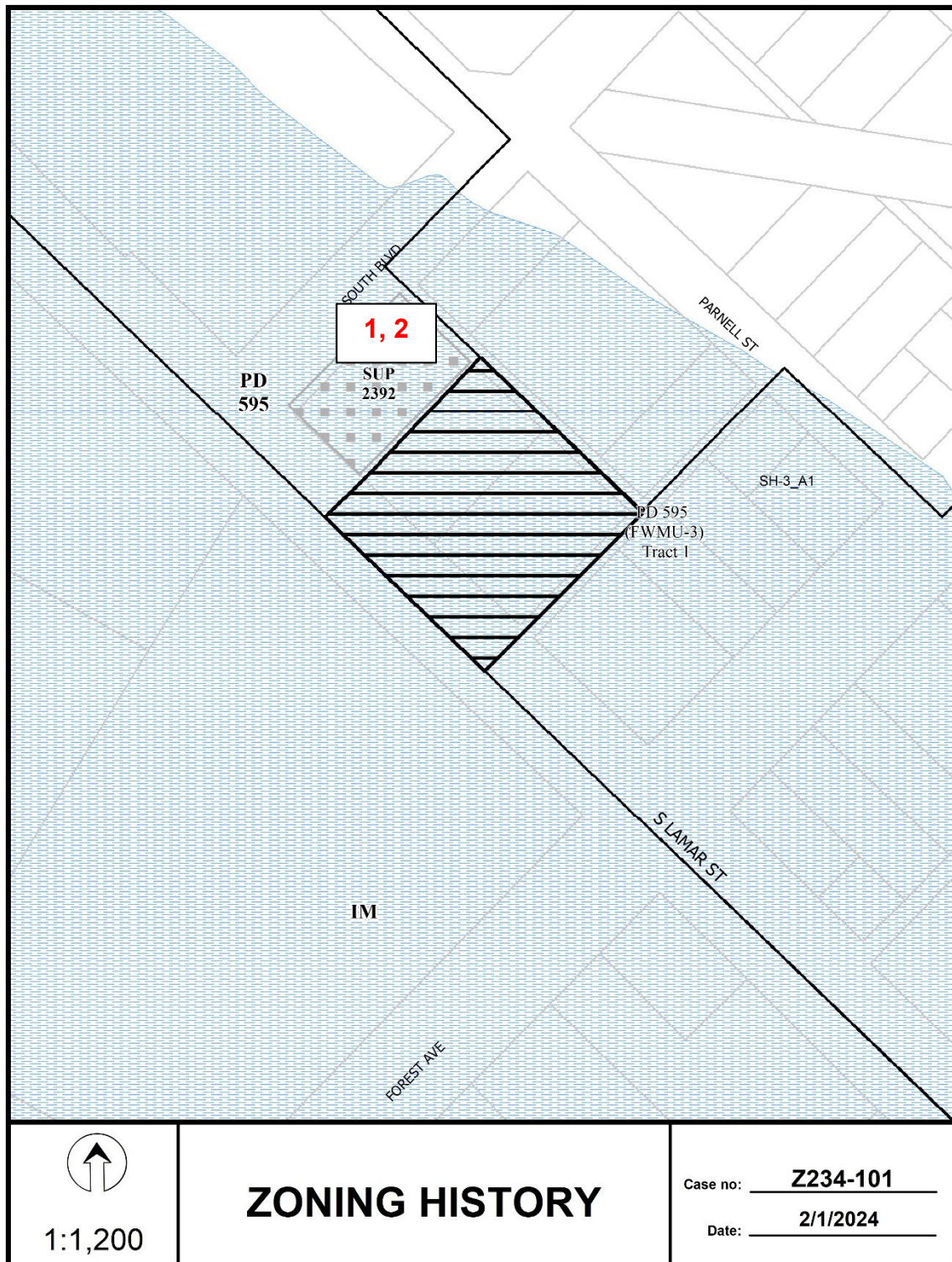


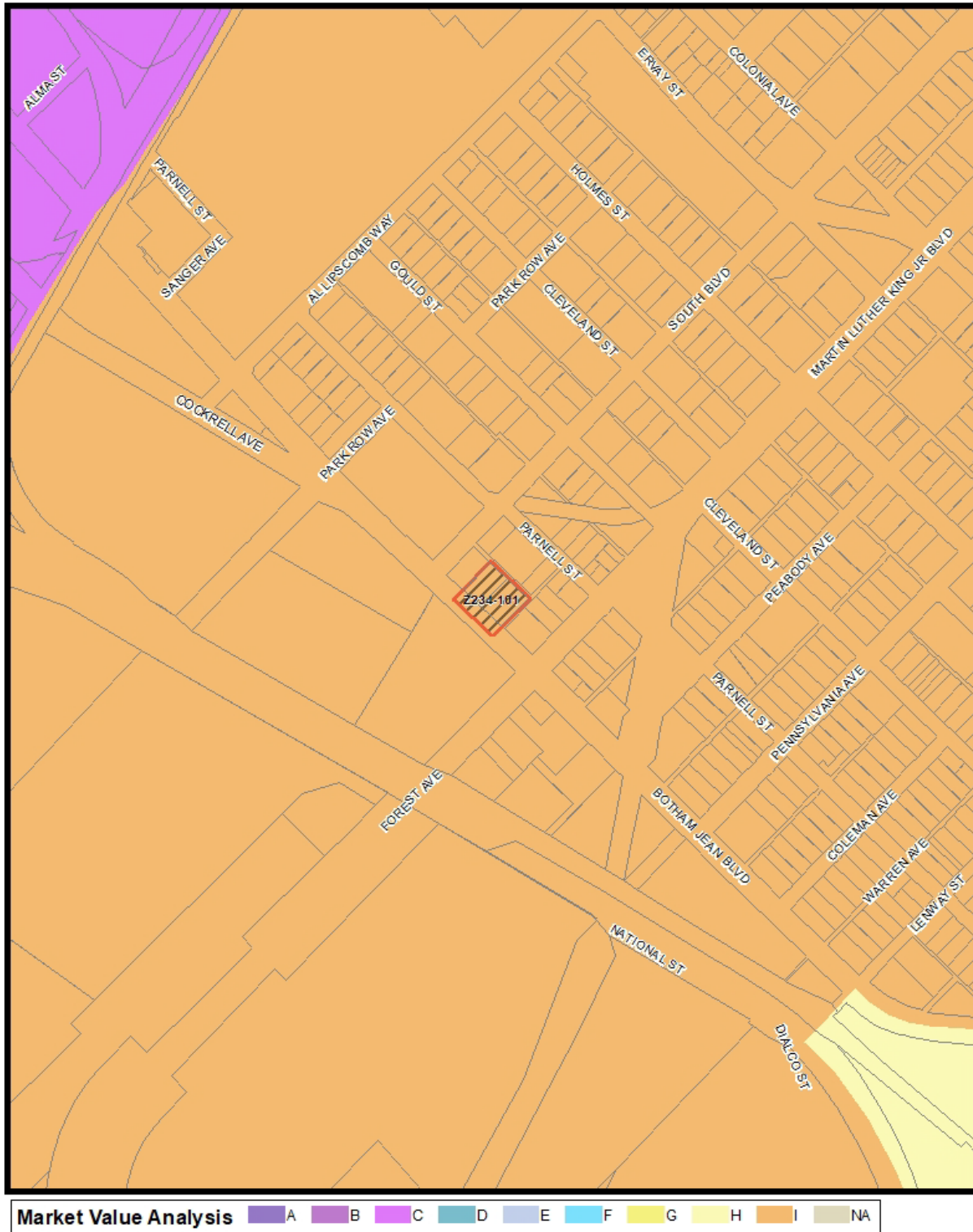












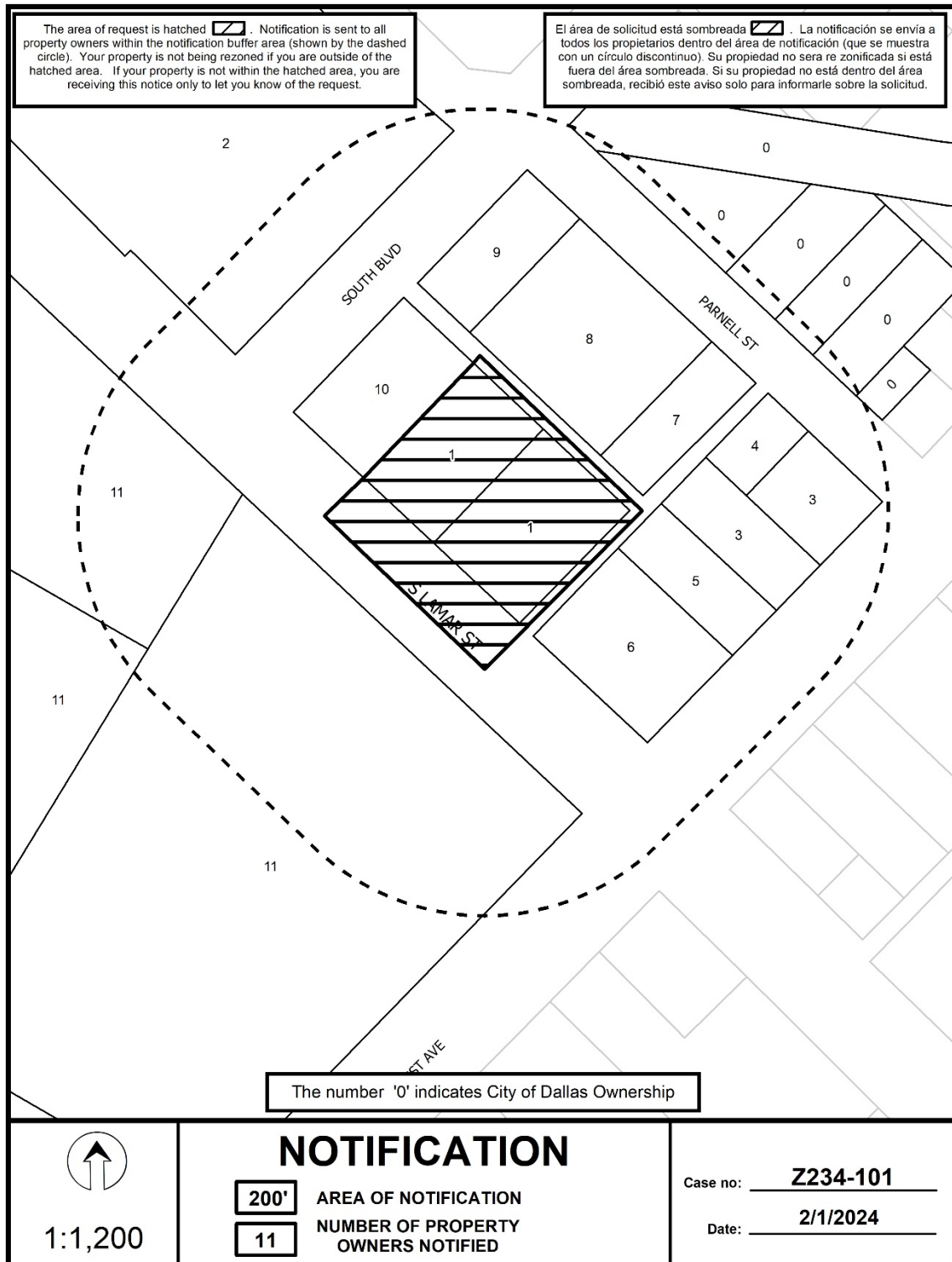
Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 2/1/2024



Z234-101(GB)

01/31/2024

Notification List of Property Owners

Z234-101

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2910 BOTHAM JEAN BLVD	LOVEJOY KEVIN BROOKS
2	1200 PARK ROW AVE	CCH LAMAR PARTNERS I LP
3	1217 FOREST AVE	GEOFFREY SECURITY SVCS
4	2923 PARNELL ST	WAEYENBERGE CAMILLA VAN
5	1209 FOREST AVE	Taxpayer at
6	2928 BOTHAM JEAN BLVD	Taxpayer at
7	2915 PARNELL ST	Taxpayer at
8	2909 PARNELL ST	HARRIS AND HARRIS PROPERTIES LLC
9	2901 PARNELL ST	W2E INVESTMENTS LLC
10	2900 BOTHAM JEAN BLVD	MELISSA INVESTMENTS LLC
11	2927 BOTHAM JEAN BLVD	CCH LAMAR PARTNEERS I LP



City of Dallas

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

Agenda Information Sheet

File #: 24-571

Item #: 19.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 729 on the southeast line of Romine Avenue, between Latimer Street and Atlanta Street.

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

Applicant: YMCA of Dallas

Representative: Karl A. Crawley, Masterplan

Planner: Teaseia Blue

Council District: 7

Z234-163(TB)

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Teaseia Blue

FILE NUMBER: Z234-163(TB) **DATE FILED:** January 31, 2024

LOCATION: Southeast line of Romine Avenue, between Latimer Street and Atlanta Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 3.6623 acres **CENSUS TRACT:** 48113003700

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT/OWNER: YMCA of Dallas

REQUEST: An application for an amendment to Planned Development District No. 729.

SUMMARY: The purpose of the request is to allow for the replacement of existing YMCA facilities and associated improvements.

STAFF RECOMMENDATION: **Approval** subject to a revised amended development plan, a revised amended landscape plan, and staff's recommended amended conditions.

Planned Development District No. 729:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=729>

BACKGROUND INFORMATION:

- The area of request, part of the Queen City neighborhood, is located within Planned Development District (PD) No. 729, established for the site in June 2005. Initially part of PD No. 595, the South Dallas/Fair Park Special Purpose District, the site was included in the area studied for the South Dallas/Fair Park Economic Development Plan. A new South Dallas/Fair Park Area Plan is currently in progress.
- The Park South YMCA operates at the request site as a community service center and private recreation center, club, or area. The existing approximately 42,000 square foot facilities were constructed in 1970.
- The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.
- Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas.
- Design of intersection improvements at Latimer Street and Romine Avenue is pending.
- The property has an approved preliminary plat (S223-207), approved by City Plan Commission in August 2023.

Zoning History:

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

1. **Z201-343:** On June 22, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Metropolitan Avenue, north of the terminus of Octavia Street, to be used under Specific Use Permit No. 2462 for surface accessory remote parking for a five-year period with eligibility for automatic renewals for additional five-year periods.
2. **Z212-110:** On January 26, 2022, City Council approved an ordinance permitting property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of Metropolitan Avenue and Latimer Street to be used under Specific Use Permit No. 2447 for surface accessory remote parking for a five-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Romine Avenue	Local	-
Latimer Street	Local	-
Atlanta Street	Local	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current request and supports the proposed amendment to PD No. 729 subject to staff recommended new paragraph (c) in Section 51P-729.116 ADDITIONAL PROVISIONS shown later in this report.

Staff does not support the intersection design shown in the proposed amended development and landscape plans, as this proposal does not comply with city standards and retains the existing channelized turn lane and associated risks for pedestrians navigating the intersection.

Staff recommended language will allow additional time for redesign of the intersection to meet city standards and to comply with pedestrian rights of way accessibility standards (PROWAG) without delaying proposed construction on the property.

Engineering staff will continue to collaborate with the applicant at permitting and supports the current zoning request subject to the staff recommended language noted.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

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.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

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

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Neighborhood Plus Plan:

Goal 2 ALLEVIATE POVERTY

Policy 2.3 Expand health, childcare, and transportation programs for low-income areas.

Policy 2.4 Improve Pre-K education opportunities for children in poverty.

Goal 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

Comprehensive Environmental and Climate Action Plan (CECAP):

GOAL 6 DALLAS PROTECTS AND ENHANCES ITS ECOSYSTEMS, TREES AND GREEN SPACES THAT IN TURN IMPROVE PUBLIC HEALTH.

EG3 Increase tree canopy in both private and public realm to complete implementation of recommendations from the urban forest masterplan.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 729	Private recreation center [Park South YMCA]
North	PD No. 595 [R-5(A)] PD No. 595 [TH-1(A)]	Single family; undeveloped; church
East	PD No. 595 [R-5(A)]	Single family; undeveloped
Southeast	PD No. 595 [R-5(A)]	Public park [Exline Park]
South	PD No. 595 [R-5(A)]	Single family; undeveloped; church; public school
Southwest	PD No. 595 [NC, Tract 10]	Child-care facility
West	PD No. 595 [R-5(A)]	Single family; undeveloped
Northwest	PD No. 595 [NC, Tract 11]	Single family; undeveloped; office

Land Use Compatibility:

The area of request is located within Planned Development District (PD) No. 729 and has been in operation as a community service center and private recreation center, club, or area [*Park South YMCA*] since 1970.

The request site is immediately adjoined by single family uses, with some office uses located across Romine Avenue to the northwest. North of the site there are single family, undeveloped land, and church uses. Southwest of the site is surrounded by single family, undeveloped land, and a child-care facility. Further east within the neighborhood, there is a church, school, and a public park along Latimer street. The majority of the property in the area is zoned an R-5(A) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with some NC Neighborhood Commercial Subdistricts located to the northwest and southwest of the property.

The purpose of the current request is to allow for the replacement of existing YMCA facilities and associated improvements. The applicant proposes to demolish the existing structure and all associated site improvements, except that the existing basketball court and play area on the north portion of the site will remain.

Proposed redevelopment includes construction of a new approximately 39,000 square foot YMCA building, an additional outdoor play area, reconfiguration of surface parking, relocation of drive approaches on Latimer Street and Romine Avenue, an additional point of access (off Atlanta Street), sidewalk improvements, and new pedestrian amenity areas. Design of intersection improvements at Latimer Street and Romine Avenue is pending.

Staff finds that the proposed amendment to PD No. 729, subject to staff recommended changes, is compatible with the surrounding uses. Staff recommends approval of the request, subject to a revised amended development plan, a revised amended landscape plan, and staff's recommended amended conditions as noted later in the report.

Landscaping:

Per the existing conditions of PD No. 729 [Ref. Sec. 51P-729.112], landscaping must be provided as shown on the landscape plan (Exhibit 729B). To accommodate the proposed redevelopment of the site, a proposed amended landscape plan is included as part of the current request.

The city arborist has reviewed the proposed amendment to the landscape plan and supports the request, subject to the proposed amended condition language provided later in this report [Ref. proposed new subparagraphs (1) and (2) in Sec. 51P-729.112(a)]. These proposed new subparagraphs specify that (1) screening shrubs required per the landscape plan must be minimum two feet tall at time of planting, and (2) trees required per the landscape plan must be from the city-approved tree list.

A landscape plan will be required for review at time of permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan [Ref. Sec. 51P-729.108(b) of the existing ordinance]. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200.

For all other permitted uses, off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses on the property.

For the current request, the rules applicable to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility, and a transit passenger shelter uses apply. Because the floor area will remain under 42,000 square feet, a minimum of 100 parking spaces is required. The proposed amended development plan provides 101 off-street parking spaces on site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 request site is located in an “H” MVA area.

