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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

REVISED AGENDA

April 4, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, APRIL 4, 2024
AGENDA

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

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

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**
Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

[New City Plan Commission webpage.](#)

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

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC-040424> or by calling the following phone number: **Webinar number: 2480 863 1408** (Webinar password: dallas (325527 from phones)) and by **phone: +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2480 863 1408) Password (if required) 325527.**

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, April 3, 2024, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 3 de abril de 2024, dieciocho (18) horas antes de la fecha y hora de la reunión.

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

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

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, APRIL 4, 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://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2d2b8a1e563964d6dd1b3a4cd7d35a0b>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES

Item 2

ZONING DOCKET:

ZONING CASES - CONSENT

Items 3-6

ZONING CASES - UNDER ADVISEMENT

Item 7

ZONING CASES - INDIVIDUAL

Items 8-9

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 10-16

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

Items 17-23

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. [24-1167](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
 Patrick Blaydes, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the March 21, 2024 City Plan Commission Hearing.

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

2. [24-1168](#) An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193, on the northwest corner of Buena Vista Street and North Fitzhugh Avenue.
 Staff Recommendation: **Approval.**
 Applicant: Luke Kvasnicka, Michael Hsu Office of Architecture
 Representative: Drew Martin
 Planner: Sheila Alcantara Segovia
 Council District: 14
 M234-004(SAS)

Attachments: [M234-004\(SAS\) Case Report](#)
 [M234-004\(SAS\) Existing Development Plan](#)
 [M234-004\(SAS\) Proposed Development Plan](#)
 [M234-004\(SAS\) Existing Landscape Plan](#)
 [M234-004\(SAS\) Proposed Landscape Plan](#)

Zoning Cases - Consent:

3. [24-1169](#) An application for 1) an LI Light Industrial District and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned A(A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive.

Staff Recommendation: 1) **Approval** of an LI Light Industrial District; and 2) **Approval** of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

Applicant: Aaron Banda

Planner: Michael Pepe

Council District: 8

Z223-198(MP)

Attachments: [Z223-198\(MP\) Case Report](#)
[Z223-198\(MP\) Site Plan](#)

4. [24-1170](#) An application for an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way and Murdock Road.

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

Applicant: Robert Nunez

Planner: Giahanna Bridges

Council District: 8

Z223-236(GB)

Attachments: [Z223-236\(GB\) Case Report](#)
[Z223-236\(GB\) Site Plan](#)

5. [24-1171](#) An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: Harbert South Bay Partners, LLC

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 13

Z223-250(LG)

Attachments: [Z223-250\(LG\) Case Report](#)
[Z223-250\(LG\) Development Plan](#)

6. [24-1172](#) An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street.
Staff Recommendation: **Approval** subject to a conceptual plan, a development plan, a landscape plan, and staff's recommended conditions.
Applicant: Trademark Acquisition Limited Partnership
Representative: Tommy Mann, Winstead PC
Planner: Michael Pepe
Council District: 14
Z223-260(MP)
- Attachments:** [Z223-260\(MP\) Case Report](#)
[Z223-260\(MP\) Conceptual Plan](#)
[Z223-260\(MP\) Development Plan](#)
[Z223-260\(MP\) Landscape Plan](#)

Zoning Cases - Under Advisement:

7. [24-1174](#) 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: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Cee Gilmore
Planner: Giahanna Bridges
U/A From: February 15, 2024 and March 21, 2024.
Council District: 7
Z234-101(GB)
- Attachments:** [Z234-101\(GB\) Case Report](#)
[Z234-101\(GB\) Site Plan](#)

Zoning Cases - Individual:

8. [24-1175](#) An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.

Staff Recommendation: 1) **Approval** of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.

Applicant: Forest Forward

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

Council District: 7

Z223-268(LG)

Attachments: [Z223-268\(LG\) Case Report](#)
 [Z223-268\(LG\) Subarea Map Exhibit](#)
 [Z223-268\(LG\) Proposed Site Plan SUP 1](#)
 [Z223-268\(LG\) Proposed Site Plan SUP 2](#)

9. [24-1173](#) An application for 1) a Planned Development District for MU-2 Mixed Use District uses; and 2) the termination of deed restrictions as amended [Z72-269] on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive.
Staff Recommendation: 1) **Approval** subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant.
Applicant: LBJ Financial Owner, LLC
Representative: Tommy Mann, Winstead PC
Planner: Martin Bate
Council District: 13
Z223-305(MB)

Attachments: [Z223-305\(MB\) Case Report](#)
[Z223-305\(MB\) Development Plan](#)

SUBDIVISION DOCKET:

Consent Items:

10. [24-1176](#) An application to revise a previously approved plat (S212-191) to create a 239-lot single family subdivision with lots ranging in size from 4,725 square feet to 11,218 square feet, one 11.536-acre lot, one 11.879-acre lot and 4 common areas from a 64.973-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane.
Applicant/Owner: Kevin Webb/ Oak National Holdings LLC
Surveyor: O'Neal Surveying Company
Application Filed: March 06, 2024
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: ETJ
S212-191R

Attachments: [S212-191R Case Report](#)
[S212-191R Plat](#)

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11. [24-1178](#) An application to create one 3.452-acre lot from a tract of land in City Block 6050 on property located on Mark Trail Way, north of Campfire Circle.
Applicant/Owner: Richard Stauffer/ City of Dallas Park Board
Surveyor: Salcedo Group, INC.
Application Filed: March 06, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-074

Attachments: [S234-074 Case Report](#)
[S234-074 Plat](#)
12. [24-1179](#) An application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road, southeast Corner.
Applicant/Owner: Stephen Fuqua/ Farmer, Fuqua & Huff P.C.
Surveyor: Westwood Professional Services, INC.
Application Filed: March 06, 2024
Zoning: LO-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S234-075

Attachments: [S234-075 Case Report](#)
[S234-075 Plat](#)
13. [24-1180](#) An application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road, northwest corner.
Applicant/Owner: Joshua Parrott/ Self Storage Solutions
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: March 06, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-076

Attachments: [S234-076 Case Report](#)
[S234-076 Plat](#)

14. [24-1181](#) An application to create one 6.005-acre lot from a tract of land in City Block 6233 on property located on Walnut Hill Lane at Hedgeway Drive, northwest corner.
Applicant/Owner: Northway Church
Surveyor: Spiars Engineering & Survey
Application Filed: March 06, 2024
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 13
S234-077

Attachments: [S234-077 Case Report](#)
[S234-077 Plat](#)

15. [24-1182](#) An application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street.
Applicant/Owner: Sycamore Development
Surveyor: Pierce-Murray Land Solutions, LLC
Application Filed: March 07, 2024
Zoning: PD 621 (Subdistrict 1J)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 6
S234-078

Attachments: [S234-078 Case Report](#)
[S234-078 Plat](#)

16. [24-1183](#) An application to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Drive, north of Elam Road.
Applicant/Owner: Yesenia Hernandez
Surveyor: Burns Surveying LLC.
Application Filed: March 07, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 5
S234-079

Attachments: [S234-079 Case Report](#)
[S234-079 Plat](#)

Certificate of Appropriateness for Signs:**Consent Items:**

17. [24-1184](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170006

Attachments: [2401170006 Case Report](#)

18. [24-1185](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170007

Attachments: [2401170007 Case Report](#)

19. [24-1186](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170008

Attachments: [2401170008 Case Report](#)

20. [24-1187](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 194-square-foot non- illuminated attached sign at 2425 Canton Street (southeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170010

Attachments: [2401170010 Case Report](#)

21. [24-1188](#) An application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Tony McMillen of Environmental Signage, dba. ASI MODULEX
Owner: Summit NCI JV 160, LLC
Planner: Jason Pool
Council District: 14
2401170013

Attachments: [2401170013 Case Report](#)

22. [24-1189](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS SLOCUM STREET, LP
Planner: Jason Pool
Council District: 6
2402160010

Attachments: [2402160010 Case Report](#)

23. [24-1191](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS SLOCUM STREET, LP
Planner: Jason Pool
Council District: 6
2402160021

Attachments: [2402160021 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, April 9, 2024**

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, April 9, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC040924>.

Tuesday, April 30, 2024

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, April 30, 2024, from 9:00 a.m. to 11:00 AM at City Hall, in Room 6ES at Dallas City Hall, 1500 Marilla Street, Dallas, TX 75201. View agenda and information at <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

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 #: 24-1167

Item #: 1.

AGENDA DATE: April 4, 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
Patrick Blaydes, Planning and Urban Design



City of Dallas

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

Agenda Information Sheet

File #: 24-1168

Item #: 2.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193, on the northwest corner of Buena Vista Street and North Fitzhugh Avenue.

Staff Recommendation: **Approval.**

Applicant: Luke Kvasnicka, Michael Hsu Office of Architecture

Representative: Drew Martin

Planner: Sheila Alcantara Segovia

Council District: 14

M234-004(SAS)

CITY PLAN COMMISSION

THURSDAY, APRIL 4, 2024

Planner: Sheila Alcantara Segovia

FILE NUMBER: M234-004(SAS) **DATE FILED:** November 7, 2023

LOCATION: Northwest corner of Buena Vista Street and North Fitzhugh Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.622 acres **CENSUS TRACT:** 48113000705

REPRESENTATIVE: Drew Martin

APPLICANT: Luke Kvasnicka, Michael Hsu Office of Architecture

OWNER: Buena Vista JV, LLC

REQUEST: An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 193

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I>

PLANNED DEVELOPMENT SUBDISTRICT No. 148

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-148>

BACKGROUND INFORMATION:

- On May 8, 2019, Planned Development Subdistrict No. 148 was established by Ordinance No. 31202.
- Development and use of the Property must comply with the development plan (Exhibit S-148A).
- Landscaping must be provided as shown on the landscape plan (Exhibit S-148B).

REQUEST DETAILS:

The applicant is requesting to amend the development plan and landscape plan in Planned Development Subdistrict No. 148.

The purpose of the request is to allow for the addition of steel trellises along the façade fronting the Katy Trail and to allow for the replacement and addition of trees and landscaping.

Landscaping must be provided as shown on the landscape plan. The plan is being amended to reflect the addition, replacement, and change in plant materials. Most notable is the placement of large sycamore trees in the frontage on Katy Trail and along the north property line which will grow to be significantly large at maturity.

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 plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Staff has determined that the request complies with the standards for a minor amendment to the development and landscape plans and does not violate other applicable code requirements.

List of partners

Buena Vista JV, LLC

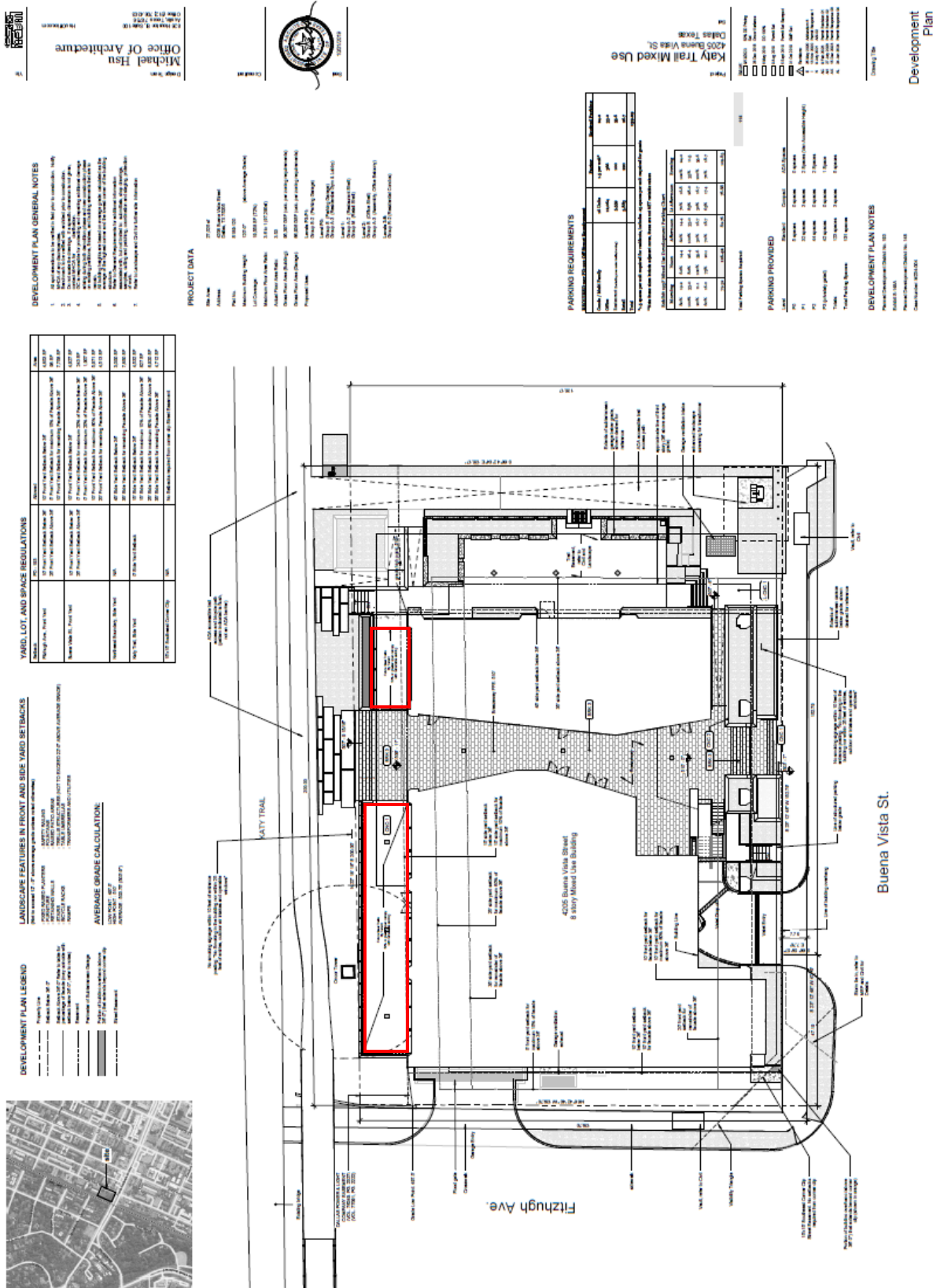
Blake R. Shipp– Managing Partner

Lindsay B. Shipp–Partner

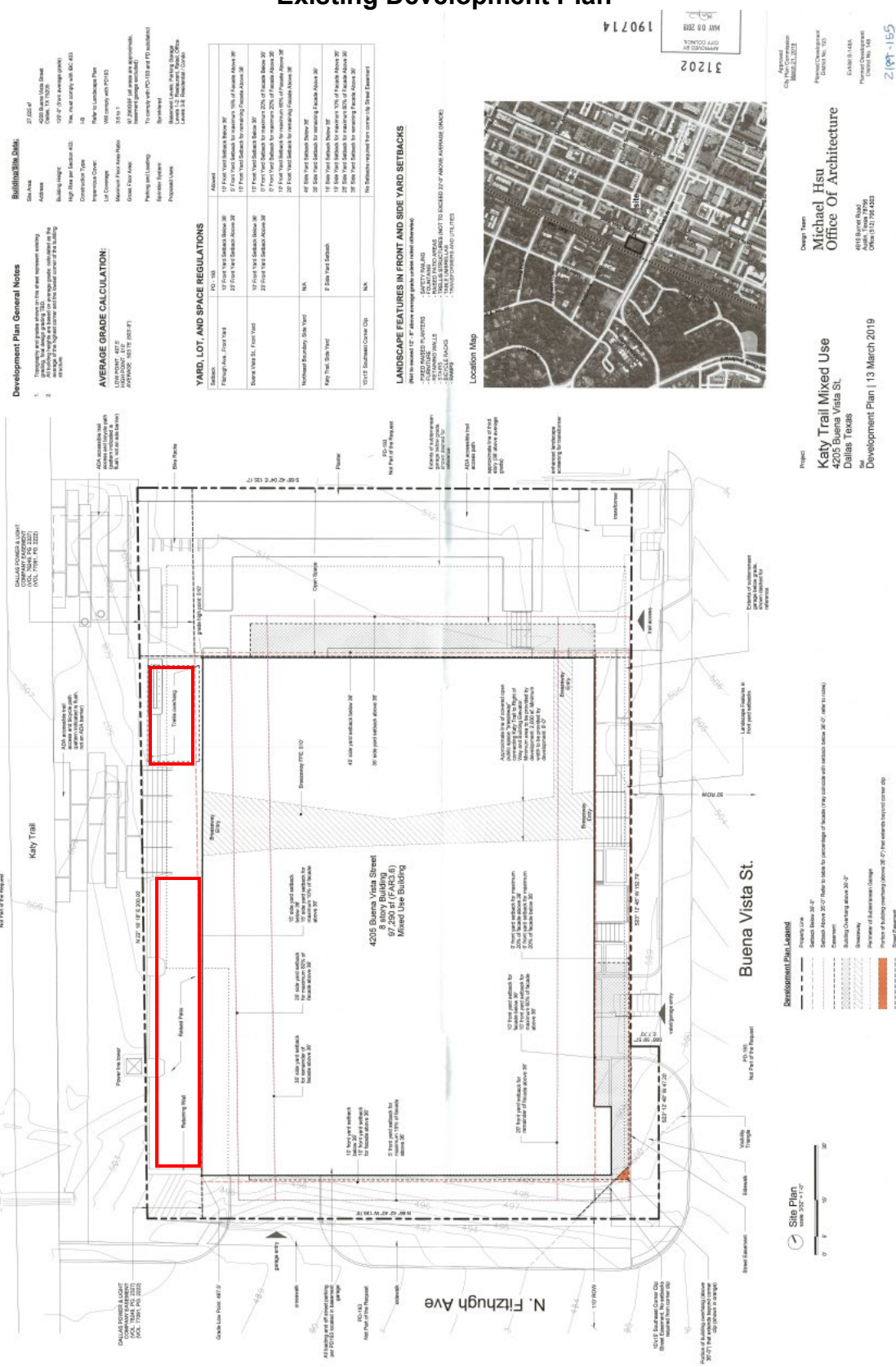
Jeffrey A. Bayer –Partner

Laurie Sands Harrison –Partner

Proposed Development Plan



Existing Development Plan



Proposed Landscape Plan

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75206
214.594.1100

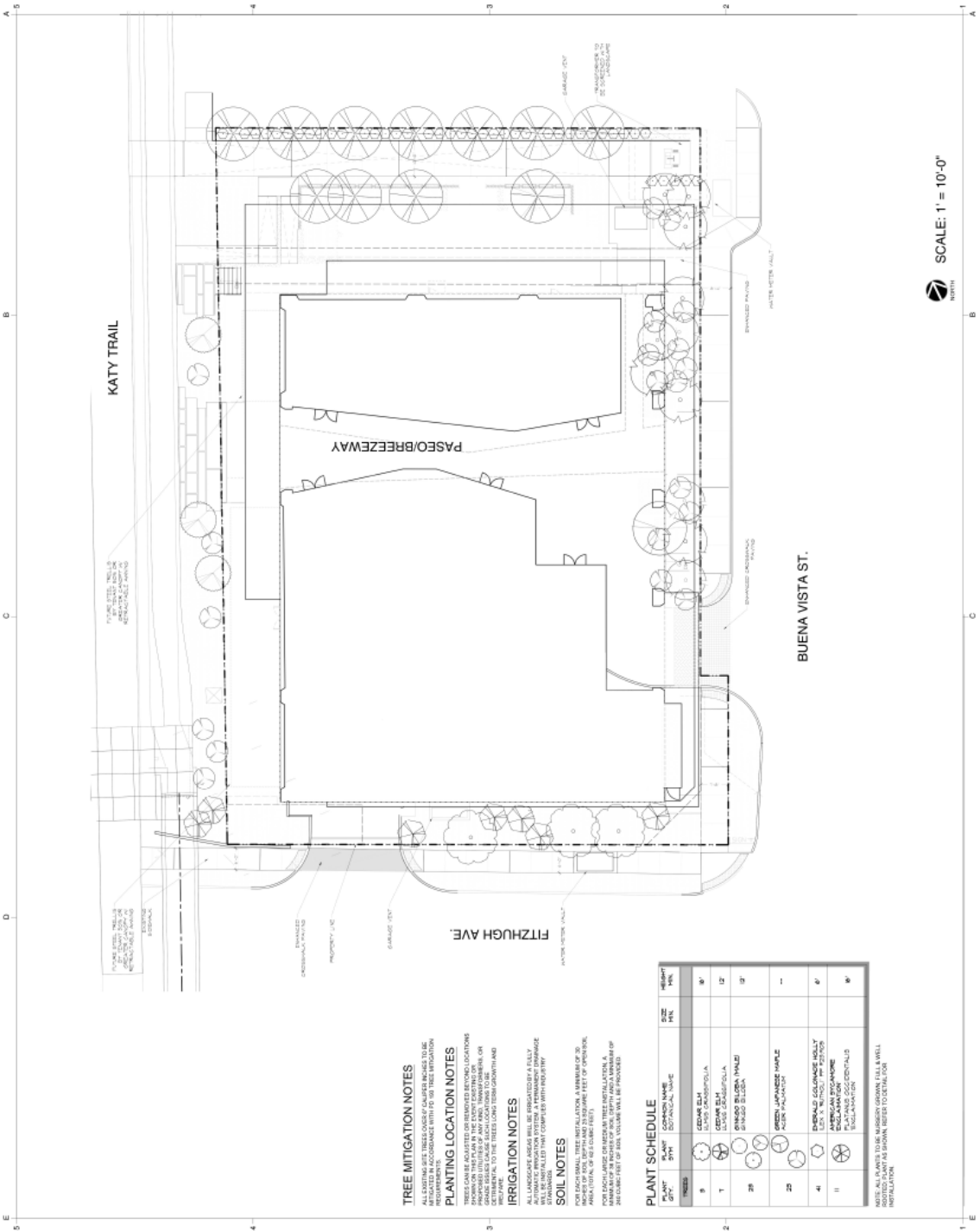
Issue Title
PERMIT RESPONSE 05

Issue / Addenda / Revisions
Date Description
(01.12.2019) Issue
(01.12.2019) Permit Response 05

Project Name
**KATY TRAIL
MIXED USE**
4205 BUENA VISTA ST.
DALLAS, TX 75206

Drawing Title
LANDSCAPE PLAN

Issue Date: 01.12.2019
Project No: 18045
Reviewed By: BB
Drawn By: MO
Sheet No.



TREE MITIGATION NOTES

ALL EXISTING SITE TREES CANNOT BE REMOVED TO BE REPLACED WITH 1:1 TREE MITIGATION REQUIREMENTS.

PLANTING LOCATION NOTES

TREES CAN BE ADJUSTED OR REMOVED TO OTHER LOCATIONS PROVIDED THE TOTAL NUMBER OF TREES REMAINS THE SAME. PLANTING LOCATIONS SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION REQUIREMENTS. A DETAILED IRRIGATION PLAN SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

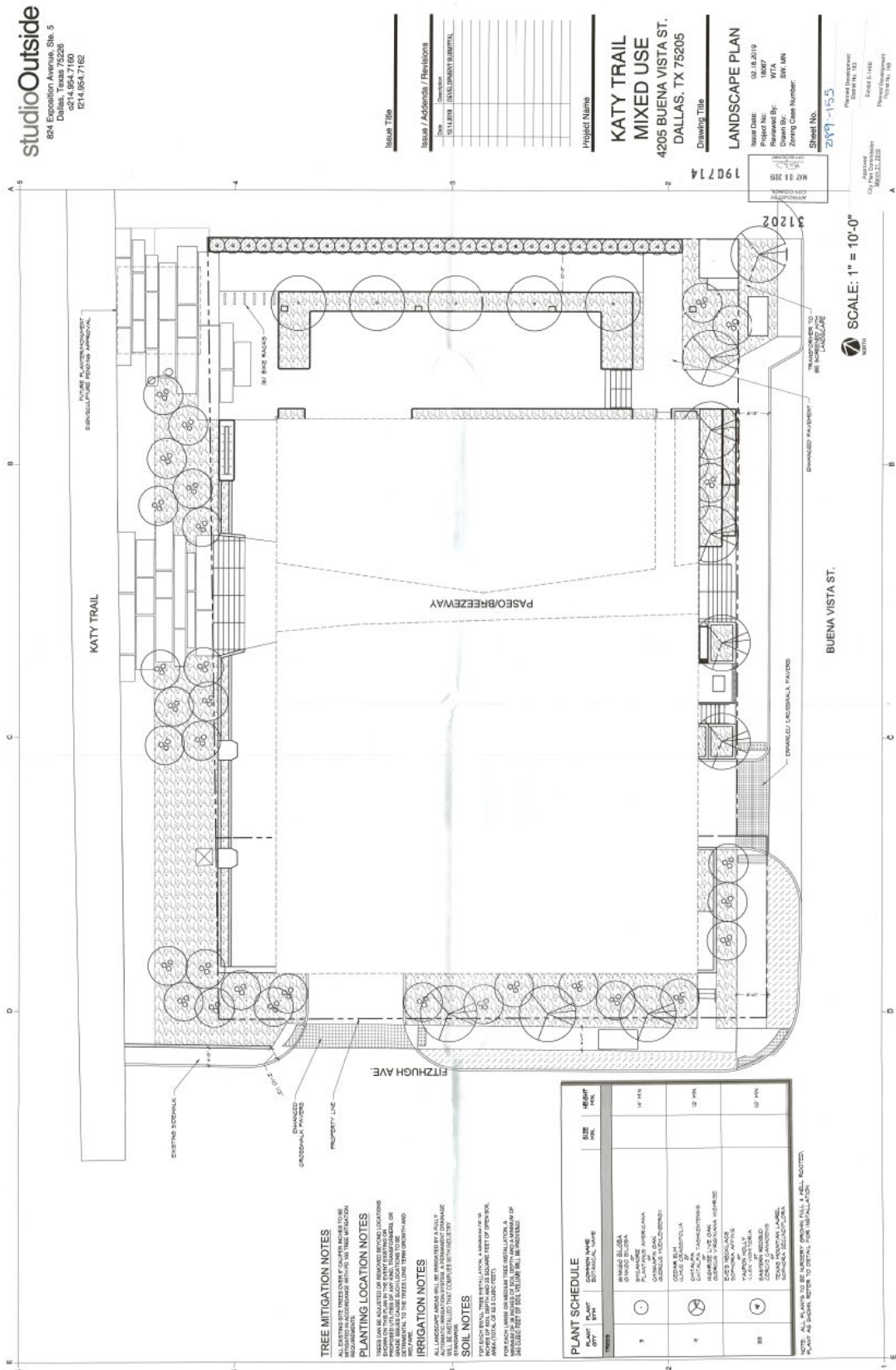
SOIL NOTES

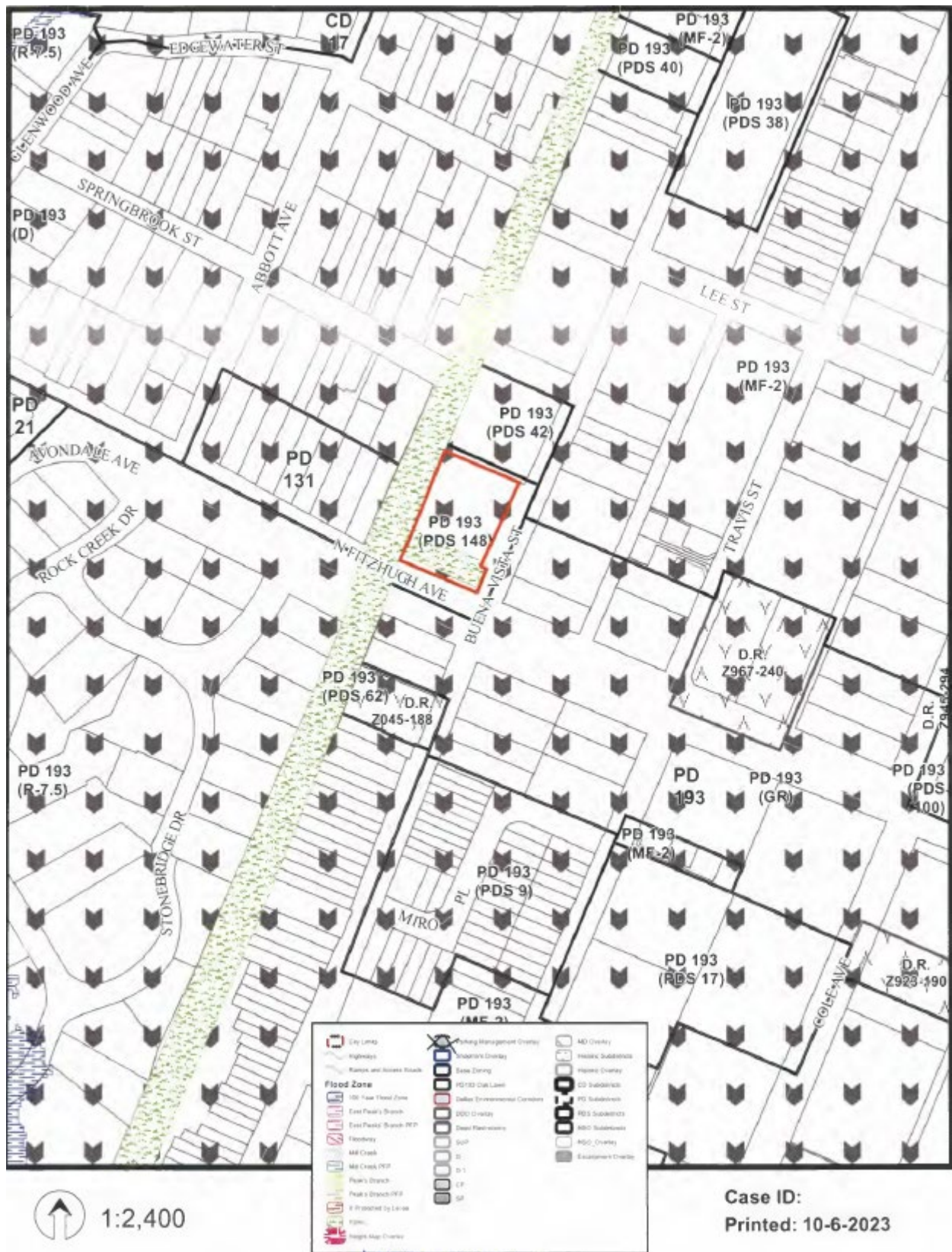
FOR EACH SMALL TREE INSTALLATION, A MINIMUM OF 30" OF SOIL SHALL BE PROVIDED. FOR EACH LARGE OR MEDIUM TREE INSTALLATION, A MINIMUM OF 48" OF SOIL SHALL BE PROVIDED. THE SOIL SHALL BE ADEQUATE FOR THE PLANTING.

PLANT SCHEDULE			
PLANT	PLANT	COMMON NAME	SIZE
QTY	SYM		
9	○	CELANO ELM	12"
1	○	CELANO ELM	12"
25	○	CELANO ELM	12"
25	○	CELANO ELM	12"
4	○	CELANO ELM	12"
11	○	CELANO ELM	12"

NOTES: ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION REQUIREMENTS. A DETAILED IRRIGATION PLAN SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

Existing Landscape Plan







North

AERIAL MAP

Notification List of Property Owners

M234-004

150 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4223 BUENA VISTA ST	WILLIAMS BRUCE & AMY
2	4223 BUENA VISTA ST	DUFFY JAMES PAUL
3	4223 BUENA VISTA ST	SCOTT ANDREW EMIL & MARTHEYA G
4	4223 BUENA VISTA ST	ZWEBER MICHAEL
5	4223 BUENA VISTA ST	SALINAS CECILIA MURIS
6	4223 BUENA VISTA ST	COHEN MAXWELL BENJAMIN
7	4223 BUENA VISTA ST	FLANAGAN MARK J & SALEM M
8	4223 BUENA VISTA ST	NOVAK KATIE
9	4223 BUENA VISTA ST	GREENE SAMANTHA
10	4223 BUENA VISTA ST	CONNAR CHRISTOPHER J &
11	4223 BUENA VISTA ST	REYNOLDDS ROXANNE E &
12	4223 BUENA VISTA ST	LERER JOSEPH BENJAMIN
13	4223 BUENA VISTA ST	SLY ABBYGAIL L
14	4205 BUENA VISTA ST	BUENA VISTA JV LLC
15	3337 N FITZHUGH AVE	RENFRO PROP MGMT LLC
16	4152 BUENA VISTA ST	SW TRAVIS OWNER LLC
17	4155 BUENA VISTA ST	4155 BUENA VISTA LLC
18	3403 N FITZHUGH AVE	BVJV III4155 LLC
19	3314 N FITZHUGH AVE	4333 MAPLE AVE LTD &
20	4211 TRAVIS ST	MCK DESIGN LLC
21	4220 BUENA VISTA ST	CLAYCOMB EDDY & TERRI
22	3326 N FITZHUGH AVE	BUENA VISTA JV II LLC
23	4231 BUENA VISTA ST	GLASER BRIAN D
24	3501 SPRINGBROOK ST	SILCOCK JAMES
25	3503 SPRINGBROOK ST	BOLKE BRIAN
26	3505 SPRINGBROOK ST	EVANS DOUGLAS R & LAURA B

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3512 SPRINGBROOK ST	TUDHOPE BARBARA A 2001
28	3510 SPRINGBROOK ST	ULLMANN KENNETH &
29	3508 SPRINGBROOK ST	BROWN WILLIAM T II
30	3504 SPRINGBROOK ST	DERRIEN THIERRY & SYLVIE
31	3506 SPRINGBROOK ST	COXE ARTHUR CULLEN &
32	3502 SPRINGBROOK ST	LOSEY NICK C JR
33	4111 STONEBRIDGE DR	COLLINS JOHN E
34	4116 STONEBRIDGE DR	KENDER RANDALL F &
35	4120 STONEBRIDGE DR	MILLER FRANK H
36	4215 TRAVIS ST	HILLIARD CHELSEA LEIGH
37	4217 TRAVIS ST	EAKIN JOHN
38	4219 TRAVIS ST	HEMY MARK & WHITNEY
39	4225 TRAVIS ST	KO LISA &
40	4223 TRAVIS ST	NARAT ROXANA
41	4221 TRAVIS ST	BYWATERS ASHBURN JR
42	4224 BUENA VISTA ST	HOCHSTER JAMISON
43	4222 BUENA VISTA ST	TOMNITZ TAYLOR WHITNEY
44	3502 N FITZHUGH AVE	BENNETT BENJAMIN J IV &
45	3504 N FITZHUGH AVE	MULLICAN MARY ANN
46	3506 N FITZHUGH AVE	LOWERY MARY SEWARD
47	3508 N FITZHUGH AVE	BATES WILLIAM SCOTT REVOCABLE
48	3510 N FITZHUGH AVE	BABB RICHARD D &
49	4228 BUENA VISTA ST	TOTH STEPHANIE MARIE
50	4228 BUENA VISTA ST	CULVER OLIVIA E &
51	4228 BUENA VISTA ST	TICHENOR ELLEN C
52	4228 BUENA VISTA ST	MCLAIN JENNIFER LEE TRUST
53	4206 BUENA VISTA ST	LEACH GREG
54	4206 BUENA VISTA ST	MARTIN JANE ELIZABETH &
55	4206 BUENA VISTA ST	DICKSON LAUREN BAKER
56	4206 BUENA VISTA ST	CARVALHO ALEXANDRE B & MARIA ELISA GALLO
57	4206 BUENA VISTA ST	HARDMAN BAILOR L

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4206 BUENA VISTA ST	HAN CHANG SOO & YOON JOO
59	4241 BUENA VISTA ST	HECKLER ALAN & CARIE MARIE
60	4241 BUENA VISTA ST	COOK CLAYTON D
61	4241 BUENA VISTA ST	MILLER ROBERT W
62	4241 BUENA VISTA ST	MALEK NATALIA
63	4241 BUENA VISTA ST	SPANN VINCENT E
64	4241 BUENA VISTA ST	JACKSON JASON HENRY
65	4241 BUENA VISTA ST	ROVE LLC
66	4241 BUENA VISTA ST	AGUIRRE ADRIAN A
67	4241 BUENA VISTA ST	INGRAM TYROUS W III & VERA R
68	4241 BUENA VISTA ST	KLINE MATTHEW & RICHARD STANLEY
69	4241 BUENA VISTA ST	MACATEE ALLYSON C
70	4241 BUENA VISTA ST	ALEXANDER BRENT
71	4241 BUENA VISTA ST	NASAB SAEED ROUHANI
72	4241 BUENA VISTA ST	ANDERSON EDMUND THEODORE V
73	4241 BUENA VISTA ST	AR KATY TRAIL LLC
74	4241 BUENA VISTA ST	RASMUSSEN NATALIE J
75	4241 BUENA VISTA ST	PASCOE STEVEN J & DEBRA A
76	4241 BUENA VISTA ST	FRONTERA JOSE A &
77	4241 BUENA VISTA ST	LINSCHIED MICHAEL
78	4241 BUENA VISTA ST	CARROLL MICHAEL THOMAS
79	4241 BUENA VISTA ST	GHAMARI NIMA
80	4241 BUENA VISTA ST	CAMPBELL ALEXANDER
81	4241 BUENA VISTA ST	STENSRUD JUSTIN W
82	4242 BUENA VISTA ST	RS&W INVESTMENTS LLC
83	4242 BUENA VISTA ST	GRAY SHIRLEY
84	4242 BUENA VISTA ST	MUNOZ RAMON JR
85	4242 BUENA VISTA ST	NOLAN KATRINA DENISE
86	4242 BUENA VISTA ST	QUINLAN KRISTINA
87	4242 BUENA VISTA ST	HOWARD BRIAN J
88	4242 BUENA VISTA ST	MACKIN CYNTHIA E

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4242 BUENA VISTA ST	SWEENEY BRITTANY A
90	4242 BUENA VISTA ST	MAHMOOD MOHAMMAD & SHAHEDA
91	4242 BUENA VISTA ST	KRAWCZYK MICHAEL
92	4242 BUENA VISTA ST	YU JOY
93	4242 BUENA VISTA ST	WAITES SETH E
94	4242 BUENA VISTA ST	STRATTON ARG E
95	4242 BUENA VISTA ST	WHITE LINDSEY ELISABETH
96	4242 BUENA VISTA ST	WOOLSTON NANETTE
97	4242 BUENA VISTA ST	FOX RUN SENIOR LLC
98	4242 BUENA VISTA ST	BIDDLE HENRY S & LISA M
99	4242 BUENA VISTA ST	GRAVES GRACE
100	4242 BUENA VISTA ST	TRIBBEY JAMES
101	4242 BUENA VISTA ST	BETTY YOUNG FAMILY LTD
102	4242 BUENA VISTA ST	TUCKER BONNIE
103	4242 BUENA VISTA ST	LEVANAS JOHN A &
104	4242 BUENA VISTA ST	CLARK COURTNEY LYNN
105	4143 BUENA VISTA ST	HUGHES JAMES RUSH
106	4143 BUENA VISTA ST	HANSEN LUCAS
107	4143 BUENA VISTA ST	MCLAUGHLIN HOWARD MARK &
108	4143 BUENA VISTA ST	DAYIAN VAHE ROBERT & NORA ARPI
109	4143 BUENA VISTA ST	UEBELE CRAIG
110	4214 BUENA VISTA ST	MILLER JENNIFER
111	4214 BUENA VISTA ST	MASSEY SHARON FAMILY TRUST
112	4214 BUENA VISTA ST	MARTINEZ ANA K
113	4214 BUENA VISTA ST	MCLEAN MARY E
114	4214 BUENA VISTA ST	WALKER CHRISTIAN B
115	4214 BUENA VISTA ST	SOLIS MARISA
116	4214 BUENA VISTA ST	LIBARIDIAN CARLO
117	4231 TRAVIS ST	CISNEROZ ISAIAH DANIEL
118	4231 TRAVIS ST	YOH AMANDA
119	4231 TRAVIS ST	WHEATCROFT GRIFFIN

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4231 TRAVIS ST	DICKIE JORDAN M
121	4231 TRAVIS ST	TRIPPETT JENNIFER &
122	4231 TRAVIS ST	INGRAM CAMILLE
123	4231 TRAVIS ST	SECULES THOMAS WILLIAM II &
124	4231 TRAVIS ST	JOHNSON BRAIN & DEBORAH L
125	4231 TRAVIS ST	WADDELL JENNIFER LYNN
126	4231 TRAVIS ST	OMAN MARY JEAN REVOCABLE TRUST
127	4231 TRAVIS ST	MCKENZIE CURTIS &
128	4231 TRAVIS ST	ANDERSEN CLAUDIA
129	4231 TRAVIS ST	MOORE ALEXANDER EDWARD
130	4231 TRAVIS ST	ESQUIVEL RACHEL LAUREN &
131	4231 TRAVIS ST	MOTHERSHIP REALTY LLC
132	4231 TRAVIS ST	AGUIAR MARIA ADDOBBATI
133	4231 TRAVIS ST	LOPEZ FAMILY TRUST THE
134	4231 TRAVIS ST	ESPINOZA FRANCES A
135	4231 TRAVIS ST	MAKOS LAND LLC
136	4231 TRAVIS ST	WILMOTH BENJAMIN J
137	4231 TRAVIS ST	STONE WILTON
138	4231 TRAVIS ST	WILSON ELLIN SMITH
139	4231 TRAVIS ST	WYSOCZYNSKI GERALD PAUL JR &
140	4231 TRAVIS ST	LEE SAMUEL LOUIS III
141	4231 TRAVIS ST	SANCHEZ RODRIGO MALDONADO &
142	4231 TRAVIS ST	SIMONTON DANA ELIZABETH
143	4231 TRAVIS ST	HARRIS RONALD F
144	4231 TRAVIS ST	LERNER MAXWELL
145	4231 TRAVIS ST	SALISBURY DOUGLAS ROBERT &
146	4231 TRAVIS ST	TILLERY WILLIAM
147	4231 TRAVIS ST	ZU YUE &
148	4231 TRAVIS ST	CARTER YOLANNA
149	4231 TRAVIS ST	STOFFEL MADELINE
150	4231 TRAVIS ST	MOTHERSHIP REALTY LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-1169

Item #: 3.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) an LI Light Industrial District and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned A(A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive.

Staff Recommendation: 1) **Approval** of an LI Light Industrial District; and 2) **Approval** of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

Applicant: Aaron Banda

Planner: Michael Pepe

Council District: 8

Z223-198(MP)

FILE NUMBER: Z223-198(MP) **DATE FILED:** February 6, 2023

LOCATION: West line of Bonnie View Road, north of Logistics Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±3.0 acres **CENSUS TRACT:** 48113016709

APPLICANT: Aaron Banda

OWNER: Final Liquidation Outlet, Inc.

REQUEST: An application for 1) an LI Light Industrial District; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.

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

STAFF RECOMMENDATION: 1) Approval of an LI Light Industrial District; and 2) approval of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject parcel is an undeveloped 3.0 acre lot.
- The proposed use is commercial motor vehicle parking.
- The lot would be accessed from Bonnie View Road.
- The area and its surroundings are generally light industrial in character.
- The proposed use necessitates a specific use permit due to being within 500 feet of A(A) Agricultural zoning.

Zoning History:

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

1. **Z201-345:** On January 12, 2022, City Council approved a request for 1) a CS Commercial Services District with deed restrictions volunteered by the applicant, and 2) a Specific Use Permit [SUP No. 2439] for commercial motor vehicle parking on property zoned an A(A) Agricultural District on the south line of Telephone Road west of Bonnie View Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bonnie View Road	Minor Arterial	100-foot ROW Bike Plan

Traffic:

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

The proposed development will require full engineering at permitting to evaluate existing and proposed drainage patterns and verify compliance with all City standards including zero lot-to-lot storm drainage.

Bonnie View Rd is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which requires 100 feet of ROW (or 50 feet from established centerline.)

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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	CS Commercial Service District	Undeveloped
East	Subdistrict LI w/in PD No. 761, the Dallas Logistics Port Special Purpose District	Warehouse
South	CS Commercial Service District with deed restrictions Z201-345 and SUP No. 2439	Commercial motor vehicle parking
West	CS Commercial Service District with deed restrictions Z201-345 and SUP No. 2439	Commercial motor vehicle parking

Land Use Compatibility:

The request site is situated in an area that has generally been transitioning from agricultural land to warehouse and supporting non-residential uses, including outside storage and commercial motor vehicle related uses to the west and southwest of the request site. Much of the wider vicinity to the north and west along Bonnie View Road has been rezoned previously to a CS Commercial Service District or an LI Light Industrial District. Across Bonnie View Road to the east of the request site is a warehouse developed in accordance with the LI Subdistrict within PD No. 761. Staff supports the proposed zoning change as compatible with the surrounding properties and consistent with the development patterns within the area.

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

morals, and general welfare of the city. Staff finds that each of these criteria are met by the proposed SUP.

If approved, the request would improve consistency among districts throughout the block, and only two A(A) zoned parcels would remain. There is a clear trend of parcels along Bonnie View Road moving toward light industrial zoning and uses. Due to the adjacency of the request site to the LI Subdistrict within PD No. 761, surrounding roadway improvements have been completed along Bonnie View Road abutting the current request property.

Development Standards

District	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Existing A(A)	50' min No max	20' min side 50' min rear for single family structures 10' min rear for other permitted structures	24' max No max stories	10% max for residential structures 25% max for nonresidential structures	No max dwelling unit density No max FAR Minimum lot size for residential use is three acres	Continuity of blockface
Proposed LI	15' min No max 50' min is required for the request site due to required continuity with the A(A) district on the same blockface	No min side or rear yard setback is required for the request site	70' max Max 5 stories	80% max	FAR: 0.5 max for retail/personal service uses, 0.75 max for lodging, office, and retail/personal service uses combined, 1.0 max for all uses combined	DIR for trip gen > 6000 per day and 500 trips per acre per day Continuity of blockface

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

The above standards apply to development under an LI Light Industrial District on this site. A 50' front setback would apply to structures due to blockface continuity with A(A) district extant on the block.

Land Use Comparison:

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

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
AGRICULTURAL USES				
Animal production			•	
Commercial stable			•	
Crop production			•	•
Private stable				
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop				RAR
Bus or rail transit vehicle maintenance or storage facility				RAR
Catering service				•
Commercial cleaning or laundry plant				RAR
Custom business services				•
Custom woodworking, furniture construction, or repair				•
Electronics service center				•
Job or lithographic printing				RAR
Labor hall				SUP
Machine or welding shop				RAR
Machinery, heavy equipment, or truck sales and services				RAR
Medical or scientific laboratory				•
Technical school				•
Tool or equipment rental				•
Vehicle or engine repair or maintenance				•
INDUSTRIAL USES				
Alcoholic beverage manufacturing				RAR
Industrial (inside) not potentially incompatible				RAR
Industrial (inside) potentially incompatible				RAR
Industrial (inside) light manufacturing				•
Industrial (outside) not potentially incompatible				
Industrial (outside) potentially incompatible				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining				
Gas drilling and production			SUP	SUP
Gas pipeline compressor station				
Municipal waste incinerator				
Organic compost recycling facility			SUP	
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant			•	SUP
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility			SUP	•
Cemetery or mausoleum			SUP	SUP
Child-care facility			SUP	•
Church			•	•
College, university, or seminary			•	•
Community service center			SUP	SUP
Convalescent and nursing homes, hospice care, and related institutions			SUP	
Convent or monastery			•	
Foster home			SUP	
Halfway house				SUP

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
INSTITUTIONAL AND COMMUNITY SERVICE USES, cont'd				
Hospital			SUP	SUP
Library, art gallery, or museum			SUP	
Public school other than open enrollment charter school			RAR	RAR
Private school or Open enrollment charter school			SUP	SUP
LODGING USES				
Hotel or motel				★ [SUP, RAR]
Extended stay hotel or motel				SUP
Lodging or boarding house				•
Overnight general-purpose shelter				★
MISCELLANEOUS USES				
Attached non-premise sign				SUP
Carnival or circus (temporary)			BO auth	BO auth
Detached non-premise sign				
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office			•	•
OFFICE USES				
Alternative financial establishment				SUP
Financial institution without drive-in window				•
Financial institution with drive-in window				RAR
Medical clinic or ambulatory surgical center				•
Office				•
RECREATION USES				
Country club with private membership			SUP	•
Private recreation center, club, or area			SUP	•
Public park, playground, or golf course			•	•
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house			•	
Duplex				
Group residential facility				
Handicapped group dwelling unit			★	
Manufactured home park, manufactured home subdivision, or campground				
Multifamily				
Residential hotel				
Retirement housing				
Single family			•	
RETAIL AND PERSONAL SERVICE USES				
Ambulance service				
Animal shelter or clinic without outside run			•	•
Animal shelter or clinic with outside run			SUP	★ [SUP]
Auto service center				RAR
Alcoholic beverage establishments				★
Business school				•
Car wash				RAR
Commercial amusement (inside)				★ [SUP]
Commercial amusement (outside)			SUP	
Commercial motor vehicle parking				★ [SUP]
Commercial parking lot or garage				RAR
Convenience store with drive-through				
Drive-in theater			SUP	
Dry cleaning or laundry store				•
Furniture store				•
General merchandise or food store 3,500 square feet or less				•
General merchandise or food store greater than 3,500 square feet				
General merchandise or food store 100,000 square feet or more				SUP
Home improvement center, lumber, brick or building materials sales yard				RAR
Household equipment and appliance repair				•
Liquefied natural gas fueling station				★ [SUP]

Land use comparison table cont'd on next page

KEY: • use allowed by right ★ consult use regs RAR – Residential Adjacency Review SUP – Specific User Permit; DIR – Development Impact Review			Existing A(A)	Proposed LI
RETAIL AND PERSONAL SERVICE USES, cont'd				
Mortuary, funeral home, or commercial wedding chapel				
Motor vehicle fueling station				•
Nursery, garden shop, or plant sales				
Outside sales				
Paraphernalia shop				SUP
Pawn shop				
Personal service uses				•
Restaurant without drive-in or drive-through service				RAR
Restaurant with drive-in or drive-through service				DIR
Surface parking				
Swap or buy shop				
Taxidermist				•
Temporary retail use				•
Theater				•
Truck stop				SUP
Vehicle display, sales, and service				RAR
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal				RAR
Heliport				SUP
Helistop			SUP	SUP
Private street or alley				
Railroad passenger station				SUP
Railroad yard, roundhouse, or shops				
STOL (short takeoff or landing port)				
Transit passenger shelter			•	•
Transit passenger station or transfer center			SUP	★ [SUP]
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station			SUP	SUP
Electrical generating plant				
Electrical substation			SUP	•
Local utilities			★ [SUP, RAR]	★ [SUP, RAR]
Police or fire station			SUP	•
Post office				•
Radio, television, or microwave tower			SUP	RAR
Refuse transfer station			SUP	
Sanitary landfill			SUP	
Sewage treatment plant			SUP	
Tower/antenna for cellular communication			★	★
Utility or government installation other than listed			SUP	SUP
Water treatment plant			SUP	
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction				RAR
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds			SUP	
Manufactured building sales lot				RAR
Mini warehouse				•
Office showroom/warehouse				•
Outside storage				RAR
Petroleum product storage and wholesale				
Recycling buy-back center				★
Recycling collection center				★
Recycling drop-off container			★	★
Recycling drop-off for special occasion collection			★	★
Sand and gravel or earth sales and storage			SUP	
Trade center				•
Vehicle storage lot				
Warehouse				RAR

End of land use comparison table

Landscaping:

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

Parking:

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

There is no minimum parking requirement for commercial motor vehicle parking.

Market Value Analysis:

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

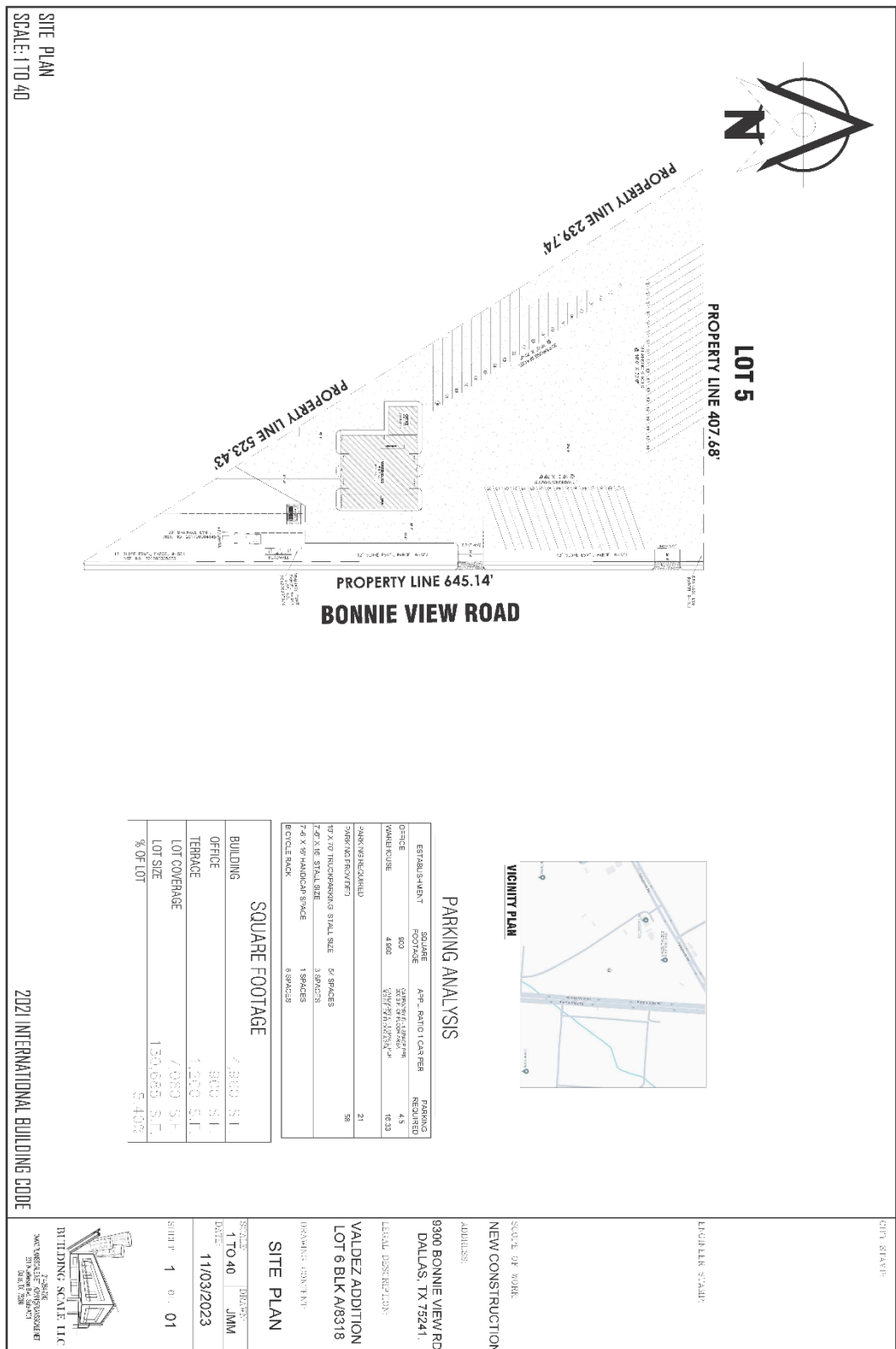
List of Officers

Final Liquidation Outlet, Inc.

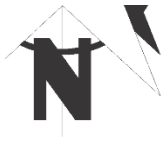
Aaron Banda

Maria Irais Banda

PROPOSED SITE PLAN

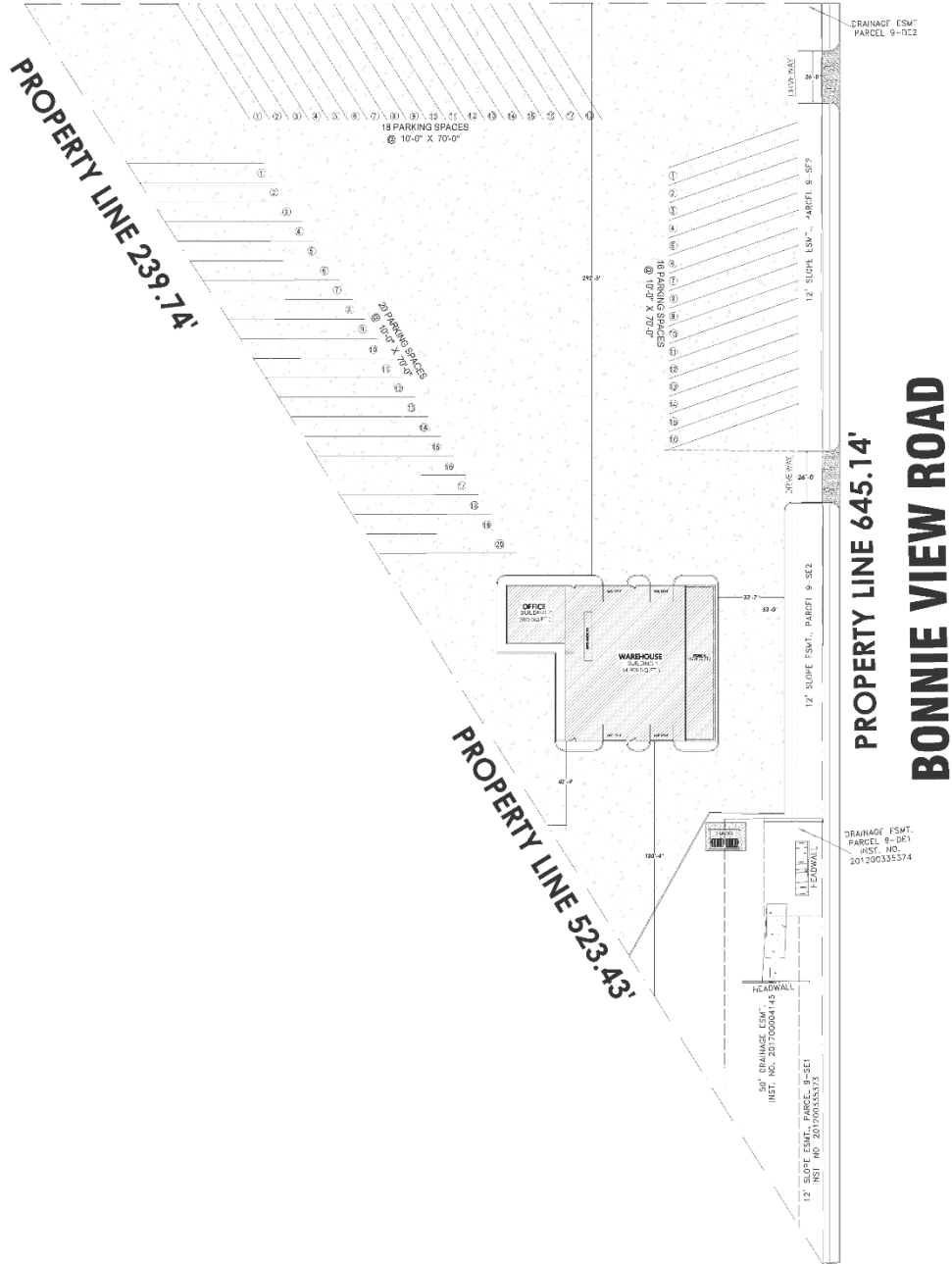


PROPOSED SITE PLAN



LOT 5

PROPERTY LINE 407.68'



PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance).
4. MAINTENANCE: The entire 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.



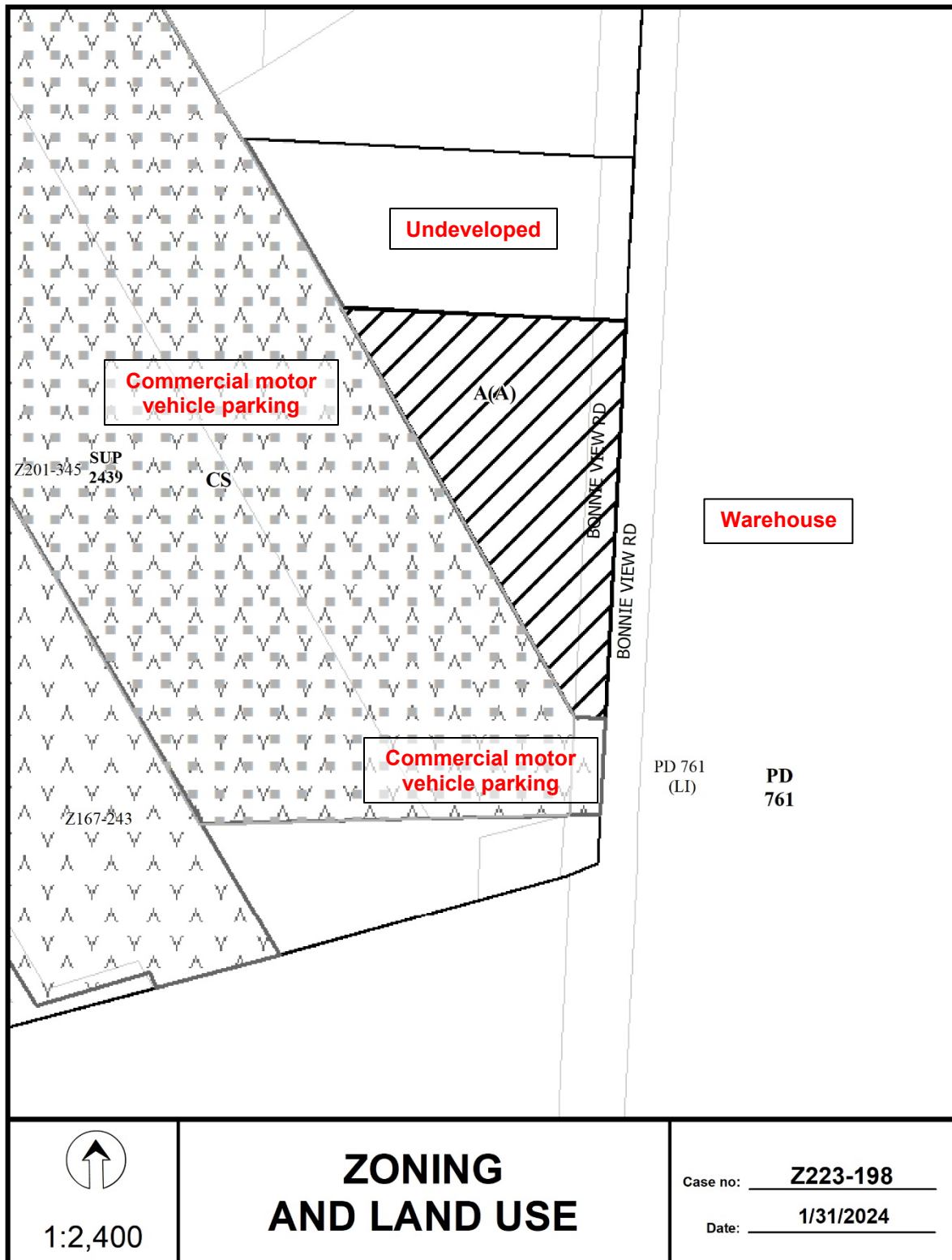


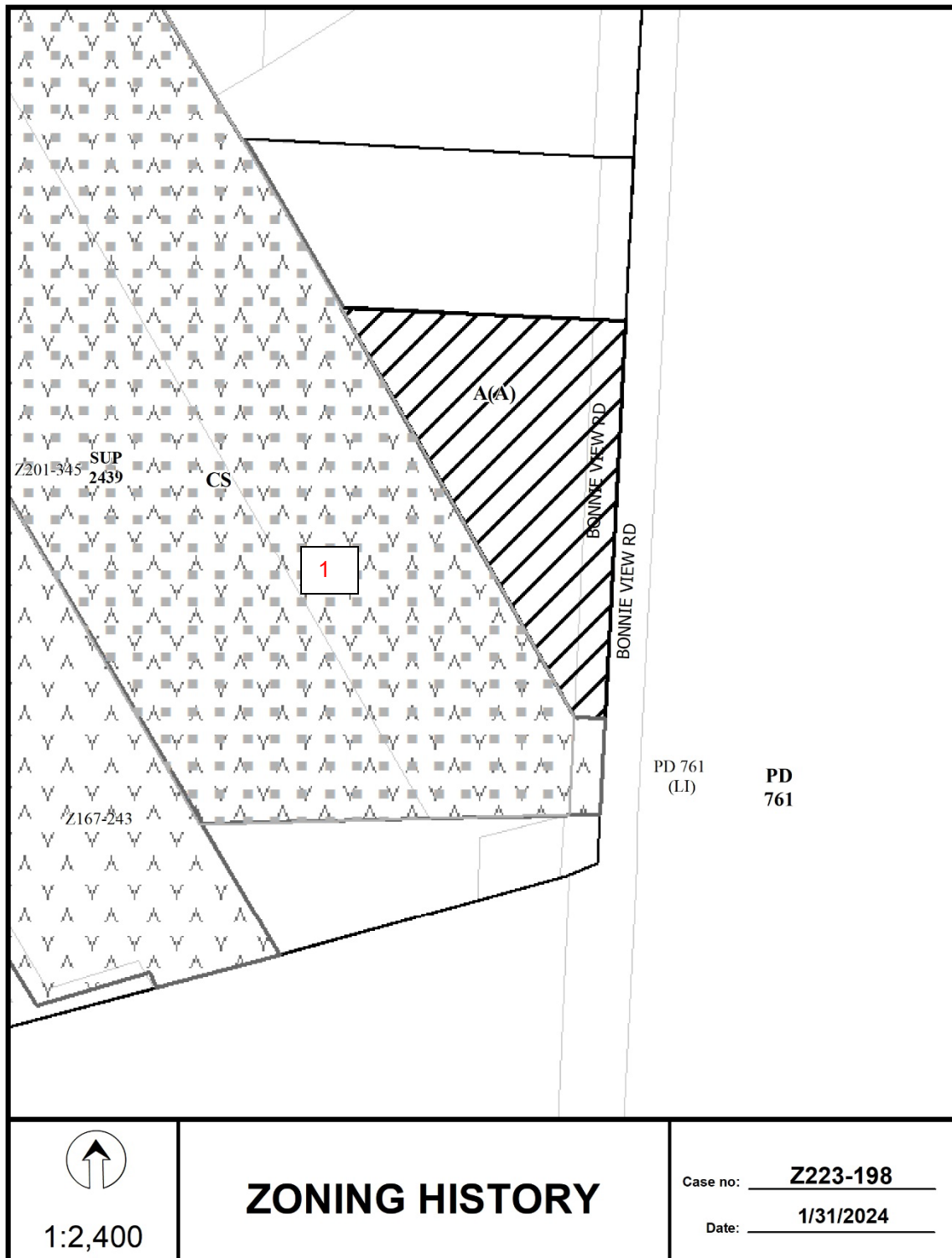
1:2,400

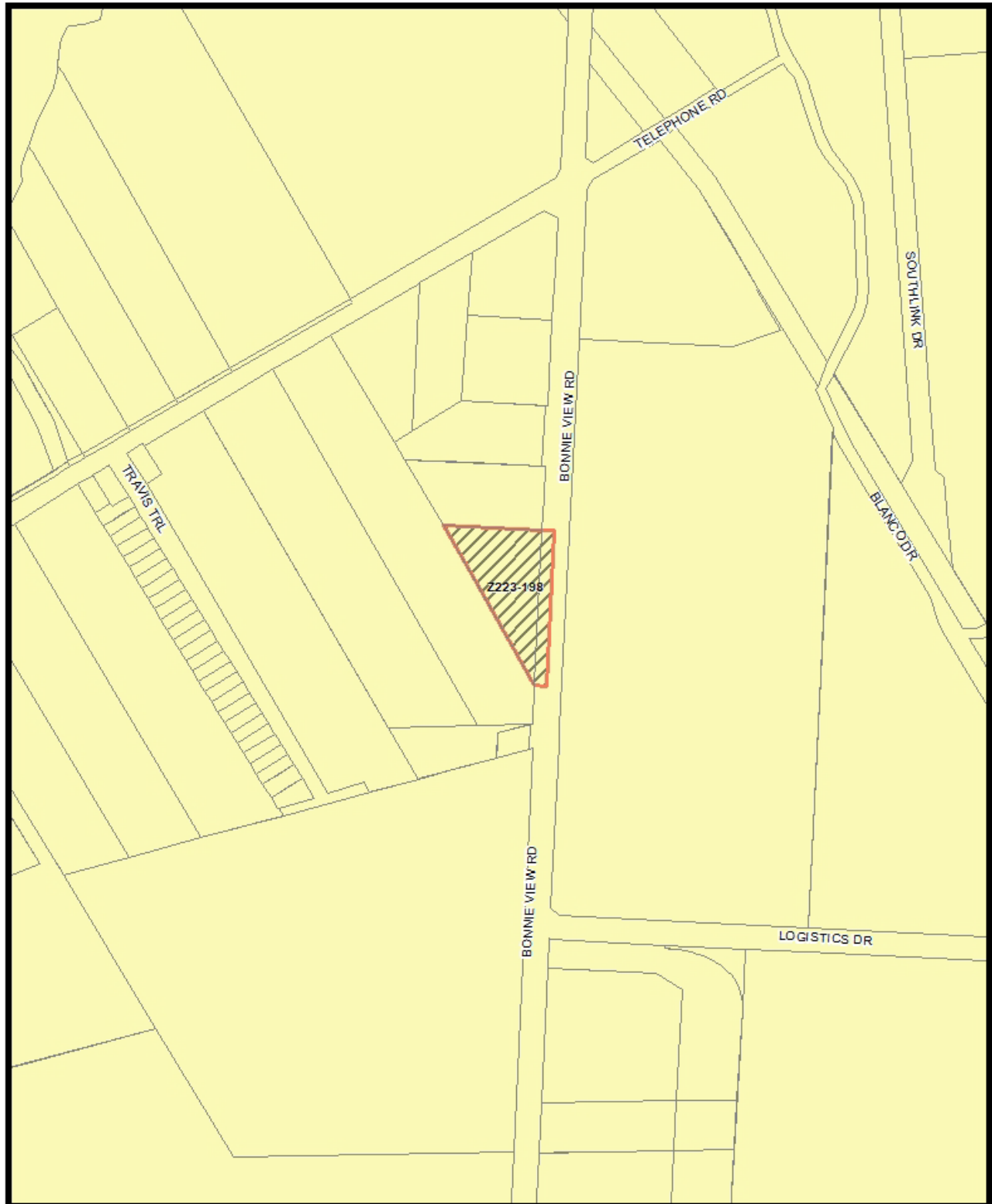
AERIAL MAP

Case no: **Z223-198**

Date: **1/31/2024**







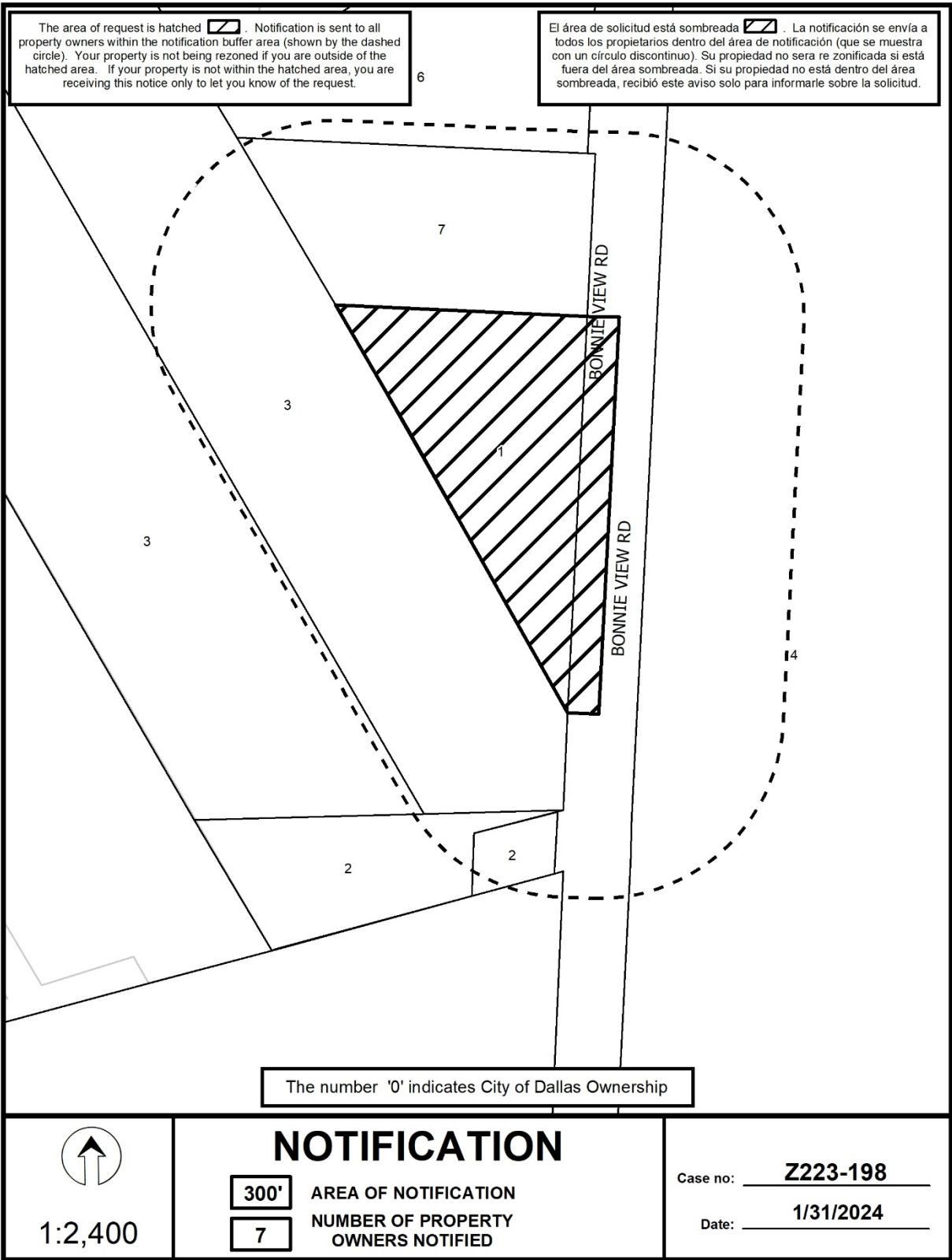
Market Value Analysis A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/31/2024



Z223-198(MP)

01/31/2024

Notification List of Property Owners

Z223-198

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9300 BONNIE VIEW RD	FINAL LIQUIDATION OUTLET INC
2	9867 BONNIE VIEW RD	FENNER PAT &
3	4100 TELEPHONE RD	NFL LOGISTICS LLC
4	9890 BONNIE VIEW RD	SCM SOUTH DALLAS LLC
5	10101 BONNIE VIEW RD	HALLE PROPERTIES LLC
6	9306 BONNIE VIEW RD	BARAJAS FAMILY INVESTMENTS LLC
7	9300 BONNIE VIEW RD	LEIJA JAVIER &



City of Dallas

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

Agenda Information Sheet

File #: 24-1170

Item #: 4.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way and Murdock Road.

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

Applicant: Robert Nunez

Planner: Giahanna Bridges

Council District: 8

Z223-236(GB)

CITY PLAN COMMISSION

THURSDAY, APRIL 4, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z223-236(GB) **DATE FILED:** March 21, 2023

LOCATION: Southwest corner of Great Trinity Forest Way and Murdock Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 21,344 square feet **CENSUS TRACT:** 48113011601

OWNER: Enigman Enterprises Inc- Karim Pirani

APPLICANT: Robert Nunez

REQUEST: An application for an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned RR Regional Retail District with a D-1 Liquor Control Overlay. The property is currently developed with a general merchandise food store.
- The most recent renewal of Specific Use Permit No. 2337 was approved on June 12, 2019, for a two-year period with automatic renewal for additional two-year periods and for the use of the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less. The applicant filed for renewal of the SUP on March 21, 2023.
- The applicant requests the renewal of SUP No. 2337 for a period of two year with eligibility for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended.
- With the exception of the time limit, the applicant does not propose any changes to the existing conditions or site plan of SUP No. 2337.

Zoning History:

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

1. Z167-221: On April 10, 2018, the City Council approved an application for a Specific Use Permit to allow for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, expiring June 24, 2040, with eligibility for automatic renewal for additional twenty-year periods, located at the Northwest corner C.F. Hawn Freeway and Great Trinity Forest Way.
2. Z190-165: On August 12, 2020, the City Council approved an application for a Specific Use Permit for vehicle display, sales, and service for a five-year period located at the Northwest corner of South Buckner Boulevard and C.F. Hawn Freeway.
3. Z190-122: On March 24, 2021, the City Council approved an application for a Specific Use Permit to allow for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period located at south line of Great Trinity Forest Way east of Oklaunion Drive.
4. Z201-195: On August 14, 2021, the City Council approved an application for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period, located southeast of the intersection of Great Trinity Forest Way and Murdock Road.
5. Z212-130: On June 25, 2022, the City Council approved an application for a Specific Use Permit to allow for an office showroom/warehouse, for a ten-year period with eligibility for automatic renewal for additional ten-year periods, located along the west

line of Pleasant Drive north of the intersection of Pleasant Drive and C.F. Hawn Freeway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Great Trinity Forest Way	Principal Arterial	100 feet
Murdock Road	Major Arterial	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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	RR Regional Retail District	GMFS <3,500 sqft, motor vehicle fueling station
North	Planned Development District No. 533	Retail uses
East	RR Regional Retail District	Retail uses, motor vehicle fueling station
South	RR Regional Retail District	Retail uses
West	RR Regional Retail District	Retail uses

(All surrounding properties and the subject property have a D-1 Liquor Control overlay)

Land Use Compatibility:

The 21,344 square feet site is developed with a general merchandise or food store 3,500 square feet or less. The renewal of this SUP will not alter the current character of the surrounding areas.

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

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

- surveillance camera systems,

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

The 12 B inspection was completed on February 2, 2024.

Staff recommends approval subject to the proposed conditions. The requested renewal of SUP No. 2337 is not contrary to the public interest.

Landscaping:

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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. For the 2,700 square foot building, 14 spaces would be required. The site plan depicts 16 parking spaces.

Market Value Analysis:

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

Crime Report:

A copy of the police report of offenses recorded at this property is provided below, based on Dallas Police Department's crime statistics.

These statistics were collected in the time period between January 9, 2018 and March 1, 2024.

Offenses

Offenses (Summary)	Count of Incidents
ASSAULT – Bodily Injury Only	1
ASSAULT- Offensive Contact	4
BMV	0
BURGLARY OF BUILDING - FORCED ENTRY	1
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	0
DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	0
POSS OF DANGEROUS DRUG	0
THEFT OF PROP (AUTO ACC) <\$100 - (NOT EMP)	0
UNAUTHORIZED USE OF MOTOR VEH - AUTOMOBILE	0
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
Grand Total	7

Arrests

Arrests (Summary)	Count of Incidents
PUBLIC INTOXICATION	8
Grand Total	8

Calls

Calls (Summary)	Count of Problem
Major Disturbance	59
Loud Music Disturbance	0
Meet Compliant	
40-Other	41
40/01	15
Major Accident	4
Intoxicated Person	0
Disturbed Armed Encounter Vehicle	0
Grand Total	119

List of Officers

Corporate Entity: Enigma Enterprises

Doing Business As: Texaco

Officer: Shamim Pirani

PROPOSED CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires in **January 2026** (two years from the passage of this ordinance) but is eligible for automatic renewal for an additional two-year period pursuant to Section 51A-44.219 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 the 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.

