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CITY SECRETARY
DALLAS, TEXAS

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

Revised

April 10, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, APRIL 10, 2025
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-041025> or by calling the following phone number: **Webinar number:** (Webinar 2481 473 1999) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2481 473 1999 **Password (if required)** 325527).

Individuals and interested parties wishing to speak must register with the Planning and Development 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 9, 2025, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con en el Departamento de Planificación y Desarrollo 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, 9 de abril de 2025, 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 Development 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 Desarrollo 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 10, 2025
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 Planning and Development Department's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb77fb212f4ed816884307c5e44200134>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLANS – CONSENT

Items 2-4

ZONING DOCKET:

ZONING CASES – CONSENT

Items 5-13

ZONING CASES – UNDER ADVISEMENT

Items 14-18

ZONING CASES – INDIVIDUAL

Items 19-22

DEVELOPMENT CODE AMENDMENTS

Item 23

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 24-38

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 39-40

CERTIFICATES OF APPROPRIATENESS FOR SIGNS

Items 41-46

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. [25-1199A](#) **DallasNow : Update**
Jason Pool, Assistant Director/Customer Experience, Planning and Development Department

Attachments: [DallasNow Presentation](#)

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the February 6, 2025 City Plan Commission Hearing, the February 13, 2025 Special Called City Plan Commission Hearing, the February 20, 2025 City Plan Commission Hearing, the March 4, 2025 City Plan Commission Hearing, the March 6, 2025 City Plan Commission Hearing, and the March 20, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Docket:****Development Plans:**

2. [25-1200A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval.**
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-002(SAS/JA)

Attachments: [D245-002\(SAS/JA\) Case Report](#)
[D245-002\(SAS/JA\) Development Plan](#)
[D245-002\(SAS/JA\) Landscape Plan](#)

3. [25-1201A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval**.
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-003(JA/SAS)

Attachments: [D245-003\(SAS/JA\) Case Report](#)
[D245-003\(SAS/JA\) Development Plan](#)
[D245-003\(SAS/JA\) Landscape Plan](#)

4. [25-1202A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval**.
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-004(SAS/JA)

Attachments: [D245-004\(SAS/JA\) Case Report](#)
[D245-004\(SAS/JA\) Development Plan](#)
[D245-004\(SAS/JA\) Landscape Plan](#)

Zoning Docket:

Zoning Cases - Consent:

5. [25-1203A](#) An application for an amendment to Planned Development District No. 815 on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive.
Staff Recommendation: **Approval**, subject to amended development plan, amended traffic management plan, and amended conditions.
Applicant: Wesley Prep
Representative: Steven Dimmitt, Platt Richmond PLLC
Planner: Liliana Garza
Council District: 13
Z234-260(LG)

Attachments: [Z234-260\(LG\) Case Report](#)
[Z234-260\(LG\) Development Plan](#)
[Z234-260\(LG\) Traffic Management Plan](#)

6. [25-1204A](#) An application for an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street.

Staff Recommendation: **Approval.**

Applicant: Tayari K Bluitt

Planner: Liliana Garza

Council District: 7

Z234-267(LG)

Attachments: [Z234-267\(LG\) Case Report](#)

7. [25-1205A](#) An application for an amendment to PD. No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

Staff Recommendation: **Approval.**

Applicant: FM Village Fixed Rate, LLC; FM Village Facility, LLC; Village Main Street Apartments, LLC; Village Main Street Land, LLC; Dallas Village Green, LLC; PC Village Apts Dallas, LP; J. Blake Pogue

Representative: Roger Albright, Law Offices of Roger Albright, LLC

Planner: LeQuan Clinton

Council District: 9

Z245-111(LC)

Attachments: [Z245-111\(LC\) Case Report](#)

8. [25-1206A](#) An application for an amendment to Specific Use Permit No. 2559, for an alcoholic beverage establishment, limited to a private-club bar and a commercial amusement (inside), limited to a dance hall on property zoned CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

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

Applicant: Jay Woo, JNF & Associates

Planner: LeQuan Clinton

Council District: 9

Z245-135(LC)

Attachments: [Z245-135\(LC\) Case Report](#)
[Z245-135\(LC\) Site Plan](#)

9. [25-1207A](#) An application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, east of Wharf Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: The Neighborhoods of Cypress Waters Association, Inc.
Representative: Alex Rathbun
Planner: Cherrell Caldwell
Council District: 6
Z245-133(CC)

Attachments: [Z245-133\(CC\) Case Report](#)
[Z245-133\(CC\) Site Plan](#)
10. [25-1208A](#) An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods.
Representative: David Flores
Planner: Cherrel Caldwell
Council District: 6
Z245-134(CC)

Attachments: [Z245-134\(CC\) Case Report](#)
[Z245-134\(CC\) Site Plan](#)
11. [25-1209A](#) An application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity video board sign on property zoned Planned Development District No. 619, on the northeast corner of North Griffin Street and Elm Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Outfront Media
Representative: Rob Baldwin, Baldwin Associates
Planner: Cherrell Caldwell
Council District: 14
Z245-146(CC)

Attachments: [Z245-146\(CC\) Case Report](#)
[Z245-146\(CC\) Site Plan](#)

12. [25-1210A](#) An application for 1) a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the west line of North Zang Boulevard, between West Canty Street and West Neely Street.

Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions, and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

Applicant: 727 N Zang, LLC

Representative: Audra Buckley, Permitted Development

Planner: Connor Roberts

Council District: 1

Z234-120(CR)

Attachments: [Z234-120\(CR\) Case Report](#)
[Z234-120\(CR\) Site Plan](#)

13. [25-1211A](#) An application for 1) a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the east line of North Bishop Avenue, between West Neely Street and West Davis Street.

Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions; and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

Applicant: 620 N Bishop, LLC

Representative: Audra Buckley, Permitted Development

Planner: Connor Roberts

Council District: 1

Z234-121(CR)

Attachments: [Z234-121\(CR\) Case Report](#)
[Z234-121\(CR\) Site Plan](#)

Zoning Cases - Under Advisement:

14. [25-1212A](#) An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to conditions.
Applicant: Karim P. Rashid
Representative: Robert Nunez
Planner: Connor Roberts
U/A From: March 6, 2025 and March 20, 2025.
Council District: 5
Z234-165(CR)

Attachments: [Z234-165\(CR\) Case Report](#)

15. [25-1213A](#) An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.
Staff Recommendation: **Approval.**
Applicant: Lakeview Homes, LLP.
Representative: Luke Spicer, P.E., CCM Engineering
Planner: Teaseia Blue, MBA
U/A From: February 20, 2025.
Council District: 8
Z245-122(TB)

Attachments: [Z245-122\(TB\) Case Report](#)

16. [25-1214A](#) An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road.
Staff Recommendation: **Approval** of a five-year period, subject to a site plan and conditions.
Applicant: Daniel Marquez/Laura Marquez
Representative: Isai Marquez
Planner: LeQuan Clinton
U/A From: March 20, 2025.
Council District: 5
Z245-125(LC)

Attachments: [Z245-125\(LC\) Case Report](#)
[Z245-125\(LC\) Site Plan](#)

17. [25-1215A](#) An application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District, on the southwest line of Kleberg Road between US 175 Frontage Road and Jordan Valley Road.

Staff Recommendation: **Approval**, subject to an amended site plan and conditions

Applicant: Mesquite Landfill TX, LP

Representative: Weaver Consultants Group, LLC

Planner: Michael Pepe and Sarah May, AICP

U/A From: February 6, 2025 and March 20, 2025.

Council District: 8

Z212-131(MP)

Attachments: [Z212-131\(MP/SM\) Case Report](#)
[Z212-131\(MP/SM\) Site Plan](#)

18. [25-1216A](#) An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS Commercial Service District with a D-1 Overlay, and an R-7.5(A) Single Family District, on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway.

Staff Recommendation: **Approval** of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions, in lieu of a planned development district for certain nonresidential uses.

Applicant: Milan Nguyen (sole owner), MNCN Development, LLC

Representative: Karl A. Crawley, Masterplan

Planner: Sarah May, AICP

U/A From: February 6, 2025 and March 20, 2025.

Council District: 8

Z234-277(SM)

Attachments: [Z234-277\(SM\) Case Report](#)
[Z234-277\(SM\) Site Plan](#)

Zoning Cases - Individual:

19. [25-1217A](#) An application for an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road.

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

Applicant: Jay Y. Lee

Planner: Cherrell Caldwell

Council District: 4

Z234-346(CC)

Attachments: [Z234-346\(CC\) Case Report](#)

20. [25-1218A](#) An application for 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed-Use District and a WR-5 Walkable Residential District on the west side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

Staff Recommendation: **Approval** of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

Applicant: Streamline Advisory Partners, LLC

Representative: Masterplan, Karl A. Crawley

Planner: Liliana Garza

Council District: 8

Z245-155(LG)

Attachments: [Z245-155\(LG\) Case Report](#)

21. [25-1219A](#) An application for a CS Commercial Service District on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Data Drive and Executive Drive.

Staff Recommendation: **Denial.**

Applicant: Reyes Gamino

Representative:

Planner: Martin Bate

Council District: 9

Z234-297(MB)

Attachments: [Z234-297\(MB\) Case Report](#)

22. [25-1220A](#) An application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane.

Staff Recommendation: **Denial.**

Applicant: Stacy Family Capital, LLC

Planner: LeQuan Clinton

Council District: 13

Z245-143(LC)

Attachments: [Z245-143\(LC\) Case Report](#)

Suspend Section 13(f)(7)(A) of the City Plan Commission Rules of Procedure to allow the City Plan Commission to consider the Landmark Commission's recommendation on the development code amendment in Item DCA245-002 in lieu of a Zoning Ordinance Advisory Commission recommendation.

Development Code Amendments:

23. [25-1221A](#) Consideration of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.

Staff Recommendation: **Approval.**

Landmark Commission Recommendation: **Approval.**

Planner: Christina Paress

Council District: Citywide

DCA245-002(CP)

Attachments: [DCA245-002\(CP\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

24. [25-1222A](#) An application to revise a previously approved plat (S245-060) to create one 1.017-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway.

Applicant/Owner: Richard Stauffer, City of Dallas

Surveyor: Lim & Associates, Inc.

Application Filed: March 12, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S245-060R

Attachments: [S245-060R Case Report](#)
[S245-060R Plat](#)

25. [25-1223A](#) An application to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street.

Applicant/Owner: Niyi Uthman, Townsville Reality, LLC

Surveyor: ARA Surveying

Application Filed: March 12, 2025

Zoning: MF-2(A)

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

Planner: Hema Sharma

Council District: 2

S245-118

Attachments: [S245-118 Case Report](#)
[S245-118 plat](#)

26. [25-1224A](#) An application to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Ave.
Applicant/Owner: Jeff Fairey, 3G-Spot, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 12, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-119

Attachments: [S245-119 Case Report](#)
[S245-119 Plat](#)

27. [25-1225A](#) An application to create one 0.425-acre lot from a tract of land in City Block 2/4479 on property located on Elsie Faye Higgins Street at Philips Circle, northwest corner.
Owners: Troy Rich, TLR Trust
Surveyor: Votex Surveying Company
Application Filed: March 12, 2025
Zoning: PD 595 (MF-1(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-121

Attachments: [S245-121 Case Report](#)
[S245-121 Plat](#)

28. [25-1226A](#) An application to create one 10.100-acre lot from a tract of land in City Block 8744 on property located on Cade Road, south of C F Hawn Freeway.
Applicant/Owner: Stevens Operation LLC
Surveyor: 7 Range Surveying
Application Filed: March 12, 2025
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-122

Attachments: [S245-122 Case Report](#)
[S245-122 Plat](#)

29. [25-1227A](#) An application to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner.
Applicant/Owner: Bruce Kaminski, Kaminski Custom Builders, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 12, 2025
Zoning: PD 595 (FMU-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-123

Attachments: [S245-123 Case Report](#)
[S245-123 Plat](#)

30. [25-1228A](#) An application to replat a 2.3359-acre tract of land containing all of Lots 1 through 8 in City Block 8/104 to create one lot on property bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervay Street.
Applicant/Owner: Michael Garcia, Dallas Independent School District, Millet Holdings LP, Millet the Printer, Inc.
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: March 12, 2025
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-124

Attachments: [S245-124 Case Report](#)
[S245-124 Plat](#)

31. [25-1229A](#) An application to create 3 lots ranging in size from 1.04 acre to 1.13 acre from a 3.21-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Bonnie View Road.
Applicant/Owner: Peak Development, Mount Tabor Baptist Church Inc.
Surveyor: Eagle Surveying
Application Filed: March 12, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-125

Attachments: [S245-125 Case Report](#)
[S245-125 Plat](#)

32. [25-1230A](#) An application to create one 10.08-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road at Langdon Road, northeast corner.
Applicant/Owner: Richard C. Hope, Smartway Logistics Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 12, 2025
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-126

Attachments: [S245-126 Case Report](#)
[S245-126 Plat Page No. 1](#)
[S245-126 Plat Page No. 2](#)
[S245-126 Plat Page No. 2](#)

33. [25-1231A](#) An application to replat a 2.00-acre tract of land containing all of Lot 2 in City Block A/7081 to create one 0.936-acre lot and one 1.059-acre lot, on property located on Northwest Highway/State Highway Spur No. 244, west of Plano Road.
Applicant/Owner: Turtle Creek Reserve, LLC
Surveyor: Eagle Surveying
Application Filed: March 13, 2025
Zoning: PD 775 (Tract 2B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 10
S245-128

Attachments: [S245-128 Case Report](#)
[S245-128 Plat](#)

34. [25-1232A](#) An application to create one 0.9238-acre lot from a tract of land in City Block 1680 and 1681 on property located on Holmes Street, north of Poplar Street.
Owner: Hawk Shah Enterprises, Inc.
Surveyor: Geonav Surveying, LLC
Application Filed: March 13, 2025
Zoning: PD 595 (NC, Tract 26)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7

S245-129

Attachments: [S245-129 Case Report](#)
[S245-129 Plat](#)

35. [25-1233A](#) An application to create one 7.109-acre lot from a tract of land in City Blocks 5075 and 5076 on property located on Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road.
Applicant/Owners: Cochran Chapel United Methodist Church
Surveyor: Urban Strategy
Application Filed: March 13, 2025
Zoning: R-10(A), R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13

S245-130

Attachments: [S245-130 Case Report](#)
[S245-130 Plat](#)

36. [25-1234A](#) An application to create one 0.4469-acre lot from a tract of land in City Block 293, on property bounded by Saint Paul Street, McKinney Avenue and Akard Street.
Applicant/Owner: RPC 1899 McKinney LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: March 13, 2025
Zoning: PD 193 (PDS 154)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14

S245-131

Attachments: [S245-131 Case Report](#)
[S245-131 Plat](#)

37. [25-1235A](#) An application to create one 81.85-acre lot from a tract of land in City Block 8461, on property located on Beltline Road, west of North Lake Road.
Applicant/Owner: Gage Blake, Oncor Electric Delivery Co. LLC
Surveyor: Dunaway Associates, LP
Application Filed: March 13, 2025
Zoning: PD 942 (Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6

S245-132

Attachments: [S245-132 Case Report](#)
[S245-132 Plat](#)

38. [25-1236A](#) An application to create 6 lots ranging in size from 0.041-acre (1,771 square feet) to 0.077-acre (3,369 square feet) from a 0.288-acre tract of land in City Block 2/594, on property located on Watkins Avenue, north of Flora Street.
Applicant/Owner: Niyi Uthman; Townsville Reality, LLC
Surveyor: ARA Surveying
Application Filed: March 14, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14

S245-133

Attachments: [S245-133 Case Report](#)
[S245-133 Plat](#)

Residential Replats:

39. [25-1237A](#) An application to replat a 0.4592-acre tract of land containing all of Lot 4 in City Block H/6627 to create two 0.2996-acre (10,000 square feet) lots and to dedicate an alley, on property located on Acme Street, east of Altaire Street.
Applicant/Owner: Nidia Almanza, Sepulveda Development LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: March 12, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-120

Attachments: [S245-120 Case Report](#)
[S245-120 Plat](#)

40. [25-1238A](#) An application to replat a 2.074-acre tract of land containing all of Lots 16 through 23 and to abandon a portion of an alley in City Block H/6133 to create one lot, on property located on Lake Highlands Drive at Harter Road, south of Peavy Road.
Owners: 75218 Property Company
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: March 12, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
S245-127

Attachments: [S245-127 Case Report](#)
[S245-127 Plat](#)

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

41. [25-1239A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180023

Attachments: [2502180023 Case Report](#)

42. [25-1240A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180024

Attachments: [2502180024 Case Report](#)

43. [25-1241A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 2000 S LLEWELLYN AVE.

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180028

Attachments: [2502180028 Case Report](#)

44. [25-1242A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502180029

Attachments: [2502180029 Case Report](#)

45. [25-1243A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502200005

Attachments: [2502200005 Case Report](#)

46. [25-1244A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502200008

Attachments: [2502200008 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, April 8, 2025**

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Tuesday, April 8, 2025, via videoconference, at 10:00 a.m., to: (1) consider amending the meeting procedures in the City Plan Commission Rules of Procedure; (2) consider amending the composition and responsibilities of the Thoroughfare Committee in the City Plan Commission Rules of Procedure; and (3) discuss amending the City Plan Commission Rules of Procedure to require in-person only participation at meetings. The public may attend the meeting via the videoconference link: <https://bit.ly/CPC-040825> .

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 #: 25-1199A

Item #: 1.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): Citywide

DEPARTMENT: Department of Planning and Development

SUBJECT

DallasNow : Update

Jason Pool, Assistant Director/Customer Experience, Planning and Development Department



City of Dallas

DallasNow: Update

City Plan Commission
April 10, 2025

Jason Pool
Assistant Director – Customer Experience
Planning & Development Department

Purpose



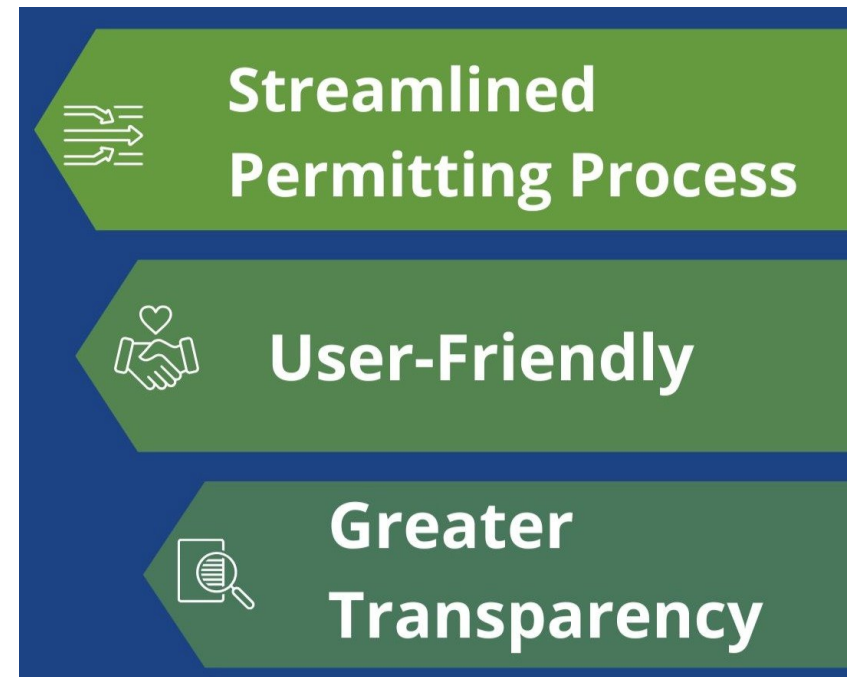
- Introduce DallasNow
- Provide an overview key highlights & benefits
- Share important dates, planned downtime, & support resources



What is DallasNow?



- Land Management System software for managing land use & permitting
 - Current system, Posse, has been in place for more than 20 years



Why DallasNow?



- A Unified System for a Unified Department
 - Integrated & Accessible
 - Fully Digital
 - Real-Time Transparency
- [DallasNow Video](#)



DallasNow: Boards & Commissions



- Tools for Transparency & Efficiency
 - Improved case tracking and transparency
 - Real-time notifications for applicants & updates for citizens
 - Automated letters, reports & case documents
 - Expanded self-service options for applications & records



DallasNow: Preparation & Support



- Planning & Development is currently holding staff training in hands-on practice environment
- During the coming weeks PDD is providing announcements, demos, workshops & engagement sessions – <https://Dallas.gov/DallasNow>
- After Go-Live on May 5th, PDD will provide ongoing support & enhancements



DallasNow: System Integration



- Integration & Downtime

- April 25th to May 4th

Limited services due to data migration & testing, will continue:

- Inspections
 - Emergency Releases
 - Consultations



DallasNow: Next Steps



- Two-Phase Customer Service Initiative
 - Phase One - April 14th thru April 24th (before Go-Live)
 - All team members will be in the office
 - Extended hours from 8am to 6:30 pm at Oak Cliff Municipal Center
 - DallasNow Official Go-Live – May 5th
 - Phase Two - May 5th thru May 16th (after Go-Live)
 - All team members will be in the office



DallasNow is Coming Soon!



- DallasNow Opens May 5th



Dallas.gov/DallasNow





City of Dallas

DallasNow: Update

City Plan Commission
April 10, 2025

Jason Pool
Assistant Director – Customer Experience
Planning & Development Department



City of Dallas

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

Agenda Information Sheet

File #: 25-1200A

Item #: 2.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

Staff Recommendation: **Approval.**

Applicant: John Dickey - Corinth Properties

Representative: Jim Riley - Brocket/Davis/Drake, Inc.

Planner: Sheila Alcantara Segovia

Council District: 1

D245-002(SAS/JA)

CITY PLAN COMMISSION

THURSDAY, April 10, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: D245-002(SAS/JA) **DATE FILED:** January 27, 2025

LOCATION: South line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 1.863 acres **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Jim Riley – Brocket/Davis/Drake, Inc.

APPLICANT: John Dickey – Corinth Properties

OWNER: Scott Johnson – LMC Canyon Holdings, LLC

REQUEST: An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 811:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

Sec. 51A-4.210 Retail and personal service uses [see (b)(24) for restaurant use]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-80819

BACKGROUND INFORMATION:

- The area of request is zoned Subarea B within Planned Development District (PD) No. 811 and is currently undeveloped.
- PD No. 811 was established in September 2009 to allow for a mixed-use development that will provide a combination of retail, commercial, residential, and office uses. Subarea B is the northernmost subarea and fronts along the Dallas Fort Worth Turnpike (IH-30). The ordinance classifies Subarea B as “Highway Retail.”
- The property has an approved preliminary plat (S234-017) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 811A).
- The applicant proposes to develop the area of request with a restaurant without drive-in or drive-through use, which requires a development plan and landscape plan approved by City Plan Commission.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the proposed plans and has no objections.

REQUEST DETAILS:

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 development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development and landscape plans for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subarea B.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Subarea B within PD No. 811	15' min	None required	Max height: 135' Max stories: 10	60% max	Max FAR: 1.5 Lot size: No minimum	10' min parking setback Building ² elements and design standards

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

² Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements outlined in PD No. 811 [ref. Sec. 51P-811.122 Landscaping]. A landscape plan must be submitted with the development plan and be approved by City Plan Commission before the issuance of a building permit.

The property fronts on TxDOT owned right-of-way, and the “tree planting zone” defined in Sec. 51P-811.122(e)(1)(A)(ii) is controlled by TxDOT, not the City of Dallas. The applicant provided documentation indicating that TxDOT declined to allow required trees to be planted in the tree planting zone located within their right-of-way; therefore, the applicant proposes to locate the required trees in the required front yard as near as practicable to the front lot line as allowed by the ordinance.

The city arborist has reviewed the proposed plans and confirms compliance with the landscaping requirements of PD No. 811.

Parking and Loading:

Unless noted otherwise in the PD No. 811 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a restaurant without drive-in or drive-through service, 92 spaces are required (one space per 100 square feet of floor area); 162 spaces are proposed for the site.

One large or medium loading space is required since the proposed restaurant is at least 5,000 square feet but less than 25,000 square feet [ref. Sec. 51A-4.210(b)(24)]; one medium loading space is proposed.

The following parking location requirements are also applicable to the area of request per the PD No. 811 ordinance:

1. No more than 75 percent of the required off-street parking spaces may be located in the front parking area [ref. Sec. 51P-811.114(c)(3)].
2. Parking for the proposed use must be set back a minimum of 10' from the front property line [ref. Sec. 51P-811.119(d)].

List of Officers

Corinth Properties

Frank Mihalopoulos – President

John Dickey – Vice President

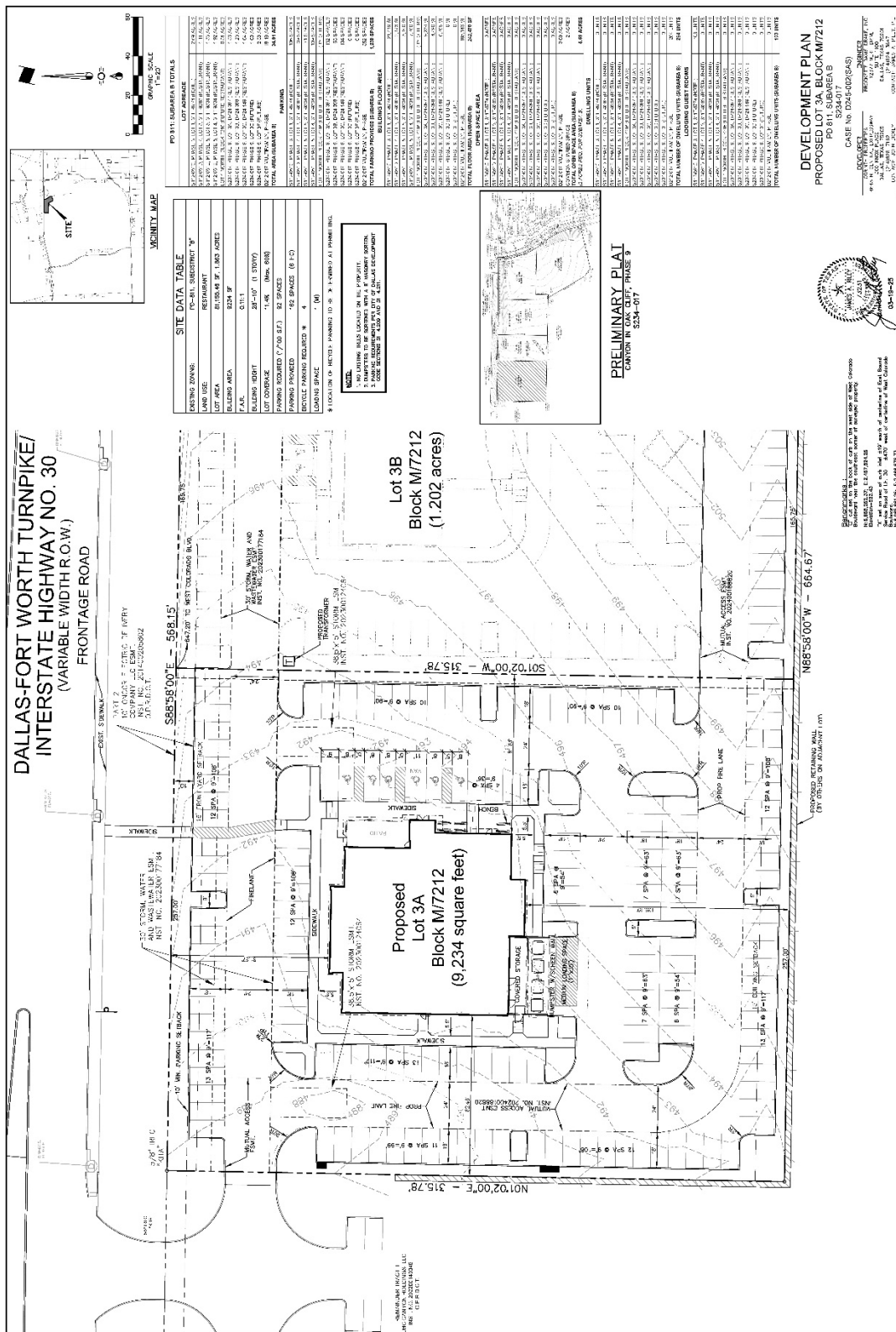
LMC CANYON HOLDINGS LLC

Jeff McCall – Chief Operating Officer

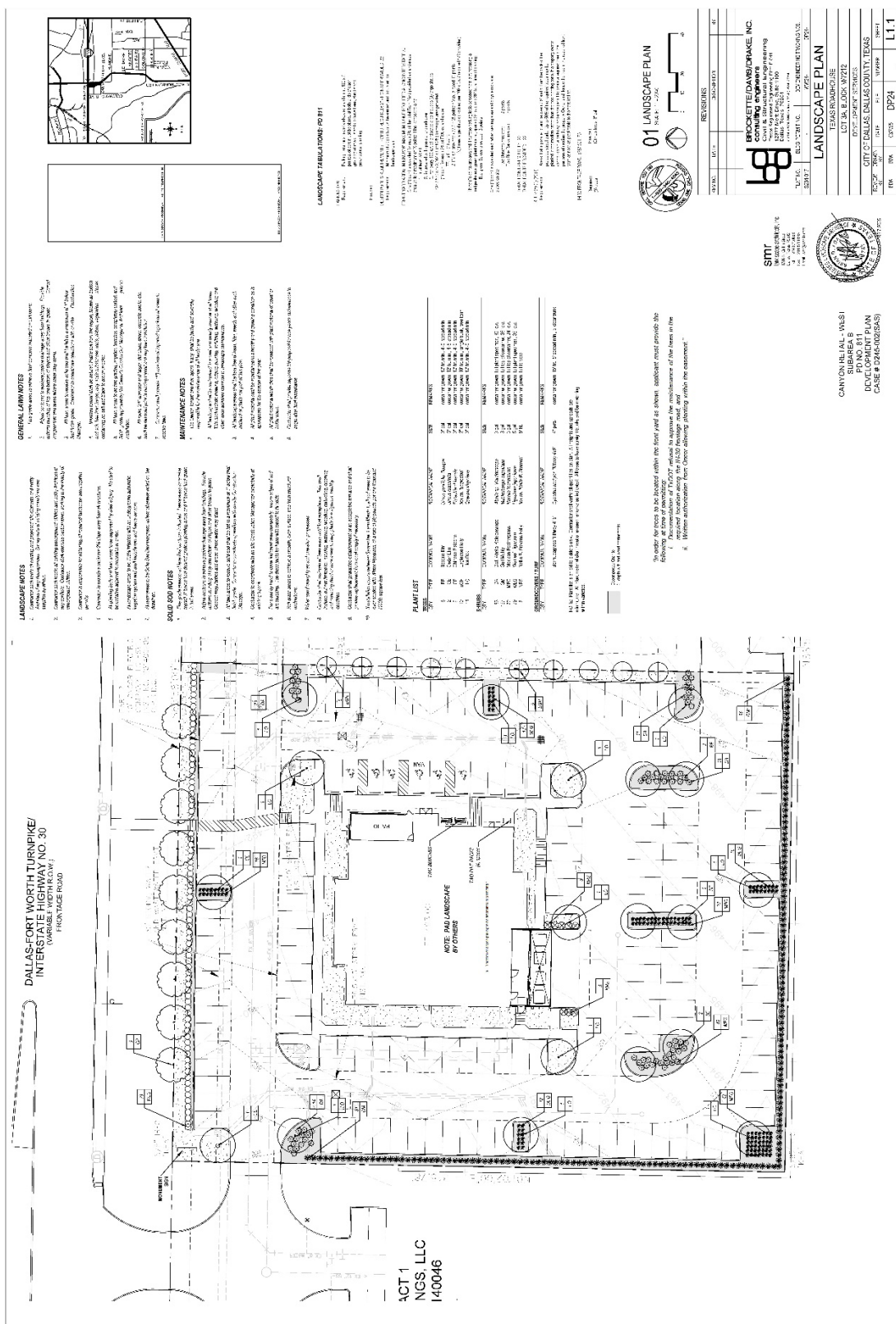
Doug Bober – Senior Managing Director

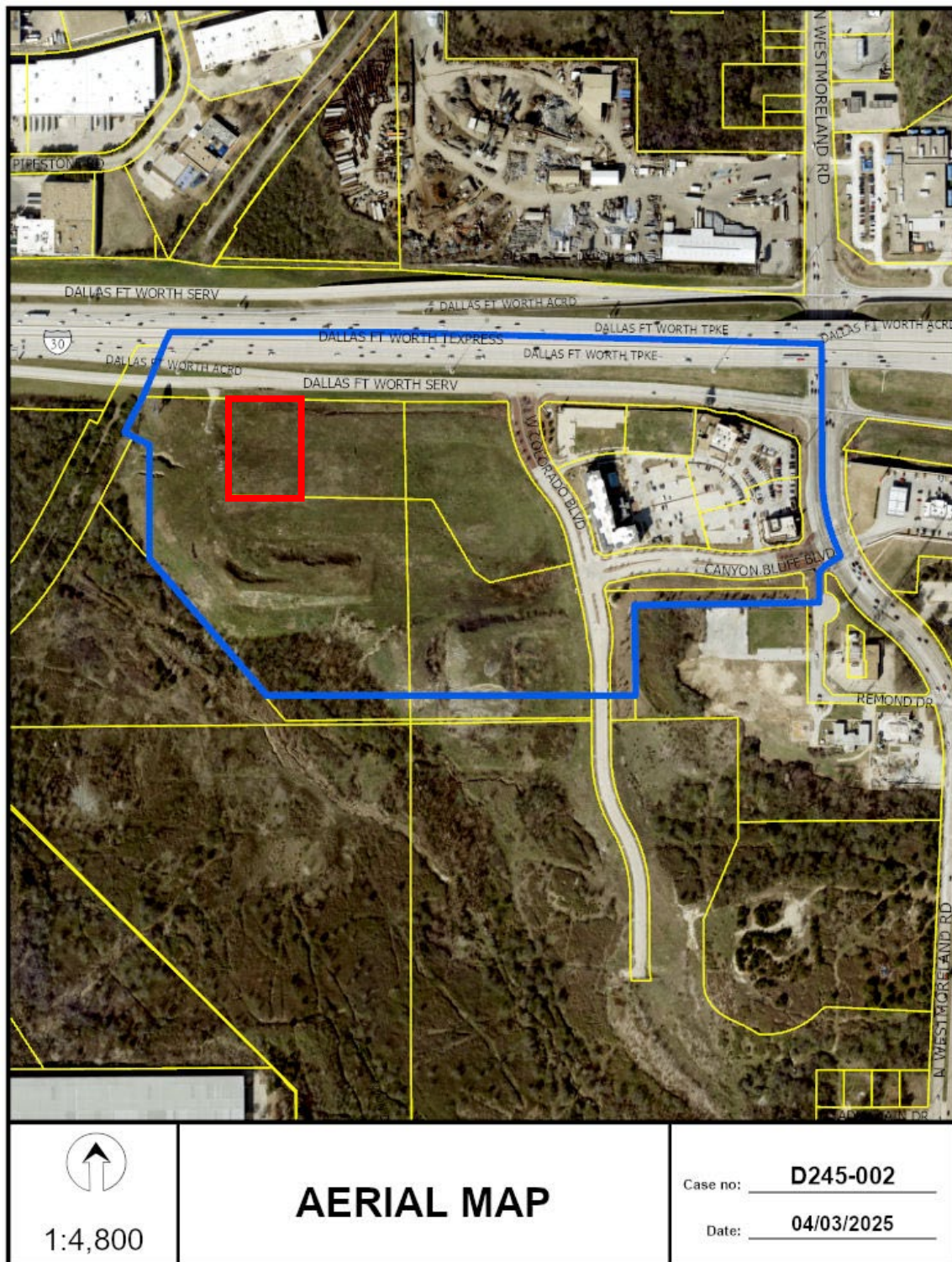
Scott Johnson – Senior Managing Director

Proposed Development Plan



Proposed Landscape Plan









City of Dallas

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

Agenda Information Sheet

File #: 25-1201A

Item #: 3.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

Staff Recommendation: **Approval.**

Applicant: John Dickey - Corinth Properties

Representative: Jim Riley - Brocket/Davis/Drake, Inc.

Planner: Sheila Alcantara Segovia

Council District: 1

D245-003(JA/SAS)

CITY PLAN COMMISSION

THURSDAY, April 10, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: D245-003(SAS/JA) **DATE FILED:** January 27, 2025

LOCATION: South line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 1.64 acres **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Jim Riley – Brockette/Davis/Drake, Inc.

APPLICANT: John Dickey – Corinth Properties

OWNER: Scott Johnson – LMC Canyon Holdings LLC

REQUEST: An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 811:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

Sec. 51A-4.210 Retail and personal service uses [see (b)(24) for restaurant use]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-80819

BACKGROUND INFORMATION:

- The area of request is zoned Subarea B within Planned Development District (PD) No. 811 and is currently undeveloped.
- PD No. 811 was established in September 2009 to allow for a mixed-use development that will provide a combination of retail, commercial, residential and office uses. Subarea B is in the northernmost subarea and fronts along the Dallas Fort Worth Turnpike (IH-30). The ordinance classifies Subarea B as “Highway Retail.”
- The property has an approved preliminary plat (S234-017) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 811A)
- The applicant proposes to develop the area of request with a restaurant without drive-in or drive-through service, which requires a development and landscape plan by City Plan Commission.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the proposed plans and has no objections.

REQUEST DETAILS:

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 development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development and landscape plans for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subarea B.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Subarea B within PD No. 811	15' min	None required	Max height: 135' Max stories: 10	60% max	Max FAR: 1.5 Lot size: No minimum	10' min parking setback Building ² elements and design standards

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

² Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements outlined in PD No. 811 [ref. Sec. 51P-811.122 Landscaping]. A landscape plan must be submitted with the development plan and be approved by City Plan Commission before the issuance of a building permit.

The property fronts on TxDOT owned right-of-way, and the “tree planting zone” defined in Sec. 51P-811.122(e)(1)(A)(ii) is controlled by TxDOT, not the City of Dallas. The applicant provided documentation indicating that TxDOT declined to allow required trees to be planted in the tree planting zone located within their right-of-way; therefore, the applicant proposes to locate the required trees in the required front yard as near as practicable to the front lot line as allowed by the ordinance.

The city arborist has reviewed the proposed plans and confirms compliance with the landscaping requirements of PD No. 811.

Parking and loading:

Unless noted otherwise in the PD No. 811 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a restaurant without drive-in or drive-through service, 67 spaces are required (one space per 100 square feet of floor area); 134 spaces are proposed for the site.

One large or medium loading space is required since the proposed restaurant is at least 5,000 square feet but less than 25,000 square feet [ref. Sec. 51A-4.210(b)(24)]; one medium loading space is proposed.

The following parking location requirements are also applicable to the area of request per the PD No. 811 ordinance:

1. No more than 75 percent of the required off-street parking spaces may be located in the front parking area [ref. Sec. 51P-811.114(c)(3)].
2. Parking for the proposed use must be set back a minimum of 10' from the front property line [ref. Sec. 51P-811.119(d)].

List of Officers

Corinth Properties

Frank Mihalopoulos – President

John Dickey – Vice President

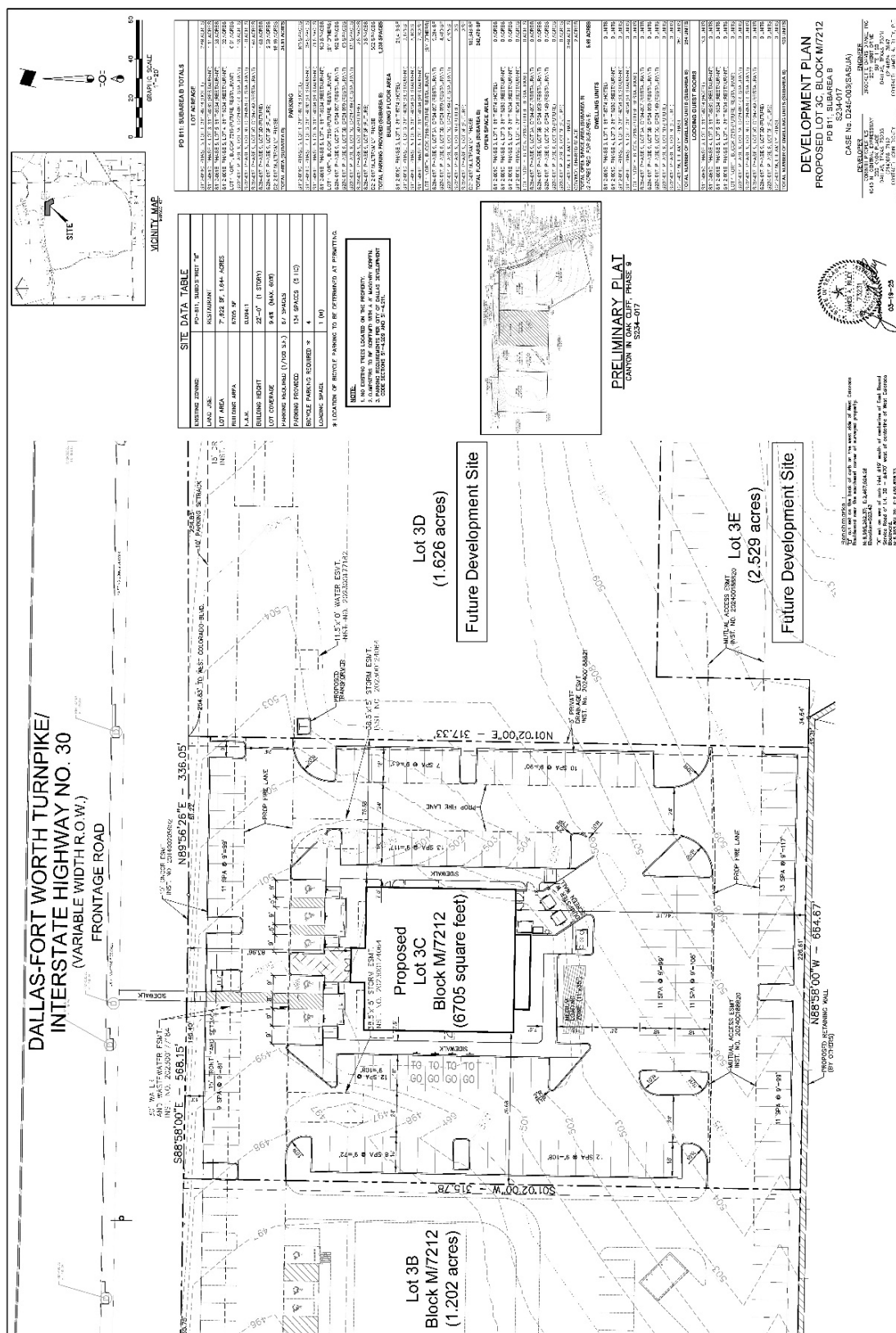
LMC CANYON HOLDINGS LLC

Jeff McCall – Chief Operating Officer

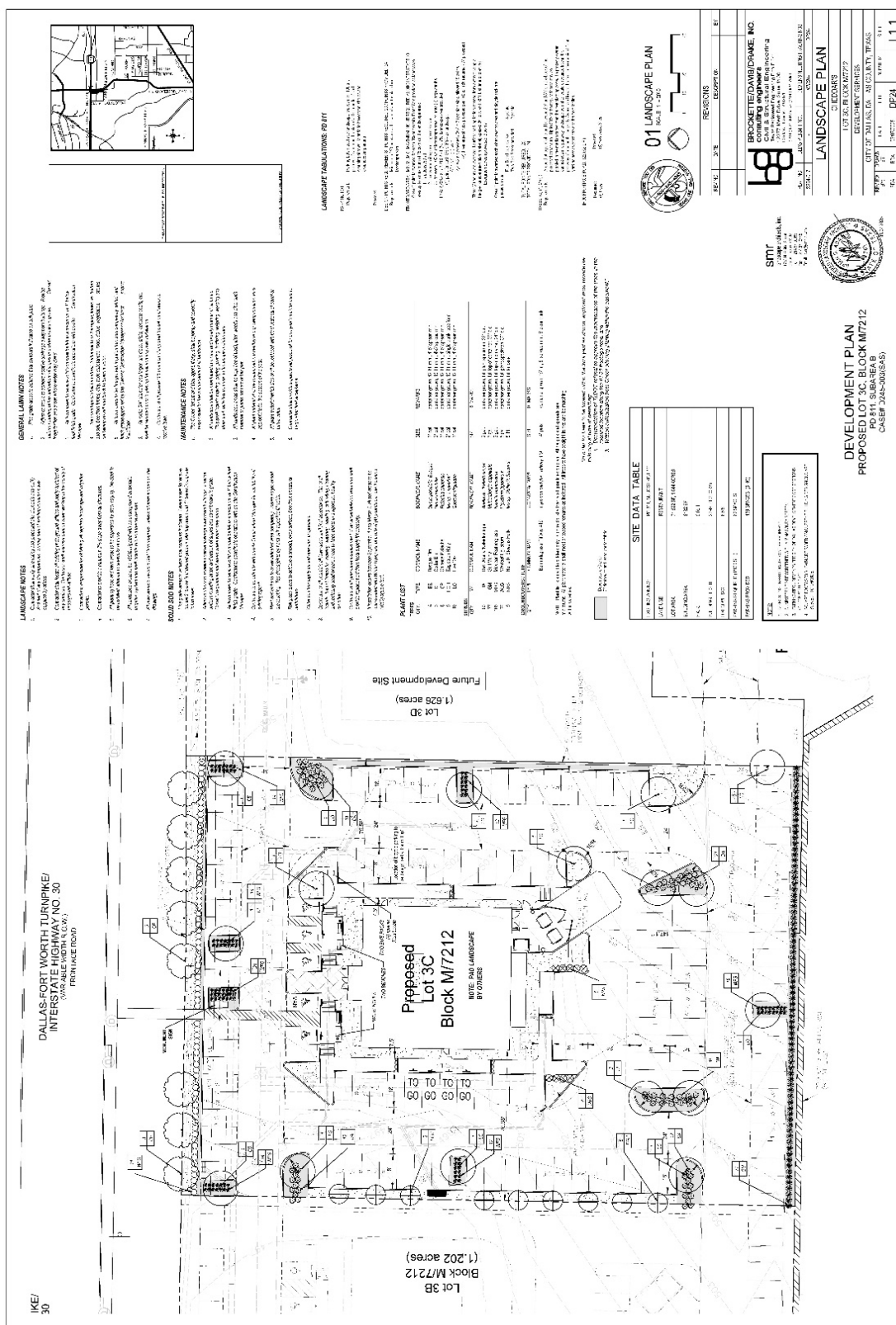
Doug Bober – Senior Managing Director

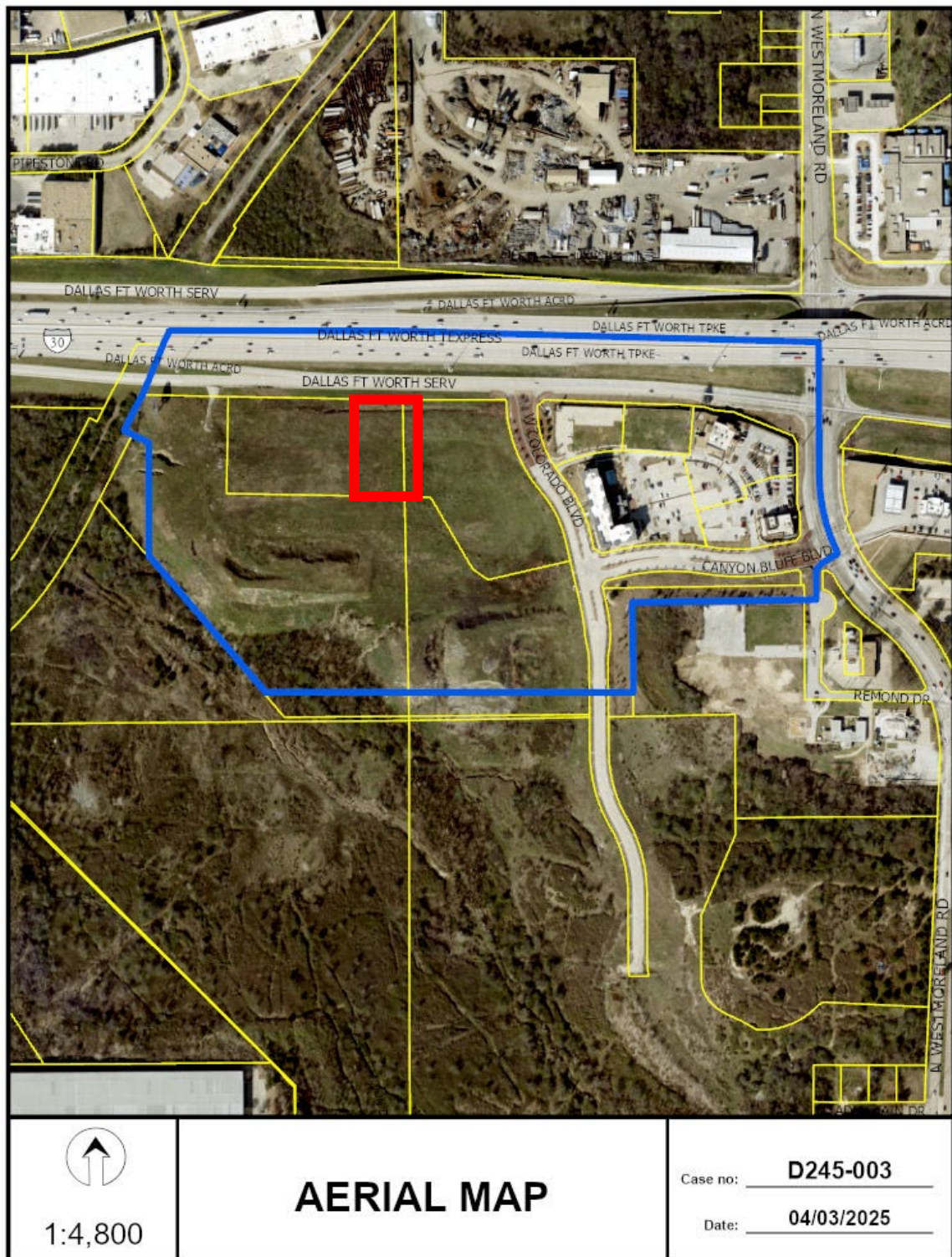
Scott Johnson – Senior Managing Director

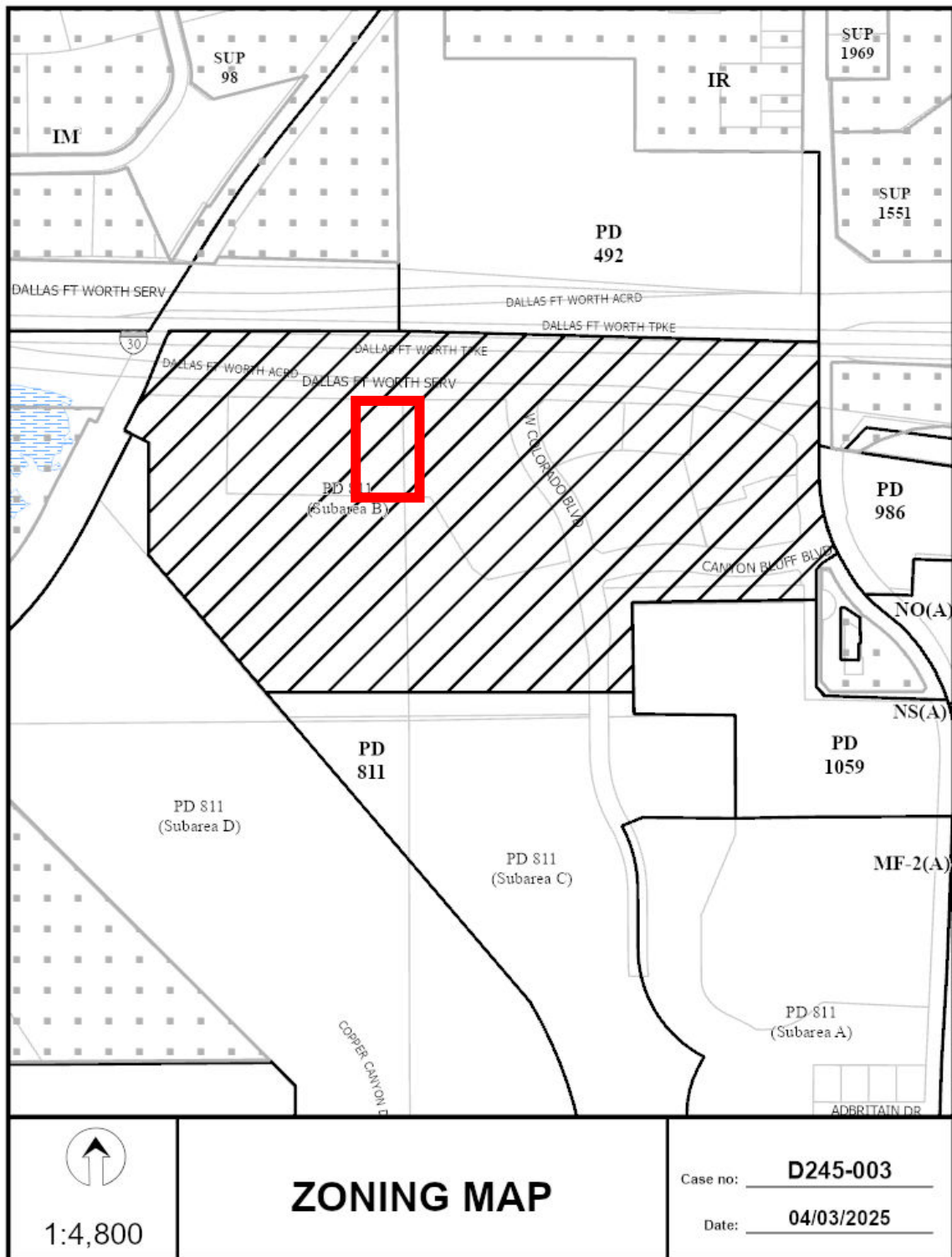
Proposed Development Plan



Proposed Landscape Plan









City of Dallas

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

Agenda Information Sheet

File #: 25-1202A

Item #: 4.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

Staff Recommendation: **Approval.**

Applicant: John Dickey - Corinth Properties

Representative: Jim Riley - Brocket/Davis/Drake, Inc.

Planner: Sheila Alcantara Segovia

Council District: 1

D245-004(SAS/JA)

CITY PLAN COMMISSION

THURSDAY, April 10, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: D245-004(SAS/JA) **DATE FILED:** January 27, 2025

LOCATION: South line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 1.2 acres **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Jim Riley – Brockette/Davis/Drake, Inc.

APPLICANT: John Dickey – Corinth Properties

OWNER: Scott Johnson – LMC Canyon Holdings LLC

REQUEST: An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 811:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

Sec. 51A-4.210 Retail and personal service uses [see (b)(24) for restaurant use]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-80819

BACKGROUND INFORMATION:

- The area of request is zoned Subarea B within Planned Development District (PD) No. 811 and is currently undeveloped.
- PD No. 811 was established in September 2009 to allow for a mixed-use development that will provide a combination of retail, commercial, residential, and office uses. Subarea B is the northernmost subarea and fronts along the Dallas Fort Worth Turnpike (IH-30). The ordinance classifies Subarea B as “Highway Retail.”
- The property has an approved preliminary plat (S234-017) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 811A).
- The applicant proposes to develop the area of request with a restaurant without drive-in or drive-through use, which requires a development plan and landscape plan approved by City Plan Commission.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the proposed plans and has no objections.

REQUEST DETAILS:

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 development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development and landscape plans for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subarea B.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Subarea B within PD No. 811	15' min	None required	Max height: 135' Max stories: 10	60% max	Max FAR: 1.5 Lot size: No minimum	10' min parking setback Building ² elements and design standards

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

² Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements outlined in PD No. 811 [ref. Sec. 51P-811.122 Landscaping]. A landscape plan must be submitted with the development plan and be approved by City Plan Commission before the issuance of a building permit.

The property fronts on TxDOT owned right-of-way, and the “tree planting zone” defined in Sec. 51P-811.122(e)(1)(A)(ii) is controlled by TxDOT, not the City of Dallas. The applicant provided documentation indicating that TxDOT declined to allow required trees to be planted in the tree planting zone located within their right-of-way; therefore, the applicant proposes to locate the required trees in the required front yard as near as practicable to the front lot line as allowed by the ordinance.

The city arborist has reviewed the proposed plans and confirms compliance with the landscaping requirements of PD No. 811.

Parking and Loading:

Unless noted otherwise in the PD No. 811 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a restaurant without drive-in or drive-through service, 45 spaces are required (one space per 100 square feet of floor area); 65 spaces are proposed for the site.

No loading space is required since the proposed restaurant is 5,000 square feet or less [ref. Sec. 51A-4.210(b)(24)].

The following parking location requirements are also applicable to the area of request per the PD No. 811 ordinance:

1. No more than 75 percent of the required off-street parking spaces may be located in the front parking area [ref. Sec. 51P-811.114(c)(3)].
2. Parking for the proposed use must be set back a minimum of 10' from the front property line [ref. Sec. 51P-811.119(d)].

List of Officers

Corinth Properties

Frank Mihalopoulos – President

John Dickey – Vice President

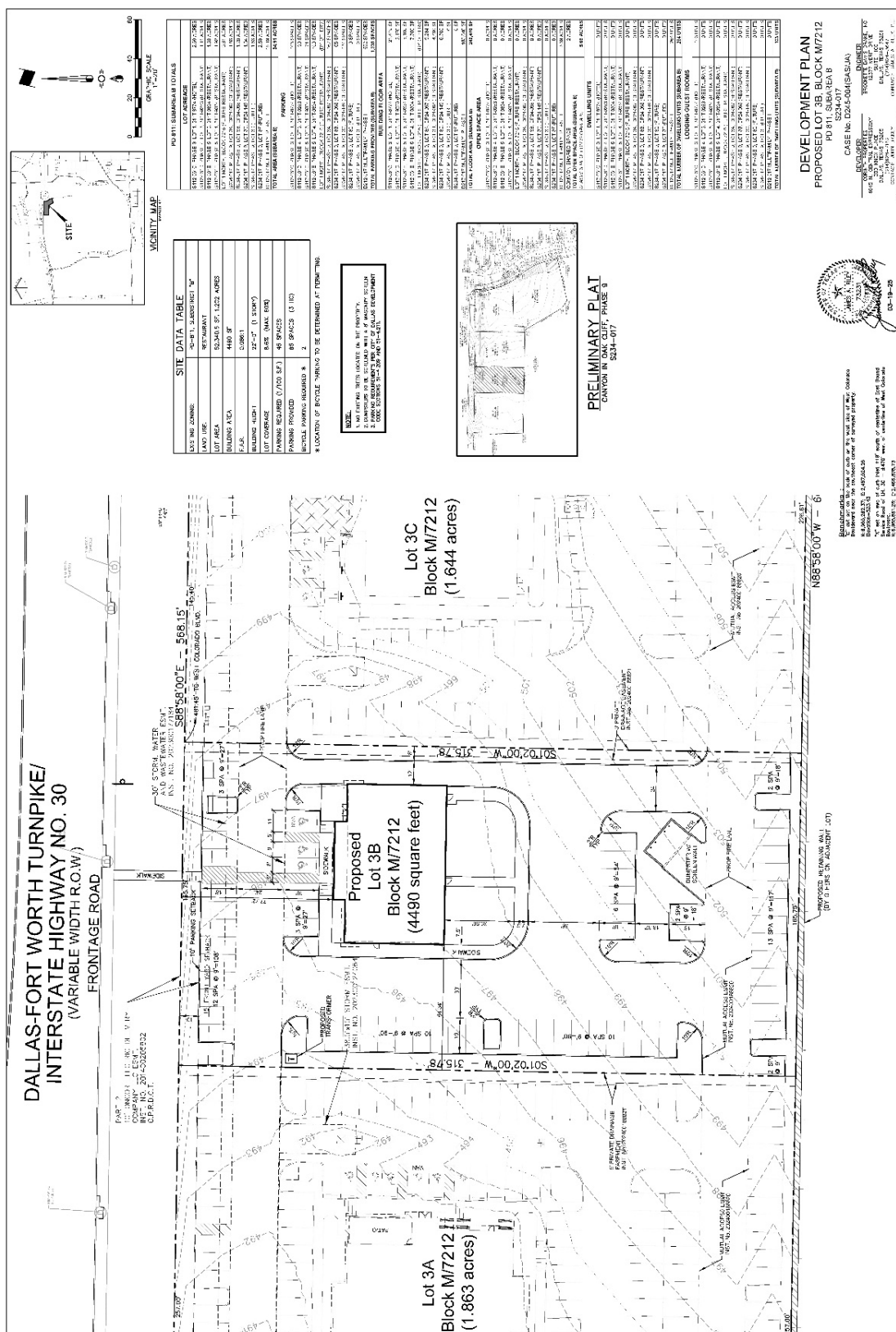
LMC CANYON HOLDINGS LLC

Jeff McCall – Chief Operating Officer

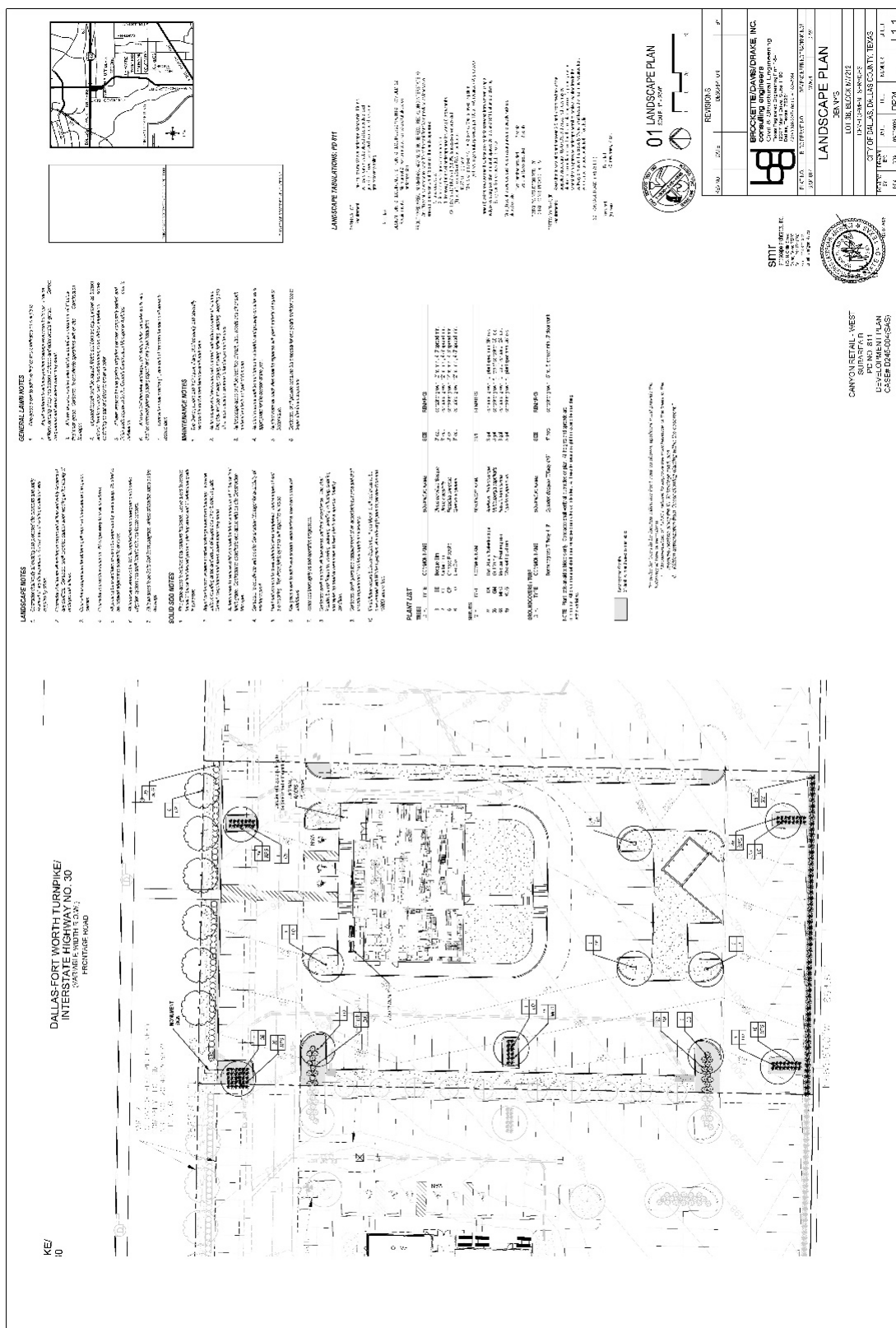
Doug Bober – Senior Managing Director

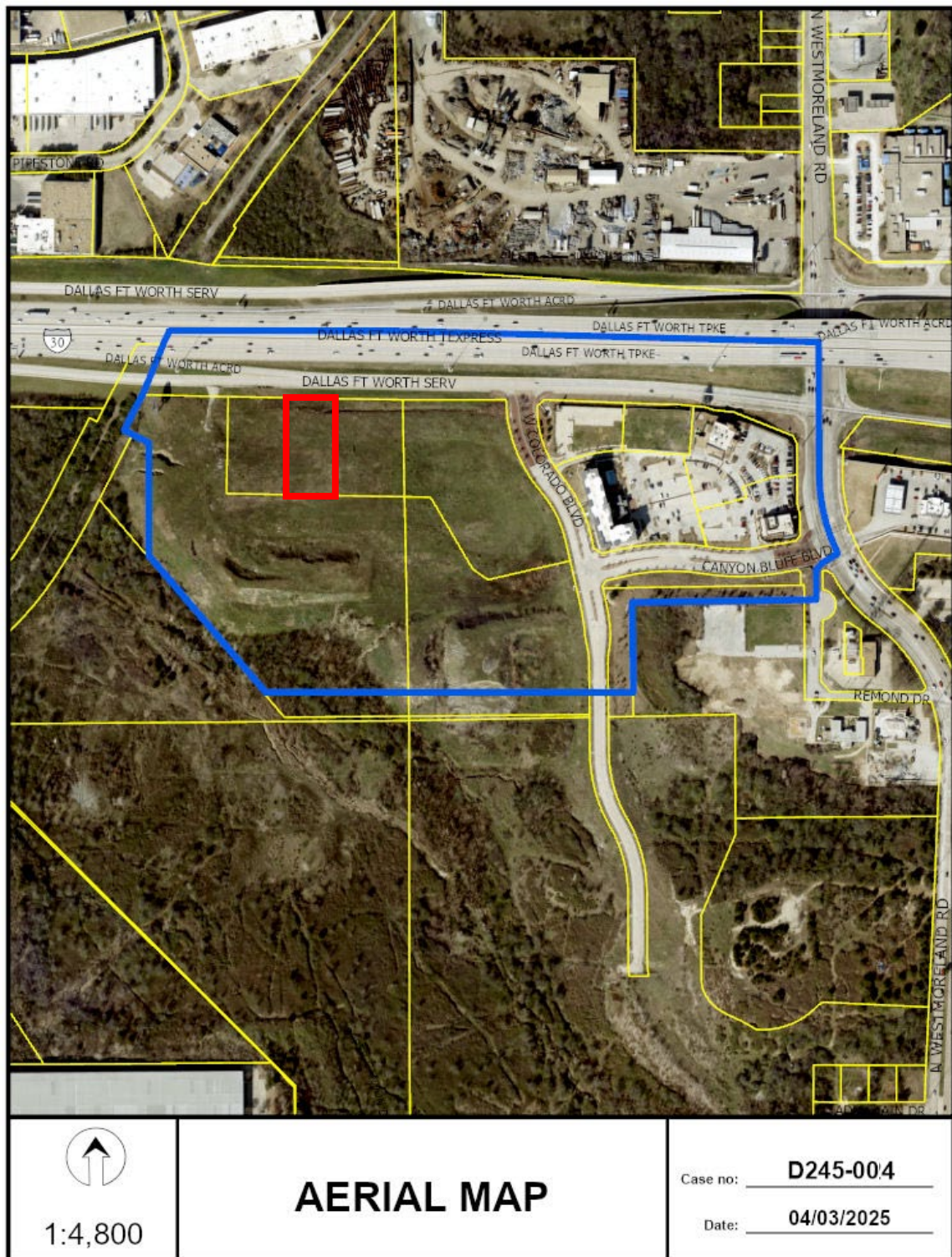
Scott Johnson – Senior Managing Director

Proposed Development Plan



Proposed Landscape Plan







City of Dallas

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

Agenda Information Sheet

File #: 25-1203A

Item #: 5.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to Planned Development District No. 815 on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive.

Staff Recommendation: **Approval**, subject to amended development plan, amended traffic management plan, and amended conditions.

Applicant: Wesley Prep

Representative: Steven Dimmitt, Platt Richmond PLLC

Planner: Liliana Garza

Council District: 13

Z234-260(LG)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Liliana Garza

FILE NUMBER: Z234-260(LG) **DATE FILED:** June 11, 2024

LOCATION: North line of Northwest Highway, between Inwood Road and Meadowbrook Drive.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: ±12.885 acres **CENSUS TRACT:** 48113020600

REPRESENTATIVE: Steven Dimitt, Platt Richmond PLLC

OWNER: Lovers Lane United Methodist Church

APPLICANT: Wesley Prep

REQUEST: An application for an amendment to Planned Development District No. 815.

SUMMARY: The purpose of the request is to allow modified development standards to the maximum enrollment number, the maximum number of classrooms, and maximum grade level.

STAFF RECOMMENDATION: Approval, subject to amended development plan, amended traffic management plan, and amended conditions.

PLANNED DEVELOPMENT DISTRICT NO. 815

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=815>

BACKGROUND INFORMATION:

- On December 9, 2009, City Council approved Planned Development District No. 815. The purpose of the district was to permit a private school and child-care facility by right as well as provide for specific monument signage along the site's street frontage.
- The area of request is developed with an approximately 87,240-square-foot, one- to three-story church building erected between 1960 and 2009, per DCAD records.
- Approximately 12,800 square feet of the church are being utilized by the private school and child-care facility.
- The applicant proposes increasing the maximum enrollment by 15 students, allowing seventh and eighth grades, and increasing the maximum number of allowed classrooms for sixth-through-eighth grade level by one additional classroom.

Zoning History:

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

1. **Z234-110:** On November 13, 2024, City Council approved an application for 1) a new Planned Development District for R-1ac(A) Single Family District uses; and 2) the termination of Specific Use Permit No. 580 for a private school with consideration for a Specific Use Permit for a private school on property zoned an R-1ac(A) Single Family District on the south side of the intersection of West Northwest Highway and Meadowbrook Drive

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Northwest Highway	Principal Arterial	100 feet
Inwood Road	Principal Arterial	80 feet
Meadowbrook Drive	Local Street	60 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the traffic management plan update dated January 31, 2025, for Wesley Prep. The report has been reviewed and approved in compliance with PD No. 815 regulations.

The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (1.0) 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, since the application was filed prior to September 26, 2024.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	PD No. 815	Church, child-care, and school
North	R-1ac(A) District	Single family
East	R-1ac(A) District	Single family
South	R-1ac(A) District	Single family, church, and public or private school
West	R-1ac(A) District	Single family

Land Use Compatibility:

The area of request is developed with an approximately 87,240-square-foot, one- to three-story institutional building erected between 1960 and 2009, per Dallas County Appraisal District records. Approximately, 12,800 square feet of the building is utilized by the private school and child-care facility.

The site is surrounded by single family development in all directions. Properties to the south across Northwest Highway are developed with institutional uses, a private school and parking lot, and a church that is under construction.

The applicant requests to amend the maximum enrollment from 250 to 265 students, allow seventh and eighth grades, and increase the maximum number of allowed classrooms for sixth-through-eighth grade level from two to three classrooms.

Staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, concept plan, and a traffic management plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future. Staff supports the request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article

X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking for public or private school is (i) One and one-half spaces for each kindergarten/elementary school classroom; (ii) Three and one-half spaces for each junior high/middle school classroom; and (iii) Nine and one-half spaces for each senior high school classroom. The required parking for the site is 32 parking spaces. Per development plan provided, there are 514 parking spaces on site.

Market Value Analysis:

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

List of Owner/Applicant Directors and Officers

Owner/Applicant:

Wesley Prep, a Ministry of Lovers Lane United Methodist Church

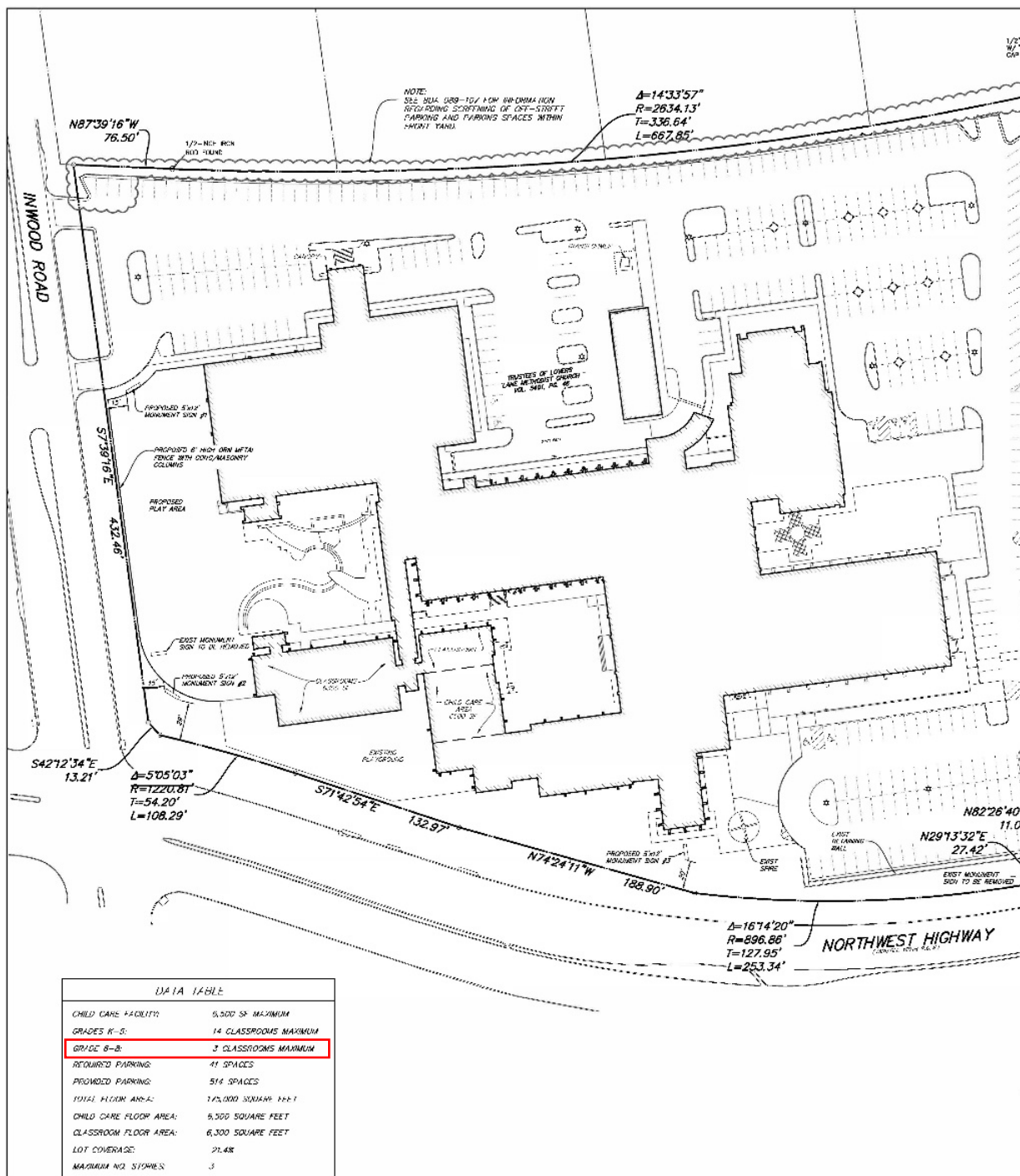
Meg Fahrenbrook, Head of School
Robert Ressler, Director of Operations
Jim Hampton, Chief Financial Officer
Bruce Hearn, Chaplain
Christian Yanicelli, Board Chair

Lovers Lane United Methodist Church

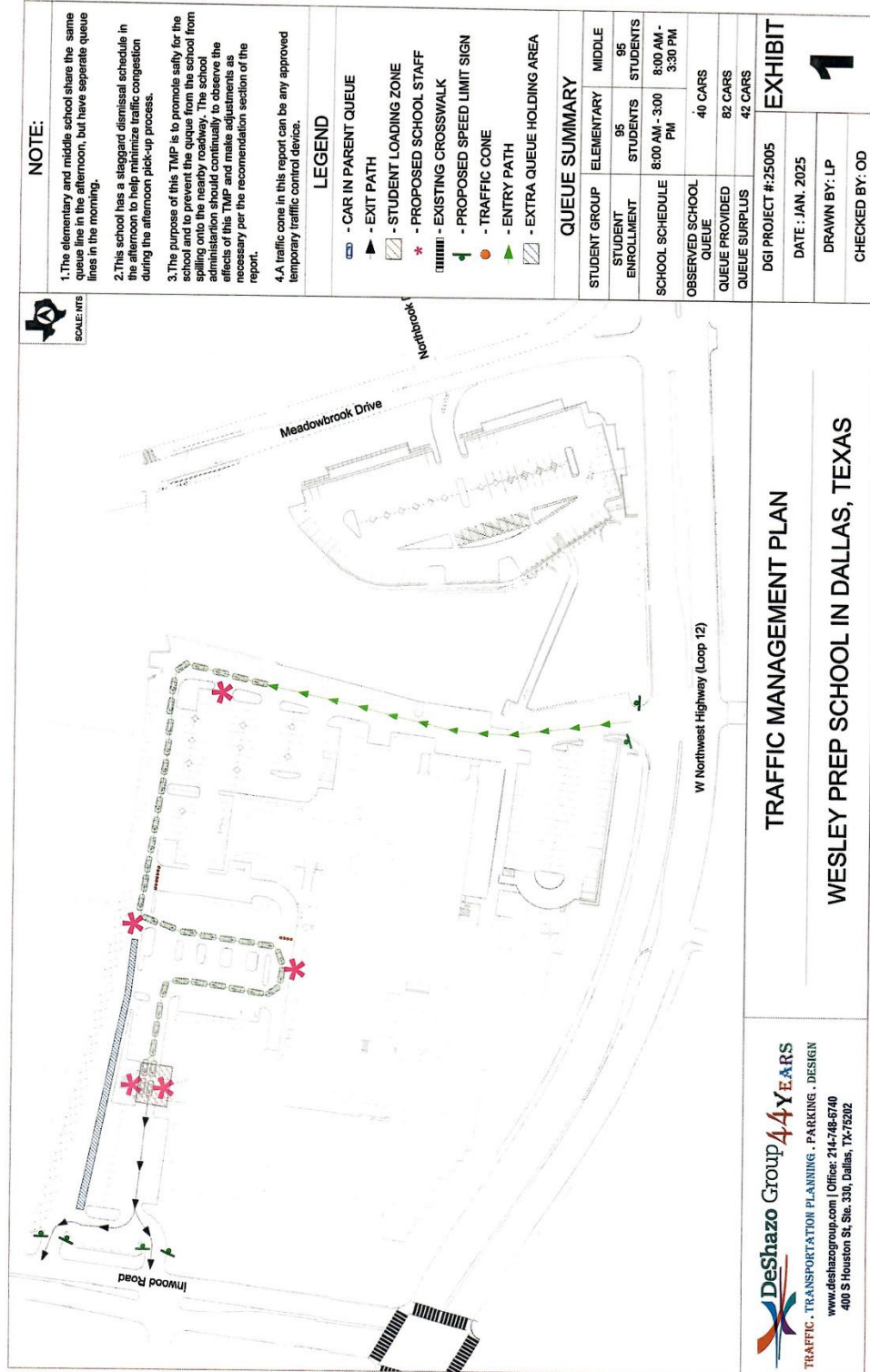
Stan Copeland, Senior Director
Kay Eck, Executive Pastor
Scott Williams, Executive Chair
Diane Ross, Executive Vice Chair
Travis Gunter, Facilities Chair
Dan Strother, Facilities Chair
Richard Herrick, Finance Chair
Chirs Brandle, Staff/Pastor-Parish Relations Committee Chair



Proposed Amended Development Plan (Enlarged)
Area in red is what is being amended



Proposed Amended Traffic Management Plan



Proposed Amended PD 815 Conditions

ARTICLE 815.

PD 815.

SEC. 51P-815.101. LEGISLATIVE HISTORY.

PD 815 was established by Ordinance No.27763, passed by the Dallas City Council on December 9, 2009. (Ord. 27763)

SEC. 51P-815.102. PROPERTY LOCATION AND SIZE.

PD 815 is established on property located at the northeast corner of Northwest Highway and Inwood Road. The size of PD 815 is approximately 12.297 acres. (Ord. 27763)

SEC. 51P-815.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27763)

SEC. 51P-815.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 815A: development plan.
- (2) Exhibit 815B: traffic management plan. (Ord. 27763)

SEC. 51P-815.105. DEVELOPMENT PLAN.

(a) For a private school or child-care facility, development and use of the Property must comply with the development plan (Exhibit 815A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27763)

SEC. 51P-815.106. MAIN USES PERMITTED.

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

(b) The following uses are allowed by right:

- Private school. *[Limited to a private school serving kindergarten through sixth eighth grade students.]*
- Child-care facility. (Ord. 27763)

SEC. 51P-815.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 27763)

SEC. 51P-815.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-1ac(A) Single Family District apply.

(b) Front yard. For a public or private school, a playground with customary recreational structures and equipment, surrounded by a six-foot-high fence, may be located within the Inwood Road front yard as shown on the development plan.

(c) Side yard. For a public or private school, a playground with customary recreational structures and equipment, surrounded by a fence, may be located within the Northwest Highway side yard, as shown on the development plan.

(d) Floor area. For a child-care facility, maximum floor area is 6,500 square feet. (Ord. 27763)

SEC. 51P-815.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 27763)

SEC. 51P-815.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27763)

SEC. 51P-815.111. LIGHTING.

- (a) The maximum height for light standards is 30 feet.
- (b) Light standards may be erected only in the locations shown on the development plan.
- (c) All lighting must comply with the glare regulations in Section 51A-6.104.
- (d) Lights must be shielded from adjacent residential properties with the light source directed away from adjoining residential properties. (Ord. 27763)

SEC. 51P-815.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 27763)

SEC. 51P-815.113. CLASSROOMS.

- (a) For a private school, maximum number of classrooms for kindergarten through fifth grade is 14.
- (b) For a private school, maximum number of classrooms for sixth grade through eighth grade is three two. (Ord. 27763)

SEC. 51P-815.114. ENROLLMENT.

- (a) For a child-care facility, maximum number of attendees at any one time is 180.

- (b) For a private school, maximum enrollment is ~~250~~ 265. (Ord. 27763)

SEC. 51P-815.115. HOURS OF OPERATION.

(a) A child-care facility may only operate between 8:30 a.m. and 2:30 p.m., Monday through Thursday, and between 8:30 a.m. and 12:00 p.m., Friday.

(b) A private school may only operate between 7:30 a.m. and 3:30 p.m., Monday through Friday. (Ord. 27763)

SEC. 51P-815.116. SIGNS.

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

(b) Monument signs 1 through 3.

(1) Area. Maximum effective area is 60 square feet.

(2) Height. Maximum height is five feet.

(3) Location. The signs are allowed only in the locations shown on the development

plan.

(c) Monument sign 4.

(1) Area. Maximum effective area is 75 square feet.

(2) Height. Maximum height is five feet.

(3) Location. The sign is allowed only in the location shown on the development plan. (Ord. 27763)

SEC. 51P-815.117. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of the private school and child-care facility must comply with the traffic management plan (Exhibit 815B).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare an update to the traffic study evaluating the sufficiency of the traffic management plan. The initial update of the traffic study must be submitted to the director by August 1, 2010 November 1, 2026 or within six months after students first begin attending classes, whichever is later. The Property owner or operator shall submit biennial updates of the traffic study to the director by August 1 November 1 of each even-numbered year.

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

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

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

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

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 27763)

SEC. 51P-815.118. 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) The Inwood-Northwest Highway Homeowners Association must be notified of any requests for a change in zoning district classification or boundary, a variance, a special exception, or an amendment, including a minor amendment, to a development plan. Notice, including a copy of the application and any associated plan, must be sent to the Inwood-Northwest Highway Homeowners Association at the time application is made to the city. The required notice must be sent to:

Inwood-Northwest Highway Homeowners Association
Attention: Mr. Walter Levy, President
NCH Corporation 2727 Chemsearch Boulevard Irving, Texas 75062. (Ord. 27763)

SEC. 51P-815.119. 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, 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. 27763)

Z234-260(LG)

~~SEC. 51P-815.120. ZONING MAP.~~

~~PD 815 is located on Zoning Map No. F 7. (Ord. 27763)~~

Proposed Traffic Management Plan

TRAFFIC MANAGEMENT PLAN UPDATE FOR
WESLEY PREP SCHOOL
IN DALLAS, TEXAS

DeShazo Project No: 25005

Prepared for:

Mr. Robert Ressler
Wesley Prep
7015 Westchester Drive,
Dallas, TX 75205



Prepared by:

Mr. Onkar Dhondkar, P.E.
DeShazo Group, Inc.

Onkar Dhondkar
02/03/2025

Texas Registered Engineering Firm F-3199
400 S Houston St, Suite 330, Dallas, TX-75202
Office: 214-748-6740 | www.deshazogroup.com

January 31, 2025



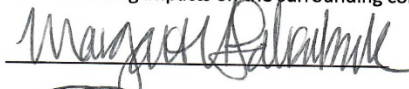

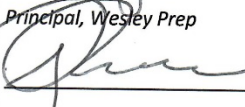
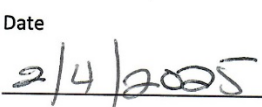
SCHOOL TMP CERTIFICATION

SCHOOL REVIEW AND COMMITMENT

This plan was developed for the Wesley Prep School with the intent of optimizing safety and efficiency related to vehicular traffic generated by the school during peak traffic periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

The Wesley Prep School has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

The Wesley Prep School is committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the interest of increasing safety, efficiency and minimizing impacts on the surrounding community.

 _____ Principal, Wesley Prep	 _____ Date
 _____ Officer (if applicable), Wesley Prep	 _____ Date

TMP UPDATE INFO:

General School Information School Name: Wesley Prep Principal/Head of School: Robert Ressler Location: 9200 Inwood Road Type: Private School Existing Zoning: PD 815 Prior TMP Date: February 15, 2024
Observations Dates Observed: January 14 -17, 2025 Peak Queue: 36 Vehicles Available Queue: 82 Vehicles Surplus: 46 Vehicles

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers and planners skilled in traffic and transportation engineering. The services of DeShazo were retained by **Wesley Prep** (Client) to provide a traffic management plan (TMP) update for the Wesley Prep School located at 9200 Inwood Road, Dallas, TX.

Based on the information gathered from the school, the academic institution currently has an enrollment of 175 students attending Primer through 8th grades. The school is currently updating the PD for the school to also include an additional classroom and add 15 students to the student enrollment. DeShazo will use a scaling factor to evaluate what the maximum queue will be.

This TMP update report consists of the school's existing and anticipated traffic conditions during the morning drop-off and afternoon pick-up peak periods. It determines whether the previously submitted plans effectively fulfill the safe and effective traffic operation management around the school. It also reviews proposed changes to the parking supply and provides recommendations to improve the effectiveness of the existing traffic management practices.

(NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the school).

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum traffic flow and circulation level during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—should also inherently improve, as well as the operational impact on the public street system. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

The analysis summarized below identifies the projected vehicle demand including parking and queuing space (i.e., vehicle stacking) needed on site to accommodate projected school traffic demand during peak periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations. Using designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

SITE ACCESS AND CIRCULATION

Currently, three access driveways serve the school site—one driveway is located on Northwest Highway and the other two are located on Inwood Road. The northmost driveway on Inwood Road is used as a point of ingress for the parent queue as well as a point of egress for the parent queue for parents headed northbound on Inwood Road. The southernmost driveway connected to Inwood Road is used as an egress driveway only for parents who are headed southbound on Inwood Road. The driveway connected to W Northwest Highway is used as a point of ingress only.

The school only has one main path connecting the driveways with three semicircular loading areas near the building. Parking is typically found on either side of the main path and by the loading areas.

SCHOOL OPERATIONAL CHARACTERISTICS

Table 1 summarizes the school's operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

Daily Schedule	Existing Condition	Proposed Conditions
Elementary School Start: 8:00 AM End: 3:00	95 Students	95 Students
Middle School Start: 8:00 AM End: 3:30 PM	80 Students	95 Students
	175 Total Students	190 Total Students
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up	By Walking: @ 0% Self-Driving: @ 0% School Bus: @ 0%	By Walking: @ 0% Self-Driving: @ 0% School Bus: @ 0%

NOTE: To the highest degree practical, existing conditions presented in this report are based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and information provided by personal interviews of school representatives. Analyses and recommendations presented in this report for proposed conditions were based upon evaluations of existing conditions supplemented by DeShazo's professional judgment and experience. As of the time previous observations were performed, approximately 30 students were participating in after-school extracurricular activities. According to school officials, this figure is relatively consistent across both the Fall and Spring semesters.

OBSERVATION OF EXISTING TRAFFIC OPERATIONS

DeShazo observed on-site traffic on four different occasions at the following dates and times. In general, most peak traffic activity occurred within thirty minutes of either school pick-up timings or drop-off timing. The following are the periods and days when the school observations are completed:

- Tuesday, January 14th, 2025, during student arrival
- Thursday, January 16th, 2025, during student dismissal
- Thursday, January 16th, 2025, during student dismissal
- Friday, January 17th, 2025, during student dismissal

Field observations indicate that current practices during the morning drop-off time and afternoon pick-up time are adequate and no alternations need to be made to this school's TMP. DeShazo will still offer some suggestions at the end of this report to help with queue management, and to help reduce the queue if the queue for this school were to ever exceed the site capacity.

DeShazo performed observations in 2023 for Wesley Prep. The observations in 2025 consistently showed less queue compared to the 2023 observations. The school noted that the school was in full attendance and the variation in observed queue did not majorly change the conclusion of the report.

SITE CIRCULATION AND PASSENGER LOADING/UNLOADING

Observations showed that all students were picked up by a parent. Many parents arrived up to an hour early and parked their vehicles in the queue line to wait for afternoon dismissal.

In the mornings there are two separate drop-off areas (one for elementary school and one for middle school). A staff member oversaw the unloading of students and ensured they got into the building. The maximum observed queue for the morning drop-off time was 12 vehicles. 8 of these vehicles were in one queue while 4 vehicles were in the other queue.

In the afternoon there is only one pickup area, but the school has a staggered dismissal schedule implemented to limit traffic congestion on the school's campus. Most parents picking up elementary school students were observed to park their cars near the pick-up area and walk into the building to pick up their kid(s). Elementary school students get dismissed 30 minutes before the middle school students get dismissed.

VEHICLE QUEUING OBSERVATIONS

The goal of any TMP should be to accommodate the maximum pick-up/drop-off queue on-site such that it does not extend onto a public right-of-way. DeShazo's observations for this school indicate that maximum queues occur during the afternoon peak period when students are picked up; the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occur much more quickly than a pick-up. The observed peak number of vehicles is provided as follows in Table 2 on the next page.

Table 2. Peak On-Site Vehicle Demand During Afternoon Pick-Up Period

Dismissal Time	Elementary School: 3:00 PM Middle school: 3:30 PM
Maximum Queue Observed	36 vehicles at 3:00 PM
Maximum Available Queue	82 Vehicles

As may be noted, the peak queue observed for this school was 36 vehicles. **Exhibit 1** on page 8 shows the site evaluation performed by DeShazo. The school site can comfortably accommodate 82 parent vehicles.

FUTURE CONDITIONS

Wesley Prep is currently looking to revise the PD for the school to add a classroom which will allow the school to increase the student enrollment by 15 students. Below is the scaling factor used to predict the future queue.

$$\frac{190}{175} = \frac{x}{36}$$

When we solve for x we find that the future queue is anticipated to be 39.0857 or around 40 vehicles. We previously found that the school site can comfortably accommodate 82 parent vehicles giving Wesley Prep a surplus of 42 parent vehicles in the queue area.

In addition to Table 2, the following observations were made:

- No queue for the school was observed on the nearby roadway.
- A few 10 mph speed limit signs were found on the main circulation path for the school informing parents on what the speed limit is on the school's campus.
- For the elementary pick-up time, most parents parked near the pickup entrance to pick up their kids rather than forming a queue line.
- All students were picked up by a parent. No buses service this school.
- No school zone signage was seen on the nearby roadway. Because all students are picked up on-site by a parent DeShazo does not believe signage on the nearby roadway is necessary.
- The school has an officer on site who oversees the pickup process and can assist with directing traffic on the school site as necessary.

VEHICULAR QUEUING ANALYSIS

The queue for the school is currently at about 1,965 linear feet (LF) and allows for 82 cars to be queued in a partially single-stacked, and partially double-stacked orientation. The outside lane is used as a bypass lane for traffic to exit the campus. Based on DeShazo's observations, it is anticipated that this school will have no issue maintaining the entire queue on the school's campus. Currently, no items need to be altered for the Wesley Prep school queue, but DeShazo is providing some recommendations for the school to implement as necessary.

RECOMMENDATIONS FOR VEHICLE QUEUING

A TMP for any school should be calibrated for student enrollment capacity (190 students for the Wesley Prep School anticipated conditions). The observed peak queue was 36 vehicles for students being picked up on-site, the plan should be calibrated to accommodate the observed queue. With the addition of 15 additional students, we predict that the queue will be 40 vehicles. The TMP (Exhibit 1) provides the Wesley Prep School with enough room for 82 vehicles on the school's campus. This should offer a surplus of 42 vehicles compared to what DeShazo observed. This is also assuming that current operations characteristics of the school (i.e., dismissal times, extracurricular activities, number of students riding a bus, number of students walking off-site, etc.) persist into the future. The school and school district may wish to implement these recommendations sequentially, determine their effectiveness, and make an informed decision on whether the remaining recommendations are necessary based on any future queue spillover onto the City of Dallas' right-of-way.

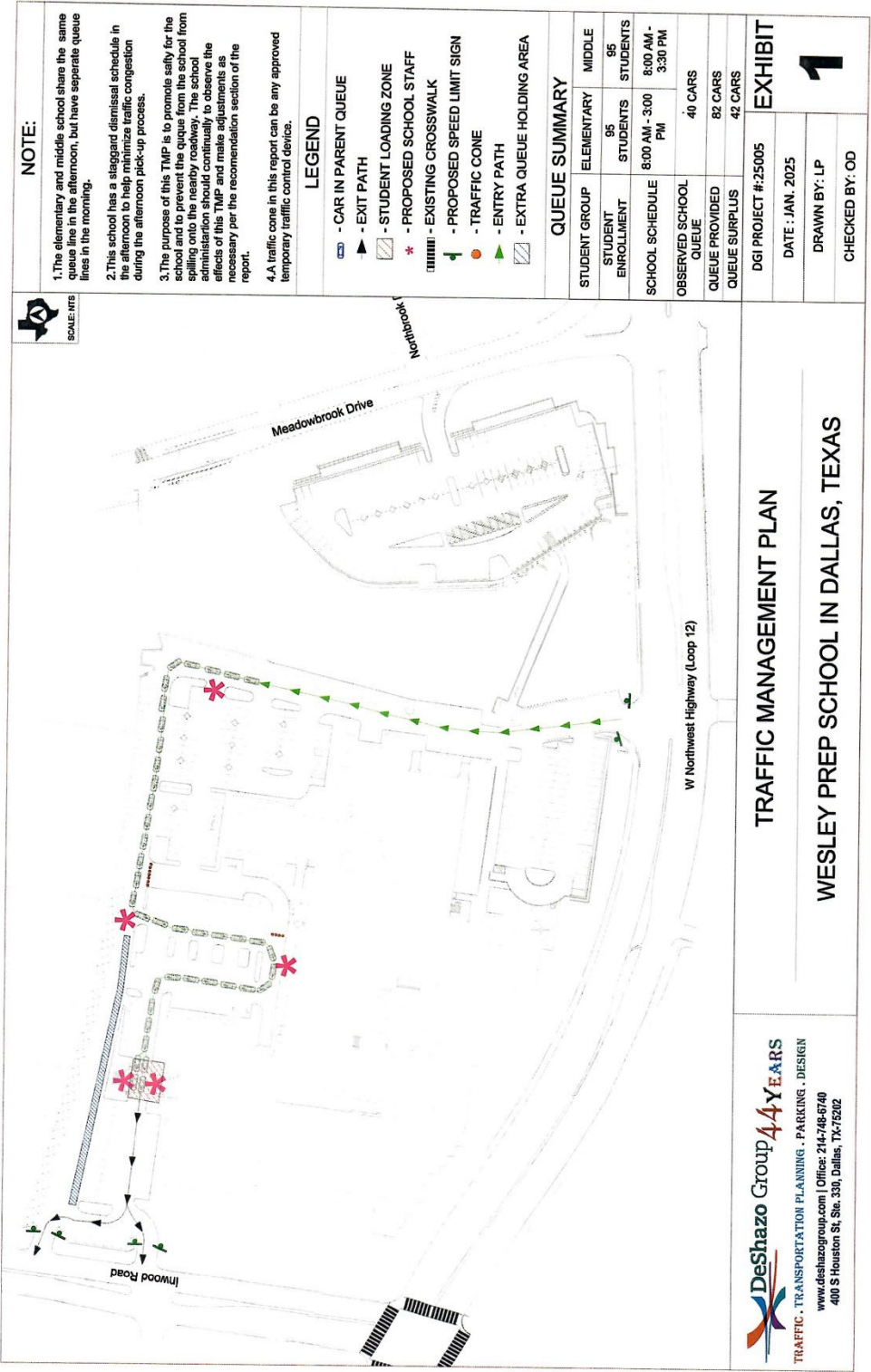
1. **Encourage parents to avoid arriving early:** As mentioned, parents were observed idling on the school site up to an hour before the dismissal period. Encouraging parents to arrive just before the scheduled pick-up time for their student(s) will allow parents to pick up students who are dismissed earlier.
2. **Install speed limit signs closer to the entrances:** DeShazo observed 10 mph speed limit signs on the main circulation path of the school. Some of these signs were observed after being on the school's circulation path for up to 400 feet. Posting the speed limit closer to the entrances will inform parents of the speed limit sooner while the later speed limit signs will serve as a reminder of the speed limit to parents.
3. **Placing cones near the queue to guide new parents.** New parents, relatives picking up kids, and other people who may not be as familiar with the queue line might find it helpful if cones were implemented to help guide the traffic on the school's property where a staff member might not be.

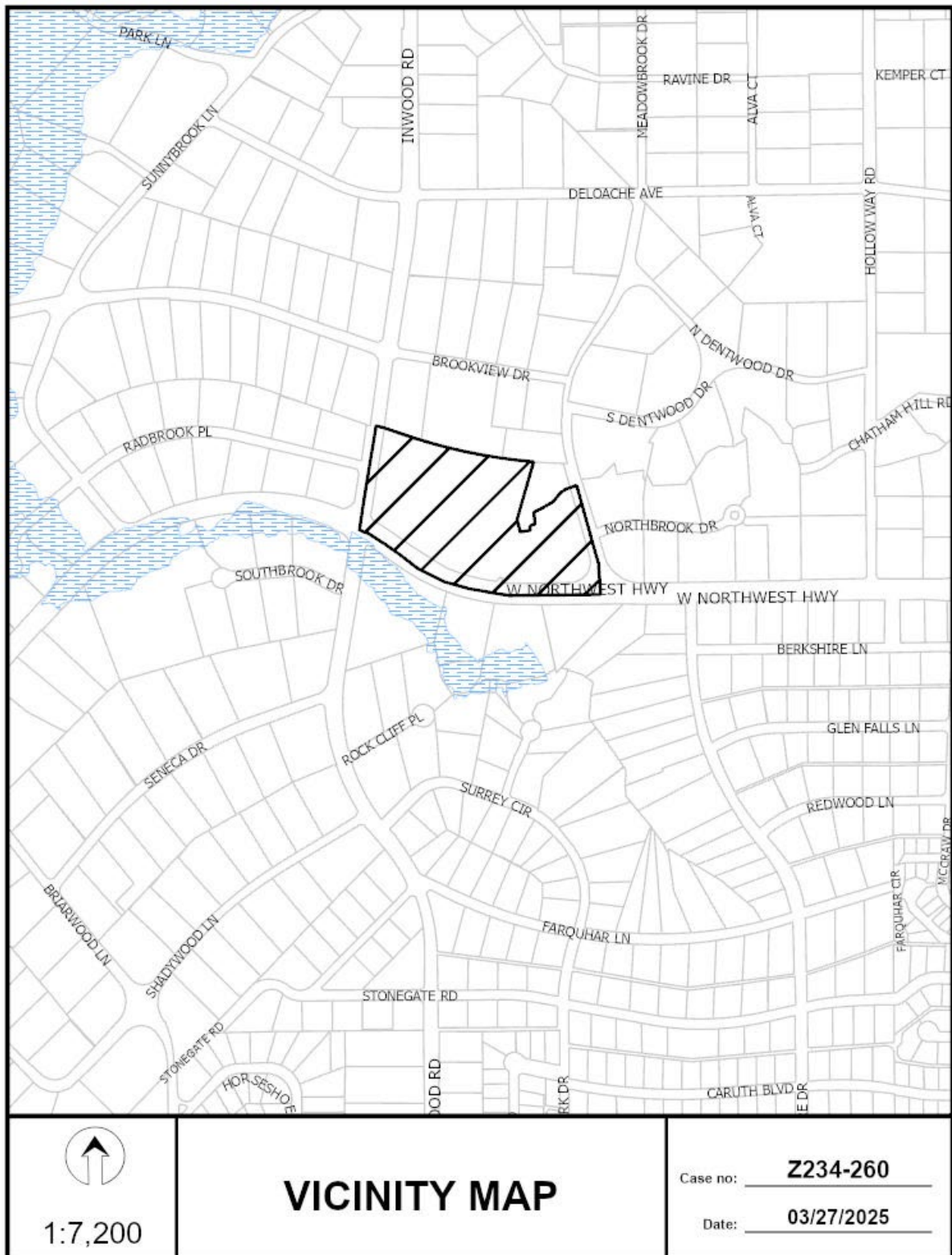
STUDENT SAFETY

- Student safety should always remain paramount. School administration should remind students, parents, and staff continuously throughout the school year of their expectations relative to this traffic management plan.
- School administration should, in the interest of student safety, review traffic operations and address any problems concerning this traffic management plan, and identify solutions.
- Per the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle when a school zone speed restriction is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

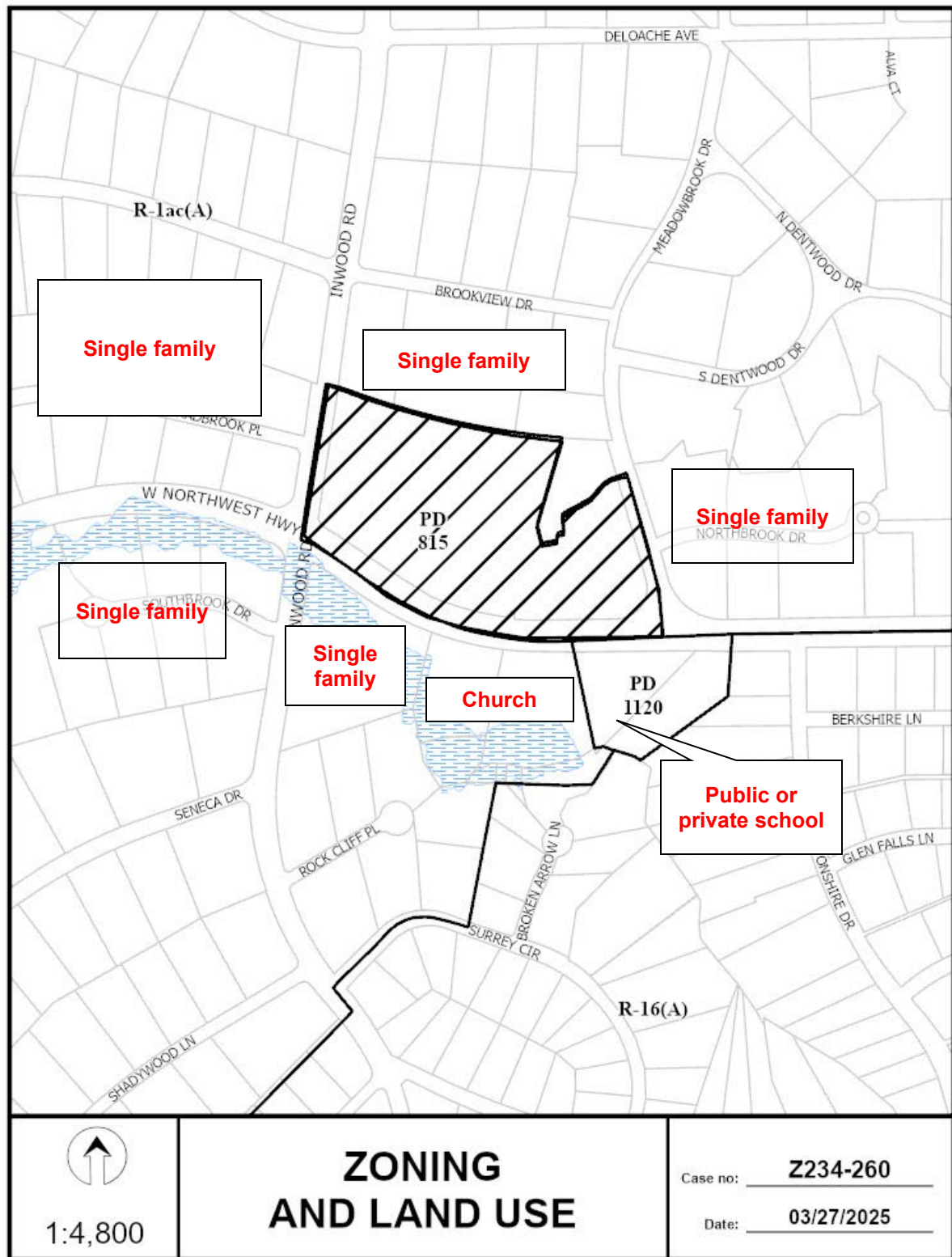
Full cooperation of all school staff members, students, and parents is crucial to the execution of a successful traffic management plan and systematic queues. Proper training of the school staff on the duties and expectations of this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. School administration should review the details of this TMP regularly to confirm its effectiveness.