YMCA of Dallas**BOARD OF DIRECTORS**

<u>Name</u>	<u>Company</u>
Alex Arellano	American Airlines Center
Gina Betts	Dorsey & Whitney LLP
Ryan Bowles	MHBT, a Marsh & McLennan Agency
Kelem Butts	United Way Metropolitan Dallas
Jorge Calderón	Capital One Bank
Christina Carroll	Greenberg Traurig
Romit Cheema	CanTex Capital
Jonathan Clarkson	Southwest Airlines
Adrienne Cortez	R+D Landscape LP
John Costa	Comerica U.S. Banking Group
Pat Cowlshaw	Jackson Walker L.L.P.
Paul Hoffman	
Wendy Holder	CIBC Bank
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Suzanne Goswick, Sr. VP/Chief Human Resources Officer
Todd Baker, Sr. VP/Chief Property Officer
Kathryn Allen, Sr. VP/Chief Development Officer and
Foundation President
Jennifer Federici, VP/Chief Brand Officer
John Notardy, Sr. VP Advancement
Rodrigua Ross, VP of Diversity, Equity, and Inclusion
Rebecca Lee, VP of Membership and Wellness
Keith Vinson, VP of Operations
Eric Schenkelberg, VP of Operations and Leading the White Rock YMCA
Willie Lees, VP of Operations and Leading the Coppell Family YMCA
Jodi Newman, VP of Childcare
Brian Haines, VP of Operations and Sports

Proposed Amended PD 729 Conditions

ARTICLE

729.

PD 729.

SEC. 51P-729.101. LEGISLATIVE HISTORY.

PD 729 was established by Ordinance No. 26034, passed by the Dallas City Council on June 22, 2005. (Ord. 26034)

SEC. 51P-729.102. PROPERTY LOCATION AND SIZE.

PD 729 is established on property located at the east corner of Latimer Street and Romine Street. The size of PD 729 is approximately 3.64 acres. (Ord. 26034)

SEC. 51P-729.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.

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

(c) This district is considered to be a residential zoning district. (Ord. 26034)

SEC. 51P- 729.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 729A: development plan

(2) Exhibit 729B: landscape plan

SEC. 51P-729.104. DEVELOPMENT PLAN.

(a) For private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter uses, development and use of the Property must comply with the development plan (Exhibit 729A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 26034)

SEC. 51P- 729.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(1) private recreation center, club, or area; community service center; adult day care facility; child-care facility; and transit passenger shelter (permitted by right); and

(2) all other main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A, as amended. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district; etc. (Ord. 26034)

SEC. 51P-729.106. ACCESSORY USES.

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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 26034)

SEC. 51P-729.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply in this district.

(b) Front yard ~~[Setback from streets.]~~ ~~[F]for a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter [minimum setback from any street frontage is as shown on the development plan].~~

(1) Atlanta Street. Minimum front yard is 20 feet along Atlanta Street.

(2) Romine Avenue. Minimum front yard along Romine Avenue is defined by the platted building line located 50 feet from the established center line of Romine Avenue as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Romine Avenue will remain in its current location 50 feet from the established center line of Romine Avenue.

(3) Latimer Street. Minimum front yard along Latimer Street is defined by the platted building line located 45 feet from the established center line of Latimer Street as shown on the development plan. If the platted building line is removed, the minimum front yard setback at Latimer Street will remain in its current location 45 feet from the established center line of Latimer Street.

(4) Amenities required per Section 51P-729.115.1(b) may be located in a required front yard.

(c) Side and rear yard. ~~For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter, minimum side and rear yard setback is as shown on the development plan.~~

(d) Height. Maximum structure height is 36 feet.

(e) Lot coverage. Maximum lot coverage is 40 percent. (Ord. 26034)

SEC. 51P-729.108. OFF-STREET PARKING AND LOADING.

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

(b) Rules applicable only to private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter uses. For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, with up to 42,000 square feet of total floor area for all uses combined, and up to two game courts, a minimum of 100 parking spaces must be provided in the location shown on the development plan. Parking for additional floor area or game courts must be provided in compliance with the use regulations in Division 51A-4.200. Parking is permitted in the required setbacks. (Ord. 26034)

SEC. 51P-729.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 26034)

SEC. 51P-729.110. FENCES.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence regulations for an R-5(A) Single Family District.

(b) For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, an open fence with a maximum height of six feet may be located in the required front yard along Atlanta Street if all of the following conditions are met: [~~fencing is permitted at the maximum heights and in the locations shown on the development plan~~]

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

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

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property. (Ord. 26034)

SEC. 51P-729.111. SCREENING.

For a private recreation center, club, or area; a community service center; an adult day care facility; a child-care facility; and a transit passenger shelter use, a six-foot-high solid screening fence must be provided as shown on the development plan. (Ord. 26034)

SEC. 51P-729.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 729B).

(1) Screening shrubs required per the landscape plan must be minimum two feet tall at time of planting.

(2) Trees required per the landscape plan must be from the city-approved tree list.

- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26034)

SEC. 51P-729.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 26034)

SEC. 51P-729.114. LIGHTING.

Lighting is prohibited for outdoor athletic ~~[the proposed soccer]~~ fields ~~[shown on the development plan]~~. (Ord. 26034)

SEC. 51P-729.115. OUTDOOR SPEAKERS.

Outdoor speakers are prohibited on the Property. (Ord. 26034)

SEC. 51P-729.115.1. DESIGN STANDARDS.

(a) Sidewalks and buffers.

(1) Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum five-foot-wide unobstructed sidewalks with minimum six-foot-wide buffer must be provided along the entire length of all street frontage. For purposes of this paragraph, BUFFER means the area between the back of street curb and the edge of the sidewalk closest to the street curb.

(2) Latimer Street. Minimum unobstructed sidewalk width along Latimer Street frontage is eight feet.

(3) At each intersection of vehicular ingress/egress driveways and sidewalks, sidewalks must be constructed of a material that differs in color and texture from that of vehicular ingress/egress driveways. Sidewalks must be contained either in the right-of-way or a dedicated sidewalk easement.

(b) Pedestrian amenities.

(1) Prior to the issuance of a certificate of occupancy for a private recreation center, club, or area; a community service center; an adult day care facility; a child care facility; or a transit passenger shelter, the following pedestrian amenities must be provided:

(A) ‘Area 1’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 1 as shown on the development plan.

(B) ‘Area 2’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area 2 as shown on the development plan.

(C) ‘Area 3’. A minimum of two six-foot benches with wheelchair access space, a trash receptacle, and a bicycle rack must be provided adjacent to the public sidewalk within Area

3 as shown on the development plan.

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

SEC. 51P-729.116.

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. (Ord. 26034)

Staff recommendation:

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

Applicant request:

(c) Intersection improvements. Prior to the issuance of a certificate of occupancy for any use on the Property, a development agreement or contract must be executed for improvements at the west corner of the property to construct barrier free ramps at the intersection of Romine Avenue and Latimer Street. Improvements must comply with City standards and pedestrian rights of way accessibility guidelines (PROWAG) to include the removal of the channelized turn lane as approved by the director. No temporary or permanent certificate of occupancy may be issued prior to execution of this contract.

SEC. 51P-729.117.

COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 26034)

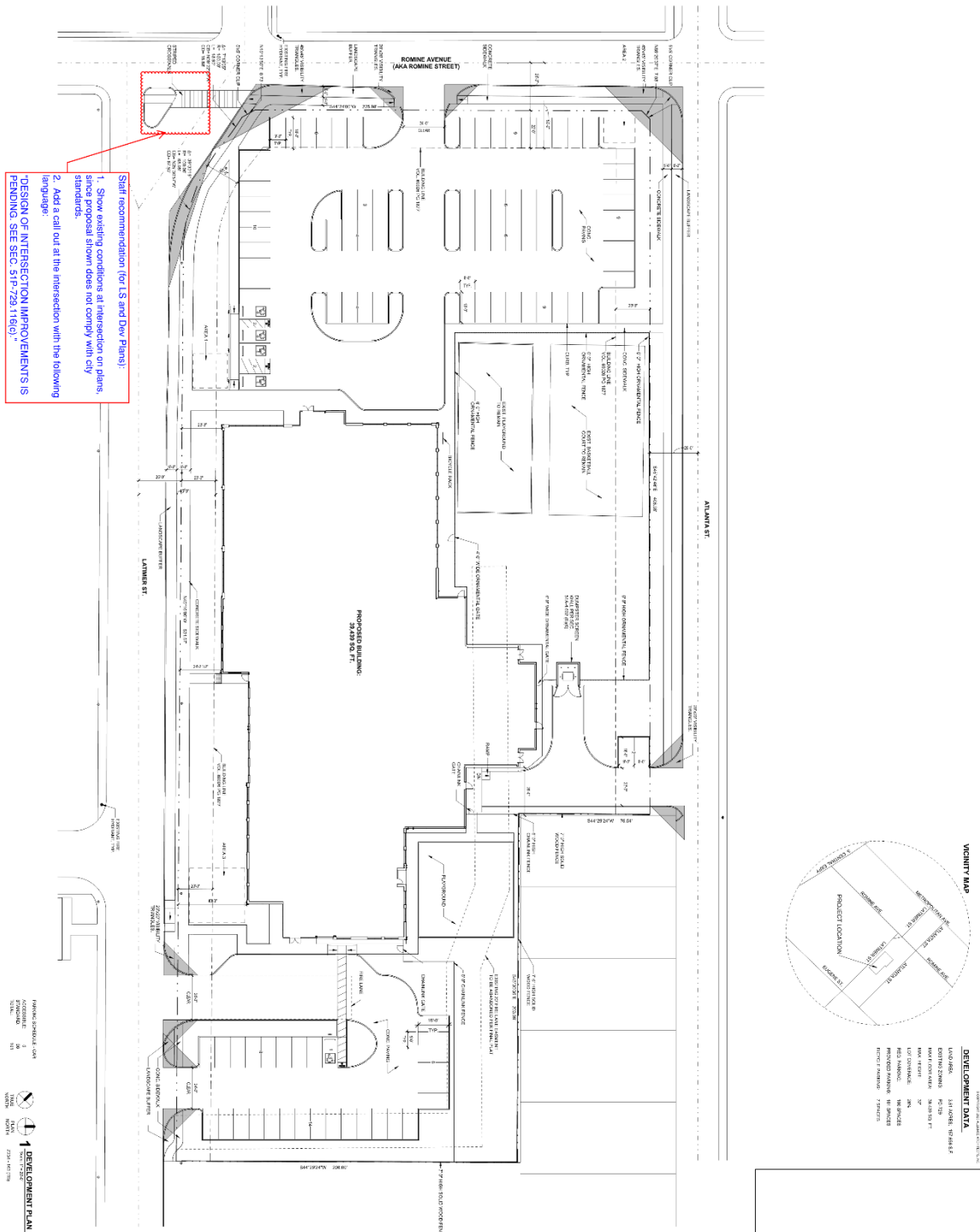
SEC. 51P-729.118.

ZONING MAP.

PD 729 is located on Zoning Map No. K-8. (Ord. 26034)



Proposed Amended PD 729 Development Plan



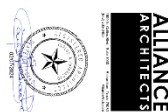
DEVELOPMENT PLAN	
DRAWING RECORD	
NO.	DESCRIPTION
1	DEVELOPMENT PLAN
2	DEVELOPMENT PLAN
3	DEVELOPMENT PLAN
4	DEVELOPMENT PLAN
5	DEVELOPMENT PLAN
6	DEVELOPMENT PLAN
7	DEVELOPMENT PLAN
8	DEVELOPMENT PLAN
9	DEVELOPMENT PLAN
10	DEVELOPMENT PLAN