SITE AND ZONING NOTES	
TRF	REQUIRED
LOT AREA: 10,000 SQ FT & ABOVE	PROPOSED
ZONING: RESIDENTIAL, BUSINESS, HD	
LOT COVERAGE (10%)	
BUILDING SQUARE FOOTAGE: 2,100 SQ FT	
EXISTING USE: OFFICE, RETAIL, SERVICE	
PROPOSED REQUIREMENTS	
1. MIN. LOT AREA: 10,000 SQ FT	14
2. MIN. LOT COVERAGE: 10%	14
3. MIN. LOT AREA: 10,000 SQ FT	14
4. MIN. LOT COVERAGE: 10%	14
TOTAL	56

PROPOSED SITE PLAN

A1.00

SUP APPLICATION FOR 8098 S LOOP 12

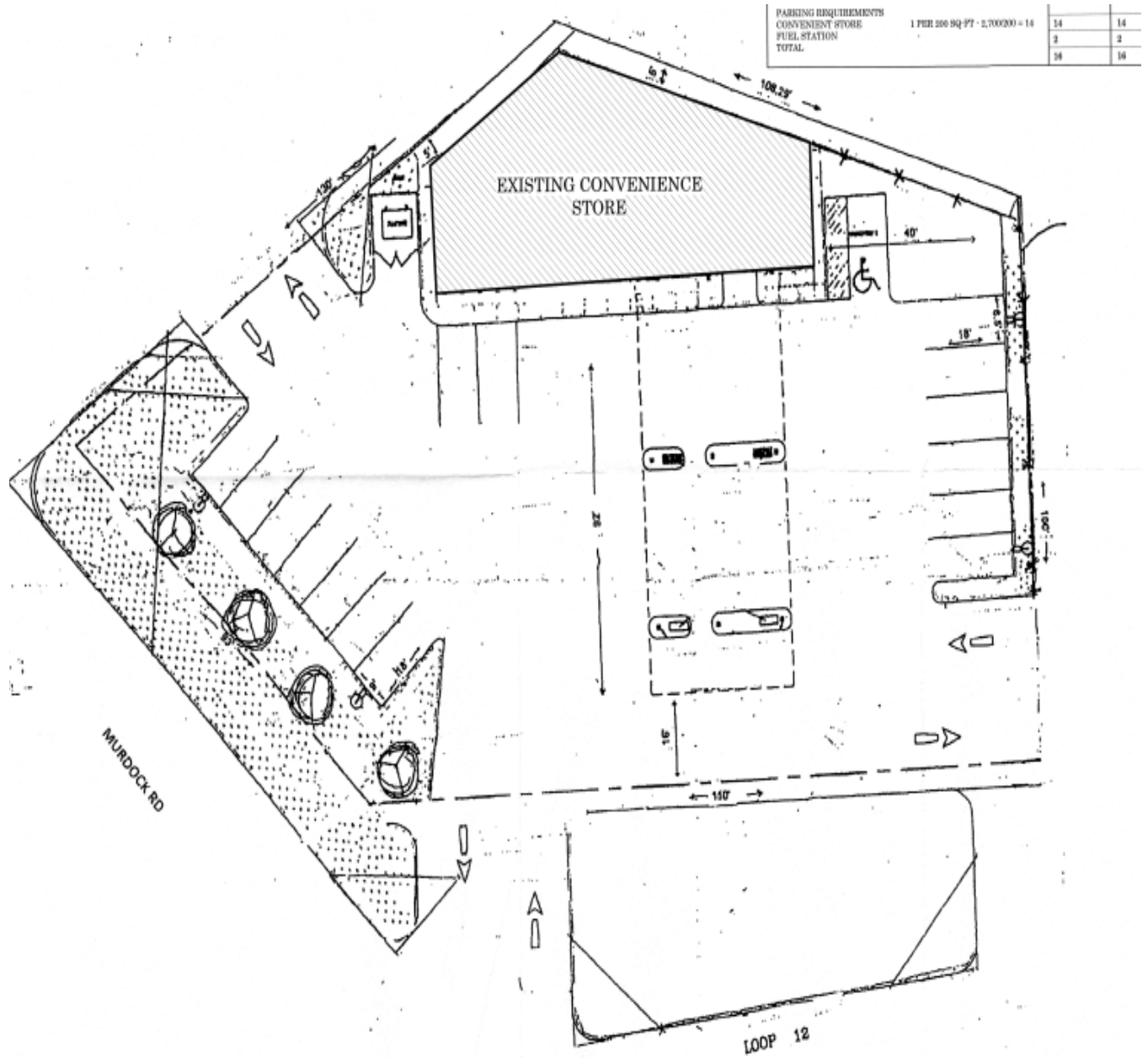
1320 Gross Rd.
Mesquite, Texas

80% Reduction
80% Reduction
80% Reduction

ALCHEMI
D.P. LLC

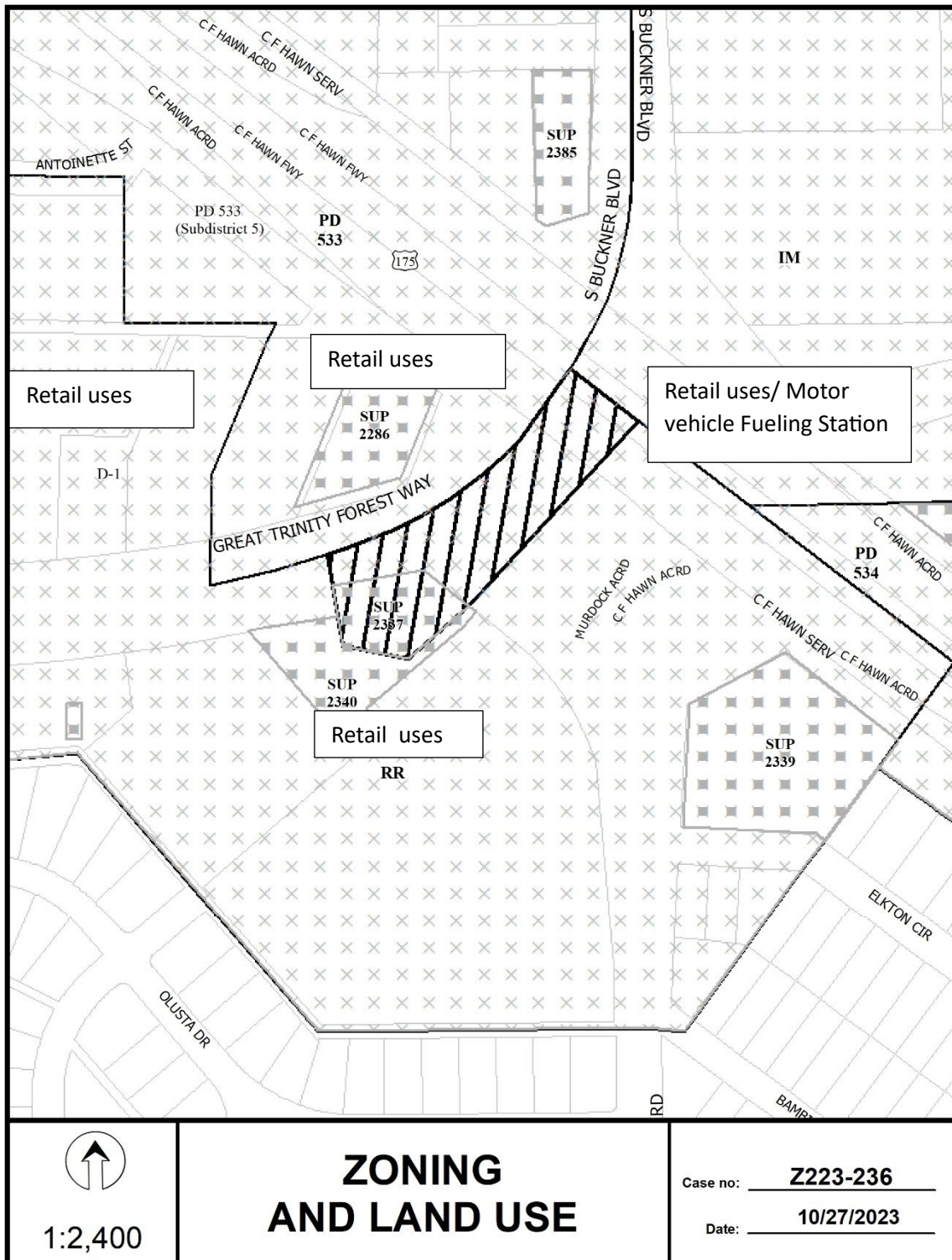
1320 Gross Rd.
Mesquite, Texas 75049

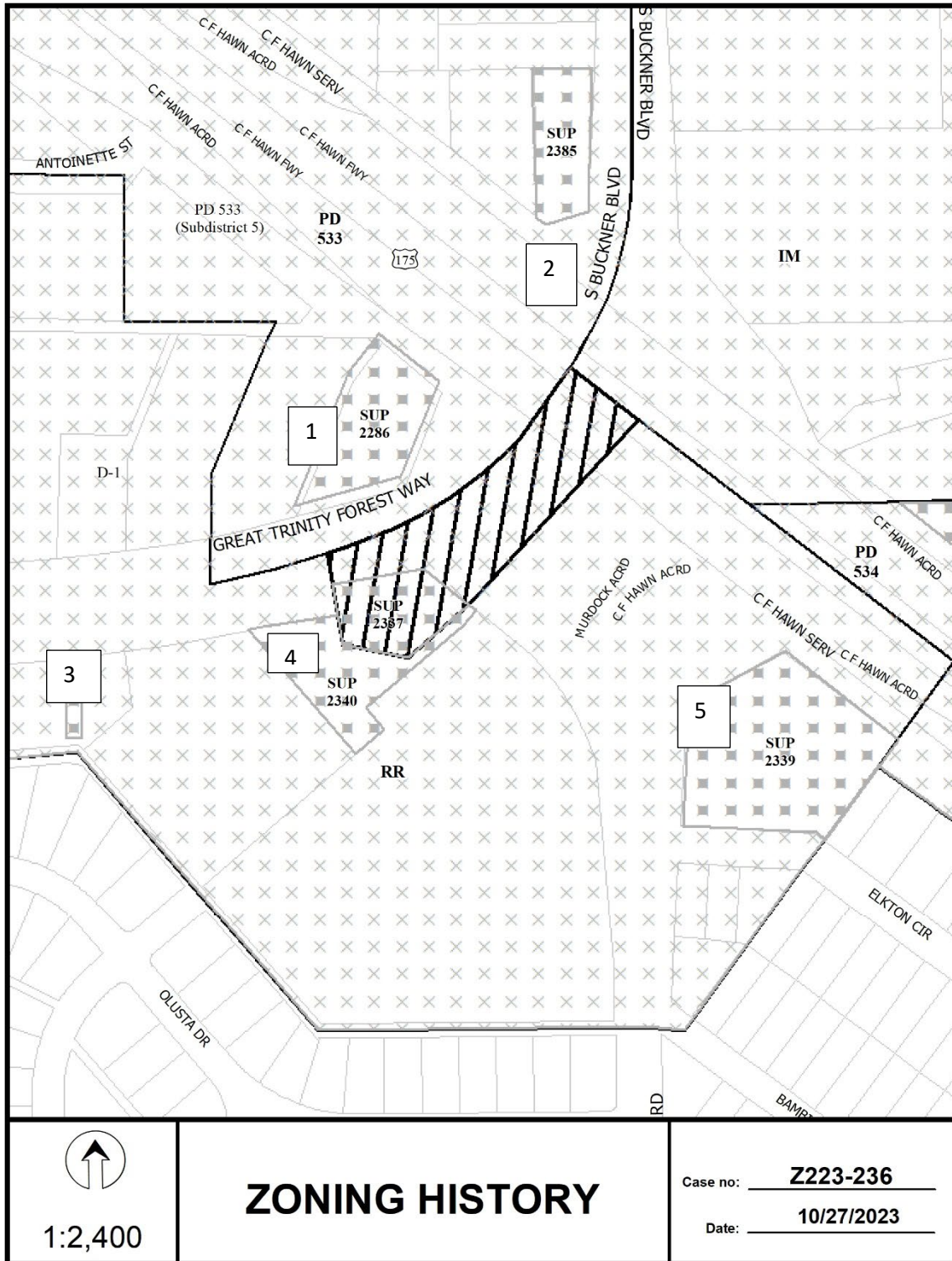
EXISTING SITE PLAN (NO CHANGES PROPOSED)
(Enlarged)

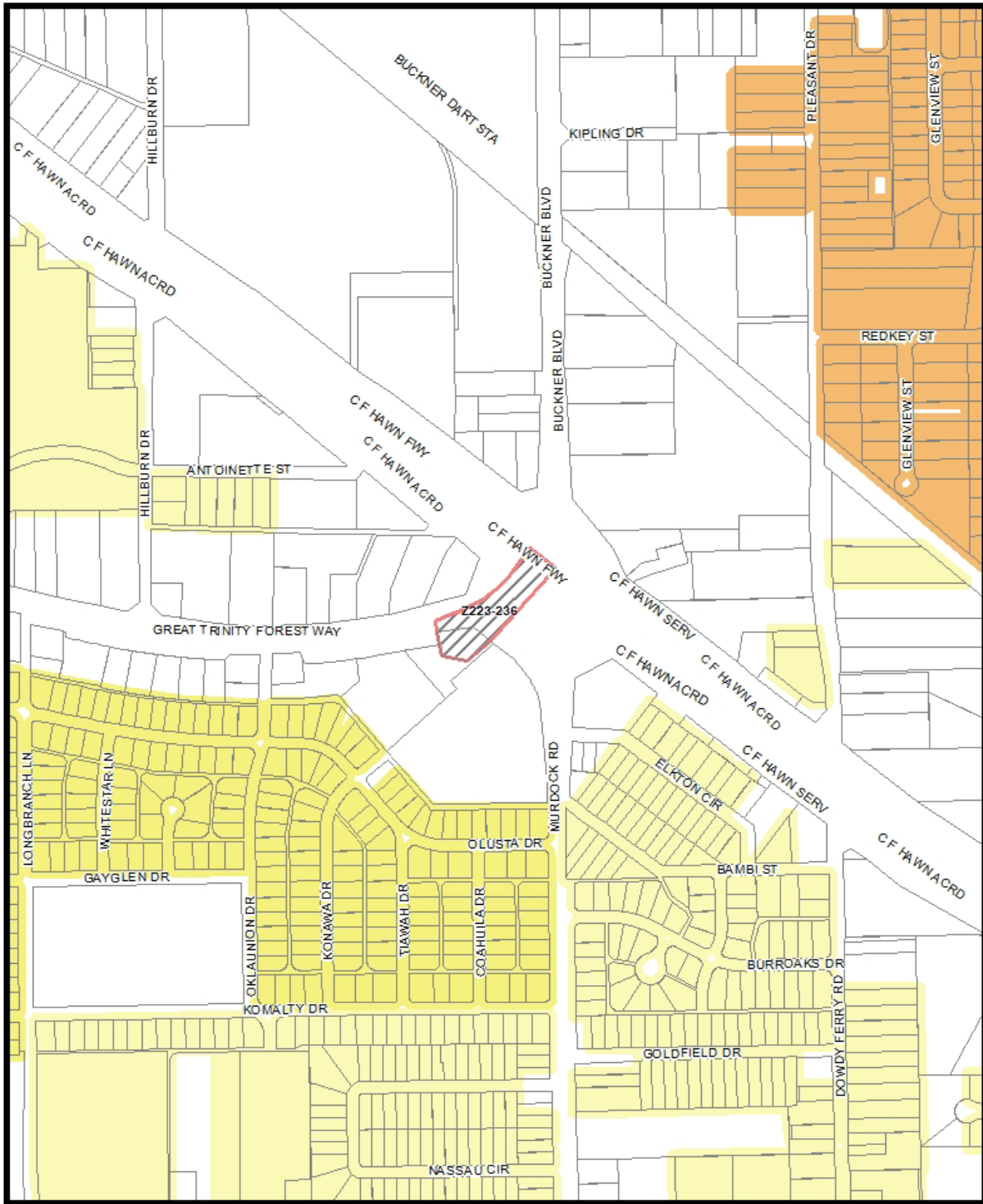












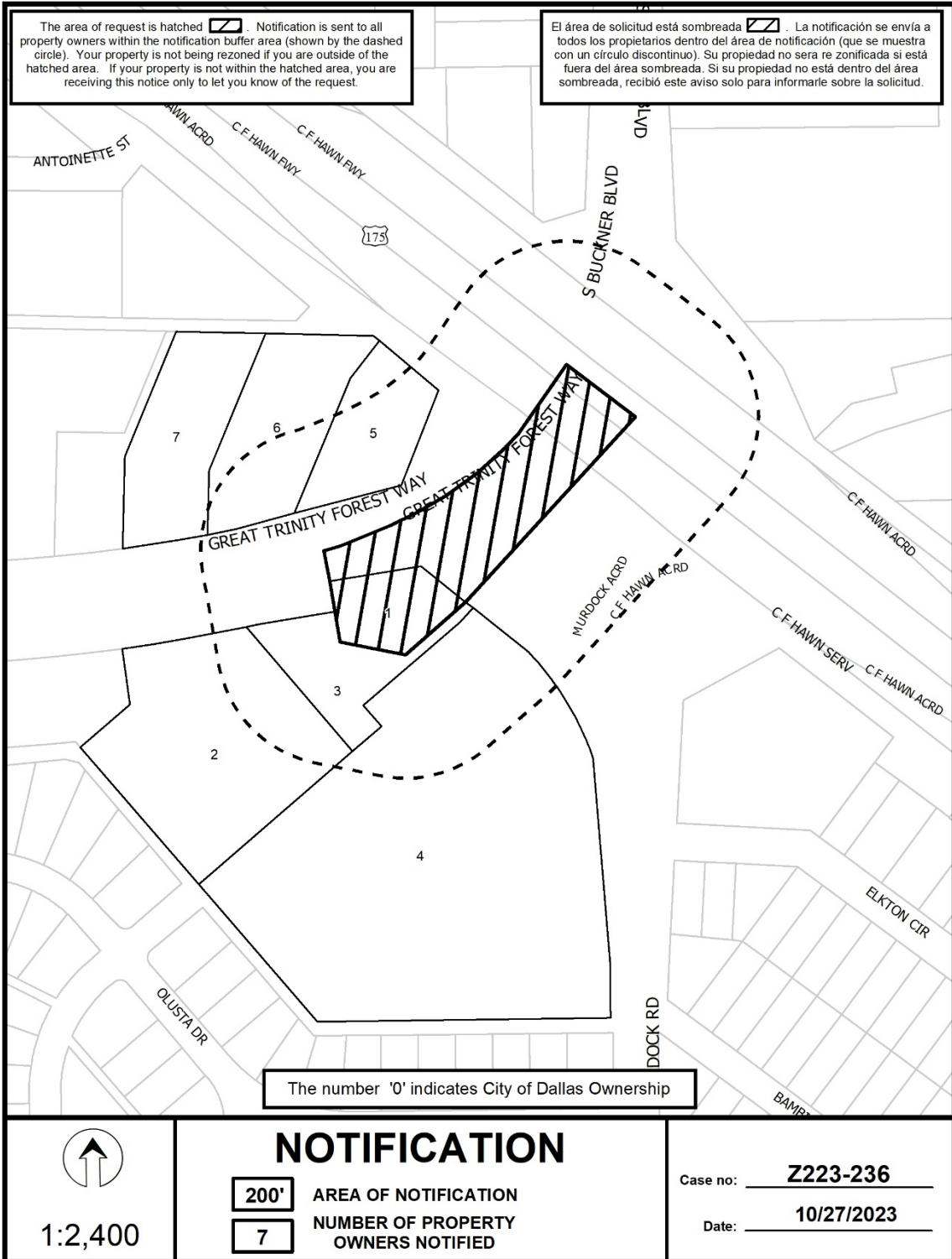
Market Value Analysis



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Market Value Analysis

Printed Date: 10/27/2023



10/27/2023

Notification List of Property Owners

Z223-236

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8098 GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
2	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
3	8000 GREAT TRINITY FOREST WAY	R & R SULEIMAN LLC
4	121 MURDOCK RD	UNITED HOUSE OF PRAYER
5	8015 C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
6	8055 GREAT TRINITY FOREST WAY	MCDONALDS USA LLC
7	8025 GREAT TRINITY FOREST WAY	COLE FD PORTFOLIO IV LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-1171

Item #: 5.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: Harbert South Bay Partners, LLC

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 13

Z223-250(LG)

FILE NUMBER: Z223-250(LG) **DATE FILED:** April 13, 2023
LOCATION: Southeast line of Inwood Road, northeast of Lemmon Avenue.
COUNCIL DISTRICT: 13
SIZE OF REQUEST: Approx. 3.035 acres **CENSUS TRACT:** 48113000609

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Harbert South Bay Partners, LLC

OWNER: Fairwood Apartments, LTD

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, lot size, density, lot coverage, parking, and design standards to allow the development of an assisted living facility.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with several two-story multifamily buildings and is zoned MF-2 District within Planned Development No. 193.
- The applicant is proposing to develop the property with an assisted living facility and a reduction in parking space requirement. The existing zoning does not allow this use, therefore, they are requesting a new subdistrict to permit this use and define terms and requirements for it.
- The conditions define the “assisted living facility” use as: a permanent residential facility, requiring an assisted living facility license from the State of Texas for all units, which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance, which may include memory care and in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a centralized kitchen with a centralized dining facility. Individual dwelling units and suites may have kitchens.
- The pedestrian realm will be enhanced by design standards that ensure a safe and activated sidewalk and require below grade parking.

Zoning History:

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

1. **Z201-152:** On April 14, 2021, City Council approved an application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use for a ten-year period with eligibility for automatic renewal for additional ten-year periods, on the east corner of Lemmon Avenue and Inwood Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Inwood Road	Principal Arterial	100 feet Bike Plan
Lemmon Wood Plaza	Local Street	50 feet
Fairfax Avenue	Local Street	50 feet
La Foy Boulevard	Local Street	60 feet

Traffic:

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

STAFF 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 DEVELOPEMNT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Land Use:

	Zoning	Land Use
Site	MF-2 Multiple Family Subdistrict, within Planned Development No. 193	Multiple-family
North	MF-2(A) Multifamily District	Multifamily
Northeast	MF-2 Multiple Family Subdistrict, within Planned Development No. 193	Multiple-family
South	TH-3 Townhouse Subdistrict, within Planned Development No. 193	Single Family
Southwest	Planned Development Subdistrict No. 5, within Planned Development No. 193	Restaurant with drive-through service
Northwest	LC Subdistrict, within Planned Development No. 193, CS Commercial Service District	Motor vehicle repair, Industrial (inside)

Land Use Compatibility:

The area of request is currently developed with several two-story apartment buildings and is zoned MF-2 Multiple Family Subdistrict within Planned Development No. 193. The site is surrounded by multiple-family use to the northeast, single family use to the south, restaurant with drive-through service use to the southwest, and motor vehicle repair use and industrial (inside) use to the northwest.

The existing MF-2 Multiple Family Subdistrict allows for the development of retirement housing use; however, it does not allow an assisted living facility use. Therefore, the applicant requests a new subdistrict within Planned Development No. 193 to allow for the development of an assisted living facility use and permit a lesser number of required parking spaces. The proposed land use would be complementary to the surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. In terms of varying from the base zoning, variations to yard, lot, and space regulations and design standards in the proposed Planned Development Subdistrict would tie to the assisted living facility use.

Staff supports the request because the proposed use will add an appropriately designed development with an additional diversity of housing.

Development Standards

Following are the development standards for the current MF-2 Subdistrict and the proposed changes within the new Planned Development Subdistrict, which otherwise uses MF-2 Subdistrict as a base.

District	Setback		Density	Height	Lot Cvrgr.
	Front	Side/Rear			
Current: MF-2 within PD No. 193	20' Single Family OTHER: 15'	Duplex Side: 5' Duplex Rear: 10' Multifamily less than 36' in height Side: 10' Multifamily less than 36' in height Rear: 10' OTHER Side: 10' OTHER Rear: 15'	2,000 sq. ft.- SF 3,000 sq. ft. each – Duplex 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR 150 sq. ft. – each add BR	36'	60% Res. 50% Nonres.
Proposed: New PDS (Assisted Living Facility use)	15'	10' Below grade parking structure: 0'	No min. lot area per dwelling unit 170 units max	36'	70%

Design Standards

The following design standards are proposed within the new Planned Development Subdistrict. Bicycle racks, benches, and trash receptables are required along each street frontage. Unobstructed sidewalks are required along all street frontages, with a minimum width of 6 feet and a minimum five-foot-wide buffer. Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street. The required transparency along Inwood Road is 15% and 12% along Lemmon Wood Plaza. Along Fairfax Avenue the transparency requirement is 20%, except 15% between Lemmon Wood Plaza and La Foy Boulevard. All parking for an assisted living facility must be located underground, except for spaces for temporary or short term use by deliveries. A minimum of 35,000 square feet of open space must be provided, or roughly 27% of the lot.

Landscaping:

Landscaping and screening will be provided in accordance with Part I of Planned Development No. 193.

Parking:

The parking and off-street loading requirements of the proposed new Subdistrict will default to Part I of Planned Development No. 193. In addition to these requirements, the assisted living facility use will require 0.7 spaces per dwelling unit or suite, which mirrors the requirement for retirement housing use in PD 193, except that no additional parking is required based on square footage of common areas. This would require a minimum of 119 spaces for the 170 maximum units.

Market Value Analysis:

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

List of Officers and Directors

Applicant:

HARBERT SOUTH BAY PARTNERS, LLC

Managing Member: Joseph P. McGonigle

Managing Member Harbert Management Company, LLC

HARBERT MANAGEMENT COMPANY, LLC

Managing Member: Kimberly Clayburn

Managing Member: Jason Harbert

PROPOSED CONDITIONS

Division S-____. PD 193 Subdistrict.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was passed by the Dallas City Council on _____, 2024.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located on Inwood Road between Bordeaux Avenue and Lemmon Avenue. The size of PD Subdistrict ____ is approximately 3.035 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(1) **ASSISTED LIVING FACILITY** means a permanent residential facility, requiring an assisted living facility license from the State of Texas for all units, which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance, which may include memory care and in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment.

(2) **OPEN SPACE** means the portion of a building site that is principally open to the sky except for building overhangs or portions of the open space area underneath a portion of a building that provides shade above the open space. Architectural elements such as colonnades, pergolas, and gazebos and/or structures supporting outdoor activities such as, but not limited to, shade structures, kiosks, or seating areas may be included in open space area. Open space may be located on top of a below ground parking structure.

(3) **SUBDISTRICT** means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S-____.105. EXHIBITS.

(a) The following exhibits are incorporated into this division for an assisted living facility:

- (1) Exhibit S-___A: assisted living facility development plan.

SEC. S-___106. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

(b) Assisted living facility. For an assisted living facility, development and use of the Property must comply with the development plan (Exhibit S-___A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-___107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in this Subdistrict; etc.

(b) The following additional main uses are permitted b right:

- Assisted living facility.

SEC. S-___108. ACCESSORY USES.

(a) In this section:

(1) ART STUDIO means a facility, within an assisted living facility and for the exclusive use of the residents, where art is displayed.

(2) CAFE OR FOOD STORE means a facility, within an assisted living facility and for the exclusive use of the residents, where food and beverages are sold to residents.

(3) DRUG FACILITY means a facility, within an assisted living facility and for the exclusive use of the residents, where drugs are dispensed.

(4) MOVIE THEATRE means a facility, within an assisted living facility and for the exclusive use of the residents, where motion pictures are shown.

(5) SALON means a facility, within an assisted living facility and for the exclusive use of the residents, where barber/beauty shop services are provided.

(b) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(c) The following accessory uses are permitted by right within this subdistrict but may not be open to the general public:

- Art studio.
- Cafe or food store.
- Community center (private).
- Drug facility.
- Game court (private).
- Movie theatre.
- Salon.
- Swimming pool (private).

SEC. S-___.109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as generally provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-family Subdistrict apply.

(b) Assisted living facility. For an assisted living facility, the below yard, lot, and space regulations apply.

(1) Front yards. Except as provided in this subsection, minimum front yard is 15 feet.

(i) An encroachment of an unenclosed structure is permitted within the front setback along Inwood Road provided it is less than 16 feet in height.

(ii) A screening fence with a maximum height of 9 feet may be located within the front yards on La Foy Boulevard and Fairfax Avenue in front of the loading and service area.

(ii) Below grade parking structures may extend into the front yard.

(2) Side and rear yard: Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(C) Below grade parking structures may extend into the side and rear yards.

(3) Minimum lot area. For an assisted living facility, no minimum lot area per dwelling unit or suite.

(4) Density. Maximum number of dwelling units and suites is 170.

(5) Lot Coverage. Maximum lot coverage is 70%.

SEC. S-____.110.

URBAN DESIGN STANDARDS FOR AN ASSISTED LIVING FACILITY

(a) Pedestrian amenities. Along each street frontages, a minimum of two of each of the following pedestrian amenities must be provided:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(b) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

- (1) Architecturally prominent public entrance.
- (2) Canopy.
- (3) Awning.
- (4) Attached tower.
- (5) Turret.

(c) Building articulation. Street-facing facades must provide articulation that is a minimum depth of 2 feet variation within the vertical plane at least once every 100 feet of façade length.

(d) Sidewalks.

(1) At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

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

(3) A minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along all street frontages.

(e) Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street

(f) Minimum required open space is 35,000 square feet.

(g) Minimum required transparency for street-facing facades:

(1) Along Inwood Road: 15%.

(2) Along Fairfax Avenue: 20%, except 15% between Lemmon Wood Plaza and La Foy Boulevard.

(3) Along Lemmon Wood Plaza: 12%.

SEC. S-____.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Assisted living facility._

(1) All parking must be located underground. Only surface parking intended for short term pick up and drop off is permitted.

(2) Required parking for an assisted living facility is 0.7 spaces per dwelling unit or suite.

SEC. S-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.113. LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this article.

SEC. S-____.114. SIGNS.

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

SEC. S-____.115. ADDITIONAL PROVISIONS.

(a) In general.

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

(2) 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.

(3) Except as provided in this division, development and use of the Property must comply with Part I of this article.

(b) Retirement housing. Retirement housing may have a common dining facility.

(c) Assisted living facility. Assisted living facility may have centralized kitchens where food is prepared and centralized dining facilities. Individual dwelling units and suites may have kitchens.

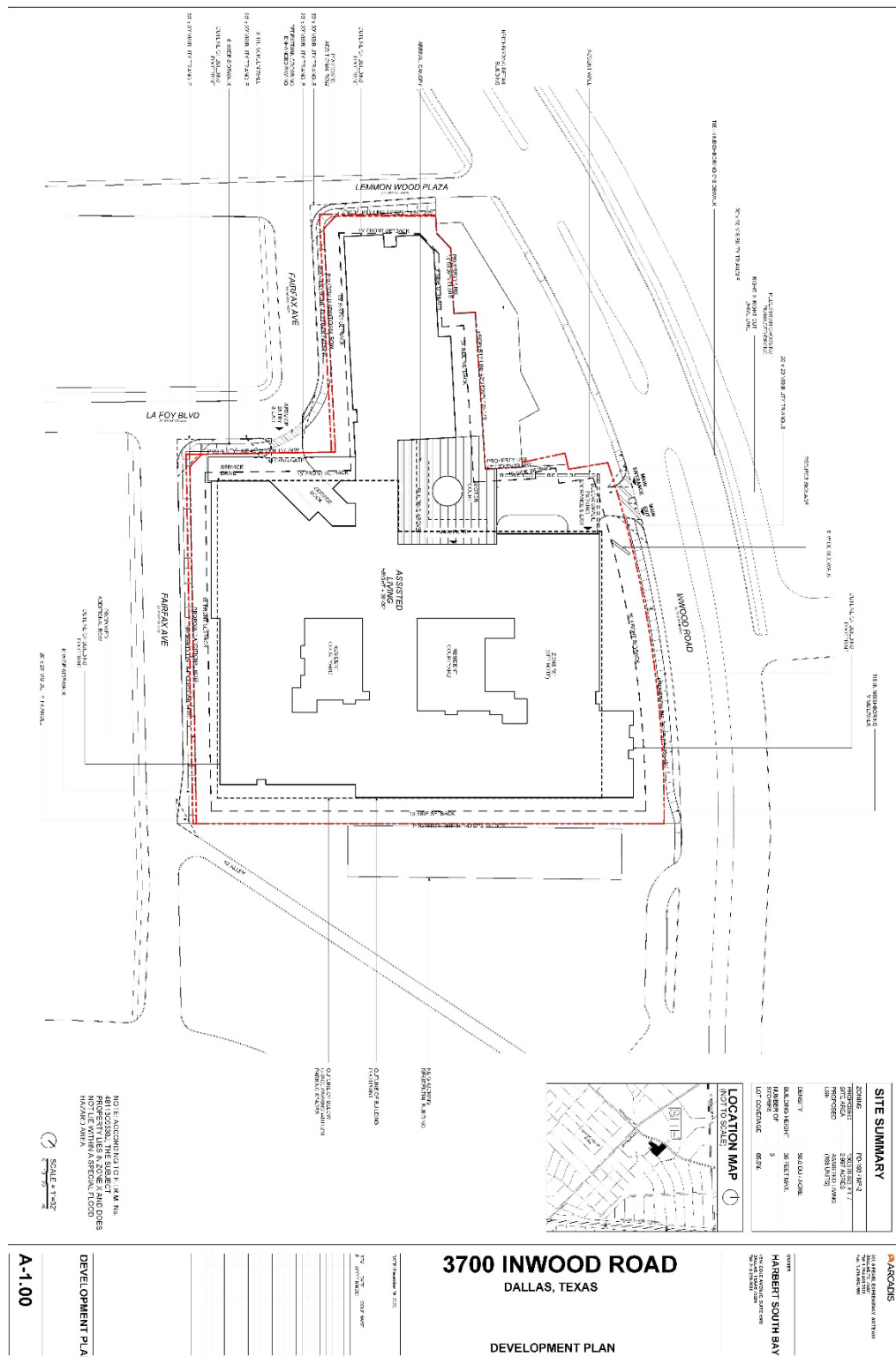
SEC. S-___.116.

COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the 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 subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

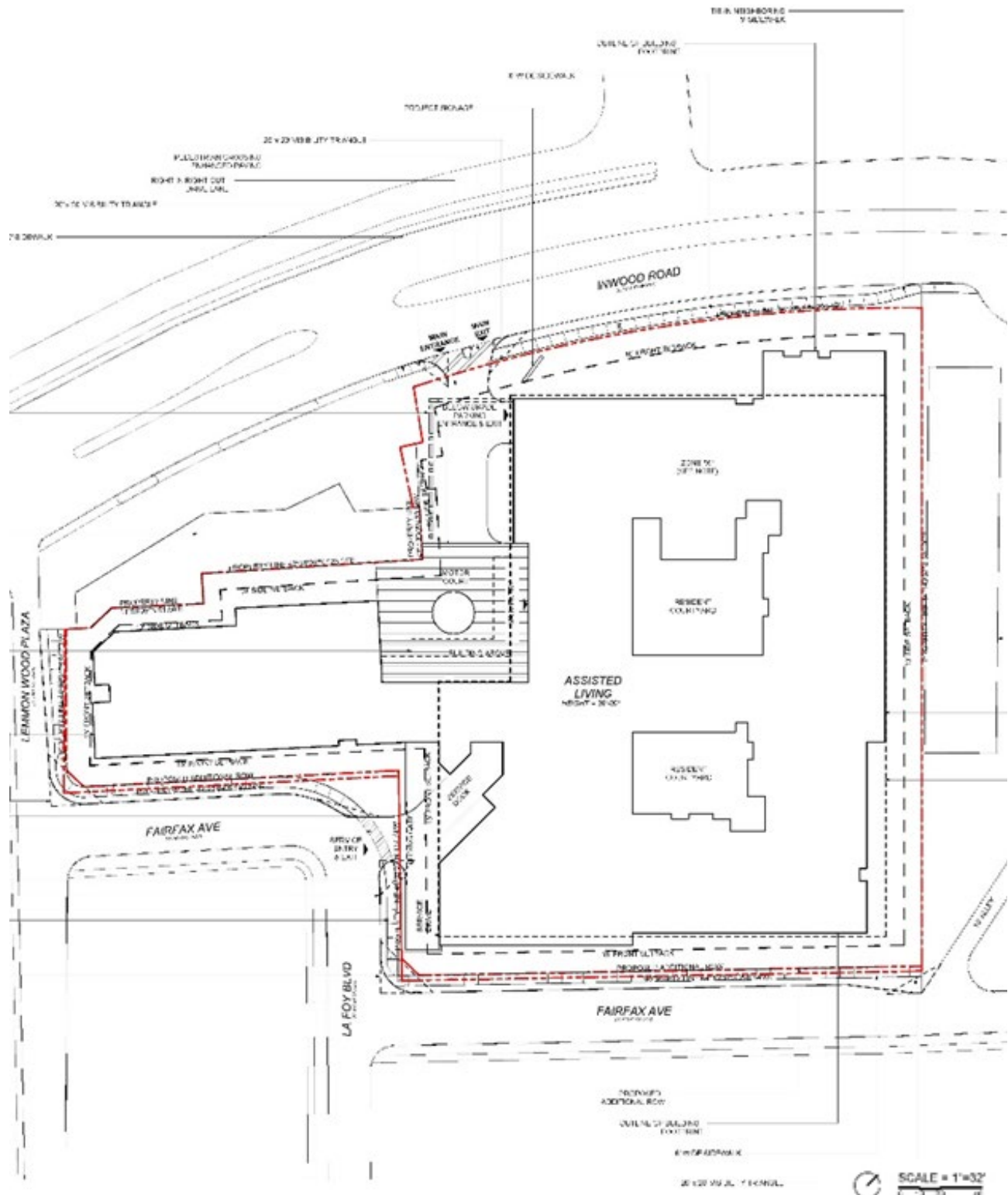
PROPOSED DEVELOPMENT PLAN

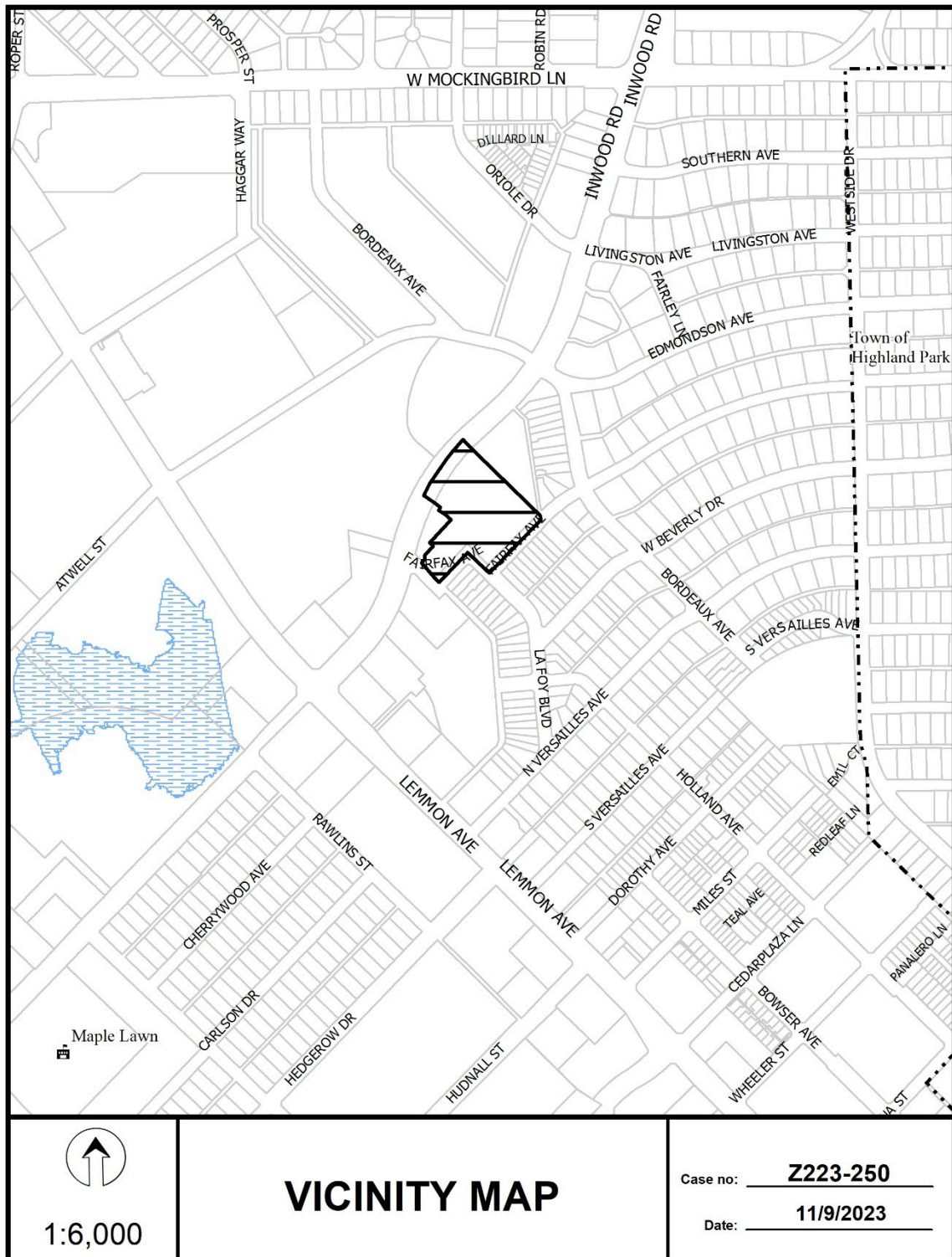


Z223-250(LG)

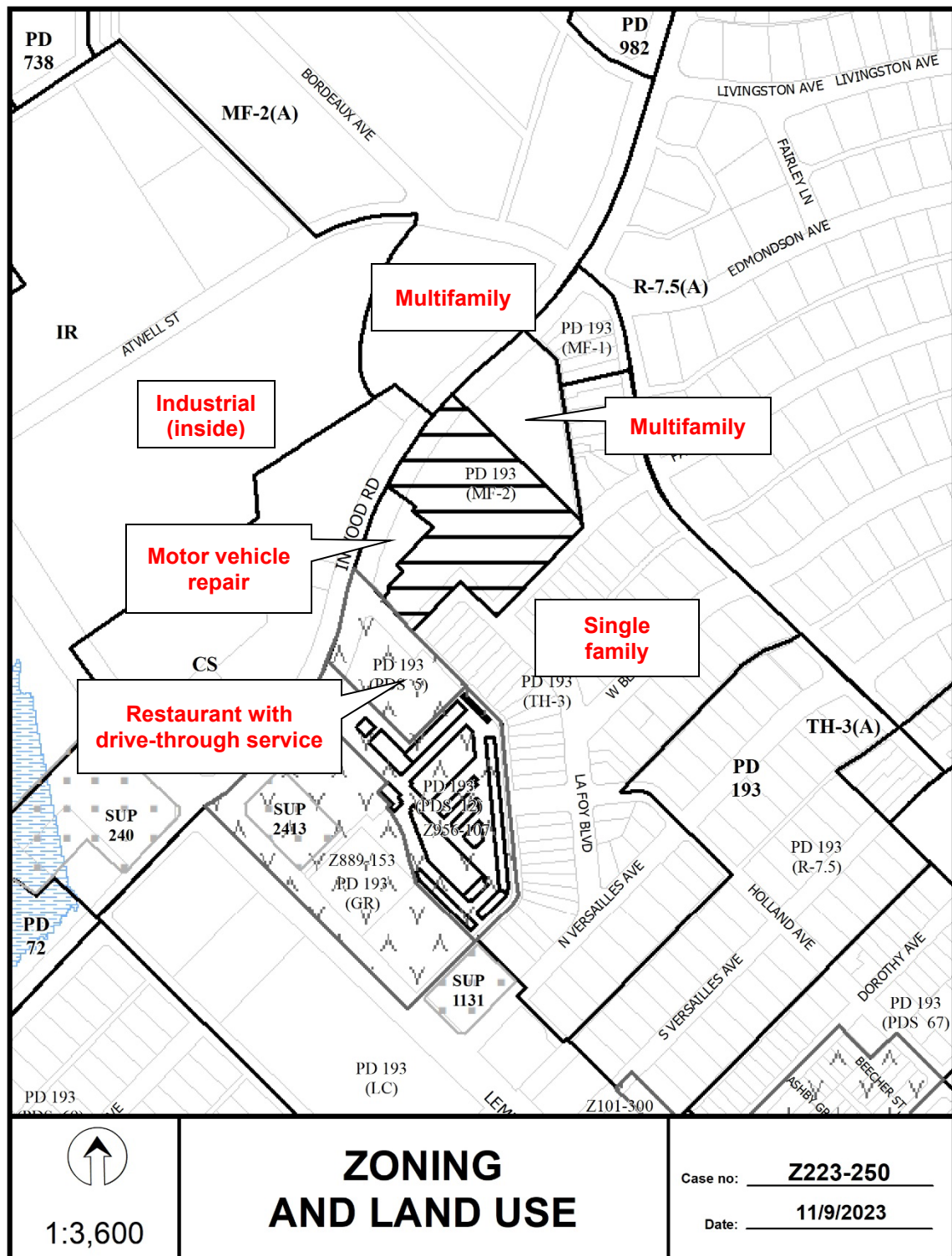
PROPOSED DEVELOPMENT PLAN

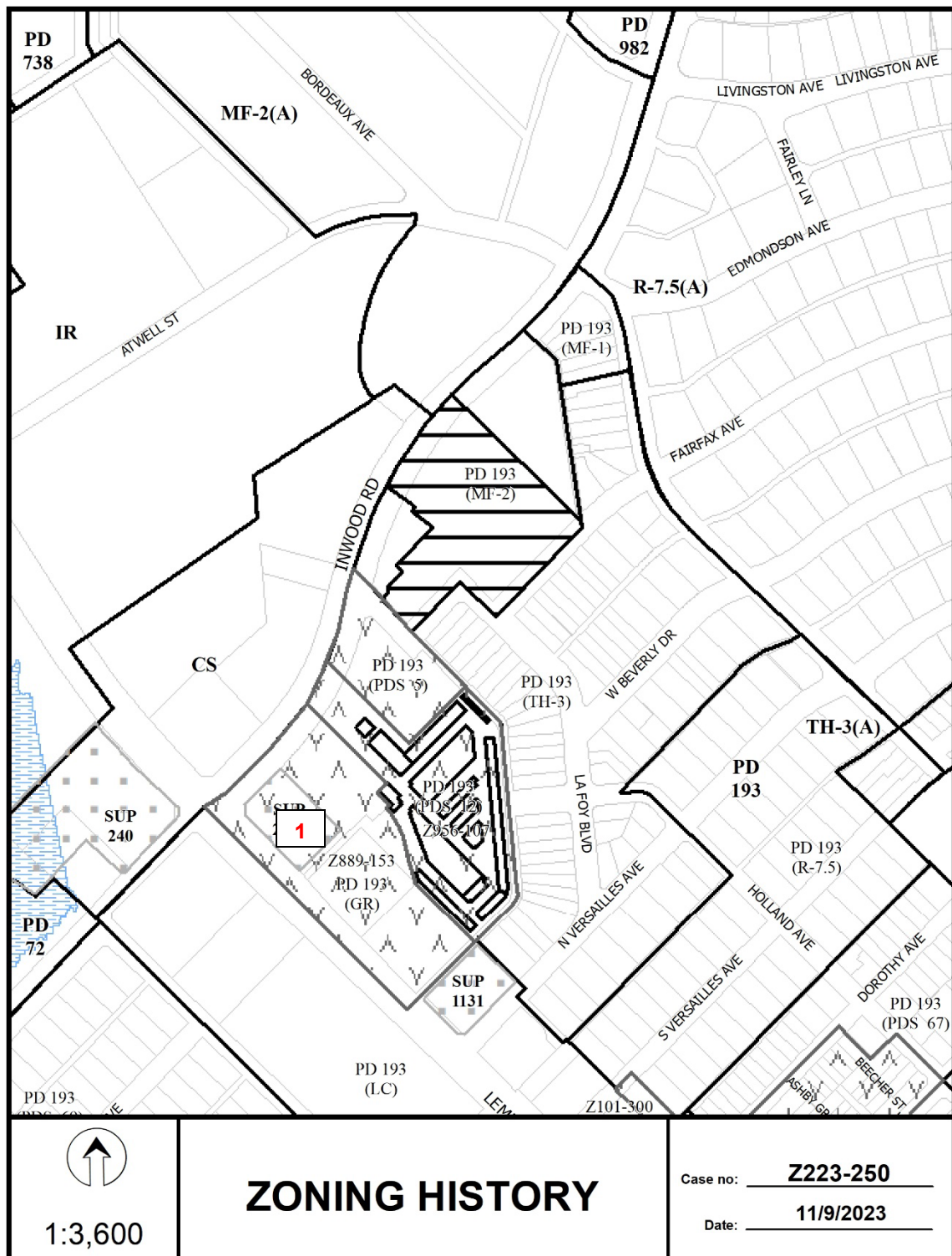
(Enlarged)

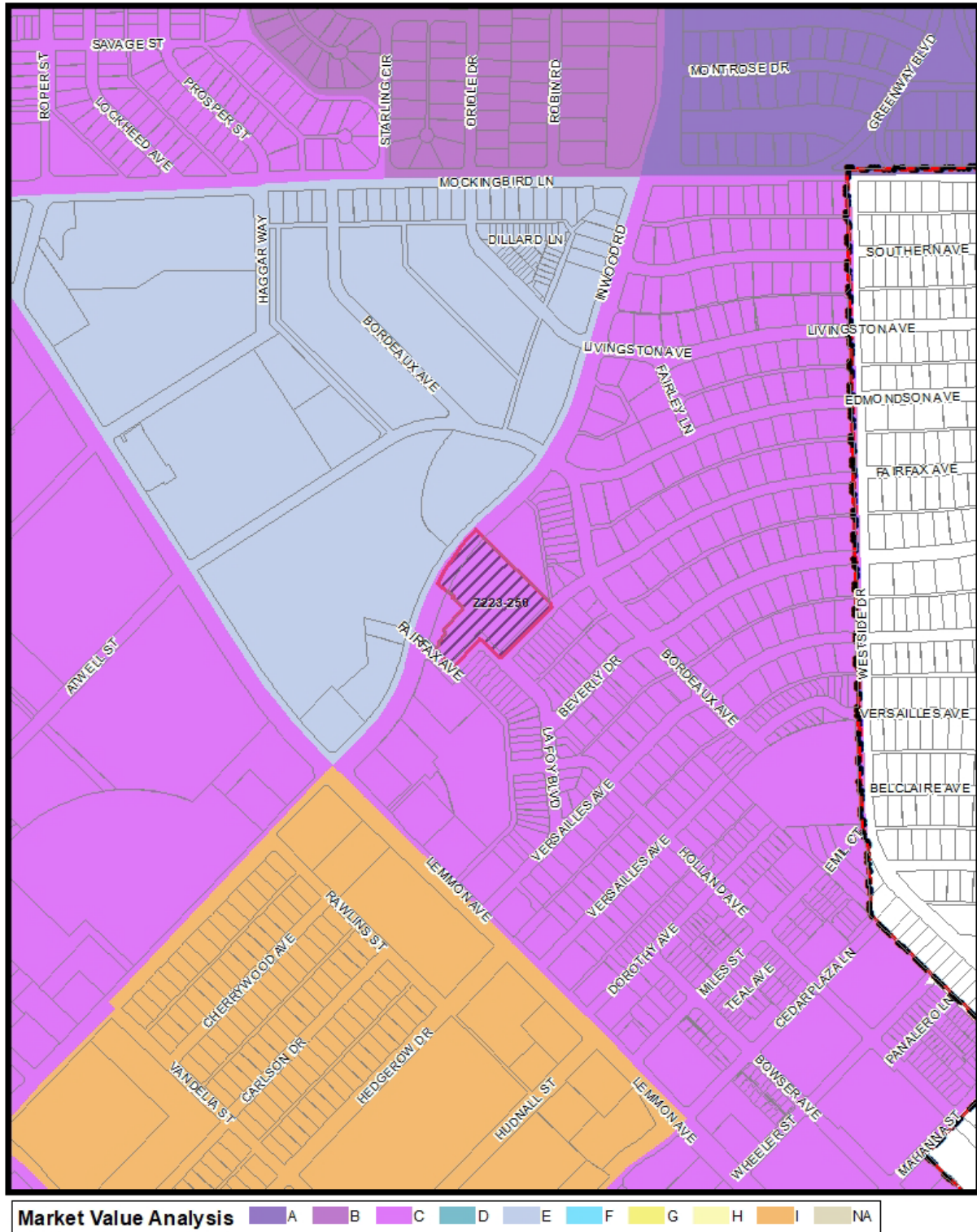












1:6,000

Market Value Analysis

Printed Date: 1/10/2024



11/09/2023

Notification List of Property Owners***Z223-250******272 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3700 INWOOD RD	FAIRWOOD APARTMENTS LTD
2	3620 INWOOD RD	CQFT LLC
3	5519 LA FOY BLVD	WITCHER RUCKER D
4	3728 W BEVERLY DR	LILLY WILLIAM R
5	3724 W BEVERLY DR	LKR PROPERTIES LLC
6	3722 W BEVERLY DR	PERRY JOSEFINE ANN LIVING TRUST
7	3718 W BEVERLY DR	SL HUMPHRIES LLC
8	3714 W BEVERLY DR	DPC BEVERLY LLC
9	3706 W BEVERLY DR	JACKSON HENRY LLC
10	3722 FAIRFAX AVE	MDS CUSTOM BUILDERS
11	3716 FAIRFAX AVE	ALSOP CHARLES ROYCE
12	3718 FAIRFAX AVE	WEBSTER WINSTON SCOTT
13	3712 FAIRFAX AVE	BIRKELAND BRYAN &
14	3710 FAIRFAX AVE	DHAROD CHRIS SUNIL
15	3708 FAIRFAX AVE	JAMES MARGARET & STEPHEN
16	3706 FAIRFAX AVE	MASON SCHEL CHALFANT
17	3702 FAIRFAX AVE	COLLETT THOMAS ARTHUR & JAN
18	3700 FAIRFAX AVE	SANFORD ETHAN L & NINA NIU
19	3723 W BEVERLY DR	OLERIO HOMES LLC
20	3721 W BEVERLY DR	3719 21 W BEVERLY LLC
21	3717 W BEVERLY DR	BROWN JAMES R & NANCY D
22	3715 W BEVERLY DR	KHURANA EDITH TR
23	3709 W BEVERLY DR	FELDMAN ELLEN M &
24	3711 W BEVERLY DR	PEARL ALISON
25	3707 W BEVERLY DR	MOORER CONNIE &
26	3705 W BEVERLY DR	WILKINSON KATHRYN A

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5607 LA FOY BLVD	JOHNSON OLIVER F &
28	5609 LA FOY BLVD	SKWERES TRAVIS &
29	5619 LA FOY BLVD	DRAKE CHRISTOPHER &
30	5621 LA FOY BLVD	JOE FELICIA NICOLE
31	5625 LA FOY BLVD	MADDEN WALES H III & NITA M
32	5627 LA FOY BLVD	BRIDGET JOHNSTON
33	5633 LA FOY BLVD	BLOODWORTH JOE & LUCY
34	5631 LA FOY BLVD	MORRIS A LEE
35	5637 LA FOY BLVD	NEUMANN CHERYL A
36	5635 LA FOY BLVD	HEFFINGTON TOM D
37	5641 LA FOY BLVD	EVANS CARL L JR
38	5643 LA FOY BLVD	GIORDANO JONN V
39	5203 EDMONDSON AVE	AUMAN SHERRILL LEONARD JR
40	6007 BORDEAUX AVE	SPENCE CHARLES M
41	6009 BORDEAUX AVE	WEISFELD RONALD A
42	6017 BORDEAUX AVE	CROSSLEY DELIA STALEY &
43	6109 BORDEAUX AVE	DEPRIEST ALEXANDRA
44	6111 BORDEAUX AVE	LINDGREN PAMELA
45	6121 BORDEAUX AVE	JENSEN MARTIN R & JENNIFER JO
46	6123 BORDEAUX AVE	CARTER ROBERT III & JENNIFER P
47	6125 BORDEAUX AVE	STOOL MARIA TERESA S M
48	6129 BORDEAUX AVE	SCHMIDT PATRICIA
49	6131 BORDEAUX AVE	KEHOE ANDREW
50	5204 EDMONDSON AVE	MIES STEVEN MANAGEMENT TRUST
51	5210 EDMONDSON AVE	REYNOLDS COURTNEY
52	3815 W BEVERLY DR	MURRAY CATHERINE FONDREN &
53	3809 W BEVERLY DR	GIBBONS KYLE ENGLAND
54	3801 W BEVERLY DR	COOPER LEE &
55	3735 W BEVERLY DR	CUSTER WALTER J JR LIFE EST &
56	3731 W BEVERLY DR	GILES FAMILY LIVING TRUST &
57	3733 W BEVERLY DR	GILES FAMILY LIVING TRUST

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3724 FAIRFAX AVE	RL RESIDENCES LLC
59	3730 FAIRFAX AVE	LARKIN JAMES E & CYNTHIA A SCHUERMANN
60	5919 BORDEAUX AVE	BOUNDS SUSAN D & WILLIAM G
61	3740 W BEVERLY DR	TURNER MICHAEL S
62	3734 W BEVERLY DR	WOODLAWN PROPERTIES LLC
63	3802 W BEVERLY DR	FERRETTI JOSEPH J &
64	3807 FAIRFAX AVE	YEE KIM
65	3815 FAIRFAX AVE	LANDEN JAMES E JR &
66	3821 FAIRFAX AVE	MONTGOMERY DAKON Q & KIMBERLY R
67	3806 FAIRFAX AVE	BUENO GONZALO
68	3814 FAIRFAX AVE	PALTER KATHLEEN
69	3822 FAIRFAX AVE	SMITH PETER G
70	3605 INWOOD RD	KAYCEETEE PARTNERS LLC
71	6201 BORDEAUX AVE	CHEVELLE APT GROUP LLC
72	5636 LEMMON AVE	5636 LEMMON LLC
73	3602 INWOOD RD	RETAIL BUILDINGS INC
74	3540 INWOOD RD	CONSTANCE LEMMONWOOD LTD
75	3524 INWOOD RD	HALLE PPTIES LLC
76	5622 LEMMON AVE	CONSTANCE LEMMONWOOD LTD
77	3540 INWOOD RD	STORAGE TRUST PROPERTIES
78	3700 W BEVERLY DR	SCOTT RAY
79	5606 LA FOY BLVD	TERAUCHI STEPHANIE YUKO
80	5602 LA FOY BLVD	SCHMITZ JAMES MACINTYRE &
81	5601 LA FOY BLVD	THOMPSON VAUGHN
82	5603 LA FOY BLVD	KENDALL E J
83	5611 LA FOY BLVD	SCHERMER ZACHARY & DENISE
84	5615 LA FOY BLVD	PIERCEALL RYAN
85	3727 FAIRFAX AVE	JONES CLAY ELLIS
86	3725 FAIRFAX AVE	FERRANTE KARIN AGIUS &
87	6000 LEMMON AVE	RAYTHEON COMPANY
88	3515 INWOOD RD	ASBURY DALLAS VOL LLC

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5704 LEMMON AVE	COLE AMY W CAMPBELL
90	5704 LEMMON AVE	CAMPBELL HENRY V III
91	6473 BORDEAUX AVE	WELTY KAREN D
92	6475 BORDEAUX AVE	ROSSON JIM C
93	6477 BORDEAUX AVE	TALLEY MARK
94	6479 BORDEAUX AVE	KUEHL ANNE D
95	6481 BORDEAUX AVE	HALL FAITH N &
96	6483 BORDEAUX AVE	HALLMAN KATRINA
97	6485 BORDEAUX AVE	KENNY EILEEN M
98	6487 BORDEAUX AVE	COOPER TRUMAN
99	6489 BORDEAUX AVE	SEPTIEN CESAR HERRERA
100	6491 BORDEAUX AVE	ARM REAL ESTATE LLC
101	6493 BORDEAUX AVE	MITCHELL JAMES MICHAEL &
102	6495 BORDEAUX AVE	OHMER JEFFREY D
103	6497 BORDEAUX AVE	JONES LISA D
104	6499 BORDEAUX AVE	SMITH MICHAEL J
105	6461 BORDEAUX AVE	JEFFERY ELISE
106	6463 BORDEAUX AVE	CRONE MARY ELLEN
107	6465 BORDEAUX AVE	EHG LLC
108	6467 BORDEAUX AVE	GATEWOOD ROBERT H JR &
109	6469 BORDEAUX AVE	WHITE CHARLES CLAYTON
110	6471 BORDEAUX AVE	SMITH YARISA D
111	6453 BORDEAUX AVE	YOCH MANAGEMENT TRUST
112	6455 BORDEAUX AVE	HAMMES DULCINEA NICOLE
113	6457 BORDEAUX AVE	FOSTER JEAN C
114	6459 BORDEAUX AVE	TURLEY STEPHEN D
115	6413 BORDEAUX AVE	JENNINGS ZACHARY EDWARD
116	6415 BORDEAUX AVE	WHITEHILL MARGARET LEE
117	6417 BORDEAUX AVE	HAUGH JOSEPH E &
118	6419 BORDEAUX AVE	MAYO MICHEAL J
119	6421 BORDEAUX AVE	MAY ELEANOR S

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6423 BORDEAUX AVE	BECK JENNIFER L
121	6425 BORDEAUX AVE	CLAYTON SARAH
122	6427 BORDEAUX AVE	KLEIN STEVEN F & DANA C
123	6429 BORDEAUX AVE	GOFORTH GEORGE
124	6431 BORDEAUX AVE	SMITH NATHAN SAMUEL
125	6433 BORDEAUX AVE	HALL TYLER
126	6435 BORDEAUX AVE	HARP CRYSTAL
127	6437 BORDEAUX AVE	GUTIERREZ CHRISTOPHER M
128	6439 BORDEAUX AVE	SONNIER SCHALACEY
129	6441 BORDEAUX AVE	REZAI CAMERON PARKER &
130	6443 BORDEAUX AVE	RUSHING JUSTIN ALEXANDER &
131	6445 BORDEAUX AVE	NOSENCHUK ROBERT & WENDY
132	6447 BORDEAUX AVE	KNIGHT LAURA CHRISTINE
133	6449 BORDEAUX AVE	JAMIEETHAM KANNIKAR
134	6451 BORDEAUX AVE	SONG FAMILY REVOCABLE TRUST THE
135	6401 BORDEAUX AVE	KELLEY NANCY
136	6403 BORDEAUX AVE	KRITTENBRINK CHRISTOPHER
137	6405 BORDEAUX AVE	HUSSAIN NAVAID
138	6407 BORDEAUX AVE	PERRY RICHARD
139	6409 BORDEAUX AVE	MCGOWAN RHONDA
140	6411 BORDEAUX AVE	THOMAS JONATHAN T
141	6337 BORDEAUX AVE	MEULENAERE DAVID K
142	6339 BORDEAUX AVE	GALLAGHER PAT
143	6341 BORDEAUX AVE	DOSSETT DENNIS L
144	6343 BORDEAUX AVE	RUEDEMANN NANCY SUE
145	6345 BORDEAUX AVE	WILDBURGER ADELLE M
146	6347 BORDEAUX AVE	ROATH KAREN D
147	6349 BORDEAUX AVE	HILL THOMAS AUSBON
148	6351 BORDEAUX AVE	HILL THOMAS A
149	6353 BORDEAUX AVE	BEASLEY MARGARET L
150	6359 BORDEAUX AVE	MEHENDELE NEELESH H ETAL

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6361 BORDEAUX AVE	HEIMLICH ERIC V & CYNTHIA R
152	6363 BORDEAUX AVE	WILDBURGER ADELLE M
153	6365 BORDEAUX AVE	ADAMEK JOHNNY R &
154	6367 BORDEAUX AVE	USRY CHERYL A
155	6369 BORDEAUX AVE	TENISCI JOSHUA
156	6371 BORDEAUX AVE	HUNTER RICHARD B JR
157	6373 BORDEAUX AVE	LULSEGED LIDYA ASSEFA
158	6375 BORDEAUX AVE	FIGURELLI BARBARA
159	6456 BORDEAUX AVE	BORDEAUX 6456 LAND TRUST
160	6458 BORDEAUX AVE	MOITZ MELISSA & RICHARD JR
161	6460 BORDEAUX AVE	SCHULTZE ULRIKE
162	6462 BORDEAUX AVE	FAUSETT SCOTT K
163	6464 BORDEAUX AVE	ROSENTHAL JOSEPHINE A
164	6466 BORDEAUX AVE	RODRIGUEZ CARLOS EDINSON &
165	6468 BORDEAUX AVE	TFO REALTY LLC
166	6470 BORDEAUX AVE	COWLEY KAREN H
167	6472 BORDEAUX AVE	KAZI SABIHA
168	6474 BORDEAUX AVE	FREEMAN REBECCA E
169	6476 BORDEAUX AVE	HINOJOSA ALICIA C
170	6478 BORDEAUX AVE	LEWIS SHERIDAN F
171	6480 BORDEAUX AVE	D & L BORDEAUX LLC
172	6482 BORDEAUX AVE	MBLS REVOCABLE TRUST
173	6484 BORDEAUX AVE	COLLINS CHRISTA
174	6488 BORDEAUX AVE	BOGAN MADELEINE
175	6490 BORDEAUX AVE	MCMAHON LAUREN K
176	6492 BORDEAUX AVE	LUCAS CHRISTINA MARIE
177	6496 BORDEAUX AVE	DETOTA JORDAN TIMOTHY
178	6498 BORDEAUX AVE	FRANK PORFIRIA J
179	6444 BORDEAUX AVE	PRETZLAFF KARA &
180	6446 BORDEAUX AVE	CODY CRISTAL L
181	6448 BORDEAUX AVE	KOBS MAX

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6450 BORDEAUX AVE	AMINMAHMOUDI MASOUMEH &
183	6452 BORDEAUX AVE	FREEMAN CARRA
184	6400 BORDEAUX AVE	GASS CHARLEEN S
185	6402 BORDEAUX AVE	HINOJOSA EMMANUEL
186	6404 BORDEAUX AVE	GAMBER JOY ELAINE & ROYAL NATHANIEL
187	6406 BORDEAUX AVE	WAGNER RACHEL
188	6408 BORDEAUX AVE	SHIELDS JOSEPH M
189	6410 BORDEAUX AVE	SARVER HEATHER L
190	6412 BORDEAUX AVE	JONES CATHERINE
191	6414 BORDEAUX AVE	UNGUREANU VANDA
192	6416 BORDEAUX AVE	SMITH OLIVIA GRACE
193	6418 BORDEAUX AVE	YEGRES HARRY F &
194	6420 BORDEAUX AVE	BURNS SHERILYN JOY
195	6422 BORDEAUX AVE	PASS JOHN
196	6424 BORDEAUX AVE	KOBS JEFFREY & HEATHER
197	6426 BORDEAUX AVE	PORTER RONALD JAMES
198	6428 BORDEAUX AVE	SEARIGHT DANIEL S
199	6430 BORDEAUX AVE	CLIFTON DOUGLAS W
200	6432 BORDEAUX AVE	NALL STEVE
201	6434 BORDEAUX AVE	HALL JEFFREY A
202	6436 BORDEAUX AVE	MORGAN MELISSA BETH ET AL
203	6438 BORDEAUX AVE	ENLOW FAMILY TRUST
204	6440 BORDEAUX AVE	PORCARI CYNTHIA L
205	6442 BORDEAUX AVE	SANDOVAL BARRY D
206	6336 BORDEAUX AVE	MELISH LEONARD JEROME JR
207	6338 BORDEAUX AVE	VISSER JOHN E
208	6340 BORDEAUX AVE	MONTGOMERY MARGARET
209	6342 BORDEAUX AVE	HURST JAMES C
210	6344 BORDEAUX AVE	GERTSON CAROL A
211	6346 BORDEAUX AVE	JOHNSON JIM S & SUSAN H
212	6348 BORDEAUX AVE	SHEIKH KHADIJA

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	6350 BORDEAUX AVE	ENKE ERINN SHALENE
214	6352 BORDEAUX AVE	WITT CAROLINE W
215	6354 BORDEAUX AVE	KC&G PROPERTIES LLC
216	6356 BORDEAUX AVE	PERRYMAN KRISTAN
217	6358 BORDEAUX AVE	ZEPEDA JUAN PABLO
218	6360 BORDEAUX AVE	ROYE JAMES ANDREW
219	6362 BORDEAUX AVE	JACKSON MICHEAL W
220	6364 BORDEAUX AVE	IRWIN WILLIAM C
221	6366 BORDEAUX AVE	DION LONA JEAN
222	6368 BORDEAUX AVE	HENDRIX CHRIS E
223	6370 BORDEAUX AVE	VALDEZ AIDEN B
224	6372 BORDEAUX AVE	MCELYEA MATTHEW S
225	6374 BORDEAUX AVE	RABE HAYLEY
226	6376 BORDEAUX AVE	CROSSLEY ANNE BLAIR
227	6378 BORDEAUX AVE	FARAH MARY ELYSE
228	6324 BORDEAUX AVE	COX AMY SUE
229	6326 BORDEAUX AVE	ELDER JAMES LEE III
230	6328 BORDEAUX AVE	JOSEPH TOM S & STEFFI ALIE
231	6330 BORDEAUX AVE	PATTERSON SHERRY S
232	6332 BORDEAUX AVE	SUAREZ PETER M JR
233	6334 BORDEAUX AVE	ACTKINSON SCOTT RAY &
234	6314 BORDEAUX AVE	FERGUSON NANCY S
235	6316 BORDEAUX AVE	GONZALEZ VERONICA DARLENE
236	6318 BORDEAUX AVE	WIMSA LLC
237	6320 BORDEAUX AVE	FORD LEIGH R
238	6322 BORDEAUX AVE	DRENNAN JOHN T
239	3909 INWOOD RD	INWOOD HIGHLAND LLC
240	3909 INWOOD RD	SANTANGELO WILLIAM C MD REVOCABLE
241	3913 INWOOD RD	ALFORD LORIEN
242	3913 INWOOD RD	ROARK JUDGE FRANKLIN III
243	3917 INWOOD RD	OSTRANDER CRAIG D

Z223-250(LG)

11/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3917 INWOOD RD	KELLER ANTHONY PAUL
245	3921 INWOOD RD	MCWILLIAMS COLBY L
246	3921 INWOOD RD	WOODWARD ANTHONY JOSEPH
247	3921 INWOOD RD	4T ESTATE INVESTMENTS LLC
248	3925 INWOOD RD	PETKOVSKI JACQUELINE JO
249	3925 INWOOD RD	NEALY DEBBRA
250	3929 INWOOD RD	STEGER GROUP HOLDINGS LLC
251	3937 INWOOD RD	PIERCE SUE HELEN
252	3810 INWOOD RD	IRASTORZA RAMON
253	3810 INWOOD RD	SCHACKNOW TAMAR &
254	3810 INWOOD RD	JEFFRIES CHRISTOPHER
255	3810 INWOOD RD	ONE HOME REALTY II LLC
256	3810 INWOOD RD	ONE HOME REALTY II LLC
257	3810 INWOOD RD	ONE HOME REALTY II LLC
258	3810 INWOOD RD	MASSEY JANETT
259	3810 INWOOD RD	HARDEMAN DANNY L
260	3810 INWOOD RD	MALDONADO OSCAR J &
261	3810 INWOOD RD	3810 INWOOD LLC
262	3810 INWOOD RD	ONE HOME REALTY IV LLC
263	3800 INWOOD RD	FAULKNER SANDRA G
264	3800 INWOOD RD	ONE HOME REALTY III LLC
265	3810 INWOOD RD	GYR LISA LIFE ESTATE
266	3800 INWOOD RD	GONZALEZ RICARDO LIFE EST
267	3800 INWOOD RD	COLVIN MICKY L
268	3800 INWOOD RD	RECHY JON F
269	3800 INWOOD RD	ONE HOME REALTY V LLC
270	3810 INWOOD RD	ONE HOME REALTY V
271	3810 INWOOD RD	ONE HOME REALTY III LLC
272	3810 INWOOD RD	ONE HOME REALTY III



City of Dallas

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

Agenda Information Sheet

File #: 24-1172

Item #: 6.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street.

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

Applicant: Trademark Acquisition Limited Partnership

Representative: Tommy Mann, Winstead PC

Planner: Michael Pepe

Council District: 14

Z223-260(MP)

FILE NUMBER: Z223-260(MP) **DATE FILED:** May 24, 2023

LOCATION: An area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 3.076 acres **CENSUS TRACT:** 48113000606

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Trademark Acquisition Limited Partnership

OWNER: HEB Grocery Company, LLC

REQUEST: An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, density, lot coverage, floor area ratio, height, design standards, parking, landscaping, and mixed income housing to develop the site with residential and retail uses.

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

PD No. 193:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193>

PD No. 193 Yard, Lot, and Space:

dallascityhall.com/departments/city-attorney/articles/Exhibits/YardLotSpace.pdf

BACKGROUND INFORMATION:

- The area of request is currently zoned a GR General Retail Subdistrict and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and currently exists as multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes.
- The existing zoning districts allow the multiple family use throughout, and office use and retail uses on the southwestern half. However, the development standards of the districts limit the massing and design of the site to the existing standards of GR and MF-2.
- To build to the desired development plan, the applicant requests to adjust the development standards of the entire block, including floor area ratio and height. To accomplish this, they are requesting a new Planned Development Subdistrict (PDS) with a mixed income housing development bonus tied to an increase over a base for floor area ratio and height.
- The change in development standards would allow the applicant to spread the massing and height more evenly around the site rather than pushing it all toward Lemmon Avenue, while not increasing the overall entitlements for the site.
- The applicant also proposes modified development standards primarily related to setbacks, height, lot coverage, unit density, landscaping, and design standards.
- The public realm will be enhanced by design standards that increase transparency, ensure safe and activated sidewalks, reduce driveway sizes, and require screened parking.
- The applicant proposes a development plan, landscape plan, and conceptual plan. The development plan, in addition to the conditions, prescribes a building with height focused along Lemmon Avenue with only moderate increases in height above the base towards Bowser Avenue. The landscape plan and conditions describe the minor variations from the base Part 1 landscaping. The conceptual plan depicts how GR uses and MF-2 uses are separated on the site, while allowing it to be developed as one complex.

Zoning History:

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

1. **Z212-172:** On June 8, 2022, the City Council approved the termination of volunteered deed restrictions [Z834-110] on property zoned Planned Development Subdistrict No. 151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Oak Lawn Avenue, southwest of Lemmon Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lemmon Avenue	Principal Arterial	90 feet / 90 feet
Throckmorton Street	Local Street	60 feet
Bowser Avenue	Local Street	60 feet
Reagan Street	Local Street	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

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

Policy 4.2.3 Promote efficient, cost-effective and environmentally friendly movement of vehicles.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Comprehensive Environmental and Climate Action Plan (CECAP)

Goal 3: Dallas' communities have access to carbon-free, affordable, transportation options.

T10 Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

T14 Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

T15 Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The staff recommended conditions which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities support the low carbon and mode split goals of CECAP.

Area Plan:

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Uptown area of the plan.

The applicant's inclusion of urban design standards meets the 360's strategy to Promote Great Placemaking through the following goals:

- 1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE
- 2 ACTIVATE THE PUBLIC REALM

The project's standards for transparency, enhanced sidewalks, and pedestrian amenities all contribute to the 360 plan's placemaking and urban design goals.

Land Use:

	Zoning	Land Use
Site	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Undeveloped
Northwest	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Auto service center, Single-family (attached)
Northeast	MF-2 Multiple Family Subdistrict within PD No. 193	Multiple-family
Southeast	MF-2 Multiple Family Subdistrict and GR General Retail Subdistrict within PD No. 193	Multiple-family, restaurant without drive through
Southwest	GR General Retail Subdistrict within PD No. 193	Restaurants without drive through, office uses, retail uses

Land Use Compatibility:

The area of request consists of a collection of individual lots totaling around 133,390 square feet. The property currently includes multiple undeveloped parcels, surface parking, a vacant commercial structure, and four attached single family homes. A 15-foot

alley runs through the center of the site and stands as the boundary between the two existing zoning districts. The applicant plans to abandon this alley, but approval of this zoning case does not constitute approval of an abandonment.

Properties northeast, southeast, and southwest of the site are currently built out as multiple-family. There is a restaurant without drive-through service to the southeast across Reagan Street. Across Lemmon, there is an office building, a retail strip, and two drive-through restaurants. Across Throckmorton Street to the northwest, there is an auto service center and a single-family attached subdivision. The proposed residential and retail uses would be complimentary with the surrounding area.

The particular development standards proposed would allow a more even distribution of massing throughout the site and require a more walkable building format. The proposed conditions do not introduce commercial uses into the residential half of the block, but encourage GR General Retail uses along Lemmon Avenue, where it is most appropriate.

Overall, staff supports the applicant's request because it will add an appropriately designed development while offering additional diversity of housing. The project will include design and landscaping standards that contribute to a more active pedestrian experience in proximity to walkable retail streets, as well as design features that meet the environmental goals of the comprehensive plan and CECAP. Additionally, the request complies with the design and placemaking objectives of the 360 Plan.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Min Lot Area / unit</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-2</u> <u>PD No. 193</u>	15'	10' / 25' (No side or rear on AOR)	Studio 800 1 BR 1,000 2 BR 1,200 +1 +150 (66 1 BR total MF-2 portion)	N/A	36'	60% res 50% nonres
<u>Existing GR</u> <u>PD No. 193</u>	10' 25' above 36'	10' / 25' (No side or rear on AOR)	Studio 100 1 BR 125 2 BR 150 +1 +25 (528 1 BR total GR portion)	2.5:1	120'	80% res 80% nonres
<u>Proposed New PDS,</u> <u>PD No. 193</u>	Lemmon: 10' Throckmorton and Reagan: 15' Grade-36' 25' above 36' Bowser: 15' Grade to 36' 45' above 36'	MF-2 default: 10' / 25' (No side or rear on AOR)	Max 416 units 5% micro in addition to: Applicant: 3.5% at 61-80 (15 units) Staff: 5% at 61-80 (21 units)	Base: 2.0:1 MIH: 3.4:1	85' closest to Lemmon 36' closest to Bowser	90%

The request would see the maximum height decrease on the property from 120 feet to 85 feet.

Under the new zoning, it would decrease from the maximum of 85 feet near Lemmon, decrease to 60 feet moving northwest, and decrease to 36 feet for the northeastern most 45 feet of the property. The weighted average height across the parcels in the current zoning entitlement would be 78 feet. The weighted average of the proposed zoning configuration would be 68.4 feet, and would allow a more gradual downward slope in building height moving northeast, rather than an abrupt change in character.

The bulk is limited by the proposal to increase the existing FAR from 2.5 to 3.41.

For reference, the GR portion of the lot, which currently has a 2.5 FAR, would allow a 154,000 square foot structure on that half of the area of request. The existing MF-2 subdistrict is not governed by FAR, but is primarily limited by its maximum height of 36 feet. For this lot, the buildable square footage for the whole site with a 2.0 FAR base would be approximately 264,000 square feet. Under a 3.4 FAR, the buildable square footage would be approximately 448,000 square feet. The increase in lot coverage from 80% to 90% is appropriate as the remaining ten percent is required to be provided as

open space at street level and an additional 15% is required to be provided as open space which would likely be elevated. Generally, in a dense environment such as Oak Lawn, high lot coverages encourage effective use of land.

Design Standards

The proposed PDS must include the design standards of 4.1107 except where specified.