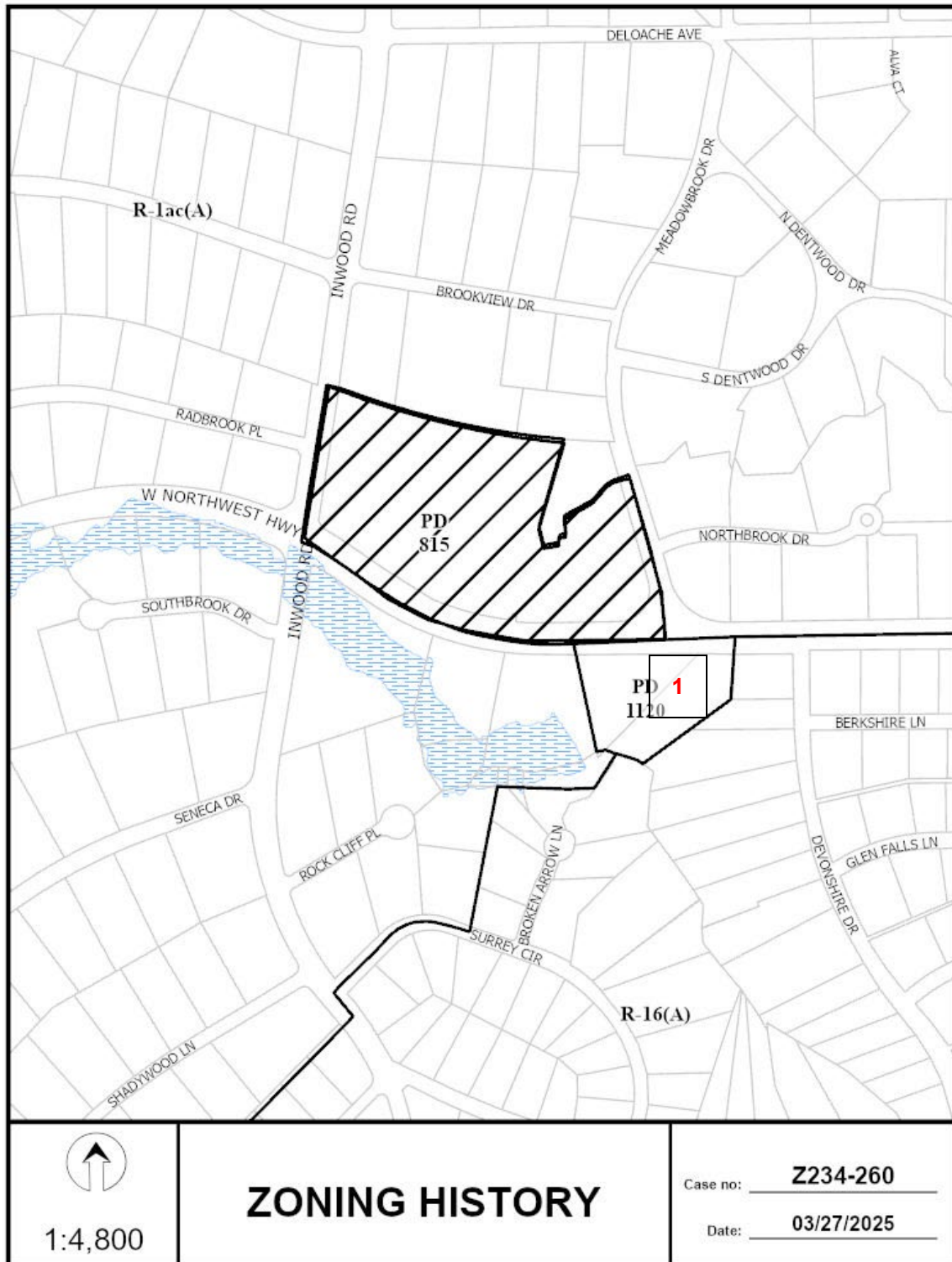
END OF MEMO

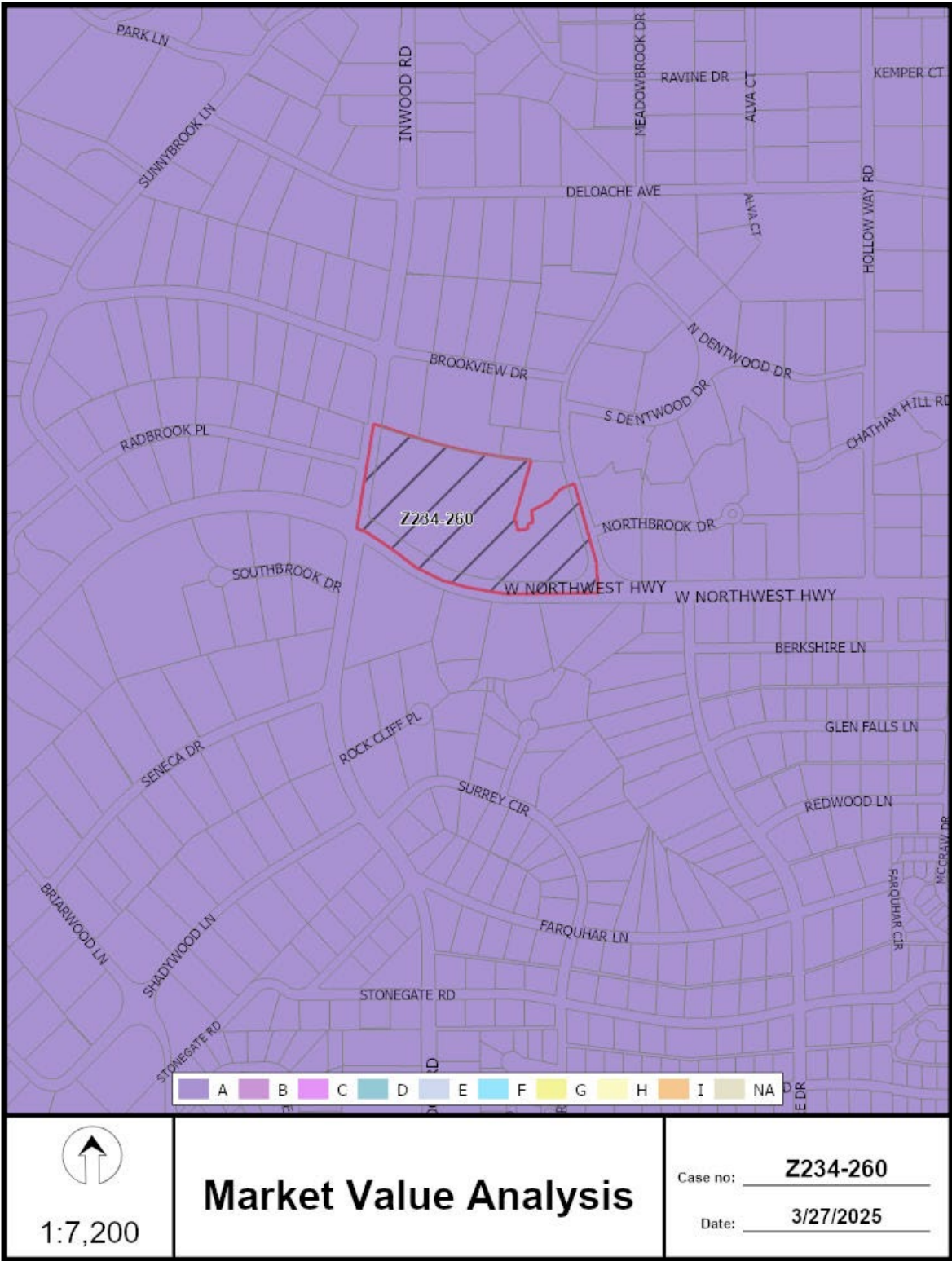


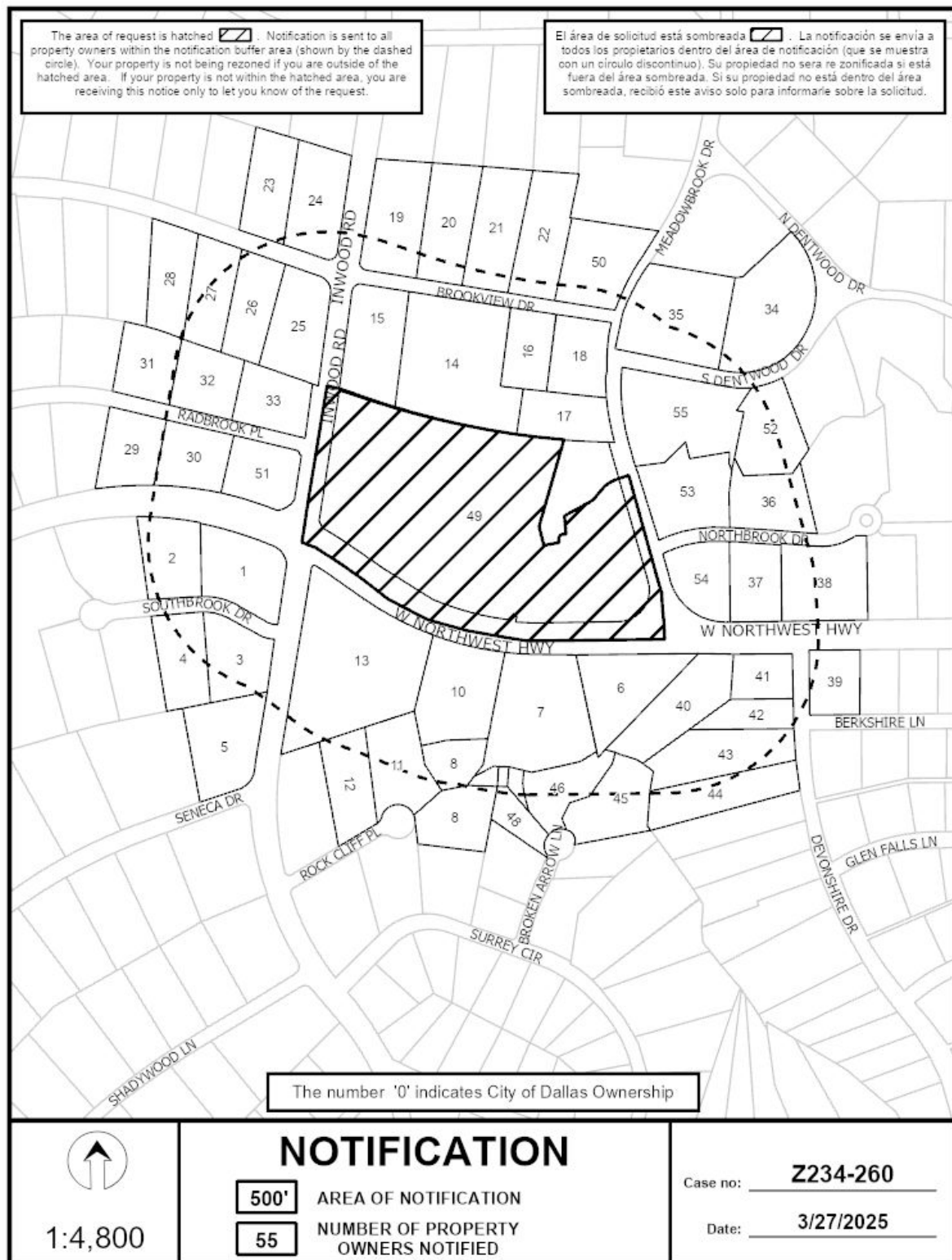












03/27/2025

Notification List of Property Owners***Z234-260******55 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5131 SOUTHBROOK DR	ASHFAQ RAHEELA &
2	5121 SOUTHBROOK DR	WOOD BRADY K & MEGAN M
3	5130 SOUTHBROOK DR	BROOKS BENJAMIN A III & KATHLEEN H
4	5120 SOUTHBROOK DR	ESLAMBOLTCHI FARHAD &
5	5151 SENECA DR	DAVE TIAOHUA L N &
6	5414 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS
7	5324 W NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
8	9004 W NORTHWEST HWY	SHANAHAN DENNIS J
9	9004 W NORTHWEST HWY	AINSCOW DONALS G &
10	5324 W NORTHWEST HWY	LOVERS LN UNITED METH CH
11	5335 ROCK CLIFF PL	SALE STREET CAPITAL LLC
12	5323 ROCK CLIFF PL	GOGEL BRIAN M &
13	9122 INWOOD RD	LGL 5X5 TRUST THE &
14	5128 BROOKVIEW DR	MUNSON DAVID M LIVING TRUST
15	5100 BROOKVIEW DR	FENN BILL & CHRISTINE
16	5206 BROOKVIEW DR	CAO MATAO & YAOYAO
17	9245 MEADOWBROOK DR	HOLL DAVID BRUCE MANAGEMENT TRUST &
18	5226 BROOKVIEW DR	HOLL DAVID BRUCE MANAGEMENT TR &
19	5103 BROOKVIEW DR	POSTON GEORGE
20	5127 BROOKVIEW DR	KRUGER DAVID S & BRIANNA P
21	5139 BROOKVIEW DR	GENEVERWATLING DAVID C &
22	5205 BROOKVIEW DR	PASTORA MELISSA PRATT
23	5015 BROOKVIEW DR	CLAY DAVID GARY & KIMBERLY WILLS
24	5033 BROOKVIEW DR	SULAKHE DEEPAK P & PREETHI D
25	5038 BROOKVIEW DR	NETTUNE GREGORY R & RACHAL E
26	5026 BROOKVIEW DR	WILLIAMS FAMILY REVOCABLE

03/27/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5012 BROOKVIEW DR	5012 BROOKVIEW LLC
28	4938 BROOKVIEW DR	HURLEY MARK P
29	5110 RADBROOK PL	SHANAA ADHAM & ROSARIO
30	5120 RADBROOK PL	COOK A DAVID LIVING TRUST
31	5109 RADBROOK PL	ANDERSON DAVID J & KRISTEN
32	5119 RADBROOK PL	NAYEB NASER
33	5129 RADBROOK PL	ELLIEJETT TRUST
34	5335 S DENTWOOD DR	SLW 2022 FAMILY TRUST
35	5315 S DENTWOOD DR	SSE QUALIFIED PERSONAL
36	5433 NORTHBROOK DR	THOMPSON JOE C JR
37	5430 NORTHBROOK DR	IVY CHRISTOPHER M &
38	5444 NORTHBROOK DR	NIE INVESTMENTS LLC
39	5711 BERKSHIRE LN	WYNNE JOAN J FAMILY LIVING TRUST
40	5500 W NORTHWEST HWY	COMPASS SCHOOL OF TEXAS THE
41	9143 DEVONSHIRE DR	AP WEALTH MANAGEMENT LLC
42	9139 DEVONSHIRE DR	COFFMAN ALESIA KAYE
43	9131 DEVONSHIRE DR	CINDY LYNN DEVONSHIRE LLC
44	9123 DEVONSHIRE DR	WILSON ADDISON III
45	9030 BROKEN ARROW LN	JONES JEFFREY L & PATTIE M
46	9035 BROKEN ARROW LN	JONESROHRER LIVING TRUST THE
47	9035 BROKEN ARROW LN	AINSCOW DONALD G
48	9029 BROKEN ARROW LN	AINSCOW DONALD G &
49	9200 INWOOD RD	LOVERS LANE UNITED
50	9301 MEADOWBROOK DR	SCHULTZ BRIAN & VIRGINIA M
51	5130 RADBROOK PL	PEDDECORD TIMOTHY M &
52	5330 S DENTWOOD DR	HALLAM FANCHON & HOWARD
53	9230 MEADOWBROOK DR	BENNERS FREDERICK H JR
54	5420 NORTHBROOK DR	MAHONEY MICHAEL H
55	9250 MEADOWBROOK DR	REESE FAMILY TRUST THE



City of Dallas

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

Agenda Information Sheet

File #: 25-1204A

Item #: 6.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street.

Staff Recommendation: **Approval.**

Applicant: Tayari K Bluitt

Planner: Liliana Garza

Council District: 7

Z234-267(LG)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Liliana Garza

FILE NUMBER: Z234-267(LG) **DATE FILED:** June 26, 2024

LOCATION: East corner of Carlton Garrett Street and Easley Street.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 17,845 sq. ft. **CENSUS TRACT:** 48113020800

OWNER: Blue Martin Estates, LLC

APPLICANT: Tayari K. Bluitt

REQUEST: An application for an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow single-family development.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT NO. 595

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned NC Subdistrict within PD No. 595, the South Dallas/Fair Park Special Purpose District.
- The applicant requests an FRTN Subdistrict to allow single-family development.
- The applicant is proposing to develop lots less than 5,000 square feet; therefore, they request an FRTN Subdistrict because the minimum lot requirement is 3,500 square feet as shown on the development standard section.

Zoning History:

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

1. Z223-232: On January 10, 2024, the City Council recommended approval of an application for an R-5(A) Single Family District on property zoned an NC Neighborhood commercial subdistrict within Planned Development District No. 495, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street; west of Bexar Street.
2. Z223-233: On January 10, 2024, the City Council recommended approval of an application for an R-5(A) Single Family District on property zoned an NC Neighborhood commercial subdistrict within Planned Development District No. 495, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Carlton Garrett Street	Local Street	40 ft.
Easley Street	Local Street	40 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding

roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (1.0) 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, since the application was filed prior to September 26, 2024.

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plan:

Trinity River Corridor Comprehensive Land Use Study

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified

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

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

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

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

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

South Dallas/Fair Park Economic Development Plan

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

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

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

Land Use:

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

Land Use Compatibility:

The area of request is undeveloped and is zoned an NC Subdistrict within PD No. 595. Properties to the northwest, northeast, southeast, and southwest of the area of request are either undeveloped or developed with single family use. Various properties zoned NC Subdistrict within the vicinity are developed with a single-family use.

Although the R-5(A) Subdistrict is in place and surrounds the area of request toward the northwest, an RTN Subdistrict is considered more compatible with the existing housing than what would be developed according to R-5(A) standards. According to arial maps and Dallas County Appraisal District Records, parcels toward the northwest are under 5,000 sq. ft. and some are developed with single family. The RTN Subdistrict will also provide a good transition between the multifamily use within Planned Developed No. 856 on the south and the single family use toward the north.

The Dallas Development Code prescribes that the proposed RTN Subdistrict provides single-family and duplex living and is intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods. The RTN district may be a stand-alone district. The RTN district is a low-intensity district.

Additionally, the RTN Subdistrict would limit the area of request to the Townhouse, Manor House, Single Family House, Civic Building, and Open Space Lot development types. The applicant is requesting to rezone the property to an RTN Subdistrict to allow for the development of single family uses. Therefore, the allowable development types in the proposed RTN are compatible with the surrounding uses.

Development Standards: The following is a comparison chart of the development standards for the current NC Subdistrict and the proposed FRTN Subdistrict.

District	Setback	Min. Lot Area			
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	Front	Side/ Rear		Height	Lot Cov.	Primary Uses
Existing: PD 595 (NC)	0' or 15' ¹	Not required, but if provided must be at least 5' 15' adj. to res.	0.5 FAR	30' 2 stories	40%	Office, retail, personal service
Proposed: PD 595 FRTN	TH: 5/15 MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	TH: 5/15 MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	1,200 per TH unit, 7,000 for duplex (MH), 10,000 for 3- 5 unit MH, min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	2 ½ stories 35' max	80% TH 60% MH, SF, Civ	Allowed Development Types: Townhouse, Manor House, Single Family House, Civic Building, Open Space Lot

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

RTN would require that new development on the subject site include 20 percent transparency, a primary entrance on Carlton Garrett Avenue, and encourage front porches within the front yard setback to be more in character with the surrounding homes.

Landscaping:

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

Parking:

In an RTN District, 1.5 spaces are required per single-family living unit, or three spaces per duplex and no parking reductions are permitted in the RTN District. Tandem parking is allowed for single-family living if they are both assigned to the same dwelling unit¹.

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

Z234-267(LG)

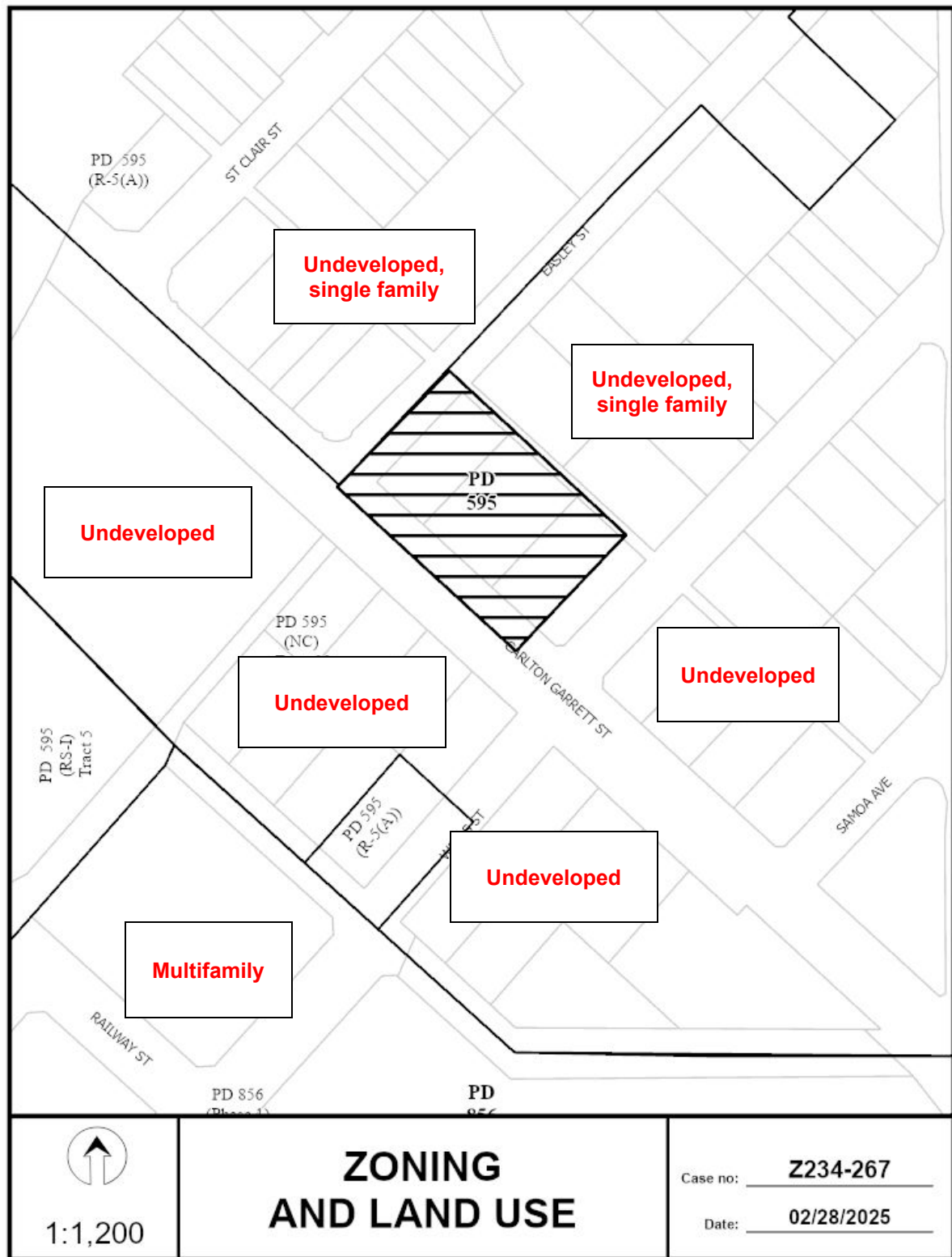
nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within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

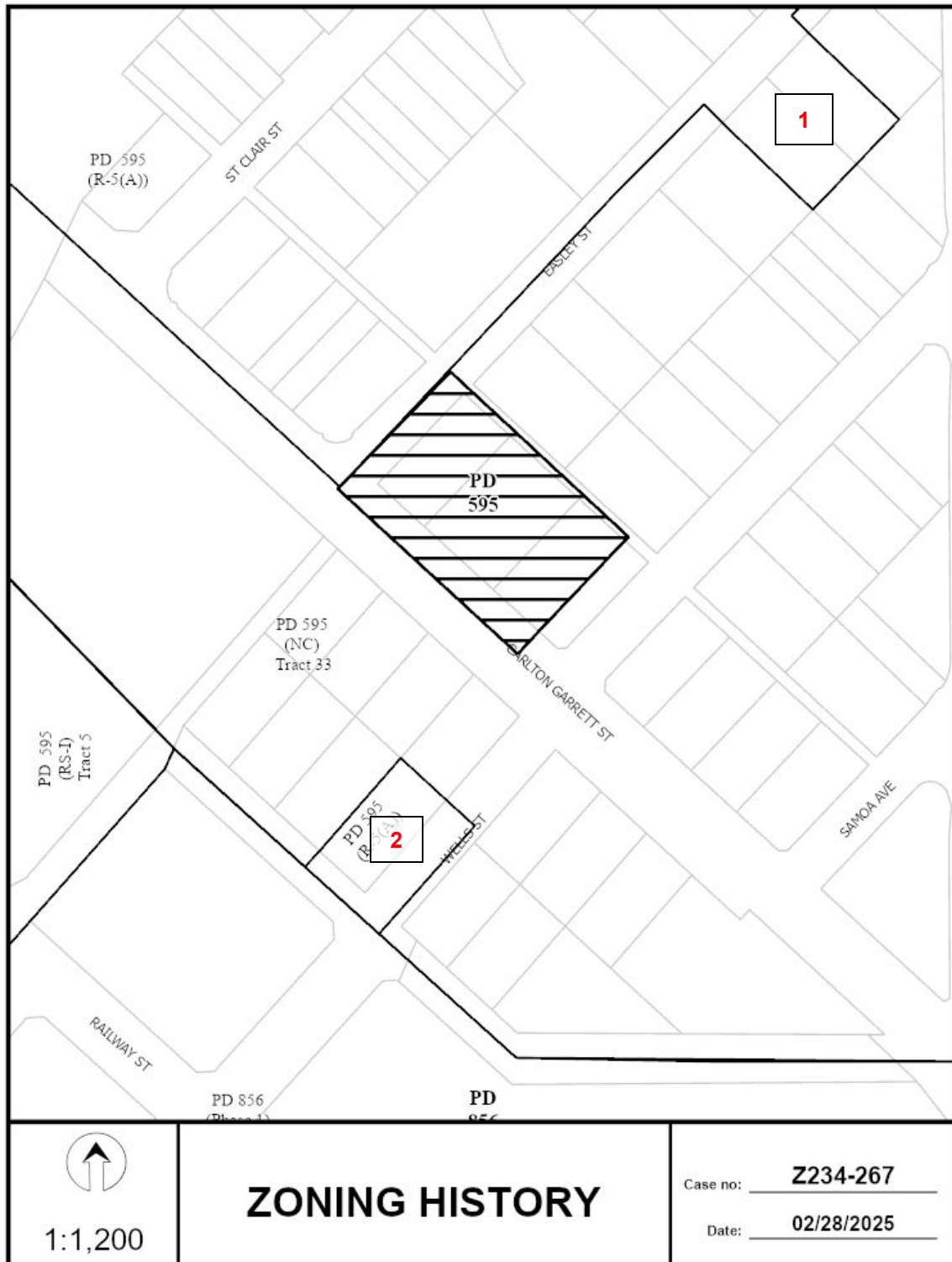
List of Partners/Principals/Officers

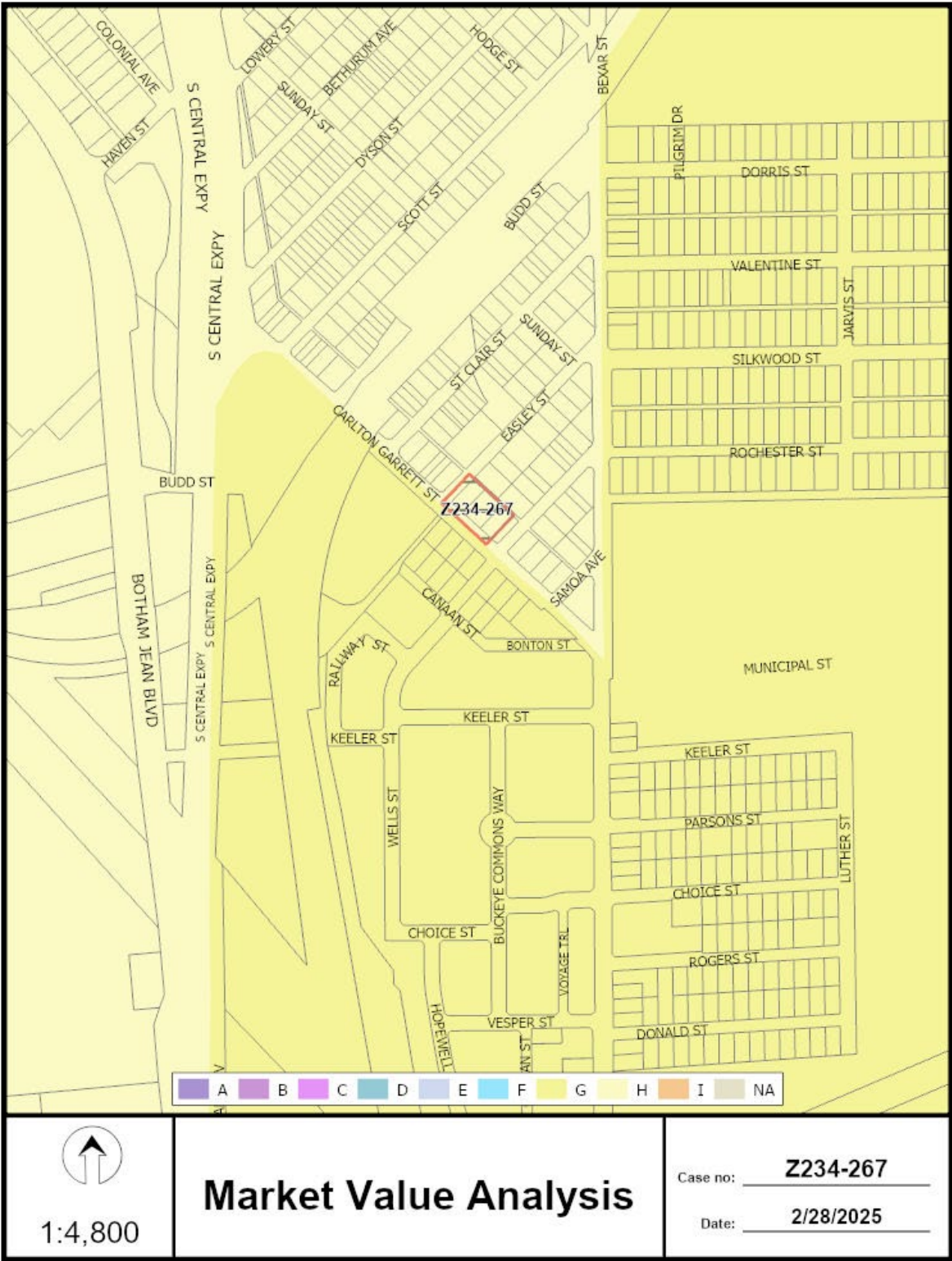
Lisa N. Bluitt
Managing Member & Executive Director

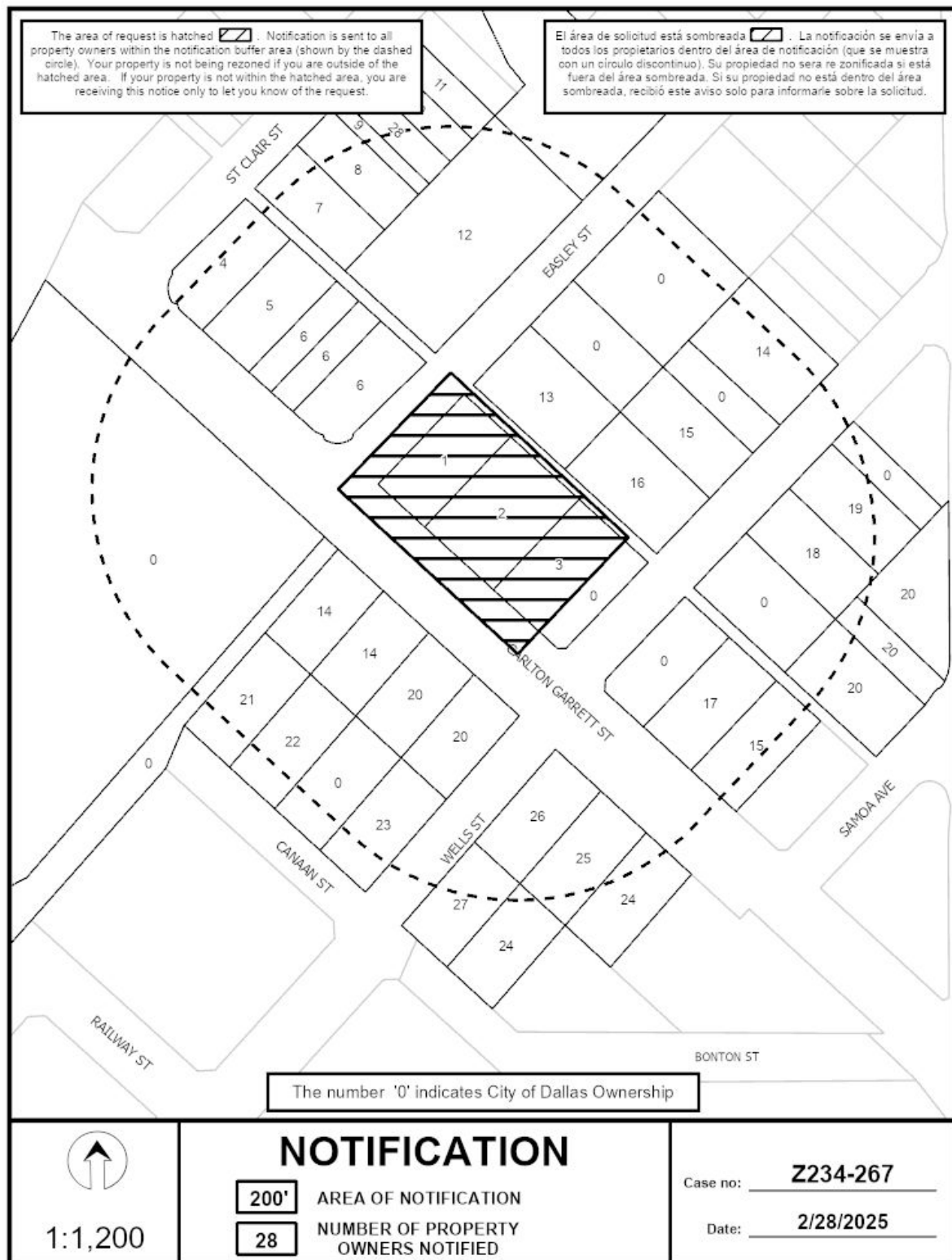
Tayari K. Bluitt
President & Operations











02/28/2025

Notification List of Property Owners***Z234-267******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6200	CARLTON GARRETT STWHITE HAROLD L
2	6204	CARLTON GARRETT STWHITE HAROLD L
3	6248	CARLTON GARRETT STBLUE MARLIN ESTATES LLC
4	6100	CARLTON GARRETT STWRIGHT JAMES E
5	6106	CARLTON GARRETT STMOSSLAMIZADEH ABON
6	6108	CARLTON GARRETT STMDD HOMES LLC
7	2412	ST CLAIR DR CARTER JERRY M
8	2414	ST CLAIR DR RINGWOOD DALE &
9	2416	ST CLAIR DR TOSHO PROPERTIES INVESTMENT
10	2420	ST CLAIR DR SWEENEY L E
11	2422	ST CLAIR DR WARD WILLIAM
12	2417	EASLEY ST MDD HOMES LLC
13	2410	EASLEY ST BENNERS WILL H III &
14	2527	WELLS ST CONFIA HOMES LLC
15	2519	WELLS ST BAAGILU VENTURES LLC
16	2517	WELLS ST VELOZ JOSE ALFREDO HERNANDEZ &
17	6306	CARLTON GARRETT STWARREN IRENE
18	2516	WELLS ST Taxpayer at
19	2522	WELLS ST Taxpayer at
20	2519	SAMOA AVE STRANGE & SONS DEVELOPMENT LLC
21	6216	CANAAN ST MITCHELL CORNELIUS
22	6218	CANAAN ST ARRELLANO YAQUELIN B
23	2405	WELLS ST CTE HOMES LLC
24	6309	CARLTON GARRETT STCITYBUILD COMMUNITY DEVELOPMENT CORP
25	6307	CARLTON GARRETT STCITYBUILD COMMUNITY DEVELOPMENT CORP
26	6301	CARLTON GARRETT STJONES MILLER L

Z234-267(LG)

02/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6302 CANAAN ST	CITYBUILD COMMUNITY DEVELOPMENT CORP
28	2418 ST CLAIR DR	CLAYBURTON EMMA LOIS



City of Dallas

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

Agenda Information Sheet

File #: 25-1205A

Item #: 7.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to PD. No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

Staff Recommendation: **Approval.**

Applicant: FM Village Fixed Rate, LLC; FM Village Facility, LLC; Village Main Street Apartments, LLC; Village Main Street Land, LLC; Dallas Village Green, LLC; PC Village Apts Dallas, LP; J. Blake Pogue

Representative: Roger Albright, Law Offices of Roger Albright, LLC

Planner: LeQuan Clinton

Council District: 9

Z245-111(LC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: LeQuan Clinton

FILE NUMBER: Z245-111(LC) **DATE FILED:** November 5, 2024

LOCATION: Generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 309.77 acres **CENSUS TRACTS:** 48113007909, 48113007910, 48113007912, 48113007915, 48113007916

REPRESENTATIVE: Roger Albright, Law Offices of Roger Albright, LLC

OWNER/APPLICANT: FM Village Fixed Rate, LLC
FM Village Facility, LLC
Village Main Street Apartments, LLC
Village Main Street Land, LLC
Dallas Village Green, LLC
PC Village Apts Dallas, LP
J. Blake Pogue

REQUEST: An application for an amendment to PD. No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards.

SUMMARY: The purpose of the request is to increase the number of hotel units allowed on site, adjust the parking requirement for the allowed outside commercial amusement uses and adjust the signage provisions of the existing PD.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed with existing buildings for housing, retail and office with existing parking lots and green spaces [The Village], on property zoned Planned Development District No. 916 (approx. 309.77 acres in total size).
- Geographically located in Northeastern Dallas, approx. 7 miles from downtown.
- This lot has frontage on East Northwest Highway, Skillman Street, East Lovers Lane and Southwestern Boulevard.
- The purpose of the request is to amend the text of existing Planned Development District No. 916 to modify the allowed number of hotel units on each lot, adjust the parking requirement for the allowed outside commercial amusement uses and adjust the signage provisions of the existing PD.
- Applicant requests a PD amendment.

Zoning History:

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

1. **Z201-156:** On Wednesday, May 12, 2021, the City Council approved an application 1) for a Planned Development District for a private school use and R-7.5(A) Single Family District uses and 2) to terminate Specific Use Permit No. 2114 for a private school use, located on the Northeast corner of East Lovers Lane and Skillman Street.
2. **Z223-335:** On Wednesday, March 27, 2024, the City Council approved an application for an MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay on the southeast line of Abrams Road, between Fisher Road and East Lovers Lane.
3. **Z234-259:** On Wednesday, November 12, 2024, the City Council approved an application for the automatic renewal of Specific Use Permit (SUP) No. 2120 for a private school on property zoned an MU-3(SAH) Mixed Use Standard Affordable Housing District, with Deed Restrictions (Z067-162) on the east line of North Central Expressway, between Park Lane and Blackwell Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Northwest Highway	PA – Principal Arterial	107'
Skillman Street	PA – Principal Arterial	100'
East Lovers Lane	MA – Minor Arterial	100'
Greenville Avenue	PA – Principal Arterial	100'

Traffic:

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

STAFF ANALYSIS:

Active Area Plans:

Dallas TOD Vickery Meadow Area Plan - <https://dallascityhall.com/departments/pnv/Pages/TOD-Vickery-Meadow-station-area-landing-page.aspx>

Important to note the subject property sits just south of the boundaries of the Dallas TOD Vickery Meadow Area Plan.

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Centers Land Use and the City Residential Placetype. This placetype allows the following primary land uses: Multiplex, Apartments and Mixed-Use; in conjunction with secondary land uses including:

Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Lodging, Commercial, Office, Civic/Public Institutional and Utility. The request would be specifically considered the Mixed-Use primary land use.

The City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.

The area of request is an existing mixed-use development consisting of existing residential buildings, existing commercial retail, surface parking lots, open and green space [The Village]. It is important to note, any new developments within this placetype should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area. The request is consistent with Forward Dallas 2.0 as it is an existing mixed-use project that offers the neighborhood variety in housing type and convenience of needed goods and services to residents in the immediate area and community through onsite retail.

Land Use:

	Zoning	Land Use
Site	PD. No. 916	Residential, Retail, Office; [The Village]
North	MU-2(A), MU-3(A), PD. No. 592, MF-2(A) & PD. No. 742	Retail, commercial and multifamily uses
South	MF-1(A), PD. No. 799 & PD. No. 610	Multifamily and retail uses
East	CR, D(A), MF-2(A), R-7.5(A) & PD. No. 1052	Retail and commercial uses, duplex and townhome uses, single-family uses and a church
West	D(A), MU-2(A) & MU-3(A)	Retail and commercial uses.

Land Use Compatibility:

The area of request is currently developed with existing buildings for housing, retail and office with existing parking lots and green spaces [The Village], on property zoned Planned Development District No. 916 (approx. 309.77 acres in total size), located and generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

PD No. 916:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=916>

The applicant proposes amendments to the existing PD No. 916, including modifying the allowed number of hotel units on each lot, adjusting the parking requirement for the allowed outside commercial amusement uses and adjusting the signage provisions of the existing PD.

To the north of the property are multifamily uses and PD. No. 592 with a mix of commercial uses. To the south and east of the property are all residential uses consisting of single family with existing SUP No. 490, multifamily and duplex. To the west of the property are existing PD. No. 73 & 463, as well as MU-2 which is a mix of commercial retail, office and residential uses. With the immediate area being mostly residential uses and the subject site having an existing mixed-use development, staff finds the applicant's request for amendments to the existing PD No. 916 to be appropriate and compatible with the surrounding area.

Landscaping:

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

Parking:

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the existing Planned Development District No. 916.

Market Value Analysis:

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

analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “F” MVA area. To the north are the “F”, “G” and “I” MVA area. To the south are the “B”, “F” and “H” MVA areas. To the east are the “C” and “G” MVA area and to the west is all “A” MVA area.

List of Officers

FM Village Fixed Rate, LLC
FM Village Facility, LLC
Village Main Street Apartments, LLC
J. Blake Pogue, President

Village Main Street Land, LLC
J. Blake Pogue, President

Dallas Village Green, LLC
PC Village Apts Dallas, LP

PROPOSED AMENDED PD CONDITIONS

ARTICLE 916.

PD 916.

The Village Special Purpose District

SEC. 51P-916.101. LEGISLATIVE HISTORY.

PD 916 was established by Ordinance No. 29387, passed by the Dallas City Council on June 25, 2014. (Ord. 29387)

SEC. 51P-916.102. PROPERTY LOCATION AND SIZE.

(a) PD 916 is established on property located between Skillman Street and the Oncor right-of-way east of Greenville Avenue, north of Lovers Lane and south of Northwest Highway. The size of PD 916 is approximately 309.77 acres.

(b) This district is divided into three Subareas: Subarea A, Subarea B, and Subarea C, as shown on the subarea map (Exhibit 916A). (Ord. 29387)

SEC. 51P-916.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) GOURMET MARKETPLACE means a specialty food store that offers grocery items, prepared meals for on and off premise consumption, catered meals, and culinary demonstrations or instruction.

(2) OFF-SITE OPEN SPACE means the portion of the district that is accessible to all occupants of the district, open to the sky, but allows for architectural elements such as colonnades, pergolas, and gazebos.

(3) ON-SITE OPEN SPACE means the portion of a building site that is accessible to all occupants of the building site, open to the sky, but allows for architectural elements such as colonnades, pergolas, and gazebos; and may include multi-use, landscaped parking plazas for pedestrian use.

(4) OPEN SPACE means off-site and on-site open space.

(5) PEDESTRIAN AND/OR BICYCLE CONNECTION means an unobstructed area or path that is a minimum of six feet in width and illuminated to allow for pedestrian and/or bicycle traffic.

(6) PUBLIC STREETS means Amesbury Drive, Caruth Haven Lane, Lovers Lane, Old Town Drive, Shady Brook Lane, Skillman Street, and Southwestern Boulevard.

(7) STOOP means a small porch leading to the entrance of a residential structure.

PROPOSED AMENDED PD CONDITIONS

(8) TANDDEM PARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(9) TRANSPARENCY means the total area of a window and door opening filled with glass, expressed as a percentage of the total facade area by story.

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

(c) This district is considered to be a residential zoning district. (Ord. 29387)

SEC. 51P-916.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 916A: subarea map.
- (2) Exhibit 916B: supplement to building permit application.
- (3) Exhibit 916C: mixed use development parking chart. (Ord. 29387)

SEC. 51P-916.105. CONCEPTUAL PLAN.

A conceptual plan is not required for this special purpose district. (Ord. 29387)

SEC. 51P-916.106. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 29387)

SEC. 51P-916.107. SUPPLEMENT TO BUILDING PERMIT APPLICATION.

Each application for a building permit for new construction must include a tabulation in the form required by Exhibit 916B (supplement to building permit application) which provides, as applicable:

- (1) the proposed number of dwelling units or the proposed floor area of nonresidential uses;
- (2) the existing number of dwelling units or existing floor area of nonresidential uses in all of the subareas on the Property; and
- (3) a calculation that provides sufficient information to verify that the proposed improvements comply with the maximum number of dwelling units, density, floor area, and floor area ratio requirements of this article. (Ord. 29387)

PROPOSED AMENDED PD CONDITIONS

SEC. 51P-916.108.

MAIN USES PERMITTED.

(a) Subarea A. Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP. Residential adjacency review (RAR) and development impact review (DIR) are not required.

(b) Subareas B and C. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production. *[Limited to community garden.]*

(2) Commercial and business service uses.

-- Building repair and maintenance shop.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Community service center.

(5) Lodging uses.

-- Extended stay hotel or motel. ~~*[Subarea C only. No more than 80 guest rooms permitted.]*~~

-- Hotel or motel. ~~*[Subarea C only. No more than 80 guest rooms permitted.]*~~

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area.

PROPOSED AMENDED PD CONDITIONS

- (9) Residential uses.
- Multifamily.
 - Retirement housing.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Convenience store with drive-through.
 - Dry cleaning or laundry store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Gourmet marketplace. *[Accessory seating area is permitted.]*
 - Liquor store.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Surface parking.
 - Theater.
- (11) Transportation uses.
- Private street or alley.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
- (12) Utility and public service uses.
- Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed.
- (13) Wholesale, distribution, and storage uses.
- Mini-warehouse.
 - Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(Ord. 29387)

SEC. 51P-916.109.

ACCESSORY USES.

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

PROPOSED AMENDED PD CONDITIONS

(b) This district is considered one lot for uses accessory to a residential main use. (Ord. 29387)

SEC. 51P-916.110. 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.

(1) Density. Maximum number of units for Subareas A, B, and C combined is 12,360.

(2) Residential proximity slope. The residential proximity slope provisions of Section 51A-4.125(f)(4)(E)(i) apply only if the site of origination is zoned an R or R(A) Single Family District, and is developed with a single family use before June 25, 2014.

(b) Subarea A.

(1) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(2) Lot coverage. Subarea A is considered one lot for purposes of calculating lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(c) Subareas B and C.

(1) Front yard.

(A) Except as provided in this subsection, no minimum front yard is required.

(B) Minimum front yard on Lovers Lane, Amesbury Drive, Southwestern Boulevard, Caruth Haven Lane, and Shady Brook Lane is 10 feet.

(2) Side and rear yard. No minimum side or rear yard is required.

(3) Encroachments. Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front yard. Unenclosed balconies, unenclosed patios, and stoops may project up to six feet into the required front yard, provided the width of the encroachment is not greater than 12 feet.

(4) Floor area.

(A) Residential uses. No maximum floor area.

(B) Non-residential uses.

(i) Except as provided in this subparagraph, the total maximum floor area for all nonresidential uses combined is 600,000 square feet.

(ii) In Subarea B, the maximum floor area for an individual retail or

PROPOSED AMENDED PD CONDITIONS

personal service use is 10,000 square feet.

(5) Height.

(A) Subarea B. Maximum structure height is 70 feet.

(B) Subarea C. Maximum structure height is 160 feet.

(C) Projections. Parapet walls, mechanical equipment, and related structures may project a maximum of four feet above the maximum structure height.

(D) Lighting. Lighting for athletic fields and tennis courts may not exceed 60 feet in height.

(6) Lot coverage.

(A) In general. Each subarea is considered one lot for purposes of calculating lot coverage.

(B) Subarea B. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(C) Subarea C. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size is required.

(8) Stories. No maximum number of stories. (Ord. 29387)

SEC. 51P-916.111.

OFF-STREET PARKING AND LOADING.

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

(b) Commercial Amusement (outside). For a Commercial Amusement (outside) use in Subarea C. **No off-street parking is required for the first 40,000 square feet of this use. Thereafter,** the off-street parking requirement **shall be** one space per 500 square feet of floor area, plus one space per 1,000 square feet of site area exclusive of parking area.

(c) Light rail parking reduction.

(1) For a nonresidential use located within 1,320 feet of a DART light rail station, required parking may be reduced by 20 percent if an enhanced sidewalk is provided between the non-residential use and the DART light rail station.

(2) The enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

PROPOSED AMENDED PD CONDITIONS

(3) In this district, distance to a DART light rail station is calculated using a straight line from the nearest point of the DART light rail station to the nearest point of the building site containing a nonresidential use.

(d) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 916C).

(B) For purposes of this subsection, mixed use development means one or more buildings on a single building site containing at least one residential use and one nonresidential use.

(C) The off-street parking reduction may only be used if the parking is located on the same building site as the mixed use development.

(D) The off-street parking reduction may be used in combination with other parking reductions, except that the required parking for a mixed use development may not be reduced by more than 30 percent.

(2) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(A) The standard parking requirements for each use in the mixed use development must be calculated.

(B) The parking demand for each use must then be determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times a day.

(C) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the mixed use development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the mixed use development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(e) Tandem parking.

(1) Tandem parking is permitted for residential uses only.

(2) Two parking spaces in tandem must have a combined minimum dimension of nine feet in width by 34 feet in length.

(3) Up to 50 percent of the total required parking spaces may be tandem.

PROPOSED AMENDED PD CONDITIONS

(4) Both parking spaces in a tandem parking space must be assigned to the same unit.

(5) Tandem parking may not be used for guest parking.

(f) Location of parking spaces.

(1) In Subarea A, off-street parking is prohibited within 25 feet of Skillman Street.

(2) Along public street frontages, no more than two rows of off-street parking may be located between the sidewalk and building facade. (Ord. 29387)

SEC. 51P-916.112. ON-STREET PARKING.

(a) On-street parking reduction. Except as provided in this subsection, any on-street parking spaces may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(1) 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 of a mixed use project.

(2) 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 it 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 a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(b) Striping. On-street parking must be striped in accordance with standard city specifications. (Ord. 29387)

SEC. 51P-916.113. URBAN DESIGN STANDARDS FOR PUBLIC STREET FRONTAGES.

(a) Sidewalks.

(1) A minimum six-foot-wide sidewalk with at least four feet of unobstructed width must be provided along all public street frontages. Tree grates do not count toward the minimum unobstructed sidewalk width.

(2) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(b) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each public street frontage:

(1) benches;

PROPOSED AMENDED PD CONDITIONS

(2) trash receptacles; and

(3) bicycle racks.

(c) Facade wall changes.

(1) Public street-facing facades must have a building articulation with a minimum depth of one foot for every 75 feet of length.

(2) A minimum of two different facade materials must be provided on each public street-facing facade.

(d) Transparency.

(1) For a building with nonresidential uses, public street-facing facades must have a minimum transparency of 50 percent.

(2) For a building with only residential uses and uses accessory to residential uses, public street-facing facades must have a minimum transparency of 30 percent.

(e) Ground floor dwelling units.

(1) A minimum of 50 percent of ground floor dwelling units facing a public street must have individual entries that access the public street and must have an improved path connecting to the sidewalk. Individual entries may be gated and private yards fenced if the fencing is at least 50 percent open.

(2) Stoops and/or porches at each public street-facing, ground floor dwelling unit are encouraged.

(f) Retail and personal service entry. Retail and personal service uses may not have a front entry facing Lovers Lane or Skillman Street.

(g) Connectivity.

(1) In Subarea B, a pedestrian and/or bicycle connection via sidewalk, crosswalk, trail, or a combination of these connections must be provided from every building site to Subarea C, and to the sidewalk on Lovers Lane.

(2) In Subarea C, a pedestrian and/or bicycle connection via sidewalk, crosswalk, trail, or a combination of these connections must be provided from every building site to Subarea B, and to the sidewalk on Lovers Lane.

(3) Pedestrian and/or bicycle connections may be located in Subarea A and may be located within the public right-of-way.

(4) If an off-site, publicly accessible hike and bike trail abuts a building site within this district at the time of submittal of a site plan, as required by Section 51P-916.116, a pedestrian and/or bicycle connection to the trail must be shown on the site plan for that building site.

(5) Trails and other pedestrian and/or bicycle connections may be located within the floodplain and must be constructed of a permeable, all-weather surface. Building permits may be issued for the construction of trails and other pedestrian and/or bicycle improvements regardless of whether the trail or other pedestrian and/or bicycle improvements are located on a building site.

PROPOSED AMENDED PD CONDITIONS

(6) Sidewalks, crosswalks, trails, or bicycle paths within the public right-of-way may be used to satisfy the requirements in this section. (Ord. 29387)

SEC. 51P-916.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29387)

SEC. 51P-916.115. LANDSCAPING AND TREE MITIGATION.

(a) In general. Except as provided in this section, landscaping and tree mitigation must be provided in accordance with Article X.

(b) Northwest Highway street trees. Along Northwest Highway, street trees must be located on the Property within 20 feet of the Property line.

(c) Parkway trees. Trees planted in the parkway may be counted toward the tree replacement requirements in Article X.

(d) Tree mitigation. An existing healthy, protected, large tree, with a caliper of 16 inches or greater, that is preserved, may reduce the number of replacement inches by a factor of 0.5. For example, a tree with a caliper of 16 inches that is preserved reduces the tree replacement requirement eight inches. Trees must be protected before and during construction with the minimum standards approved by Article X. To qualify for a reduction in the number of replacement trees, the building official must determine that the tree protection requirements in Article X have been met.

(e) Skillman Street landscape buffer.

(1) In Subarea A, a 25-foot landscape buffer must be maintained along Skillman Street.

(2) The landscape buffer must include a berm, with a minimum of two feet and a maximum of four feet in height and irregular vertical and horizontal contours.

(3) Driveways, visibility triangles, streets, and related improvements are permitted within the landscape buffer.

PROPOSED AMENDED PD CONDITIONS

(f) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owner or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

PROPOSED AMENDED PD CONDITIONS

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. 29387)

SEC. 51P-916.116. OPEN SPACE.

(a) A minimum of four percent of a building site must be maintained as open space.

(b) In addition, one square foot of on-site or off-site open space must be provided for every 20 square feet of floor area on the building site. Fractions of open space are rounded up to the next whole number. Open space existing at the time of application for a building permit may be included in the calculation of the open space requirement.

(c) Compliance with the open space requirement must be shown on a site plan and demonstrated at the time of application for any building permit for new construction. The site plan must include a calculation of any off-site open space used to meet the requirements of this section, and this calculation must be updated on all subsequent site plans to ensure that no off-site open space is used more than once to satisfy a building site open space requirement. (Ord. 29387)

SEC. 51P-916.117. SIGNS.

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

PROPOSED AMENDED PD CONDITIONS

(b) Except as provided in this section, signs for nonresidential uses must comply with the requirements for business zoning district in Article VII.

(c) Non-monument signs are prohibited. (Ord. 29387)

(d) There are no restrictions on the size or location of nonresidential signs in Subarea C which are located on private property and/or located along a private drive and which are not visible from a public street.

SEC. 51P-916.118. ADDITIONAL PROVISIONS.

(a) Motor vehicle access to Skillman Street through Subarea A is prohibited, except as required by the city.

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

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 29387)

SEC. 51P-916.119. COMPLIANCE WITH CONDITIONS.

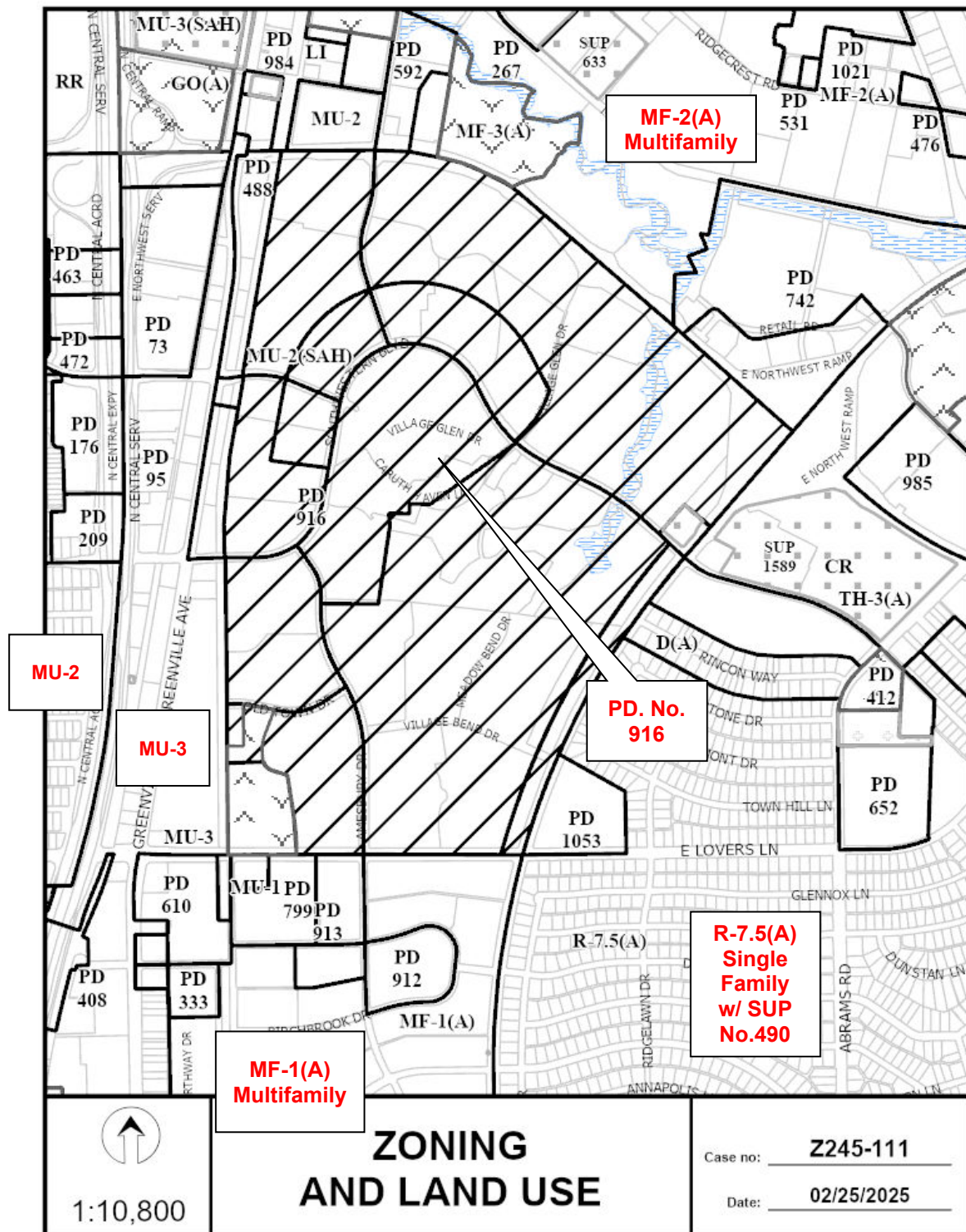
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

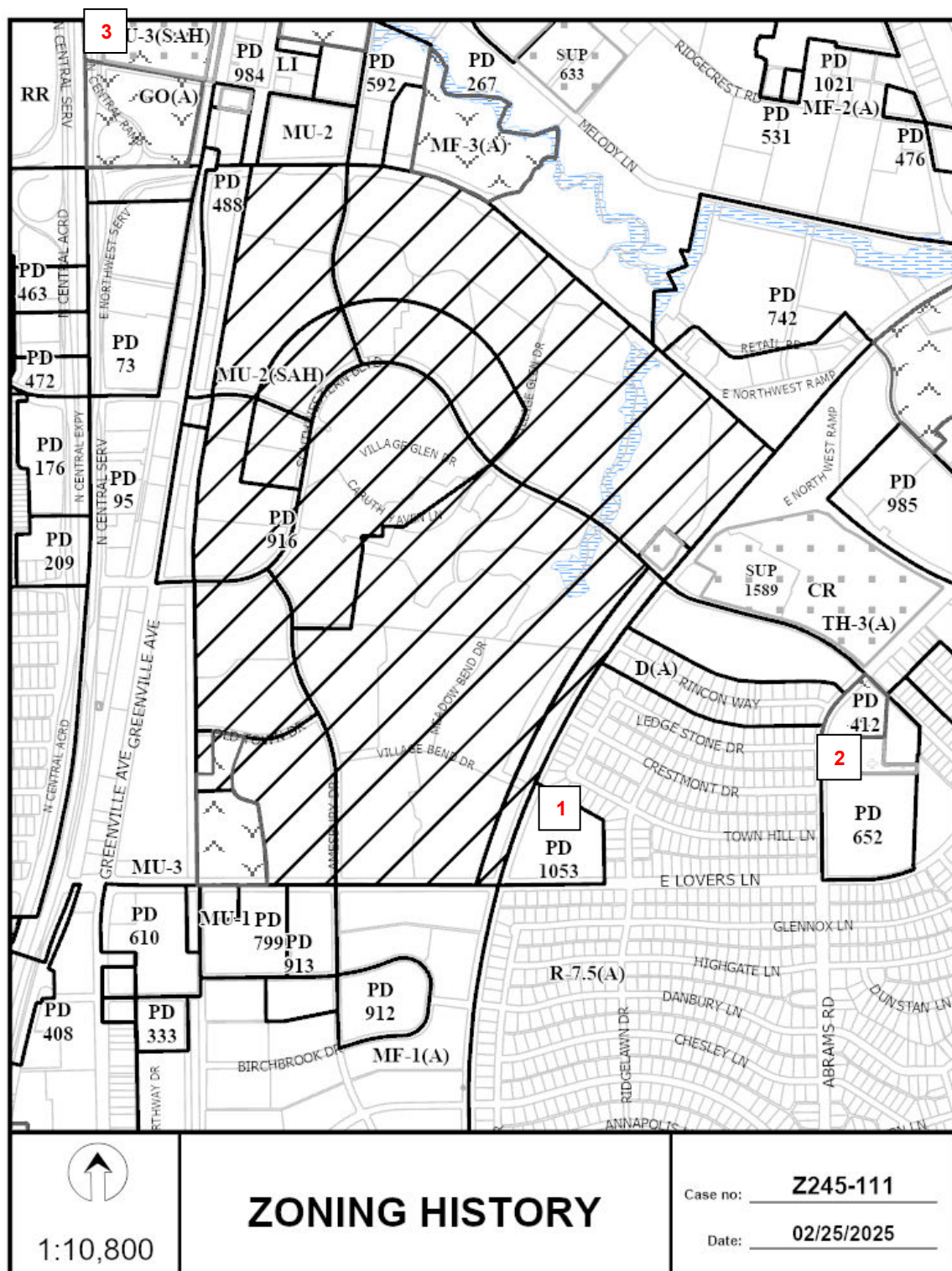
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29387)

APPLICANT'S PROPOSED DEVELOPMENT PLAN

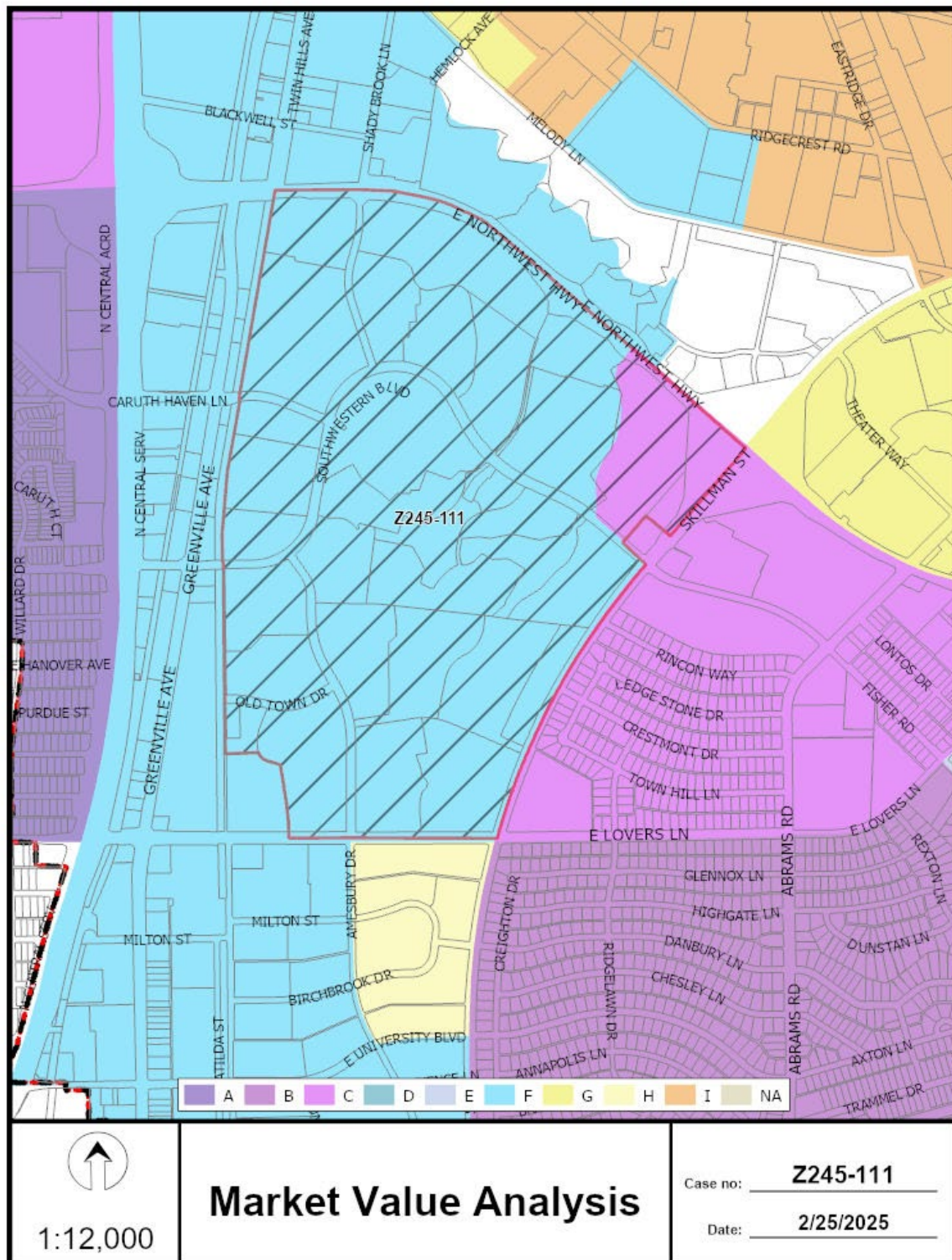
As per PD 916.106, no Development Plan is required

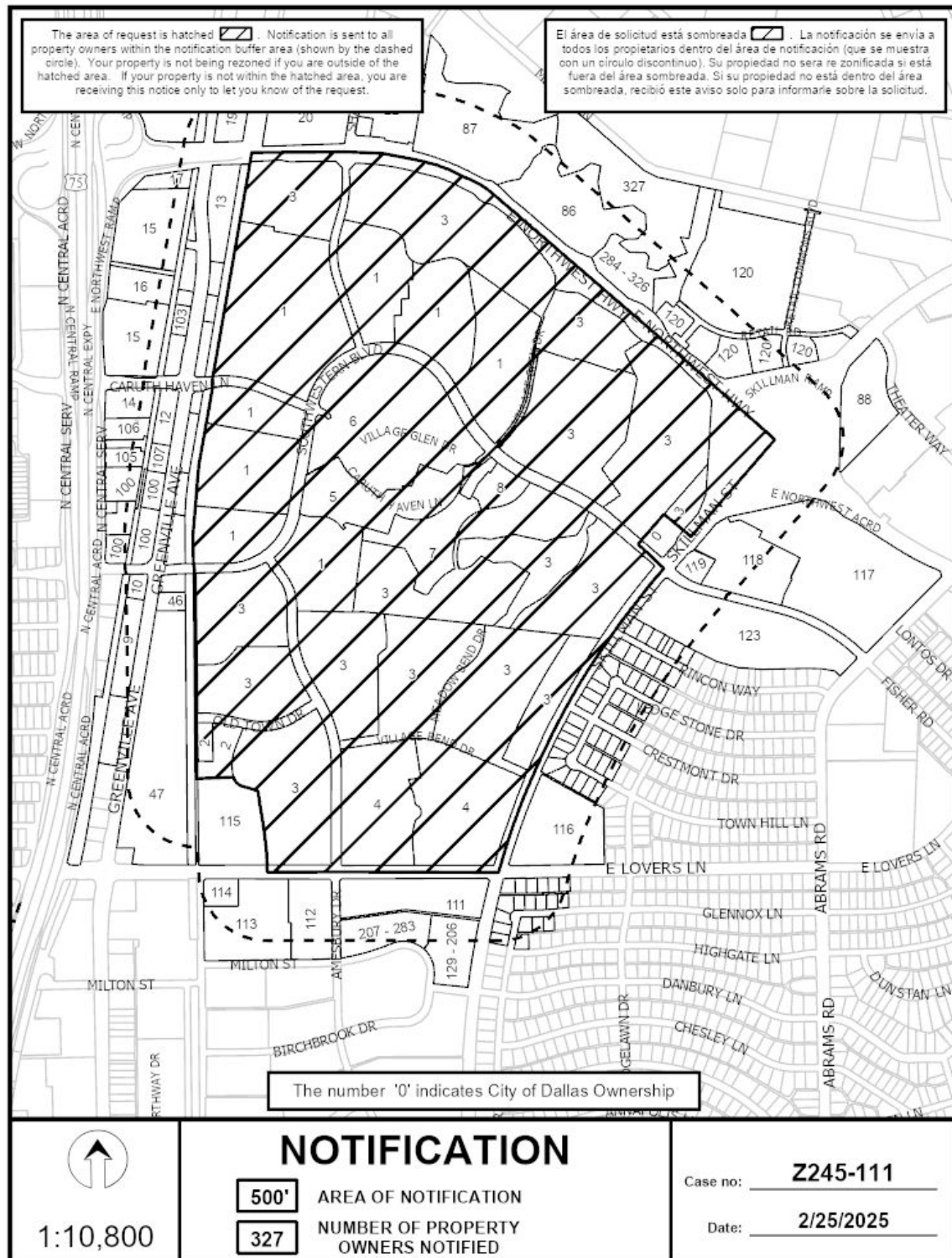






Z245-111(LC)





02/25/2025

Notification List of Property Owners***Z245-111******327 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8131	SOUTHWESTERN BLVD FM VILLAGE FACILITY LLC
2	5904	OLD TOWN DR PC VILLAGE APTS DALLAS LP
3	5349	AMESBURY DR FM VILLAGE FIXED RATE LLC
4	5350	AMESBURY DR DALLAS VILLAGE GREEN LLC
5	5625	VILLAGE GLEN DR VILLAGE MAIN STREET APARTMENTS LLC
6	8310	SOUTHWESTERN BLVD VILLAGE MAIN STREET LLC
7	8310	SOUTHWESTERN BLVD VILLAGE MAIN STREET LAND LLC
8	8610	SOUTHWESTERN BLVD PC VILLAGE APTS DALLAS LP
9	5757	GREENVILLE AVE TEXAS CENTRAL CONTROL LLC
10	5809	GREENVILLE AVE CENTRAL CONTROL COMPANY
11	5601	GREENVILLE AVE GREENS VILLE ACQUISITION
12	6103	GREENVILLE AVE CARUTH H LTD
13	6500	GREENVILLE AVE LILIUM GVP LLC
14	8080	N CENTRAL EXPY 8080 NCX TEXAS LLC
15	8150	N CENTRAL EXPY FCAW CC PROPCO LLC
16	8250	N CENTRAL EXPY BLACK FOREST CC HOTEL LLC
17	5600	E NORTHWEST HWY RODDIMEYER III LLC
18	6162	GREENVILLE AVE PC VILLAGE APTS DALLAS LP
19	5701	E NORTHWEST HWY EXTRA SPACE PROPERTIES 124 LLC
20	5801	E NORTHWEST HWY HALF PRICE BOOKS RECORDS
21	5827	BLACKWELL ST WILLOWOOD PORTFOLIO E LLC
22	5905	E NORTHWEST HWY BOOKMARK LLC
23	6109	HIGHGATE LN PINO CARLOS J & ANNALY M
24	6122	GLENNOX LN LOVE AMY PROETZ
25	6116	GLENNOX LN Taxpayer at
26	6108	GLENNOX LN FORREST JERRY & JEANNIE

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5105 CREIGHTON DR	SAGE OAK HOLDINGS II LLC
28	5111 CREIGHTON DR	RUTHERFORD PAUL & BARBARA
29	5119 CREIGHTON DR	MU AUSTIN L P
30	5123 CREIGHTON DR	WYMAN ROBERT &
31	6105 GLENNOX LN	PAULINO JOSE & NAOMI L
32	6111 GLENNOX LN	WYATT JOHN ROBERT &
33	6117 GLENNOX LN	VAUGHN JAMES O & PATSY
34	6123 GLENNOX LN	METW HOLDINGS LLC
35	6129 GLENNOX LN	SILVER GABRIELA
36	6136 E LOVERS LN	BURNS DAVID LEITER
37	6130 E LOVERS LN	ORSOY SELIN
38	6124 E LOVERS LN	LAI WENDY
39	6118 E LOVERS LN	BLACK JOHN KEITH
40	6112 E LOVERS LN	CHOI MARGOT BLAIR & BRIAN JOHN
41	6106 E LOVERS LN	DAVIS TIMOTHY
42	5700 E LOVERS LN	ONCOR ELECRC DELIVERY COMPANY
43	5700 E LOVERS LN	ONCOR ELECRC DELIVERY COMPANY
44	5700 E LOVERS LN	ONCOR ELECRC DELIVERY COMPANY
45	5858 GREENVILLE AVE	SOUTHWESTERN CORNER DEV
46	5800 GREENVILLE AVE	SOUTHWESTERN CORNER DEV
47	5500 GREENVILLE AVE	WPF OPERATING LLC
48	5960 GREENVILLE AVE	MCDONALDS CORP
49	6050 GREENVILLE AVE	6050 GREENVILLE RETAIL
50	6110 GREENVILLE AVE	CARUTH RESIDENTIAL PARTN
51	6120 TOWN HILL LN	TUBB FRANCES
52	6114 TOWN HILL LN	Taxpayer at
53	6108 TOWN HILL LN	RITTER ALEXANDRA E
54	6102 TOWN HILL LN	BOYINGTON KELLY RENEE
55	6100 TOWN HILL LN	FINE JAMES TIM & REBECCA A
56	5407 LEDGESTONE DR	WIEGERT JAMES S & MAUREEN O
57	5411 LEDGESTONE DR	HERLING MEGAN MARLE &

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5415 LEDGESTONE DR	MILLS MITCHELL &
59	5421 LEDGESTONE DR	QUIJADA EDGAR
60	5427 LEDGESTONE DR	MIKUS TIMOTHY AUGUST
61	5433 LEDGESTONE DR	FERRELL JOHN & DAWNA
62	6121 TOWN HILL LN	MCLEAN EMMA DELANEY &
63	6115 TOWN HILL LN	JANOUSEK GEORGIA ANN LIFE EST
64	6109 TOWN HILL LN	SCHAUB WILLIAM G & PATRICIA M
65	6103 TOWN HILL LN	GRIFFITH CATHLEEN
66	6120 CRESTMONT DR	LAHAT GAL
67	6126 CRESTMONT DR	LAITINEN MICHELLE TENCLEVE &
68	6132 CRESTMONT DR	MARTINEZ MARIA TERESA
69	6138 CRESTMONT DR	MCCRAW CHANCE BRIAN &
70	6139 CRESTMONT DR	DEMURO CHARLES W
71	6133 CRESTMONT DR	POLMA GEOFFREY R & GERDA L
72	6123 CRESTMONT DR	ANTHONY JAMES T &
73	5530 LEDGESTONE DR	ADLER BOAZ N & LAHAT GAL
74	5536 LEDGESTONE DR	LEE GREGORY R &
75	5540 LEDGESTONE DR	KIMBELL CHRISTOPHER H & TINA C
76	5546 LEDGESTONE DR	KRAUSE BARRY W
77	5547 LEDGESTONE DR	VAIL ELIZABETH ANN &
78	5543 LEDGESTONE DR	DOZIER DOAK WILSON
79	5537 LEDGESTONE DR	SOMODEVILLA NANCY ANN ARKO &
80	5533 LEDGESTONE DR	STANZEL PAUL H & MARIAN E
81	5527 LEDGESTONE DR	ALEXANDER TYLER &
82	5523 LEDGESTONE DR	GREEN FOSTER
83	5519 LEDGESTONE DR	KIRBY SHIRLEY M EST OF
84	5515 LEDGESTONE DR	AKIN COLEMAN G
85	5511 LEDGESTONE DR	NANDA AMRITA
86	6033 E NORTHWEST HWY	CROSS CREEK ACQUISITION LLC
87	5959 E NORTHWEST HWY	FATH STRATFORD APTS LTD PS
88	6343 E NORTHWEST HWY	DALLAS CHILDRENS THEATRE

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6140 RINCON WAY	SIDERIS WENDY NOEL
90	6120 RINCON WAY	STANZEL PAUL H
91	6114 RINCON WAY	STANZEL PAUL & MARIAN
92	6106 RINCON WAY	WAGSTAFF DANIEL R & HALEY
93	6139 RINCON WAY	TOMLIN JOANNE
94	6135 RINCON WAY	PANGEOCAT LLC
95	6121 RINCON WAY	MONSON LORETTA ANNE
96	6115 RINCON WAY	JEC GROUP LLC
97	6105 RINCON WAY	KREBBS JONATHAN LEE
98	8750 N CENTRAL EXPY	SPUS8 8750 NCX LP
99	6501 GREENVILLE AVE	SPOTLIGHT PROPERTIES CORP
100	5915 GREENVILLE AVE	TEXAS 3 WAY LP
101	6403 GREENVILLE AVE	DALLAS LUBE VENTURE LLC
102	6251 GREENVILLE AVE	CHASE BANK OF TX NA
103	6363 GREENVILLE AVE	HJC DEVELOPMENT I LTD
104	6449 GREENVILLE AVE	GPM RE LLC
105	7830 N CENTRAL EXPY	ROSEBRIAR CARUTH HAVEN LP
106	7940 N CENTRAL EXPY	IN N OUT BURGERS
107	6061 GREENVILLE AVE	CARUTHH LTD
108	6306 GREENVILLE AVE	PC VILLAGE APT DALLAS LP
109	6336 GREENVILLE AVE	NAYEB FAMILY LP
110	6424 GREENVILLE AVE	MECHANICA LLC
111	6044 E LOVERS LN	RESERVE WP LLC &
112	5201 AMESBURY DR	TR LANDMARK APARTMENTS CORP
113	5850 E LOVERS LN	LOVERS TRADITION II LP
114	5800 E LOVERS LN	LOVERS CORNER INVESTORS LP
115	5809 E LOVERS LN	OT CHATSWORTH TEXAS LLC
116	6121 E LOVERS LN	ZION LUTHERAN CHURCH
117	6300 E NORTHWEST HWY	MEDALLION CENTER PARTNERS LP
118	5720 SKILLMAN ST	MEDALLION CENTER PROPERTY HOLDING CO
LLC		
119	5702 SKILLMAN ST	MEDALLION CENTER PARTNERS LP

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6001 E NORTHWEST HWY	TIMBER CREEK OWNER LP
121	6127 RINCON WAY	CASTLE ONE PROPERTIES LLC &
122	6129 RINCON WAY	CONE STEPHEN M & CAROL D
123	8910 SOUTHWESTERN BLVD	REEP AVERY OWNER LLC
124	401 S BUCKNER BLVD	DART
125	401 S BUCKNER BLVD	DART
126	401 S BUCKNER BLVD	DART
127	555 2ND AVE	DART
128	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
129	6005 DANBURY LN	DINH JENNIFER BAOVY
130	6005 DANBURY LN	THOMPSON JULIE MARIE &
131	6005 DANBURY LN	RODRIGUEZ YOLANDA
132	6005 DANBURY LN	HARRISON KAYLA C
133	6005 DANBURY LN	DANBURY 1 LLC
134	6005 DANBURY LN	BILLY JEALOUSY LLC
135	6005 DANBURY LN	DELGADO KARA A
136	6011 DANBURY LN	VANIAN HEATHER
137	6011 DANBURY LN	MELVIN ANGELA NICOLE
138	6011 DANBURY LN	IBARRA KARLA
139	6011 DANBURY LN	TRW MANAGEMENT TRUST
140	6011 DANBURY LN	WEISFELD RONALD A
141	6011 DANBURY LN	REESE MICHAEL &
142	6011 DANBURY LN	6011 DANBURY 208 LLC
143	5003 SKILLMAN ST	LESTER JAMES WALLACE JR &
144	5003 SKILLMAN ST	TUESDAY REAL ESTATE LLC
145	5003 SKILLMAN ST	5003 SKILLMAN #111C LLC
146	5003 SKILLMAN ST	Yael VANGRUBER COUNSELING
147	5003 SKILLMAN ST	BAXAVANIS NICHOLAS &
148	5003 SKILLMAN ST	FUJISAWA YOZO
149	5003 SKILLMAN ST	LAM SUI LUN
150	5003 SKILLMAN ST	STUART LYNDOLYN DAWN

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5003 SKILLMAN ST	STOKES RYAN K & MARRI P
152	5003 SKILLMAN ST	FITZGERALD STEVEN &
153	5003 SKILLMAN ST	HALL CHERRY
154	5003 SKILLMAN ST	MAJESTIC SKIES SERIES LLC
155	5003 SKILLMAN ST	INCOTRADE AMERICA LLC SERIES 4
156	5003 SKILLMAN ST	INCOTRADE AMERICA LLC
157	5005 SKILLMAN ST	RTJ PROPERTIES LLC
158	5005 SKILLMAN ST	SALDIVAR JORGE T
159	5005 SKILLMAN ST	PEREZ ALEJANDRO
160	5005 SKILLMAN ST	REDICK MICHAEL
161	5005 SKILLMAN ST	NOVAK PETER
162	5103 SKILLMAN ST	LLN PROPERTIES LLC
163	5103 SKILLMAN ST	GARCIA MARY
164	5105 SKILLMAN ST	WATHEN PATRICIA
165	5105 SKILLMAN ST	WALCHER STEPHEN DEAN
166	5103 SKILLMAN ST	OBRIEN KELLY N
167	5103 SKILLMAN ST	CHUNG FRANK F
168	5105 SKILLMAN ST	BENJAMIN EDWARD ESTATES LLC
169	5105 SKILLMAN ST	RTJ PROPERTIES LLC
170	5111 SKILLMAN ST	LUNEKEIS LLC
171	5111 SKILLMAN ST	COCKAHOOP CAPITAL LLC
172	5111 SKILLMAN ST	STARKUS ISABEL &
173	6063 MILTON ST	DUGEDA ERMIA TEKLU
174	5111 SKILLMAN ST	HSU YU JEN
175	5111 SKILLMAN ST	DECKARD JOHN & DEBORAH C
176	5107 SKILLMAN ST	TRUMBO DAVID MATTHEW
177	5111 SKILLMAN ST	ZACHARIAH CYRIL
178	5111 SKILLMAN ST	HAUCK SYDNEY
179	5111 SKILLMAN ST	MARTIN ANDREW GREGORY
180	5111 SKILLMAN ST	ACOSTA NAYELI LIRA
181	5111 SKILLMAN ST	BRIGHAM CORTLAND P &

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5111 SKILLMAN ST	GEBREMEDHIN RIGAT TESFAY
183	6061 MILTON ST	YAMMANEE SUKANYA
184	6065 MILTON ST	MUNSTERMAN LINDA
185	6065 MILTON ST	VALTIERRA ALEXIS V
186	6067 MILTON ST	SELLASIE ISAYAS TESFAY
187	6065 MILTON ST	RUIZ EDUAL
188	6065 MILTON ST	DIETTER DANIEL
189	6067 MILTON ST	ALGORY LLC
190	6067 MILTON ST	ROBERTS MARK S
191	6077 MILTON ST	SHEGERE AMELEWRK HAMZA
192	6077 MILTON ST	CARNELIAN INVESTMENT GROUP LLC
193	6073 MILTON ST	BARNETT LAURIE REAVES &
194	6073 MILTON ST	HSU YUJEN
195	6077 MILTON ST	PAREDES CAMILO ANDRES &
196	6077 MILTON ST	MATEVOSYAN KARINE
197	6073 MILTON ST	NANCE REBECCA E
198	6073 MILTON ST	ARGENBRIGHT DONALD A JR
199	6081 MILTON ST	LEYBOVICH VLADISLAV
200	6081 MILTON ST	BALLEZA MARIA D MORENO &
201	6081 MILTON ST	JACKMAN SADIE
202	6081 MILTON ST	BRYANT JUDY K
203	6081 MILTON ST	PARSON VIRO J &
204	6081 MILTON ST	VEITENHEIMER LINCOLN DANIEL &
205	6081 MILTON ST	BROCKWAY RYAN
206	6081 MILTON ST	DELAGARZA MARIO JR
207	5130 AMESBURY DR	CHAVEZ CONSUELO BERNAL
208	5130 AMESBURY DR	BRETSCHNEIDER SEBASTIAN TR
209	5130 AMESBURY DR	BRETSCHNEIDER SEBASTIAN
210	5132 AMESBURY DR	COUSINO JAY FREDERICK &
211	5132 AMESBURY DR	BEYOND THE SKYLINE LLC
212	5132 AMESBURY DR	CARRANZA ALEXANDER

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5130 AMESBURY DR	BROCK CHARLES BARRY & JOY HOLMES
214	5130 AMESBURY DR	COUSINO JAY & LORI
215	5130 AMESBURY DR	BRADBURY KENT E &
216	5132 AMESBURY DR	KINARD STEVE & MYRNA
217	5132 AMESBURY DR	ZOU ANGELA J &
218	5132 AMESBURY DR	BUSH MATT
219	5136 AMESBURY DR	FURRH ELIZABETH & SEAN
220	5136 AMESBURY DR	ELLIOTT SUSAN
221	5138 AMESBURY DR	MEYERS CINDY
222	5138 AMESBURY DR	RICKRICH WHITE LLC
223	5138 AMESBURY DR	COUSINO JAY
224	5136 AMESBURY DR	GILBREATH CYNTHIA
225	5136 AMESBURY DR	STRAIN ELIZABETH A
226	5138 AMESBURY DR	CCHIRCA ANTONIO
227	5138 AMESBURY DR	PHILLIPS ROGER
228	5138 AMESBURY DR	TAYLOR CONSTANCE GRACE &
229	5140 AMESBURY DR	SADIYEH OMAR & SUMMER
230	5142 AMESBURY DR	MATASSA DIANE TERESA
231	5142 AMESBURY DR	TALABER MICHAEL JOSEPH
232	5142 AMESBURY DR	SRO HOLDING GROUP LLC
233	5140 AMESBURY DR	1014 EVERGREEN HOLDINGS LLC
234	5140 AMESBURY DR	VELASQUEZ BENJAMIN
235	5142 AMESBURY DR	MISKIMINS SETH RUNNER
236	5142 AMESBURY DR	LINDLOFF KEITH & PATRICIA
237	5142 AMESBURY DR	KENNEDY CAROLE K
238	5148 AMESBURY DR	STEWART ALAMO LLC
239	5148 AMESBURY DR	FELLOWS HOWARD F JR
240	5148 AMESBURY DR	FISHER AARON
241	5148 AMESBURY DR	KELLER PHILLIP LANCE
242	5148 AMESBURY DR	KAROVA RENI TZVETANOVA
243	5148 AMESBURY DR	NEGA AKLIL

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5148 AMESBURY DR	BROTHERTON KATHERINE
245	5150 AMESBURY DR	STEWART MARTIN A
246	5150 AMESBURY DR	BUSHMERRILL REVOCABLE TRUST
247	5150 AMESBURY DR	SABOGAL ANDREW
248	5150 AMESBURY DR	GRAY GARY T & NORMA MINNIS
249	5150 AMESBURY DR	LINDLEY TODD P
250	5150 AMESBURY DR	LOZANO JR LINO GARZA &
251	5150 AMESBURY DR	AKHTAR SYED N
252	5150 AMESBURY DR	CCLIV LLC SERIES A
253	5154 AMESBURY DR	MICKEL DONALD G
254	5154 AMESBURY DR	SAUNDERS RYAN W
255	5154 AMESBURY DR	ESCARFULLERY MARIA
256	5154 AMESBURY DR	HART TYLER
257	5154 AMESBURY DR	WHITE TROY DOUGLAS
258	5154 AMESBURY DR	ESCARFULLERY CESAR & MARIA
259	5154 AMESBURY DR	ORTEGA TABITHA C & JOSE B
260	5154 AMESBURY DR	MILLER BARBARA ANNE HOLMES
261	6001 MILTON ST	GHENNET MICHELE
262	6003 MILTON ST	SCHORN DESIREE WELCH
263	6005 MILTON ST	Yael VANGRUBER COUNSELING
264	6007 MILTON ST	DAMETIE TADELE
265	6009 MILTON ST	DUNN ZENEBECH
266	6011 MILTON ST	CHAVEZALMENDAREZ OMAR
267	6015 MILTON ST	NORMAN THOMAS E
268	6017 MILTON ST	DAVENPORT LESLIE C
269	6019 MILTON ST	TALARICO CHRISTOPHER JAMES
270	6021 MILTON ST	IBRAHIM MARY
271	6023 MILTON ST	XIE BAILE
272	6033 MILTON ST	YAYA FOOT SPA LLC
273	6035 MILTON ST	KHAN ANJUM JAWAID &
274	6037 MILTON ST	CUELLAR ARTURO JR

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6039 MILTON ST	ROBBINS MYRA ELIZABETH
276	6041 MILTON ST	ESCARFULLERY CESAR & MARIA
277	6043 MILTON ST	DOMHOFF EMILY &
278	6045 MILTON ST	PARCHINI BEHROOZ DEHGHAN
279	6047 MILTON ST	NMJ PARTNERS LLC
280	6049 MILTON ST	TURLINGTON MARTHE
281	6051 MILTON ST	CORSE CATHY DOWDY TR
282	6053 MILTON ST	GARNER LACEY
283	6055 MILTON ST	TSIAPERAS TASHA
284	6157 SUMMER CREEK CIR	WYMAN ERIK R
285	6155 SUMMER CREEK CIR	DEVAUGHN TANYA R
286	6153 SUMMER CREEK CIR	PRUGEL JEFFREYP
287	6151 SUMMER CREEK CIR	BROWN DAVID E
288	6149 SUMMER CREEK CIR	OWENS RICHARD
289	6147 SUMMER CREEK CIR	MAYER BENI M
290	6145 SUMMER CREEK CIR	BLOCK EMILY &
291	6143 SUMMER CREEK CIR	EDWARDS PIERCE
292	6141 SUMMER CREEK CIR	PANTET DANNY W &
293	6139 SUMMER CREEK CIR	RANIERI MARIO
294	6137 SUMMER CREEK CIR	JONES BENJAMIN J &
295	6135 SUMMER CREEK CIR	FERGUSON DANE L
296	6133 SUMMER CREEK CIR	AUTREY J DENNIS C
297	6131 SUMMER CREEK CIR	CLUCK DAVID E
298	6129 SUMMER CREEK CIR	THURSTON W BRYAN
299	6127 SUMMER CREEK CIR	LOUER REIKO
300	6125 SUMMER CREEK CIR	LAURENT THOMAS JOSEPH
301	6123 SUMMER CREEK CIR	DEBBIES RENTALS LLC
302	6121 SUMMER CREEK CIR	CLAYTON JAMES L
303	6119 SUMMER CREEK CIR	YESELSON ALAN J
304	6111 SUMMER CREEK CIR	GUTHRIE GAVIN KEITH
305	6115 SUMMER CREEK CIR	ROCKWELL THERESE

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6117 SUMMER CREEK CIR	RAHMANI OMID & BRIANA
307	6109 SUMMER CREEK CIR	JALNOS MARVIN
308	6107 SUMMER CREEK CIR	ARREAGA ANA
309	6105 SUMMER CREEK CIR	STAFFORD STEVEN D
310	6103 SUMMER CREEK CIR	PATTRSON TROY
311	6101 SUMMER CREEK CIR	LUNSFORD DAVID
312	6102 SUMMER CREEK CIR	GOMEZ YOLANDA
313	6104 SUMMER CREEK CIR	MILLER EMILY S
314	6106 SUMMER CREEK CIR	PARSONS IAN JOSEPH
315	6108 SUMMER CREEK CIR	MITCHELL STACI L
316	6110 SUMMER CREEK CIR	JARRELL JENNIFER C
317	6112 SUMMER CREEK CIR	6112 SUMMER CREEK LAND TR
318	6132 SUMMER CREEK CIR	CHASE JEFFERY
319	6134 SUMMER CREEK CIR	RESPY LLC
320	6118 SUMMER CREEK CIR	HUGHES JASON CHRISTOPHER
321	6120 SUMMER CREEK CIR	MCHENRY MYLES F
322	6122 SUMMER CREEK CIR	BOGARD STEVEN M
323	6124 SUMMER CREEK CIR	GERMAN KEVIN
324	6152 SUMMER CREEK CIR	JANKOVIC BO BOSILJKA
325	6126 SUMMER CREEK CIR	GUINN PEGGY A
326	6116 SUMMER CREEK CIR	FISHER RICHARD KENT
327	6262 MELODY LN	HP ACQUISITON LLC



City of Dallas

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

Agenda Information Sheet

File #: 25-1206A

Item #: 8.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to Specific Use Permit No. 2559, for an alcoholic beverage establishment, limited to a private-club bar and a commercial amusement (inside), limited to a dance hall on property zoned CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

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

Applicant: Jay Woo, JNF & Associates

Planner: LeQuan Clinton

Council District: 9

Z245-135(LC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: LeQuan Clinton

FILE NUMBER: Z245-135(LC) **DATE FILED:** December 17, 2024

LOCATION: West line of McCree Road, north of East Northwest Highway

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 3.22 acres **CENSUS TRACT:** 48113013010

APPLICANT: Jay Woo, JNF & Associates

OWNER: Club Azul, Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2559, for an alcoholic beverage establishment, limited to a private-club bar and a commercial amusement (inside), limited to a dance hall, on property zoned CS Commercial Service District.

SUMMARY: The applicant is proposing to amend the existing SUP No. 2559 to allow for alcohol sales and service.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot (approx. 3.22 acres in total size) on property zoned a CS Commercial Service District.
- Geographically located in northeast Dallas.
- This lot has frontage on both McCree Road and Access Road.
- Applicant requests an amendment to previously approved SUP No. 2559, to revise the use to add the land use for an alcoholic beverage establishment limited to a private club-bar in addition to the previously-approved land use of a commercial amusement (inside) limited to a Class A dance hall.
- Hours of operation and other previously approved SUP conditions will remain the same.
- Applicant proposes no other changes to the site or conditions.

Zoning History:

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

1. **Z234-214:** On Wednesday, September 25, 2024, the City Council approved an application for a Specific Use Permit for a commercial amusement (inside) with a Class A dance hall on property zoned a CS Commercial Service District on the west side of McCree Road, north of East Northwest Highway. [Subject Site]
2. **Z223-345:** On September 20, 2023, staff received an application for a Specific Use Permit for a general merchandise or food store 100,000 square feet or more on property zoned a CS Commercial Service District on the east line of Executive Drive, between McCree Road and Data Drive.
3. **Z223-247:** On December 13, 2023, City Council approved an application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
4. **Z223-153:** On January 10, 2024, City Council approved an application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.
5. **Z190-327:** On February 24, 2021, City Council denied without prejudice the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment

limited to a private club-bar use on property zoned a CS Commercial Service District located on the west line of McCree Road, north of Northwest Highway.
[Subject Site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McCree Road	Local Street	-
Access Road	Local Street	-
East Northwest Highway	Principal Arterial	107 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Mixed-Use Placetype. This placetype allows the following primary land uses: Multiplex, Apartments, Mixed-Use, Lodging, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Civic/Public Institutional and Utility.

The primary focus of the Neighborhood Mixed-Use placetype is to be anchors of commercial and social activity. These neighborhoods typically include a mix of single-family homes, commercial such as restaurants and personal service and office uses. This placetype maintains a transitional type of development that prioritizes pedestrian connectivity, while preserving the community's character with compatibly scaled mixed-use development. Local amenities such as parks and small-scale retail may be present, in conjunction with the residential creates hubs of low and medium density providing access to daily needs for residents and visitors.

The area of request is not an existing and established business yet, but it is important to add a note that new development in this placetype should align with the established building form and character of the neighborhood mixed-use development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

	Zoning	Land Use
Site	CS, Commercial Service	Undeveloped
North	CS, Commercial Service with SUP No. 1756	General merchandise or food store greater than 100,000 SF
East	CR, Community Retail	Public Park & activity fields [Samuell Garland Park]
South	CS, Commercial Service	Restaurants with and without drive-in or drive-through service
West	CS, Commercial Service	Auto-body shop, Undeveloped, and Restaurants with drive-in or drive-through service

Land Use Compatibility:

The area of request is currently an undeveloped lot (approx. 3.22 acres in total size), zoned a CS Commercial Service District.

To the north, south, east, and west of the property are commercial retail uses, such as restaurants and auto body shop. With this area being surrounded by nonresidential uses

and the area of request matching the uses in the immediate area, staff finds the applicant's requested SUP for a private-club bar and a commercial amusement (inside) with a Class A dance hall to be compatible with the surrounding area. Staff supports the applicant's request.

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

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval of the requested SUP amendment.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a commercial amusement (inside) is generally one space per 100 square feet of floor area, with a dance hall requiring one space per for 25 square feet of dance floor. As shown on the proposed site plan, the parking requirements are as follows: for banquet hall and lounge use the off-street parking requirement is 1 space per 100 square feet, for the dance hall use off-street parking requirement is 1 space per 25 square feet.

For the banquet hall and lounge use 178 parking spaces would be required, for the dance hall use 87 parking spaces would be required for a total of 265 required parking spaces. Applicant is providing 266 parking spaces, as shown on the site plan, confirming applicant and site is compliant with parking requirements.

Market Value Analysis:

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

List of Officers

Club Azul, Inc.

Mun H. Wallace, Partner

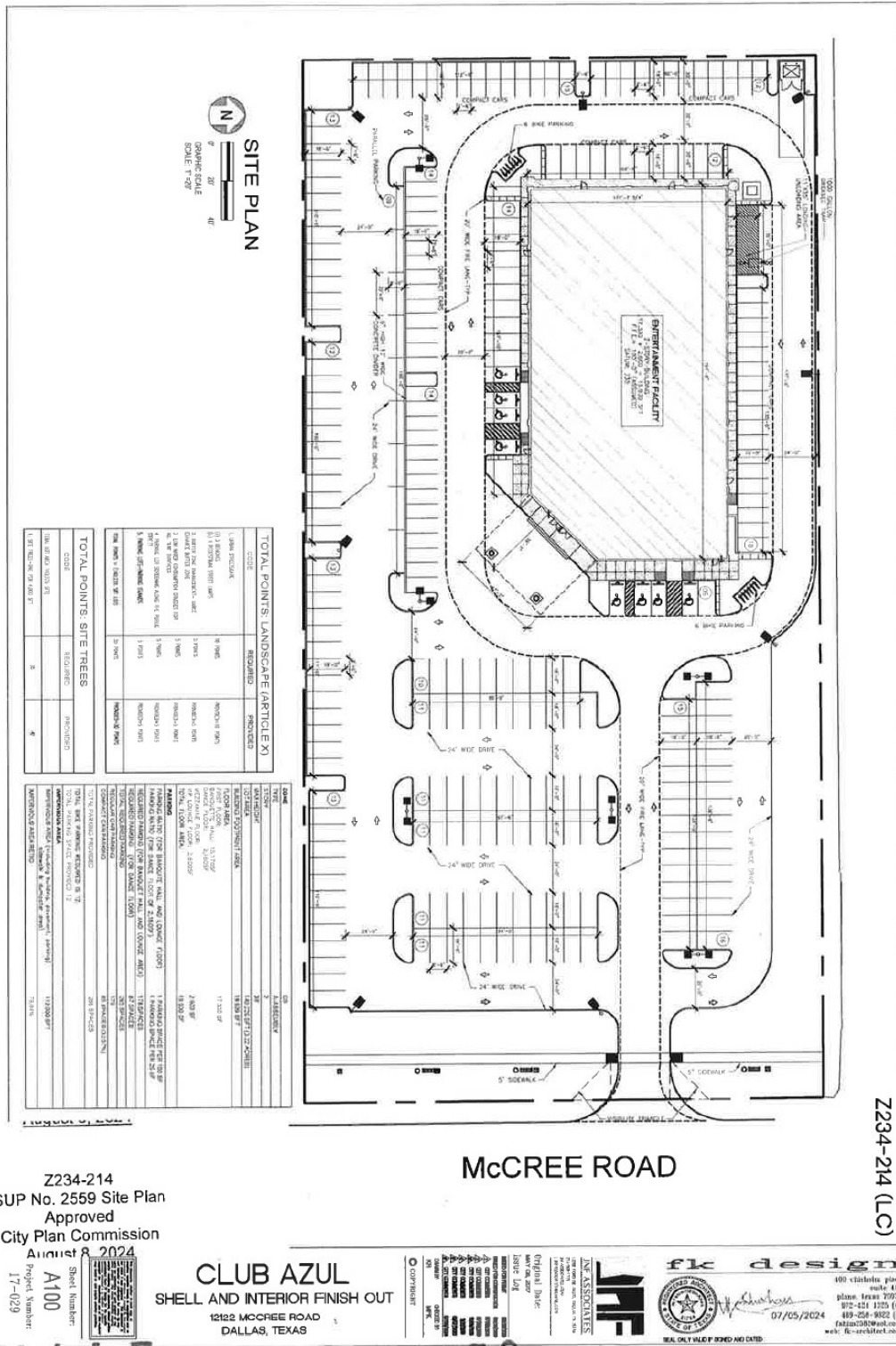
Jong Hoon An, Partner

JNF Associates, Architectural Firm

Jong (Jay) Woo, President

AMENDED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit is [an alcoholic beverage establishment limited to a private club-bar and](#) a commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on September 25, 2029 .
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code as amended. Canopy trees will be planted and properly spaced within the leftover open green space throughout the site. Trees selected will be species that are in accordance with Article X.
5. HOURS OF OPERATION: The [alcoholic beverage establishment limited to a private club-bar and](#) commercial amusement (inside) limited to a Class A dance hall may only operate between 6:00 p.m. and 2:00 a.m., Thursday through Monday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations with the City of Dallas.



Z234-214 (LC)

Z234-214 (LC)

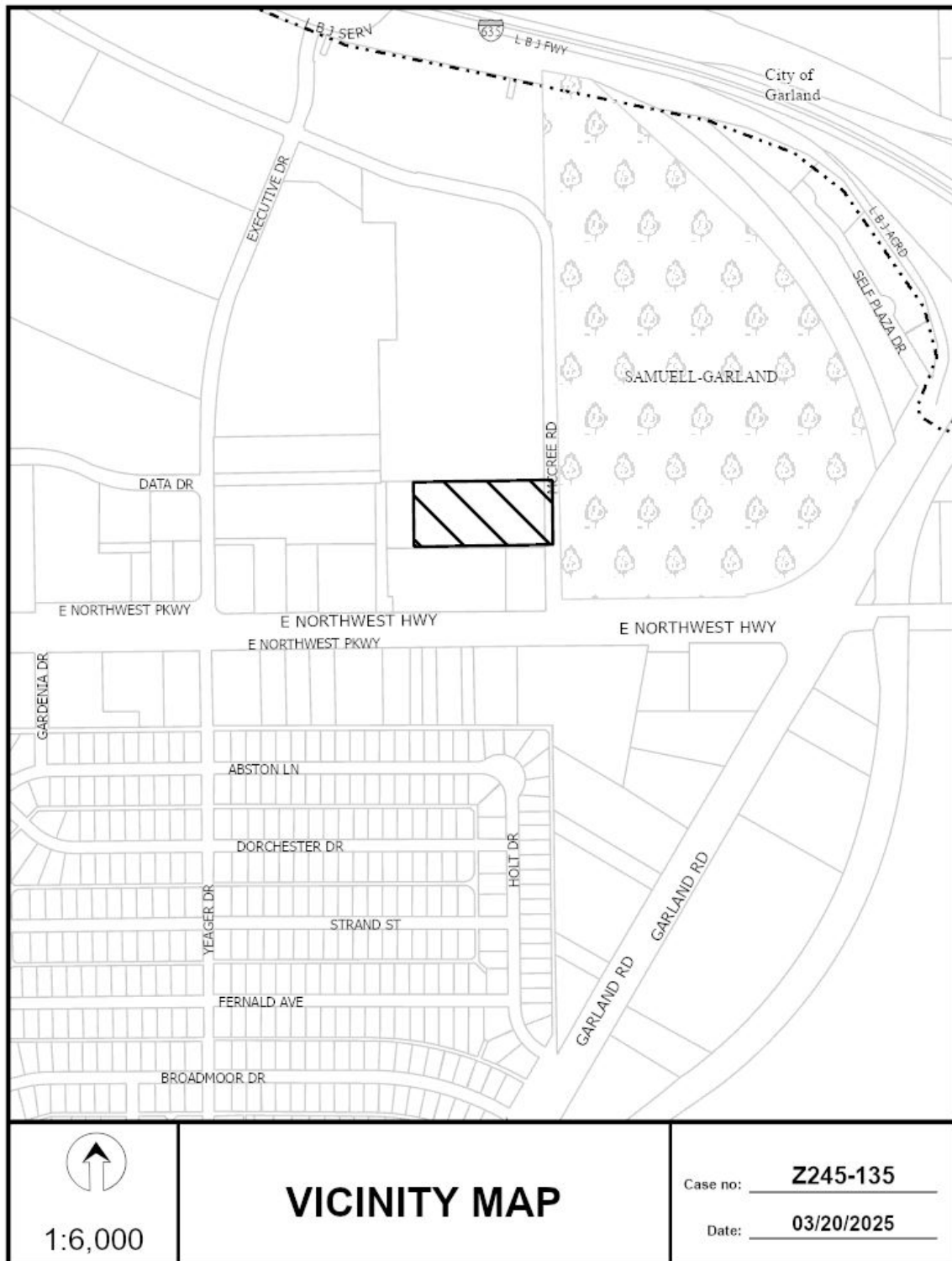
Z234-214
SUP No. 2559 Site Plan
Approved
City Plan Commission
August 8, 2024

Sheet Number
A100
Project Number:
17-029

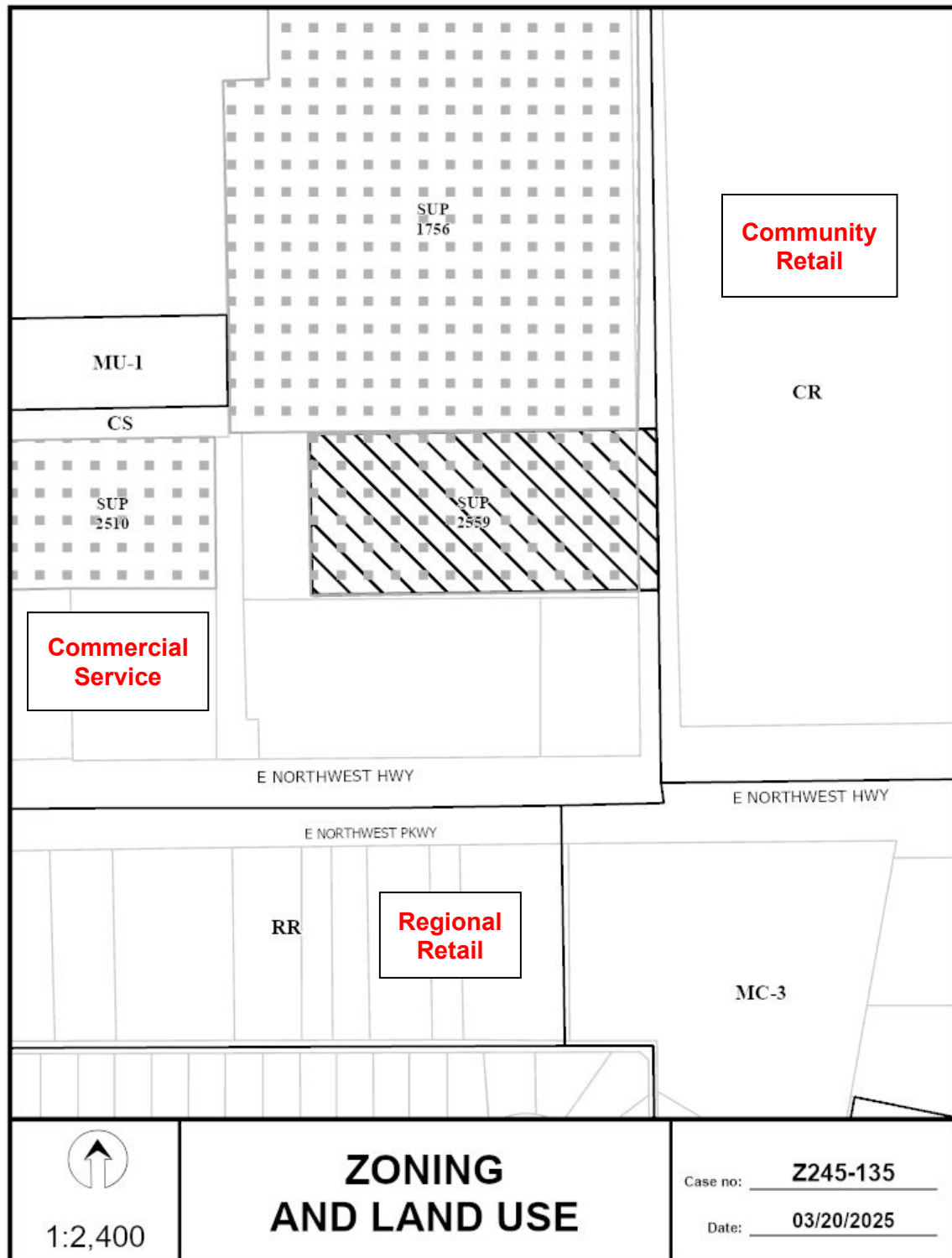
EXISTING SITE PLAN

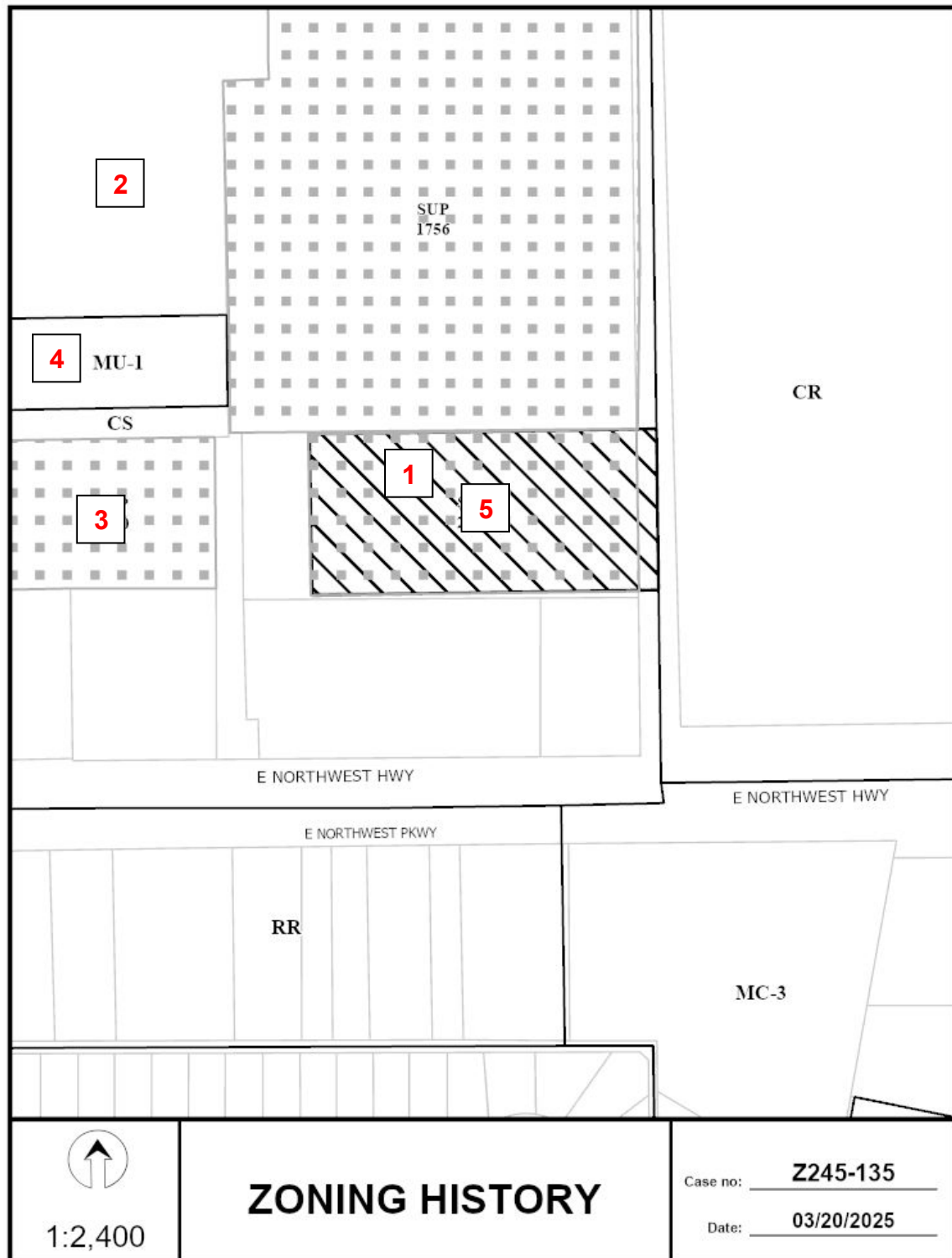
(NO CHANGES)

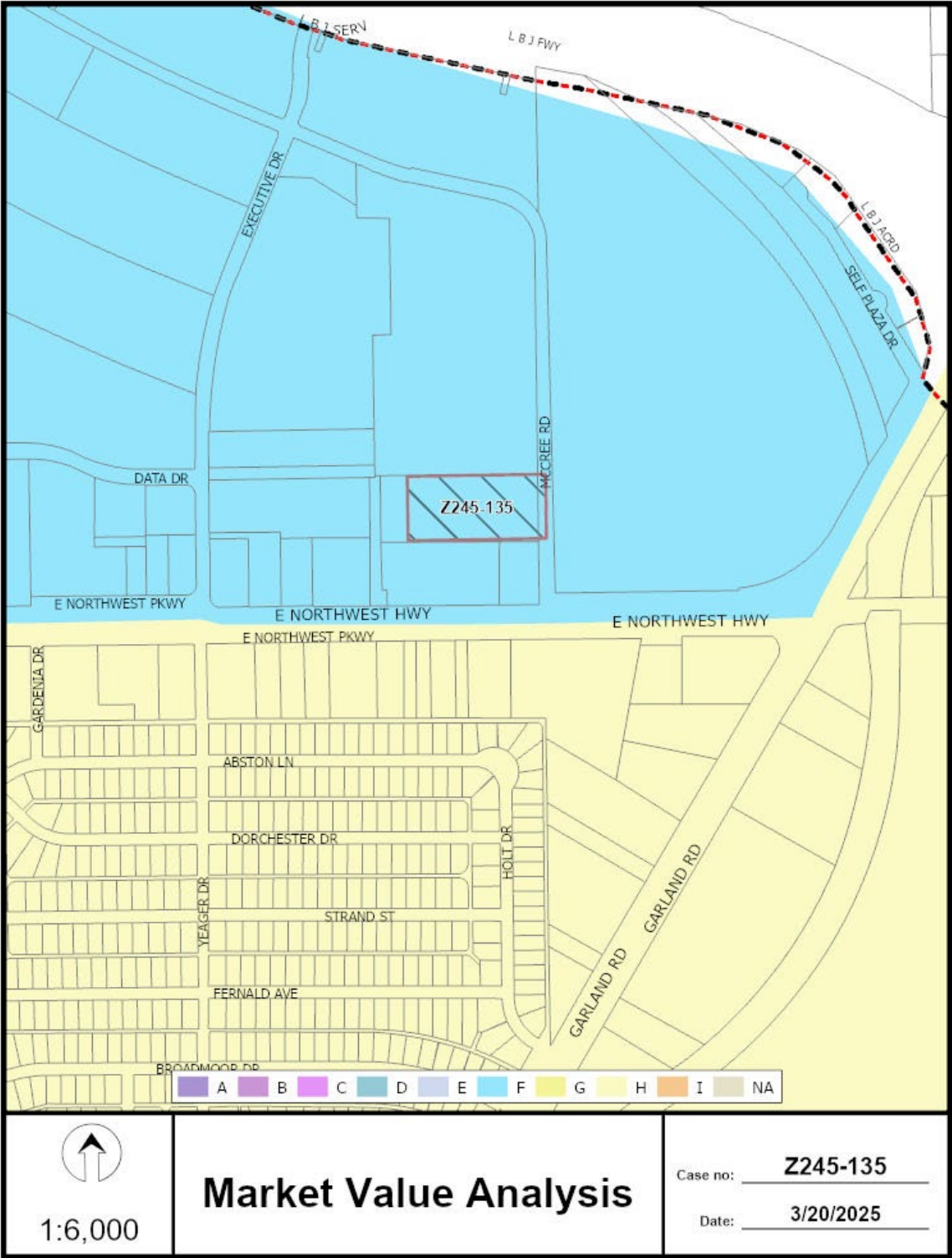
Z245-135(LC)

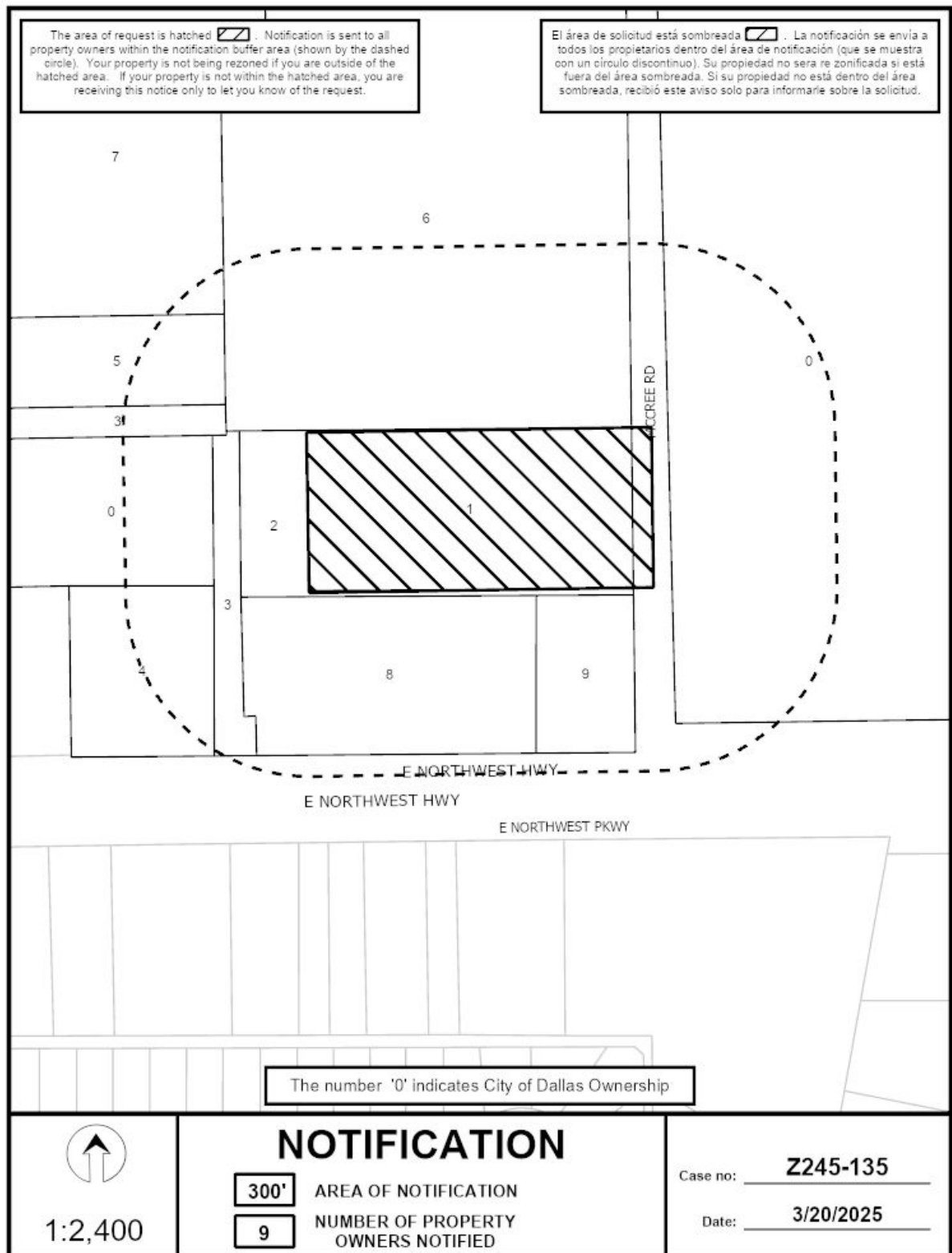












03/20/2025

Notification List of Property Owners

Z245-135

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11921 E NORTHWEST HWY	CLUB AZUL INC
2	12124 MCCREE RD	CHRISTIAN BRO AUTO CORP
3	11921 E NORTHWEST HWY	SAMS EAST INC
4	11809 E NORTHWEST HWY	DFW VENTURE NO 1
5	206 EXECUTIVE DR	KKMD INESTMENTS LLC
6	12000 MCCREE RD	SAMS REAL ESTATE BUS TR
7	12710 EXECUTIVE DR	DAY DALLAS LLC
8	11917 E NORTHWEST HWY	NNN REIT LP
9	11921 E NORTHWEST HWY	SRI REAL ESTATE PROPERTIES



City of Dallas

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

Agenda Information Sheet

File #: 25-1207A

Item #: 9.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, east of Wharf Road.