D1.01

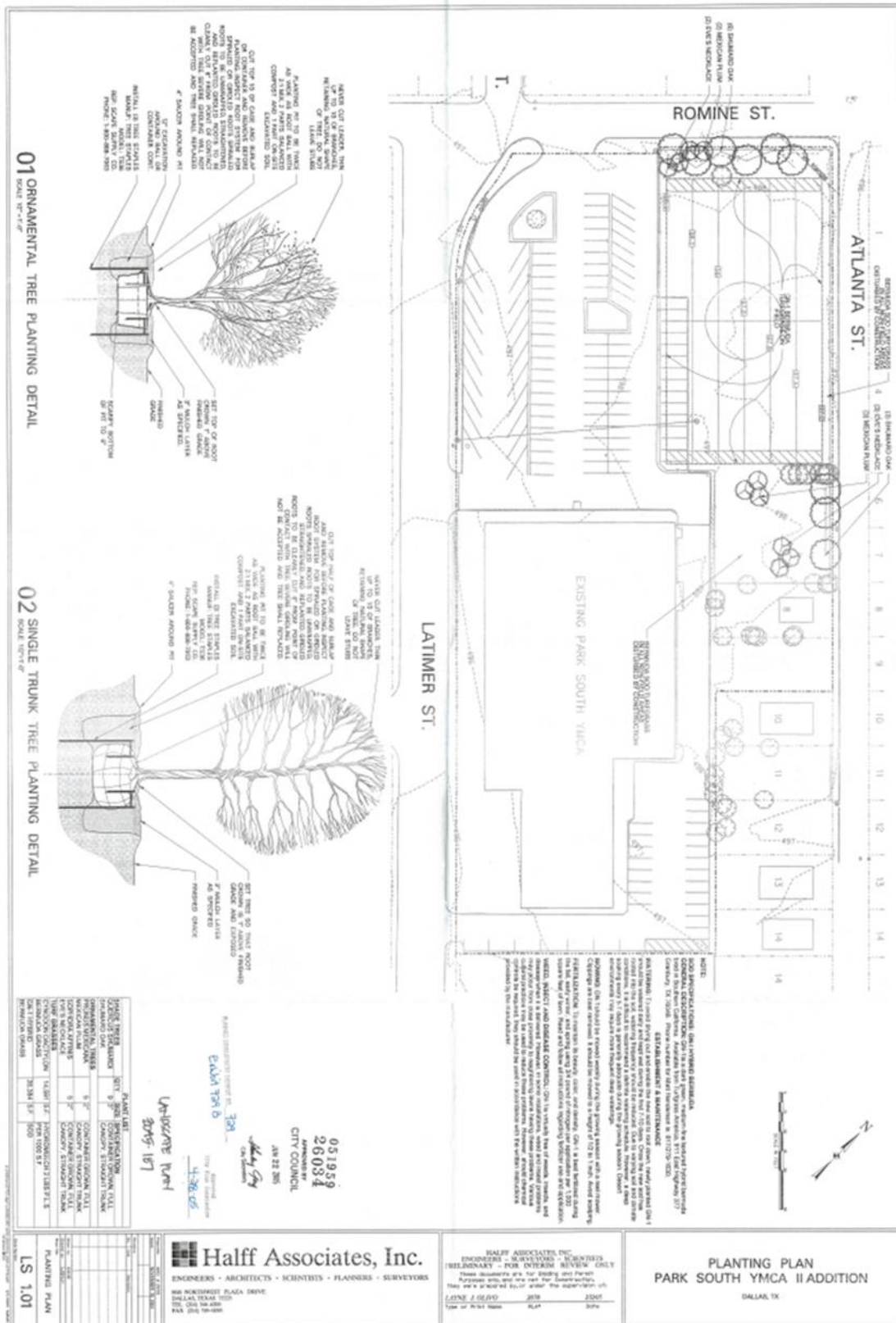
PROJECT NO.: 2022158

YMCA PARK SOUTH

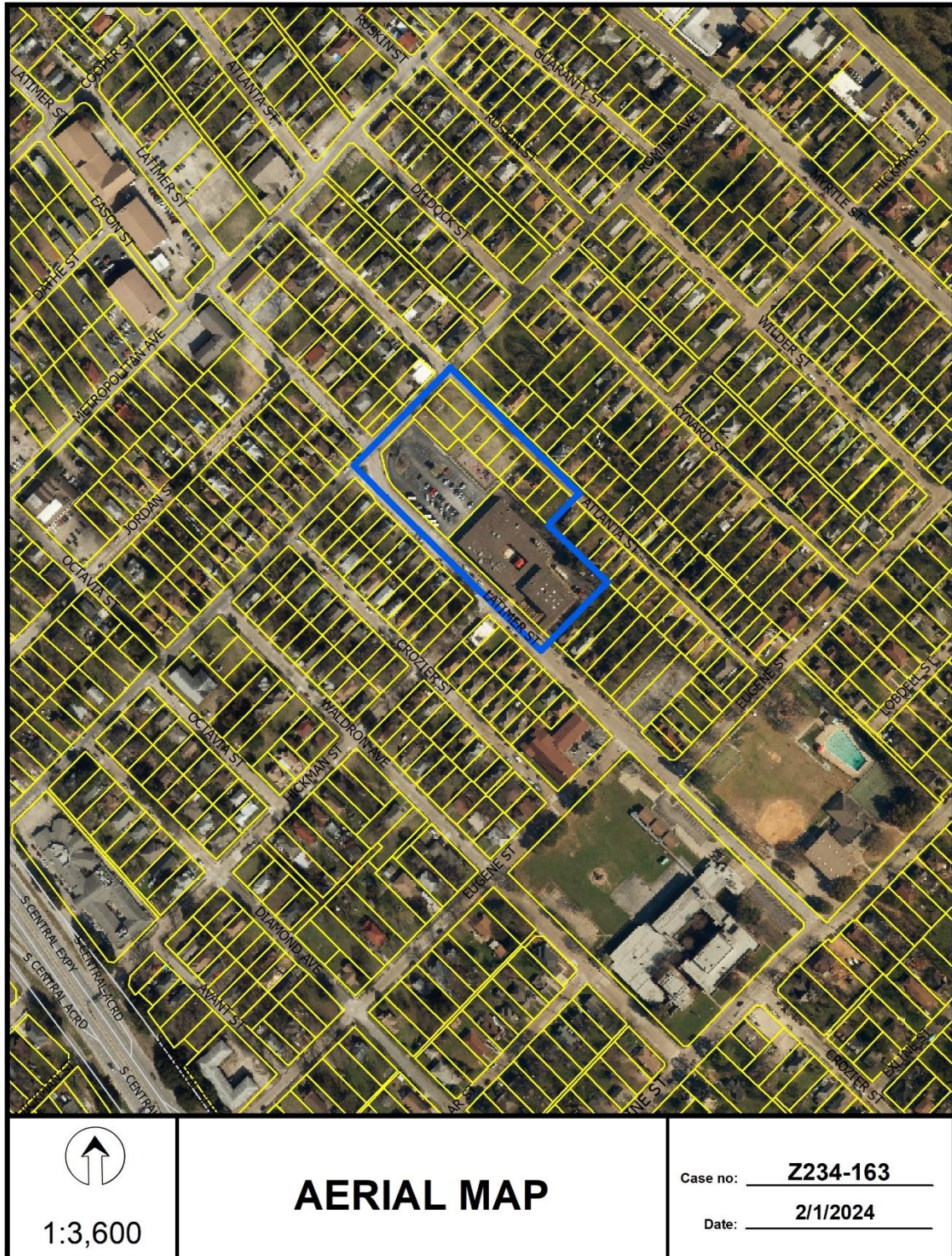
2500 ROMINE AVE., DALLAS, TX

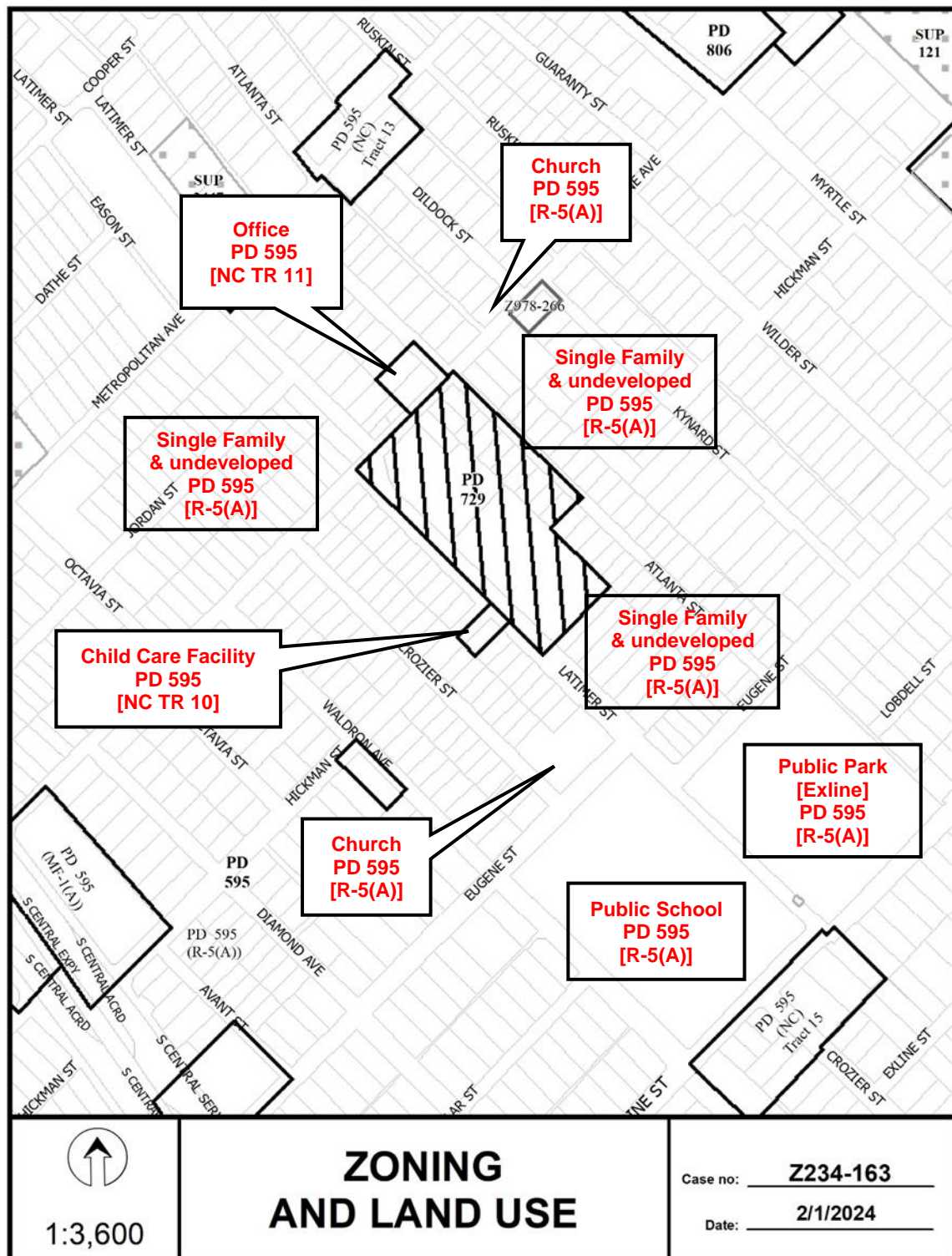


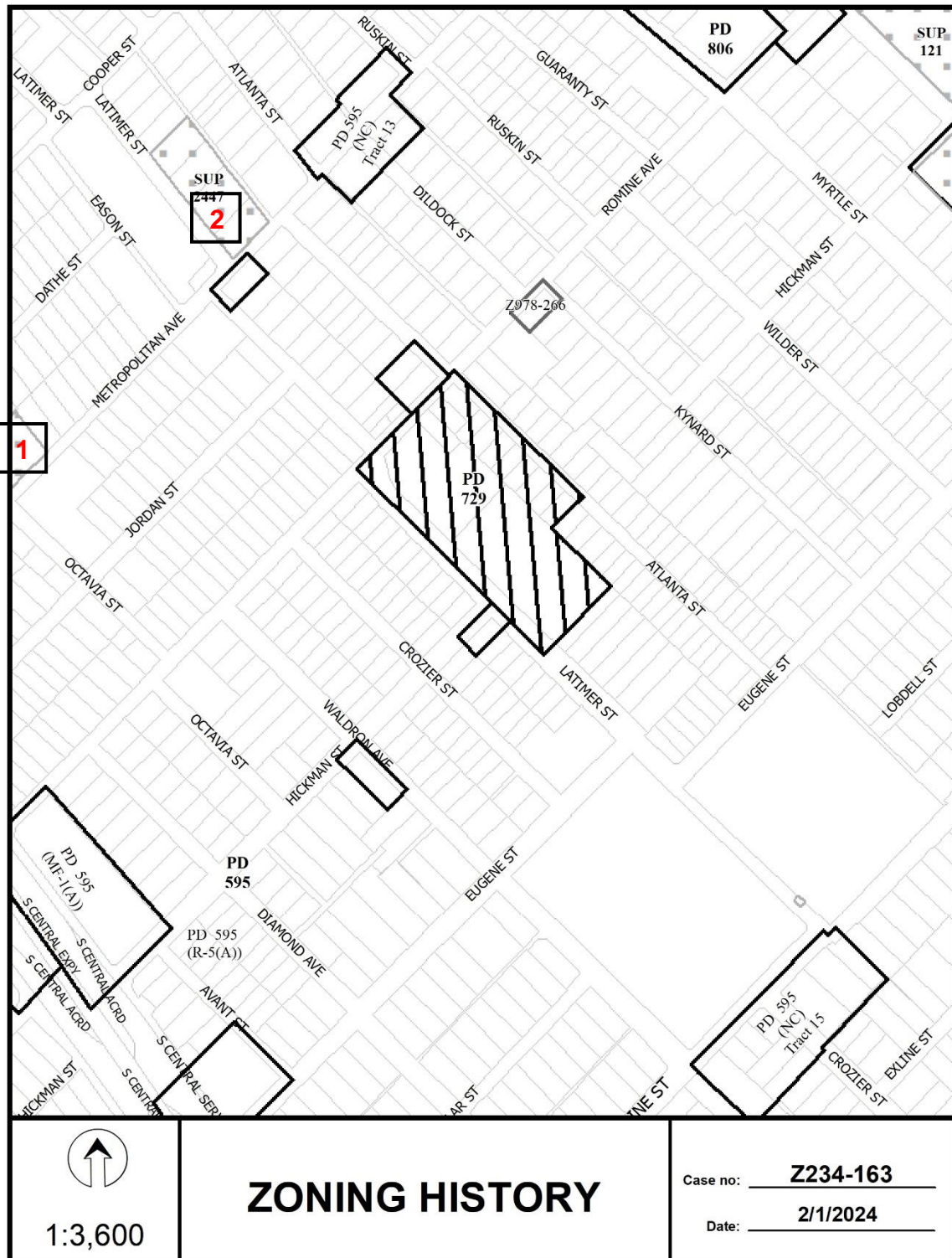
Existing PD No. 729 Landscape [to be replaced]

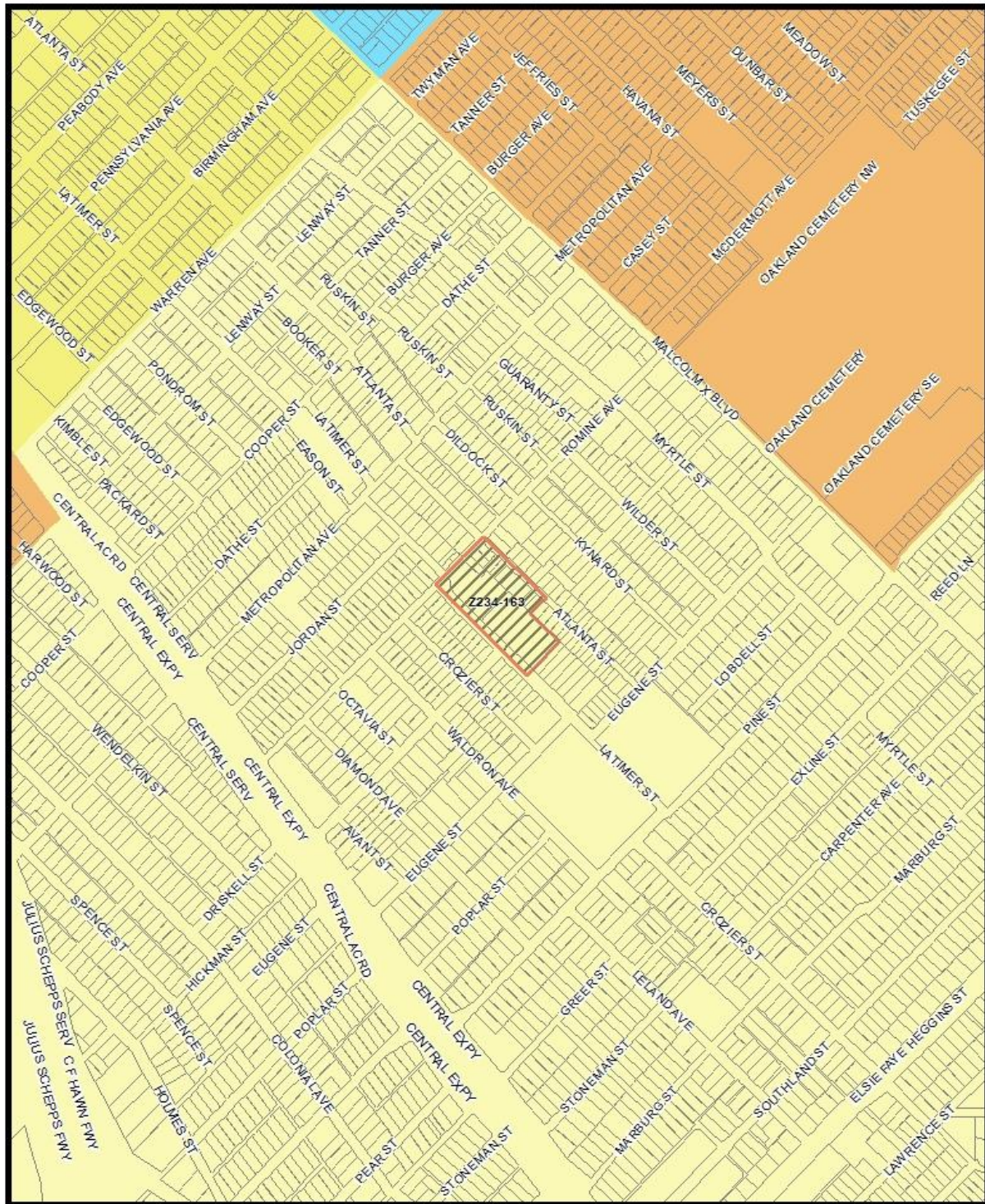












Market Value Analysis

A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 2/1/2024



02/01/2024

Notification List of Property Owners***Z234-163******279 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2516 ROMINE AVE	YMCA OF METROPOLITAN DALLAS
2	2500 ROMINE AVE	Y M C A
3	2420 METROPOLITAN AVE	ST PAUL AME CHURCH
4	2414 METROPOLITAN AVE	S D HOME DESIGN LLC
5	2404 METROPOLITAN AVE	ST PAUL AFRICAN METHODIST
6	2400 METROPOLITAN AVE	HARVEY KENNETH P &
7	2321 JORDAN ST	HARMON PPTY SERVICES
8	2323 JORDAN ST	DELANGE REITA
9	2327 JORDAN ST	DANIELS IRVIN JR
10	2403 JORDAN ST	BEE REAL ESTATE INVESTMENTS LLC
11	2405 JORDAN ST	LOPEZ LEOPOLDO
12	2409 JORDAN ST	DONALDSON DEMETRA
13	2413 JORDAN ST	LOPEZ FLORENTINO
14	2415 JORDAN ST	BOOKER MAEOLA EST OF
15	2426 JORDAN ST	BIRE NEGASSI M
16	2422 JORDAN ST	PINA GUADALUPE M
17	2416 JORDAN ST	MORENO LETICIA PADILLA
18	2420 JORDAN ST	BOLDEN RICKY
19	2412 JORDAN ST	GONZALEZ LOREMAINE &
20	2410 JORDAN ST	GUTIERREZ SERGIO &
21	2406 JORDAN ST	ANTOINE QUINTESSA
22	2402 JORDAN ST	SMITH DENETTA JEAN
23	2400 JORDAN ST	OTTO CARROLL & LILLIAN
24	2324 JORDAN ST	JOHNSON RAY
25	2320 JORDAN ST	GOOD URBAN DEVELOPMENT LLC
26	2316 JORDAN ST	GILLIAM BARBARA A BREWER

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2314 JORDAN ST	BULLISH BUSINESS LLC
28	2312 JORDAN ST	ASFL INVESTMENTS LLC
29	2333 ROMINE AVE	BRITT SAMUEL C
30	2337 ROMINE AVE	Taxpayer at
31	2403 ROMINE AVE	WILLIAMS JOHN W ETAL
32	2405 ROMINE AVE	QJTT INVESTMENTS LLC
33	2411 ROMINE AVE	SUNDAY FLORENCE E
34	2409 ROMINE AVE	SHAW HATTIE
35	2415 ROMINE AVE	DAVIS WILLIE B
36	2419 ROMINE AVE	WALKER CURLEY
37	2421 ROMINE AVE	PERKINS CASSTARDAR
38	2423 ROMINE AVE	ARANDA FRANCISCO &
39	2429 ROMINE AVE	ALVAREZ JONATHAN
40	2431 ROMINE AVE	TATUM MABLE J
41	2433 ROMINE AVE	Taxpayer at
42	2435 ROMINE AVE	ROBINSON STEPHEN
43	2505 ROMINE AVE	SU LEE
44	2500 METROPOLITAN AVE	Taxpayer at
45	3708 LATIMER ST	ST PAUL AME CHURCH
46	3716 LATIMER ST	DEGRAFFENREID DENISE TATE
47	3720 LATIMER ST	HUNT JAMES
48	3724 LATIMER ST	CHEN WENDY
49	3728 LATIMER ST	MCGRUDER ISIAH JR
50	3730 LATIMER ST	ROBINSON LILLIE
51	3737 ATLANTA ST	PBW VENTURES INC
52	3731 ATLANTA ST	SANTRUPT FAMILY IRREVOCABLE
53	3727 ATLANTA ST	PALMA JAIME HERNANDEZ &
54	3719 ATLANTA ST	WISNER CHARLES EDWARD
55	3723 ATLANTA ST	WISNER CHARLES E
56	3717 ATLANTA ST	MOORE ARTIE MAE EST OF
57	3715 ATLANTA ST	GARCIA GLENDA AURORA ALVARADO

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3709 ATLANTA ST	VILLASENOR ARTURO
59	3705 ATLANTA ST	MEDINA MA ANGELICA LEIJA &
60	2516 METROPOLITAN AVE	ADEYEMI ERICA & OLUWATOSIN
61	2528 METROPOLITAN AVE	ST JOHNS PRIMITIVE BAPT
62	3704 ATLANTA ST	PAYLOR CELESTE MICHELLE
63	3708 ATLANTA ST	CHANDLER CLIFFORD J & KATHERINE
64	3706 ATLANTA ST	TOP MONEY LLC
65	3714 ATLANTA ST	CHANDLER CLIFFORD & KATHERINE
66	3718 ATLANTA ST	TORRESMAYSONET AIXA J &
67	3722 ATLANTA ST	PEREZ ARMANDO CONTRERAS
68	3726 ATLANTA ST	LEIJA MARISELA MUNOZ
69	3730 ATLANTA ST	MEDINA ANGELICA L
70	3734 ATLANTA ST	ALEMAN ERNESTO SR
71	3736 ATLANTA ST	SMITH TAYLOR J & HANNAH E
72	3701 DILDOCK ST	GREATER ST JOHN PRIMITIVE
73	3709 DILDOCK ST	GRAY RONALD LIFE ESTATE
74	3715 DILDOCK ST	Taxpayer at
75	3717 DILDOCK ST	HENDERSON ARTHUR L
76	3723 DILDOCK ST	FLORES ROGELIO DIAZ
77	3729 DILDOCK ST	PEREZLOPEZ HILDA LUCRETIA
78	3731 DILDOCK ST	SANDERS CESLEY DEON
79	3735 DILDOCK ST	AVENUE PROGRESSIVE BAPTIST CHURCH
80	3737 DILDOCK ST	AVENUE BAPTIST CHURCH
81	3719 RUSKIN ST	ENTRUST GROUP INC THE
82	3723 RUSKIN ST	AUTO PILOT LLC
83	3727 RUSKIN ST	HIGH WILLIAM JR
84	3731 RUSKIN ST	BOTELLO JASON J & ALMA RUTH
85	3735 RUSKIN ST	DONNELL CAROLYN F
86	3739 RUSKIN ST	SMITH KIRTLEY C
87	3742 DILDOCK ST	AVENUE PROGRESSIVE
88	3738 DILDOCK ST	AVENUE PROGRESSIVE

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3734 DILDOCK ST	MURRY JOHN W
90	3732 DILDOCK ST	FORD SACAROL
91	3724 DILDOCK ST	WOOD ANTHONY
92	3722 DILDOCK ST	JAIMES MIGUEL &
93	3716 DILDOCK ST	B&W TEXAS HOLDINGS CO LLC
94	3714 DILDOCK ST	FAMUSA HOMES LLC
95	3708 DILDOCK ST	GREAT INVESTMENTS LLC
96	3802 KYNARD ST	JONES VERLINE COOKS
97	3812 KYNARD ST	MACK DORIS R
98	3822 KYNARD ST	AVILA HERNAN
99	3826 KYNARD ST	WEAVER CRECYNTHIA K
100	3830 KYNARD ST	DIXON WAYNE M SR &
101	3834 KYNARD ST	RESICAP TEXAS OWNER LLC
102	3831 WILDER ST	SMITH VERELENE WILLIAMSON EST OF
103	3827 WILDER ST	COVERALL MGMT & ASSOC INC
104	3823 WILDER ST	PETERS SHONETTA LANIER &
105	3817 WILDER ST	ENTRUST GROUP INC
106	3821 WILDER ST	MIRANDA JAVIER
107	3815 WILDER ST	WILSON MAGUIRE LIVING TRUST
108	3811 WILDER ST	JOHNSON CAROLYN EVETTE
109	2610 ROMINE AVE	THOMAS APRIL
110	3801 WILDER ST	FELDER HOMES & CALIBER
111	3900 KYNARD ST	JOHNSON MARILYN D
112	3906 KYNARD ST	SHIELDS MRS T B
113	3912 KYNARD ST	BOYD ERA EST OF
114	3916 KYNARD ST	ANACLETO DAVID JUAN
115	3920 KYNARD ST	GRANT STREET REALTY LLC
116	3922 KYNARD ST	WANG JACK
117	3930 KYNARD ST	SWEATS MELVIN D
118	3936 KYNARD ST	PEREZ FILIBERTO TOVAR &
119	3917 WILDER ST	CURTIS TORRI