- Parking: Parking structures must be screened by either an active use with a minimum of 15 feet of floor area or have a similar architecture and appearance to the main structure. These 15 feet, rather than the 4.1107 typical 25 feet, allow the applicant to place their garage on the Lemmon half of the site while still locating retail between the garage and the street. Exterior openings must include a minimum of 42 inch headlight screening. Exterior surface parking is prohibited.
 - Staff recommended conditions also include reduced parking minimums in accordance with 4.1107, which helps activate private space and generate pedestrian trips.
- Sidewalks: Staff recommendation and the applicant's request call for sidewalks with a minimum of eight unobstructed feet with a five-foot landscape buffer along Lemmon Avenue. Staff recommends that all other frontages have a minimum of six foot unobstructed sidewalk with a five foot parkway. The applicant requests to reduce sidewalk widths to four feet on the northeast portion of the site on Reagan, Bowser, and Throckmorton. Although the PD conditions cannot absolve the applicant of the requirements of the Americans with Disabilities Act (ADA), four foot sidewalks are smaller than the five-foot minimum passing width for wheelchairs.
- Language has been added to clearly delineate and protect the sidewalk in proximity to on-site drive aisles. Per 4.1107, all sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Lighting: Per 4.1107, pedestrian scale lighting is required along the street frontages. Beyond providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Transparency: Per 4.1107, transparency is required to be evenly spaced along the façade. A transparent surface is required for every 25 linear feet of continuous street-fronting facade. Beyond this requirement, 40% of the ground floor along Lemmon Avenue must be transparent. This helps activate the street with a visual connection to the interior of the structure.

- Individual entries: Per 4.1107, should the applicant put residential units on the ground floor, 60% adjacent to a street would be required to have individual access to the sidewalk. This shortens walking distance for residents and activates the sidewalk throughout the block.
- Fencing: Per 4.1107, fences are required to be a maximum of four feet in the front yard. This further aids in visual interaction between the street and structure.
- Street furniture: A combination of two of the following street furniture types is required on each frontage: bicycle rack, bench, and trash receptacles.
- Open space: 13,000 square feet of open space, approximately ten percent of the property, must be located at ground level. In total, 34,000 square feet of open space must be provided either on ground floor, above ground floor, or above a parking structure.
- Driveways: Driveway widths and numbers are limited, ensuring safer pedestrian passage around the site through the public realm. Where the driveways cross sidewalks, each driveway is limited to a 25-foot maximum. Only one such driveway is permitted each on the frontages of Lemmon Avenue, Reagan Street, and Throckmorton Street. No driveways are permitted on Bowser Avenue.
- Sustainable performance features: The applicant also proposes sustainable performance features including drip irrigation and micro-mobility charging stations.

Mixed Income Housing:

The applicant is proposing to tie the increase in heights and floor area ratio to the provision of mixed income housing. The applicant's request is to increase the FAR from the proposed base of 2.0:1 to 3.4:1, provided the applicant provides three and a half percent of units available to households at 61 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Although the existing MIHDB program does not have an exact analog for PD 193's GR General Retail and MF-2 Subdistricts, staff considers an MU-3 Mixed Use District as an approximate equivalent for comparison of bonuses. Below is the schedule of bonuses for FAR in an MU-3 District and an "E" MVA area.

MVA "E"	Additional FAR
5% at 61%-80% AMI	1.0
10% at 61%-80% AMI	2.0
10% at 61%-80% AMI; and 5% at 81%-100% AMI	3.0

The first bonus in the table is most comparable to achieve the requested 1.4 additional FAR. As such, staff's recommendation is 5% of units at 61-80% AMI. Three and a half percent of the maximum 416 units would be 15 units, while five percent of this would be 21 units.

Landscaping:

The proposed PDS requires that landscaping be provided in accordance with both Part 1 of PD No. 193 and the proposed landscape plan.

Arborist's staff has reviewed the proposed landscape plan and determined it complies generally with the spirit of Part 1. The applicant requests minor deviations to the standard landscaping requirements from PD No. 193. The proposed landscaping conditions negate the garage screening requirements of Part 1 so as to not conflict with the conditions of 4.1107, which continue to apply, and to permit a ground floor courtyard (open space) adjacent to a garage. Additionally, the conditions allow for reduced total street trees along Throckmorton in order to allow for the preservation of existing live oaks on this frontage. Should these existing live oaks be removed, typical street plantings would be required on this frontage. Arborist's recommendation called for the prohibition of live oaks as street trees on the Lemmon Avenue frontage in the interest of façade visibility.

Parking:

In general, the parking requirements in the proposed PDS default to Part I of PD No. 193.

In keeping with the standards of 4.1107, staff recommends conditions requiring a minimum of one-half space per all units. This would require a minimum of 208 spaces for the 416 maximum units. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above, and implemented as policy citywide under the mixed income development housing bonus.

The applicant's requested condition calls for a higher required parking, one and a quarter spaces for each typical unit and one-half space for each micro-unit and income restricted

unit. This would require a minimum of 468 spaces for the 374 typical units, and 21 spaces for the micro-units and income restricted units, assuming approval of 5% micro-units and 5% income restricted units. This would total to 489 spaces. Additional parking would be required for any proposed retail use, which have variable ratios within PD 193, generally from one space per 100 square feet to one space per 220 square feet.

The conditions require four medium loading spaces and four small loading spaces.

A minimum of 12 bicycle parking spaces would be required along street frontages.

Market Value Analysis:

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

List of Officers

Trademark Acquisition Limited Partnership

TPC GP LLC (General Product)

Terry Montesi (Chairman, Director, CEO)

Tommy Miller (CIO, Managing Director)

Phill Pearson (SR VP Leasing)

Clay Walton (VP Leasing)

David Pratt (VP Leasing)

Fremont Baker (SR VP Development)

Jeff Johnson (Exec VP Development)

John Pharr (SR VP Portfolio)

Steve Sumell (Exec VP Portfolio)

Kyle Minter (VP Finance & Assessment)

Stacey Whitt (SR VP Accounting)

Weston Graves (VP Portfolio Development)

Chris Herman (VP Construction)

HEB Grocery Company, LLC/H-E-B, LP

HEBCO GP, LLC

Charles C Butt (CEO)

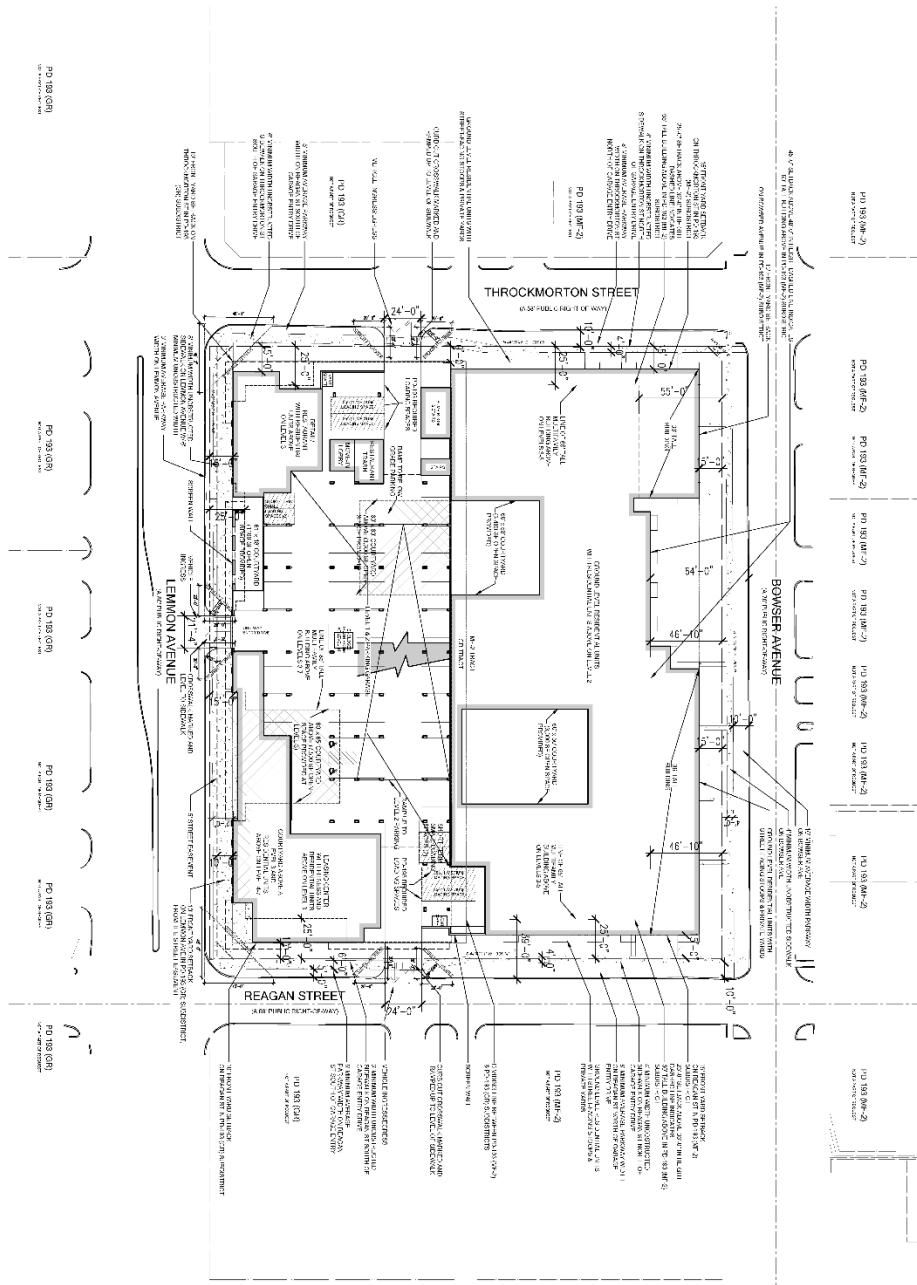
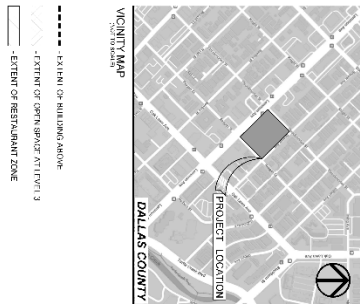
Martin H Otto (COO)

Judith A Lindquist (General Counsel)

Megan S Rooney (CFO)

Craig L Boyan (President)

PROPOSED DEVELOPMENT PLAN

[illegible]

PROPOSED LANDSCAPE PLAN

LANDSCAPE ORDINANCE CALCULATIONS

PROJECT: **10000 N. 10TH AVE. (10000)**

SUBJECT: **10000 N. 10TH AVE. (10000)**

DATE: **10/10/2023**

BY: **10000 N. 10TH AVE. (10000)**

1. PROJECT INFORMATION

PROJECT NAME: **10000 N. 10TH AVE. (10000)**

PROJECT ADDRESS: **10000 N. 10TH AVE. (10000)**

PROJECT CITY: **10000 N. 10TH AVE. (10000)**

PROJECT STATE: **10000 N. 10TH AVE. (10000)**

PROJECT ZIP: **10000 N. 10TH AVE. (10000)**

PROJECT TYPE: **10000 N. 10TH AVE. (10000)**

PROJECT STATUS: **10000 N. 10TH AVE. (10000)**

PROJECT OWNER: **10000 N. 10TH AVE. (10000)**

PROJECT CONTACT: **10000 N. 10TH AVE. (10000)**

PROJECT PHONE: **10000 N. 10TH AVE. (10000)**

PROJECT FAX: **10000 N. 10TH AVE. (10000)**

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PROJECT WEBSITE: **10000 N. 10TH AVE. (10000)**

PROJECT SOCIAL MEDIA: **10000 N. 10TH AVE. (10000)**

PROJECT NOTES: **10000 N. 10TH AVE. (10000)**

2. CALCULATIONS

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85. **10000 N. 10TH AVE. (10000)**

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94. **10000 N. 10TH AVE. (10000)**

















95. **10000 N. 10TH AVE. (10000)**

96. **10000 N. 10TH AVE. (10000)**

97. **10000 N. 10TH AVE. (10**

LANDSCAPE ORDINANCE CALCULATIONS

LEGEND

- | | |
|---|---|
|  | EDGE OF BLOWN ASPHE |
|  | EDGE OF RESAL SPACE AT SLAB, S |
|  | EDGE OF RESAL BLOWN ZONE |
|  | PRESTRESS PAEMENT |
|  | LONG-SPAN SITE AREA |
|  | CENTRAL PLANTING AREA |
|  | SPECIAL PLANTING AREA |
|  | PERVIOUS PLANTING AREA |
|  | CONCRETE FOR SPECIAL TRIM AND ALUMINUM TRIM (1" VERTICAL) |
|  | 3" CEMENT BINDER (1" COULTER) IN |
|  | CONCRETE, FINE BOLD (1/4") |
|  | EXISTING NEED TO BE REPAIRED |
|  | EXISTING NEED TO BE DEMOLISHED |
|  | BRICK BACK OF EXIST. CURB (1/4") |
|  | BRICK BACK OF EXIST. CURB (1/4") |
|  | TRAILER FOR CONCRETE (1" FROM ASPH) |

PLANTING LOCATION NOTES

- [illegible]

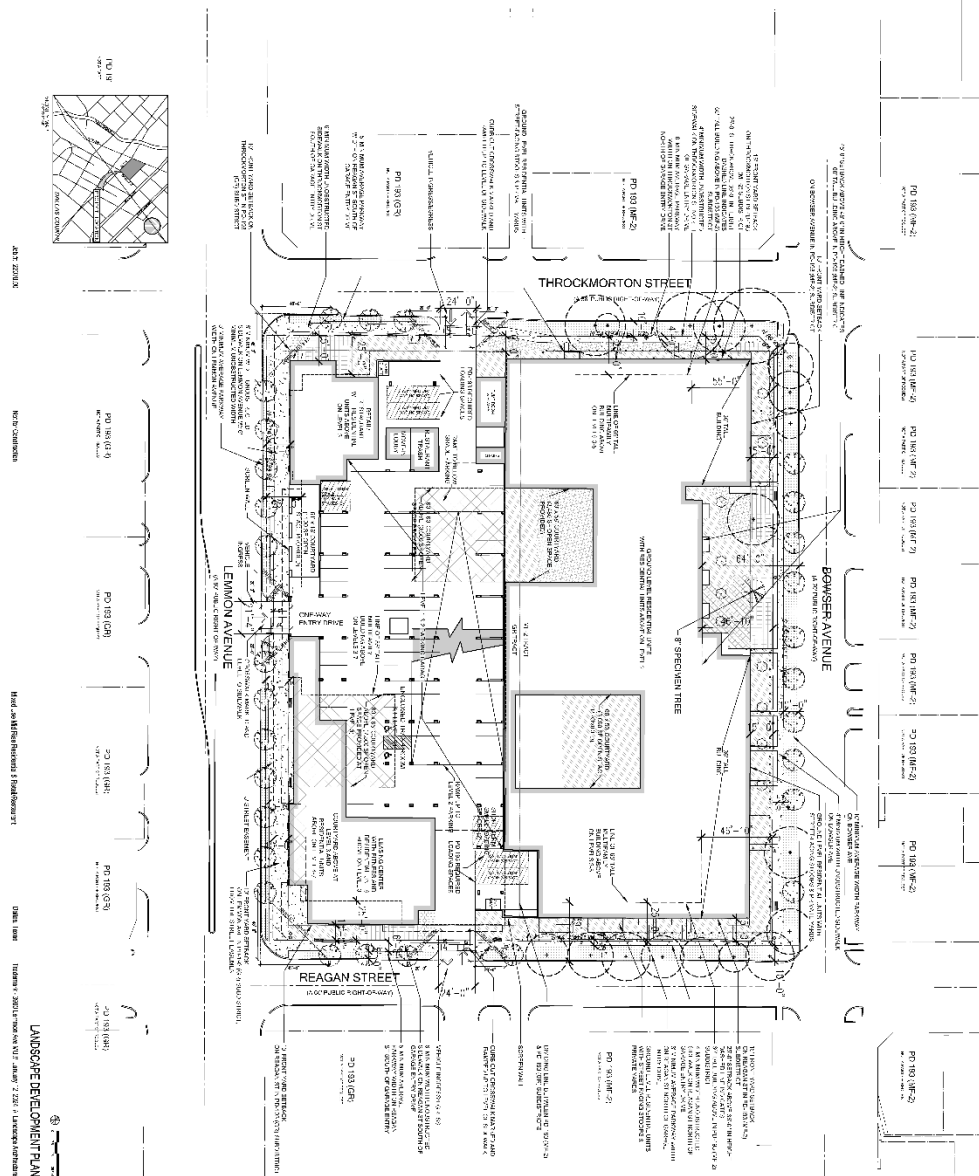
TREE MITIGATION NOTES

- * SOIL NOTES

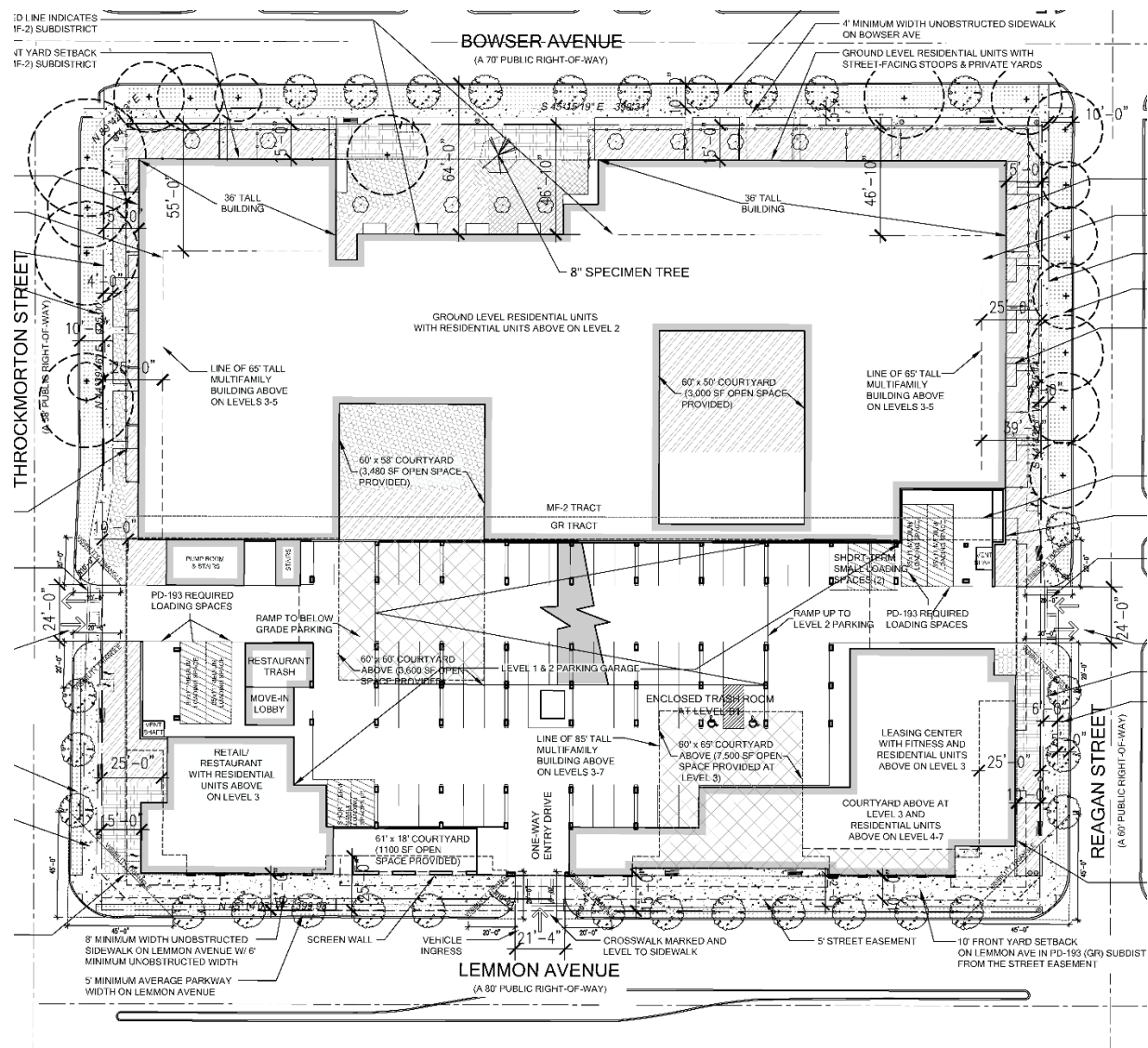
IRRIGATION NOTES

- * ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2007 BY 60322 UCBAW/SJS/KSP/STP

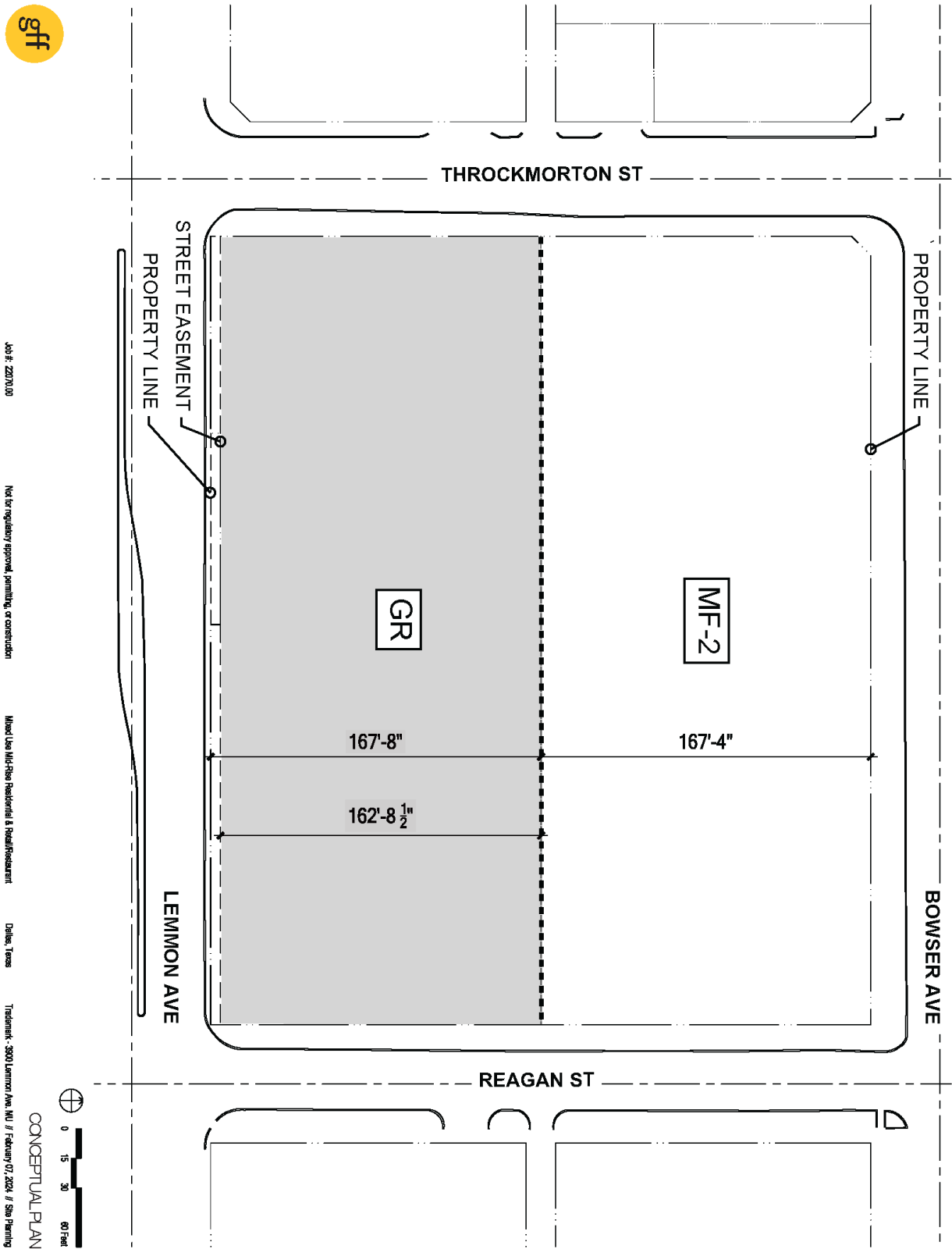
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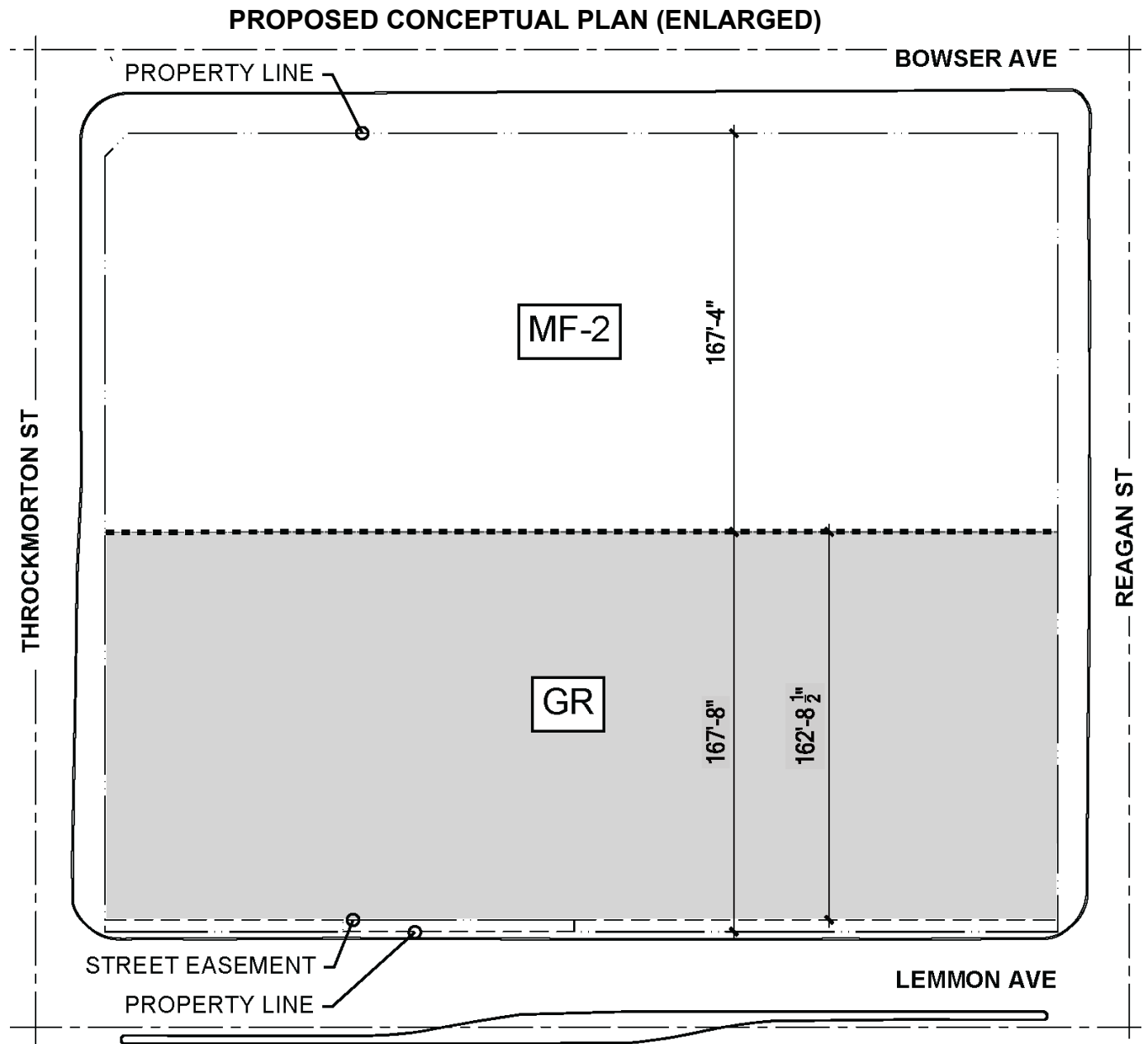


PROPOSED LANDSCAPE PLAN (ENLARGED)



PROPOSED CONCEPTUAL PLAN





PROPOSED CONDITIONS

Division S-___. Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 20__.

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property located on the east corner of Lemmon Avenue and Throckmorton Street. The size of PD Subdistrict ___ is approximately 3.076 acres.

SEC. S-___.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division:

(2) HABITAT GARDEN means any planting areas that are native or native adaptive species to North Texas with low water or very low water consumption characteristics with the intention of attracting or providing habitat for bees, birds, butterflies, or other pollinators or a combination thereof. The landscaping shall be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

(2) GR TRACT means the area of the property zoned PD 193 General Retail as of (date of adoption of ordinance) and indicated on the development plan (Exhibit A).

(3) MICRO-MOBILITY CHARGING means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

(4) MICRO-UNIT means an efficiency, studio, or one-bedroom unit less than 450 square feet in size.

(5) MF-2 TRACT means the area of the property zoned PD 193 MF-2 multifamily as of (date of adoption of ordinance) and indicated on the development plan (Exhibit A).

(6) OPEN SPACE means an area or areas that meet the requirements and allowances of Section 51A-4.1107(f)(1).

(7) SUBDISTRICT means a subdistrict of PD 193.

(8) TRANSPARENCY means the total area of window and door openings filled with glass expressed as a percentage of the total street-level facade.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit S-__A: conceptual plan.
- (2) Exhibit S-__B: development plan.
- (3) Exhibit S-__C: landscape plan.

SEC. S-____.105. CONCEPTUAL PLAN.

(a) For a project receiving a bonus pursuant to Sec. S-____.116, development and use of the Property must comply with the concept plan (Exhibit S-__A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-____.106. DEVELOPMENT PLAN.

(a) For a project receiving a bonus pursuant to Sec. S-____.116, development and use of the Property must comply with the development plan (Exhibit S-__B). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

SEC. S-____.107. MAIN USES PERMITTED.

(a) GR Tract. The only main uses permitted are those main uses permitted in the General Retail District, subject to the same conditions applicable in the General Retail District, as set out in Part I of this article. For example, a use permitted in the General Retail 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 General Retail is subject to DIR in this district; etc.

(b) MF-2 Tract. The only main uses permitted are those main uses permitted in the MF-2 District, subject to the same conditions applicable in the MF-2 District, as set out in Part I of this article. For example, a use permitted in the MF-2 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 General Retail is subject to DIR in this district; etc

SEC. S-____.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict 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 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.

-- Open storage.

SEC. S-___109. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 multiple-family subdistrict apply in this subdistrict.

(1) Except as otherwise provided in this section: 2.0 to 1.

- (b) For a project that qualifies for a bonus pursuant to Sec. S-___116:

(1) Front yard. For purposes of this subdistrict, frontages along Lemmon Avenue, Throckmorton Street, Regan Street, and Bowser Avenue are considered front yards.

(A) Lemmon Avenue: Minimum front yard is 10 feet.

(B) Throckmorton Street and Reagan Street.

(i) For portions of a structure with a max height of 60 feet or less :

(1) For structures 36 feet in height or less, minimum front yard is 15 feet.

(2) For structures taller than 36 feet in height, minimum front yard is 25 feet.

(ii) For portions of a structure with a max height of building where height permitted by SEC. S-___109.(b) (3) is greater than 60 feet or more, minimum front yard is 10 feet.

(C) Bowser Avenue.

(i) For structures 36 feet in height or less, minimum front yard is 15 feet.

(ii) For structures taller than 36 feet in height, minimum front yard is 45 feet.

(2) Density. Maximum number of dwelling units is 416.

(3) Height.

(A) Except as provided in this paragraph, Within 155 feet of Lemmon Avenue: 85, maximum structure height is 85 feet.

(B) Except as provided in this paragraph, Between 155 feet and 285 feet of Lemmon Avenue, maximum structure height is 60 feet.

(C) Except as provided in this paragraph, More than 285 feet from Lemmon Avenue, maximum structure height is 36 feet.

(D) The following structures may project a maximum of 10 feet above the maximum structure height:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Visual screens that surround roof-mounted mechanical equipment.
- (vi) Chimney and vent stacks.
- (vii) Parapet walls (a maximum of six feet above the maximum structure height).

(4) Maximum lot coverage. Maximum lot coverage is 90 percent.

(A) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(c) Floor area ratio.

(1) For a project qualifying for a bonus pursuant to Sec. S-___ 116: 3.4 to 1.

SEC. S-___ 110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a project that qualifies for a bonus pursuant to Sec. S-___ 116.

Staff's Recommended Conditions

- (1) Minimum parking shall be required in accordance with Section 51A-4.1107(c).

(1) Except for micro-units and units restricted to specific income levels pursuant to Sec. S-___ 116, 1.25 spaces per dwelling unit are required.

(2) For micro-units and units restricted to specific income levels pursuant to Sec. S-___ 116, 0.5 spaces per dwelling unit are required.

(3) Required loading is 4 medium spaces and 4 small spaces.

SEC. S-___ 111. URBAN DESIGN STANDARDS.

(a) Sidewalks and Parkways.

(1) Lemmon Avenue. Minimum eight-foot-wide sidewalk with at least six feet unobstructed and minimum average parkway width of five feet.

(2) Throckmorton Street and Reagan Street north of driveway, as shown on the development plan. Minimum four-foot-wide unobstructed sidewalk and minimum average parkway width of 10 feet.

(3) Throckmorton Street and Reagan Street south of driveway, as shown on the development plan. Minimum six-foot-wide unobstructed sidewalk and minimum average parkway width of five feet.

(4) Bowser Avenue. Minimum four-foot-wide sidewalk unobstructed and minimum average parkway width of 10 feet.

Staff's Recommended Conditions

(2) Lemmon Avenue. Minimum eight-foot-wide sidewalk with at least six feet unobstructed and minimum average parkway width of five feet.

(3) All other frontages: Minimum six-foot-wide unobstructed sidewalk and minimum average parkway width of five feet.

(b) Pedestrian amenities. Along each of the frontages of Throckmorton Street, Bowser Avenue, Reagan Street and Lemmon Avenue, a minimum of two of each of the following pedestrian amenities must be provided:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(c) Architectural elements. A minimum of one of the following architectural elements must be provided at all public entrances:

- (1) Architecturally prominent public entrance.
- (2) Canopy.
- (3) Awning.
- (4) Attached tower.
- (5) Turret.

(e) Transparency. Except as provided in this subsection, facades facing Lemmon Avenue must have a minimum transparency of forty percent for that portion of the facade between grade and fifteen feet in height. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent. This subsection does not apply to parking structures.

(f) Open space. For a development containing 100 or more dwelling units, a minimum of 34,000 square feet of open space must be provided. 13,000 square feet of the total open space must be located on the ground. Open space may be located on top of a parking structure.

(g) Driveway maximums:

(1) Along Lemmon Avenue, Reagan Street, and Throckmorton Street, where an ingress or egress driveway crosses a sidewalk, maximum width of each driveway shall be 25 feet per frontage. One such driveway is permitted on each of these frontages.

(2) Along Bowser Street, no ingress or egress driveways are permitted on this frontage. (Ord. _____)

(h) External surface parking is prohibited.

(i) Except within a required visibility triangle, where sidewalks abut any on-site driving surface, loading area, or parking surface the following buffering must be used:

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

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

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

SEC. S-____.112. SUSTAINABLE DESIGN FEATURES FOR A PROJECT THAT QUALIFIES FOR A BONUS PURSUANT TO SEC. S- ____116

(a) Drip Irrigation. Except for lawn areas, drip irrigation shall be utilized for maintenance of plantings.

(b) Charging areas. Micro-mobility charging and parking for at least 10 vehicles must be provided.

(c) Bicycle Parking. A minimum total of 12 bicycle parking spaces must be located along street frontages and be accessible and visible from sidewalks.

(d) Façade Lighting. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(e) Micro units. A minimum of 5% of dwelling units shall be micro-units. Micro units may not be counted for purposes of qualifying for a mixed-income housing bonus pursuant to Sec. S-____.116(b).

SEC. S-____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.114. LANDSCAPING.

(a) In general. Except as provided below for a project that qualifies for a bonus pursuant to Sec. S-____116, landscaping must be provided in accordance with Part 1 of this article.

(b) Landscaping for a project that qualifies for a bonus pursuant to Sec. S- ____ 116.

(1) Except as otherwise provided in this subsection, landscaping must be provided in accordance with Part 1 of this article and as shown on the landscape plan, Exhibit S____B. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) All plantings within the special and general planting areas must comply with habitat garden standards.

(3) General planting area may be located aboveground on an outside roof deck, rooftop garden, pool area, patio, or similar type of outside common area.

(4) Live oaks may not be used for street trees along Lemmon Avenue.

(5) The number of trees required with the tree planting zoning along Throckmorton is 8, provided the four large live oaks existing prior to 2024 as shown on the landscape plan are preserved. Otherwise, street trees are required on this frontage per Sec. 51P-193.126(b)(5)..

(7) The garage screening required in Sec. 51P-193.126(b)(3)(D) is not applicable to a parking structure concealed by the main building.

(8) The building official may allow tree and other planting locations to change at time of permitting in order to avoid conflicts with utilities.

(9) The landscaping must be maintained with industry best practices to promote the healthy development and maintenance of pollinator habitats.

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

SEC. S-____115. SIGNS.

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

SEC. S-____116. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section S-____.109.

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-____109 apply if a minimum of **3.5** percent of the residential units are available to households earning between 61 percent and 80 percent of the area median family income.

Staff's Recommended Conditions

(b) Reserved units. The height and floor area ratio development bonuses set forth in Section S-____109 apply if a minimum of **5** percent of the residential units are available to household earning between 61 percent and 80 percent of the area median family income.

(c) Development regulations. Except as otherwise provided in this subsection, compliance with Section 51A-4.1107 is required. In the event of a conflict between Section 51A-4.1107 and this Subdistrict, this Subdistrict controls.

(1) Façade areas enclosing parking structure or loading areas are not subject to the transparency requirements of Sec. 51A-4.1107(d)(1).

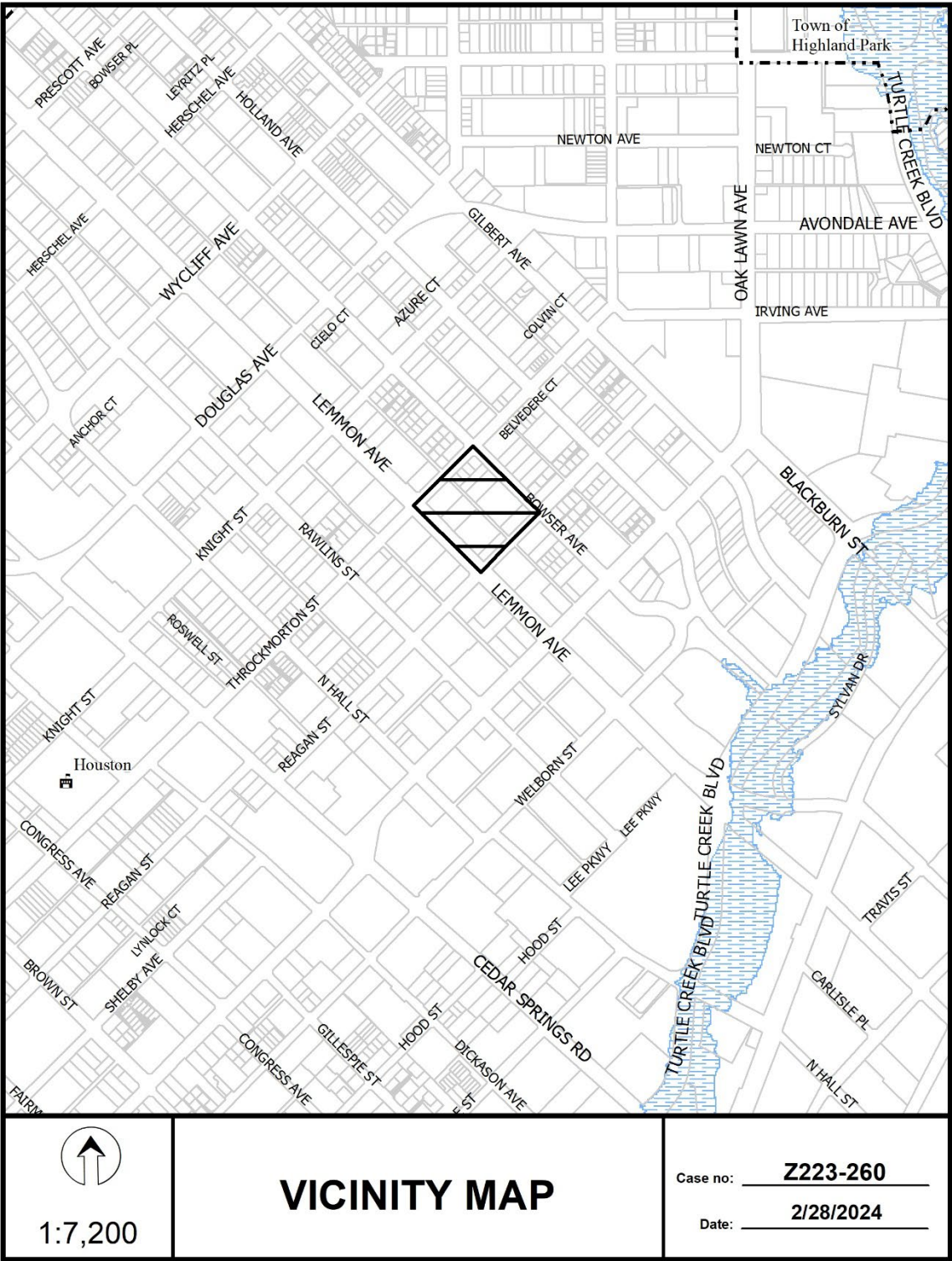
(2) That portion of the ground-level floor facing the street of any multi- floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

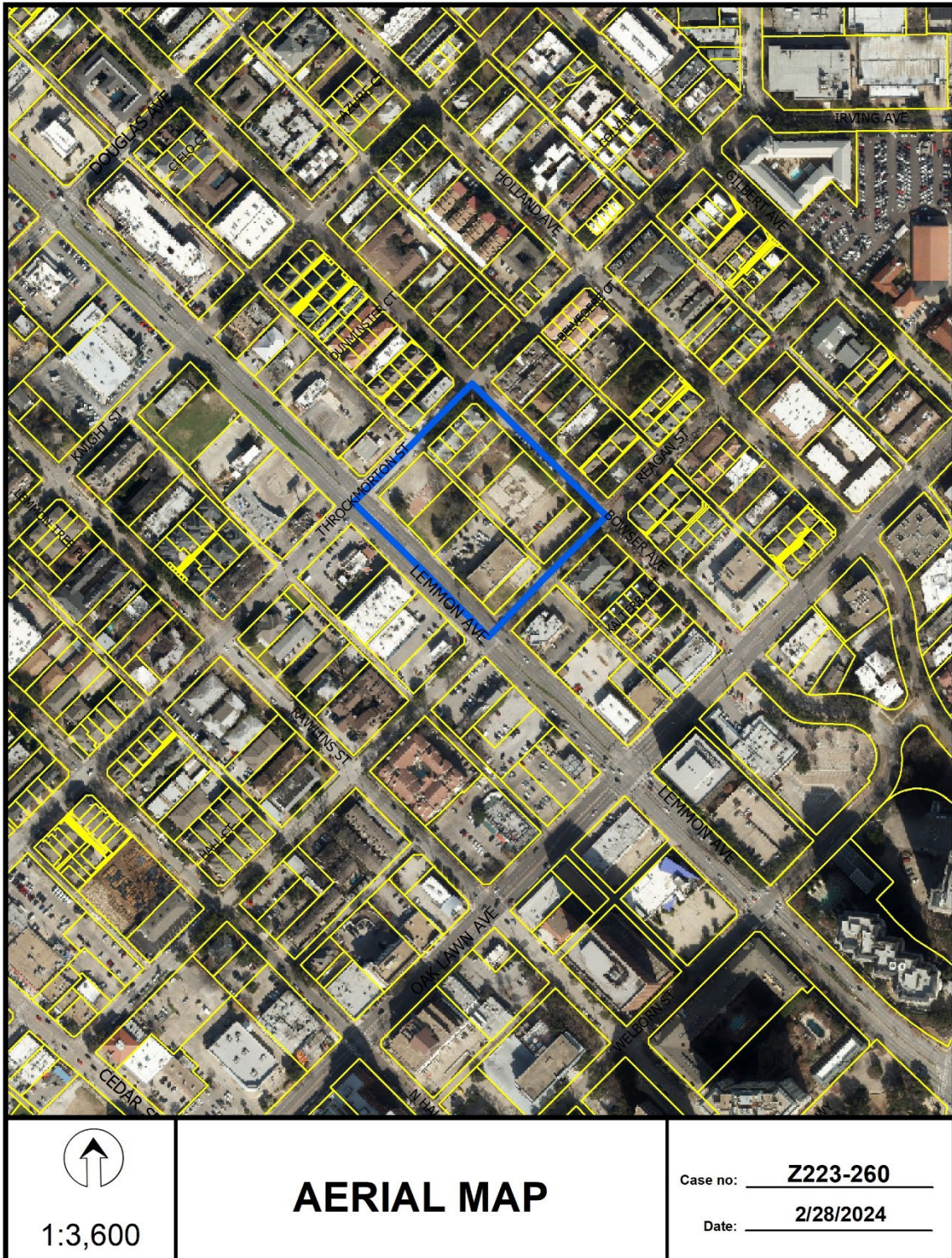
SEC. S-____.117. ADDITIONAL PROVISIONS.

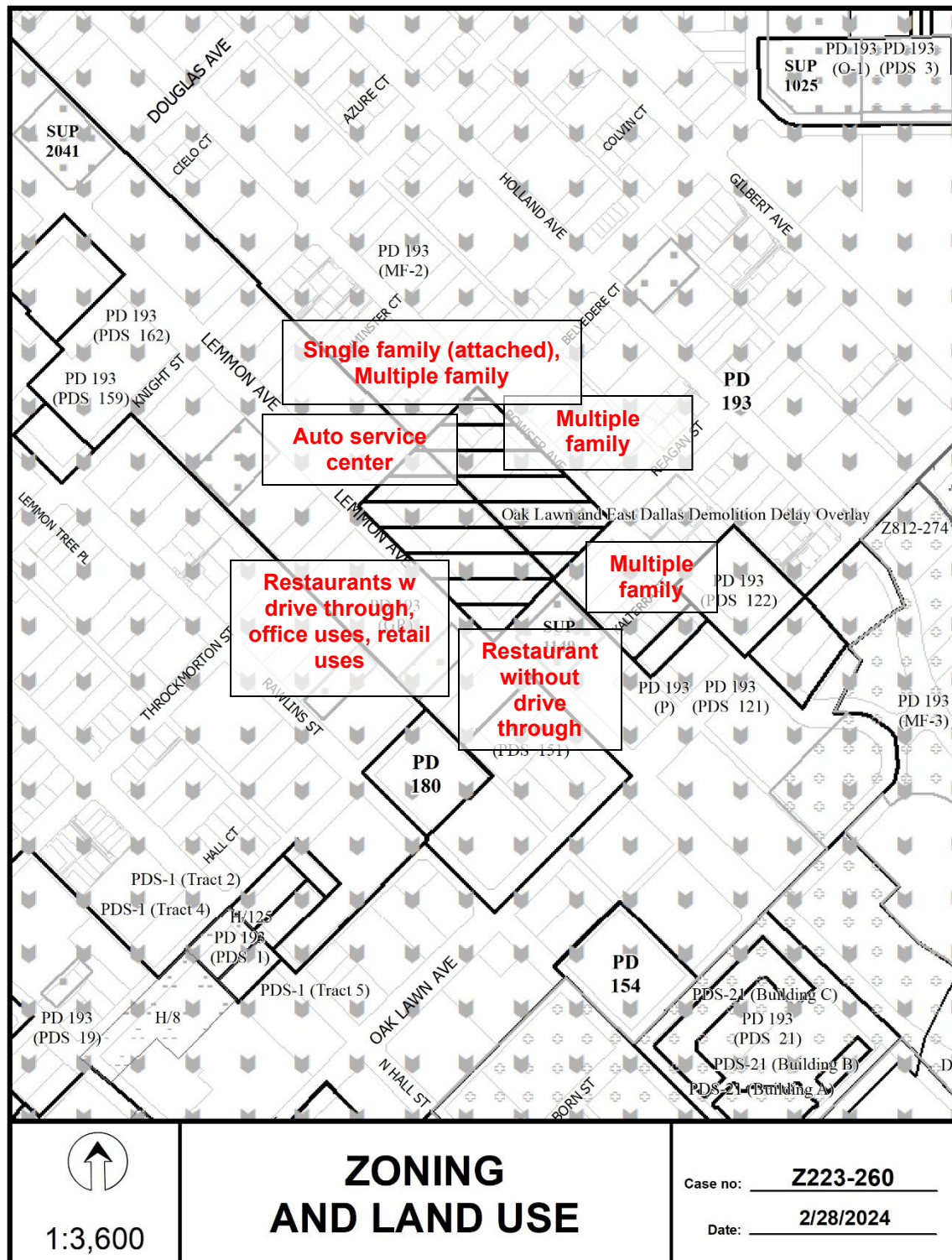
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must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

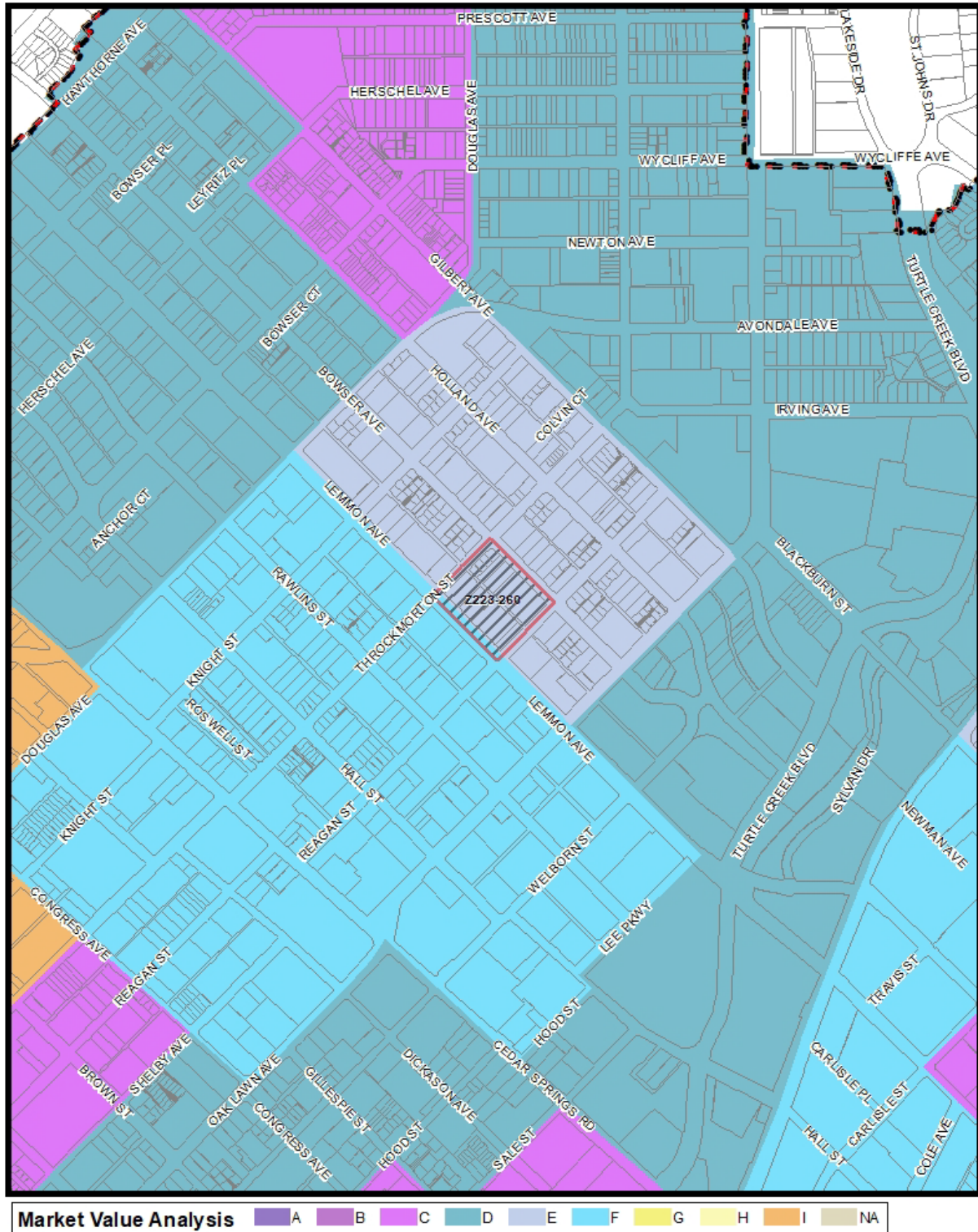
SEC. S-____.118. COMPLIANCE WITH CONDITIONS.

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





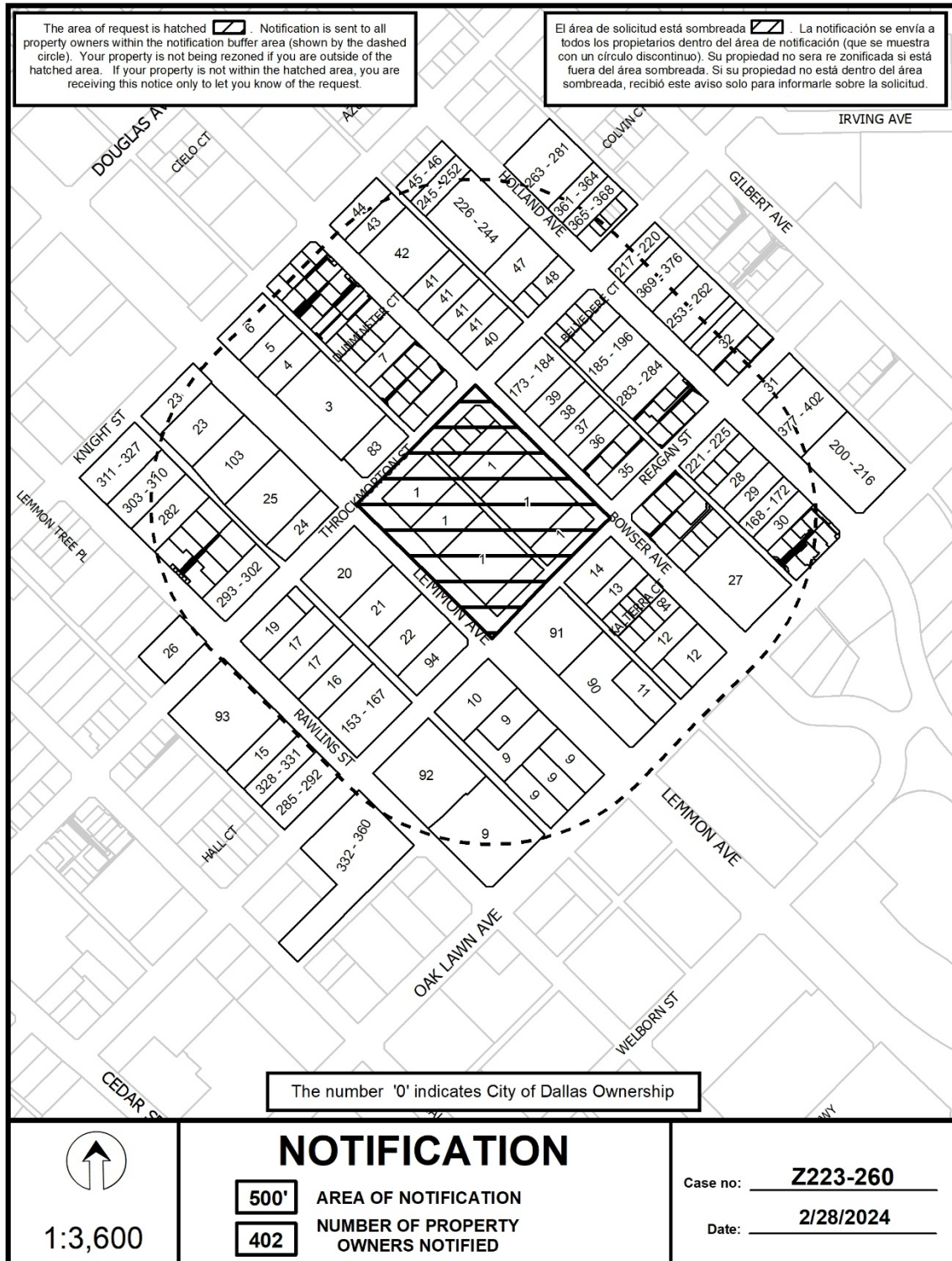




1:7,200

Market Value Analysis

Printed Date: 2/28/2024



02/28/2024

Notification List of Property Owners***Z223-260******402 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3900 LEMMON AVE	HEB GROCERY COMPANY LP
2	3927 BOWSER AVE	HEB GROCERY COMPANY LP
3	4018 LEMMON AVE	ROSSMORE ENTERPRISES
4	4026 LEMMON AVE	BURKMAN INVESTMENTS INC
5	4030 LEMMON AVE	FARR TERESA M
6	4038 LEMMON AVE	TRAYMORE PARTNERS LTD
7	4015 BOWSER AVE	AMBER RENTALS LLC
8	3515 THROCKMORTON ST	ZOTOS COURTNEY V
9	3435 OAK LAWN AVE	RP LEMMON PPTIES LP
10	3827 LEMMON AVE	LEMINA PARTNERS LTD
11	3509 OAK LAWN AVE	Taxpayer at
12	3519 OAK LAWN AVE	3519 OAKLAWN PARTNERS LTD
13	3825 BOWSER AVE	BAYAT ALI & SARA EHSANI
14	3827 BOWSER AVE	PHOL INVESTMENT INC
15	3913 RAWLINS ST	3913 RAWLINS STREET LLC
16	3912 RAWLINS ST	ROCKAPR15 LLC
17	3916 RAWLINS ST	MALT INVESTMENTS INC
18	3412 THROCKMORTON ST	KOINIS PAULINE C ET AL
19	3928 RAWLINS ST	MALT INVESTMENTS INC
20	3923 LEMMON AVE	BLUE PROPERTIES LLC
21	3915 LEMMON AVE	STANLEY GAINES & VICKIE
22	3911 LEMMON AVE	WEST LLC
23	4037 LEMMON AVE	RTK RESOURCES LP
24	4001 LEMMON AVE	4001 LEMMON AVENUE LLC
25	4015 LEMMON AVE	WEEDN REALTY LTD
26	4003 RAWLINS ST	PGH DIVIDE LLC

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3607 OAK LAWN AVE	ASSET MANAGEMENT ASSOC
28	3823 HOLLAND AVE	SHOOK JASON &
29	3819 HOLLAND AVE	YOUNG ELLE J
30	3811 HOLLAND AVE	COMPTON DALLAS PROPERTIES LP
31	3830 HOLLAND AVE	SWANSON REID
32	3906 HOLLAND AVE	WESTFIELD JOHN D
33	3912 HOLLAND AVE	CGI FAMILY LIVING TRUST
34	3910 HOLLAND AVE	SANDFORT JAMES D & KRISTEN A
35	3900 BOWSER AVE	OTT NATHANIEL BENTZIN
36	3910 BOWSER AVE	VINCENT BENJAMIN & SHELBY REVOCABLE
37	3914 BOWSER AVE	SON 3 ENTERPRISES LLC
38	3918 BOWSER AVE	MICHLIN JUDY
39	3922 BOWSER AVE	GERMANY JAMES M
40	4000 BOWSER AVE	KEELEY ROBERT THEODORE
41	4006 BOWSER AVE	KEELEY ROBERT THEODORE
42	4026 BOWSER AVE	FULKS PAUL M EST &
43	4032 BOWSER AVE	DUNCAN MICHAEL DENNIS
44	4040 BOWSER AVE	HPS PROPERTIES LLC
45	4035 HOLLAND AVE	YAHALOM ZUR
46	4035 HOLLAND AVE	GOONETILLEKE ANTHONY &
47	4011 HOLLAND AVE	MCWORTH REAL ESTATE LLC
48	4001 HOLLAND AVE	SALON ESTATE LLC
49	3619 THROCKMORTON ST	WHITESIDE KRISTI PAIGE
50	3617 THROCKMORTON ST	BARTELS SCOTT R &
51	3550 KNIGHT ST	PRITCHARD JOHN DANIEL
52	3554 KNIGHT ST	WEEKS JOHN J & ANGELIC M
53	3558 KNIGHT ST	ATERNO ELIZABETH & JOSEPH D
54	4045 BOWSER AVE	DIXON JOYCE
55	4043 BOWSER AVE	TILLMAN ANTHONY &
56	4041 BOWSER AVE	FOSTER JANET M
57	4039 BOWSER AVE	WARRINGTON DEBRA K

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4037 BOWSER AVE	BRYARLY MEREDITH ANNE &
59	4029 BOWSER AVE	BROGLEY CHAD STEPHEN
60	4031 BOWSER AVE	DRAKE BENJAMIN TAYLOR
61	4033 BOWSER AVE	DECAMP MONICA
62	4035 BOWSER AVE	BAZLEH SEYED MOHAMMAD
63	4023 BOWSER AVE	HOOK JEFFERY DWAYNE &
64	4027 BOWSER AVE	SAWHNEY MANAV S &
65	4021 BOWSER AVE	STALLION GROWTH FUND LLC
66	4025 BOWSER AVE	QUINTERO JULIAN ESTEBAN &
67	4019 BOWSER AVE	DARRAH SAMUEL &
68	3581 DUNMINSTER CT	HOPSON KAYLAN BROOKE
69	3561 DUNMINSTER CT	KRASKIN ANTON
70	3541 DUNMINSTER CT	MENZIA JOHN JOSEPH
71	4017 BOWSER AVE	SEFTON MARYANNE C TRUST
72	3580 DUNMINSTER CT	LIN HELEN
73	3560 DUNMINSTER CT	KOCH URSULA PATRICIA
74	3540 DUNMINSTER CT	CHAFFEE BRYAN
75	4007 BOWSER AVE	COHEN LUCIENNE HILTON &
76	4007 BOWSER AVE	HOFKER BEATRIX
77	4007 BOWSER AVE	PERRY KATHRYN VIRGINIA
78	4007 BOWSER AVE	MONTGOMERY WILLIAM &
79	4007 BOWSER AVE	ESCH MATTHEW
80	4007 BOWSER AVE	CLENNEY LAURA LIVING TRUST
81	4007 BOWSER AVE	DALES TUNA TREAT FUND
82	4007 BOWSER AVE	NELSON JAMES HAYS & KELLY SONGY
83	4004 LEMMON AVE	DALLAS LUBE VENTURE LLC
84	3817 BOWSER AVE	JOSEPH SUSAN &
85	3817 BOWSER AVE	JOSEPH SUSAN &
86	3553 KALTERRA CT	MOUZABI SARA
87	3541 KALTERRA CT	KIRKLAND JONATHAN C
88	3517 KALTERRA CT	AGADONI MAX ALBERT

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3505 KALTERRA CT	GILL FAMILY LIVING TRUST THE
90	3820 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
91	3826 LEMMON AVE	KLINE TRUST INV LTD
92	3838 RAWLINS ST	NAKASH LINCOLN COURT LLC
93	3921 RAWLINS ST	DALLAS COUNTY MENTAL HEALTH
94	3903 LEMMON AVE	3903 LEMMON AVE LLC
95	4016 RAWLINS ST	KAY GLENDA LIVING TR
96	4014 RAWLINS ST	COHEN ALAN GOLD
97	4012 RAWLINS ST	CORNWELL KAITLYN ELEANOR &
98	4010 RAWLINS ST	WIKENCZY CHRISTOPHER P &
99	4008 RAWLINS ST	MCCOY C FRANCE &
100	4006 RAWLINS ST	HAWKINS STEVEN B
101	4004 RAWLINS ST	RUTLEDGE GEORGE &
102	4002 RAWLINS ST	QUINONES WILLIAM A
103	4023 LEMMON AVE	SGB LEMMON LLC
104	3816 BOWSER AVE	COIT ALBERT
105	3816 BOWSER AVE	WEINKAUF MARGARET
106	3816 BOWSER AVE	PATEL NIKITA & AMAR THAKRAR
107	3816 BOWSER AVE	BEAR ALAN HOWARD & JOAN MARIE
108	3820 BOWSER AVE	RINAOLO RICHARD THOMAS
109	3822 BOWSER AVE	PATEL AMIT & AMISHA
110	3824 BOWSER AVE	SANCHEZ FELIX & LOURDES
111	3834 BOWSER AVE	GRIFFO BOB C
112	3608 REAGAN ST	HAMILTON BILL T & DEBBIE
113	3610 REAGAN ST	CHELLGREN ZELDA &
114	3612 REAGAN ST	BOYER LIVING TR
115	3827 HOLLAND AVE	OLIVER STEPHEN R
116	3827 HOLLAND AVE	MADRIGAL ALICIA
117	3827 HOLLAND AVE	WHEAT WHITNEY SUSANNE
118	3827 HOLLAND AVE	BRASEL MARY J
119	3807 HOLLAND AVE	SWANEY LAURA A

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3805 HOLLAND AVE	MANTANI NIKHILESH R &
121	3803 HOLLAND AVE	BRNTLEY CORY BRYAN &
122	3801 HOLLAND AVE	NOORDSY MICHAEL
123	3637 OAK LAWN AVE	WATSON REVOCABLE TRUST
124	3633 OAK LAWN AVE	ZHOU YUANZHENG
125	3629 OAK LAWN AVE	PALETTI NHUTHUY & ERIC NATHAN
126	3625 OAK LAWN AVE	JAMESON MICHAEL
127	3701 REAGAN ST	RICHARDS CHARLOTTE CARTER
128	3705 REAGAN ST	GRIFFIN JAMIE JOSEPH
129	3709 REAGAN ST	MALHOTRA VINEET &
130	3715 REAGAN ST	SAVAGE KRISTEN S & JASON R
131	3902 BOWSER AVE	NEWCOMB MADISON RUFFIN &
132	3904 BOWSER AVE	REHMATULLAH ASIF & SAMINA
133	3906 BOWSER AVE	OSGOOD JEFFREY S &
134	3991 HOLLAND AVE	VANDERZANDE ROBERT & CHANDA
135	3690 THROCKMORTON ST	ESSERMAN MARK A & LEDINA
136	3670 THROCKMORTON ST	VANDERSLICE DEANANN R
137	3650 THROCKMORTON ST	CRANFILL CHAD O &
138	3981 HOLLAND AVE	KENNEDY KRISTEN MICHELLE &
139	3660 BELVEDERE CT	KUMAR SUCHIT
140	3640 BELVEDERE CT	BACCUS ROY BRUCE & MARY L
141	3620 BELVEDERE CT	GRIFFITH KEITH & PATRICIA
142	3909 HOLLAND AVE	SOLOMON NIKKI
143	3907 HOLLAND AVE	ANDRADE DANTE G
144	3905 HOLLAND AVE	Taxpayer at
145	3903 HOLLAND AVE	STEINFELD ROBERT H
146	3633 REAGAN ST	SPAULDING JESSICA A &
147	3637 REAGAN ST	RUTHERFORD AMY A AMENDED AND
148	3641 REAGAN ST	WOODS MARY L
149	3645 REAGAN ST	HARRIS JEFFREY B
150	4002 HOLLAND AVE	4002 HOLLAND HOA

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4002 HOLLAND AVE	NAVAS ERNESTO
152	4002 HOLLAND AVE	KAZANOWSKI KATELYN &
153	3904 RAWLINS ST	BASH BRECK LAWRENCE
154	3904 RAWLINS ST	LOHNER JACK E JR
155	3904 RAWLINS ST	WENHAM MARK &
156	3904 RAWLINS ST	SMITH JENNIFER L
157	3904 RAWLINS ST	XU MENGYU
158	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
159	3904 RAWLINS ST	DELANO JEANA M
160	3904 RAWLINS ST	JONES KRISTEN ALLEN
161	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
162	3904 RAWLINS ST	OROZCO IVAN
163	3904 RAWLINS ST	TURNER ELIZABETH J
164	3904 RAWLINS ST	COOK NOAH G
165	3904 RAWLINS ST	UDDIN NASIR
166	3904 RAWLINS ST	KACZMAREK JACOB
167	3904 RAWLINS ST	VILLARREAL ANA GABRIELA
168	3815 HOLLAND AVE	BUNCE DUANE LEE &
169	3815 HOLLAND AVE	KOZENKOVAITE VICTORIA
170	3815 HOLLAND AVE	SMITH BRYAN D
171	3815 HOLLAND AVE	YATES JOE III
172	3815 HOLLAND AVE	TAM CONSTANCE M & JIMMY P
173	3930 BOWSER AVE	BEARDSLEY EDWARD L &
174	3930 BOWSER AVE	FROMSTEIN BENJAMIN DAVID
175	3930 BOWSER AVE	TISON CHRISTOPHER ALLAN
176	3930 BOWSER AVE	SHANKLES JORDAN L
177	3930 BOWSER AVE	JENEVEIN JANE M &
178	3930 BOWSER AVE	SHEEHAN KATHERINE
179	3930 BOWSER AVE	WILSON SAM
180	3930 BOWSER AVE	TRUONG JOSEPH
181	3930 BOWSER AVE	PHILLIPS JAMES A REVOCABLE TRUST

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3930 BOWSER AVE	ROSS MICHELLE E
183	3930 BOWSER AVE	ACARREGUI COURTNEY MICHELLE
184	3930 BOWSER AVE	KIRKSEY YOLANDA D
185	3919 HOLLAND AVE	CHOVANEC JOSEPH WILLIAM
186	3919 HOLLAND AVE	LANGSTON NOAH &
187	3919 HOLLAND AVE	COWLEY DOROTHY SUSAN
188	3919 HOLLAND AVE	SUSANTIO RUDY
189	3919 HOLLAND AVE	MAY LAURA
190	3919 HOLLAND AVE	LEDESMA MICHAEL
191	3919 HOLLAND AVE	BURNS DAN E
192	3919 HOLLAND AVE	NAJJAR KAREEM
193	3919 HOLLAND AVE	HESS HANNAH JEAN T
194	3919 HOLLAND AVE	MACHADO IRELIA & JORGE MORILLO SR &
195	3919 HOLLAND AVE	ZHANG HANNING
196	3919 HOLLAND AVE	SCHUSS EVAN
197	4001 BOWSER AVE	THOMPSON SUELLEN S
198	4001 BOWSER AVE	HESS JONATHAN LUCAS
199	4001 BOWSER AVE	COLLEY HEIDI RAE &
200	3800 HOLLAND AVE	ACOSTA MATTHEW CHRISTIAN &
201	3800 HOLLAND AVE	BATES SCOTT
202	3800 HOLLAND AVE	MURRAY PATRICIA E
203	3800 HOLLAND AVE	TRAN VAN THU
204	3800 HOLLAND AVE	KHAN MOHAMMED MUSTAFA &
205	3800 HOLLAND AVE	SPEEGLE CHRISTOPHER F
206	3800 HOLLAND AVE	JAJI SEBNEM &
207	3800 HOLLAND AVE	HUYNH LONG
208	3800 HOLLAND AVE	FREIBERGER PETER P III
209	3800 HOLLAND AVE	GOMEZPALACIO RODRIGO
210	3800 HOLLAND AVE	HULS JULIE
211	3800 HOLLAND AVE	MARTINEZ EDGAR &
212	3800 HOLLAND AVE	KHAN MICHAEL S & STACIE E

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3800 HOLLAND AVE	CHOU LILY
214	3800 HOLLAND AVE	POLLARI ALLISON
215	3800 HOLLAND AVE	HERMAN CHRISTOPHER K
216	3800 HOLLAND AVE	EASON RICHARD GRANT
217	3930 HOLLAND AVE	SMITH KAREN MICHELLE
218	3930 HOLLAND AVE	TA DOAN
219	3930 HOLLAND AVE	BENNETT ANDREW LIVING TRUST &
220	3930 HOLLAND AVE	FARVARDIN SHEREAN &
221	3624 REAGAN ST	DAVIS DONALD & SALLY
222	3622 REAGAN ST	BACHMANN RAYMOND JOHN & APRIL LYNN
223	3620 REAGAN ST	BALLEW MAURICE & SHARON
224	3618 REAGAN ST	TOCCI PHILIP
225	3616 REAGAN ST	BES2012 TEXAS PROPERTY LLC
226	4015 HOLLAND AVE	YARBROUGH ERICA
227	4015 HOLLAND AVE	HALE LYNN W
228	4015 HOLLAND AVE	CGI ENTERPRISES LLC
229	4015 HOLLAND AVE	SCOFIELD JAMES S & PAULA W
230	4015 HOLLAND AVE	CANTRELL TAYLOR
231	4015 HOLLAND AVE	BROWN DANA BENNETT
232	4015 HOLLAND AVE	ARC FAMILY REAL ESTATE LLC
233	4015 HOLLAND AVE	MARTIN SARAH J
234	4015 HOLLAND AVE	CHIDESTER JAY MARK
235	4015 HOLLAND AVE	MERCADO PATRICIA
236	4025 HOLLAND AVE	LEWIS ROBERT & JILLIAN
237	4025 HOLLAND AVE	WARD NICOLE
238	4025 HOLLAND AVE	COGANHORNER ERIN
239	4025 HOLLAND AVE	SMITH SUZANNE M
240	4025 HOLLAND AVE	WEST DOUGLAS G
241	4025 HOLLAND AVE	PRYBYLOWSKI ANDREW
242	4025 HOLLAND AVE	SUMLIN RICHARD
243	4025 HOLLAND AVE	GRAVIS MARY CAROLYN

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4025 HOLLAND AVE	WATSON COURTNEY
245	4031 HOLLAND AVE	RAMUSAT ANTOINE
246	4031 HOLLAND AVE	DICKHANER KRISTIN &
247	4031 HOLLAND AVE	BORGA BRANDON
248	4031 HOLLAND AVE	ECTON CRISTY A
249	4031 HOLLAND AVE	MONTMELIAN LLC
250	4031 HOLLAND AVE	WETZEL CAMERON
251	4031 HOLLAND AVE	SIMONE JOHN
252	4031 HOLLAND AVE	PANDYA AMIT & REEMA REVOCABLE
253	3918 HOLLAND AVE	KNOWLTON PAUL & JEANNINE
254	3918 HOLLAND AVE	FOARD ALLISON
255	3918 HOLLAND AVE	HAMILTON KELCEY
256	3918 HOLLAND AVE	BAKER JENNIFER
257	3918 HOLLAND AVE	FARRIS JOHN & LORA
258	3918 HOLLAND AVE	STRYER STEVN
259	3918 HOLLAND AVE	COHEN JONATHAN &
260	3918 HOLLAND AVE	CENTER ROSE CAROLINE
261	3918 HOLLAND AVE	MARTIN PRISCILLA
262	3918 HOLLAND AVE	FORSICK GRACE E
263	4020 HOLLAND AVE	SPEEGLE STACEY
264	4020 HOLLAND AVE	BASHYAM MANI
265	4020 HOLLAND AVE	BARRY ANDREW ALLEN
266	4020 HOLLAND AVE	WARBINGTON RICK D
267	4020 HOLLAND AVE	QUETIN JANE H
268	4020 HOLLAND AVE	NGUYEN THIEN D
269	4020 HOLLAND AVE	ALSINA MICHAEL KELLY &
270	4020 HOLLAND AVE	BOLDEN LARRY
271	4020 HOLLAND AVE	MALDONADO DANIELA
272	4020 HOLLAND AVE	PEACE MANDIE
273	4020 HOLLAND AVE	ASTURIAS EDISON
274	4020 HOLLAND AVE	SEFCHIK KIRK PATRICK

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4020 HOLLAND AVE	OLISY LLC
276	4020 HOLLAND AVE	PAFF JORDAN & KETURAH
277	4020 HOLLAND AVE	MESA RICARDO
278	4020 HOLLAND AVE	SAROKHANIAN FAMILY TRUST
279	4020 HOLLAND AVE	KNOBLER DONALD R
280	4020 HOLLAND AVE	RADOWICK BRIAN
281	4020 HOLLAND AVE	JACOBS TAYLOR
282	4020 RAWLINS ST	BENNETT FAMILY TRUST
283	3911 HOLLAND AVE	AVANT LLC
284	3911 HOLLAND AVE	AVANT LLC
285	3311 REAGAN ST	ELLIOTT MILES DAVIS
286	3315 REAGAN ST	KIRLEY JULIEANNA
287	3317 REAGAN ST	LESZINSKI SLAWOMIR
288	3319 REAGAN ST	SMITH KENISHA L
289	3319 REAGAN ST	WU RENQING
290	3321 REAGAN ST	HARTNER ASHTON
291	3905 RAWLINS ST	ALVARADO ANDREW
292	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
293	4000 RAWLINS ST	MCLEAN MARY E &
294	4000 RAWLINS ST	NUNEZ NAYIROBI
295	4000 RAWLINS ST	ADAIR TAYLOR
296	4000 RAWLINS ST	TOWNEND WILLIAM H
297	4000 RAWLINS ST	KLYMOV YEVGEN
298	4000 RAWLINS ST	GROSECLOSE LARRY E &
299	4000 RAWLINS ST	NYMARK JAMES P TRUST
300	4000 RAWLINS ST	ROBBINSELROD CHRISTINE
301	4000 RAWLINS ST	PEPIN SCOTT M
302	4000 RAWLINS ST	WOLF MICHAEL R & CLARISSA BAEZA
303	4030 RAWLINS ST	HAYES NATALIE I
304	4030 RAWLINS ST	WU CHI YUAN & WEI YING
305	4030 RAWLINS ST	WALL RICHARD JOHN

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4030 RAWLINS ST	PROZNIK MADELINE
307	4030 RAWLINS ST	DEVASHER MARTHA ATKINSON
308	4030 RAWLINS ST	GENTILE STEPHANIE M
309	4030 RAWLINS ST	SEGLER TROY GLENN JR &
310	4030 RAWLINS ST	WU JAFFEE CHIH KAI
311	4034 RAWLINS ST	LAYTON STEPHANIE
312	4034 RAWLINS ST	ROE MICHAEL ALAN
313	4034 RAWLINS ST	HIRA RANDEEP SINGH
314	4034 RAWLINS ST	MINDE COLLEEN E
315	4034 RAWLINS ST	FARUQUI RIZWAN
316	4034 RAWLINS ST	RODRIGUEZ ROSALINDA
317	4034 RAWLINS ST	HILL DAVID & ROCAMONTES EMILY
318	4034 RAWLINS ST	NEGRON EDGAR E
319	4034 RAWLINS ST	NELSON SCOTT & MARTHA
320	4034 RAWLINS ST	BHARGAVA AYUSH
321	4034 RAWLINS ST	VOLESKY NICOLE EVELYN
322	4034 RAWLINS ST	GIACOBBE ROBERT L
323	4034 RAWLINS ST	RASTEGAR CYRUS
324	4034 RAWLINS ST	FORCE STACY
325	4034 RAWLINS ST	VULPITTA RACHEL
326	4034 RAWLINS ST	GRADY ALEXANDRA
327	4034 RAWLINS ST	SMITH KIRSTEN BRIANNE
328	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
329	3909 RAWLINS ST	PENSCO TRUST COMPANY CUSTODIAN
330	3909 RAWLINS ST	BIRNBAUM MARC A
331	3909 RAWLINS ST	SANFORD EHTAN LANCE
332	3817 RAWLINS ST	BAHRAMI SHOHREH
333	3817 RAWLINS ST	ARDIZZONI HEATHER
334	3817 RAWLINS ST	VARGAS JO ANN
335	3817 RAWLINS ST	ODLE ZACHARY
336	3817 RAWLINS ST	MIOT DANIEL &

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3817 RAWLINS ST	FAIRBANKS BENJAMIN H & TATE S
338	3817 RAWLINS ST	BODINE BART R
339	3817 RAWLINS ST	HOLLEY NICK R
340	3320 REAGAN ST	HARROD JAMES M TRUST
341	3320 REAGAN ST	MATHEWS MICHAEL G
342	3320 REAGAN ST	RICHARDSON LARRY W JR
343	3320 REAGAN ST	DREES HOWARD J & SARA
344	3320 REAGAN ST	HARROD JAMES MICHAEL TR
345	3320 REAGAN ST	GARRETT GARY LYNN &
346	3320 REAGAN ST	COMPTON RONIT SHALOM
347	3320 REAGAN ST	PEREZ PATRICIA
348	3320 REAGAN ST	DAVIS DAVID PAUL
349	3320 REAGAN ST	LOUP BENJAMIN JOSEPH
350	3320 REAGAN ST	CHAMBERLAIN ERNEST DON
351	3320 REAGAN ST	CHUI WAI L
352	3818 N HALL ST	AUGUSTINE CATHRYN CAROLE &
353	3818 N HALL ST	HAWKS NATHAN
354	3818 N HALL ST	SINGH GURPAL GILL &
355	3818 N HALL ST	PORTER DONOVAN
356	3818 N HALL ST	NASH KEVIN
357	3818 N HALL ST	FOLEY CHRISTOPHER
358	3818 N HALL ST	HILTY DAWN
359	3818 N HALL ST	JOHNSON CHRISTINA
360	3818 N HALL ST	MILLER STEPHEN E
361	4008 HOLLAND AVE	YUAN MENGAN
362	4008 HOLLAND AVE	CARTER KEVIN C
363	4008 HOLLAND AVE	KANE LINDSAY A
364	4008 HOLLAND AVE	CRAWFORD LAURA BETH
365	4006 HOLLAND AVE	HINSHAW KRISTEN EMILY
366	4006 HOLLAND AVE	ENIX MASON
367	4006 HOLLAND AVE	S WALSH DESIGN LLC

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	4006 HOLLAND AVE	BIERNER LARA E
369	3926 HOLLAND AVE	BROWN JULIE BALDWIN
370	3926 HOLLAND AVE	BERNHARD STACEY
371	3926 HOLLAND AVE	STANKEY MEAGHAN M
372	3926 HOLLAND AVE	INTERRANTE MARK F &
373	3926 HOLLAND AVE	MANN JENNIFER K
374	3926 HOLLAND AVE	BRUCE BRIAN & SUSAN
375	3926 HOLLAND AVE	RANTA MATTHEW K &
376	3926 HOLLAND AVE	BAXTER ELIZABETH &
377	3818 HOLLAND AVE	LANG LINDSEY A
378	3818 HOLLAND AVE	GIBSON MICHAEL W &
379	3818 HOLLAND AVE	JENDRICKS BENJAMIN HARTLIEB &
380	3818 HOLLAND AVE	LOWRANCE LOWELL
381	3818 HOLLAND AVE	HAUBRICH MARILYN
382	3818 HOLLAND AVE	WALTERS KATHRYN L
383	3818 HOLLAND AVE	CUNNINGHAM DANA E ALLYSON
384	3818 HOLLAND AVE	MITTAL GARIMA
385	3818 HOLLAND AVE	SARIEDDINE MAJED &
386	3818 HOLLAND AVE	MAIER EMIL & NATALIA &
387	3818 HOLLAND AVE	BROWN DIANA CAROLE & ROGER D
388	3818 HOLLAND AVE	BECKER ADAM DANIEL
389	3818 HOLLAND AVE	HUTTO CHARLES
390	3818 HOLLAND AVE	LAWHON DAVID C
391	3818 HOLLAND AVE	PALFREY CAMPBELL III
392	3818 HOLLAND AVE	GORE BOBBIE A
393	3818 HOLLAND AVE	SALEH WALID & RANIA
394	3818 HOLLAND AVE	THOMAS RALPH & KIM
395	3818 HOLLAND AVE	BLUM DENA R
396	3818 HOLLAND AVE	JAKSA KACIE E
397	3818 HOLLAND AVE	COYNE SUSAN M
398	3818 HOLLAND AVE	HERRERASEPTIEN GONZALO &

Z223-260(MP)

02/28/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3818 HOLLAND AVE	BARABA ELIZABETH A
400	3818 HOLLAND AVE	NIEVA MARIA CECILIA
401	3818 HOLLAND AVE	MCLAUGHLIN JEFFREY WADE &
402	3818 HOLLAND AVE	VELEZ LOPEZ MYRNA A



City of Dallas

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

Agenda Information Sheet

File #: 24-1174

Item #: 7.