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

Applicant: The Neighborhoods of Cypress Waters Association, Inc.

Representative: Alex Rathbun

Planner: Cherrell Caldwell

Council District: 6

Z245-133(CC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Cherrell Caldwell

FILE NUMBER: Z245-133(CC)

DATE FILED: December 13, 2024

LOCATION: Northeast line of Olympus Boulevard, east of Wharf Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±6.23 acres

CENSUS TRACT: 48113014157

OWNER/APPLICANT: The Neighborhoods of Cypress Waters Association, Inc.

REPRESENTATIVE: Alex Rathbun

REQUEST: An application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741.

SUMMARY: The purpose of this request is to continue to allow a commercial amusement (outside) use on the site.

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

BACKGROUND INFORMATION:

- This application is for the renewal of the Specific Use Permit (SUP) No. 2348. The SUP expiration date was December 8, 2024 and the application was filed on December 13, 2024.
- According to the Dallas Development Code, a commercial amusement (outside is defined as a facility offering entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside. This use includes but is not limited to a golf driving range or miniature golf course. This use is permitted by SUP in Subarea A within Planned Development District No. 741.
- The first renewal request for SUP No. 2348 was approved by the City Council on August 28, 2019, for a two-year period.
- The second renewal request was approved by City Council on December 8, 2021, for a three-year period. This application is the third renewal request for this specific use permit.
- A portion of the site is in the floodplain.

Zoning History:

There have been five zoning changes in the surrounding area in the past five years, including the area of request.

1. **Z245-134:** On November 9, 2022, the City Council approved an application for an amendment to the development standards within PD no. 741. The location is generally bound by East Belt Line Road to the north, Dallas City limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road/ Dallas City Limit to the west.
2. **Z201-262:** On September 22, 2021, the City Council approved an application for an amendment to the development plan for corrections to building heights on property zoned Subarea A within Planned Development District No. 741 on the northwest corner of Olympus Boulevard and Stampede Lance.
3. **Z201-328:** On December 8, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741.

4. **Z223-215:** On March 27, 2024, the City Council approved an amendment to specific use permit no. 2325 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned subarea A within Planned Development District no. 741 on the northeast corner of Olympus Boulevard and Wharf Road.
5. **Z212-134:** On November 9, 2022, the City Council approved an application for an amendment to the development standards within Planned Development No. 741, and the reconfiguration of subareas.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Cypress Waters Boulevard	Local Street	94 feet
Olympus Boulevard	Local Street	60 feet
Wharf Road	Local Street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Compressive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Regional Mixed Use Placetype. Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about Specific Use Permits for Commercial Amusement (outside) land use. However, since the applicant requests to renew the existing SUP for this use, it is considered consistent with the Regional Mixed Use Placetype.

Surrounding Land Use(s):

	Zoning	Land Use
Site	PD 741 – Subarea A	Commercial Amusement (Outside)
North	PD 741 – Subarea A	Restaurant w/o drive-in or drive-through window; North Lake
East	PD 741 – Subarea A	Office
South	PD 741 – Subarea A	Office (2)
West	PD 741 – Subarea A	Restaurant, Office, Multifamily

Land Use Compatibility:

The site is zoned Subarea A within Planned Development District No. 741 and is currently developed as a commercial amusement (outside) with a 2,002-square-foot stage and hardscape. Uses surrounding the area of request include two office buildings to the south of the property and restaurant, office, and multifamily uses to the west. Undeveloped land to the east and North Lake along with a restaurant w/o drive-in or drive-through window to the north of the area of request.

The applicant has improved the site with a 2,002-square-foot stage and hardscape to accommodate event patrons. The event space serves as an entertainment option for “The Sound at Cypress Waters” development located within Planned Development District No. 741. Events include concerts, festivals, charity race, movie nights and Boho markets.

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.

In general, the applicant’s request is consistent with the existing zoning, the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties. Staff recommends approval for the renewal of SUP No. 2348 for a three-year period. Since no other changes are proposed on the SUP conditions and the SUP site plan, Staff support this request as it will provide an opportunity for another review in a short period of time to ensure consistency as the area develops.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For a commercial amusement (outside) use, the minimum parking requirement pursuant to the Dallas Development Code may be

established by the ordinance granting the SUP, otherwise one space per 200 square feet of floor area, plus one space per 400 square feet of site area exclusive of parking area is required. SUP No. 2348 has 408 parking spaces for this site as shown on the approved site plan.

Landscaping:

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

Market Value Analysis

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

List of Partners/Principals/Officers

The Neighborhoods of Cypress Waters Association, Inc.

- Lucy Billingsley, President/Treasurer
- Kimberly H. Meyer, Senior Vice President
- Kenneth D. Mabry, Senior Vice President/Secretary
- Lucilo Pena, Vice President

BDDC, Inc.

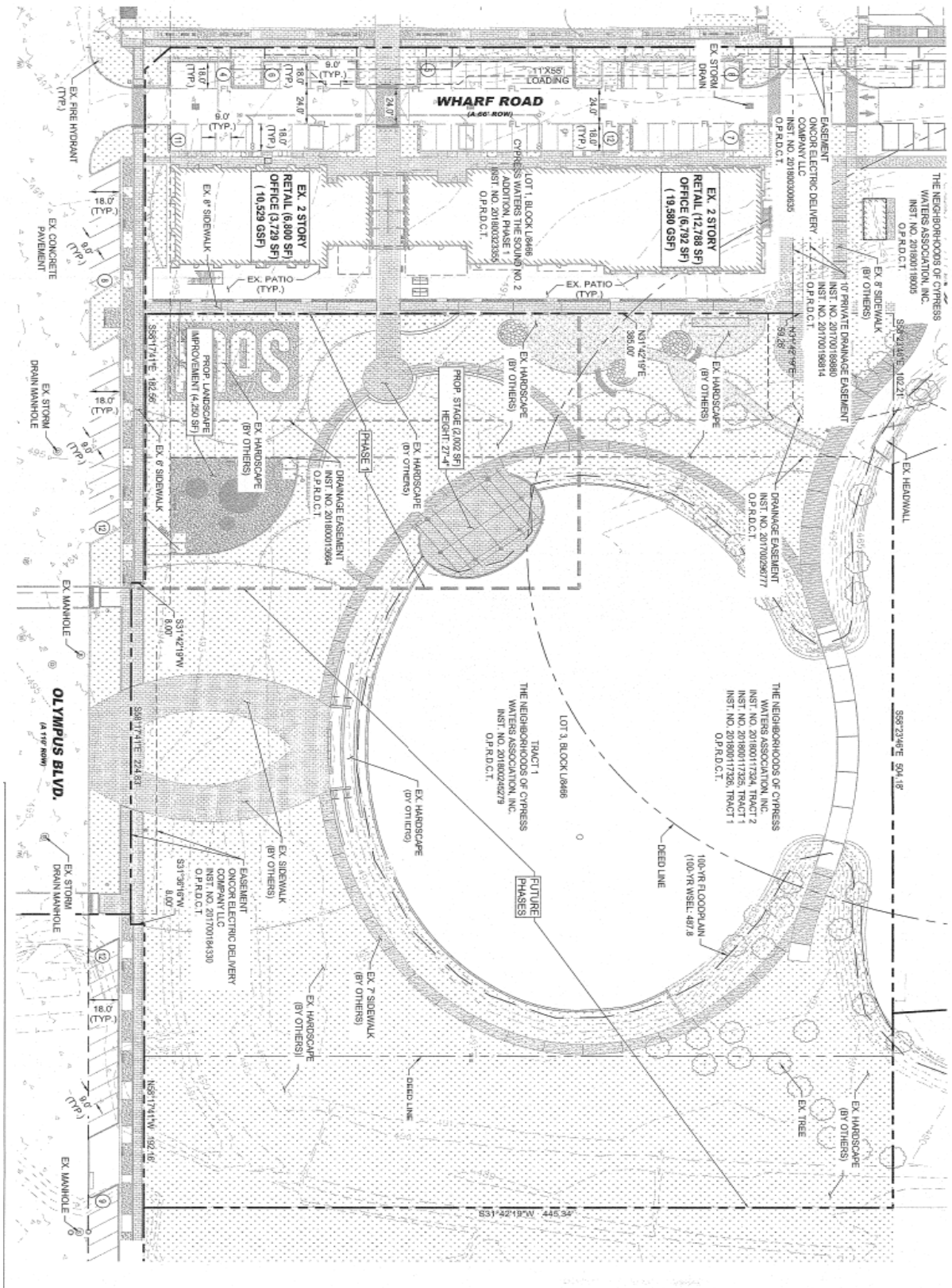
- Lucilo Pena, President/Treasurer
- Lucy Billingsley, Senior Vice President
- Kimberly H. Meyer, Senior Vice President
- Kenneth D. Mabry, Senior Vice President/Secretary
- Lucy Paige Burns, Vice President
- George H. Billingsley, Vice President
- Summer Billingsley, Vice President
- Brett Johnson, Vice President

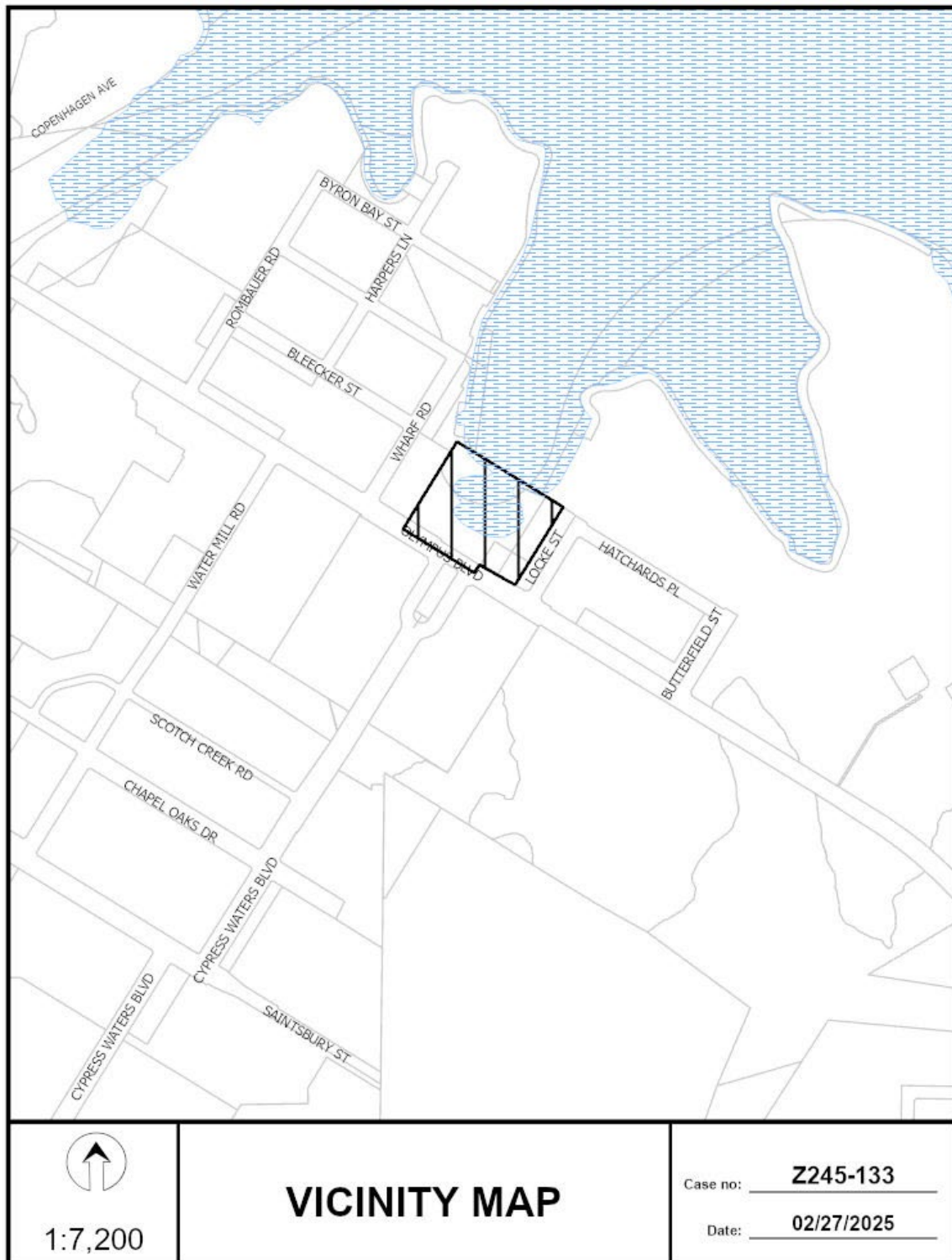
PROPOSED AMENDED SUP No. 2348 CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (outside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [\(three years from the passage of this ordinance\)](#) [~~December 8, 2024~~].
4. FLOOR AND SITE AREAS: The maximum combined site area and floor area for a commercial amusement (outside) use is 271,522 square feet.
5. HOURS OF OPERATION: The commercial amusement (outside) use may only operate between the hours of 8:00 a.m. to 10:00 p.m, Monday through Sunday.
6. PARKING: Parking must be provided in the locations shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances of the City of Dallas.

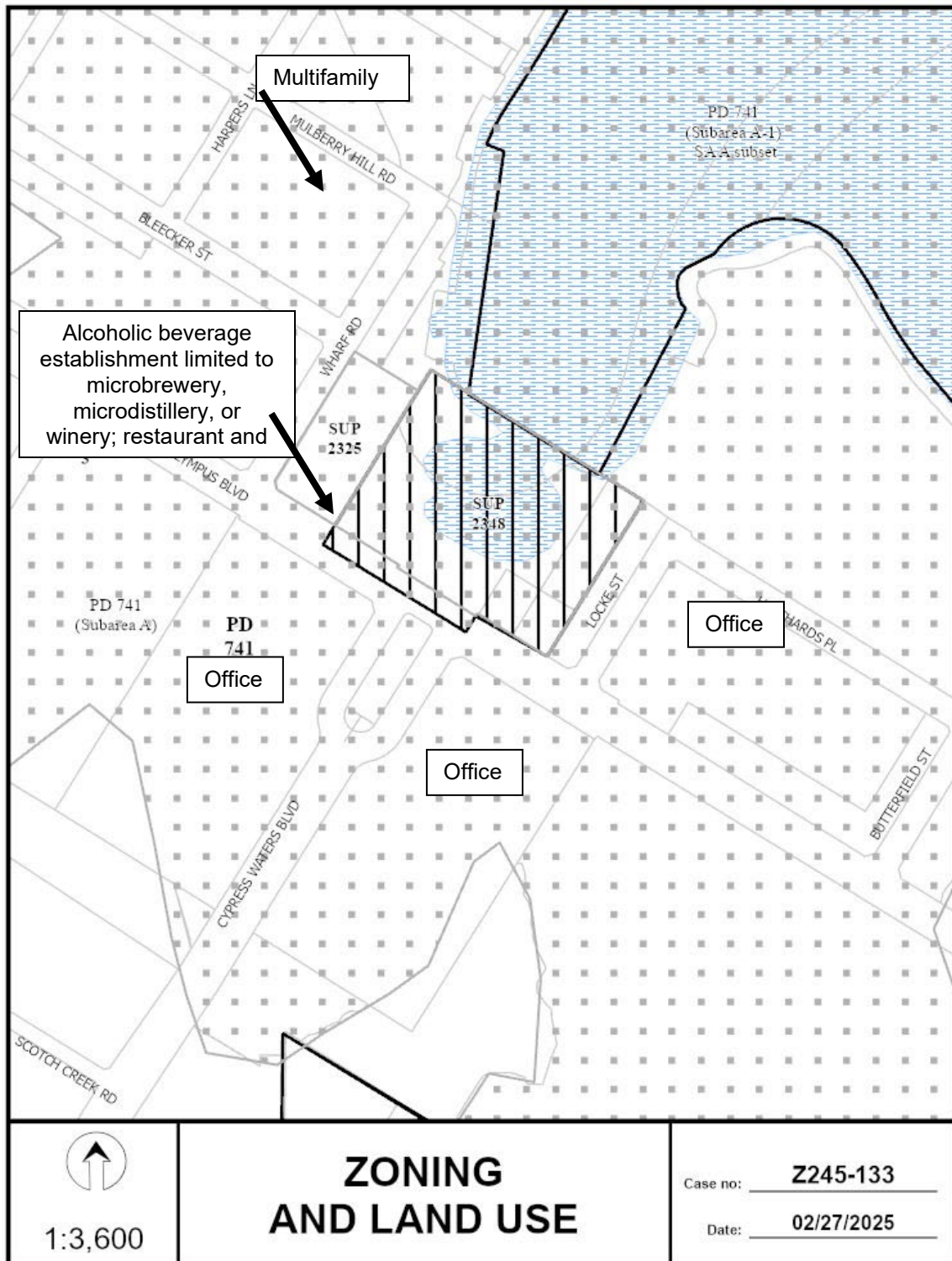


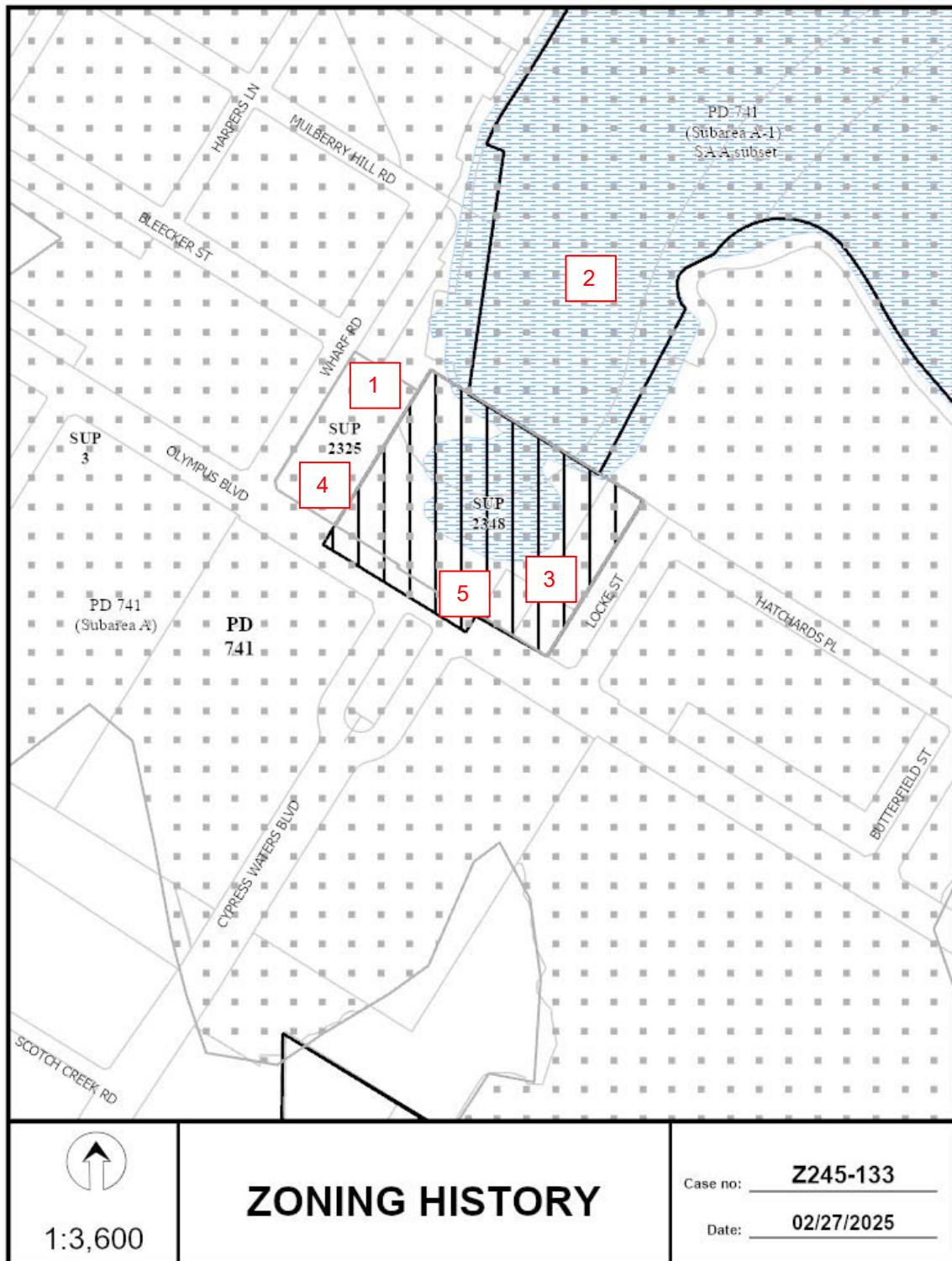
ENLARGED EXISTING SUP SITE PLAN (NO CHANGES)

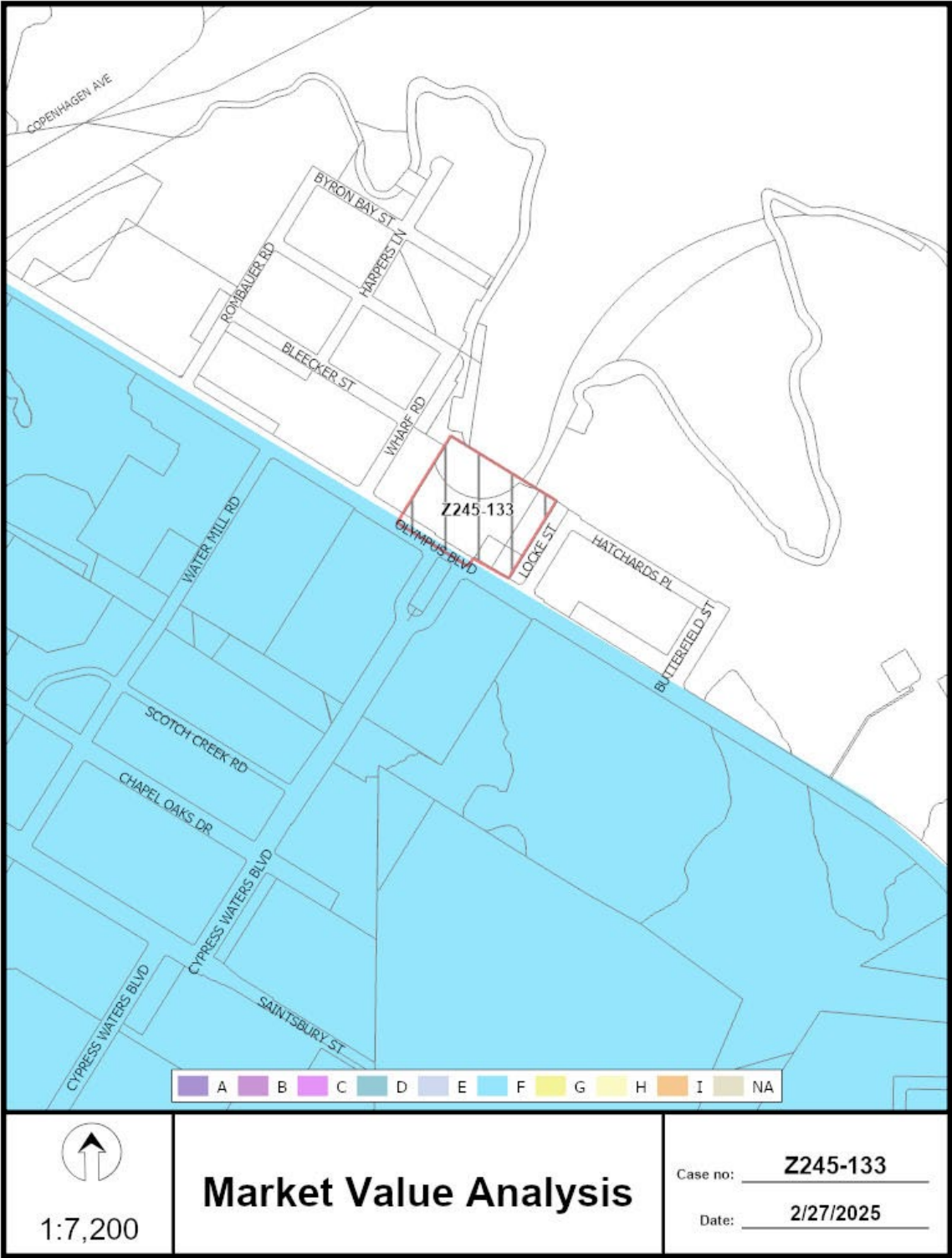












02/27/2025

Notification List of Property Owners***Z245-133******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3111 OLYMPUS BLVD	EPCCWR3 LLC
2	3121 OLYMPUS BLVD	NEIGHBORHOODS OF CYPRESS WATERS
3	3081 OLYMPUS BLVD	CYPRESS WATERS LAND A LTD &
4	2829 OLYMPUS BLVD	CYPRESS WATER LAND A LTD
5	3081 OLYMPUS BLVD	CWR5 LAND LTD
6	2829 OLYMPUS BLVD	CWR5 LAND LTD
7	2829 OLYMPUS BLVD	CWR5 LAND LTD
8	9600 WHARF RD	CYPRESS WATERS LAND A LTD &
9	9000 DYNAMO DR	NEIGHBORHOODS OF CYPRESS
10	114 OLYMPUS BLVD	NEIGHBORHOODS OF CYPRESS WATERS
11	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
12	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
13	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
14	3090 OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
15	3100 OLYMPUS BLVD	CWOP 3100 OLYMPUS LTD
16	3200 OLYMPUS BLVD	CWOP 3200 OLYMPUS LTD
17	3201 OLYMPUS BLVD	CWOP 3201 OLYMPUS LTD
18	9655 WHARF RD	NEIGHBORHOODS AT CW NO 2
19	3000 OLYMPUS BLVD	CWOP 3000 OLYMPUS LTD
20	3121 OLYMPUS BLVD	EPCCWR4 LLC
21	9600 WHARF RD	CWR4 LAND LTD
22	2999 OLYMPUS BLVD	CW13 LAND LTD
23	2829 OLYMPUS BLVD	CWTH3 LAND LTD



City of Dallas

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

Agenda Information Sheet

File #: 25-1208A

Item #: 10.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods.

Representative: David Flores

Planner: Cherrel Caldwell

Council District: 6

Z245-134(CC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Cherrell Caldwell

FILE NUMBER: Z245-134(CC) **DATE FILED:** December 16, 2024

LOCATION: Northwest corner of Singleton Boulevard and Peoria Avenue

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 1.29 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: David Flores

OWNER Rodolfo Flores/David Flores

REQUEST: An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the continued use of a dance hall [Flores Ballroom].

STAFF RECOMMENDATION: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods.

BACKGROUND INFORMATION:

- The site is currently developed as a dance hall [Flores Ballroom].
- The applicant requests the renewal of SUP No. 1954 for commercial amusement (inside) limited to a Class A dance hall.
- SUP No. 1954 was approved by City Council on April 25, 2012 for a two-year period. The SUP was renewed on August 14, 2014, October 26, 2016, August 28, 2019, each for a two-year period; and January 12, 2022 for a three year period.
- The Dallas Development Code defines a commercial amusement (inside) as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children's amusement center, dance hall, motor track or skating rink.
- The Code defines a dance hall is defined as a place where (a) dancing by patrons or customers is permitted; or (b) dance or any similar live performance is presented to the public. In Sec 51.14.1(3) a Class A Dance Hall is defined as any place where dancing is permitted three days or more a week.
- A specific use permit is required to operate a Class A dancehall in Community Retail.
- The request site is developed with a 5,660-square-foot commercial amusement (inside) establishment. The dance floor occupies 625 square feet of the dance hall. The site includes other uses such as 862 square feet of personal service use, 1,500 square feet of office use, and 1,600 square feet of auto service center.

Zoning History:

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

1. **Z201-156:** On January 12, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned CR Community Retail District.
2. **Z212-224:** On October 12, 2022, City Council denied an application for a CS Commercial Service District on property zoned a CR Community Retail.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Singleton Blvd	Principal Arterial	100'
Peoria Avenue	Local Street	56'

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

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 proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Area Plans:

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

3.4. Future land use policy recommendations

Policies:

- In industrial zoned areas, require landscape and architectural buffers to minimize visual impacts along major corridors. Strengthen buffer and setback requirements to shield existing residential neighborhoods from more intensive adjacent land uses.
- Encourage adequate buffering between single family and multifamily; commercial, industrial and residential; and between industrial and commercial uses.

- Encourage neighborhood retail and personal service uses in CR zoning districts (with the exception of auto related uses that adversely impact the residential areas) to meet the needs of the community for such uses.

The applicant's request is consistent with the goals and policies of West Dallas Comprehensive Land Use Study. This use acts as a buffer between the single family uses north of the site and the industrial uses south of the site. The development includes a large parking area that sets back the buildings further from the existing residential uses and landscaping is provided along the perimeter to aid in buffering the uses.

Land Use:

	Zoning	Use
Site	CR - SUP 1954	Commercial amusement (inside) with a dance hall, personal service (beauty salon), office, and auto-service center
North	R-5(A)	Single-family residential
East	CS, DR Z978-256	Commercial amusement (inside), auto-related use
South	IM	Warehouse and distribution
West	CR	Vacant commercial, retail

Land Use Compatibility:

The request site is currently a dance hall, a beauty salon, office, and a tire shop. North of the site is a single-family neighborhood. To the east is another commercial amusement (inside) use located across Peoria Ave and vehicle sales. To the south is a warehouse and distribution center. The uses to the west include retail and vacant commercial.

A commercial amusements (inside) use requires an SUP in a CR zoning district. The SUP renewal request is only for the 625 square-foot dance hall, a portion of the main building. The SUP request includes revisions to the existing site plan to reflect the existing conditions on the site.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as

the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

This site currently serves as a buffer between the existing residential uses to the north and the heavier industrial uses located to the south of the site. The CR district was intended to serve as the transitional area. The surrounding area is developed with a mix of community retail, commercial, industrial, and single family uses. The site is developed with a large parking area between the structure and the nearest residence. The site is also enclosed with a six-foot decorative metal fence that is doubled with a three-foot high solid wood fence and has two gated access points from Singleton Boulevard and Peoria Street. Singleton Boulevard is classified as a principal arterial and supports heavier commercial uses. With the site being located at the intersection, it helps to keep traffic flowing along Singleton Boulevard by allowing vehicles to take access from Peoria Street. Considering the uses on the site as a transitional use and a buffer between the light industrial uses and the single-family use, staff initially recommended approval of the request for a two-year period. However, CPC recommended approval for three years, and staff is in agreement with that as well. The three-year period allows for staff to be able to re-evaluate the use and assure that it remains compatible with the surrounding uses at that time. When considering the renewal, staff is also able to verify compliance of the site and check on crime reports from the previous time period.

Chapter 14 of the Dallas Development Code requires that dance halls obtain a license in order to operate. In order for a license to be issued, the appropriate zoning must be in place at the time of processing the application. In this case, the SUP must be approved in order for the license to be issued. The applicant has been made aware that they will need to obtain the license in order to operate this use.

Landscaping:

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

Parking:

The off-street parking requirement for a commercial amusement (inside) use is one space for each 100 square feet of floor area and for a dance hall is one space per 25 square feet of floor area. The commercial amusement includes 5,660 square feet requiring 57 parking spaces. The dance hall portion contains 625 square feet and requires 25 parking spaces. The personal service use requires one space per 200 square feet. The suite within the main building includes 862 square feet requiring 5 parking spaces. The office use requires one spaces per 200 square feet. The 1,500 square foot office located on the site requires eight parking spaces. The auto service center on the site requires a minimum of four parking spaces. The updated site plan includes 112 parking spaces, with seven ADA parking spaces. This exceeds the minimum requirements of 99 off-street parking spaces for the combination of uses that are currently operating on the property.

Market Value Analysis:

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

Crime Report:

From May 14, 2021, to May 14, 2024, five phone calls were placed to the Dallas Police Department (DPD) for the location, of which two were coded urgent.

Call Counts:

Call Problem	Counts
Burg of Bus	1
Stabbing, Cutting (Violence)	1
Major Dist. (Violence)	2
Abandoned Property	1
Total	5

DPD also reported the following no data for arrest incident charges.

List of Officers

Flores Ballroom

David Flores, owner

Rodolfo Flores, owner

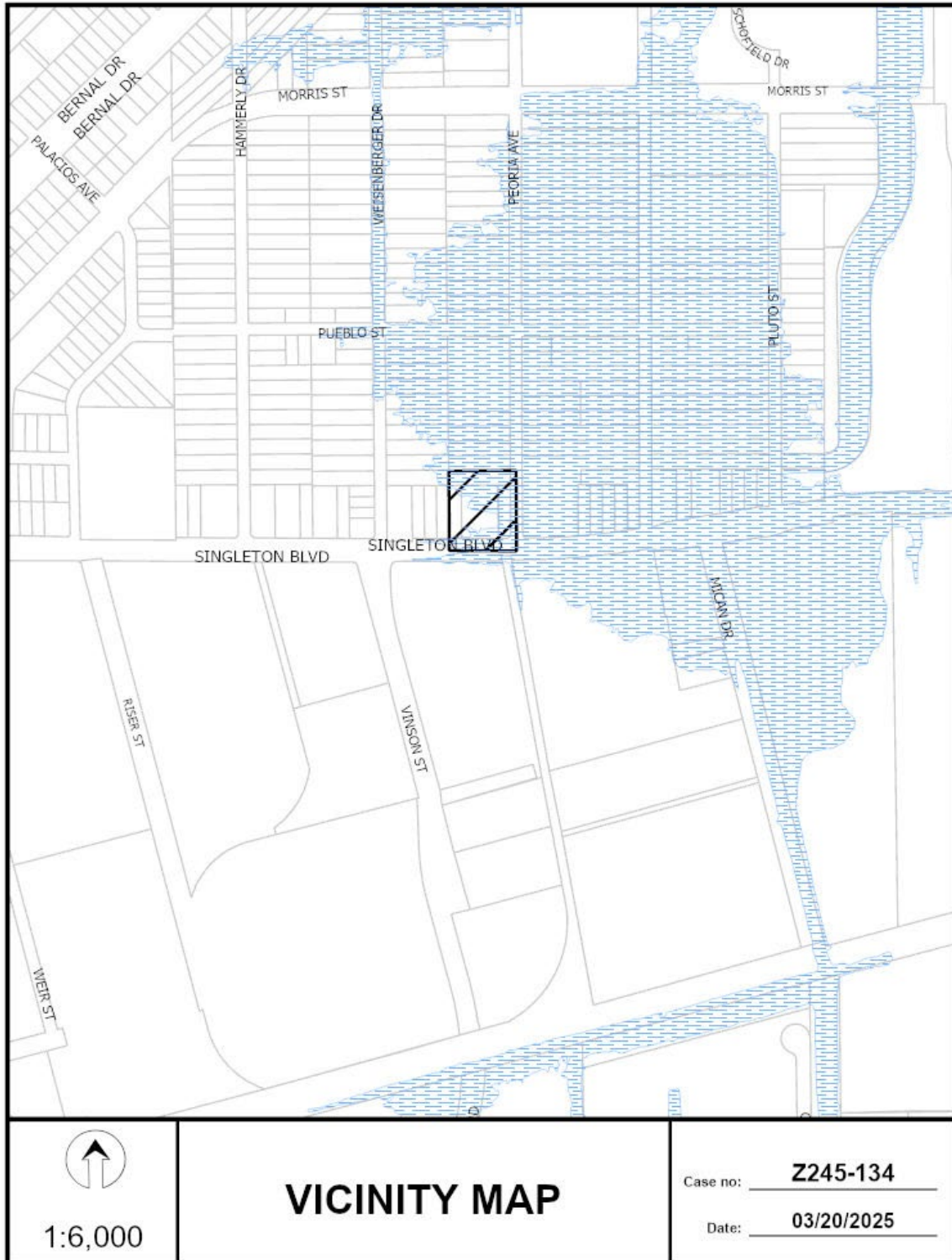
Mark Flores, owner

Proposed SUP No. 1954 Amended Conditions

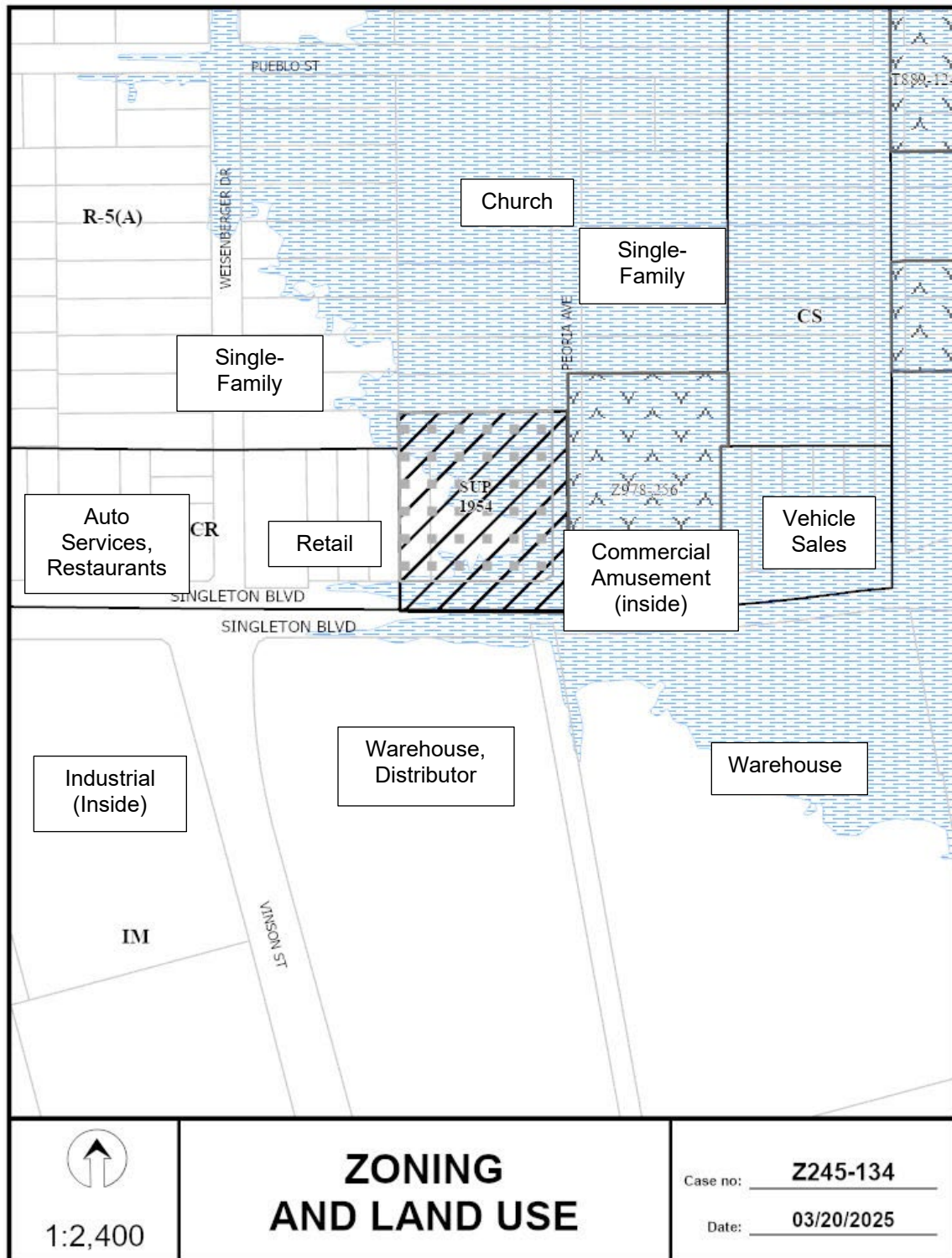
1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [\(three years from the passage of this ordinance\), but is eligible for automatic renewals for additional three-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. \(Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced\)](#) ~~[January 12, 2025]~~.
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.
7. PARKING:
 - A. Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.
 - B. “No Parking — Loading and Unloading Only” signs must be installed and maintained in front of the facade facing Singleton Boulevard.

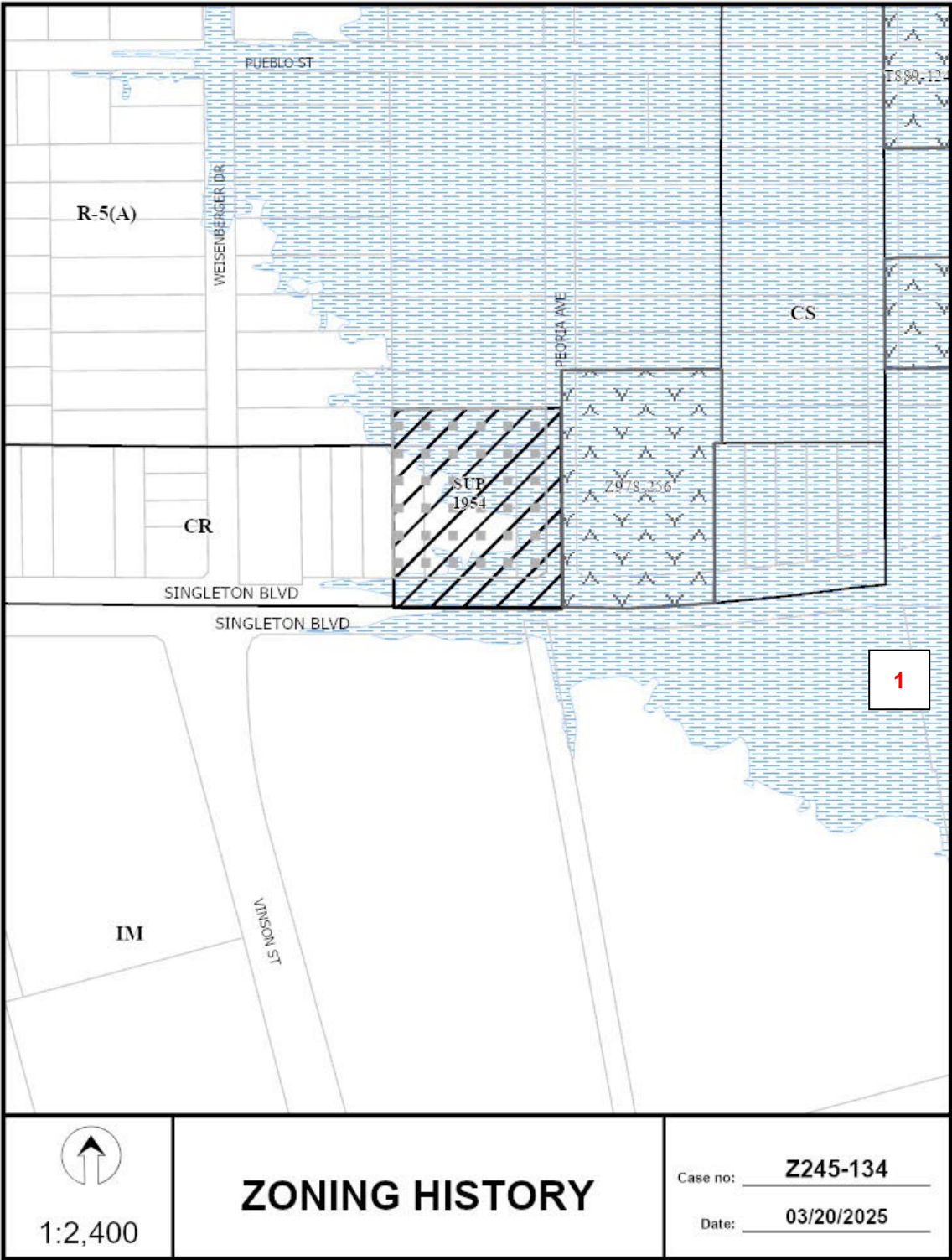
8. SCREENING: A solid screening fence must be maintained along the northern property line in the locations shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

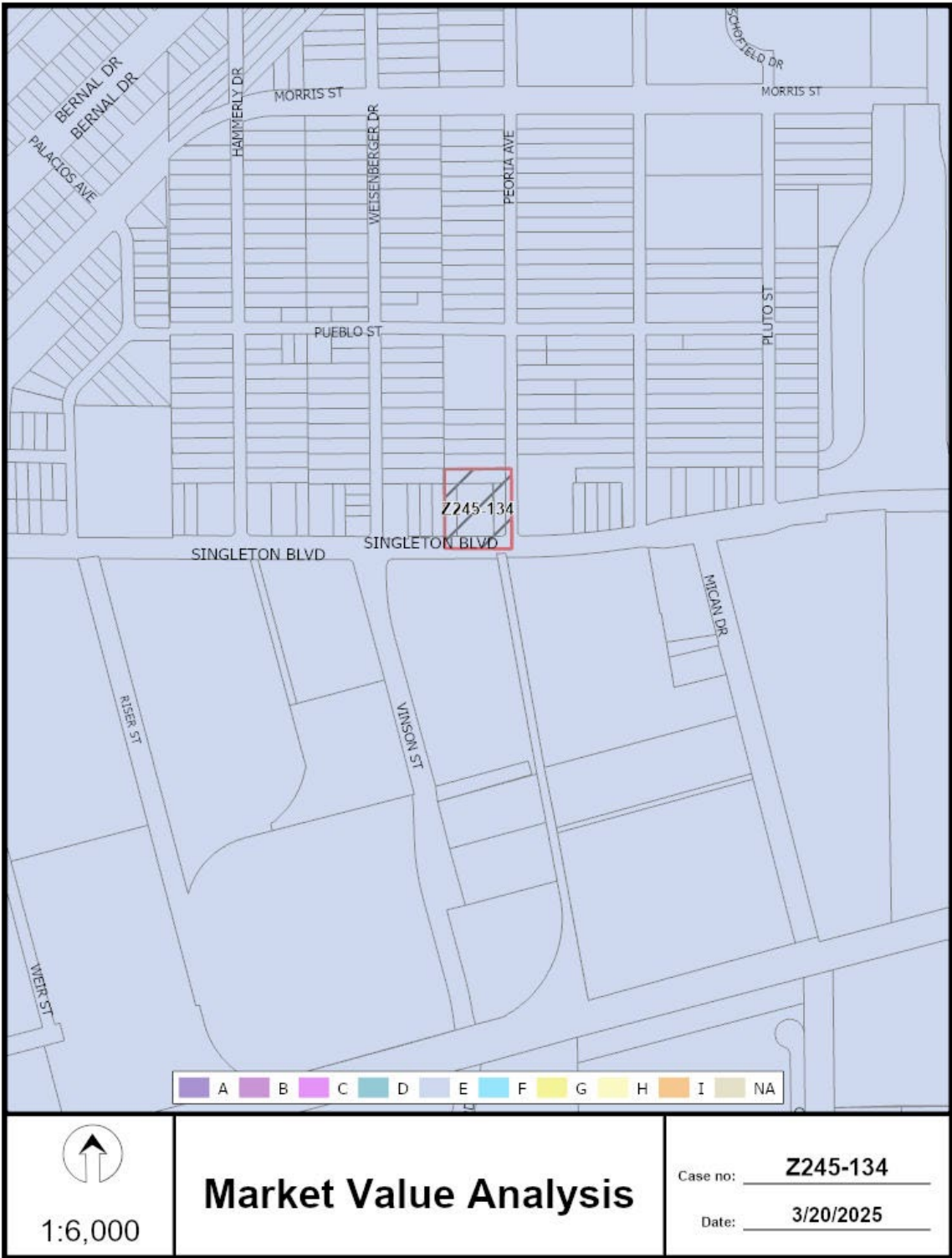


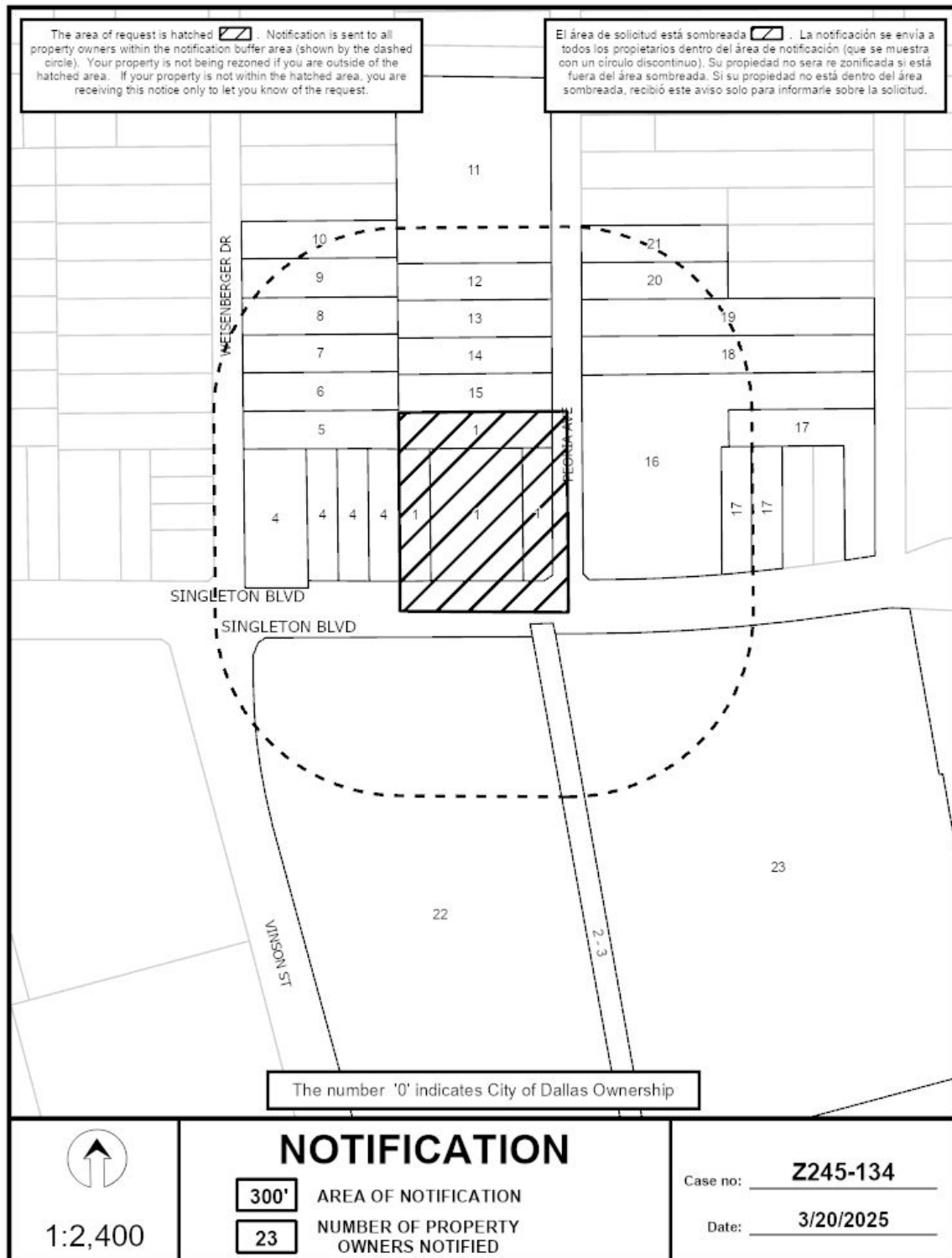












03/20/2025

Notification List of Property Owners***Z245-134******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3021 PEORIA AVE	FLORES DAVID &
2	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999 NO NAME ST	UNION PACIFIC RR CO
4	4639 SINGLETON BLVD	CHU DAVID & MISON
5	3020 WEISENBERGER DR	HERNANDEZ ADRIANA
6	3026 WEISENBERGER DR	IBARRA LUVIA & RUBEN
7	3030 WEISENBERGER DR	NAVARRETE STEPHANIE VERENICE
8	3102 WEISENBERGER DR	VARELA YOLANDA
9	3108 WEISENBERGER DR	PENA FLORENTINA EST OF
10	3112 WEISENBERGER DR	QUEZADA ALEJANDRA P
11	3125 PEORIA AVE	FIRST LAOTIAN BAPTIST CHURCH OF DALLAS
12	3107 PEORIA AVE	ALVAREZ BRANDON
13	3103 PEORIA AVE	SANCHEZ MARIO
14	3031 PEORIA AVE	RANGEL JOSE CRUZ ROJAS &
15	3025 PEORIA AVE	MARTINEZ DOUGLAS ALIDES &
16	4525 SINGLETON BLVD	BENITEZVILLATOLE FREDIS
17	4519 SINGLETON BLVD	ERM ENTERPRISES LLC
18	3030 PEORIA AVE	SALAZAR MANUEL &
19	3102 PEORIA AVE	LUNA JOHN JR &
20	3108 PEORIA AVE	LUNA JOHN & GENOVEA
21	3112 PEORIA AVE	LUNA JOHN & GENOVEVA
22	4606 SINGLETON BLVD	G T INDUSTRIAL PROPERTIES INC
23	4528 SINGLETON BLVD	4400 SINGLETON LLC



City of Dallas

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

Agenda Information Sheet

File #: 25-1209A

Item #: 11.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity video board sign on property zoned Planned Development District No. 619, on the northeast corner of North Griffin Street and Elm Street.

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

Applicant: Outfront Media

Representative: Rob Baldwin, Baldwin Associates

Planner: Cherrell Caldwell

Council District: 14

Z245-146(CC)

FILE NUMBER:	Z245-146(CC)	DATE FILED:	January 6, 2025
LOCATION:	Northeast corner of North Griffin Street and Elm Street		
COUNCIL DISTRICT:	14	MAPSCO:	45-K
SIZE OF REQUEST:	Approx. 0.25 acres	CENSUS TRACT:	48113003102

OWNER: Apple Ten Hospitality Ownership, Inc.

APPLICANT: Outfront Media

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is to continue the display of an existing attached projecting sign on the southern façade of an existing commercial building.

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

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 619 with Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign.
- The site is located in the Retail Subdistrict A within the Downtown Special Provision Sign District and is developed with a ten-story hotel building
- Ordinance No. 28347 was adopted by City council on August 24, 2011. Among the amendments in this ordinance, was to increase the number of videoboard signs allowed in the Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- SUP No. 2007 was approved by City Council on January 23, 2013, for a six-year period. [Expiration date: January 23, 2019]. This application for the renewal of the SUP was submitted on November 30, 2018.
- On August 8, 2018, the City Council denied an application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign for the area of request proposed on the North Griffin facade.
- On March 21, 2019, the City Plan Commission recommended approval of a waiver of the two-year limitation on the subject property to allow for the SUP renewal to be processed.
- On May 22, 2019, the City Council approved the renewal of SUP No. 2007 for a six-year period for the 2018-approved location on the Elm Street facade.
- The current renewal request is for existing video board sign is located on the south facade of the building, along Elm Street.

Zoning History: There has been one zoning change in the vicinity during the last five years.

1. **Z212-128** On May 11, 2022, the City Council approved specific use permit No. 2006 for an attached projecting non-premise district activity videoboard sign; located on the southeast corner of Elm Street and North Griffin Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Griffin Street	Minor Arterial	100 feet
Elm Street	Major Arterial	80 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use. The site is situated in the City Center Placetype.

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about the renewal of a Specific Use Permit for an attached projecting non-premise district activity videoboard sign land use.

Land Use Compatibility:

The approximate 0.25-acre area of request is zoned Planned Development District No. 619 with SUP No. 2007 for a non-premise district activity videoboard sign and is developed with a 10-story hotel use. The site is also within Subdistrict Retail A within the Downtown Special Provision Sign District.

SUP No. 2007 was renewed by City Council on January 23, 2019, for a six-year period. [Expiration date: January 23, 2025]. The purpose of the request is to renew the SUP to continue the display of an existing attached projecting videoboard sign on the southern façade of the hotel building.

Building Inspections' records show that the existing projecting videoboard sign was installed in August of 2014.

Uses surrounding the area of request include a transit passenger station or transfer center, and a commercial parking lot to the northwest and north; an office building, retail and personal service uses are to the east, hotel, office building, financial institution without drive-in window, retail and personal service uses are to the west, southwest and south.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as

the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The existing projecting sign is consistent with the general provision for a Specific Use Permit and with the provisions for attached non-premise district activity video board signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff is in support of the request and recommends approval for a six-year period, subject to conditions.

Land Use:

	Zoning	Land Use
Site	PD No. 619 with SUP No. 2007	Hotel w/videoboard sign installed
Northwest /North	CA-1(A)	Transit passenger station or transfer center, commercial parking lot.
East	PD No. 619 with SUP No. 644	Retail and personal service, office
South	PD No. 619 with H/150	Hotel, office, restaurant, personal service.
West	CA-1(A) with SUP No. 2005	Hotel

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted within the Downtown SPSPD and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Additionally, non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP.

Non-premise district activity videoboard signs are only permitted on buildings with retail and personal service uses, lodging uses, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. Non-premise district activity videoboard signs are not allowed on a lot containing a commercial surface parking lot use.

Projecting non-premise activity videoboard signs:

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then
 - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high-quality image with a minimum resolution equivalent to 19mm maximum pixel size.

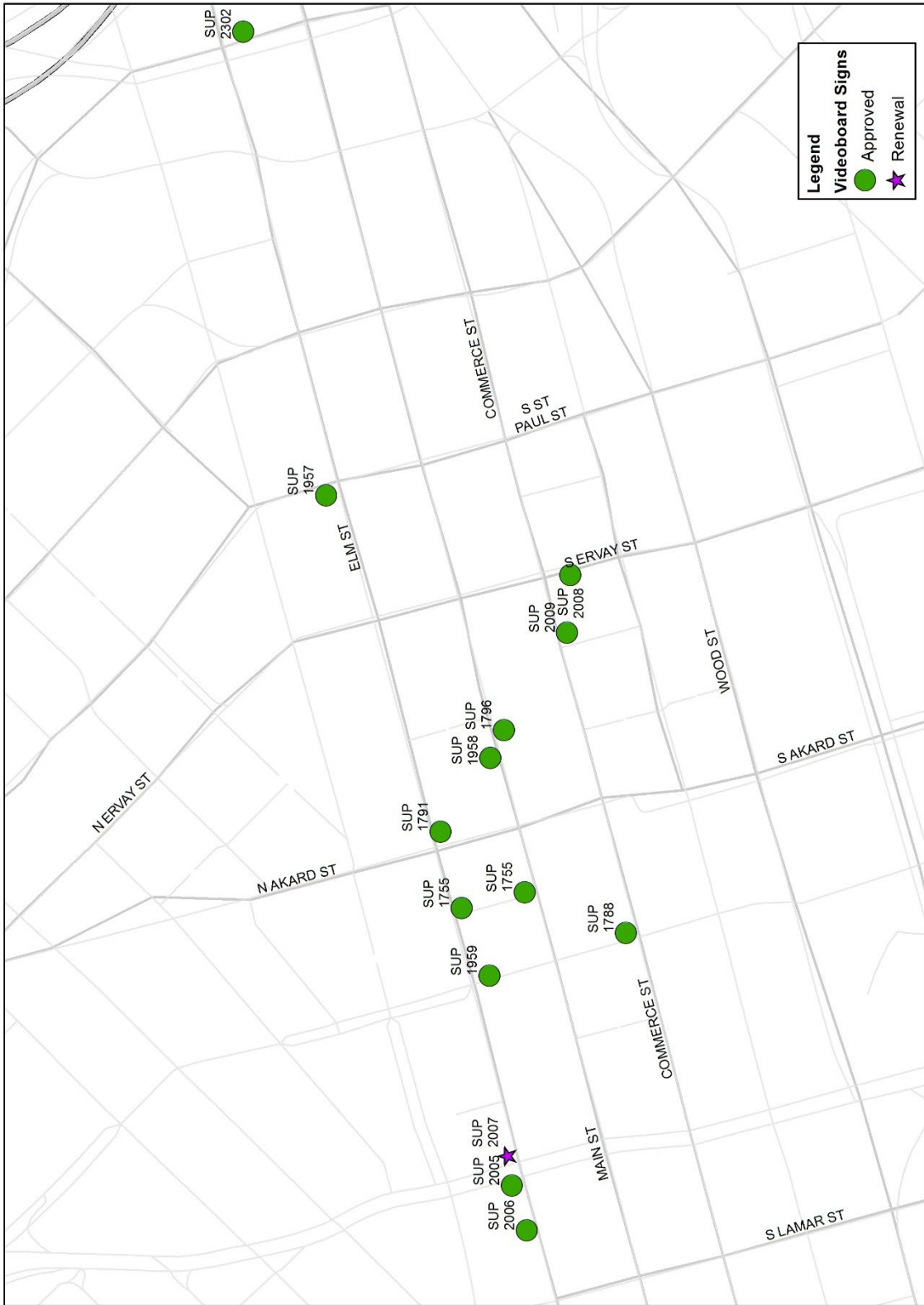
Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds;
- Changes of message must be accomplished within two seconds;
- Changes of message must occur simultaneously on the entire sign face; and
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

Market Value Analysis

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

VIDEOBOARD LOCATIONS (From May 22, 2019 Renewal)



LIST OF OFFICERS

Outfront Media.

- Jeremy J. Male CEO
- Matthew Siegel Executive Vice President
- Clive Punter Executive Vice President
- Richard Sauer Executive Vice President
- Jodi Senese Executive Vice President
- Andrew R. Sriubas Chief Commercial Officer
- Nancy Tostanoski Executive Vice President
- Steve Hillwig Executive Vice President
- Chris Steinbacher Executive Vice President
- Liz Carpio Director
- Art Martinez Director
- Marc Miller Director
- Chris Pezzello Director
- Dan Scherer Director
- Phil Stimpson Director
- Dana Wells Director
- Dave Wood Director

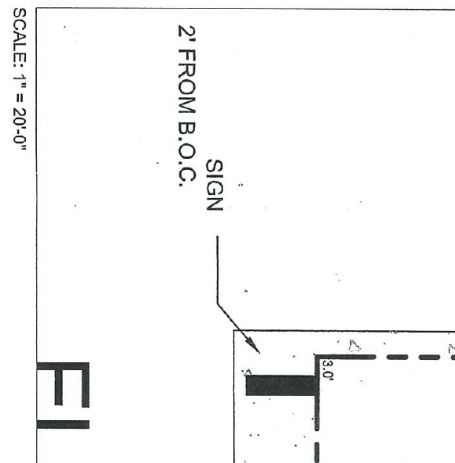
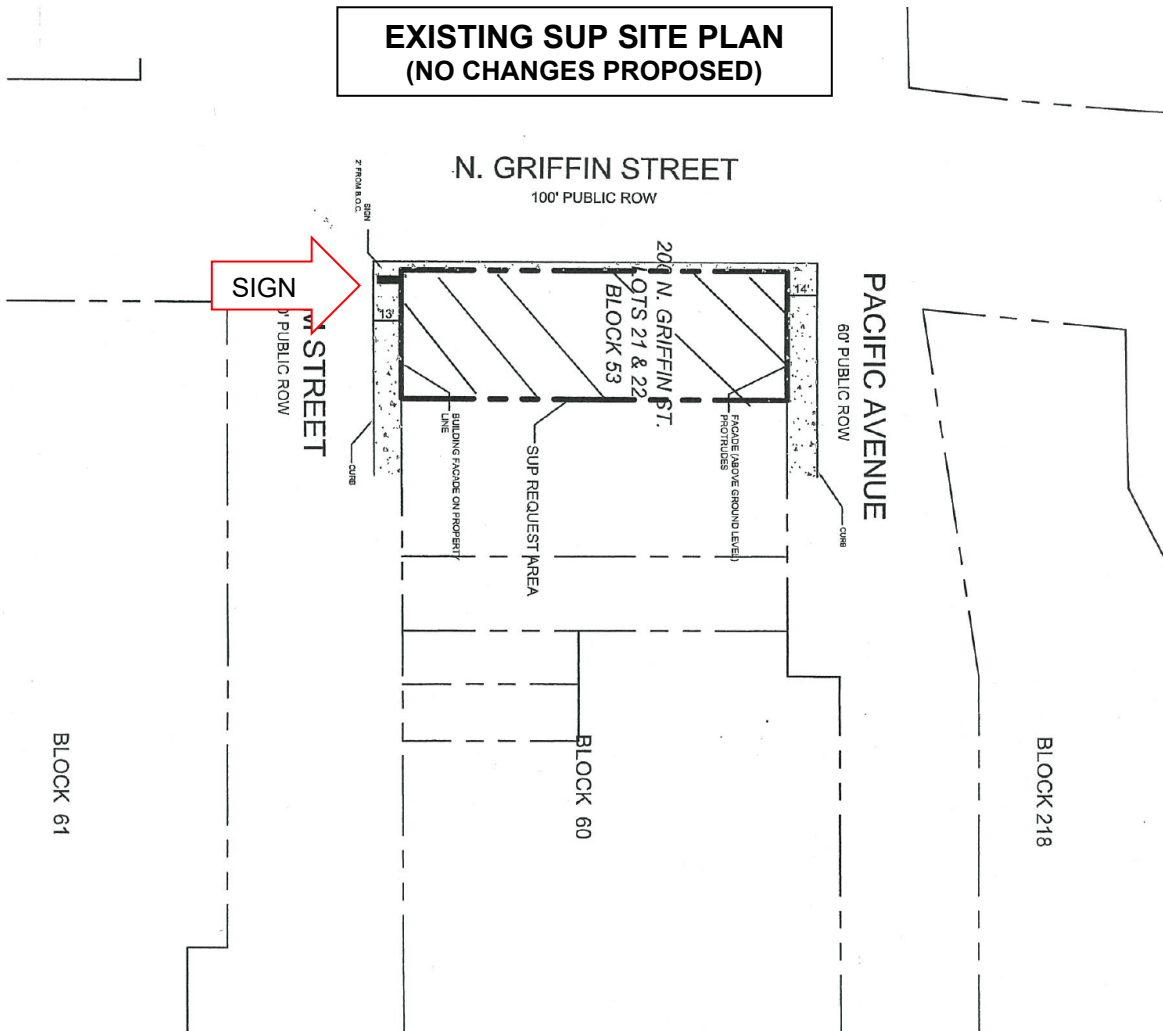
LIST OF OFFICERS

Apple Ten Hospitality Texas Service III, Inc.

- Glade M, Knight Executive Chairman
- Justin Knight President and CEO
- Kristian Gathright Executive Vice President and COO
- Robert McGuire General Manager

PROPOSED SUP No. 2007 AMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit automatically terminates on (six years after the passage of this ordinance) [May 22, 2025].
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.



Issue/Revisions		
No.	Date	Description
N1	09/12/11	ISSUE
N2	01/19/12	REVISIONS
N3	01/27/12	REVISIONS

200 N. GRIFFIN STREET
ELM FACADE SIGN

LOTS 21, 22, & 23, BLOCK 53
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Michael R. COKER Company
 THE COKER GROUP, Inc. 100
 Oak Woods
 ZACHRY RD. ZACHRY, TX
 76088-0000



SITE PLAN

Issue Date:	05/21/1
Checker Co. Project:	21122
Reviewed By:	MFC
Drawn By:	ecs

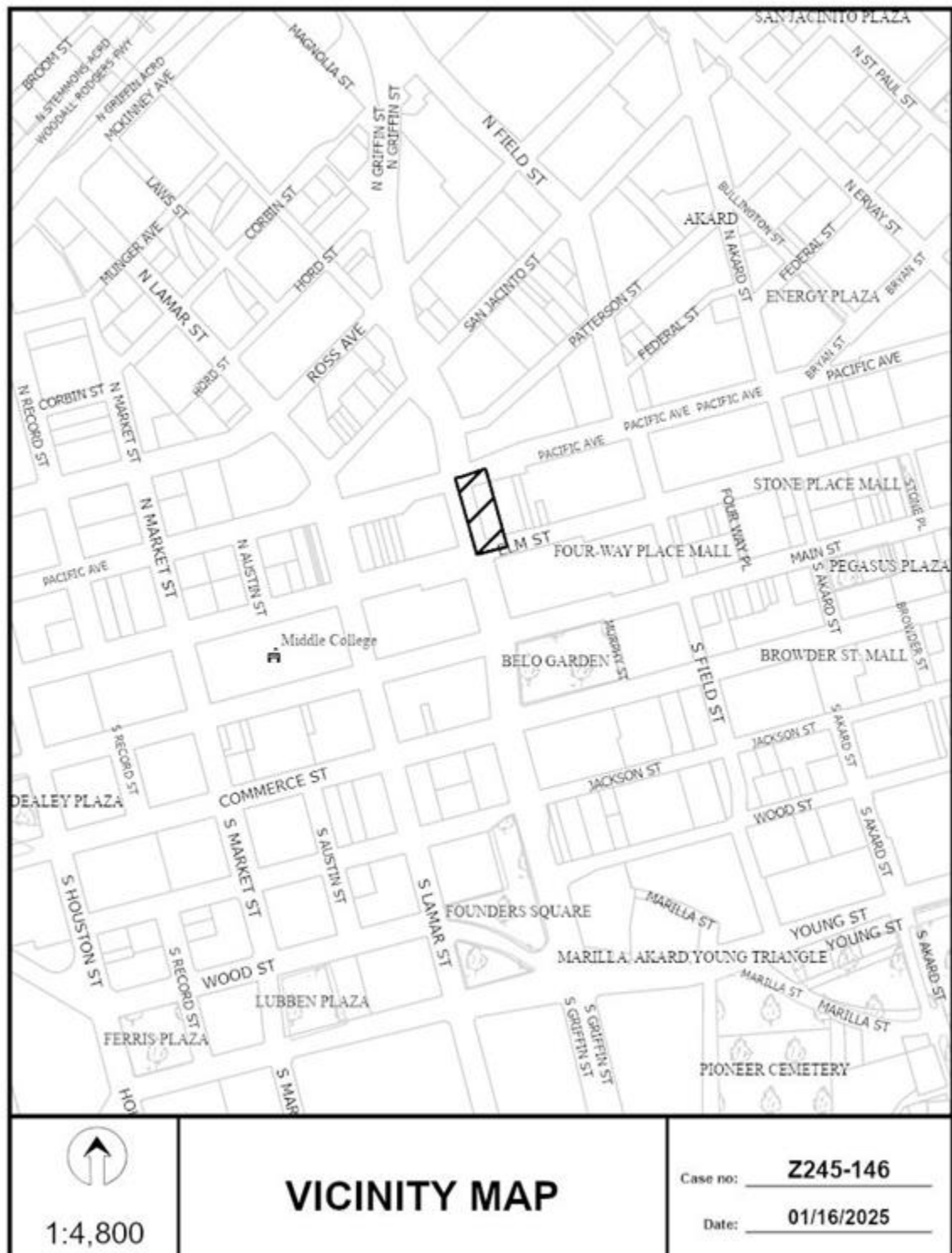
Drawing Number

S-1

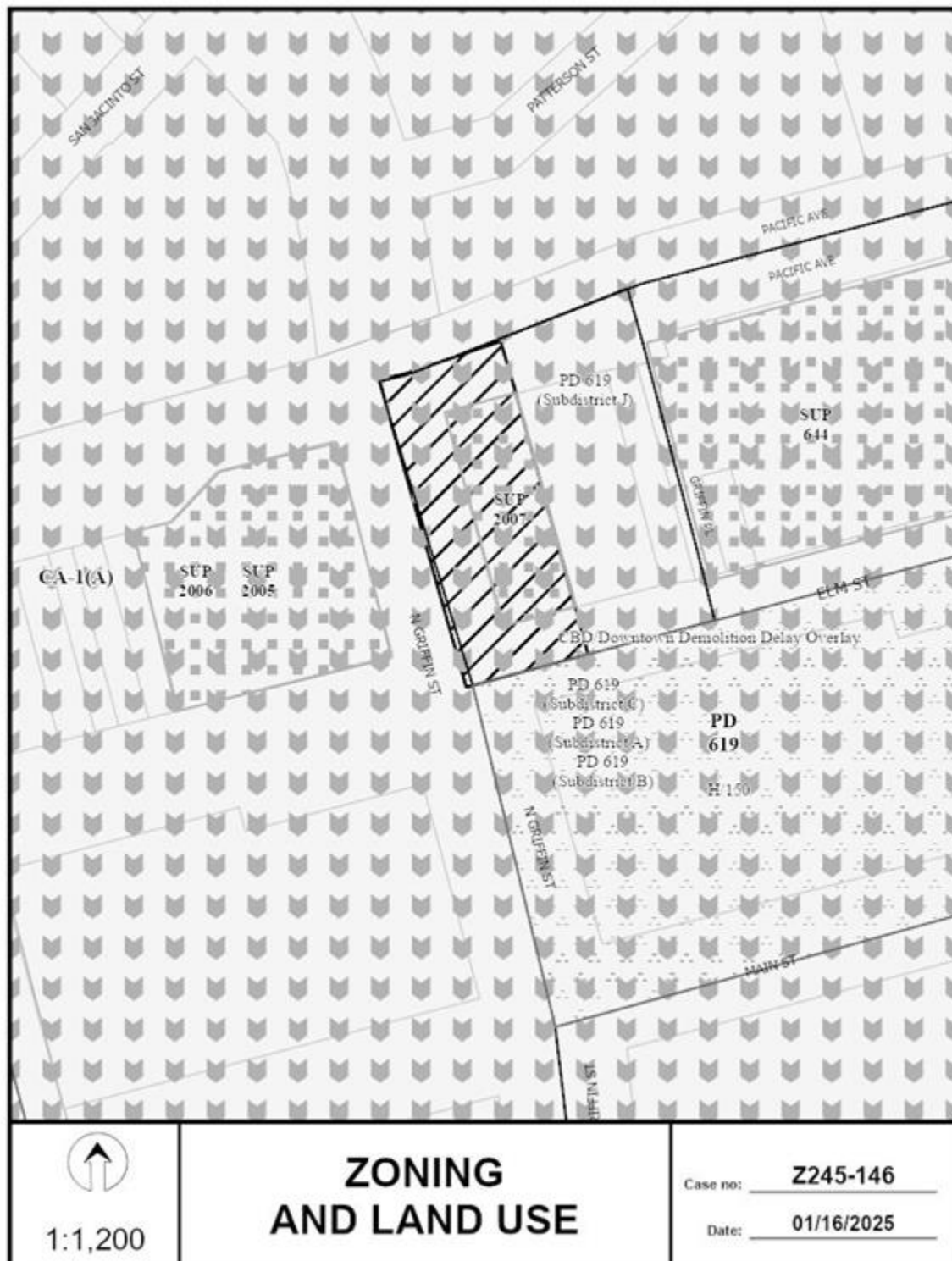
Filename: RETN/CLOS-VIDEO

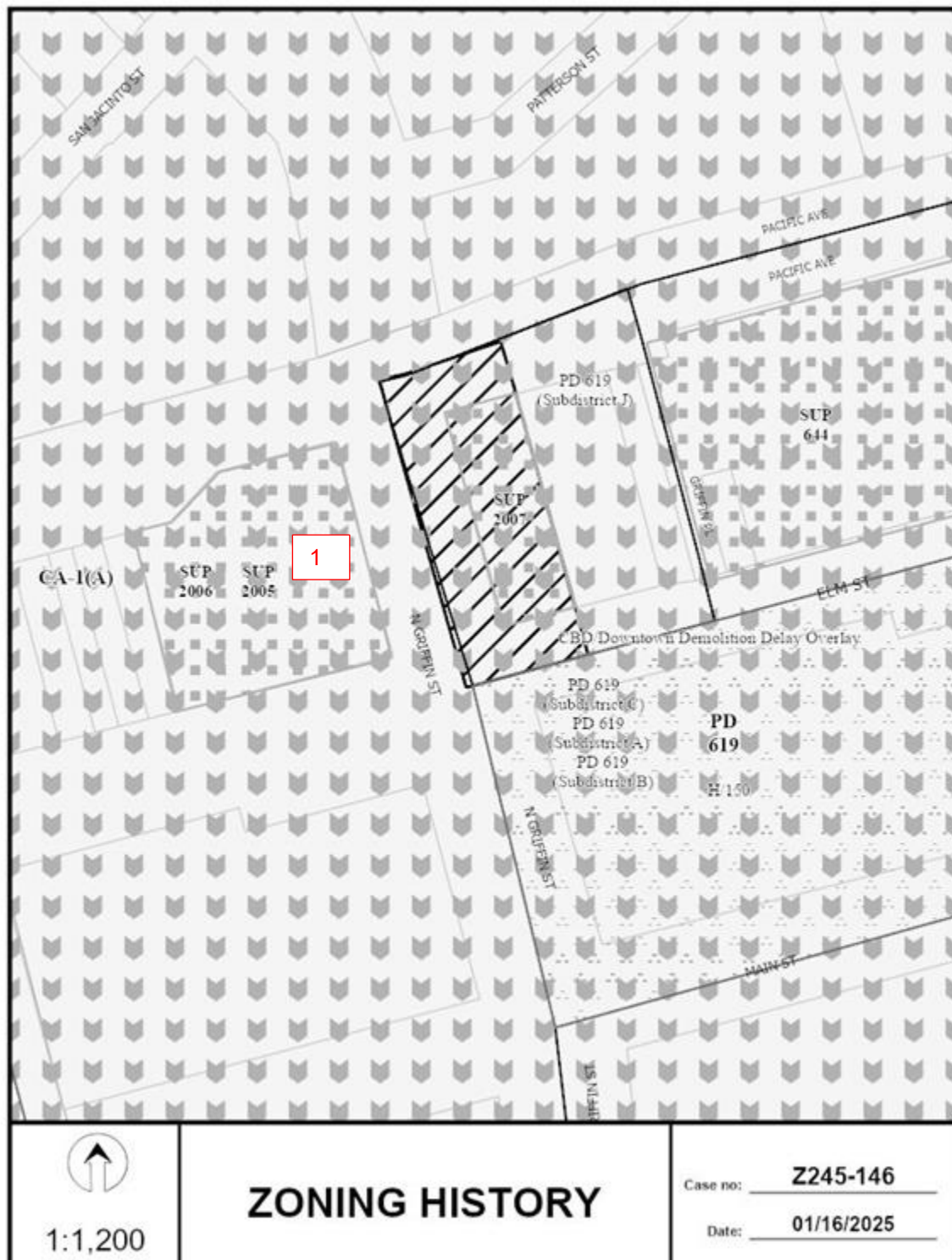
This drawing is for informational purposes only. It is not to be used for construction or other purposes without the express written approval of the design engineer. The design engineer shall be responsible for the accuracy of the information provided. The design engineer shall be responsible for the accuracy of the information provided. The design engineer shall be responsible for the accuracy of the information provided.

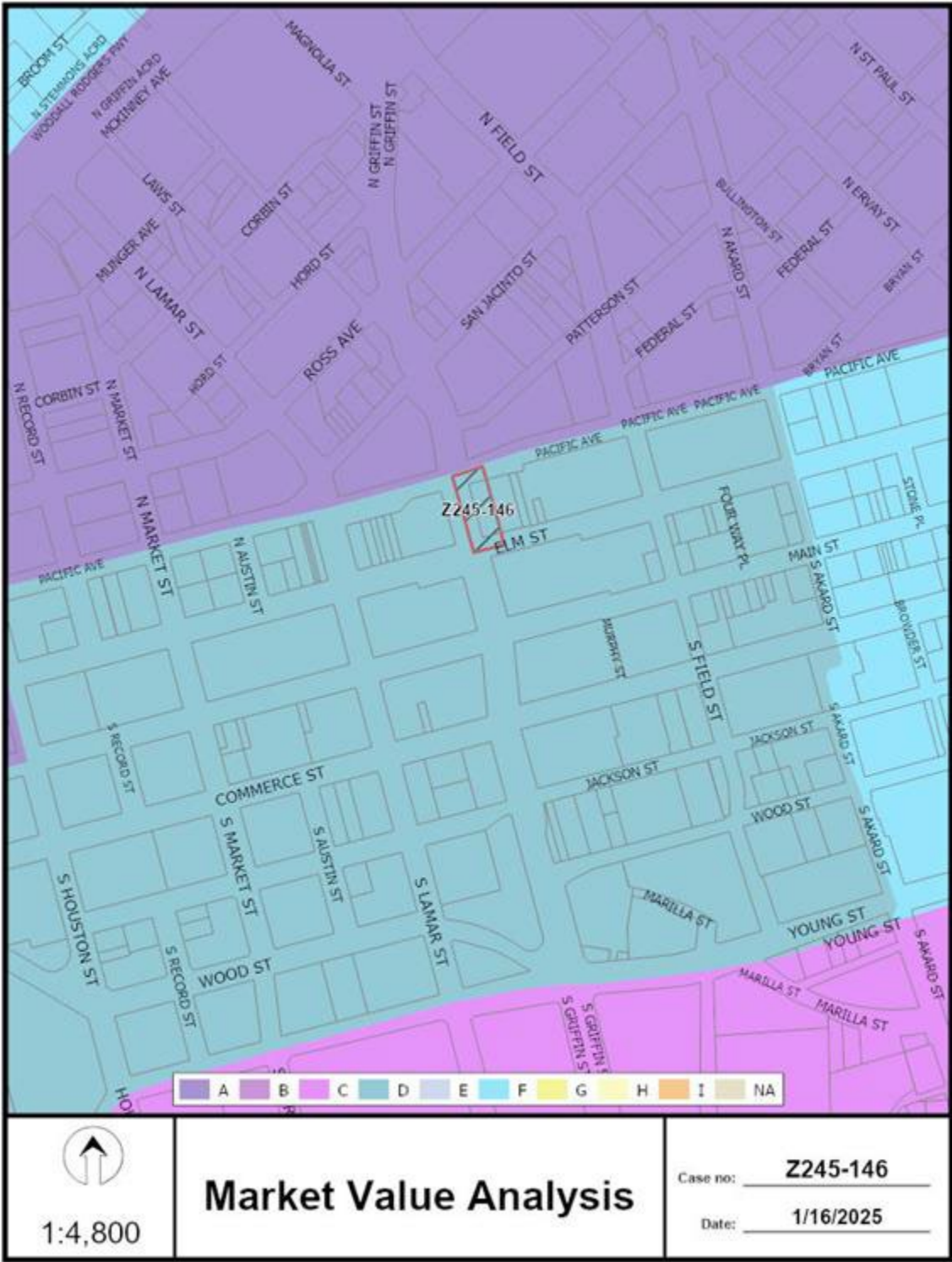
©2011-2012, Richard T. Stoltz Company











01/16/2025

Notification List of Property Owners

Z245-146

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1025 ELM ST	APPLE TEN HOSPITALITY
2	1015 ELM ST	TOG HOTELS DOWNTOWN
3	901 MAIN ST	DALLAS MAIN LP
4	101 S LAMAR ST	INTERFIRST BANK DALLAS
5	901 MAIN ST	INTERFIRST BANK DALLAS
6	1201 ELM ST	GS 1201 ELM LLC
7	1201 ELM ST	SILBERSTEIN LISA
8	202 N LAMAR ST	DALLAS AREA RAPID TRANSIT
9	400 N GRIFFIN ST	DALLAS FORT WORTH ARGYLE
10	1100 PATTERSON AVE	CHAVEZ LAND INCOME
11	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
12	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC



City of Dallas

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

Agenda Information Sheet

File #: 25-1210A

Item #: 12.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the west line of North Zang Boulevard, between West Canty Street and West Neely Street.

Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions, and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

Applicant: 727 N Zang, LLC

Representative: Audra Buckley, Permitted Development

Planner: Connor Roberts

Council District: 1

Z234-120(CR)

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****Planner: Connor Roberts****FILE NUMBER:** Z234-120(CR) **DATE FILED:** November 7, 2023**LOCATION:** West line of North Zang Boulevard, between West Canty Street and West Neely Street.**COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** ± 26,136 sqft **CENSUS TRACT:** 48113004201**REPRESENTATIVE:** Audra Buckley, Permitted Development**OWNER/APPLICANT:** 727 N Zang, LLC**REQUEST:** An application for 1) a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and 2) a Specific Use Permit for a boutique hotel.**SUMMARY:** The purpose of the request is to allow for modified development standards to allow for a boutique hotel to operate out of an existing building on the site.**STAFF RECOMMENDATION:** **Approval** of 1) a new subdistrict, subject to conditions, and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

Existing/Proposed Built Conditions:

- The approximately 0.6-acre area of request encompasses two properties addressed as 727 North Zang Boulevard (Lot A) and 719 North Zang Boulevard (Lot B). Lot A totals approximately 18,250 square feet of land and is developed with a three-story, 28-unit multifamily structure developed in 2018. Lot B totals approximately 8,150 square feet of land and is developed with a one-story single family residential structure.
- The application designates Lot A as Phase 1, which would not require any site alterations or renovations to the existing structure. The proposed site plan reflects the current on-site condition, which would remain unchanged until the future development of Phase 2 (Lot B), which would require a continuation of a mutual access drive behind the building.
- Lot A (Phase 1) is developed with a three-story, 28-unit multifamily building with a pass-through driveway to service 24 parking spaces in the rear. Ten (10) of the off-street parking spaces are covered by a parking structure (free-standing awning) which would not be removed as part of this request.
- Lot B (Phase 2) is developed with a one-story single family residential structure. Access is provided via a single-service driveway connecting to North Zang Boulevard. If approved, the future development of Phase 2 would replace this structure with a continuation of the development and use illustrated on Lot A (Phase 1) to the north. The proposed site plan illustrates 13 additional parking spaces, and a removal of the driveway access to North Zang Boulevard at time of development. All applicable development criteria, including residential proximity slope, will be enforced at time of development.

Existing/Proposed Use Conditions:

- According to the applicant, following its development in 2018, Lot A has been utilized as multi-lease-type property. Historically, rental duration has been daily, weekly, monthly, and annually. Most recently, the property has been 65% occupied as a daily to 14-day rental. The applicant references these rental patterns as the impetus for the request to transition the use to a boutique hotel.

- The area of request is currently zoned Tract 4, Subdistrict B, within Planned Development (PD) No. 468, the Oak Cliff Gateway Special District. Subdistrict B is the WR-3 Walkable Urban Residential District. The WR-3 District allows for *Group Living* residential uses (Reference Section 51A-13.306(b)) within the *Apartment* development type (Reference Section 51A-13.304(a)(1)).
- The applicant requests a new Subdistrict within PD No. 468. Requested language specifies that:
 - A boutique hotel is permitted with a specific use permit.
 - A development plan is not required (a Specific Use Permit will require a site plan).
 - The new subdistrict must comply with the WR-3 district regulations and the development standards of Article XIII.
 - Kitchens are permitted in guest rooms.
 - External entry is permitted for 100% of the guest rooms.
 - A minimum of one parking space is required per two guest rooms.
 - No loading zone is required.
 - No dumpster is required.
- In addition to the request for a new PD subdistrict, the applicant requests a Specific Use Permit for a boutique hotel with a maximum number of 40 guest rooms.
- The applicant requests a Specific Use Permit to reassess the application through the required Specific Use Permit renewal process.

Zoning History:

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

1. **Z201-111:** On February 22, 2023, the City Plan Commission denied an application for an expansion of Subdistrict 6 within Planned Development District No. 830 [to permit office uses], on property zoned Tract 1C within Planned Development District No. 160 located on the east line of Madison Street, between Davis Avenue and Neely Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Zang Boulevard	Minor Arterial	100 feet, Bike Plan

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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.

Land Use:

	Zoning	Land Use
Site	PD No. 468 (Tract 4, Subdistrict B)	Multifamily
North	PD No. 468 (Tract 4, Subdistrict B)	Single family
East	PD No. 468 (Tract 4, Subdistrict E)	Vacant
South	PD No. 468 (Tract 4, Subdistrict B)	Vacant
West	PD No. 160 (Tract 1C)	Single family

Land Use Compatibility:

The approximately 0.6-acre area of request encompasses two properties addressed as 727 North Zang Boulevard (Lot A) and 719 North Zang Boulevard (Lot B). Lot A totals approximately 18,250 square feet and is developed with a three-story, 28-unit multifamily

structure developed in 2018. Lot B totals approximately 8,150 square feet and is developed with a one-story single family residential structure.

The application designates Lot A as Phase 1, which would not require any site alterations or renovations to the existing structure. The proposed site plan reflects the current on-site condition, which would remain identical until the future development of Phase 2 (Lot B), which would require a continuation of a mutual access drive behind the building.

Lot A (Phase 1) is developed with a three-story, 28-unit multifamily building with a pass-through driveway to service 24 parking spaces in the rear. Ten (10) of the off-street parking spaces are covered by a parking structure (free-standing awning) which would not be removed as part of this request.

Lot B (Phase 2) is developed with a one-story single family residential structure. Access is provided via a single-service driveway connecting to North Zang Boulevard. If approved, the future development of Phase 2 would replace this structure with a continuation of the development and use illustrated on Lot A (Phase 1) to the north. The proposed site plan illustrates 13 additional parking spaces, and a removal of the driveway access to North Zang Boulevard at time of development. All applicable development criteria, including residential proximity slope, will be enforced at time of development.

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.

From a land use perspective, the applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The existing land use intensity within Tract A will not increase based on the transition from multifamily to boutique hotel uses. Likewise, development within Tract B will be in accordance with the

permitted development types outlined in the WR-3 District. No other changes to the dimensional requirements or design standards of the WR-3 District are proposed.

Landscaping:

Landscaping must be provided in accordance with PD No. 468 and Article X of the Dallas Development Code, as amended.

Parking:

Parking requirements within PD No. 468 are established by Exhibit 468C. A minimum of 0.25 parking space is required per room for group living (including hotel) uses. Through the SUP conditions, the applicant requests an increased parking requirement of 0.5 parking space per room. Phase 1 includes 28 one-bedroom units, requiring 14 parking spaces. Twenty-four (24) are accounted for on the proposed site plan. Phase 2 will include a maximum of 12 one-bedroom units, requiring 6 parking spaces. Thirteen (13) are accounted for on the proposed site plan. This is appropriate at a site with direct access to rail transit.

Market Value Analysis:

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

Z234-120(CR)

LIST OF OFFICERS

727 N Zang, LLC

Christian Chernock, Managing Member

PROPOSED PD CONDITIONS

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042; 29743)

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 acres. (Ord. Nos. 23057; 26042; 26606; 29743)

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:
 - (A) Polar Bear Ice Cream Stand.
 - (B) Mayor William Sergeant Home.

- (C) Grace Presbyterian Church.
- (D) Lee Harvey Oswald Boarding House.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically review proper zoning of the Property. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) **ACCESSORY DWELLING UNIT** means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
 - (2) **ALTERNATIVE ENERGY PLANT** means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.
 - (3) **ANTIQUE SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.
 - (4) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.
 - (5) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.
 - (6) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.
 - (7) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal-entry.
 - (8) **BULB-OUT** means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and that may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing facade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eighth Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard;

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street; or

(C) the Mayor William Sergeant Home located at the southwest corner of Zang Boulevard and Nealy Street for purposes of obtaining the legacy building parking reduction only.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(17) MESSAGE ESTABLISHMENT and MESSAGE mean a message establishment or message as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) MEWS means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means a combination of any two categories of permitted main uses on a building site.

(20) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(21) NEW CONSTRUCTION means construction of a main structure that did not exist on May 13, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(23) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards, and other elements.

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

(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 *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) 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. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, 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.)

(e) Unless the context ~~[clearly]~~ indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.
- (12) Subdistrict L: nonresidential.
- (13) Subdistrict M: nonresidential.

(14) Subdistrict N: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G. Subdistrict K development plan.
- (8) Exhibit 468H: Subdistrict L development plan and elevation plan.
- (9) Exhibit 468I: Subdistrict M development plan.
- (10) Exhibit 468J: Subdistrict N development/landscape plan. (Ord. Nos. 28880; 29200; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 14 subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.

- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).
- (12) Subdistrict L – Walkable Urban Mixed Use 3 (WMU-3).
- (13) Subdistrict M – Walkable Urban Mixed Use 8 (WMU-8).
- (14) Subdistrict N - Walkable Urban Mixed Use 12 (WMU-12).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, K, L, M, AND N.

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(l) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage.

The site must come into complete compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict L. Development and use of the Property in Subdistrict L must comply with the Subdistrict L development plan and elevation plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict L development plan and elevation plan, the text of this article controls. The provisions of Section 51A-4.702 regarding submission of or amendments to a development plan apply to Subdistrict L, except that an amendment to the elevation portion of the Subdistrict L development plan and elevation plan is not allowed through the minor amendment process.

(5) Development plan for Subdistrict M. Development and use of the Property in Subdistrict M must comply with the Subdistrict M development plan (Exhibit 468I). If there is a conflict between the text of this article and the Subdistrict M development plan, the text of this article controls.

(6) Development/landscape plan for Subdistrict N. Development and use of the Property in Subdistrict N must comply with the Subdistrict N development/landscape plan (Exhibit 468J). If there is a conflict between the text of this article and the Subdistrict N development/landscape plan, the text of this article controls.

(7) Within Subdistrict _____ no development plan is required.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistricts C and L. Except as provided in this section, Subdistricts C and L must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E, K, and M.

(A) In general. Except as provided in this section, Section 51P-468.109.1, and Section 51P-468.109.2, Subdistricts E, K, and M must comply with the WMU-8 regulations and development standards in Article XIII.

(B) Subdistrict E, Tract 6. Maximum number of stories above grade in the HM-2 Height Map Overlay is six.

(6) Subdistricts F and N. Except as provided in this section, Subdistricts F and N must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.

- (J) Stairway access to roof.
- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

- (A) Subdistrict A, Tract 3.
- (B) Subdistrict A, Tract 4.
- (C) Subdistrict B, Tract 4.
- (D) Subdistrict B, Tract 6.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G and Subdistrict N.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

SEC. 51P-468.10X. SUBDISTRICT PROVISIONS

(a) In general. Except as provided in this section, Subdistrict must comply with the WR-3 regulations and development standards in Article XIII.

(b) Boutique hotel is permitted within the Apartment development type with a specific use permit.

(c) Additional provisions for a boutique hotel:

1. Kitchens are permitted in guest rooms.

2. External entry for 100 percent of rooms is permitted.

3. A minimum of one-half off-street parking space per room is required. Required parking for this use may be set by the specific use permit.

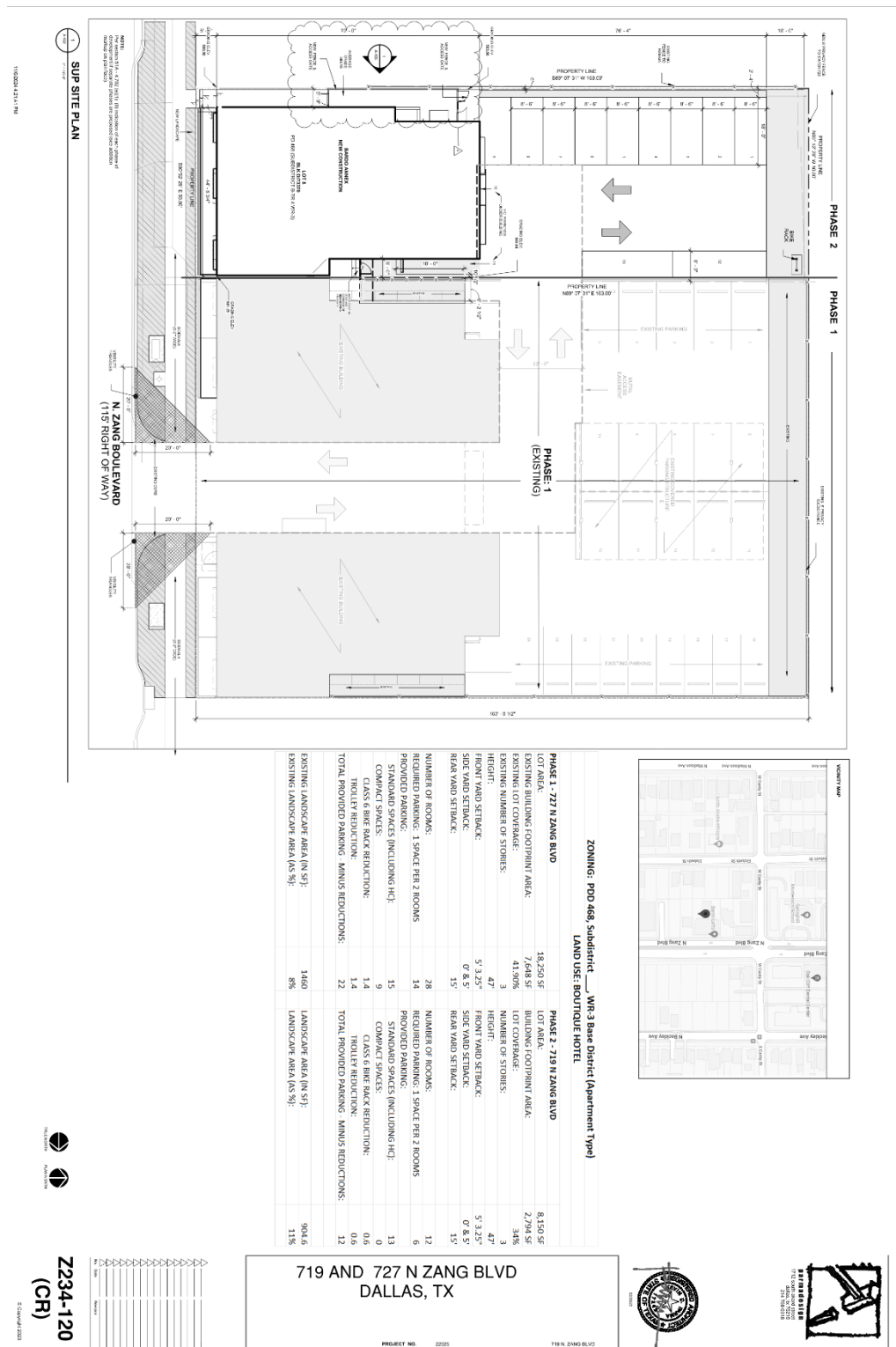
4. No off-street loading is required.