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3915 WILDER ST	MCDONALD JUANITA S
121	3911 WILDER ST	RUIZ MARIA LUISA
122	3909 WILDER ST	DAVIS BARBARA D &
123	3905 WILDER ST	CURTIS TORRIA & KRYSTLE
124	3901 WILDER ST	COLLINS DWELL WELL LLC
125	3831 KYNARD ST	FINAL 4 CONSTRUCTION &
126	3833 KYNARD ST	RODRIGUEZ SALVADOR
127	3827 KYNARD ST	Taxpayer at
128	3819 KYNARD ST	HAYES ODESSA RAY
129	3923 KYNARD ST	GUTIERREZ ELVIRA
130	3825 KYNARD ST	DIAZ ALBERTO &
131	3919 KYNARD ST	S D HOME DESIGN LLC
132	3901 KYNARD ST	QUEST TRUST COMPANY
133	3913 KYNARD ST	VALENTIN IVANI
134	3903 KYNARD ST	RODRIGUEZ SANDRA &
135	3829 KYNARD ST	GRO PROPERTIES INC
136	3911 KYNARD ST	HINSON JAMMIE & KATINA
137	2500 ROMINE AVE	RAYFORD ROSALIND & CALVIN SR
138	3947 KYNARD ST	MITCHELL LINDA
139	3943 KYNARD ST	SOUTH D HOMES LLC
140	2537 EUGENE ST	SIGLER LORECE JR
141	3939 KYNARD ST	CASTILLO LUCIA
142	3935 KYNARD ST	ROMERO FRANCISCO ARMANDO
143	3931 KYNARD ST	MEDELLIN RAMON EST OF
144	3927 KYNARD ST	ALEXANDER KENNETH &
145	3817 KYNARD ST	RAYFORD ROSALINDA & RAYFORD CALVIN SR
146	2526 ROMINE AVE	1822 PARA INVESTMENTS LLC
147	2530 ROMINE AVE	HARPER ANNIE R ET AL
148	3812 ATLANTA ST	RATCLIFF L A
149	3816 ATLANTA ST	TOPLETZ INVESTMENTS
150	3820 ATLANTA ST	BASANTES ANA CAROLINA PEREZ

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3828 ATLANTA ST	PALACIOS WILLIAM
152	3830 ATLANTA ST	SEGURA MODESTO &
153	3834 ATLANTA ST	JORDAN LADARIUS DENZEL
154	3836 ATLANTA ST	GABREYES HIWOT
155	3904 ATLANTA ST	MORAN ERICA
156	3908 ATLANTA ST	SUFI HOLDINGS LLC
157	3910 ATLANTA ST	SOUTH DALLAS RENTALS LLC
158	3824 ATLANTA ST	LEWIS FRANCINE &
159	3835 ATLANTA ST	THOMAS DEMOND
160	3837 ATLANTA ST	RICHARD N SMITH INC
161	3905 ATLANTA ST	DALLAS SKYFALL LLC SERIES
162	3909 ATLANTA ST	CHAVIS TERRENCE
163	3911 ATLANTA ST	Taxpayer at
164	3943 ATLANTA ST	HARRIS MICHAEL
165	3939 ATLANTA ST	SMITH YOSHIKA & CHARLES
166	3937 ATLANTA ST	EASTER AVAN SR & MELBA J
167	3935 ATLANTA ST	EASTER AVAN & MELBA
168	3931 ATLANTA ST	BRUNO MAGDALENO
169	3925 ATLANTA ST	JUAREZ SANDRA
170	3923 ATLANTA ST	RENU PROPERTY INVESTMENTS LLC
171	3917 ATLANTA ST	RIOS LESLIE &
172	3915 ATLANTA ST	RIOS LESLIE
173	3942 ATLANTA ST	SALCEDO CHRISTINA
174	3940 ATLANTA ST	QUINTERO EDGAR IVAN &
175	3938 ATLANTA ST	OIBARA CATTLE FAMILY HOLDINGS LLC
176	3936 ATLANTA ST	WALTON THERMAN D
177	3934 ATLANTA ST	Taxpayer at
178	3930 ATLANTA ST	TOMPLINS JASMINE N
179	3928 ATLANTA ST	MOTLEY MRS JAMES A
180	3926 ATLANTA ST	WILLIAMS GLORIA RUTH &
181	3922 ATLANTA ST	BRUNO MAGDALENO DE LA SANCH A &

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3918 ATLANTA ST	STANFORD VILLAGE CORP
183	3916 ATLANTA ST	STANFORD VILLAGE CORPORATION
184	3910 LATIMER ST	THAMES REAL ESTATE INC
185	3914 LATIMER ST	RODRIGUEZ JESUS &
186	3922 LATIMER ST	SALEM INSTITUTIONAL BAPTIST CHURCH
187	3918 LATIMER ST	EVANS DAVID
188	3934 LATIMER ST	SALEM INSTITUTIONAL BAPTIST CHURCH
189	3920 LATIMER ST	PERALTA JUAN BENITEZ
190	2505 EUGENE ST	MILLER SHERI
191	3928 LATIMER ST	SALEM INSTITUTIONAL
192	2507 EUGENE ST	MILLER CLEOPHUS JR
193	3833 CROZIER ST	HIGH INVESTMENT COMPANY
194	3829 CROZIER ST	CALDWELL MARK ANTHONY
195	3825 CROZIER ST	DIXON BARRY
196	3824 WALDRON AVE	DOWELL BRITTANY
197	3828 WALDRON AVE	GREEN LINDA D
198	3820 WALDRON AVE	HAYES ISOM
199	3821 CROZIER ST	THOMAS DEMOND LEROY
200	3818 WALDRON AVE	CARO CURTIS WAYNE
201	3801 CROZIER ST	RCGA LLC
202	3805 CROZIER ST	PHASE II OF THE BAILEY GROUP
203	3809 CROZIER ST	AVOCET VENTURES LP
204	3813 CROZIER ST	COLLINS CLIFTON
205	3815 CROZIER ST	DEMMINGS ANNIE BELL
206	3817 CROZIER ST	JACKSON META MARIE
207	3814 WALDRON AVE	KINGDOM KIDS INVESTMENT LLC
208	3810 WALDRON AVE	DELARA MARTIN JR
209	3808 WALDRON AVE	THOMAS CLEVELAND SR &
210	3804 WALDRON AVE	CAPORAL CARMEN J
211	3802 WALDRON AVE	WEEMS KATHERINE ESTATE OF
212	3801 LATIMER ST	LOPEZ LEOPOLDO N

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3805 LATIMER ST	STEWART ORLAN
214	3807 LATIMER ST	SIMMONS KENNY
215	3811 LATIMER ST	ROSS BONNIE
216	3815 LATIMER ST	JAMES SHERRILYN W ADM
217	3817 LATIMER ST	COLEMAN IVA A &
218	3819 LATIMER ST	FUNES DARWIN JOSUE FUNEZ
219	3821 LATIMER ST	MARTIN ANGELLA &
220	3825 LATIMER ST	ORTEZ KATHERINE F &
221	3827 LATIMER ST	BIRE NEGASSI
222	3832 CROZIER ST	TURNER TERRI L
223	3828 CROZIER ST	PARHAM AARON
224	3826 CROZIER ST	TURNER EDWARD &
225	3822 CROZIER ST	SPEARS LUTHER J
226	3820 CROZIER ST	GREEN CHARLENE
227	3816 CROZIER ST	Taxpayer at
228	3812 CROZIER ST	CARRILLO CHRIS
229	3810 CROZIER ST	WOFFORD RENEE DENISE
230	3806 CROZIER ST	HERROD ARBERTHA HOWARD S
231	3804 CROZIER ST	LI LILLIAN
232	3800 CROZIER ST	Taxpayer at
233	2332 ROMINE AVE	ROMINE AVE CHRISTIAN
234	3807 WALDRON AVE	ROMINE CHRISTIAN CHURCH
235	3809 WALDRON AVE	ROMINE AVE CHRISTIAN CHURCH
236	3817 WALDRON AVE	WILLIAMSMASI GERALDINE &
237	3821 WALDRON AVE	FLECHTER ROOSEVELT &
238	3823 WALDRON AVE	RTGX LLC
239	3829 WALDRON AVE	WINSTON DERRICK D
240	3833 WALDRON AVE	MAXWELL VERDIE L EST OF
241	2340 HICKMAN ST	ENS INVESTMENT GROUP LLC
242	2333 EUGENE ST	MINOR EVA MURLENE
243	3919 WALDRON AVE	BROWN LARRY WAYNE &

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3901 CROZIER ST	LYNNCOPRO LLC
245	3905 CROZIER ST	Taxpayer at
246	3907 CROZIER ST	BROWN MACKENZIE REBECCA D
247	3911 CROZIER ST	HOLMES MARY ELLA &
248	3913 CROZIER ST	FEGAN DONALD W
249	3915 CROZIER ST	GREENE JESSIE TUCKER EST OF
250	3919 CROZIER ST	P & R REAL ESTATE LLC
251	3923 CROZIER ST	VAZQUEZ JAIME
252	3929 CROZIER ST	CLEVELAND DAVID ESTATE
253	3931 CROZIER ST	JACKSON ROOSEVELT
254	3914 WALDRON AVE	SOUTH DALLAS RENTALS
255	3908 WALDRON AVE	CARO JONATHAN D
256	3904 WALDRON AVE	BMAX REINVESTMENTS LLC
257	3900 WALDRON AVE	COOPER MARY ELLA ESTATE
258	3934 WALDRON AVE	KAMAU GELESTA
259	3928 WALDRON AVE	NESTY DALE
260	3924 WALDRON AVE	SANDERS KAILYN J
261	3918 WALDRON AVE	GIDDENS CLARENCE
262	3905 LATIMER ST	RAMIREZ JUAN MANUEL &
263	3907 LATIMER ST	TSAI PETER &
264	3911 LATIMER ST	QJTT INVESTMENTS LLC
265	3913 LATIMER ST	MCDONALD RAMOS
266	3915 LATIMER ST	PERKINS YOLANDA Y
267	3919 LATIMER ST	THOMAS DEMOND
268	3923 LATIMER ST	JACKSON JESSIE E
269	3930 CROZIER ST	SALEM BAPTIST CHURCH
270	3916 CROZIER ST	P S 1933 REAL ESTATE
271	3914 CROZIER ST	BULLISH BUSINESS LLC
272	3912 CROZIER ST	BROWN DWALA ET AL
273	3910 CROZIER ST	MILLER CLEOPHUS
274	3906 CROZIER ST	ATKINS TODD & MICHELLE

Z234-163(TB)

02/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3811 KYNARD ST	JJW PROPERTIES LLC
276	3807 KYNARD ST	WEST GEORGE
277	3809 KYNARD ST	BROOKS ROSALIND
278	3935 ATLANTA ST	EASTER AVAN SR & MELBA
279	2425 PINE ST	Dallas ISD



City of Dallas

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

Agenda Information Sheet

File #: 24-556

Item #: 20.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20.

Applicant/Owner: Liberty Banker Life Insurance Co.

Surveyor: Ion Design Group, LLC

Application Filed: January 17, 2024

Zoning: PD 1076

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

Planner: Sharmila Shrestha

Council District: 8

S212-092R

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S212-092R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20**DATE FILED:** January 17, 2024**ZONING:** PD 1076**PD LINK:** [Article 1076.pdf \(dallascityhall.com\)](https://dallascityhall.com/Article/1076.pdf)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 34.203-acres**APPLICANT/OWNER:** Liberty Banker Life Insurance Co.

REQUEST: An application to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20.

SUBDIVISION HISTORY:

1. S223-111 was a request northwest of the present request to create five lots ranging in size from 13,995 square feet to 26,724 square feet from a 1.966-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road. The request was denied by City Plan Commission on April 20, 2023.
2. S212-323 was a request northwest of the present request to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner. The request was approved on September 15, 2022, but has not been recorded.
3. S212-072 was a request on the same location as the present request to create a 164-lot single family subdivision with lots ranging in size from 5,000 square feet to 10,647.56 square feet and 5 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20. The request was withdrawn on February 2, 2022.
4. S201-651 was a request northeast of the present request to create a 76-lot single family subdivision with lots ranging in size from 6,000-square feet to 17,257-square feet with 7 common areas from a 22.923-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on south Ravenhill Road, west of F.M. 548. The request was approved on May 20, 2021, but has not been recorded.
5. S190-083 was a request east of the present request to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on

property located on Lyndon B. Johnson Freeway / Interstate Highway No. 20 at Haymarket Road, northwest corner. The request was approved on February 20, 2020, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1076; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 161 and 7 common areas.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Haymarket Road and Rylie 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 Prater Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 56 feet of right-of-way (via fee simple) for all internal streets. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street intersections. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all internal street and Rylie Road. 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 all internal street and Haymarket Street. 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)*
22. TxDOT approval may be required for any driveway modification or new access point(s).
23. Provide 20-foot all weather paving material for Prater Road along the length of the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(2)
24. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

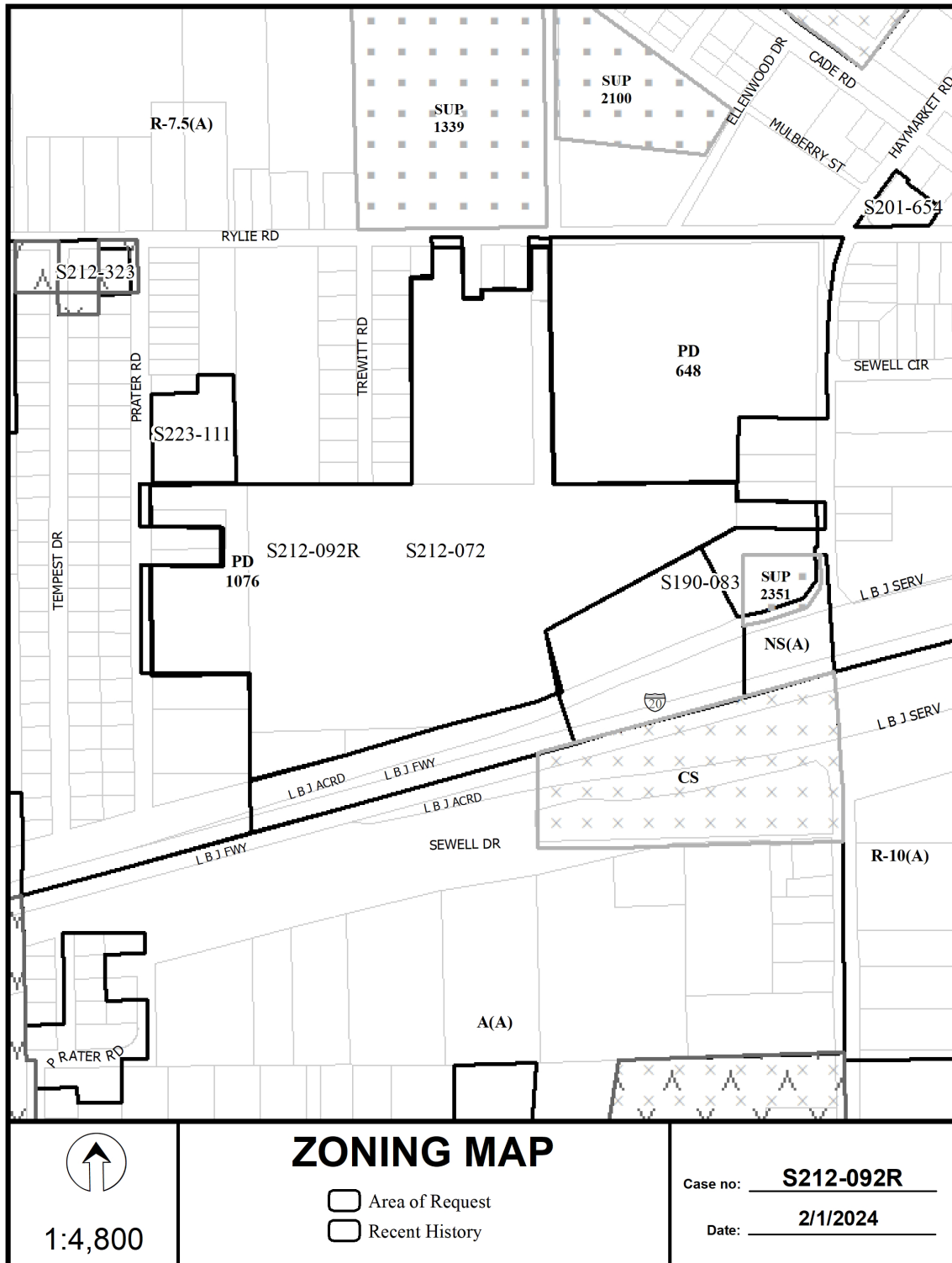
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, add/show Lien Holders Subordination Agreement.
27. On the final plat, show distances/width across all adjoining rights-of-way.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
30. Show/list prior plat on map, in legal, and/or title block.

Dallas Water Utilities Conditions:

31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
33. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
34. 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:

35. On the final plat, change “Don Belknap Dr” to “Don Belknap Drive (FKA Tufts Road)”.
36. On the final plat, change “Lyndon B Johnson Freeway/Interstate 20” to “Lyndon B. Johnson Freeway/Interstate Highway No. 20”.
37. On the final plat, identify the property as City Blocks F/8779 through H/8779, City Block J/8779, and K/8779.



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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RNEY JETTS
ROAD SUE

1561

NOB NO: 21825	REVISION: 0
FW BY: JS	SCALE: 1"=100'
DRAWN BY: ABC	SHEET 2 OF 3

[illegible]

PRELIMINARY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON
AS FINAL SURVEY DOCUMENT

Clark H. Toole, R.P.L.S. 6474

Figure 1 is a schematic diagram of the experimental setup. It shows a participant seated at a table, looking at a screen. On the screen, there is a horizontal line with a yellow segment and a grey segment. A vertical line is positioned to the right of the horizontal line. A legend indicates that the yellow segment represents 'Visual distance' and the grey segment represents 'Physical distance'.

[illegible]

HAYMARKET

D.C.P.R.

10' 10" w/ "MT" Survey

Stem Drain

PLACE COUNTY
RECORDING LABEL HERE

of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plan 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____.

 Dallas, Texas
 Attest:

 Secretary

MEADOWOOD SUBDIVISION
LOTS 1-51, BLOCK M8772;
LOTS 1-34, BLOCK J8780
LOTS 1-48 BLOCK U8771;

CITY CASE NO. 02-12-092M

City Plan Commission Date: 2/15/2024 20(h) **S212-092R**

OPTIONAL NOTATION: ALL LOTS BY THESE MEASURES:

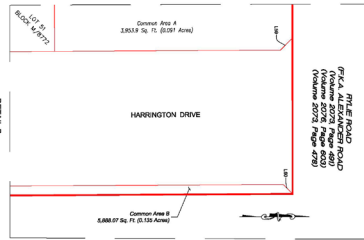
The City of Dallas, Texas, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief, and that the same is being submitted to the City of Dallas, Texas, for its consideration and approval. The City of Dallas, Texas, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief, and that the same is being submitted to the City of Dallas, Texas, for its consideration and approval. The City of Dallas, Texas, is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief, and that the same is being submitted to the City of Dallas, Texas, for its consideration and approval.