AGENDA DATE: April 4, 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: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.

Applicant: Cee Gilmore

Planner: Giahanna Bridges

U/A From: February 15, 2024 and March 21, 2024.

Council District: 7

Z234-101(GB)

CITY PLAN COMMISSION

THURSDAY, APRIL 4, 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: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and staff's recommended conditions.

PRIOR CPC ACTION: On February 15, 2024, the City Plan Commission held this item under advisement to March 21, 2024. On March 21, 2024, the City Plan Commission voted to hold this item under advisement to April 4, 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.
- On March 20, 2024, the applicant submitted a revised site plan that shows the required 27 parking spaces.

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 8:00 AM-1:00 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.

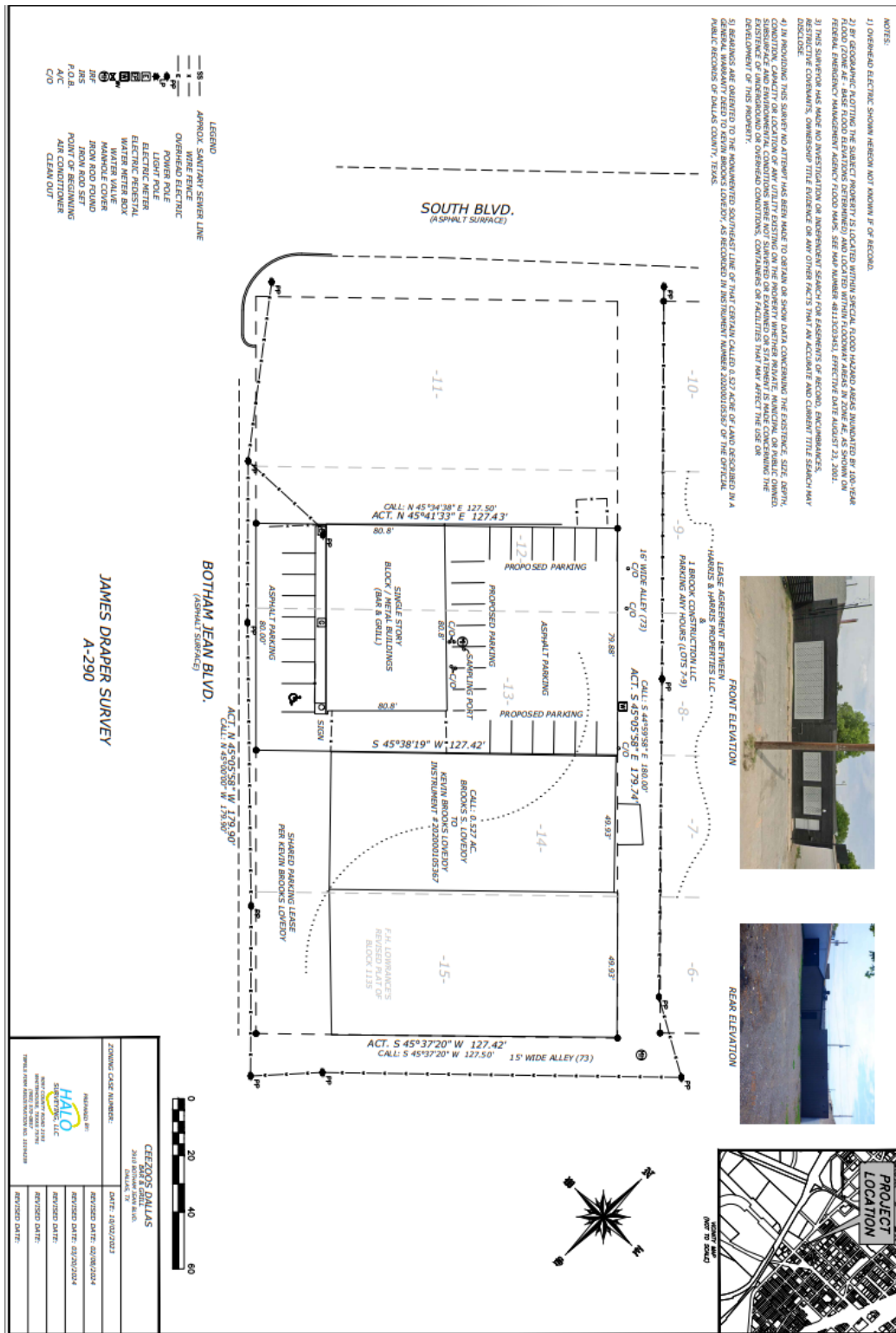
Staff's Recommendation

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

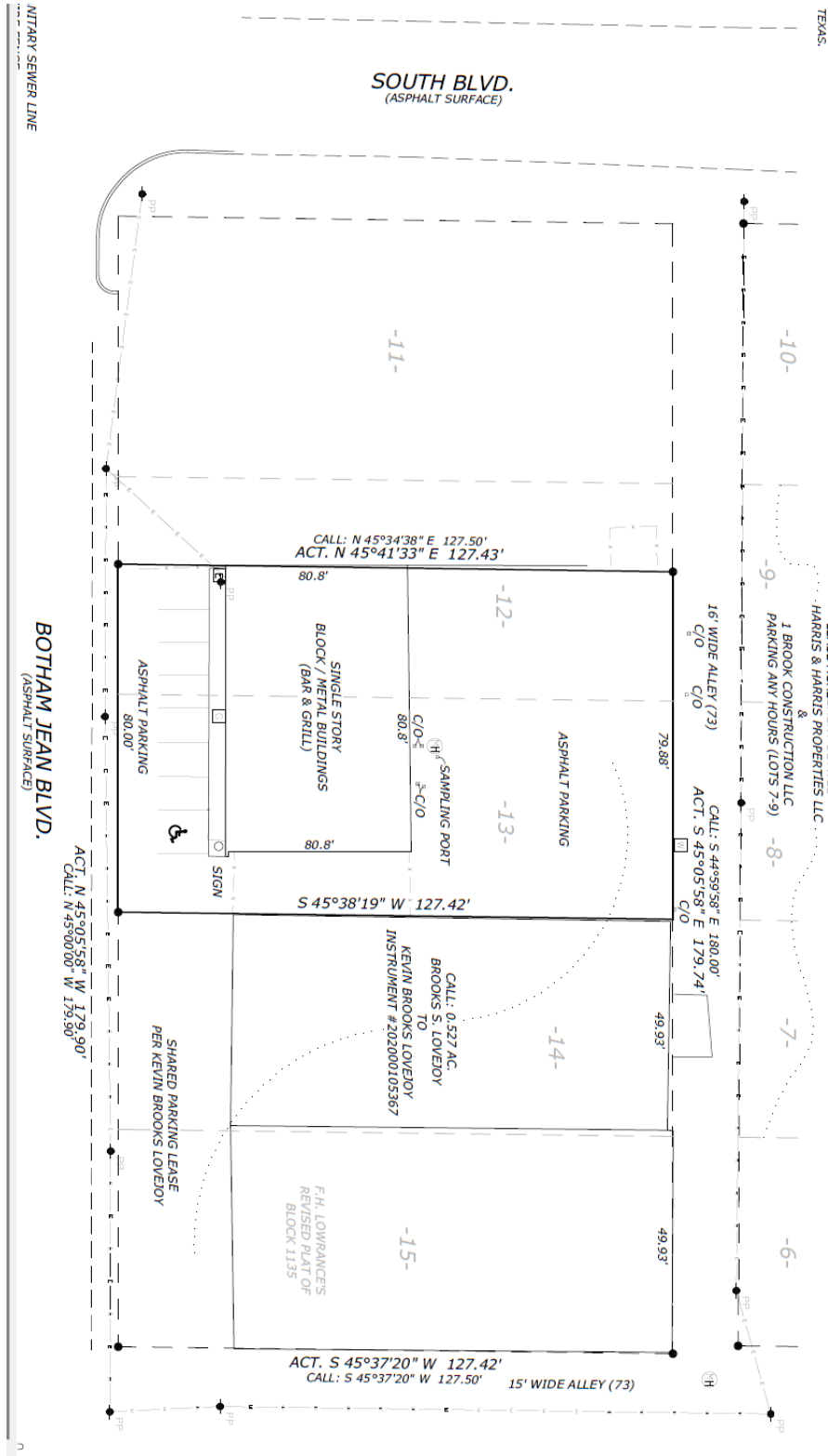
Applicant's Request

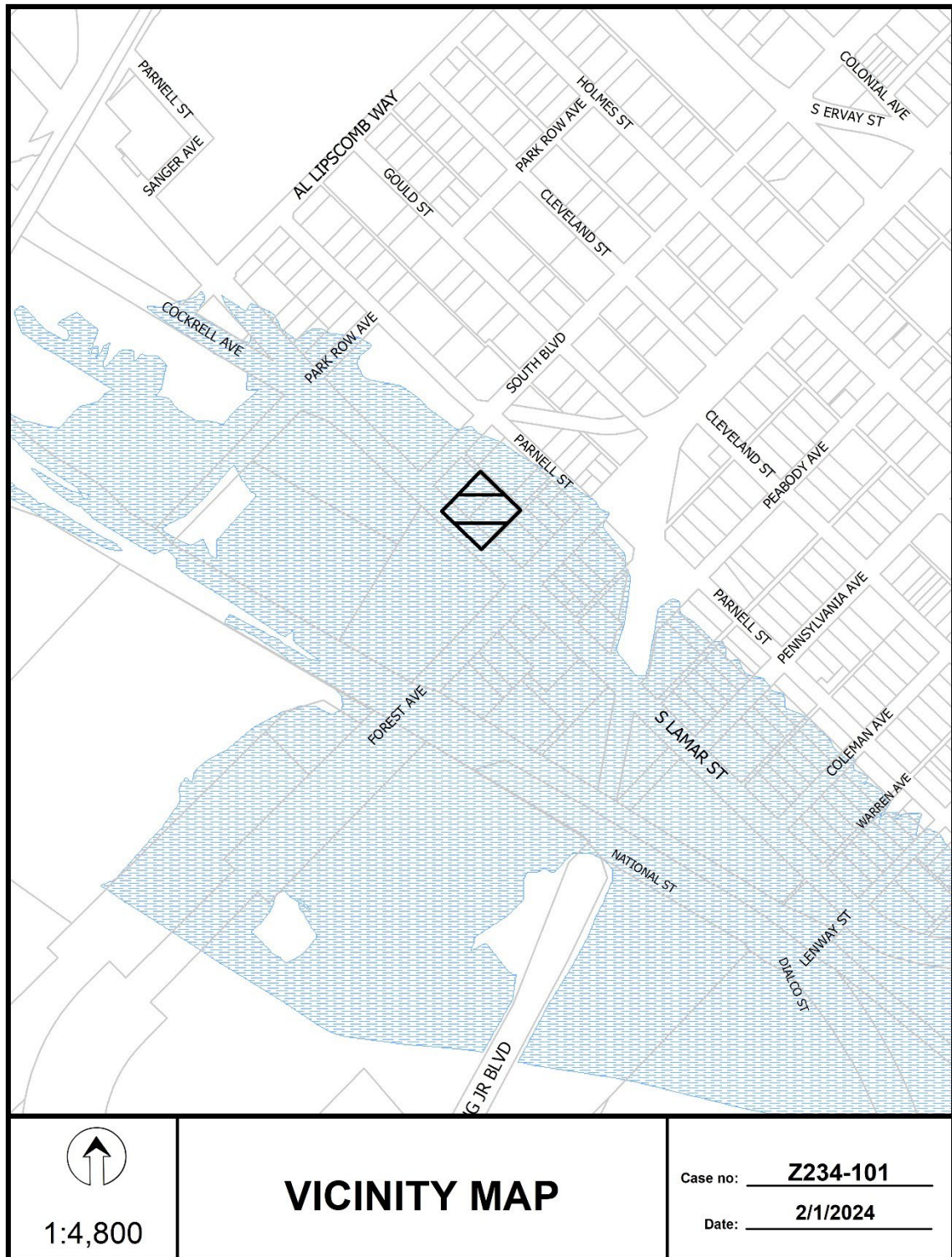
8. Lighting: Field lighting is not permitted.
9. Maintenance: The Property must be properly maintained in a state of good repair and neat appearance.
10. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations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

PROPOSED SITE PLAN – REVISED MARCH 20, 2024

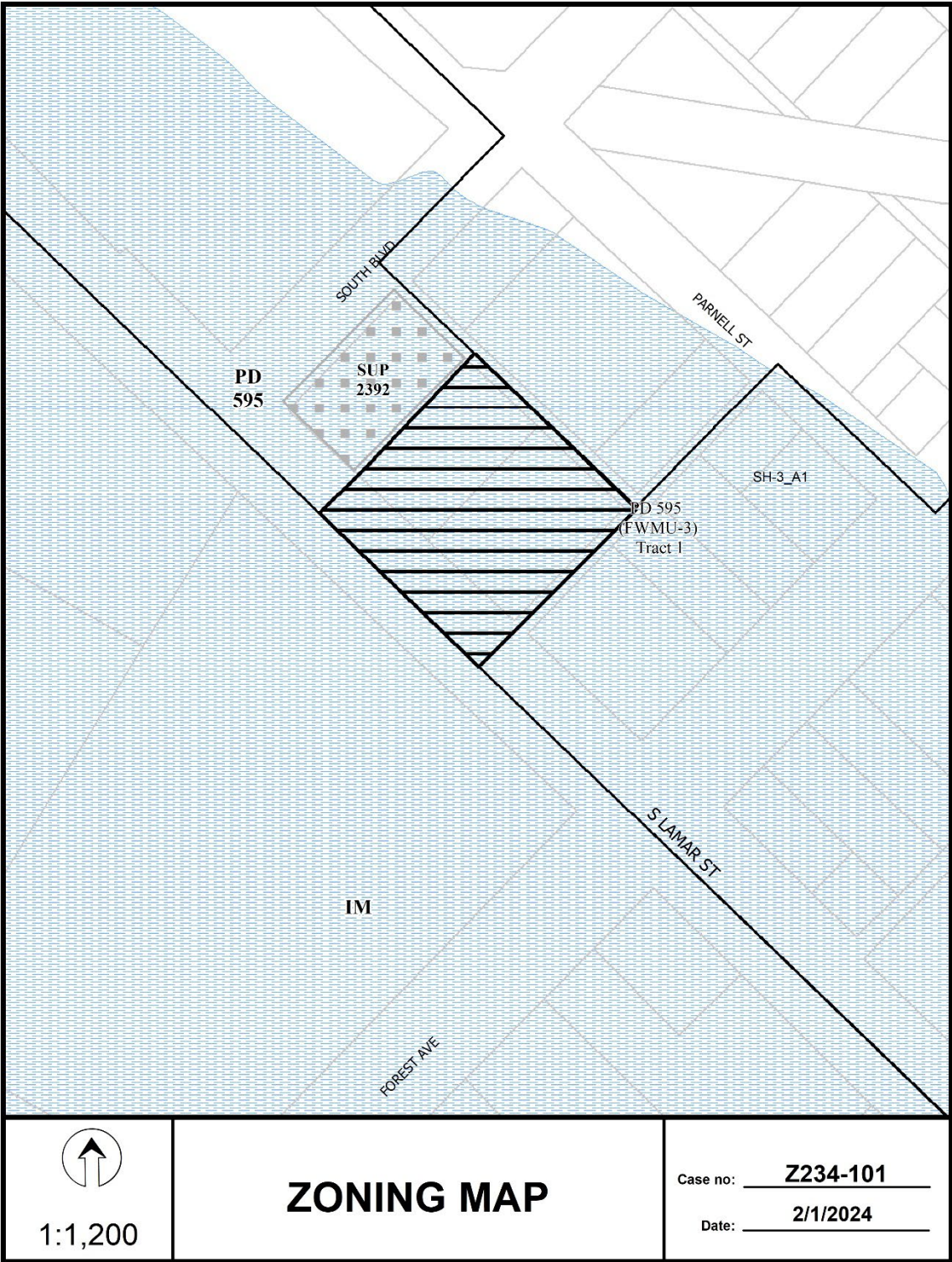


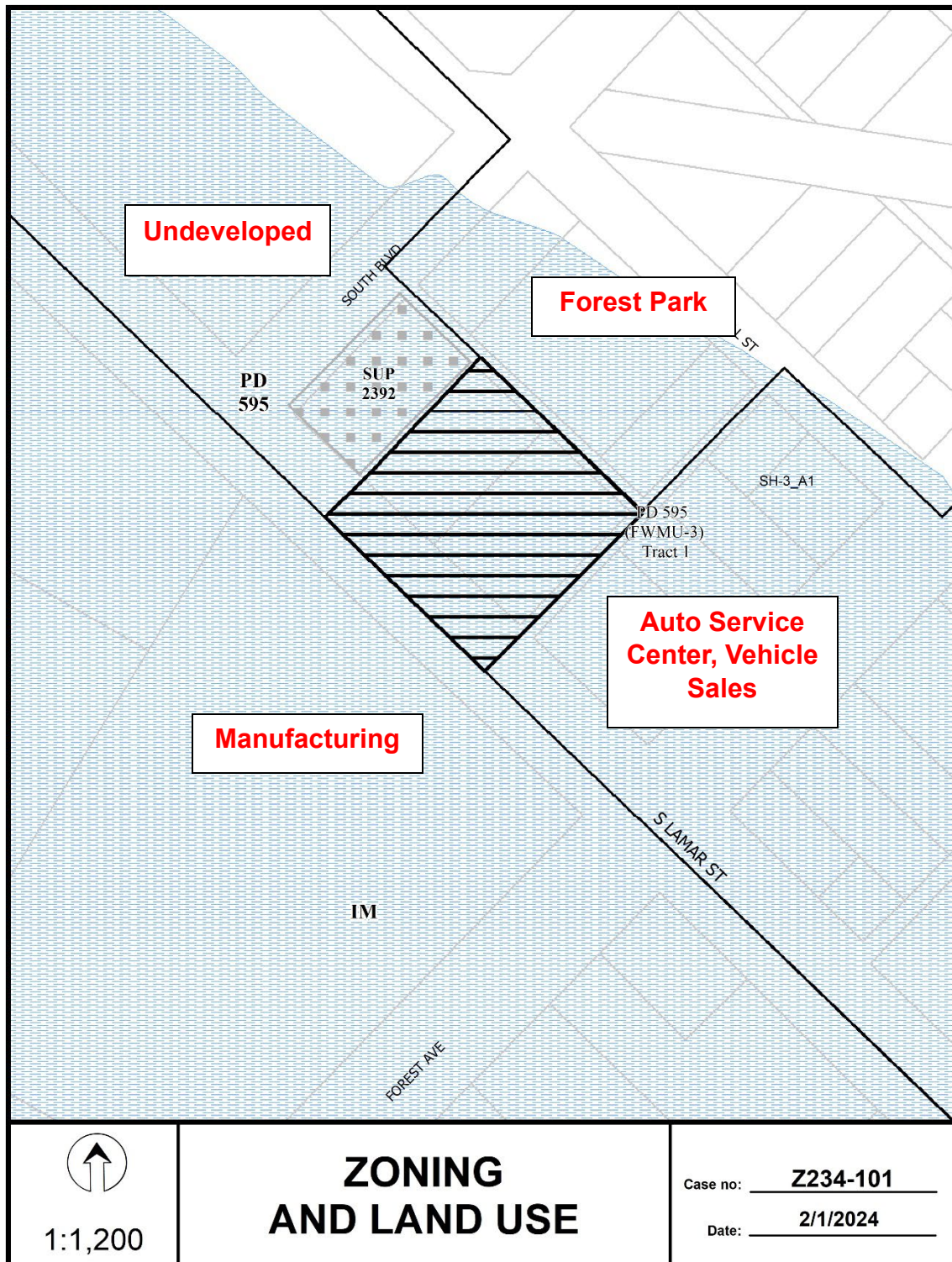
PROPOSED SITE PLAN (ENLARGED) – REVISED MARCH 20, 2024

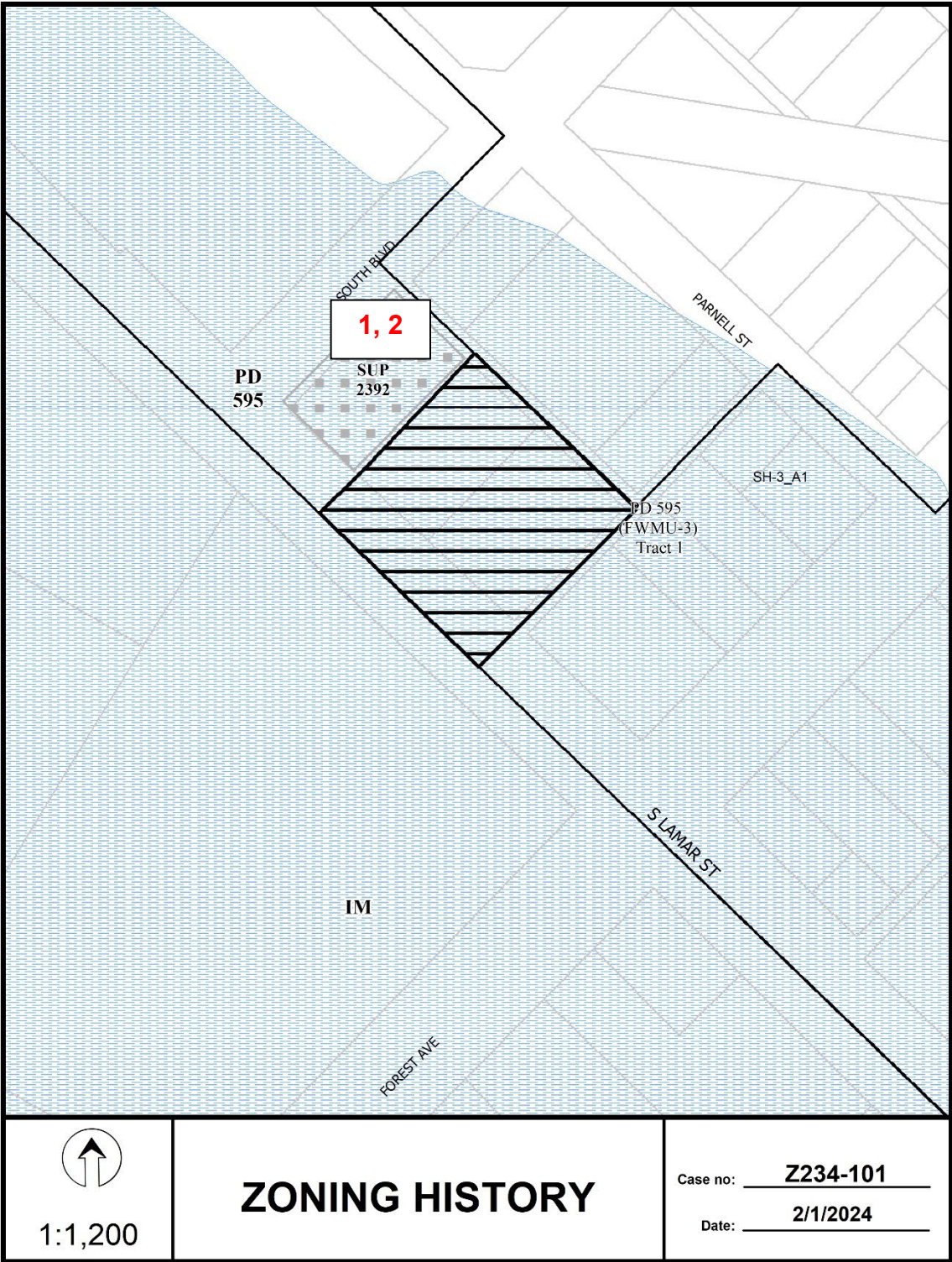


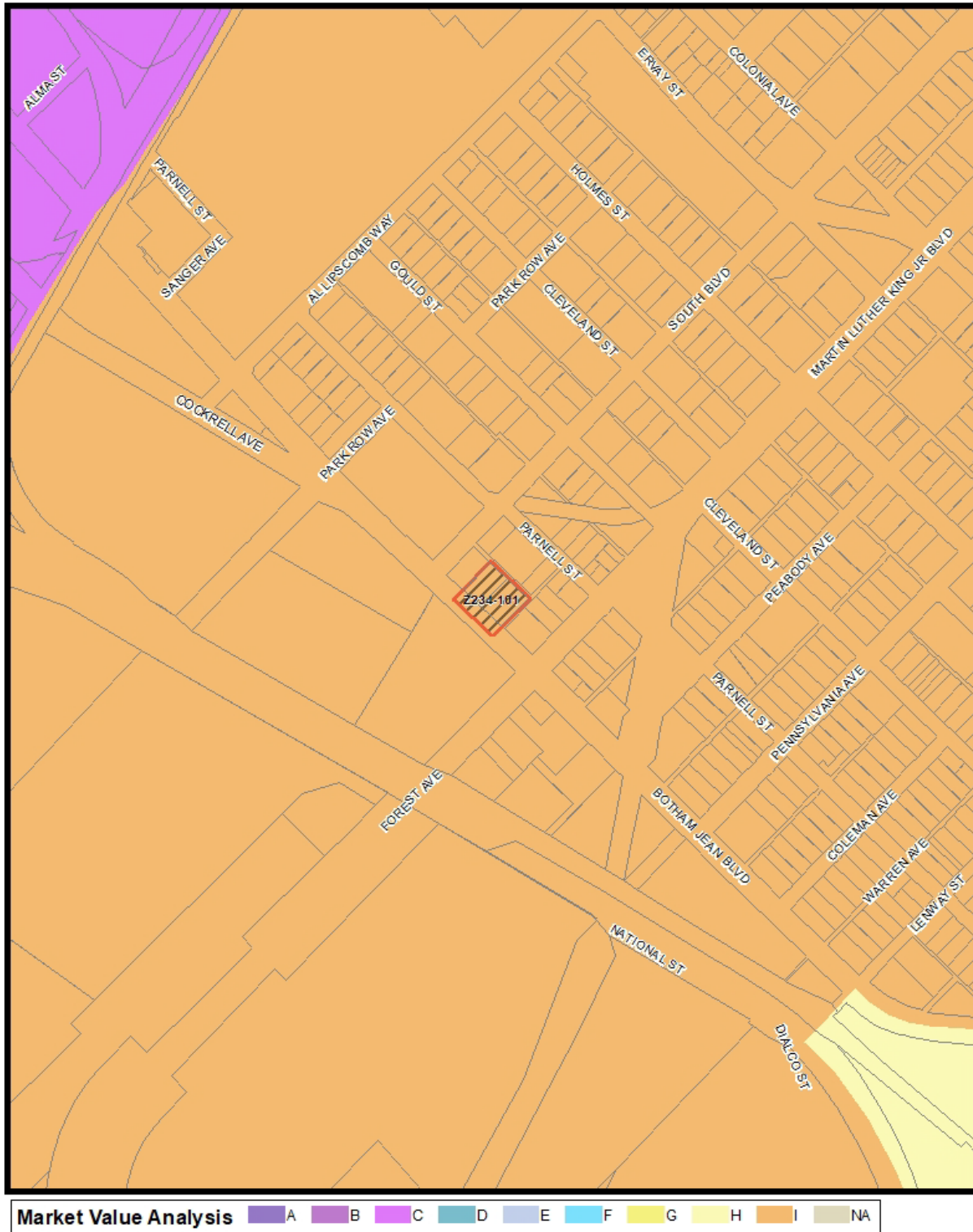








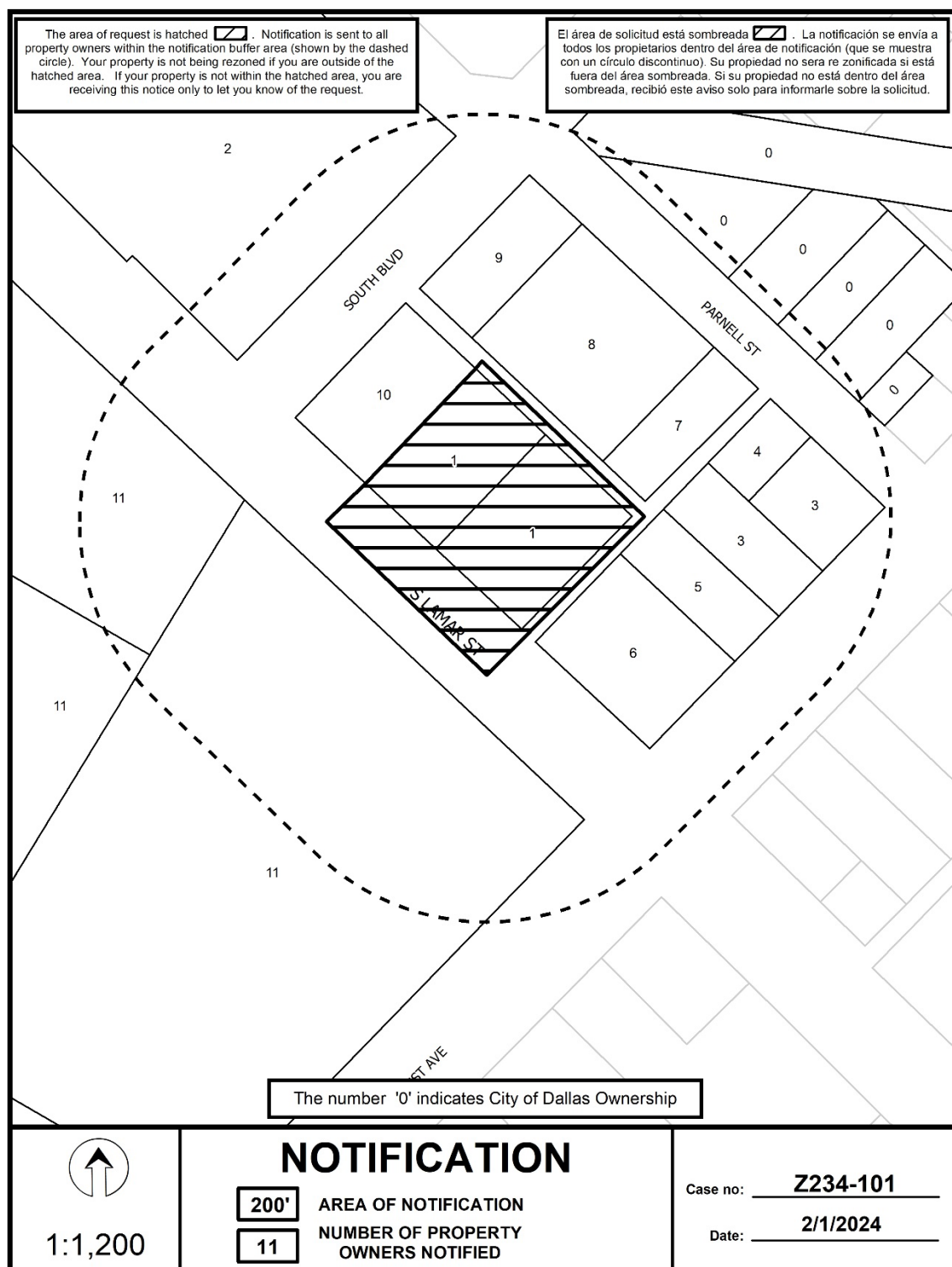




1:4,800

Market Value Analysis

Printed Date: 2/1/2024



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 #: 24-1175

Item #: 8.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.

Staff Recommendation: 1) **Approval** of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.

Applicant: Forest Forward

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

Council District: 7

Z223-268(LG)

FILE NUMBER: Z223-268(LG) **DATE FILED:** May 3, 2023

LOCATION: Generally located along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 7.880 acres **CENSUS TRACT:** 48113020900

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Forest Theater, LLC; Forest Forward; Harold & Lois, LLC

APPLICANT: Forest Forward

REQUEST: An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within PD No. 595; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within PD No. 595.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, height, parking, landscaping, signs, and form district standards to allow a performing arts center. [Forest Theater]

STAFF RECOMMENDATION: 1) **Approval** of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.

PD No. 595: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

Art. XIII: https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93608

Art. XIII (Print): <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/form-districts.aspx>

BACKGROUND INFORMATION:

- The applicant proposes a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. Within this subdistrict, the applicant also proposes two separate Specific Use Permits (SUPs) for a commercial parking lot or garage.
- The portion of the request area bounded by Martin Luther King, Jr. Boulevard, Peabody Avenue, South Harwood Street, and South Central Expressway is currently developed with retail space and the Forest Theater, which is currently vacant. The applicant proposes to redevelop the site with a performing arts center, as defined in the proposed PD conditions. This is Item 1 of the request, as outlined on the first page of this report.
- The portion of the request area on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue, is undeveloped land with vacant structures. The applicant proposes to develop a commercial parking lot or garage to facilitate the renovation of the Forest Theater. This is Item 2 of the request.
- The portion of the request area on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard is currently developed with a convenience store, which will remain. However, the applicant proposes a commercial parking lot or garage on the north and west of the convenience store to facilitate the renovation of the Forest Theater. This is Item 3 of the request.

Zoning History:

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

1. **Z212-300:** On May 24, 2023, City Council approved an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area bounded by Warren Avenue, Wendelkin Street, Julius Schepps Freeway, Pennsylvania Avenue, and South Harwood Street.
2. **Z212-306:** On May 10, 2023, City Council approved an application for an amendment to and an expansion of Planned Development District No. 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes

Street.

3. **Z190-367:** On June 9, 2021, City Council approved an amendment to and an expansion of Planned Development District No. 597 on property zoned an FWMU-3 Walkable Urban Mixed Use Form Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, and Planned Development District No. 597 in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.
4. **Z190-234:** On September 9, 2020, City Council approved an application for a Specific Use Permit for a food or beverage store use on property zoned an FWMU-3 Walkable Urban Mixed Use Form Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay on the west corner of South Ervay Street and South Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Pennsylvania Avenue	Community Collector	60 ft.
South Central Expressway	At-grade Boulevard	-
Julius Schepps Freeway	Elevated Highway	-
Martin Luther King. Jr. Boulevard	Principal Arterial	120 ft. Bike Plan
South Harwood Street	Community Collector	70 ft.
Peabody Avenue	Local Street	60 ft.

Traffic:

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

STAFF ANALYSIS:

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 applicant's request complies with the land use goals and policies of the Comprehensive Plan outlined below. Additionally, staff's recommendation complies with the additional goals and policies marked with an asterisk (*).

LAND USE ELEMENTS

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

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 1.2 PROMOTE DESIRED DEVELOPMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. *

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

Policy 1.4.2 Develop a multi-modal transportation network. *

Policy 1.4.3 Embrace environmental sustainability. *

ECONOMIC ELEMENT

GOAL 2.1 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.

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

Policy 2.2.5 Focus on companies that represent the greatest potential for job growth and investment.

Policy 2.2.8 Target business recruitment to match industry with specific geographic areas.

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESS AND ENTREPRENEURS*

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region. *

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION

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

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Policy 5.2.3 Ensure attractive gateways into the city.

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT*

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY*

Policy 6.3.1 Promote green building practices. *

Policy 6.3.3 Limit vehicle miles traveled. *

NEIGHBORHOOD PLUS PLAN

GOAL 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

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

Action 5.1.3 Conduct rezoning 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. *

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

GOAL 6.1 Raise the quality of rental property through better design standards. *

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region. *

Area Plans

South Dallas/Fair Park Economic Development Plan

The South Dallas/Fair Park Economic Development Plan was adopted by City Council in September 2001. The South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalizations:

Objective One: Holistic Strategy

Objective Two: Improve Basic Attributes

Objective Three: Increase Resources

Objective Four: Financial Support and Technical Assistance

Objective Five: Encourage Corridor Reinvestment

The site is located within the Community Commercial Area corridor, which is characterized by a mix of office, retail and commercial service uses serving both nearby residential areas, as well as the broader community.

The applicant's request is consistent with the goals and policies of the South Dallas/Fair Park Economic Development Plan. The proposed development furthers objectives One, Two, and Five. The fundamental objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed change furthers the goal to improve the basic attributes, among which are urban design, well-maintained buildings, and access to goods and services. The reactivation and continued maintenance of this underutilized space encourages the property-by-property revitalization called for by this plan.

It is also worth noting that under Objective Five, the plan states that businesses such as performance halls make a positive contribution in that their patrons generally support restaurants, bars, and retail before and after performance activities. All of these activities are intended to increase business opportunity and provide capacity for financial reinvestment by existing and new businesses in key corridors throughout the area.

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then 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 site is located within the North Trinity Forest District. New development in this area should benefit existing residents, in terms of job creation, business opportunity, retail availability, and enhanced neighborhood character. A neighborhood commercial corridor development along Martin Luther King, Jr. Boulevard would support adjacent higher density residential.

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

The 360 Plan

The *360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas/Fair Park area of the plan.

The applicant's proposal to allow a mix of retail uses and staff's recommended conditions to permit a diversity of residential uses meet the 360 plan's strategy to Build Complete Neighborhoods through the following goals:

1 DIVERSIFY AND GROW HOUSING

3 GROW A DIVERSE MIX OF SERVICES AND RETAIL

The applicant's pedestrian oriented design standards and proposed retail uses contribute to a healthy mix of uses to build complete neighborhoods but would be best served by the allowance for residential uses to constitute a fully functioning mixed use district.

The applicant's inclusion of urban design standards meets the 360's strategy to Promote Great Placemaking through the following goals:

1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND

ECONOMIC VALUE
2 ACTIVATE THE PUBLIC REALM

The project's form based design standards and pedestrian amenities all contribute to the 360 plan's placemaking and urban design goals.

Staff's recommendation to include amended parking and walkable design standards meets the 360 Plan's strategy to Advance Urban Mobility through the following goals:

1 ADOPT URBAN MOBILITY PRINCIPLES
6 REFORM THE APPROACH TO PARKING

The project's pedestrian oriented design, DART access, and staff recommended dynamic parking standards advance both of these mobility goals of the 360 plan.

Land Use:

	Zoning	Land Use
Site	D(A) Duplex Subdistrict, CC Community Commercial Subdistrict, P(A) Parking Subdistrict within PD No. 595	Vacant structures
North	R-7.5(A) Single family Subdistrict and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park special Purpose District	Single family, personal service
Northeast	R-5(A) Single family Subdistrict and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park special Purpose District	Personal service, single family, undeveloped, general merchandise or food store greater than 3,500 sq. ft., restaurant without drive-in service, fire station
Southeast	D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.	Duplex, single family, school
Northwest	FWMU-3 Subdistrict with Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.	Julius Schepps Freeway, church, undeveloped land, single family, multifamily, childcare facility
Southwest	Planned Development District No. 597	Julius Schepps Freeway, office building, general merchandise or food store less than 3500 sq. ft., undeveloped land

Land Use Compatibility:

The area of request is currently developed with a vacant office building, vacant single family houses, vacant commercial structures, and a vacant theater [Forest Theater]. The area of request currently abuts an existing public school and residential neighborhood zoned a D(A) Duplex Subdistrict within Planned Development District No. 595 to the south. To the west across Julius Schepps Freeway there is undeveloped land as well as church, single family, multifamily, child-care facility, office, and general merchandise or food store less than 3,500 square feet uses. To the northeast across South Central Expressway there are single family, personal service use, general merchandise or food store greater than 3,500 square feet, restaurant without drive-in service, and fire station uses. Staff finds the applicant's requested use to be compatible with existing uses in the surrounding area.

The applicant proposes to redevelop the site with a performing arts center under the standards of an FWMU-5 Walkable Urban Mixed Use Form Subdistrict within PD No. 595. The proposed subdistrict conditions define performing arts center as a use that operates as a theater, community service center, alcoholic beverage establishment, public or private school, commercial amusement (inside), restaurant without drive-in or drive-through service, and office as those uses are defined in Article IV of Chapter 51A of the Dallas Development Code.

Additionally, the applicant proposes two separate Specific Use Permits (SUPs) for a commercial parking lot or garage. These SUPs will be within Subarea B of the proposed subdistrict. (The extent of Subarea B is outlined on the subarea map, which will serve as Exhibit 595 C within PD No. 595.) The first SUP (Item 2 of the request) will be on Tracts II and III of Subarea B. The second SUP (Item 3 of the request) will be on Tract I of Subarea B. The stated purpose of the parking lots is to facilitate the redevelopment of the performing arts center while under construction. Therefore, the proposed time limit is two years with no eligibility for automatic renewal.

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.

Although staff has no objection to the applicant's requested land use, staff recommends including residential uses and no minimum parking requirements because the request is for a mixed use form subdistrict, and no parking minimum will contribute to this character by generating pedestrian traffic and allowing a more diverse mix of uses.

These subdistricts are intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Staff recommends the enhanced development standards of an FWMU-5 Subdistrict that emphasize walkability and a pedestrian friendly environment, which is appropriate for this denser, urban style neighborhood with proximity to transit services and the downtown employment center.

The area is served by high frequency transit routes that directly connect to MLK Jr. Station, J. B. Jackson Jr. Transit Center, and Downtown Dallas. Staff's recommended conditions allow flexibility with regards to required parking, which helps activate private space and generates pedestrian trips.

Overview of Form Districts

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The applicant's proposed subdistrict references the FWMU-5 Form Subdistrict within PD No. 595 for its base standards. The form subdistricts of PD No. 595 largely default to the standards of the form districts in Article XIII of Chapter 51A. The Article XIII equivalent of the FWMU-5

Form Subdistrict within PD No. 595 is the WMU-5 Form District.

The WMU-5 District is classified as low intensity among the several WMU Walkable Urban Mixed Use districts available in Article XIII. The WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian friendly environment. Although parcels of any size are eligible for a WMU district, Article XIII indicates these districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development exists or is definitely planned. This critical mass is present when:

- A. The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
- B. The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
- C. The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that the WMU districts are appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas!* has been adopted.

Staff finds the area of request to be appropriate for a WMU-5 District due to its proximity to an existing form district to the immediate northwest and west of Julius Schepps Freeway. Over 130 acres of WMU-3 zoning exists adjacent to the subject site, directly to the west. The establishment of a WMU district on the east side of Julius Schepps Freeway could assist in creating a linkage in neighborhood character between redevelopment on the west side of the freeway and the rest of the Martin Luther King, Jr. corridor to the northeast.

These F Form Subdistricts in PD No. 595 to the west are identical to the base WMU districts in regard to development standards, and all allow a variety of residential uses by right. The area is served by high frequency transit routes that directly connect to MLK Jr. Station, J. B. Jackson Jr. Transit Center, and Downtown Dallas. Existing high density multifamily districts also exist in the immediate vicinity that could be served by the diverse uses permitted in a WMU district.

Use Comparison

Comparison Between Existing Zoning & Article XIII

Form-based zoning in Article XIII achieves complementary urban form by regulating uses through several development types that allow different use categories. For example, the indoor recreation use category is allowed under the Mixed Use Shopfront (Mu) development type.

This development type is intended primarily for ground-story retail and upper-story residential or offices uses. Standards for the Mu development type further specify that ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories should be used for office or residential apartments. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

The applicant is also proposing an Open Space Lot (O) development type for a portion of Subarea A. This development type is intended to accommodate civic open space or natural area worthy of preservation. An open space lot is intended primarily to provide for public or private open space. Open space lots can also be used to accommodate commercial surface parking lots, although commercial surface parking lots may not be used to satisfy open space requirements. Under the O development type, the only permitted use categories are park or open space, plus utilities.

The applicant's proposed use of the site would fall primarily under the civic use categories within the Mu development type. However, a WMU-5 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current D(A), CC, and P(A) subdistricts within PD No. 595 and a WMU-5 District in Article XIII. For brevity, uses shown in the WMU-5 column are limited to what is permitted under the Mu development type. Blank cells indicate a comparable land use is not specified for that district.

Use Comparison Chart – Existing Zoning vs. Art. XIII

Existing: D(A)	Existing: CC	Existing: P(A)	WMU-5 (Art. XIII) Mu Development Type
<u>Agricultural uses.</u> -- Crop production. -- Market garden. [SUP]	<u>Agricultural uses.</u> -- Crop production. -- Market garden. [SUP]		
<u>Commercial and business service uses.</u> -- None permitted.	<u>Commercial and business service uses.</u> -- Catering service. -- Custom business services. -- Electronics service center. -- Job or lithographic printing. [3,500 square feet or less.] -- Medical or scientific laboratory. [SUP]		
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	<u>Industrial uses.</u> -- None permitted.		
<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or mastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP]		<u>Civic use categories.</u> -- Community service [SUP], museum, library; day care; educational; social service [SUP] <u>Place of worship use categories.</u> -- Place of worship
<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- Hotel or motel. [SUP]		<u>Commerce use categories.</u> -- Upper stories only: Overnight lodging
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.]	<u>Miscellaneous uses.</u> -- Temporary construction or sales office.		

Use Comparison Chart – Existing Zoning vs. Art. XIII

Existing: D(A)	Existing: CC	Existing: P(A)	WMU-5 (Art. XIII) Mu Development Type
-- Temporary construction or sales office.			
<u>Office uses.</u> None permitted.	<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office.		<u>Office use categories.</u> -- Medical, office
<u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	<u>Recreation uses.</u> -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.		
<u>Residential uses.</u> -- Duplex. -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family.	<u>Residential uses.</u> -- Live-work unit. [Only one dwelling unit per lot.]		<u>Residential use categories.</u> -- Upper stories: Single family living, Multifamily living, Group living
<u>Retail and personal service uses.</u> -- None permitted.	<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside run. [RAR] -- Auto service center. [SUP] -- Business school. -- Commercial amusement (inside). [SUP] -- Commercial parking lot or garage. [SUP] -- Dry cleaning or laundry store. -- Food or beverage store. [SUP if less than 5,000 square feet.] -- Furniture store. -- General merchandise store.		<u>Retail uses categories.</u> -- Ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales <u>Service and entertainment use categories.</u> -- Commercial amusement (inside) [SUP], indoor recreation, personal service, including animal care <u>Commerce use categories.</u> -- Ground story only: commercial parking

Use Comparison Chart – Existing Zoning vs. Art. XIII

Existing: D(A)	Existing: CC	Existing: P(A)	WMU-5 (Art. XIII) Mu Development Type
	<ul style="list-style-type: none"> -- Home improvement center; lumber, brick, or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store. [In CC(E) Enhanced only.] -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.] -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Theater. -- Tobacco shop. [SUP] -- Vehicle display, sales, and service. [SUP] 		<ul style="list-style-type: none"> -- Upper story only: commercial parking, passenger terminal limited to a helistop [SUP]
<u>Transportation uses.</u> <ul style="list-style-type: none"> -- Private street or alley. [SUP] -- Transit passenger shelter. [see Section 51A-4.211.] -- Transit passenger station or transfer center. [SUP] 	<u>Transportation uses.</u> <ul style="list-style-type: none"> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP or city council resolution.] 		<u>Civic use categories.</u> <ul style="list-style-type: none"> -- Transit station.
<u>Utility and public service uses.</u> <ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] 	<u>Utility and public service uses.</u> <ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."] -- Police or fire station. -- Post office. -- Tower/antenna for cellular communication. [See Section 51A- 4.212(10.1), 		<u>Civic use categories.</u> <ul style="list-style-type: none"> -- Government service, except detention center, jail, or prison

Use Comparison Chart – Existing Zoning vs. Art. XIII

Existing: D(A)	Existing: CC	Existing: P(A)	WMU-5 (Art. XIII) Mu Development Type
-- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]	“Tower/antenna for cellular communication.” Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]		
<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213(11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]	<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP] -- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]		<u>Commerce use categories.</u> -- Upper stories only: Self-service storage

Comparison Between Article XIII & Form Subdistricts in PD No. 595

Because the proposed subdistrict will be nested within the regulations of PD No. 595, further comparison is necessary to determine the uses that will be permitted on the property. Per Sec. 51P-595.114.1(b)(1), the use regulations of the form subdistricts in PD No. 595 must be read together with the use categories in Article XIII. A use that is allowed for a particular development type in Article XIII is allowed in a form subdistrict only if it is also listed as a permitted use in PD No. 595. An SUP is required if it is required by either PD No. 595 or Article XIII.

In other words, a use is only permitted by right if both Article XIII *and* PD No. 595 say so. An SUP is required if Article XIII *or* PD No. 595 say so.

Following is a comparison table showing differences in the permitted uses between a WMU-5 Form District in Article XIII and an FWMU-5 Form Subdistrict in PD No. 595. The final column shows which uses are actually permitted on the property. For brevity, uses shown are limited to what is permitted under the Mu development type. An FWMU-5 Form Subdistrict would also allow other development types and uses. Blank cells indicate a comparable land use is not specified for that district.

Use Comparison Chart – Art. XIII vs. PD No. 595

WMU-5 (Art. XIII) Mu Development Type	FWMU-5 (PD No. 595) Mu Development Type	Permitted Uses
	<u>Agricultural uses.</u> -- Community garden. -- Market garden. [SUP]	
	<u>Commercial and business service uses.</u> -- Catering service. -- Custom business services. -- Electronics service center. -- Job or lithographic printing. [3,500 square feet or less.] -- Medical or scientific laboratory. [SUP]	
	<u>Industrial uses.</u> -- None permitted.	
<u>Civic use categories.</u> -- Community service [SUP], museum, library; day care; educational; social service [SUP] <u>Place of worship use categories.</u> -- Place of worship	<u>Institutional and community service uses.</u> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP, upper stories only] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP]
<u>Commerce use categories.</u> -- Upper stories only: Overnight lodging	<u>Lodging uses.</u> -- Hotel or motel. [SUP]	<u>Lodging only.</u> -- Hotel or motel. [SUP, upper stories only]
	<u>Miscellaneous uses.</u> -- Temporary construction or sales office.	
<u>Office use categories.</u> -- Medical, office	<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR]	<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR]

Use Comparison Chart – Art. XIII vs. PD No. 595

WMU-5 (Art. XIII) Mu Development Type	FWMU-5 (PD No. 595) Mu Development Type	Permitted Uses
	-- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office.	-- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office.
	<u>Recreation uses.</u> -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	
<u>Residential use categories.</u> -- Upper stories: Single family living, Multifamily living, Group living	<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met.] -- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.] -- Live-work unit. [Only one dwelling unit per lot.] -- Multifamily. -- Retirement housing. -- Single family.	<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. [Upper stories only] -- Duplex. [Upper stories only] -- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met, upper stories only.] -- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met, upper stories only.] -- Live-work unit. [Only one dwelling unit per lot, upper stories only.] -- Multifamily. [Upper stories only] -- Retirement housing. [Upper stories only] -- Single family. [Upper stories only]
<u>Retail uses categories.</u> -- Ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales <u>Service and entertainment use categories.</u> -- Commercial amusement (inside) [SUP], indoor recreation, personal	<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [SUP] -- Business school. -- Commercial amusement (inside). [SUP]	<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP, ground story only] -- Animal shelter or clinic without outside runs. [RAR] -- Business school. -- Commercial amusement (inside). [SUP] -- Commercial parking lot or garage. [SUP]

Use Comparison Chart – Art. XIII vs. PD No. 595

WMU-5 (Art. XIII) Mu Development Type	FWMU-5 (PD No. 595) Mu Development Type	Permitted Uses
<p>service, including animal care</p> <p><u>Commerce use categories.</u></p> <p>-- Ground story only: commercial parking</p> <p>-- Upper story only: commercial parking, passenger terminal limited to a helistop [SUP]</p>	<p>-- Commercial parking lot or garage. [SUP]</p> <p>-- Dry cleaning or laundry store.</p> <p>-- Food or beverage store. [SUP if less than 5,000 square feet.]</p> <p>-- Furniture store.</p> <p>-- General merchandise store.</p> <p>-- Home improvement center; lumber, brick, or building materials sales yard. [DIR]</p> <p>-- Household equipment and appliance repair.</p> <p>-- Mortuary, funeral home, or commercial wedding chapel.</p> <p>-- Motor vehicle fueling station.</p> <p>-- Nursery, garden shop, or plant sales.</p> <p>-- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.]</p> <p>-- Restaurant without drive-in or drive-through service. [RAR]</p> <p>-- Restaurant with drive-in or drive-through service. [DIR]</p> <p>-- Swap or buy shop. [SUP]</p> <p>-- Theater.</p> <p>-- Tobacco shop. [SUP]</p>	<p>-- Dry cleaning or laundry store. [SUP, ground story only]</p> <p>-- Food or beverage store. [SUP if less than 5,000 square feet, ground story only]</p> <p>-- Furniture store. [Ground story only]</p> <p>-- General merchandise store. [Ground story only]</p> <p>-- Home improvement center; lumber, brick, or building materials sales yard. [DIR, ground story only]</p> <p>-- Mortuary, funeral home, or commercial wedding chapel. [Ground story only]</p> <p>-- Motor vehicle fueling station.</p> <p>-- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.]</p> <p>-- Restaurant without drive-in or drive-through service. [SUP, RAR, ground story only]</p> <p>-- Restaurant with drive-in or drive-through service. [SUP, DIR]</p> <p>-- Swap or buy shop. [SUP, ground story only]</p> <p>-- Theater.</p> <p>-- Tobacco shop. [SUP]</p>
<p><u>Civic use categories.</u></p> <p>-- Transit station.</p>	<p><u>Transportation uses.</u></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. [SUP or city council resolution.]</p>	<p><u>Transportation uses.</u></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. [SUP or city council resolution.]</p>
<p><u>Civic use categories.</u></p> <p>-- Government service, except detention center, jail, or prison</p>	<p><u>Utility and public service uses.</u></p> <p>-- Electrical substation. [SUP]</p> <p>-- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]</p>	<p><u>Utility and public service uses.</u></p> <p>-- Police or fire station.</p> <p>-- Post office.</p>

Use Comparison Chart – Art. XIII vs. PD No. 595

WMU-5 (Art. XIII) Mu Development Type	FWMU-5 (PD No. 595) Mu Development Type	Permitted Uses
	-- Police or fire station. -- Post office. -- Tower/antenna for cellular communication. [See Section 51A- 4.212(10.1), "Tower/ antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]	
<u>Commerce use categories.</u> -- Upper stories only: Self-service storage	<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP] -- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]	<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP, upper stories only]

Comparison Between Standard Form Subdistrict & Applicant's Proposed Subdistrict

After determining the uses permitted under a standard FWMU-5 Form Subdistrict in PD No. 595 for a Mu development type, one final comparison is needed to show the uses permitted in the proposed subdistrict within PD No. 595. Due to the complex interplay of permitted uses between Article XIII and PD No. 595, the applicant proposes to hardcode the uses that comprise the custom performing arts center use into the PD subdistrict. This will ensure that regardless of varying interpretations of uses, use categories, or development types, the performing arts center use will still be permitted. Staff is supportive of this approach.

Following is a comparison table showing differences in the permitted uses between a standard FWMU-5 Form Subdistrict in PD No. 595 for an Mu development type and the applicant's proposed subdistrict. Also included is staff's recommendation to permit all residential uses within the subdistrict. The yellow highlighting indicates modifications to the base subdistrict where the applicant and staff agree; the green highlighting indicates modifications where the applicant and staff disagree.

Use Comparison Chart – Standard Form Subdistrict vs. Proposed Subdistrict

FWMU-5 (PD No. 595) Mu Development Type	Proposed Subdistrict (Applicant's Request)	Proposed Subdistrict (Staff's Recommendation)
<u>Agricultural uses.</u> -- None permitted.		
<u>Commercial and business service uses.</u> -- None permitted.		
<u>Industrial uses.</u> -- None permitted.		
<u>Institutional and community service uses.</u> -- Adult day care facility. -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP, upper stories only] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] [By right in Subarea A only] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP, upper stories only] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP] [By right in Subarea A only]	<u>Institutional and community service uses.</u> -- Adult day care facility. -- Child-care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] [By right in Subarea A only] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP, upper stories only] -- Convent or monastery. -- Library, art gallery, or museum. -- Public or private school. [SUP] [By right in Subarea A only]
<u>Lodging only.</u> -- Hotel or motel. [SUP, upper stories only]	<u>Lodging only.</u> -- Hotel or motel. [SUP, upper stories only]	<u>Lodging only.</u> -- Hotel or motel. [SUP, upper stories only]
<u>Miscellaneous uses.</u> -- None permitted.		
<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office.	<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office. [By right in Subarea A only]	<u>Office uses.</u> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.] -- Office. [By right in Subarea A only]
<u>Recreation uses.</u> -- None permitted.		

Use Comparison Chart – Standard Form Subdistrict vs. Proposed Subdistrict

FWMU-5 (PD No. 595) Mu Development Type	Proposed Subdistrict (Applicant's Request)	Proposed Subdistrict (Staff's Recommendation)
<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. [Upper stories only] -- Duplex. [Upper stories only] -- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met, upper stories only.] -- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met, upper stories only.] -- Live-work unit. [Only one dwelling unit per lot, upper stories only.] -- Multifamily. [Upper stories only] -- Retirement housing. [Upper stories only] -- Single family. [Upper stories only]	<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. [Prohibited in Subarea B only, upper stories only] -- Duplex. [Prohibited in Subarea B only, upper stories only] -- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met, prohibited in Subarea B only, upper stories only.] -- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met, prohibited in Subarea B only, upper stories only.] -- Live-work unit. [Prohibited in Subarea B only, only one dwelling unit per lot, upper stories only.] -- Multifamily. [Prohibited in Subarea B only, upper stories only] -- Retirement housing. [Prohibited in Subarea B only, upper stories only] -- Single family. [Prohibited in Subarea B only, upper stories only]	<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. [Upper stories only] -- Duplex. [Upper stories only] -- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met, upper stories only.] -- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met, upper stories only.] -- Live-work unit. [Only one dwelling unit per lot, upper stories only.] -- Multifamily. [Upper stories only] -- Retirement housing. [Upper stories only] -- Single family. [Upper stories only]
<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP, ground story only] -- Animal shelter or clinic without outside runs. [RAR] -- Business school. -- Commercial amusement (inside). [SUP] -- Commercial parking lot or garage. [SUP]	<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP, By right in Subarea A only, ground story only] -- Animal shelter or clinic without outside runs. [RAR] -- Business school. -- Commercial amusement (inside). [SUP] [By right in Subarea A only] -- Commercial parking lot or garage. [SUP]	<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [SUP, By right in Subarea A only, ground story only] -- Animal shelter or clinic without outside runs. [RAR] -- Business school. -- Commercial amusement (inside). [SUP] [By right in Subarea A only] -- Commercial parking lot or garage. [SUP]

Use Comparison Chart – Standard Form Subdistrict vs. Proposed Subdistrict

FWMU-5 (PD No. 595) Mu Development Type	Proposed Subdistrict (Applicant's Request)	Proposed Subdistrict (Staff's Recommendation)
-- Dry cleaning or laundry store. [SUP, ground story only] -- Food or beverage store. [SUP if less than 5,000 square feet, ground story only] -- Furniture store. [Ground story only] -- General merchandise store. [Ground story only] -- Home improvement center; lumber, brick, or building materials sales yard. [DIR, ground story only] -- Mortuary, funeral home, or commercial wedding chapel. [Ground story only] -- Motor vehicle fueling station. -- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.] -- Restaurant without drive-in or drive-through service. [SUP, RAR, ground story only] -- Restaurant with drive-in or drive-through service. [SUP, DIR] -- Swap or buy shop. [SUP, ground story only] -- Theater. -- Tobacco shop. [SUP]	-- Dry cleaning or laundry store. [SUP, ground story only] -- Food or beverage store. [SUP if less than 5,000 square feet, ground story only] -- Furniture store. [Ground story only] -- General merchandise store. [Ground story only] -- Home improvement center; lumber, brick, or building materials sales yard. [DIR, ground story only] -- Mortuary, funeral home, or commercial wedding chapel. [Ground story only] -- Motor vehicle fueling station. -- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.] -- Restaurant without drive-in or drive-through service. [SUP, RAR, By right in Subarea A only, ground story only] -- Restaurant with drive-in or drive-through service. [SUP, DIR] -- Swap or buy shop. [SUP, ground story only] -- Theater. [By right in Subarea A only] -- Tobacco shop. [SUP]	-- Dry cleaning or laundry store. [SUP, ground story only] -- Food or beverage store. [SUP if less than 5,000 square feet, ground story only] -- Furniture store. [Ground story only] -- General merchandise store. [Ground story only] -- Home improvement center; lumber, brick, or building materials sales yard. [DIR, ground story only] -- Mortuary, funeral home, or commercial wedding chapel. [Ground story only] -- Motor vehicle fueling station. -- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.] -- Restaurant without drive-in or drive-through service. [SUP, RAR, By right in Subarea A only, ground story only] -- Restaurant with drive-in or drive-through service. [SUP, DIR] -- Swap or buy shop. [SUP, ground story only] -- Theater. [By right in Subarea A only] -- Tobacco shop. [SUP]
<u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP or city council resolution.]	<u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP or city council resolution.]	<u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP or city council resolution.]
<u>Utility and public service uses.</u>	<u>Utility and public service uses.</u> -- Police or fire station.	<u>Utility and public service use595s.</u>

Use Comparison Chart – Standard Form Subdistrict vs. Proposed Subdistrict

FWMU-5 (PD No. 595) Mu Development Type	Proposed Subdistrict (Applicant's Request)	Proposed Subdistrict (Staff's Recommendation)
-- Police or fire station. -- Post office.	-- Post office.	-- Police or fire station. -- Post office.
<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP, upper stories only]	<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP, upper stories only]	<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. [SUP, upper stories only]

Development Standards

Beyond the regulation of uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current D(A), CC, and P(A) subdistricts within PD No. 595; a base FWMU-5 Form Subdistrict in PD No. 595 with an Mu development type; and the proposed subdistrict for FWMU-5 Form Subdistrict uses. Development standards have been consolidated to indicate what is applicable to the context of this particular site. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: CC	Existing: D(A)	Existing: P(A)	Base: FWMU-5 (Mu)	Proposed: FWMU-5
Front setback area	None ^{1,2}	25'		Primary street: 5' min / 15' max Side street: 5' min / 15' max	Primary streets ³ -- MLK: None ⁴ -- SCE: No min / 19' max Side streets ⁵ -- SHS: No min / 27' max Open space lot: 10' ⁶
Required street frontage				Primary street: 90% min Side street: 40% min	Primary streets: -- MLK: None -- SCE: 85% Side streets: -- SHS: 45% ⁷ Open space lot: 84%
Parking setback				Primary street: 30' min Side street: 5' min Abutting nonres: 5' min	No change from standard FWMU-5 (Mu)
Side Setback	15' adj to res Other: No min ⁸	SF: 5' Duplex: 5' Other: 10'		Abutting nonres: 0' or 5' min	No change from standard FWMU-5 (Mu)
Rear Setback	15' adj to res Other: No min ⁸	SF: 5' Duplex: 10' Other: 10'		Abutting nonres: 5' min	No change from standard FWMU-5 (Mu)
Density	0.75 FAR office 0.5 FAR retail 0.75 FAR overall	1 du/3,000 sf Min lot 6,000 sf			No change from standard FWMU-5 (Mu)
Height	54' 4 stories	36' No max stories		1 story min 5 stories / 80' max	No change from standard FWMU-5 (Mu)
Story height				Ground story: 15' min / 30' max Upper story: 10' min / 15' max	Ground story: None Upper story: None
Lot coverage	60%	60% res 25% nonres		100%	No change from standard FWMU-5 (Mu)
Ground story transparency				Primary street façade: 50% Side street façade: 25%	Primary street façade: -- MLK: 35% -- SCE: 18% Side street façade: 15%

Standard	Existing: CC	Existing: D(A)	Existing: P(A)	Base: FWMU-5 (Mu)	Proposed: FWMU-5
					Open space lot: 45%
Upper story transparency				Primary street façade: 20% Side street façade: 20%	Primary street façade: None Side street façade: None
Entrance				Required on primary street Entrance spacing: 100' Allowed on side street	No change from standard FWMU-5 (Mu)
Blank wall area				Primary street: 20' max Side street: None	Primary street: None
Special standards	Proximity Slope			Proximity slope	No change from standard FWMU-5 (Mu)

¹ If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Sec. 51P-595.118

² A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way

³ Martin Luther King, Jr. Boulevard (MLK) and South Central Expressway (SCE) are designated as primary streets

⁴ No minimum or maximum front setback area provided there is either legacy on-street parking or publicly accessible open space adjacent to the street

⁵ South Harwood Street (SHS) and Peabody Avenue are designated as side streets

⁶ Except for the area containing the three handicapped parking spaces, the required front setback is 10 feet

⁷ No street frontage is required where there is publicly accessible open space adjacent to the street. Forty-five percent of the street frontage must be setback between zero and 15 feet.

⁸ If a setback is provided, it must be at least five feet

Landscaping:

Except as provided, landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. The applicant requests to be exempt from Article X requirements for the portion of the district that fronts on Martin Luther King, Jr. Boulevard and South Central Expressway, and when the existing built conditions do not allow for conformance. All required trees within Subarea A must be no closer than 2.5 feet from pavement.

This mirrors the base requirement of Article X, but prescribes that this standard may not be varied from under the provisions of SEC. 51P- .111.(a)(2) and ensures required trees still maintain required planting distance. Except for the portion of the district fronting Martin Luther King, Jr. Boulevard, new commercial parking lots approved with an SUP must comply only with the street buffer set forth in Article X. This is to accommodate the

temporary nature of these surface parking lots, such that parking lot trees are not planted only to be removed in two years.

Parking:

Under a standard FWMU-5 Form Subdistrict in PD No. 595, the site must comply with the parking requirements for indoor recreation uses in Article XIII. This requirement is 1 space per 150 square feet. The applicant proposes the requirement of 150 spaces, based on previous permit plans for the site.

Staff recommends reducing the requirement for the proposed subdistrict to zero spaces required. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. Reducing overparking, especially in walkable and transit rich areas, helps achieve the urban design and environmental goals of the comprehensive plan. Removing required minimums allow the applicant to provide parking flexibly and through agreements with other property owners, should they so choose. Removing required minimums assists the owner in acquiring agreements for parking, as they would not need to be recorded through deed with the city.

Additionally, the applicant requested conditions propose to modify the provisions of typical parking agreements under Chapter 51A-4.328. Removing required minimums eliminates the need for modifications to this section of code. This contributes to the long term vitality of the area by not necessitating amendment of these agreements to lease to retail tenants, allowing housing with flexible parking, and tying up less land in the neighborhood with surface parking.

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. To the northeast is an "G" MVA area, and to the southeast is an "H" MVA area.

List of Officers

Forest Theater, LLC

CitySquare Arts Opportunity Center, LLC (Forest Theater)

Forest Forward, Sole Member

Elizabeth Wattley, Sole Member, President

Harold & Lois, LLC

CitySquare Arts Opportunity Center, LLC (Forest Theater)

Forest Forward, Sole Member

Elizabeth Wattley, Sole Member, President

PROPOSED PD CONDITIONS

ARTICLE 595.

PD 595.

**SOUTH DALLAS/FAIR PARK
SPECIAL PURPOSE DISTRICT**

SEC. 51P-595.101. LEGISLATIVE HISTORY.

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)

SEC. 51P-595.103. CREATION OF SUBDISTRICTS.

This district is divided into the following residential and nonresidential subdistricts:

- (1) Residential subdistricts.
 - (A) R-7.5(A) Single Family Subdistrict.
 - (B) R-5(A) Single Family Subdistrict.
 - (C) R-3.8(A) Single Family Subdistrict.
 - (D) D(A) Duplex Subdistrict.
 - (E) TH(1)(A) Townhouse Subdistrict.
 - (F) TH(2)(A) Townhouse Subdistrict.
 - (G) TH(3)(A) Townhouse Subdistrict.
 - (H) MF-1(A) Multifamily Subdistrict.

(I) MF-2(A) Multifamily Subdistrict.

(2) Nonresidential subdistricts.

(A) NC Neighborhood Commercial Subdistrict. The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.

(B) CC Community Commercial Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.

(C) RS-MU Regional Service Mixed Use Subdistrict. The RS-MU Regional Service Mixed Use Subdistrict is characterized by regional serving mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.

(D) F Form Subdistricts. The F Form Subdistricts are characterized by mixed use developments that comply with Article XIII, "Form Districts." These subdistricts are intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(E) RS-C Regional Service Commercial Subdistrict. The RS-C Regional Service Commercial Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(F) RS-I Regional Service Industrial Subdistrict. The RS-I Regional Service Industrial Subdistrict is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

(G) P(A) Parking Subdistrict.

(H) Subdistrict 1.

SEC. 51P-595.103.1.

EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 595A: land use chart.

(2) Exhibit 595B: development standards summary chart. (Ord. 28860)

(3) Exhibit 595C: Subdistrict 1 subarea map.

SEC. 51P-595.104. DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) **BODY PIERCING** means piercing of body parts, other than ears, to allow the insertion of jewelry.

(2) **CATERING SERVICE** means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.

(3) **DISTRICT** means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

(4) **FOOD OR BEVERAGE STORE** means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(5) **GENERAL MERCHANDISE STORE** means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(6) **LIVE-WORK UNIT** means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

(7) **MARKET GARDEN** means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production.

(8) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(9) **MIXED USE PROJECT** means a development on one building site with a combination of office, residential, and retail and personal service uses.

(10) **PERFORMING ARTS CENTER** means a use that operates as a theater, community service center, alcoholic beverage establishment, public or private school, commercial amusement (inside), restaurant without drive-thru and office as those uses are defined in Article IV of Chapter 51A of the Dallas Development Code.

(10) **PUBLIC OR PRIVATE SCHOOL** means a public or private school as defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

(11) **SUBDISTRICT** means one of the subdistricts referred to in Section 51P-595.103

of this article.

(12) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(13) TOBACCO SHOP means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items. (Ord. Nos. 24726; 28860)

SEC. 51P-595.105. INTERPRETATIONS.

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

(b) The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

(c) Section 51A-2.101, “Interpretations,” applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance. (Ord. 24726)

[Editor’s Note: Exhibit C (Land Use Chart) and Exhibit D (Development Standards Summary Charts) of Ordinance No. 24726 are labelled Exhibits 595A and 595B, respectively, and are included at the completion of the text of this article. Exhibit A of Ordinance No. 24726 and Exhibit B of Ordinance No. 24881 are not included as part of this article. For a graphic depiction and property descriptions of the district and its subdistricts at the time of its creation,

see Ordinance Nos. 24726 and 24881. For a current graphic depiction of the subdistricts of PD 595, see Zoning Map Nos. J-8, J-9, K-7, K-8, K-9, L-8, and L- 9.]

SEC. 51P-595.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-7.5(A) SINGLE FAMILY SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-5(A) SINGLE FAMILY SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE R-3.8(A) SINGLE FAMILY SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE D(A) DUPLEX SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE TH(1)(A), TH(2)(A), AND TH(3)(A) TOWNHOUSE SUBDISTRICTS.

OMITTED FOR BREVITY.

SEC. 51P-595.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-1(A) MULTIFAMILY SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MF-2(A) MULTIFAMILY SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE NC NEIGHBORHOOD COMMERCIAL SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE CC COMMUNITY COMMERCIAL SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.114. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-MU REGIONAL SERVICE MIXED USE SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.114.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE F FORM SUBDISTRICTS.

(a) In general.

(1) Property within the F Form Subdistricts must be identified as Walkable Urban Mixed Use (WMU-3,-5,-8,-12,-20,-40), Walkable Urban Residential (WR-3,-5,-8,-12,-20,-40), Residential Transition (RTN). Property within the F Form Subdistricts may also be subject to the Shopfront Overlay (-SH), Height Map Overlay (-HM), or Parking Management Overlay (-PM).

(2) Except as provided in this section, see Article XIII, “Form Districts,” for use regulations and development standards.

(3) If there is a conflict between the provision of this section and Article XIII, this section controls.

(b) Main uses permitted.

(1) The use regulations in this section must be read together with use categories in Section 51A-13.306. A use that is allowed for a particular development type in Section 51A-13.306 is allowed in this district only if it is also listed in this subsection. A specific use permit is required if it is required by either this subsection or Section 51A-13.306.

(2) Except as provided in this subsection, the following are the only main uses permitted in the F Form Subdistricts.

(1) Agricultural uses.

- Community garden.
- Market garden. *[SUP]*

(2) Commercial and business service uses.

- Catering service.

- Custom business services.
- Electronics service center.
- Job or lithographic printing. *[3,500 square feet or less.]*
- Medical or scientific laboratory. *[SUP]*

- (3) Industrial uses.

None permitted.

- (4) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum. *[SUP]*
 - Child-care facility.
 - Church.
 - College, university, or seminary. *[SUP]*
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
 - Convent or monastery.
 - Library, art gallery, or museum.
 - Public or private school. *[SUP]*

- (5) Lodging uses.
 - Hotel or motel. *[SUP]*

- (6) Miscellaneous uses.
 - Temporary construction or sales office.

- (7) Office uses.
 - Alternative financial establishment. *[SUP]*
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]*
 - Office.

- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.

- (9) Residential uses.
 - College dormitory, fraternity, or sorority house.
 - Duplex.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section*

51A-4.209(b)(3.1) is not met.]

- Live-work unit. *[Only one dwelling unit per lot.]*
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Auto service center. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[SUP]*
- Dry cleaning or laundry store.
- Food or beverage store *[SUP if less than 5,000 square feet.]*
- Furniture store.
- General merchandise store.
- Home improvement center; lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Theater.
- Tobacco shop. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(12) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]*
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A- 4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]*

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(c) Alternative site plan.

(1) The alternative site plan process allows flexibility as necessary to meet the contingencies of development by allowing limited alteration to the building placement requirements of the form districts.

(2) Except as provided in this subsection, the provision of Section 51A-13.703 apply.

(3) Only the building setback requirements and parking setback requirements of the building placement provisions of the form districts may be altered by an alternative site plan.

(4) An application, on a form provided for that purpose, must be made to the director with a fee equal to the fee for an amendment to a specific use permit. The process for consideration and approval of an alternative site plan is the same as the process for amending a specific use permit.

(5) The city council shall approve an alternative site plan if the city council finds that the alternative site plan will:

(A) locate all proposed buildings as close as reasonably possible to the building placement requirements of the form districts, given the unique requirements of a development due to multiple street frontages, the size and depth of the lot, or the parking requirements of the proposed uses;

(B) contribute to, enhance, or promote walkable urban neighborhoods and pedestrian safety;

(C) compliment or be compatible with the surrounding development and community facilities; and

(D) not be detrimental to public health, safety or general welfare. (Ord. 28860)

SEC. 51P-595.114.2. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 1.

(a) Subarea A.

(1) Main uses permitted. Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the FWMU-5 Form Subdistrict, subject to the same conditions applicable in the FWMU-5 Form Subdistrict, as set out in Section 51P-595.114.1. For example, a use permitted in the FWMU-5 Form Subdistrict only by specific use permit (SUP) is permitted in Subarea A only by SUP; a use subject to development impact review (DIR) in the FWMU-5 Form Subdistrict is subject to DIR in this district; etc.

(A) The following additional main uses are permitted in this subdistrict:

--	Performing arts center.
--	Community service center.
--	Public or private school.
--	Alcoholic beverage establishment.
--	Theater.
--	Commercial amusement (inside).
--	Restaurant without drive-in or drive-through service.
--	Office.

(2) Yard, lot, and space regulations. In general, the yard, lot, and space regulations for the FWMU-5 Subdistrict apply.

(A) For a performing arts center in Subarea A:

(i) Development type. A performing arts center is considered a Mixed Use Shopfront development type.

(ii) Street designations.