5. Dumpsters are not required.

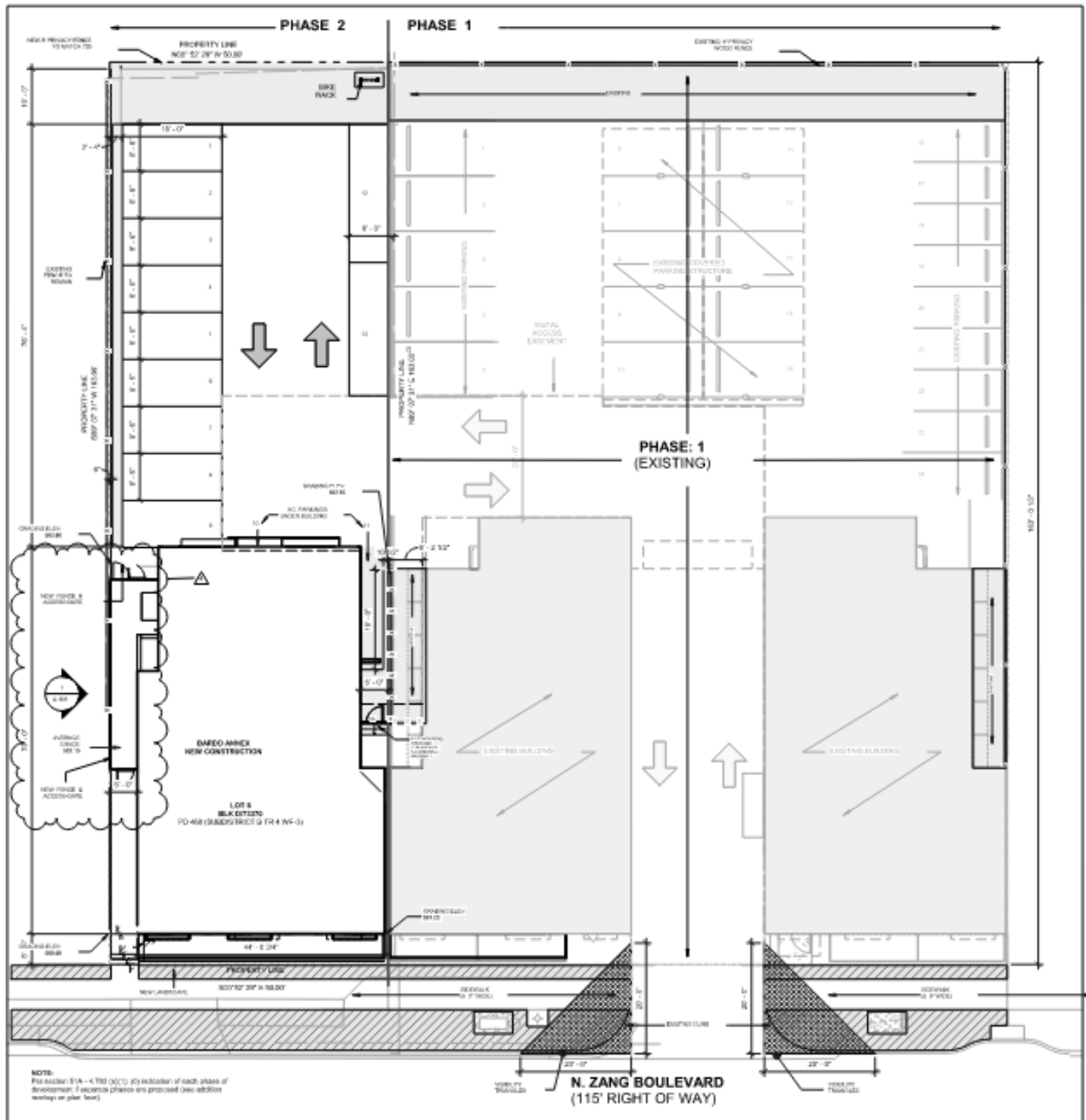
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a boutique hotel.
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 (four years from the passage of the ordinance).
4. MAXIMUM NUMBER OF UNITS: The maximum number of guest rooms is forty (40).
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

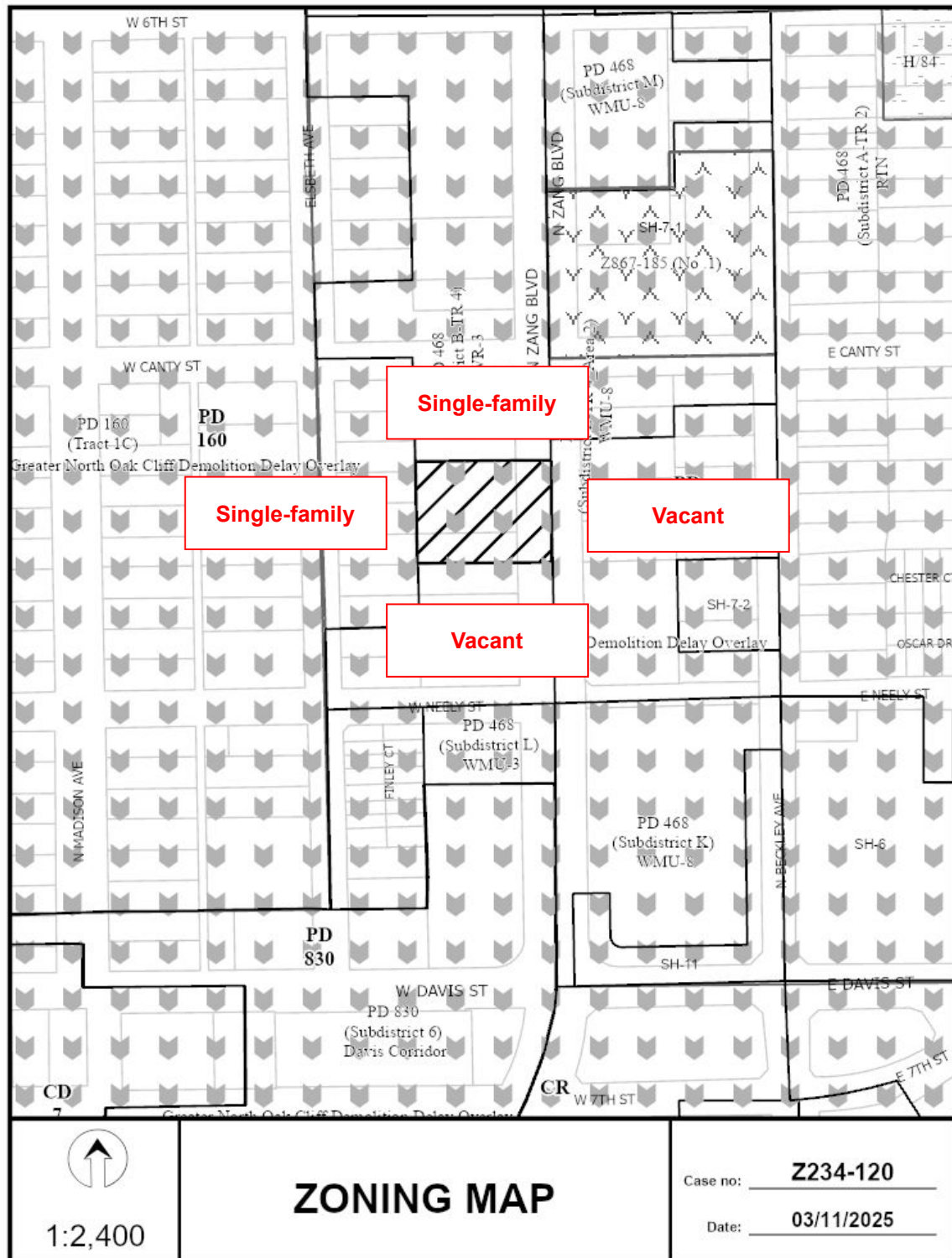


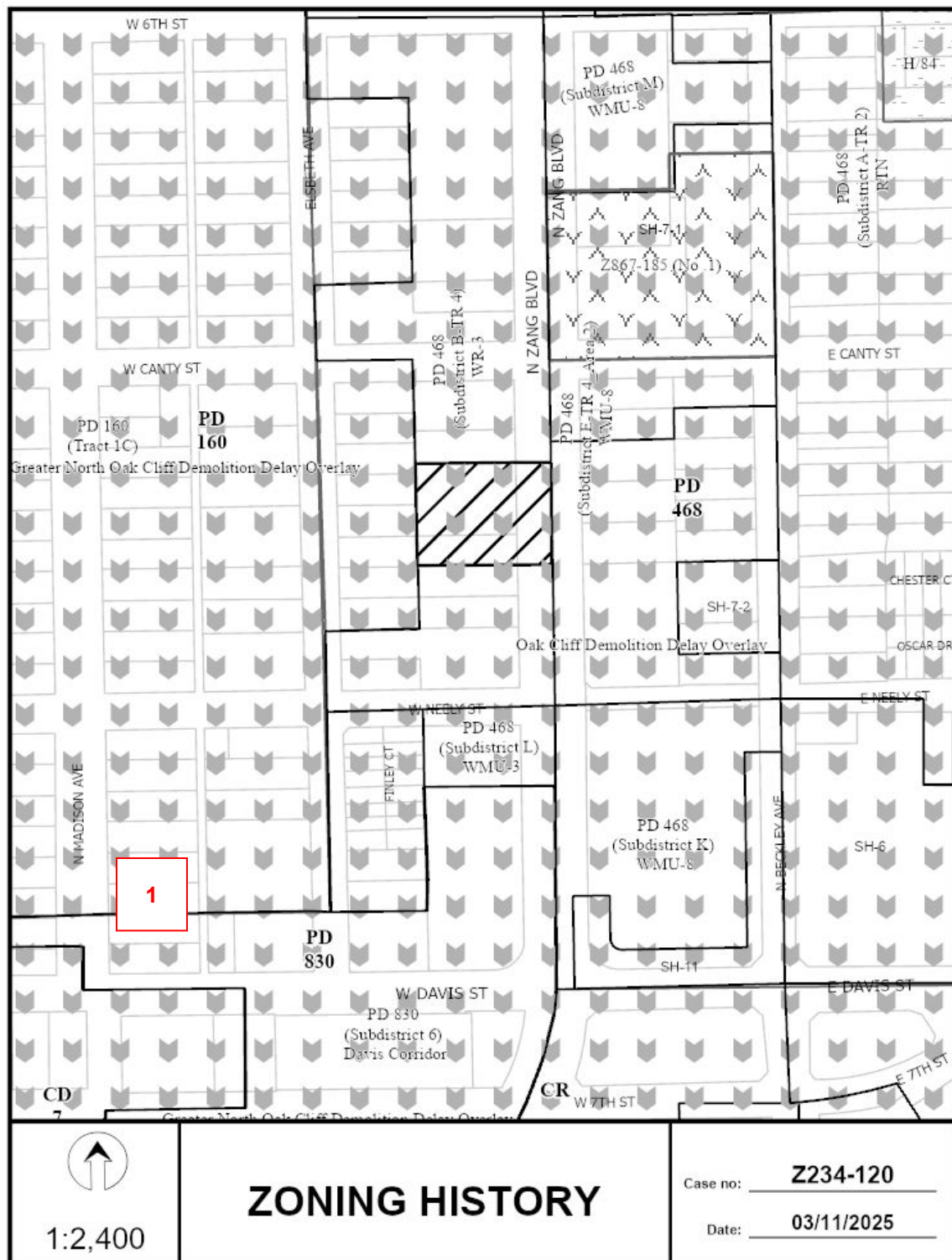
PROPOSED SITE PLAN (ENLARGED)

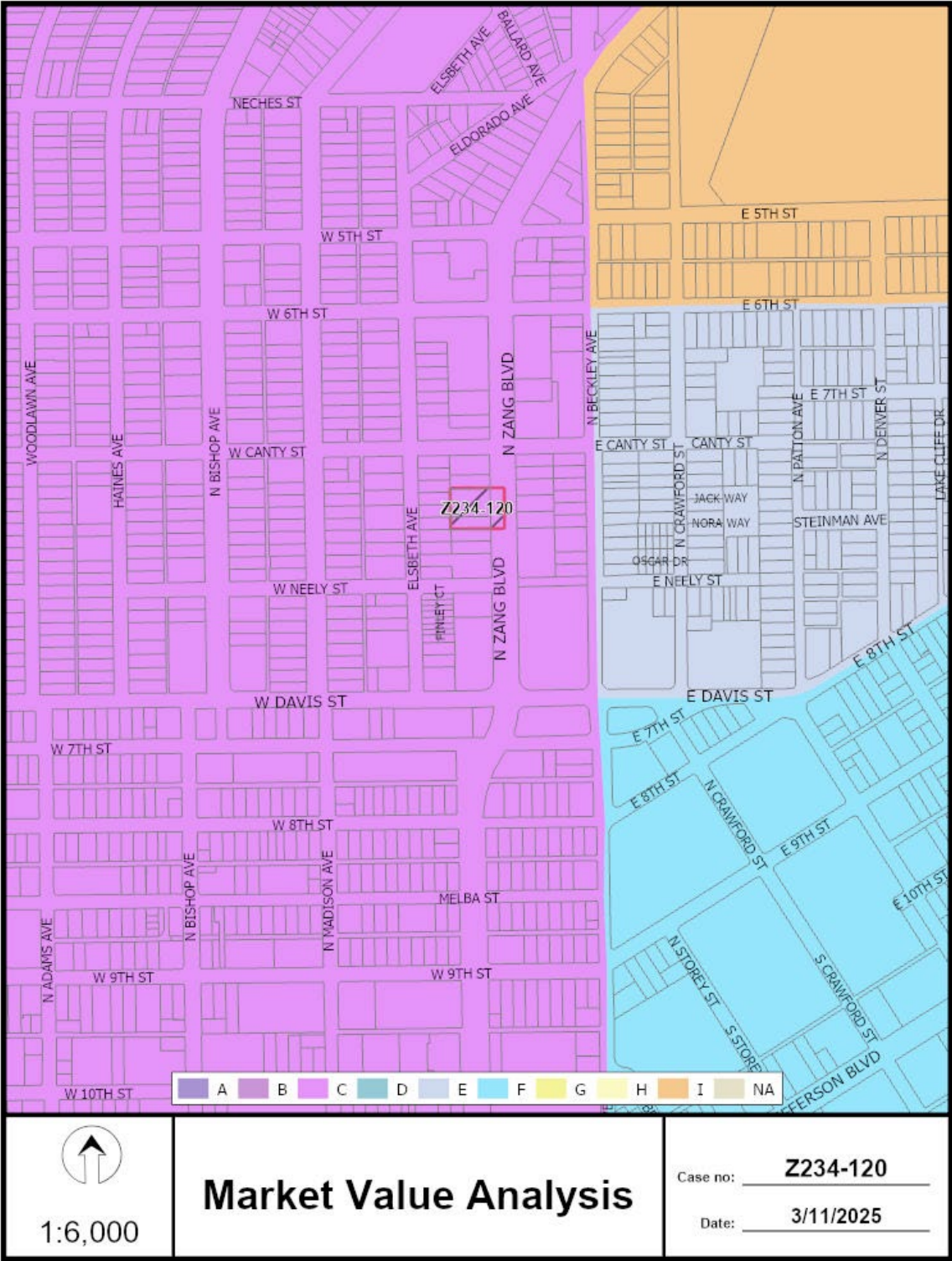


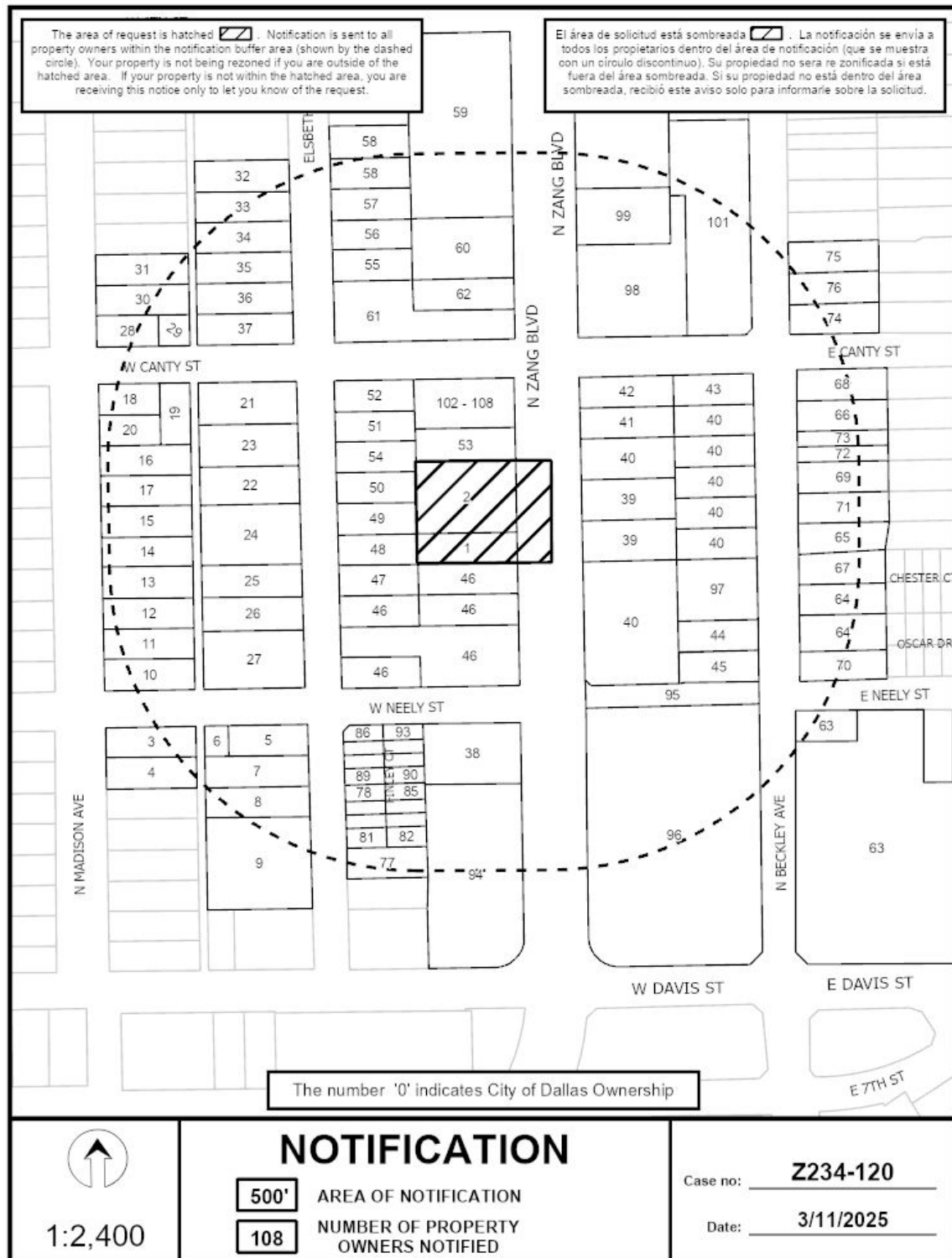












03/11/2025

Notification List of Property Owners***Z234-120******108 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	719 N ZANG BLVD	727 N ZANG LLC
2	727 N ZANG BLVD	727 N ZANG LLC
3	628 N MADISON AVE	SIROIS MICHAEL
4	624 N MADISON AVE	RODRIQUEZ TORIBIA C
5	629 ELSBETH ST	LUCAS KRISTY
6	212 W NEELY ST	1122 HOLDINGS LLC
7	627 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
8	621 ELSBETH ST	MENA JUAN BARRERA
9	615 ELSBETH ST	CSK REAL ESTATE LLC
10	702 N MADISON AVE	DAVIDSON VINSON N &
11	704 N MADISON AVE	WONG DIXON
12	710 N MADISON AVE	ROWLAND CHASE
13	714 N MADISON AVE	VILLARREAL MELINDA ANN &
14	716 N MADISON AVE	Taxpayer at
15	720 N MADISON AVE	PARNELL TAMELA DAVIS
16	730 N MADISON AVE	GUTIERREZ HERIBERTO & BERTHA MARTINEZ
17	726 N MADISON AVE	2000 WISTERIA LLC
18	738 N MADISON AVE	SACKS EDDIE ELAINE
19	214 W CANTY ST	MACIAS MARIA C
20	734 N MADISON AVE	SRITRAGOOL CARMELITA
21	210 W CANTY ST	MACIAS JESUS & IRMA V
22	727 ELSBETH ST	ALBA GARY JOHN
23	733 ELSBETH ST	MACIAS EDGAR A
24	719 ELSBETH ST	ACQUISTO AMY F
25	713 ELSBETH ST	FLORES DORA
26	709 ELSBETH ST	CANALES ROBERTO M &

03/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	701 ELSBETH ST	701 ELSBETH LLC &
28	802 N MADISON AVE	MARCELINO CASTILLO &
29	215 W CANTY ST	MACIAS JESUS & IRMA
30	804 N MADISON AVE	FAZ FRANCISCO JR &
31	810 N MADISON AVE	BEJARANO NARCISO C
32	819 ELSBETH ST	LISULA SCOTT A &
33	815 ELSBETH ST	ROPPLO MATTHEW J
34	813 ELSBETH ST	FLYWHEEL SFR FUND I
35	809 ELSBETH ST	A & E HOUSING LLC
36	805 ELSBETH ST	SAX CHRISTIAN R &
37	801 ELSBETH ST	CLIMER NICHOLAS I &
38	635 N ZANG BLVD	BISHOP 1910 PARTNERS LTD
39	718 N ZANG BLVD	TEXAS INTOWNHOMES LLC
40	730 N ZANG BLVD	TEXAS INTOWNHOMES LLC
41	732 N ZANG BLVD	CLIFF APARTMENTS LLC
42	736 N ZANG BLVD	FAZ ISMAEL
43	737 N BECKLEY AVE	BUSTAMANTE ANTONIO &
44	707 N BECKLEY AVE	GOMEZ RAY
45	703 N BECKLEY AVE	TEXAS INTOWNHOMES LLC
46	700 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
47	712 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
48	716 ELSBETH ST	Taxpayer at
49	720 ELSBETH ST	KLOPCHIC JAMES
50	726 ELSBETH ST	CHERNOCK CHRISTIAN
51	734 ELSBETH ST	CASTILLO GERARDO
52	736 ELSBETH ST	KELLY MICHAEL ROY &
53	733 N ZANG BLVD	PENA IRMA LIFE EST
54	733 N ZANG BLVD	PENA MARY LOU
55	810 ELSBETH ST	RISNER PAUL
56	814 ELSBETH ST	TIMM MARISOL &
57	818 ELSBETH ST	ELAINE S GORENSTEIN

03/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	820 ELSBETH ST	TOVAR MARTIN
59	835 N ZANG BLVD	GEMSK LLC
60	813 N ZANG BLVD	Taxpayer at
61	801 N ZANG BLVD	RSRG INVESTMENTS LLC
62	807 ZANG PL	Taxpayer at
63	632 N BECKLEY AVE	HEB GROCERY COMPANY LP
64	710 N BECKLEY AVE	MARTINEZ SILVERI
65	716 N BECKLEY AVE	CALDERON JORGE A
66	732 N BECKLEY AVE	MONTOYA BLANCA E L
67	714 N BECKLEY AVE	YBARRA MAGDALENA
68	736 N BECKLEY AVE	FIRA MARIA DEL CARMEN
69	724 N BECKLEY AVE	CALLOWAY CURTIS D
70	702 N BECKLEY AVE	MARTINEZ BENJAMIN
71	720 N BECKLEY AVE	ORTIZ JESUS & MARIA
72	728 N BECKLEY AVE	MOLLETT KENYA
73	730 N BECKLEY AVE	MCNATT JASON BRANDON &
74	800 N BECKLEY AVE	PEREZ MARIA CELINA URIBE
75	808 N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
76	804 N BECKLEY AVE	MOZIK VINCE
77	612 ELSBETH ST	G & C HOLDCO LLC
78	639 FINLEY CT	GOODMAN ZACHARY LEE
79	627 FINLEY CT	YEUNG TERRY
80	615 FINLEY CT	REIDY REBECCA L
81	603 FINLEY CT	SRISATHIT PIRIYA &
82	602 FINLEY CT	PATEL NISHI &
83	614 FINLEY CT	CHAKRAVARTHY JIVAS S
84	626 FINLEY CT	FOLEY PATRICK
85	638 FINLEY CT	CRABTREE RYAN THOMAS
86	687 FINLEY CT	PERNISCO JOSEPH & MONA
87	675 FINLEY CT	AJLOUNI ADAM MUNTHER &
88	663 FINLEY CT	SCHROEDER KELLI LEE

03/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	651 FINLEY CT	COVER JAMES S & MALIA D
90	650 FINLEY CT	COOKE OLIVER S
91	662 FINLEY CT	OSEIBONSU ABENA
92	674 FINLEY CT	FINLEY COURT LLC
93	686 FINLEY CT	LODDER DARIN
94	195 W DAVIS ST	AM VICTOR PROSPER LLC
95	710 N ZANG BLVD	BG 16BISHOP ARTS PROPERTY
96	111 W DAVIS ST	BG 16 BISHOP ARTS PROPERTY
97	711 N BECKLEY AVE	BECKLEY LLC
98	810 N ZANG BLVD	Taxpayer at
99	820 N ZANG BLVD	SBK INVESTMENT LLC
100	830 N ZANG BLVD	ZANG TWO PROPERTY LLC
101	815 N BECKLEY AVE	SHIRVANI REAL ESTATE ZANG LLC
102	160 W CANTY ST	RHIMA STEPHANIE
103	160 W CANTY ST	MAGUIRE GILLIAN CLAIRE
104	160 W CANTY ST	CHALICO YAZMIN SARAHI &
105	160 W CANTY ST	GREEN RACHIA
106	737 N ZANG BLVD	KORBA JEFFREY M
107	737 N ZANG BLVD	ANDERSON MITCHELL L
108	737 N ZANG BLVD	MARTIN KEITH & OLIVIA A



City of Dallas

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

Agenda Information Sheet

File #: 25-1211A

Item #: 13.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the east line of North Bishop Avenue, between West Neely Street and West Davis Street.

Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions; and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

Applicant: 620 N Bishop, LLC

Representative: Audra Buckley, Permitted Development

Planner: Connor Roberts

Council District: 1

Z234-121(CR)

FILE NUMBER: Z234-120(CR) **DATE FILED:** November 7, 2023

LOCATION: East line of North Bishop Avenue, between West Neely Street and West Davis Street.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 7,405 sqft **CENSUS TRACT:** 48113004201

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: 620 N Bishop, LLC

REQUEST: An application for 1) a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and 2) a Specific Use Permit for a boutique hotel.

SUMMARY: The purpose of the request is to allow for modified development standards to allow for a boutique hotel to operate out of an existing building on the site.

STAFF RECOMMENDATION: **Approval** of 1) a new subdistrict, subject to conditions; and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

Existing/Proposed Built Conditions:

- The approximately 0.17-acre area of request encompasses one property addressed as 620 North Bishop Avenue. The site is developed with a three-story, nine-unit multifamily building with seven parking stalls to the rear of the property.
- There are no alterations proposed to the existing structure or site as part of this application.



Figure 1. External Access Balconies

- Access to the rooms is provided via a system of existing multi-story balconies that connect to ground level on the south side of the building, as illustrated in Figure 1.

Existing/Proposed Use Conditions:

- According to the applicant, following its development in 2015, the site has been utilized as multi-lease-type property. Historically, rental duration has been daily, weekly, monthly, and annually. Most recently, the property has been 80% occupied as a daily to 14-day rental. The applicant references these rental patterns as the impetus for the request to transition the use to a boutique hotel.
- The area of request is currently zoned Subdistrict 1 within Planned Development (PD) No. 830, the Davis Street Special Purpose District. Per Section 51P-830.104(9), *Boutique Hotel* is defined as “a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal entry.” A boutique hotel use is not currently permitted in Subdistrict 1 within PD No. 830.
- The applicant requests a new Subdistrict 1C within PD No. 830. Requested language specifies that:

- A boutique hotel is permitted by Specific Use Permit only within Subdistrict 1C;
- Guests within a boutique hotel may prepare food on-site within the rooms;
- Internal entry to a boutique hotel is not required.
- In addition to the request for a new PD subdistrict, the applicant requests a Specific Use Permit for a boutique hotel with a maximum number of nine guest rooms.
- The applicant requests a Specific Use Permit to reassess the application through the required Specific Use Permit renewal process.

Zoning History:

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

1. **Z234-192:** On August 14, 2024, the City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar. Lounge, or tavern on property zoned Conservation District No. 7, the Bishop/Eight Street Conservation District located on the southwest corner of West Davis Street and north Bishop Avenue.
2. **Z201-111:** On February 22, 2023, the City Plan Commission denied an application for an expansion of Subdistrict 6 within Planned Development District No. 830 [to permit office uses], on property zoned Tract 1C within Planned Development District No. 160 located on the east line of Madison Street, between Davis Avenue and Neely Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Bishop Avenue	Community Collector	100 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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.

Land Use:

	Zoning	Land Use
Site	PD No. 830 (Subdistrict 1)	Multifamily
North	PD No. 830 (Subdistrict 1)	Office
East	PD No. 160 (Tract 1C)	Single family
South	PD No. 830 (Subdistrict 1)	Office
West	PD No. 830 (Subdistrict 1)	Vacant, multi-tenant building, restaurant, and personal service

Land Use Compatibility:

The approximately 0.17-acre area of request encompasses one property addressed as 620 North Bishop Avenue. The site is developed with a three-story, nine-unit multifamily building with seven parking stalls to the rear of the property. There are no alterations proposed to the existing structure or site as part of this application.

Access to the rooms is provided via a system of existing multi-story balconies that connect to ground level on the south side of the building.

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

From a land use perspective, the applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The existing land use intensity on site will not increase based on the transition from multifamily to a boutique hotel use. Likewise, no other changes to the dimensional requirements or design standards of the existing PD subdistrict are proposed.

Landscaping:

Landscaping must be provided in accordance with PD No. 830 and Article X of the Dallas Development Code, as amended.

Parking:

The applicant is requesting that a flat number of six parking spaces be required on site. The structure includes nine units, and there are 12 existing bike parking spaces on site. Six existing parking stalls are accounted for on the proposed site plan in their current configuration.

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.

Z234-121(CR)

As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in a "C" MVA area.

Z234-121(CR)

LIST OF OFFICERS

620 N Bishop, LLC

Christian Chernock, Managing Member

PROPOSED PD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District No. 7. The size of PD 830 is approximately 290.623 acres. (Ord. Nos. 27944; 31161)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1 [~~and~~] 1A., 1B., and 1C.: Bishop Avenue.
- (2) Subdistrict 2: Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.
- (3) Subdistrict 3: East Garden District, Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6, 6A, 6B, and 6C: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.

(8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161; 31602)

SEC. 51P-830.104. DEFINITIONS.

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

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(4) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for retail sale of the products to the general public.

(5) ATTIC STORY means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(6) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(7.1) BLANK WALL AREA means any portion of the exterior of a building facade that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story of a building.

(8) BODY PIERCING STUDIO means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(9) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days;

provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(10) DOOR YARD means the area between the edge of the sidewalk furthest from the street and the front building facade.

(11) EVENT CENTER means a facility with indoor and outdoor areas for gathering and entertainment.

(12) HOTEL means a lodging facility having between 31 and 120 guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(13) LEGACY BUILDING means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit “830B” or determined to be a legacy building in accordance with Section 51P-830.118.

(14) MAJOR MODIFICATION means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

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

(15.1) MEWS means the public or private right-of-way for pedestrians or lowspeed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(16) MIXED USE DEVELOPMENT means a development that has both main residential and main nonresidential uses on the same building site.

(17) MIXED USE RESIDENTIAL PROJECT (MURP) means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(18) MULTI-VENDOR MARKET means a retail location with independently owned and operated vendor spaces within it.

(19) NEIGHBORHOOD MARKET means a temporary outdoor marketplace.

(20) OPEN SPACE means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(21) PROJECTING SIGN means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(22) REMOTE SURFACE PARKING LOT means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(23) RETAIL-RELATED USES means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

(24) TATTOO STUDIO means an establishment in which tattooing 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.

(25) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. Nos. 27944; 30374; 31161)

SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) 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, 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, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f) Subdistricts 1, 1A, 1B, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts **1C**, 3A, 3B, 5, 6, 6A, 6B, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161)

SEC. 51P-830.106. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation.
- (5) Exhibit 830E: Subdistrict 6B conceptual plan. (Ord. Nos. 27944; 28745; 31161)

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) Except as provided in this section, there is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.
- (c) In Subdistrict 6B, for single family uses, development and use of the property must comply with the Subdistrict 6B conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the Subdistrict 6B conceptual plan, the text of this article controls. (Ord. Nos. 27944; 31161)

SEC. 51P-830.108. DEVELOPMENT PLAN.

- (a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.
- (b) In Subdistrict 6B, for single family uses, a final plat may serve as the Subdistrict 6B development plan. If there is a conflict between the text of this article and the Subdistrict 6B development plan, the text of this article controls. (Ord. Nos. 27944; 31161)
- (c) Subdistrict 1C: For a use that is permitted subject to a specific use permit, a site plan for a specific use permit may be used as the development plan, if the site plan meets the requirements of Section 51A-4.702(e).

SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 1, 1A, ~~AND~~ 1B, AND 1C: BISHOP AVENUE.

- (a) Uses. The following uses are the only main uses permitted:
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - None permitted.
 - (3) Industrial uses.
 - None permitted.

- (4) Institutional and community service uses.
 - Church.
- (5) Lodging uses.
 - Boutique hotel *[By SUP in Subdistrict 1C only. Prohibited in Subdistricts 1, 1A, and 1B.]*
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Office. *[Permitted only as part of a MURP in Subdistrict 1.]*
 - Medical clinic or ambulatory surgical center *[Permitted by right in Subdistrict 1B only.]*
- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily. *[Permitted in Subdistrict 1 and 1C only.]*
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Antique shop. *[Permitted only as part of a MURP.]*
 - Art gallery. *[Permitted only as part of a MURP.]*
 - Remote surface parking lot. *[Permitted only on a lot abutting the lot with the use being supplied with the parking under the remote parking agreement.]*
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) 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 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Except as provided in this paragraph, minimum front yard is 20 feet and maximum front yard is 25 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet or 10 percent of the lot width measured at the front yard street frontage, whichever is less.

(B) For lots 50 feet in width or less and adjacent to a detached single family use, minimum side yard is five feet.

(C) No side yard is required between attached single family uses.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 38 feet. For a MURP, maximum structure height is 42 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property outside of the district that is zoned for residential uses with a density of less than 12 dwelling units per acre. Institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. Maximum lot width is 150 feet.

(10) Stories. Maximum number of stories above grade is three, plus one attic story.

(e) Architectural design standards.

(1) Except as provided in this subsection, see Section 51P-830.122,

“Architectural Design Standards.”

(2) Structures with street facing facades exceeding 50 feet in length must have changes in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches.

(f) Dumpsters. Dumpsters are prohibited in Subdistricts 1A, ~~and~~ 1B, and 1C.

(g) Additional provisions for a boutique hotel in Subdistrict 1C.

(1) Kitchens are permitted in guest rooms.

(2) External entry for 100 percent of rooms is permitted for structures existing as of [date of passage].

OMITTED FOR BREVITY

SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) Except as provided in this section, a minimum of one off-street parking space per 125 square feet of floor area is required.

(B) Except as provided in this section, if an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

(3) Boutique hotel in Subdistrict 1C. A minimum of six parking spaces are required. No loading spaces or loading zone is required.

(b) Parking reductions.

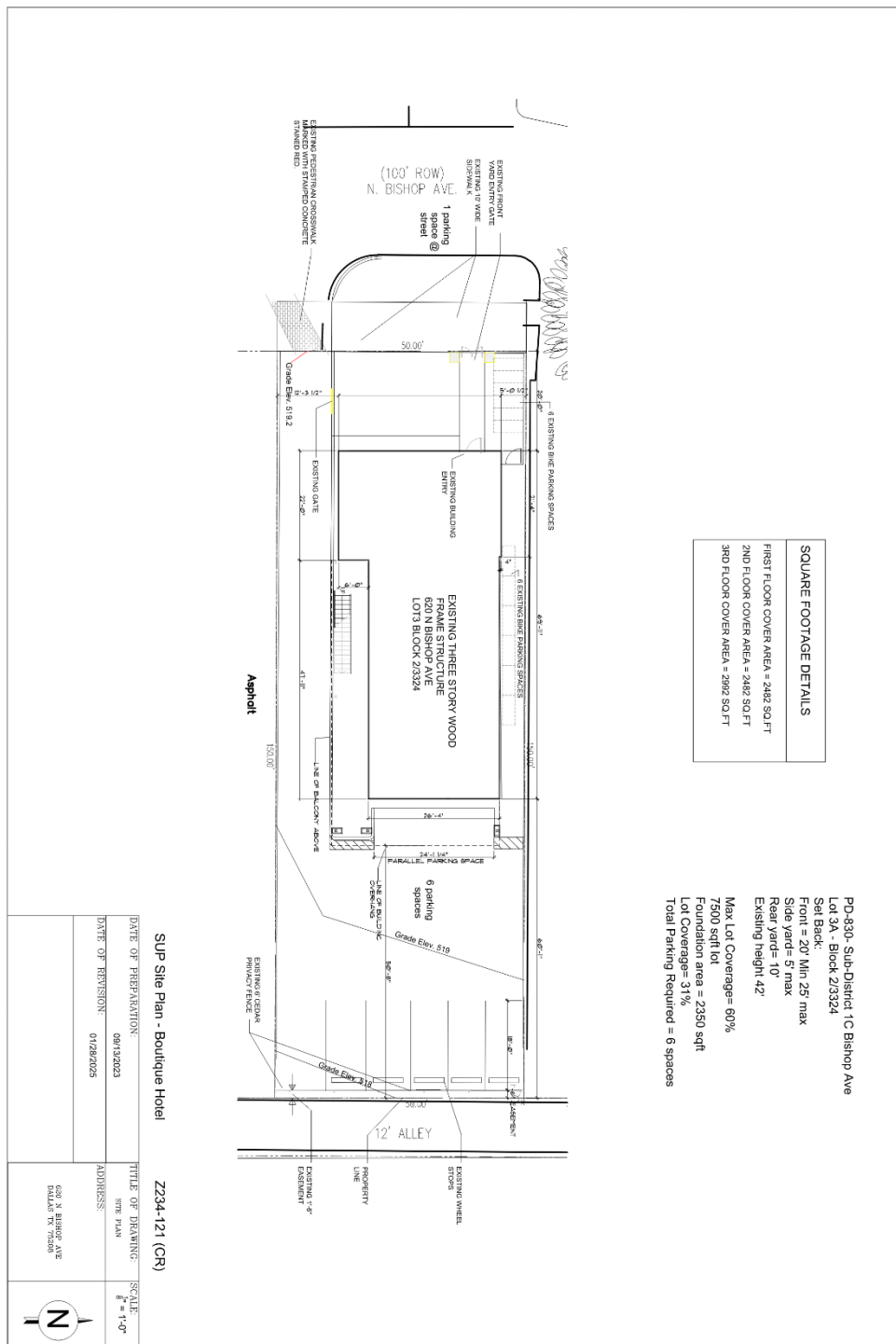
THE REMAINDER OF THIS PD IS OMITTED FOR BREVITY

Z234-121(CR)

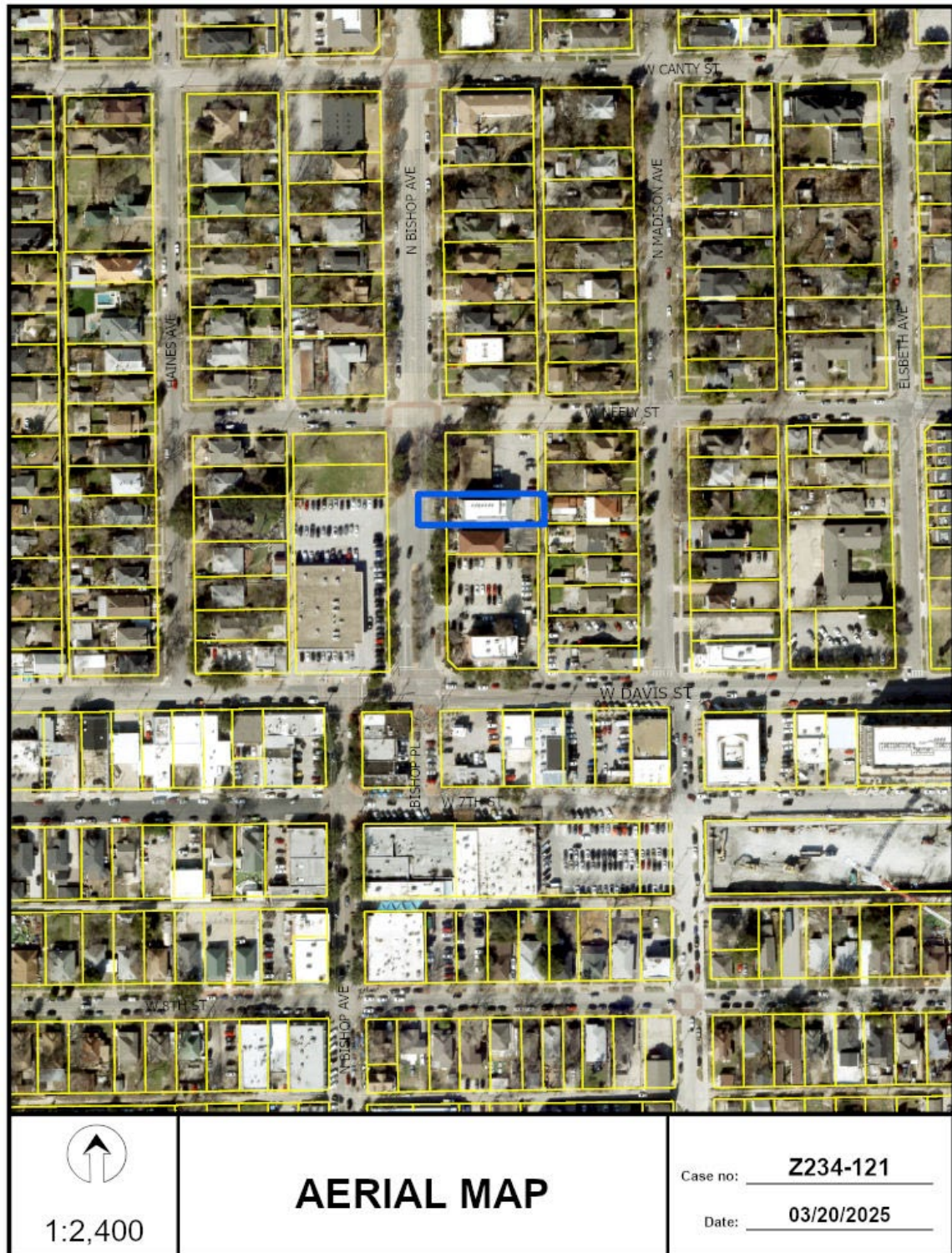
PROPOSED SUP CONDITIONS

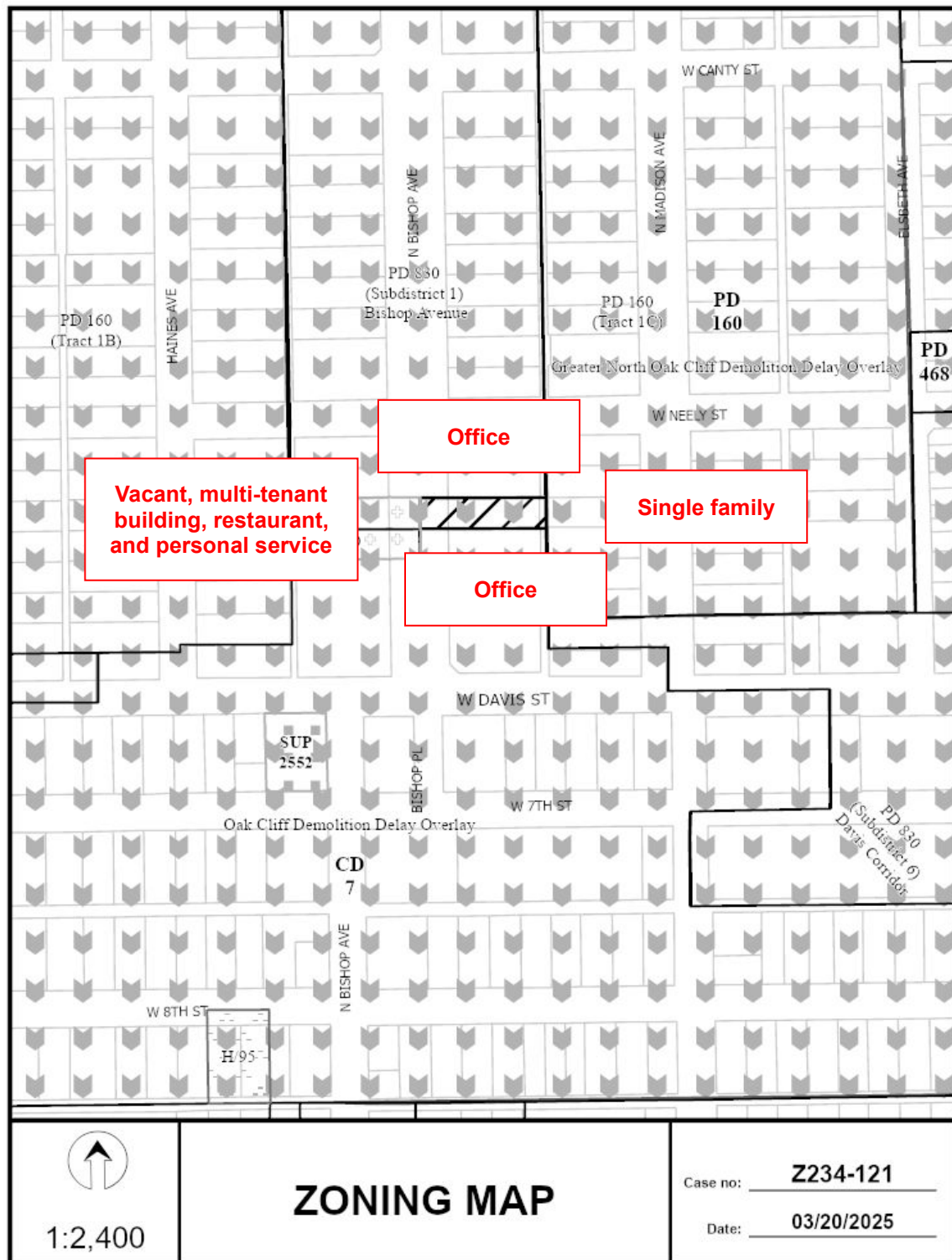
1. USE: The only use authorized by this specific use permit is a boutique hotel.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (four years from the passage of the ordinance).
4. GUEST ROOMS: The maximum number of guest rooms for a boutique hotel is nine.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

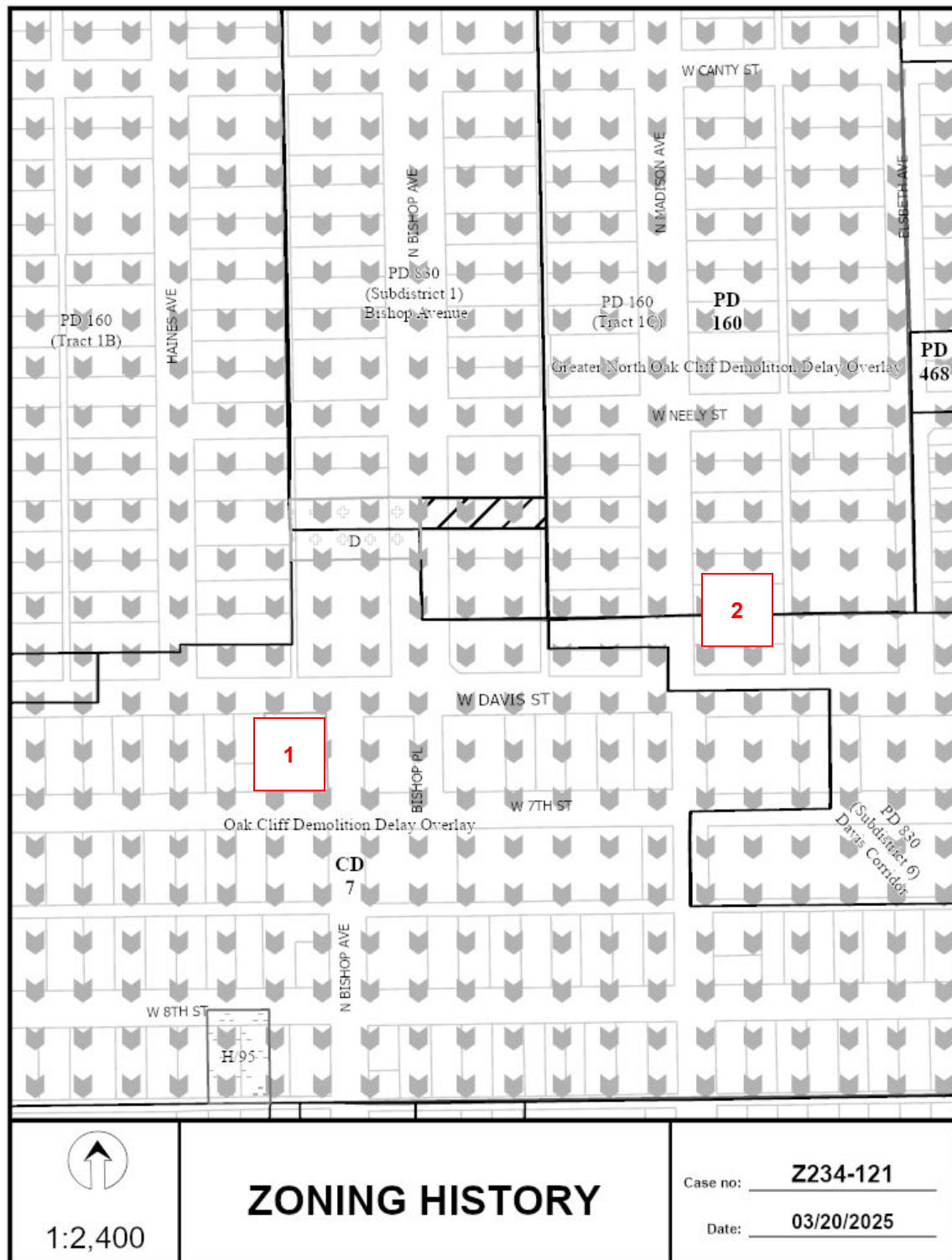
PROPOSED SITE PLAN

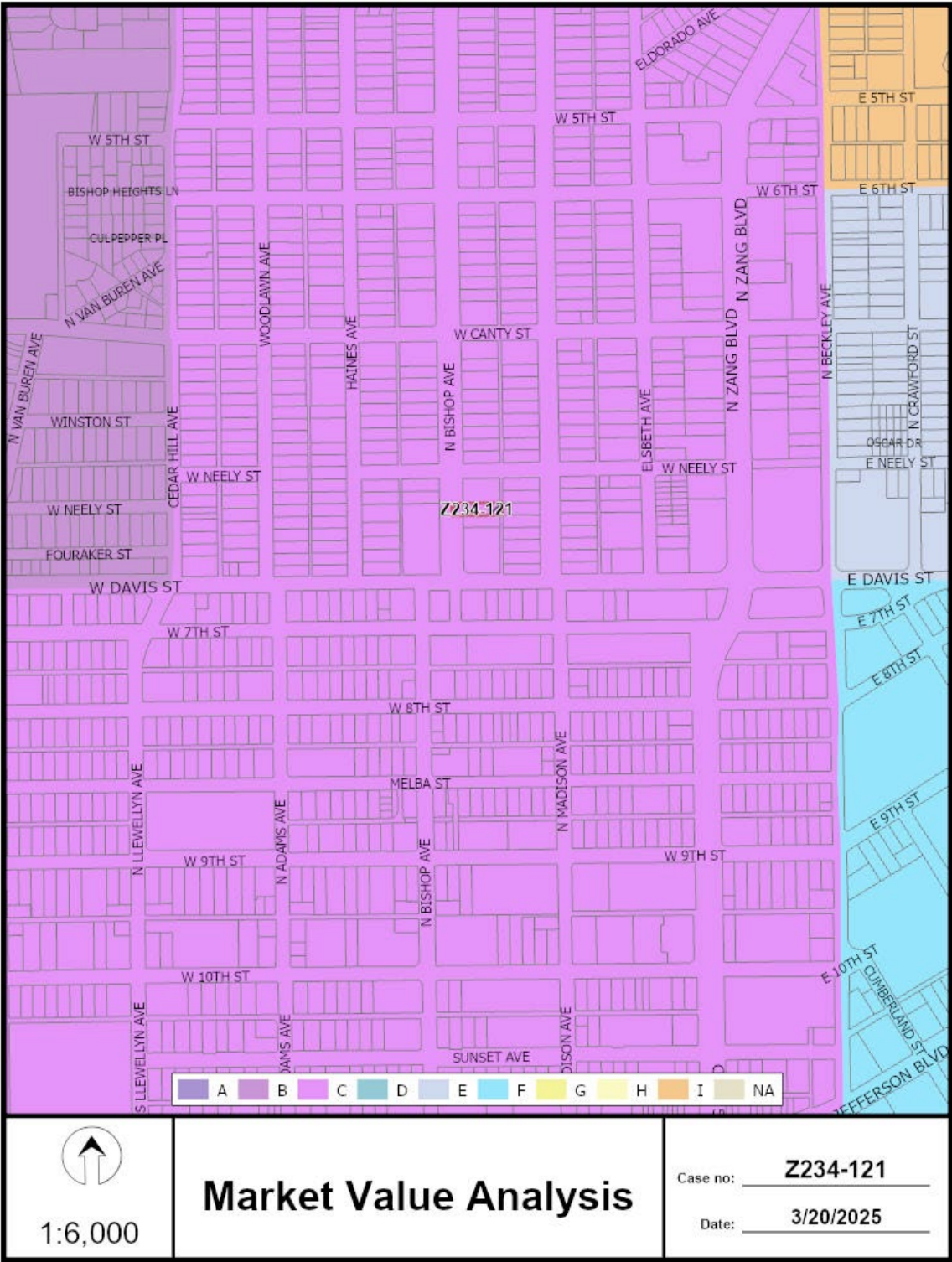


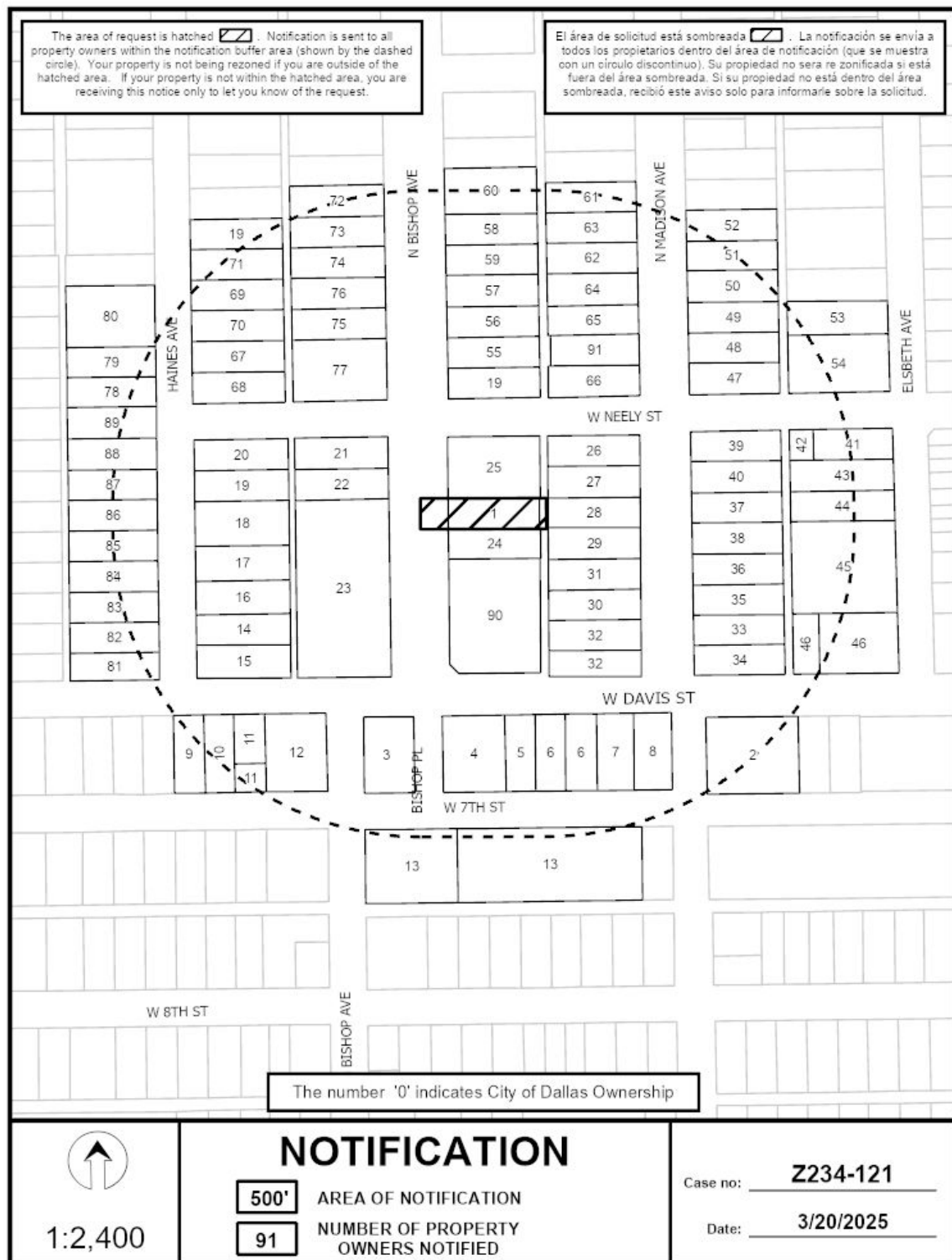












03/20/2025

Notification List of Property Owners***Z234-121******91 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	620 N BISHOP AVE	620 N BISHOP LLC
2	238 W DAVIS ST	AMBERS ON DAVIS LP
3	334 W DAVIS ST	2 ESQUINAS AT BISHOP ARTS LLC
4	330 W DAVIS ST	YEUNG EDWINA & SHIU
5	316 W DAVIS ST	DIMOCK PROPERTIES LLC
6	325 W 7TH ST	HISPANIC SERV UNLTD INC
7	306 W DAVIS ST	HISPANIC SERVICES UNLTD
8	300 W DAVIS ST	HISPANIC SERVICES
9	416 W DAVIS ST	Taxpayer at
10	414 W DAVIS ST	M & I CAPITAL LLC
11	408 W DAVIS ST	BELMAR MANAGMENT LTD
12	509 N BISHOP AVE	2 ESQUINAS AT BISHOP ARTS
13	324 W 7TH ST	BISHOP STREET PARTNERS JV
14	606 HAINES AVE	BALLAS VICTOR &
15	415 W DAVIS ST	SHIDID FAMILY LIVING TRUST
16	612 HAINES AVE	Taxpayer at
17	616 HAINES AVE	HIDALGO MARIA TERESA
18	620 HAINES AVE	MONZO JAMIE M
19	624 HAINES AVE	JASIECKI PERRY WAYNE
20	628 HAINES AVE	Taxpayer at
21	631 N BISHOP AVE	2444 LLC
22	627 N BISHOP AVE	2444 LLC
23	611 N BISHOP AVE	2444 LLC
24	614 N BISHOP AVE	OAK CLIFF INV LLC
25	630 N BISHOP AVE	FIENTES JOSE CO INC
26	629 N MADISON AVE	Taxpayer at

03/20/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	625 N MADISON AVE	CORPORATE DISCOUNTS LLC
28	621 N MADISON AVE	FLORES JAVIER
29	617 N MADISON AVE	RODRIGUEZ EDUARDO S &
30	609 N MADISON AVE	SAMAYOA LEONEL
31	613 N MADISON AVE	MONDRAGON MARIA E
32	303 W DAVIS ST	JAISEL INVESTMENTS LLC
33	606 N MADISON AVE	TBBRE HOLDINGS LLC
34	247 W DAVIS ST	TBBRE HOLDINGS LLC
35	608 N MADISON AVE	BURGESS GEORGE &
36	612 N MADISON AVE	BURGESS GEORGE T III
37	620 N MADISON AVE	OAK CLIFF DESIGN & CONSTRUCTION
38	616 N MADISON AVE	PONCE JESUS J & ANJULIE M
39	628 N MADISON AVE	SIROIS MICHAEL
40	624 N MADISON AVE	RODRIGUEZ TORIBIA C
41	629 ELSBETH ST	LUCAS KRISTY
42	212 W NEELY ST	1122 HOLDINGS LLC
43	627 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
44	621 ELSBETH ST	MENA JUAN BARRERA
45	615 ELSBETH ST	CSK REAL ESTATE LLC
46	609 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
47	702 N MADISON AVE	DAVIDSON VINSON N &
48	704 N MADISON AVE	WONG DIXON
49	710 N MADISON AVE	ROWLAND CHASE
50	714 N MADISON AVE	VILLARREAL MELINDA ANN &
51	716 N MADISON AVE	Taxpayer at
52	720 N MADISON AVE	PARNELL TAMELA DAVIS
53	709 ELSBETH ST	CANALES ROBERTO M &
54	701 ELSBETH ST	701 ELSBETH LLC &
55	706 N BISHOP AVE	GOOD SPACE ARTS INC
56	710 N BISHOP AVE	MUELLER ASHLEY
57	712 N BISHOP AVE	ESQUIVEL JOHNNY & MICKELA R

03/20/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	720 N BISHOP AVE	MENDOZA JOSE & MARIA O
59	716 N BISHOP AVE	GOMEZ AGUSTIN MUNOZ &
60	724 N BISHOP AVE	724 N BISHOP AVE LAND TRUST
61	725 N MADISON AVE	MACIAS AMALIA
62	721 N MADISON AVE	TREVINO RAFAEL
63	723 N MADISON AVE	MILAM RICHARD M
64	719 N MADISON AVE	PEREZAFANADOR JAVIER ALEJANDRO &
65	709 N MADISON AVE	ELLIS ROBERT WILLIAM
66	701 N MADISON AVE	TORRES ALFREDO R &
67	704 HAINES AVE	HAMILTON ROBERT S
68	700 HAINES AVE	GONZALEZ STEPHEN
69	710 HAINES AVE	CAMPBELL ANNE HELEN LIFE ESTATE
70	708 HAINES AVE	DAVILA FERNANDO R &
71	714 HAINES AVE	HARRINGTON NICOLE MICHELLE &
72	725 N BISHOP AVE	MENDOZA MARIA
73	723 N BISHOP AVE	MENDOZA JOSE H &
74	719 N BISHOP AVE	YEARGAN ERIC WHELAN &
75	705 N BISHOP AVE	MOTA JOSE N &
76	713 N BISHOP AVE	HTP BISHOP LLC
77	701 N BISHOP AVE	JASIECKI PERRY WAYNE REVOCABLE
78	701 HAINES AVE	PARHAM JACK D & ELAINE
79	705 HAINES AVE	BARENTINE J P III
80	709 HAINES AVE	BACSIK FAMILY REVOCABLE
81	601 HAINES AVE	PUENTE LEGACY REVOCABLE
82	607 HAINES AVE	VILLATORO DIMAS NAPOLEON
83	611 HAINES AVE	MORENO JUAN
84	615 HAINES AVE	FLEMING SEAN P & FELIX A
85	617 HAINES AVE	MENDOZA OSCAR & GUADALUPE
86	623 HAINES AVE	LUNEV VITALY
87	627 HAINES AVE	MORGAN KIM F
88	631 HAINES AVE	HAROON IDRIS

Z234-121(CR)

03/20/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	633 HAINES AVE	WARTHEN PROPERTY MGMT LLC
90	606 N BISHOP AVE	JOSE FUENTES CO INC
91	707 N MADISON AVE	CHAVARRIA PANFILO O &



City of Dallas

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

Agenda Information Sheet

File #: 25-1212A

Item #: 14.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.

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

Applicant: Karim P. Rashid

Representative: Robert Nunez

Planner: Connor Roberts

U/A From: March 6, 2025 and March 20, 2025.

Council District: 5

Z234-165(CR)

FILE NUMBER: Z234-165(CR) **DATE FILED:** January 26, 2024

LOCATION: Northeast corner of Lake June Road and Holcomb Road.

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 17,603 sqft. **CENSUS TRACT:** 48113009203

REPRESENTATIVE: Robert Nunez

OWNER/APPLICANT: Karim P. Rashid

REQUEST: An application for the amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay

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

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

PRIOR CPC ACTION: On March 6 and 20, 2025, the City Plan Commission moved to hold this case under advisement. There are no updates to this report since March 6, 2025.

BACKGROUND INFORMATION:

- The approximately 0.40-acre area of request is currently developed with an approximately 2,000-square-foot general merchandise or food store (a convenience store). A fuel canopy structure is situated closer to the corner of the property at the intersection of Holcomb Road and Lake June Road.
- Access to the site is granted from both Holcomb Road and Lake June Road.
- Specific Use Permit No. 1871 was previously approved for this site on August 10, 2011, allowing for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. The latest renewal expired on April 14, 2024, and had eligibility for automatic renewal for additional three-year periods. To receive approval of an automatic renewal request, the application must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The application for renewal was filed on January 26, 2024, which was 79 days before the expiration date.
- This application seeks to renew Specific Use Permit No. 1871 and reinstate the previously approved eligibility for automatic renewal for additional three-year periods.
- There are no proposed changes to the previously approved site plan.
- This item was held under advisement at the March 6, 2025, City Plan Commission meeting; no updates or changes have been proposed.

Zoning History:

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

1. **Z223-188:** On April 24, 2024, the City Council approved an application for an amendment to Specific Use Permit No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay located on the southwest corner of Lake June Road and Holcomb Road.
2. **Z223-201:** On July 24, 2023, City of Dallas staff approved an application for the automatic renewal of Specific Use Permit No. 1866 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay located on the southeast corner of Holcomb Road and Lake June Road.
3. **Z201-151:** On April 14, 2021, the City Council approved an application for an amendment and renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor

Control Overlay located on the northeast corner of Lake June Road and Holcomb Road. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal Arterial	100 feet; 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. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request is an accessory use in nature and does not standalone support the goals and policies of the comprehensive plan; therefore, a goal was not selected to convey compliance or lack thereof.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less; motor vehicle fueling station
North	R-7.5(A) Single Family District	Single-family
East	CR Community Retail District	Undeveloped
South	CR Community Retail District with a D-1 Liquor Control Overlay	General merchandise or food store 3,500 square feet or less

	Zoning	Land Use
West	RR Regional Retail District with a D Liquor Control Overlay	Auto service center

Land Use Compatibility:

The approximately 0.40-acre area of request is currently developed with an approximately 2,000-square-foot general merchandise or food store (a convenience store). A fuel canopy structure is situated closer to the corner of the property at the intersection of Holcomb Road and Lake June Road.

The general merchandise or food store 3,500 square feet or less is permitted by right per Section 51A-4.122(b)(2)(J); however, the sale of alcoholic beverages requires a Specific Use Permit within a D-1 Liquor Control Overlay.

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

Staff supports the request due to the compatibility with surrounding land uses, including similar SUPs on the southeast and southwest corners of the intersection of Lake June Road and Holcomb Road.

Landscaping:

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

Parking:

The Dallas Development Code requires one parking space per 200 square feet of floor area for general merchandise or food stores 3,500 square feet or. Based on the proposed 2,000 square feet of floor area, the suite requires 10 spaces with 12 being provided per the attached site plan.

Crime Statistics:

Crime statistics were requested for the previous three-year period.

Arrest(s):

Description	Count
Assault-Family Violence-Bodily Injury Only	1

Call(s):

Description	Count
Business Alarm	2
Business Hold Up	1
Criminal Assault	1
Suspicious Person	1
Meet Complainant	1
Other	3
CIT	2
Major Dist (Violence)	12

Incident(s):

Description	Count
Miscellaneous	3
Shoplifting	1
Destruction/Damage/Vandalism of property	1
Robbery-Individual	1
UUMV	6
Simple Assault	1

12B and TABC

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

No information on the status of the 12B compliance nor TABC licensing requirements at the time of this report.

Market Value Analysis:

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

Z234-165(CR)

LIST OF OFFICERS

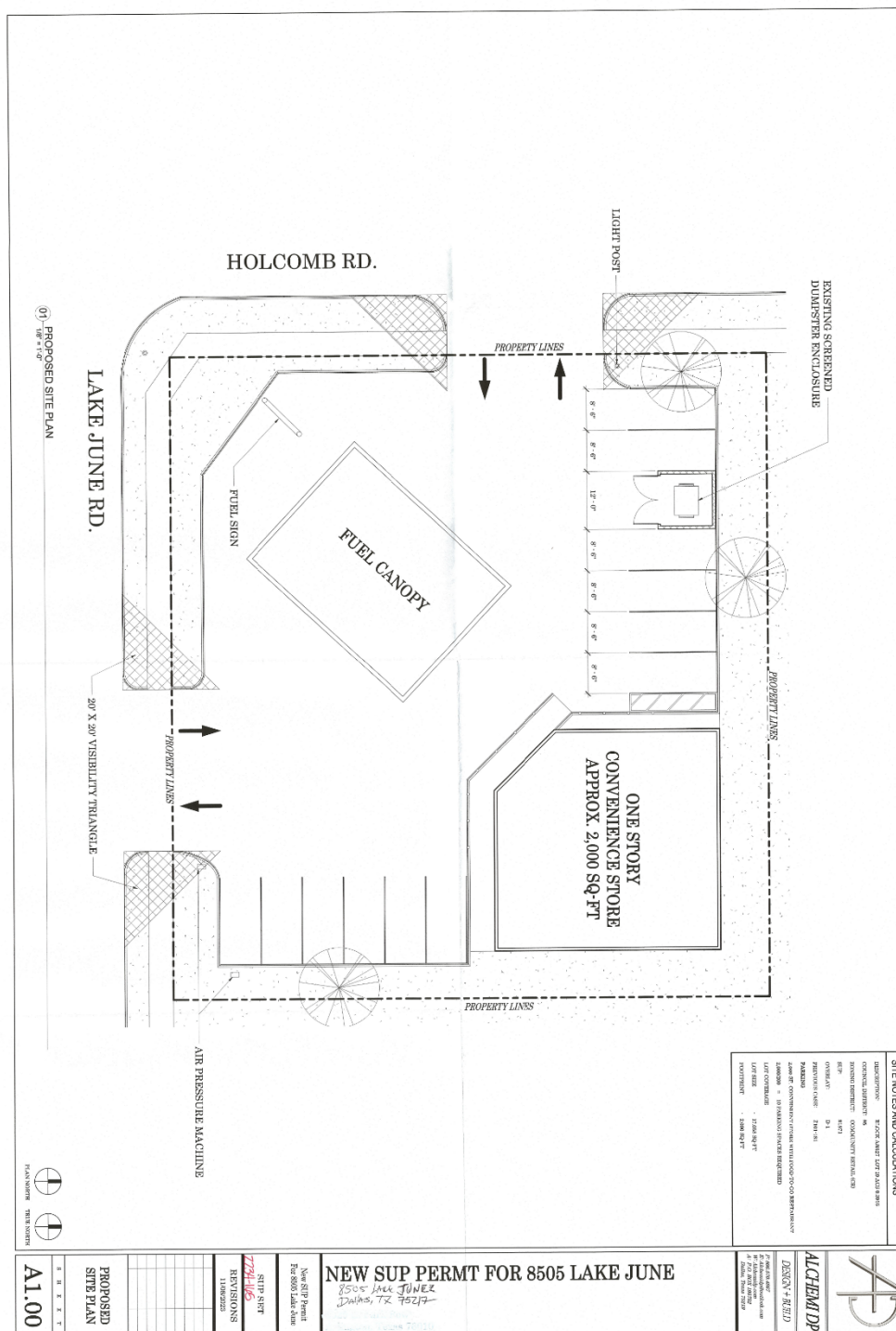
Karim P. Rashid, Owner

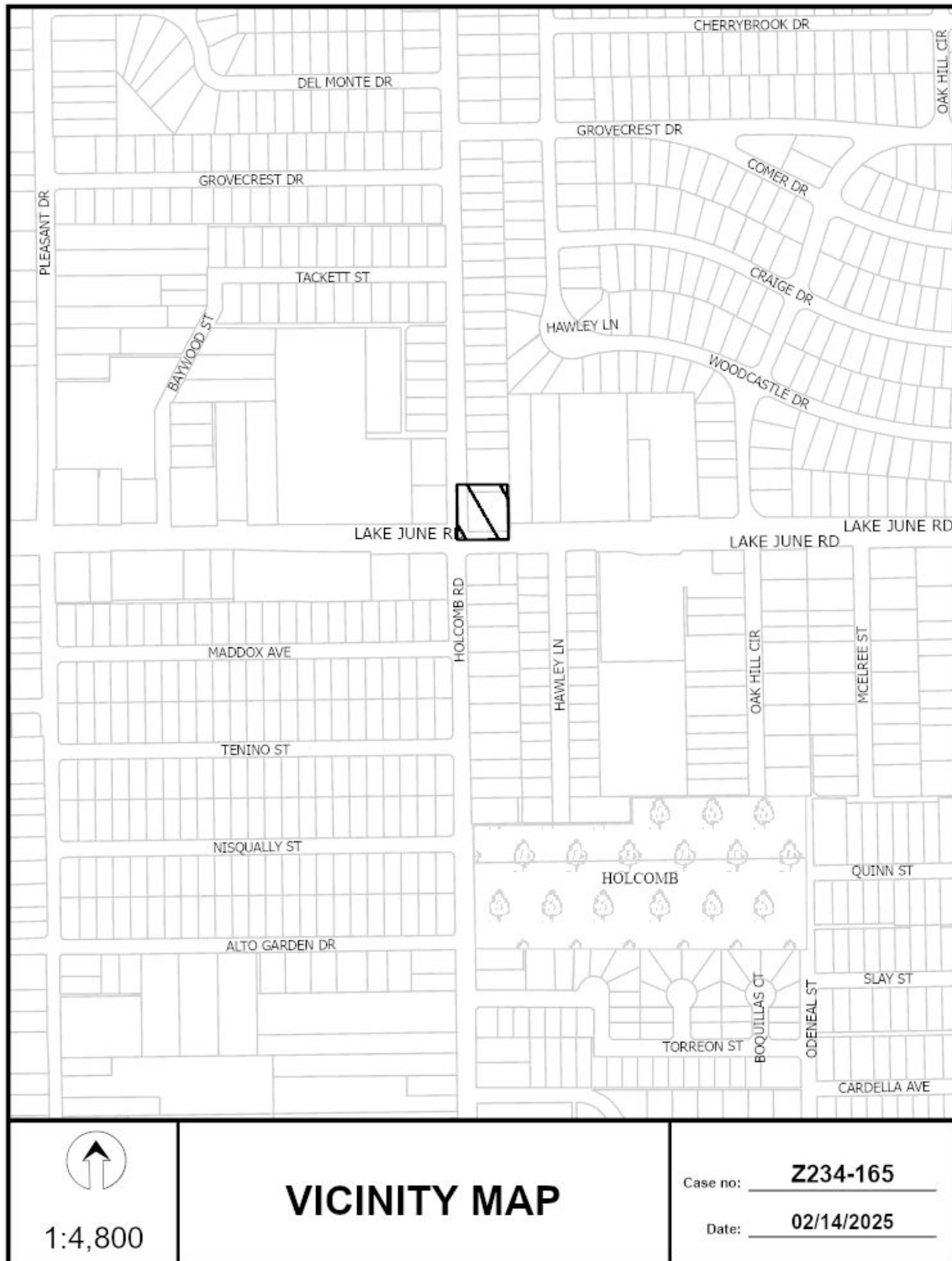
Owner

PROPOSED SUP CONDITIONS

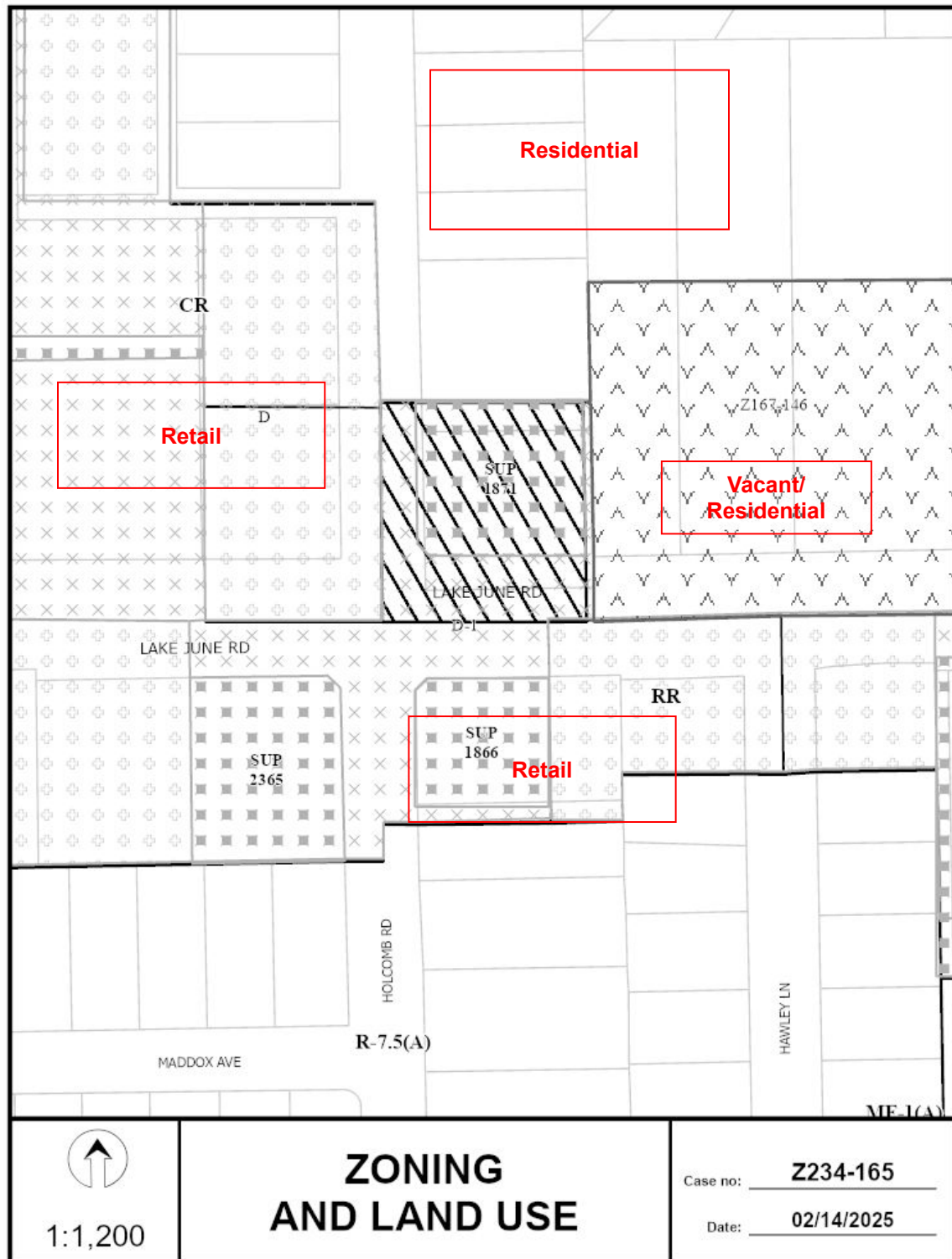
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (3 years from the passage of this ordinance) April 14, 2024, but is eligible for automatic renewal for additional three-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (NO CHANGES)

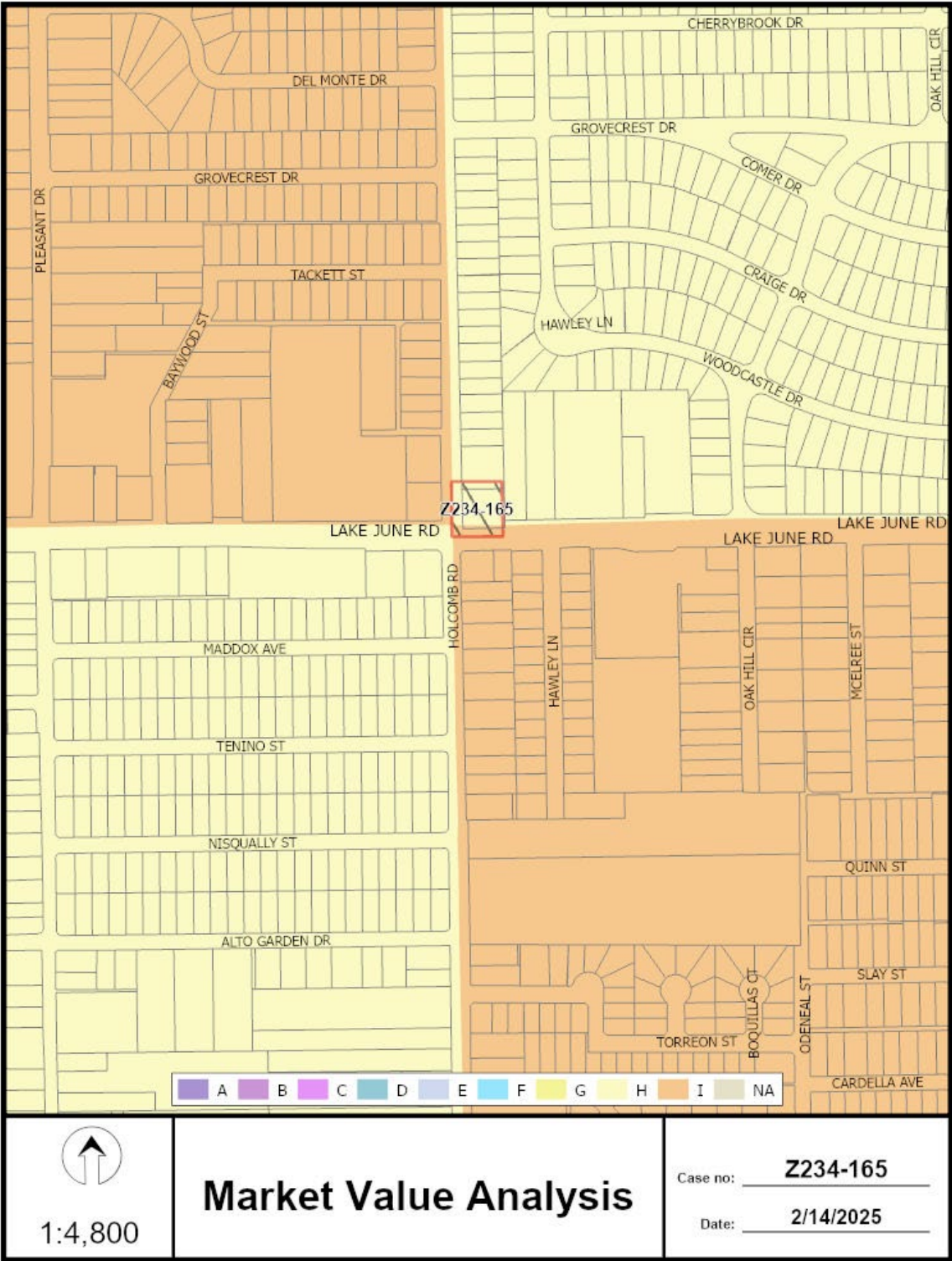


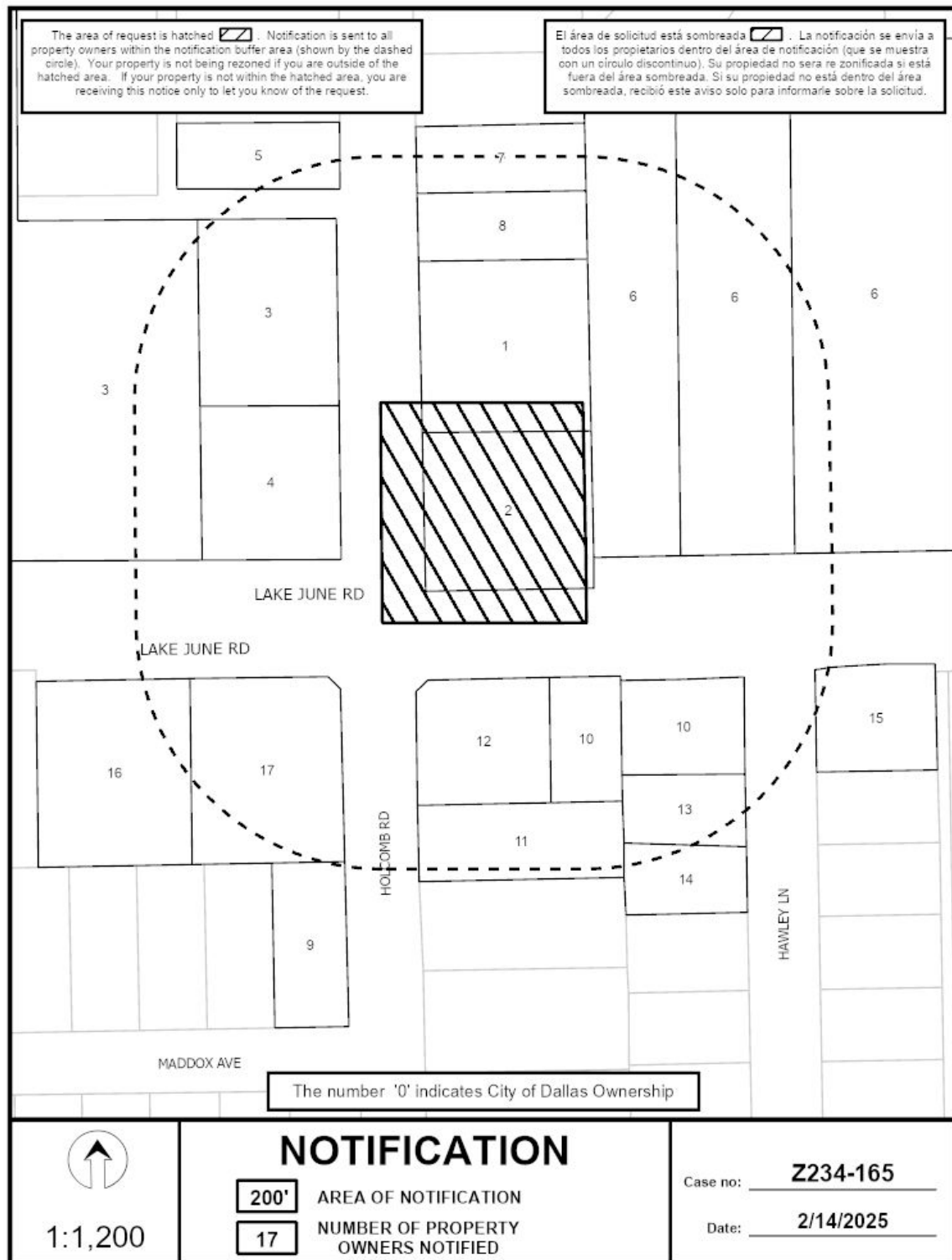












02/14/2025

Notification List of Property Owners

Z234-165

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1316 HOLCOMB RD	RAMIREZ JOSEFINA EST OF
2	8505 LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
3	8443 LAKE JUNE RD	MARTINEZ RUBEN
4	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
5	1329 HOLCOMB RD	SEGOVIA JOSE
6	8601 LAKE JUNE RD	LAKE JUNE HEIGHTS LLC
7	1328 HOLCOMB RD	MORENO ROSA
8	1324 HOLCOMB RD	MONGE JOSE &
9	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
10	8508 LAKE JUNE RD	MUMITH FAHIM
11	1236 HOLCOMB RD	VIRAMONTES ANA L MAURICIO &
12	8502 LAKE JUNE RD	NISHTHA INC
13	1231 HAWLEY LN	HERNANDEZ ROGELIO
14	1227 HAWLEY LN	MENDEZ BELEN V
15	8600 LAKE JUNE RD	MUMITH FAHIM & OMRAN
16	8440 LAKE JUNE RD	WASH JUNE INC
17	8470 LAKE JUNE RD	DEEYANSAI ENTERPRISE INC



City of Dallas

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

Agenda Information Sheet

File #: 25-1213A

Item #: 15.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.

Staff Recommendation: **Approval**.

Applicant: Lakeview Homes, LLP.

Representative: Luke Spicer, P.E., CCM Engineering

Planner: Teaseia Blue, MBA

U/A From: February 20, 2025.

Council District: 8

Z245-122(TB)

CITY PLAN COMMISSION**THURSDAY, April 10, 2025****Planner: Teaseia Blue, MBA****FILE NUMBER:** Z245-122(TB) **DATE FILED:** November 20, 2024**LOCATION:** South line of South St. Augustine Road, east of Middlefield Road.**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 15.175 acres **CENSUS TRACT:** 48113017102**REPRESENTATIVE:** Luke Spicer, P.E., CCM Engineering**OWNER/APPLICANT:** Lakeview Homes, LLP.**REQUEST:** An application for an R-5(A) Single Family District on property zoned A(A) Agricultural District**SUMMARY:** The purpose of the request is to allow for the construction of single-family houses on parcels with a minimum lot size of 5,000 square feet.**STAFF
RECOMMENDATION:** Approval.**PRIOR CPC ACTION:** On February 20, 2025, the City Plan Commission moved to hold this case under advisement. There are no updates to this report since February 20, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned A(A) Agricultural District and on a parcel of undeveloped property.
- The site is geographically located in Southeast Dallas, approx. 15.4 miles from downtown.
- The purpose of the request is to rezone the property to R-5(A) Single Family District to allow for a min lot size of 5,000 square feet to build smaller houses around the lake. The arrangement of the lots around the lake will allow for some open space.

Zoning History:

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

Thoroughfares/Streets:

This lot has no frontage. Access to the lot is through the adjacent single-family subdivision southwest of the property.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Small Town Residential Placetype. This placetype allows for primary land uses like: Agricultural, Public Open Space, Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Private

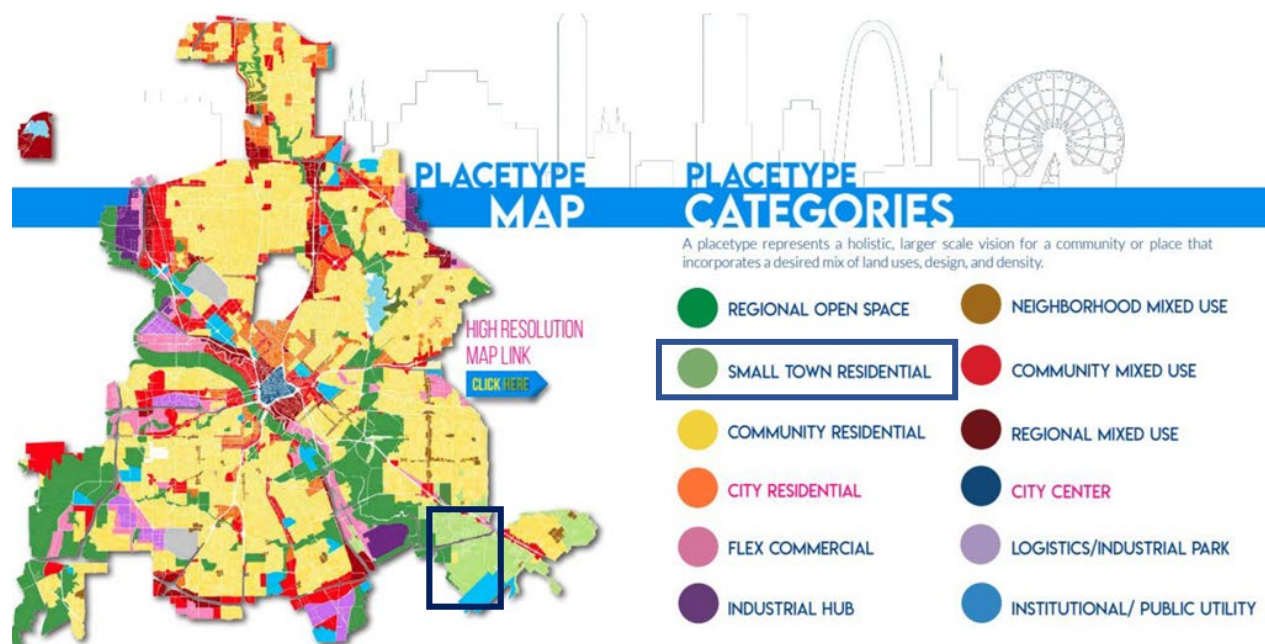
Open Space, Multiplex, Mixed-Use, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

The primary focus of the Small-Town Residential areas placetype is to represent a blend of rural and suburban lifestyles. These neighborhoods typically include single-family homes, rural estates, and active agricultural uses. This placetype maintains a slower pace of development while preserving the community's character. Local amenities such as parks and small-scale retail may be present, offering essential services while supporting a connected and self-sufficient environment.

Additionally, new residential development in this placetype should align with the established large lot ranchette style or the compact, small town neighborhood development patterns. These new developments should be well-integrated with the natural landscape and consideration should be given a clustered-design approach to preserve quality open, natural areas, and scenic views.

This request aligns with the character of the Small-Town Residential areas placetype by expanding on the concept of small single-family neighborhoods for which the area was known for prior to annexation. The proposal to construct Phase III of this neighborhood will promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped Land
North	A(A) Agricultural District	Rural Single Family & Undeveloped Land
East	A(A) Agricultural District	Undeveloped Land
South	R-10(A) Single Family District	Single Family
West	A(A) Agricultural District with SUP 1031	Radio tower & Undeveloped Land

Land Use Compatibility:

The area of request is currently zoned A(A) which is located on a parcel of undeveloped land that encompass a lake (approx.15.175 acres in total size), on south line of S. St. Augustine Road, west of Middlefield Street.

The property is surrounded by a majority of undeveloped land and rural single-family parcels. To the west of the property is a radio tower (SUP 1031), to the south of the property are single family lots within a residential subdivision, and to the east and north of the property are parcels of undeveloped land. With the immediate area being mostly residential, staff finds the applicant's request for to rezone the parcel to a R-5(A) Single Family District to be appropriate with the existing fabric of the community and compatible with the surrounding area. The rezoning on this parcel will allow for smaller single-family lot to be configured around the lake, while providing open space and preserving the natural state of the lake.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current AA Agricultural District and the proposed R-5(A) Single Family District.

District	Setbacks		Density	Height	Lot Cvr.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20' 50' for single family structures & 10' other permitted structures.	No Max Min lot area -3 acres	24'	10% residential structure 25% nonresidential structures		Agricultural & Single Family
Proposed: R-5(A)	20'	5' single family structures & 10' other permitted structures.	No Max Min lot area – 5,000 sf	30'	45% residential structures 25% nonresidential structures		Single Family

Land Use Comparison

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

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	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, 51A-4.213

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

	Existing	Proposed
Use	A(A)	R-5(A)
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	
Cemetery or mausoleum	S	S
Child-care facility	S	«
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S

	Existing	Proposed
Use	A(A)	R-5(A)
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open enrollment charter school or private school	S	
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign	«	
Carnival or circus (temporary)		«
Hazardous waste management facility		
Placement of fill material	•	
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	«	«
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		

	Existing	Proposed
Use	A(A)	R-5(A)
Alcoholic beverage establishments		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
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		
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		

	Existing	Proposed
Use	A(A)	R-5(A)
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	«
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	SR	S, R, «
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	«	«
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds	S	
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		

	Existing	Proposed
Use	A(A)	R-5(A)
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	«	«
Recycling drop-off for special occasion collection	«	«
Sand, gravel, or earth sales and storage	S	
Trade center		
Vehicle storage lot		
Accessory Use	A(A)	R-5(A)
Warehouse		
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	
Home occupation		
Medical/infectious waste incinerator	«	
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

Parking:

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

Market Value Analysis:

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

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

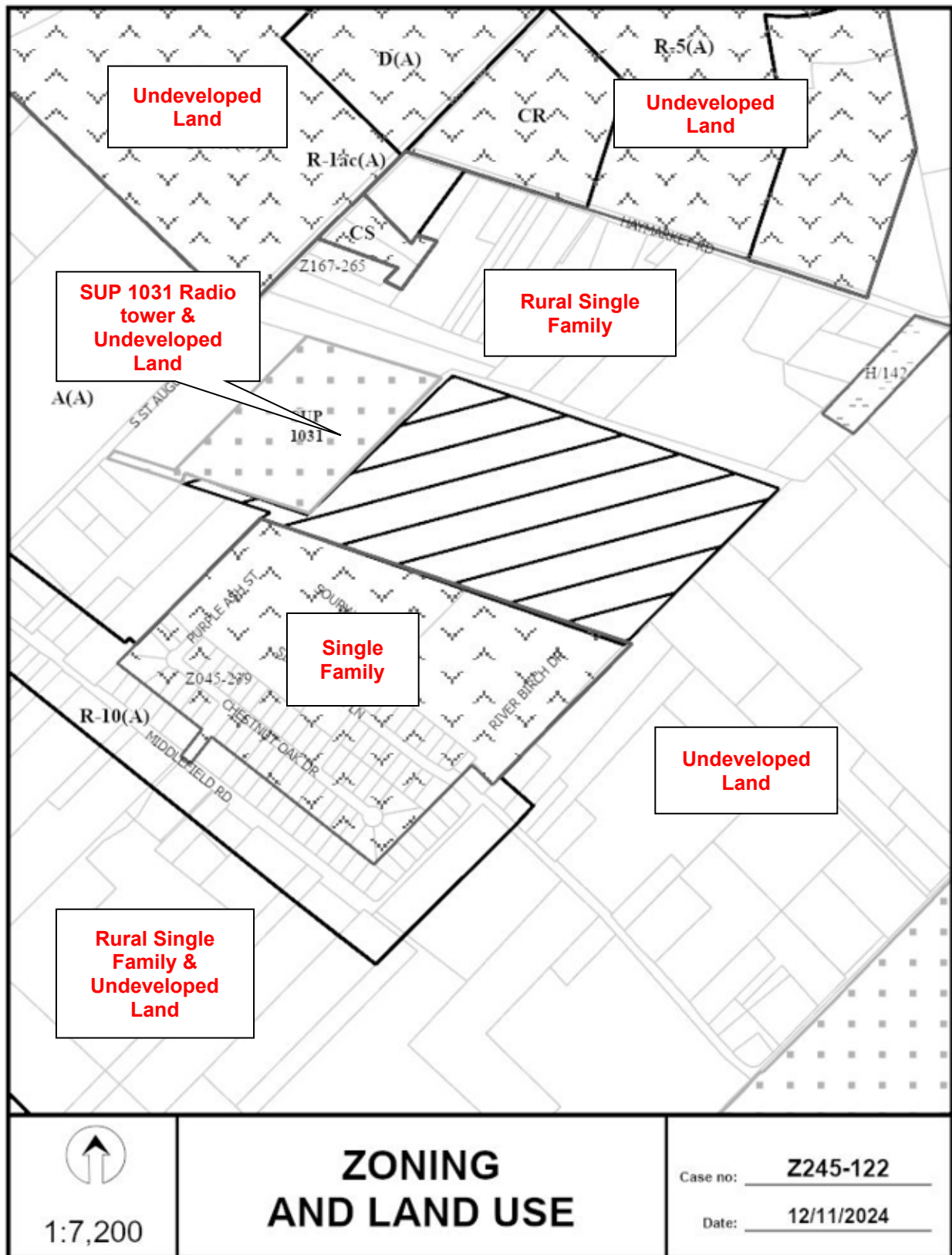
List of Officers

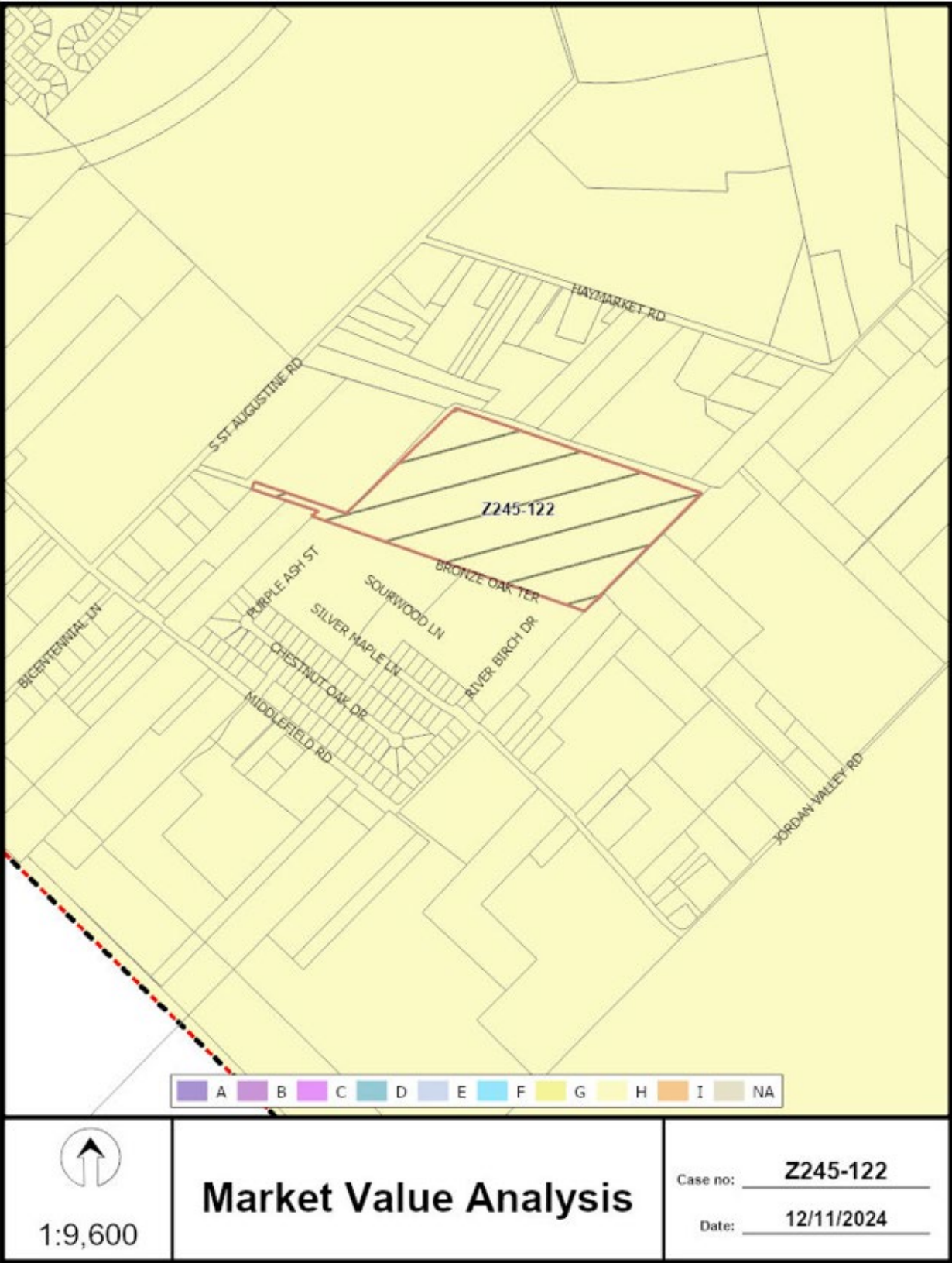
Lakeview Homes, LLP:

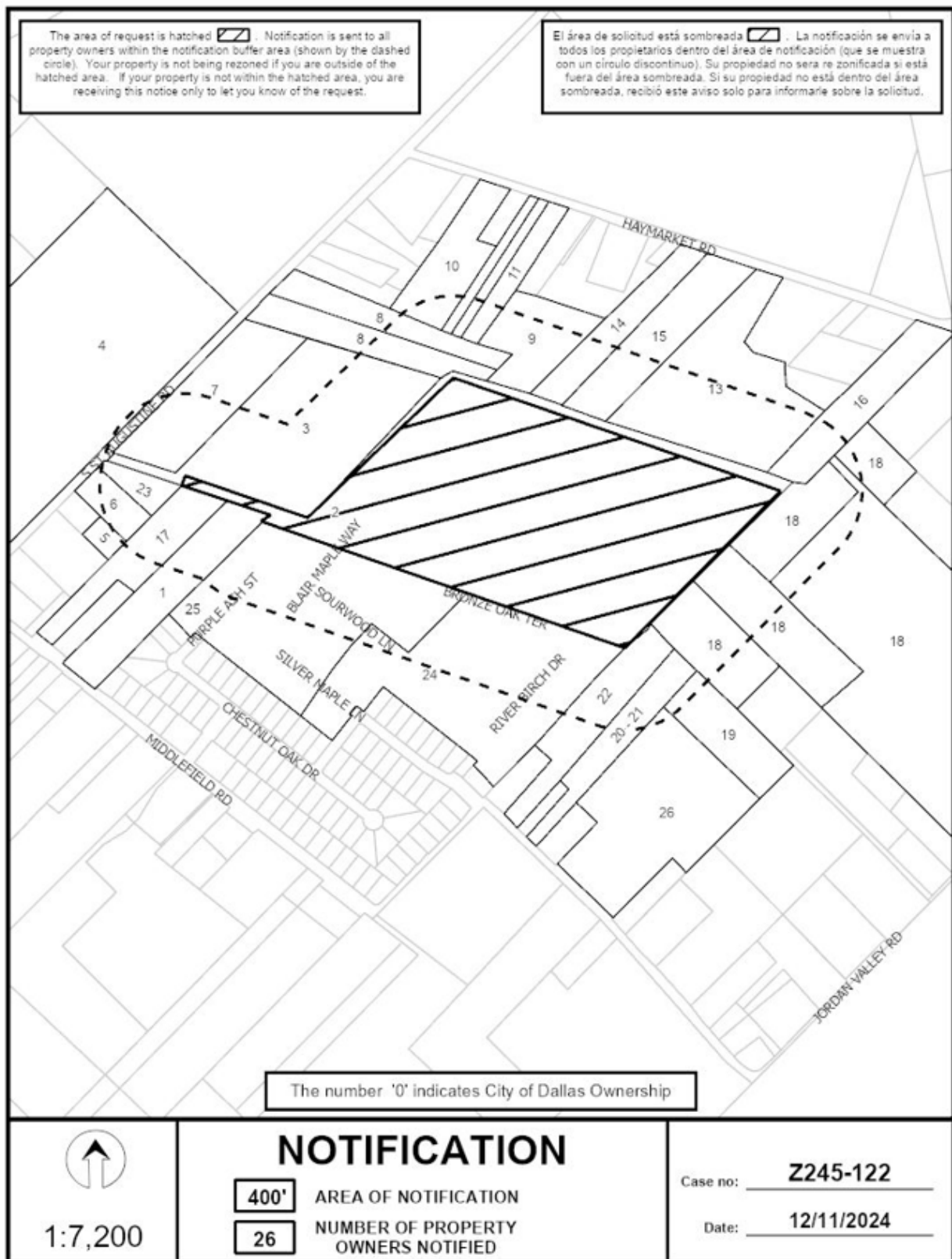
Derick Murway, Managing Member











12/11/2024

Notification List of Property Owners***Z245-122******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3404 MIDDLEFIELD RD	GRANBERRY JEFFREY DEAN
2	3065 S ST AUGUSTINE RD	LAND LINK REALTY LLC
3	3110 ST AUGUSTINE RD	3110 ST AUGUSTINE LLC
4	3228 MIDDLEFIELD RD	JB BURROWS FAMILY
5	3212 ST AUGUSTINE RD	FAZ ANTONIO
6	3130 S ST AUGUSTINE RD	MOJICA MODESTO RENDON & PATRICIA
7	3116 ST AUGUSTINE RD	TINSLEYMATHIAS AMANDA &
8	2960 S ST AUGUSTINE RD	QUINTERO LAURA &
9	2706 HAYMARKET RD	GUTIERREZ YESENIA
10	2740 HAYMARKET RD	JASSO DAVID JR & DIANA M
11	2710 HAYMARKET RD	CARDENAS ZOILA A
12	2720 HAYMARKET RD	AMBROSE MICHELLE A &
13	2560 HAYMARKET RD	LANDA CARLOS SALGADO &
14	2612 HAYMARKET RD	FORD STEPHEN D
15	2602 HAYMARKET RD	RUIZ BENITO
16	33 HAYMARKET RD	HERNANDEZ IRMA RAMOS
17	3322 MIDDLEFIELD RD	NELMS KENNETH JERAL & VICKI LYNN
18	4007 JORDAN VALLEY RD	HICKS HENRY EDWARD
19	4107 JORDAN VALLEY RD	DIAZ OMAR
20	4023 MIDDLEFIELD RD	CHILDERS STEPHEN R
21	4023 MIDDLEFIELD RD	CHILDERS STEPHEN R EST OF
22	4011 MIDDLEFIELD RD	BATY GARY D & MARY J
23	3120 S ST AUGUSTINE RD	CRAIG TONY
24	3410 MIDDLEFIELD RD	Taxpayer at
25	3410 MIDDLEFIELD RD	LAND LINK REALTY LLC
26	4111 MIDDLEFIELD RD	GUTIERREZ CRUZ & REYNA



City of Dallas

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

Agenda Information Sheet

File #: 25-1214A

Item #: 16.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Development

SUBJECT

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

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

Applicant: Daniel Marquez/Laura Marquez

Representative: Isai Marquez

Planner: LeQuan Clinton

U/A From: March 20, 2025.

Council District: 5

Z245-125(LC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: LeQuan Clinton

FILE NUMBER: Z245-125(LC) **DATE FILED:** December 2, 2024

LOCATION: West line of Conner Drive, south of Bruton Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: 1.02 acres **CENSUS TRACTS:** 48113020800

REPRESENTATIVE: Isai Marquez

OWNER/APPLICANT: Daniel Marquez/Laura Marquez

REQUEST: An application for a Specific Use Permit for a vehicle display, sales, and service use, on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow a new auto dealership with service center on the site.

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

PRIOR CPC ACTION: On March 20, 2025, the City Plan Commission moved to hold this case under advisement. There are no updates to this report since March 20, 2025.

BACKGROUND INFORMATION:

- The area of request is currently developed with an existing building (car wash), parking lot and existing auto service center, on property zoned Planned Development District No. 366, Subarea 2 (approx. 1.02 acres in total size).
- Geographically located in Southeast Dallas, approx. 9 miles from downtown.
- This lot has frontage only on Conner Drive.
- The purpose of the request is for a new specific use permit to allow an auto dealership with service center on the site.
- Applicant requests a new SUP.

Zoning History:

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

1. **Z201-290:** On Wednesday, May 10, 2022, the City Council approved your application and an ordinance granting renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay located at the Southwest corner of Bruton Road and South Buckner Boulevard.
2. **Z212-336:** On Wednesday, April 12, 2023, the City Council approved an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive between Bruton Road and Stonehurst Street.
3. **Z223-116:** On Thursday, May 16, 2024, the City Plan Commission recommended denial without prejudice of an application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive between Bruton Road and Stonehurst Street. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Conner Drive	Local Street	50'
Bruton Road	PA – Principal Arterial	100'
South Buckner Boulevard	PA – Principal Arterial	107'

Traffic:

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

STAFF ANALYSIS:**Comprehensive Plan Consistency Review:**

The new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Compressive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Centers Land Use and the Community Residential Placetype. This placetype allows the following primary land uses:

Single Family Detached & Attached; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional and Utility.

Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The primary focus of the Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments..

The area of request is an existing and established business, but it is important to add a note that new development in this placetype should align with the established building form and character of the community residential placetype development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area. The request is consistent with Forward Dallas 2.0 as it is a commercial business that offers neighborhood stability and fosters community engagement by providing a much needed service to the immediate area and community.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

	Zoning	Land Use
Site	PD. No. 366; Subarea 2, Tract 3	Auto Service Center and parking lot
North	PD. No. 366; Subarea 2, Tract 3 w/ D Overlay & R-7.5(A)	Car wash, general merchandise or food store greater than 3,500 square feet and residential uses
East	NO(A) w/ DR Z834-107 & R-7.5(A)	Undeveloped lots and single family uses
South	PD. No. 366; Subarea 2, Tract 3 w/ D Overlay & SUP No. 2486	Vehicle display, sales, and service and undeveloped lots
West	PD. No. 366, Subarea 2 & R-7.5(A)	Commercial Retail and residential uses

Land Use Compatibility:

The area of request is currently developed with an existing building (car wash), parking lot and existing auto service center, on property zoned Planned Development District No. 366, Subarea 2 (approx. 1.02 acres in total size), located on the west line of Conner Drive, south of Bruton Road.

PD No. 366, Subarea 2 establishes that a specific use permit is required for the auto service center use under Subarea 2.

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20366.pdf>

To the north of the property, there is a car wash. Across Conner Drive to the east are undeveloped properties zoned NO(A) with deed restrictions [Z834-107] and single family uses zoned R-7.5(A). There are large undeveloped lots to the south of the property along Conner, as well as vehicle display, sales, and service. All the existing vehicle display, sales, and service uses are accessed from South Buckner Boulevard only. Northwest and west of the subject property, there is a general merchandise or food store greater than 3,500 square feet mixed with some residential uses.

The subject property is located within Subarea 2 of Planned Development District No. 366, which allows a mix of commercial uses, similar in comparison to a CS Commercial Service District. The previous case, Z223-116(MP) was recommended for denial as staff found that the specific auto-oriented uses require approval of an SUP in the existing PD, including auto service center; vehicle display, sales, and service; and car wash. Additionally, staff did not believe the request would be able to properly align with certain goals of the original *ForwardDallas* comprehensive plan. In staff's understanding, the previous request would call for new automotive uses to be particularly well-sited relative

to existing residential neighborhoods. Upon new review, staff finds the applicant's request for a vehicle display, sales, and service use to be appropriate and compatible with the surrounding area and existing residential uses by adding restrictions to the hours of operation and prohibiting outdoor speakers.

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.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X and PD. No. 366, as amended.

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

- Front yard strip landscaping with an average depth of 5 feet, minimum depth of 3 feet, and maximum depth of 25 feet is required at the front property line with street trees. This is only triggered in the event of new construction or significant additional paving area.
- On-site parking must be screened with:
 - (A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or
 - (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

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

Parking:

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

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the existing Planned Development District No. 366.