By _____

City of Dallas, Texas

Notar Public in and for the State of Texas

Block	Lot	Area	Owner
1	1	0.1000 ACRES	...
1	2	0.1000 ACRES	...
1	3	0.1000 ACRES	...
1	4	0.1000 ACRES	...
1	5	0.1000 ACRES	...
1	6	0.1000 ACRES	...
1	7	0.1000 ACRES	...
1	8	0.1000 ACRES	...
1	9	0.1000 ACRES	...
1	10	0.1000 ACRES	...
1	11	0.1000 ACRES	...
1	12	0.1000 ACRES	...
1	13	0.1000 ACRES	...
1	14	0.1000 ACRES	...
1	15	0.1000 ACRES	...
1	16	0.1000 ACRES	...
1	17	0.1000 ACRES	...
1	18	0.1000 ACRES	...
1	19	0.1000 ACRES	...
1	20	0.1000 ACRES	...
1	21	0.1000 ACRES	...
1	22	0.1000 ACRES	...
1	23	0.1000 ACRES	...
1	24	0.1000 ACRES	...
1	25	0.1000 ACRES	...
1	26	0.1000 ACRES	...
1	27	0.1000 ACRES	...
1	28	0.1000 ACRES	...
1	29	0.1000 ACRES	...
1	30	0.1000 ACRES	...
1	31	0.1000 ACRES	...
1	32	0.1000 ACRES	...
1	33	0.1000 ACRES	...
1	34	0.1000 ACRES	...
1	35	0.1000 ACRES	...
1	36	0.1000 ACRES	...
1	37	0.1000 ACRES	...
1	38	0.1000 ACRES	...
1	39	0.1000 ACRES	...
1	40	0.1000 ACRES	...
1	41	0.1000 ACRES	...
1	42	0.1000 ACRES	...
1	43	0.1000 ACRES	...
1	44	0.1000 ACRES	...
1	45	0.1000 ACRES	...
1	46	0.1000 ACRES	...
1	47	0.1000 ACRES	...
1	48	0.1000 ACRES	...
1	49	0.1000 ACRES	...
1	50	0.1000 ACRES	...
1	51	0.1000 ACRES	...
1	52	0.1000 ACRES	...
1	53	0.1000 ACRES	...
1	54	0.1000 ACRES	...
1	55	0.1000 ACRES	...
1	56	0.1000 ACRES	...
1	57	0.1000 ACRES	...
1	58	0.1000 ACRES	...
1	59	0.1000 ACRES	...
1	60	0.1000 ACRES	...
1	61	0.1000 ACRES	...
1	62	0.1000 ACRES	...
1	63	0.1000 ACRES	...
1	64	0.1000 ACRES	...
1	65	0.1000 ACRES	...
1	66	0.1000 ACRES	...
1	67	0.1000 ACRES	...
1	68	0.1000 ACRES	...
1	69	0.1000 ACRES	...
1	70	0.1000 ACRES	...
1	71	0.1000 ACRES	...
1	72	0.1000 ACRES	...
1	73	0.1000 ACRES	...
1	74	0.1000 ACRES	...
1	75	0.1000 ACRES	...
1	76	0.1000 ACRES	...
1	77	0.1000 ACRES	...
1	78	0.1000 ACRES	...
1	79	0.1000 ACRES	...
1	80	0.1000 ACRES	...
1	81	0.1000 ACRES	...
1	82	0.1000 ACRES	...
1	83	0.1000 ACRES	...
1	84	0.1000 ACRES	...
1	85	0.1000 ACRES	...
1	86	0.1000 ACRES	...
1	87	0.1000 ACRES	...
1	88	0.1000 ACRES	...
1	89	0.1000 ACRES	...
1	90	0.1000 ACRES	...
1	91	0.1000 ACRES	...
1	92	0.1000 ACRES	...
1	93	0.1000 ACRES	...
1	94	0.1000 ACRES	...
1	95	0.1000 ACRES	...
1	96	0.1000 ACRES	...
1	97	0.1000 ACRES	...
1	98	0.1000 ACRES	...
1	99	0.1000 ACRES	...
1	100	0.1000 ACRES	...



Block	Lot	Area	Owner
187B	1	0.1000 ACRES	...
187B	2	0.1000 ACRES	...
187B	3	0.1000 ACRES	...
187B	4	0.1000 ACRES	...
187B	5	0.1000 ACRES	...
187B	6	0.1000 ACRES	...
187B	7	0.1000 ACRES	...
187B	8	0.1000 ACRES	...
187B	9	0.1000 ACRES	...
187B	10	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	11	0.1000 ACRES	...
187B	12	0.1000 ACRES	...
187B	13	0.1000 ACRES	...
187B	14	0.1000 ACRES	...
187B	15	0.1000 ACRES	...
187B	16	0.1000 ACRES	...
187B	17	0.1000 ACRES	...
187B	18	0.1000 ACRES	...
187B	19	0.1000 ACRES	...
187B	20	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	21	0.1000 ACRES	...
187B	22	0.1000 ACRES	...
187B	23	0.1000 ACRES	...
187B	24	0.1000 ACRES	...
187B	25	0.1000 ACRES	...
187B	26	0.1000 ACRES	...
187B	27	0.1000 ACRES	...
187B	28	0.1000 ACRES	...
187B	29	0.1000 ACRES	...
187B	30	0.1000 ACRES	...

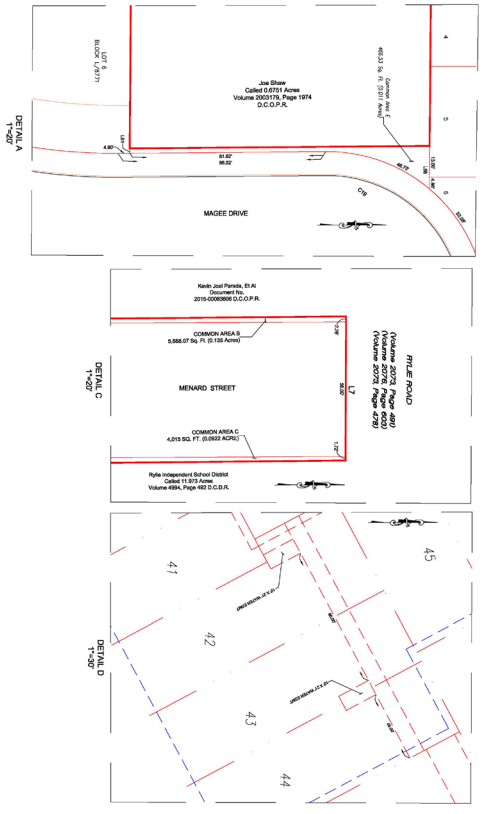
Block	Lot	Area	Owner
187B	31	0.1000 ACRES	...
187B	32	0.1000 ACRES	...
187B	33	0.1000 ACRES	...
187B	34	0.1000 ACRES	...
187B	35	0.1000 ACRES	...
187B	36	0.1000 ACRES	...
187B	37	0.1000 ACRES	...
187B	38	0.1000 ACRES	...
187B	39	0.1000 ACRES	...
187B	40	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	41	0.1000 ACRES	...
187B	42	0.1000 ACRES	...
187B	43	0.1000 ACRES	...
187B	44	0.1000 ACRES	...
187B	45	0.1000 ACRES	...
187B	46	0.1000 ACRES	...
187B	47	0.1000 ACRES	...
187B	48	0.1000 ACRES	...
187B	49	0.1000 ACRES	...
187B	50	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	51	0.1000 ACRES	...
187B	52	0.1000 ACRES	...
187B	53	0.1000 ACRES	...
187B	54	0.1000 ACRES	...
187B	55	0.1000 ACRES	...
187B	56	0.1000 ACRES	...
187B	57	0.1000 ACRES	...
187B	58	0.1000 ACRES	...
187B	59	0.1000 ACRES	...
187B	60	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	61	0.1000 ACRES	...
187B	62	0.1000 ACRES	...
187B	63	0.1000 ACRES	...
187B	64	0.1000 ACRES	...
187B	65	0.1000 ACRES	...
187B	66	0.1000 ACRES	...
187B	67	0.1000 ACRES	...
187B	68	0.1000 ACRES	...
187B	69	0.1000 ACRES	...
187B	70	0.1000 ACRES	...

Block	Lot	Area	Owner
187B	71	0.1000 ACRES	...
187B	72	0.1000 ACRES	...
187B	73	0.1000 ACRES	...
187B	74	0.1000 ACRES	...
187B	75	0.1000 ACRES	...
187B	76	0.1000 ACRES	...
187B	77	0.1000 ACRES	...
187B	78	0.1000 ACRES	...
187B	79	0.1000 ACRES	...
187B	80	0.1000 ACRES	...



PLACE COUNTY RECORDING LABEL HERE

City Plan Commission Date: 2/15/2024 20(i) S212-092R



City of Dallas

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

Agenda Information Sheet

File #: 24-557

Item #: 21.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue.

Applicant/Owner: Res Builders and Construction, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: January 17, 2024

Zoning: MF-2(A)

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

Planner: Sharmila Shrestha

Council District: 1

S234-044

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-044**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Remond Drive, east of Westmount Avenue**DATE FILED:** January 17, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.286-acres**APPLICANT/OWNER:** Res Builders and Construction, LLC

REQUEST: An application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the south line of the Remond Drive within the immediate vicinity of the request have lot width ranging in size from 54 feet to 104 feet and lot areas ranging in size from 8,177 square feet to 15,794 square feet and are zoned MF-2(A) Multifamily District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the east line of the Westmount Avenue have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 7,674 square feet to 15,457 square feet and are zoned MF-2(A) Multifamily District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the west line of the Westmount Avenue have lot widths ranging in size from 50 feet to 140 feet and lot areas ranging in size from 11,607 square feet to 15,832 square feet and are zoned MF-2(A) Multifamily District. *(Refer to the existing area analysis map and aerial map)*

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create one 12,454-square foot lot and the width of the proposed lot is 83 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. *51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.

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

Right of Way Requirements:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Remond Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

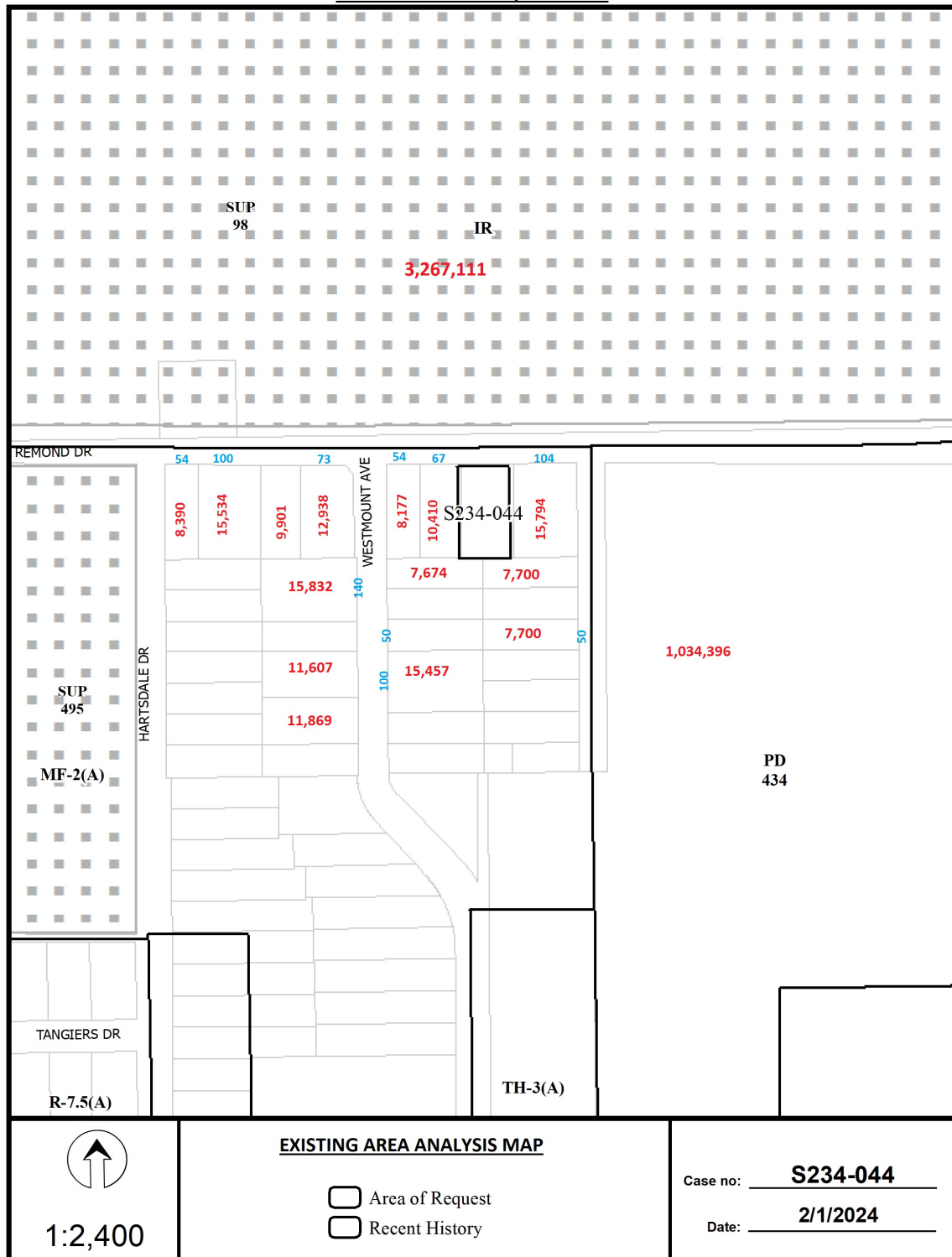
Dallas Water Utilities Conditions:

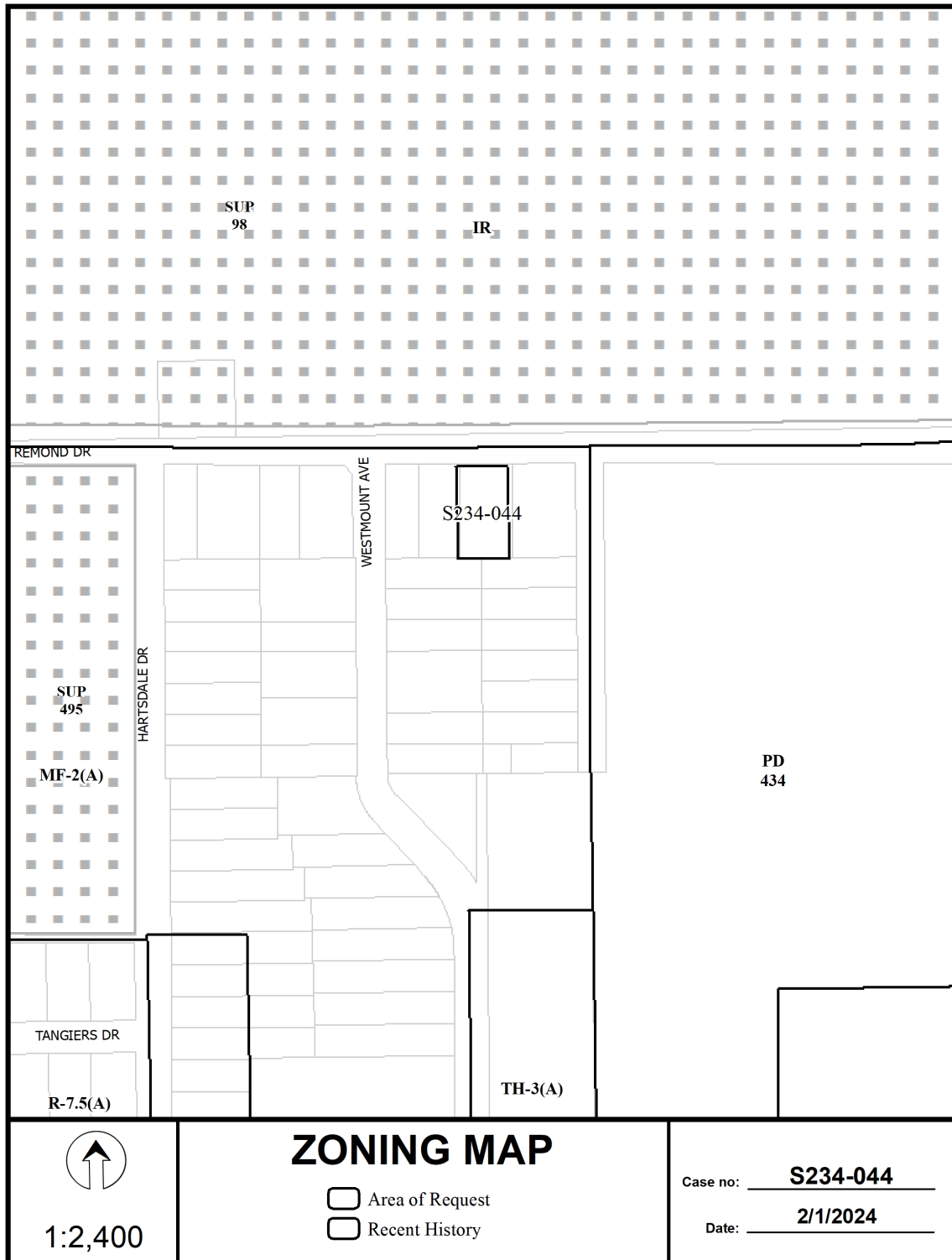
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

20. On the final plat, change "Remond Drive (FKA Dallas-Ft Worth Automobile Boulevard)" to "Remond Drive (FKA Fort Worth Avenue FKA West Dallas Pike FKA Old Fort Worth Road)".
21. Provide documentation for "Dallas-Fort Worth Automobile Boulevard".
22. On the final plat, identify the property as Lot 3A in City Block B/6164.

ALL AREAS ARE IN SQUARE FEET









City of Dallas

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

Agenda Information Sheet

File #: 24-558

Item #: 22.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central.

Applicant/Owner: Leo Sherry

Surveyor: Duenes Land Surveying, LLC

Application Filed: January 18, 2024

Zoning: IR

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

Planner: Sharmila Shrestha

Council District: 2

S234-047

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-047**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central**DATE FILED:** January 18, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 167.0701-acres**APPLICANT/OWNER:** Leo Sherry

REQUEST: An application to replat a 167.0701-acre tract of land containing all of Lot 1A in City Block A/6067 and Lot 1B in City Block A/7930 to create one lot on property located on Harry Hines Boulevard at Brookhollow Road (AKA Brookhollow Drive), north of Empire Central.

SUBDIVISION HISTORY:

1. S223-258 was a request east of the present request to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road. The request was approved on October 19, 2023, but has not been recorded.
2. S223-246 was a request southeast of the present request to create one 1.143-acre lot from a tract of land in City Block C/7936 on property located on Prudential Drive, south of Empire Central Drive. The request was approved on September 21, 2023, but has not been recorded.
3. S212-346 was a request east of the present request to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road. The request was approved on October 13, 2022, but has not been recorded.
4. S212-016 was a request southeast of the present request to create a 4.009-acre lot from a tract of land in City Block A/7936 on property located on Empire Central at Prudential Drive, southeast corner. The request was approved on November 18, 2021, but has not been recorded.
5. S201-695 was a request east of the present request to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner. The request was approved on July 15, 2021, and was withdrawn on June 26, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/ Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure

require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Brookhollow Road (AKA Brookhollow Drive). *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. TxDOT approval may be required for any driveway modification or new access point(s).
17. 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.
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. 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
21. 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
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. 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.*
24. 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)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.