(1) South Central Expressway and Martin Luther King, Jr. Boulevard are designated as primary streets.

(2) South Harwood Street and Peabody Avenue are designated as side streets.

(iii) Except as provided in this section, the yard, lot, and space regulations for the FWMU-5 Form Subdistrict apply to a Mixed Use Shopfront.

(1) Front setback area.

(a) Martin Luther King, Jr. Boulevard: If there is either legacy on-street parking or publicly accessible open space adjacent to Martin Luther King, Jr. Boulevard, no minimum or maximum front setback is required.

(b) South Central Expressway: No minimum setback. Maximum front setback is 19 feet.

(c) South Harwood Street: No minimum setback. Maximum front setback is 27 feet.

(2) Required street frontage.

(a) Martin Luther King, Jr. Boulevard: No required street frontage.

(b) South Central Expressway: The required street frontage is 85 percent.

(c) South Harwood Street: No maximum street frontage is required where there is publicly accessible open space adjacent to the street.

(d) Open Space Lot: The required street frontage for the development that shares an artificial lot line with an Open Space Lot is 84 percent.

(3) Ground story transparency.

(a) Martin Luther King, Jr. Boulevard: The required ground story transparency is 35 percent.

(b) South Central Expressway: The required ground story transparency is 18 percent.

(c) South Harwood Street: The required ground story transparency is 15 percent.

(d) Open Space Lot: The ground story transparency requirement for the development that shares an artificial lot line with an Open Space Lot is 45 percent.

(4) Upper story transparency. No upper story transparency is required.

(5) Story height.

(a) No minimum or maximum ground story height.

(b) No minimum or maximum upper story height.

(c) No horizontal façade articulation required.

(6) Blank wall area. No maximum blank wall area on Martin Luther King, Jr. Boulevard or South Central Expressway.

(iv) Except as provided in this section, the yard, lot, and space regulations for the FWMU-5 Form Subdistrict apply to an Open Space Lot.

(1) Front setback area.

(a) South Harwood Street and Peabody Avenue: Except for the area containing the three handicapped parking spaces, the required front setback is 10 feet.

(b) Subarea B.

(1) Main uses permitted. Except as provided in this paragraph, the only main uses permitted are those main uses permitted in the FWMU-5 Form Subdistrict, subject to the same conditions applicable in the FWMU-5 Form Subdistrict, as set out in Section 51P-595.114.1. For example, a use permitted in the FWMU-5 Form Subdistrict only by specific use permit (SUP) is permitted in Subarea B only by SUP; a use subject to development impact review (DIR) in the FWMU-5 Form Subdistrict is subject to DIR in this district; etc.

(A) The following additional main uses are permitted in this subdistrict:

-- Commercial parking lot or garage. *[SUP]*

Staff's Recommendation

(B) — The following additional main uses are prohibited in this subdistrict:

-- Residential uses.

Applicant's Request

(B) The following additional main uses are prohibited in this subdistrict:

-- Residential uses.

(2) Yard, lot, and space regulations. The yard, lot and space regulations for the FWMU-5 Form Subdistrict apply.

Staff's Recommendation

(c) Off-street parking and loading. No parking is required.

Applicant's Request

(c) Off-street parking and loading.

(1) In general. Except as provided in this subsection, off-street parking must comply with Section 51A-13.400.

(A) For purposes of calculating parking, the Property shall be considered one site.

(B) For Subarea A, 150 spaces are required for a performing arts center, and all other uses must park as provided in Section 51A-13.400.

(C) All required parking for Subarea A may be remote parking.

(2) On-street parking.

(A) Parking and loading along Martin Luther King, Jr. Boulevard and South Harwood Street may maneuver within the right-of-way.

(B) Except as provided in this paragraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use development.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For

example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) Remote parking.

(A) Remote parking may be located on a separate lot that is within 800 feet of the use served by the remote parking.

(B) All valet parking operations must comply with the standards set forth in the Dallas City Code.

(C) The walking distance for remote parking may be extended by license as set out in Division 51-4.320.

(D) Section 51A-4.328(a) does not apply in this district. An agreement authorizing remote parking for a use may be based on a lease of the remote parking spaces only if the lease:

(i) is in writing on a form obtained from the building official;

(ii) contains legal descriptions of the properties affected;

(iii) set forth adequate consideration between the parties;

(iv) specifies the special parking being provided and the hours of operation of any use involved;

(v) state that all parties agree to defend, indemnify, and hold harmless the city of Dallas from and against all claims or liabilities arising out of or in connection with the agreement;

(vi) is governed by the laws of the State of Texas;

(vii) be approved by the building official and the city attorney as to form;

(viii) is signed by all owners of the properties affected;

(ix) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(x) is for a minimum term of three years; and

(xi) provides that both the owner of the lot occupied by the use benefitting from the parking and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(E) The remote parking provisions in this subparagraph or Division 51A-4.320 shall not affect or cause the reduction of delta credits.

(4) Loading. Loading for the theater use may occur on South Harwood Street. No other loading spaces are required for a performing arts center.

(5) Construction and maintenance provisions for off-street parking.

(A) The surface of a parking space, maneuvering area, or driveway that connects to a street or alley must consist of:

(i) concrete paving;

(ii) hot mix asphalt paving which consists of a binder and surface course;

(iii) a material of similar characteristics that is approved by the building official; or

(iv) permeable material including but not limited to decomposed granite. Permeable material may be used for unenclosed parking spaces, non-fire lane maneuvering areas for parking, and non-fire lane driveways.

(B) All fire lanes and handicapped parking spaces must be constructed of concrete or asphalt.

(d) Environmental performance standards. See Article VI.

(e) Landscaping.

(1) Except as provided in this subsection, see Article X, except as modified by Section 51P-595.118, "Landscaping."

(A) All required trees within Subarea A must be no closer than 2.5 feet from the pavement.

(B) The director has the authority to waive Article X requirements when the existing built conditions do not allow for conformance with Article X.

(C) The portion of the district that fronts on Martin Luther King, Jr. Boulevard and South Central Expressway are exempted from Article X requirements.

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

(3) New surface parking lots approved with a Specific Use Permit must comply only with the street buffer set forth in Article X, except for the portion of the district fronting Martin Luther King, Jr. Blvd.

(f) Signs. Except as provided in this subsection, signs must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations."

(1) The existing marquee sign in Subarea A is permitted and does not count towards the calculation for attached signage.

(2) The existing pylon sign located on the east side of City Block 7/1144 in Subarea B is allowed to be replaced as needed, but cannot exceed existing height, area, or configuration.

(g) Additional provisions.

Staff's Recommendation

(1) Pedestrian amenities. The following pedestrian amenities are required along the street frontages, except for Martin Luther King, Jr. Boulevard and South Central Expressway.

Applicant's Request

(1) Pedestrian amenities. The following pedestrian amenities are required along the street frontages, except for Martin Luther King, Jr. Boulevard and South Central Expressway.

(A) Two benches.

(B) Two trash cans.

(C) Pedestrian-scale lighting.

(D) One bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(2) Minimum six-foot unobstructed sidewalks are required on public streets except for along Martin Luther King, Jr. Blvd. where only five-foot sidewalks are required.

SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-C REGIONAL SERVICE COMMERCIAL SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-I REGIONAL SERVICE INDUSTRIAL SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.117. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE P(A) PARKING SUBDISTRICT.

OMITTED FOR BREVITY.

SEC. 51P-595.118. LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided in the NC Neighborhood Commercial Subdistrict or the CC Community Commercial Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard. (Ord. 24726)

SEC. 51P-595.119. SIGNS.

(a) Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations."

(b) Signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations." (Ord. 24726)

(c) Subdistrict 1. See section 51P-595.114.2(f).

SEC. 51P-595.120. ADDITIONAL PROVISIONS.

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

(b) Development and use of property within the district must comply with all applicable federal and state laws and regulations, and with all applicable ordinance, rules, and regulations of the city.

(c) Outside storage areas must be screened from the public right-of-way. See Section 51A- 4.602(b), "Required Screening." (Ord. Nos. 24726; 26102)

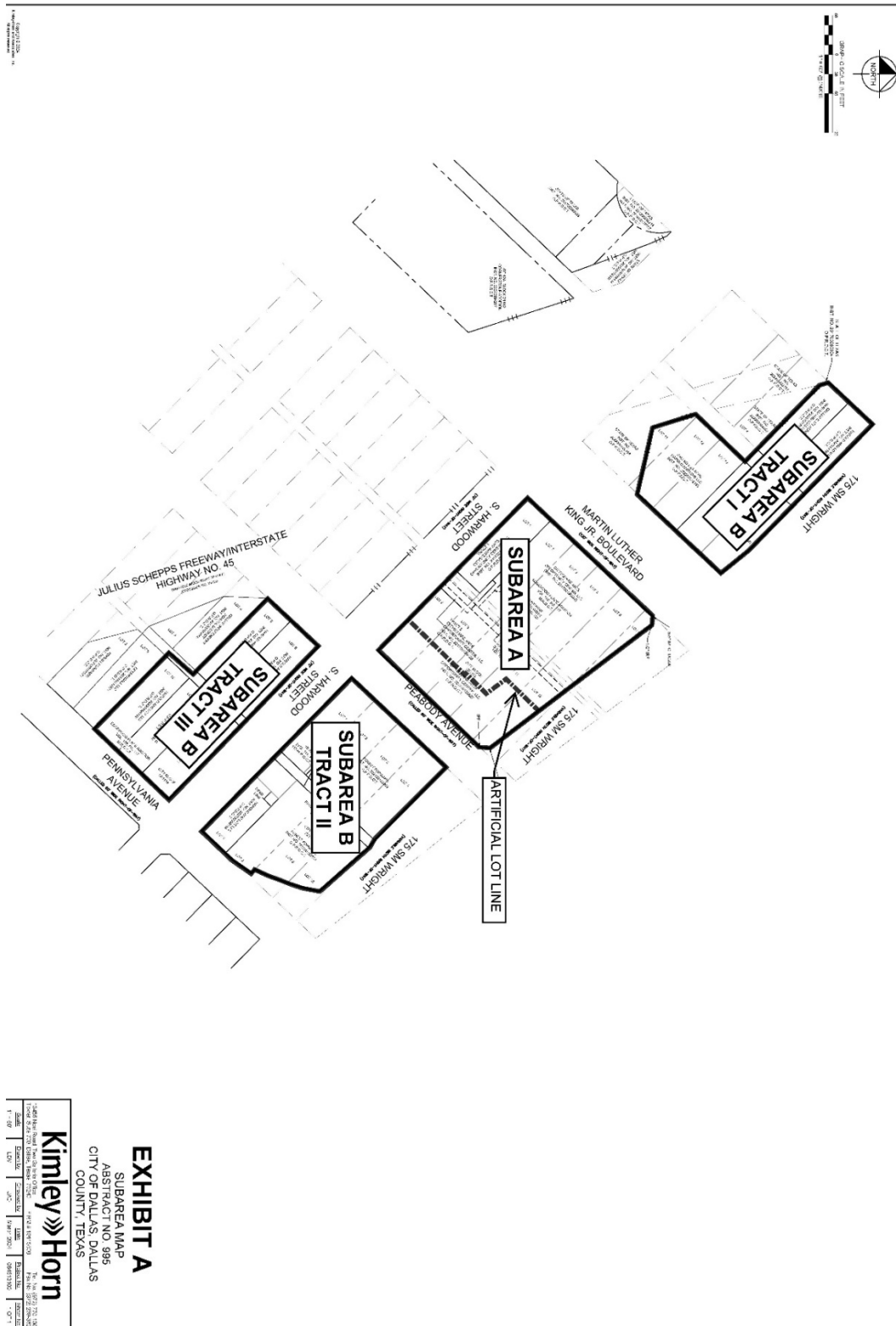
(d) Subdistrict 1. See 51P-595.114.2(g).

SEC. 51P-595.121. 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 or a certificate of occupancy for 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. Nos. 24726; 26102)

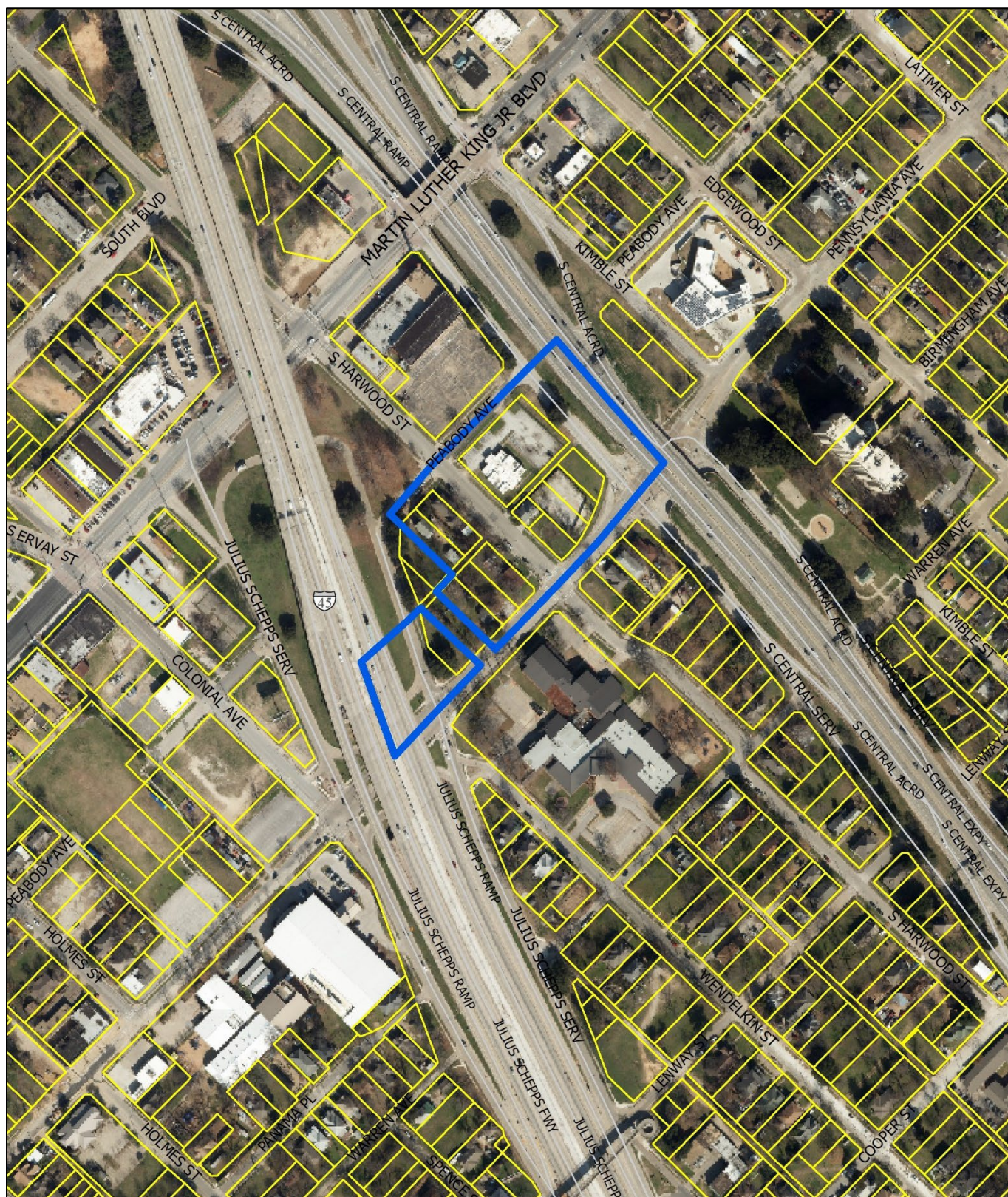
PROPOSED SUBDISTRICT 1 SUBAREA MAP (EXHIBIT 595C)



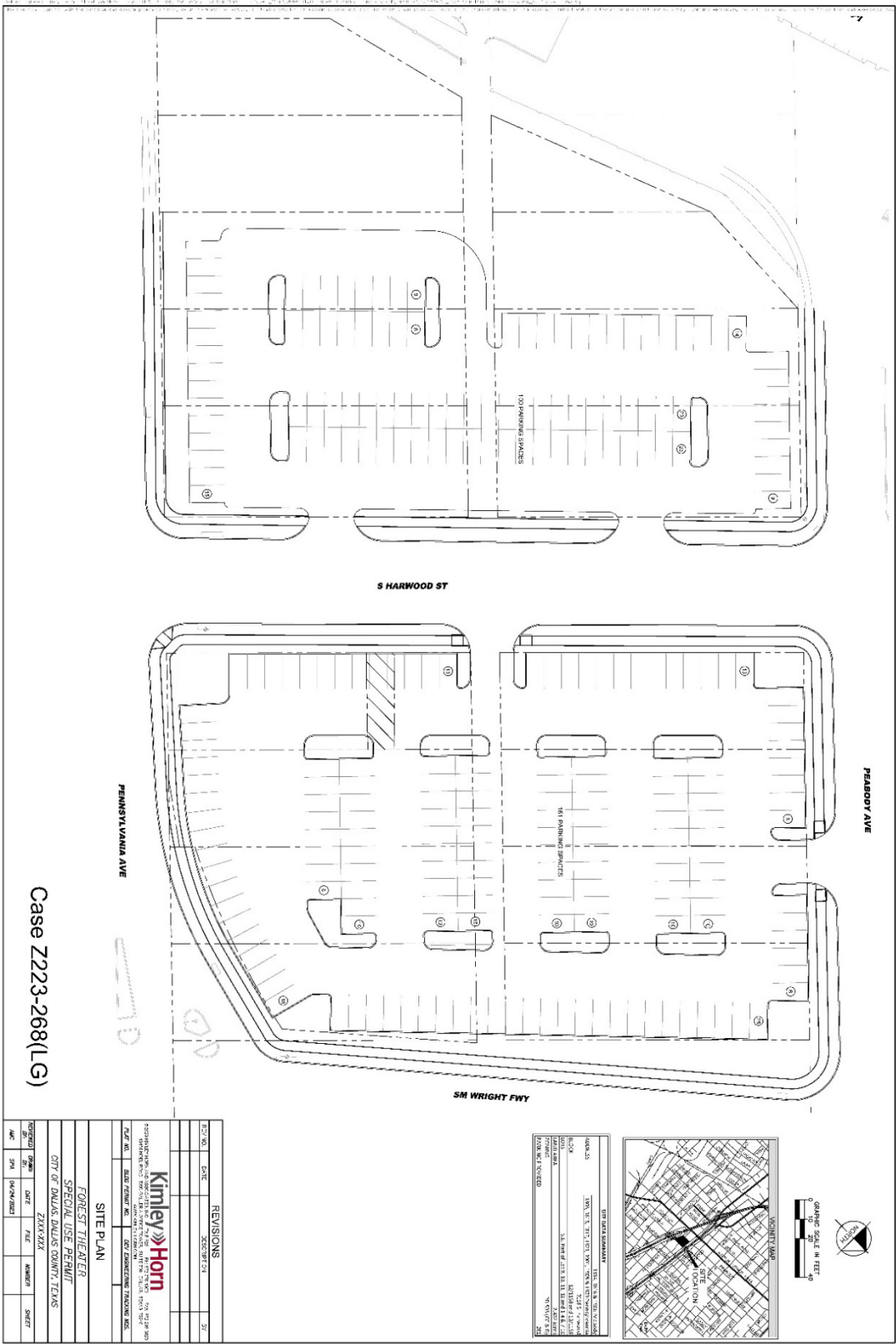
PROPOSED SUP CONDITIONS
(Same for both SUP requests)

1. USE: The only use authorized by this specific use permit is a commercial parking lot or garage.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance).
4. PARKING: Parking must be provided per the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

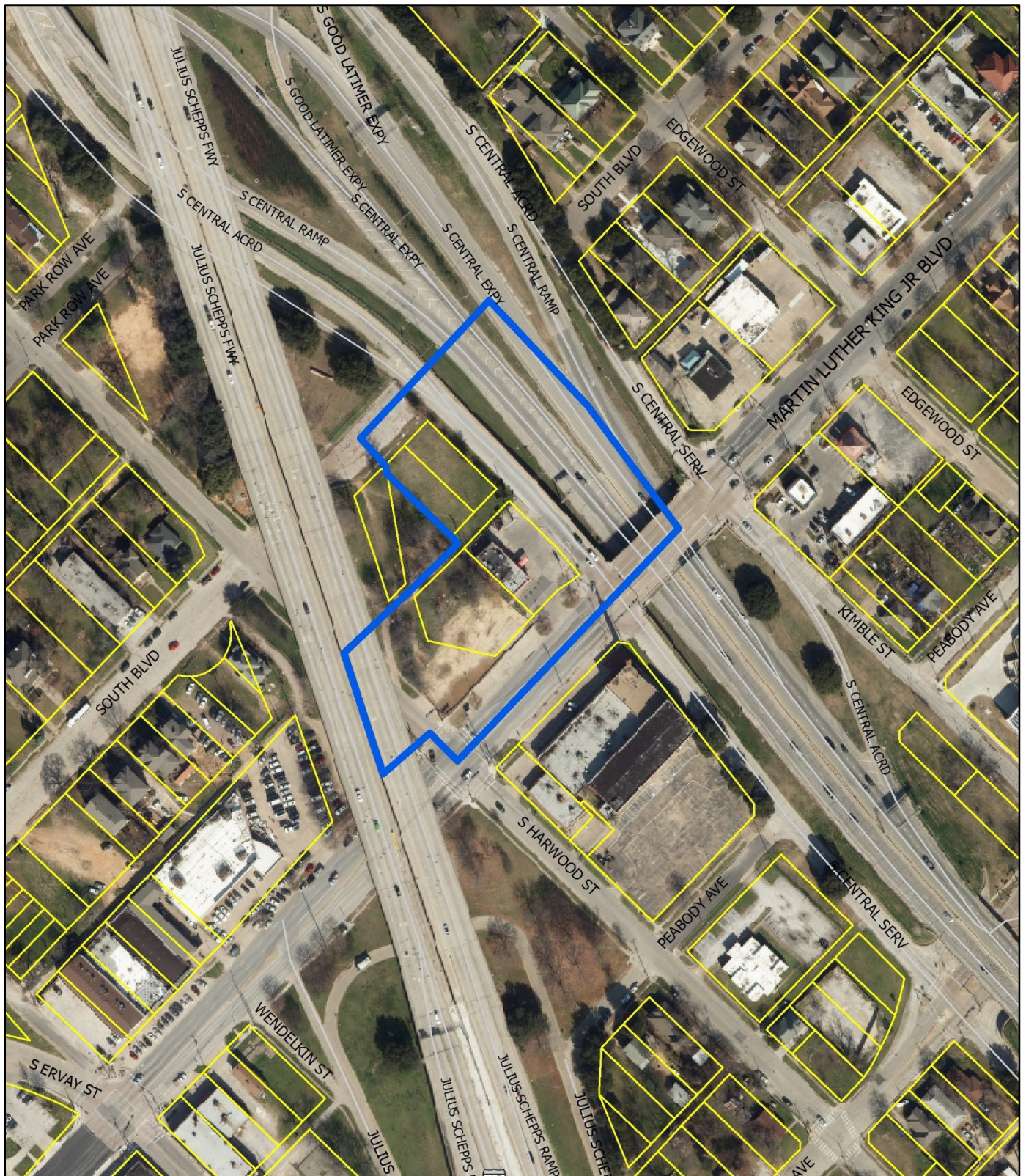
AREA OF REQUEST – SUP #1



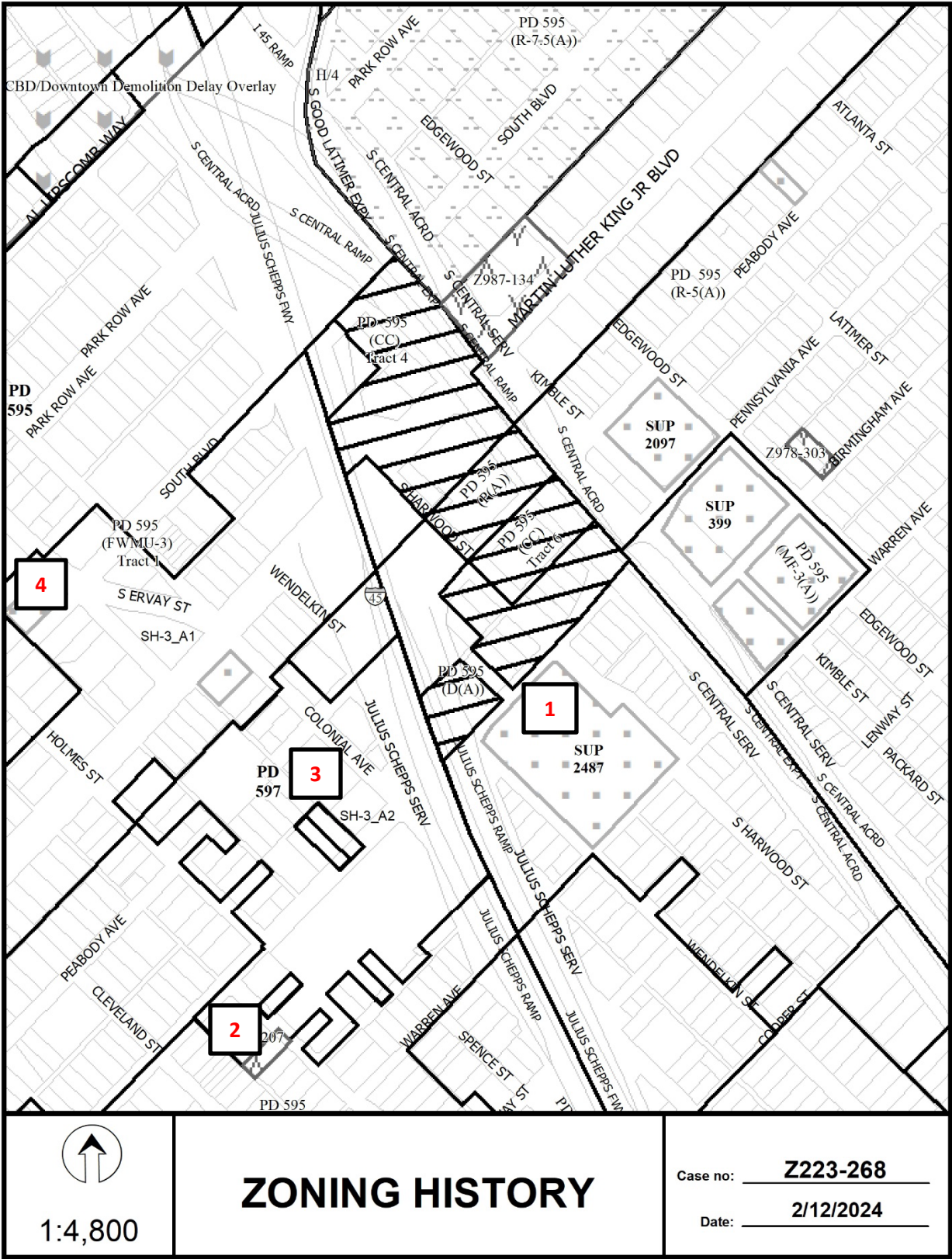
PROPOSED SITE PLAN – SUP #1

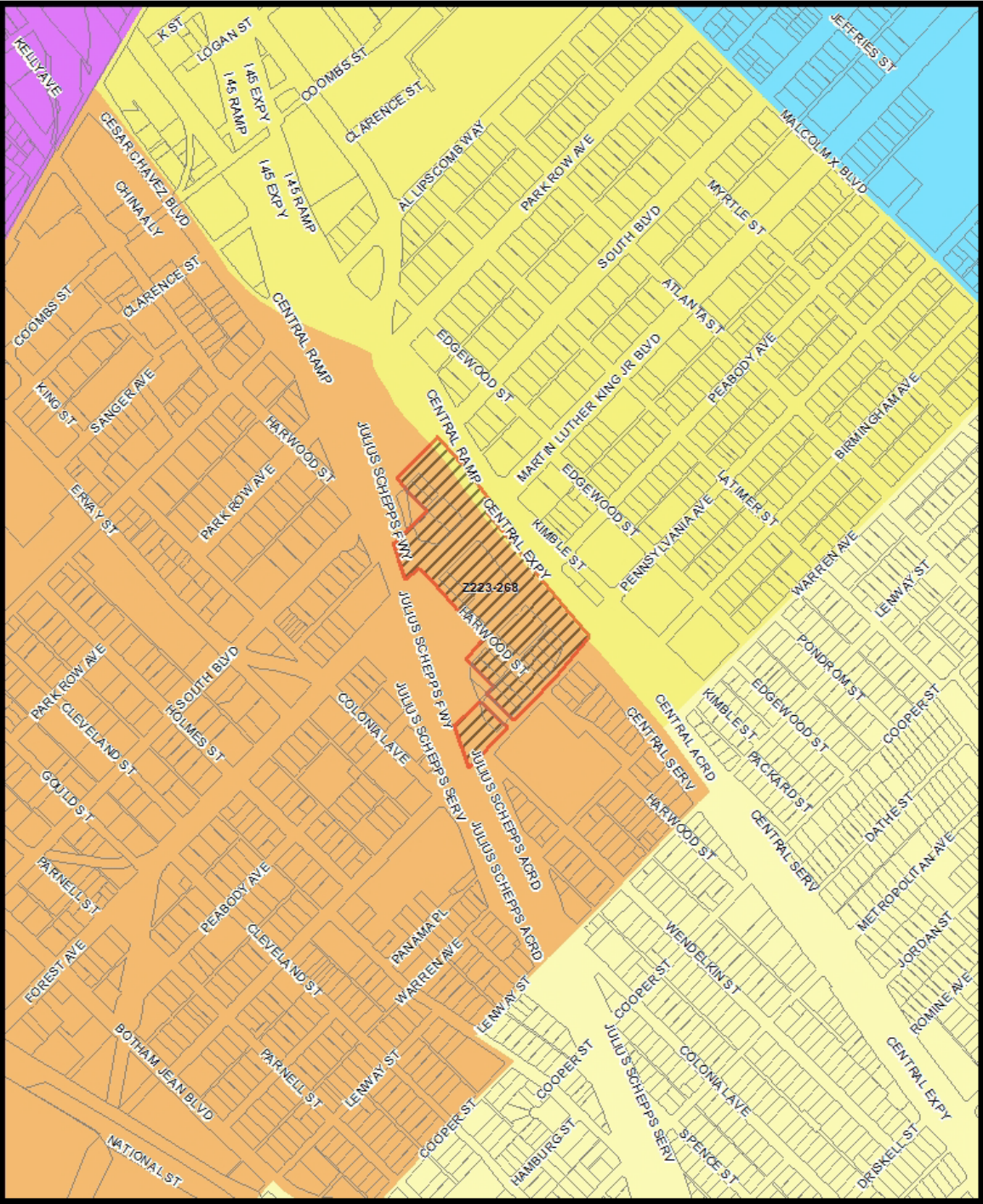


AREA OF REQUEST – SUP #2







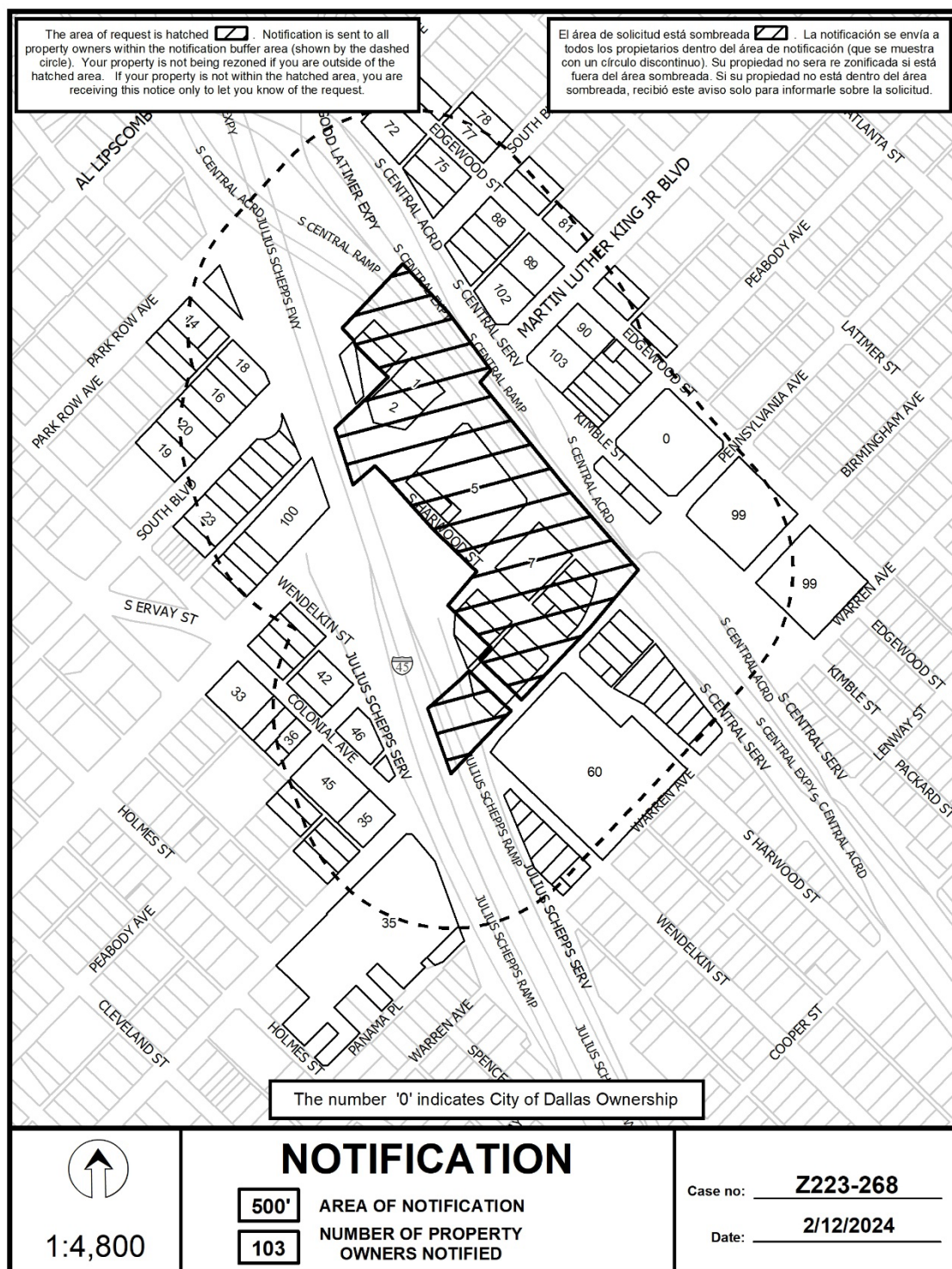


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 2/12/2024



02/12/2024

Notification List of Property Owners***Z223-268******103 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1916 SOUTH BLVD	HAROLD & LOIS LLC
2	1909 MARTIN LUTHER KING JR BLVD	HAROLD AND LOIS LLC
3	1902 MARTIN LUTHER KING JR BLVD	FOREST THEATER LLC
4	3000 S HARWOOD ST	FOREST THEATER LLC
5	1904 MARTIN LUTHER KING JR BLVD	FOREST THEATER LLC
6	1805 PENNSYLVANIA AVE	FOREST FORWARD
7	1906 PEABODY AVE	FOREST THEATER LLC
8	1901 PENNSYLVANIA AVE	HAROLD & LOIS LLC
9	3116 S HARWOOD ST	FOREST FORWARD
10	1905 PENNSYLVANIA AVE	FOREST FORWARD
11	1909 PENNSYLVANIA AVE	FOREST FORWARD
12	1909 PENNSYLVANIA AVE	FOREST FORWARD
13	1834 PARK ROW AVE	BLACK FIRE FIGHTERS ASSN
14	1836 PARK ROW AVE	SNEED T A
15	2811 S HARWOOD ST	BARAJAS FAMILY INVESTMENTS LLC
16	1833 SOUTH BLVD	PEREZ ROBERTO &
17	1837 SOUTH BLVD	TRIGG ELLEN D
18	1841 SOUTH BLVD	Taxpayer at
19	1821 SOUTH BLVD	CARTER BARBARA BRASHEAR
20	1825 SOUTH BLVD	CORNERSTONE BAPTIST
21	1829 SOUTH BLVD	CORNERSTONE COMMUNITY
22	1810 SOUTH BLVD	REDEEMED CHRISTIAN CHURCH OF GOD
23	1814 SOUTH BLVD	Taxpayer at
24	1709 MARTIN LUTHER KING JR BLVD	REDEEMED CHRISTIAN CHURCH OF GOD
25	1717 MARTIN LUTHER KING JR BLVD	WINWAY CORP OF DALLAS LLC
26	1828 SOUTH BLVD	Taxpayer at

02/12/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1832 SOUTH BLVD	Taxpayer at
28	1836 SOUTH BLVD	Taxpayer at
29	1840 SOUTH BLVD	BOOZER DEBRA YVONNE &
30	1844 SOUTH BLVD	BOOZER DEBRA YVONNE &
31	1824 SOUTH BLVD	Taxpayer at
32	1912 SOUTH BLVD	ELLER MEDIA COMPANY
33	1632 MARTIN LUTHER KING JR BLVD	1632 MLK LLC
34	3013 COLONIAL AVE	JEANETTE INVESTMENTS II
35	3015 COLONIAL AVE	ST PHILIPS SCHOOL & COMMUNITY CENTER
36	3021 COLONIAL AVE	ST PHILIPS SCHOOL AND COMMUNITY CENTER
37	1702 MARTIN LUTHER KING JR BLVD	Taxpayer at
38	1706 MARTIN LUTHER KING JR BLVD	WASHINGTON SAMUEL
39	1708 MARTIN LUTHER KING JR BLVD	RESOURCES ASSISTANTS CORP
40	1714 MARTIN LUTHER KING JR BLVD	COOPER DON
41	3016 COLONIAL AVE	Taxpayer at
42	1709 PEABODY AVE	Taxpayer at
43	1625 PENNSYLVANIA AVE	Taxpayer at
44	1629 PENNSYLVANIA AVE	JAMES R BROWN REVOCABLE TRUST
45	3103 COLONIAL AVE	Taxpayer at
46	1700 PEABODY AVE	Taxpayer at
47	3112 COLONIAL AVE	ST PHILLIPS SCHOOL &
48	1808 PEABODY AVE	CONRAD ELEANOR
49	1812 PEABODY AVE	DALLAS CITY OF COUNTY OF
50	1809 PENNSYLVANIA AVE	IMPERIUM GLOBAL MANAGEMENT
51	3307 COLONIAL AVE	Taxpayer at
52	3213 WENDELKIN ST	HAROLD & LOTS LLC
53	3217 WENDELKIN ST	RAMIREZ JORGE &
54	3221 WENDELKIN ST	BENIGNO ZAMUDIO
55	3303 WENDELKIN ST	SUCASA PARAISO INC
56	3305 WENDELKIN ST	ROBERTS ALFRELYNN
57	3309 WENDELKIN ST	WALLACE GENEVA B

02/12/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1715 WARREN AVE	LOPEZ KIMBERLY
59	3317 WENDELKIN ST	ASHIOFU STEPHANIE
60	1817 WARREN AVE	Dallas ISD
61	3214 S HARWOOD ST	ACOSTA BERNABE J &
62	3216 S HARWOOD ST	Taxpayer at
63	1900 PENNSYLVANIA AVE	Taxpayer at
64	1902 PENNSYLVANIA AVE	APARICIO BLANCA V
65	1906 PENNSYLVANIA AVE	WORKS G W JR
66	1914 PENNSYLVANIA AVE	Taxpayer at
67	3302 S HARWOOD ST	MARSH ROSIE LEE EST OF
68	3304 S HARWOOD ST	MORNING ALLEAN
69	3308 S HARWOOD ST	Taxpayer at
70	3312 S HARWOOD ST	SALALHUDDIN ARDUR
71	3316 S HARWOOD ST	Taxpayer at
72	2316 PARK ROW AVE	SNEED T A & ELSIE
73	2313 SOUTH BLVD	GULLEY STEVONNE M
74	2317 SOUTH BLVD	WHITAKER EDWARD B
75	2323 SOUTH BLVD	JOHSAM INC
76	2402 PARK ROW AVE	LAWSON HENRY T &
77	2401 SOUTH BLVD	DEERING STEVEN LIVING TRUST
78	2409 SOUTH BLVD	VIOLAS HOUSE INC
79	2402 SOUTH BLVD	WEST HEATHER RENEE &
80	2406 SOUTH BLVD	REYNOLDS CARRIE LOUISE
81	2403 MARTIN LUTHER KING JR BLVD	CHRISTIAN BARBARA A
82	2400 MARTIN LUTHER KING JR BLVD	MYAP TRUST
83	2404 MARTIN LUTHER KING JR BLVD	MYAP TRUST
84	2401 PEABODY AVE	MYAP TRUST
85	2308 SOUTH BLVD	THOMPSON JASMINE
86	2310 SOUTH BLVD	OVERTON SHERIA CHANEY &
87	2314 SOUTH BLVD	FELLOWS NICHOLAS D & FERRELL
88	2320 SOUTH BLVD	SMITH RICK & JENNIFER

Z223-268(LG)

02/12/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2321 MARTIN LUTHER KING JR BLVD	ASLAM PROPERTIES INC
90	2320 MARTIN LUTHER KING JR BLVD	Z & H 1 REALTY LLC
91	3014 KIMBLE ST	VILLA GABRIEL & REBECCA
92	2305 PEABODY AVE	LOPEZ DIEGO
93	2311 PEABODY AVE	FB DEVELOPERS LLC
94	2313 PEABODY AVE	MUHAMMAD MOSQUE NO 48
95	3015 EDGEWOOD ST	PHILLIPS BROOKE MARIE
96	2317 PEABODY AVE	BUGGS ESTHER L
97	2204 PEABODY AVE	CLAYTON LUCINDA VENTURE
98	2209 PENNSYLVANIA AVE	ALI INVESTMENTS & CONSULTING
99	3333 EDGEWOOD ST	DALLAS HOUSING AUTHORITY
100	1819 MARTIN LUTHER KING JR BLVD	CORNERSTONE BAPTIST
101	1624 PEABODY AVE	1600 PENNSYLVANIA
102	2311 MARTIN LUTHER KING JR BLVD	AUTO DEVELOPMENT LLC
103	2310 MARTIN LUTHER KING JR BLVD	CNB REAL ESTATE LLC



City of Dallas

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

Agenda Information Sheet

File #: 24-1173

Item #: 9.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a Planned Development District for MU-2 Mixed Use District uses; and 2) the termination of deed restrictions as amended [Z72-269] on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive.

Staff Recommendation: 1) **Approval** subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant.

Applicant: LBJ Financial Owner, LLC

Representative: Tommy Mann, Winstead PC

Planner: Martin Bate

Council District: 13

Z223-305(MB)

CITY PLAN COMMISSION

THURSDAY, APRIL 4, 2024

Planner: Martin Bate

FILE NUMBER: Z223-305(MB) **DATE FILED:** July 12, 2023

LOCATION: South line of LBJ Freeway, between Noel Road and Montfort Drive

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 8.6 acres **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Tommy Mann, Winstead PC

OWNERS: 5580 LBJ LLC

APPLICANT: LBJ Financial Owner, LLC

REQUEST: An application for 1) a Planned Development District for MU-2 Mixed Use District uses; and 2) the termination of deed restrictions as amended [Z72-269] on property zoned a GO(A) General Office District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, density, floor area ratio, height, design standards, and mixed income housing to allow multifamily.

STAFF RECOMMENDATION: 1) **Approval** subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a GO(A) General Office District with deed restrictions as amended [Z72-269].
- The request site is approximately 8.6 acres in size.
- Site is currently developed with three office buildings and a four-story parking garage.
- The proposed development will involve a retrofit of the existing ten-story building as multifamily and the demolition and replacement of the existing six-story buildings with new multifamily buildings.
- To build to the desired development plan, the applicant requests additional dwelling unit density. To accomplish this, they are requesting a new Planned Development District (PD) with a mixed income housing development bonus (MIHDB) tied to an increase in dwelling unit density.
- The applicant also proposes modified development standards primarily related to setbacks, height, floor area ratio, parking, and design standards.
- The public realm will be enhanced by design standards that ensure safe and activated sidewalks and improve the pedestrian experience for both residents and other users.
- Applicant also proposes terminating existing deed restrictions as amended [Z72-269], instead using the maximum height provision in the proposed conditions to retain the same protections.

Zoning History:

1. Z190-106: On February 12, 2020, City Council approved an application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the southwest corner of Montfort Drive and James Temple Drive.

2. Z201-293: On January 12, 2022, City Council approved an application for the termination of deed restrictions [Z789-149] on property zoned an MU-3 Mixed Use District on the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Highway	-
Noel Road	Local Street	-
Montfort Drive	Community Collector	60 feet

Traffic:

The Engineering Division of Development Services reviewed a Traffic Impact Study dated March 22, 2024 for the proposed ACRAM Development located along the southern side of Lyndon B Johnson Freeway between Noel Road and Montfort Drive. The report documents an evaluation of the subject site, existing infrastructure, and impact of proposed development. The assessment indicates that the proposed development can be successfully incorporated into the surrounding local roadway network.

However, the analysis does not provide a technical justification for the proposed north driveway located on the service road. The driveway cuts through an existing right turn lane and is located approximately 300 feet from the intersection. While the curb cut is an existing condition, the development is proposing to create a prominent access in and out of the parking garage.

The proposed operations will significantly impact the operations of the service road by adding more than 100 vehicles per hour in and out of the driveway. The proposed condition does not comply with City or the Texas Department of Transportation driveway spacing standards. The proposed condition also requires a deviation that City of Dallas Engineering staff will not support, given the likelihood of traffic cutting through five lanes of traffic to access the U-turn lanes at Montfort.

Staff recommends revising the proposed development plan to either remove access to the garage, or to remove the driveway entirely. If the proposed condition cannot be approved at permitting, the applicant may need to return to zoning to amend the development plan.

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 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

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

Goal 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	GO(A) General Office	Office building (vacant)
North	Planned Development District No. 887	Office
South	MF-1(A) Multifamily District	Multifamily
East	MU-2 Mixed Use with deed restrictions [Z767-120], MC-1 Mixed Commercial with deed restrictions [Z74-144]	Retail
West	MU-3 Mixed Use with deed restrictions [Z201-293]	Office, Hotel

Land Use Compatibility:

The request site is currently developed with three office buildings. The applicant is requesting a Planned Development District. Applicant's proposed conditions would deviate from base zoning to allow smaller front and side setbacks. Applicant's proposed conditions include standards that would be triggered upon meeting the provisions of the Mixed Income Housing Development Bonus (MIHDB).

The immediate surroundings of the site are a mix of office, retail, and residential uses. The corridor around LBJ Freeway is substantially developed with high-rise buildings as well as one- and two-story buildings. Immediately south of the subject site is a multifamily development with a two-story apartment complex.

Staff supports the requested Planned Development District as the area is suitable for more intensive multifamily development. The city's comprehensive plan identifies the area as an urban mixed-use Vision Building Block. The base MU-2 Mixed Use zoning district would allow for existing entitlements to office uses and heights while also allowing for multifamily development.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing GO(A)</u>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size No max. dwelling unit density	4.0	270' (existing deed restrictions limited to 182')	80% max.
<u>Base MU-2</u>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size. For 50 du/ac with no MUP; 75 with mix of 2 categories; 100 with mix of 3 or more	For residential and office, ranges from 1.6 to 1.9.	135' base, 180' MUP with retail	80% max.
<u>Proposed New PD</u>	LBJ: 20' Noel/Montfort: 10' No urban form setback required	10' No tower spacing for existing parking structure	No min. lot size 50 du/ac base, 85 du/ac with MIHDB.	4.0	182'	80% max.

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
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

	Existing	Proposed
Use	GO(A)	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	L	•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center	L	•
Job or lithographic printing		
Labor hall	S	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		
Gas drilling and production	S	S

	Existing	Proposed
Use	GO(A)	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	L	•
Cemetery or mausoleum	S	S
Child-care facility	L	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		S
Hospital	R	S
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Hotel or motel	★	★
Extended stay hotel or motel	S	S
Lodging or boarding house		
Overnight general purpose shelter	★	★
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•

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

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

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

*Retail and personal service uses in the GO(A) district must be contained entirely within a building and may not have a floor area that, in combination with the floor areas of other retail and personal services uses in the building, exceeds 10 percent of the total floor area of the building.

Design Standards

The proposed PD includes design standards that generally follow the provisions of 4.1107, with the following changes:

- A minimum of 65,000 square feet of open space [defined in PD conditions] is required; this would be considered an enhancement over base code, with 17% of the site dedicated to open space rather than the standard 10%.
- No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for existing parking structure.
- Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk
- Sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb

Mixed Income Housing

The applicant proposes to tie the increase in dwelling unit density and reduction in setbacks to the provision of mixed income housing. The applicant's request is to increase the dwelling unit density from 50 dwelling units per acre to 85 dwelling units per acre, contingent on the applicant providing five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided, and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Staff considers an MU-2 Mixed Use District as an appropriate base for this development. The additional deviations not tied to the MIHDB are to retain conformity for the existing site conditions, as the MU-2 Mixed Use District would otherwise not allow the existing 10-story building.

Landscaping:

Landscaping will be provided per Article X regulations.

Parking:

The proposed conditions would require parking in accordance with the provisions of the Dallas Development Code. For a multifamily development that meets the MIHDB provisions, parking shall be required in accordance with Sec. 51A-4.1107(c).

Market Value Analysis:

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

List of Officers

LBJ Financial Owner, LLC

David Taylor, Managing Member

J. Matthew Cassin, Managing Member

Isaac Zion, Managing Member

5580 LBJ, LLC

David Bolour, Managing Member

PROPOSED CONDITIONS

ARTICLE __

PD __

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

PD __ was established by Ordinance No. ____, passed by the Dallas City Council on _____, 20__.

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

PD __ is established on property located on the south side of LBJ Expressway between Montfort Drive and Noel Road. The size of PD __ is approximately 8.60 acres.

SEC. 51P-__.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. If there is a conflict between this article and Chapter 51A, this article controls.

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

(c) This subdistrict is considered to be a nonresidential zoning district.

SEC. 51P-__.104 EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit __A: development plan.

SEC. 51P-__.105 DEVELOPMENT PLAN.

(a) For a project containing more than 250 dwelling units, development and use of the Property must comply with the development plan (Exhibit __A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required.

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

(a) In general. The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by Specific Use Permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

SEC. 51P-___107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict 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.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply in this district.

(b) Floor area ratio: Maximum floor area ratio is 4.0.

(c) Maximum height: Unless further restricted under 51A-4.125(e)(4)(E)(i), maximum structure height is 182 feet.

(d) Front yard.

(1) For frontage on LBJ Expressway, minimum front yard setback is 20 feet.

(2) For frontage on Noel Road and Montfort Drive, minimum front yard setback is 10 feet.

(A) No urban form setback is required.

(e) Side and rear yard.

(1) Minimum side and rear yard is 10 feet.

(A) No tower spacing or additional setback is required for a parking structure that existed on (date of adoption of this article).

(d) Dwelling unit density.

(1) Maximum dwelling unit density. Except as provided in this subsection, maximum dwelling unit density is 50 dwelling units per acre.

(2) Maximum dwelling unit density bonus. If compliant with section P-___114, maximum dwelling unit density is 90 dwelling units per acre.

SEC. 51P-__109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult 51A Sec. 4.300 for the specific off-street parking and loading requirements for each use.

(b) Multifamily: if a development meets the provisions in Section P-__.114, minimum parking shall be required in accordance with Section 51A-4.1107(c).

SEC. 51P-__.110. SUSTAINABLE DESIGN FEATURES FOR A PROJECT CONTAINING MIXED INCOME HOUSING

(a) Drip irrigation shall be utilized for maintenance of plantings, and plant species that are native or adapted to north central Texas with reduced, low, or very low water consumption characteristics shall be used.

(b) Recycling containers shall be available for residents and on-site workers.

(c) Water efficient plumbing fixtures shall be utilized.

(d) Pedestrian lighting must be provided at regular intervals along all building facades facing a public street.

(e) Bicycle Parking. Bicycle parking must be located along street frontages.

SEC. 51P-__.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-__.112. LANDSCAPING.

See Article X.

SEC. 51P-__113. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-__114. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING FOR A SPECIAL PROJECT.

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

(b) Reserved units. A minimum of 5 percent of the residential units must be made available at an affordable rate with an income band of 81 percent to 100 percent of adjusted median family income.

(c) Except as provided below, compliance with Section 51A-4.1107 is required.

(1) A minimum of 65,000 square feet of open space is required.

(2) No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for a parking structure that existed on (date of adoption of this article).

(3) Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk

(4) Sidewalks fronting along LBJ Expressway must be located in an area parallel to and between five feet and twenty-five feet of the back of the projected street curb.

(5) All other sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb.

SEC. 51P-__115. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-__116. COMPLIANCE WITH CONDITIONS.

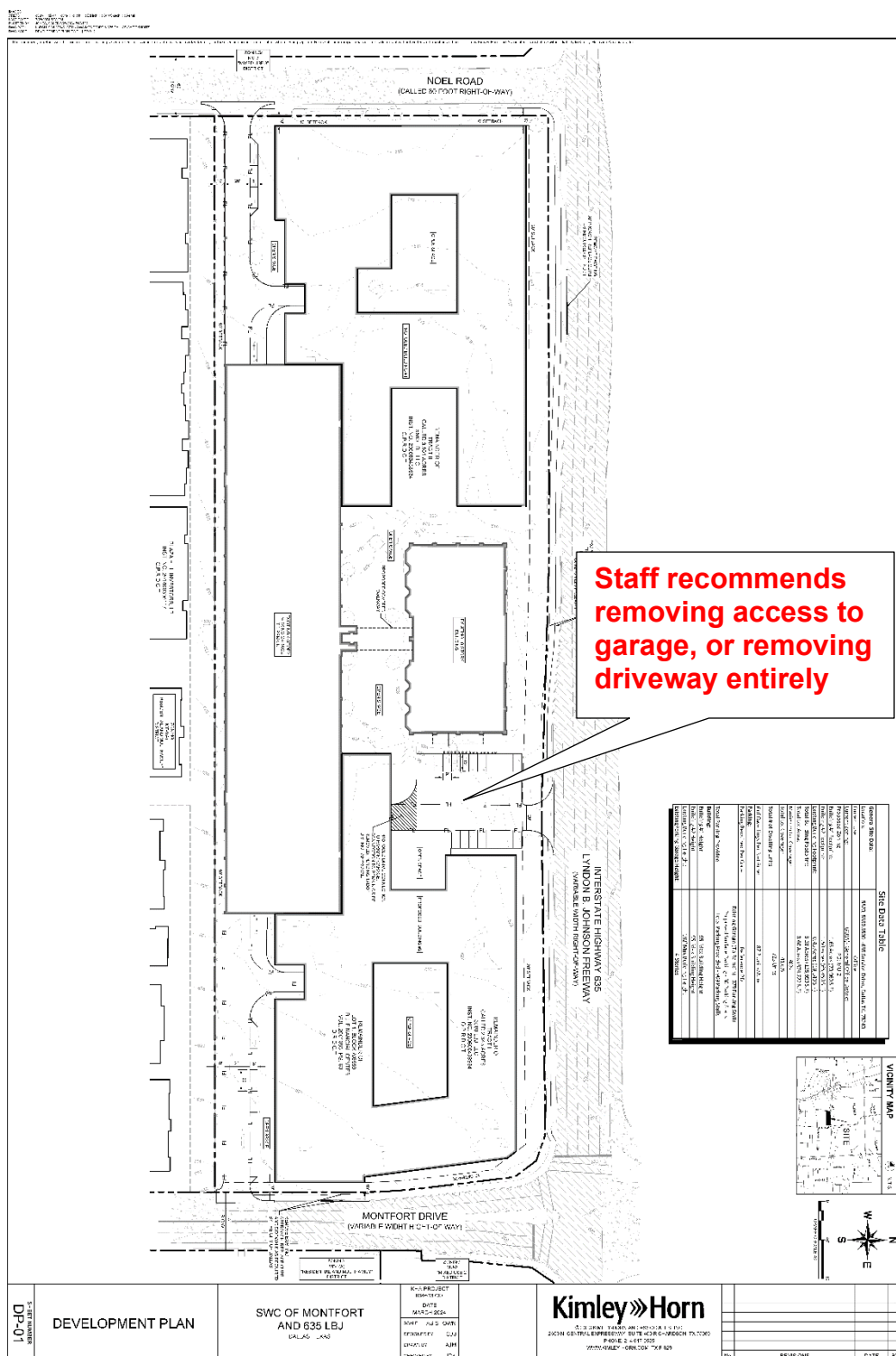
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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 subdistrict until there has been

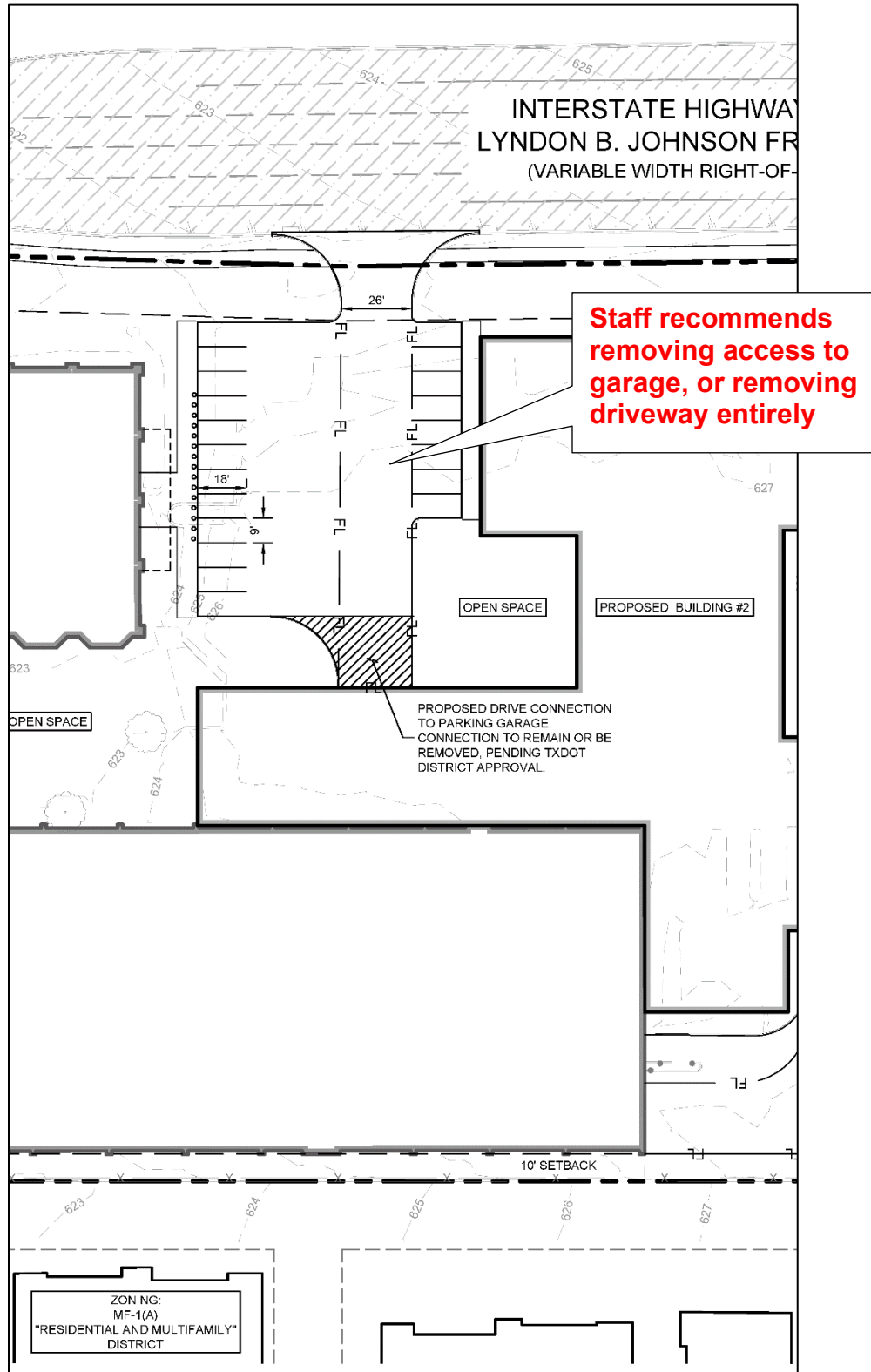
Z223-305(MB)

full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN (DETAIL)



**EXISTING DEED RESTRICTIONS
(Proposed to be Terminated by Applicant)**

SANFORD, JACK, ELLINGER, R. & NICHOLS
ATTORNEYS AND COUNSELORS
1800 REPUBLIC NATIONAL BANK BUILDING
DALLAS, TEXAS 75201

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

WHEREAS, in connection with change of zoning on the hereinafter described property, First Federal Savings & Loan Association of Dallas, Dallas County, Texas, has heretofore placed restrictions on such hereinafter described property, said restrictions having been filed for record in the Deed Records of Dallas County, Texas, and

WHEREAS, the present owners of such property have been requested to amend such restrictions so that the same may not be removed, altered or changed without first obtaining written consent from the City of Dallas, and the present owners are agreeable to such restrictions;

NOW, THEREFORE, in consideration of these premises, FOURSQUARE PROPERTIES, INC. and MURRAY INVESTMENT COMPANY, being the owners of the following described property in Dallas County, Texas, to-wit:

Being a tract of land situated in Isaiah Park Survey, Abstract No. 1144, Dallas County, Texas and a part of the City of Dallas, Texas, Block Number 6999, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Interstate Highway No. 635, (Lyndon B. Johnson Freeway), and the west line of Montfort Drive, a 60 foot width street;

THENCE S. 0° 08' W., along said west line of Montfort Drive, 350.00 feet; THENCE N. 89° 52' W., 1106.56 feet to a point in the east line of Noel Road;

THENCE N. 0° 02' E., along said east line of Noel Road, 342.51 feet to the south line of Interstate Highway No. 635; THENCE East, along the south line of Interstate Highway No. 635, 952.37 feet;

THENCE N. 88° 11' E., continuing along said south line, 154.88 feet to the place of beginning and containing 380,925 square feet of land.

do hereby impress upon all of the above described real property with the following restrictions:

1. No building erected upon said property shall exceed One Hundred Twenty (120) feet in height above grade, exclusive of

any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided said penthouse shall not exceed twelve (12) feet in height above said 120 feet limitation upon any such building which may be erected upon said premises.

2. This restriction and covenant is hereby declared to be a covenant running with the land and shall be fully binding upon the said owners, and all persons, partnerships, corporations, firms, or any other entity acquiring all or any portion of the above described real property, whether by descent, devise, purchase or otherwise, and the undersigned owners, and any person, partnership, corporation, firm or any other entity by acceptance of title to any portion or all of said real property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenant. This covenant shall be binding for a period of twenty (20) years from November 14, 1972.

3. That these restrictions and covenants shall not be removed, amended or altered or otherwise changed, without the City of Dallas first agreeing in writing to such removal, amendment, alteration or change.

WITNESS THE EXECUTION HEREOF on this the 9TH day of October, 1972.

FOURSQUARE PROPERTIES, INC.

By Jack E. Crozier

ATTEST:

Merle L. Green

MURRAY INVESTMENT COMPANY

By Fred Murray


ATTEST:

Linda Gray

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jack E. Crozier, President of FOURSQUARE PROPERTIES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said FOURSQUARE PROPERTIES, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of October, 1973.

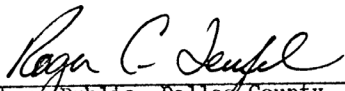

Notary Public, Dallas County, Texas.

My Commission expires
June 1, 1975.

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Fulton Murray, Chairman of the Board of MURRAY INVESTMENT COMPANY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of the said MURRAY INVESTMENT COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of October, 1973.


Notary Public, Dallas County, Texas

My Commission expires:
June 1, 1975.

Map showing property boundaries and streets. A large rectangular area is highlighted with a thick black border and contains the handwritten text:

O-2
DE. 10 STORIES

Streets shown include: MONTFORT, LINCOLN ST., GOLDWAITE ST., and L.B. JOHNSON FREEWAY. Other labels include: LINCOLN PROP. CO., 8568, and 8569.

FILE NO **Z72-269/393-A**

AREA OF HEARING

☐ IN FAVOR
☒ OPPOSED

0 200 400

1 1 1 1

COUNCIL CHAMBER

October 3, 1979

792988

WHEREAS, deed restrictions were executed on April 5, 1974, and were filed for record in the County Clerk's office on May 16, 1974, and recorded in Volume 71038 on Page 0964 in conjunction with the granting of an Office-2 District on property located on the south side of the Lyndon B. Johnson Freeway between Montfort Drive and Noel Road; and,

WHEREAS, the present owners of said property desire to amend such deed restrictions by deleting Article 1 as it presently reads and inserting in its place the wording indicated on the attached instrument; and,

WHEREAS, the City Council of the City of Dallas reviewed said request at a regularly scheduled public meeting on October 3, 1979, and is of the opinion that Article 1 should be amended as described in the attached instrument. Now, Therefore,

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

Section 1. That the request for the amendment for Article 1 as described in the attached instrument labeled as "First Amendment to Deed Restrictions" be approved and that the City Manager be and is hereby authorized to execute the instrument on behalf of the City of Dallas.

Section 2. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

cc: Urban Planning
City Secretary
Building Inspection

Approved as to form:

LEE E. HOLT, City Attorney

By John E. Galt
Assistant City Attorney

APPROVED BY
CITY COUNCIL

OCT 3 1979

Robert B. Glavin
City Secretary

APPROVED

E. Donck Schupp
HEAD OF DEPARTMENT

APPROVED

CITY AUDITOR

APPROVED

John
CITY MANAGER

792988

FIRST AMENDMENT TO DEED
RESTRICTION

STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on April 5, 1974 deed restrictions were imposed upon the following described property located in Dallas, Dallas County, Texas, to-wit:

Being a tract of land situated in Isaiah Park Survey, Abstract No. 1144, Dallas County, Texas and a part of the City of Dallas, Texas, Block Number 6999, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Interstate Highway No. 635, (Lyndon B. Johnson Freeway), and the west line of Montfort Drive, a 60 foot width street;

THENCE S. 0° 08' W., along said west line of Montfort drive, 350.00 feet; THENCE N. 89° 52' W., 1106.56 feet to a point in the east line of Noel Road;

THENCE N. 0° 02' E., along said east line of Noel Road, 342.51 feet to the south line of Interstate Highway No. 635; THENCE East, along the south line of Interstate Highway No. 635, 952.37 feet;

THENCE N. 88° 11' E., continuing along said south line, 154.88 feet to the place of beginning and containing 380,925 square feet of land, and;

WHEREAS, the deed restrictions now in effect with reference to such property were executed by Murray Investment Company and Foursquare Properties, Inc. and approved by the City of Dallas, and;

WHEREAS, said restrictions are filed of record in Volume 71038 at page 0964 of the Deed Records of Dallas County, Texas, and;

WHEREAS, said restrictions provide that they can be amended only with the written approval of the City of Dallas, and;

WHEREAS, the present owners of such property desire to amend such restrictions with the approval of the City of Dallas, and;

WHEREAS, it was contemplated that three buildings would be constructed on the above described property, one building being six stories in height and the other two buildings each being ten stories in height, and;

WHEREAS, the six story building has been constructed, but the present owners of the property desire to construct another six

272-269/393-A

792988

story and a fourteen story building on such property in lieu of the two ten story buildings formerly contemplated.

NOW, THEREFORE, the above deed restrictions are hereby amended by striking therefrom the following paragraph:

"1. No building erected upon said property shall exceed One Hundred Twenty-Seven (127) feet, six (6) inches in height above grade, exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided said penthouse shall not exceed twelve (12) feet in height above said 127 feet, 6 inches limitation upon any such building which may be erected upon said premises."

The following paragraph will be added to the above referred to deed restrictions in lieu of the above paragraph which has been stricken:

In addition to the six-story building which has been constructed on the above described property, another six-story building and a fourteen-story building may be erected thereon as shown on the attached site plan designated as Exhibit A. The fourteen-story building shall not exceed One Hundred Eighty-Two (182) feet, six (6) inches in height and the six-story building shall not exceed eighty (80) feet, six (6) inches in height, the height being measured in each case from grade. These measurements shall be exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided such penthouse shall not exceed twelve (12) feet in height above the foregoing limitations upon such buildings.

All the other terms and conditions of the deed restrictions of April 5, 1974 shall remain in full force and effect.

WITNESS THE EXECUTION HEREOF on this the 16th day of

July, 1979.

Murray Financial Center, a Joint Venture
(formerly the Montfort Joint Venture)

by Fulton Murray, Jr.

by Jack E. Crozier

by Murray Properties

792988

Fulton Murray, Jr.
by Fulton Murray, Jr., Trustee of
The Beverly Murray Wilson Trust
Agreement dated 3/11/1971

Fulton Murray, Jr.
by Fulton Murray, Jr., Trustee of
The Mary Helen Murray Trust
Agreement dated 4/18/1974

Richard E. Baker
by Republic National Bank of Dallas,
Trustee under the Will of O. M.
Murray-Trust No. 53-51-01

James W. Murray
Murray Properties Company
John G. Roam
Murray Investment Company

The above amended Deed Restrictions are approved by the City
Council of the City of Dallas this day of

Approved as to form:

LEE E. HOLT, City Attorney

By *John E. Holt*
Assistant City Attorney

George F. Schrader
GEORGE F. SCHRADER
CITY MANAGER

THE STATE OF TEXAS X
 X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally
appeared FULTON MURRAY, JR., known to me to be the person whose name
is subscribed to the foregoing instrument and acknowledged to me that
he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of
July, 1979

Charles Lynn Martin
Charles Lynn Martin
Notary Public, Dallas County,
Texas

THE STATE OF TEXAS X
 X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally
appeared JACK E. CROZIER, known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of
July, 1979.

Charles Lynn Martin
Charles Lynn Martin
Notary Public, Dallas County,
Texas

792988

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Beverly Murray Wilson Trust dated March 11, 1971, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of July, 1979.

Oras Lynn Upatis
 Notary Public, Dallas County,
 Texas

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Mary Helen Murray Trust dated April 18, 1974, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of July, 1979.

Oras Lynn Upatis
 Notary Public, Dallas County,
 Texas

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Richard E. Hobson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said REPUBLIC NATIONAL BANK OF DALLAS, as Trustee under the Will of O. M. Murray, a banking institution, and that he executed the same as the act of such banking institution for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of July, 1979.

Jana S. Bernard
 Notary Public, Dallas County,
 Texas

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

JANA S. BERNARD
 Notary Public, Dallas County, Texas
 My Commission Expires 6-30-80

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Sellers known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MURRAY PROPERTIES COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of July, 1979.

Kandice H. Redington
 Notary Public, Dallas County,
 Texas

792988

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared John G. Roach known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Murray Investment Company, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of July, 1979.

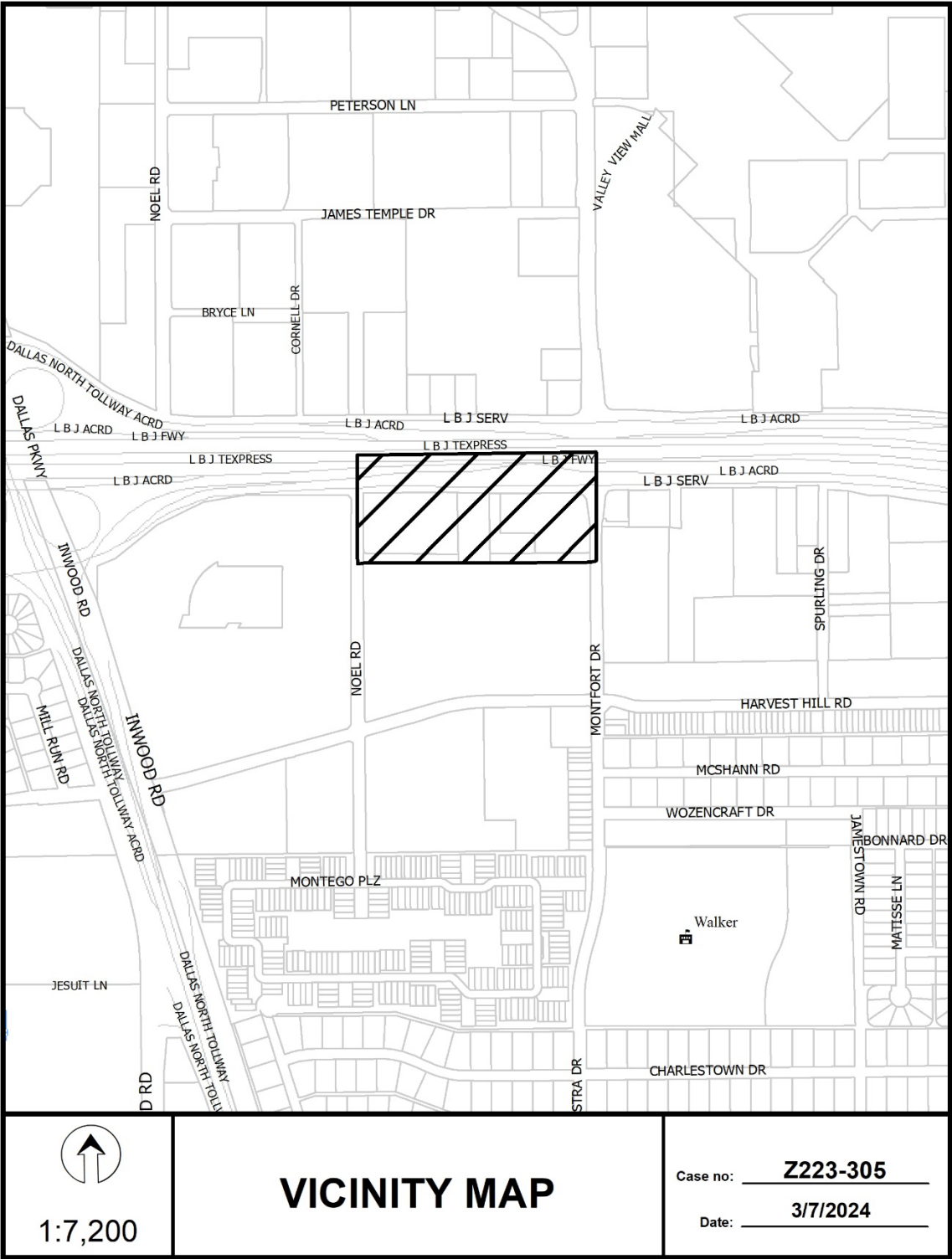
Lisa H. Knowles
 Notary Public, Dallas County
 Texas

THE STATE OF TEXAS X
 X
 COUNTY OF DALLAS X

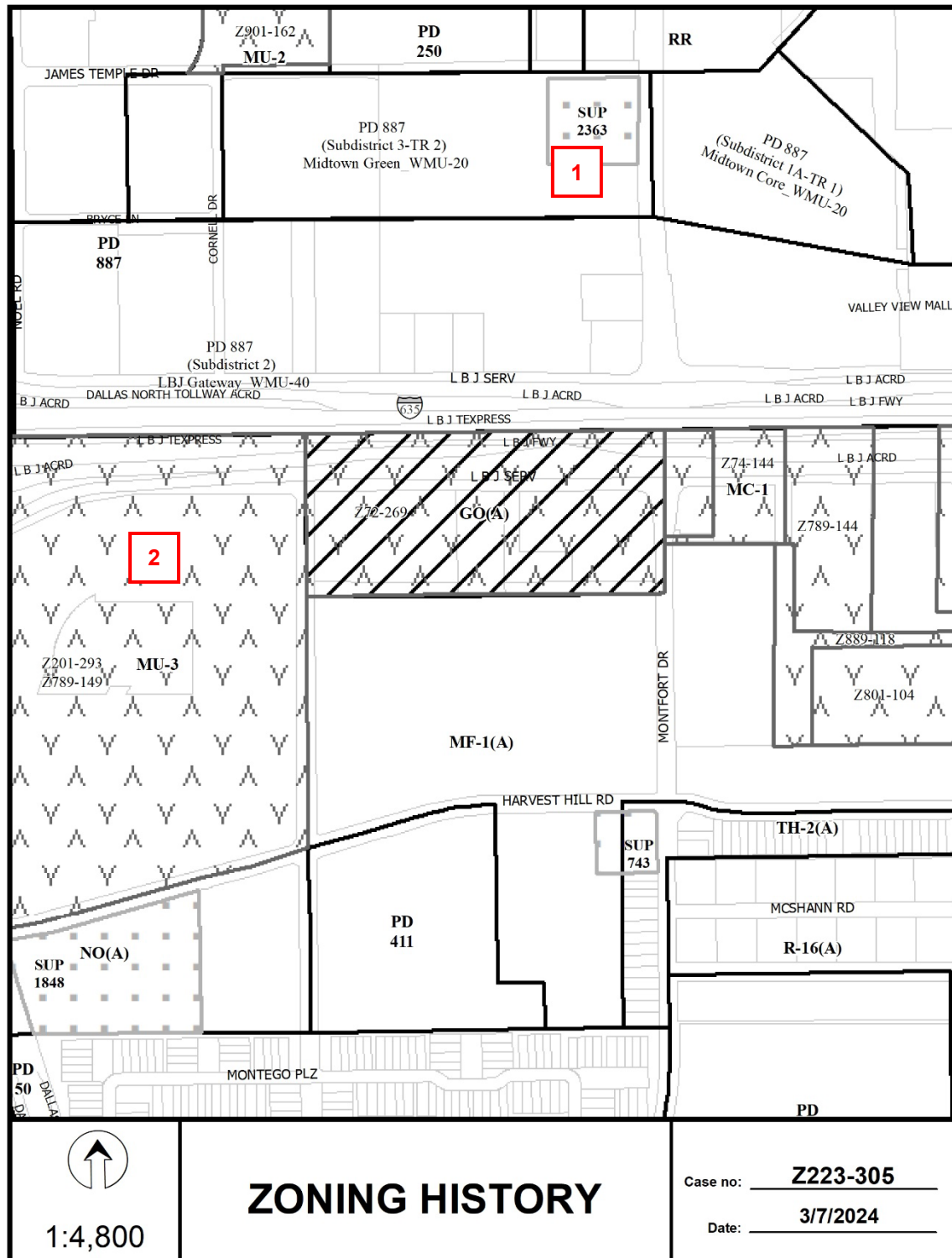
BEFORE ME, the undersigned authority, on this day personally appeared George R. Schnader, City Manager of the City of Dallas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of the CITY OF DALLAS, a municipal corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

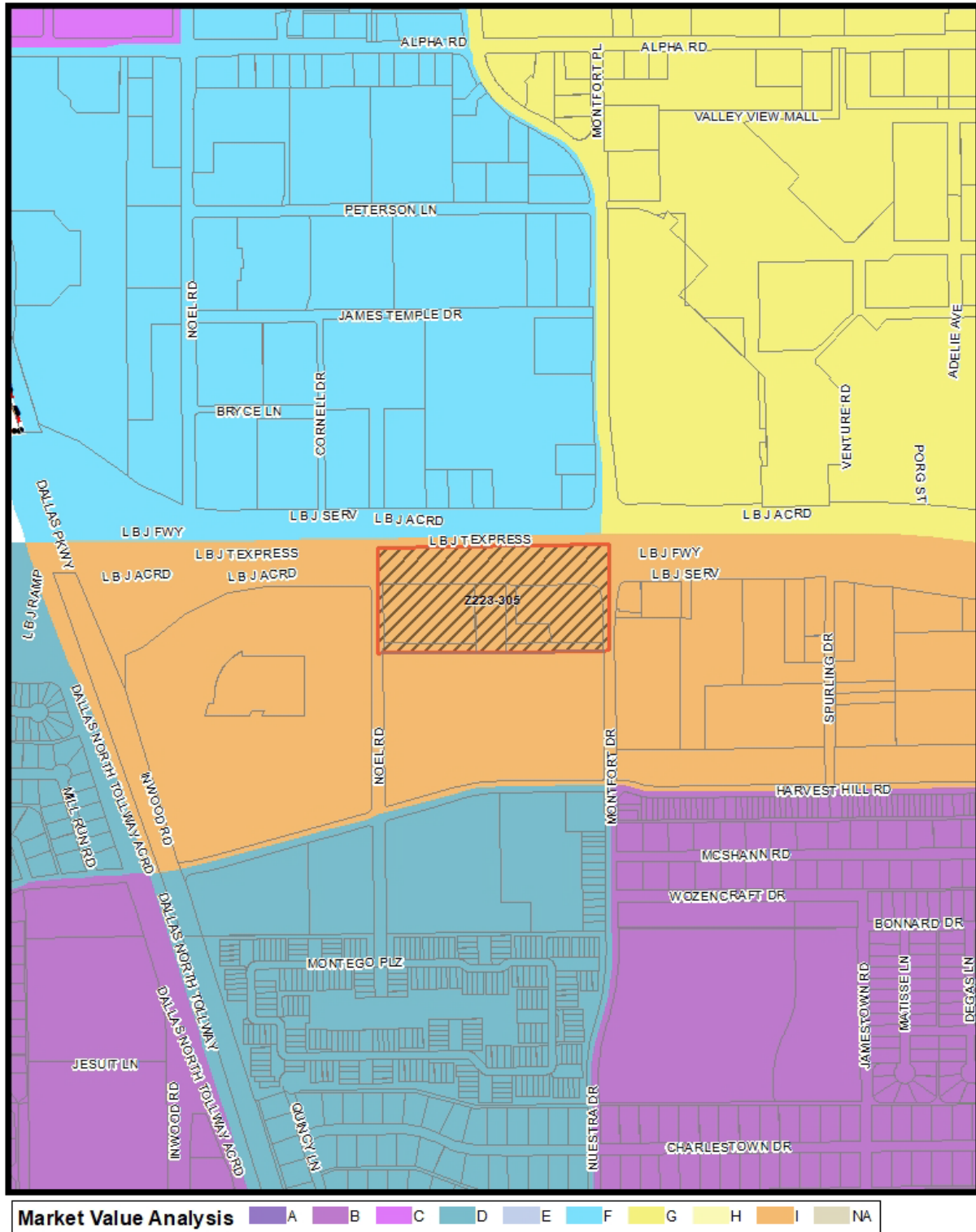
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of Oct., 1979.