Market Value Analysis:

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

Z245-125(LC)

List of Officers

D&L Service Center, 2027 Conner Drive

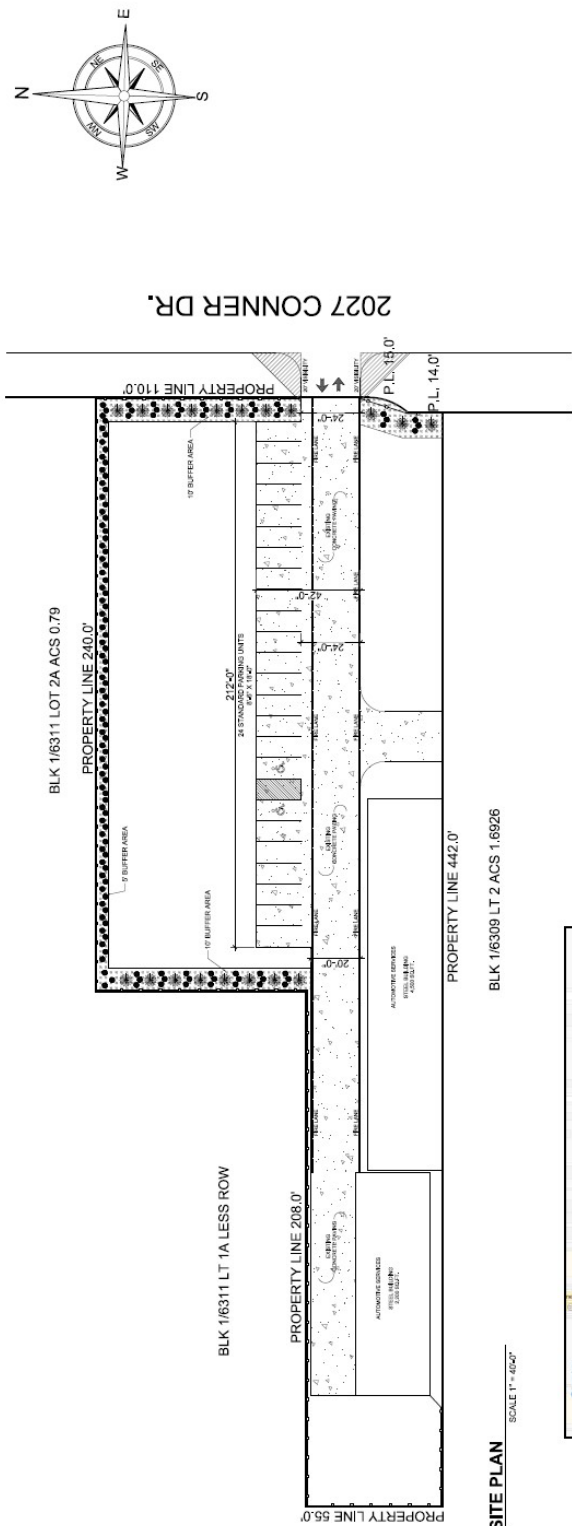
Daniel Marquez, Owner

Laura Marquez, Owner

APPLICANT'S PROPOSED SUP CONDITIONS

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

APPLICANT'S PROPOSED SITE PLAN

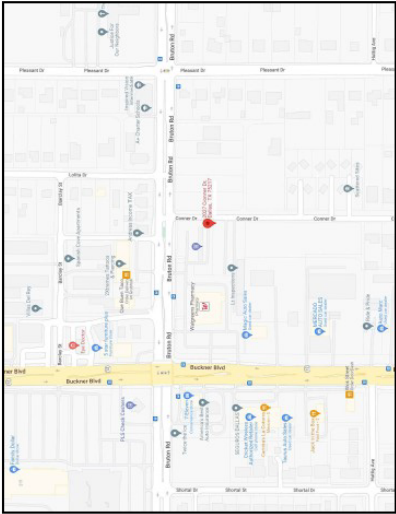


SITE PLAN


SCALE 1" = 40'-0"

PARKING ANALYSIS			
SUITE	PROPOSED USE	AREA	RATIO PARKING REQUIRED
SUITE 1	AUTOMOTIVE SERVICES	2,200 SQ. FT.	1 / 500 SQ. FT.
SUITE 2	AUTOMOTIVE SERVICES	4,000 SQ. FT.	1 / 500 SQ. FT.
TOTAL PARKING REQUIRED PER SITE			14
TOTAL PARKING PROVIDED			22
			0
			2
			24

AREA DISTRIBUTION	
1. BUILDING 1 AUTOMOTIVE SERVICES	2,200 SQ. FT.
2. BUILDING 2 AUTOMOTIVE SERVICES	4,000 SQ. FT.
TOTAL LAND AREA	
LEGAL DESCRIPTION	
BLK 1/6311 LOT 1A ACS 1.62	



VICINITY MAP ZONING -COMMERCIAL-
FOR REFERENCE ONLY



P&P
BARRAGAN
DALLAS, TX 75238
PLANS@PERMITSBARRAGAN.COM
469-907-9594

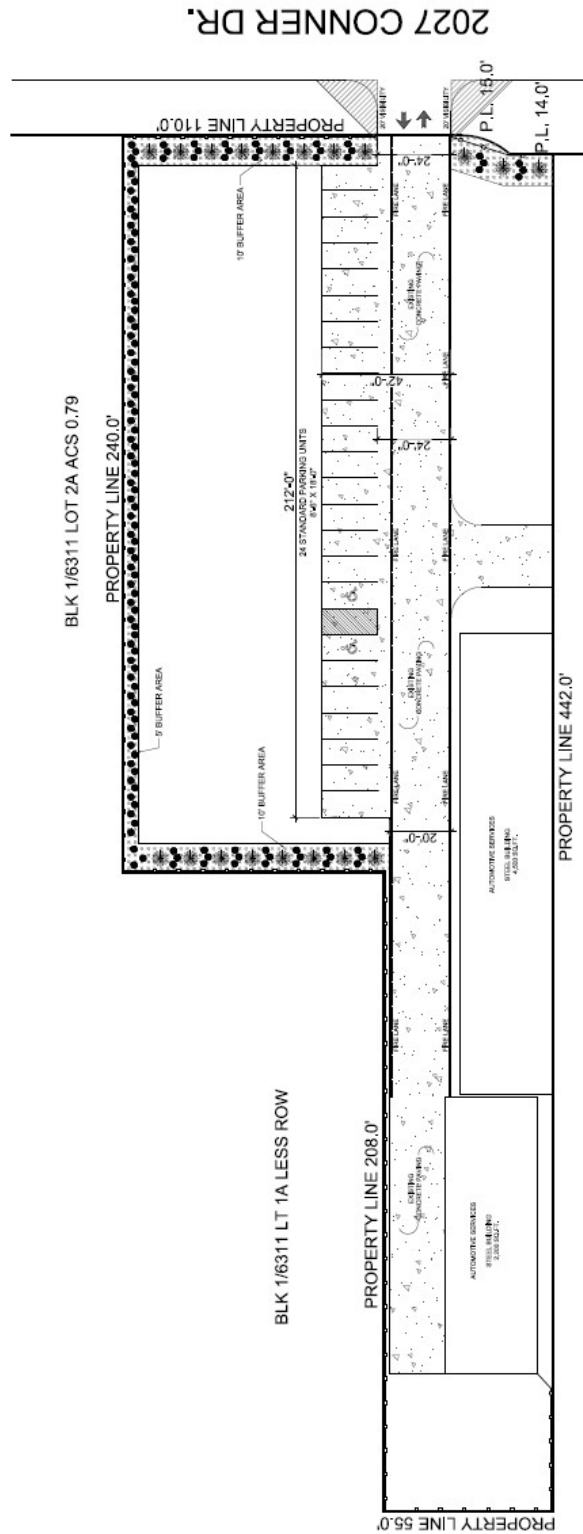
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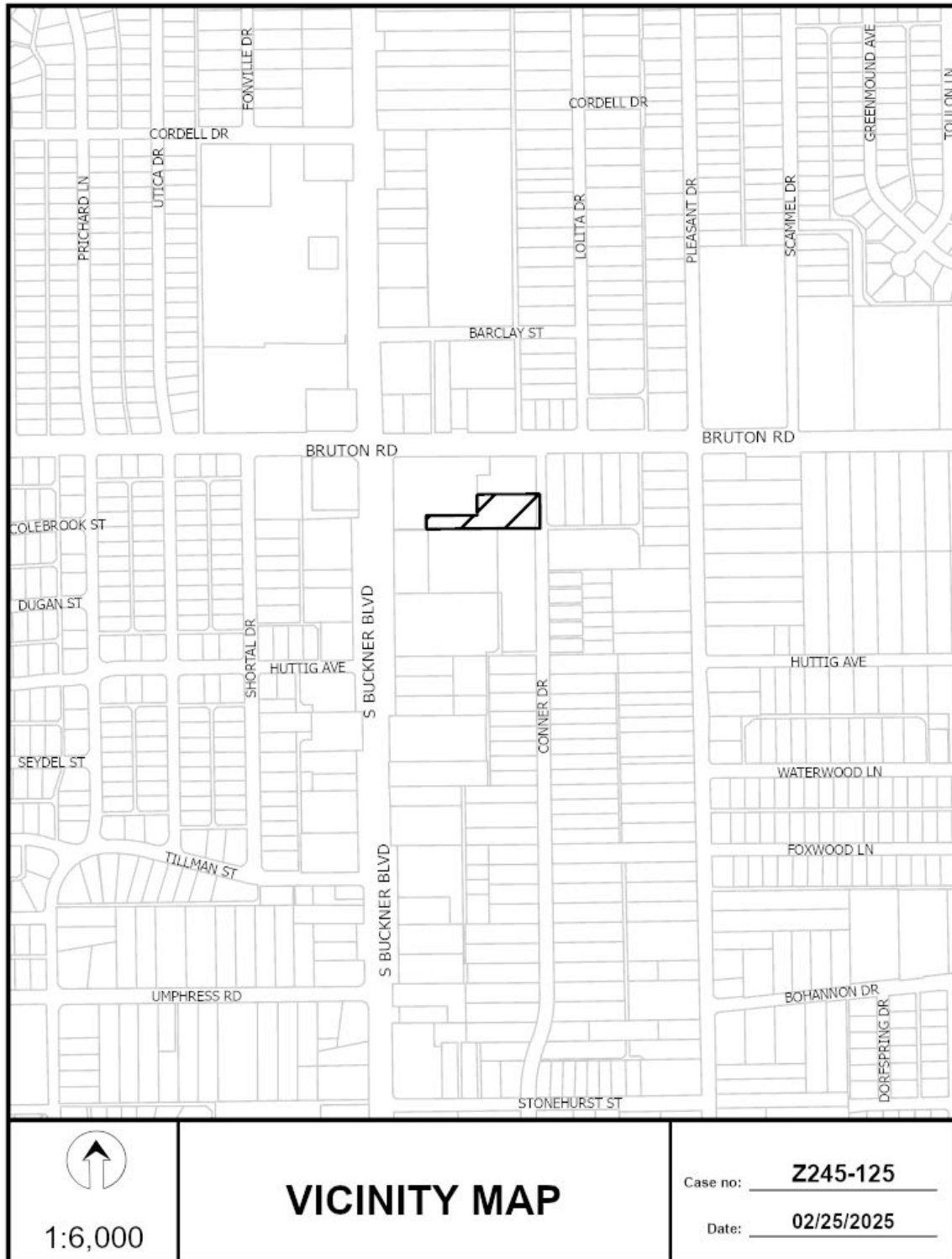
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PROJECT NAME: 2027 Conner Dr, Dallas, TX 75217

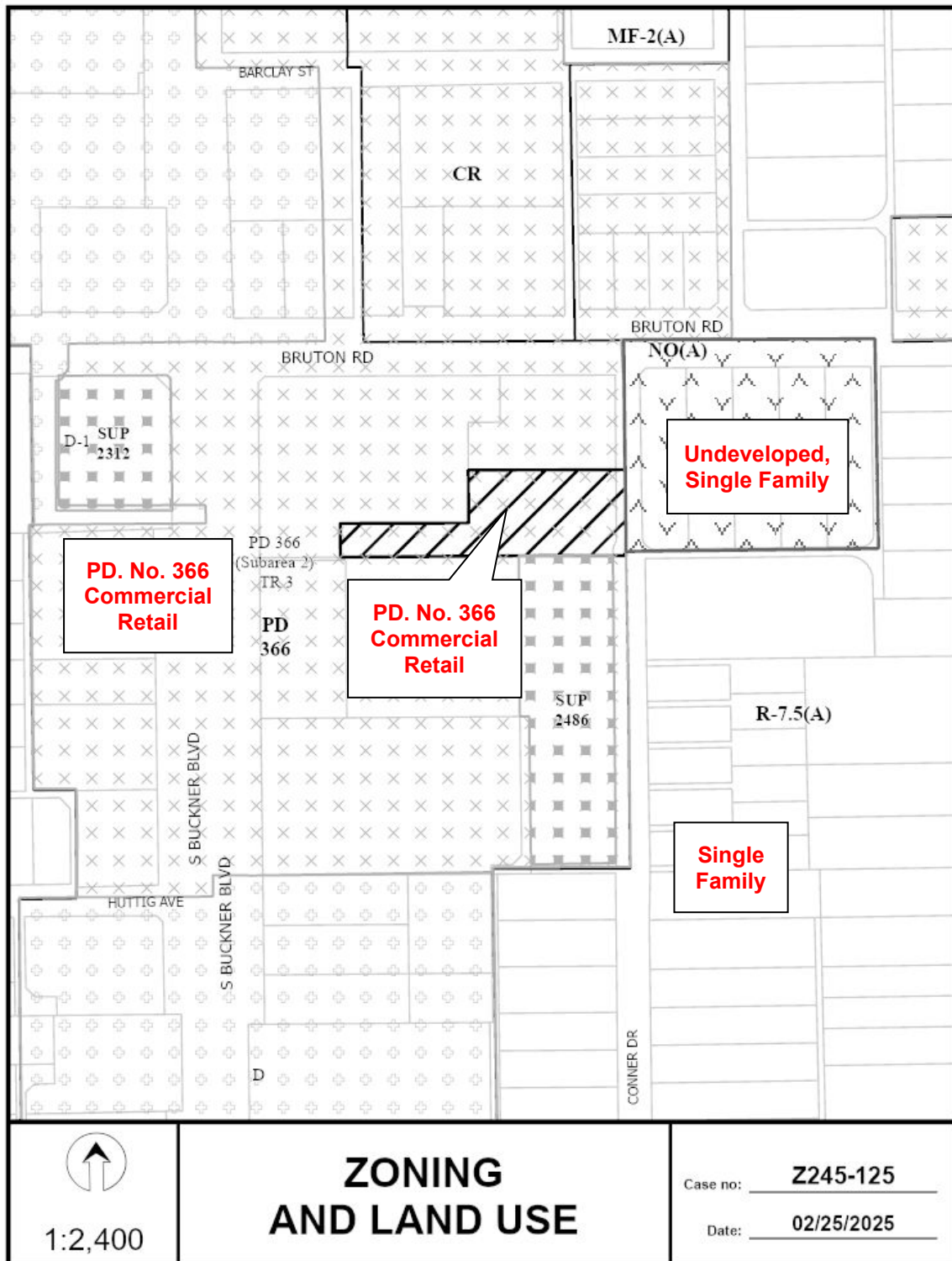
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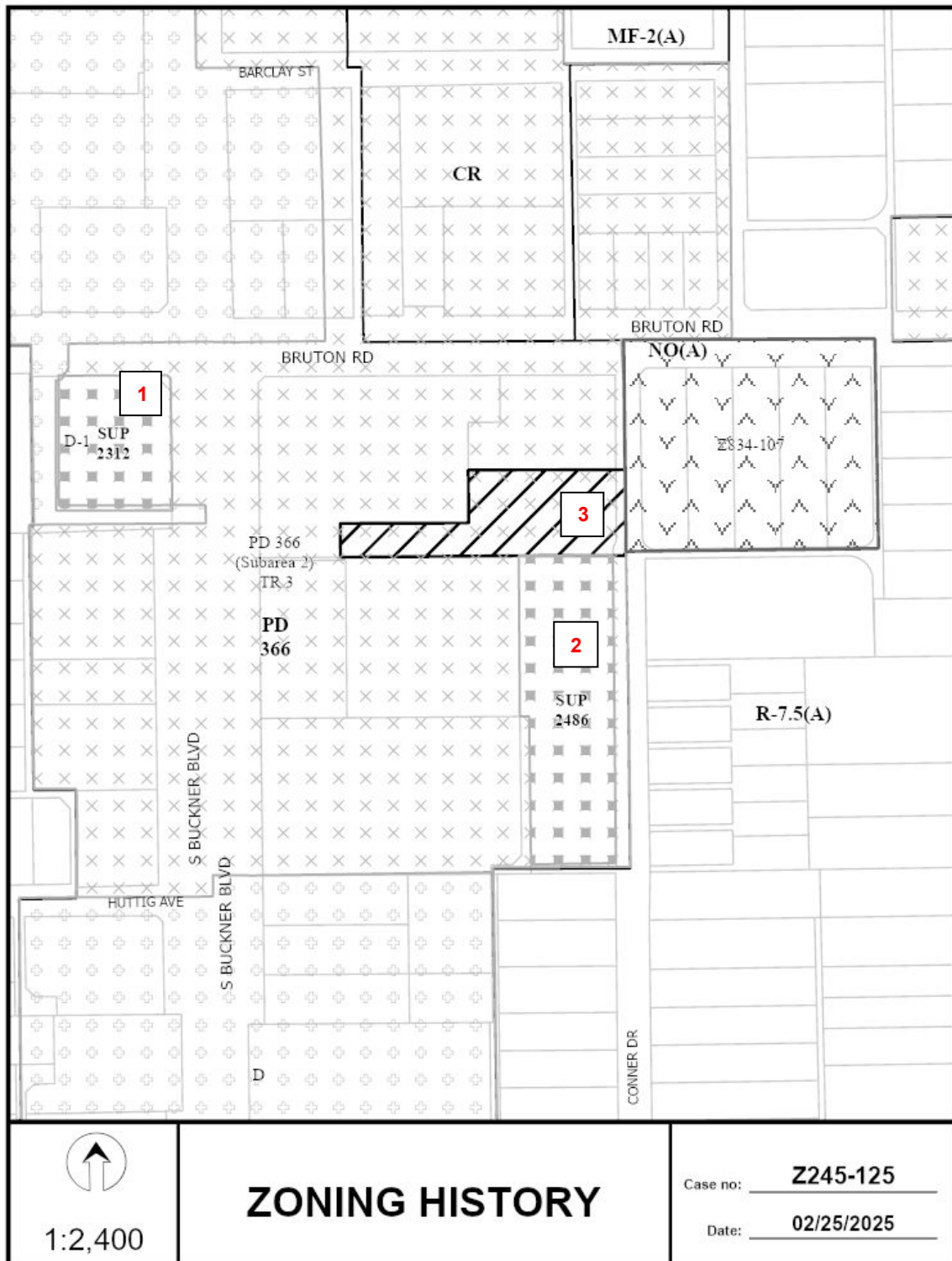
APPLICANT'S PROPOSED SITE PLAN [ENLARGED]

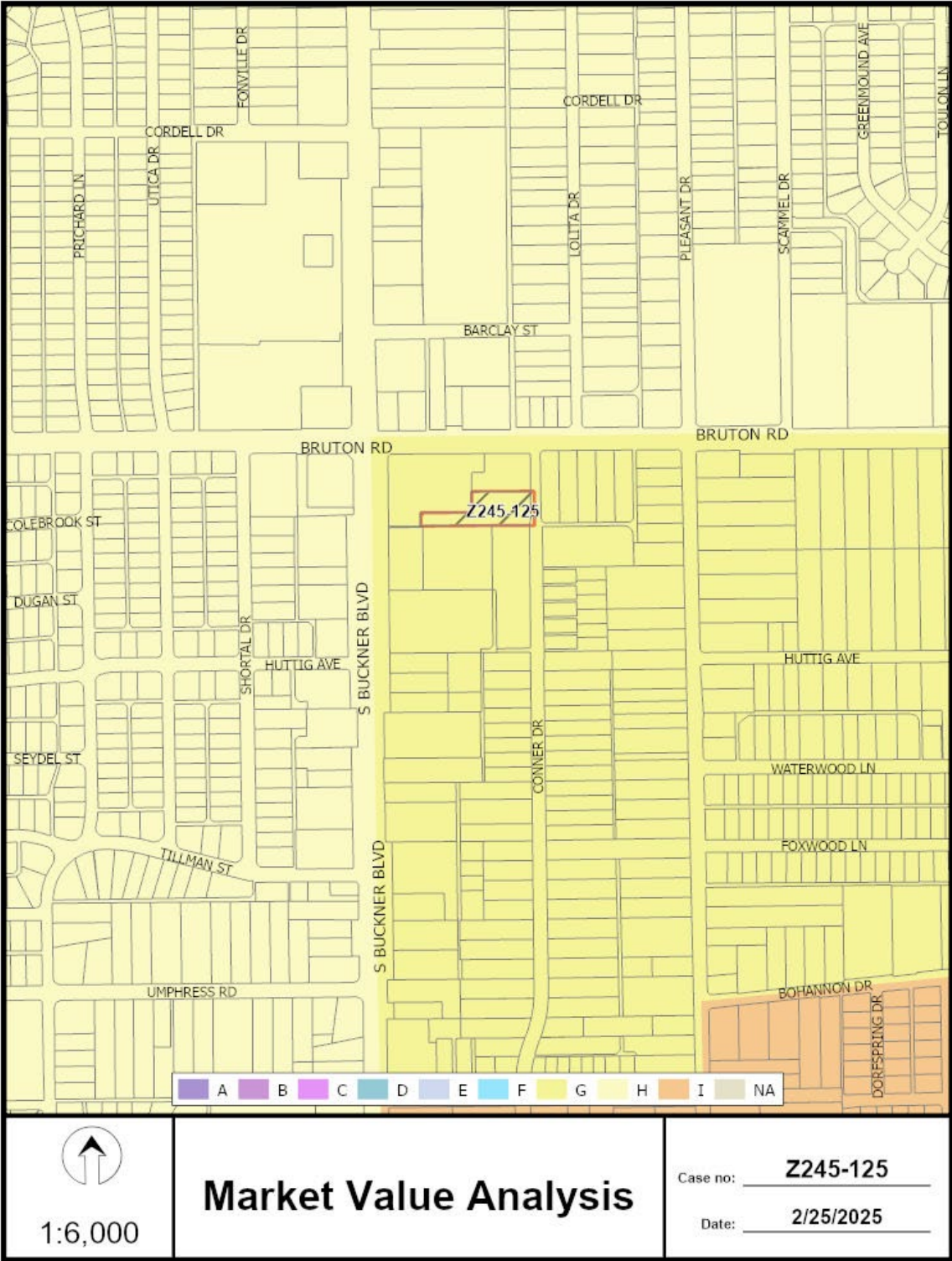


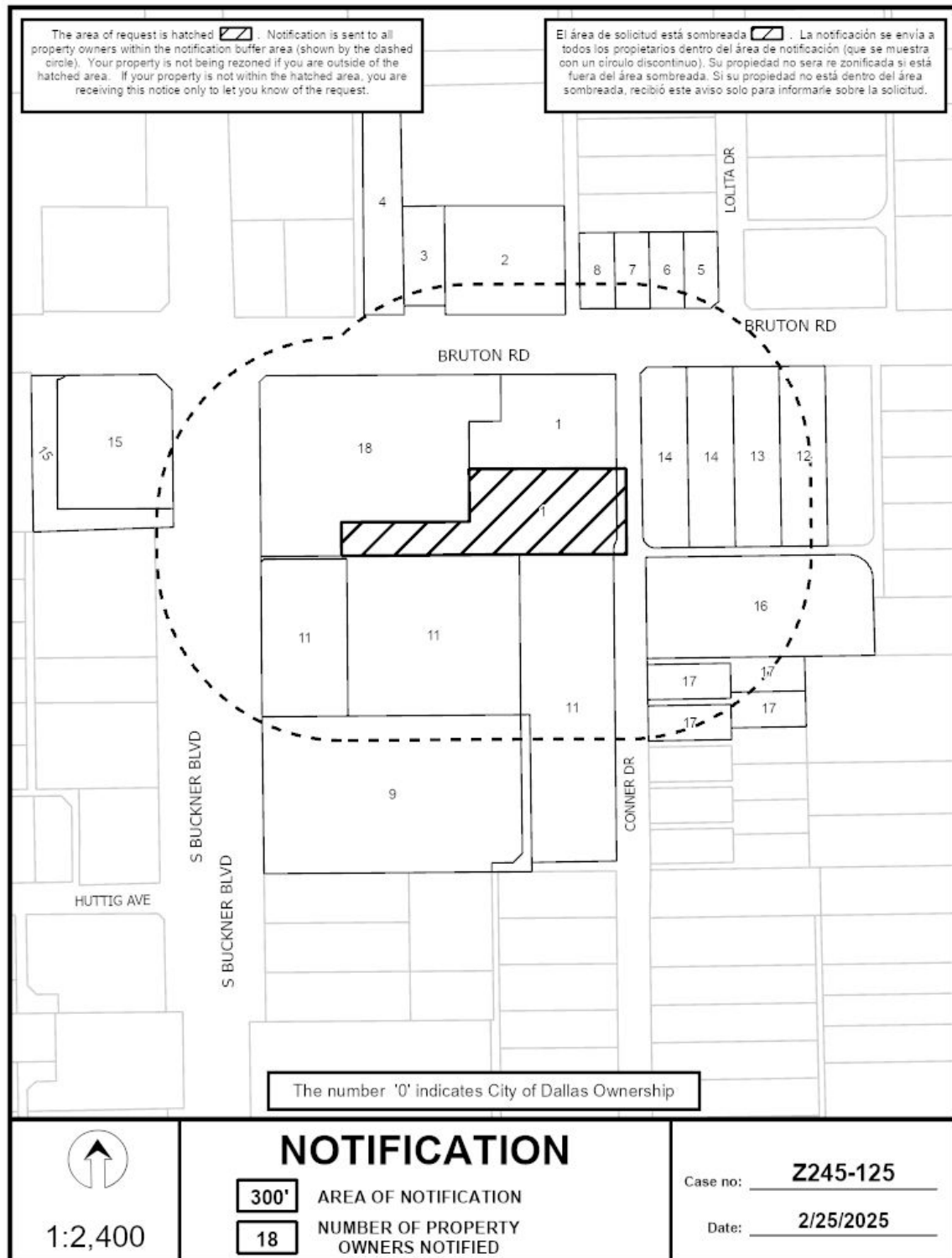












02/25/2025

Notification List of Property Owners***Z245-125******18 Property Owners Notified***

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



City of Dallas

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

Agenda Information Sheet

File #: 25-1215A

Item #: 17.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District, on the southwest line of Kleberg Road between US 175 Frontage Road and Jordan Valley Road.

Staff Recommendation: **Approval**, subject to an amended site plan and conditions

Applicant: Mesquite Landfill TX, LP

Representative: Weaver Consultants Group, LLC

Planner: Michael Pepe and Sarah May, AICP

U/A From: February 6, 2025 and March 20, 2025.

Council District: 8

Z212-131(MP)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planners: Michael Pepe and Sarah May, AICP

FILE NUMBER: Z212-131(MP/SM) **DATE FILED:** November 10, 2021

LOCATION: On the southwest line of Kleberg Road between US 175 Frontage Road and Jordan Valley Road.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 51 acres **CENSUS TRACT:** 48113017102

REPRESENTATIVE: Weaver Consultants Group, LLC

OWNER/APPLICANT: Mesquite Landfill TX, LP

REQUEST: An application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to maintain the status of the site as a detention lake by amending the existing SUP conditions requiring continual backfill of the site.

STAFF RECOMMENDATION: **Approval**, subject to an amended site plan and conditions.

PRIOR CPC ACTION: On February 6 and March 20, 2025, the City Plan Commission moved to hold this case under advisement. There are no updates to this report since February 6, 2025.

BACKGROUND INFORMATION:

- The property currently has permanent Specific Use Permit 798.
- SUP 798 was originally approved on October 22, 1980 with Ordinance 16728 with no time limit.
- The property is currently used as a detention lake, previously used as a sand and gravel mine for the adjacent landfill, the Trinity Oaks Landfill. The landfill closed to waste in 2002 under TCEQ Permit MSW Permit 556.
- The code definition of Mining under which the use is currently authorized by SUP is as follows:
 - Mining. (A) Definition: The extraction, removal, or stockpiling of earth materials, including soil, sand, gravel, oil, or other materials found in the earth. The excavation of earth materials for ponds or lakes, including excavations for fish farming ponds and recreational lakes, are considered mining unless otherwise expressly authorized by another provision of this code. The following are not considered mining:
 - (i) The extraction, removal, or stockpiling of earth materials incidental to an approved plat or excavation permit, incidental to construction with a building permit, or for governmental or utility construction projects such as streets, alleys, drainage, gas, electrical, water, and telephone facilities and similar projects.
 - (ii) The extraction, removal, or stockpiling of earth materials incidental to construction of landscaping, retaining walls, fences, and similar activities consistent with the land use allowed at the site of removal.
- The use is permitted in the district only with an SUP.
- As part of an atypical review for zoning approvals, the case was reviewed by Office of Environmental Quality and Sustainability, Dallas Water Utilities – Floodplain Management, Code Compliance, and Paving/Drainage Engineering. These agencies found no objection to allowing the detention area to remain as is.
- Amendment of the SUP conditions is necessary to maintain the site as is. Termination of the SUP would require that the site is brought back to a graded state in accordance with the conditions.
- The existing lake also exists within the neighboring SUP 799. SUP 799 is not a part of this application, as it also includes a property under different ownership over a half mile to the south.

Zoning History:

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

1. **Z212-115:** On September 7, 2023, the City Plan Commission recommended Denial of an application for a Specific Use Permit within for Commercial Motor Vehicle Parking on property zoned Commercial Service District located on the north line of Silverado Drive between CF Hawn Freeway and Kleberg Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Kleberg Road	Minor Arterial	44' Pavement, 60' ROW

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 OPPORTUNITIES

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

AREA PLAN:**West Kleberg Community Plan (2007)**

The West Kleberg community is located in the far southeastern section of the City of Dallas, bordering the cities of Seagoville, Balch Springs, and unincorporated areas of Dallas County. It is generally located south of Interstate 20, and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The vision for the West Kleberg Community Plan is to reflect “Old Kleberg's” historical heritage by promoting a strong rural atmosphere while still allowing for future growth to occur that is sensitive to this context. The future vision map of the plan designates the request area as appropriate for low density residential development.

Staff finds that the applicant’s proposal complies with the West Kleberg Community Plan, particularly the following goals, actions, and policy statements.

LAND USE AND ZONING

POLICY 1.2 Retain the rural character of the area by minimizing potential adverse impact of growth and maximize opportunities to enhance the community’s quality of life.

PARKS AND OPEN SPACE

GOAL 1 Protect the “rural/open space” character of the area and identify recreational amenity needs.

The area plan also expresses interest in the eventual reuse of the adjacent Trinity Oak Landfill site as a potential park, considering there are no neighborhood parks located within the study area on the southside of US-175.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Detention Lake / Mining use
North	A(A) Agricultural	Landfill, Agricultural use
East	A(A) Agricultural with SUP 799 for Mining use	Detention Lake / Mining use
South	A(A) Agricultural with SUP 799 for Mining use, A(A) Agricultural, PD No. 797	Detention Lake / Mining use, Agricultural use
West	A(A) Agricultural, PD No. 797	Landfill

Land Use Compatibility:

The area of request currently exists as a detention lake, having previously been used as the mining use for gravel for the adjacent landfill. Property to the east of the site is the remaining half of the detention lake, under SUP 798. Property north, west, and south of the site are other portions of the landfill operations, as well as agricultural uses.

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

In conjunction with partner agencies, staff recommends approval of the requested amendment to the SUP to allow the detention area to remain. The existing land use should have less potential impacts on neighboring properties than would active sand and gravel mining, the change to the SUP incentivizes the owner to maintain the property as is.

The key condition that ties the present state of the property with the SUP is as follows:

“H. If mining operations are not taking place on the Property, backfilling of the Property is not required as long as the Property is in its current condition, based on the approved site plan dated 2025.”

Special Consideration for Environmental Review:

The proposed amendment has been reviewed by the Office of Environmental Quality & Sustainability.

Based on documentation reviewed, the landfill does not appear to have chemicals leaching in groundwater near the referenced pond located east/southeast of the landfill. Reports submitted to TCEQ do not indicate any releases from the adjacent landfill upgradient of the pond and the constructed liner is meant to limit any potential chemicals from migrating out of the landfill. The annual groundwater monitoring completed by an

environmental consultant and reported to TCEQ for review annually would identify any chemicals of concern with a potential to impact the pond on the adjoining property.

It is most probable that the pond water consists of surface water and rain water, which would not have been impacted by the landfill because it has a clay cap to keep any potential contaminants in the landfill; any surface water flowing from off the landfill would not be carrying potential landfill contaminants. Furthermore, any potential migration of chemicals out of the landfill would be in the downgradient direction and the pond is located upgradient/cross gradient from the landfill; it is unlikely that the pond would be affected in the future. Additionally, the existence of the pond and established wetland environment likely provides a positive effect, acting as a retention area and offering beneficial contributions to the environment and flood mitigation efforts.

It should be noted that removing the pond at this point may be problematic, as an established wetland has formed. In addition, dewatering would be needed, and a large volume of soil would need imported which would need tested to ensure no contaminants are being brought to the property. Further investigation and environmental consulting may be needed if the decision is made to remove the pond.

Landscaping:

Any new development on the site will require landscaping per Article X. No development is proposed.

Parking:

According to the Dallas Development Code, no parking is required for the use.

Market Value Analysis:

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

List of Partners/Principals/Officers

Republic Services, a Delaware corporation

General Partner of Mesquite Landfill TX, LP, a Delaware limited partnership

Officers:

<u>Name</u>	<u>Title</u>
Donald W. Slager	Chief Executive Officer
Joe Vander Ark	President
Tim Stuart	Chief Operating Officer
Brian Balus	EVP, Chief Development Officer
Brian Del Ghiaccio	EVP, Chief Financial Officer
Catharine Ellingsen	EVP, Chief Legal Officer, Chief Ethics and Compliance Officer
Amanda Hodges	EVP, Chief Marketing Officer
Jeff Hughes	EVP, Chief Administrative Officer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by the specific use permit is mining limited to sand and gravel mining.
2. SITE PLAN: Use and development of the Property must comply with the attached ~~[within this Specific Use Permit shall be in accordance with the [S]site p[P]lan [attached to and made a part of this ordinance].~~
- 3[2]. TIME LIMIT: This specific use permit has no expiration date.
4. HOURS OF OPERATION: Mining operations may only occur between 6:00 a.m. and 6:00 p.m., Monday through Sunday. [Moved]
5. MINING OPERATIONS:
 - A. Trucks hauling rocks, sand, gravel, or earth from the property may only use Jordan Valley Road and U.S. Highway 175 to enter and exit the property.
 - B[3]. The operator ~~[Grantees or their successors or assigns]~~ shall maintain ~~[keep]~~ all roads on the P[p]roperty in a manner that ~~[treated with oil so as to]~~ prevents unnecessary dust. Road maintenance for dust suppression may not result in excessive runoff, runoff with an oil sheen, or negatively impact water quality. Used oil shall not be used as dust suppression.
 - C[4]. The operator ~~[Grantees or their successors or assigns]~~ shall make reasonable repairs of holes in Jordan Valley Road that ~~[which]~~ may be caused by trucks engaged in the excavation operations. The repairs shall be accomplished at direction of the City of Dallas.
 - ~~[5. As each section of the excavation operation is completed, the grantees or their successors or assigned shall back fill and level the section to its original grade and the leveling must be accomplished within 60 days after termination of the operations on such section with reasonable delays allowed if the weather prevents such filling. For the purpose of this paragraph, a section is defined as 25 percent of the total site area to be mined.~~
 - D[5]. Within 50 feet of any outside boundary line of the P[p]roperty, no excavation may be made to cause a slope in excess of a three to one ratio.
 - E[6]. Excavations must have sufficient slope to provide proper drainage on the P[p]roperty and so as to leave no water pockets or pools.
 - ~~[7. No mining operations may be conducted on the property after 6:00 p.m. or prior to 6:00 a.m. on any day.] [Moved to 4]~~

F[8]. The City of Dallas disclaims any liability relating to the mining operations.

G. Prior to any future development, including any additional excavation for soil to be used offsite, full engineering plans, including a hydraulic and hydrologic report must be developed based on the engineering guidelines of Development Services by the operator. The plans and report must be reviewed and approved by the Development Services Paving and Drainage Engineering Division.

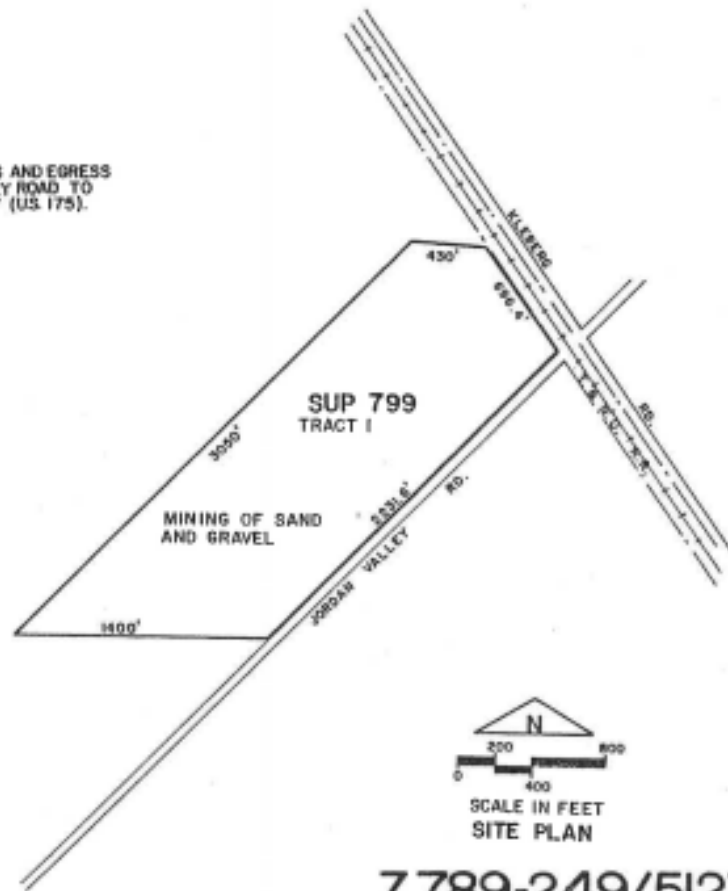
H. If mining operations are not taking place on the Property, backfilling of the Property is not required as long as the Property is in its current condition, based on the approved site plan dated 2025.

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

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

EXISTING SITE PLAN

NOTE: INGRESS AND EGRESS
JORDAN VALLEY ROAD TO
HAWN FREEWAY (US 175).

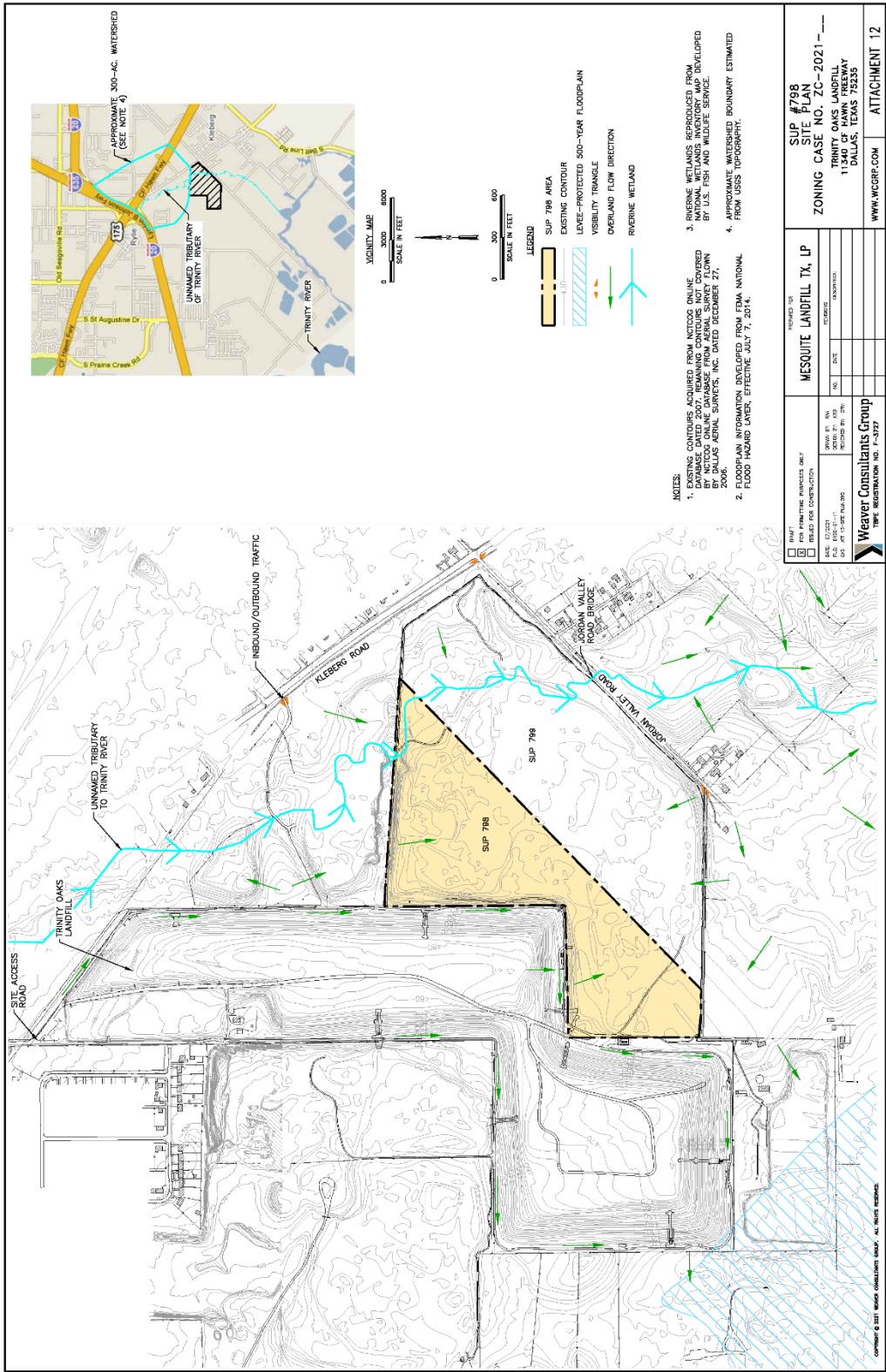


Z 789-249/5123-S

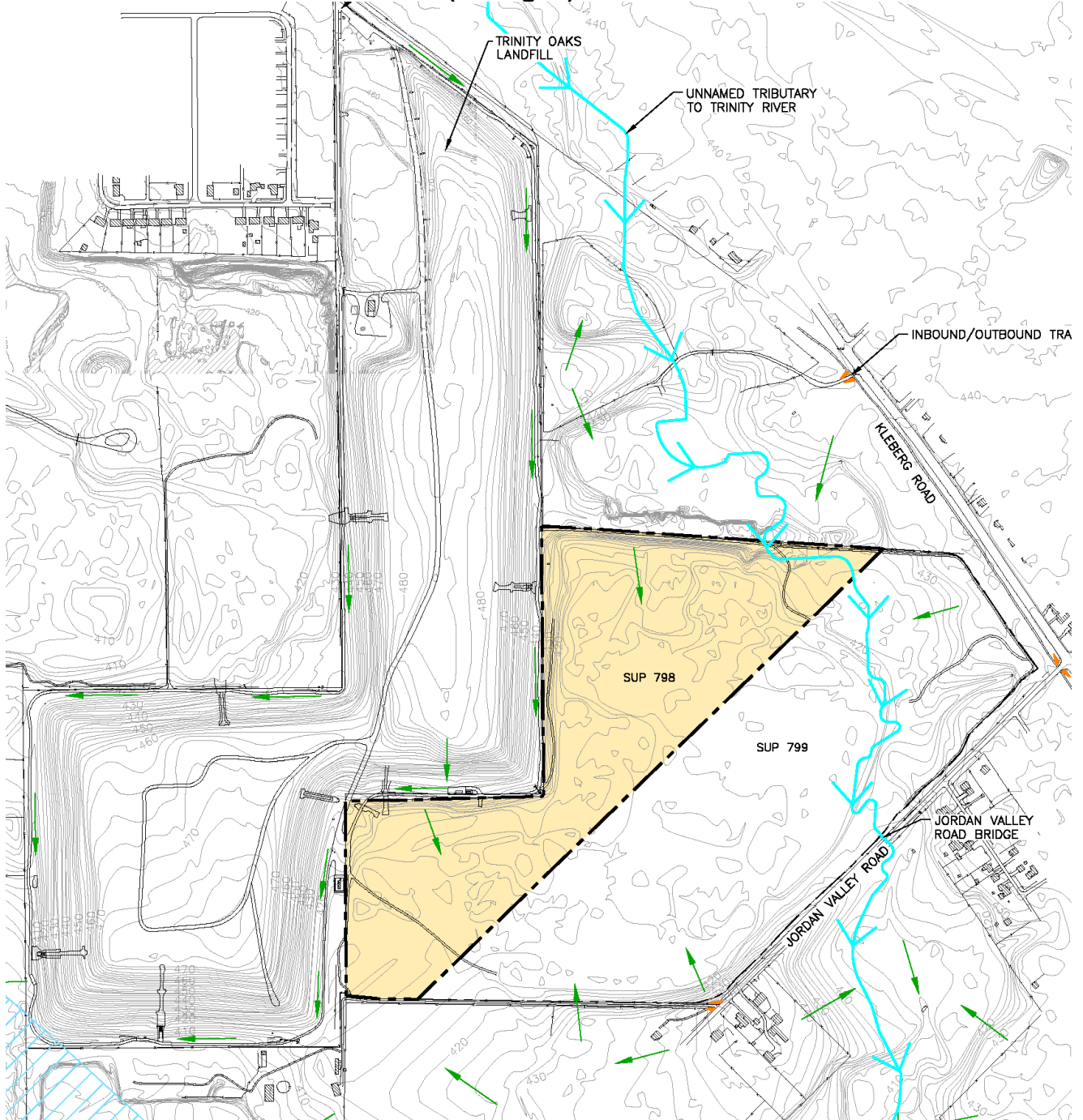
PREPARED BY DEPT. OF URBAN PLANNING

16729
802864

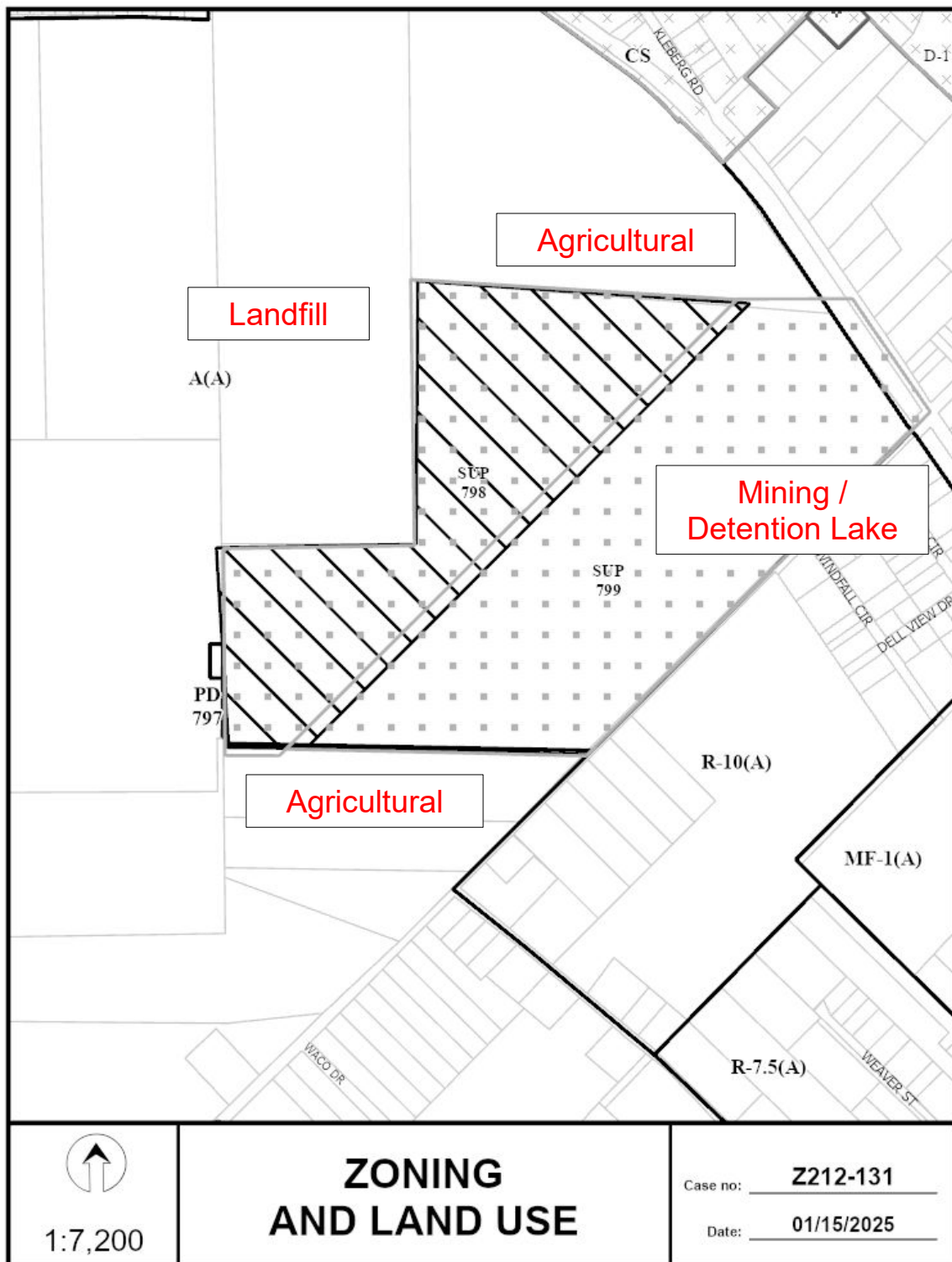
PROPOSED SITE PLAN



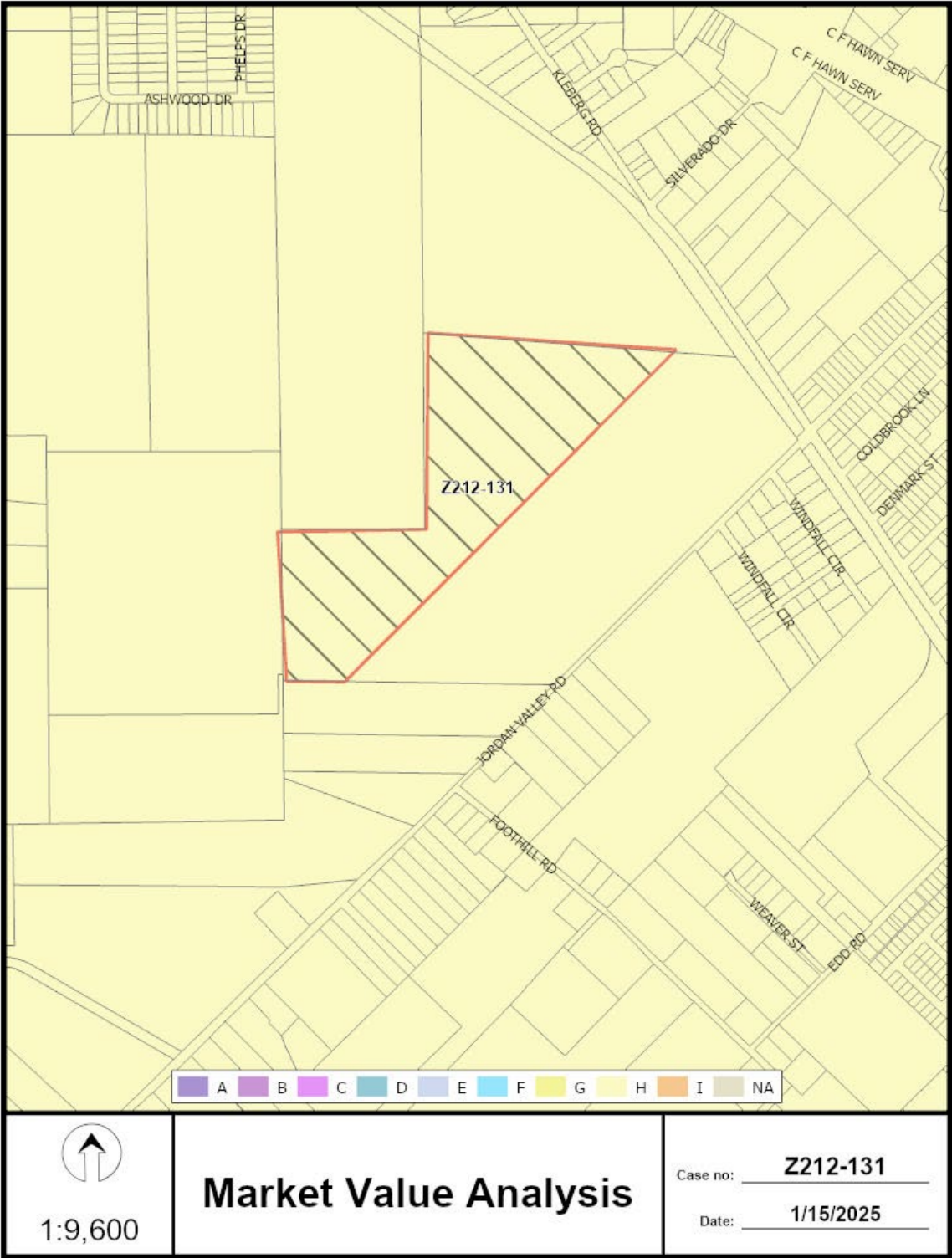
**PROPOSED SITE PLAN
(Enlarged)**

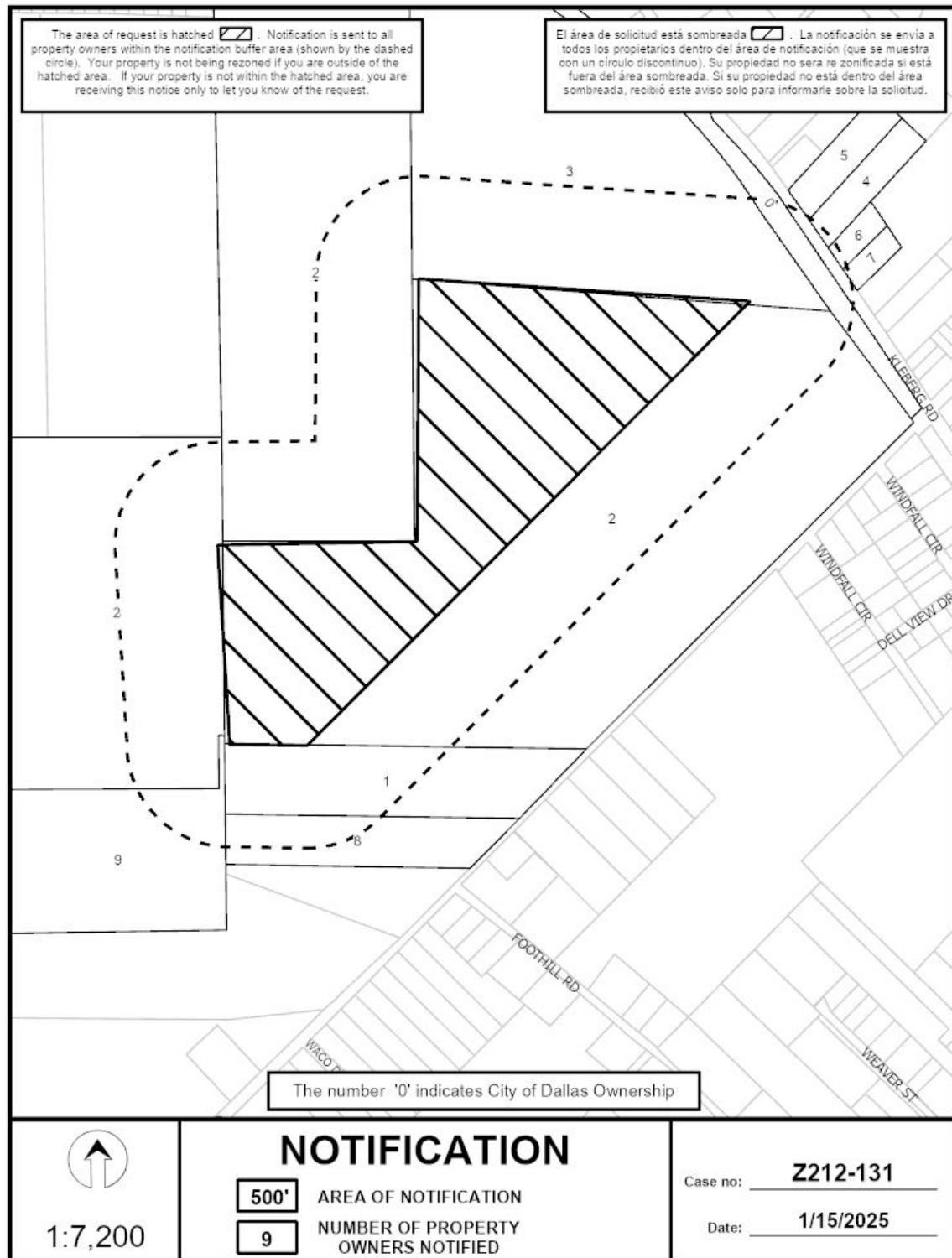












01/15/2025

Notification List of Property Owners

Z212-131

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2900 JORDAN VALLEY RD	HERNANDEZ OSCAR & ROMANA
2	2430 JORDAN VALLEY RD	MESQUITE LANDFILL TX LP
3	11900 KLEBERG RD	DALLAS AGGREGATE DIRT
4	12031 KLEBERG RD	COGAN LORISA LEE
5	12025 KLEBERG RD	SWEENEY VALLRIE ANN
6	12037 KLEBERG RD	LAIRD STEPHANIE D
7	12109 KLEBERG RD	ENGLISH MARY L
8	2831 JORDAN VALLEY RD	RAMOS ELOY &
9	2755 JORDAN VALLEY RD	PORTER BURKE LINDSEY TRUST



Agenda Information Sheet

File #: 25-1216A

Item #: 18.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS Commercial Service District with a D-1 Overlay, and an R-7.5(A) Single Family District, on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway.

Staff Recommendation: **Approval** of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions, in lieu of a planned development district for certain nonresidential uses.

Applicant: Milan Nguyen (sole owner), MNCN Development, LLC

Representative: Karl A. Crawley, Masterplan

Planner: Sarah May, AICP

U/A From: February 6, 2025 and March 20, 2025.

Council District: 8

Z234-277(SM)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Sarah May, AICP

FILE NUMBER: Z234-277(SM)

DATE FILED: July 9, 2024

LOCATION: Southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 4.13 acres

CENSUS TRACT: 481130117005

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER/APPLICANT: Milan Nguyen (sole owner), MNCN Development, LLC

REQUEST: An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay, on property zoned a CR Community Retail District and CS Commercial Service District with a D-1 Overlay, and an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop retail and restaurant uses near Belt Line Road and a mini-warehouse in the rear on the property.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions in lieu of a planned development district for certain nonresidential uses.

PRIOR CPC ACTION: On February 6 and March 20, 2025, the City Plan Commission moved to hold this case under advisement. No updates to this report have been made.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant proposes to develop retail and restaurant uses near Belt Line Road and a mini-warehouse in the rear on the property.
- The majority of the property fronting along South Beltline Road is zoned a CR District and allows retail development. There is a strip of land on the northeast side of the property that is zoned a CS District. The rear of the property is zoned an R-7.5(A) District. The parcel ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front.
- The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts. Residential districts do not permit a mini-warehouse use.
- The applicant's original submission was for a planned development (PD) district served to eliminate the time limit typically required by an SUP with no significant deviations from base zoning proposed.
- Before the February 6, 2025 CPC meeting, the applicant revised the application to a CS District, with deed restrictions volunteered to ensure compatibility with surrounding residential districts.
- The proposal presented to CPC on February 6, 2025, did not restrict the locations of the retail development or mini-warehouse; however, the applicant's list of volunteered deed restrictions, which prohibits many uses in the CS District, was considered acceptable. City Plan Commission instructed staff to renotify the case for a planned development district.
- Since the February 6, 2025 City Plan Commission meeting, the applicant has offered an alternative consideration of an MU-1 Mixed Use District with a Specific Use Permit with the conditions, including the time limit term of 20 years, as included in this case report.
- Since the March 20, 2025 CPC report was published, no updates to this report have been made.

Zoning History:

One zoning case has been in the area within the last five years.

1. **Z234-270:** On February 26, 2025, the City Council approved the renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the east corner of South Belt Line Road and C.F. Hawn Freeway for a five-year period, subject to conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line	Principal Arterial	S-6-D, Six Lanes Divided, 107-foot ROW

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request. A development impact review is required to determine whether the existing public infrastructure can accommodate the proposed development.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

Area Plan(s):

In April 2007, City Council approved the West Kleberg Area Plan to guide future development in the area generally located south of Interstate 20 and bounded by Stark Road and the Dallas city limit to the east, Dallas County to the south, and Saint Augustine Road and Haymarket Road to the south. The goals and actions of the area plan complement the goals and policies of the *forwardDallas!* Comprehensive Plan in evaluating the applicant's request.

The request complies with the following land use goals of the West Kleberg Area Plan:

LAND USE & ZONING

GOAL 1 Protect the rural character of the community by encouraging commercial development along the commercial corridors.

ECONOMIC DEVELOPMENT

GOAL 1 Economic development that encourages business retention and attracts new "neighborhood serving" business uses to the community.

Land Use:

	Zoning	Land Use
Site	CR-D-1, R-7.5(A), and CS-D-1	Undeveloped
Northeast	CS-D-1	Undeveloped
Southeast	MF-2(A)(SAH)	Multifamily
Southwest	MU-1(SAH)-D-1 and CR-D-1	Single family and Undeveloped
Northwest	R-7.5(A)	Single Family

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses.

The majority of the property fronting along South Beltline Road is zoned a CR District and allows retail development. There is a strip of land on the northeast side of the property

that is zoned a CS District. The rear of the property is zoned an R-7.5(A) District. The parcel ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front.

The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

The applicant's original submission was for a planned development (PD) district and included a one-story retail development in the front and a mini-warehouse in the rear. Since the time limit typically required by an SUP is not limited in a PD request and no significant deviations from base zoning were proposed, the applicant revised their application to base zoning with deed restrictions. The proposal did not restrict the locations of the retail development or mini-warehouse; however, the applicant's list of volunteered deed restrictions prohibited many uses in the CS District, and staff considered them acceptable.

On February 6, 2025, CPC instructed staff to re-advertise this case for a PD instead. Because staff cannot support a PD with the sole purpose of not having a time limit imposed, staff still cannot support the applicant's proposed PD. The proposed PD conditions offer no design standards, prohibit residential uses, and it do not support any more City goals that a straight-zoning with an SUP could achieve.

Fortunately, the applicant has agreed to modify their previous request and proposes an MU-1 Mixed Use District with an SUP for a mini-warehouse for a twenty-year period. The proposed SUP reiterates the conditions proposed in the applicant's alternate proposed PD conditions and allows the site to be re-evaluated in 20 years. Additionally, the MU-1

District would still allow residential uses and has a limited number of nonresidential uses that are compatible with the surrounding uses. Therefore, staff supports the request for an MU-1 District with an SUP for a 20-year period in lieu of the applicant's proposed planned development (PD) district.

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) Single Family and CR Community Retail District and the proposed expansion of CS Commercial Service District. Also included are the proposed development standards under the applicant's volunteered deed restrictions.

District	Setbacks		Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	SF: 5' Other: 10'	30'	Res: 45% Non-Res: 25%	FAR: None Lot Size: 7,500 sq ft	Single family
Existing: CR	15'	20' adj to Residential zoning	54' RPS applies (over 26ft)	60%	Stories: 4	Community Retail, Personal Service, and Office
Existing: CS	15 adj to express-way or thoroughfare	20' adj to Residential zoning	45' RPS applies (over 26ft)	80%	FAR: 0.5 lodging, office, retail, and personal service 0.75 for all other uses Stories: 3	Commercial and business
Proposed PD:	15'	20' adj. Residential District OTHER: No min.	28' RPS applies (over 26ft)	60%	Stories: 2	Community Retail, Personal Service, and Office
Proposed: MU-1	15' 20' Urban Form	20' adj. Residential District OTHER: No min.	Up to 180' but RPS applies	80%	Based on MUP	Office, retail & personal service, lodging, residential

Land Use Comparison

A comparison table shows differences in permitted uses between the existing R-7.5(A), CS, and the proposed zoning districts; CR, which abuts Belt Line Road, is omitted for brevity.

LEGEND

•	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, 51A-4.213

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
AGRICULTURAL USES				
Crop production	•	•	•	•
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop		R		
Bus or rail transit vehicle maintenance or storage facility		R		
Catering service		•	•	•
Commercial bus station and terminal		D,S,★		
Commercial cleaning or laundry plant		R		
Custom business services		•	•	•
Custom woodworking, furniture construction, or repair		•		•
Electronics service center		•	•	
Job or lithographic printing		R	•	
Labor hall		S		S
Machine or welding shop		R		
Machinery, heavy equipment, or truck sales and services		R		
Medical or scientific laboratory		•		S
Technical school		•		
Tool or equipment rental		•		
Vehicle or engine repair or maintenance		R		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
INDUSTRIAL USES				
Gas drilling and production	S	S		S
Industrial (inside) for light manufacturing		•		
Temporary concrete or asphalt batching plant	★	★		★
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility	S	•	•	•
Cemetery or mausoleum	S	S		S
Child-care facility	S	•	•	•
Church	•	•		•
College, university, or seminary	S	•		•
Community service center	S	S	S	S
Convalescent and nursing homes, hospice care, and related institutions				R
Convent or monastery	S	•	•	•
Foster home	S			•
Halfway house		S		
Hospital		R		S
Library, art gallery, or museum	S		•	•
Open-enrollment charter school or private school		S		S
Public school other than an open-enrollment charter school		R		R
Public or private school	S			
LODGING USES				
Extended stay hotel or motel		S	•	S
Hotel or motel		R,S,★	•	R,S,★
Lodging or boarding house		•	•	
Overnight general purpose shelter		★	•	
MISCELLANEOUS USES				
Attached non-premise sign.		S	S	S
Carnival or circus (temporary)	★	★		★
Temporary construction or sales office	•	•	•	•

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
OFFICE USES				
Alternative financial establishment		S		
Financial institution without drive-in window		•	•	•
Financial institution with drive-in window		R	D	D
Medical clinic or ambulatory surgical center		•	•	•
Office		•	•	•
RECREATION USES				
Country club with private membership	S	•		•
Private recreation center, club, or area	S	•		•
Public park, playground, or golf course	•	•	•	•
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house		•		•
Duplex				•
Group residential facility				★
Handicapped group dwelling unit	★			★
Multifamily				•
Residential hotel				•
Retirement housing				•
Single family	•			•
RETAIL AND PERSONAL SERVICE USES				
Alcoholic beverage establishments.		★		★
Ambulance service		R		
Animal shelter or clinic without outside runs		R		R
Animal shelter or clinic with outside runs		S, ★		
Auto service center		R		R
Business school		•		•
Car wash		R		R
Commercial amusement (inside)		S, ★		S, ★
Commercial amusement (outside)		D		S
Commercial motor vehicle parking		S		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
Commercial parking lot or garage		R		R
Convenience store with drive-through		S	S	
Drive-In theater		S		
Dry cleaning or laundry store		•	•	•
Furniture store		•	•	•
General merchandise or food store 3,500 square feet or less		•	•	•
General merchandise or food store greater than 3,500 square feet		•	•	•
General merchandise or food store 100,000 square feet or more		S		S
Home improvement center, lumber, brick or building materials sales yard		R		
Household equipment and appliance repair		•		
Liquefied natural gas fueling station		S		
Liquor store		•		
Mortuary, funeral home, or commercial wedding chapel		•		•
Motor vehicle fueling station		•		•
Nursery, garden shop, or plant sales		•	•	•
Outside sales		S	•	
Paraphernalia shop		S		S
Pawn shop		•	•	
Personal service use		•	•	•
Restaurant without drive-in or drive- through service		R	R	R
Restaurant with drive-in or drive- through service		D	D	D
Swap or buy shop		S		S
Taxidermist		•		
Temporary retail use		•	•	•
Theater		•		•
Truck stop		S		
Vehicle display, sales, and service		R		

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
TRANSPORTATION USES				
Commercial bus station and terminal		D		
Heliport		S		
Helistop		S		
Private street or alley	S			
Railroad passenger station		S		
Transit passenger shelter	★	•	•	•
Transit passenger station or transfer center	S	S, ★	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station		•		•
Electrical generating plant				
Electrical substation	S	•	•	•
Local utilities	S, R, ★	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	•	•	•
Post office		•	•	•
Radio, television, or microwave tower	S	R	R	S
Tower/antenna for cellular communication	★	★	★	★
Utility or government installation other than listed	S	S		S
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction		S		
Building mover's temporary storage yard		S		
Contractor's maintenance yard		R		
Freight terminal		R		
Manufactured building sales lot		R		
Mini-warehouse		•	•	S
Office showroom/warehouse		•		
Outside storage		R		
Petroleum product storage and wholesale		S		
Recycling buy-back center		★		★
Recycling collection center		★		★
Recycling drop-off container	★	★	★	★

Use	Existing R-7.5(A)	Existing CS	Proposed Option 1: PD	Proposed Option 2: MU-1
Recycling drop-off for special occasion collection	★	★	★	★
Sand, gravel, or earth sales and storage		S		
Trade center		•		
Vehicle storage lot		S		
Warehouse		R		

Landscaping:

The site is undeveloped. Any future development of the property would necessitate compliance with Article X, as amended.

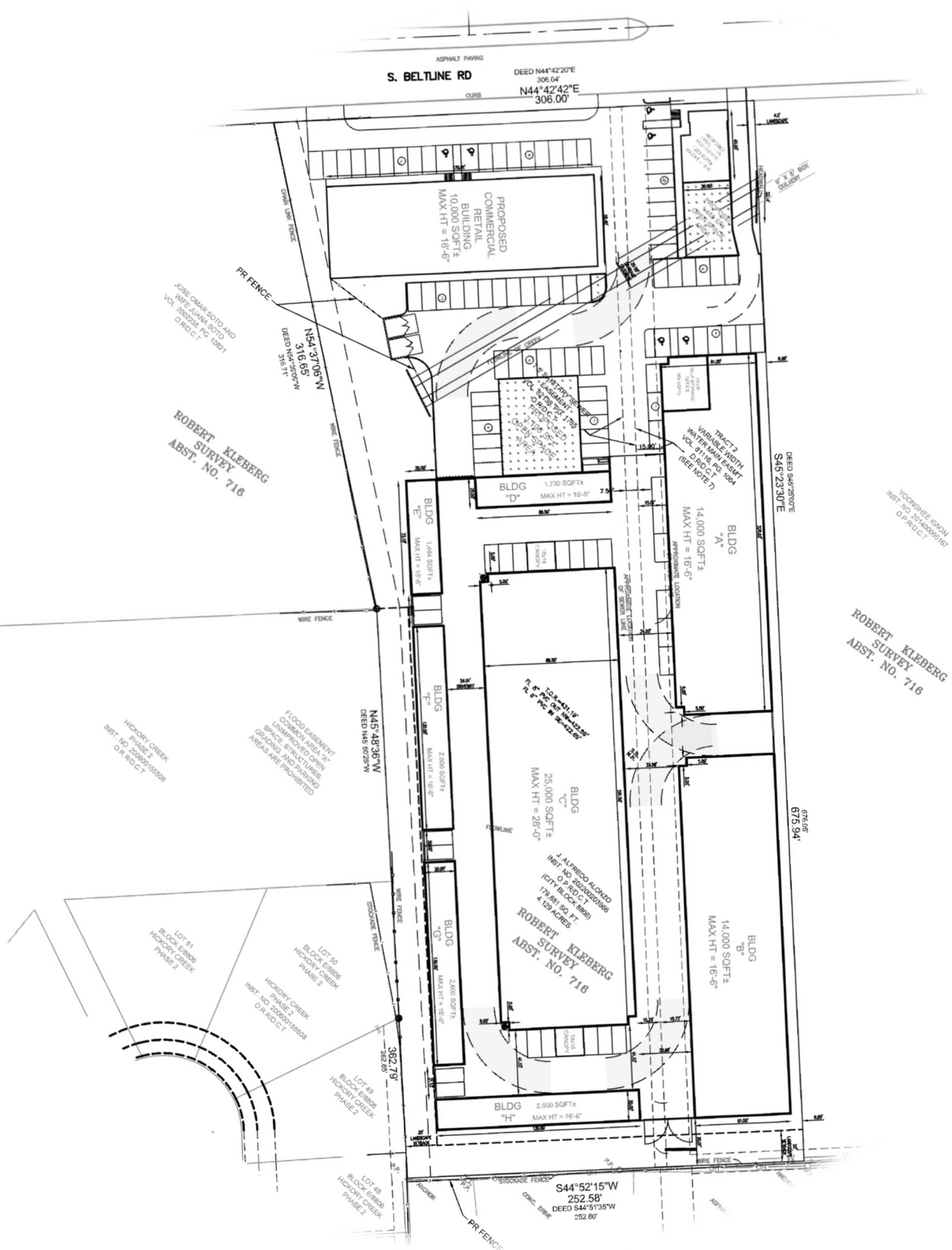
Parking:

The applicant will be required to comply with minimum off-street parking ratios for all uses.

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 Reinvestment Fund prepared the analysis for the City of Dallas. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. 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 and the surrounding areas are in an “H” MVA area.

PROPOSED ENLARGED PD DEVELOPMENT PLAN OR SUP SITE PLAN



APPLICANT'S PROPOSED PD CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway. The size of PD ____ is approximately 4.13 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

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.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Job or lithographic printing.
- (3) Industrial uses.

None.
- (4) Institutional and community service uses.
 - Child or adult care facility.
 - Church.
 - Community service center. [SUP]
 - Convent or monastery.
 - Library, art gallery, or museum.
- (5) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
- (6) Miscellaneous uses.
 - Attached non-premise sign. [SUP]
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Public park, playground, or golf course.

(9) Residential uses.

None.

(10) Retail and personal service uses.

- Convenience store with drive-through. [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.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section [51A-4.211.](#)]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\).](#)]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

SEC. 51P-____.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory community center (private).
- Home occupation.
- Private stable.
- Accessory helistop.
- Accessory medical/infectious waste incinerator. [See Section [51A-](#)

[4.217](#) (3.1).]

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) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. Minimum side yard is:

(i) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(ii) no minimum in all other cases.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is 0.5 for all uses combined.

(e) Height.

(1) Maximum height. Unless further restricted under Subparagraph (2), maximum structure height is 28 feet

(2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project

through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(f) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subparagraph (e).

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- _____.113. ADDITIONAL PROVISIONS FOR A MINI-WAREHOUSE USE.

(a) The maximum floor area for a mini-warehouse use is 65,000 square feet

(b) Solid masonry screening wall or a solid masonry wall at the perimeter of the proposed mini-warehouse use with a minimum height of 8 feet is required as shown on the attached development plan is required. The only exception is the solid gate (not masonry) shown on the development plan because of the existing sanitary sewer easement.

(c) Hours of operation for the mini-warehouse use are Sunday to Thursday 7:00 a.m. to 7:00 p.m. and Friday and Saturday 7:00 a.m. to 9:00 p.m.

(d) All lighting must be shielded in order to prevent spillover onto the adjacent properties.

(e) No outside speakers or amplified sound is allowed.

(f) Maximum height of any structure containing a mini-warehouse use located within 30 feet of the perimeter of the Property is 18 feet.

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

(a) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section [51A-4.803](#) before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section [51A-4.803](#) to calculate estimated trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF- 2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

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

(d) Compliance. 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- _____.115. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED SUP CONDITIONS (In Lieu of a PD)

1. **USE.** The only use permitted by this specific use permit is a mini-warehouse use.
2. **SITE PLAN.** Use of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on [20 years from the passage of this ordinance].
4. **AMPLIFIED SOUND:** No outside speakers or amplified sound is allowed.
5. **FLOOR AREA:** The maximum floor area for a mini-warehouse use is 65,000 square feet.
6. **HEIGHT:** Except as provided in this section, no structure for a mini-warehouse use may exceed 28 feet in height. No structure for a mini-warehouse use within 18 feet of the property line may exceed 18 feet in height.
7. **HOURS OF OPERATION:** Hours of operation for the mini-warehouse use are Sunday to Thursday 7:00 a.m. to 7:00 p.m. and Friday and Saturday 7:00 a.m. to 9:00 p.m.
8. **LIGHTING:** Exterior lighting must be shielded and directed away from adjoining properties.
9. **SCREENING:** Except for a solid gate, an eight-foot-high solid masonry wall must be provided in the location shown on the attached site plan.
10. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
11. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Z234-277(SM)

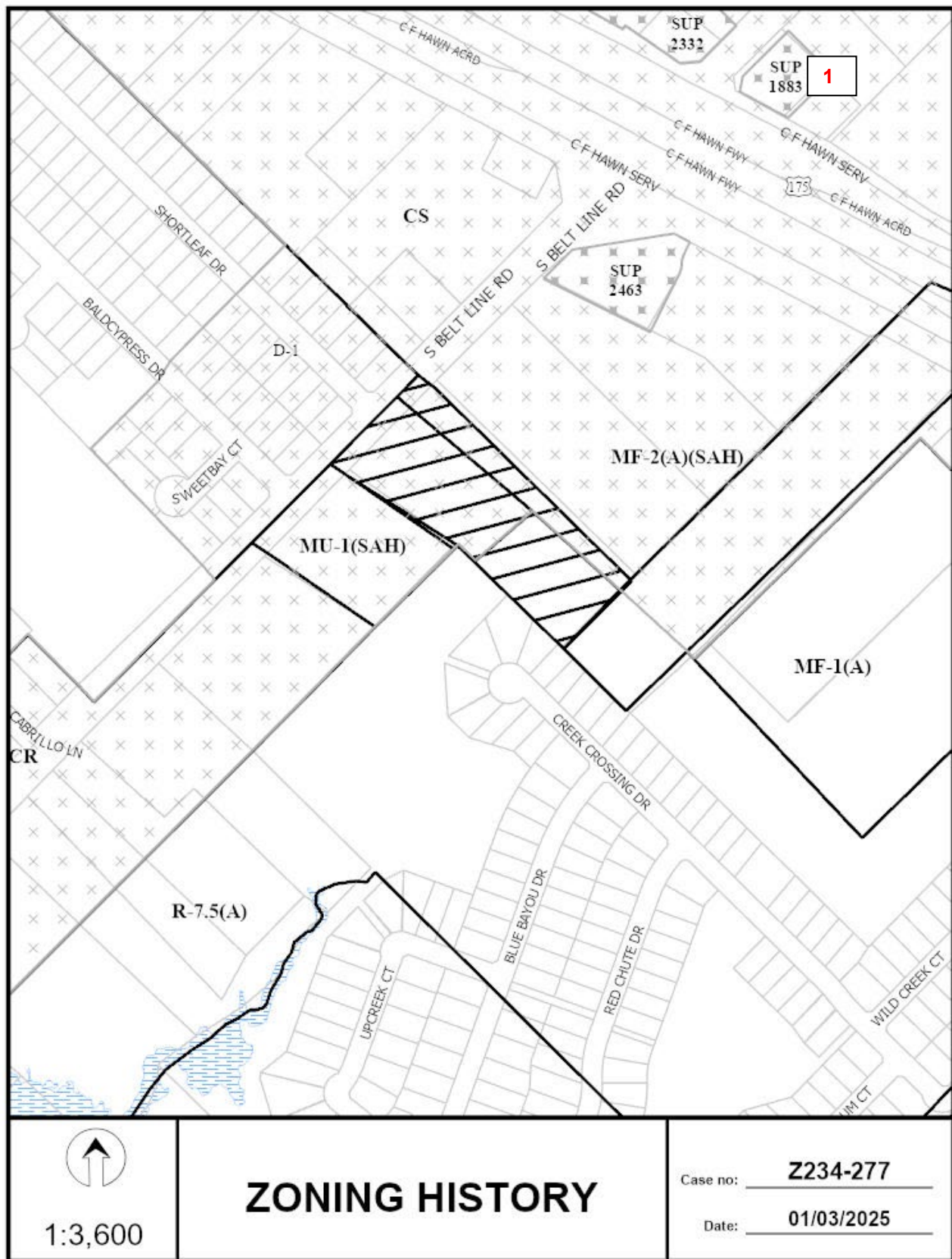


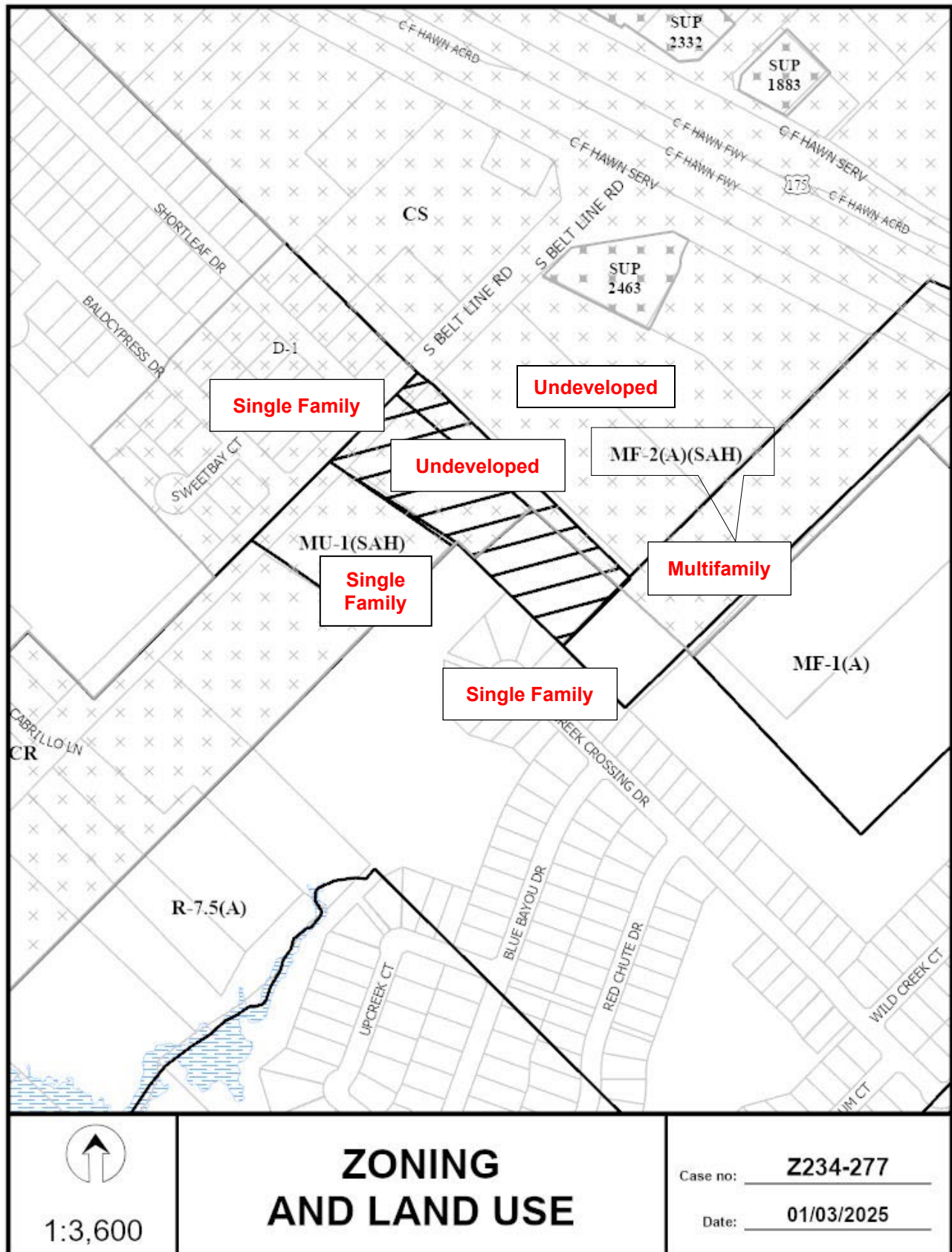
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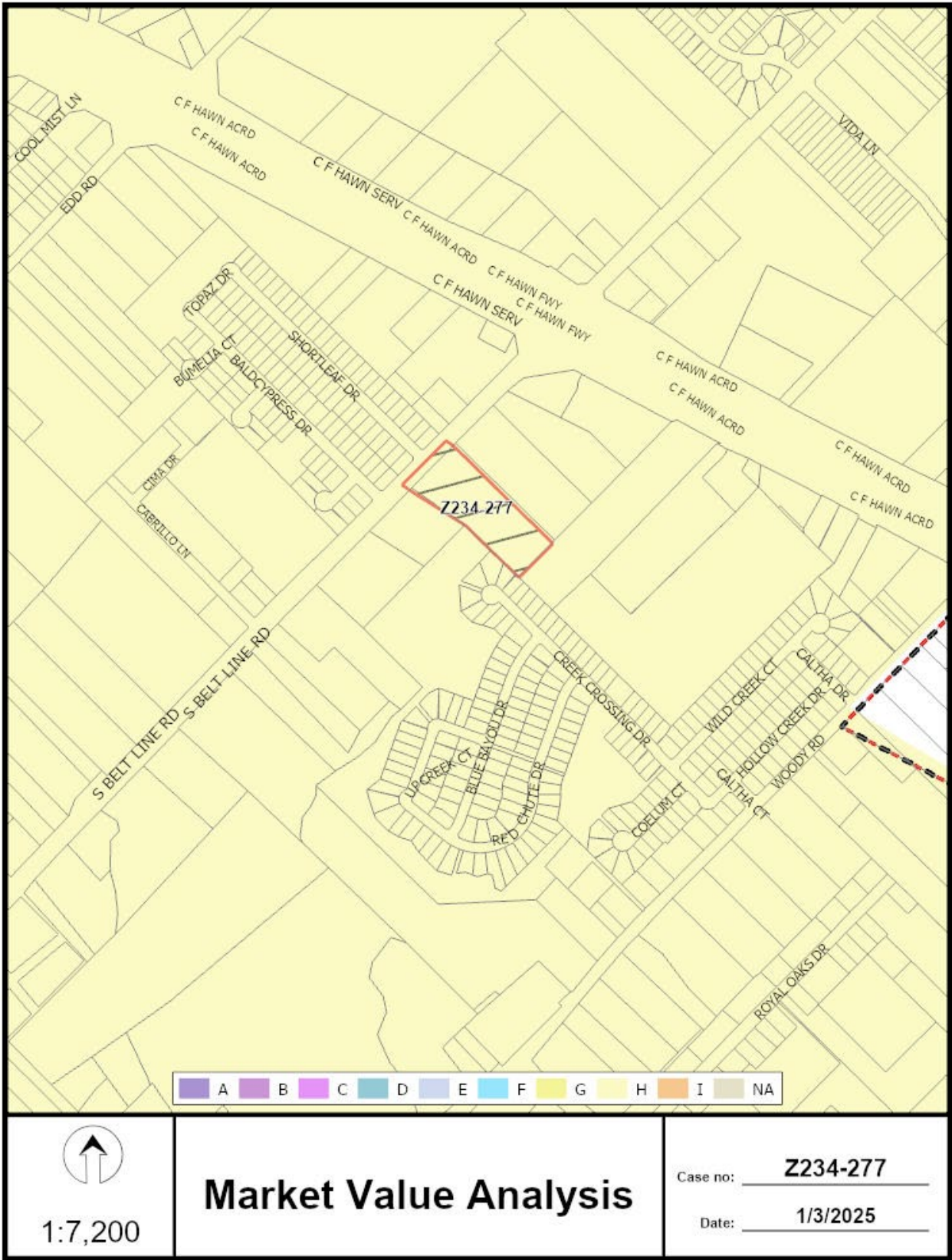
AERIAL MAP

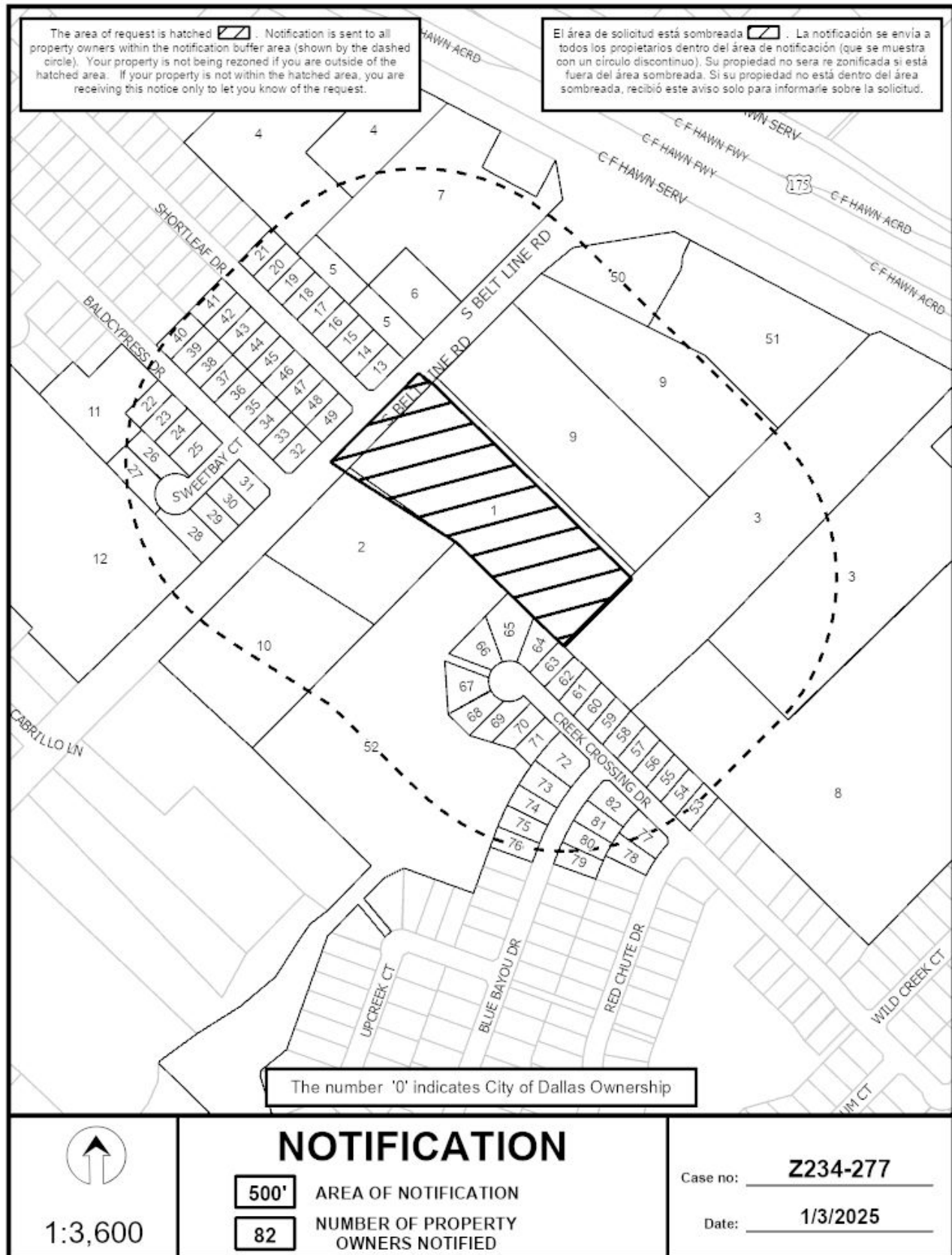
Case no: **Z234-277**

Date: **01/03/2025**









01/03/2025

Notification List of Property Owners***Z234-277******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1900 S BELTLINE RD	MNCN DEVELOPMENT LLC
2	2038 S BELTLINE RD	SOTO JOSE OMAR & JUANA
3	13700 C F HAWN FWY	CW SEAGOVILLE OWNER LLC
4	13440 C F HAWN FWY	DJK INC
5	1937 S BELTLINE RD	County of Dallas
6	1931 S BELTLINE RD	T BUCKET LLC
7	13508 C F HAWN FWY	ALMO INVESTMENT II LTD
8	2010 WOODY RD	DELATORRE ALFONSO
9	1904 S BELTLINE RD	KWON YOONGHEE
10	2000 S BELTLINE RD	SOTO JOSE OMAR &
11	13557 SHORTLEAF DR	CMC SOUTH OAK LP
12	2201 S BELTLINE RD	CLICQUE BRIAN & VICKI
13	13557 SHORTLEAF DR	SAUCEDO JORGE
14	13553 SHORTLEAF DR	CLAYBON WILLIE J
15	13549 SHORTLEAF DR	ADAME LUIS AGUILAR & MARIA AGUILAR
16	13545 SHORTLEAF DR	RIVERA SAMUEL CEBALLOS &
17	13541 SHORTLEAF DR	CURTIS TINA S
18	13537 SHORTLEAF DR	MARISCAL LUIS A FLORES &
19	13533 SHORTLEAF DR	MATTHEWS GARY DAVID
20	13529 SHORTLEAF DR	COLEMAN KIMBERLY K
21	13525 SHORTLEAF DR	VILLARREAL MARTHA L
22	13532 BALDCYPRESS DR	PROGRESS RESIDENTIAL BORROWER 8 LLC
23	13536 BALDCYPRESS DR	ROSS SHERRY
24	13540 BALDCYPRESS DR	SCOTT ELISHA
25	13544 BALDCYPRESS DR	TOVAR EDGAR R
26	2013 SWEETBAY CT	TREJO ALFREDO P & ELIZABETH R

Z234-277(SM)

01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2017 SWEETBAY CT	DELGADO JESUS & MARIA M MACIAS
28	2016 SWEETBAY CT	GAINES MEREDITH &
29	2012 SWEETBAY CT	EVANS LISA
30	2008 SWEETBAY CT	CATO SHADAIAR &
31	2004 SWEETBAY CT	MORA CARLOS G ROMO
32	13559 BALDCYPRESS DR	SOTOTINAJERO JESUS RAMON &
33	13555 BALDCYPRESS DR	DIAZ JAVIER &
34	13551 BALDCYPRESS DR	RODRIGUEZ RAUL
35	13547 BALDCYPRESS DR	WHITAKER JOYCE A
36	13543 BALDCYPRESS DR	GIPSON GREGORY O
37	13539 BALDCYPRESS DR	SALAZAR ROBERT & RACHEL H
38	13535 BALDCYPRESS DR	GARZA CYNTHIA MARIA
39	13531 BALDCYPRESS DR	NUNO CARLOS GONZALEZ
40	13527 BALDCYPRESS DR	CISNEROS OSCAR S CALCANAS
41	13526 SHORTLEAF DR	GARCIA EDUARDO ESTEBAN
42	13530 SHORTLEAF DR	BROWN HARMON L &
43	13534 SHORTLEAF DR	VICK STEVEN D
44	13538 SHORTLEAF DR	RODRIGUEZ RANDY
45	13542 SHORTLEAF DR	CHONG MAL JU
46	13546 SHORTLEAF DR	WADE SHARON
47	13550 SHORTLEAF DR	TORRES SAUL ANTONIO MEJIA &
48	13554 SHORTLEAF DR	Taxpayer at
49	13558 SHORTLEAF DR	AGUILAR LETICIA
50	1920 S BELTLINE RD	ALMO INVESTMENTS LTD
51	13640 C F HAWN FWY	RIM INVESTMENTS LLC
52	100 CREEK CROSSING DR	HICKORY CREEK DALLAS HOA
53	13818 CREEK CROSSING DR	LUNA LUIS & MARIA
54	13814 CREEK CROSSING DR	BALDAZO OMAR &
55	13810 CREEK CROSSING DR	BRAY MELODY
56	13806 CREEK CROSSING DR	QUIROZ JOSE GUADALUPE CORPUS &
57	13802 CREEK CROSSING DR	FONSECA RAMONA

01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13734 CREEK CROSSING DR	HOLLIS SHANELLE
59	13730 CREEK CROSSING DR	HARRIS GILBERT EST OF
60	13726 CREEK CROSSING DR	WAITS JENNIFER
61	13722 CREEK CROSSING DR	HARRIS JENNIFER
62	13718 CREEK CROSSING DR	HENDERSON D AVALON
63	13714 CREEK CROSSING DR	Taxpayer at
64	13710 CREEK CROSSING DR	DAVIS HENRIETTA
65	13706 CREEK CROSSING DR	GONZALES RAMIRO
66	13702 CREEK CROSSING DR	LUNA HECTOR
67	13705 CREEK CROSSING DR	LEATH CASON
68	13709 CREEK CROSSING DR	Taxpayer at
69	13713 CREEK CROSSING DR	SEVEN POINTS BORROWER LLC
70	13717 CREEK CROSSING DR	MOHEDANO UZIEL
71	13721 CREEK CROSSING DR	VEGA MARTIN & MARIA
72	2103 BLUE BAYOU DR	GRAHAM KIMETRIA
73	2107 BLUE BAYOU DR	MEZA JOAQUIN & DIANA
74	2111 BLUE BAYOU DR	NOEL LAQUITA
75	2115 BLUE BAYOU DR	DOWDY BRENDA &
76	2119 BLUE BAYOU DR	LINCOLN CARLOS & JESSICA
77	2103 RED CHUTE DR	WILSON KAMILLIA L
78	2107 RED CHUTE DR	HILL JACQUELINE
79	2116 BLUE BAYOU DR	RICHEY REBECCA
80	2112 BLUE BAYOU DR	WASHINGTON EBONY
81	2108 BLUE BAYOU DR	MPIANA AHMAD & AMIL
82	2104 BLUE BAYOU DR	DURGIN JOVONTA



City of Dallas

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

Agenda Information Sheet

File #: 25-1217A

Item #: 19.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road.

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

Applicant: Jay Y. Lee

Planner: Cherrell Caldwell

Council District: 4

Z234-346(CC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Cherrell Caldwell

FILE NUMBER: Z234-346(CC) **DATE FILED:** September 17, 2024

LOCATION: North corner of Ramona Avenue and East Overton Road.

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 4,200 sf **CENSUS TRACT:** 48113005700

OWNER: Wawa Market

APPLICANT: Jay Y. Lee

REQUEST: An application for an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

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

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

PRIOR CPC ACTION: At the February 6, 2025 meeting the City Plan Commission recommended approval for a five-year period, subject to a site plan and conditions.

The City Council remanded the item to the Plan Commission due to a notification error. If this item is recommended to move forward by the City Plan Commission, it will be placed on the April 23, 2025 City Council agenda for consideration.

BACKGROUND INFORMATION:

- The area of the request is zoned CR Community Retail District
- SUP was created on October 8, 2014.
- On October 8, 2014, the City Council granted the original SUP No. 2107 for a period of five years with eligibility for automatic renewals for additional five-year periods. The SUP was then auto-renewed in 2019 for five years (October 8, 2025).
- The applicant missed their window for auto-renewal in 2024 but not the window for typical renewal.
- The applicant's request is for a permanent SUP.
- The lot has frontage on Ramona Avenue and East Overton Drive.
- No changes are proposed to the site plan or conditions aside from the time period.
- Due to a notification error, this agenda item was remanded by the City Council to rectify the advertisement and will return to the City Council on April 23, 2025 if the City Plan Commission makes a recommendation to move it forward.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Overton Road	Community Collector	60'
Pleasant Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

The forwardDallas! Comprehensive Plan (1.0) 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, since the application was filed prior to September 26, 2024.

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

Comprehensive Plan

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	CR	General Merchandise
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	CR	Retail and Church
West	CR & R-7.5(A)	Auto Repair & Single Family

Land Use Compatibility:

The applicant's property, on which a ±4,032-square-foot building is constructed, is ±24,682 square feet in size. A D-1 Liquor Control Overlay covers ±5,016.83 square feet of the property and a portion of the existing building. The ±5,016.83-square-foot portion of the property with the D-1 Liquor Control Overlay is considered the request site.

The request site is generally surrounded by single family residential to the north and east; retail (a general merchandise or food store which can sell alcoholic beverages by right) and a convenience and auto-related use to the south and an auto-related use the west.

The general merchandise or food store use is permitted by right on the entire property; the sale of alcoholic beverages is allowed on the portion of the property covered by the D-1 Liquor Control Overlay by SUP. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing convenience store and, therefore, requests an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the request site.

The "D-1" Overlay District is a Liquor Control Overlay District requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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. As the surrounding is heavily developed with single family and a retail use is complimentary to the existing fabric of the area.

Landscaping:

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

Parking:

Per Dallas City Code, the off street parking requirement for a general merchandise store square feet is one (1) space per 200 square feet. The site requires 20 parking spaces.

Crime Statistics

The Dallas Police Department provided crime statistics from January 2017 to the present. The information is provided in the subsequent charts. There were a total of 135 calls, 27, incidents, and 20 arrests over the time period.

Arrests

Offenses (Summary)	Count of Incidents
ASSAULT -BODILY INJURY ONLY	1
ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)	1
CRIMINAL TRESPASS	1
MAN DEL CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	2
POSS CONT SUB PEN GRP 1 > OR EQUAL 1G<4G	1
POSS CONT SUB PEN GRP 1/1-B <1G	1
POSS MARIJUANA <2OZ	3
PUBLIC INTOXICATION	1
WARRANT-DALLAS PD (CAPIAS)	2
RESIST ARREST SEARCH OR TRANSPORT	1
WARRANT DALLAS PD (ALIAS/CAPIAS)	2
WARRANT HOLD (NOT A DPD WARRANT)	1
WARRANT HOLD (OUTSIDE AGENCY)	1
WARRANT-DALLAS PD (ALIAS)	1
Total	20

Calls

Calls (Summary)	Count of Incidents
1 – Emergency	3
2 – Urgent	76
3 - General Service	50
4 - Non Critical	6
Total	135

Incidents

Incidents (Summary)	Count of Incidents
ASSAULT -BODILY INJURY ONLY	4
ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)	2
ASSAULT -OFFENSIVE CONTACT	1
ASSAULT -PUB SERV (PEACE OFFICER/JUDGE)	1
CRIMINAL TRESPASS	1
DEADLY CONDUCT	1
DELIVERY MARIJUANA >1/4 OZ< OR EQUAL 5LBS	1
INJURY CHILD/ELDERLY/DISABLED-INTENT-BODILY INJURY	1

MAN DEL CONT SUB PEN GRP 1	2
POSS CONT SUB PEN GRP 1	3
POSS CONT SUB PEN GRP 3	2
POSS MARIJUANA	4
PUBLIC INTOXICATION	1
THEFT OF PROP > OR EQUAL \$100 <\$750 (SHOPLIFT-NOT EMP) PC31.03(e2A)	1
UNAUTHORIZED USE OF MOTOR VEH	2
Total	27

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 and the areas to the north and west are currently in an “F” MVA area. The areas to the south and east are in an “H” MVA district.

Z234-346(CC)

List of Officers

WaWa Market Inc
Jae Yul Lee, President

PROPOSED SUP No. 2107 AMENDED CONDITIONS

1. USE: The only use authorized by this specific use permit is a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

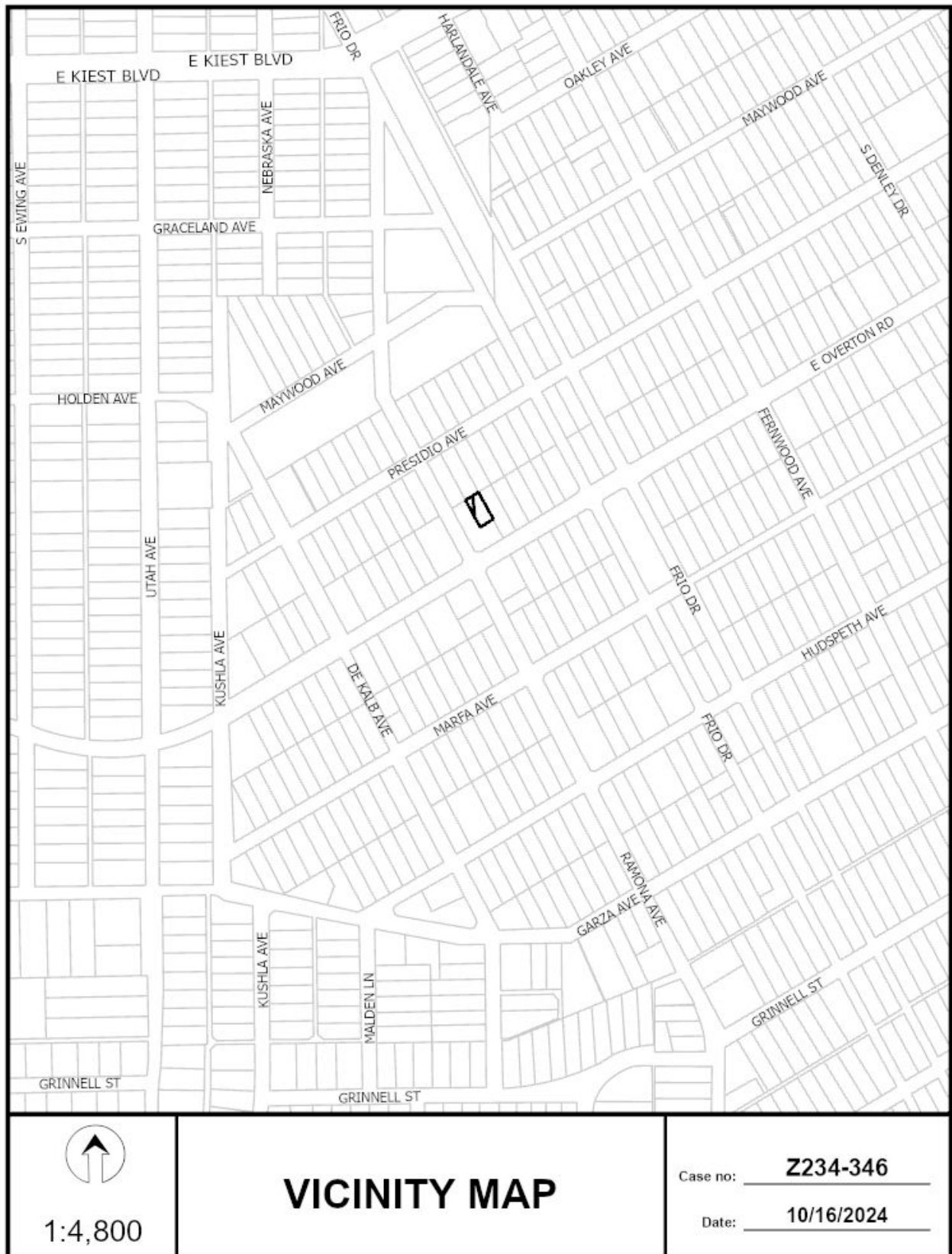
Applicant's request:

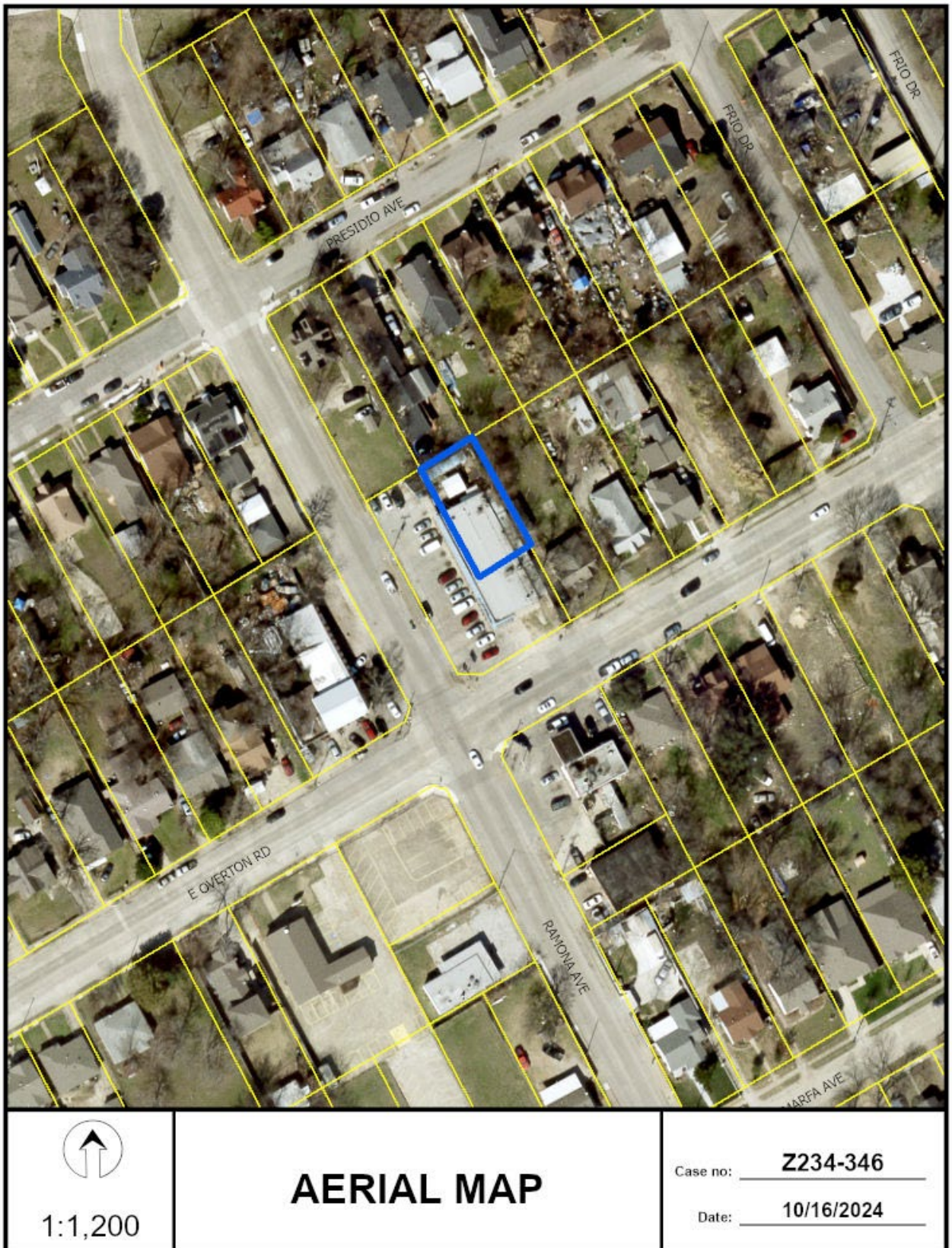
3. TIME LIMIT: This specific use permit does not expire [expires on October 8, 2019, but is eligible for automatic renewal for additional five-year periods pursuant to Section 5 1A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a 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.)]

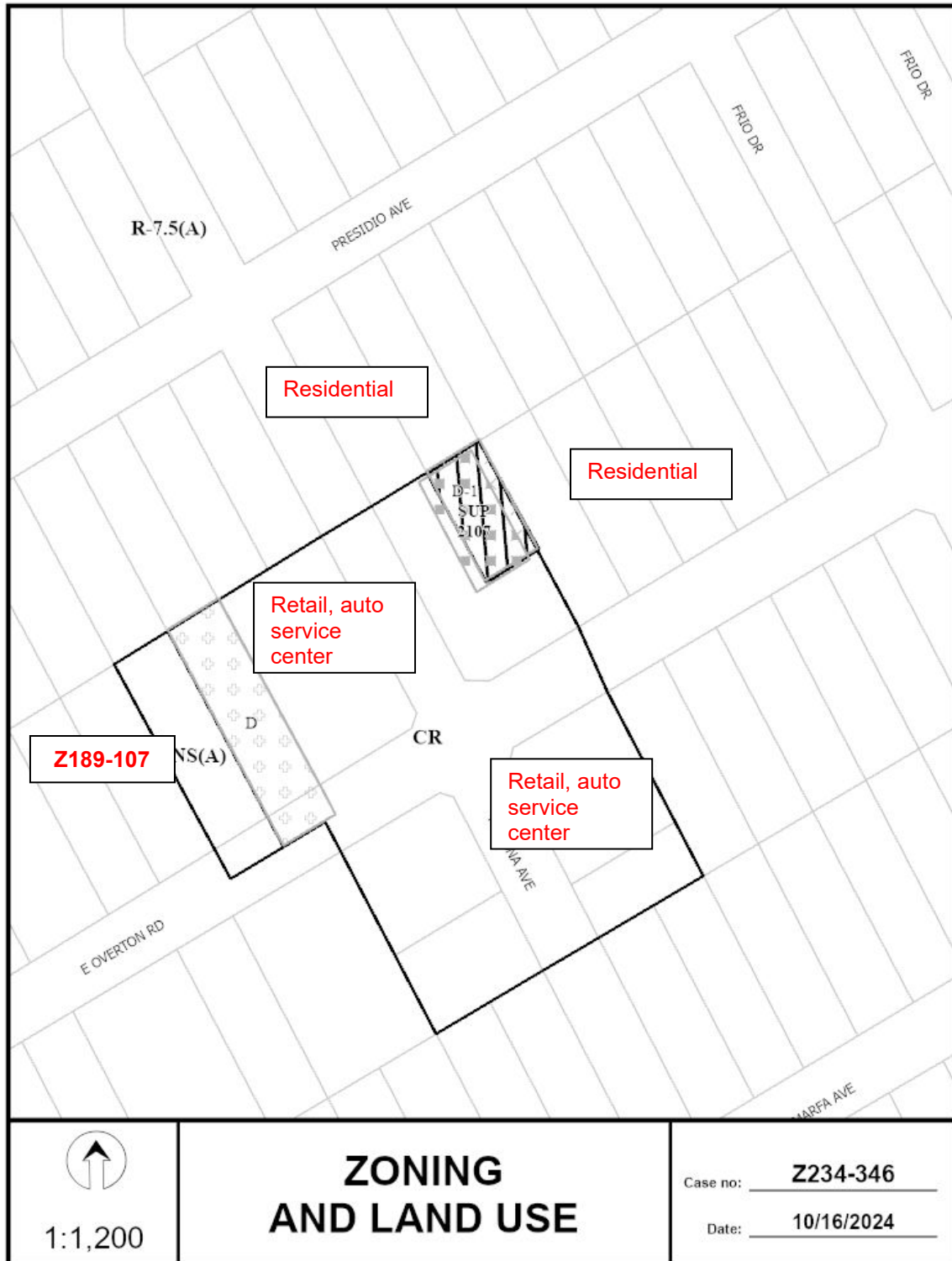
Staff recommendation:

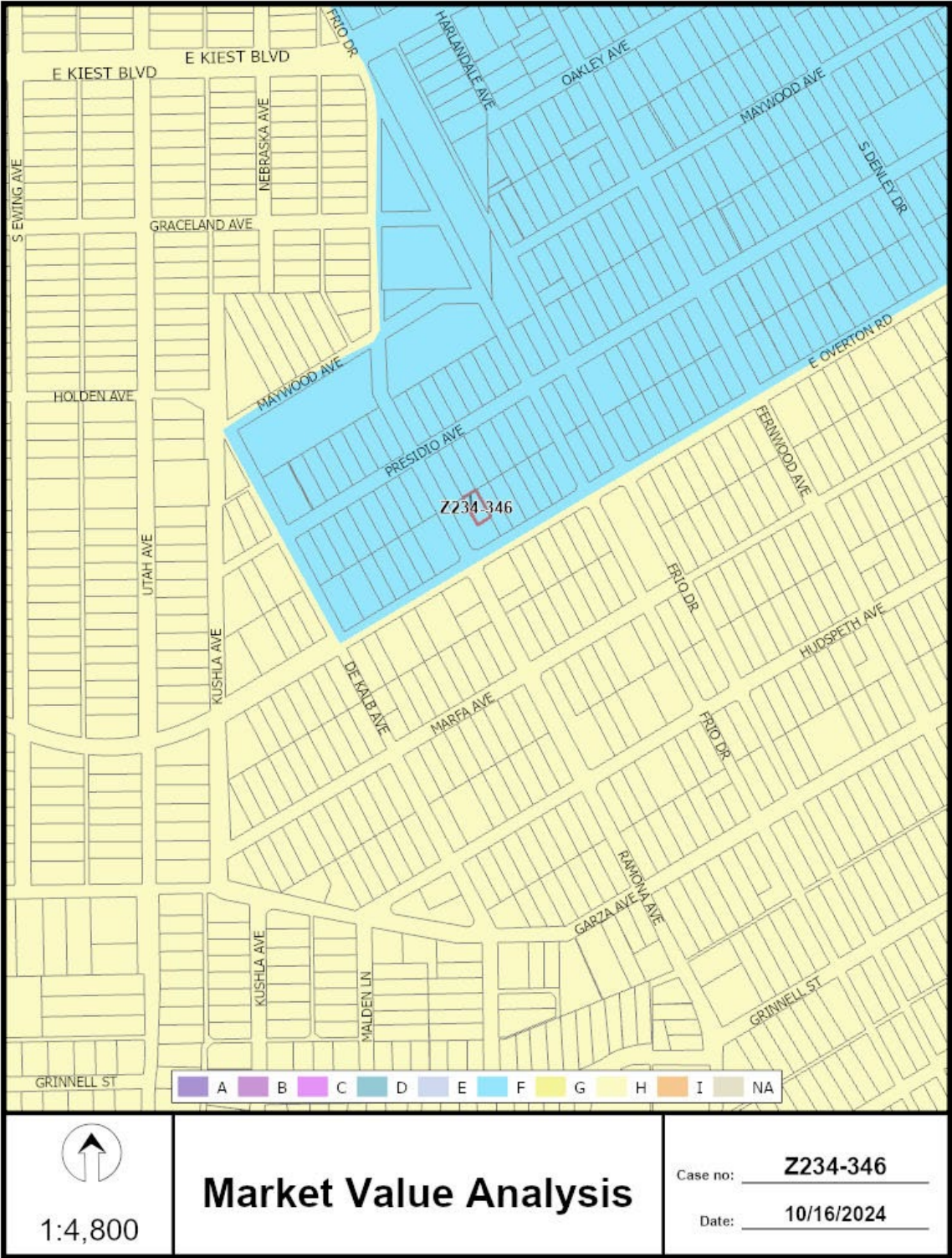
3. TIME LIMIT: This specific use permit expires (five years from the passage of this ordinance) [~~October 8, 2019~~], but is eligible for automatic renewal for additional five-year periods pursuant to Section 5 1A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).

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











Notification List of Property Owners

Z234-346

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3522 RAMONA AVE	WAWA MARKET INC
2	1422 PRESIDIO AVE	CUELLAR ISAREL
3	1418 PRESIDIO AVE	FRIAS JOSE G & MARTINEZ ABIGAIL
4	1414 PRESIDIO AVE	ERSKINE RUBY A
5	1410 PRESIDIO AVE	GARCIA DORA A
6	1406 PRESIDIO AVE	CASTILLO RUBEN & SANJUANITA
7	1402 PRESIDIO AVE	BELMAREZ CRESCENCIANO
8	1411 E OVERTON RD	JB III INVESTMENTS
9	1415 E OVERTON RD	FOLEY IDA L &
10	1419 E OVERTON RD	SCOTT ERIC D
11	1423 E OVERTON RD	MASA DESIGN BUILD LLC
12	1427 E OVERTON RD	GONZALEZ MARIA CARMELA C
13	1334 PRESIDIO AVE	CROOK DONALD W
14	1330 PRESIDIO AVE	AGUIRRE GUSTAVO & CARLA
15	1326 PRESIDIO AVE	JOHNSON JAMES & RANAE
16	1327 E OVERTON RD	KLEBURG VILLA PARTNERS LLC
17	1331 E OVERTON RD	KENNEDY JIMMY A
18	1330 E OVERTON RD	LAMB OF GOD MISSIONARY BAPTIST CHURCH
19	1422 E OVERTON RD	CAMPBELL EDWARD EARL JR
20	1418 E OVERTON RD	PIPKINS RANDOLPH
21	1414 E OVERTON RD	RESENDEZ JOSE
22	1410 E OVERTON RD	LEE CHARLENE THOMAS &
23	1406 E OVERTON RD	Taxpayer at
24	1428 PRESIDIO AVE	IBARRA J JESUS &



City of Dallas

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

Agenda Information Sheet

File #: 25-1218A

Item #: 20.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed-Use District and a WR-5 Walkable Residential District on the west side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

Staff Recommendation: **Approval** of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

Applicant: Streamline Advisory Partners, LLC

Representative: Masterplan, Karl A. Crawley

Planner: Liliana Garza

Council District: 8

Z245-155(LG)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Liliana Garza

FILE NUMBER: Z245-155(LG) **DATE FILED:** January 28, 2025

LOCATION: West side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 20.503 acres **CENSUS TRACT:** 48113016711

OWNER: King E. Rhodes

APPLICANT: Streamline Advisory Partners, LLC

REPRESENTATIVE: Masterplan, Karl A. Crawley

REQUEST: An application for an 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed Use District and a WR-5 Walkable Residential District.