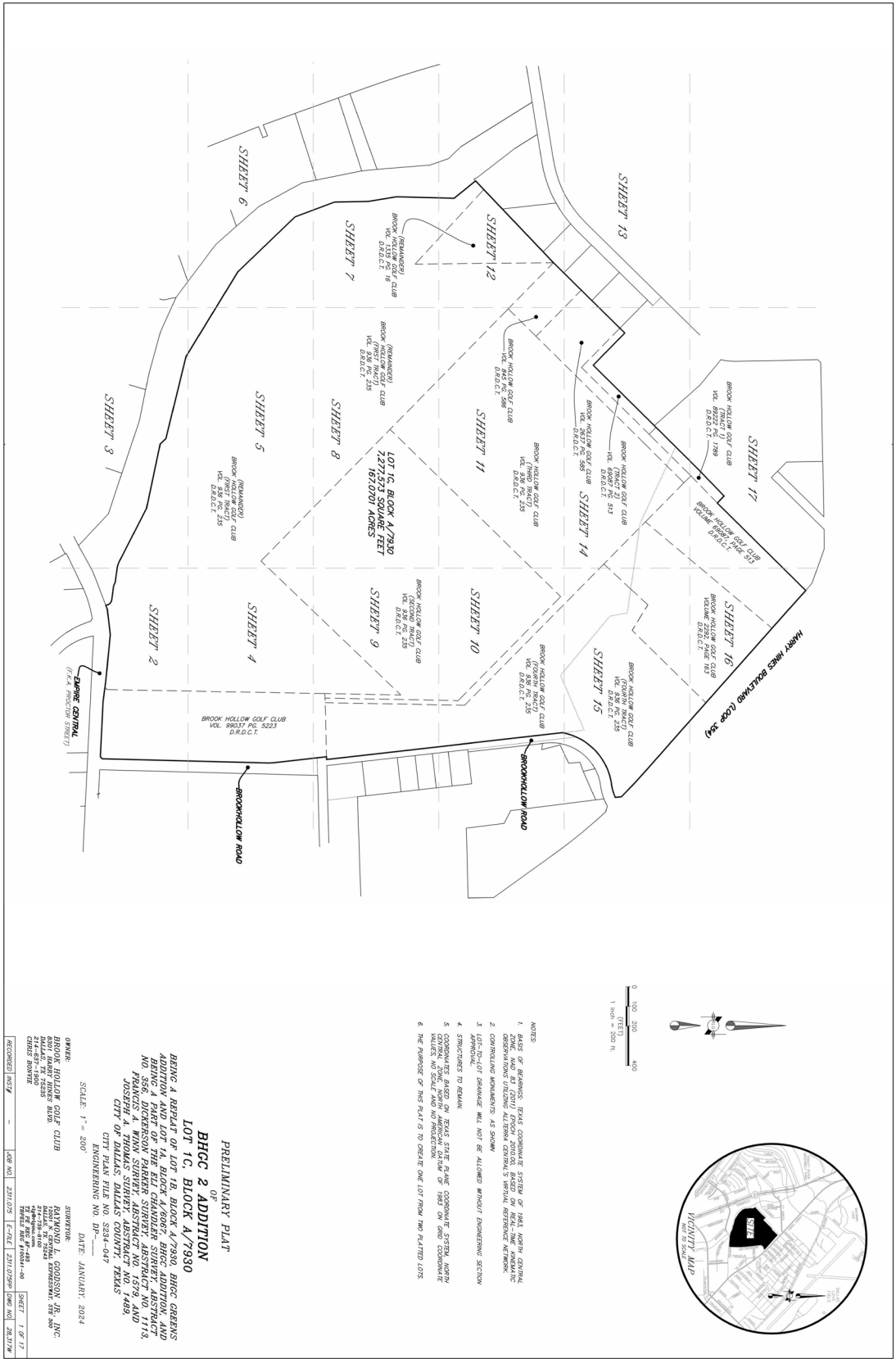
Dallas Water Utilities Conditions:

28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. 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).
30. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. 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:

32. On the final plat, show the abandonments of Anson Road and Brookhollow Road as: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____)". Utility Easements retained."
33. On the final plat, show the abandonments of Fire Lane and 50 feet utility easement as: "Abandonment authorized by Ordinance No._____, recorded as Inst. No._____."
34. On the final plat, change "Brookhollow Road" to "Brookhollow Road (AKA Brookhollow Drive)".
35. On the final plat, change "Harry Hines Boulevard (Loop 354)" to "Harry Hines Boulevard".
36. On the final plat, identify the property as Lot 1C in City Block A/7930.







City of Dallas

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

Agenda Information Sheet

File #: 24-559

Item #: 23.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 7 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street.

Applicant/Owner: Holly Avenue

Surveyor: Texterra Surveying

Application Filed: January 18, 2024

Zoning: MF-2(A)

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

Planner: Sharmila Shrestha

Council District: 2

S234-048

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-048**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Holly Avenue, northwest of Bryan Street**DATE FILED:** January 18, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.4515-acres**APPLICANT/OWNER:** Holly Avenue

REQUEST: An application to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 7 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street.

SUBDIVISION HISTORY:

1. S223-014 was a request north of the present request to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner. The request was approved on November 17, 2022, but has not been recorded.
2. S212-205 was a request north of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022, and was withdrawn on October 19, 2022.
3. S201-741 was a request southeast of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, but has not been recorded.
4. S201-721 was a request southeast of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.
5. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, but has not been recorded.
6. S190-132 was a request southwest of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one

lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020, but has not been recorded.

7. S190-118 was a request southwest of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved April 9, 2020, but has not been approved.
8. S189-274 was a request southwest of the present request to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved August 15, 2019, but has not been recorded.
9. S189-160 was a request northeast of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved on April 18, 2019, and was withdrawn on April 17, 2019.
10. S189-019 was a request northwest of the present request to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street. The request was approved on November 15, 2018, but has not been recorded.
11. S189-002 was a request west of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018, and was recorded on October 28, 2021.

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 southwest line of the Holly Avenue within the immediate vicinity of the request have lot width ranging in size from 50 feet to 174 feet and lot areas ranging in size from 3,721 square feet to 14,078 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the northeast line of the Holly Avenue have lot widths ranging in size from 50 feet to 225 feet and lot areas ranging in size from 4,934 square

feet to 15,344 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)

- The property to the immediate north of the request has lot width of 50 feet on Holly Avenue and lot width of 490 feet on Annex Avenue, and area of 91,609 square feet. The property is zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create 7 lots ranging in size from 2,292 square feet to 2,827 square feet and the width of the proposed lots is 25 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 7.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Holly Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Survey (SPRG) Conditions:

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

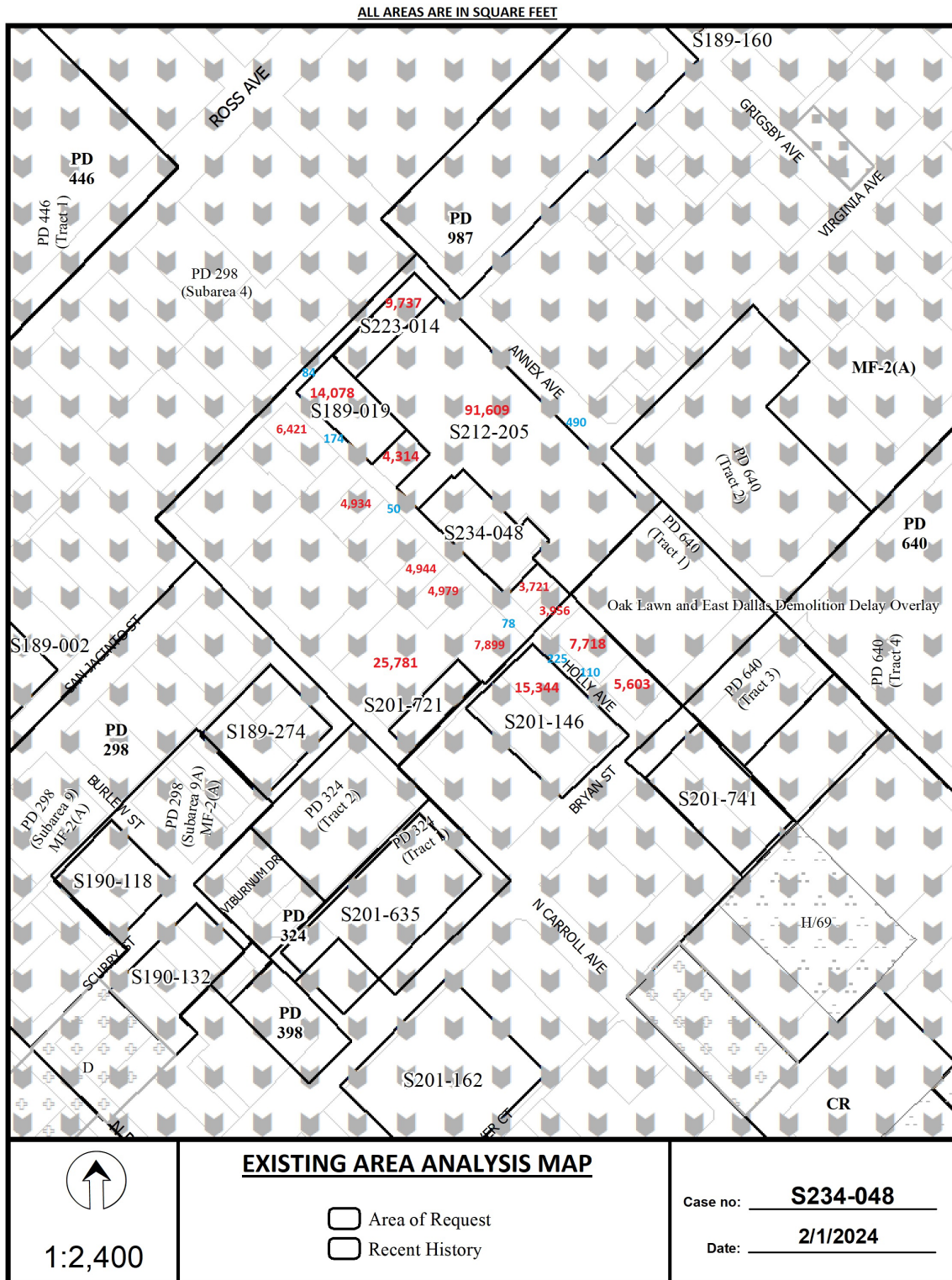
Dallas Water Utilities Conditions:

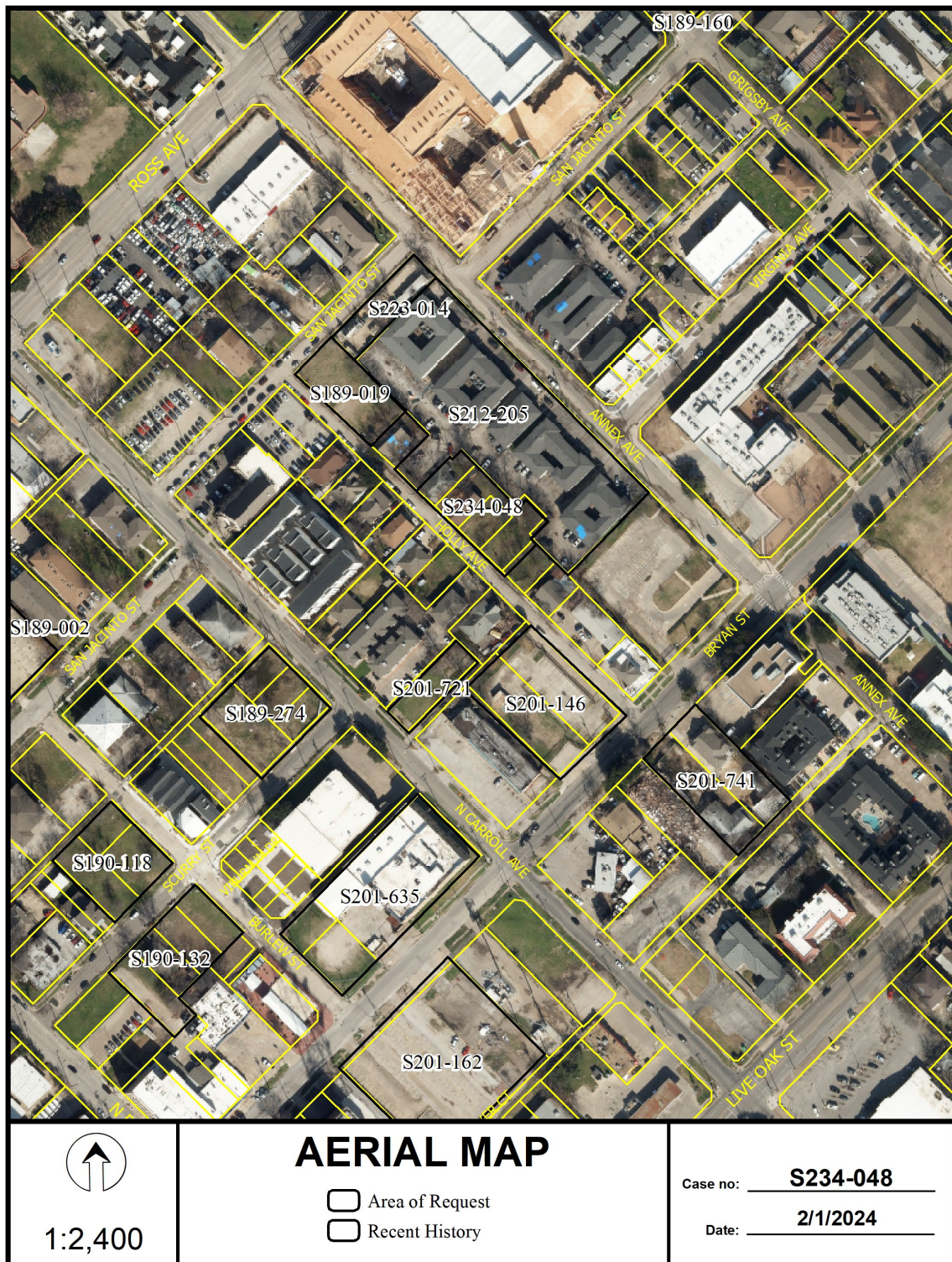
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. 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).

Street Name / GIS, Lot & Block Conditions:

22. On the final plat, change "Holly Ave" to "Holly Avenue".
23. On the final plat, identify the property as Lots 5A, 5B, 6A, 7A, 7B, 8A, and 8B in City Block 712.







City of Dallas

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

Agenda Information Sheet

File #: 24-560

Item #: 24.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.2755-acre lot from a tract of land in City Block 6548 on property located on Reeder Road, north of Royal Lane.

Applicant/Owner: Amjad Mitha

Surveyor: DMC Henry, LLC, Mori's Engineering, Inc.

Application Filed: January 18, 2024

Zoning: IR

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

Planner: Sharmila Shrestha

Council District: 6

S234-049

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-049**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Reeder Road, north of Royal Lane**DATE FILED:** January 18, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.2755-acres**APPLICANT/OWNER:** Amjad Mitha

REQUEST: An application to create one 0.2755-acre lot from a tract of land in City Block 6548 on property located on Reeder Road, north of Royal Lane.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (SPRG) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Reeder Road. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining rights-of-way.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

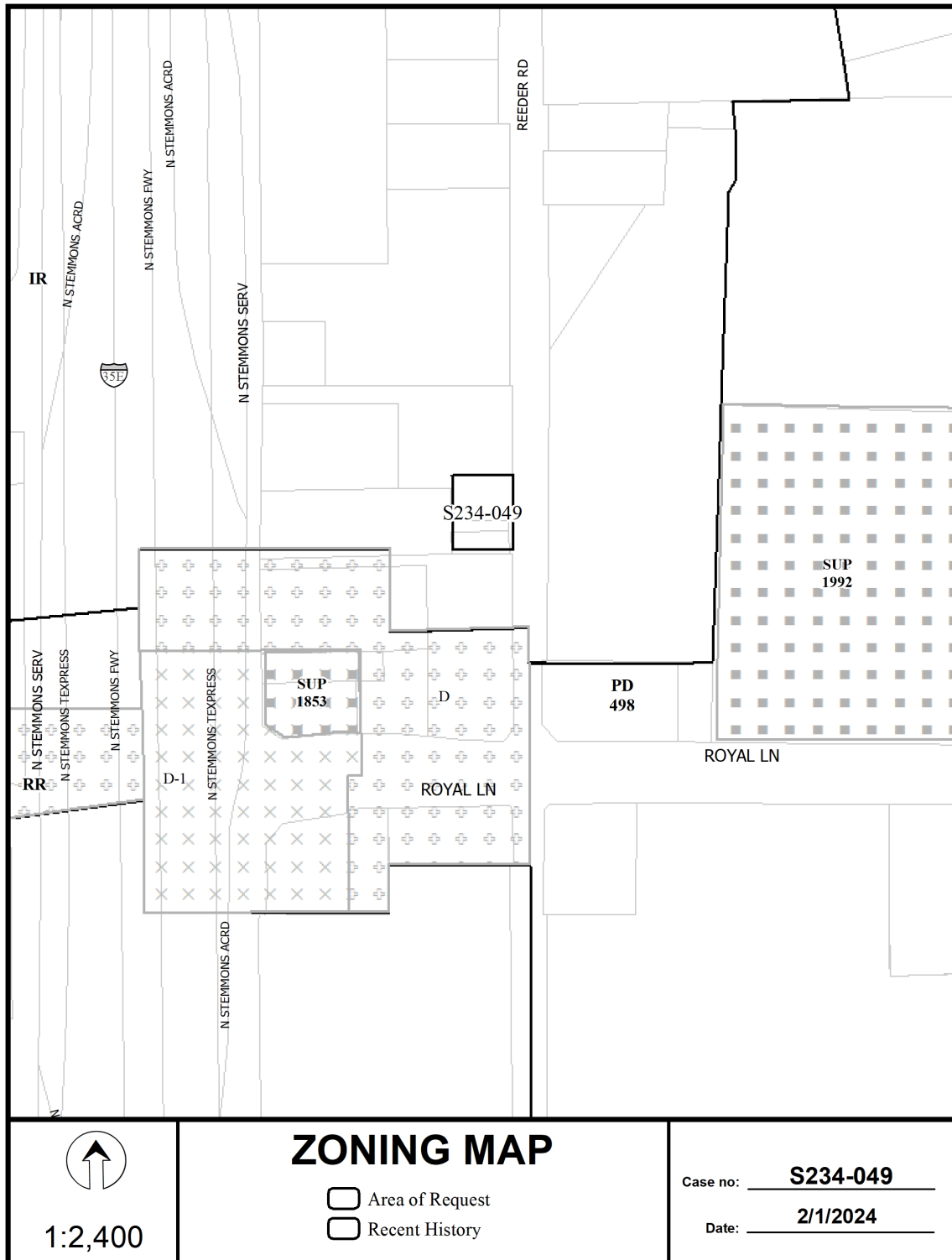
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