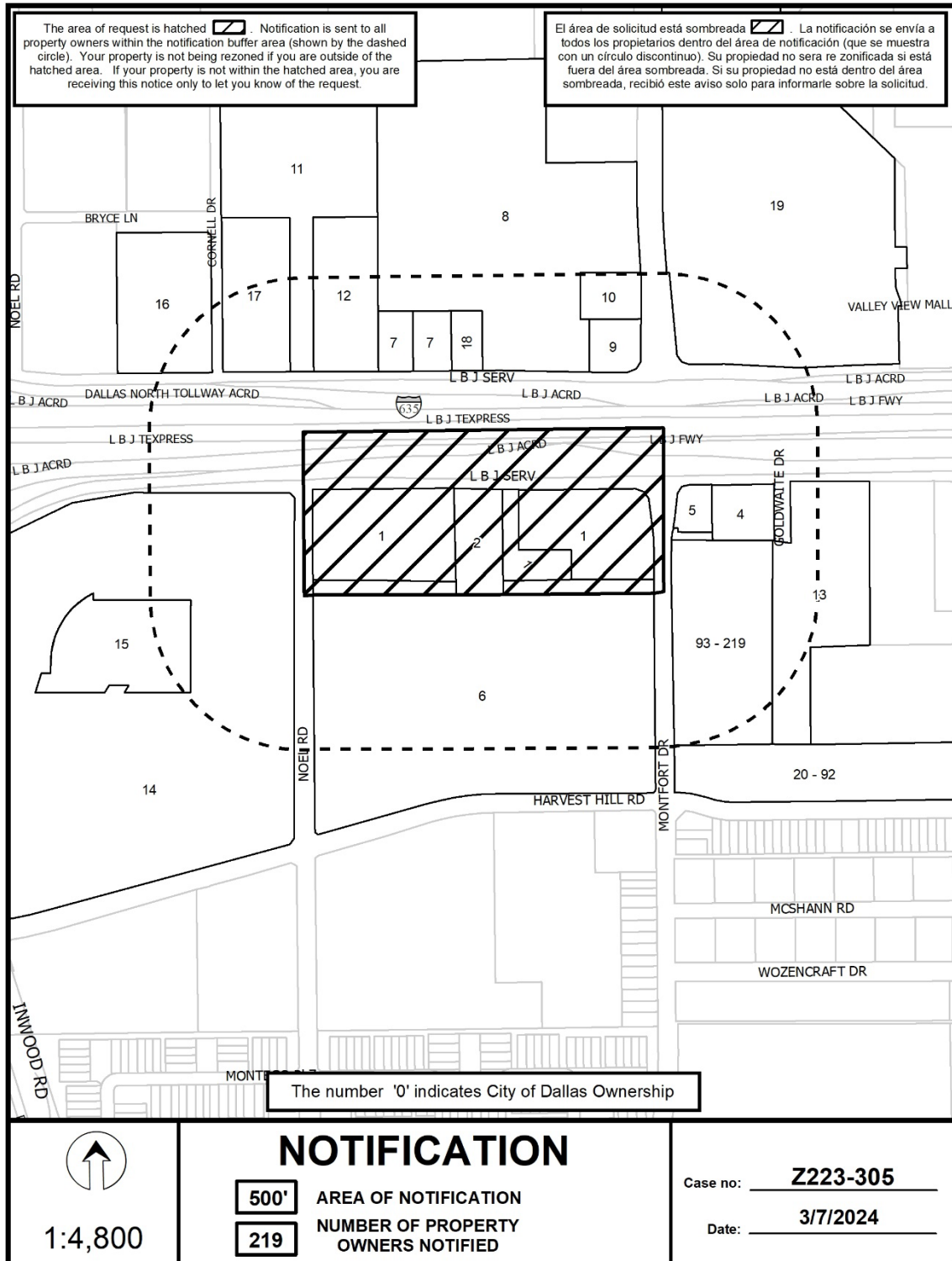
Lisa M. Pitts
 Notary Public, Dallas County,
 Texas











03/07/2024

Notification List of Property Owners***Z223-305******219 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5580 LBJ FWY	5580 LBJ LLC
2	5550 LBJ FWY	BOLOUR MEHDI TRUSTEE
3	12850 MONTFORT DR	ACCESSBANK TEXAS
4	5644 LBJ FWY	ACCESSBANK TEXAS
5	5620 LBJ FWY	MONTFORT SQUARE REALTY LLC
6	5575 HARVEST HILL RD	PLAZA HILL INVESTORS LP
7	5539 LBJ FWY	NAYEB FAMILY LP
8	13131 MONTFORT DR	DAYTON HUDSON CORP
9	5631 LBJ FWY	SRG COMMERCIAL LLC
10	13105 MONTFORT DR	MCDONALDS USA LLC
11	5501 LBJ FWY	Dallas ISD
12	5525 LBJ FWY	MANARA HOLDINGS LLC
13	5710 LBJ FWY	MB MIDTOWN LLC
14	5400 LBJ FWY	TEACHERS INSURANCE AND
15	5410 LBJ FWY	TREA DALLAS LINCOLN CENTER LLC
16	13001 CORNELL DR	DALLAS MIDTOWN VENTURE LLC
17	5429 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
18	5549 LBJ FWY	MONTFORT LBJ LTD
19	13138 MONTFORT DR	DALLAS MONTFORT POROPERTY LLC
20	5601 HARVEST HILL RD	PETERSON MARGARET
21	5601 HARVEST HILL RD	WALKER RENEE &
22	5601 HARVEST HILL RD	ON INVESTMENTS LLC
23	5601 HARVEST HILL RD	JAVAID NADIA
24	5603 HARVEST HILL RD	GONZALEZ ALFONSO V &
25	5603 HARVEST HILL RD	GARCIA JOSE A & ROXANA Y
26	5603 HARVEST HILL RD	DLB LLC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5603 HARVEST HILL RD	ALFIA DEAN ZION
28	5605 HARVEST HILL RD	LY HUONG K THI
29	5605 HARVEST HILL RD	KASSAMALI GULBANU
30	5607 HARVEST HILL RD	ESPINOSA LINO R
31	5611 HARVEST HILL RD	NWOSU LINUS A & DOROTHY A
32	5611 HARVEST HILL RD	COHEN COTA NIZVATE
33	5605 HARVEST HILL RD	BOGNEY DONOVAN &
34	5605 HARVEST HILL RD	MASHETTIWAR KAUSHIK
35	5607 HARVEST HILL RD	MUHVIC BRANKO & KADIRA
36	5607 HARVEST HILL RD	FLORES CARLOS
37	5609 HARVEST HILL RD	SILVERI DONNABELLE FERNANDEZ
38	5609 HARVEST HILL RD	HERNANDEZ ARNULFO &
39	5611 HARVEST HILL RD	MCD INVESTMENT INC
40	5611 HARVEST HILL RD	HERNANDEZ ALMA A
41	5615 HARVEST HILL RD	LEMUS GEORGE
42	5615 HARVEST HILL RD	IBARRA ROGELIO
43	5617 HARVEST HILL RD	VANIAN MARY TRUSTEE
44	5617 HARVEST HILL RD	MORENO MARIA ELIZABETH &
45	5615 HARVEST HILL RD	JIANG BAOGUI
46	5615 HARVEST HILL RD	ELFENBEIN ESTER
47	5621 HARVEST HILL RD	SLB DEVELOPMENT LLC
48	5621 HARVEST HILL RD	LEVY ALYSON
49	5621 HARVEST HILL RD	LOPEZ GERARDO
50	5625 HARVEST HILL RD	GARCIA MARIA INGRIS BRISELDA
51	5625 HARVEST HILL RD	GONZALEZ MARIA AMPARO
52	5623 HARVEST HILL RD	MOST JOHELEN STERN &
53	5623 HARVEST HILL RD	JONES BARBARA ANN
54	5703 HARVEST HILL RD	IBARRA RAQUEL
55	5703 HARVEST HILL RD	ON INVESTMENTS LLC
56	5701 HARVEST HILL RD	WHEELER STEPHEN PIERCE
57	5701 HARVEST HILL RD	CHU WILLIAM

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5625 HARVEST HILL RD	KIDAKAM KEVIN
59	5625 HARVEST HILL RD	ORELLANA SOFIA
60	5623 HARVEST HILL RD	PRESTON HAVEN VENTURES
61	5623 HARVEST HILL RD	PROPERTY MGMT INTEGRATION INC
62	5703 HARVEST HILL RD	ALFIA ADAM
63	5701 HARVEST HILL RD	ALFIA DOR
64	5701 HARVEST HILL RD	STOKES VERNON JR
65	5705 HARVEST HILL RD	CHAVEZ ROSA LINDA
66	5705 HARVEST HILL RD	GARCIA ANSELMA
67	5709 HARVEST HILL RD	OLTROGGE EUGENE M &
68	5717 HARVEST HILL RD	WIREMAN CYNTHIA ANN
69	5717 HARVEST HILL RD	DATA AREA TORAH ASSN
70	5719 HARVEST HILL RD	DALLAS AREA TORAH ASSOCIATION
71	5719 HARVEST HILL RD	ASHBY CATHERINE
72	5721 HARVEST HILL RD	1397 EAST 7TH STREET TRUST
73	5723 HARVEST HILL RD	ZALTA CAROLYN & MICHAEL
74	5723 HARVEST HILL RD	PALLASA MYPHEN
75	5717 HARVEST HILL RD	BENCHOFF ERIC J &
76	5717 HARVEST HILL RD	TESFAMICAEL MEHARI SEMERE
77	5719 HARVEST HILL RD	LOPO VERED
78	5721 HARVEST HILL RD	CASTANEDA LUCAS
79	5723 HARVEST HILL RD	ALFIA DAVID
80	5725 HARVEST HILL RD	IBARRA GABRIELA V
81	5725 HARVEST HILL RD	TAJVIDI MANSOUR YEKRANGI
82	5727 HARVEST HILL RD	LAM PHUONG TU
83	5727 HARVEST HILL RD	GONZALEZ LEOBARDO &
84	5725 HARVEST HILL RD	BERGER DENNIS L & RIVKA R &
85	5727 HARVEST HILL RD	PAMMIT BIENVENIDO S &
86	5727 HARVEST HILL RD	DIAZ ROLANDO & SILVIA G
87	5731 HARVEST HILL RD	VANIAN HEATHER A
88	5731 HARVEST HILL RD	KEYES DANIEL & EMMA

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5731 HARVEST HILL RD	BARIKE SHIMON
90	5731 HARVEST HILL RD	GONZALEZ ROGELIA
91	5735 HARVEST HILL RD	ESPINOZA ROBERTO S
92	5735 HARVEST HILL RD	LORENZOTTI FRANCO & MARIA
93	12888 MONTFORT DR	BROWN BETTY JO
94	12888 MONTFORT DR	GONZALEZ MIGUEL A
95	12888 MONTFORT DR	AC KING INVESTMENTS LLC
96	12888 MONTFORT DR	CRUZ ANTONIO A
97	12888 MONTFORT DR	SANCHEZ JUAN CARLOS
98	12888 MONTFORT DR	FAROOQ MUHAMMED
99	12888 MONTFORT DR	ORSHIR LLC
100	12888 MONTFORT DR	MEHANI AVIRAM
101	12888 MONTFORT DR	SLATER PAMELA R
102	12888 MONTFORT DR	LARUMBE GUSTAVO
103	12888 MONTFORT DR	JORDAN GEORGE & YVONNE
104	12888 MONTFORT DR	TORRES VICTOR
105	12888 MONTFORT DR	TEBONG ALEXANDER W
106	12888 MONTFORT DR	CABEZA MAURICIO
107	12888 MONTFORT DR	REYES JUANA
108	12888 MONTFORT DR	HSUEH JENNY
109	12888 MONTFORT DR	AK GROUP MANAGEMENT LLC
110	12888 MONTFORT DR	INTERIANO LEYLA SARAI VARGAS &
111	12888 MONTFORT DR	CARRANZA JUANA E
112	12888 MONTFORT DR	HSUEH JULIE YU CHU
113	12888 MONTFORT DR	HSUEH JULIE YU
114	12888 MONTFORT DR	WARD ELMER D &
115	12888 MONTFORT DR	DELACRUZ MARC A
116	12888 MONTFORT DR	CORAGLIO ROMINA YURIKO
117	12888 MONTFORT DR	RODRIGUEZ SAMMY
118	12888 MONTFORT DR	RODRIGUEZ GRACIELA & BRENDA
119	12888 MONTFORT DR	BRACHA INC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12888 MONTFORT DR	HISKIYAHU HILA
121	12888 MONTFORT DR	SHERENIAN MANAS
122	12888 MONTFORT DR	MCLEOD TRACE &
123	12888 MONTFORT DR	TORRES VICTOR H
124	12888 MONTFORT DR	HARRISON ALLEN J
125	12888 MONTFORT DR	GONZALEZ JOSE
126	12888 MONTFORT DR	SUSTAITA JUAN
127	12888 MONTFORT DR	PORTILO JOSEFINA
128	12888 MONTFORT DR	GONZALEZ GLADYS
129	12888 MONTFORT DR	VAZQUEZ MARIA DE LA PAZ
130	12888 MONTFORT DR	SHERENIAN MANAS
131	12888 MONTFORT DR	DE GUIA THERESA
132	12888 MONTFORT DR	FAROOQ MUHAMMAD
133	12888 MONTFORT DR	WEISFELD RONALD A
134	12888 MONTFORT DR	MORTAZAVI SAMMY &
135	12888 MONTFORT DR	CADRA SEAD & NERMINA
136	12888 MONTFORT DR	RUSSELL JESSICA C
137	12888 MONTFORT DR	BLUE DAVID B
138	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
139	12888 MONTFORT DR	RONI HENDERSON LLC
140	12888 MONTFORT DR	NGUYEN LOAN & MIKE
141	12888 MONTFORT DR	SCHENK ANTHONY
142	12888 MONTFORT DR	ULATE OSCAR
143	12888 MONTFORT DR	ZETINA CONCEPCION ESCOFFIE &
144	12888 MONTFORT DR	JORDAN GEORGE E
145	12888 MONTFORT DR	FLOAT FOUR LLC
146	12888 MONTFORT DR	SMITH MITZIE
147	12888 MONTFORT DR	RITTER WILLIAM
148	12888 MONTFORT DR	CONTRERAS ANTONIO &
149	12888 MONTFORT DR	A E H MGMT LLC
150	12888 MONTFORT DR	NU PROPERTIES LLC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	12888 MONTFORT DR	KONG PUI
152	12888 MONTFORT DR	GUEVARA JOSEFINA
153	12888 MONTFORT DR	RODRIGUEZ JUAN AND LUZ E
154	12888 MONTFORT DR	WANG WEI MIN
155	12888 MONTFORT DR	OSTERREICHER ARIEL
156	12888 MONTFORT DR	SUN LEECHU & HELEN CHOW
157	12888 MONTFORT DR	NGUYEN HAI
158	12888 MONTFORT DR	LAM PHUONG TU
159	12888 MONTFORT DR	SHEFFIELD ALICE M
160	12888 MONTFORT DR	STROMAIN DANIELLE
161	12888 MONTFORT DR	QUINONES MARCO A & MARY A
162	12888 MONTFORT DR	SHEINBERGER AKIVA
163	12888 MONTFORT DR	RODRIGUEZ JUAN
164	12888 MONTFORT DR	WANG WEIMING
165	12888 MONTFORT DR	STEARNS PARKS H
166	12888 MONTFORT DR	LI KWOK SHUN &
167	12888 MONTFORT DR	BOLIVER DOUGLAS B
168	12888 MONTFORT DR	OPREA FLORICA ANA ESTATE OF
169	12888 MONTFORT DR	ORLEANS KIMBERLY A
170	12888 MONTFORT DR	ANGUIANO JUANA IRIS
171	12888 MONTFORT DR	VAKNIN MOMI & SUSAN NAOMI
172	12888 MONTFORT DR	CUBILLASGUEVARA MARIEDIL
173	12888 MONTFORT DR	POMARA DAVID L
174	12888 MONTFORT DR	RODRIGUEZ ANSELMO
175	12888 MONTFORT DR	LOPEZ CHRISTIAN J
176	12888 MONTFORT DR	RODRIGUEZ JUAN &
177	12888 MONTFORT DR	GONZALEZ JOSE F &
178	12888 MONTFORT DR	SANTOS ANGELA MARIA
179	12888 MONTFORT DR	WANG WEIGANG
180	12888 MONTFORT DR	KITEL VALENTINA &
181	12888 MONTFORT DR	HAGHIGHAT MOE

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	12888 MONTFORT DR	WANG WEI MIN
183	12888 MONTFORT DR	GREENWELL LINDA SUE
184	12888 MONTFORT DR	TAO XIAO XIAN
185	12888 MONTFORT DR	PANIAGUA AMANDA V
186	12888 MONTFORT DR	PORRAS NOAH J
187	12888 MONTFORT DR	JAIMES BALTAZAR & ILDA
188	12888 MONTFORT DR	GUZMAN RIGOBERTO TOLEDO
189	12888 MONTFORT DR	WANG WEIGANG &
190	12888 MONTFORT DR	CIAR PERCY
191	12888 MONTFORT DR	ASHRAF SYED IMRAN
192	12888 MONTFORT DR	ORTIZ DORA ELIA URIBE &
193	12888 MONTFORT DR	CASTELLANO OSCAR
194	12888 MONTFORT DR	MAUND WILLIAM H
195	12888 MONTFORT DR	GONZALEZ HILDA
196	12888 MONTFORT DR	TANG TONY
197	12888 MONTFORT DR	GAPONENKO MARINA
198	12888 MONTFORT DR	GAPONENKO TATYANA
199	12888 MONTFORT DR	GEBBIA ANTHONY VITTORIO &
200	12888 MONTFORT DR	SONG SHUJENG &
201	12888 MONTFORT DR	NICODEMUS MARY JOHN & MOSES
202	12888 MONTFORT DR	CARNAHAN CODY LEE
203	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
204	12888 MONTFORT DR	FAZEL MALIHEH KAZAMZADEHA
205	12888 MONTFORT DR	RAUSCH THOMAS R
206	12888 MONTFORT DR	VOLCANO PROPERTIES LLC
207	12888 MONTFORT DR	GEbru SAMRAWIT M &
208	12888 MONTFORT DR	SHEPARD HOLDINGS LLC
209	12888 MONTFORT DR	RODRIGUEZ ANSELMO
210	12888 MONTFORT DR	PANIAGUA ALFONSO &
211	12888 MONTFORT DR	RALSTON DAVID W
212	12888 MONTFORT DR	ESPINOZALOPEZ NATHANAEL &

Z223-305(MB)

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	12888 MONTFORT DR	RODRIGUEZ JOSE RICARDO
214	12888 MONTFORT DR	WELDAGORGIS MEBRAT Z
215	12888 MONTFORT DR	RODRIGUEZ GRACIELA &
216	12888 MONTFORT DR	ESPINOZA NATHANAEL L
217	12888 MONTFORT DR	EDWARDS AARON L REVOCABLE
218	12888 MONTFORT DR	ARREDONDO DELIA
219	12888 MONTFORT DR	RODRIGUEZ JAIME ALONSO



City of Dallas

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

Agenda Information Sheet

File #: 24-1176

Item #: 10.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): ETJ

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to revise a previously approved plat (S212-191) to create a 239-lot single family subdivision with lots ranging in size from 4,725 square feet to 11,218 square feet, one 11.536-acre lot, one 11.879-acre lot and 4 common areas from a 64.973-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane.

Applicant/Owner: Kevin Webb/ Oak National Holdings LLC

Surveyor: O'Neal Surveying Company

Application Filed: March 06, 2024

Zoning: None

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

Planner: Hema Sharma

Council District: ETJ

S212-191R

CITY PLAN COMMISSION**THURSDAY, APRIL 04, 2024****FILE NUMBER:** S212-191R**SENIOR PLANNER:** Hema Sharma**LOCATION:** F.M. 548, north of Reader Lane**DATE FILED:** March 06, 2024**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 64.973-acres**OWNERS:** Kevin Webb/ Oak National Holdings LLC

REQUEST: An application to revise a previously approved plat (S212-191) to create a 239-lot single family subdivision with lots ranging in size from 4,725 square feet to 11,218 square feet, one 11.536-acre lot, one 11.879-acre lot and 4 common areas from a 64.973-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane.

SUBDIVISION HISTORY:

1. S212-191 was a request located at the same location as the present request to create a 366- lot single family subdivision with lots ranging in size from 5,400 square feet to 13,101 square feet and 5 common areas from a 64.974-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane. The request was approved on May 9, 2022 but has not been recorded.
2. S212-114R was a request northwest of the present request to create a 400-lot single family subdivision with lots ranging in size from 4,600 square feet to 367,819 square feet, 1 multifamily lot, and 6 common areas from a 92.919-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reeder Lane. The request was approved on August 18, 2022 but has not been recorded.
3. S190-031R was a request northwest of the present request to revise a previously approved preliminary plat S190-031 to create 1,030 single family lots ranging in size from 4,500 square feet to 22,185 square feet and 13 common areas from a 213.925-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on F.M. 548, south of Falcon Road. Phase one S190-031RA was submitted but has not been recorded.
4. S190-022 was a request northeast of the present request to create 1025 single family lots ranging in size from 4,488 square feet to 26,464 square feet and 7 common areas from a 215.457-acre tract of land on property located on F.M. 548, south of Falcon Road. Phase one S190-022A was submitted and was recorded on March 27, 2023.
5. S189-134 was a request north of the present request to create 210 single family lots ranging in size from 4,800 square feet to 13,667 square feet and 4 common areas from a 53.945-acre tract of land on property located on Ranch Road, west

of F.M. 548. The request was approved on March 21, 2019 and recorded on November 15, 2021.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); 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 241 and 4 common areas.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal

Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

Right-of way Requirements Conditions:

15. 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.
16. Provide approval from the city of Forney for any work within their Jurisdiction.
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). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show the correct recording information for the subject property.
20. On the final plat, show distances/width across all adjoining right-of-way
21. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
22. On the final plat, chose a new or different addition name.
23. On the final plat, remove building line(s).

Dallas Water Utilities Conditions:

24. 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).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name:

26. Prior to the final plat, contact City of Dallas Addressing team for street name review.

ALL AREAS ARE IN SQUARE FEET



N

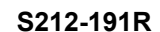
PROPERTY MAP

AERIAL MAP

Map of the property S212-191R, showing the location of the property and surrounding areas.

Case no: **S212-191R**

Date: **04/04/2024**





SURVEYOR'S CERTIFICATE

DECLARATION - THIS DOCUMENT SHALL NOT BE REQUIRED FOR ANY PURPOSE.

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donald Chase Oswald, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public for the State of Texas
My Commission Expires: _____

S-212-191R
REVISED PRELIMINARY PLAT
COOK ADDITION

S-242-191R
 REVERSED PRELIMINARY PLAT
 COOK ADDITION
 64.973 ACRES
 HHS S. SMITH SURVEY, ABST. NO. 450
 CITY OF DALLAS, ETL. KAUFMAN COUNTY, TEXAS
 ENGINEERING, CONSULTING & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 200 WOODBRIDGE STREET, SUITE 200, WILFONG TEXAS 75088
 (972) 941-8400 FAX (972) 941-8401
 DATE: 3/26/2004



City of Dallas

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

Agenda Information Sheet

File #: 24-1178

Item #: 11.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 3.452-acre lot from a tract of land in City Block 6050 on property located on Mark Trail Way, north of Campfire Circle.

Applicant/Owner: Richard Stauffer/ City of Dallas Park Board

Surveyor: Salcedo Group, INC.

Application Filed: March 06, 2024

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S234-074

CITY PLAN COMMISSION**THURSDAY, APRIL 04, 2024****FILE NUMBER:** S223-074**SENIOR PLANNER:** Hema Sharma**LOCATION:** Mark Trail Way, north of Campfire Circle**DATE FILED:** March 06, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 3.452-acres**APPLICANT/OWNER:** Richard Stauffer/ City of Dallas Park Board

REQUEST: An application to create one 3.452-acre lot from a tract of land in City Block 6050 on property located on Mark Trail Way, north of Campfire Circle.

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 request is to plat a property as a recreational use. It is a policy of the city that recreational uses generally require 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 the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, include a note that the site is within the Dallas Executive Airport LDN contour of 70 and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

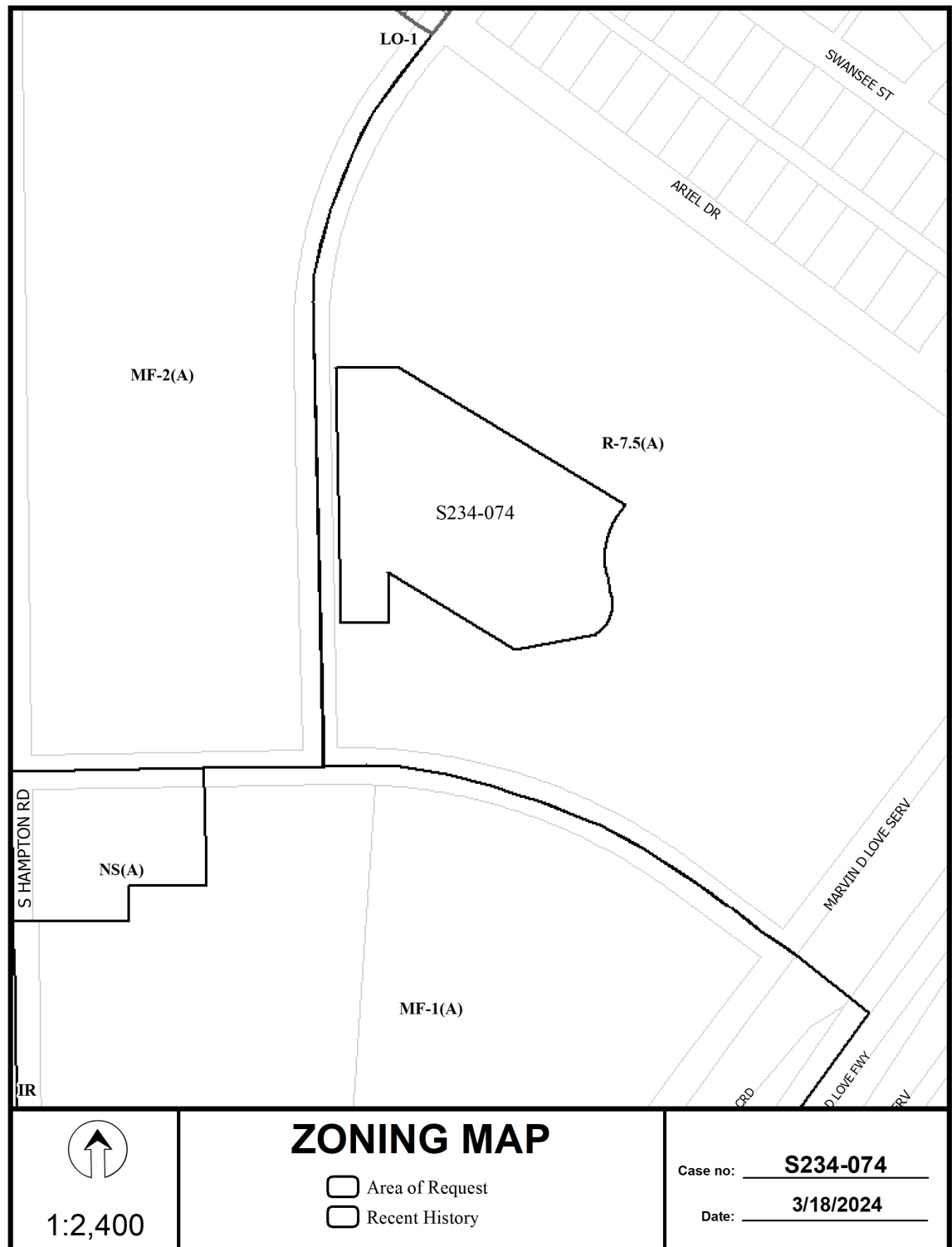
Dallas Water Utilities Conditions:

17. 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

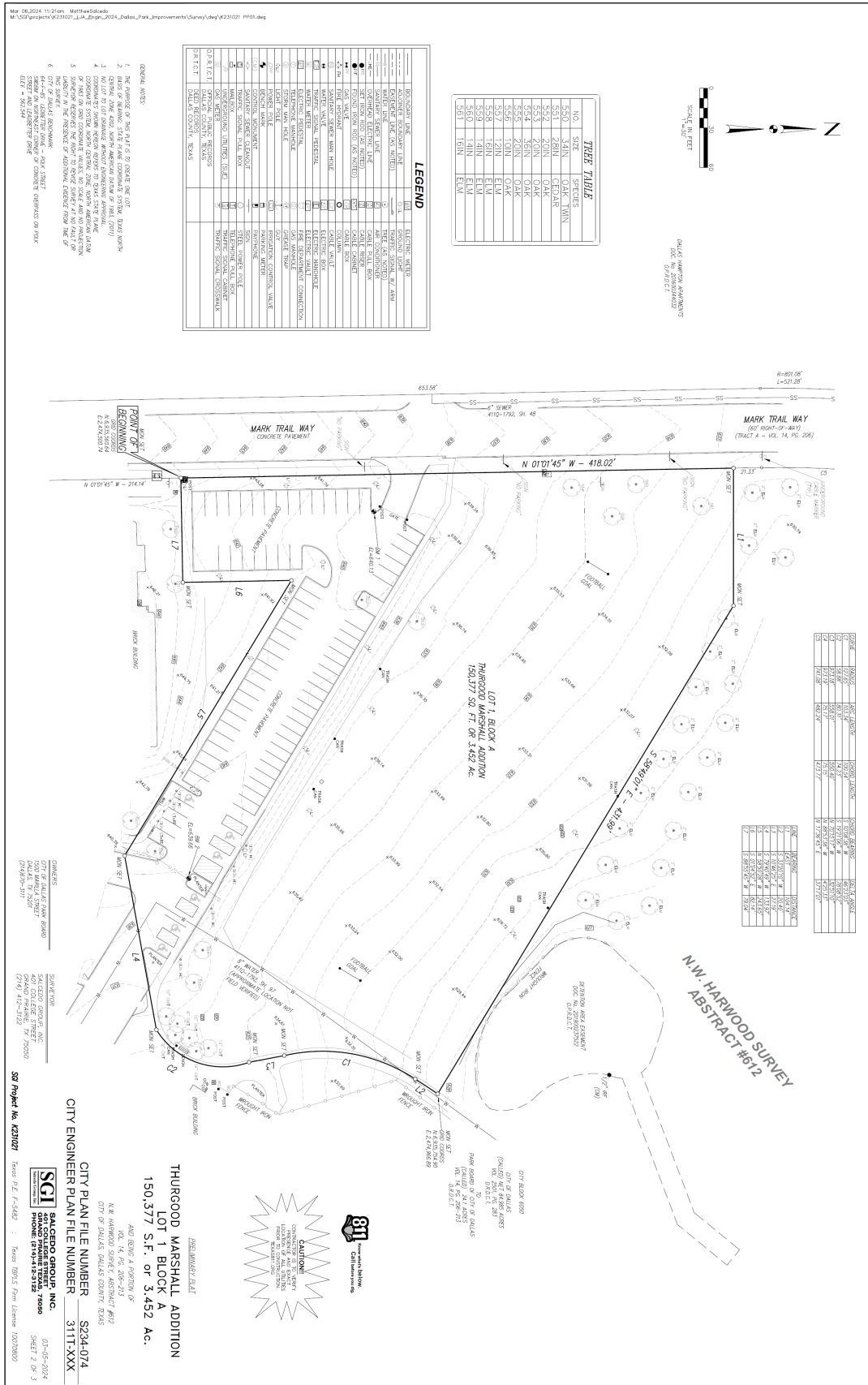
water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

18. Prior to the final plat, conform that none of the improvement shown such as the wrought iron fence and brick building are located in right-of-way.
19. On the final plat, add ROW "Marvin D. Love Freeway/ U.S. Highway No. 67" to drawing in plat document.
20. On the final plat, add block number A/6050 to plat document.
21. On the final plat, identify the property as Lot 1 in City Block H/6050









City of Dallas

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

Agenda Information Sheet

File #: 24-1179

Item #: 12.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road, southeast Corner.

Applicant/Owner: Stephen Fuqua/ Farmer, Fuqua & Huff P.C.

Surveyor: Westwood Professional Services, INC.

Application Filed: March 06, 2024

Zoning: LO-1

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

Planner: Hema Sharma

Council District: 13

S234-075

CITY PLAN COMMISSION**THURSDAY, APRIL 04, 2024****FILE NUMBER:** S223-075**SENIOR PLANNER:** Hema Sharma**LOCATION:** Sexton Lane at Midway Road, southeast Corner**DATE FILED:** March 06, 2024**ZONING:** LO-1**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.534-acres**APPLICANT/OWNER:** Stephen Fuqua/ Farmer, Fuqua & Huff P.C

REQUEST: An application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road, southeast Corner.

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 LO-1 Limited Office-1 District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

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

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Midway 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 Sexton Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Midway Road & Sexton lane. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

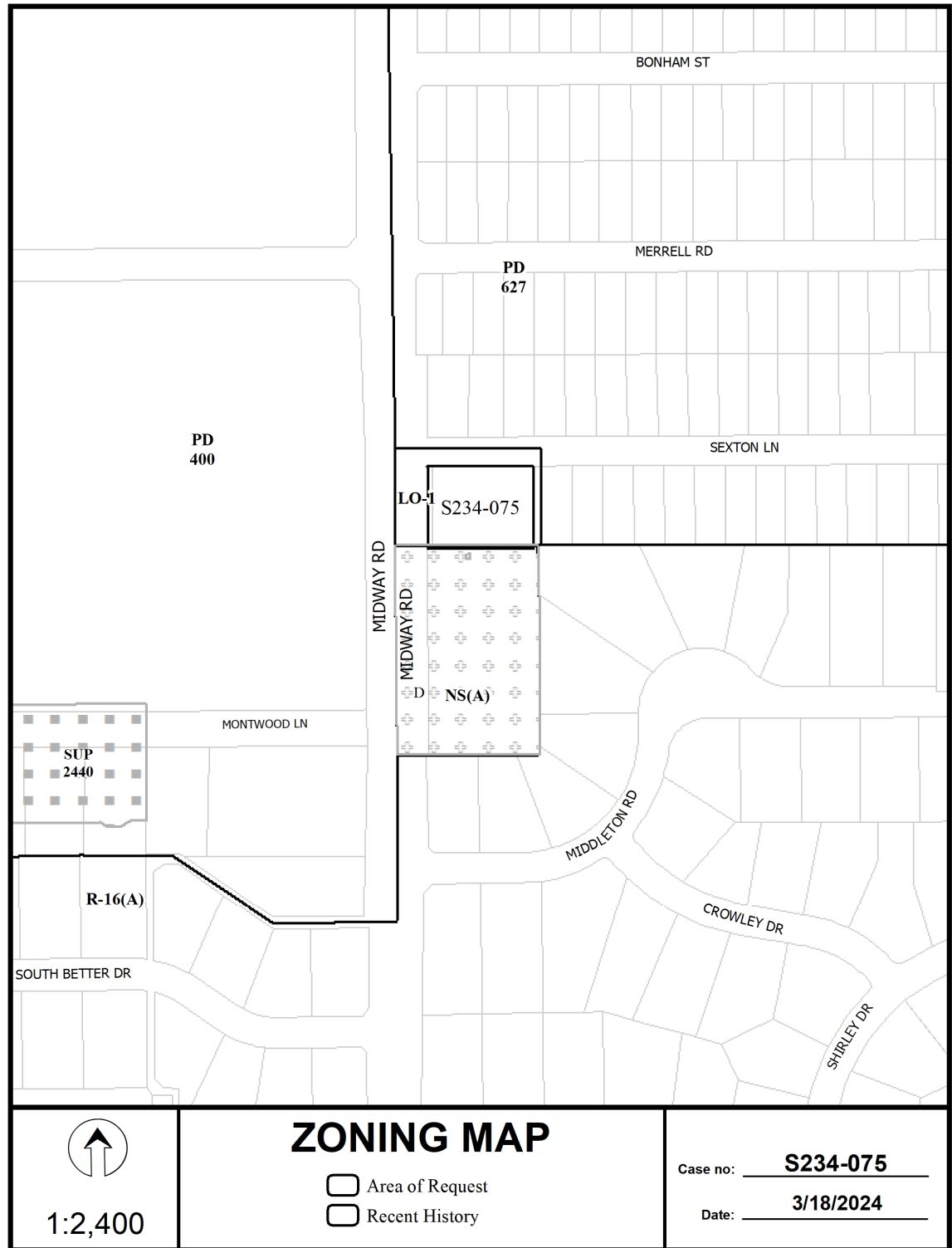
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way

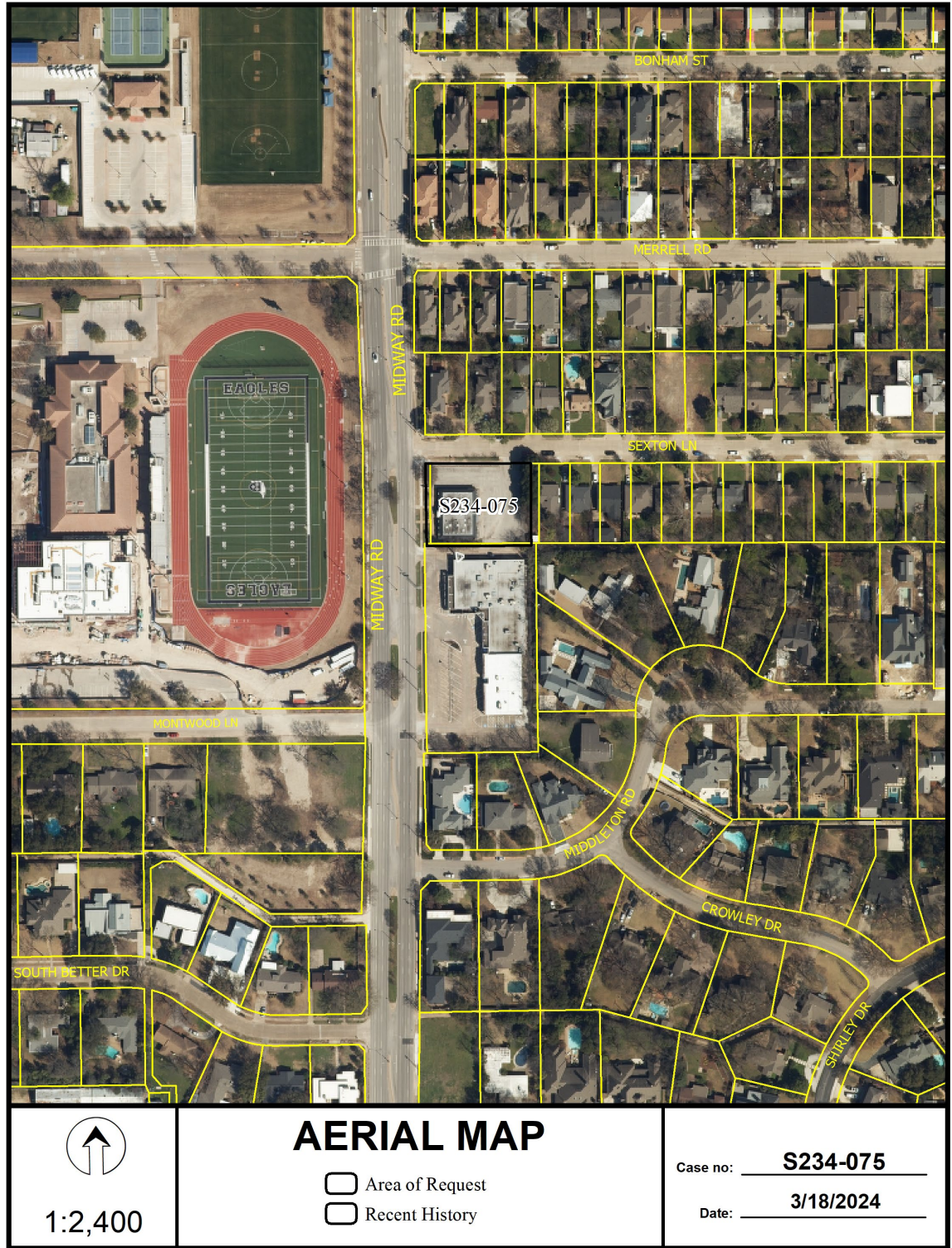
Dallas Water Utilities Conditions:

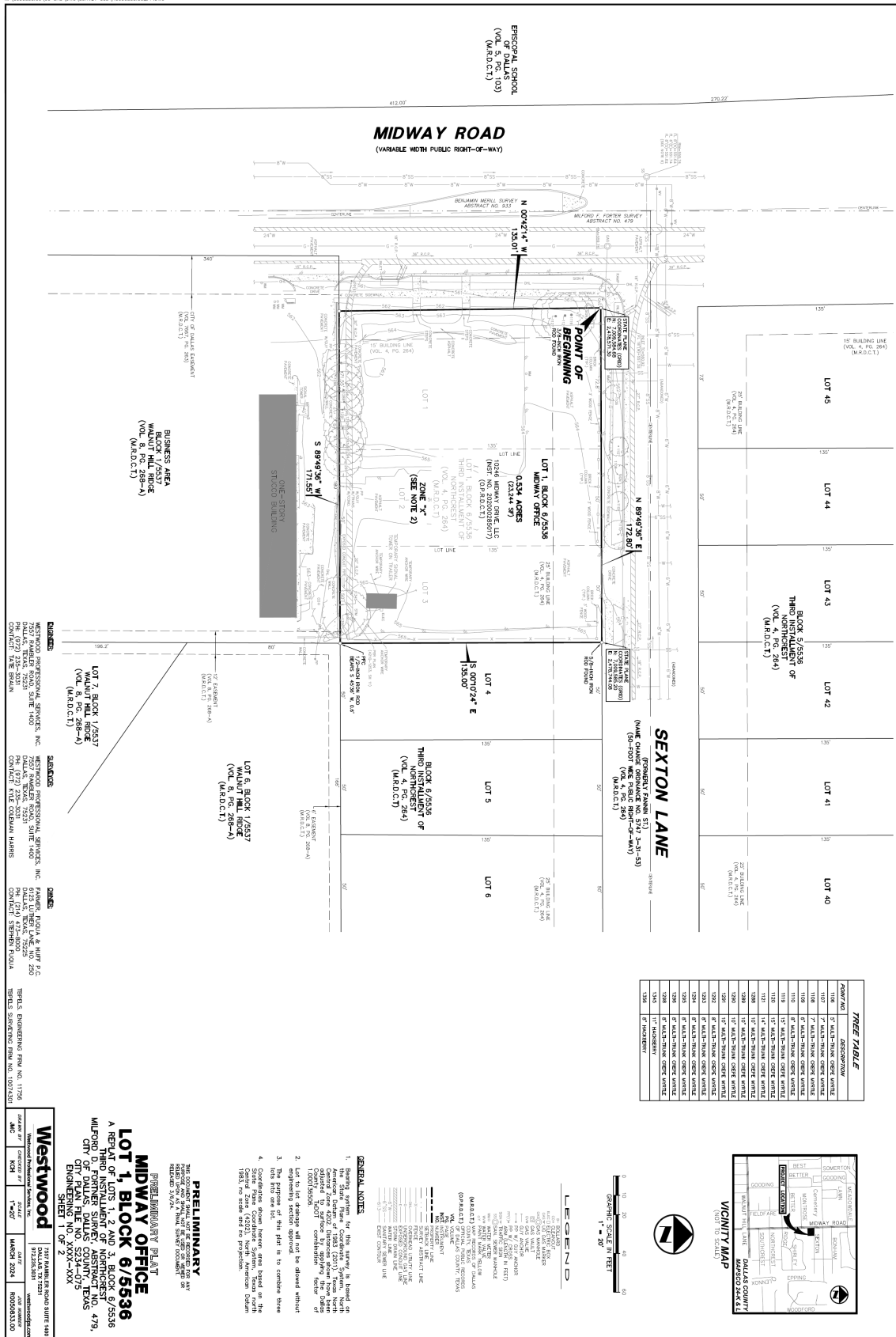
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

Real Estate/ GIS, Lot & Block Conditions:

26. Prior to the final plat, remove non-city signs in right-of-way such as the real estate sign near Midway and Sexton Lane area.
27. On the final plat, identify the property as Lot 1A in City Block 6/5536.









City of Dallas

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

Agenda Information Sheet

File #: 24-1180

Item #: 13.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road, northwest corner.

Applicant/Owner: Joshua Parrott/ Self Storage Solutions

Surveyor: Peiser & Mankin Surveying, LLC

Application Filed: March 06, 2024

Zoning: IM

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

Planner: Hema Sharma

Council District: 6

S234-076

CITY PLAN COMMISSION**THURSDAY, APRIL 04, 2024****FILE NUMBER:** S223-076**SENIOR PLANNER:** Hema Sharma**LOCATION:** West Commerce Street at Vilbig Road, northwest corner**DATE FILED:** March 06, 2024**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.915-acres**APPLICANT/OWNER:** Joshua Parrott/ Self Storage Solutions**REQUEST:** An application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road, northwest corner.**SUBDIVISION HISTORY:**

1. S223-127 is a request southwest of the present request to replat a 0.186-acre (8,120 square feet) tract of land containing all of Lot 14 in City Block D/7247 to create one 6,120 square foot lot and one 2,000 square foot lot on property located on Pollard Street at Hearne Avenue, southwest corner. The request was denied on May 4, 2023.
2. S201-760 was a request northeast of the present request to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of an abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road. The request was approved on October 7, 2021 and has not been recorded.

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

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of West Commerce Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Vilbig Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of West Commerce Street & Vilbig Road. *Section 51A 8.602(d)(1)*
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility

and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, chose a new or different plat name.

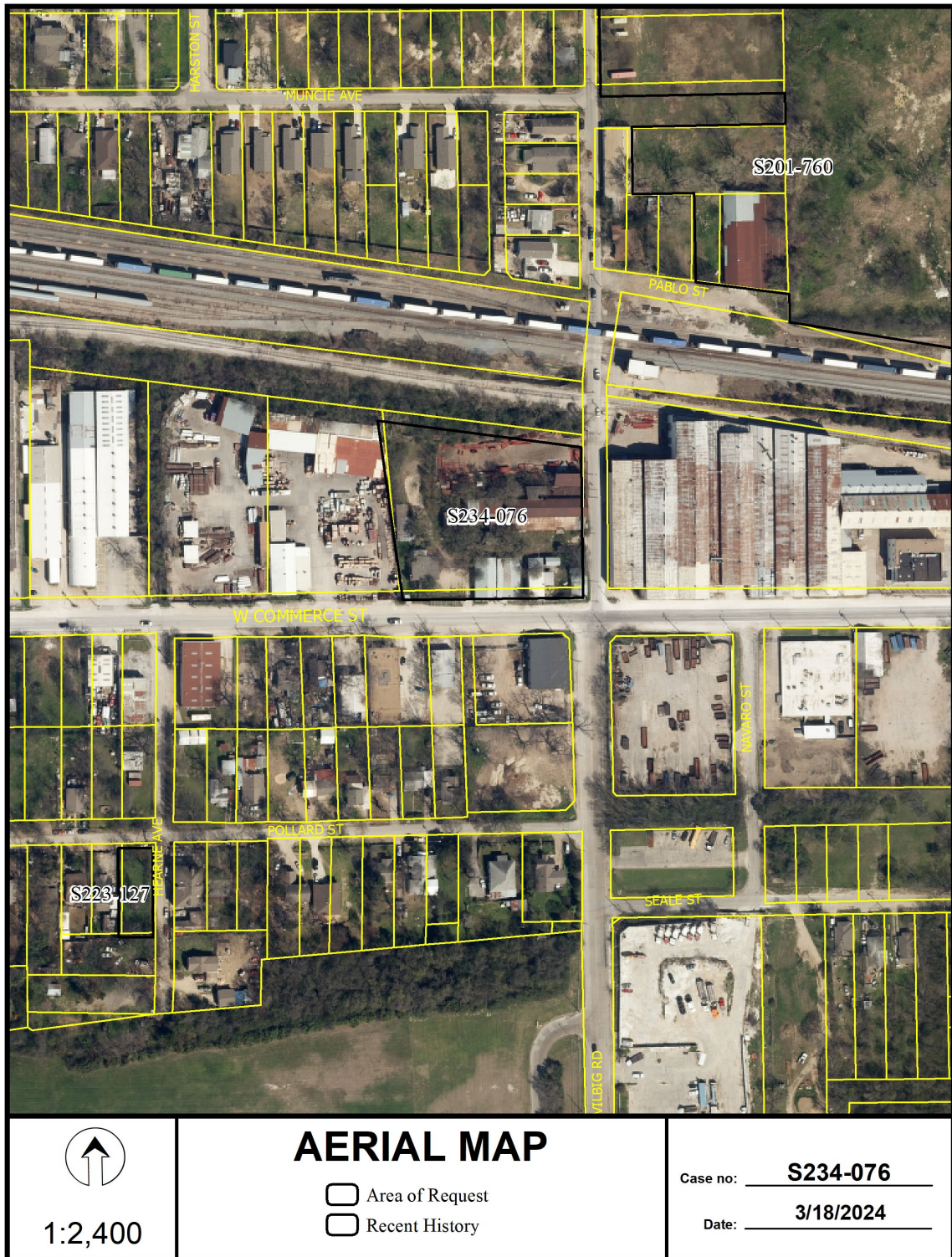
Dallas Water Utilities Conditions:

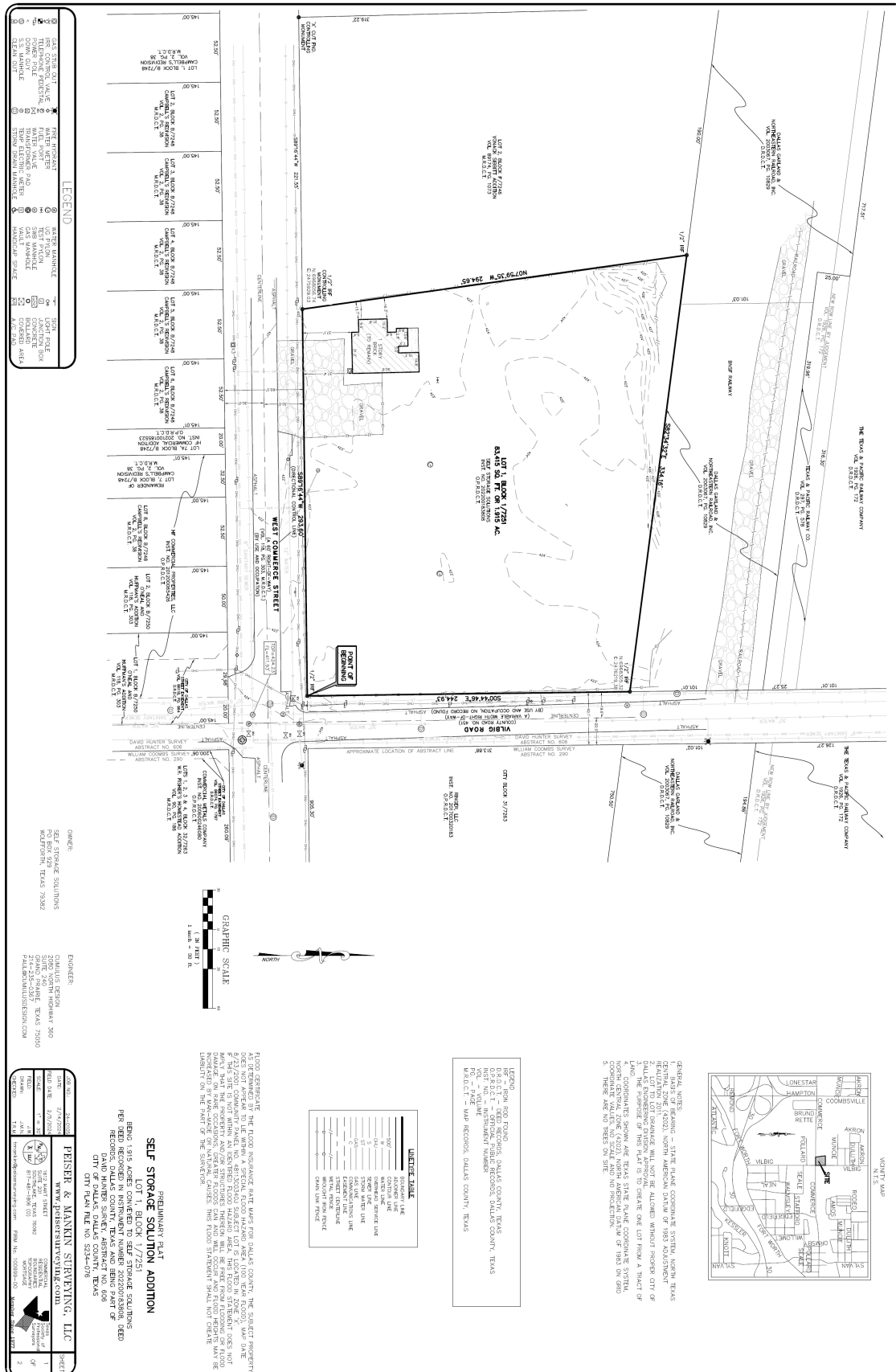
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

Real Estate/ GIS, Lot & Block Conditions:

23. Prior to the final plat, please contact Real Estate division regarding possible fence encroachment on West Commerce Street and Vilbig Road.
24. On the final plat, identify the property as Lot 1 in City Block A/7251.









City of Dallas

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

Agenda Information Sheet

File #: 24-1181

Item #: 14.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 6.005-acre lot from a tract of land in City Block 6233 on property located on Walnut Hill Lane at Hedgeway Drive, northwest corner.

Applicant/Owner: Northway Church

Surveyor: Spiars Engineering & Survey

Application Filed: March 06, 2024

Zoning: R-16(A)

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

Planner: Hema Sharma

Council District: 13

S234-077

CITY PLAN COMMISSION**THURSDAY, APRIL 04, 2024****FILE NUMBER:** S223-077**SENIOR PLANNER:** Hema Sharma**LOCATION:** Walnut Hill Lane at Hedgeway Drive, northwest corner**DATE FILED:** March 06, 2024**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 6.005-acres**APPLICANT/OWNER:** Northway Church

REQUEST: An application to create one 6.005-acre lot from a tract of land in City Block 6233 on property located on Walnut Hill Lane at Hedgeway Drive, northwest corner.

SUBDIVISION HISTORY:

1. S223-199 is a request southeast of the present request to replat a 0.501-acre tract of land containing all of Lot 13 in City Block 9/6220 to create one 0.230-acre (10,009-square foot) lot and one 0.271-acre (11,819-square foot) lot, and to reduce the 50-foot platted building line along the south line of Walnut Hill Lane to 35 feet, and to extend the 30-foot platted building line along the east line of Elmada Lane towards Walnut Hill Lane on property located on Elmada Lane at Walnut Hill Lane, southeast corner. The request was approved on July 20, 2023 and has not been recorded.
2. S223-174 is a request southeast of the present request to replat a 0.501-acre (21,828 square feet) tract of land containing all of Lot 13 in City Block 9/6220 to create one 10,009 square feet lot and one 11,819 square feet lot and to reduce an existing 50-foot platted building line to 35 feet south of the south line of Walnut Hill Lane on property located on Elmada Lane at Walnutxd Hill Lane, southeast corner. The request was withdrawn on June 13, 2023.
3. S223-133 is a request southeast of the present request to replat a 0.501-acre (21,828 square feet) tract of land containing all of Lot 13 in City Block 9/6220 to create one 10,009 square feet lot and one 11,819 square feet lot and to reduce an existing 50-foot platted building line to 35 feet south of the south line of Walnut Hill Lane on property located on Elmada Lane at Walnut Hill Lane, southeast corner. The request was withdrawn on May 10, 2023.
4. S223-100 is a request southeast of the present request to replat a 0.501-acre (21,828 square feet) tract of land containing all of Lot 13 in City Block 9/6220 to create one 10,009 square feet lot and one 11,819 square feet lot on property located on Elmada Lane at Walnut Hill Lane, southeast corner. The request was withdrawn on March 21, 2023.
5. S190-121 was a request north of the present request to replat a 40.104-acre tract of land containing all of Lot 1 in City Block A/6222 and a tract of land in City Block 6222 to create one lot on property bounded by Walnut Hill Lane, Hedgeway Drive, Killion Drive, and Gooding Drive. The request was approved on May 21, 2020 and was recorded on June 2, 2023.

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 as an institutional use. It is a policy of the city that institutional uses generally require greater land area than traditional 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 the requirements of R-16(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Walnut Hill Lane. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Walnut Hill Lane & Hedgeway Drive. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. 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.
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, dedicate street easements in fee simple.

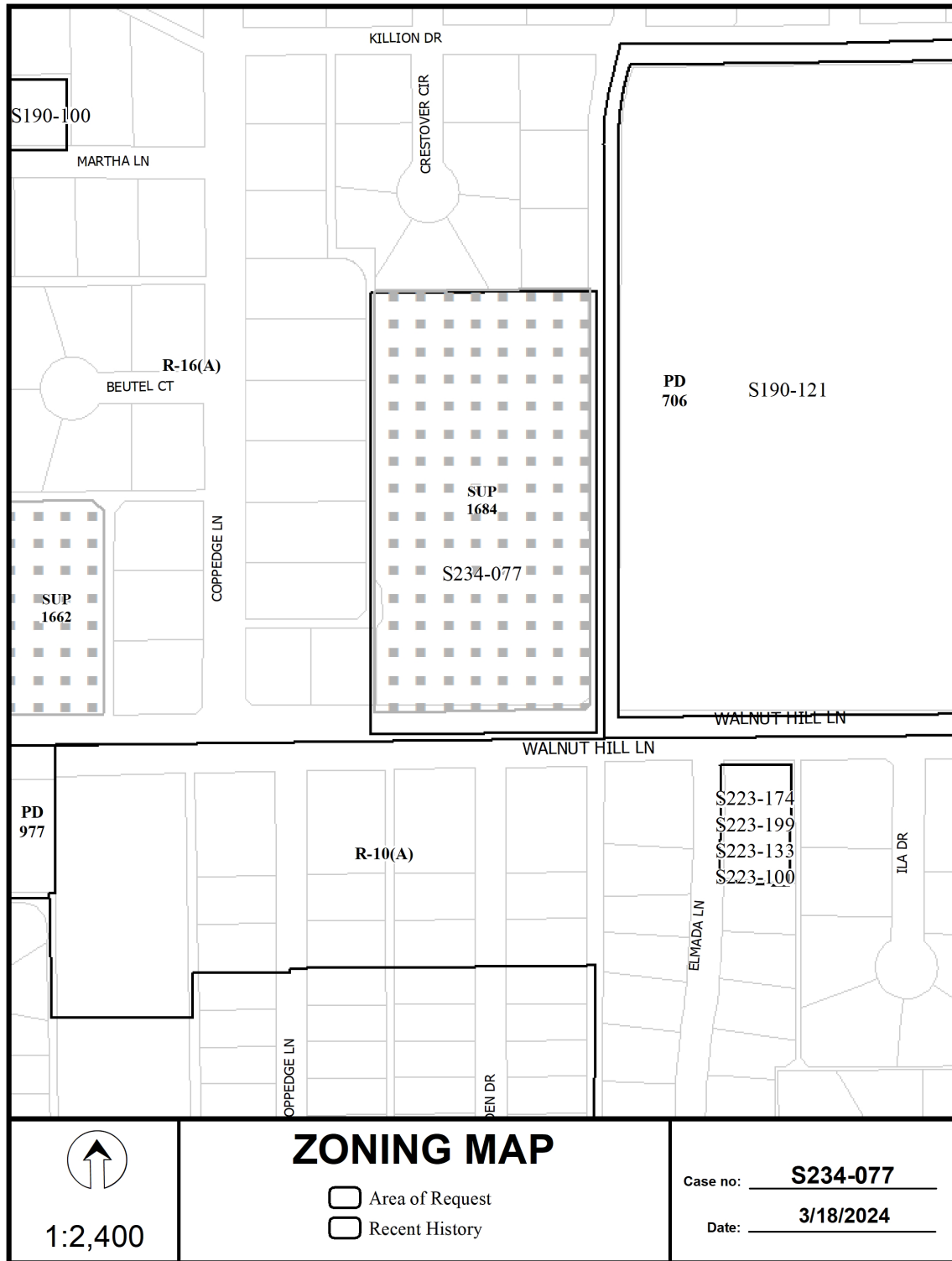
Dallas Water Utilities Conditions:

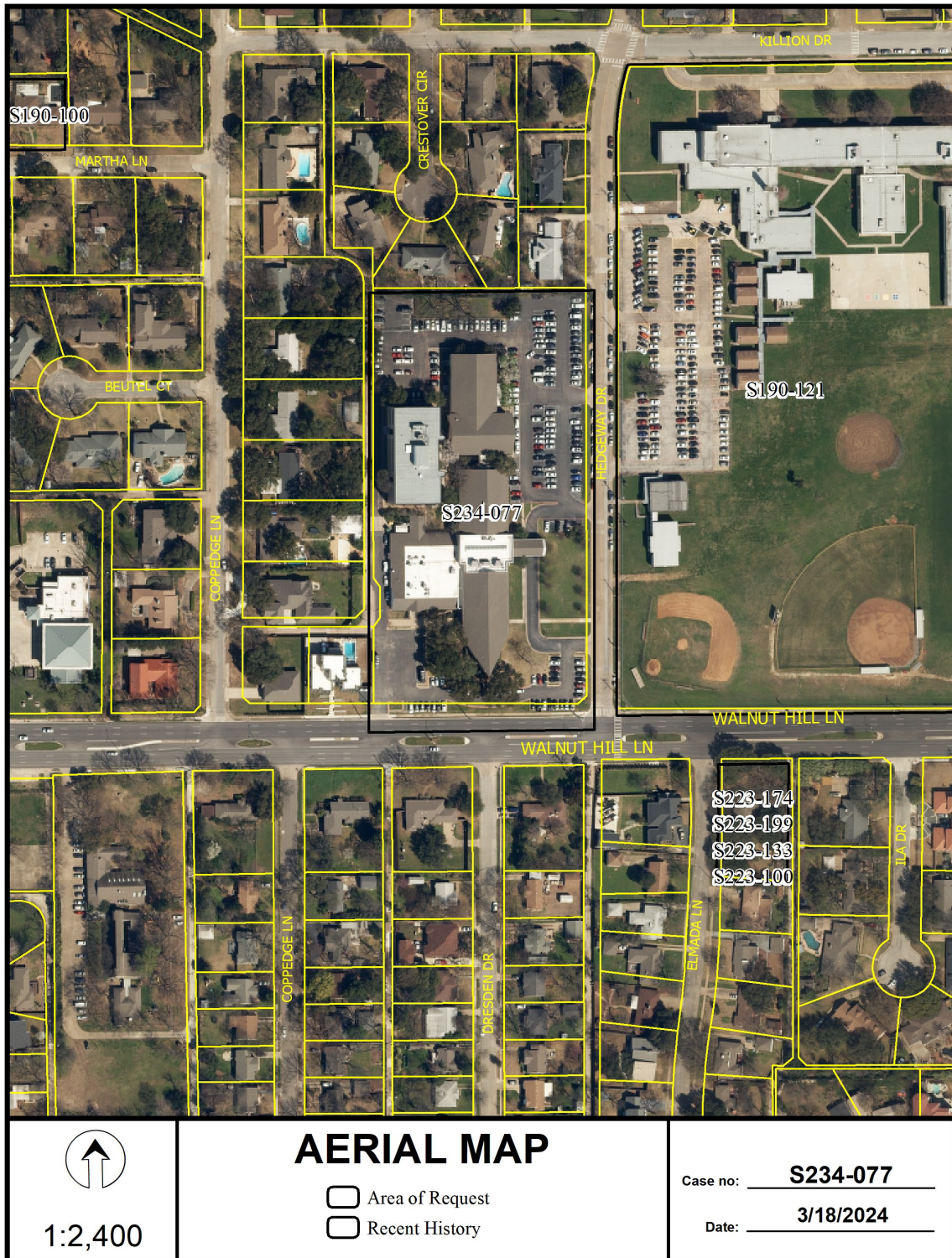
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

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

24. Prior to the final plat, please contact Real Estate regarding existing Street Easement and Pedestrian easement encompassed in the plat.
25. On the final plat, add "Crestover Circle" to plat document.
26. On the final plat, add "Coppedge Lane" to plat document.
27. On the final plat, add "Dresden Drive" to plat document.
28. On the final plat, add "Elmada Lane" to plat document.
29. On the final plat, identify the property as Lot 14 in City Block A/6223.







City of Dallas

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

Agenda Information Sheet

File #: 24-1182

Item #: 15.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street.

Applicant/Owner: Sycamore Development

Surveyor: Pierce-Murray Land Solutions, LLC

Application Filed: March 07, 2024

Zoning: PD 621 (Subdistrict 1J)

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

Planner: Hema Sharma

Council District: 6

S234-078

LOCATION: between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street

DATE FILED: March 07, 2024

ZONING: PD 621 (Subdistrict 1J)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20621.pdf>

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 3.282-acres

APPLICANT/OWNER: Sycamore Development

REQUEST: An application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street.

SUBDIVISION HISTORY:

1. S223-147 was a request east of the present request to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit. The request was approved on June 1, 2023 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 621 (Subdistrict 1J); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Flood Plain Conditions:

17. Location is in the Turtle Creek Sump. Water Surface Elevation (WSE= 400). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

Survey (SPRG) Conditions:

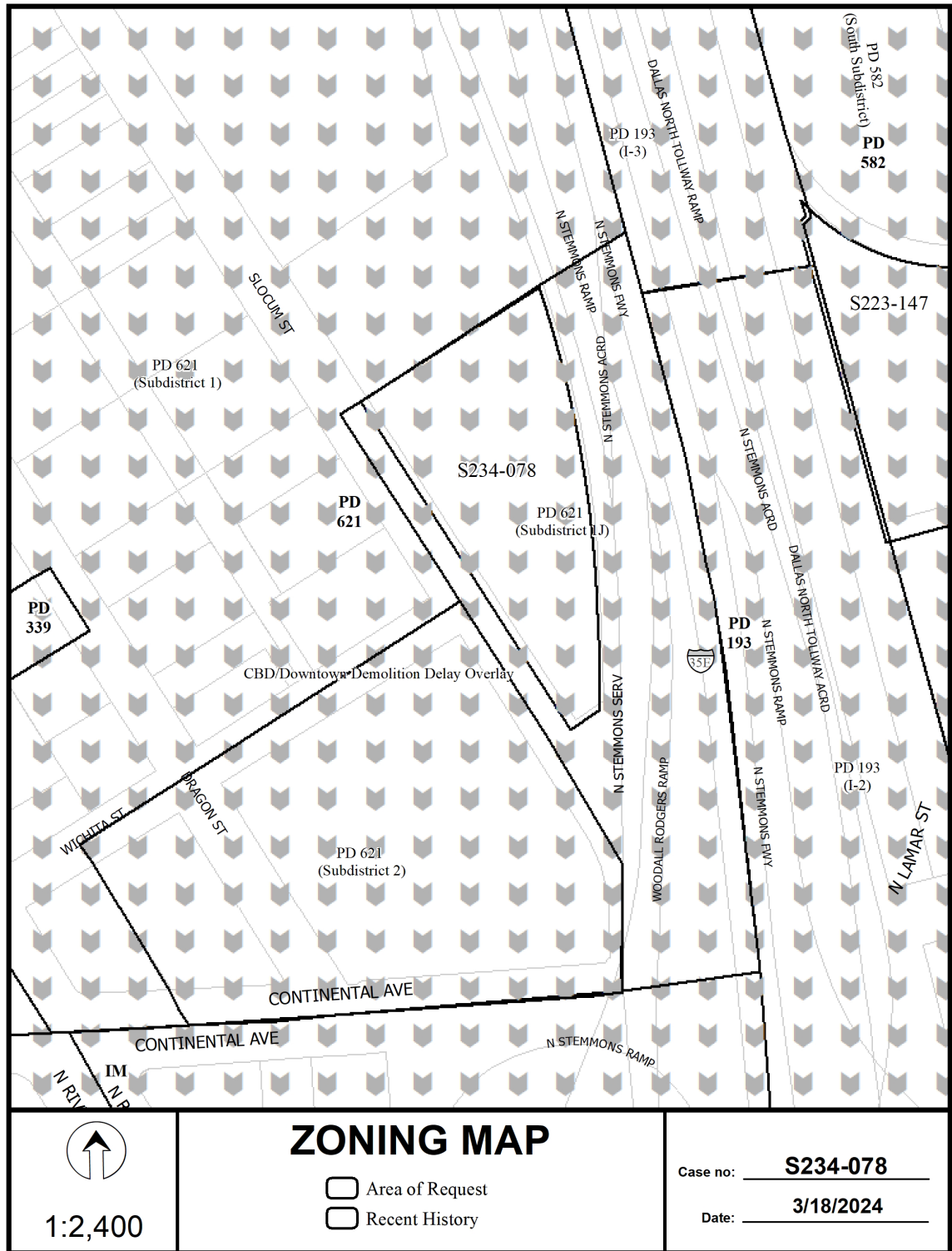
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

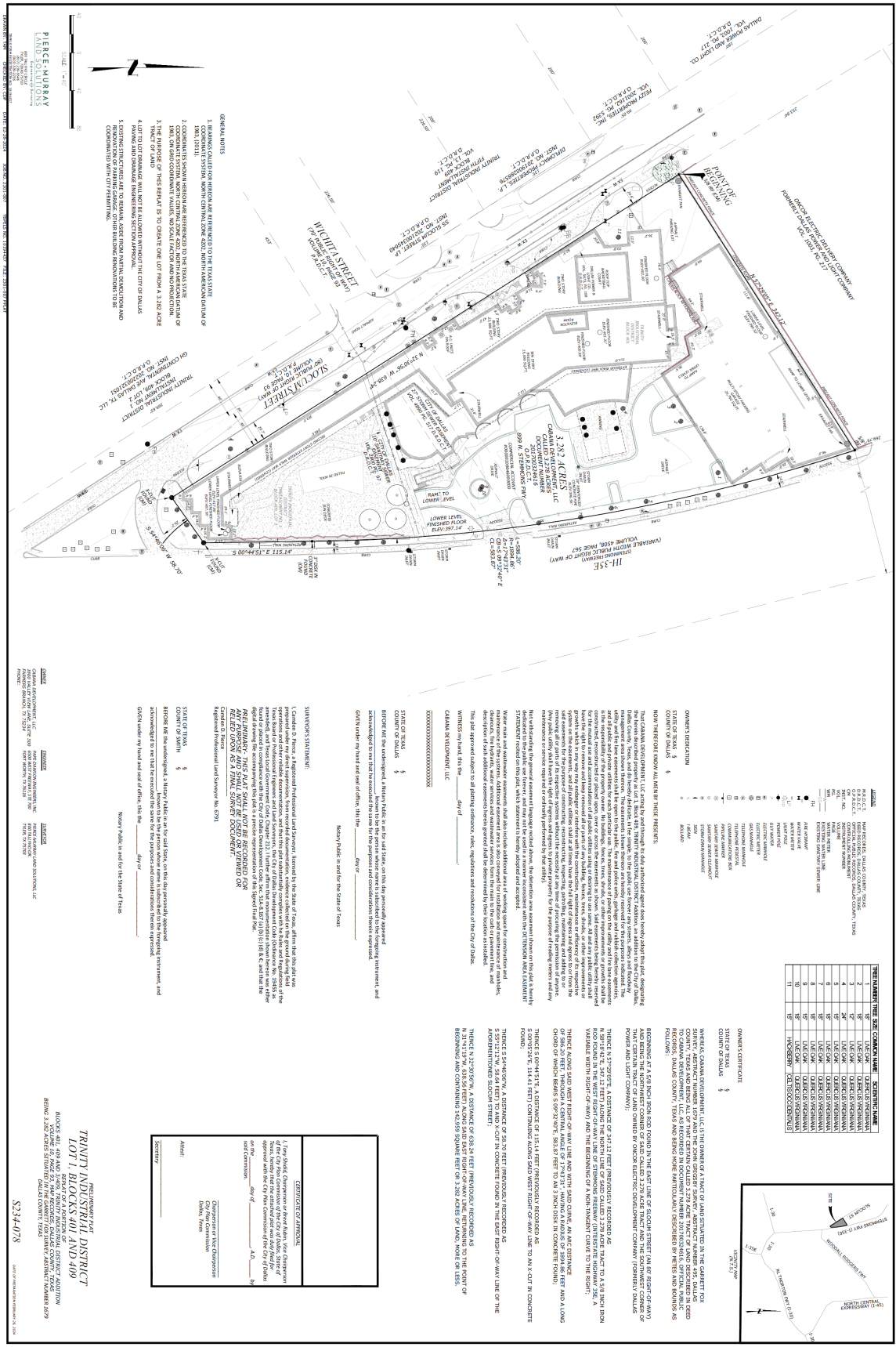
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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:

23. Prior to the final plat, please contact Real Estate division regarding existing easements that appear to be underneath existing building on site.
24. On the final plat, change "IH-35E (Stemmons Freeway)" to "Stemmons Freeway/ Interstate Highway No. 35E".
25. On the final plat, identify the property as Lot 1 in City Block B/409.









City of Dallas

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

Agenda Information Sheet

File #: 24-1183

Item #: 16.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Drive, north of Elam Road.

Applicant/Owner: Yesenia Hernandez

Surveyor: Burns Surveying LLC.

Application Filed: March 07, 2024

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 5

S234-079

LOCATION: St. Augustine Drive, north of Elam Road.**DATE FILED:** March 07, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.67-acres**APPLICANT/OWNER:** Yesenia Hernandez

REQUEST: An application to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Drive, north of Elam Road.

SUBDIVISION HISTORY:

1. S234-070 was a request located at the present request to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Road, north of Elam Road. The request was withdrawn on February 29, 2024.

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

- The properties to the north, east, south, and west of the request have lot widths ranging in size from 58 feet to 187 feet and lot areas ranging in size from 9,267 square feet to 59,386 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

The request lies in an R-7.5(A) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.67-acre (29,241-square foot) lot with lot width of 97.04 feet.

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions.