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

STAFF RECOMMENDATION: Approval of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant is proposing to develop the area of request with multifamily uses; the tract on the north of East Wheatland Road with a multifamily complex, and the tract on the south of East Wheatland Road with multifamily townhomes.
- Although staff has no objection to the applicant's requested land use, staff recommends a mix of WMU-3 or WMU-5 Walkable Urban Mixed Use District or WR 3 or WR-5 from Article XIII, "Form Districts," of Chapter 51A due to the adopted area plans for the site and its proximity to the UNT school and DART light rail station.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
E. Wheatland Road	Residential Collector	80 ft.
E. Wheatland Road	Local Street	49 ft.
S. Lancaster Road	Principal Arterial	107 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Community Mixed-Use

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, commercial, Office; in conjunction with supporting land uses like: agricultural, Public Open Space, Single Family Attached, Civic/Public Institutional, Utility Light Industrial.

Community Mixed-Use areas are located at major intersections and along key corridors. Serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways. These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees.

The applicant's request for an MF-1(A) District and CH District is consistent with the goals and policies marked with an asterisk (*). However, staff's recommendation for a WMU-5 District and WR-5 District is considered more consistent and are marked with the goals and policies marked with a dagger (†).

Placetype Application

CM A-3 New development should be located at the edges of large blocks to create walkable environment, and parking and service areas should be screened from public view. †

CM A-4 Housing should be integrated into under-performing, mixed-use corridors and centers to help increase housing access. * †

Urban Design Elements + Strategies

Mobility + Access

- 1 Design ground-floor building facades with a high degree of transparency and locate doorways along primary routes to foster a vibrant pedestrian environment. †

Streetscape + Parking

- 7 Incorporate onsite landscaping to screen parking and service areas from public rights-of-way. †
- 8 When possible, discourage site design that places parking lots along roadway frontage. †

Building Form + Character

- 14 A majority of the street frontage is occupied by buildings and urban open spaces, particularly on primary frontage. †
- 16 Space between the sidewalk and the face of buildings may contain outdoor seating or usable open space that contributes to a lively streetscape and active public realm. †

Area Plan:

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

The site is within the Urban Mixed-Use development block, which includes low to moderate density developments, located around transit stations, placing emphasis on walking, biking and transit. There is a good mix of retail, office, and residential uses.

The concept plan envisions the land use type to be UM3 Urban Mixed-Use, where office uses may be located along Lancaster Road, Camp Wisdom Road, and Wheatland Road, with mixed-use buildings and retail located at street intersections. The overall building heights should be 2 to 5 stories with the taller buildings located at the major intersection of Camp Wisdom Road and Lancaster Road.

Staff finds the applicant's request for an MF-1(A) Multifamily District and CH Cluster Housing District to be partly compatible with the goals of the UNT – Dallas Area Plan because the proposed multifamily development would increase the diversity of housing options. However, staff's recommendation of a WMU-5 District along the street frontage and WR-5 District inside is more compatible with the goals of the area plan because it would provide design standards in urban form as well as an enhanced pedestrian experience along the street frontage.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Undeveloped
North	MF-3(A) District	Undeveloped
East	CR District and R-7.5(A)	Undeveloped, general merchandise or food store < 3500 sq. ft., single family
South	UC-2 District and LO-1 District	Undeveloped
West	UC-2 District and MF-3(A)	Undeveloped

Land Use Compatibility:

The area of request is undeveloped and is zoned an R-7.5(A) District. Properties to the northwest, northeast, southeast, and southwest of the area of request are undeveloped. The applicant is seeking to develop the site with a multifamily use. Staff finds the applicant's requested land use to be compatible with the surrounding area.

The applicant requests an MF-1(A) Multifamily District on the north of East Wheatland Road and CH Cluster Home District on the south of East Wheatland Road to develop the area of request with a multifamily use. Although staff has no objection to the applicant's

requested land use, staff recommends a WMU-5 Walkable Urban Mixed Use District along the street frontages and a WR-5 Walkable Residential District otherwise to transition to the nearby lower-density residential areas.

Staff finds the area of request to be appropriate for a WMU-5 District along the street frontage and WR-5 District within the site due to its proximity to the UNT-Dallas campus and proposed DART light rail station. The area of request is also part of the adopted the UNT – Dallas Area Plan, which recommends higher density zoning and a mix of land uses in addition to an enhanced pedestrian experience.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type.

Additionally, the Open Space Lot development type which is a development type located and designed 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 and can be used to preserve topographically challenging areas to develop and divide development sites to accommodate a varying street presence. Pursuant to subparagraph (e) within [Section 51A-13.703](#), multiple development types can be considered on a single lot or parcel. One section can be developed as an apartment development type and another section can be developed as an open space development type and the calculation of lot coverage and required frontage can be assessed for the portion of the lot designated per development type. Further, if there are utilities or street dedications required that make the maximum front yard setbacks impossible to meet, there is an administrative waiver available and described in subparagraph (a)(5) and City Plan Commission can provide relief from required street frontage percentages, according to [Section 51A-13.304](#).

The applicant's proposed use of the site would fall under the multifamily living use category within the Apt. development type. However, the WMU-5 District and WR-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 R-7.5(A) District, the proposed MF-1(A) District and CH District, and the recommended WMU-5 District and WR-5 District. Blank cells indicate a comparable land use is not specified for that district.

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- None permitted.	<u>Commercial and business service uses.</u> -- None permitted.	<u>Commercial and business service uses.</u> -- None permitted.	
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	
<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Covent or monastery. [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. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Covent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Covent or monastery. [SUP] -- Foster home. -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Civic use categories.</u> -- Mu, all stories: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service; social service [SUP]; transit station -- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service; social service [SUP]; transit station -- Gc, all stories: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; social service [SUP]; transit station -- Ts, ground story only: Community

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
			<p>service <i>[SUP]</i>, museum, library</p> <p>-- Civ: Community service <i>[SUP]</i>, museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison <i>[SUP]</i>; transit station</p> <p><u>Place of worship use categories.</u></p> <p>-- Mu, all stories: Place of worship</p> <p>-- Ss, ground story only: Place of worship</p> <p>-- Gc, all stories: Place of worship</p> <p>-- Civ: Place of worship</p>
<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- None permitted.	
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	
<u>Office uses.</u> -- None permitted.	<u>Office uses.</u> -- None permitted.	<u>Office uses.</u> -- None permitted.	<p><u>Office use categories.</u></p> <p>-- Mu, all stories: Medical, office</p> <p>-- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare)</p> <p>-- Gc, all stories: Medical, office</p> <p>-- Ts, ground story only: Office</p>
<u>Recreation uses.</u>	<u>Recreation uses.</u>	<u>Recreation uses.</u>	<p><u>Civic use categories.</u></p> <p>-- O: Park or open space, utilities</p>

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<ul style="list-style-type: none"> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	<ul style="list-style-type: none"> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	<ul style="list-style-type: none"> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	
<u>Residential uses.</u> <ul style="list-style-type: none"> -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family. 	<u>Residential uses.</u> <ul style="list-style-type: none"> -- College dormitory, fraternity, or sorority house -- Duplex -- Group residential [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Retirement housing. -- Single family. 	<u>Residential uses.</u> <ul style="list-style-type: none"> -- Duplex -- Group residential [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Retirement housing. -- Single family. 	<u>Residential use categories.</u> <ul style="list-style-type: none"> -- Mu, Upper stories: Single-family living, multifamily living, group living -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living -- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail use categories.</u> <ul style="list-style-type: none"> -- MU, ground story: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Ss, ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Gc, all stories: Drive-thru facility [SUP] <u>Service and entertainment use categories.</u> <ul style="list-style-type: none"> -- Mu, all stories: Commercial amusement (inside) [SUP]; indoor recreation; personal

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
			<p>service, including animal care</p> <p>-- Ss, ground story only: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care</p> <p>-- Gc, all stories: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care</p> <p><u>Commerce use categories.</u></p> <p>-- Mu, ground story: Commercial parking</p> <p>Upper stories: Commercial parking, passenger terminal limited to a helistop <i>[SUP]</i>, overnight lodging, self-service storage</p> <p>-- Gc, upper stories: Commercial parking, passenger terminal limited to a helistop <i>[SUP]</i>, overnight lodging, self-service storage</p> <p>-- O: Commercial parking</p>
<p><u>Transportation uses.</u></p> <p>-- Private street or alley. <i>[SUP]</i></p> <p>-- Transit passenger shelter. <i>[See Section 51A-4.211.]</i></p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	<p><u>Transportation uses.</u></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	<p><u>Transportation uses.</u></p> <p>-- Private street or alley. <i>[SUP]</i></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	
<p><u>Utility and public service uses.</u></p>	<p><u>Utility and public service uses.</u></p>	<p><u>Utility and public service uses.</u></p>	See the above civic uses

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	
<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	

Development Standards:

The following is a comparison chart of the development standards for the current proposed R-7.5(A) District, the proposed MF-1(A) District and CH District, and staff recommended WMU-5 District and WR-5 District. Since the notice for this case includes all these options, a lower density and lower height district can be recommended by CPC and adopted by Council.

District	Setback		Min. Lot Area	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' SF Other: 10' Side 15' Rear	7,500 sq. ft.	30'	45% Res. 25% Nonres.	Single family
Proposed: MF-1(A)	15'	0' SF Duplex: 5' Side 10' Rear Other: 10' Side 15' Rear	Min. Lot: 3,000 sq. ft. 3,000 sq. ft. - Duplex 1,000 sq. ft. - E 1,400 sq. ft. - 1 BR 1,800 sq. ft. - 2 BR +200 sq. ft. each add BR	36'	60% Res. 25% Nonres.	Multifamily, duplex, single family
Proposed: CH	15' adj. to expressway	10' adj. other than TH or TH(A) Other: No min.	Min. lot: 2,000 sq. ft. 18 Dwelling Units/ net acre	36'	60%	Multifamily, single family
Recommended: WMU-5 & WR-5	Mu: 5/15' Ss: 5/15' Apt: 5/15' Th: 5/15' Sf: 15 min Civ: 20' min O: 10' min	Mu: 15' adj. to sf Sf: 15 min Civ: 20' min O: 10' min	1,200 per TH unit, 7,000 for duplex (MH), 10,000 for 3-5 unit MH, min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	5 stories 80' max	80% TH 60% MH, SF, Civ	Allowed Development Types: Townhouse, Manor House, Single Family House, Civic Building, Open Space Lot

A development containing three or more dwelling units consolidated into a single structure qualifies for the Apt. development type. Standards for the Apt. development type further specify that an apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must

be pulled up to the street. On-site surface parking must be situated away from of the front of the property, and no on-site surface parking is permitted between the building and the street. Primary entrances must be prominent and street facing, and an elevated ground floor for residential uses is recommended to ensure privacy.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

Under the recommended WMU-5 and WR-5 District, the site must comply with the parking requirement for household living uses in Article XIII. This requirement is 1.15 spaces per one-bedroom or smaller multifamily living unit, 1.65 spaces per two-bedroom multifamily living unit, and two spaces per three-bedroom or larger multifamily living unit. Article XIII offers parking reductions for residential based on proximity to transit stations, tandem parking, or on-street 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 “H” MVA area.

List of Partners/Principals/Officers

Streamline Advisory Principal Partners:

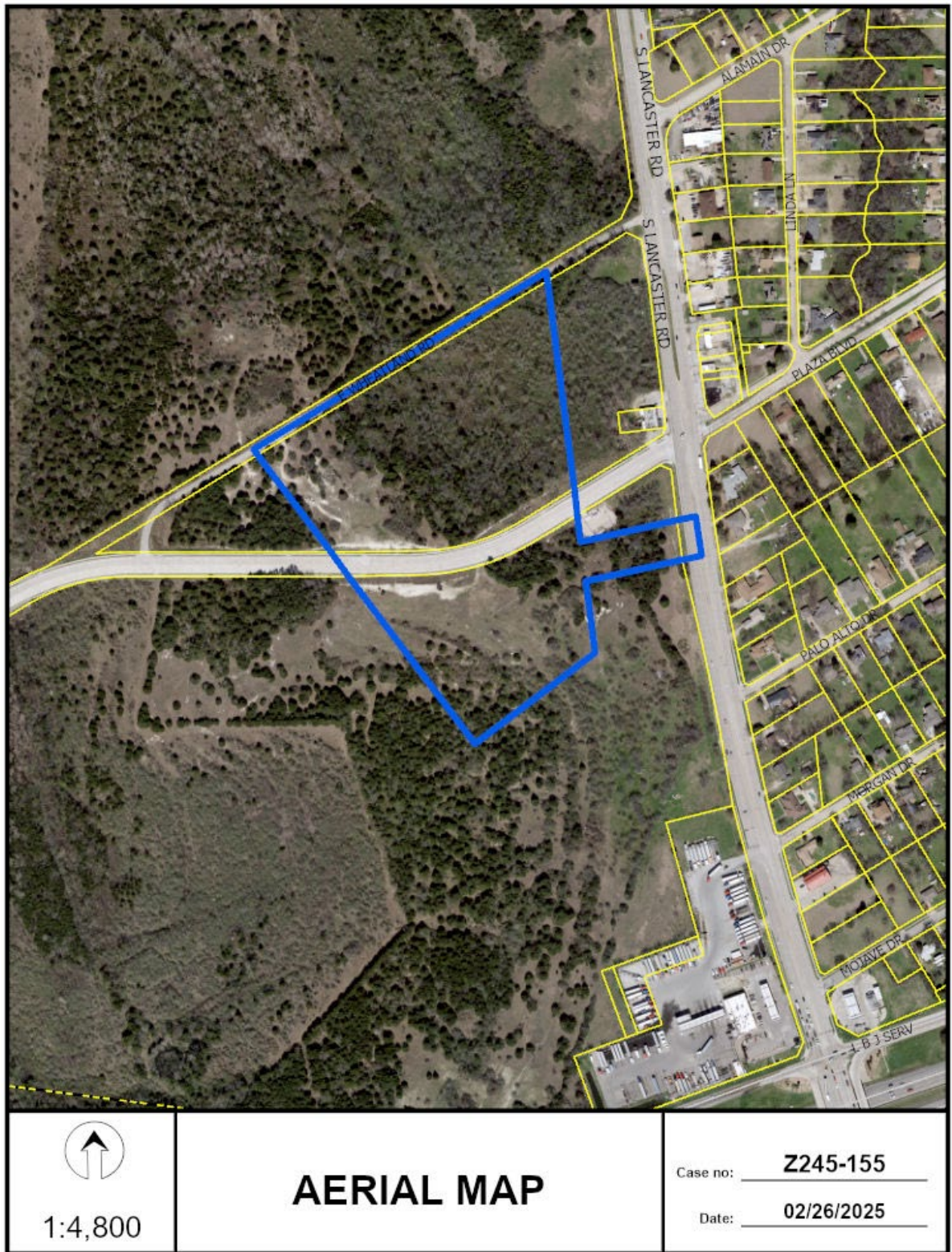
King E. Rhodes: Owner

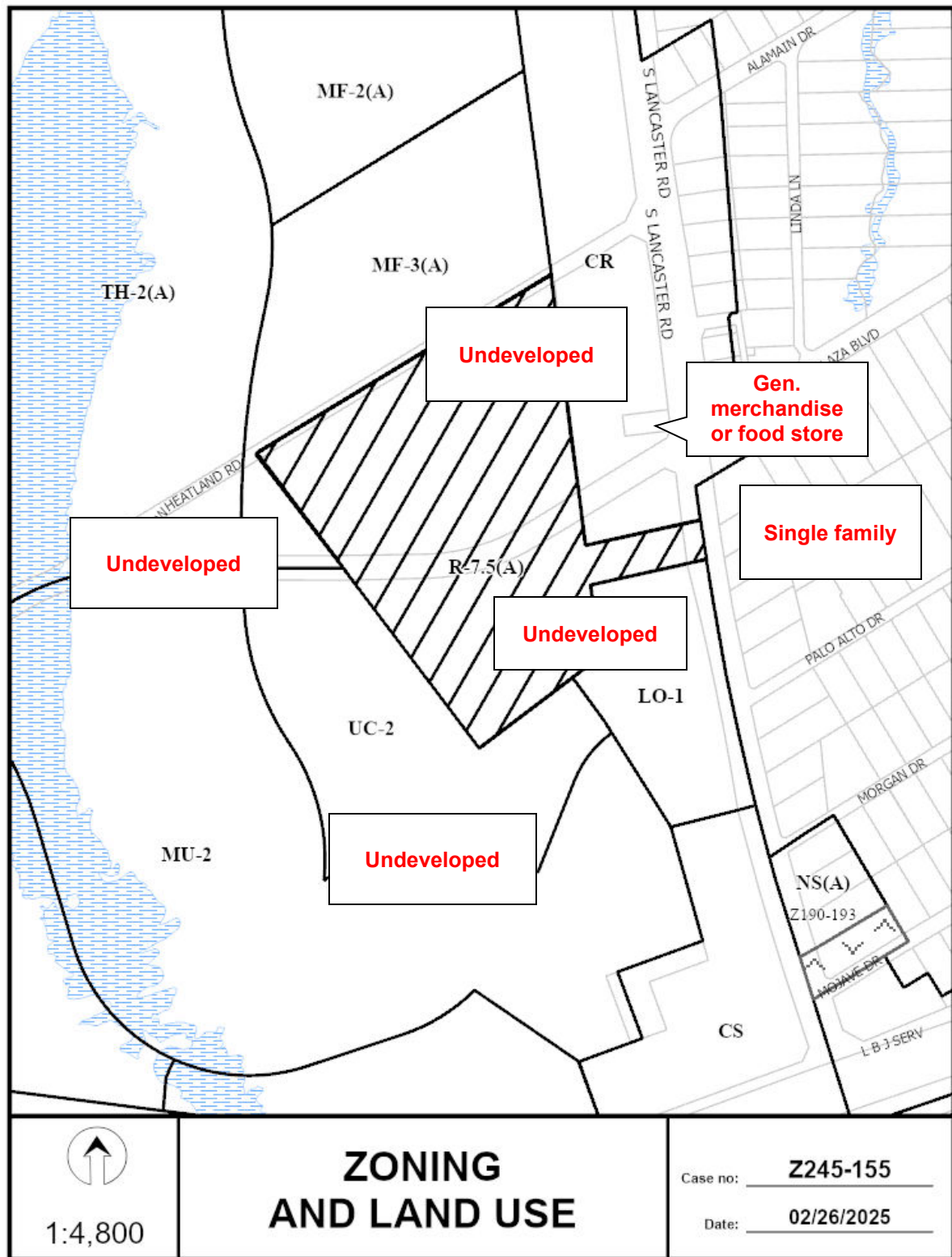
Joel Pollack: Managing Partner

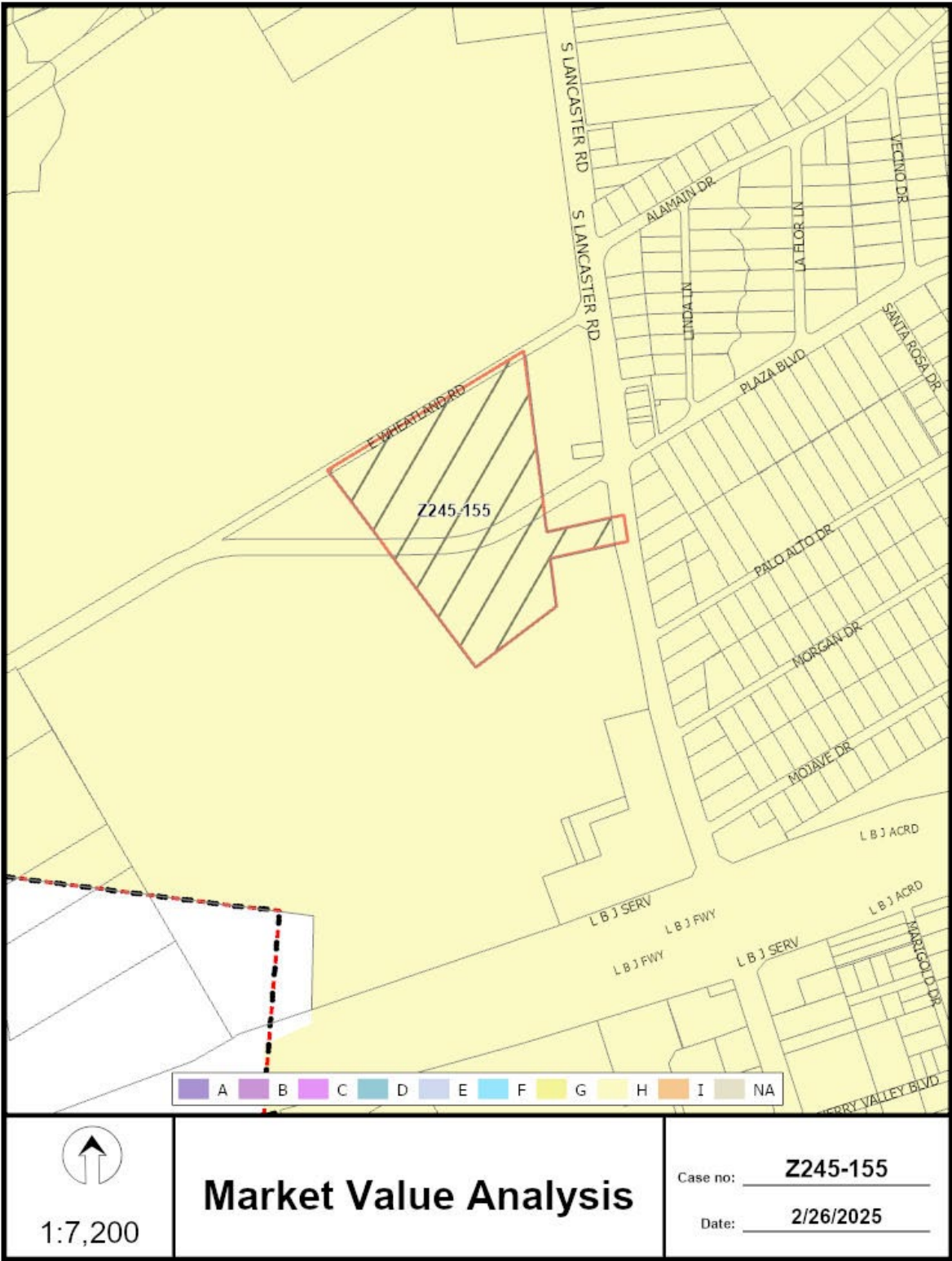
Mark Gregg: Managing Partner

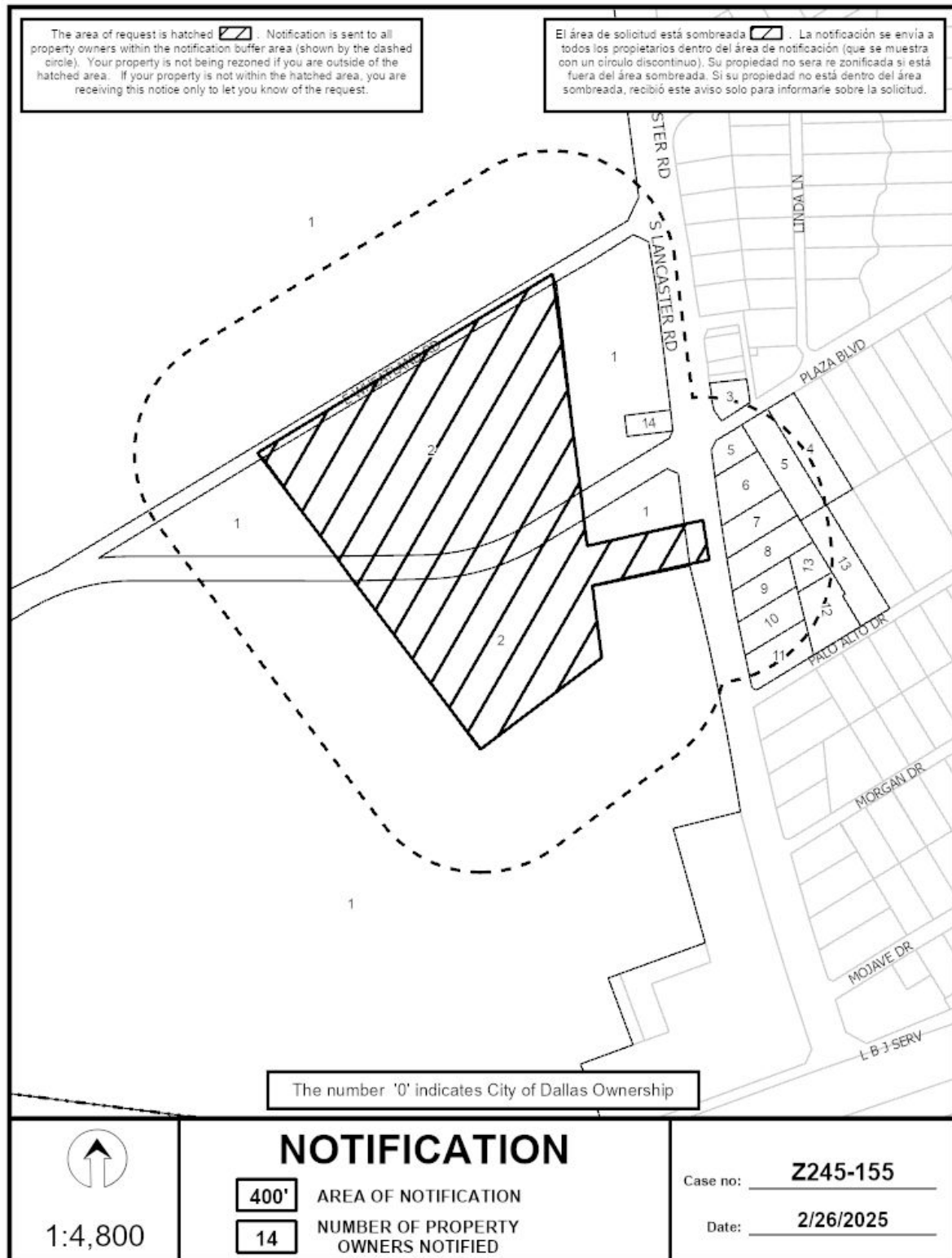
Darren Woodson: Partner

Roxanne Henley: Controller









02/26/2025

Notification List of Property Owners

Z245-155

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2000 E WHEATLAND RD	VM FUND I LLC
2	2100 E WHEATLAND RD	RHODES KING E
3	7544 S LANCASTER RD	CASTLE INC
4	2426 PLAZA BLVD	LITTLEJOHN VICKIE R
5	2418 PLAZA BLVD	SPENCER RALPH
6	7608 S LANCASTER RD	BCT FAMILY TRUST
7	7708 S LANCASTER RD	LANKFORD DERRICK D
8	7718 S LANCASTER RD	SANTANA EDGAR G &
9	7726 S LANCASTER RD	BRAY JOSEPH L
10	7808 S LANCASTER RD	CASTRO FRANCISCO ERNESTO
11	7818 S LANCASTER RD	FRAZIER VIRGINIA
12	2533 PALO ALTO DR	LOGAN ANDREW & MARGIE R
13	2533 PALO ALTO DR	MCKNIGHT EYVONNE
14	7549 S LANCASTER RD	SIMMONS YVONNE



City of Dallas

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

Agenda Information Sheet

File #: 25-1219A

Item #: 21.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a CS Commercial Service District on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Data Drive and Executive Drive.

Staff Recommendation: **Denial.**

Applicant: Reyes Gamino

Representative:

Planner: Martin Bate

Council District: 9

Z234-297(MB)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Martin Bate

FILE NUMBER: Z234-297(MB) **DATE FILED:** July 26, 2024

LOCATION: Southwest corner of Data Drive and Executive Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 41,251 sqft **CENSUS TRACT:** 48113013010

OWNER/APPLICANT: Reyes Gamino

REQUEST: An application for a CS Commercial Service District on property zoned an MC-4 Multiple Commercial District.

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

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MC-4 Multiple Commercial District. It is developed with a surface parking lot serving an adjacent office.
- The applicant wishes to build a warehouse on the site for storing materials inside.
- To accomplish this, they request a CS Commercial Service District.

Zoning History:

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

1. **Z223-247:** On December 13, 2023, City Council approved an application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
2. **Z223-153:** On January 10, 2024, City Council approved an application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Data Drive	Local street	60 feet
Executive Drive	Local street	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic. Staff will continue the review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:**Comprehensive Plan:**

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

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

Land Use:

	Zoning	Land Use
Site	MC-4 Multiple Commercial	Surface parking
North	MF-1(A) Multifamily	Multifamily
East	CS Commercial Service, MU-1 Mixed Use	Surface parking, undeveloped, restaurant
South	LI Light Industrial, RR Regional Retail	Vehicle display, sales, service
West	RR Regional Retail	Retail

Land Use Compatibility:

The area of request is currently developed with a surface parking lot that supports an adjacent office to the west. The surrounding area has a mix of commercial and retail uses to the east, south, and west as well as multifamily to the north of the site, across Data Drive.

The applicant intends to build a warehouse that would be used for the storage of materials pertaining to the applicant's business. Warehouses are only permitted within the CS Commercial Service District and all industrial districts, as well as central area districts.

The general nature of the existing surrounding uses could be compatible with the proposed use. A CS Commercial Service District is considered to support uses that are

more customer-intensive, whereas industrial districts are considered more intensive from the perspective of noise, air quality, commercial vehicle traffic, etc.

However, the proximity to an MF-1(A) Multifamily District merits further scrutiny, as well as a comparison of what is permitted by the existing MC-4 Multiple Commercial District versus the proposed CS Commercial Service District (see tables below). While the proposed use (a warehouse) is not foreseen to be detrimental to the area, the requested zoning district grants additional uses that may be less compatible with the nearby multifamily. Further, the purpose of the CS Commercial Service District is, "To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development."

As such, staff finds that the proposed district is incompatible with the surrounding uses and recommends denial.

Land Use Comparison

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

LEGEND

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

	Existing	Proposed
Use	MC-4	CS
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		★
Catering service	•	•
Commercial cleaning or laundry plant		R
Custom business services	•	•
Custom woodworking, furniture construction, or repair		•
Electronics service center	•	•
Job or lithographic printing		R
Labor hall	S	S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory	•	•
Technical school		•
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	MC-4	CS
Industrial (inside) for light manufacturing		•
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	•
Foster home		
Halfway house		S
Hospital	S	R
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	★	★
Lodging or boarding house		•
Overnight general purpose shelter	★	★
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•

	Existing	Proposed
Use	MC-4	CS
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Ambulance service	R	R
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		★
Auto service center	R	R
Alcoholic beverage establishments	★	S
Business school	•	•
Car wash	R	R
Commercial amusement (inside)	★	★
Commercial amusement (outside)	S	D
Commercial motor vehicle parking		★
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S
Drive-in theater		S
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•

	Existing	Proposed
Use	MC-4	CS
Home improvement center, lumber, brick or building materials sales yard		R
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station		S
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		S
Paraphernalia shop		S
Pawn shop		•
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	S
Taxidermist		•
Temporary retail use	•	•
Theater	•	•
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		★
Heliport	S	S
Helistop	S	S
Private street or alley		
Railroad passenger station	S	S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S	R

	Existing	Proposed
Use	MC-4	CS
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini-warehouse	S	•
Office showroom/warehouse		•
Outside storage		R
Petroleum product storage and wholesale		S
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		S
Trade center		•
Vehicle storage lot		S
Warehouse		R

Development Standards

Following is a comparison of the development standards of the current MC-4 Multiple Commercial District and the requested CS Commercial Service District:

District	Setback		FAR	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: MC-4 Multiple Commercial	15' ¹	20' adj. residential, 0' all other	Varies from 0.8 – 1.0	135' ²	80% max.		Mix of office, retail, commercial
Proposed: CS Commercial Service	None ³	20' adj. residential, 0' all other	0.5 for lodging, office, retail / personal service 0.75 all uses combined	45' ²	80% max.		Commercial

¹ Urban Form Setback applies: additional 20-foot front yard setback for portion of structure above 45' in height.

² Residential Proximity Slope (RPS) applies; portion over 26 feet in height cannot be located above RPS originating from adjacent multifamily.

³ Blockface continuity would apply along Data Drive if front yard is on Data Drive.

Landscaping:

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

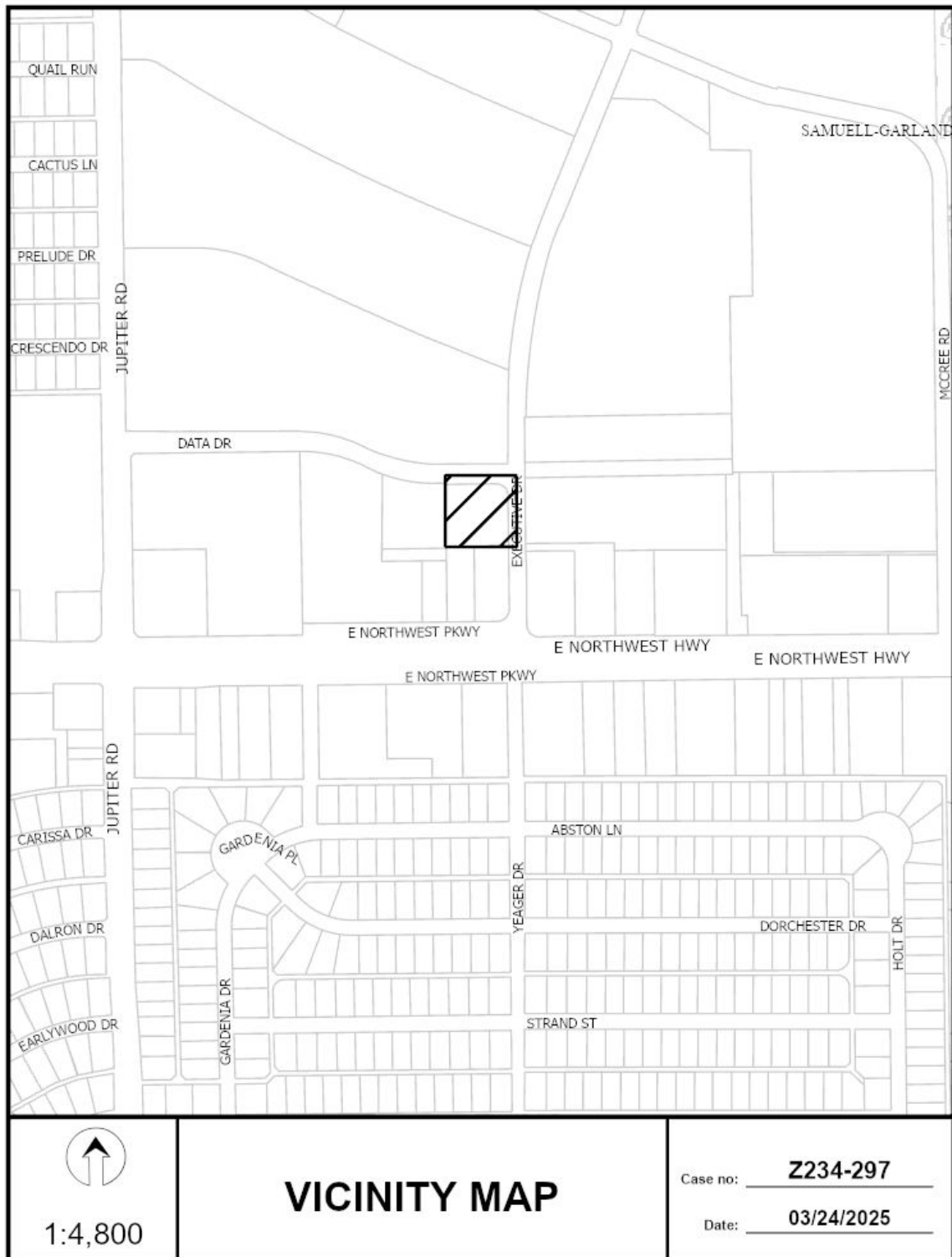
Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a warehouse is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The applicant would be required to comply with standard parking minimums at permitting.

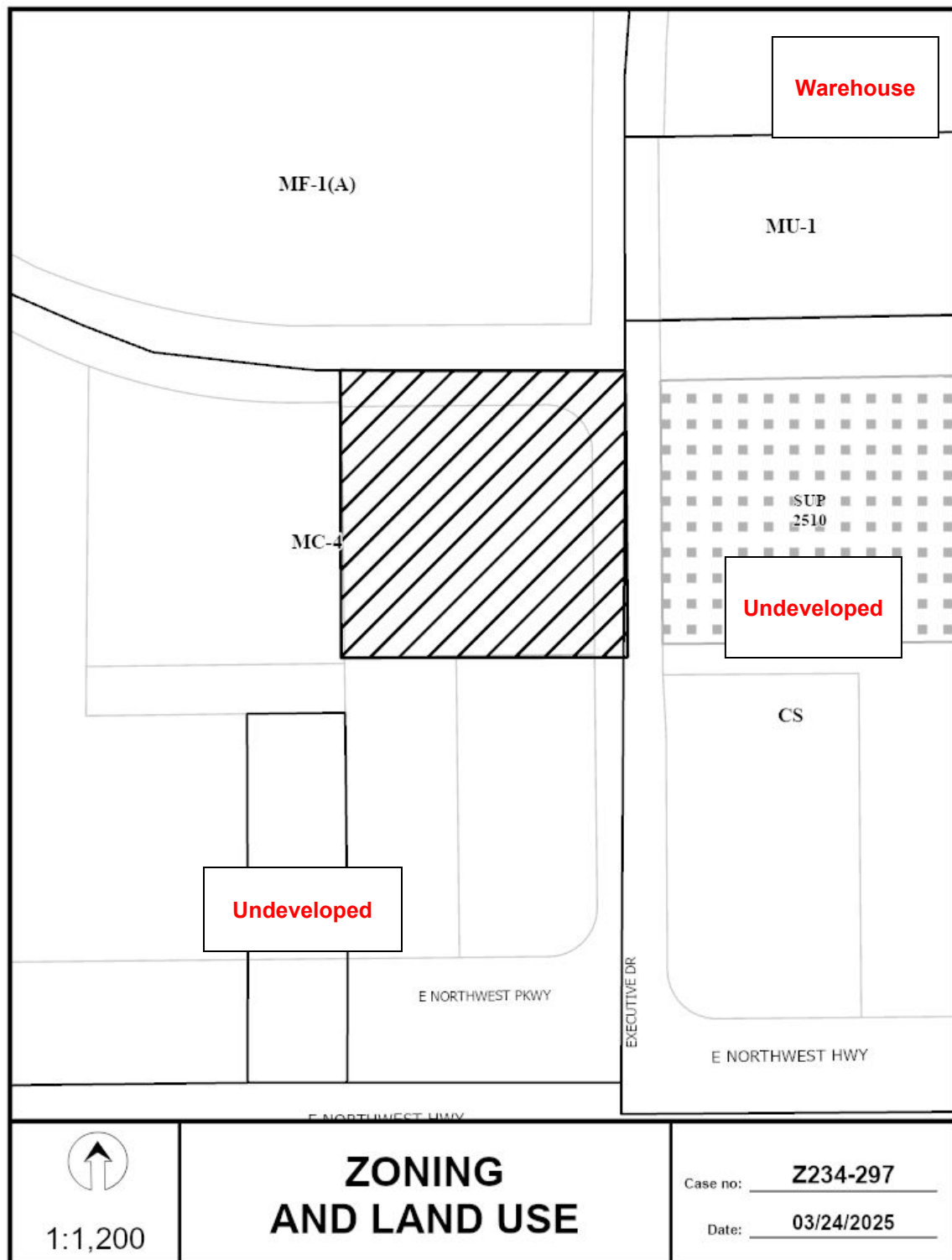
Market Value Analysis:

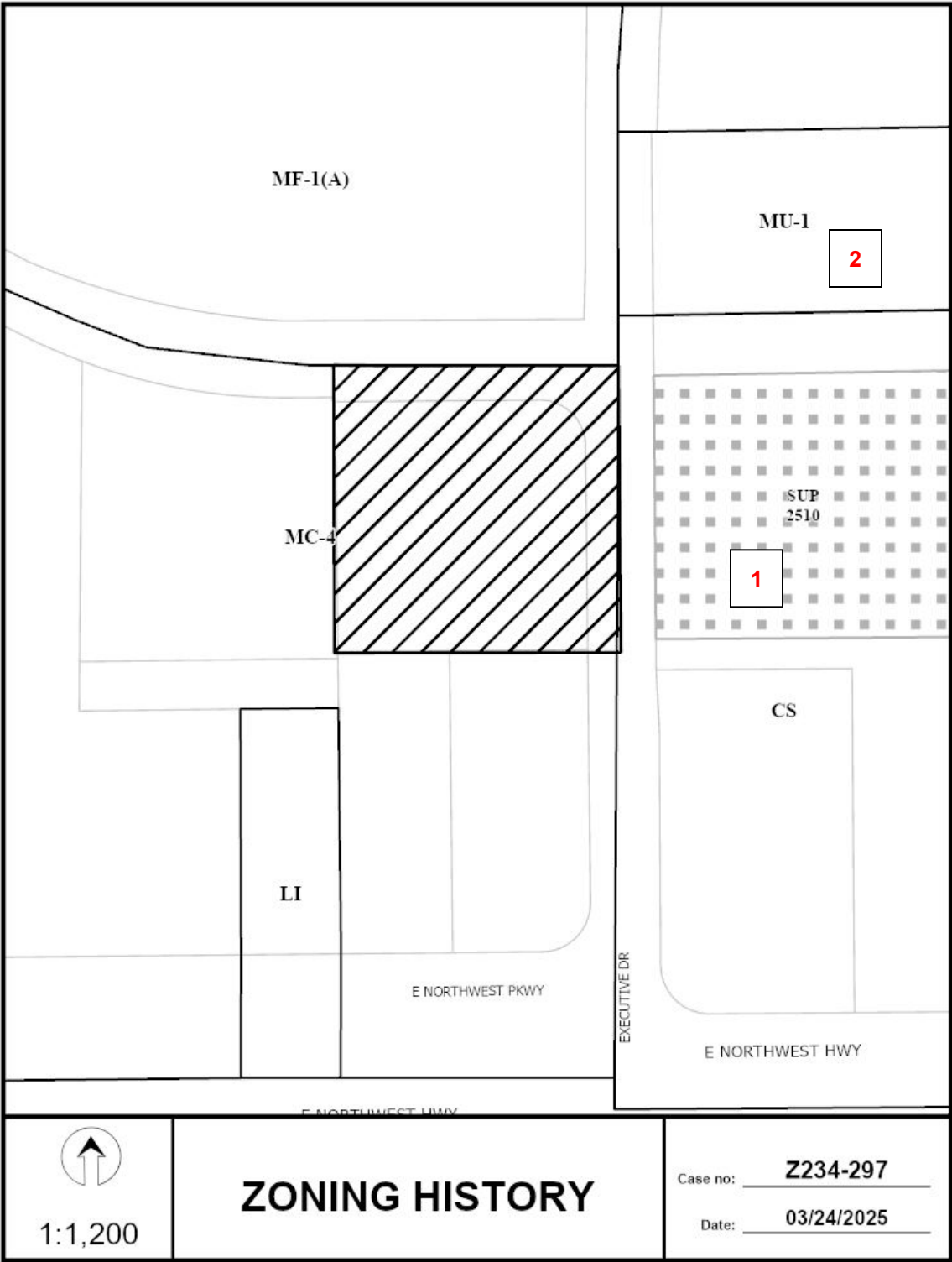
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

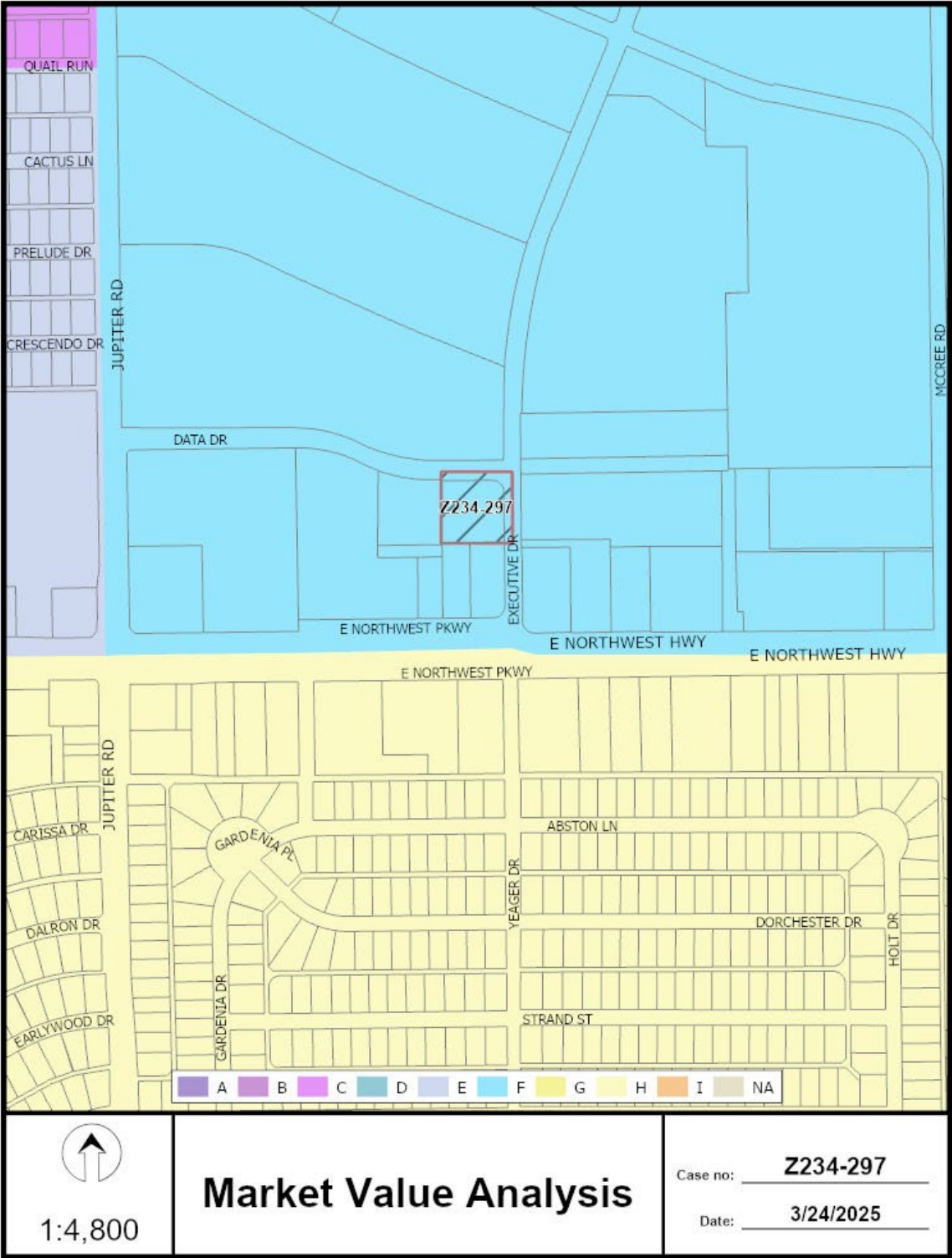
weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange,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











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

The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">11</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z234-297</p> <p>Date: 3/24/2025</p>
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03/24/2025

Notification List of Property Owners

Z234-297

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11510 DATA DR	GAMINO REYES
2	11613 E NORTHWEST HWY	CLYDE AQUILL HOLDINGS LLC
3	206 EXECUTIVE DR	KKMD INESTMENTS LLC
4	207 EXECUTIVE DR	SAMS EAST INC
5	11607 E NORTHWEST HWY	ENGLISH FAMILY LTD PS
6	11701 E NORTHWEST HWY	WENDYS PROPERTIES LLC
7	11609 E NORTHWEST HWY	E&M GROUP LLC THE
8	12710 EXECUTIVE DR	DAY DALLAS LLC
9	11721 E NORTHWEST HWY	WHATABURGER OF MESQUITE
10	11501 E NORTHWEST HWY	AVOUE MARCHAND INV INC
11	12610 JUPITER RD	12610 JUPITER ROAD PROPERTY



City of Dallas

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

Agenda Information Sheet

File #: 25-1220A

Item #: 22.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane.

Staff Recommendation: **Denial.**

Applicant: Stacy Family Capital, LLC

Planner: LeQuan Clinton

Council District: 13

Z245-143(LC)

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: LeQuan Clinton

FILE NUMBER: Z245-143(LC) **DATE FILED:** December 30, 2024

LOCATION: Northeast corner of Webb Chapel Road and Royal Lane.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 21,146 square feet **CENSUS TRACT:** 48113009607

APPLICANT/OWNER: Stacy Family Capital, LLC

REQUEST: An application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District.

SUMMARY: The applicant is proposing to rezone the property to allow all the main uses in the CR district with some exceptions based upon volunteered deed restrictions on the site.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot (approx. 21,146 square feet in total size) on property zoned a R-10(A) Single Family District.
- Geographically located in northwest Dallas.
- This lot sits on the north line of Royal Lane between Webb Chapel Road and Damon Lane; has frontage on Webb Chapel Road, Royal Lane and Damon Lane.
- Lot used to have a single-family home/structure but fell into disrepair, so it was demolished.
- Applicant proposes commercial development on the lot.
- Applicant is volunteering deed restrictions related to permitted uses, setbacks, FAR, max building height and lot coverage.
- Applicant is requesting a general zoning change.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Royal Lane	Principal Arterial	100 feet
Webb Chapel Road	Principal Arterial	100 feet
Damon Lane	Local Street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and provided the following comments:

- Engineering staff has no objection to the proposed GZC at 3201 Royal lane, so long as the approved zoning district requires a Development Impact Review for Drive Thru uses at permitting, such as CR District.

- Both Royal Lane and Webb Chapel are on the City of Dallas Thoroughfare Plan with a minimum right of width of 100 feet or a minimum dedication of property lines 50 feet from the established center line.
- Driveways must comply with standard dimensions for width and location away from signalized intersections. A driveway on Royal would likely not be a practical option. Staff will evaluate a commercial driveway on Webb Chapel Rd.
- Project will be required to upgrade sidewalks on all three frontages per City standards to minimum 5-foot width and a minimum 5-ft buffer between sidewalk and curb.
- Project will trigger traffic signal upgrades to be included with your full engineering plans review.

The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Mixed-Use Placetype. This placetype allows the following primary land uses: Multiplex, Apartments, Mixed-Use, Lodging, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Civic/Public Institutional and Utility.

The primary focus of the Neighborhood Mixed-Use placetype is to be anchors of commercial and social activity. These neighborhoods typically include a mix of single-family homes, commercial such as restaurants and personal service and office uses. This placetype maintains a transitional type of development that prioritizes pedestrian connectivity, while preserving the community's character with compatibly scaled mixed-use development. Local amenities such as parks and small-scale retail may be present,

in conjunction with the residential creates hubs of low and medium density providing access to daily needs for residents and visitors.

The area of request is not an existing and established business yet, but it is important to add a note that new development in this placetype should align with the established building form and character of the neighborhood mixed-use development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

	Zoning	Land Use
Site	R-10(A), Single Family District	Undeveloped lot
North	R-10(A), Single Family District	Single Family Detached
South	PD. No. 623 & R-10(A) Single Family District	Private school [Cambridge School] w/ parking & Single Family Detached
East	R-10(A), Single Family District	Single Family Detached
West	CR, Community Retail District	Commercial Retail

Land Use Compatibility:

The area of request is currently an undeveloped lot (approx. 21,146 square feet in total size) on property zoned a R-10(A) Single Family District.

To the north and east of the property are residential uses, in the form of single family detached structures. To the south of the property is existing Planned Development District No. 623, the Cambridge School and additional single-family residences. The west of the property is mostly a mix of commercial retail uses. The applicant intends to volunteer a set of deed restrictions to prohibit certain uses allowed by right in a CR Community Retail District. With this area being surrounded by commercial uses with a mix of residential, the

area of request being compatible with the uses in the immediate area and the applicant's deed restrictions, staff finds the applicant's requested rezoning to be compatible with the surrounding area. However, staff does not support the applicant's request because the request would not be appropriate at the subject site. Staff finds the request to potentially have harmful impacts to the immediate area in the avenues of traffic, environmental, audio and visual pollution, specifically impacting the existing residential uses adjacent and on the same block.

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 does not support the request because the uses allowed are foreseen to be detrimental to surrounding properties in the immediate area. Therefore, staff recommends denial of the request.

Land Use Comparison

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

LEGEND

	Use prohibited, highlighted row = a use is prohibited by the volunteered deed restrictions
•	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, 51A-4.213

	Existing	Proposed
Use	R-10(A)	CR w/ DRs
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center		•
Job or lithographic printing [3,500 sf or less.]		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S

	Existing	Proposed
Use	R-10(A)	CR w/ DRs
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open enrollment charter school or private school		S
Public or private school	S	R
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		S
Lodging or boarding house		S
Overnight general purpose shelter		★
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•

	Existing	Proposed
Use	R-10(A)	CR w/ DRs
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Live-work unit. [Only one dwelling unit per lot.]		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		★
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		D
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		•
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store		•
General merchandise store.		
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		D
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•

	Existing	Proposed
Use	R-10(A)	CR w/ DRs
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
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
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Tobacco shop		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	R-10(A)	CR w/ DRs
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		
Accessory Use	R-10(A)	CR w/ DRs
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		S
Home occupation		
Medical/infectious waste incinerator		S, ★
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Development Standards:

The following is a comparison chart of the development standards for the current R-10(A) Single Family District and the proposed CR Community Retail District with deed restrictions. Applicant is volunteering deed restrictions to the permitted uses, yard, lot and space regulations, the maximum floor area ratio, the maximum building height, the maximum lot coverage, maximum non-permeable surface and limiting vehicular access. These deed restrictions are detailed and can be found in this report. The Dallas Development Code will require continuity of front yard setbacks on three streets, the volunteered deed restrictions for yard, lot, and space regulations do not add much value to the proposal.

District	Setback		Density	Height	Lot Cvrgr	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-10(A)	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single Family
Proposed: CR	15'/30*	20' adjacent to res OTHER: No min.	0.75 FAR overall 0.5 office	54' ¹ 4 stories	60%	Proximity Slope Visual Intrusion	Retail, personal service & office
Proposed: CR w/DRs	25'/30**	20' adjacent to res OTHER: No min.	0.25 FAR overall	30' ¹ 2 stories	25%	Proximity Slope Visual Intrusion	Retail, personal service & Office**

¹ Per [Sec. 51A-4.121\(a\)\(4\)\(E\)\(ii\)](#), maximum structure height is 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

* due to blockface continuity, the applicant will be required to uphold a 30 foot minimum front yard setback for Damon Lane and Royal Lane because the existing zoning for those blocks is R-10(A).

** applicant is volunteering deed restrictions to prohibit certain uses allowed by right in the CR district, see Land Use Comparison chart below.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. As a part of the Article X requirements, the applicant's property will need to meet street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#), a residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a

maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen shrub; or
 - (dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Due to the residential adjacencies immediately to the north and east of the subject site, the applicant will be required to implement the residential buffer zone in both areas, as referenced above, that fits the subject site. There is minimal existing vegetation with an existing fence towards the northern boundary of the site that may be able to count towards or function as the required buffer for that portion of the site. However, if that does not count the applicant would be responsible for implementing and planting the required buffers.

Street Buffer Zone (SBZ):

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

Right-of-way	Average Depth	Minimum Depth	Maximum Depth
Freeways	15 feet	5 feet	50 feet
Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since the site sits on Royal Lane with Webb Chapel Road bounding it to the west and those are both labeled as principal arterials, the minimum requirements would be an average depth of 10 feet. This means the landscaped area provided along the length of the lot on both arterials would need to be at least 10 feet wide/10 feet from the property line to allow adequate planting. The street buffer zone requires one large tree or medium tree planted every 40 feet within the frontage and to determine the quantity the equation

is to take the length of the lot frontage and divide that by 40. The lot frontage for Royal Lane totals approx. 100 feet, which divided by 40 will be a requirement of approx. 2.5 large trees. The lot frontage for Webb Chapel Road totals approx. 126 feet, which divided by 40 will be a requirement of approximately three large trees. Upon further review of the property during a site visit conducted by staff on February 5, 2025, it was discovered that there are no existing overhead utilities that will affect the type and size of trees that can be planted in the street buffer zone. Meaning the applicant will be able to meet the initial requirement. Staff can also confirm there no underground utilities that would impede the applicant from meeting this requirement, but all new trees will need to be located at least 10 feet from the underground utilities.

Screening of off-street loading spaces:

All off-street parking must be screened from adjacent street frontage, (10.125(b)(4)(A)). Staff is requiring the applicant place an advanced screening design to layer in some additional shrubs and groundcover.

Parking:

Pursuant to the Dallas Development Code, at permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted under the proposed CR Community Retail District.

Market Value Analysis:

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

Z245-143(LC)

List of Officers

Stacy Family Capital, LLC

William G. Stacy IV

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, Mesquite Tree Service, a Limited Liability Company ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the

J.Y. DILTS Survey, Abstract No. _____, City Block A/8833 _____, City of Dallas ("City"), Dallas _____ County, Texas, and being that same tract of land conveyed to the Owner by Raleigh Investment Group L.P., by deed dated 4/22/2024, and recorded in Volume 47, Page 155, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

All of Lots 2 and 3, Block A/8833, of the J.Y. Dilts subdivision, an addition to the city of Kleburg, now known as the City of Dallas, Dallas County, Texas according to the plat thereof recorded ha volume 47, page 155, Map Records, Dallas County, Texas

II.

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

1. CR Community Retail ~~Strike thru and highlighted~~ are prohibited, **BOLD** are allowed Purpose. To provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.
- (2) **Main uses permitted.**
 - (A) ~~Agricultural uses.~~
 - ~~Crop production.~~
 - (B) ~~Commercial and business service uses.~~
 - ~~Building repair and maintenance shop. [RAR]~~
 - ~~Catering service.~~
 - ~~Custom business services.~~
 - ~~Electronics service center.~~
 - ~~Medical or scientific laboratory. [SUP]~~
 - ~~Tool or equipment rental.~~
 - (C) ~~Industrial uses.~~
 - ~~Gas drilling and production. [SUP]~~
 - ~~Temporary concrete or asphalt batching plant. [SUP]~~
 - (D) **Institutional and community service uses.**
 - ~~Cemetery or mausoleum. [SUP]~~
 - **Child or adult care facility.**
 - **Church.**
 - ~~College, university, or seminary.~~

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

- Community service center. [SUP]
- Convent or monastery.
- Hospital. [SUP]
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. [SUP]
- Public school other than an open-enrollment charter school. [RAR]
- (E) Lodging uses.
 - Hotel and motel. [SUP]
 - Lodging or boarding house. [SUP]
 - Overnight general purpose shelter. [See Section 51A 4.205 (2.1)]
- (F) Miscellaneous uses.
 - Attached non premise sign. [SUP]
 - Carnival or circus (temporary). [By special authorization of the building official.]
 - Temporary construction or sales office.
- (G) Office uses.
 - Alternative financial establishment. [SUP]
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - College dormitory, fraternity, or sorority house.
- (J) Retail and personal service uses.
 - Alcoholic beverage establishments. [See Section 51A 4.210 (b)(4).]
 - Ambulance service. [RAR]
 - Animal shelter or clinic without outside runs. [RAR]
 - Auto service center. [RAR]
 - Business school.
 - Car wash. [DIR]
 - Commercial amusement (inside). [SUP may be required. See Section 51A 4.210(b)(7)(B).]
 - Commercial amusement (outside). [SUP]
 - Commercial parking lot or garage. [RAR]
 - Convenience store with drive through. [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. [DIR]
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant 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]

- Swap or buy shop. *[SUP]*
- Temporary retail use.
- Theater.
- (K) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211.]*
- (L) Utility and public service uses.
 - Commercial radio and television transmitting station.
 - Electrical substation.
 - Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4).]*
 - Police or fire station.
 - Post office.
 - Radio, television or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1).]*
 - Utility or government installation other than listed. *[SUP]*
- (M) Wholesale, distribution, and storage uses.
 - Mini warehouse. *[SUP]*
 - Recycling buy back center. *[See Section 51A-4.213 (11).]*
 - Recycling collection center. *[See Section 51A-4.213 (11.1).]*
 - 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).]*

2. The following shall be implemented for the subject property:

- A. Yard, lot and space regulations:
 - i. Minimum front yard is 25 feet, except the minimum front yard on Damon Lane is 30 feet.
- B. Maximum floor area ratio is 0.25.
- C. Maximum building height permitted is thirty (30) feet.
- D. Maximum number of stories above grade is two.
- E. Maximum lot coverage is 25 percent.
- F. Maximum non-permeable surface is 80 percent.
- G. No vehicular access is allowed to Damon Lane.

III.

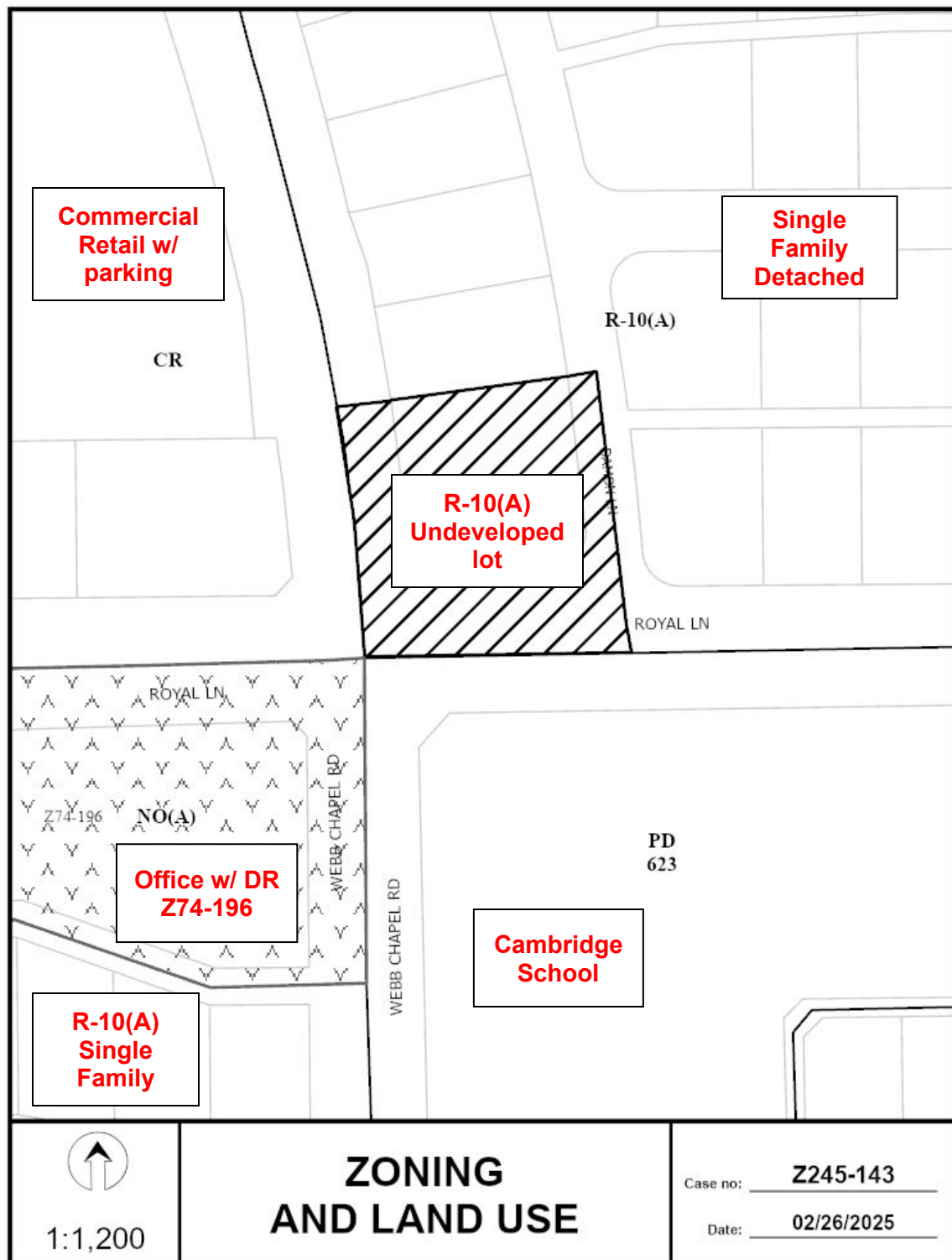
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

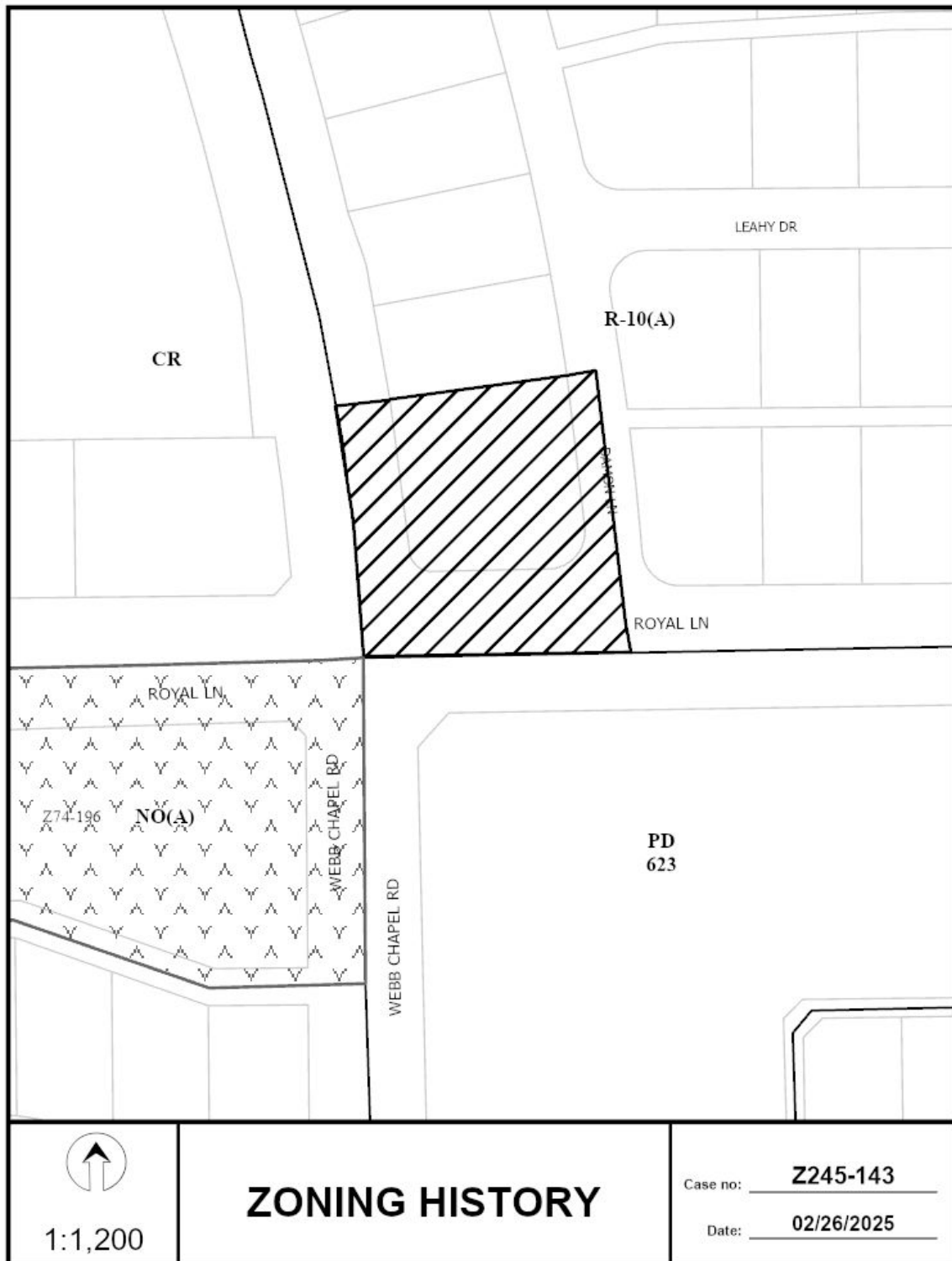
IV.

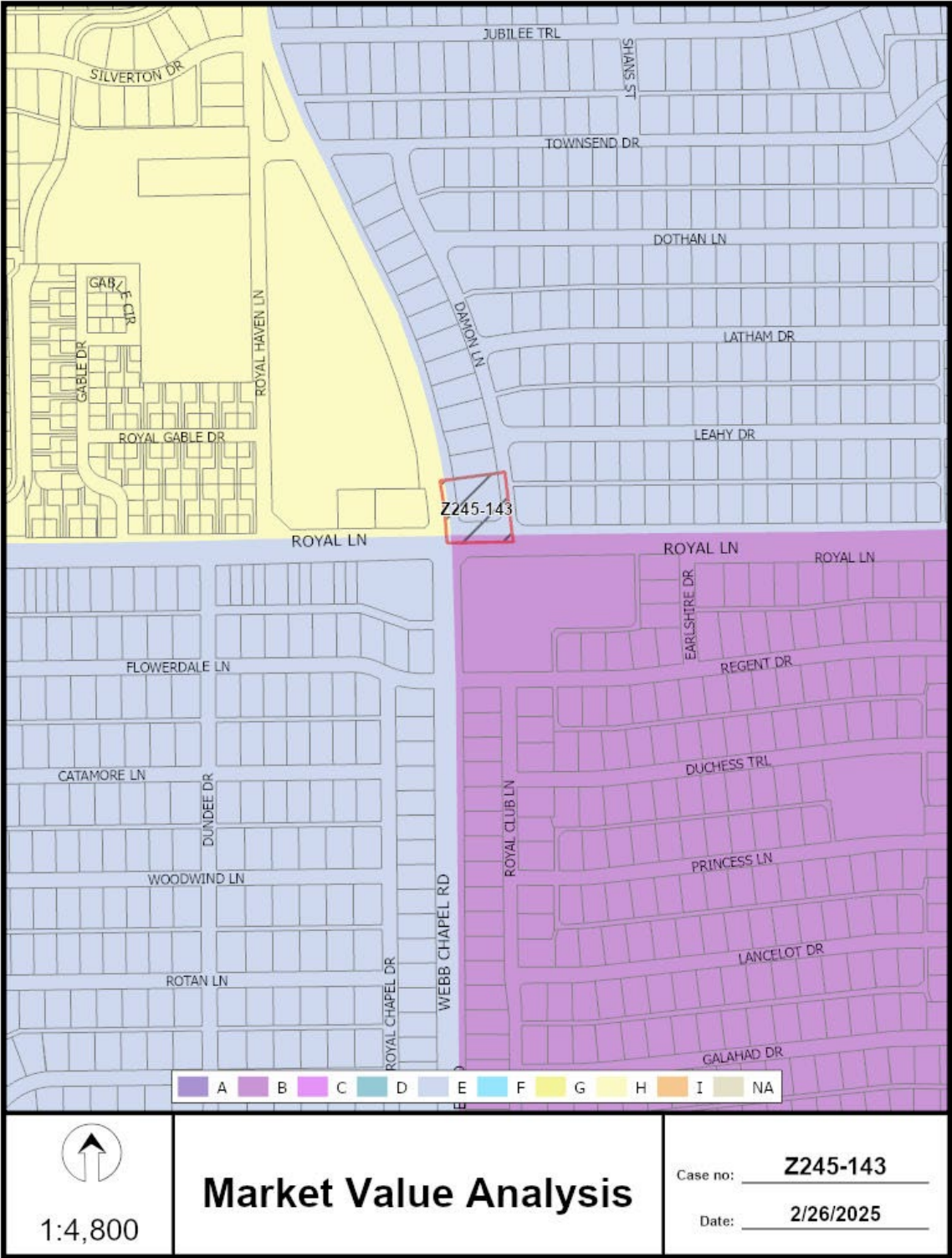
These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council

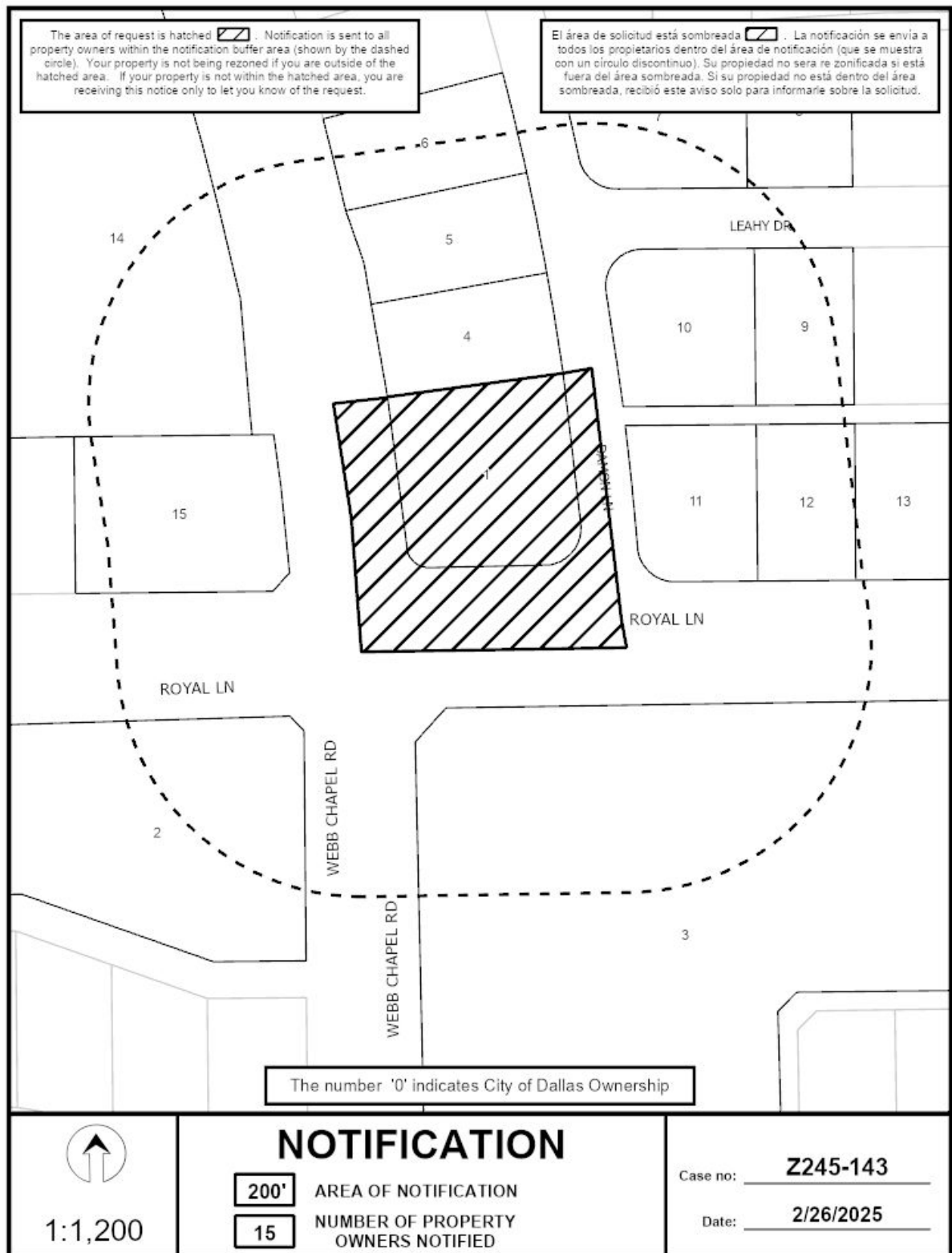












02/26/2025

Notification List of Property Owners***Z245-143******15 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3201 ROYAL LN	STACY FAMILY CAPITAL LLC
2	3198 ROYAL LN	CHARDON PROPERTIES LLC
3	3202 ROYAL LN	CAMBRIDGE SCHOOL OF DALLAS THE
4	10817 DAMON LN	CORDOVA CATARINO &
5	10823 DAMON LN	LOPEZ JOSE ALBERTO &
6	10829 DAMON LN	WOERNER WESTON & LAUREN
7	3207 LEAHY DR	KLOSINSKI TYLER C &
8	3215 LEAHY DR	BANKS SCOTT MITCHELL
9	3214 LEAHY DR	WALKER WILLIAM M
10	3206 LEAHY DR	Taxpayer at
11	3209 ROYAL LN	ALBANNA TALA
12	3215 ROYAL LN	MITCHELL JOSHUA &
13	3221 ROYAL LN	3221 ROYAL
14	10815 WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC
15	10811 WEBB CHAPEL RD	MDC COAST 6 LLC



City of Dallas

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

Agenda Information Sheet

File #: 25-1221A

Item #: 23.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): Citywide

DEPARTMENT: Department of Planning and Development

SUBJECT

Consideration of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.

Staff Recommendation: **Approval**.

Landmark Commission Recommendation: **Approval**.

Planner: Christina Paress

Council District: Citywide

DCA245-002(CP)

FILE NUMBER: DCA245-002(CP)

DATE INITIATED: March 3, 2025

TOPIC: Development Code Amendment updating criteria for the Demolition Delay Overlay

COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.

SUMMARY: The Demolition Delay Overlay uses specific surveys, designations, and other documents as official criteria for a demolition delay. This amendment updates these criteria and provides for future surveys to be used without a code amendment.

LANDMARK COMMISSION

RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

Code Amendments Webpage:

<https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

Contents

1. Discussion.....	2
2. Landmark Committee Recommendation	2
3. Landmark Commission Minutes – March 3, 2025	4

1. Discussion

Section 51A-4.504(b)(2) lists criteria for delaying the demolition of a building that is more than 50 years old and within a Demolition Delay Overlay.

Two criteria in the list are the 1994 Hardy Heck Moore Survey and the 2003 Downtown Dallas Architecturally Significant Properties Survey [51A-4.504(b)(2)(E) and (F)]. These have become out of date and must be updated in the code. Similarly, current surveys will also be periodically updated and replaced, requiring code language that can accommodate updates.

Additionally, criterion (b)(2)(C) listing “State Archeological Landmark” has been changed by the Texas Historical Commission to “State Antiquities Landmark” and must be updated in this section to stay in conformity.

On March 3, 2025, the Landmark Commission voted to recommend staff’s revisions to 51A-4.504, below.

2. Landmark Committee Recommendation

SEC. 51A-4.504. DEMOLITION DELAY OVERLAY.

- (a) Purpose. A demolition delay overlay district is intended to encourage the reservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- (b) General provisions.
 - (1) The city plan commission or city council may initiate a demolition delay overlay district following the procedure in Section 51A-4.701, “Zoning Amendments.”
 - (2) This section applies to any building located in a demolition delay overlay district that is at least 50 years old and meets one of the following criteria:
 - (A.) the building is located in a National Register Historic District or is individually listed on the National Register of Historic Places;
 - (B.) the building is designated as a Recorded Texas Historic Landmark;
 - (C.) the building is designated as a State ~~Antiquities~~ ~~Archeological~~ Landmark;
 - (D.) the building is designated as a National Historic Landmark;

(E.) the building is listed as individually significant or contributing to a potential historic district in any historic resource surveys and resurveys conducted according to the Secretary of the Interior National Register of Historic Places Bulletin "Guidelines for Local Surveys", or the Texas Commission's Historic Resources Survey Manual. ~~in the 2003 Downtown Dallas/Architecturally Significant Properties Survey; or~~

~~(F.) the building is listed as contributing in the 1994 Hardy Heck Moore Survey.~~

3. Landmark Commission Minutes – March 3, 2025

11. DEMOLITION DELAY ORDINANCE REVISION

Christina Paress

A public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Speakers:	For:	No Speakers
	Against:	No Speakers

Motion

Approval for a public hearing to recommend approval for revisions to the Demolition Delay Ordinance.

Maker:	Rothenberger
Second:	Preziosi
Results:	14/0

Ayes:	-	14	Anderson, Fogleman, Gay, Harper, Hinojosa, Livingston, Montgomery, Offutt, Preziosi, Reaves, Renaud, Rothenberger, Spellicy, Taylor
Against:	-	0	
Absent:	-	2	Cox, Sherman
Vacancies	-	1	District 15

Commissioner Sherman did not hear or vote on this item.

The Chair declared the motion approved by the Landmark Commission.



City of Dallas

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

Agenda Information Sheet

File #: 25-1222A

Item #: 24.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to revise a previously approved plat (S245-060) to create one 1.017-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway.

Applicant/Owner: Richard Stauffer, City of Dallas

Surveyor: Lim & Associates, Inc.

Application Filed: March 12, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S245-060R

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-060R**SENIOR PLANNER:** Hema Sharma**LOCATION:** Spruce Valley Lane, south of Pentagon Parkway**DATE FILED:** March 12, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 1.107-acres**APPLICANT/OWNER:** Richard Stauffer, City of Dallas

REQUEST: An application to revise a previously approved plat (S245-060) to create one 1.017-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway.

SUBDIVISION HISTORY:

1. S245-060 was a request at the same location as present request to create one 0.894-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway. The request was approved on January 23, 2025 but has not been recorded.

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

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

Right-of way Requirements Conditions:

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

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

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

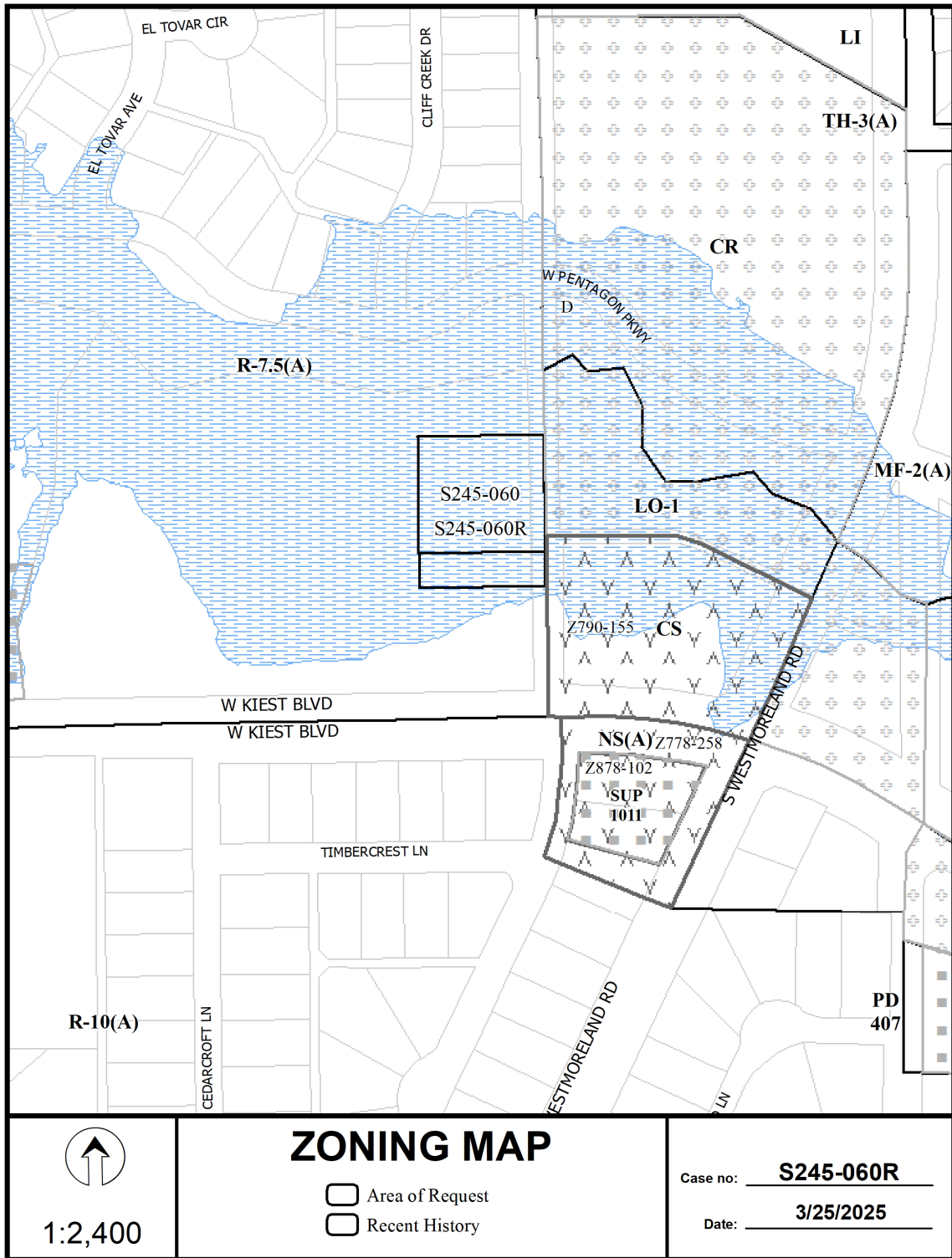
Dallas Water Utilities Conditions:

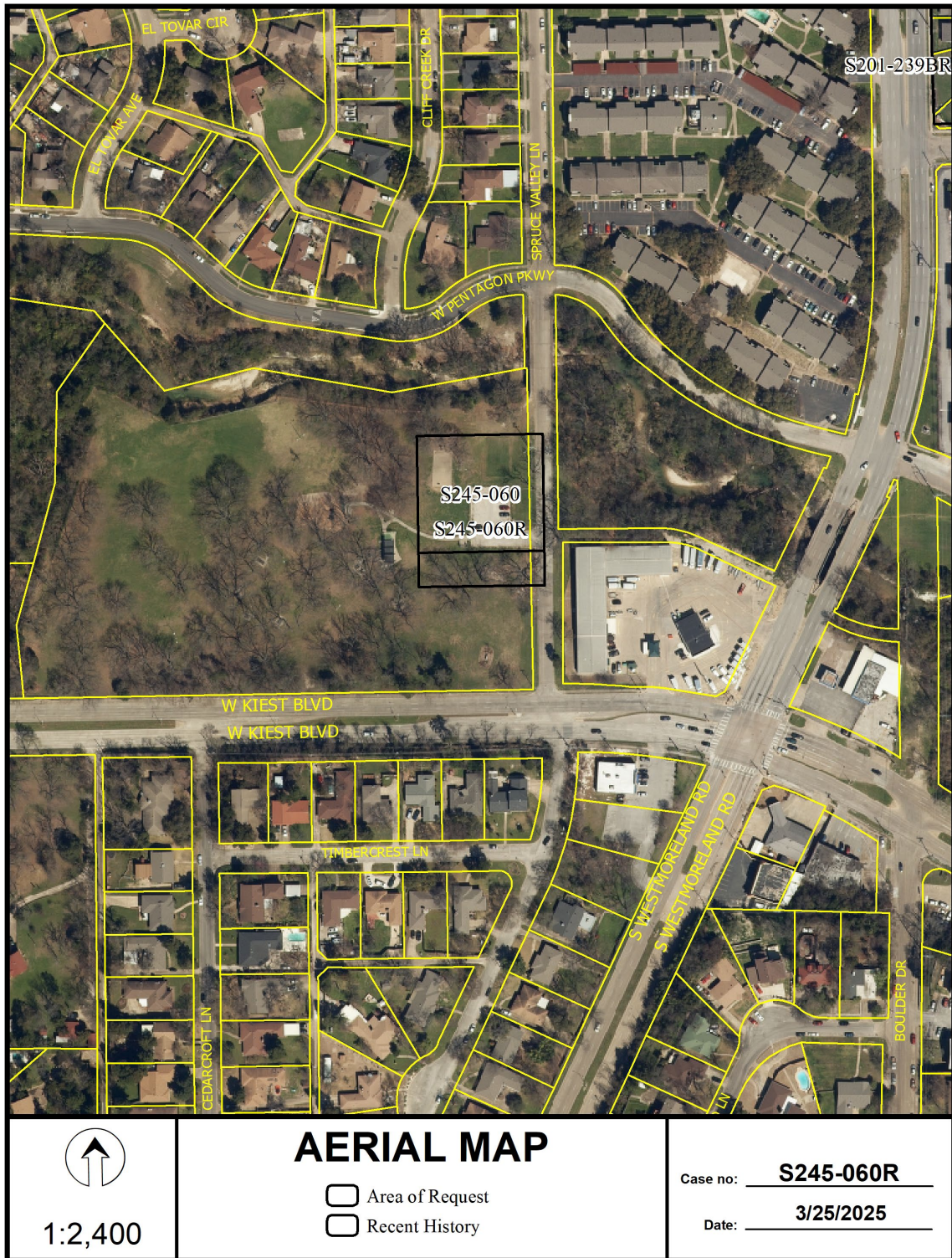
29. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
31. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

Street Name/ GIS, Lot & Block Conditions:

33. On the final plat, change "W. Pentagon Parkway" to "Pentagon Parkway".
Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, identify the property as Lot 1 in City Block 1/6979.







City of Dallas

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

Agenda Information Sheet

File #: 25-1223A

Item #: 25.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street.

Applicant/Owner: Niyi Uthman, Townsville Reality, LLC

Surveyor: ARA Surveying

Application Filed: March 12, 2025

Zoning: MF-2(A)

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

Planner: Hema Sharma

Council District: 2

S245-118

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-118**SENIOR PLANNER:** Hema Sharma**LOCATION:** Holy Avenue, north of Bryan Street**DATE FILED:** March 12, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.112-acres**APPLICANT/OWNER:** Niyi Uthman, Townsville Reality, LLC

REQUEST: An application to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street.

SUBDIVISION HISTORY:

1. S234-048 was a request northeast of the present request to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street. The request was approved on February 15, 2018 and recorded on November 22, 2024.
2. S223-014 was a request north of the present request to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner. The request was approved on November 17, 2022, but has not been recorded.
3. S212-205 was a request north of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022 and was withdrawn on October 19, 2022.
4. S201-741 was a request southeast of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, but has not been recorded.
5. S201-721 was a request south of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.
6. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, but has not been recorded.

7. S190-132 was a request southwest of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020, but has not been recorded.
8. S190-118 was a request southwest of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved April 9, 2020, but has not been approved

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

- The properties to the west line of Holy Avenue have lot areas ranging in size from 4,750 square feet to 25,782 square feet and are zoned MF-2(A) Multi Family District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the east line of Holy Avenue have lot areas ranging in size from 2,292 square feet to 91,609 square feet and are zoned MF-2(A) Multi Family District. *(Refer to the existing area analysis map and aerial map)*

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create two 2,431-square foot lots and proposed lot width is 25 feet each.

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

General Conditions:

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

5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

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

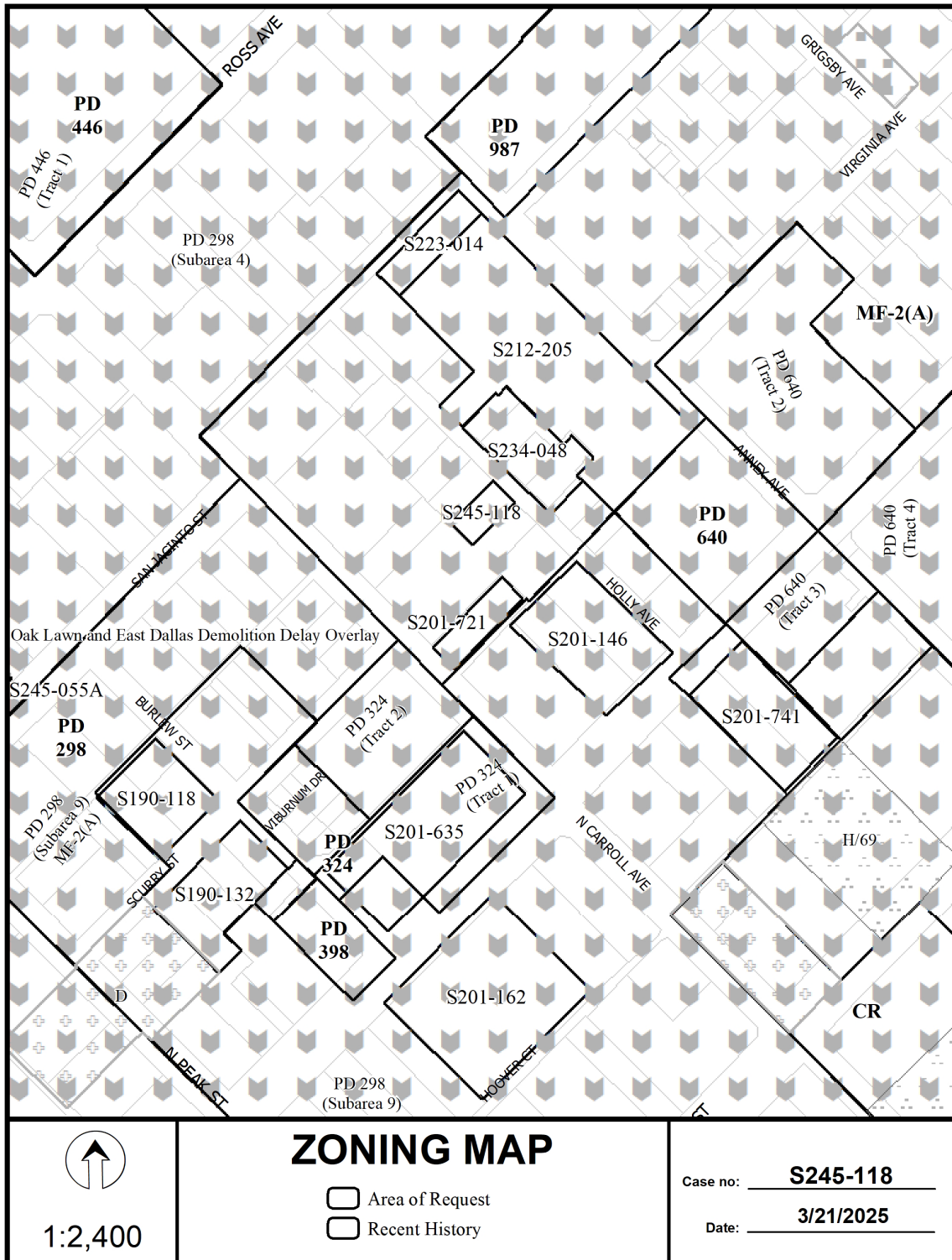
Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show distances/width across all adjoining right-of-way

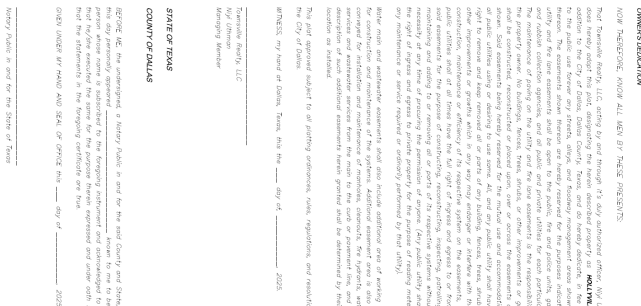
Street Light/ GIS, Lot & Block Conditions:

17. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

18. On the final plat, identify the property as Lots 14A, & 14B in City Block 712.







OWEN & LEECH NOW
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

*Townsville Realty,
Nigel Utman
Managing Member*

STATE OF TEXAS
COUNTY OF DALLAS

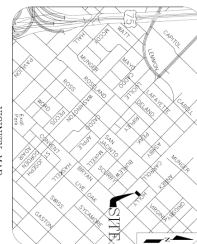
BEFORE ME, undersigned a Notary Public in and for the said County and State of _____, appeared _____ known to me to be the person whose name is subscribed to the foregoing petition, and he declared that he was the author of the same, and that he sincerely believed and under oath that he attended to the foregoing certificate on his own free will and under no duress or compulsion.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

GENERAL NOTES

[illegible]

VICINITY MAP
(NOT TO SCALE)

OWNERS CERTIFICATE
STATE OF TEXAS §

COUNTY OF DALLAS

ENMC 4.4/5 square feet on 0.11-acre tract owned, situated in the **ENMC** Survey described Number 439, in the City of Dallas, County of Dallas, Texas, being all of Lot 14, Block 712 of **A.C. Kridgeway's** Subdivision, on Addition to the City of Dallas, Texas, recorded in Volume 1, Page 137, Map Records, Dallas County, Texas (**Map D.C.T. 1**), being all of the property described in a General Warranty Deed to Tammarie Paoletti, LLC, recorded in instrument #2021017072720, of the Official Public Records of Dallas County, Texas (**D.P.R.C.T. 1**), and being more fully described as follows:

THESE South 44 degrees 25 minutes 04 seconds West, with the common line between said Lot 14 and said Lot 13, a distance of 98.05 feet to said Point (Conveying Monument) at the South corner of said Lot 14, and the West corner of said Lot 13, some being in the Eastern line of a tract of fully Avenue, a 30 foot right-of-way.

recorded instrument #202100370261 (O.P.R.C.T.).

BETWEEN North 44 degrees 46 minutes 30 seconds West, with the common line between Lot 14 and said Ritzko Family Tract, a distance of 30.00 feet to an "x" found for the common corner between Lot 14, and the Ritzko Family Tract, and the West corner of Lot 15, said Block 712 of A.F. Krievick's Subdivision.

PRICE South 45 degrees 59 minutes 10 seconds East, with the north line of **LOT OF REVENUE**, and Holy Aulus, a distance of 50.00 feet to the center of **LOT OF REVENUE**, containing 4,976 square feet, or 0.112 acre, of land more or less.

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

Attest: _____
Secretary

WILLIAMS

CITY PLAN FILE: S265-118



City of Dallas

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

Agenda Information Sheet

File #: 25-1224A

Item #: 26.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Ave.

Applicant/Owner: Jeff Fairey, 3G-Spot, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: March 12, 2025

Zoning: CR

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

Planner: Hema Sharma

Council District: 2

S245-119

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-119**SENIOR PLANNER:** Hema Sharma**LOCATION:** East Grand Avenue/State Highway No. 78, at the terminus of Gaston Avenue**DATE FILED:** March 12, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.432-acres**APPLICANT/OWNER:** Jeff Fairey, 3G-Spot, LLC**REQUEST:** An application to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Avenue.**SUBDIVISION HISTORY:**

1. S234-182 was a request southwest of the present request to replat a 0.389-acre tract of land containing all of Lots 11 and 12 in City Block D/2737 to create one lot on property located on East Grand Avenue/ State Highway No. 78 at Casa Loma Avenue, west corner. The request was approved on September 19, 2024 and has not been recorded.
2. S234-120 was a request south of the present request to replat a 0.74-acre tract of land containing part of Lot 11B in City Block E/2738 to create one 0.36-acre lot and one 0.38-acre lot on property located on Gaston Avenue, northwest of East Grand Avenue/State Highway No. 78. The request was approved on June 6, 2024 and has not been recorded.
3. S201-710 was a request south of the present request to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue. The request was approved on August 19, 2021 and has not been recorded

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail 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 Garland Avenue. *Section 51A 8.602(c)*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
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

Transportation Conditions:

18. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of East Grand Avenue/State Highway No. 78. *Section 51A 8.602(c)*
19. Proposed S245-119 conflicts with Planned Development District (PD) 1064. PD 1064 is immediately adjacent to the subject site and requires enforcement of development plan showing an exit only path through a portion of the proposed land acquisition. Staff recommends denial unless the plat requires a cross access easement (or any applicable legal instrument) to allow access to the subject plat from 7530 East Grand Avenue.

Survey (SPRG) Conditions:

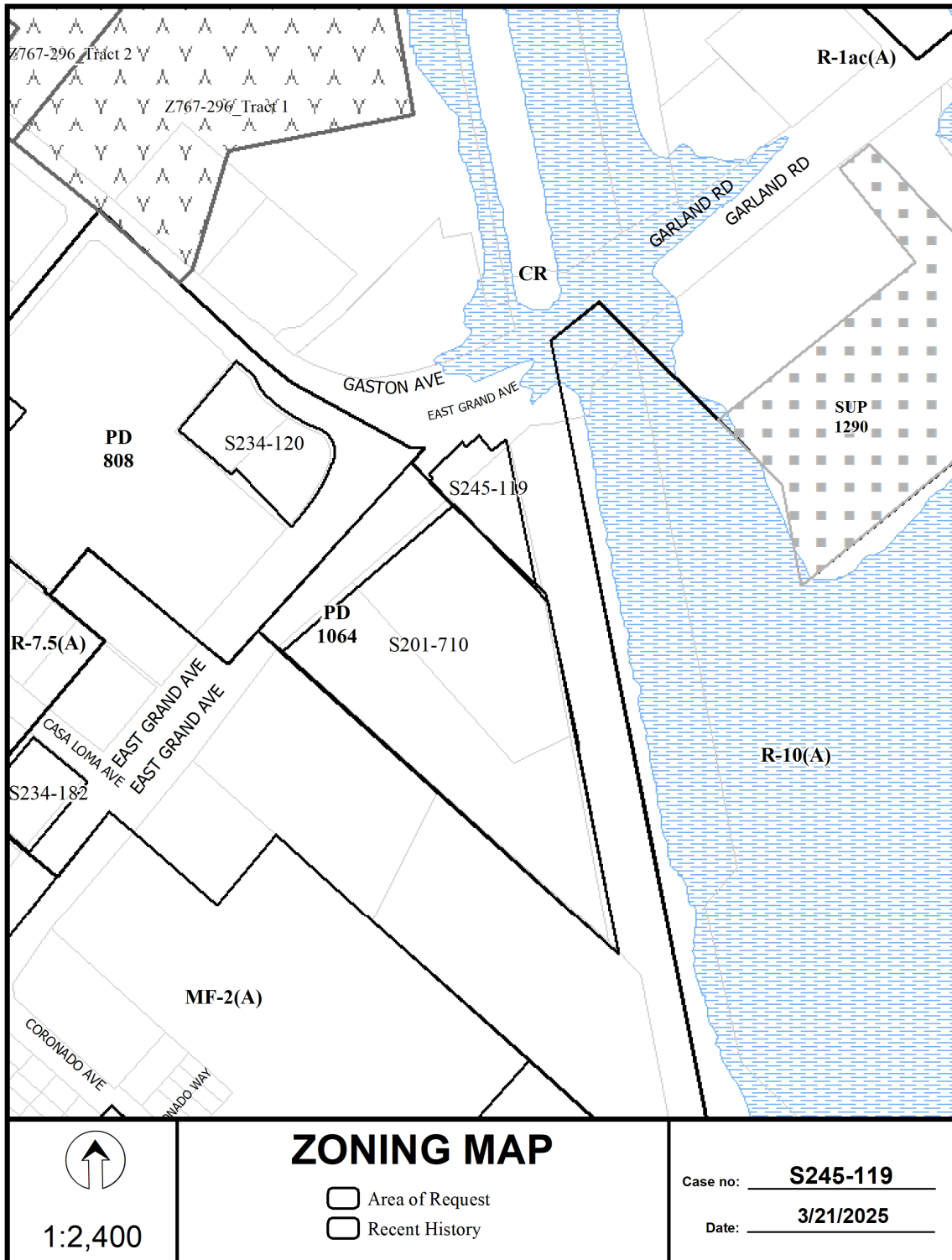
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, change "East Grand Avenue" to "East Grand Avenue/State Highway No. 78". *Section 51A-8.403(a)(1)(A)(xii)*
26. On the final plat, change "Garland Road (State Highway No. 78)" to "Garland Road/State Highway No. 78". *Section 51A-8.403(a)(1)(A)(xii)*
27. Prior to final plat, provide documentation for "FKA State Highway No. 1" and "FKA U.S. Highway No. 67"
28. On the final plat, identify the property as Lot 1 in City Block B/2700.







City of Dallas

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

Agenda Information Sheet

File #: 25-1225A

Item #: 27.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 0.425-acre lot from a tract of land in City Block 2/4479 on property located on Elsie Faye Higgins Street at Philips Circle, northwest corner.

Owners: Troy Rich, TLR Trust

Surveyor: Votex Surveying Company

Application Filed: March 12, 2025

Zoning: PD 595 (MF-1(A))

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

Planner: Hema Sharma

Council District: 7

S245-121

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-121**SENIOR PLANNER:** Hema Sharma**LOCATION:** Elsie Faye Higgins Street at Philips Circle, northwest corner.**DATE FILED:** March 12, 2025**ZONING:** PD 595 (MF-1(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.425-acres**APPLICANT/OWNER:** Troy Rich, TLR Trust

REQUEST: An application to create one 0.425-acre lot from a tract of land in City Block 2/4479 on property located on Elsie Faye Higgins Street at Philips Circle, northwest 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 PD 595 (MF-1(A)); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

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

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Philips Circle. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Elsie Faye Heggins and Philips Circle in accordance with the City of Dallas Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 (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. 51A 8.602(d)(1), 51A 8.608(a).
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Elsie Faye Heggins Street & the alley. *Section 51A-8.602(e)*

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
24. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

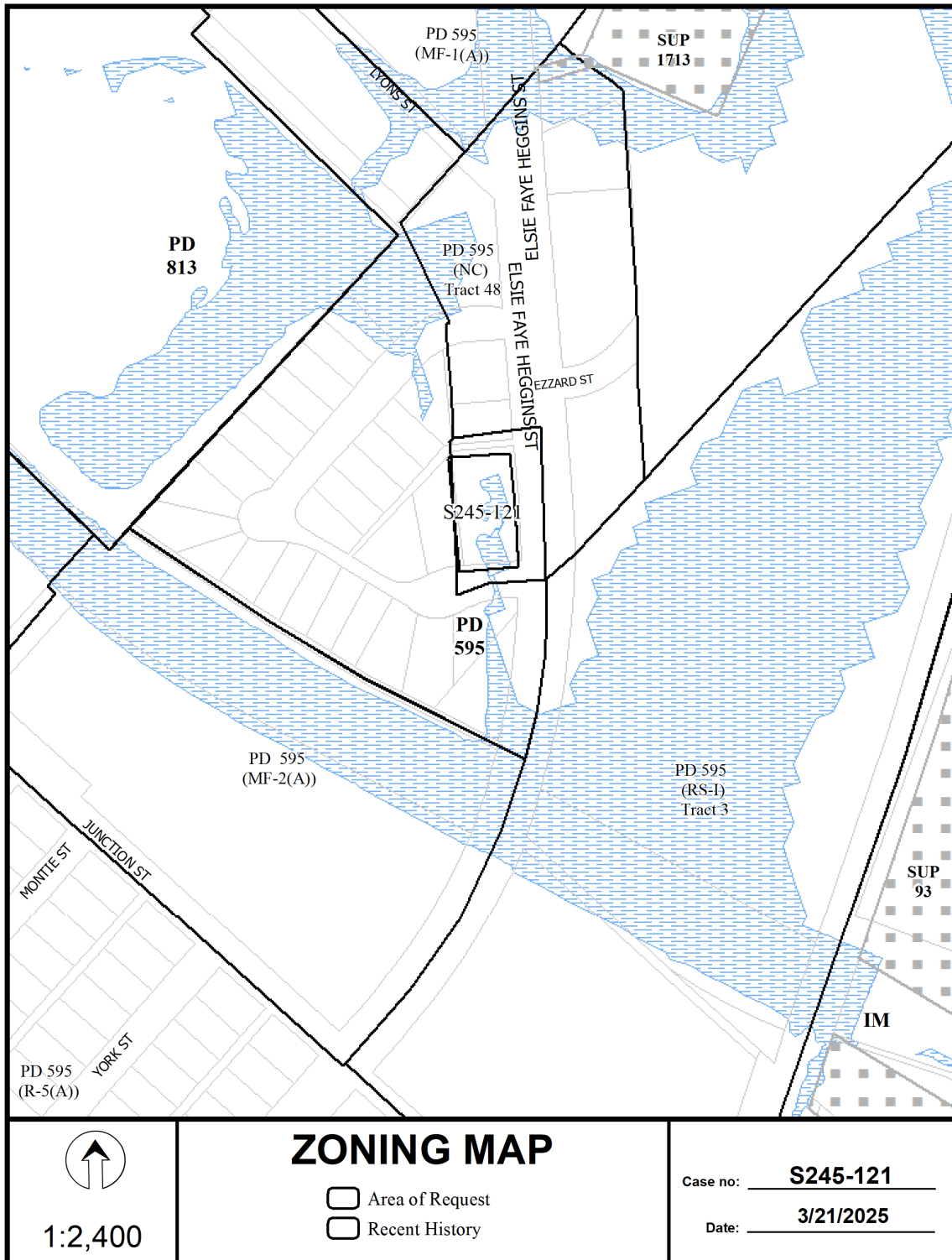
26. Prior to final plat, submit a completed final plat checklist and all supporting documents.

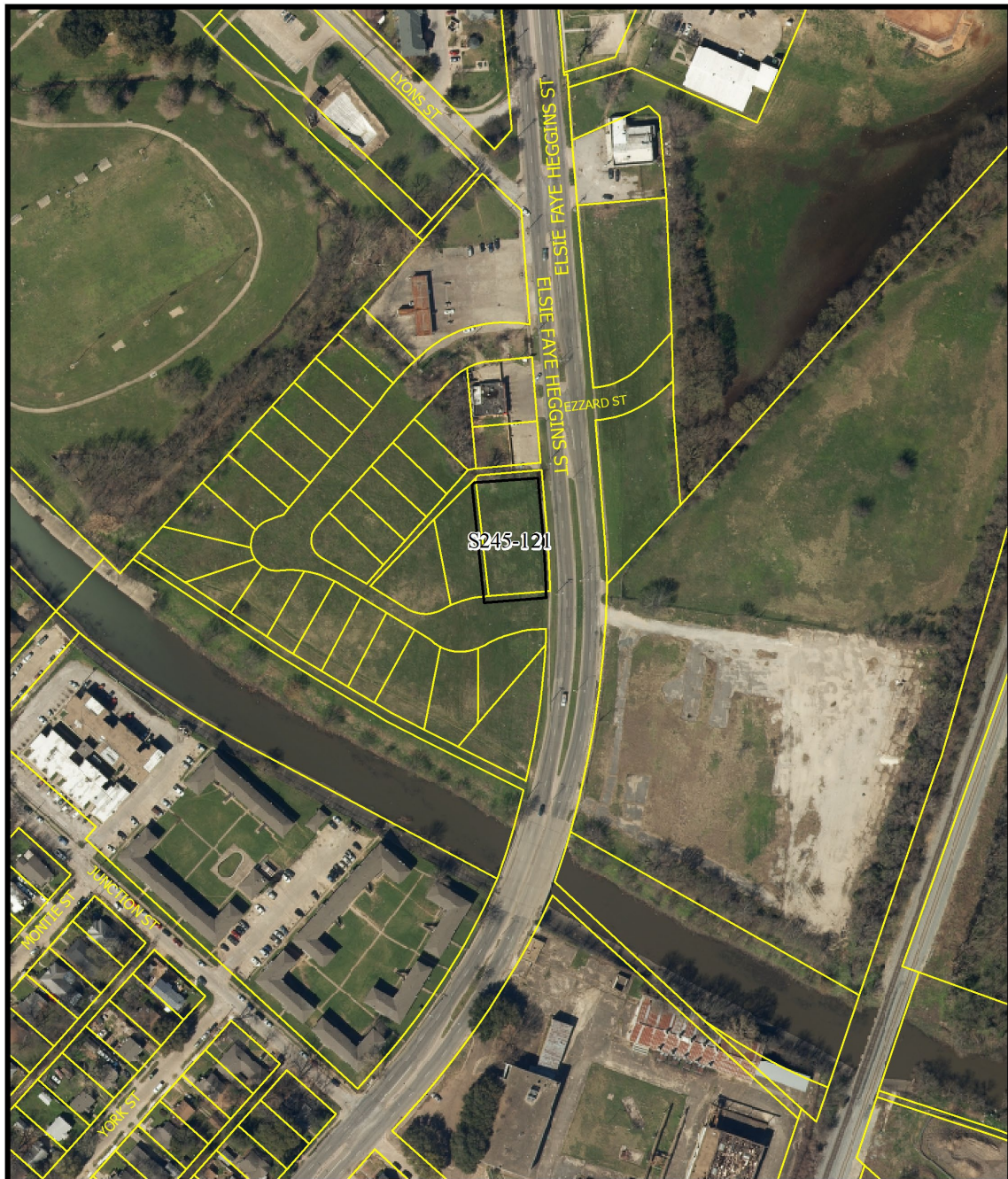
Dallas Water Utilities Conditions:

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

Street Light/ GIS, Lot & Block Conditions:

30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. On the final plat, identify the property as Lot 9 in City Block 2/4479.