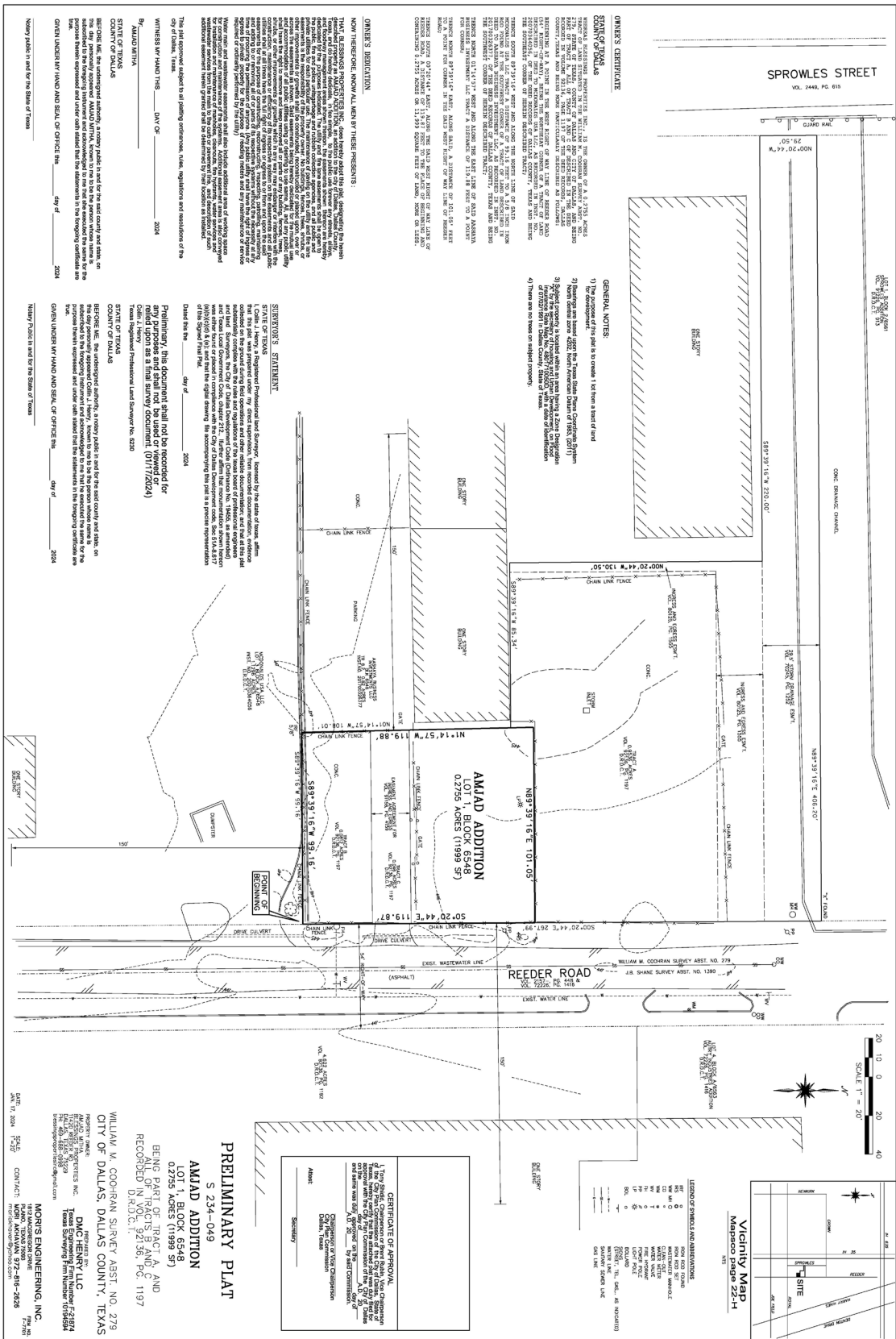
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Water main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

25. Prior to the final plat, remove fence shown on the plat in right-of-way on Reeder Road. Provide pictures or documentation that shows the fence has been removed from Reeder Road.
26. On the final plat, change "Sprowles Street" to "Stemmons Freeway/ Interstate Highway No. 35E".
27. On the final plat, identify the property as Lot 1 in City Block C/6548.









City of Dallas

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

Agenda Information Sheet

File #: 24-561

Item #: 25.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek.

Applicant/Owner: A.R.T. Properties Investments L.P.

Surveyor: CBG Surveying Texas, LLC

Application Filed: January 18, 2024

Zoning: PD 562 (Tract 2)

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

Planner: Sharmila Shrestha

Council District: 12

S234-045

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-045**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Braewood Place (Private Street), west of White Rock Creek**DATE FILED:** January 18, 2024**ZONING:** PD 562 (Tract 2)**PD LINK:** [Microsoft Word - Article 562.doc \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 1.01-acre**APPLICANT/OWNER:** A.R.T. Properties Investments L.P.,

REQUEST: An application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek.

SUBDIVISION HISTORY:

1. S201-555 was a request southwest of the present request to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood place. The request was approved on January 21, 2021 and was recorded on December 3, 2021.
2. S190-231 was a request on the same location as the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street). The request was approved on October 1, 2020 and was recorded on September 27, 2021.
3. S190-202 was a request on the same location as the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street). The request was withdrawn before City Plan Commission Hearing on September 3, 2020.

PROPERTY OWNER NOTIFICATION: On January 30, 2024, 13 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having

due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the east of the request are surrounded by common area and are zoned PD 562. The properties to the east are larger lot sizes and are zoned R-1ac(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the north have widths ranging in size from 362 feet to 424 feet and lot areas ranging in size from 125,161 square feet to 145,478 square feet and are zoned PD 560 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the immediate south line of Braewood Place have lot widths ranging in size from 136 feet to 227 feet and lot areas ranging in size from 21,843 square feet to 30,859 square feet and are zoned PD 562 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the immediate east line of Braewood Place have lot widths ranging in size from 128 feet to 235 feet and lot areas ranging in size from 21,313 square feet to 45,578 square feet and are zoned PD 562 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the southwest of the request have areas ranging in size from 21,623 square feet to 83,023 square feet and have varying street frontages. (*Refer to the existing area analysis map*)

The request lies in PD 562 (Tract 2) which has a minimum lot area requirement of 15,000 square feet. The request is to create one residential lot from 2 residential lots. The proposed lot width is 187 feet and lot area is 47,886 square feet.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request; and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 562 (Tract 2); therefore, staff recommends approval subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e., deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e., 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Flood Plain Conditions:

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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

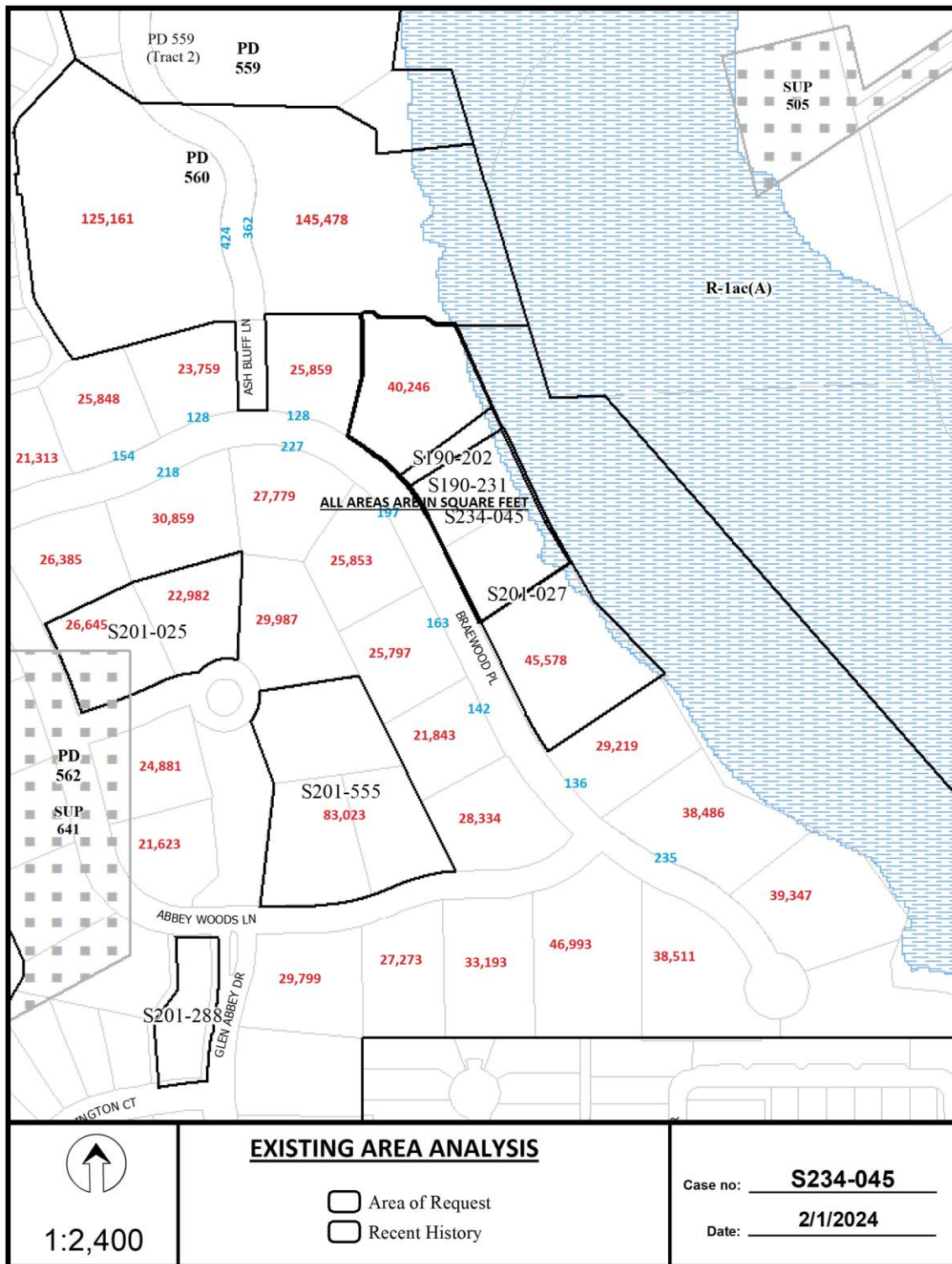
17. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. 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.*
20. 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)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

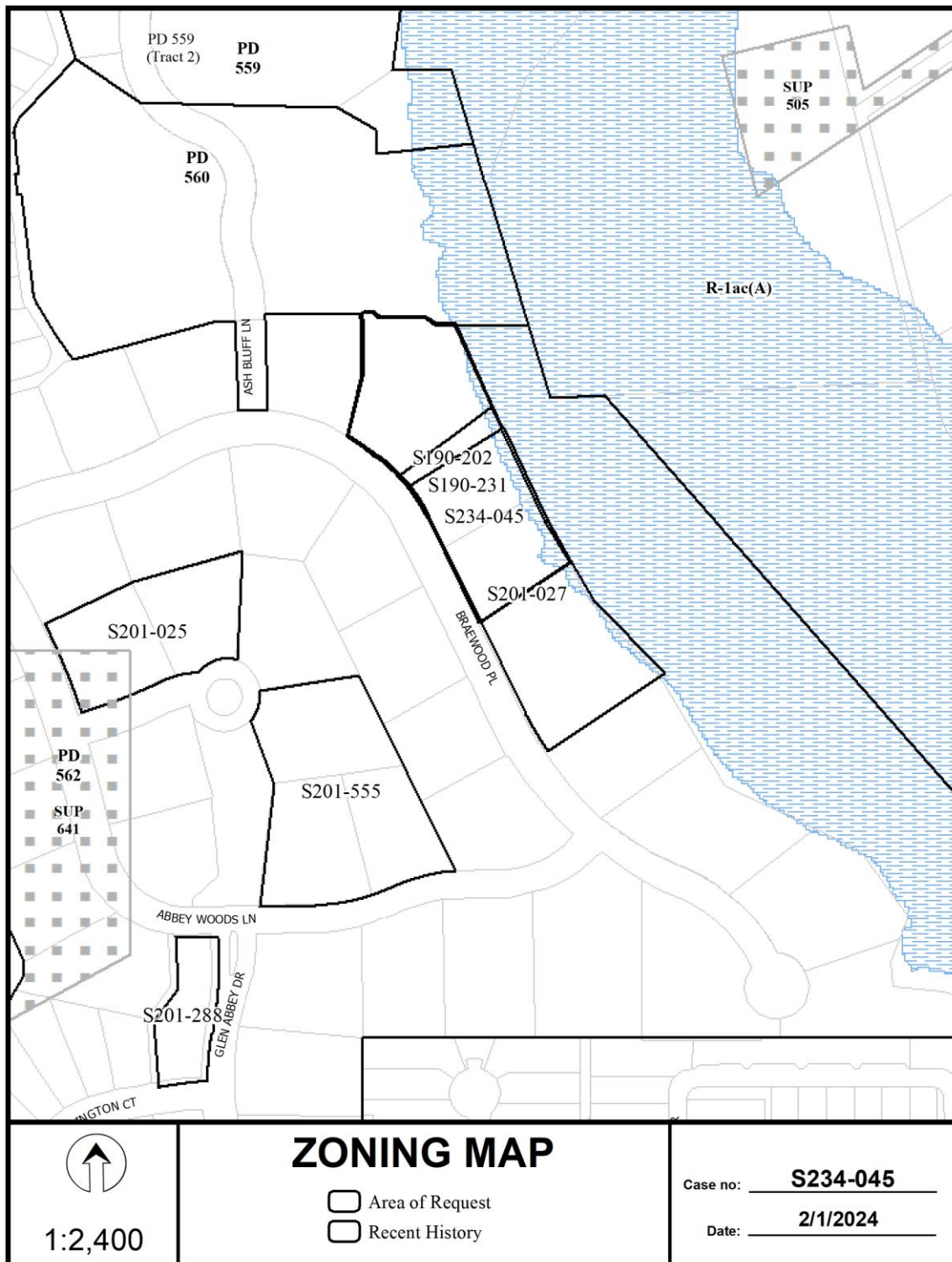
Survey (SPRG) Conditions:

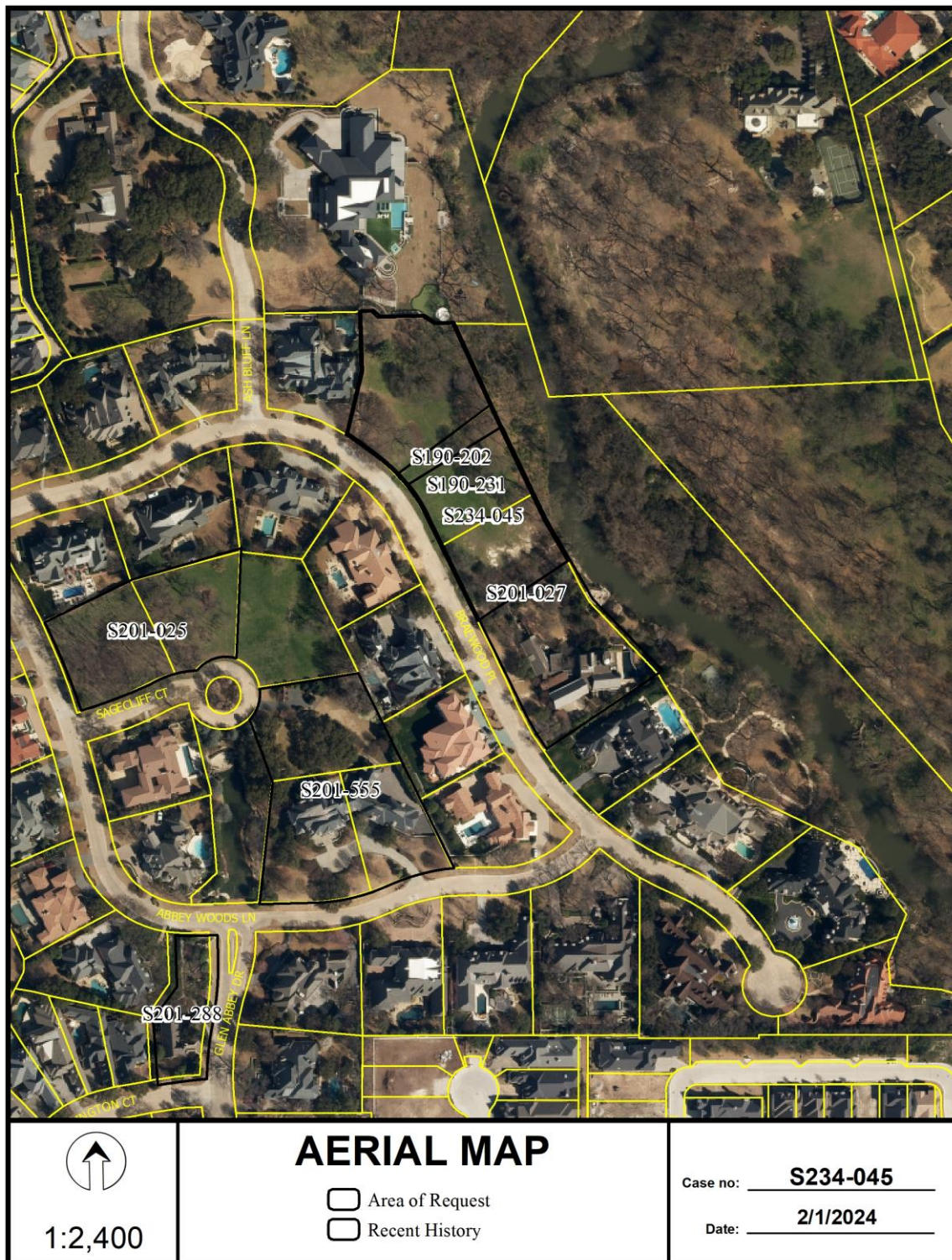
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with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

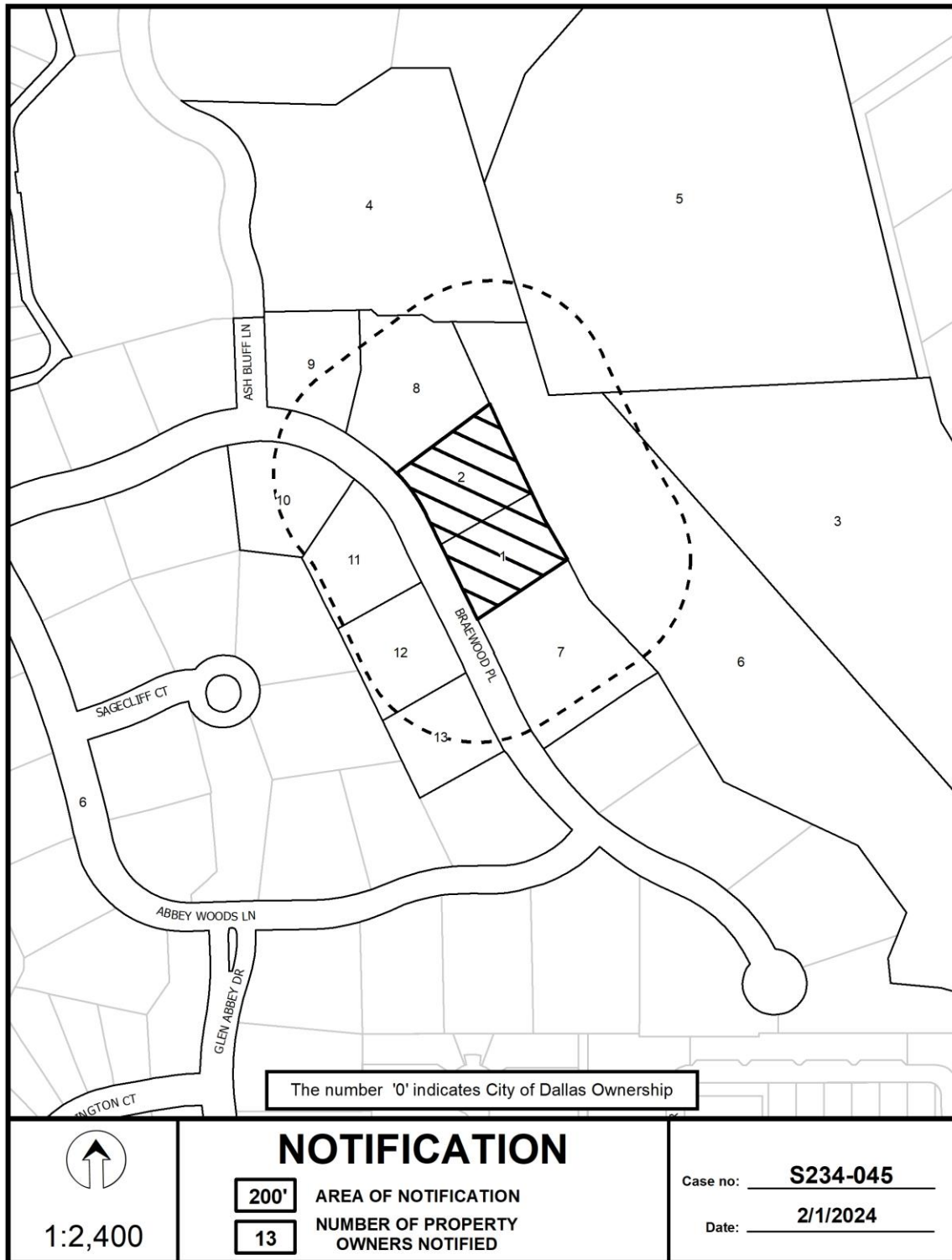
GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lot 17D in City Block B/8212.