General Conditions:

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

Paving & Drainage Conditions:

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

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

Right-of way Requirements Conditions:

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

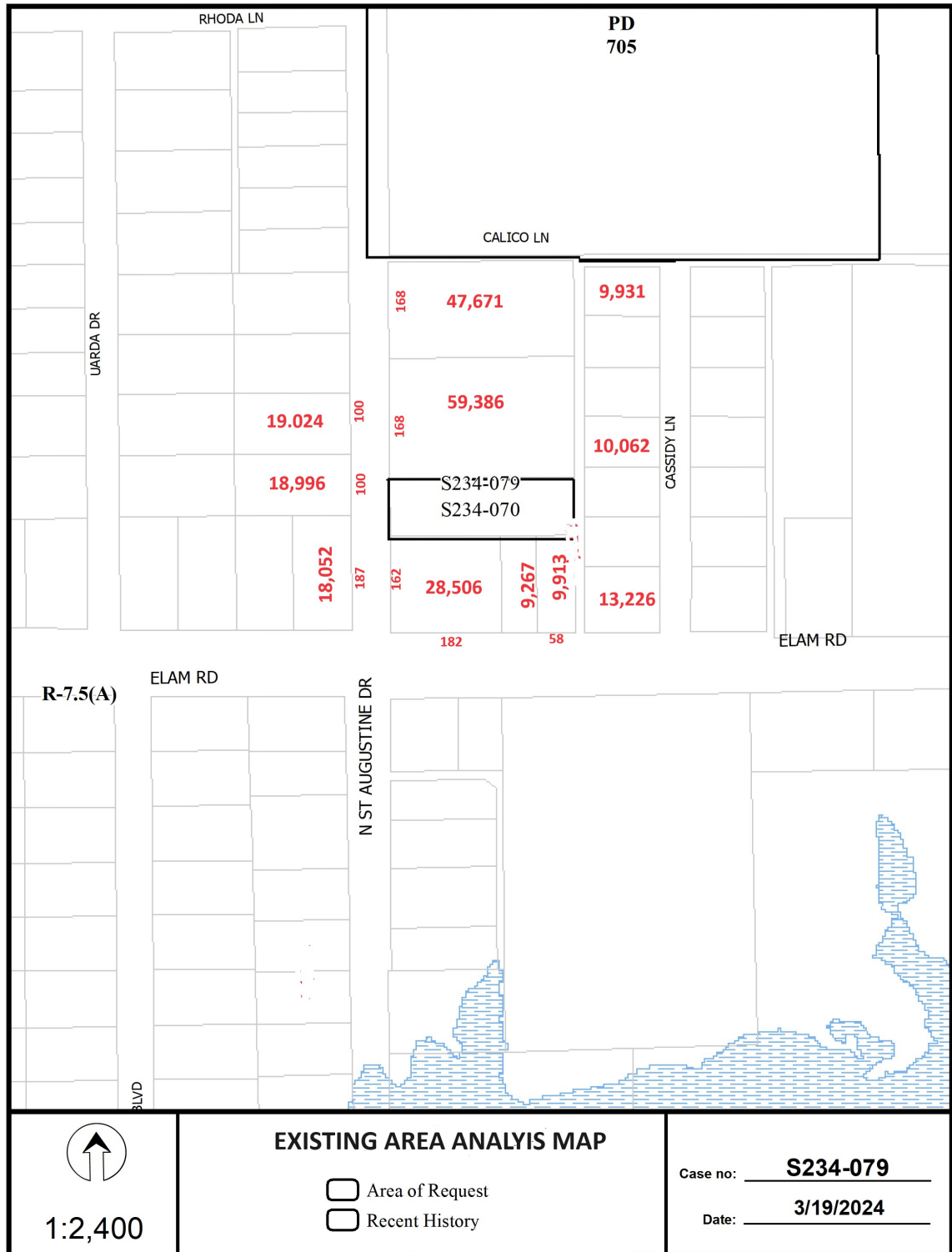
Survey (SPRG) Conditions:

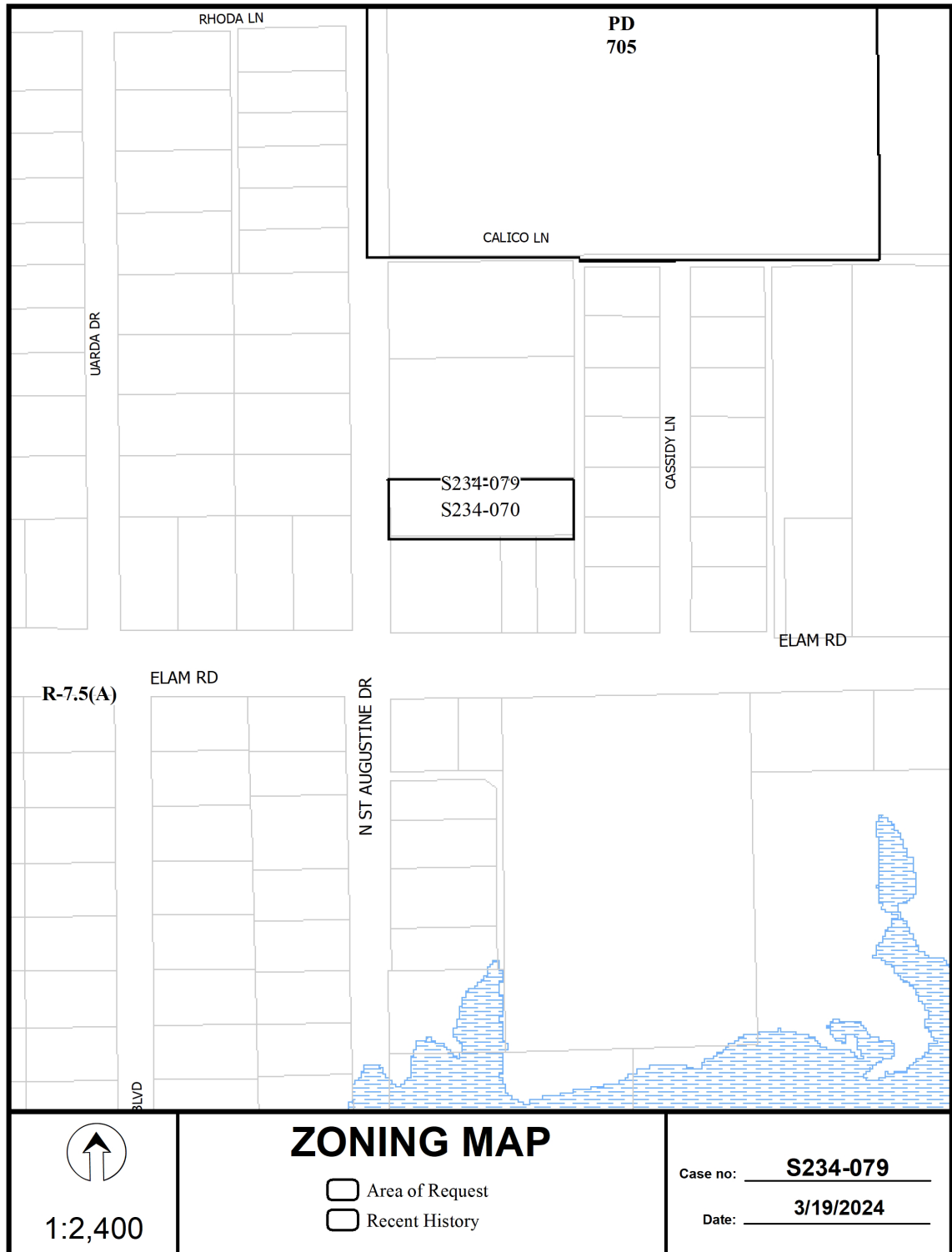
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way

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

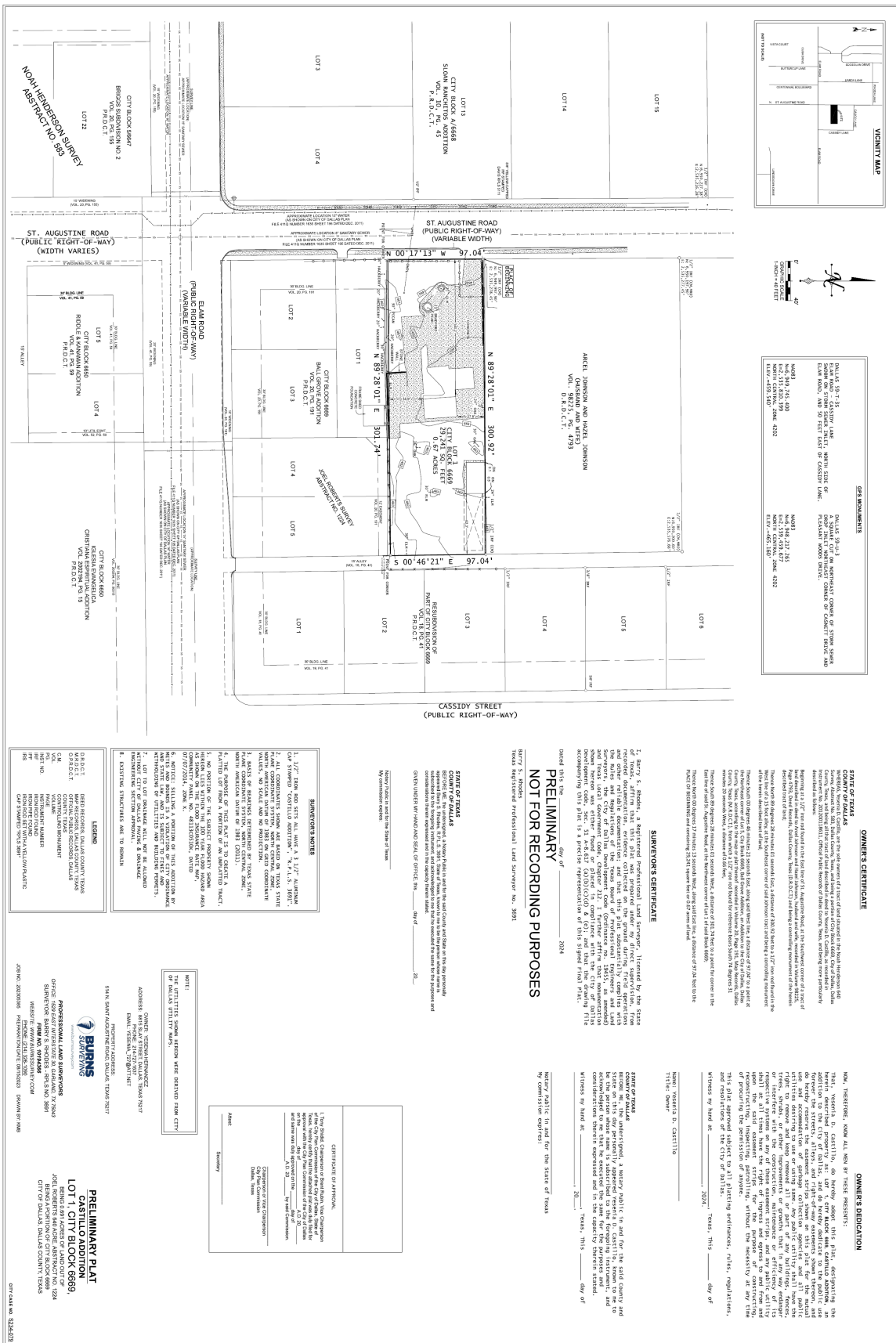
19. Prior to the final plat, please contact Real Estate division and confirm fence in the alley is not encroaching into the alley.
20. Prior to the final plat, change "St. Augustine Road" to "St. Augustine Drive".
21. Prior to the final plat, change "Cassidy Street" to "Cassidy Lane".
22. On the final plat, identify the property as Lot 1 in City Block B/6669.

ALL AREAS IN SQUARE FEET











City of Dallas

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

Agenda Information Sheet

File #: 24-1184

Item #: 17.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation).

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS CANTON STREET, LP

Planner: Jason Pool

Council District: 2

2401170006

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2401170006

DATE FILED: January 18, 2024

LOCATION: 2425 Canton Street
(northwest elevation)

SIZE OF REQUEST: 388 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-357, Subdistrict 5A

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS CANTON STREET, LP

TENANT: Public Storage #22095

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation).

SUMMARY: The applicant proposes to install a 388-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the North elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Farmers Market Sign District. This district is zoned PD No. 357, Subdistrict 5A, Farmers Market Special Purpose District.
These regulations are established in: [Sec. 51A-7.1600](#) (Specific details included below).
- The applicant proposes to install a 388-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the North elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 48-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 62-feet above grade on the northwest elevation of the building.
- This is the first of four applications for this site. This sign is to be located on northwest elevation, and is submitted as Sign 4. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(d) All signs must be premise signs or convey a noncommercial message.

(g) No portions of a sign other than the words themselves may be illuminated by backlighting.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood. (Ord. Nos. 22097; 29233)

The total area of all building facades facing a public right-of-way is approximately 42,086-square-feet. This allows for a maximum effective area for all signs of approximately 4,209-square-feet. The overall effective area for all proposed signs is approximately 842-square-feet. This is approximately 20% of the maximum allowed sign area for this premise. All signs are considered premise signs. Only the words of each sign are proposed to back-light. All signs are constructed of metal, plastic, and LED lighting.

51A-7.1606 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

All proposed signs will not project more than eight-inches from the façade. No sign is proposed as a three-dimensional projecting attached sign.

51A-7.505**PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.**

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 1

For: 3 - Webster, Hardin, and Dumas
Against: 1 - Peadon
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

Property Ownership

SS CANTON STREET, LP
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

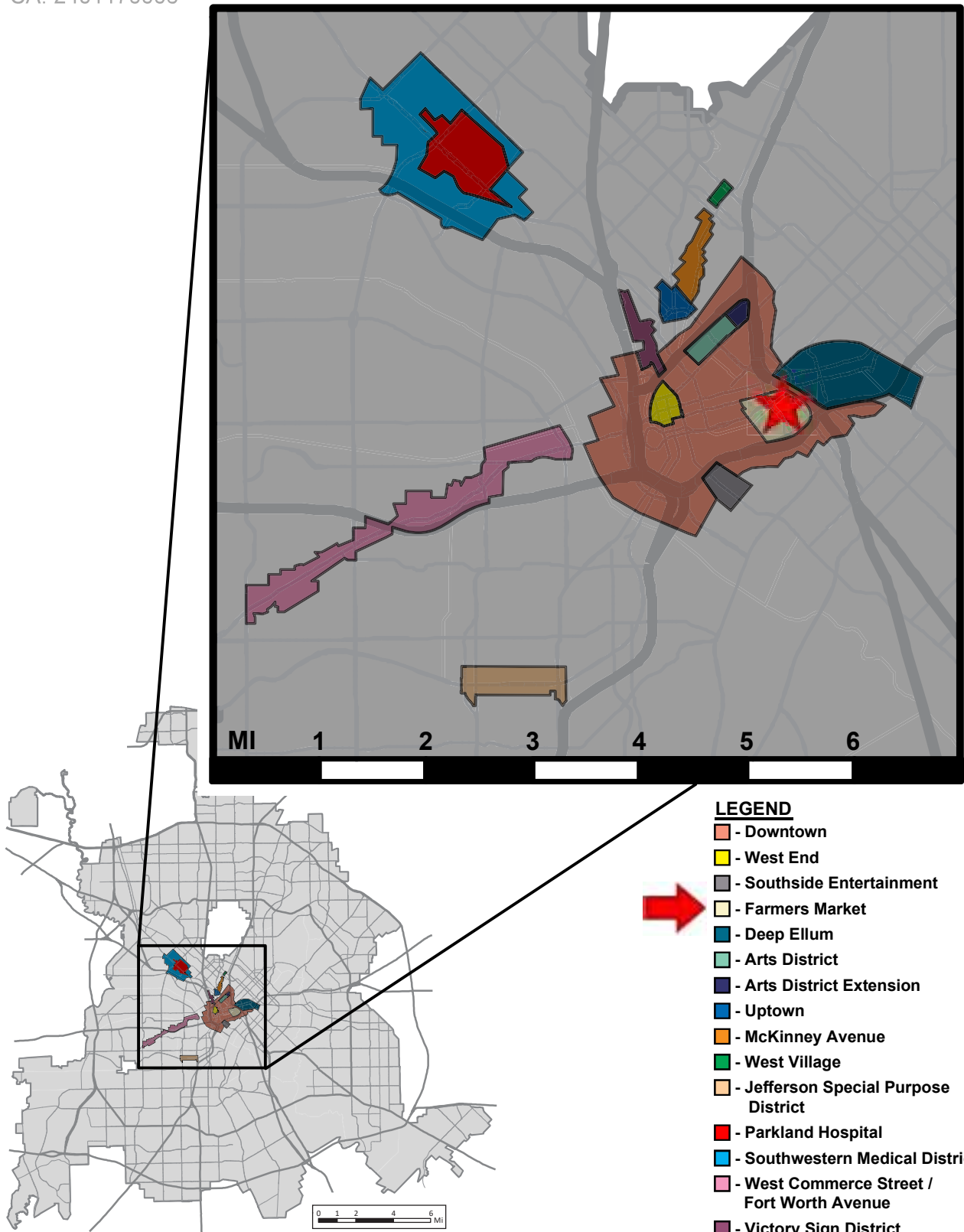
Tenant Ownership

Public Storage #22095
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

List of Officers: Public Storage

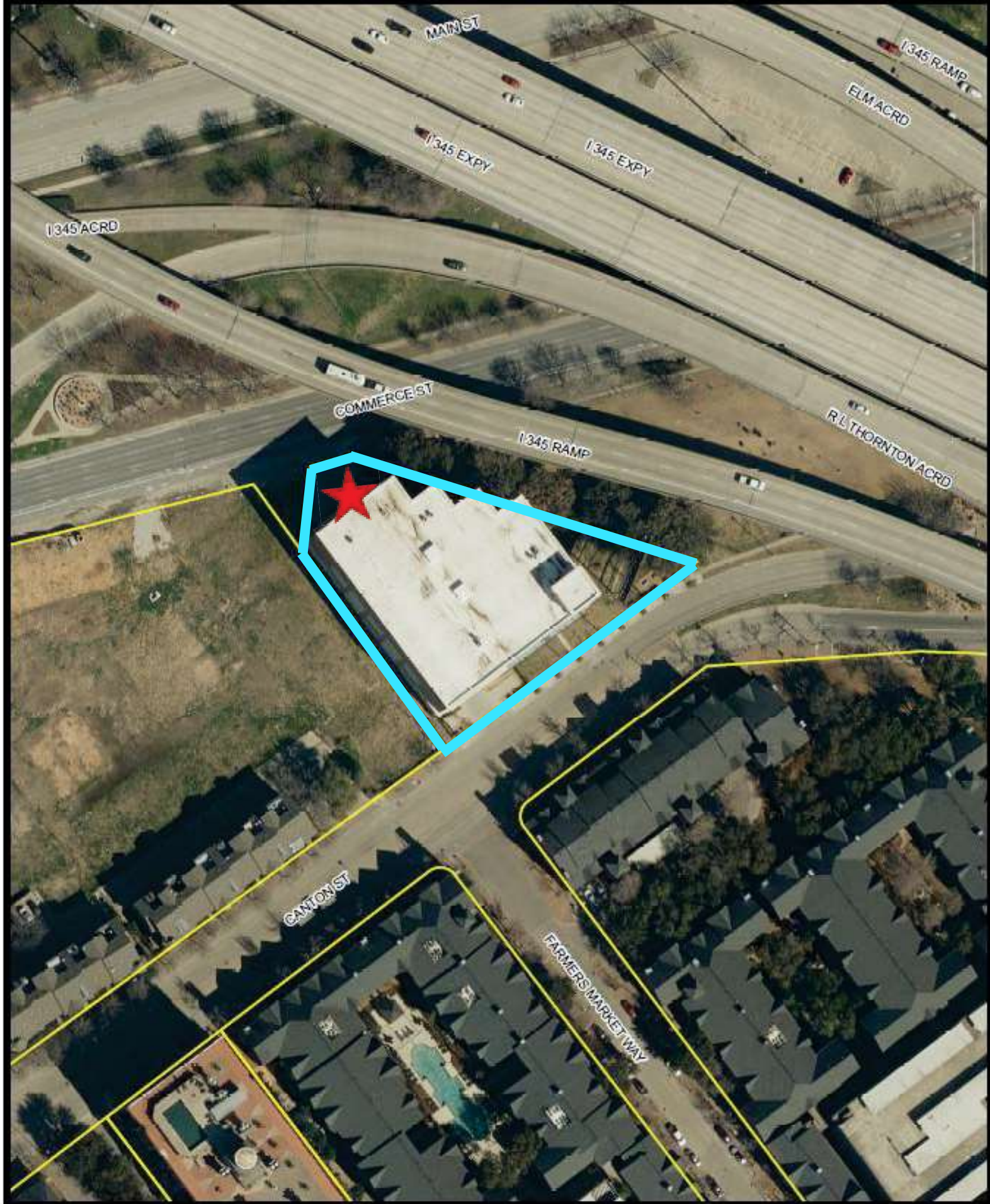
Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President



SPSD MAP
2425 Canton St
Farmers Market Sign District

Case no: **2401170006**

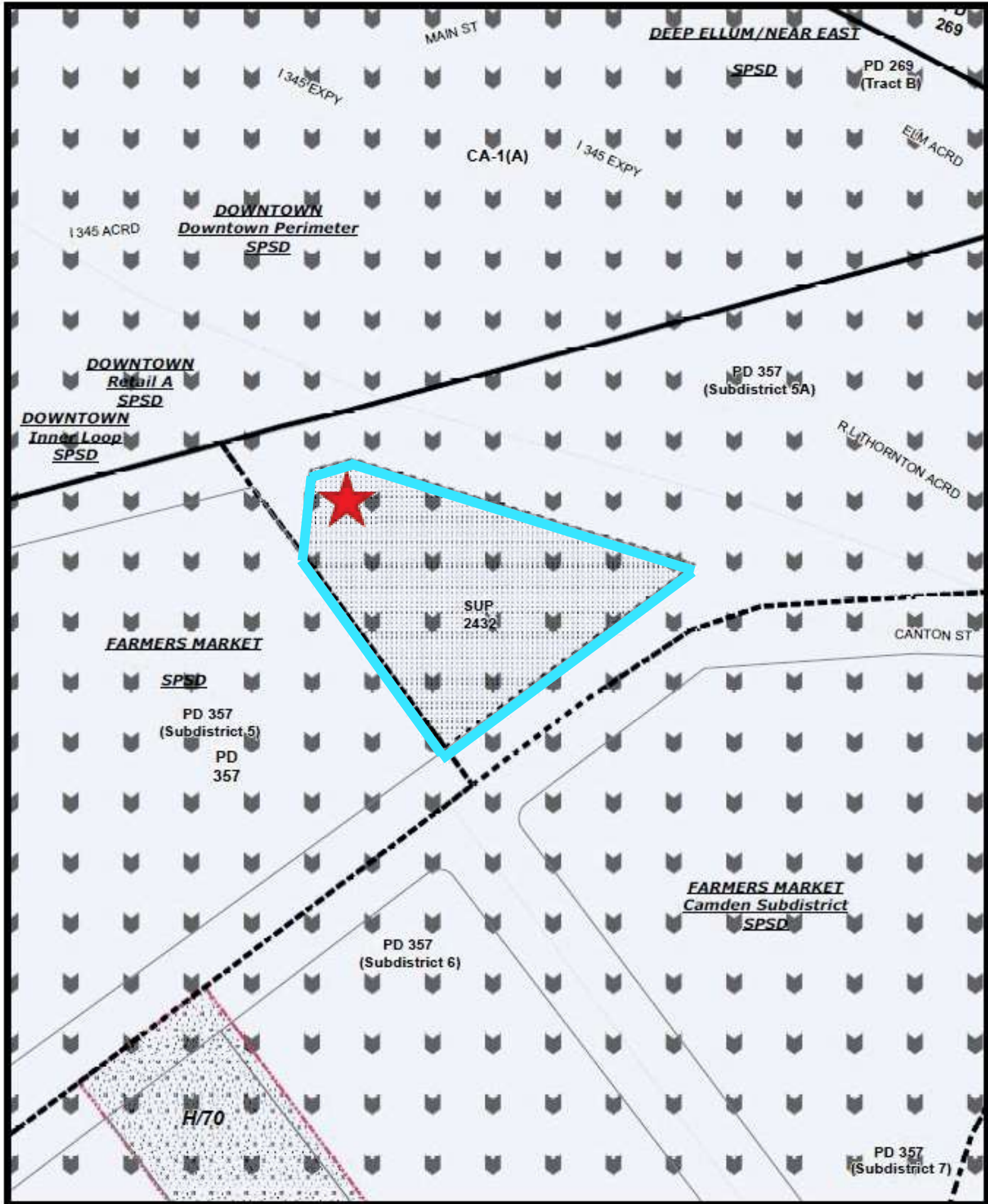
Date: **3/1/2024**



1:1,200

Aerial Map

Printed Date: 2/16/2024



Miscellaneous Transaction

Job 186063125-002 (2401170006)

Electrical Sign (ES) ERECT ATTACHED SIGN (A) New Construction


Status:PaidCreated By:MMARTIN

Date Created:Jan 17, 2024Date Completed:Jan 18, 2024

Parent Job:186063125-001 (2311141056)

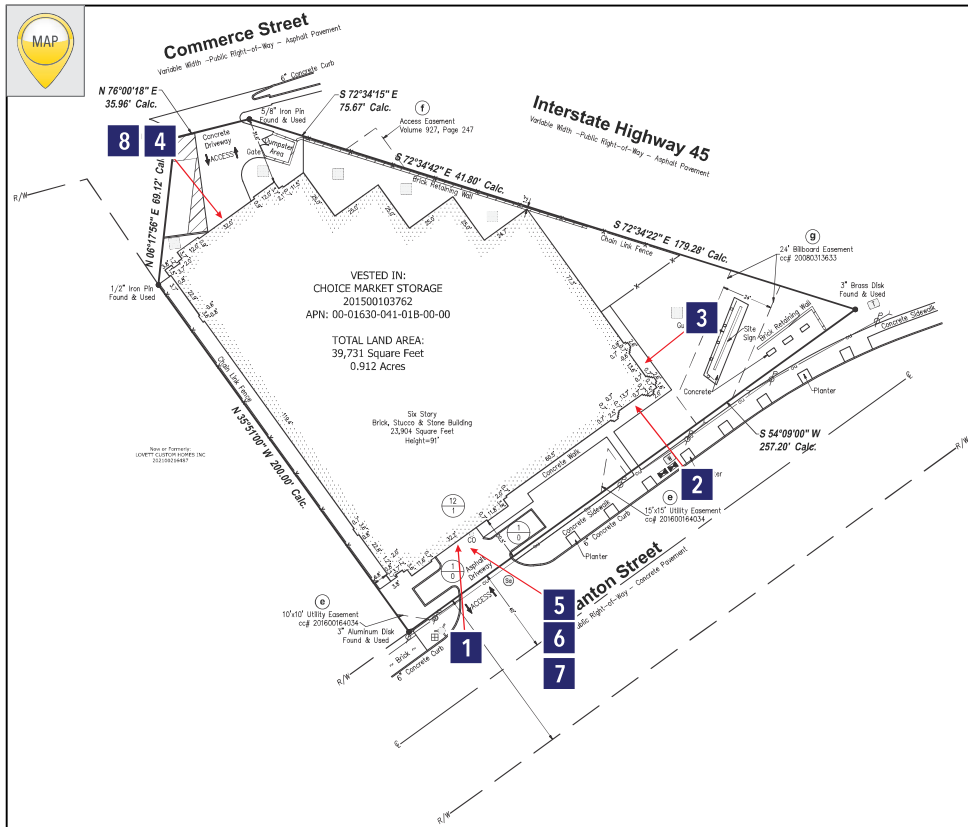
Specific Location:***SPSD*** PERMIT NUMBER ...2311141056

Details	
Customer	HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive Mesquite, TX 75150 (469) 942-7507 ben@barnettsigns.com
Fee Amount	
FeeType	
Staff Email	

Details	
Fees (EXT): 2401170006 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 863932 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Jan 18, 2024 09:40:38	
Auto generated System Fee Collection							



DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	SOUTH ELEVATION	FCO LETTERS - PUBLIC STORAGE ON BACKER PANEL	X
2	SOUTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
3	EAST ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
4	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
5	OFFICE ELEVATION	FCO LETTERS - RENTAL OFFICE ON BACKER PANEL	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
7	SOUTH ELEVATION	FCO LETTERS - LOADING ON BACKER PANEL	X
8	NORTH ELEVATION	FCO LETTERS - NO ENTRY ON BACKER PANEL	X



PAINT CODE

NO PERMIT REQUIRED. PAINT MUST BE REVIEWED BY CITY OF DALLAS.

REVISIONS

- 1) UPDATE PER REDLINES - KR
- 2) UPDATE PER TECH. SURVEY - KR
- 3) REMOVE SIGN 5 - KR
- 4) UPDATE PER REDLINES - KR
- 5) UPDATE PER REDLINES - KR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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NAMPA PLANT -
UL #433195-001
U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE
Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home Details Elevation
Date: 12/08/23
Designer: KR Engineer: XX
Account Manager: JG

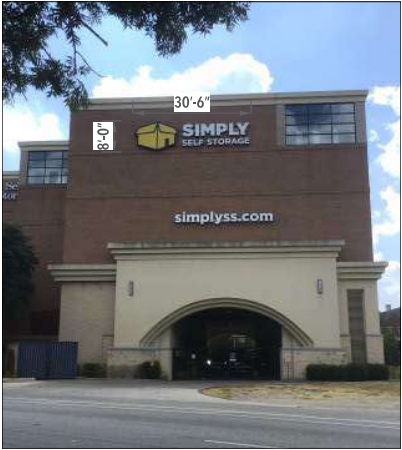
File: PBS-22095-DallasTX-120823-R5

Page No.

Public Storage

2 of 9

EXISTING CONDITIONS



PROPOSED CONDITIONS

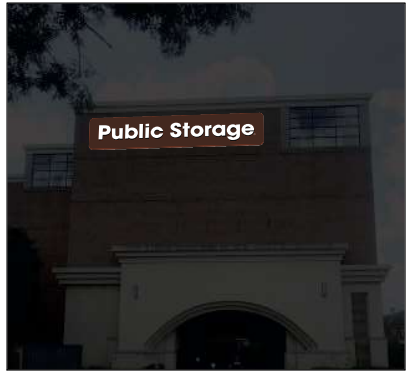


SPECIAL NOTES

CITY CODE & ALLOWANCES

NORTH ELEVATION

SCALE: 1/32" = 1'-0"
EXISTING SQ. FT.: 244.0
ALLOWED SQ. FT.: 405
PROPOSED SQ. FT.: 388.7



SIMULATED NIGHT VIEW
SCALE: N.T.S.



4 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 1/8" = 1'-0"



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UL

NAMPA PLANT -
UL #433195-001

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Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

HomeDetailsElevation

Date: 12/08/23

Designer: KREngineer: XX

Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

Public Storage

Page No.

6 of 9

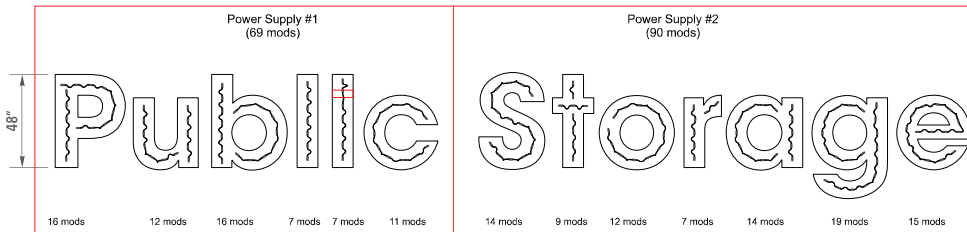
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PART # PBSLB48LPSWH

4 ILLUMINATED CHANNEL LETTERS - BACKER PANEL AREA: 388.7
SCALE: 1/8" = 1'-0"

• THIS SIGN WILL WITHSTAND MIN. 115 PSF WIND LOAD



LED LAYOUT
SCALE: 3/16" = 1'-0"

FABRICATION SPECIFICATIONS

1	PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
		TRIM CAP COLOR	BLACK
		TRIM CAP SIZE	1"
		RETURN	.040 OR .050 ALUMINUM
		RETURN COLOR	PRE-PAINTED BLACK
		RETURN DEPTH	5"
		BACKS	3MM ACM
		LED	(139) GE GEMX2471-W1S TETR MAX 24V WHITE SMALL
		POWER SUPPLY	(2) GE PS24-100U-NA
		ELECTRICAL	2.2 AMPS @ 120V
2	BACKER PANEL	WATTS	86.20
		LUMENS	13,900
		MATERIAL	ALUMINUM
3	TRADEMARK	COLOR	PER COLOR KEY (P1)
		MATERIAL	VINYL
3	TRADEMARK	COLOR	PER COLOR KEY (V1)

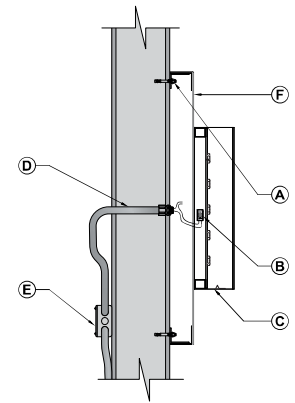
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAINT ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.
ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL
SCALE: 3/8" = 1'-0"

INSTALL

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
B. Disconnect Switch at Left End of Raceway
C. 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
D. 1/2" (MFG) Plastic Pass-Through
E. 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
F. Backer Panel

APPROVED FASTENER SCHEDULE

3/8" TOGGLE BOLTS	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
-------------------	--



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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NAMPA PLANT -
UL #433195-001

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Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home

Details

Elevation

Date: 12/08/23

Designer: KR

Engineer: XX

Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

Page No.

Public Storage

D

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City of Dallas

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

Agenda Information Sheet

File #: 24-1185

Item #: 18.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation).

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS CANTON STREET, LP

Planner: Jason Pool

Council District: 2

2401170007

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2401170007

DATE FILED: January 18, 2024

LOCATION: 2425 Canton Street
(northeast elevation)

SIZE OF REQUEST: 130 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-357, SUB 5A

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS CANTON STREET, LP

TENANT: 2425 Canton St

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation).

SUMMARY: The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the East elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Farmers Market SPSD. This district follows Planned Development Number 357 (PD-357), Farmers Market Special Purpose District.
These regulations are established in: [Sec. 51A-7.1600](#) (Specific details included below).
- The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the East elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 28-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 78.5-feet above grade on the northeast elevation of the building.
- This is the second of four applications for this site. This sign is to be located on northeast elevation, and is submitted as Sign 3. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(d) All signs must be premise signs or convey a noncommercial message.

(g) No portions of a sign other than the words themselves may be illuminated by backlighting.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood. (Ord. Nos. 22097; 29233)

The total area of all building facades facing a public right-of-way is approximately 42,086-square-feet. This allows for a maximum effective area for all signs of approximately 4,209-square-feet. The overall effective area for all proposed signs is approximately 842-square-feet. This is approximately 20% of the maximum allowed sign area for this premise. All signs are considered premise signs. Only the words of each sign are proposed to back-light. All signs are constructed of metal, plastic, and LED lighting.

51A-7.1606 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

All proposed signs will not project more than eight-inches from the façade. No sign is proposed as a three-dimensional projecting attached sign.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 1

For: 3 - Webster, Hardin, and Dumas
Against: 1 - Peadon
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

Property Ownership

SS CANTON STREET, LP
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

Tenant Ownership

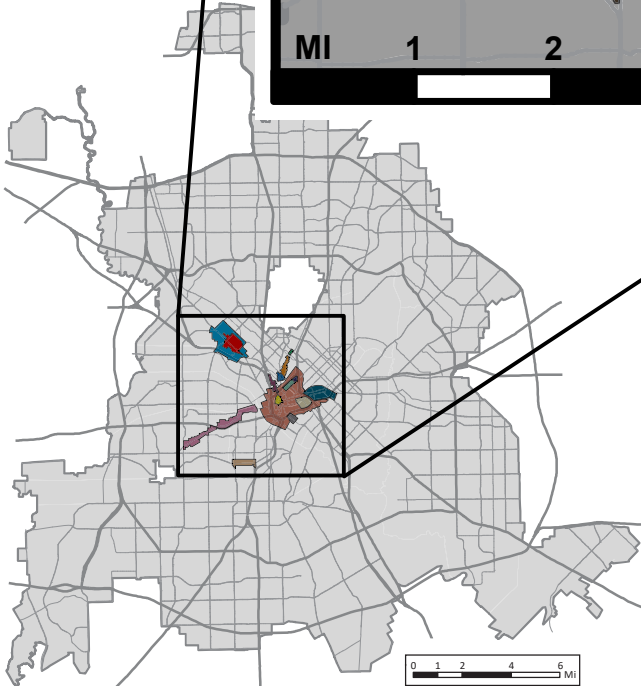
Public Storage #22095
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President

CA: 2401170007



LEGEND

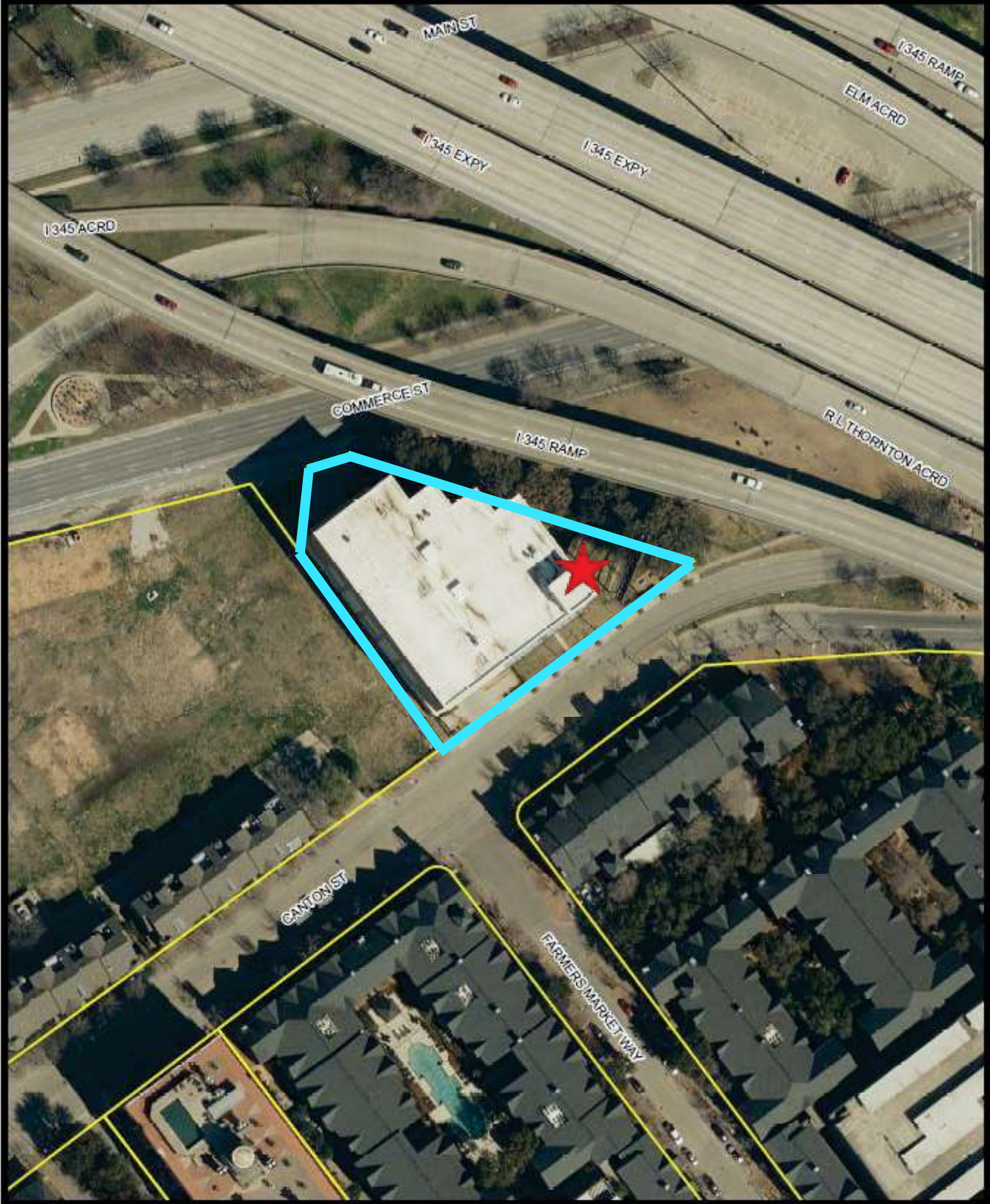
- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP
2425 Canton St
Farmers Market Sign District

Case no: **2401170007**

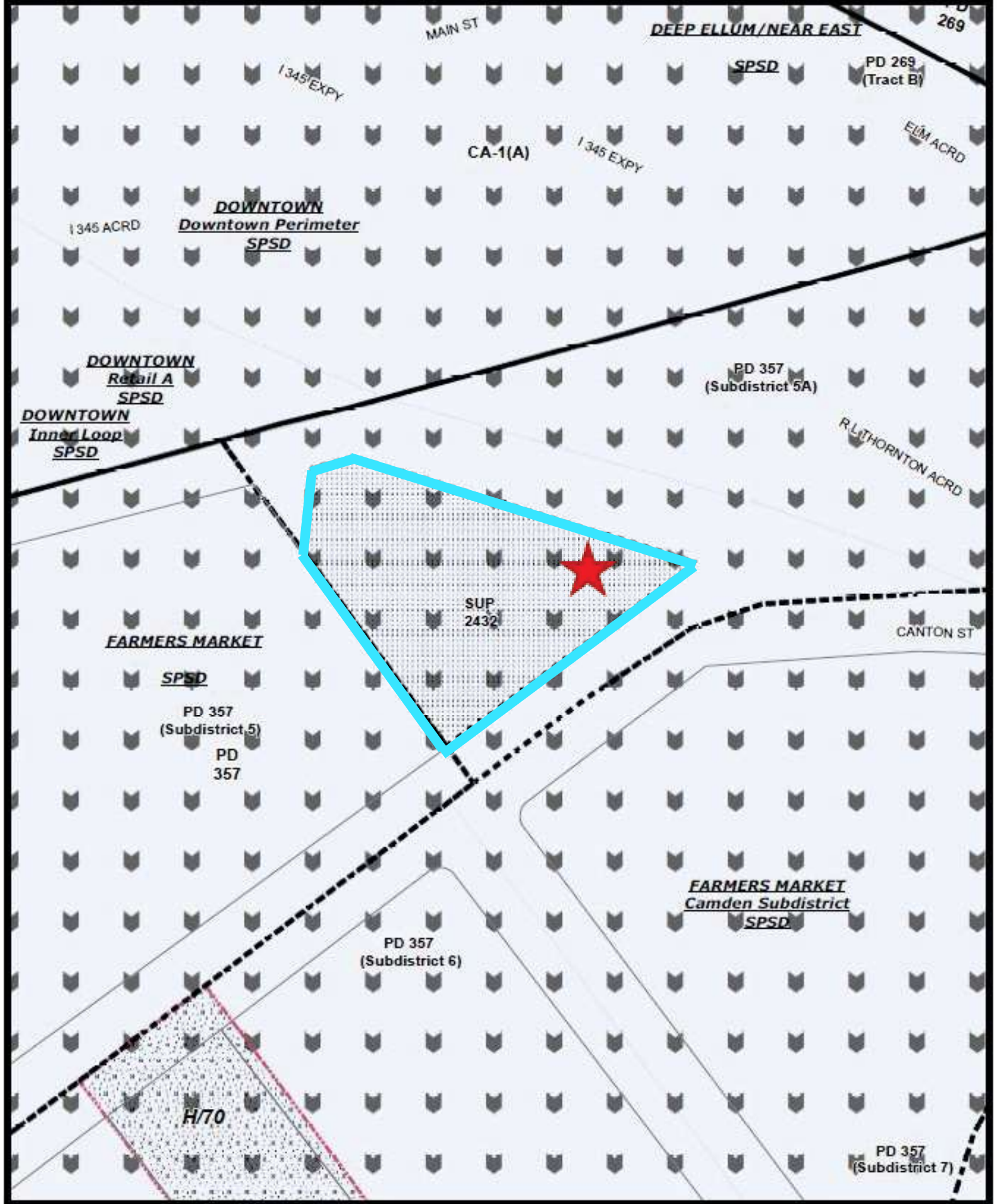
Date: **3/1/2024**



1:1,200

Aerial Map

Printed Date: 2/16/2024



Miscellaneous Transaction

Job 186053943-002 (2401170007)

Electrical Sign (ES) ATTACHED - E ELV. (A) New Construction


Status:PaidCreated By:MMARTIN

Date Created:Jan 17, 2024Date Completed:Jan 18, 2024

Parent Job:186053943-001 (2311141054)

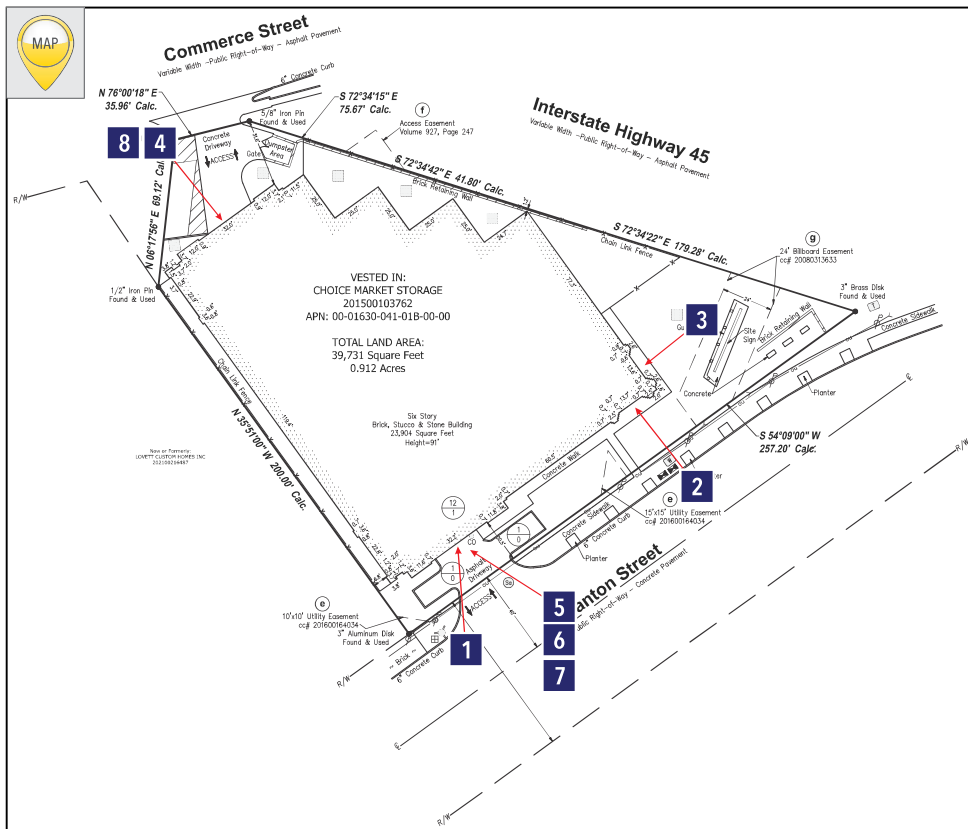
Specific Location:***SPSD*** permit # 2311141054

Details	
Customer	HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive Mesquite, TX 75150 (469) 942-7507 ben@barnettsigns.com
Fee Amount	
FeeType	
Staff Email	

Details	
Fees (EXT): 2401170007 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 863934 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Jan 18, 2024 09:42:18	
Auto generated System Fee Collection							



DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	SOUTH ELEVATION	FCO LETTERS - PUBLIC STORAGE ON BACKER PANEL	X
2	SOUTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
3	EAST ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
4	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
5	OFFICE ELEVATION	FCO LETTERS - RENTAL OFFICE ON BACKER PANEL	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
7	SOUTH ELEVATION	FCO LETTERS - LOADING ON BACKER PANEL	X
8	NORTH ELEVATION	FCO LETTERS - NO ENTRY ON BACKER PANEL	X



PAINT CODE

NO PERMIT REQUIRED. PAINT MUST BE REVIEWED BY CITY OF DALLAS.

REVISIONS

- 1) UPDATE PER REDLINES - KR
- 2) UPDATE PER TECH. SURVEY - KR
- 3) REMOVE SIGN 5 - KR
- 4) UPDATE PER REDLINES - KR
- 5) UPDATE PER REDLINES - KR

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Client: PUBLIC STORAGE
Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home Details Elevation
Date: 12/08/23
Designer: KR Engineer: XX
Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

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Public Storage

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EXISTING CONDITIONS



EAST ELEVATION

SCALE: 3/32" = 1'-0"
EXISTING SQ. FT.: 75.75
ALLOWED SQ. FT.:
PROPOSED SQ. FT.: 130.5

PROPOSED CONDITIONS



SPECIAL NOTES

PAINT MUST BE REVIEWED BY CITY OF DALLAS. RECOMMEND
KEEPING EXISTING PAINT SCHEME FOR FASTER APPROVAL.








SIMULATED NIGHT VIEW
SCALE: N.T.S.



3 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 1/4" = 1'-0"



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.												
<div>image national signs</div> <div>...bringing your image to light!</div> <div></div> <div>16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020</div> <div>imagenational.com</div>			<div> NAMPA PLANT - UL #433195-001</div> <div>U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</div>		Client: PUBLIC STORAGE			<div> Home</div> <div> Details</div> <div> Elevation</div>		File: PBS-22095-DallasTX-120823-R5		Page No.
			<div>Site: SITE #22095</div> <div>2425 CANTON STREET</div> <div>DALLAS, TX 75226</div>		Date: 12/08/23			<div></div> <div>5 of 9</div>				
					Designer: KR		Engineer: XX					
					Account Manager: JG							

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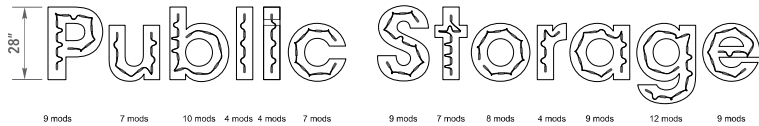


PART # PBSLB28LPSWH

2 3 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 1/4" = 1'-0"

AREA: 130.5

• THIS SIGN WILL WITHSTAND MIN. 115 PSF WIND LOAD



LED LAYOUT

SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1	PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
		TRIM CAP COLOR	BLACK
		TRIM CAP SIZE	1"
		RETURN	.040 OR .050 ALUMINUM
		RETURN COLOR	PRE-PAINTED BLACK
		RETURN DEPTH	5"
		BACKS	3MM ACM
		LED	(86) GE GEMX2471-W1S TETRA MAX 24V WHITE SMALL
		POWER SUPPLY	(1) GE PS24-100U-NA
		ELECTRICAL	1.1 AMPS @ 120V
2	BACKER PANEL	MATERIAL	ALUMINUM
		COLOR	PER COLOR KEY (P1)
		WATTS	53.34
3	TRADEMARK	LUMENS	8600
		MATERIAL	VINYL
		COLOR	PER COLOR KEY (V1)

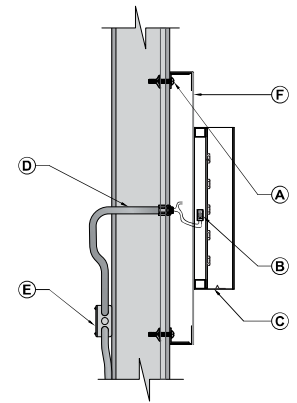
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAINT ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.
ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL
SCALE: 3/8" = 1'-0"

INSTALL

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
B. Disconnect Switch at Left End of Raceway
C. 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
D. 1/2" (MFG) Plastic Pass-Through
E. 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
F. Backer Panel

APPROVED FASTENER SCHEDULE

3/8" TOGGLE BOLTS	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
-------------------	--



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Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home

Details

Elevation

Date: 12/08/23

Designer: KR

Engineer: XX

Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

Page No.

Public Storage

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City of Dallas

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

Agenda Information Sheet

File #: 24-1186

Item #: 19.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS CANTON STREET, LP

Planner: Jason Pool

Council District: 2

2401170008

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2401170008

DATE FILED: January 18, 2024

LOCATION: 2425 Canton Street
(southeast elevation)

SIZE OF REQUEST: 130 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-357, SUB 5A

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS CANTON STREET, LP

TENANT: 2425 Canton St

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).

SUMMARY: The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Farmers Market SPSD. This district follows Planned Development Number 357 (PD-357), Farmers Market Special Purpose District.
These regulations are established in: [Sec. 51A-7.1600](#) (Specific details included below).
- The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 28-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 78.5-feet above grade on the southeast elevation of the building.
- This is the third of four applications for this site. This sign is to be located on right side of the southeast elevation, and is submitted as Sign 2. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

- (b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.
- (d) All signs must be premise signs or convey a noncommercial message.
- (g) No portions of a sign other than the words themselves may be illuminated by backlighting.
- (i) The following materials are suggested, but not required, for signs in this district:
 - (1) Metal.
 - (2) Glass.
 - (3) Wood. (Ord. Nos. 22097; 29233)

The total area of all building facades facing a public right-of-way is approximately 42,086-square-feet. This allows for a maximum effective area for all signs of approximately 4,209-square-feet. The overall effective area for all proposed signs is approximately 842-square-feet. This is approximately 20% of the maximum allowed sign area for this premise. All signs are considered premise signs. Only the words of each sign are proposed to back-light. All signs are constructed of metal, plastic, and LED lighting.

51A-7.1606 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

- (a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:
- (b) Attached signs in general.
 - (1) No portion of an attached sign may be located:
 - (A) more than 10 feet from the facade to which it is attached; or
 - (B) less than two feet from the back of a street curb.
 - (2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

All proposed signs will not project more than eight-inches from the façade. No sign is proposed as a three-dimensional projecting attached sign.

51A-7.505**PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.**

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 1

For: 3 - Webster, Hardin, and Dumas
Against: 1 - Peadon
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

Property Ownership

SS CANTON STREET, LP
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

Tenant Ownership

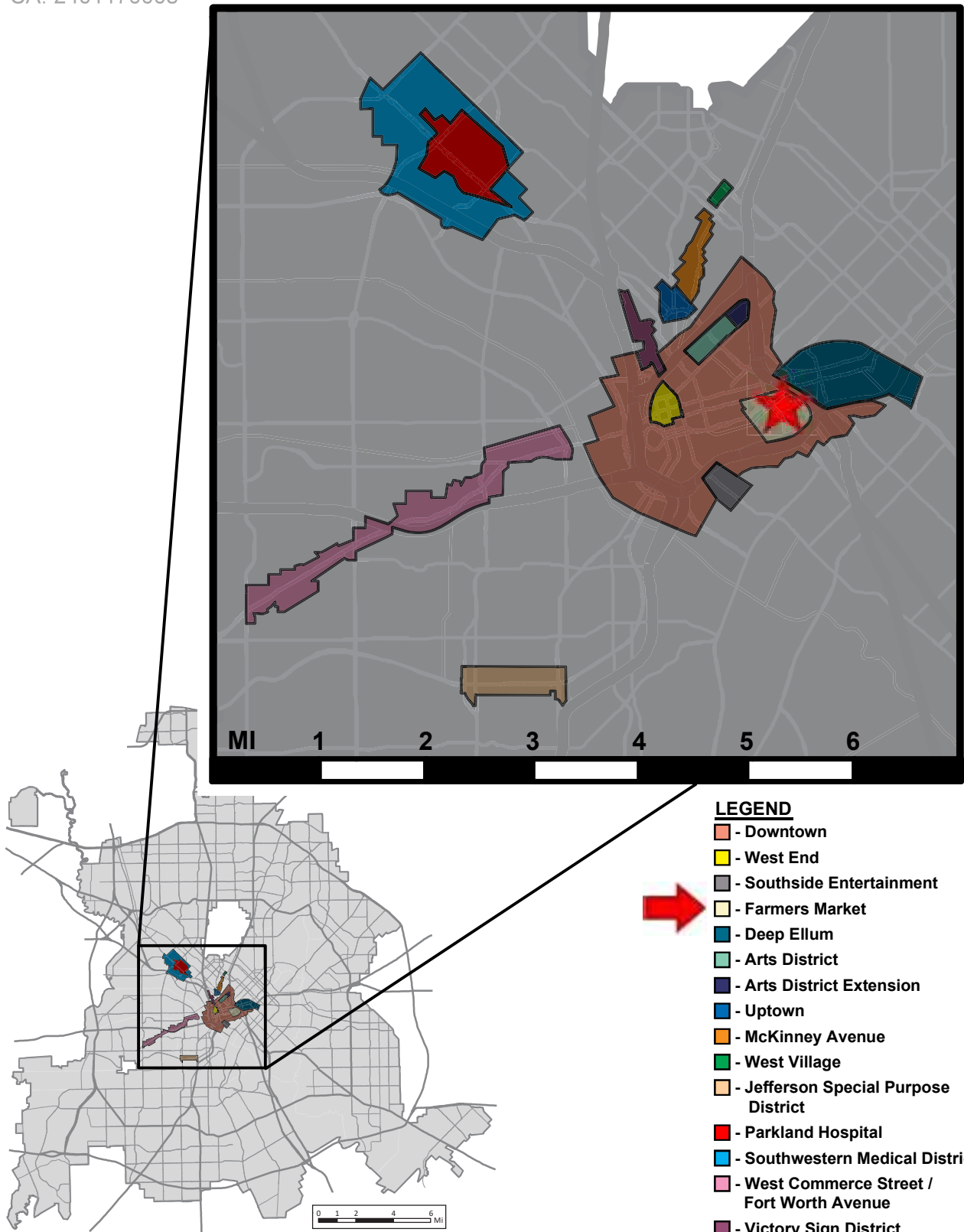
Public Storage #22095
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President

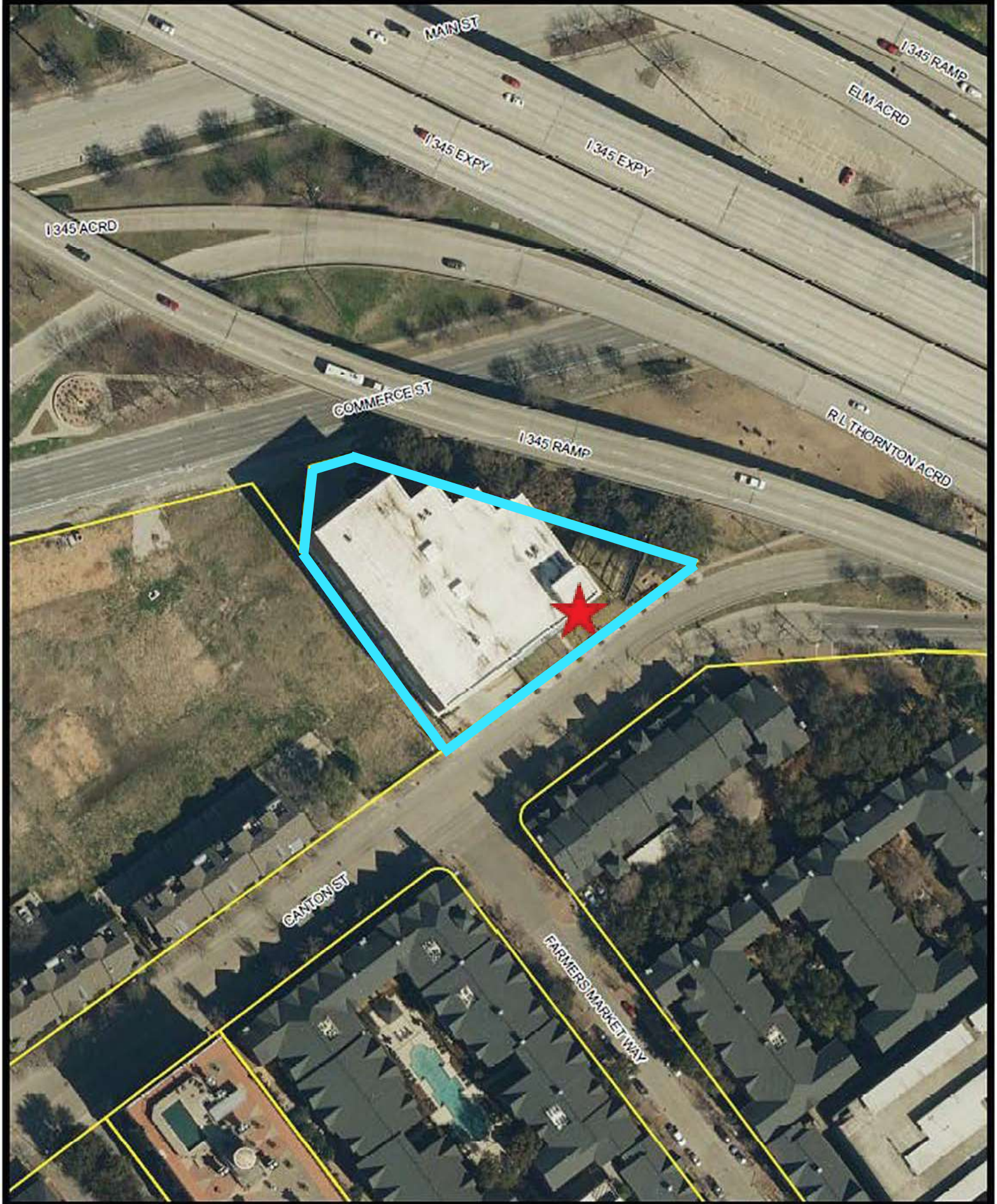
CA: 2401170008



SPSD MAP
2425 Canton St
Farmers Market Sign District

Case no: **2401170008**

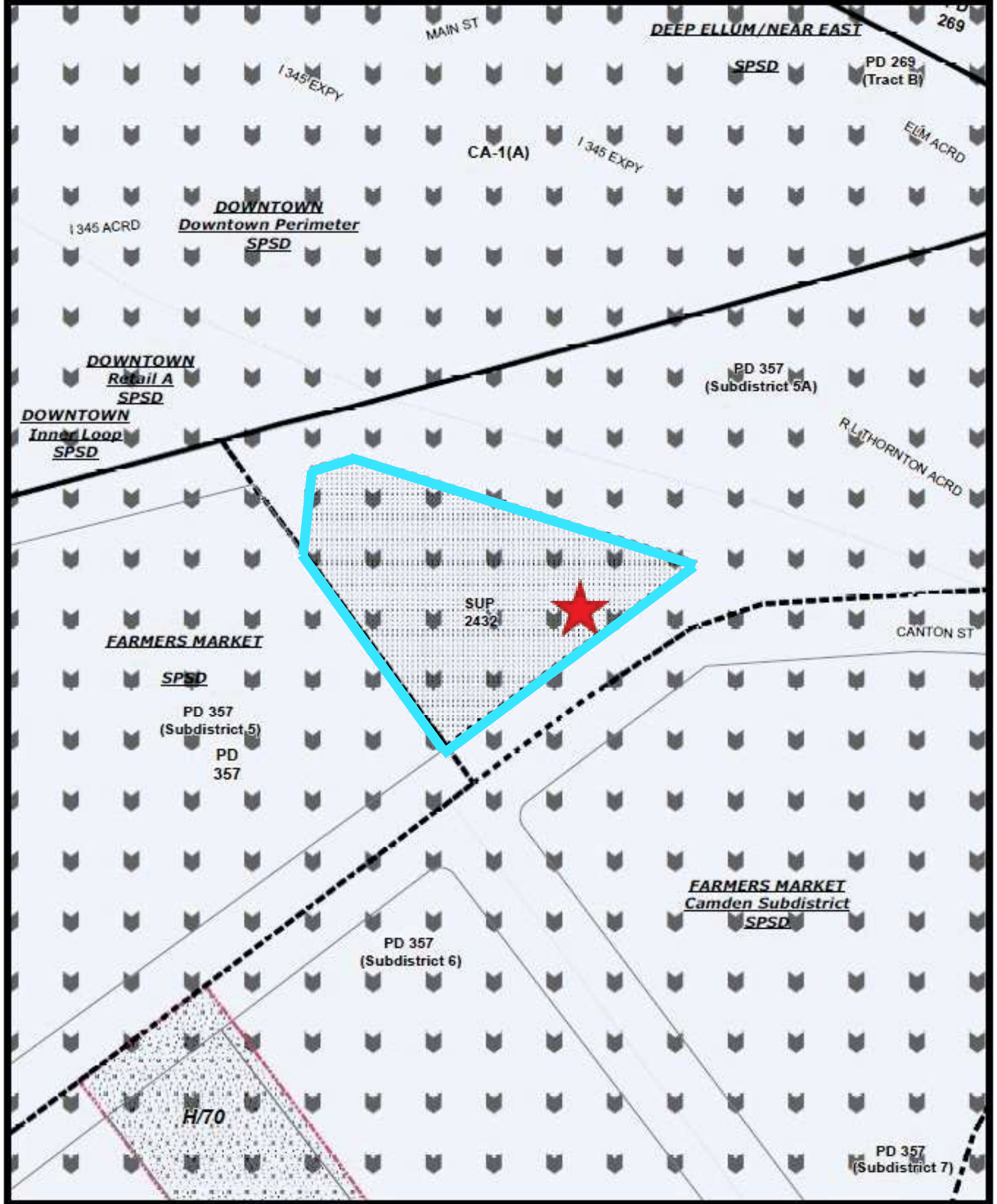
Date: **3/1/2024**



1:1,200

AerialMap

Printed Date: 2/16/2024



Miscellaneous Transaction

Job 186040734-002 (2401170008)

Electrical Sign (ES) ATTACHED - S ELV. (A) New Construction

Status:Paid

Created By:MMARTIN

Date Created:Jan 17, 2024

Date Completed:Jan 18, 2024

Parent Job:186040734-001 (2311141053)

Specific Location:***SPSD*** PERMIT # 2311141053

Details

Customer


HAMPTON, BENJAMIN
4250 Action Drive
4250 Action Drive
Mesquite, TX 75150
(469) 942-7507
ben@barnettssigns.com

Fee Amount

FeeType

Staff Email

Details

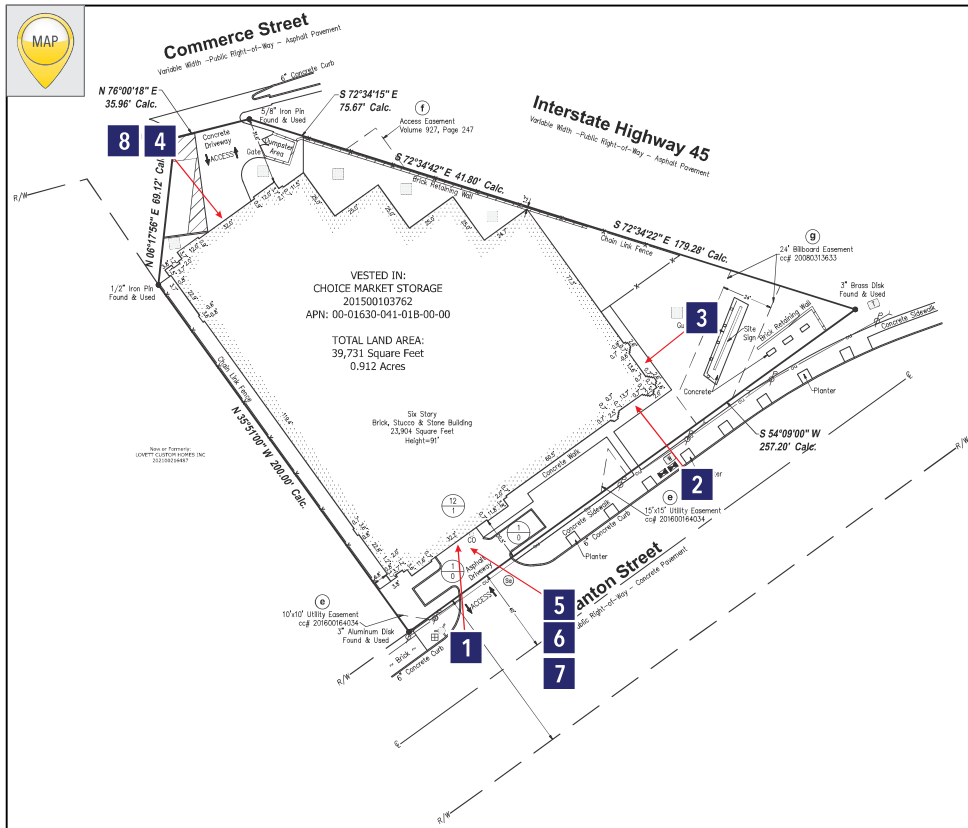


Customer: HAMPTON, BENJAMIN
4250 Action Drive
4250 Action Drive

Fees (EXT): 2401170008 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

Fees				
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 863929 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes						
Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Jan 18, 2024 09:35:36	
Auto generated System Fee Collection						



AERIAL VIEW
SCALE: N.T.S.

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	SOUTH ELEVATION	FCO LETTERS - PUBLIC STORAGE ON BACKER PANEL	X
2	SOUTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
3	EAST ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
4	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
5	OFFICE ELEVATION	FCO LETTERS - RENTAL OFFICE ON BACKER PANEL	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
7	SOUTH ELEVATION	FCO LETTERS - LOADING ON BACKER PANEL	X
8	NORTH ELEVATION	FCO LETTERS - NO ENTRY ON BACKER PANEL	X



PAINT CODE

NO PERMIT REQUIRED. PAINT MUST BE REVIEWED BY CITY OF DALLAS.

REVISIONS

- 1) UPDATE PER REDLINES - KR
- 2) UPDATE PER TECH. SURVEY - KR
- 3) REMOVE SIGN 5 - KR
- 4) UPDATE PER REDLINES - KR
- 5) UPDATE PER REDLINES - KR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



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imagenational.com



U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

 Home	 Details	 Elevation
Date: 12/08/23		
Designer: KR	Engineer: XX	
Account Manager: JG		

File: PBS-22095-DallasTX-120823-R5

Page No.

Public Storage

2 of 9

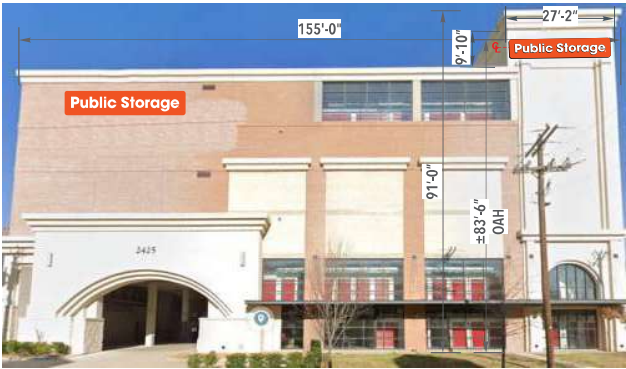
EXISTING CONDITIONS



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"
EXISTING SQ. FT.: 75.75
ALLOWED SQ. FT.:
PROPOSED SQ. FT.: 130.5

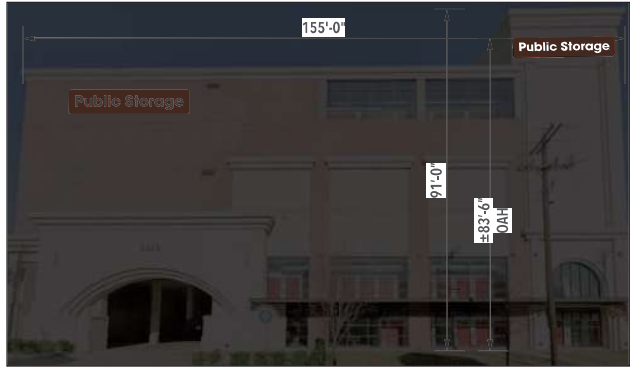
PROPOSED CONDITIONS



SPECIAL NOTES

PAINT MUST BE REVIEWED BY CITY OF DALLAS. RECOMMEND KEEPING EXISTING PAINT SCHEME FOR FASTER APPROVAL.

CITY CODE & ALLOWANCES



SIMULATED NIGHT VIEW

SCALE: N.T.S.



2 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 1/4" = 1'-0"



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.												
<div>image national signs</div> <div>...bringing your image to light!</div> <div></div> <div>16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020</div> <div>imagenational.com</div>			<div> NAMPA PLANT - UL #433195-001</div> <div>U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</div>		Client: PUBLIC STORAGE			<div> Home</div> <div> Details</div> <div> Elevation</div>		File: PBS-22095-DallasTX-120823-R5		Page No.
			Site: SITE #22095 2425 CANTON STREET DALLAS, TX 75226		Date: 12/08/23		<div></div>		4 of 9			
			Designer: KR	Engineer: XX								
			Account Manager: JG									

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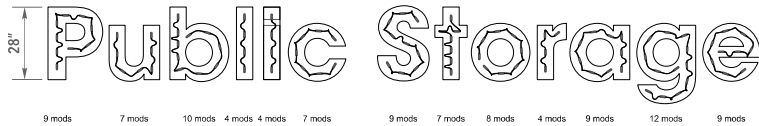
PART # PBSLB28LPSWH

2 3 ILLUMINATED CHANNEL LETTERS - BACKER PANEL

AREA: 130.5

SCALE: 1/4" = 1'-0"

• THIS SIGN WILL WITHSTAND MIN. 115 PSF WIND LOAD



LED LAYOUT

SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1	PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
		TRIM CAP COLOR	BLACK
		TRIM CAP SIZE	1"
		RETURN	.040 OR .050 ALUMINUM
		RETURN COLOR	PRE-PAINTED BLACK
		RETURN DEPTH	5"
		BACKS	3MM ACM
		LED	(86) GE GEMX2471-W1S TETRA MAX 24V WHITE SMALL
		POWER SUPPLY	(1) GE PS24-100U-NA
		ELECTRICAL	1.1 AMPS @ 120V
2	BACKER PANEL	MATERIAL	ALUMINUM
		COLOR	PER COLOR KEY (P1)
		TRADEMARK	VINYL
3	TRADEMARK	MATERIAL	VINYL
		COLOR	PER COLOR KEY (V1)

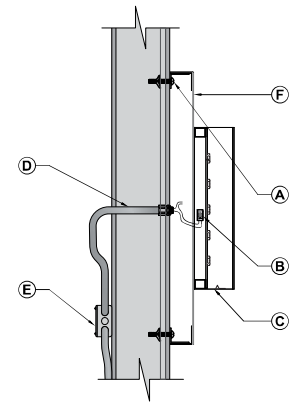
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
- PAINT ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.**
- ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.**

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL

SCALE: 3/8" = 1'-0"

INSTALL

- A.** Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
- B.** Disconnect Switch at Left End of Raceway
- C.** 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
- D.** 1/2" (MFG) Plastic Pass-Through
- E.** 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
- F.** Backer Panel

APPROVED FASTENER SCHEDULE

	3/8" TOGGLE BOLTS	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
--	-------------------	--



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Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home **Details** **Elevation**
Date: 12/08/23
Designer: KR **Engineer:** XX
Account Manager: JG

File: PBS-22095-DallasTX-120823-R5
Page No. **D**

Public Storage

D



City of Dallas

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

Agenda Information Sheet

File #: 24-1187

Item #: 20.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 194-square-foot non- illuminated attached sign at 2425 Canton Street (southeast elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS CANTON STREET, LP

Planner: Jason Pool

Council District: 2

2401170010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2401170010
LOCATION: 2425 Canton Street
(southeast elevation)

DATE FILED: January 18, 2024
SIZE OF REQUEST: 194 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-357, SUB 5A

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS CANTON STREET, LP

TENANT: 2425 Canton St

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 194-square-foot non-illuminated attached sign at 2425 Canton Street (southeast elevation).

SUMMARY: The applicant proposes to install a 194-square-foot attached sign, composed of non-illuminated flat cut out (FCO) letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Farmers Market SPSD. This district follows Planned Development Number 357 (PD-357), Farmers Market Special Purpose District. These regulations are established in: [Sec. 51A-7.1600](#) (Specific details included below).
- The applicant proposes to install a 194-square-foot attached sign, composed of non-illuminated flat cut out (FCO) letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage
 - The sign is composed of one-half-inch deep acrylic flat cut out (FCO) letters that measure 34-inches tall, mounted to a one-eighth-inch backer panel. All sign elements are constructed entirely of metal and plastic. The overall projection of the sign from the surface in which it is attached will be less than one inch.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The acrylic letters will be white in color. This sign contains no illumination.
 - The finished sign will be mounted 64.5-feet above grade on the southeast elevation of the building.
- This is the final of four applications for this site. This sign is to be located on left side of the southeast elevation, and is submitted as Sign 1. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

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(g) No portions of a sign other than the words themselves may be illuminated by backlighting.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

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The total area of all building facades facing a public right-of-way is approximately 42,086-square-feet. This allows for a maximum effective area for all signs of approximately 4,209-square-feet. The overall effective area for all proposed signs is approximately 842-square-feet. This is approximately 20% of the maximum allowed sign area for this premise. All signs are considered premise signs. Only the words of each sign are proposed to back-light. All signs are constructed of metal, plastic, and LED lighting.