1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S245-121**

Date: **3/21/2025**



City of Dallas

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

Agenda Information Sheet

File #: 25-1226A

Item #: 28.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 10.100-acre lot from a tract of land in City Block 8744 on property located on Cade Road, south of C F Hawn Freeway.

Applicant/Owner: Stevens Operation LLC

Surveyor: 7 Range Surveying

Application Filed: March 12, 2025

Zoning: IM

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

Planner: Hema Sharma

Council District: 8

S245-122

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-122**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cade Road, south of C F Hawn Freeway**DATE FILED:** March 12, 2025**ZONING:** IM**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 10.100-acres**APPLICANT/OWNER:** Stevens Operation LLC

REQUEST: An application to create one 10.100-acre lot from a tract of land in City Block 8744 on property located on Cade Road, south of C F Hawn Freeway.

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

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

General Conditions:

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

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

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

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

Survey (SPRG) Conditions:

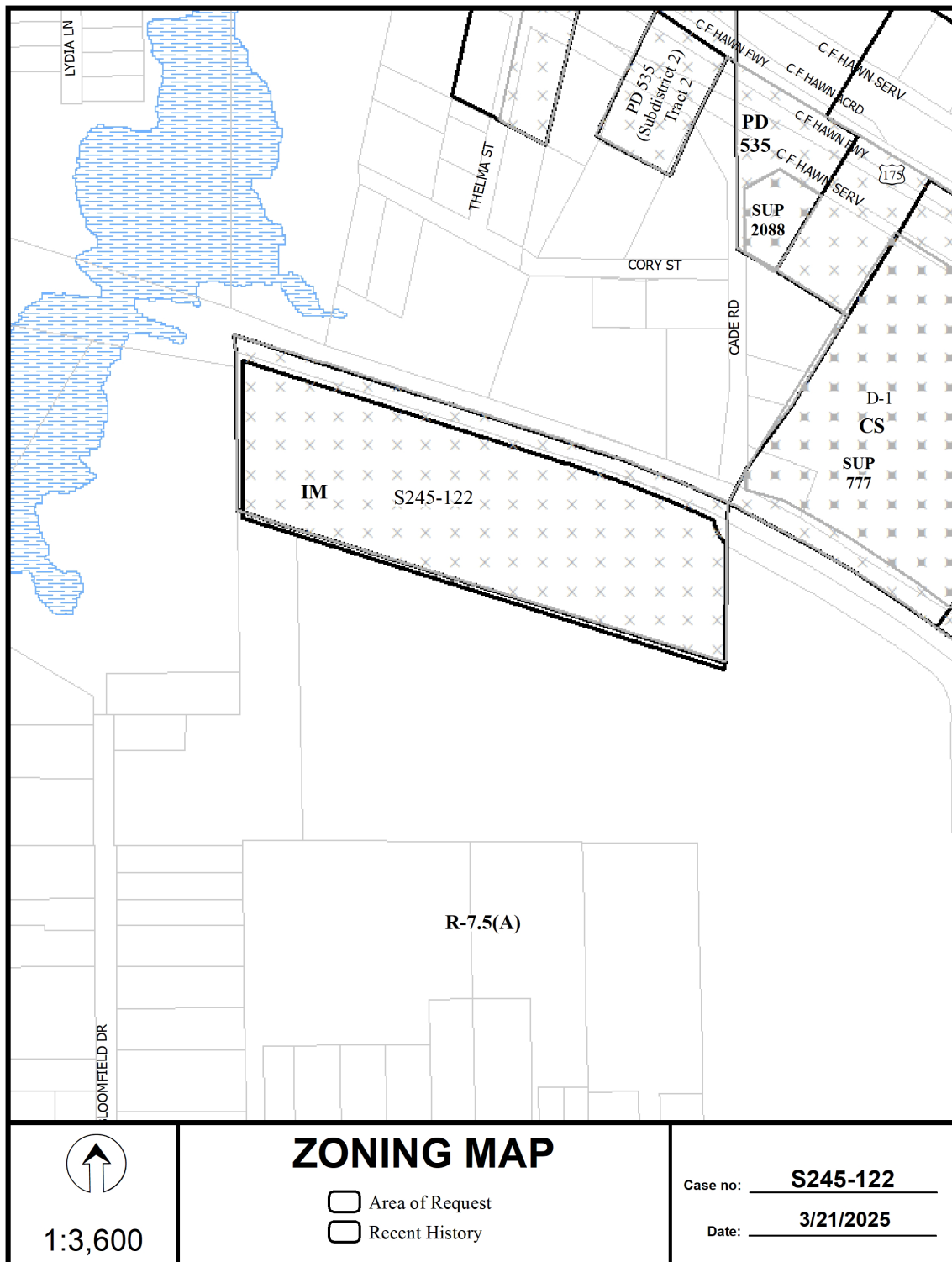
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show distances/width across all adjoining right-of-way

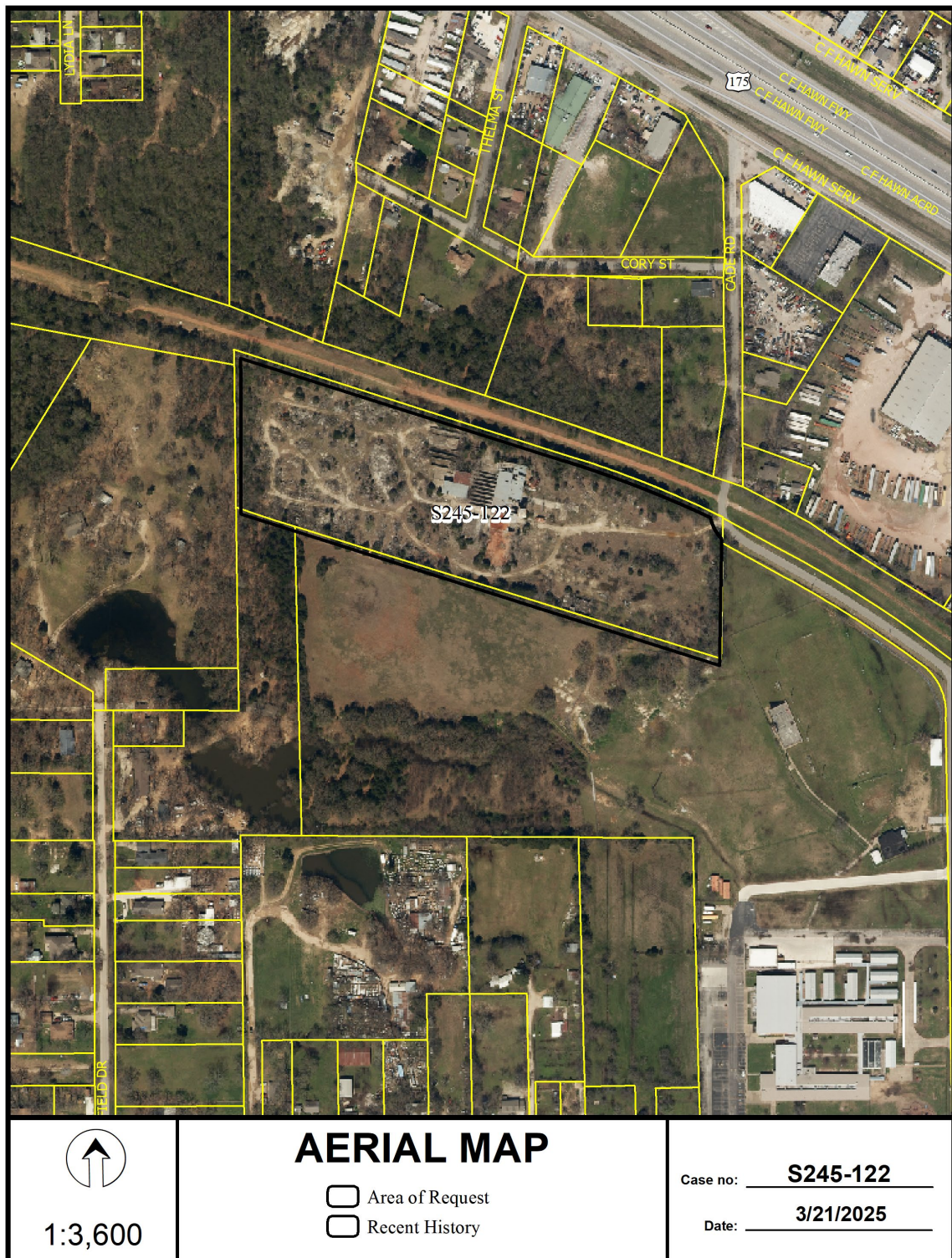
Dallas Water Utilities Conditions:

18. 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).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water and wastewater main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, clarify location of the row dedication.
23. On the final plat, add block number "8774" to plat document.
24. On the final plat, identify the property as Lot 1 in City Block A/8774.







City of Dallas

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

Agenda Information Sheet

File #: 25-1227A

Item #: 29.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner.

Applicant/Owner: Bruce Kaminski, Kaminski Custom Builders, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: March 12, 2025

Zoning: PD 595 (FMU-3)

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

Planner: Hema Sharma

Council District: 7

S245-123

LOCATION: South Boulevard at Gould Street, north corner**DATE FILED:** March 12, 2025**ZONING:** PD 595 (FMU-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.375-acres**APPLICANT/OWNER:** Bruce Kaminski, Kaminski Custom Builders, LLC

REQUEST: An application to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner.

SUBDIVISION HISTORY:

1. S212-340 was a request north of the present request to replat a 1.228-acre tract of land containing all of Lots 1 through 6 in City Block 4/1126 to create one lot on property located on Cleveland Street, between South Boulevard and Park Row Avenue. The request was approved on October 6, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (FMU-3); 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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Gould Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Gould Street & South Boulevard. *Section 51A 8.602(d)(1)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of South Boulevard & the alley. *Section 51A-8.602(e)*

Transportation Conditions:

19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).

Survey (SPRG) Conditions:

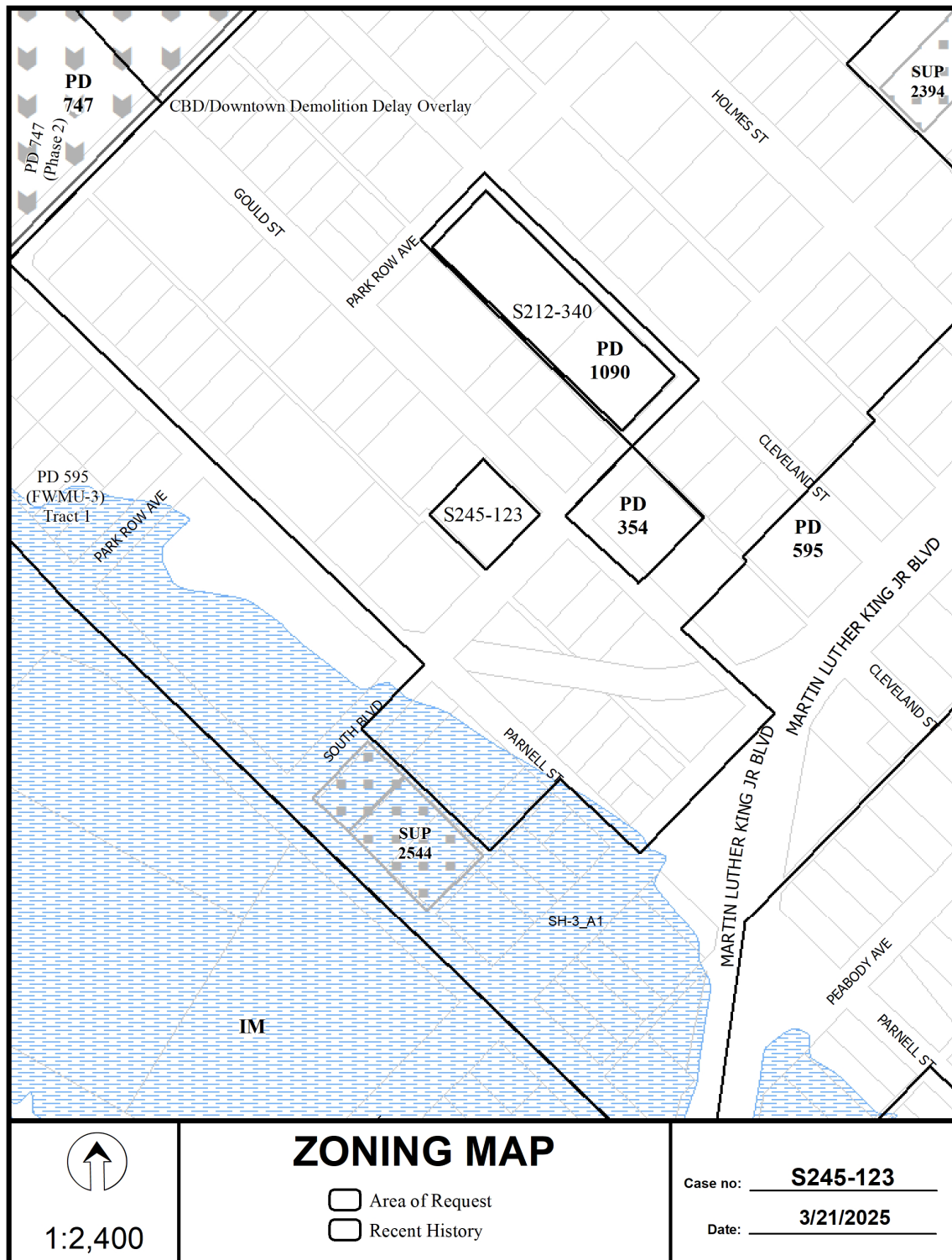
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.

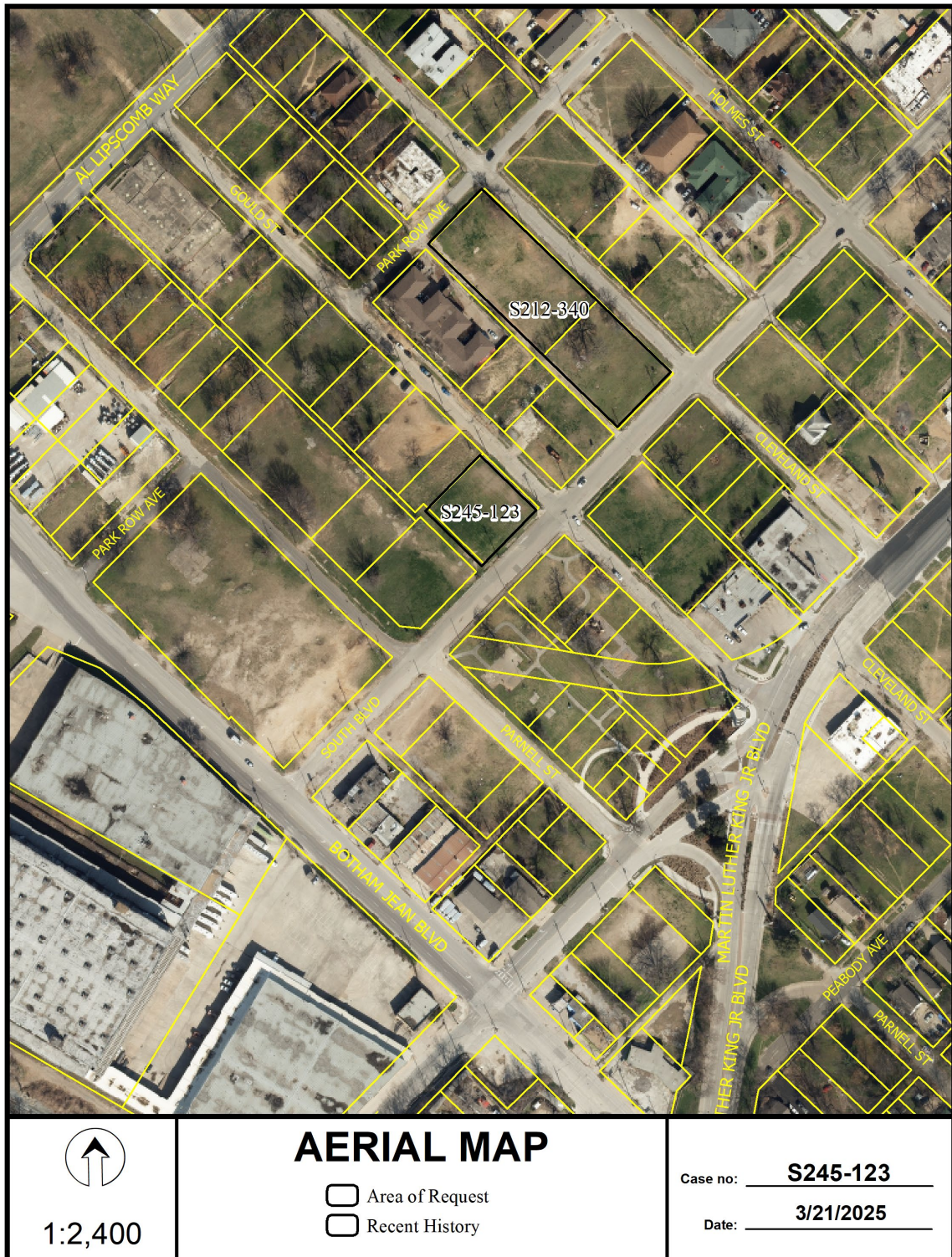
Dallas Water Utilities Conditions:

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

Street Light/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, identify the property as Lot 40A in City Block 5/1116.





OWNERS DECISION

NOW HERE'S HOW ANNY ALLIEN BY THE PRESIDENT:

THE CHAIRMAN OF THE BOARD, U.S. & TERRA UNITED LAND & CONSTRUCTION CO., INC.

ANNY ALLIEN, CHAIRMAN OF THE BOARD, U.S. & TERRA UNITED LAND & CONSTRUCTION CO., INC., is a woman of many talents. She is a successful businesswoman, a devoted mother, and a community leader. She is also a woman of vision, who sees the potential in every situation and is not afraid to take risks. She is a woman of integrity, who always does the right thing, even when it is difficult. She is a woman of passion, who is committed to her work and to her community. She is a woman of strength, who is able to overcome any challenge that comes her way. She is a woman of grace, who is able to handle even the most difficult situations with a calm and collected demeanor. She is a woman of faith, who believes in the power of God to do great things through her. She is a woman of hope, who believes in a better future for herself and for the world. She is a woman of love, who is able to love and be loved by many people. She is a woman of joy, who finds happiness in every day. She is a woman of peace, who is able to bring peace to herself and to others. She is a woman of wisdom, who is able to make the best decisions for herself and for her community. She is a woman of courage, who is able to face any challenge with a brave and determined heart. She is a woman of faith, who believes in the power of God to do great things through her. She is a woman of hope, who believes in a better future for herself and for the world. She is a woman of love, who is able to love and be loved by many people. She is a woman of joy, who finds happiness in every day. She is a woman of peace, who is able to bring peace to herself and to others. She is a woman of wisdom, who is able to make the best decisions for herself and for her community. She is a woman of courage, who is able to face any challenge with a brave and determined heart.



City of Dallas

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

Agenda Information Sheet

File #: 25-1228A

Item #: 30.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 2.3359-acre tract of land containing all of Lots 1 through 8 in City Block 8/104 to create one lot on property bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervay Street.

Applicant/Owner: Michael Garcia, Dallas Independent School District, Millet Holdings LP, Millet the Printer, Inc.

Surveyor: Raymond L. Goodson Jr. Inc.

Application Filed: March 12, 2025

Zoning: CA-1(A)

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

Planner: Hema Sharma

Council District: 2

S245-124

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-124**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervey Street**DATE FILED:** March 12, 2025**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.3359-acres**APPLICANT/OWNER:** Michael Garcia, Dallas Independent School District, Millet Holdings LP, Millet the Printer, Inc.**REQUEST:** An application to replat a 2.3359-acre tract of land containing all of Lots 1 through 8 in City Block 8/104 to create one lot on property bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervey Street.**SUBDIVISION HISTORY:**

1. S245-032 was a request southeast of the present request to replat a 0.9458-acre tract of land containing all of Lot 1 and a tract of land in City Block A/93 to create one lot on property located on Ervey Street at Griffin Street, south corner. The request was approved on November 15, 2018 and recorded on December 5, 2024 but has not been recorded.
2. S234-115 was a request south of the present request to replat a 1.558-acre tract of land containing part of Lots 3 through 7, all of Lots 8 through 13 in City Block 15/92 to create one lot on property located on Griffin Street at Browder Street, northeast corner. The request was approved on June 6, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area District 1; 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 33 feet of right-of-way (via fee simple) from the established center line of Saint Paul Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 33 feet of right-of-way (via fee simple) from the established center line of Cadiz Street. *Section 51A 8.602(c)*
17. On the final plat, dedicate 33 feet of right-of-way (via fee simple) from the established center line of Ervay Street. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Ervay Street & Cadiz Street. *Section 51A 8.602(d)(1)*

19. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Cadiz Street & Saint Paul Street. Section 51A 8.602(d)(1)
20. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Saint Paul Street & Corsicana Street. Section 51A 8.602(d)(1)
21. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Corsicana Street & Ervay Street. Section 51A 8.602(d)(1)
22. 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)*
23. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

24. On the final plat, Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. Prior to final plat, clarify any public sanitary sewer lines on the property.

Dallas Water Utilities Conditions:

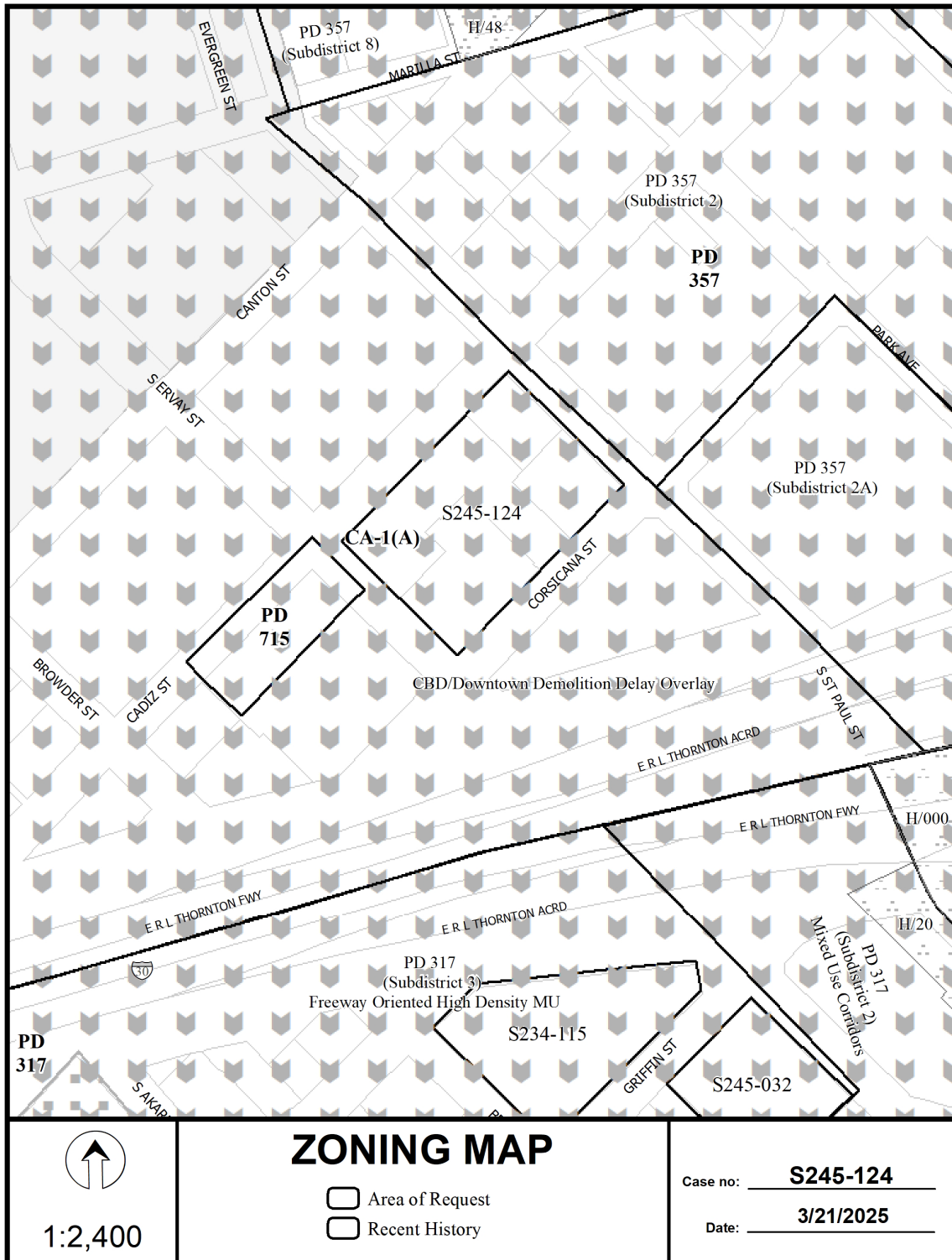
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water 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.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU

easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

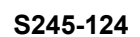
31. Wastewater main improvements may be required.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
33. On the final plat, change "S. St Paul St" to "Saint Paul Street (FKA Evergreen Street)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "S Ervay St" to "Ervay Street". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change "Corsicana St" to "Corsicana Street. Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, change "Cadiz St" to "Cadiz Street". Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, change "Interstate Highway 30 (R.L. Thornton Freeway)" to R.L. Thornton Freeway/Interstate Highway No. 30" Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, identify the property as Lot 1A in City Block 8/104.







NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

DALLAS INDEPENDENT SCHOOL DISTRICT

Michael Garcia

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public for the State of Texas

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

22

[illegible]

THESE South 4529 1/2 East, along the common line between add Lot 4, S. 3rd Paul Street, a distance of 263.04 feet to point of intersection of the southwest right-of-way line of add S. 3rd Paul Street and the northeast right-of-way line of Dawson Street (a 66 foot right-of-way) for the east corner of add Lot 5 and the east corner of add 26,776 square foot tract.

[illegible]

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

WILLET HOLDINGS LP

National Wildlife

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

 Notary Public for the State of Texas

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

[illegible]

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS
COUNTY OF DALLAS

Given under my hand and seal of office this the _____ day of _____, 2025.

History Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

WILLET THE PRINTER, INC.

Chris Mayer

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this day of , 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

[illegible]

17

PRELIMINARY PLAT^{OF}

CLHS ADDITION
LOT 1R, BLOCK 8/104
REPLAT

LOTS 1-8, BLOCK 8/104
JOHN GRIGSBY SURVEY, ABSTRACT NO. 493
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1" = 30'
DATE: FEBRUARY 2025

OWNER:	OWNER:	OWNER:
DALLAS INDEPENDENT	MILLET HOLDINGS LP	MILLET THE PRINTER, INC.
SCHOOL DISTRICT	1000 S. ERVAY ST	1000 S. ERVAY ST
9400 N. CRYSTAL DRIVE	DALLAS, TX 75201	DALLAS, TX 75201
972-926-7111	WILLIAM MILLET	CHRIS MILLET
MICHAEL GARCIA		
		RAYMOND L. GORDON JR., I
		1000 S. CENTRAL
		EXPRESSWAY, STE 300
		1114-718-000
		214-718-0000
		1114-718-0000
		THOMAS INC #100341-00
		488
		SHEET

THERMALS REC #100341-00				SHEET 2 OF 2	
RECORDED	MS#	JOB NO.	2411.009	E-PLC	2411.009TP
	-				DMC NO. 28.652W



City of Dallas

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

Agenda Information Sheet

File #: 25-1229A

Item #: 31.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create 3 lots ranging in size from 1.04 acre to 1.13 acre from a 3.21-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Bonnie View Road.

Applicant/Owner: Peak Development, Mount Tabor Baptist Church Inc.

Surveyor: Eagle Surveying

Application Filed: March 12, 2025

Zoning: CR

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

Planner: Hema Sharma

Council District: 8

S245-125

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-125**SENIOR PLANNER:** Hema Sharma**LOCATION:** Simpson Stuart Road, east of Bonnie View Road**DATE FILED:** March 12, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.21-acres**APPLICANT/OWNER:** Peak Development, Mount Tabor Baptist Church Inc.

REQUEST: An application to create 3 lots ranging in size from 1.04 acre to 1.13 acre from a 3.21-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Bonnie View Road.

SUBDIVISION HISTORY:

1. S234-112 was a request northeast of the present request to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, southeast corner. The request was approved on October 24, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 3.

Paving & Drainage Conditions:

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

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show abstract line location.
18. On the final plat, show easements in Volume 105, page 1459, deed records, Dallas County, Texas.

Dallas Water Utilities Conditions:

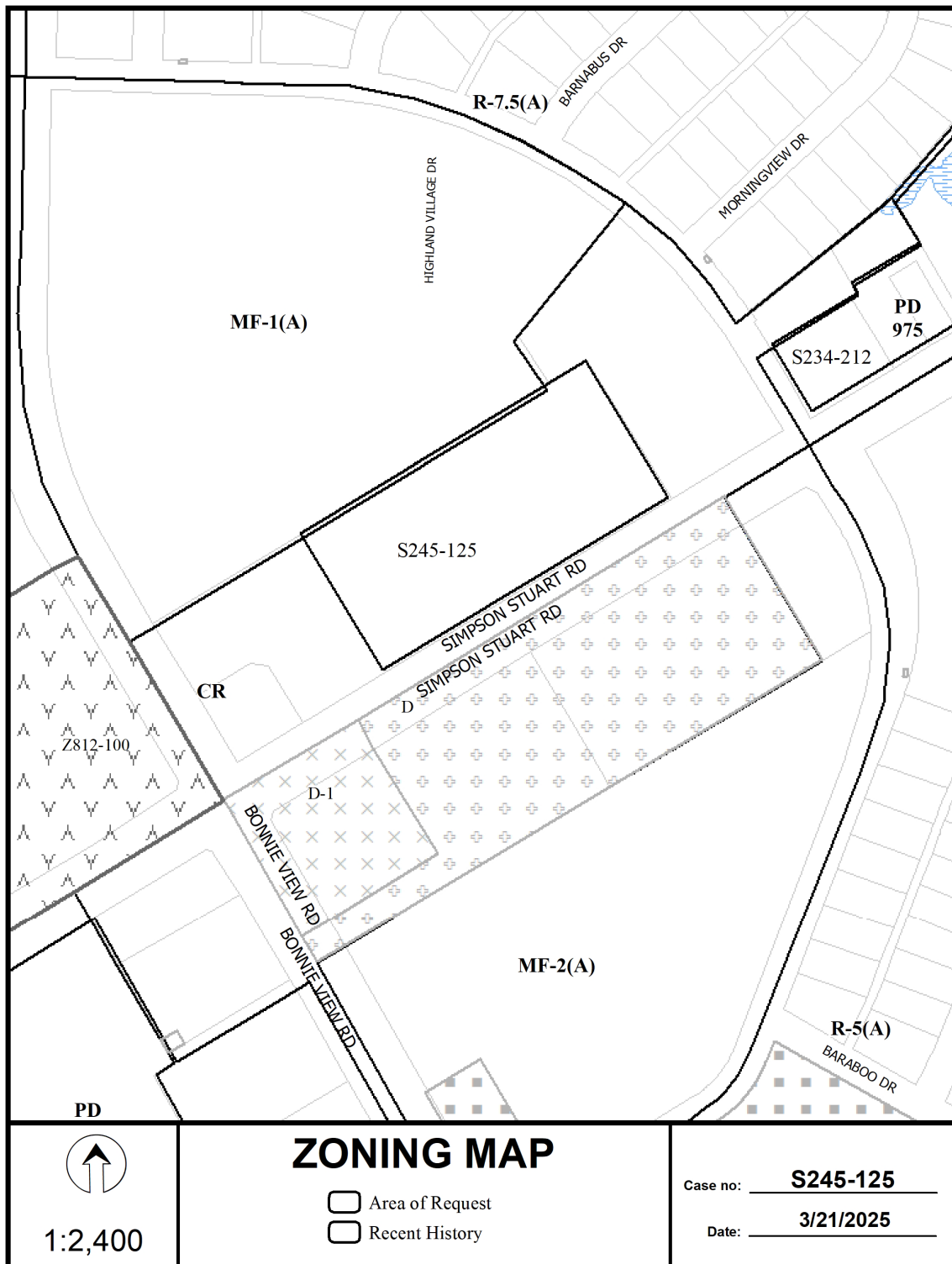
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

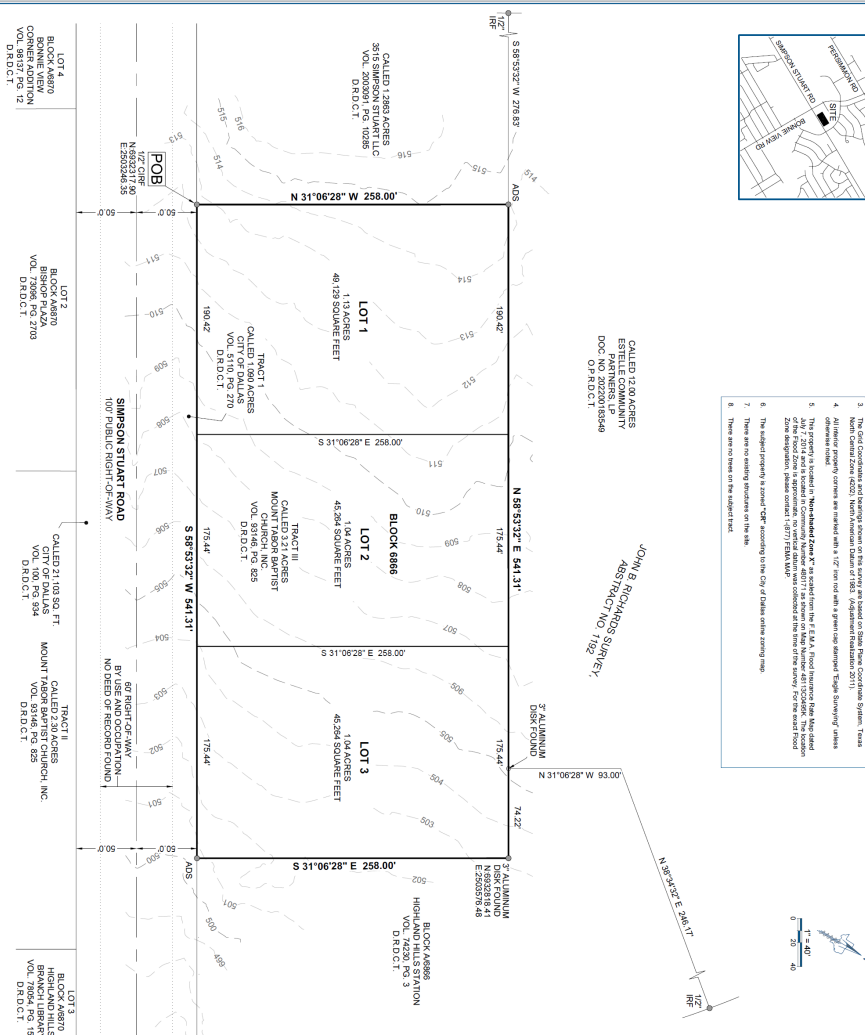
21. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased 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.

Street Light/ GIS, Lot & Block Conditions:

23. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, identify the property as Lots 1 through 3 in City Block A/6866.





[illegible][illegible][illegible][illegible]

PRELIMINARY PLAT

BEING 3.21 ACRES OF LAND IN BLOCK 6866 SITUATED IN THE
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-125
CITY ENGINEERING NO. _____

JOB NUMBER	Eagle Surveying, LLC
2412 044	222 South Elm Street
DATE	Suite: 200
03/12/2025	Denton, TX 76201
REVISION	940.222.3009
DRAWN BY	
DE	



EAGLE
SURVEYING

www.eaglesurveying.com
TX Firm # 10194177



City of Dallas

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

Agenda Information Sheet

File #: 25-1230A

Item #: 32.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 10.08-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road at Langdon Road, northeast corner.

Applicant/Owner: Richard C. Hope, Smartway Logistics Inc.

Surveyor: CBG Surveying Texas, LLC

Application Filed: March 12, 2025

Zoning: PD 761 (LI)

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

Planner: Hema Sharma

Council District: 8

S245-126

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-126**SENIOR PLANNER:** Hema Sharma**LOCATION:** Bonnie View Road at Langdon Road, northeast corner**DATE FILED:** March 12, 2025**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 10.08-acres**APPLICANT/OWNER:** Richard C. Hope, Smartway Logistics Inc.**REQUEST:** An application to create one 10.08-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road at Langdon Road, northeast corner.**SUBDIVISION HISTORY:**

1. S245-094 was a request southeast of the present request to create one 5.9963-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved on March 6, 2025 but has not been recorded.
2. S234-116 was a request southeast of the present request to create one 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved on June 6, 2024 but has not been recorded.
3. S212-033 was a request west of the present request to create one 12.7295-acre lot, one 15.5362-acre lot, and one 18.3442-acre lot from a 46.6100-acre tract of land in City Block 8286 on property located between Bonnie View Road and Cleveland Road, north of Langdon Road. The request was approved on December 2, 2021 but has not been recorded.
4. S201-758 was a request north of the present request to create one 2.625-acre lot, one 17.863-acre lot, and one 25.199-acre lot from a 45.688-acre tract of land in City Block 8285 on property located on Bonnie View Road, south of Lyndon B Johnson Freeway/Interstate Highway No. 20. The request was approved on October 7, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 761 (LI); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

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

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Bonnie View Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Langdon Road. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Bonnie View Road & Langdon Road. *Section 51A 8.602(d)(1)*
19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
20. 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*

Transportation Conditions:

21. Langdon Rd is on the City of Dallas Thoroughfare Plan and is classified as a Collector with S-4-U dimensions which requires 44-ft pavement and 60 feet of ROW (30 feet from established centerline).

Flood Plain Conditions:

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

Survey (SPRG) Conditions:

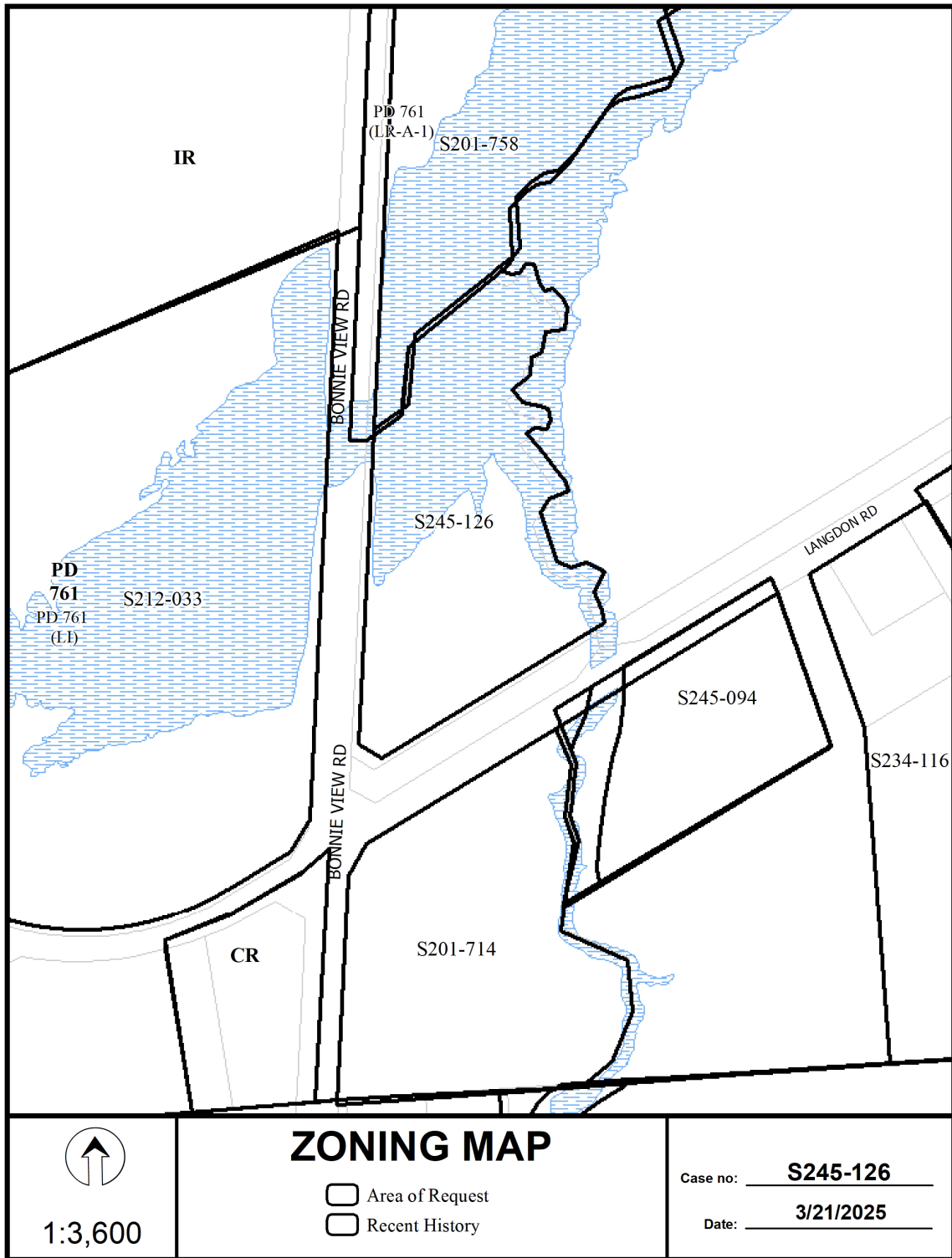
29. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

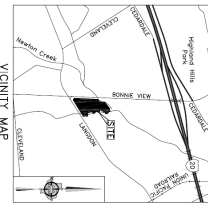
30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
34. Water main improvements may be required.

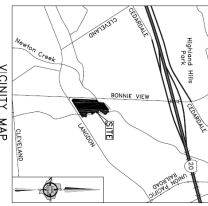
Street Light/ Street Name/ GIS, Lot & Block Conditions:

35. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
36. On the final plat, change "Langdon Road" to "Langdon Road (AKA Langdon Drive)". Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, correct block number to "8285".
38. On the final plat, identify the property as Lot 1 in City Block C/8285.











City of Dallas

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

Agenda Information Sheet

File #: 25-1231A

Item #: 33.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 2.00-acre tract of land containing all of Lot 2 in City Block A/7081 to create one 0.936-acre lot and one 1.059-acre lot, on property located on Northwest Highway/State Highway Spur No. 244, west of Plano Road.

Applicant/Owner: Turtle Creek Reserve, LLC

Surveyor: Eagle Surveying

Application Filed: March 13, 2025

Zoning: PD 775 (Tract 2B)

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

Planner: Hema Sharma

Council District: 10

S245-128

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-128**SENIOR PLANNER:** Hema Sharma**LOCATION:** Northwest Highway/State Highway Spur No. 244, west of Plano Road**DATE FILED:** March 13, 2025**ZONING:** PD 775 (Tract 2B)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20775.pdf>**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 2.00-acres**APPLICANT/OWNER:** Turtle Creek Reserve, LLC

REQUEST: An application to replat a 2.00-acre tract of land containing all of Lot 2 in City Block A/7081 to create one 0.936-acre lot and one 1.059-acre lot on property located on Northwest Highway/State Highway Spur No. 244, west of Plano Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 775 (Tract 2B); 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 2.

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Northwest Highway/State Highway Spur No. 244. *Section 51A 8.602(c)*
17. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Northwest Highway/State Highway Spur No. 244 & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

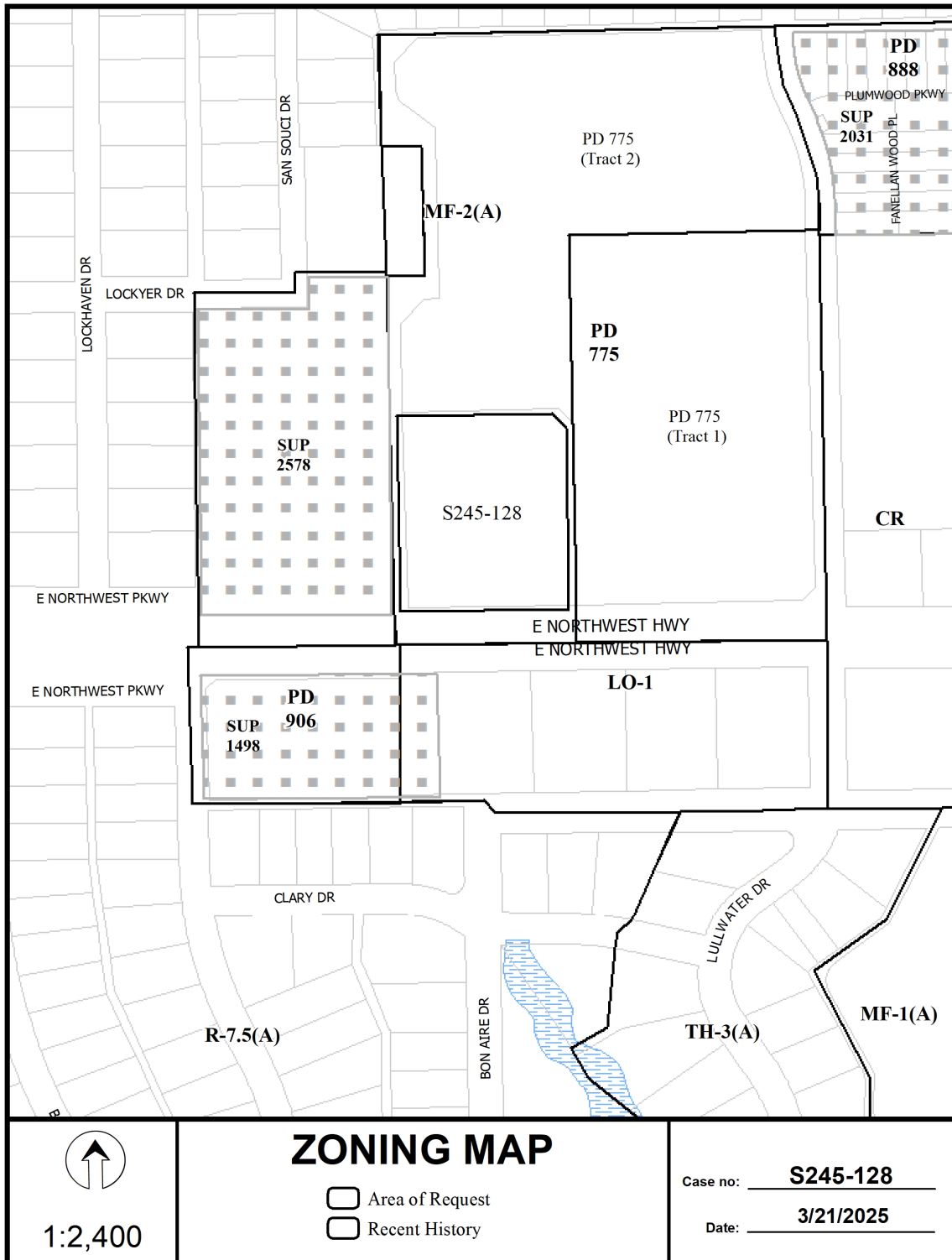
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
21. On the final plat, chose a new or different plat name.
22. On the final plat, remove fire lane.

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

Street Light/ Street Name/ GIS, Lot & Block Conditions:

26. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. On the final plat, change "E. Northwest highway (Spur 244)" to "Northwest Highway/State Highway Spur No. 244" Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lots 2A, & 2B in City Block A/7081.







STATE OF TEXAS
COUNTY OF DALLAS

[illegible]

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

[illegible]

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

This page approves subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2025.

87. _____

Printed Name and Title

COUNTY OF _____

me to be the p

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DENTON

That, **MR. MATTHEW PAUL**, Registered Professional Land Surveyor, sworn by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations, and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers, Chapter 217 (hereafter affixed to this Declaration as "the Rules"), and the Texas Local Government Code, Chapter 516-517 (hereafter affixed to this Declaration as "the Code"), and that the original drawings thereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 516-4-017 (a)(b)(c)(d) (hereafter affixed to this Declaration as "the Code"), and that the digital drawings accompanying this plat is a true representation of the Signed Final Plat.

Dated this _____ day of _____, 2020.

renewed upon as a final survey of

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Given under my hand and seal of office this _____ day of _____, 2025.

Nectary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
 Version of Green Rubin, Vice Chair
 of Dallas, State of Texas, here
 filed for approval with the City
 day of _____

mission.

Chris Peterson of

Danks, J. Craig

Secretary

PRELIMINARY PLAT
LULLWATER

SENIOR NO. 2 REVISED
LOTS 2A & 2B, BLOCK A/7081

LULLWATER SENIOR NO. 2

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

CITY OF DALLAS, DALLAS COUNTY, TEXAS

5. **CONCLUSIONS**

PAGE 2 OF 2

JOB NUMBER

DATE _____

03/11/2025

DRAWN BY

DJI

 **EAGLE**
SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm #: 10194-177



City of Dallas

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

Agenda Information Sheet

File #: 25-1232A

Item #: 34.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 0.9238-acre lot from a tract of land in City Block 1680 and 1681 on property located on Holmes Street, north of Poplar Street.

Owner: Hawk Shah Enterprises, Inc.

Surveyor: Geonav Surveying, LLC

Application Filed: March 13, 2025

Zoning: PD 595 (NC, Tract 26)

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

Planner: Hema Sharma

Council District: 7

S245-129

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-129**SENIOR PLANNER:** Hema Sharma**LOCATION:** Holmes Street, north of Poplar Street**DATE FILED:** March 13, 2025**ZONING:** PD 595 (NC, Tract 26)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.9238-acres**APPLICANT/OWNER:** Hawk Shah Enterprises, Inc.

REQUEST: An application to create one 0.9238-acre lot from a tract of land in City Block 1680 and 1681 on property located on Holmes Street, north of Poplar Street.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (NC, Tract 26); 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, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Holmes Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

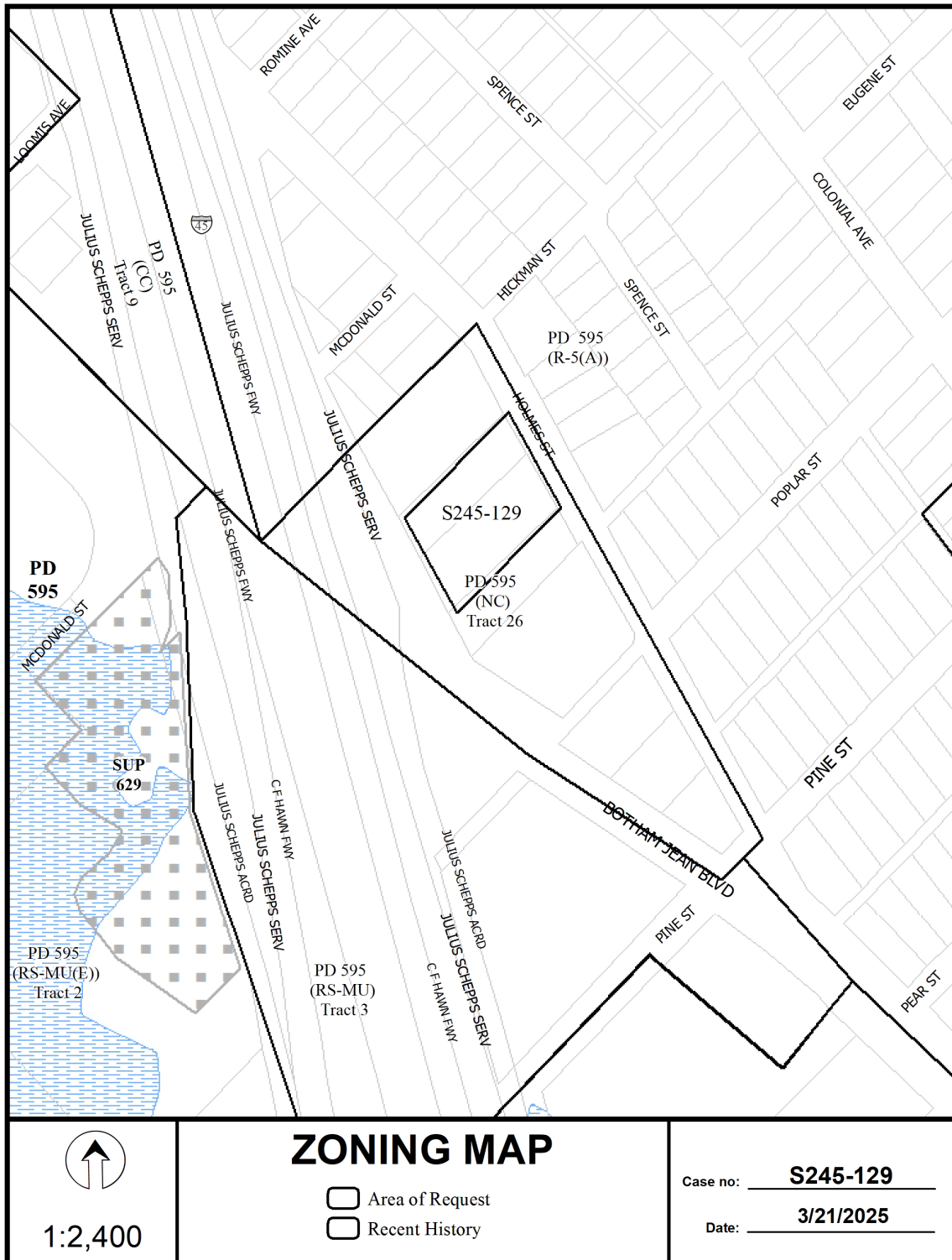
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

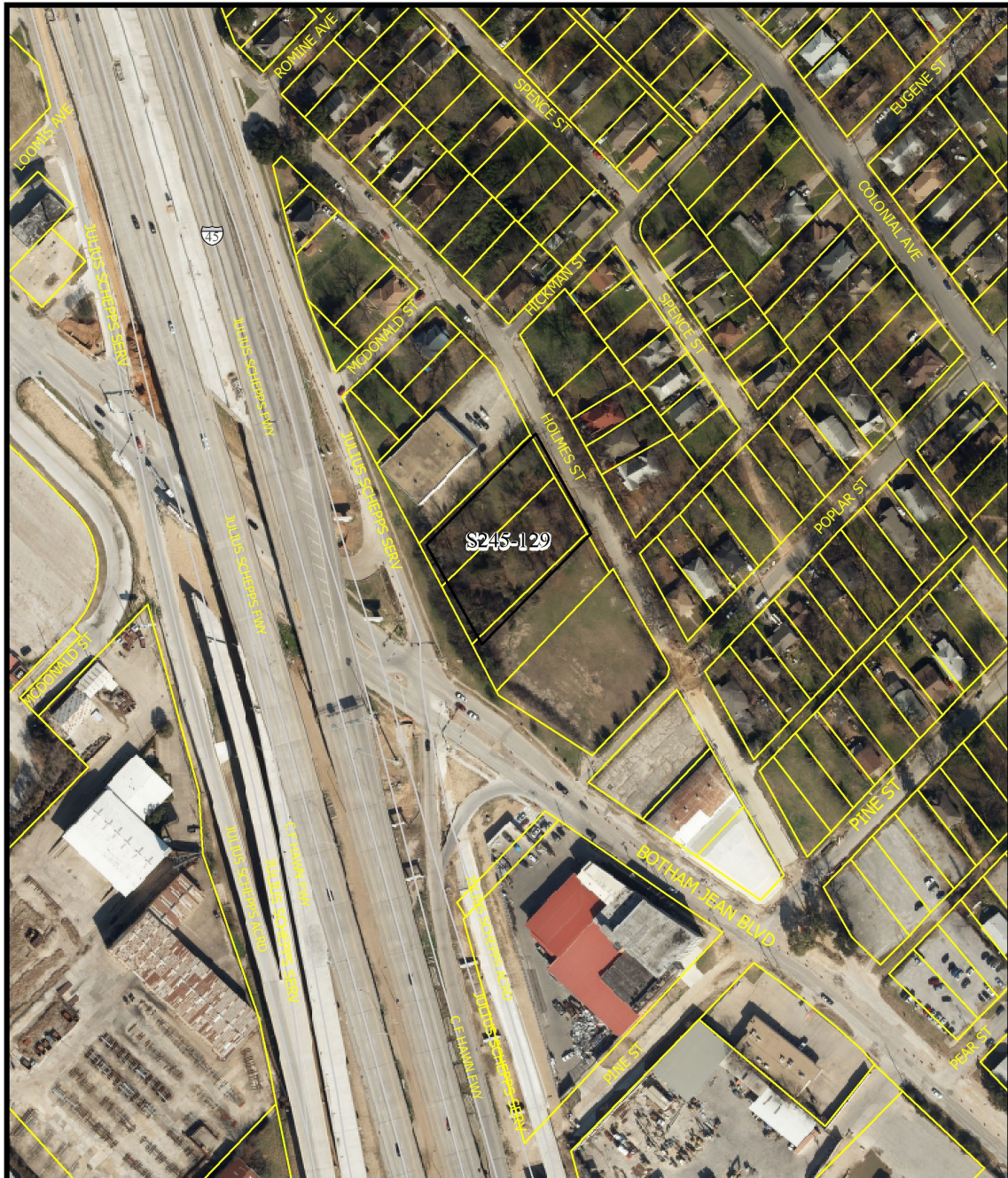
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

Street Light/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. Prior to the final plat, provide revised tree survey. Tree survey provided does not accurately represent tree cover on site.
24. On the final plat, change "Interstate 45 (AKA Julius Schepps freeway)" to "Julius Schepps Freeway/Interstate Highway No. 45". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, change "Mcdonald Avenue" to "Mcdonald Street". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, add "Botham Jean Boulevard (FKA Lamar Street FKA Cleveland Street FKA Hurst Street)" to plat drawing.
27. On the final plat, identify the property as Lot 1 in City Block A/1680.





1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S245-129**

Date: **3/21/2025**



City of Dallas

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

Agenda Information Sheet

File #: 25-1233A

Item #: 35.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 7.109-acre lot from a tract of land in City Blocks 5075 and 5076 on property located on Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road.

Applicant/Owners: Cochran Chapel United Methodist Church

Surveyor: Urban Strategy

Application Filed: March 13, 2025

Zoning: R-10(A), R-1ac(A)

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

Planner: Hema Sharma

Council District: 13

S245-130

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-130**SENIOR PLANNER:** Hema Sharma**LOCATION:** Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road**DATE FILED:** March 13, 2025**ZONING:** R-10(A), R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 7.109-acres**APPLICANT/OWNER:** Cochran Chapel United Methodist Church**REQUEST:** An application to create one 7.109-acre lot from a tract of land in City Block 5075 and 5076 on property located on Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road.**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 that has been utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of the R-10(A) & R-1ac(A) Single Family Districts; 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)
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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Northwest Highway/State Highway Loop No. 12. *Section 51A 8.602(c)*
17. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Midway Road. *Section 51A 8.602(c)*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cochran Chapel Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.

19. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via Fee Simple or Street Easement) at intersection of Northwest Highway/State Highway Loop No. 12. and Midway Rd per 51A 8.602(d)(1).
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cochran Chapel Road & Midway Road. Section 51A 8.602(d)(1)
21. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).
22. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
23. 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:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, chose a new or different plat name.
26. Prior to final plat, clarify abstract.
27. On the final plat, show water easement, Instrument Number 20070193195, O.P.R.D.C.T.
28. On the final plat, show storm drainage easement, Volume 69134, page 1752, D.R.D.C.T.

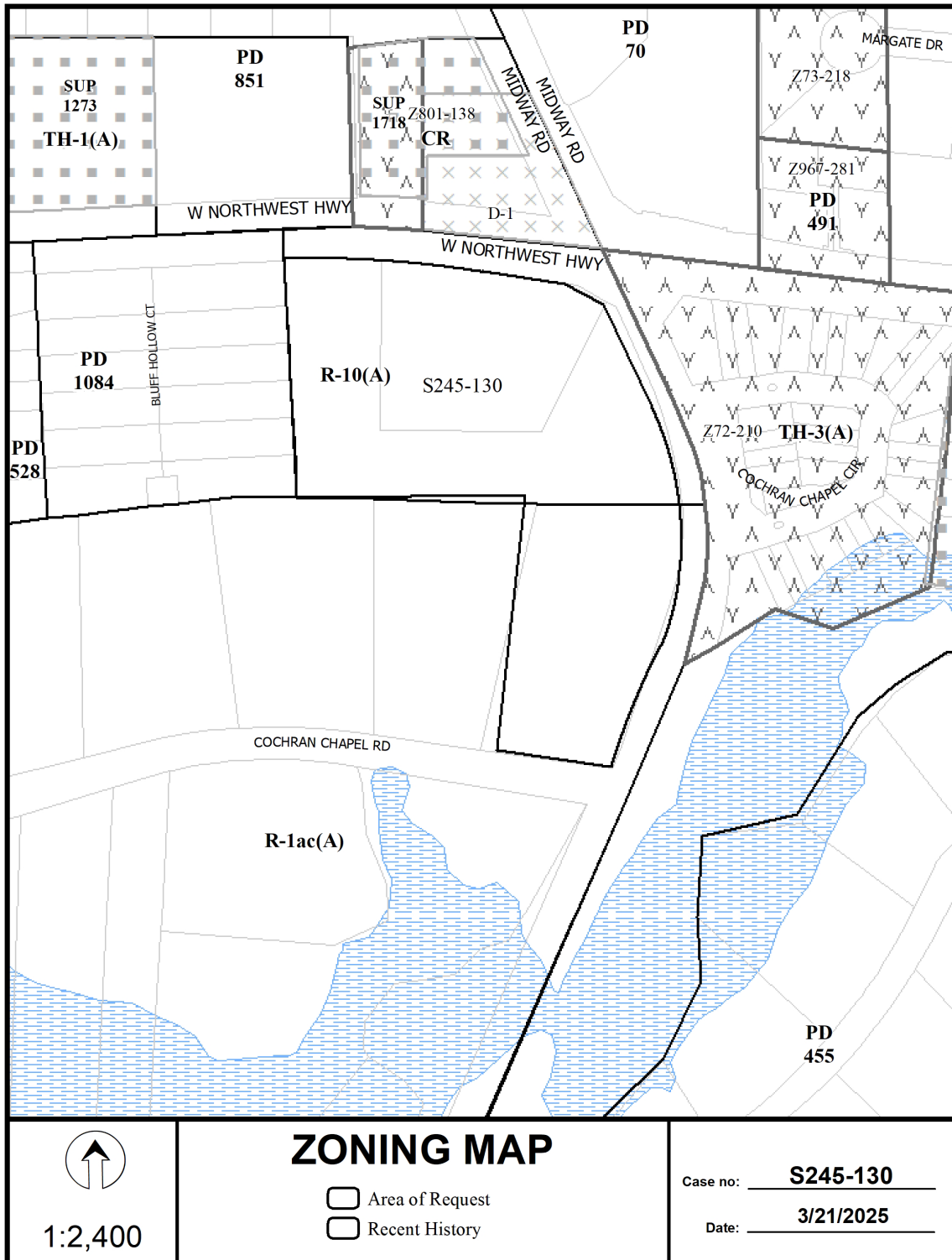
Dallas Water Utilities Conditions:

29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

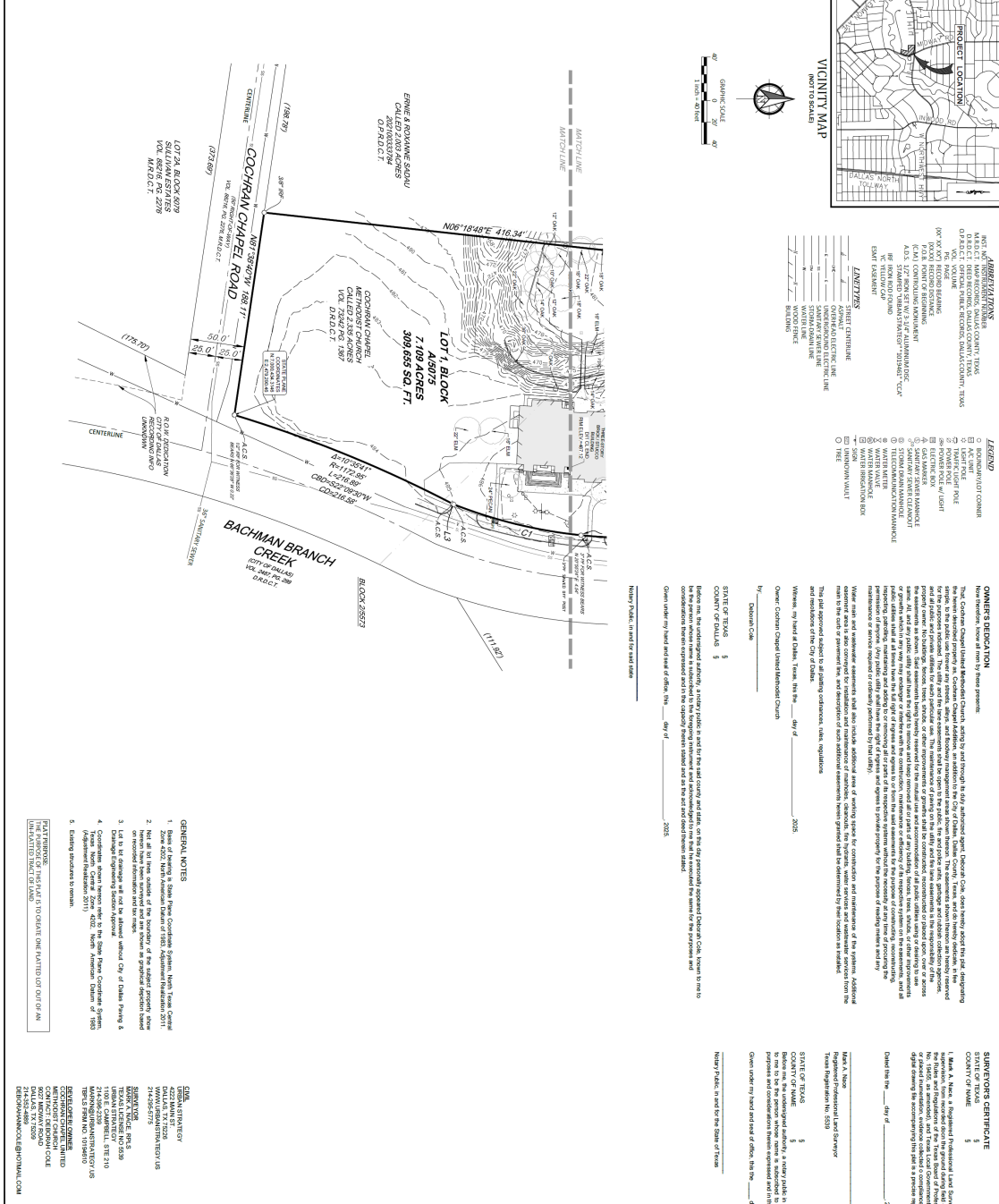
Street Light/ Street Name/ GIS, Lot & Block Conditions:

31. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

32. On the final plat, change "Northwest Highway" to "Northwest Highway/State Highway Loop No. 12". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change "Midway Road Formerly Midway Church Road" to "Midway Road (FKA Midway Chapel Road)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "Cochran Chapel Road" to "Cochran Chapel Road (FKA Lakemere Drive)". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, identify the property as Lot 1 in City Block B/5075.









City of Dallas

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

Agenda Information Sheet

File #: 25-1234A

Item #: 36.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 0.4469-acre lot from a tract of land in City Block 293, on property bounded by Saint Paul Street, McKinney Avenue and Akard Street.

Applicant/Owner: RPC 1899 McKinney LLC

Surveyor: Kimley-Horn and Assoc., Inc.

Application Filed: March 13, 2025

Zoning: PD 193 (PDS 154)

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

Planner: Hema Sharma

Council District: 14

S245-131

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-131**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Saint Paul Street, McKinney Avenue and Akard Street**DATE FILED:** March 13, 2025**ZONING:** PD 193 (PDS 154)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>[https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-154%20\[Part%20I%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-154%20[Part%20I%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.4469-acres**APPLICANT/OWNER:** RPC 1899 McKinney LLC

REQUEST: An application to create one 0.4469-acre lot from a tract of land in City Block 293 on property bounded by Saint Paul Street, McKinney Avenue and Akard Street.

SUBDIVISION HISTORY:

1. S234-173 was a request southwest of the present request to replat an 8.2492-acre tract of land containing all of Lots 1 through 7 in City Block C/388, part of Lot 1A, all of Lot 1B, and all of Lots 8 through 14 in City Block D/386, all of Lot 1 and part of Lots 2 through 5 in City Block F/389, part of Lots 9 through 11 and all of Lots 12 through 16 in City Block G/385, and portion of abandoned rights-of-way and alley to create one lot on property located on Field Street at Broom Street, northwest corner. The request was approved on September 5, 2024 but has not been recorded.
2. S212-256 was a request southwest of the present request to replat an 11.0046-acre tract of land containing all of Lot 1B in City Block B/370, part of abandoned streets and alleys to create one lot on property located on Field Street at Nowitzki Way, east of Houston Street. The request was approved on July 21, 2022 but has not been recorded.
3. S190-177 was a request northeast of the present request to replat a 0.9179-acre tract of land containing all of Lot 1B in City Block 524 to create one lot on property located on Woodall Rodgers Freeway at Harwood Street, west corner. The request was approved on July 23, 2020 but has not been recorded.
4. S190-009 was a request at the same location as present request to create a 0.4469-acre lot from a tract of land in City Block 293 on property bounded by St. Paul Street, McKinney Avenue, and Akard Street. The request was approved on November 7, 2019 and has been withdrawn.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (PDS 154); 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 a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Akard Street & Saint Paul Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Akard Street & McKinney Avenue. Section 51A 8.602(d)(1)
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 Saint Paul Street & McKinney Avenue. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

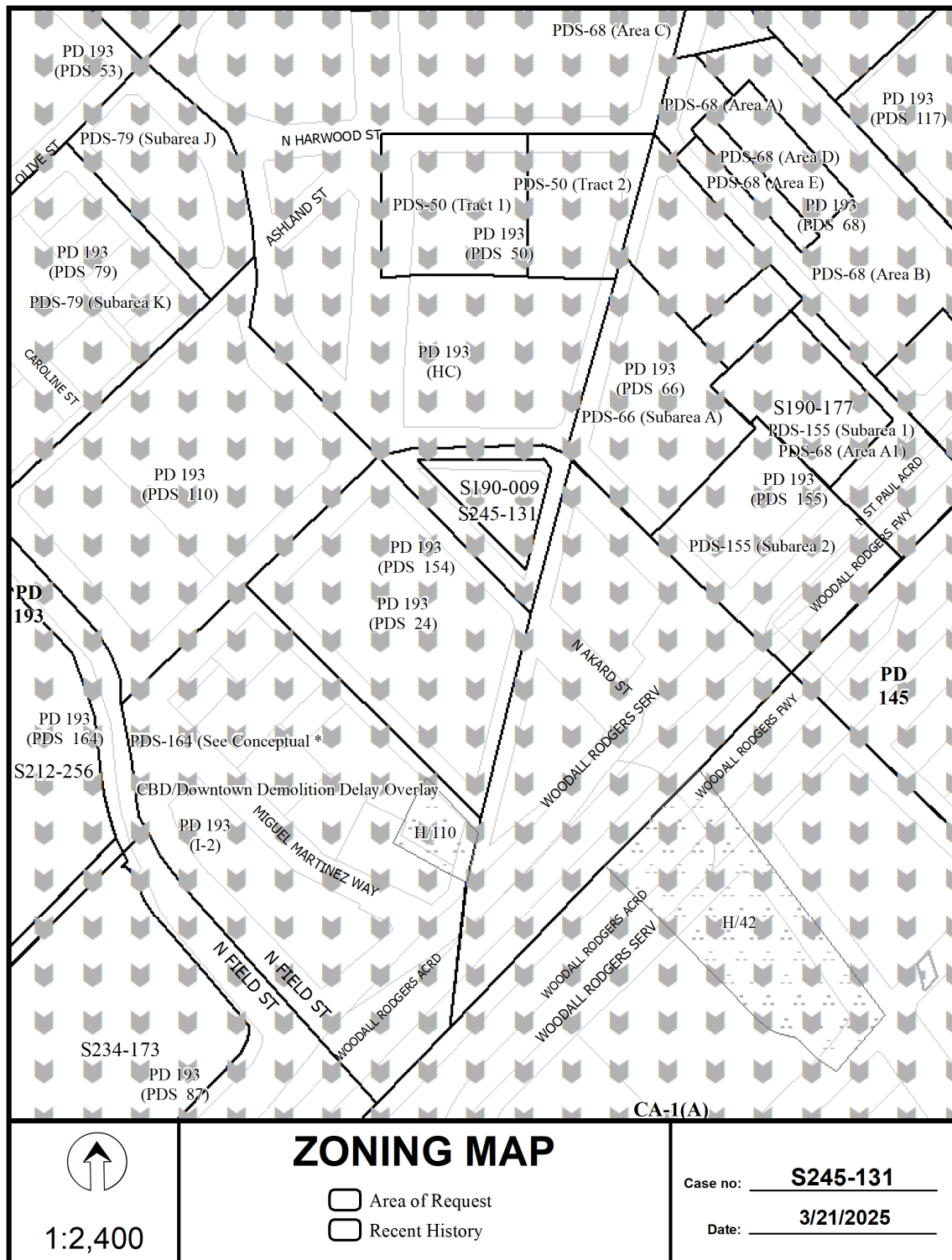
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

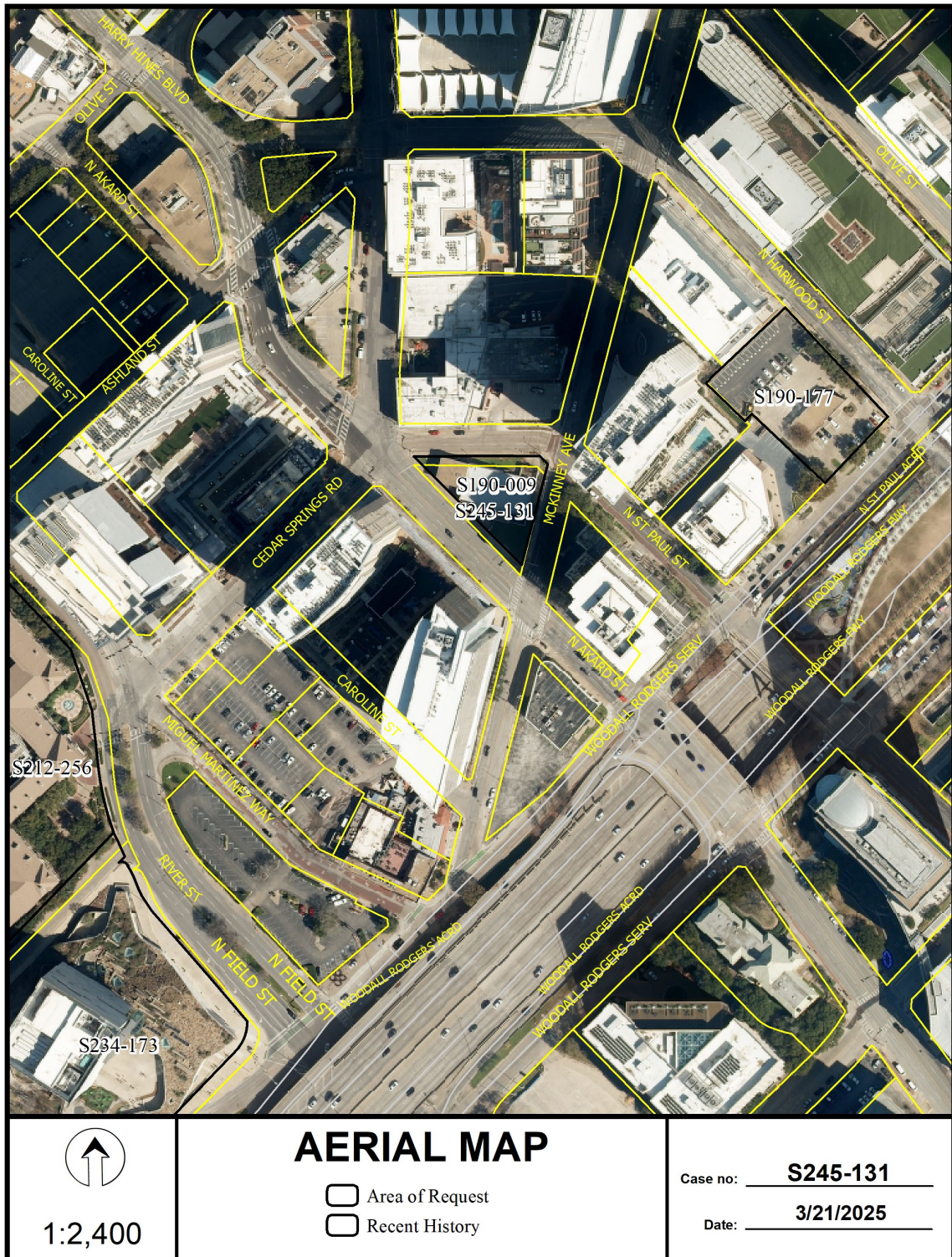
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

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

27. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, change "Saint Paul Street (Formerly Masten)" to "Saint Paul Street (FKA Masten Street)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, change "Cedar Springs Road" to "Cedar Springs Road (AKA Cedar Springs Street)". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, identify the property as Lot 1 in City Block A/293.





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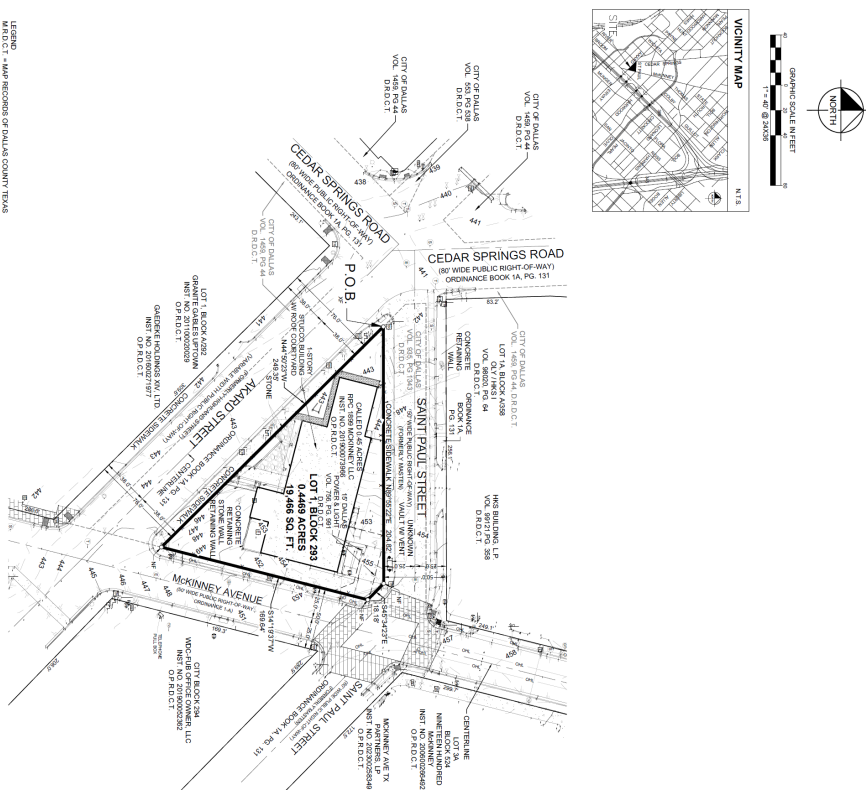
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City of Dallas

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

Agenda Information Sheet

File #: 25-1235A

Item #: 37.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create one 81.85-acre lot from a tract of land in City Block 8461, on property located on Beltline Road, west of North Lake Road.

Applicant/Owner: Gage Blake, Oncor Electric Delivery Co. LLC

Surveyor: Dunaway Associates, LP

Application Filed: March 13, 2025

Zoning: PD 942 (Subdistrict A)

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

Planner: Hema Sharma

Council District: 6

S245-132

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-132**SENIOR PLANNER:** Hema Sharma**LOCATION:** Beltline Road, west of North Lake Road**DATE FILED:** March 13, 2025**ZONING:** PD 942 (Subdistrict A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20942.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 81.85-acres**APPLICANT/OWNER:** Gage Blake, Oncor Electric Delivery Co. LLC**REQUEST:** An application to create one 81.85-acre lot from a tract of land in City Block 8461 on property located on Beltline Road, west of North Lake Road.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of PD 942 (Subdistrict A); therefore, staff recommends approval of the request subject to compliance with the following conditions:**General Conditions:**

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

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

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

Paving & Drainage Conditions:

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

Survey (SPRG) Conditions:

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

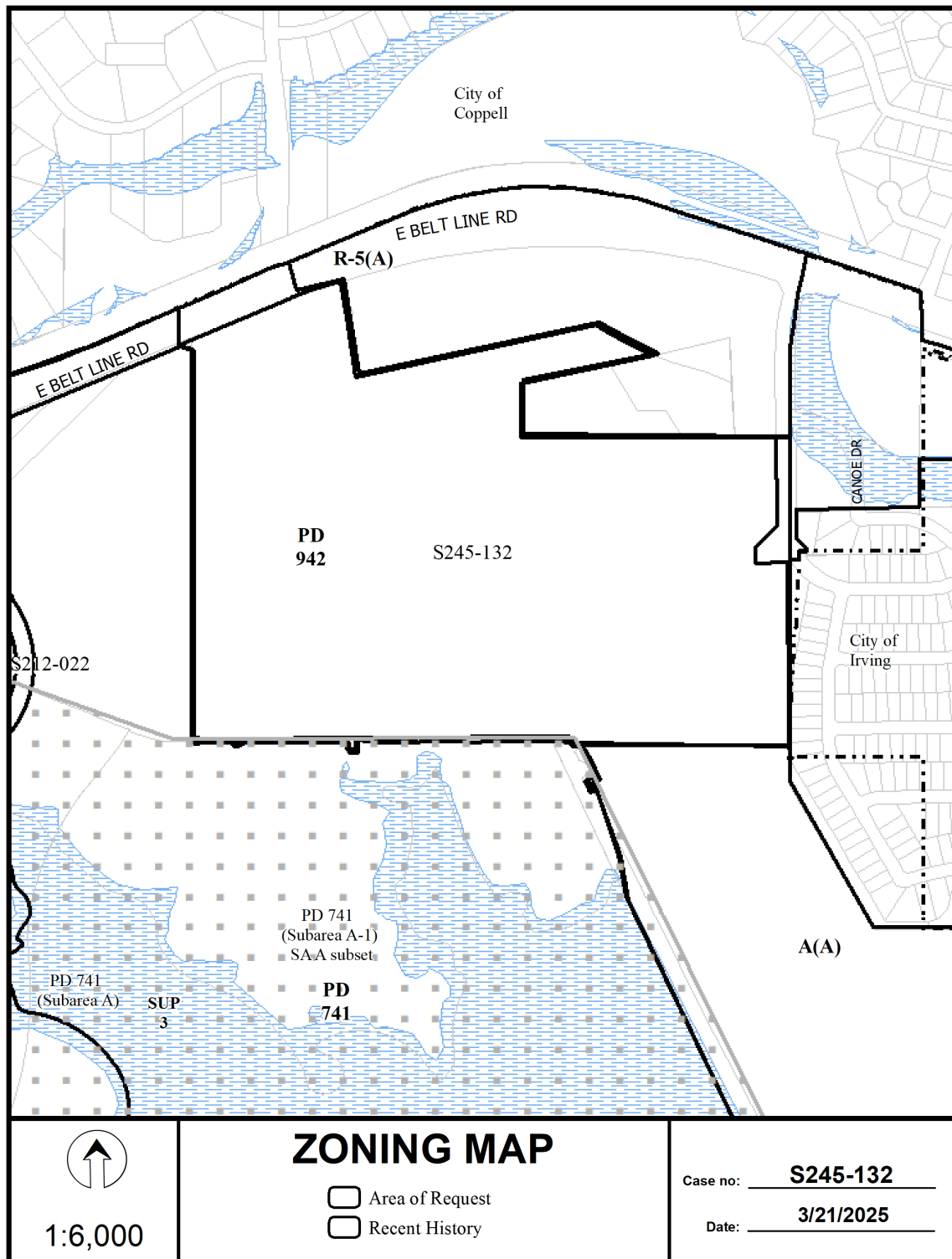
Dallas Water Utilities Conditions:

17. 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).
18. 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.
19. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

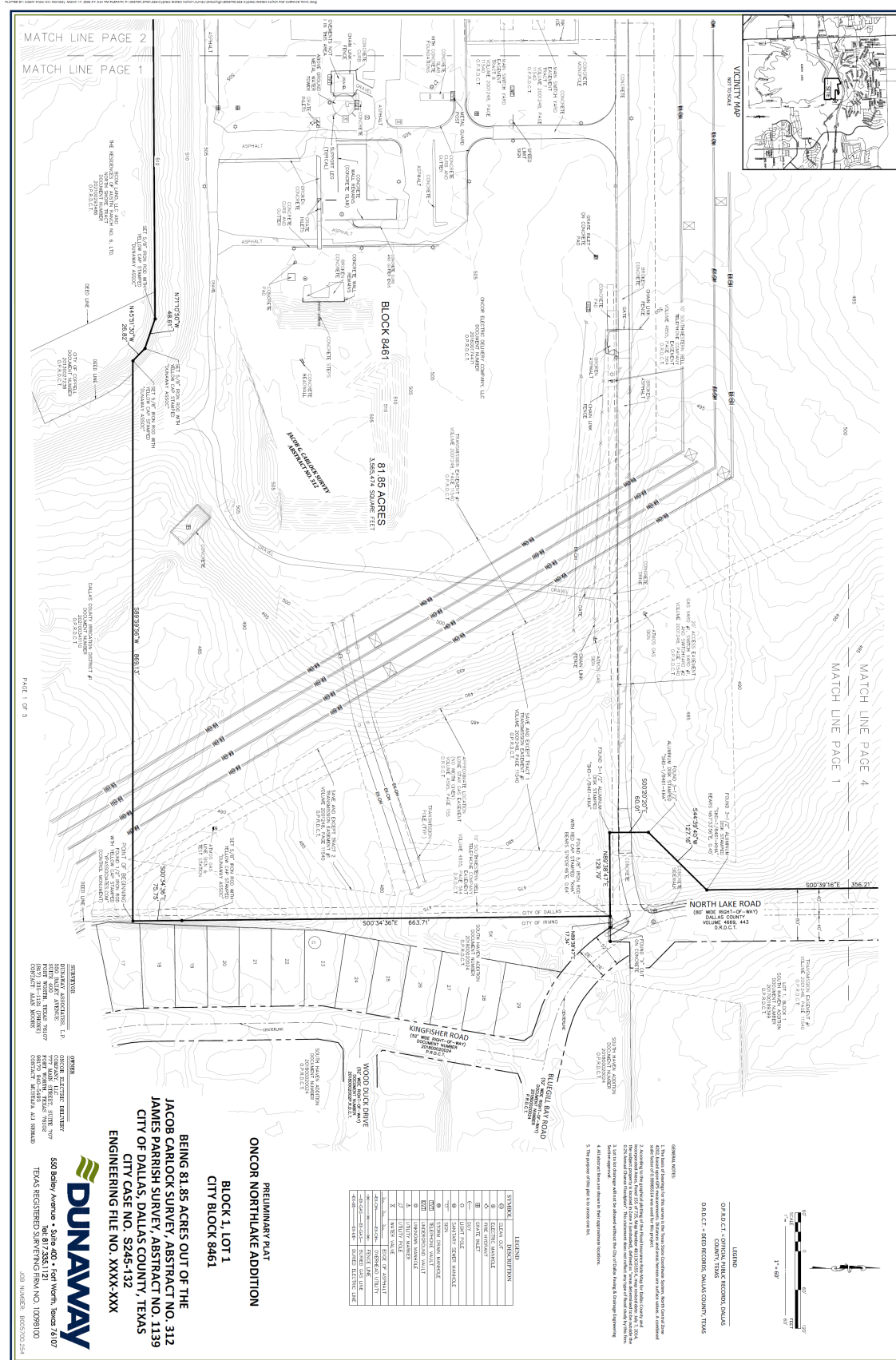
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

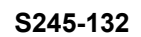
Street Light/ GIS, Lot & Block Conditions:

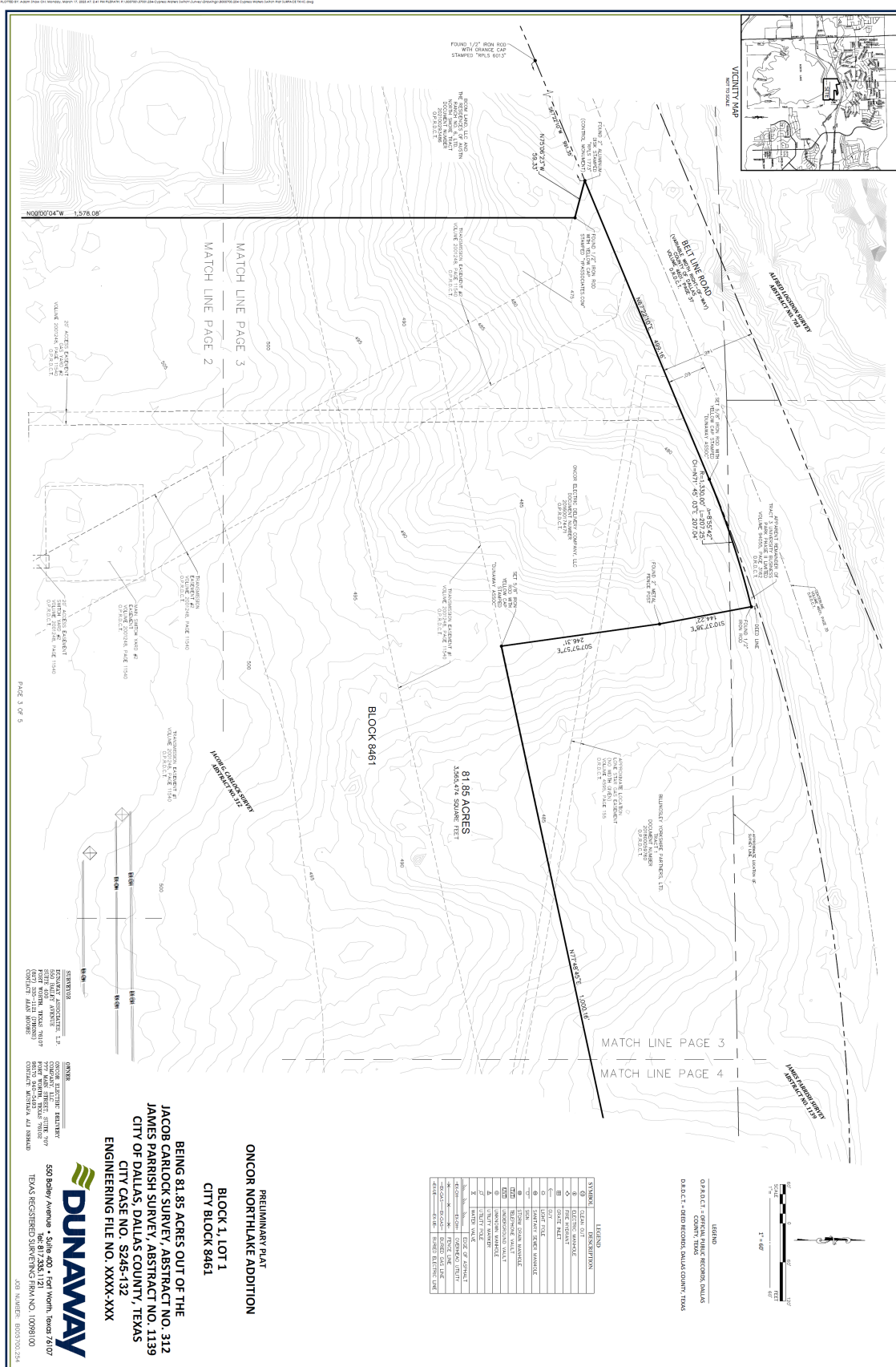
21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, identify the property as Lot 1 in City Block B/8461.

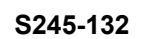














City of Dallas

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

Agenda Information Sheet

File #: 25-1236A

Item #: 38.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to create 6 lots ranging in size from 0.041-acre (1,771 square feet) to 0.077-acre (3,369 square feet) from a 0.288-acre tract of land in City Block 2/594, on property located on Watkins Avenue, north of Flora Street.

Applicant/Owner: Niyi Uthman; Townsville Reality, LLC

Surveyor: ARA Surveying

Application Filed: March 14, 2025

Zoning: MF-2(A)

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

Planner: Hema Sharma

Council District: 14

S245-133

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-133**SENIOR PLANNER:** Hema Sharma**LOCATION:** Watkins Avenue, north of Flora Street**DATE FILED:** March 14, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.288-acres**APPLICANT/OWNER:** Niyi Uthman; Townsville Reality, LLC

REQUEST: An application to create 6 lots ranging in size from 0.041-acre (1,771 square feet) to 0.077-acre (3,369 square feet) from a 0.288-acre tract of land in City Block 2/594 on property located on Watkins Avenue, north of Flora Street.

SUBDIVISION HISTORY:

1. S234-180 was a request east of the present request to replat a 0.302-acre tract of land containing all of Lots 15 and 16 in City Block 596, and part of City Block 596 to create one lot on property located on Hall Street and Roseland Avenue, east corner. The request was approved on September 5, 2024 and has not been recorded.

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

- The properties to the west line of Watkins Avenue is a shared access development with lot areas ranging in size from 1,300 square feet to 2,832 square feet and are zoned MF-2(A) Multi Family District. (*Refer to the existing area analysis map and aerial map*)
- The property to the east line of Watkins Avenue is 236,316 square feet tract of land and is zoned PD 466. (*Refer to the existing area analysis map and aerial map*)

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create 6 lots ranging in size from 1,771 square feet to 3,369 square feet and lot width ranging from 25 feet to 75.52 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the MF-2(A) Multi 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 6.

Paving & Drainage Conditions:

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

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Watkins Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, add/show Lien Holders Subordination Agreement.
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, show distances/width across all adjoining right-of-way.

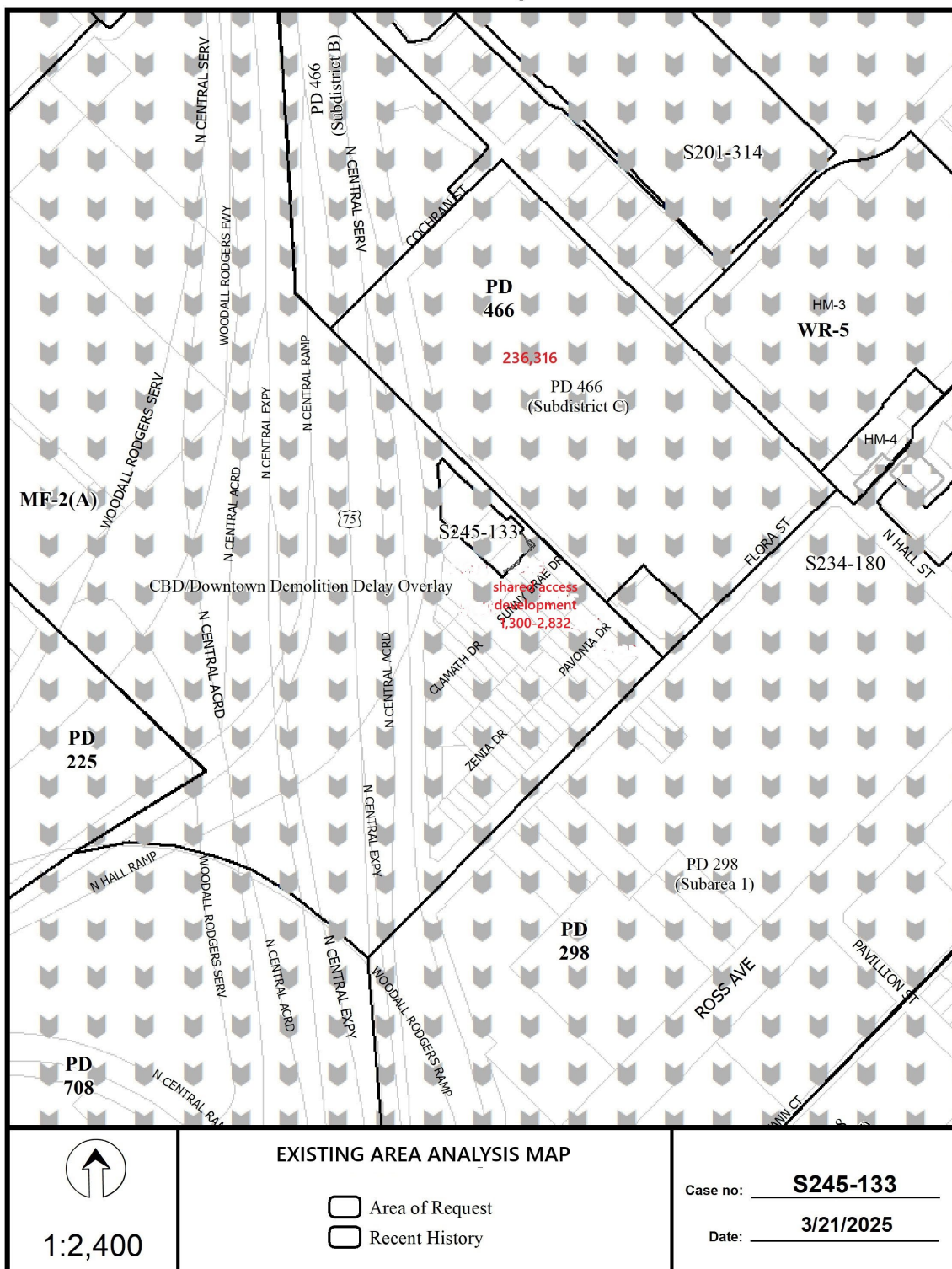
Dallas Water Utilities Conditions:

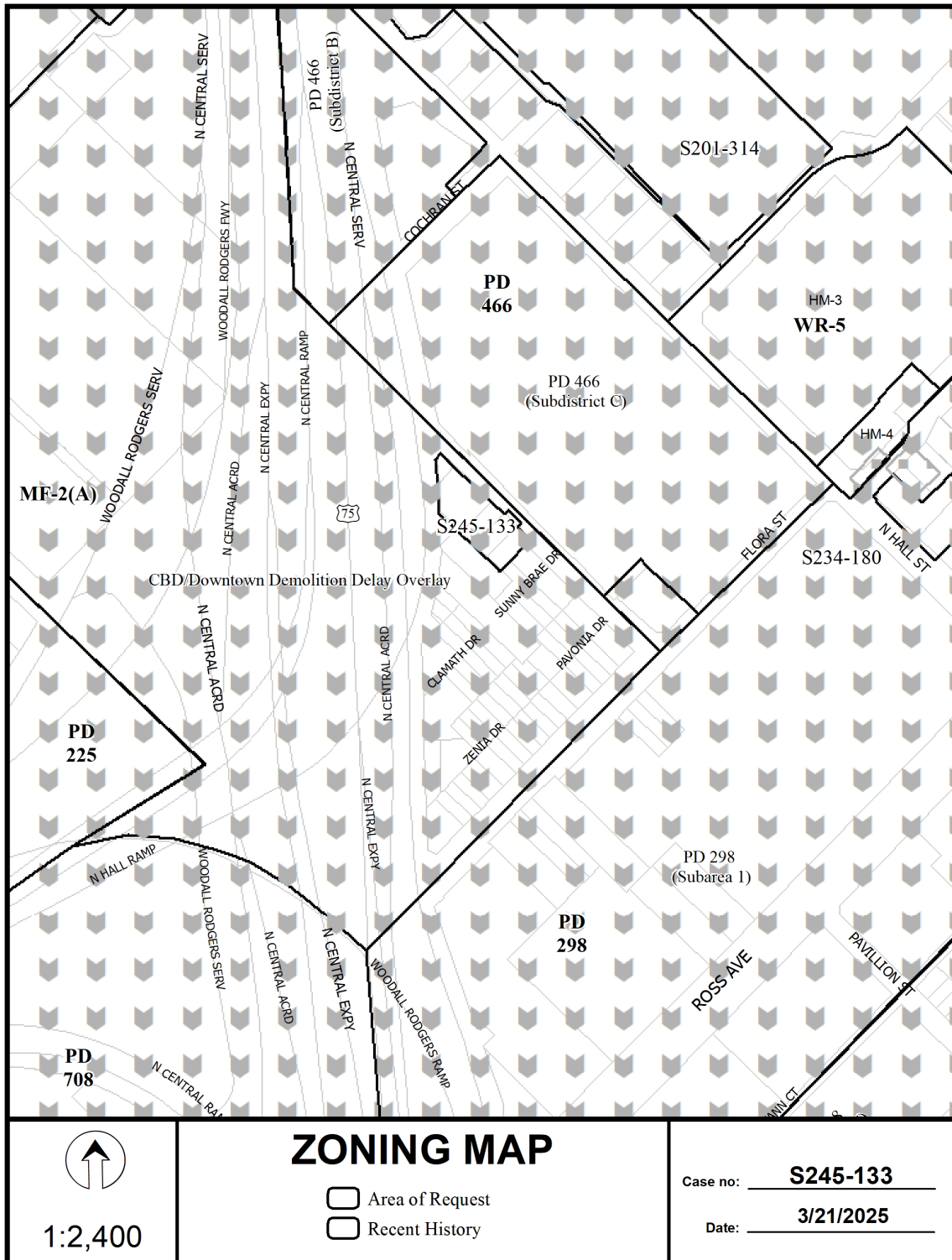
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

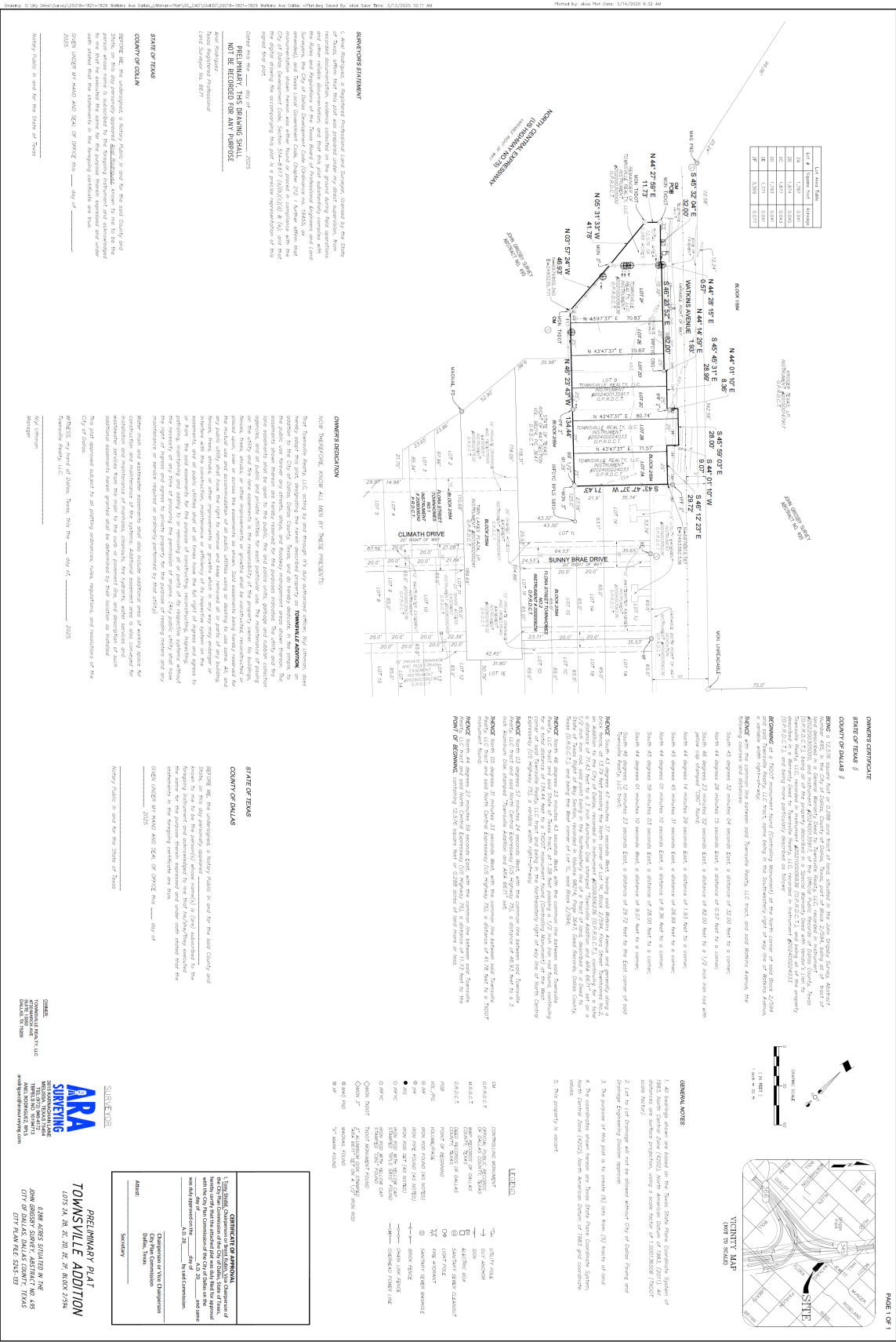
Street Light/ Street Name/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, change "North Central Expressway (U.S. Highway No. 75)" to "Central Expressway/U.S. Highway No. 75". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change "Watkins Avenue" to "Watkins Avenue (AKA Watkins Street)". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, change "Climath Drive" to "Clamath Drive". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lots 40 through 45 in City Block 2/594.

ALL AREAS ARE IN SQUARE FEET









City of Dallas

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

Agenda Information Sheet

File #: 25-1237A

Item #: 39.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 0.4592-acre tract of land containing all of Lot 4 in City Block H/6627 to create two 0.2996-acre (10,000 square feet) lots and to dedicate an alley, on property located on Acme Street, east of Altaire Street.

Applicant/Owner: Nidia Almanza, Sepulveda Development LLC

Surveyor: Seth Ephraim Osabutey

Application Filed: March 12, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S245-120

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-120**SENIOR PLANNER:** Hema Sharma**LOCATION:** Acme Street, east of Altaire Street**DATE FILED:** March 12, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.4592-acres**APPLICANT/OWNER:** Nidia Almanza, Sepulveda Development LLC

REQUEST: An application to replat a 0.4592-acre tract of land containing all of Lot 4 in City Block H/6627 to create two 0.2996-acre (10,000 square feet) lots and to dedicate an alley on property located on Acme Street, east of Altaire Street.

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

PROPERTY OWNER NOTIFICATION: On March 21, 2025, 15 notices were sent to property owners within 200 feet of the proposed plat boundary.

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

- The properties to the north line of Acme Street have lot areas ranging in size from 12,512 square feet to 20,000 square feet and lot widths ranging in size from 65 feet to 100 feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the south line of Acme Street have lot areas ranging in size from 11,500 square feet to 20,000 square feet and lot widths ranging in size from 60 feet to 100 feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two 0.2996-acre (10,000 square feet) lot and lot width is 50 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions.

General Conditions:

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

Paving & Drainage Conditions:

12. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

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

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, chose a new or different plat name.
17. Prior to final plat, clarify 5 feet easement adjacent to east property line, Volume 5596, page 248, Deed Records, Dallas County, Texas.