01/23/2024

Notification List of Property Owners

S234-045

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	46 BRAEWOOD PL	BT LOT INVESTORS LLC
2	50 BRAEWOOD PL	BT LOT INVESTORS LLC
3	16300 PRESTON RD	PRESTON TRAILS HOMEOWNERS
4	18 ASH BLUFF LN	LINE PROPERTIES LLC
5	5820 WESTGROVE DR	BENNETT ARCHIE JR
6	16 BRAEWOOD PL	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
7	40 BRAEWOOD PL	ARBUCKLE FAMILY TRUST
8	54 BRAEWOOD PL	GASMIRE DAVID C & SANDRA A
9	58 BRAEWOOD PL	SHADDOCK PETER H ASSET TRUST &
10	51 BRAEWOOD PL	ROBERSON JOHN B & ELIZABETH A
11	47 BRAEWOOD PL	CONLEE LARRY
12	43 BRAEWOOD PL	MCELHATTON REGIS C &
13	39 BRAEWOOD PL	DASARI NEERAJA &



City of Dallas

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

Agenda Information Sheet

File #: 24-562

Item #: 26.

AGENDA DATE: February 15, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner.

Applicant/Owner: Dallas Independent School District

Surveyor: Gozalez & Schneeberg, Engineers and Surveyors, Inc.

Application Filed: January 17, 2024

Zoning: PD 595 (R-5(A))

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

Planner: Sharmila Shrestha

Council District: 7

S234-046

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-046**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner**DATE FILED:** January 17, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** [Microsoft Word - ARTICLE 595 \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 21.933-acres**APPLICANT/OWNER:** Dallas Independent School District

REQUEST: An application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On January 30, 2024, 82 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 request is to plat a property that has been utilized as an Institutional use (School). It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements PD 595 (R-5(A)); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*

4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right of Way Requirements:

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Elsie Faye Heggins Street and Malcolm X Boulevard. *Section 51A 8.602(d)(1)*
16. 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)*

17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) *Section 51A-8.606, 51A-8.608*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

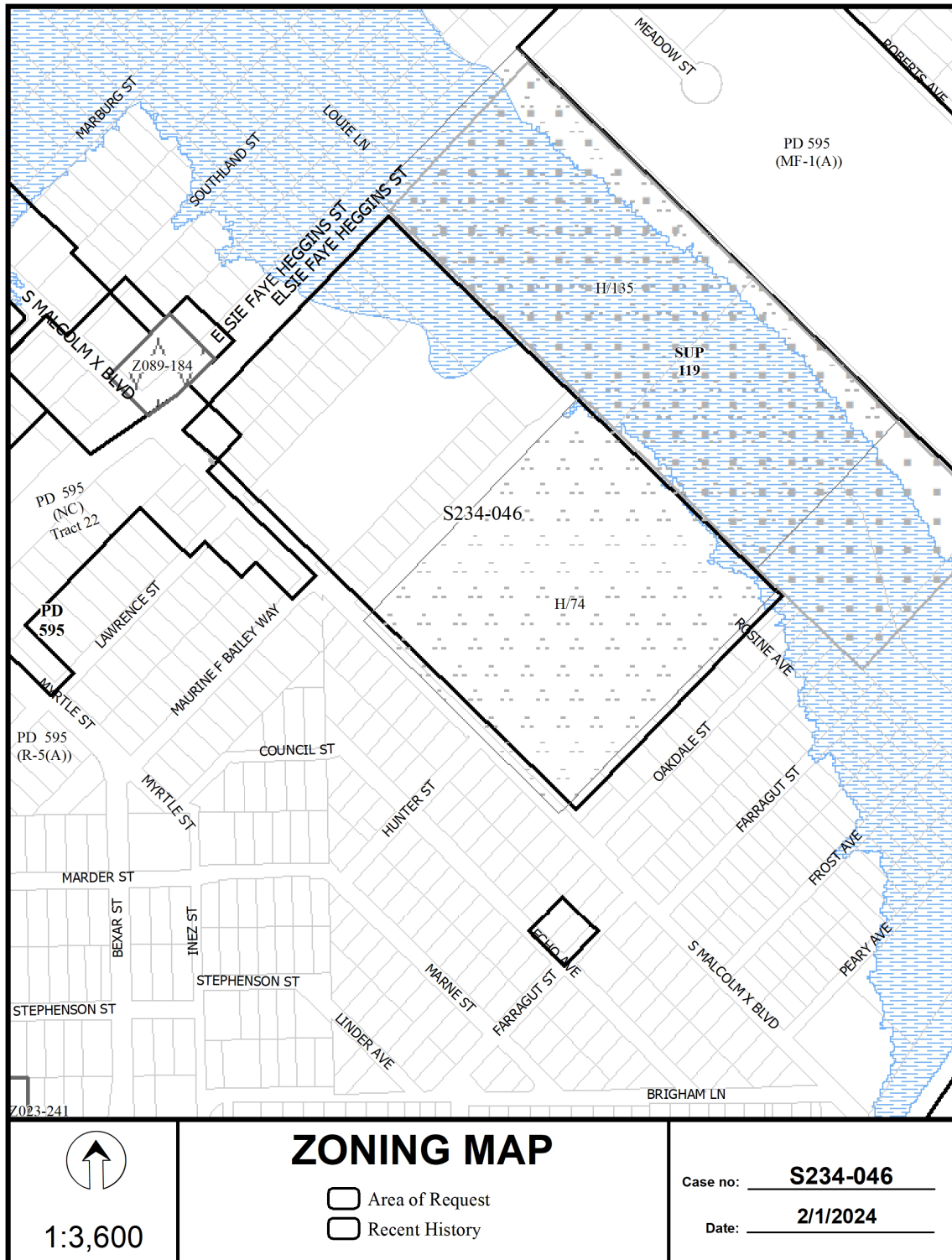
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

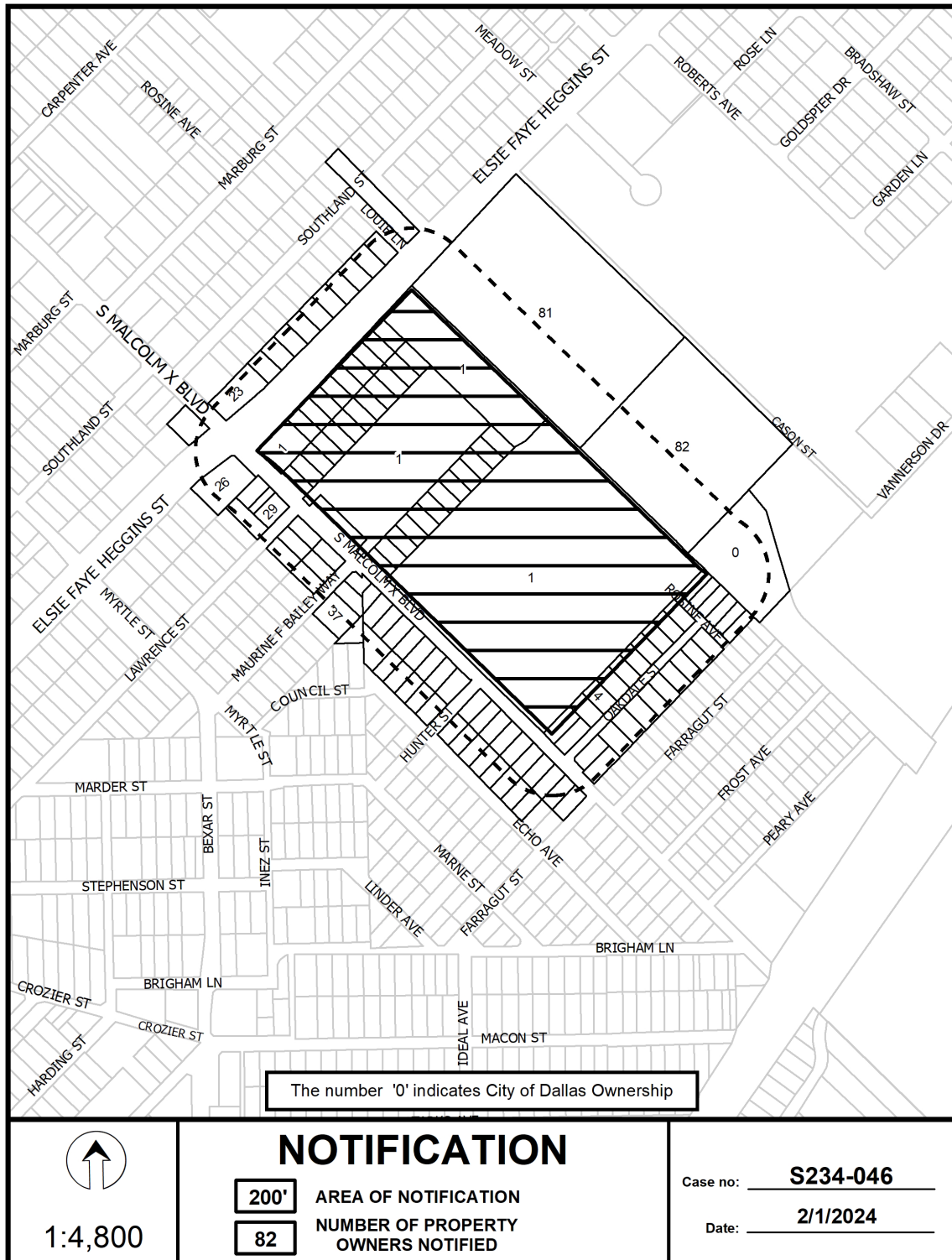
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

31. Confirm fence shown on Malcolm X Boulevard is not encroaching in right-of-way. If the fence is encroaching in right-of-way, provide written confirmation and pictures that the fence has been removed or relocated to Owner's property.
32. On the final plat, show the abandonment as: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____)". Utility Easements retained.
33. On the final plat, change "Malcom X Boulevard (FKA Oakland Avenue)" to "Malcolm X Boulevard (FKA Oakland Avenue)".
34. Provide documentation for "FKA Rosalee Street".
35. On the final plat, change "Rosine Ave" to "Rosine Avenue".
36. On the final plat, change "Elsie Faye Higgins Stret (FKA Hatcher Street FKA Marshall Avenue)" to "Elsie Faye Heggins Street (FKA Hatcher Street)".
37. Provide documentation for "FKA Marshall Avenue".
38. On the final plat, change "Elsie Faye Higgins Street (FKA Lomas Street)" to "Elsie Faye Heggins Street (FKA Lomas Street FKA Hatcher Stret)".
39. On the final plat, identify the property as Lot 2 in City Block C/7937.







Notification List of Property Owners***S234-046******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2808 ELSIE FAYE HEGGINS ST	Dallas ISD
2	5124 S MALCOLM X BLVD	SPISOL LLC
3	2815 OAKDALE ST	ALLEN BRIAN
4	2817 OAKDALE ST	PRICE ANTOINE SR
5	2827 OAKDALE ST	Taxpayer at
6	2829 OAKDALE ST	RCGA LLC
7	2835 OAKDALE ST	HARRIS JUANITA
8	2837 OAKDALE ST	ANDERSON FRANCIS MAE
9	2839 OAKDALE ST	BUSBY JOHNNIE FAYE
10	4922 ECHO AVE	SAFNA REALTY LLC
11	2845 OAKDALE ST	3018 ROCHESTER LLC
12	5118 ROSINE AVE	RENTERIA MANUEL
13	2923 ELSIE FAYE HEGGINS ST	ALEXANDER ERVIN JAMES &
14	2919 ELSIE FAYE HEGGINS ST	WILLIS PORSCHA NICHOLE &
15	2913 ELSIE FAYE HEGGINS ST	ALVAREZ EPIFANIO &
16	2909 ELSIE FAYE HEGGINS ST	VELASQUEZ TRINIDAD MORALES &
17	2903 ELSIE FAYE HEGGINS ST	STADIA HOMES LLC
18	2837 ELSIE FAYE HEGGINS ST	LISTER BETTY JO
19	2833 ELSIE FAYE HEGGINS ST	ABDULKHAALIQ ANWAR
20	2827 ELSIE FAYE HEGGINS ST	DESOTO REAL ESTATE RESOURCES LLC
21	2823 ELSIE FAYE HEGGINS ST	RNL BELLA LLC
22	2819 ELSIE FAYE HEGGINS ST	AKHTAR SYED M
23	4614 S MALCOLM X BLVD	JINTEC REAL ESTATE LLC
24	2743 ELSIE FAYE HEGGINS ST	MCELROY JOSEPH
25	4719 S MALCOLM X BLVD	KIDANE TESHAMARIAM
26	2738 ELSIE FAYE HEGGINS ST	KIDANE TESHAMARIAM G

01/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4715 S MALCOLM X BLVD	WALKER GARY L &
28	2739 LAWRENCE ST	RIVAS HERMES A & MARIA
29	4721 S MALCOLM X BLVD	MCGRIFF CHARLES
30	4803 S MALCOLM X BLVD	TOPLETZ INVESTMENTS
31	2742 LAWRENCE ST	GONZALES TOMAS & CATALINA RODRIGUEZ
32	2738 LAWRENCE ST	THOMAS KEVIN
33	2739 MAURINE F BAILEY WAY	BANKS RANDY
34	2743 MAURINE F BAILEY WAY	DAVIS ERNEST
35	4817 S MALCOLM X BLVD	WCP RETIREMENT PLAN
36	2742 MAURINE F BAILEY WAY	PLEASANT STANLEY SR
37	2738 MAURINE F BAILEY WAY	JACKSON WILLIAM & JOYCE
38	2746 MAURINE F BAILEY WAY	BRADFORD CHRISTOPHER
39	2729 COUNCIL ST	ROBINSON BYRDESTA
40	5003 S MALCOLM X BLVD	MARIN JULIO FLOREZ
41	5011 S MALCOLM X BLVD	JAIMES ROLANDO &
42	5015 S MALCOLM X BLVD	BROWN JOYCE MARIE
43	5019 S MALCOLM X BLVD	DAVIS SAMUEL ANTHONY
44	5027 S MALCOLM X BLVD	ELBASIONY REHAM
45	4934 ECHO AVE	JMD HOLDINGS LLC
46	4926 ECHO AVE	MORALES MANUEL RODRIGUEZ &
47	5103 S MALCOLM X BLVD	PLINDSEY PROPERTIES LLC
48	5107 S MALCOLM X BLVD	BAKER RICKY &
49	5111 S MALCOLM X BLVD	COLEMAN JONATHAN &
50	5113 S MALCOLM X BLVD	RENDON EZEQUIEL ROCHA &
51	5119 S MALCOLM X BLVD	WOLFORD KARNITA RENEE
52	5123 S MALCOLM X BLVD	LED RETROFIT BULBS
53	5125 S MALCOLM X BLVD	DUNN JACK O
54	5131 S MALCOLM X BLVD	HAYES PERVIS W EST OF
55	5135 S MALCOLM X BLVD	ROBERTSON MILDRED
56	5139 S MALCOLM X BLVD	WHITE ANDREA
57	5028 ECHO AVE	PORCHIA MALVIN EARL SR &

01/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5026 ECHO AVE	PICKENS SHARON
59	5022 ECHO AVE	TEFFERA BINIAM
60	5018 ECHO AVE	DALLAS CITY OF COUNTY OF
61	5014 ECHO AVE	UNDERWOOD WANDA
62	5010 ECHO AVE	FLOYD CARL D
63	5006 ECHO AVE	CAMACHO DOMINGO ROCHA &
64	5002 ECHO AVE	OTA ENTERPRISES LLC
65	5126 S MALCOLM X BLVD	GIRON WALTER M
66	5134 S MALCOLM X BLVD	SAFNA REALTY LLC
67	5138 S MALCOLM X BLVD	STEEN TRACY
68	2814 OAKDALE ST	LUNA JOSE RAUL ISLAS
69	2816 OAKDALE ST	VAUGHN CHESTER
70	2818 OAKDALE ST	CAVADIAN PROPERTIES LLC
71	2830 OAKDALE ST	QUIROZ JAVIER &
72	2834 OAKDALE ST	MIRAMAR MCB DFW SFR I LP
73	2838 OAKDALE ST	Taxpayer at
74	2840 OAKDALE ST	SALDANA ANDREA C
75	2842 OAKDALE ST	CRUZ GUSTAVO MARTINEZ
76	2844 OAKDALE ST	STM HOLD CO 2 LLC
77	5120 ROSINE AVE	WHITAKER DAN
78	5124 ROSINE AVE	HARRIS DOUGLAS &
79	5130 ROSINE AVE	MBOGO DEDAN H
80	5132 ROSINE AVE	JONES LEROY
81	2900 ELSIE FAYE HEGGINS ST	WOODLAND CEMETERY
82	5000 CASON ST	HILL GROVE CEMETERY