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(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

All proposed signs will not project more than eight-inches from the façade. No sign is proposed as a three-dimensional projecting attached sign.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

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SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

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Second: Hardin
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Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

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2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

Tenant Ownership

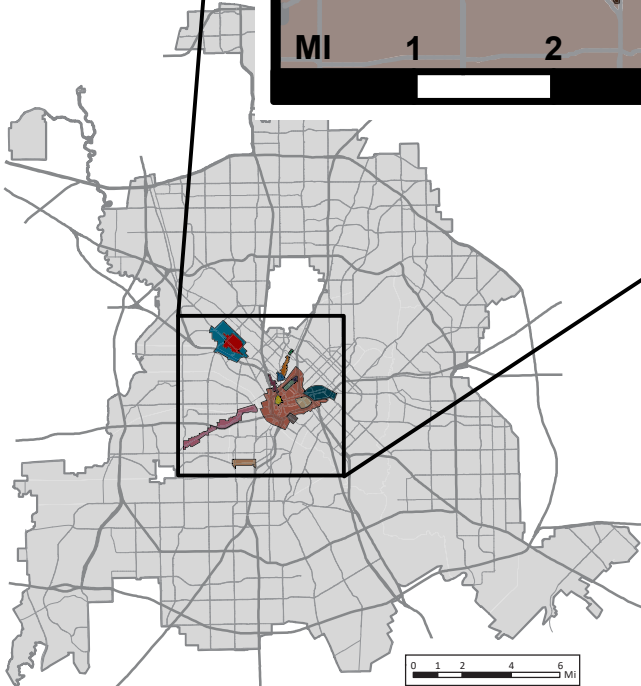
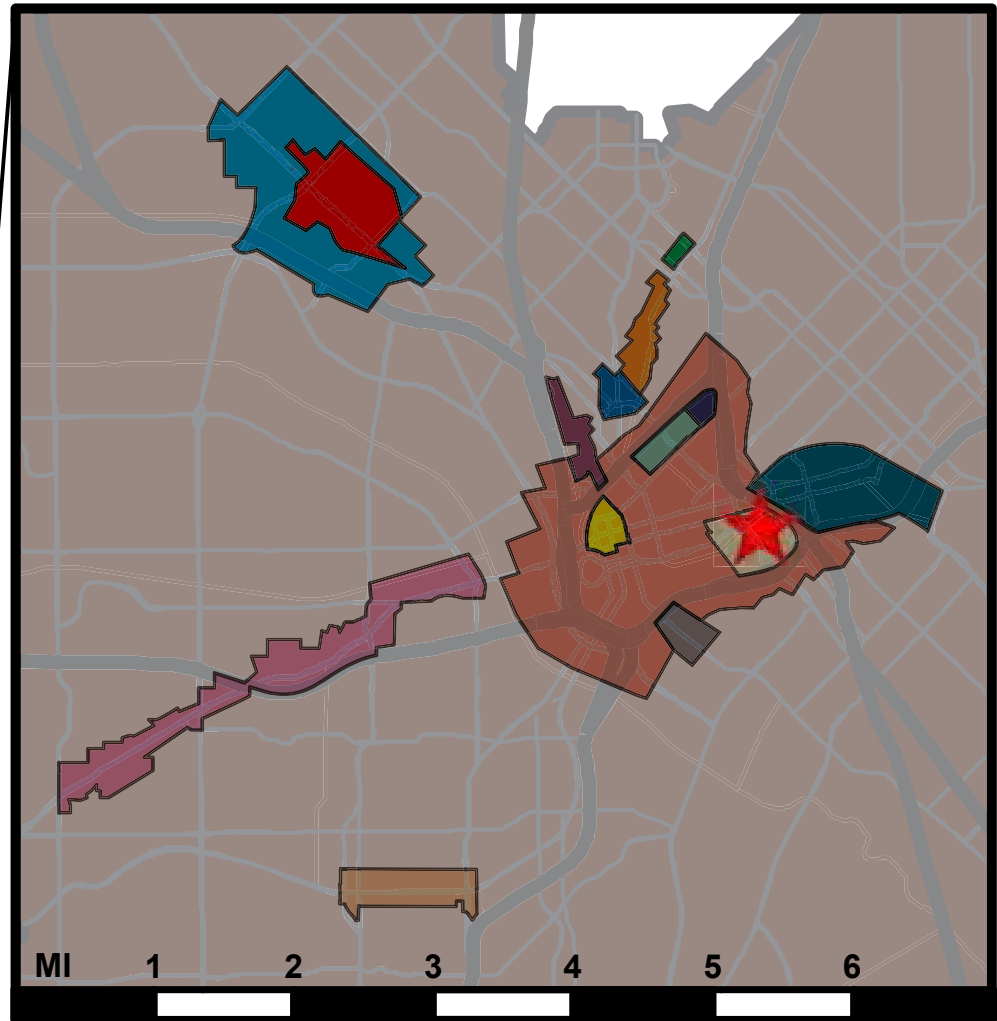
Public Storage #22095
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President

CA: 2401170010



LEGEND

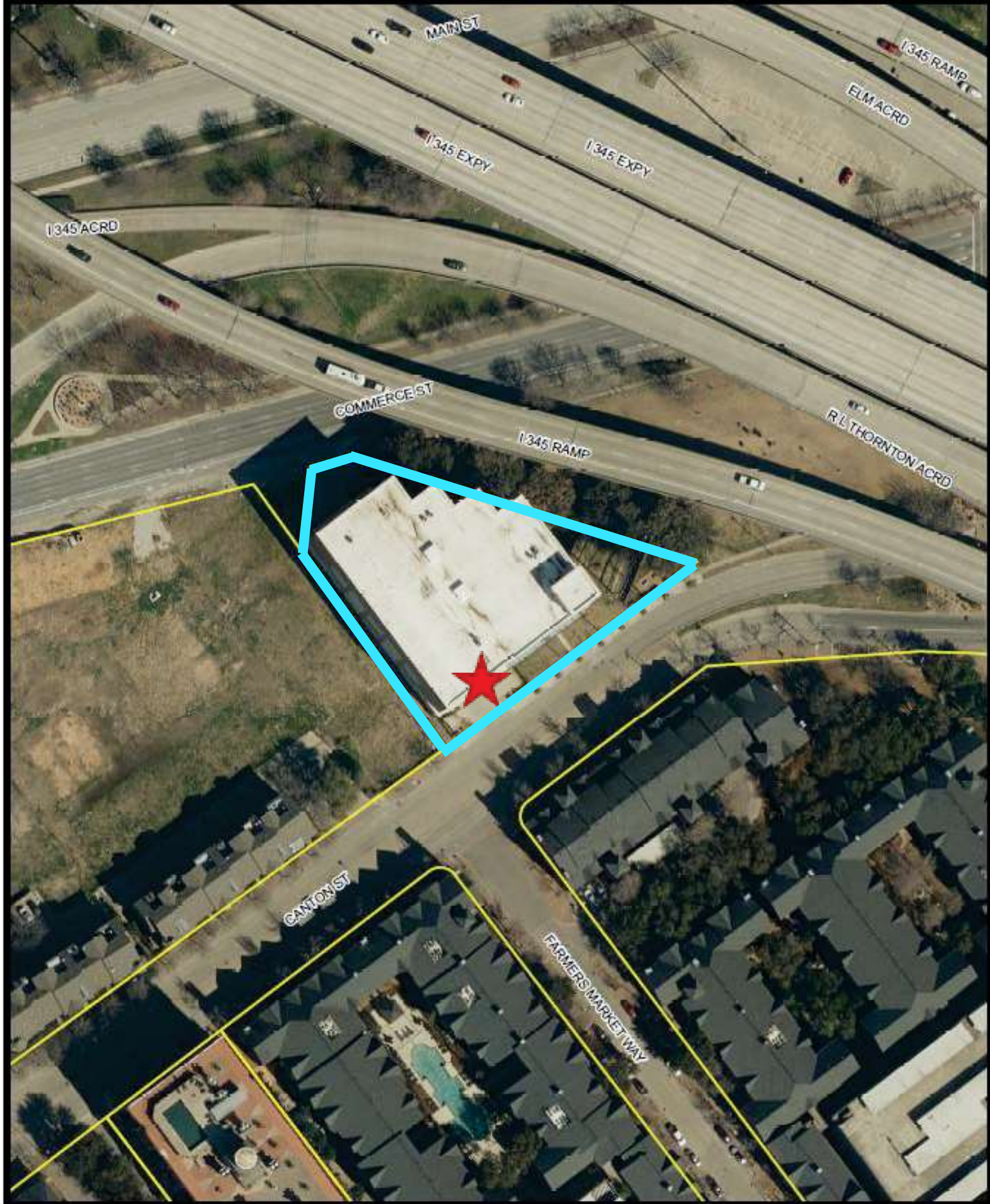
- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP
2425 Canton St
Farmers Market Sign District

Case no: **2401170010**

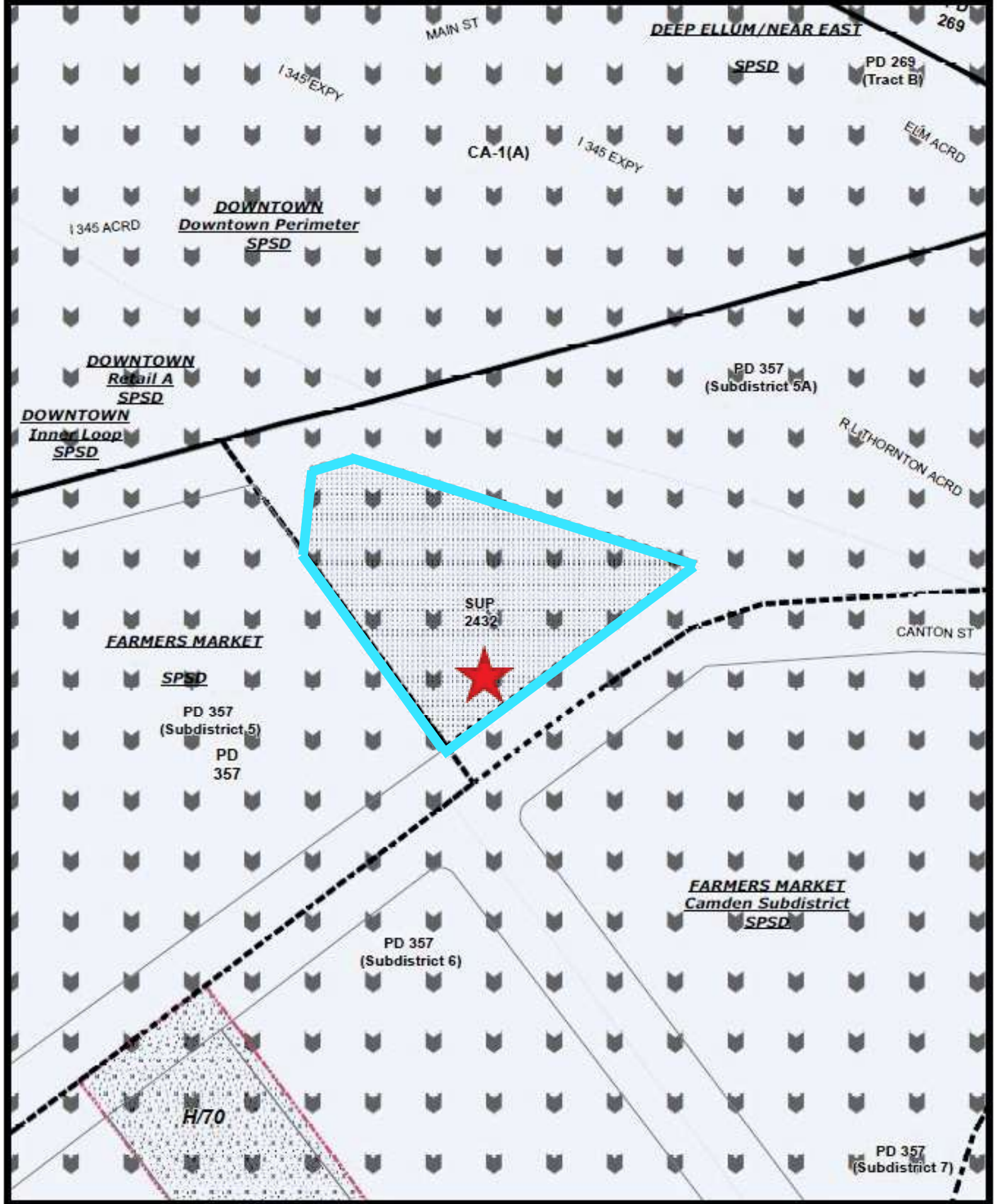
Date: **3/1/2024**



1:1,200

Aerial Map

Printed Date: 2/16/2024



Miscellaneous Transaction


Job 186015081-002 (2401170010)

Sign (SI) ATTACHED - S ELV (A) New Construction

Status:PaidCreated By:MMARTINDate Created:Jan 17, 2024Date Completed:Jan 18, 2024

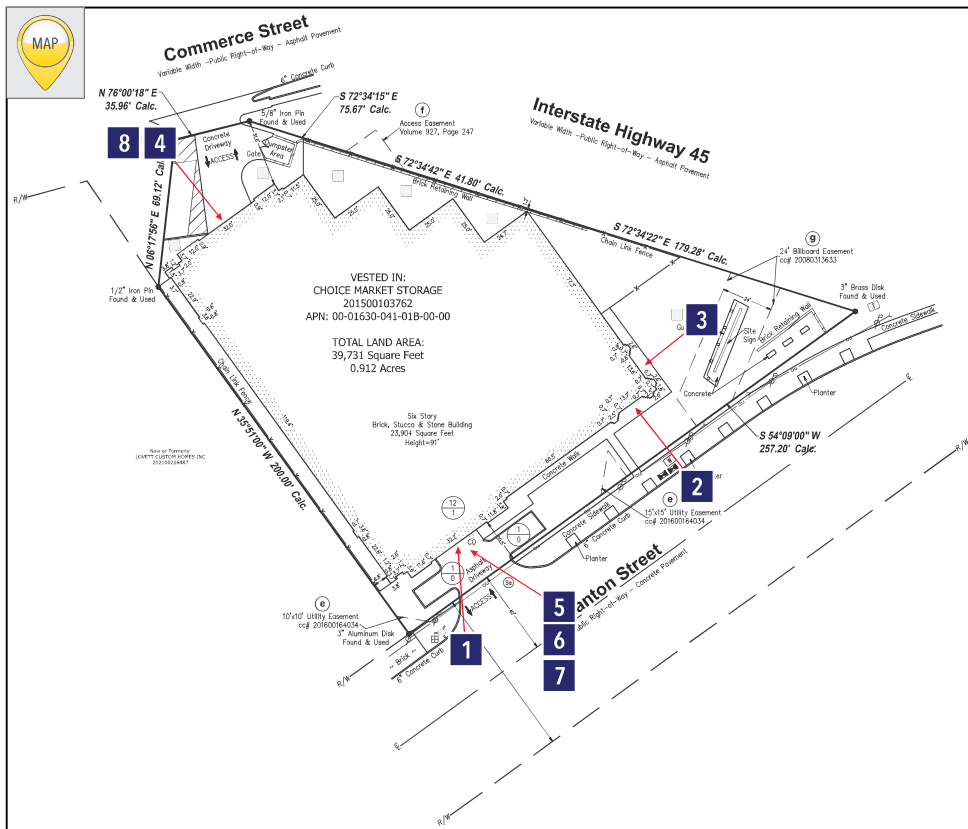
Parent Job:186015081-001 (2311141048)
Specific Location:***SPSD*** PERMIT # 2311141048

Details	
Customer	HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive Mesquite, TX 75150 (469) 942-7507 ben@barnettsigns.com
Fee Amount	
FeeType	
Staff Email	

Details	
Fees (EXT): 2401170010 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: HAMPTON, BENJAMIN 4250 Action Drive 4250 Action Drive

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 863931 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Jan 18, 2024 09:38:17	
Auto generated System Fee Collection							



DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	SOUTH ELEVATION	FCO LETTERS - PUBLIC STORAGE ON BACKER PANEL	X
2	SOUTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
3	EAST ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
4	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
5	OFFICE ELEVATION	FCO LETTERS - RENTAL OFFICE ON BACKER PANEL	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
7	SOUTH ELEVATION	FCO LETTERS - LOADING ON BACKER PANEL	X
8	NORTH ELEVATION	FCO LETTERS - NO ENTRY ON BACKER PANEL	X



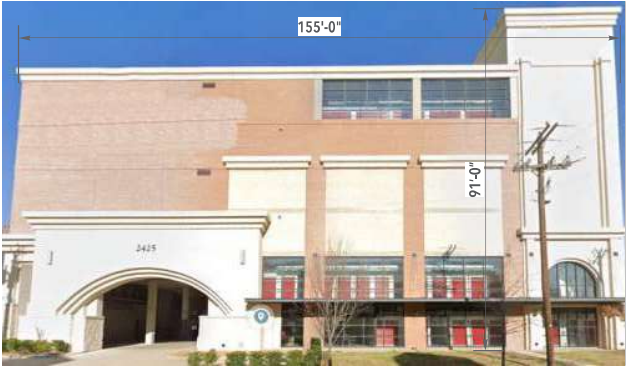
PAINT CODE
NO PERMIT REQUIRED. PAINT MUST BE REVIEWED BY CITY OF DALLAS.

REVISIONS	
1) UPDATE PER REDLINES - KR	
2) UPDATE PER TECH. SURVEY - KR	
3) REMOVE SIGN 5 - KR	
4) UPDATE PER REDLINES - KR	
5) UPDATE PER REDLINES - KR	

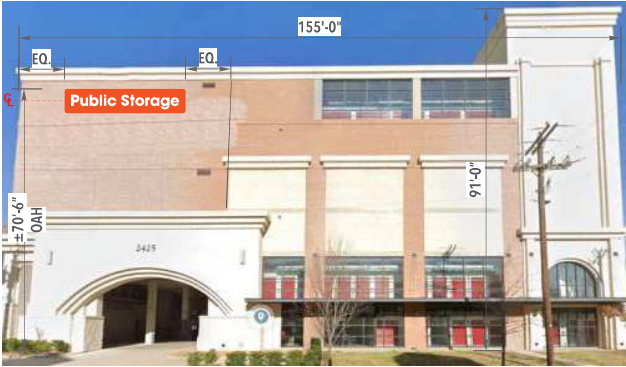
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

 ...bringing your image to light! 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	 NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: PUBLIC STORAGE		Home Details Elevation		File: PBS-22095-DallasTX-120823-R5	Page No.		
		Site: SITE #22095 2425 CANTON STREET DALLAS, TX 75226		Date: 12/08/23			2 of 9		
		Designer: KR		Engineer: XX					
		Account Manager: JG							

EXISTING CONDITIONS



PROPOSED CONDITIONS



SPECIAL NOTES

CITY CODE & ALLOWANCES

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"
EXISTING SQ. FT.: 244
ALLOWED SQ. FT.: 627.75
PROPOSED SQ. FT.: 194.8



1 FCO LOGO ON BACKER PANEL
SCALE: 3/16" = 1'-0"



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16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020
imagenational.com

UL

NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures, Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home

Details

Elevation

Date: 12/08/23

Designer: KR

Engineer: XX

Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

Public Storage

Page No.

3 of 9

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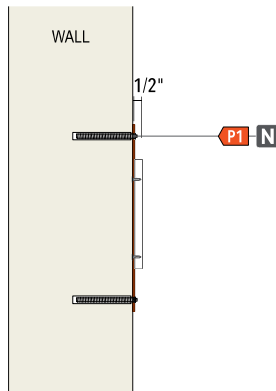
20-13



PART #PBSCB34LPSWH

1 FCO LOGO ON BACKER PANEL
SCALE: 3/16" = 1'-0"

- THIS SIGN WILL WITHSTAND MIN. 115 PSF WIND LOAD



SIDE SECTION DETAIL
SCALE: NTS

FABRICATION SPECIFICATIONS

1	PANEL	MATERIAL	1/8" ALUMINUM
		COLOR	PER COLOR KEY (P1)
		MOUNTING	SEE SCHEDULE
2	FCO LETTERS	MATERIAL	1/2" WHITE ACRYLIC
		MOUNTING	#10 x 3/8" C.S. SCREWS
3	TRADEMARK	MATERIAL	VINYL
		COLOR	PER COLOR KEY (V1)

NOTES

N MOUNTING HARDWARE PAINTED TO MATCH BACKGROUND OF SIGN.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

APPROVED FASTENER SCHEDULE

	3/8" TOGGLE BOLTS	FOR USE WITH WOOD, CONCRETE BLOCK OR EPS WALL SYSTEMS
--	-------------------	---



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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imagenational.com



NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE

Site: SITE #22095
2425 CANTON STREET
DALLAS, TX 75226

Home

Details

Elevation

Date: 12/08/23

Designer: KR

Engineer: XX

Account Manager: JG

File: PBS-22095-DallasTX-120823-R5

Page No.

Public Storage

D



City of Dallas

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

Agenda Information Sheet

File #: 24-1188

Item #: 21.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Tony McMillen of Environmental Signage, dba. ASI MODULEX

Owner: Summit NCI JV 160, LLC

Planner: Jason Pool

Council District: 14

2401170013

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

MCKINNEY AVENUE SIGN DISTRICT

CASE NUMBER: 2401170013

DATE FILED: January 17, 2024

LOCATION: 2828 Routh Street, Suite 130
(Routh St. Frontage)

SIZE OF REQUEST: 60 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD-193, Oaklawn Special Purpose District, PDS 152

APPLICANT: Tony McMillen of Environmental Signage, dba. ASI MODULEX

OWNER: Summit NCI JV 160, LLC

TENANT: Summit Hotel TRS 160, LLC

REQUEST: An application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).

SUMMARY: The applicant proposes to install a 60-square-foot externally illuminated detached subdivision sign, composed of four aluminum channel letters spelling QUAD, mounted within an aluminum plate frame.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Quad Subdistrict of the McKinney Avenue Sign District. This district is zoned PD No. 193, Oaklawn Special Purpose District, PD Subdistrict 152. These regulations are established in: [Sec. 51A-7.1500](#) (Specific details included below).
- The applicant proposes to install a 60-square-foot externally illuminated detached subdivision sign, composed of four aluminum channel letters spelling QUAD, mounted within an aluminum plate frame.
 - The sign is composed of four aluminum channel letters that measure approximately 3.5-feet tall and 2.25-feet wide, mounted to a quarter inch aluminum plate framework, concealing steel support. All sign elements are constructed entirely of aluminum and steel.
 - The exterior of the sign framework will be painted Metal Champagne in color to match the interior building wall panels. The channel letters will have a powder coat finish in P-01 Sunshine (PMS 123C).
 - The finished sign will have a ten-foot setback and will not exceed 10-foot in height.
- The detached subdivision sign is to be installed on Routh Street, north of the Howell Street corner at the main pedestrian entrance for the retail area.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1500.

51A-7.1503 **PURPOSE.**

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of this district. These sign regulations have been developed with the following objectives in mind:

- (a) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (b) To ensure that significant architectural features in this district are not obscured.
- (c) To encourage signs that are complimentary to the architectural styles and historical nature of the buildings and trolley in this district.
- (d) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.
- (e) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (f) To encourage artistic, creative, and innovative signs that reflect the themes of the area.
- (g) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.1509 **SPECIAL PROVISIONS FOR SUBDIVISION SIGNS**

- (a) Except as provided in this section, subdivision signs are permitted in accordance with Section 51A-7.303(d).
- (b) The maximum effective area of each subdivision sign may not exceed 65 square
- (c) Subdivision signs may be internally illuminated.
- (d) The highest part of a subdivision sign may not exceed 10 feet in height.
- (e) For the purposes of permitting, Section 51 A-7.303(d)(10) does not apply."

The total effective area is 60 square-feet and the overall height of this proposed subdivision sign does not exceed 10-feet.

51A-7.505

PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).

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

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

Speakers: Tony McMillen

Property Ownership

Summit NCI JV 160, LLC
13215 BEE CAVE PARKWAY SUITE B-300
AUSTIN, TX 78738

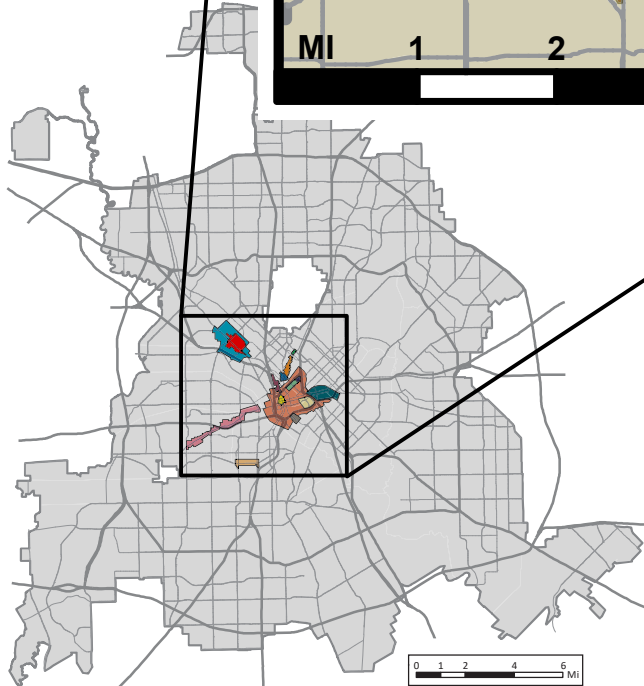
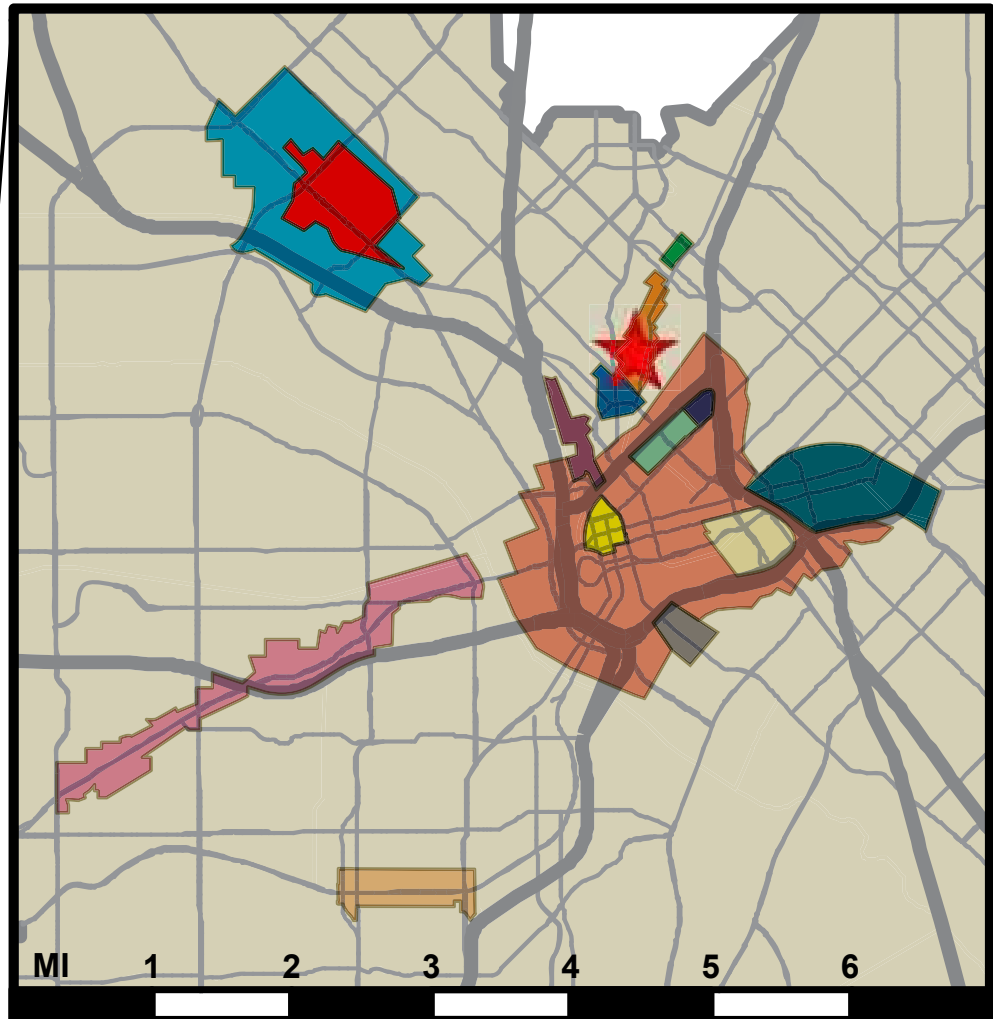
Officer names: Jon Stanner, President
Chris Eng, Secretary

Tenant Ownership

Summit Hotel TRS 160, LLC
13215 BEE CAVE PARKWAY SUITE B-300
AUSTIN, TX 78738

Officer names: Jon Stanner, President
Chris Eng, Secretary

CA: 2401170013



LEGEND

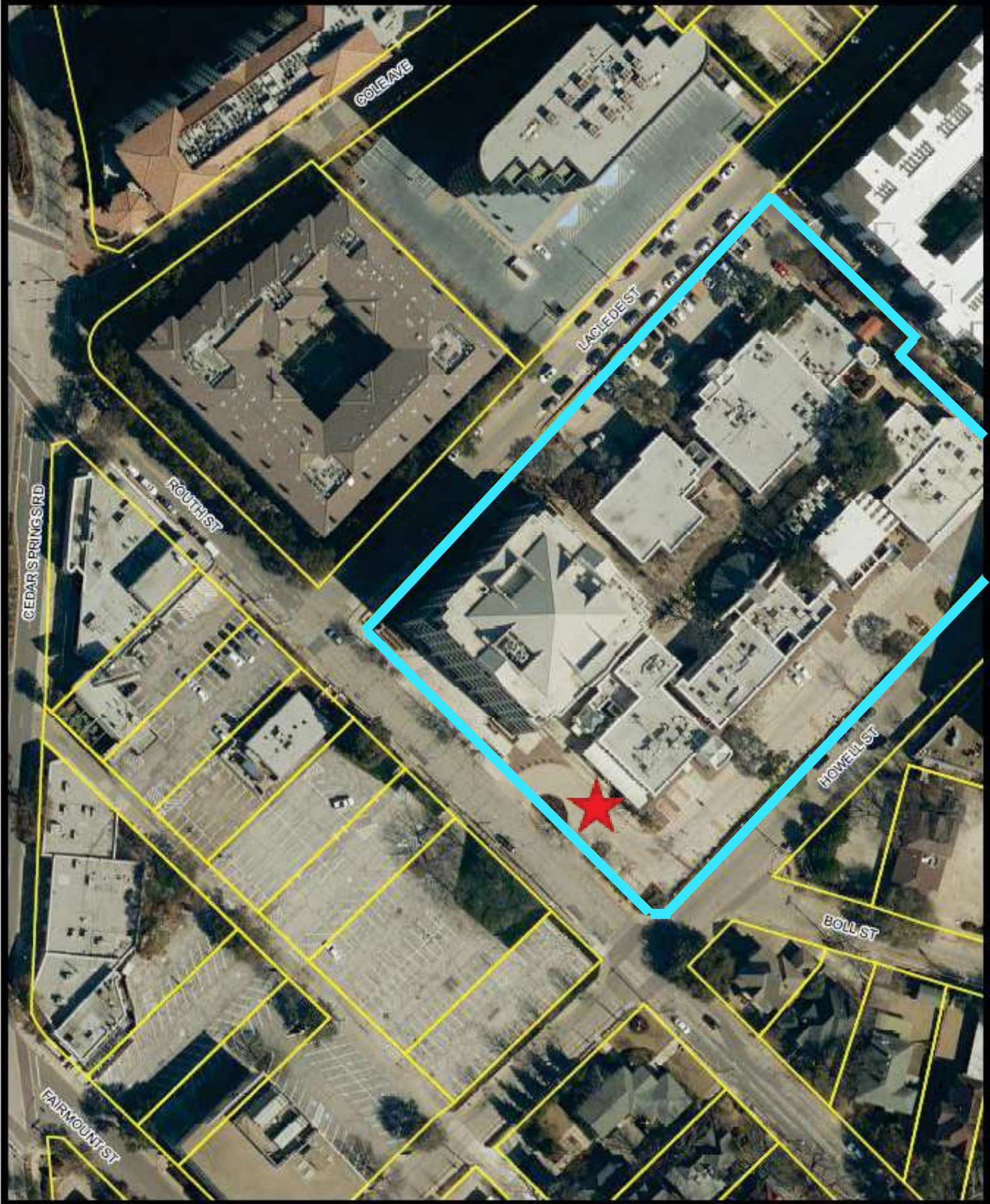
- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP
2828 Routh St
McKinney Avenue Sign District

Case no: **2401170013**

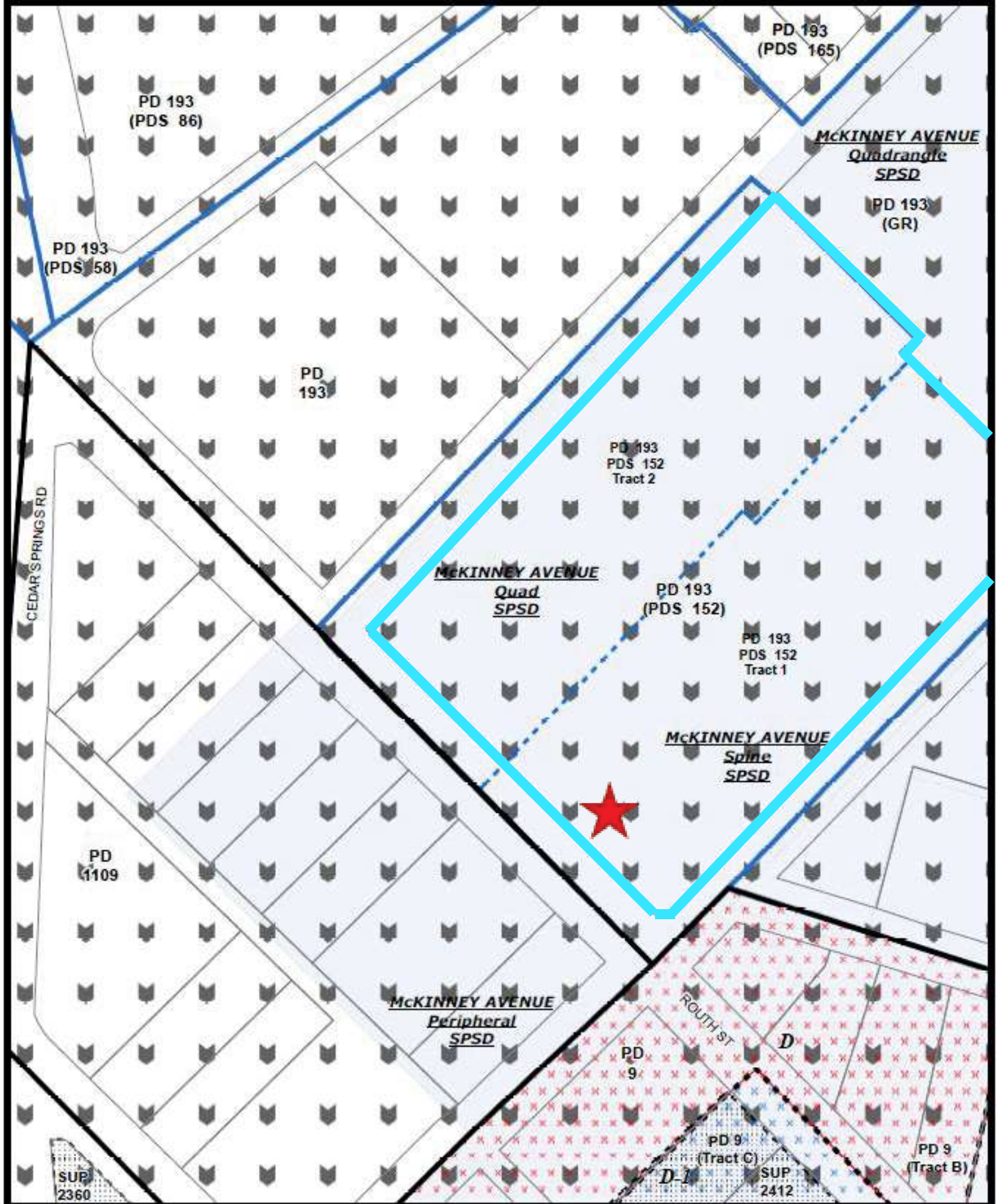
Date: **3/1/2024**



1:1,200

AerialMap

Printed Date: 2/16/2024



Miscellaneous Transaction

Job 186785844-002 (2401170013)

Electrical Sign (ES) ERECT DETACHED SIGN (A) New Construction


Status:PaidCreated By:MMARTIN

Date Created:Jan 17, 2024Date Completed:Jan 17, 2024

Parent Job:186785844-001 (2312191007)

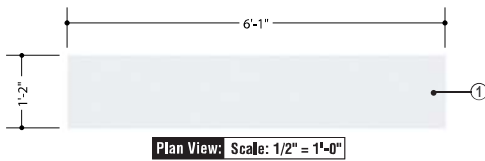
Specific Location:PERMIT # 2312191007

Details	
Customer	McMillen, Tony 8181 Jetstar Dr Irving, TX 75063 (214) 704-4511 tony.mcmillen@asisignage.com
Fee Amount	
FeeType	
Staff Email	

Details	
Fees (EXT): 2401170013 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: McMillen, Tony 8181 Jetstar Dr Irving, TX 75063 (214) 704 4511

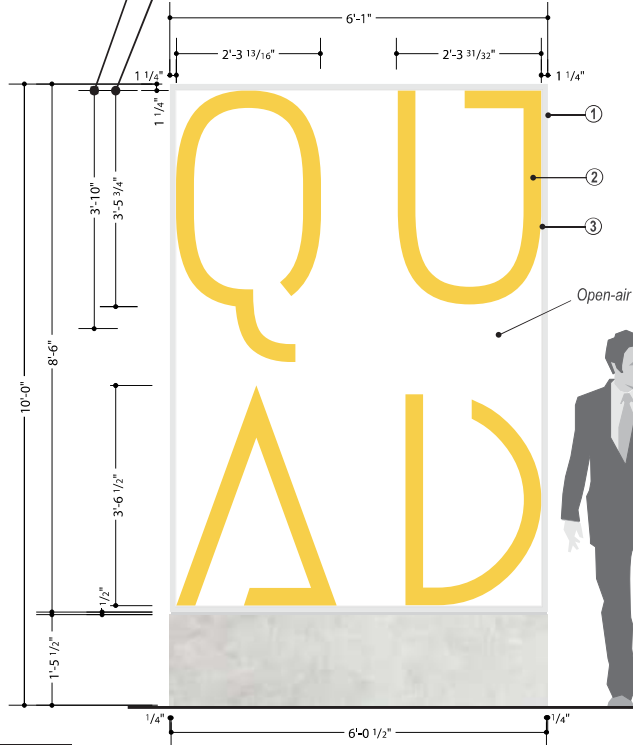
				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 863679 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Jan 17, 2024 11:36:29	
Auto generated System Fee Collection							



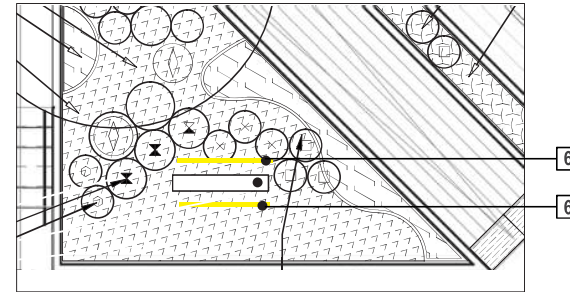
THESE DIMENSIONS DO NOT FIT AS IT WILL INCREASE THE SIZE OF THE LETTERS AND WILL NOT FIT IN THE APPLICABLE AREA

THESE DIMENSIONS ARE THE CORRECT LETTER HEIGHT

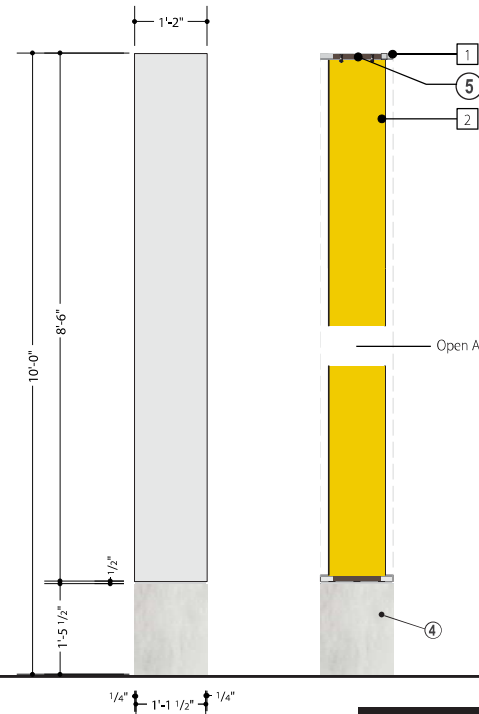


QTY: 1

Quad Site ID @ Routh St., E: Scale: 1/2" = 1'-0"



Tarjetti Fixture location | Plan view: NTS



Side View: Scale: 1/2" = 1'-0"

Sign Type A

Material Description:
Fabricated powder coated channel letters
11" deep mounted to composite frame with
1/4" bolts on concrete base.

Material Type:	Process:
<input type="checkbox"/> Clear Gloss Acrylic	<input type="checkbox"/> Screen Print
<input type="checkbox"/> P95 Matte Acrylic	<input type="checkbox"/> Flat Bed Digital
<input type="checkbox"/> Non Glare Acrylic	<input type="checkbox"/> Vinyl Digital
<input type="checkbox"/> Photopolymer	<input type="checkbox"/> Hermes
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Vinyl Graphics

Fonts:
Client provided logo

Paint Colors:
<input checked="" type="checkbox"/> P-01 Sunshine - (PMS 123 C)
<input type="checkbox"/> Metal Champagne (28-0017 SATIN NICKEL)
<input type="checkbox"/> PC-02 COTTON - (PURE WHITE)

Clear Coat:	<input checked="" type="checkbox"/> Satin
<input type="checkbox"/> Gloss	<input type="checkbox"/> None
<input type="checkbox"/> Matte	

Detail Notes:

- .080" Aluminum Frame
Champagne color to match interior building wall panels. (Field verify interior office panels)
- Aluminum channel letters w/ powder coat finish. All joints to be filled and ground smooth. Color: P-01 Sunshine.
- 1/4" Aluminum plate framework. Powder coat finish. Interior frame mounted to steel frame with concealed fasteners painted PC-02 COTTON.
- M-02 concrete base. Smooth finish to match interior concrete columns. (Field verify interior concrete column finish.)
- 3/4" x 12" steel support "box"
- LIGHTS BY JMEG.



8181 Jetstar Dr
Suite 110
Irving, TX 75063
972.915.3800
www.asisignage.com

Project:	The Quad
Location:	Dallas, TX
Date:	11-28-22
Scale:	As Noted
Project Manager:	DB
Artist:	ES

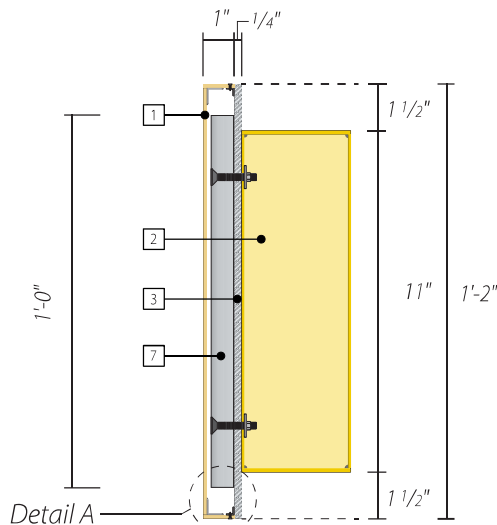
Revisions:	Initials	Date
CORRECTED DIMENSIONS, ADDED MEASUREMENTS, CORRECTED COLORS	JP	5/30

Projects Server
Projects 2022
↳ Q
↳ The QUAD
↳ SHOP DRAWINGS
↳ ST_A Quad - 10ft

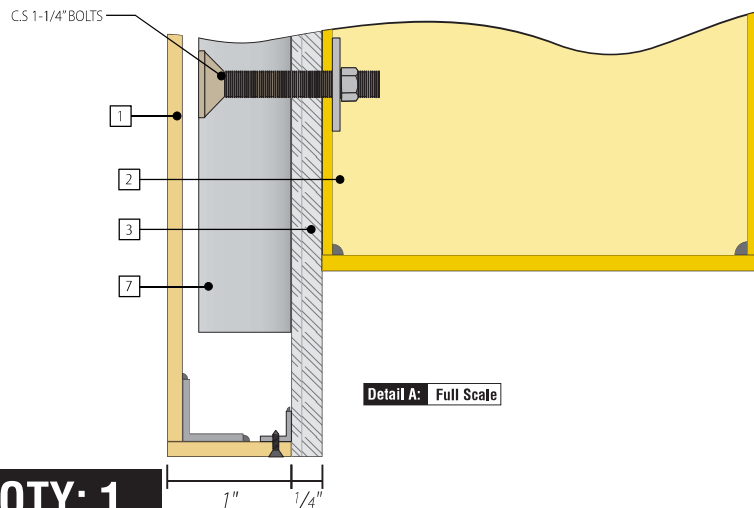
ST A

Sheet 1 of 3

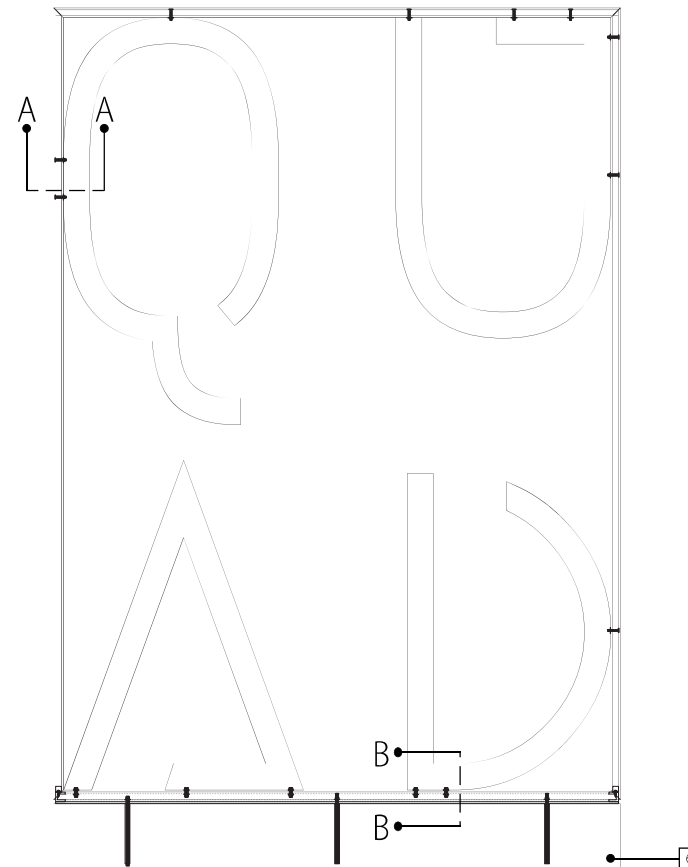
Sign Type A



Section A Plan View: Scale: 3" = 1'-0"



Detail A: Full Scale



Mounting View | ST A: Scale: 3/4" = 1'-0"

Detail Notes:

1. .080" Aluminum Frame Champagne color to match interior building wall panels. (Field verify interior office panels)
2. Aluminum channel letters w/ powder coat finish. All joints to be filled and ground smooth. Color: P-01 Sunshine.
3. 1/4" Aluminum plate framework. Powder coat finish. Interior frame mounted to steel frame with concealed fasteners painted PC-02 COTTON.
4. 1" perimeter architectural C-channel reveal inset within aluminum frame. Mounted onto 1/4 aluminum plates using countersunk screws. PTM frame color.
5. 1/4" plate welded to base of C-Channel frame mounted to base with chemical concrete anchors.
6. M-02 concrete base. Smooth finish to match interior concrete columns. (Field verify interior concrete column finish.)
7. 3/4" x 12" steel support "box"
8. LIGHTS BY JMEG

Foundation to include additional structural support (TBD)

QTY: 1



8181 Jetstar Dr
Suite 110
Irving, TX 75063
972.915.3800
www.asisignage.com

Project:	The Quad		
Location:	Dallas, TX		
Date:	11-28-22	Project Manager:	DB
Scale:	As Noted	Artist:	ES

Revisions:	Initials	Date

Projects Server
Projects 2022
↳ Q
↳ The QUAD
↳ SHOP DRAWINGS
↳ ST_A Quad - 10ft

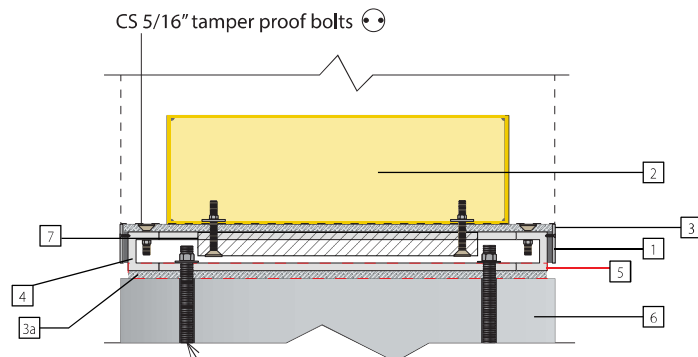
ST A

Sheet 2 of 3

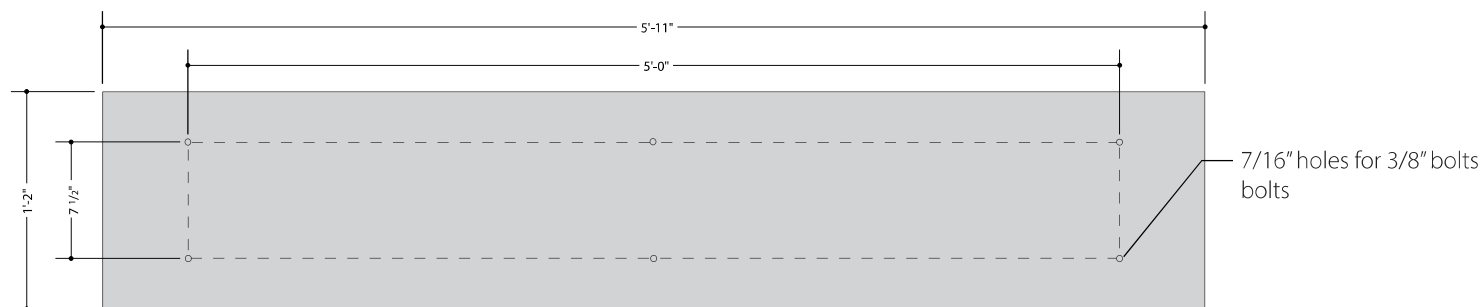
Sign Type A

Detail Notes:

1. .080" Aluminum Frame
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2. Aluminum channel letters w/
powder coat finish. All joints to be filled and ground smooth.
Color: P-01 Sunshine.
3. 1/4" Aluminum plate framework.
Powder coat finish. Interior frame mounted to steel frame with concealed fasteners.
- 3a. 1/4" plate welded to base of C-Channel frame mounted to base
4. 1 1/4" perimeter architectural C-channel reveal inset within aluminum frame.
Mounted onto 1/4" aluminum plates using countersunk screws.
PTM frame color.
5. 1/2"W. x 1/4" D. reveal with finish to match Champagne color.
6. M-02 concrete base. Smooth finish to match interior concrete columns. (Field verify interior concrete column finish.)
7. 3/4" x 9" steel support "box"
8. LIGHTS BY JMEG



Use Hilti 3/8" X 6" HAS-R 316 SS anchor bolts with HVU2 anchor capsules



1/4" Aluminum Plate Detail: 1 1/2"=1'-0"

QTY: 1



8181 Jetstar Dr
Suite 110
Irving, TX 75063
972.915.3800
www.asisignage.com

Project: The Quad

Location: Dallas, TX

Date: 11-28-22

Scale: As Noted

Project Manager: DB

Artist: ES

Revisions:

CORRECTED REVEAL, ADDED 3/4 STEEL SUPPORT, CORRECTED COLORS

Initials

Date

JP

5/31

Projects Server

Projects 2022

↳ Q

↳ The QUAD

↳ SHOP DRAWINGS

↳ ST_A Quad - 10ft

ST A

Sheet 3 of 3



KEY | SITE SIGNAGE

SITE IDENTIFICATION

- A** QUAD Site ID at Routh Street
- B** QUAD Site ID at Howell Street
- C** QUAD Site ID at LaCleda Street
- D** QUAD Site ID at East Elevation

SITE DIRECTIONAL

- E** Site Pedestrian Directional
- F** Site Vehicular Directional

PARKING ENTRANCE ID

- G** Parking Garage Entrance ID
- H** Parking ID Blade Sign
- K** Parking Garage Elevator Vestibule ID

RETAIL TENANT ID

- L** Tenant Identification at Routh St.

Note: Sign Type I and J omitted

- Site Signage
- Exterior Building Signage
- ✱ Art Installation | Mural Opportunity [by others]

Secker Brink Design

QUADRANGLE
Site Signage
Design Intent Drawings
4.27.21



City of Dallas

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

Agenda Information Sheet

File #: 24-1189

Item #: 22.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS SLOCUM STREET, LP

Planner: Jason Pool

Council District: 6

2402160010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: 2402160010
LOCATION: 903 Slocum Street
(northwest elevation)

DATE FILED: February 16, 2024
SIZE OF REQUEST: 151.3 sq. ft.

COUNCIL DISTRICT: 6

ZONING: PD-621

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS SLOCUM STREET, LP

TENANT: Public Storage #22093

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

SUMMARY: The applicant proposes to install a 151.25-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the northwest elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Perimeter of the Downtown Special Provision Sign District. This district is zoned PD No. 621, Subdistrict 1, Old Trinity and Design District.
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 151.25-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the northwest elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 30-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 56.5-feet above grade on the northwest elevation of the building.
- This is the first of two applications for this site. This sign is to be located on northwest elevation, and is submitted as Sign 1. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 **PURPOSE.**

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

51A-7.305 **ATTACHED SIGNS.**

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

This is the only sign proposed on this façade. The sign occupies approximately 3% of the 13,520 square-foot façade and less than 18% of the allowance for a secondary facade.

51A-7.505**PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.**

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

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

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

Speakers: Frank Bowler

Property Ownership

SS SLOCUM STREET, LP
903 Slocum Street
Dallas, TX 75207

Officer names: See Following Schedule

Tenant Ownership

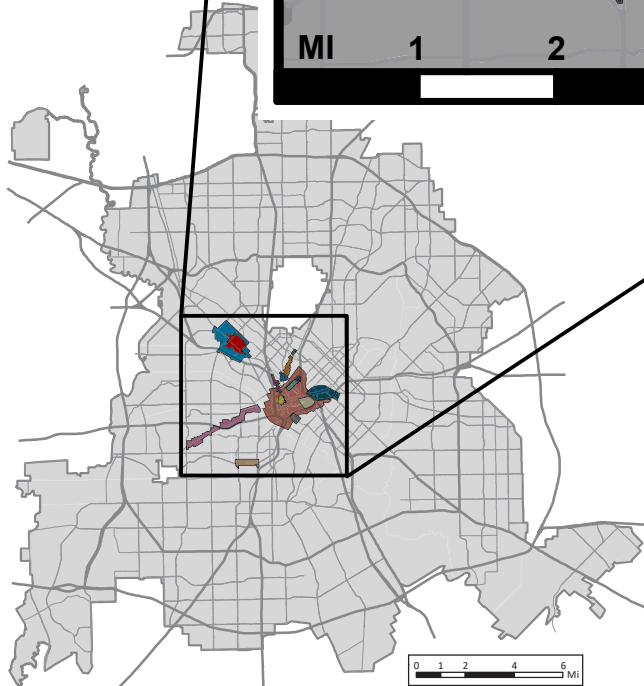
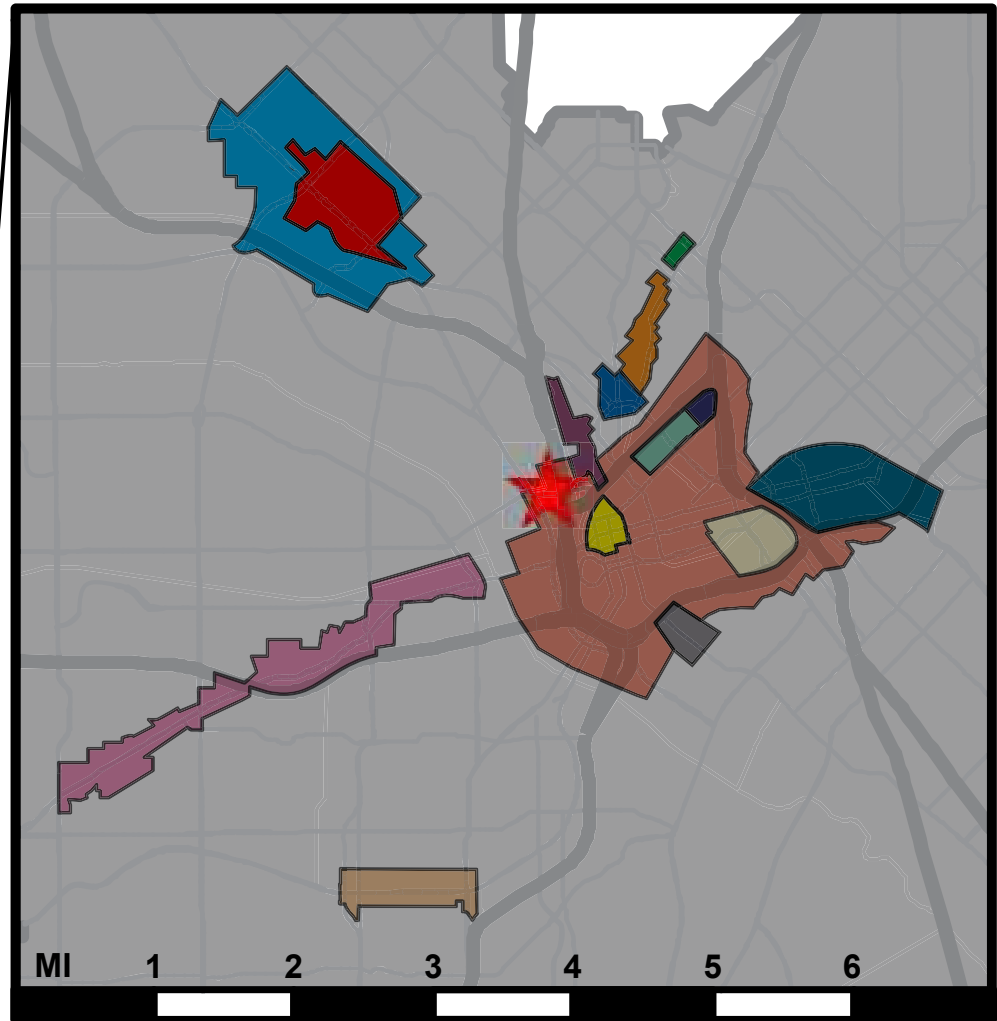
Public Storage #22093
903 Slocum St
Dallas, TX 75207

Officer names: See Following Schedule

List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President

CA: 2402160010



LEGEND

- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP

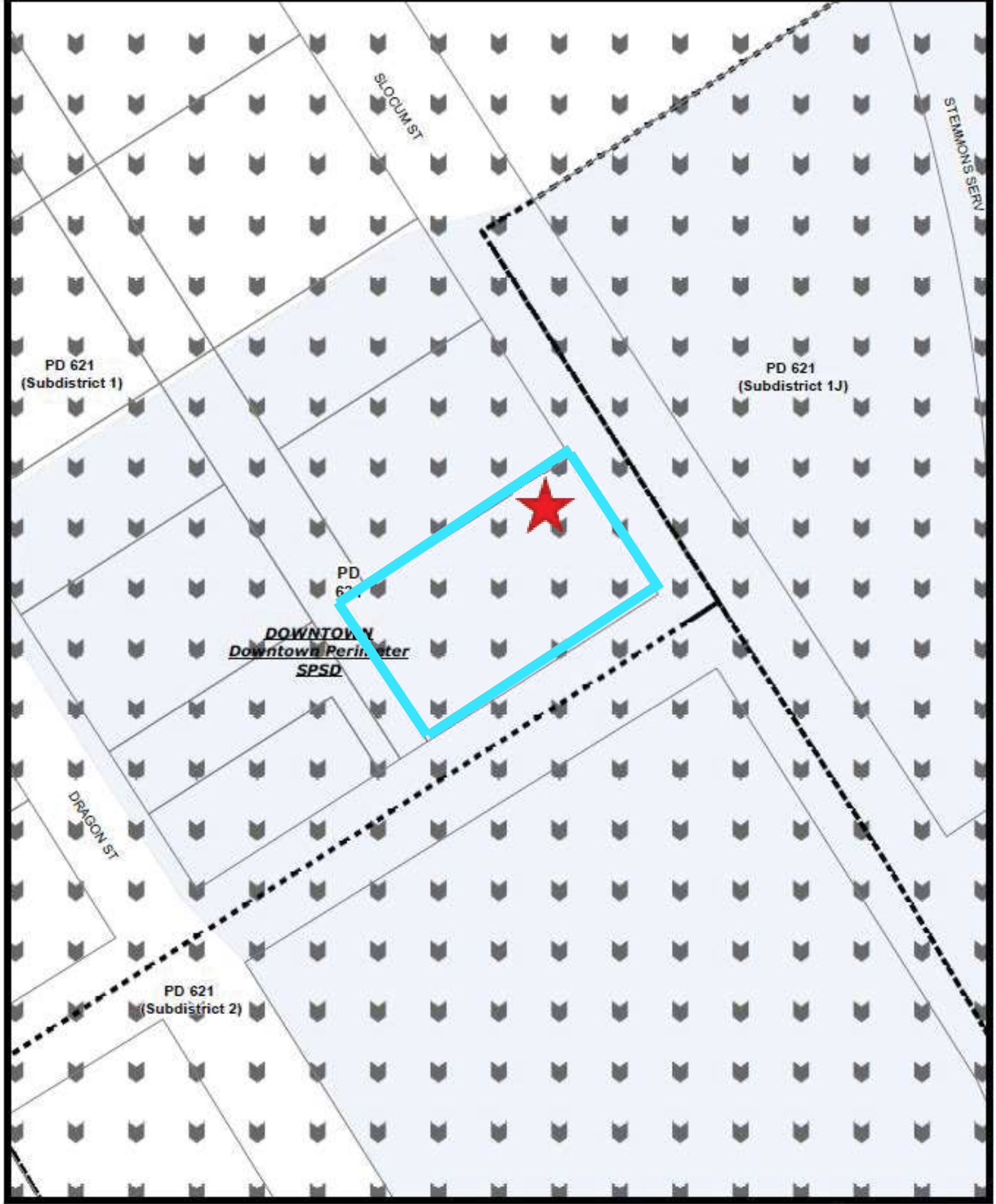
903 Slocum St

Downtown Special Provision Sign District

Case no: **2402160010**

Date: **3/1/2024**





Miscellaneous Transaction

Job 185405285-002 (2402160010)

Electrical Sign (ES) ATTACHED - 1; NW ELV (A) New Construction


Status:PaidCreated By:SROPER083121Date Created:Feb 16, 2024

Date Completed:Feb 16, 2024

Parent Job:185405285-001 (2310241054)

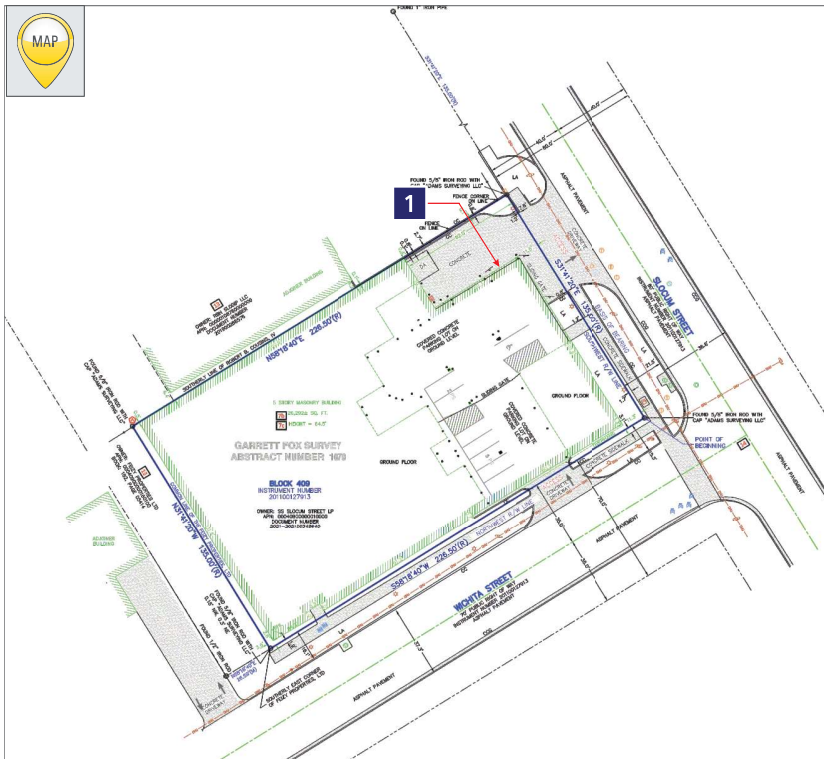
Specific Location:903 SLOCUM - 151.25 SF ILLUMINATED ATTACHED SIGN - NW ELV
CA# 2402160010

Details	
Customer	Ortiz, Monica 4250 Action Dr Mesquite, TX 75150 (972) 362-8774 monica@barnettsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2402160010 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	
	Customer: Ortiz, Monica 4250 Action Dr Mesquite, TX 75150 (972) 362 8774

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
				\$0.00
Receipt Number: 870641 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes				Scheduled		Actual	
Assigned To	Status	Outcome		Start	Completed	Start	Completed
System Fee Collection							
SICASHIERINTERFACE	Complete	Collected				Feb 16, 2024	16:01:52
Auto generated System Fee Collection							



AERIAL VIEW
SCALE: 1/32"=1'-0"

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	NORTH WEST ELEV.	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	x

PAINT CODE

PAINT ONLY COUNTS AGAINST SIGN SQUARE FOOTAGE IF IT IS INTEGRAL TO SIGN

REVISIONS

- 1) REMOVED SIGNS 2 & 4 - Sb
- 2) REMOVED ALL SIGNS BESIDES SIGN #1 - Sb
- 3) _____
- 4) _____

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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imagenational.com



NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE

Site: #22093
903 SLOCUM ST.
DALLAS, TX 75207



Date: 01/29/24

Designer: Sb

Account Manager: JG



Engineer: XX



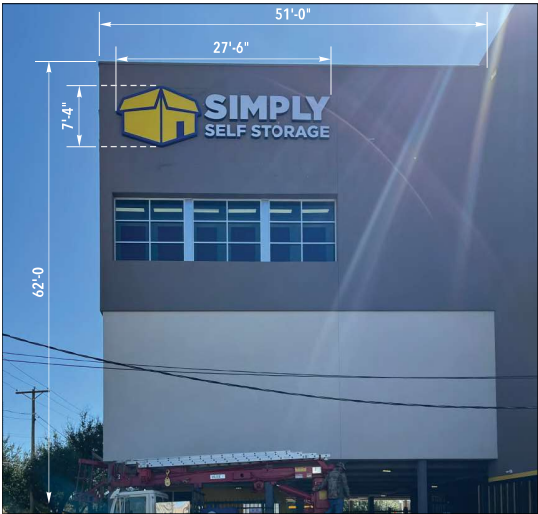
File: PBS-22093-DallasTX-NW Elev-012924-R2

Page No.

Public Storage

2 of 3

EXISTING CONDITIONS



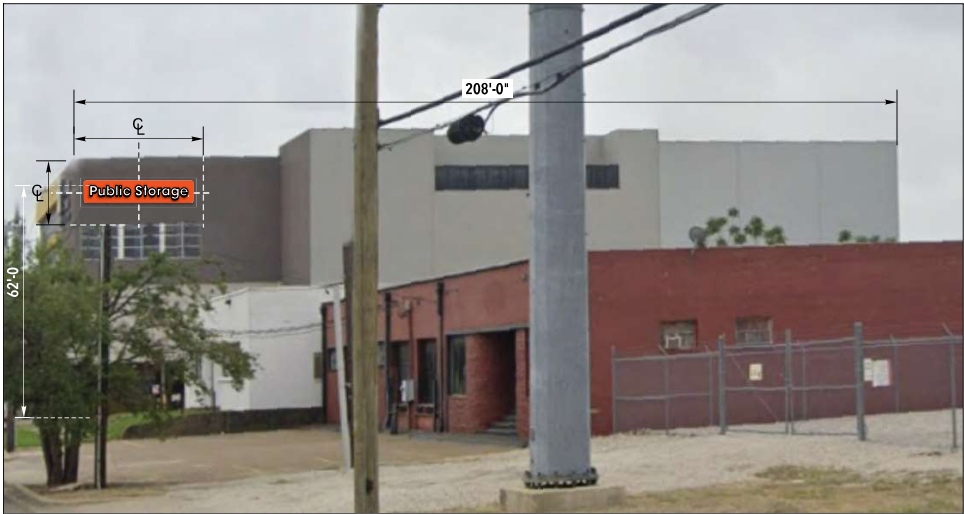
NORTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

SCALE AS NOTED

EXISTING SQ. FT.: 201
ALLOWED SQ. FT.: 790.5
PROPOSED SQ. FT.: 151.3

PROPOSED CONDITIONS



SCALE: 1/32" = 1'-0"

SPECIAL NOTES

CITY CODE & ALLOWANCES

25% OF TOTAL AREA
IF 4" OR MORE LETTER HEIGHT-LIMITED TO 8 WORDS.
UNDER 4" LETTER HEIGHT-UNLIMITED WITHIN FORMULA

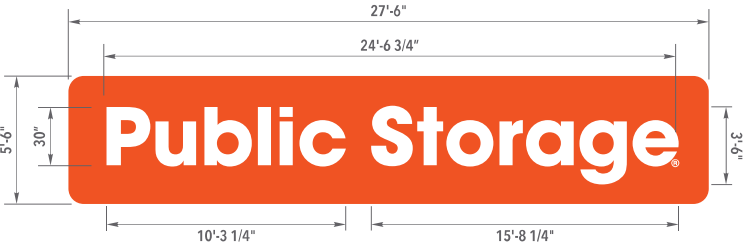


VIEW FROM FREEWAY



SIMULATED NIGHT VIEW

SCALE: N.T.S.



1 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 3/16" = 1'-0"



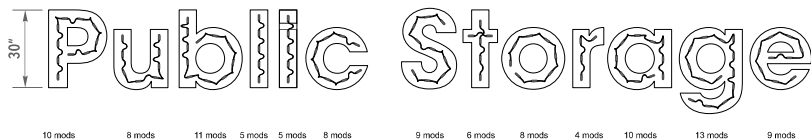
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.												
<div>image national signs ...bringing your image to light!</div> <div>16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com</div>			<div><div>UL</div><div>UNDERWRITERS LABORATORIES</div><div>ELECTRIC SIGN</div></div> <div>NAMPA PLANT - UL #433195-001</div> <div>U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41,1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.</div>		Client: PUBLIC STORAGE			<div><div>Home</div><div>Details</div><div>Elevation</div></div>		File: PBS-22093-DallasTX-012924-R2		Page No.
			Site: #22093 903 SLOCUM ST. DALLAS, TX 75207		Date: 01/29/24		<div>Public Storage</div>				3 of 14	
					Designer: Sb	Engineer: XX						
					Account Manager: JG							

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PART # PBSLB28LPSWH

1 ILLUMINATED CHANNEL LETTERS - BACKER PANEL
SCALE: 3/16" = 1'-0"



LED LAYOUT

SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1	PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
		TRIM CAP COLOR	BLACK
		TRIM CAP SIZE	1"
		RETURN	.040 OR .050 ALUMINUM
		RETURN COLOR	PRE-PAINTED BLACK
		RETURN DEPTH	5"
		BACKS	3MM ACM
		LED	(106) GE GEMX2471-W1S TETRA MAX 24V WHITE SMALL
		POWER SUPPLY	(1) GE PS24-100U-NA
		ELECTRICAL	1.1 AMPS @ 120V
2	BACKER PANEL	WATTS	65.75
		LUMENS	10,600
		MATERIAL	ALUMINUM
		COLOR	PER COLOR KEY (P1)
3	TRADEMARK	MATERIAL	VINYL
		COLOR	PER COLOR KEY (V1)

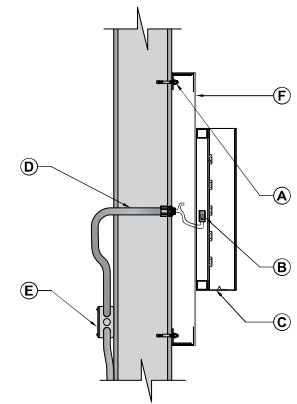
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAIN ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.
ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL
SCALE: 3/8" = 1'-0"

INSTALL

- Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
- Disconnect Switch at Left End of Raceway
- 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
- 1/2" (MFG) Plastic Pass-Through
- 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
- Backer Panel

APPROVED FASTENER SCHEDULE

	3/8" LAG SCREW	FOR USE WITH WOOD OR EPS WALL SYSTEMS.
	3/8" THREADED ROD	1 1/2" MIN PENETRATION (EXCLUDING TYP)
		FOR USE WITH WOOD, CONCRETE BLOCK OR EPS WALL SYSTEMS



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NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: PUBLIC STORAGE

Site: #22093
903 SLOCUM ST.
DALLAS, TX 75207



Home



Details



Elevation

Date: 01/29/24

Designer: Sb

Engineer: XX

Account Manager: JG

File: PBS-22093-DallasTX-012924-R2

Page No.

Public Storage

D



City of Dallas

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

Agenda Information Sheet

File #: 24-1191

Item #: 23.

AGENDA DATE: April 4, 2024

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Benjamin Hampton of BARNETT SIGNS, INC.

Owner: SS SLOCUM STREET, LP

Planner: Jason Pool

Council District: 6

2402160021

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: 2402160021
LOCATION: 903 Slocum Street
(southeast elevation)

DATE FILED: February 16, 2024
SIZE OF REQUEST: 448.9 sq. ft.

COUNCIL DISTRICT: 6

ZONING: PD-621

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS SLOCUM STREET, LP

TENANT: Public Storage #22093

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).

SUMMARY: The applicant proposes to install a 448.9-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the southeast elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Perimeter of the Downtown Special Provision Sign District. This district is zoned PD No. 621, Subdistrict 1, Old Trinity and Design District. These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 448.9-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the southeast elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 52-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 47-feet above grade on the southeast elevation of the building.
- This is the final of two applications for this site. This sign is to be located on southeast elevation, and is submitted as Sign 3. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

51A-7.902 **PURPOSE.**

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

51A-7.305 **ATTACHED SIGNS.**

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

This is the only sign proposed on this façade. The sign occupies approximately 3% of the 13,520 square-foot façade and less than 18% of the allowance for a secondary facade.

51A-7.505**PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.**

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

SSDAC Action:

March 12, 2024

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).

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

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

Speakers: Frank Bowler

Property Ownership

SS SLOCUM STREET, LP
903 Slocum Street
Dallas, TX 75207

Officer names: See Following Schedule

Tenant Ownership

Public Storage #22093
903 Slocum St
Dallas, TX 75207

Officer names: See Following Schedule

List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President

CA: 2402160021



LEGEND

- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District



SPSD MAP

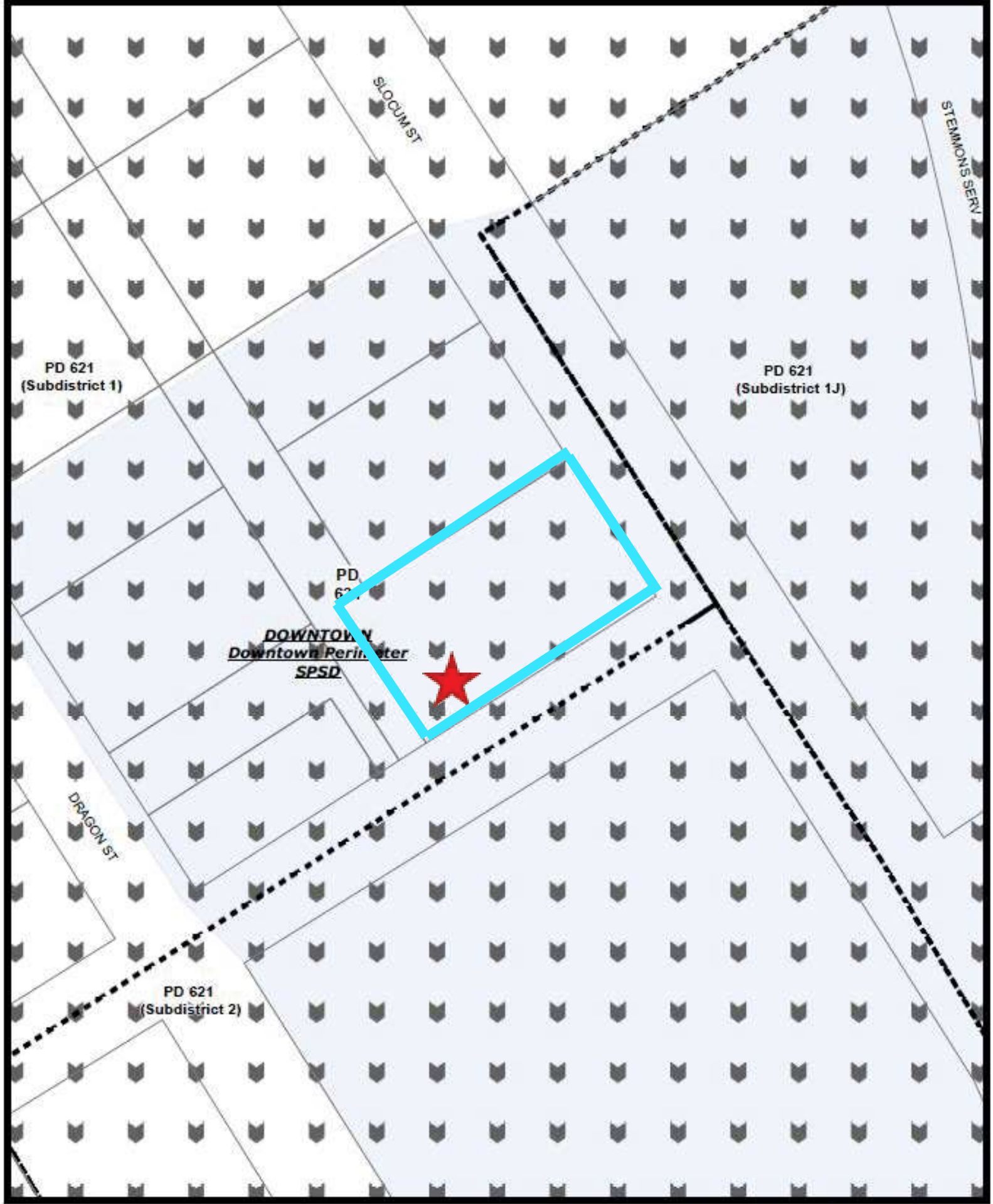
903 Slocum St

Downtown Special Provision Sign District

Case no: **2402160021**

Date: **3/1/2024**





Miscellaneous Transaction

Job 188002393-002 (2402160021)

Electrical Sign (ES) ATTACHED - 3; SE ELV (A) New Construction


Status:PaidCreated By:SROPER083121Date Created:Feb 16, 2024

Date Completed:Feb 16, 2024

Parent Job:188002393-001 (2402161130)

Specific Location:903 SLOCUM - 448.9 SF ILLUMINATED ATTACHED SIGN - SE ELV
CA# 2402160021

Details	
Customer	Ortiz, Monica 4250 Action Dr Mesquite, TX 75150 (972) 362-8774 monica@barnettsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
	Customer: Ortiz, Monica 4250 Action Dr Mesquite, TX 75150 (972) 362 8774
Fees (EXT): 2402160021 5BN - Special Provision Sign District fee \$345.00 Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00	

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00
Receipt Number: 870661 \$345.00		(\$345.00)	\$0.00	(\$345.00)
				\$0.00

Processes						
Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 16, 2024 17:05:13
Auto generated System Fee Collection						



23-12

EXISTING CONDITIONS

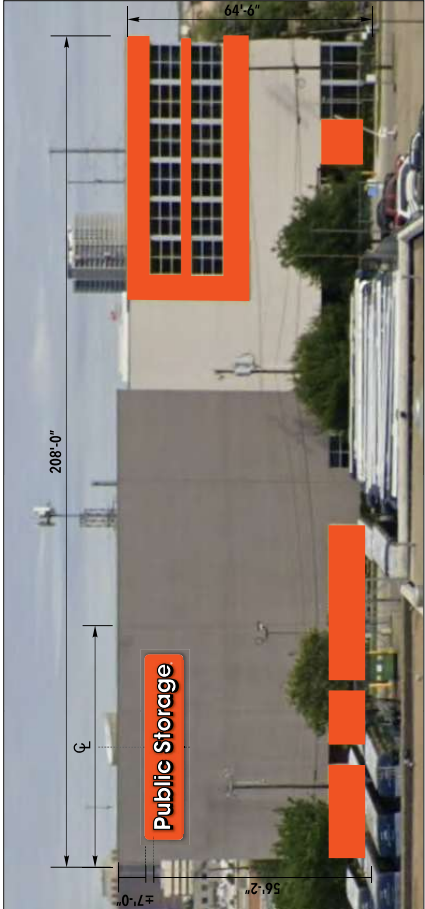


SOUTH EAST ELEVATION

SCALE: 1/32" = 1'-0"

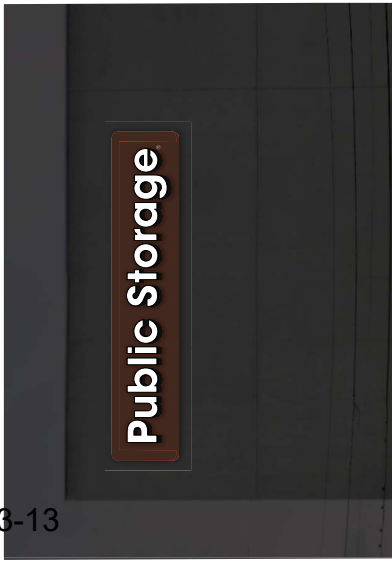
EXISTING SQ. FT.: 449.4
ALLOWED SQ. FT.: ±3000
PROPOSED SQ. FT.: 448.9

PROPOSED CONDITIONS



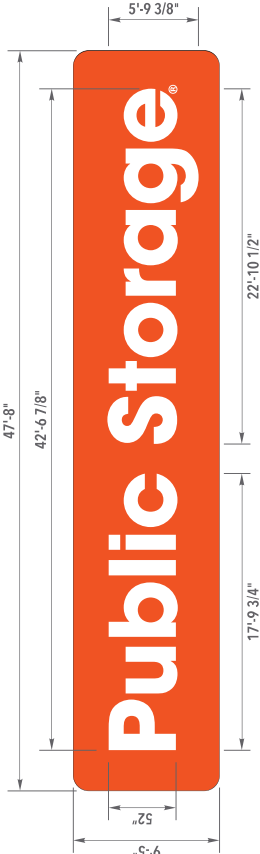
VIEW FROM FREEWAY

23-13



SIMULATED NIGHT VIEW

SCALE: N.T.S.




3 ILLUMINATED CHANNEL LETTERS - BACKER PANEL

SCALE: 1/8" = 1'-0"



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

<div>image national signs ...bringing your image to light! 16265 Star Rd., Nampa, ID 83887 • toll free: 800-582-8058 • tele: 208.345.4020 imagenational.com</div>		<div>UL UNDERWRITERS LABORATORIES LISTED ITEM</div> <div>NAMPA PLANT - UL #433135-001</div> <div>U.S. & P.R. - All signs conform to UL-482181 (labeled accordingly) & must comply with UL-471 (labeled accordingly) for fire retardant materials. This sign is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This sign includes proper grounding and bonding of this sign.</div>		<div>Client: PUBLIC STORAGE</div> <div>Site: #22093 903 SLOCUM ST. DALLAS, TX 75207</div>		<div>Home</div> <div>Details</div> <div>Elevation</div>		<div>File: PBS-22093-DallasTX-012924-R2</div>		<div>Page No.</div> <div>5 of 14</div> <div>Public Storage</div>	
				Date: 01/29/24		Designer: Sb		Engineer: XX			
						Account Manager: JG					


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