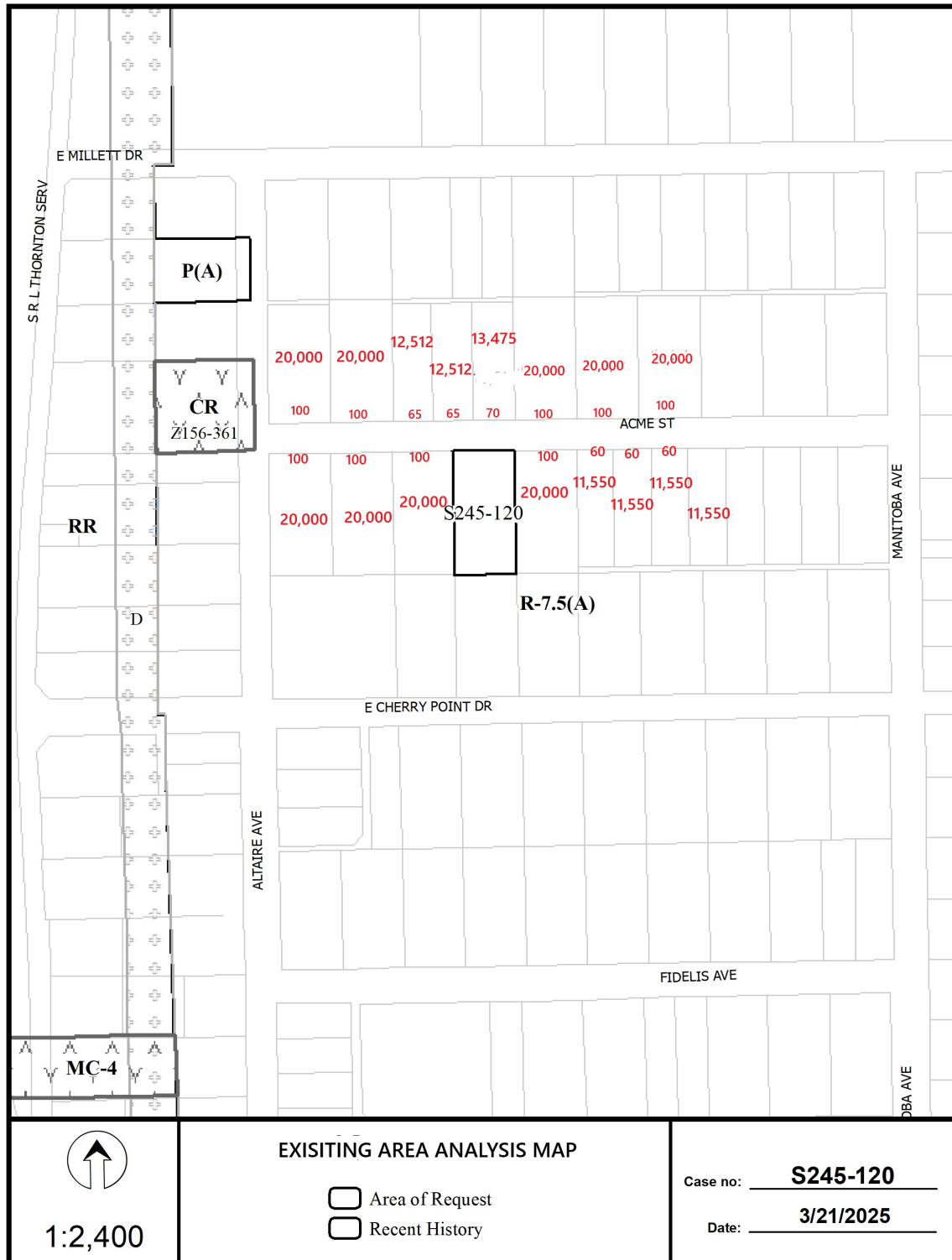
Dallas Water Utilities Conditions:

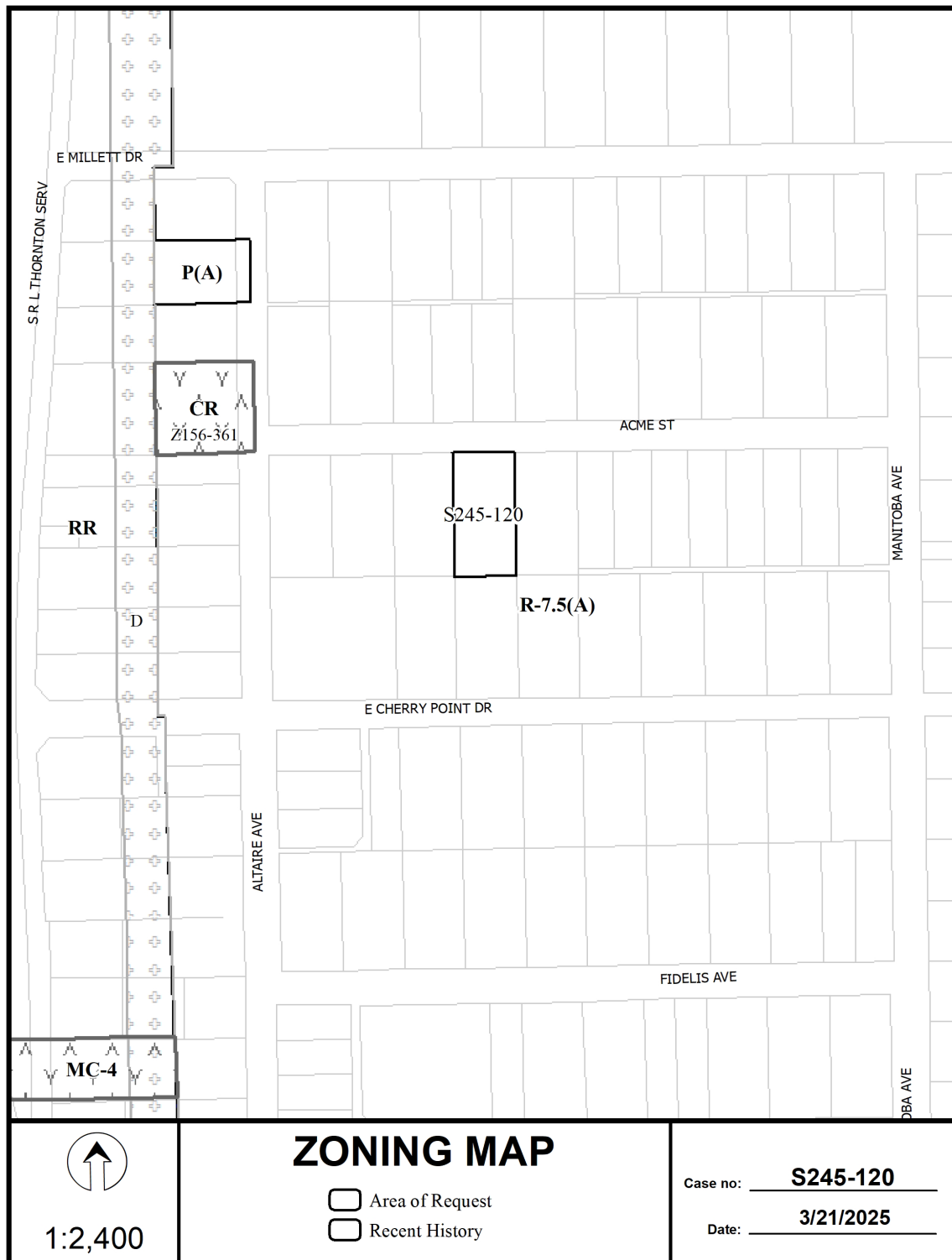
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

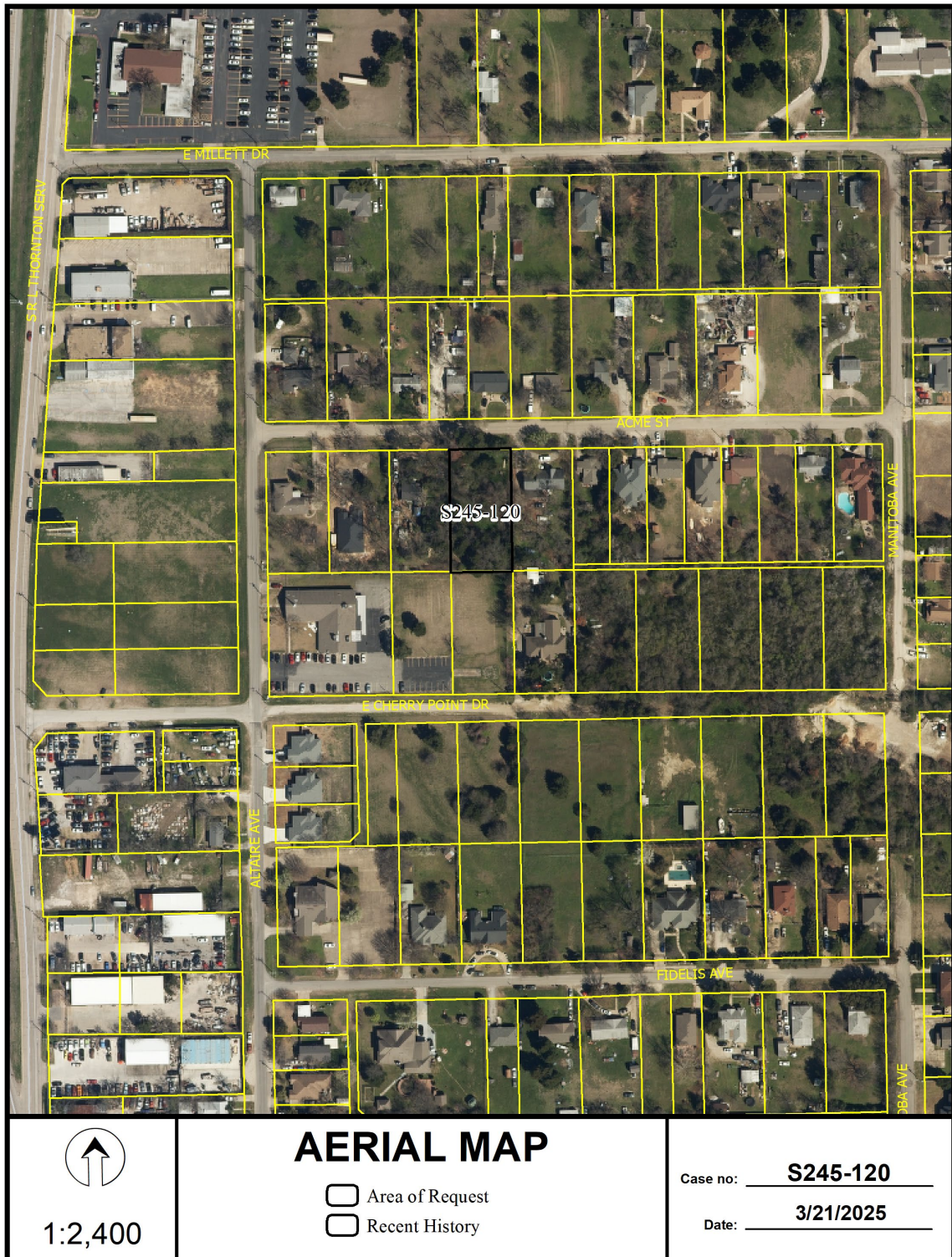
Street Light/ Street Name/ GIS, Lot & Block Conditions:

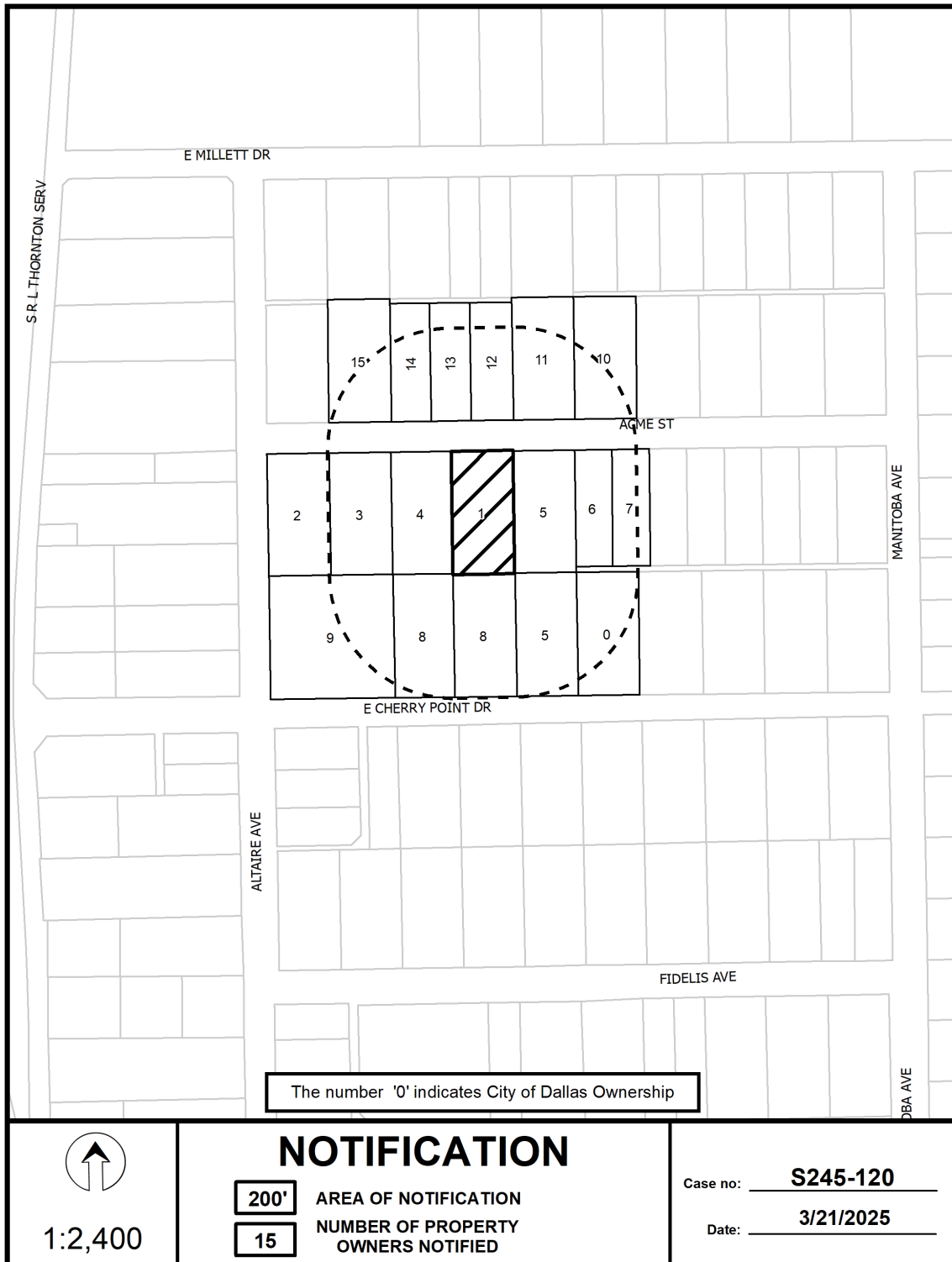
20. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, change "Altaire Street" to "Altaire Street (FKA Ramsey Street)". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, change "Acme Street" to "Acme Street (FKA Anton street)". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lots 4A, & 4B in City Block H/6627.

ALL AREAS ARE IN SQUARE FEET









03/20/2025

Notification List of Property Owners

S245-120

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	226 ACME ST	TOVAR MARIO
2	206 ACME ST	ZUNIGA ALEJANDRO
3	214 ACME ST	TOVAR ANA LUZ
4	222 ACME ST	BECKLEY EQUITY GROUP INC
5	238 ACME ST	ALANIS ROSAURA
6	304 ACME ST	WILLIAMS LINDA
7	306 ACME ST	VELASQUEZ TOBIAS
8	231 E CHERRY POINT DR	TRUE VINE OF HOLINESS MISSIONARY
9	6728 ALTAIRE AVE	TRUE VINE OF HOLINESS
10	303 ACME ST	ORTEGA JESUS ARMANDO
11	239 ACME ST	PINON MAGDALENO S
12	225 ACME ST	PINON JOHN M & LATONYA S
13	223 ACME ST	SAUREZ JOSE
14	219 ACME ST	VEGA LORENZO FLORES
15	215 ACME ST	BENITEZ NOE FLORES



City of Dallas

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

Agenda Information Sheet

File #: 25-1238A

Item #: 40.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Development

SUBJECT

An application to replat a 2.074-acre tract of land containing all of Lots 16 through 23 and to abandon a portion of an alley in City Block H/6133 to create one lot, on property located on Lake Highlands Drive at Harter Road, south of Peavy Road.

Owners: 75218 Property Company

Surveyor: Kimley-Horn and Assoc., Inc.

Application Filed: March 12, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 9

S245-127

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-127**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lake Highlands Drive at Harter Road, south of Peavy Road**DATE FILED:** March 12, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 2.074-acres**APPLICANT/OWNER:** 75218 Property Company

REQUEST: An application to replat a 2.074-acre tract of land containing all of Lots 16 through 23 and to abandon a portion of an alley in City Block H/6133 to create one lot on property located on Lake Highlands Drive at Harter Road, south of Peavy Road.

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

PROPERTY OWNER NOTIFICATION: On March 21, 2025, 23 notices were sent to property owners within 200 feet of the proposed plat boundary.

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

The request is to plat a property that will be utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

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

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

Paving & Drainage Conditions:

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Lake Highlands Drive. *Section 51A 8.602(c)*
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
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 Peavy Road & Lake Highlands Drive. *Section 51A 8.602(d)(1)*

18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Peavy Road & the alley. *Section 51A-8.602(e)*

Transportation Conditions:

20. On the final plat, dedicate a minimum 10' x 10' corner clip (via Fee Simple or Street Easement) at intersection of Peavy Rd and E Lake Highlands Dr per 51A 8.602(d)(1).

Flood Plain Conditions:

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

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
30. On the final plat, show distances/width across all adjoining rights-of-way.
31. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
32. On the final plat, chose a new or different plat name.

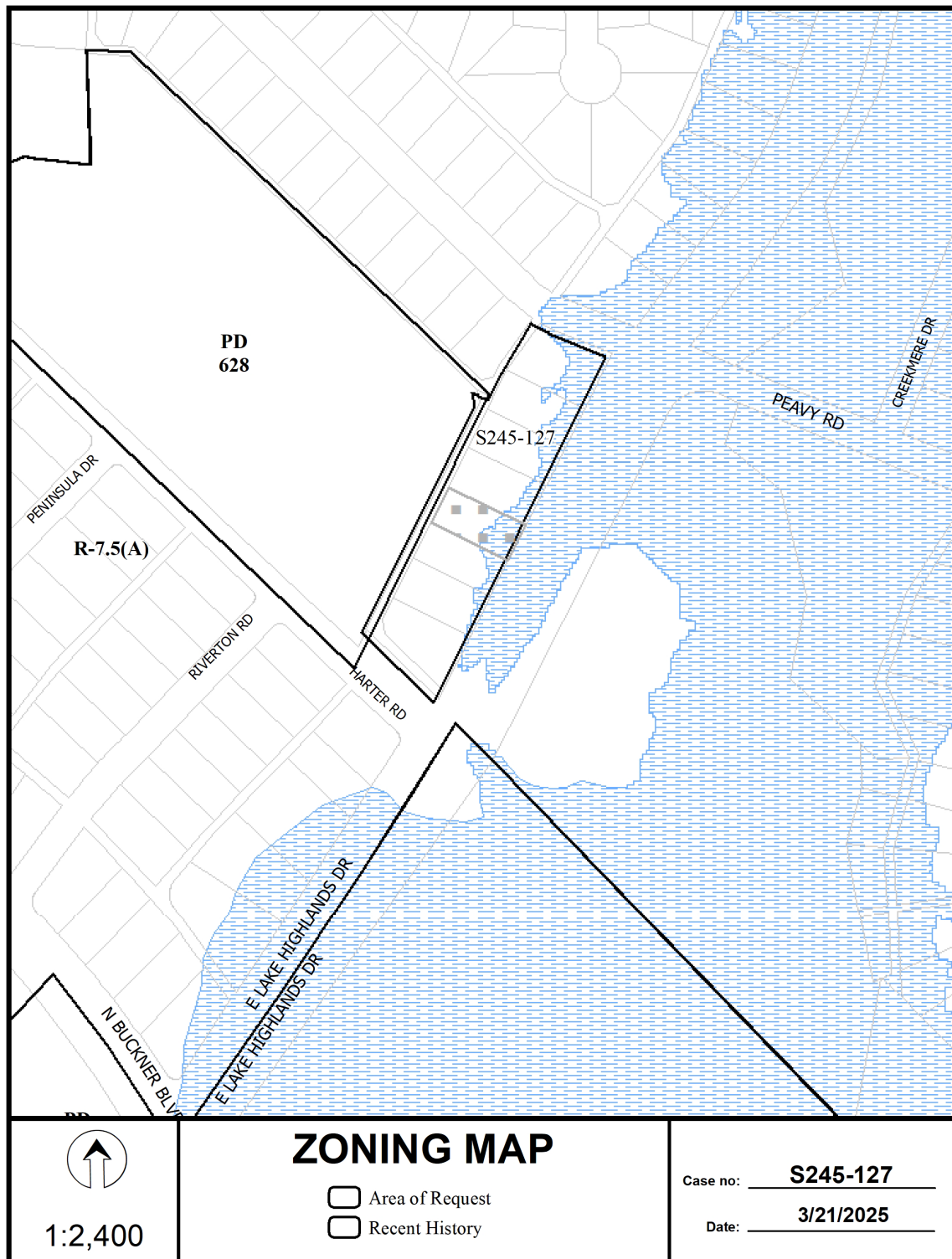
33. On the final plat, clarify existing building lines.

Dallas Water Utilities Conditions:

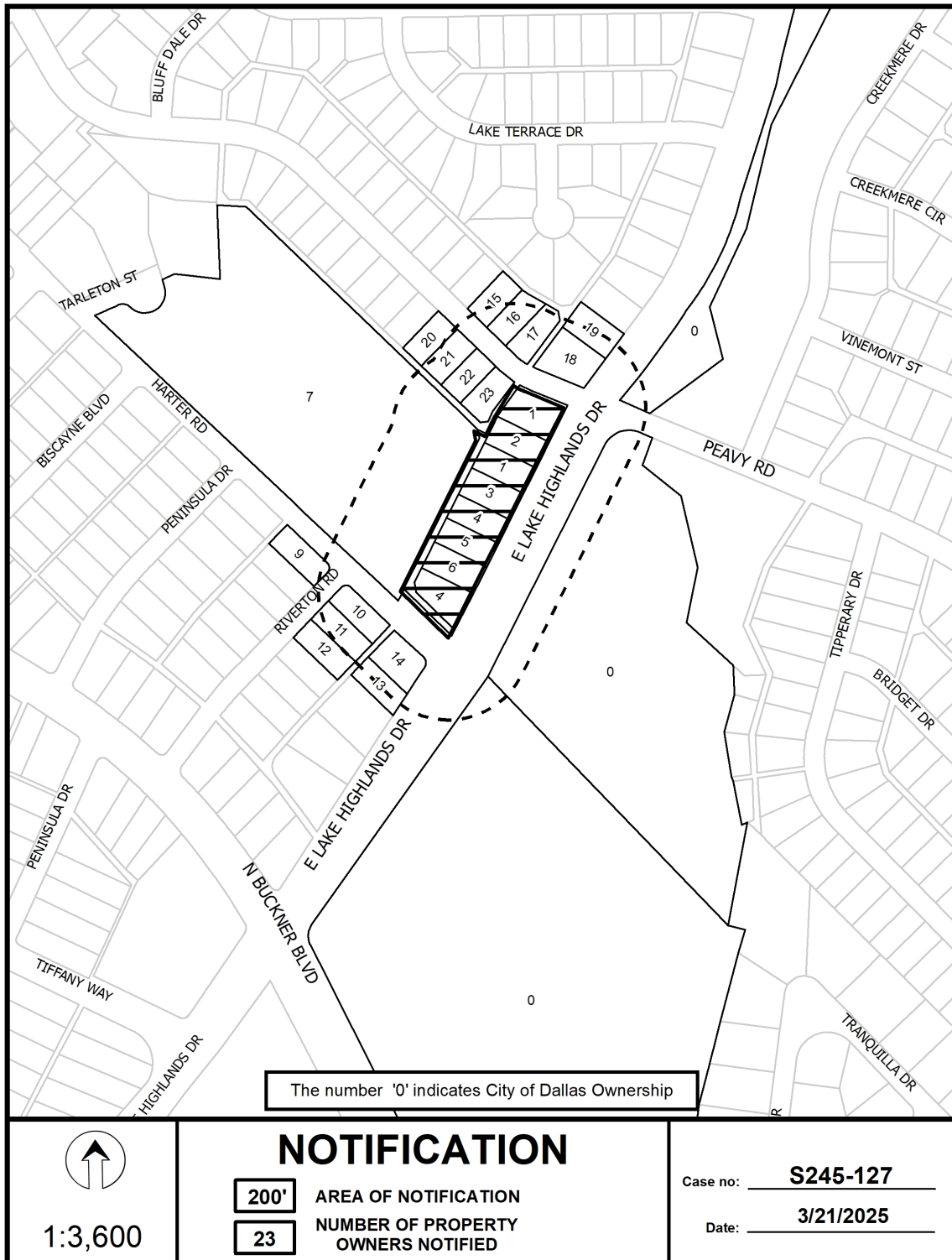
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

36. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
37. Prior to the final plat, please show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. No._____, Utility Easements retained.
38. On the final plat, identify the property as Lot 16A in City Block H/6133.







Notification List of Property Owners

S245-127

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9649 E LAKE HIGHLANDS DR	75218 PPTY COMPANY
2	9643 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY
3	9631 E LAKE HIGHLANDS DR	75218 PROPERTY CO
4	9627 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
5	9621 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
6	9617 E LAKE HIGHLANDS DR	75218 PPTY CO INC
7	848 HARTER RD	CORPORATION OF EPISCOPAL
8	848 HARTER RD	75218 PROPERTY COMPANY
9	9549 RIVERTON RD	LINDSEY RICKY A
10	9552 RIVERTON RD	BURNS LISA GAIL LIFE ESTATE
11	9546 RIVERTON RD	DAVIS JAMES BYRON &
12	9542 RIVERTON RD	KING DONNA L
13	9543 LAKE HIGHLANDS DR	McFARLAND ANNA L
14	9551 LAKE HIGHLANDS DR	HELMKE MICHELLE C
15	868 PEAVY RD	DUVALL ADRIANNE RUTH
16	874 PEAVY RD	HARPER ERIN ARNISE
17	878 PEAVY RD	SMITH JANET DORA
18	9705 E LAKE HIGHLANDS DR	LAUTEN MICHAEL B
19	9711 E LAKE HIGHLANDS DR	STREET PENROD D
20	865 PEAVY RD	Taxpayer at
21	869 PEAVY RD	HVEE SIX
22	875 PEAVY RD	LEEVEER SCOTT
23	879 PEAVY RD	ODELL CLAUDIA



City of Dallas

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

Agenda Information Sheet

File #: 25-1239A

Item #: 41.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180023

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502180023

DATE FILED: February 18, 2025

LOCATION: 655 W ILLINOIS AVE
(See Sign 17 on att. Site Plan)

SIZE OF REQUEST: 1020 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi tenant pylon sign at 655 W ILLINOIS AVE (See Sign 17 on att. Site Plan).

SUMMARY: The applicant proposes to install a 1020-square-foot LED illuminated multi tenant pylon sign, composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 1020-square-foot LED illuminated multi tenant pylon sign, composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 46-feet.
 - The sign will be back-lit by LED. Tenant panels will be left blank; to be branded at a later date.
- This is the first of six applications under review by this body for this site. The intent of this application is to replace one existing pylon sign while refreshing the look. This sign is to be located on Zang Blvd, at the Wynnewood Plaza Entrance, and is submitted as Sign 17.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

(9) PYLON SIGN means a detached multi-tenant monument sign that is more than 12 feet in height.

51A-7.2406 DETACHED SIGNS.

(a) In general.

- (1) All detached signs must maintain a minimum setback of five feet.

(d) Pylon signs

- (1) No pylon sign may exceed

(A) 50 feet in height.

(B) 1,250 square feet in effective area.

(2) A maximum of one pylon sign per street frontage is permitted within 50 feet of the public right-of-way.

This sign maintains a minimum 5-foot setback from both property lines of the corner. The overall height is 45' 4" and the overall square-footage is 1020-square-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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to approve:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi tenant pylon sign at 655 W ILLINOIS AVE (See Sign 17 on att. Site Plan).

Maker: Dumas
Second: Hardin
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall
Against: 0 - none
Absent: 0 - none
Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting


Miscellaneous Transaction
Job 197660231-002 (2502180023)

Electrical Sign (ES) DETACHED - SIGN 17 (A) New Construction

Status: Paid Created By: TLUMSDEN Date Created: Feb 18, 2025
Date Completed: Feb 18, 2025

Parent Job: 197660231-001 (2501241076)
Specific Location: 1020SF- 655 W ILLINOIS AVE - LED ILLUMINATED MULTI TENANT PYLON

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2502180023 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495
Fees (EXT): 2502180023 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
				\$0.00
Receipt Number: 948866 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
				\$0.00
Receipt Number: 948866 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

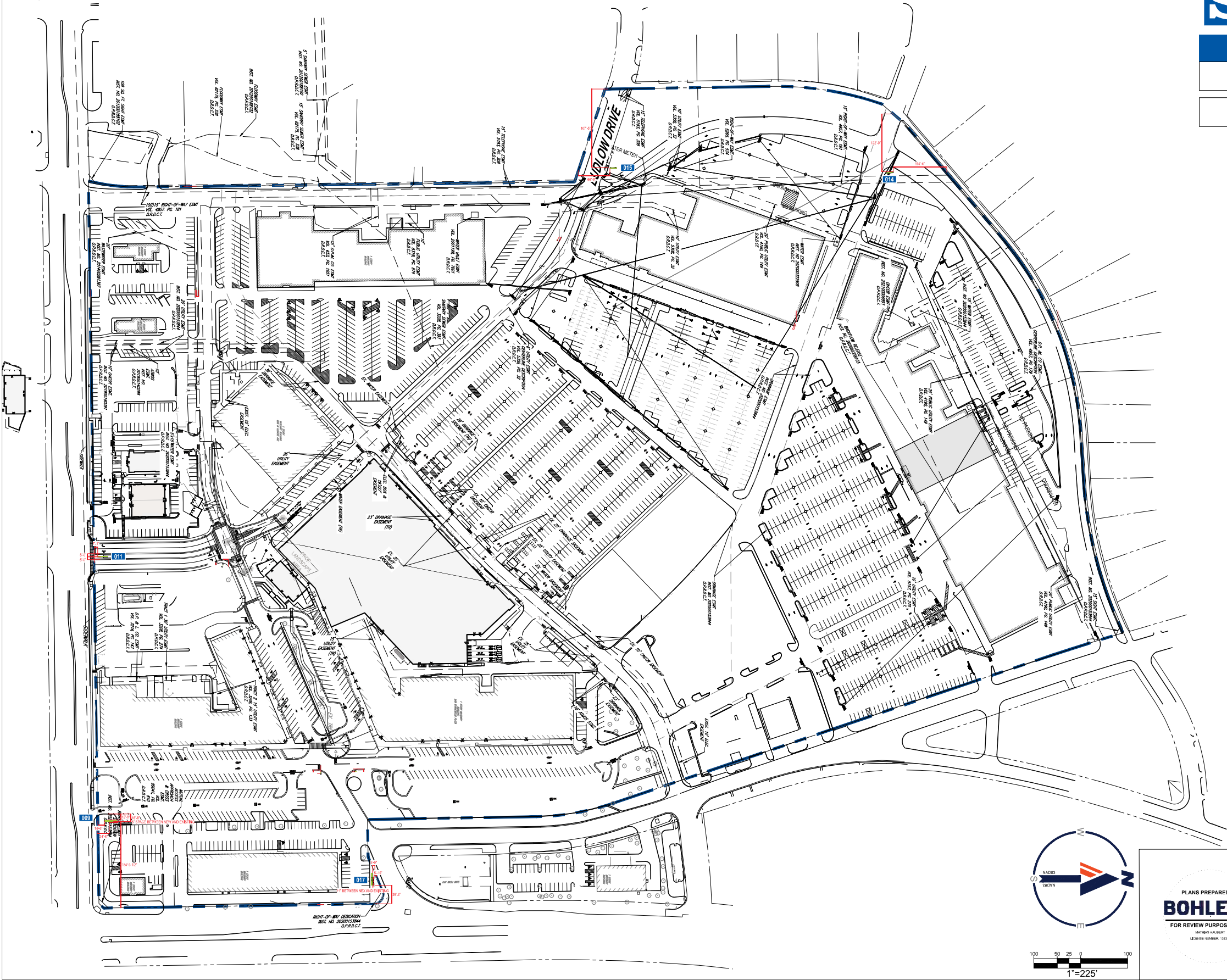
Job 197660231-002 (2502180023)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 18, 2025 16:25:45
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT



BRUXMOR HOLDINGS 12 SPE, LLC
2333 DREXTON DR., SUITE 5100

SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS



LOCATION MAP
SCALE: 1" = 500'

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

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

BM#1
X-CUT ON THE BACK OF CURB FOUND ON EAST END OF PARKING ISLAND ON THE WEST LINE OF WYNNEWOOD DRIVE, APPROXIMATELY 103 FEET FROM THE MOST WESTERLY CORNER OF 1 STORY MASONRY BUILDING (655 W ILLINOIS AVENUE) AND APPROXIMATELY 44 FEET NORTHWEST FROM A SANITARY SEWER MANHOLE, AS SHOWN.
ELEVATION = 548.40'
BM#2
X-CUT ON THE BACK OF CURB FOUND ON THE WEST LINE OF WYNNEWOOD PLAZA APPROXIMATELY 50 FEET SOUTH EAST OF A LIGHT POLE AND APPROXIMATELY 72 FEET SOUTH EAST FROM A SECOND LIGHT POLE, AS SHOWN.
ELEVATION = 528.12'

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1				
2				

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1	12/04/2024	DWU - REV 1 PUBLIC WATER/ WASTEWATER	SELGK

BOHLER BOHLER ENGINEERING TX, LLC (TBP# FIRM # 18065)
ENGINEER: MATTHIAS HAUBERT, P.E.
ADDRESS: 2600 NETWORK BLVD., SUITE 310, FRISCO, TX 75034
EMAIL: MHAUBERT@BOHLERENG.COM
PHONE (D): 469-458-7300

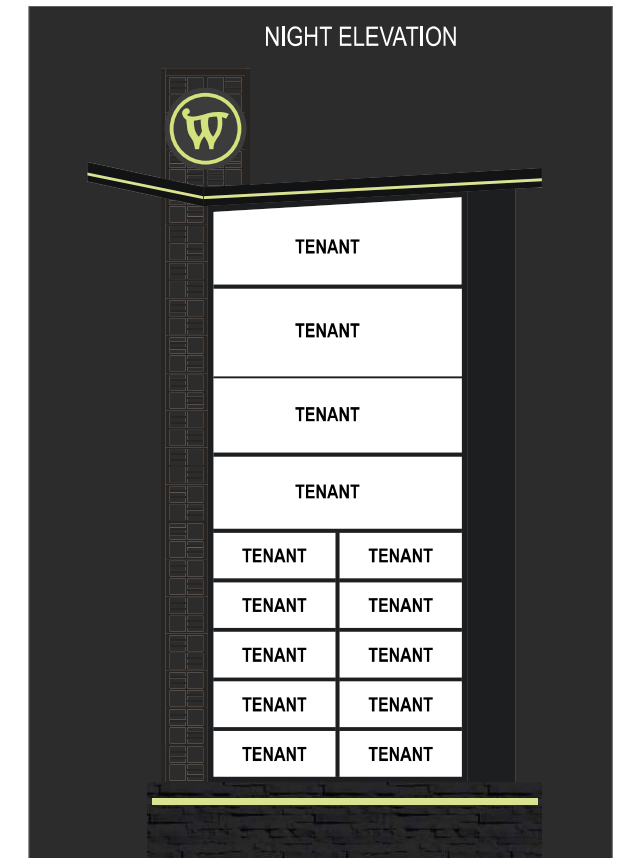
PLAT NO.	PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S178-004	2410231068	DP24-235

DIMENSION CONTROL OVERALL PLAN
WYNNEWOOD VILLAGE - PETSMART
655 W. ILLINOIS AVENUE
DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MH	KD/ML	09/16/2024	DP24	235	C05.01

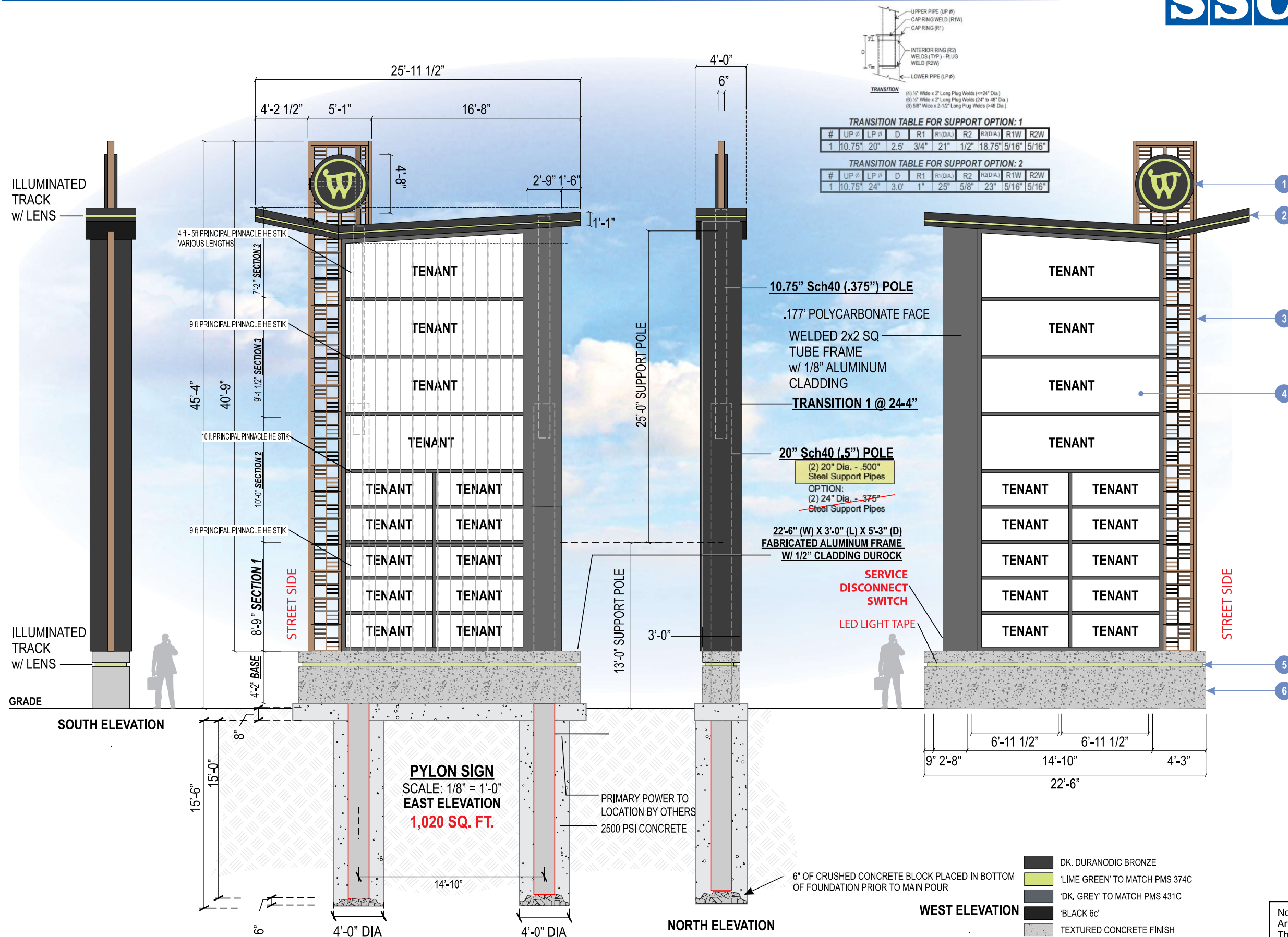
1. 3" DEEP FACE LIT ILLUMINATED CABINET W/ 1" TRIMCAP.
3/16" 7328 WHITE ACRYLIC W/ FIRST SURFACE VINYL. WHITE
LED ILLUMINATION.

2. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
3. FABRICATED ALUMINUM CABINET W/ .125" ROUTED OUT DESIGN OVERLAY, NON-ILLUMINATED
4. FABRICATED ALUMINUM CABINET W/ 4" RETAINERS AND 3" DIVIDER BARS. 3/16" WHITE LEXAN FACES W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
5. LED ILLUMINATED LIGHT BAR.
6. TEXTURED CONCRETE BASE.



Electrical Load
(25.4) Amps @ 110-277 Volts
Electrical Req'mts
(2) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



CLIENT NAME

ADDRESS

SUB NAME/SITE NAME

ACCT. REP

DESIGNER

PROJECT MANAGER

DATE _____

PAGE NUMBER

OPPORTUNITY NUMBER

SALES ORDER NUMBER

Brixmor Property Group 655 W Illinois Ave., Dallas, TX US 75224

Wynnewood Village

PJ

DAA

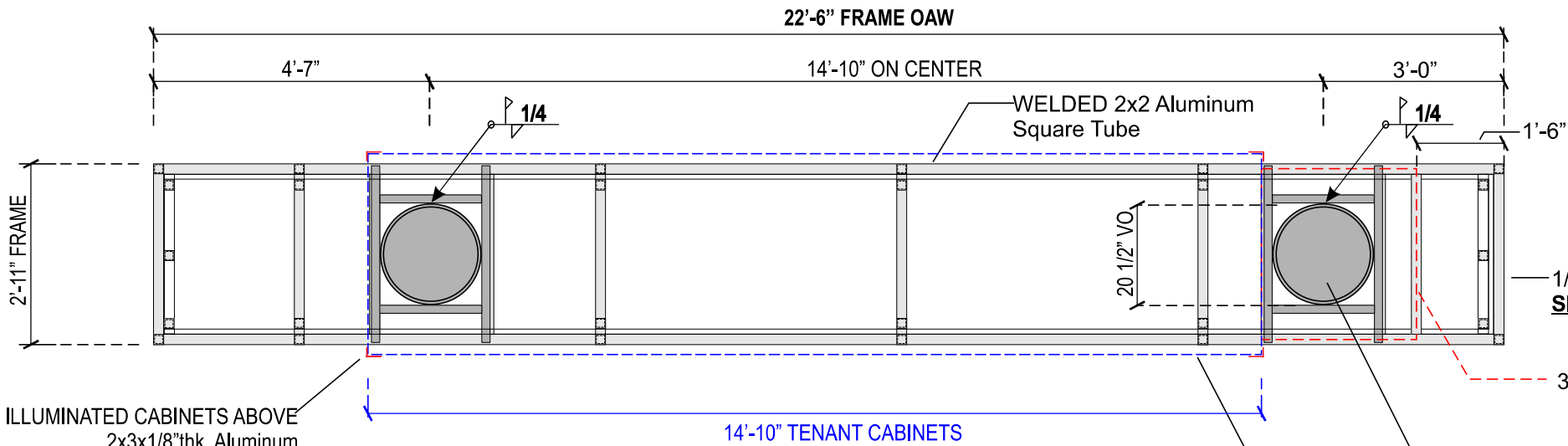
XX

5/22/24

4 OF 21

OP011298-7

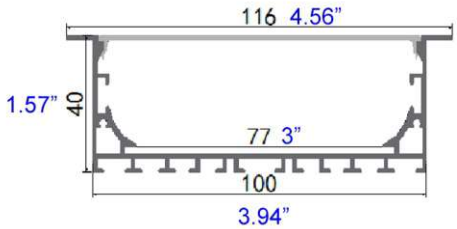
SO#12827-5



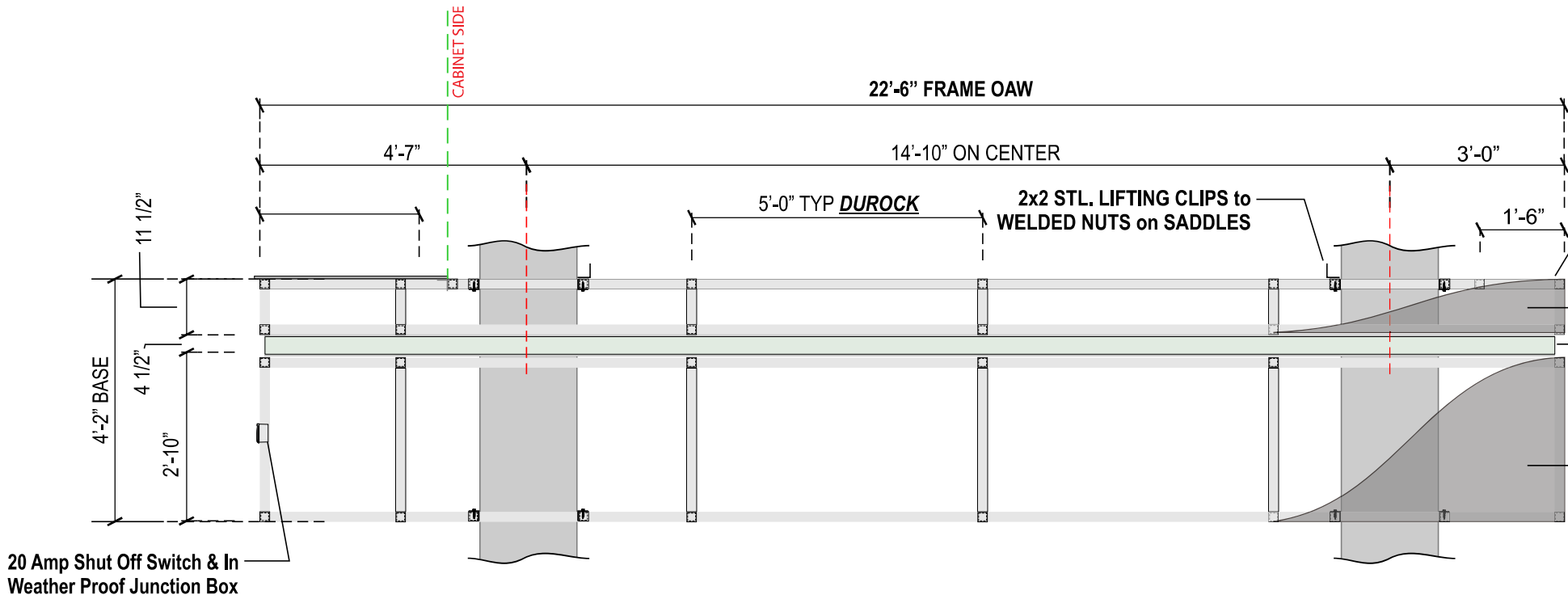
PLAN VIEW
SCALE: 3/8" = 1'-0"



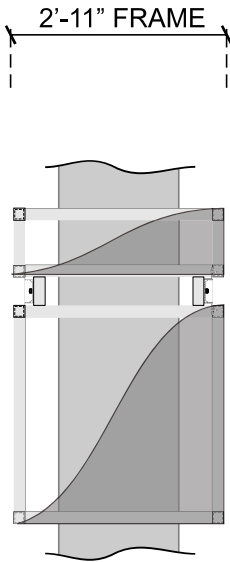
Quad Row or Triple Row Recommended



116mmx40mm Recessed 100mm Wide LED Strip Channel With Flange



FRONT ELEVATION
SCALE: 3/8" = 1'-0"
(2 Required)
Sign # : 001 & 002



SIDE VIEW
SCALE: 3/8" = 1'-0"

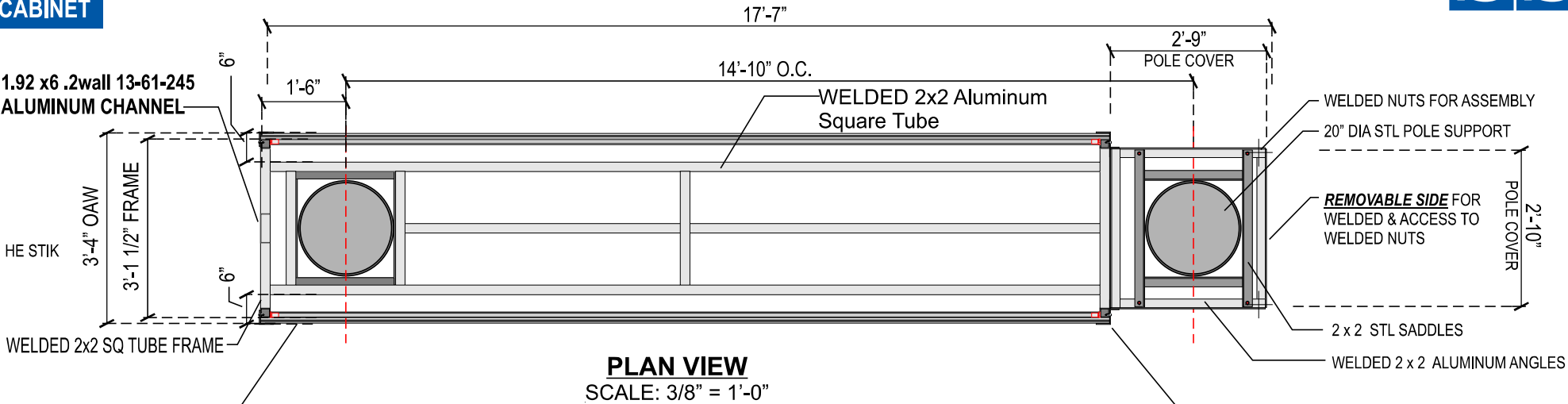
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN SPECIFICATIONS - SIGN CABINET

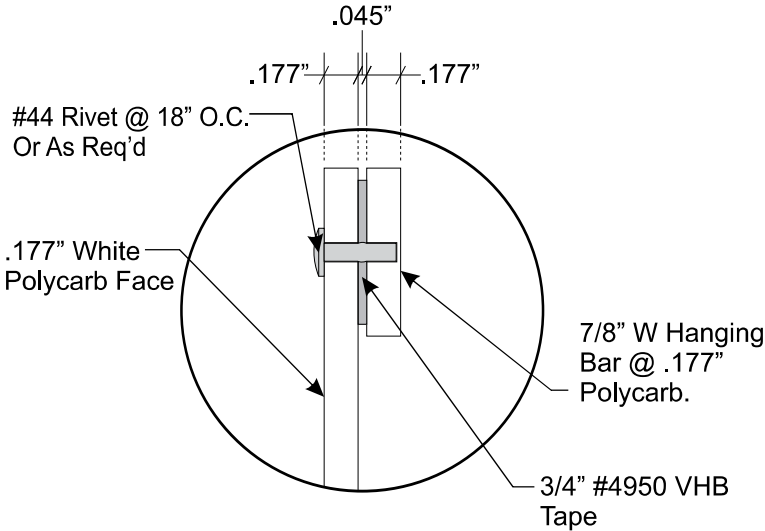
CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL

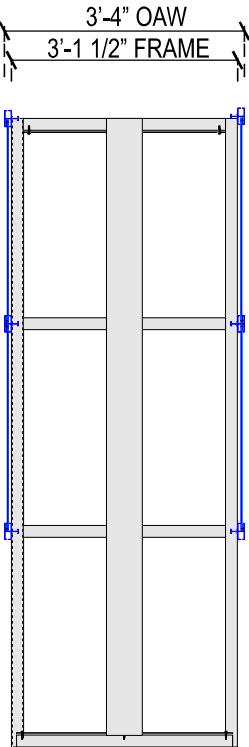
SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER



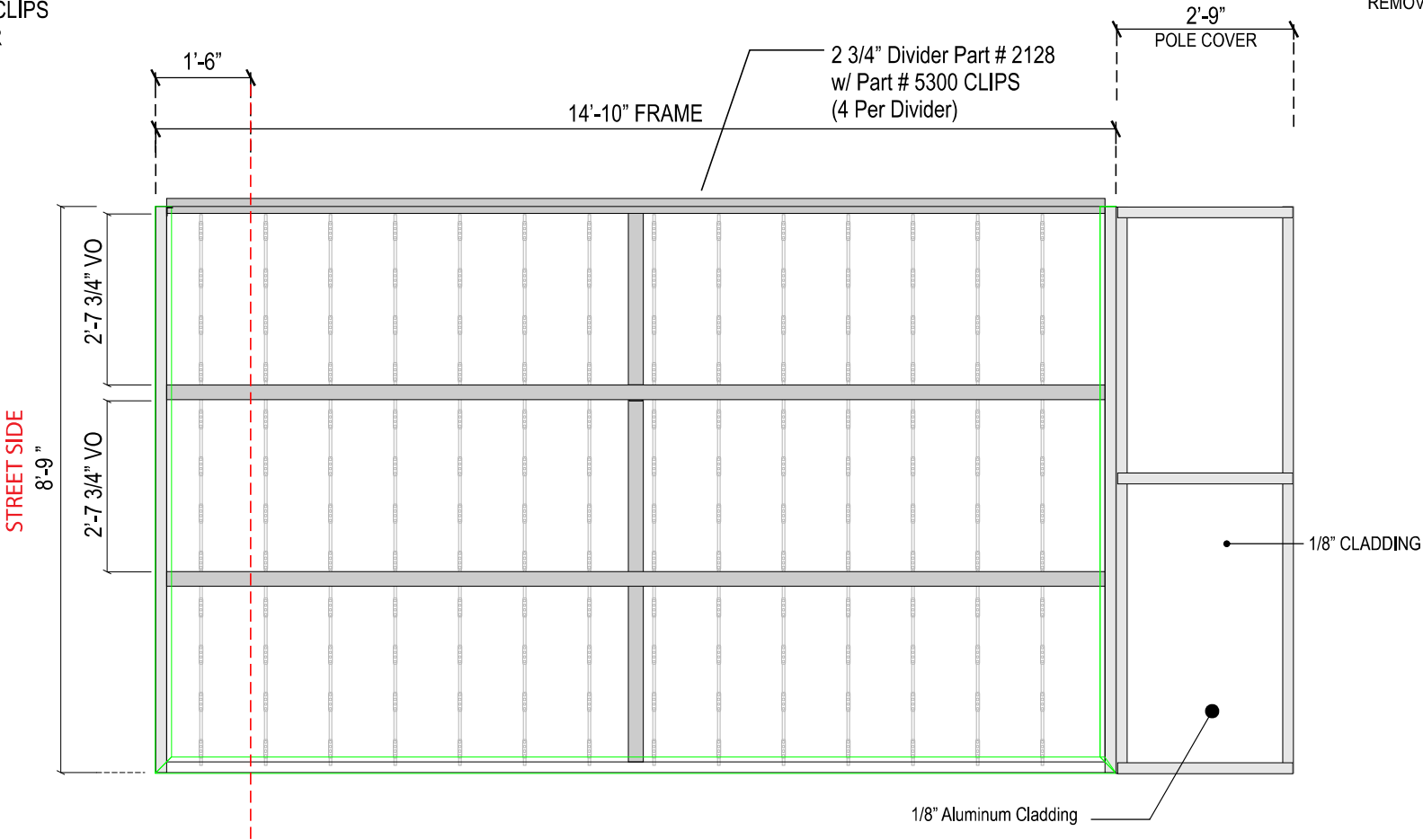
PLAN VIEW
SCALE: 3/8" = 1'-0"



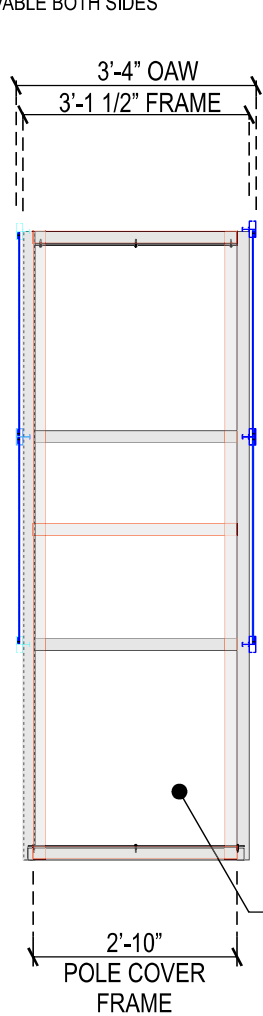
HANGING BAR DETAIL
SCALE: FULL



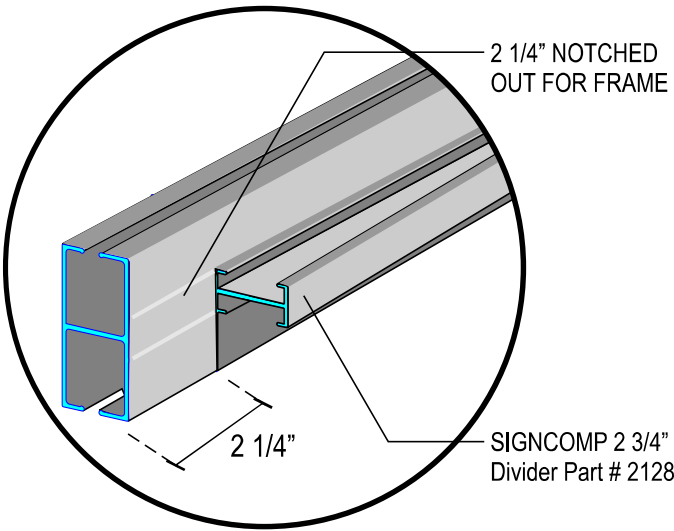
ROUTED LOOVER - SIDE VIEW
SCALE: 3/8" = 1'-0"



SECTION 1 - FRONT ELEVATION
SCALE: 3/8" = 1'-0"
(2 Required)
Sign # : 009 & 017



CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"



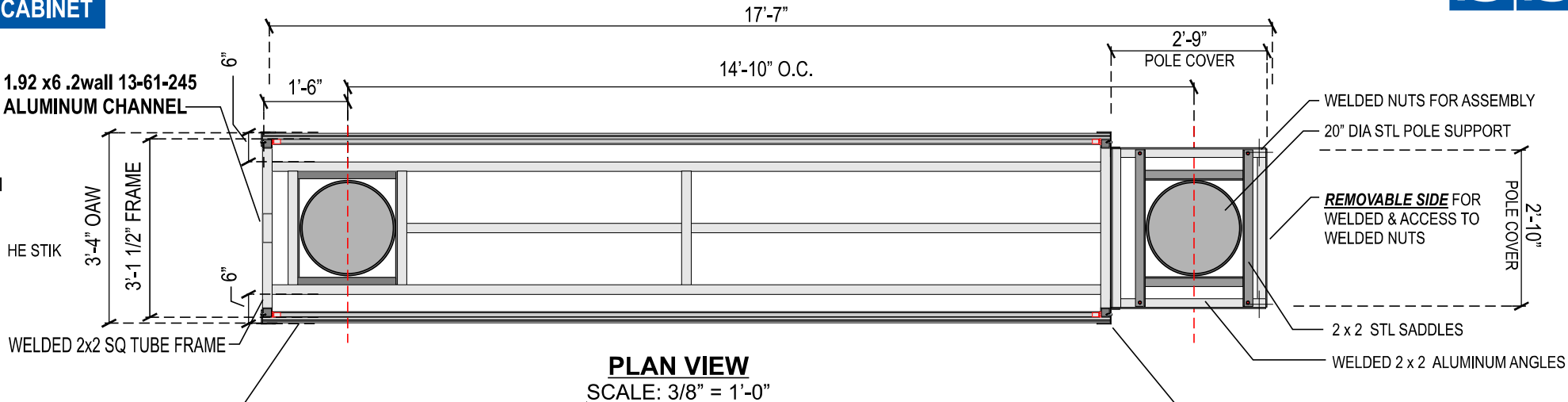
DIVIDER NOTCH DETAIL
SCALE: NTS

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

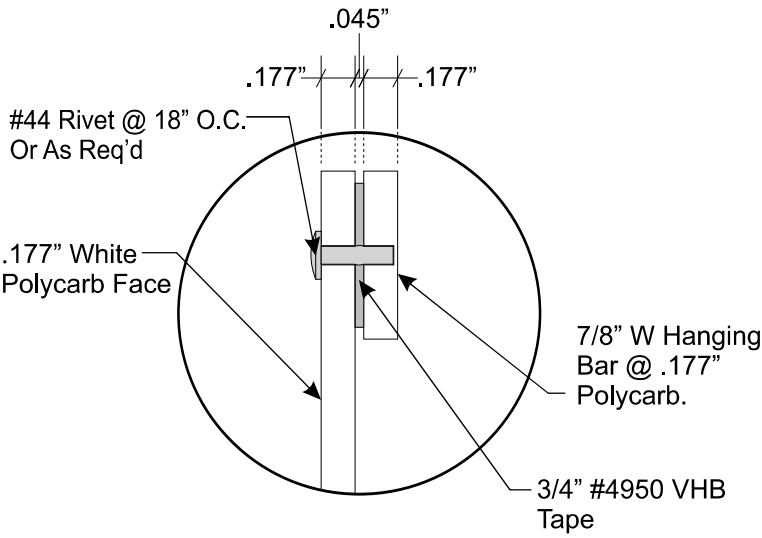
SIGN SPECIFICATIONS - SIGN CABINET

CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

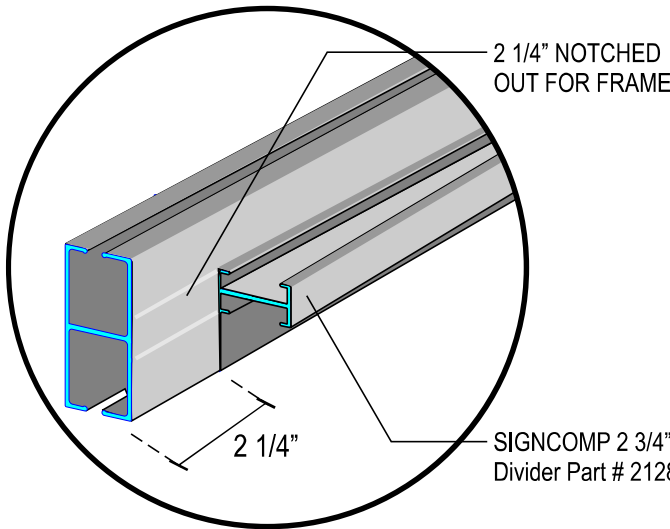
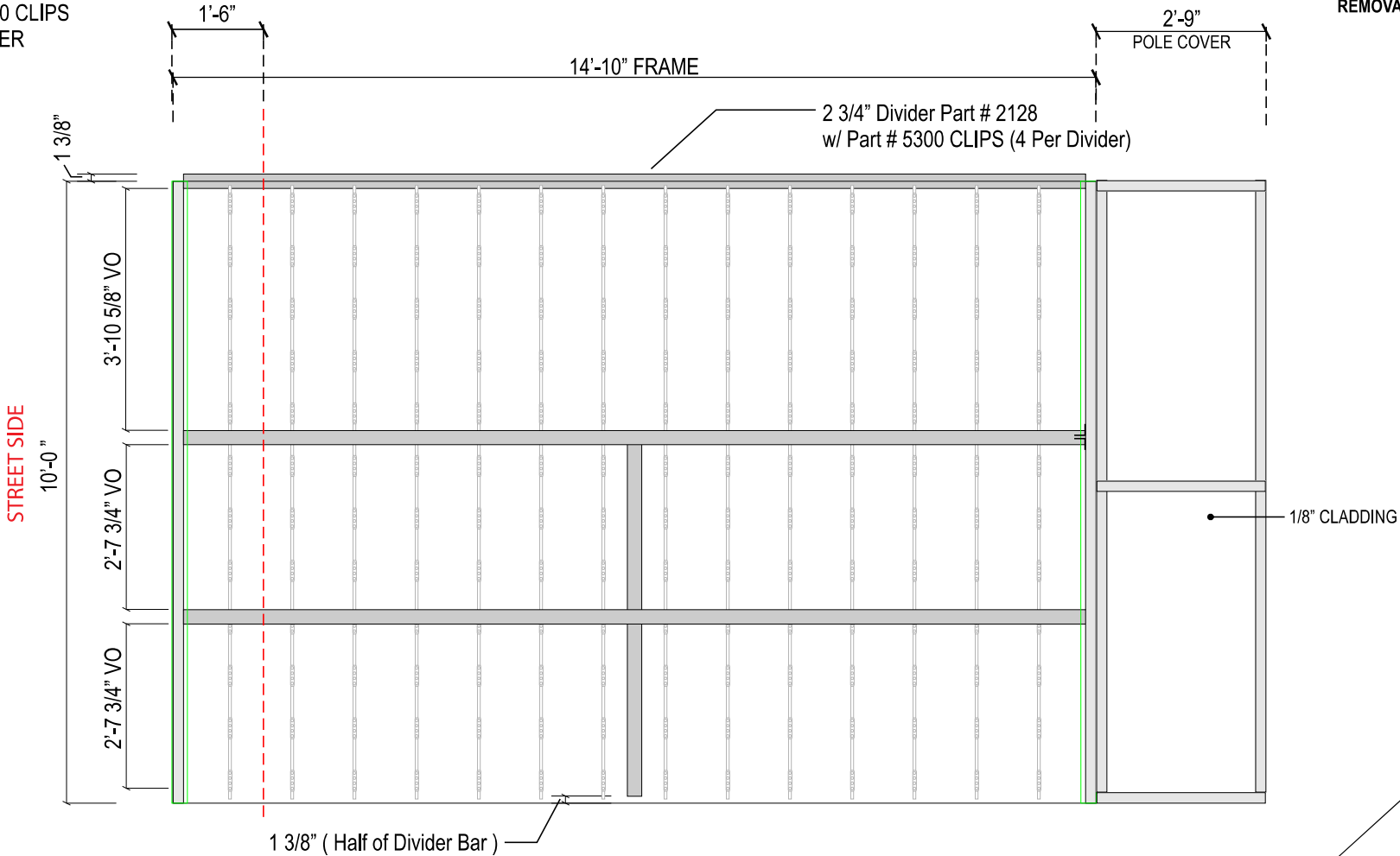
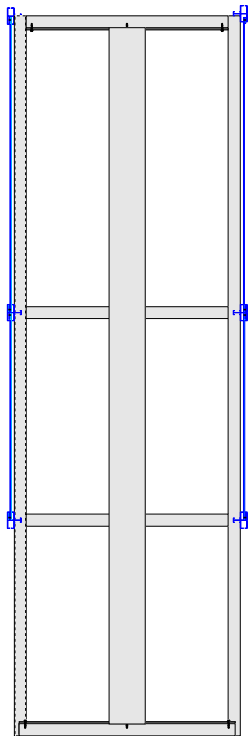
1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL



SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER

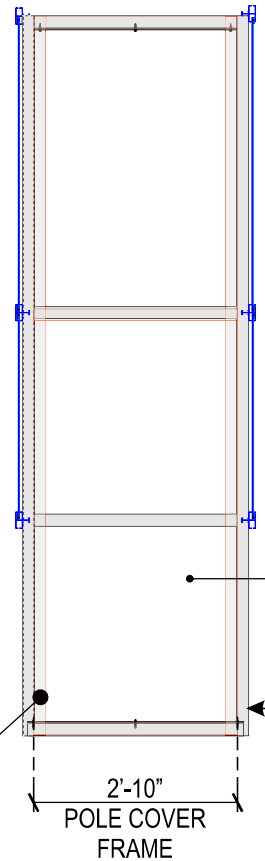


3'-4" OAW
3'-1 1/2" FRAME



CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"

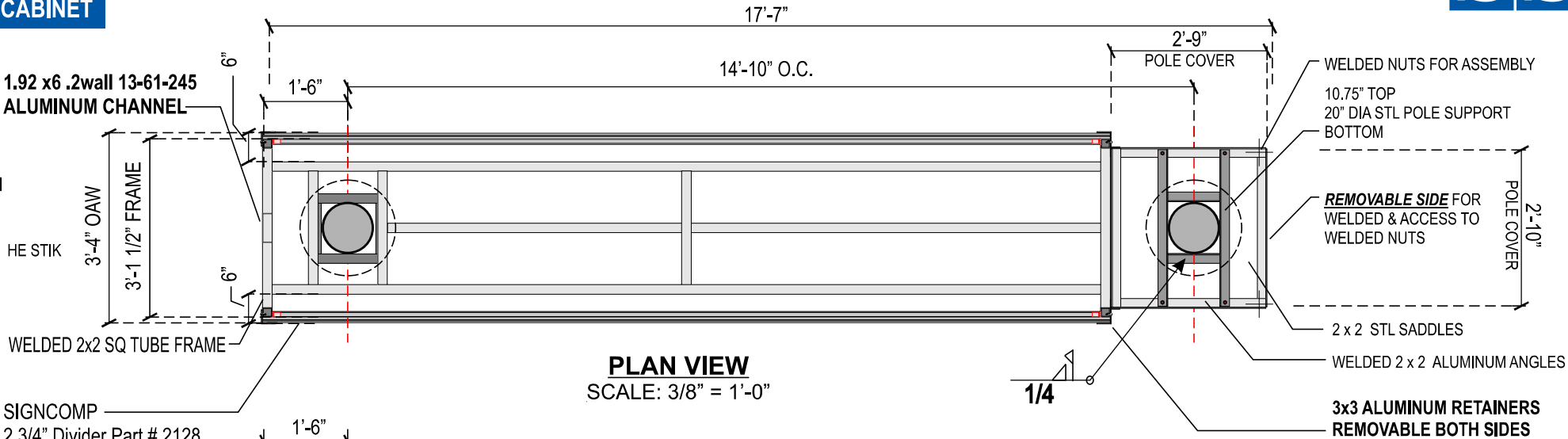
3'-4" OAW
3'-1 1/2" FRAME



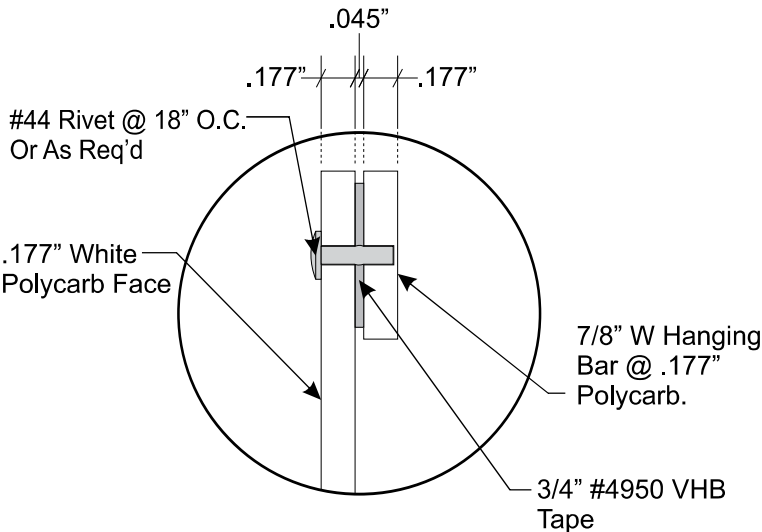
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN SPECIFICATIONS - SIGN CABINET

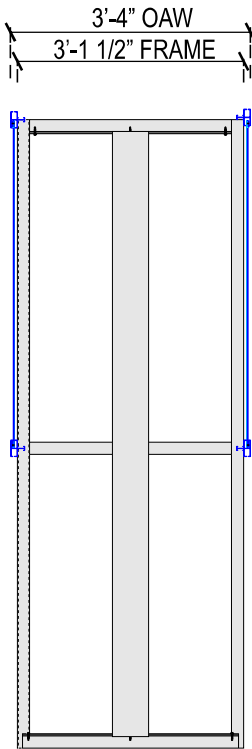
CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS



PLAN VIEW
SCALE: 3/8" = 1'-0"

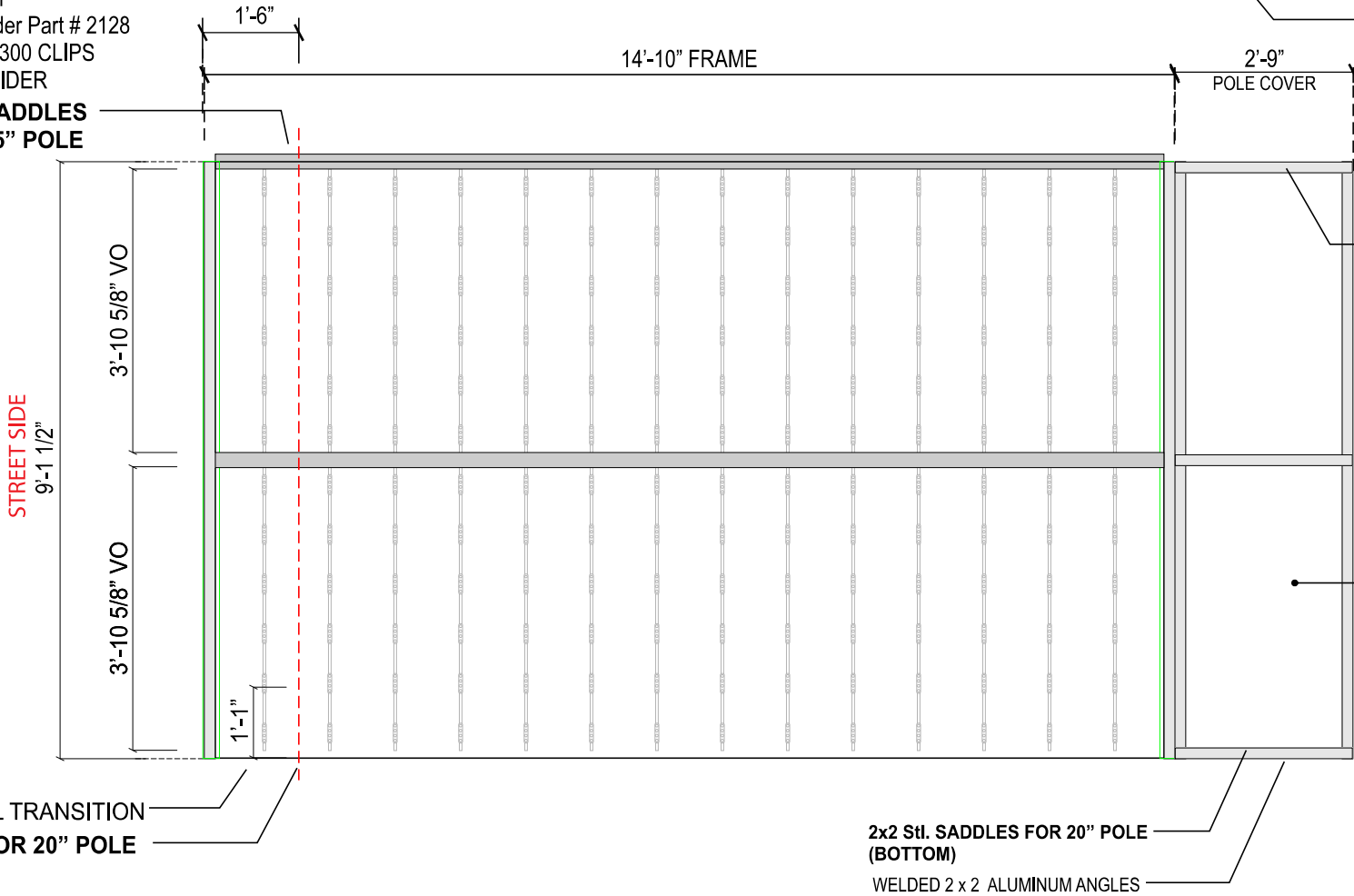


HANGING BAR DETAIL
SCALE: FULL

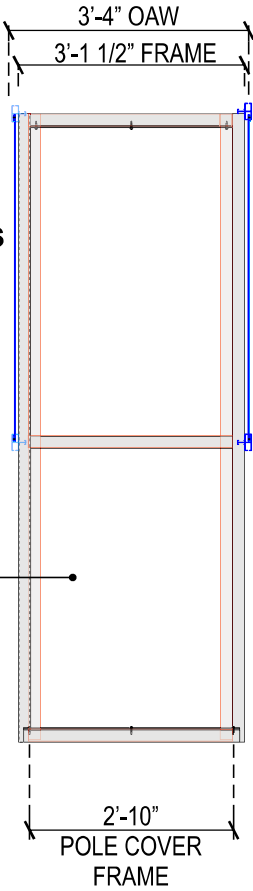


ROUTED LOOVER - SIDE VIEW
SCALE: 3/8" = 1'-0"

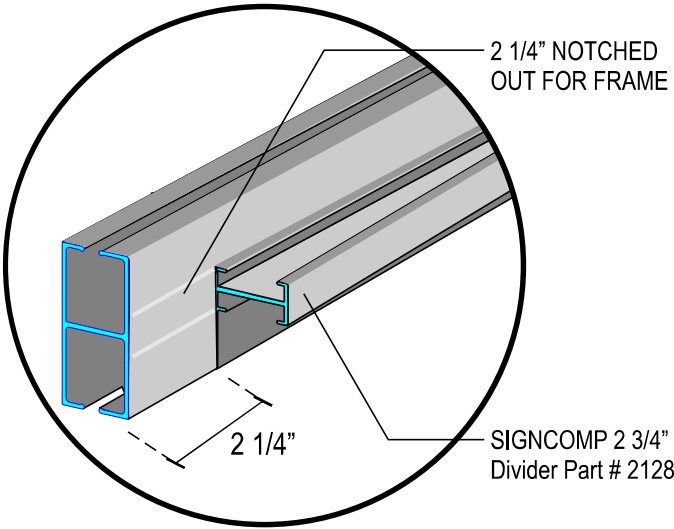
SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER
2x2 Stl. SADDLES
FOR 10.75" POLE
(TOP)



SECTION 3
FRONT ELEVATION
SCALE: 3/8" = 1'-0"
(2 Required)
Sign # : 009 & 017



CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"



DIVIDER NOTCH DETAIL
SCALE: NTS

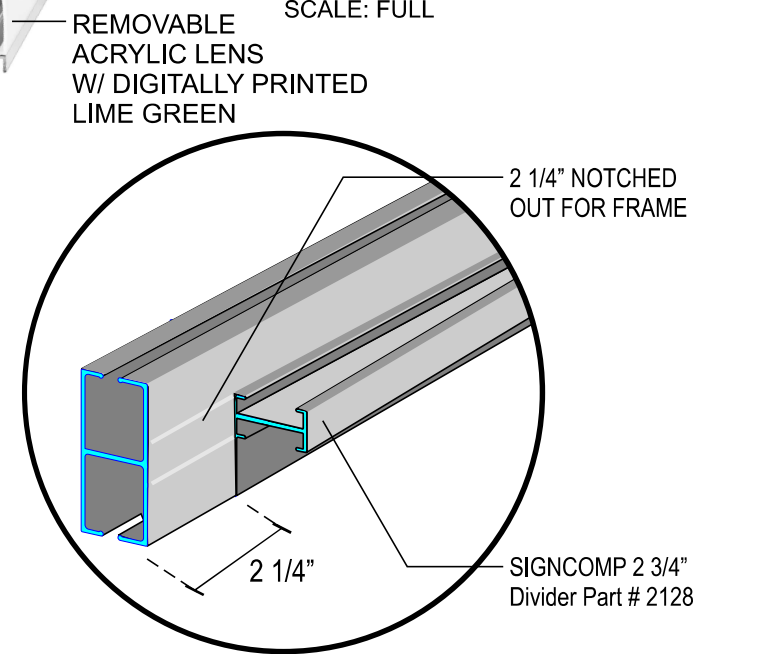
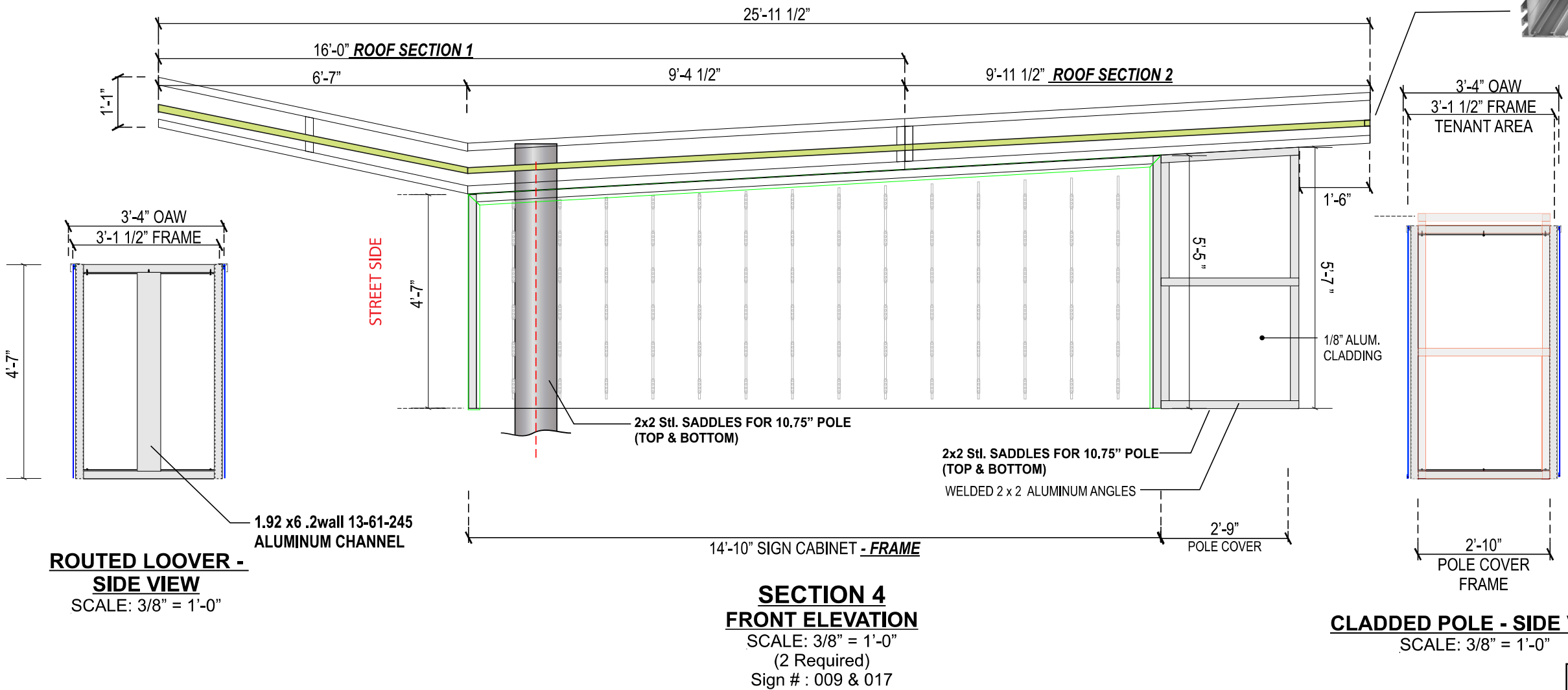
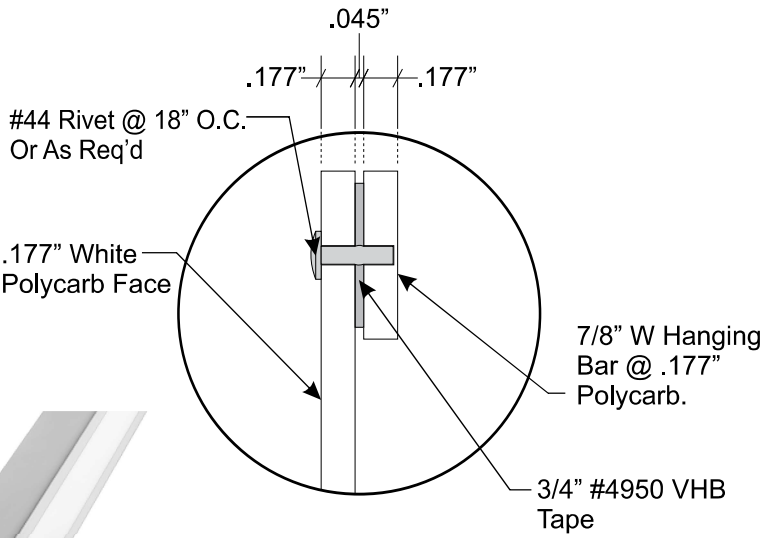
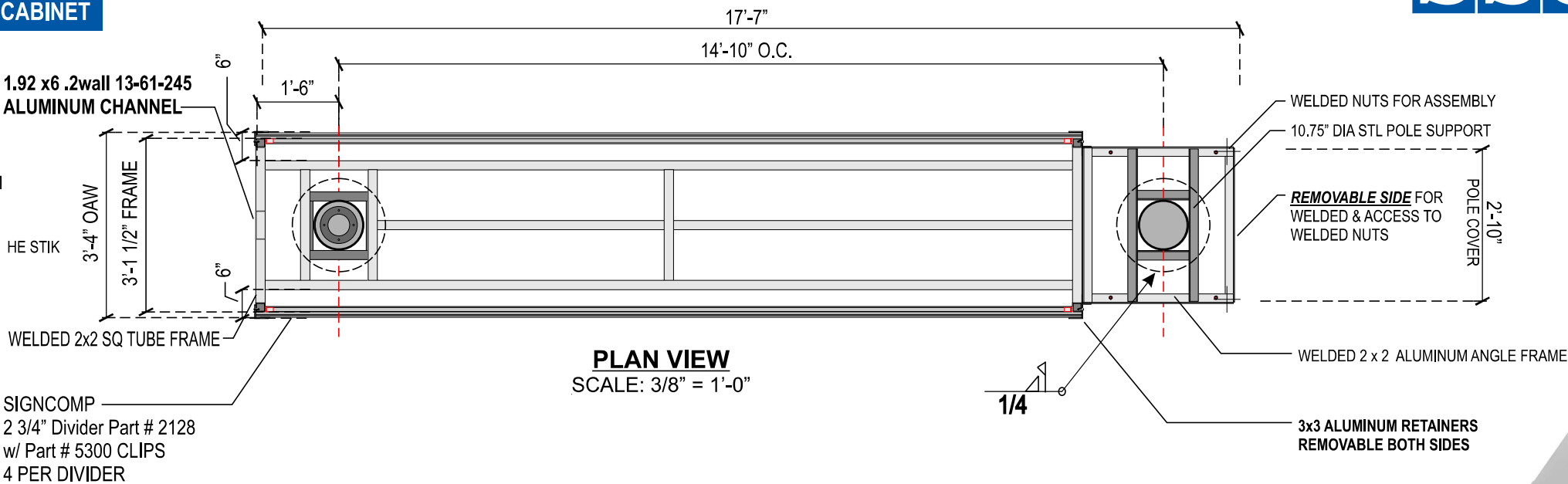
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN SPECIFICATIONS - SIGN CABINET

CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL

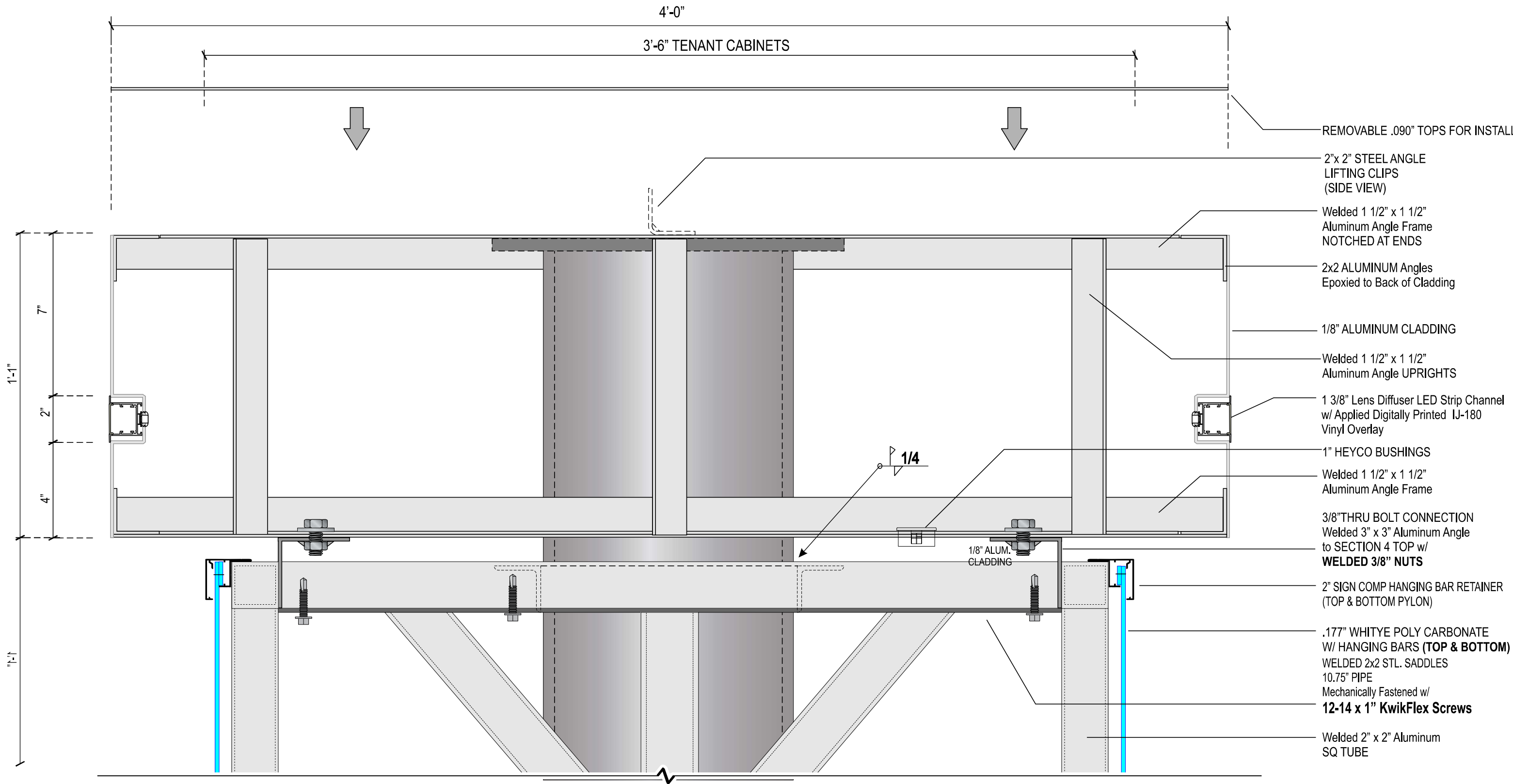
SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER



ROUTED LOOVER - SIDE VIEW
SCALE: 3/8" = 1'-0"

CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"

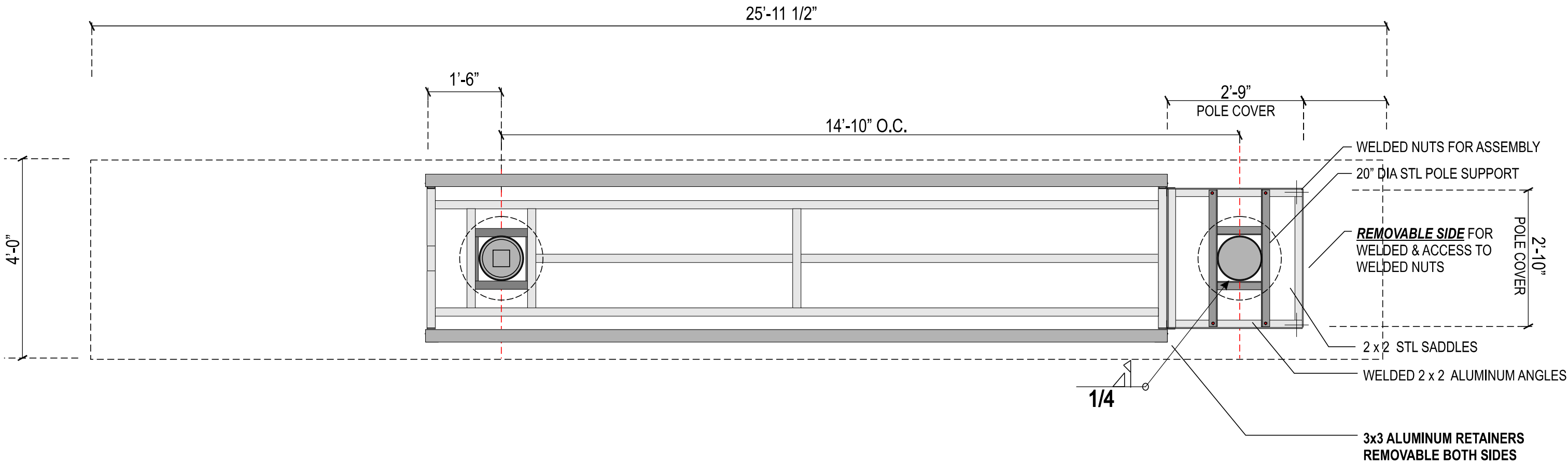
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



TOP SECTION THRU

SCALE: 3" = 1'-0"
Sign # : 009 & 017

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PLAN VIEW
SCALE: 1/2" = 1'-0"

Date:	12/23/24	City, State:	Dallas, TX	SHEET:	1 OF 3
Client:	SSC Signs & Lighting	Overall Height:	45'-4"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

Sign Description	655 W Illinois Ave	Table of Contents
-------------------------	---------------------------	--------------------------

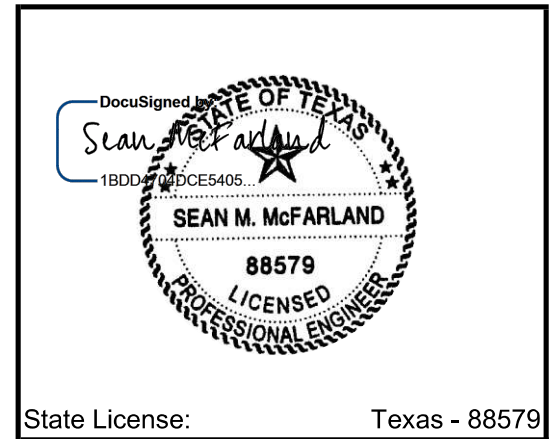
# Columns: 2	UPDATED ARTWORK & SUPPORT	Content:	Page
ME Job: 69512 Sns 09/17		Design Loads.	1
	ULTIMATE LOADS / 30 PSF	Support Design.	1-2
Height: 45'-4"	42 KSI STEEL PIPE	Foundation Design / General Notes	3
Width: 26'-0"			

Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous ▼	Code:	2021 IBC W/ Amends ▼
Structural Section:	Steel Pipe - 42000psi ▼	Wind Speed:	105 ▼
Number of Zones:	5 ▼	Wind Exposure:	C ▼
Wind Loads Per ASCE 7-16			

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	15 ▼	40.5 #/FT	
2	5 ▼	40.5 #/FT	
3	20 ▼	40.5 #/FT	y
4	20 ▼	104.1 #/FT	
5	35 ▼	104.1 #/FT	y
6	0 ▼		
7	0 ▼		
8	0 ▼		



Geometry:

Zone	Top Elevation	Height	* Approx. Width Width	Pressure	Force	Approx. Weight
1	45.33 FT	5.33 FT	8.25 FT *	30.00 PSF	1.32 K	1,091 #
2	40.00 FT	2.50 FT	14.56 FT *	30.00 PSF	1.09 K	384 #
3	37.50 FT	13.17 FT	20.25 FT *	30.00 PSF	8.00 K	6,400 #
4	24.33 FT	19.75 FT	20.25 FT *	30.00 PSF	12.00 K	12,112 #
5	4.58 FT	4.58 FT	22.50 FT *	30.00 PSF	3.09 K	4,561 #

Total Wind Force = 25.50 K 24,548 #

Date:	12/23/24	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	45'-4"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 69512 Sns 09/17

Moments at Transitions:

Zone	Lateral Force	5 Mom. Arm	3 Mom. Arm
1	1.32 K	42.67 FT	18.34 FT
2	1.09 K	38.75 FT	14.42 FT
3	8.00 K	30.92 FT	6.59 FT
4	12.00 K	14.46 FT	
5	3.09 K	2.29 FT	
		526.45 K-FT	92.62 K-FT

Section Properties:	113.95 IN^3	20.05 IN^3	.00 IN^3	.00 IN^3	.00 IN^3	.00 IN^3
----------------------------	-------------	------------	----------	----------	----------	----------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
5	Pipes	20.00 IN	0.500 IN	104.1 #/FT	136.95 IN^3	40.00	113.95 IN^3
3	Pipes	10.75 IN	0.365 IN	40.5 #/FT	28.11 IN^3	29.45	20.05 IN^3
	Base Pipe Options	24.00 IN	0.375 IN	94.6 #/FT	152.18 IN^3	64.00	113.95 IN^3

Structure Required

# Req'd	Size	Wall Thickness
2	20.00 IN	0.500 IN
2	10.75 IN	0.365 IN

Date: 12/23/24	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 45'-4"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 69512 Sns 09/17

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

where $A = (2.34 * P) / (S1 * b)$

Footing:	Round	▼
Vert. Soil Bearing (psf):	1500	▼
Lat. Soil Bearing (psf):	150	▼

Mmax =	263,227 #-FT
Pmax (Lateral) =	12,751 #
LSBP =	150 PCF
S1 =	1,200 PCF X d
d =	4.000 FT For use with Round Footing
A =	6.22 FT^2
h =	20.644 FT
d =	15.336 FT

USE:	4.00 FT. RND. X	15.50 FT DEEP PIERS W/ 22'-6" (W) X 3'-0" (L) X 63" (D)
SLAB w/ #5's @ 12" O.C. FULL SIX-SIDED CAGE		
4-7" ABOVE GRADE.		

Soil Bearing Check:

DLmax =	24,548 LBS
Area of Footing =	12.57 FT^2
Actual SBP =	1,953 PSF
Allowable SBP =	4,350 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

1,953 PSF <	4,350 PSF	THEREFORE OK
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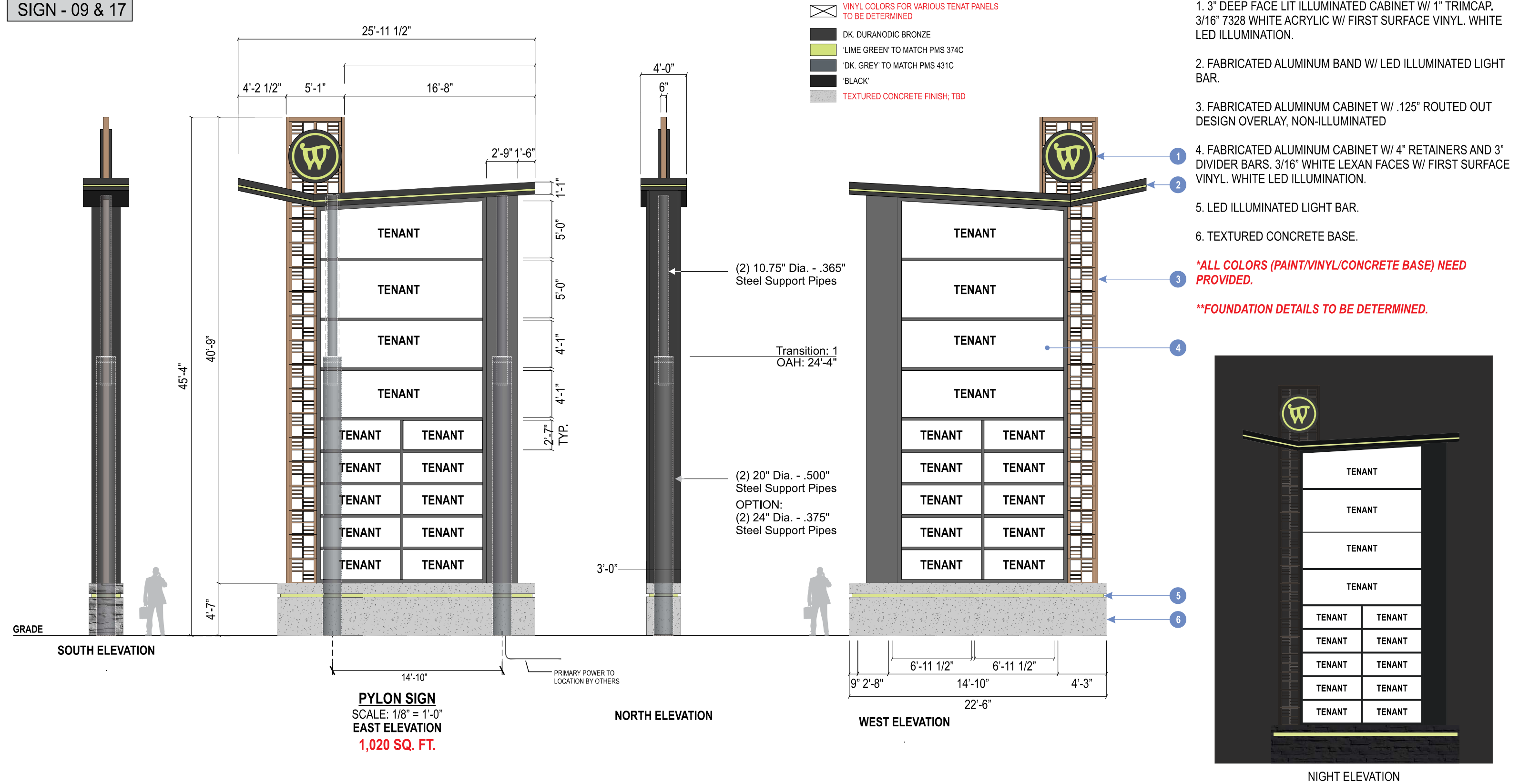
General Notes

- Contractor shall verify all dimensions and conditions on job site
- Structural steel pipe shall conform to ASTM A53 grade B type E or S, Fy=35 ksi min.
- Structural steel tube shall conform to ASTM A500 grade B, Fy=46 ksi min.
- Structural steel shapes and plates shall conform to ASTM A36.
- Welding shall conform to AISC specs or local codes and performed by certified welder using arc process E70XX electrodes.
- Isolate Aluminum from Steel
- All bolt holes to be drilled or punched.
- 2500 psi (min) 28-day Concrete Compressive Strength
- All electrical work to conform to the requirements of UL48 and section 600 of NEC.
- UL and Data labels required
- Sign to be a minimum of 6-ft horizontal & 12-ft vertical from high voltage wires.
- If there is no stub pipe to be used in the top cabinet, the supporting member immediately below the stub pipe shown can be extended to the top of the uppermost cabinet.
- All Pipe sizes shown are minimum sizes. Pipe with a larger diameter and/or greater Sxx may be substituted
- All structural lengths required are approximations only. Actual length may vary slightly depending on sign cabinet conditions.

ME #: 69512

SIGN - 09 & 17

SIGN 09 AND 17 - P.1020 - D/F ILLUMINATED PYLON W/ TENANT PANELS - QTY: 2



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

**WYNNEWOOD VILLAGE
SO12827**

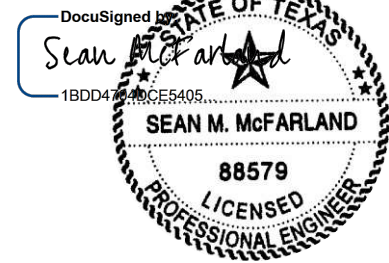
Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork and Supports: (69512) DS

22



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on December 23, 2024.

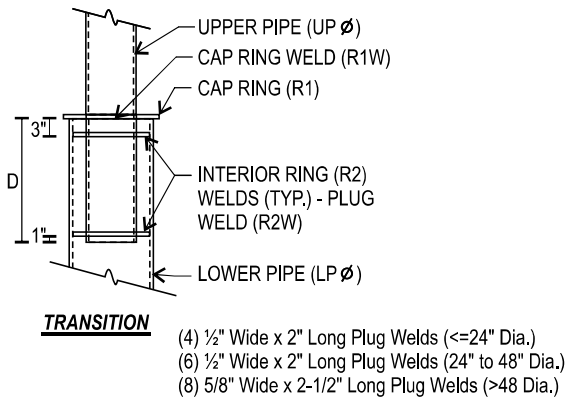
Date: 12-23-2024

Sheet #: 1 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

ME #: 69512

SIGN - 09 & 17

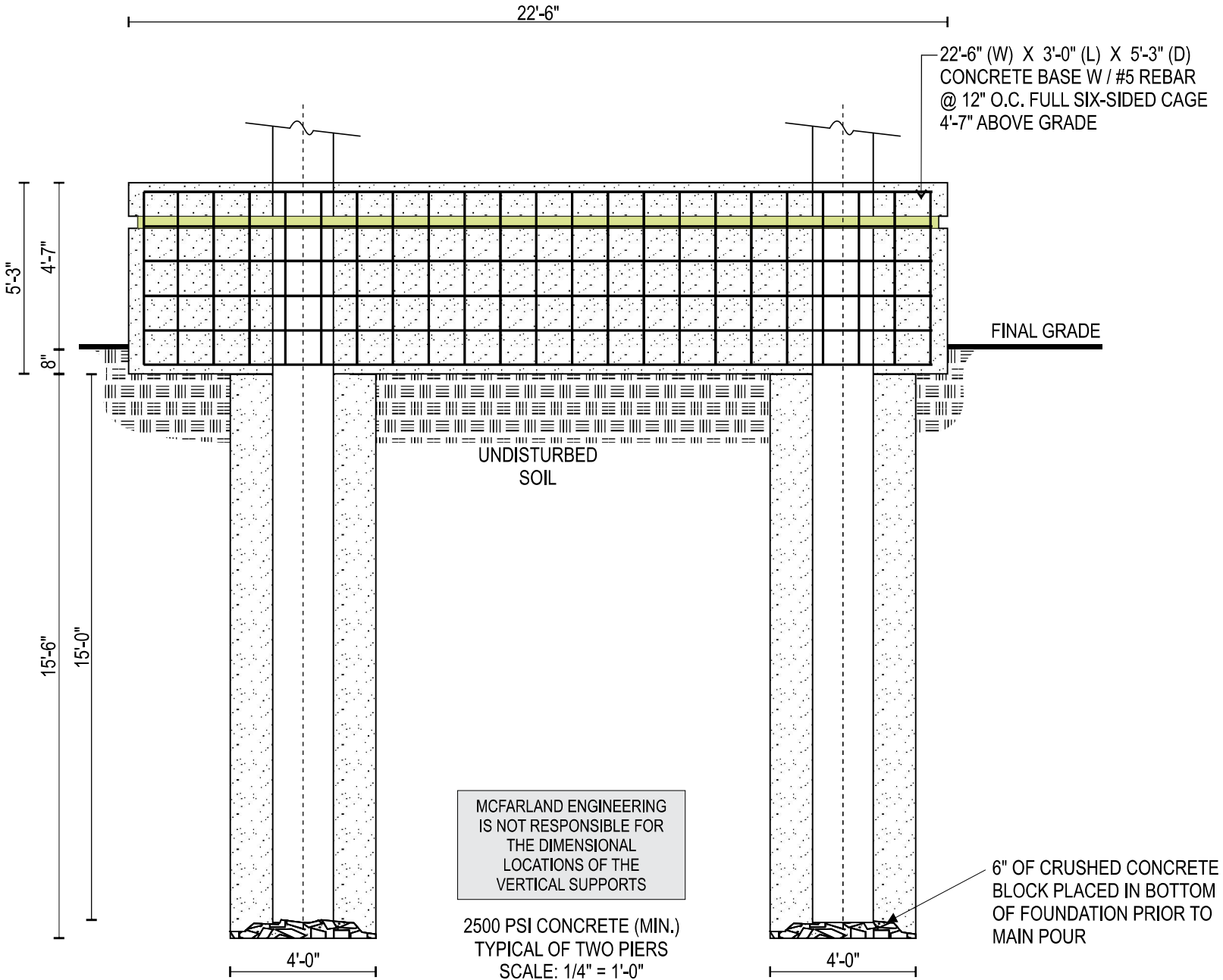


TRANSITION TABLE FOR SUPPORT OPTION: 1

#	UP \varnothing	LP \varnothing	D	R1	R1(DIA.)	R2	R2(DIA.)	R1W	R2W
1	10.75"	20"	2.5'	3/4"	21"	1/2"	18.75"	5/16"	5/16"

TRANSITION TABLE FOR SUPPORT OPTION: 2

#	UP \varnothing	LP \varnothing	D	R1	R1(DIA.)	R2	R2(DIA.)	R1W	R2W
1	10.75"	24"	3.0'	1"	25"	5/8"	23"	5/16"	5/16"



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork and Supports: (69512) DS

23



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on December 23, 2024.

Date: 12-23-2024

Sheet #: 2 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996



City of Dallas

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

Agenda Information Sheet

File #: 25-1240A

Item #: 42.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180024

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502180024
LOCATION: 655 W ILLINOIS AVE
(See Sign 9 on att. Site Plan)

DATE FILED: February 18, 2025
SIZE OF REQUEST: 1020 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi tenant pylon sign at 655 W ILLINOIS AVE (See Sign 9 on att. Site Plan).

SUMMARY: The applicant proposes to install a 1020-square-foot LED illuminated multi tenant pylon sign, composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 1020-square-foot LED illuminated multi tenant pylon sign, composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed out design overlay. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 46-feet.
 - The sign will be back-lit by LED. Tenant panels will be left blank; to be branded at a later date.
- This is the second of six applications under review by this body for this site. The intent of this application is to replace one existing pylon sign while refreshing the look. This sign is to be located on Illinois Ave, at the Wynnewood Village Entrance, and is submitted as Sign 9.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

(9) PYLON SIGN means a detached multi-tenant monument sign that is more than 12 feet in height.

51A-7.2406 DETACHED SIGNS.

(a) In general.

- (1) All detached signs must maintain a minimum setback of five feet.

(d) Pylon signs

- (1) No pylon sign may exceed

(A) 50 feet in height.

(B) 1,250 square feet in effective area.

(2) A maximum of one pylon sign per street frontage is permitted within 50 feet of the public right-of-way.

This sign maintains a minimum 5-foot setback from both property lines of the corner. The overall height is 45' 4" and the overall square-footage is 1020-square-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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi tenant pylon sign at 655 W ILLINOIS AVE (See Sign 9 on att. Site Plan).

Maker: Dumas
Second: Hardin
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall

Against: 0 - none

Absent: 0 - none

Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting

Miscellaneous Transaction

Job 197660059-002 (2502180024)

Electrical Sign (ES) DETACHED - SIGN 9 (A) New Construction


Status:PaidCreated By:TLUMSDENDate Created:Feb 18, 2025

Date Completed:Feb 18, 2025

Parent Job:197660059-001 (2501241075)

Specific Location:1020SF- 655 W ILLINOIS AVE- LED ILLUMINATED MULTI TENANT PYLON ///CA#

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2502180024 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	
Fees (EXT): 2502180024 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
Receipt Number: 948869 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
Receipt Number: 948869 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

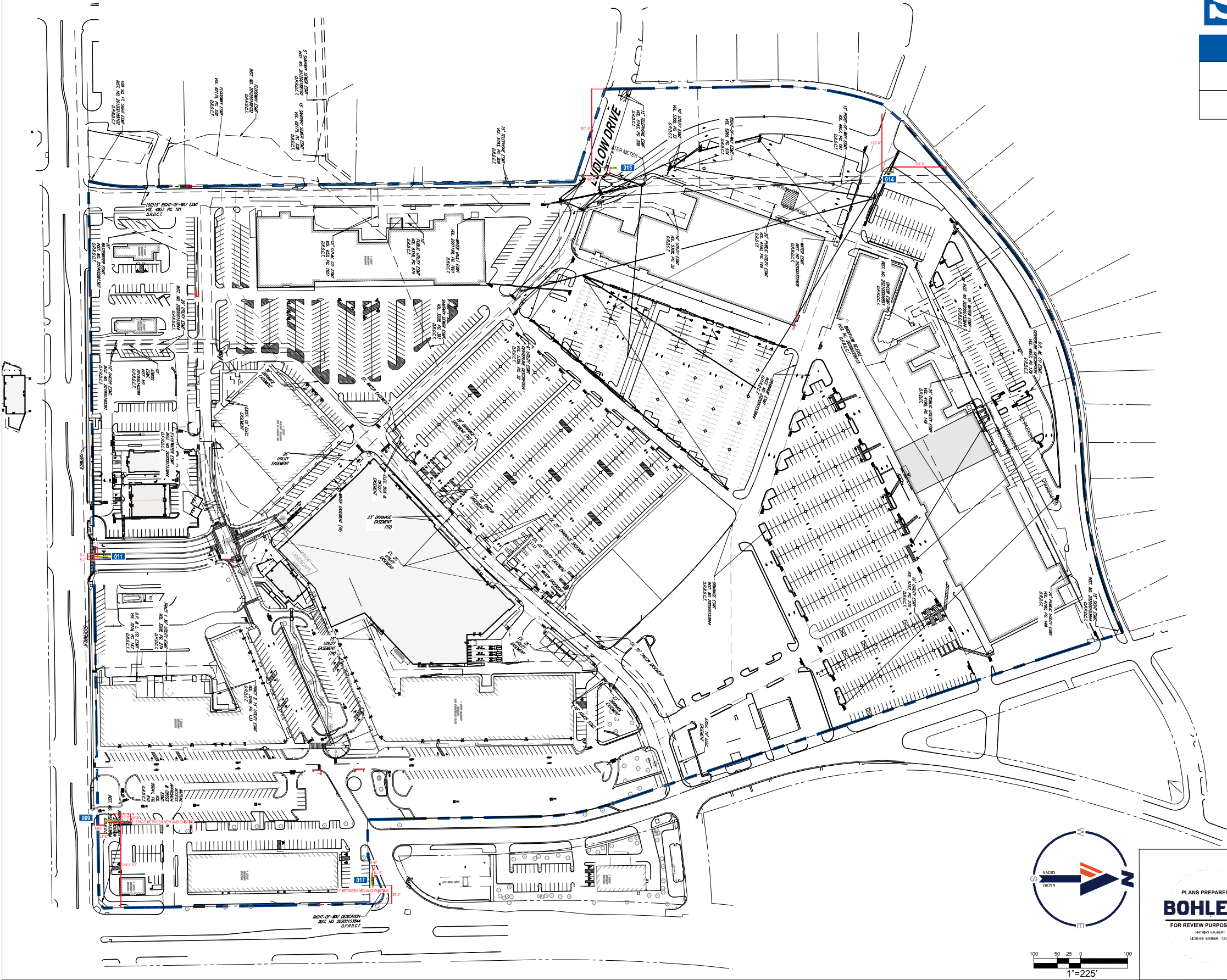
Job 197660059-002 (2502180024)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 18, 2025 16:27:26
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT



BRIXMOR HOLDINGS 12 SPE, LLC
2333 DREXTON DR., SUITE 5100

SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS



LOCATION MAP
SCALE: 1" = 500'

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

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

BM#1
X-CUT ON THE BACK OF CURB FOUND ON EAST END OF PARKING ISLAND ON THE WEST LINE OF WYNNEWOOD DRIVE, APPROXIMATELY 103 FEET FROM THE MOST WESTERLY CORNER OF 1 STORY MASONRY BUILDING (655 W ILLINOIS AVENUE) AND APPROXIMATELY 44 FEET NORTHWEST FROM A SANITARY SEWER MANHOLE, AS SHOWN.
ELEVATION = 548.40'
BM#2
X-CUT ON THE BACK OF CURB FOUND ON THE WEST LINE OF WYNNEWOOD PLAZA APPROXIMATELY 50 FEET SOUTH EAST OF A LIGHT POLE AND APPROXIMATELY 72 FEET SOUTH EAST FROM A SECOND LIGHT POLE, AS SHOWN.
ELEVATION = 528.12'

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1				
2				

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1	12/04/2024	DWU - REV 1 PUBLIC WATER/WASTEWATER	SELGK

BOHLER BOHLER ENGINEERING TX, LLC (TP&E FIRM # 18065)
ENGINEER: MATTHIAS HAUBERT, P.E.
ADDRESS: 2600 NETWORK BLVD., SUITE 310, FRISCO, TX 75034
EMAIL: MHAUBERT@BOHLERENG.COM
PHONE (D): 469-458-7300

PLAT NO.	PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S178-004	2410231068	DP24-235

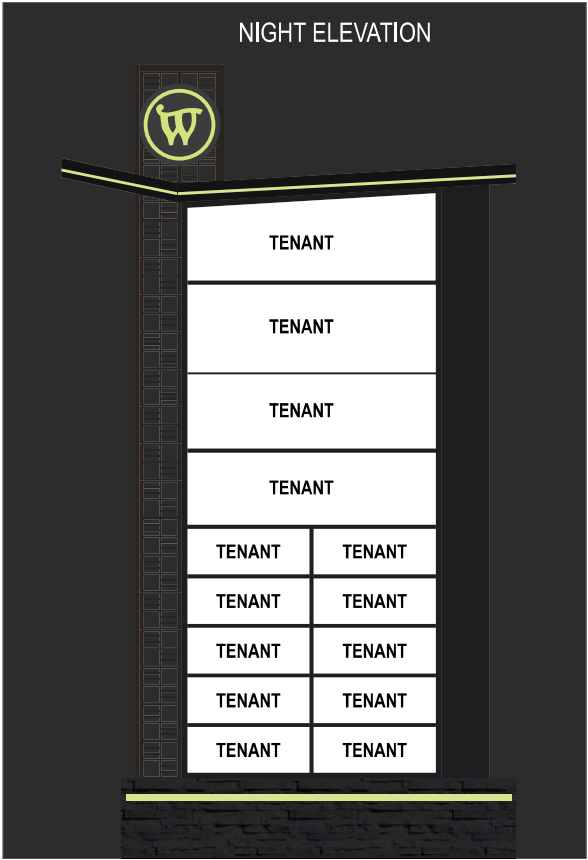
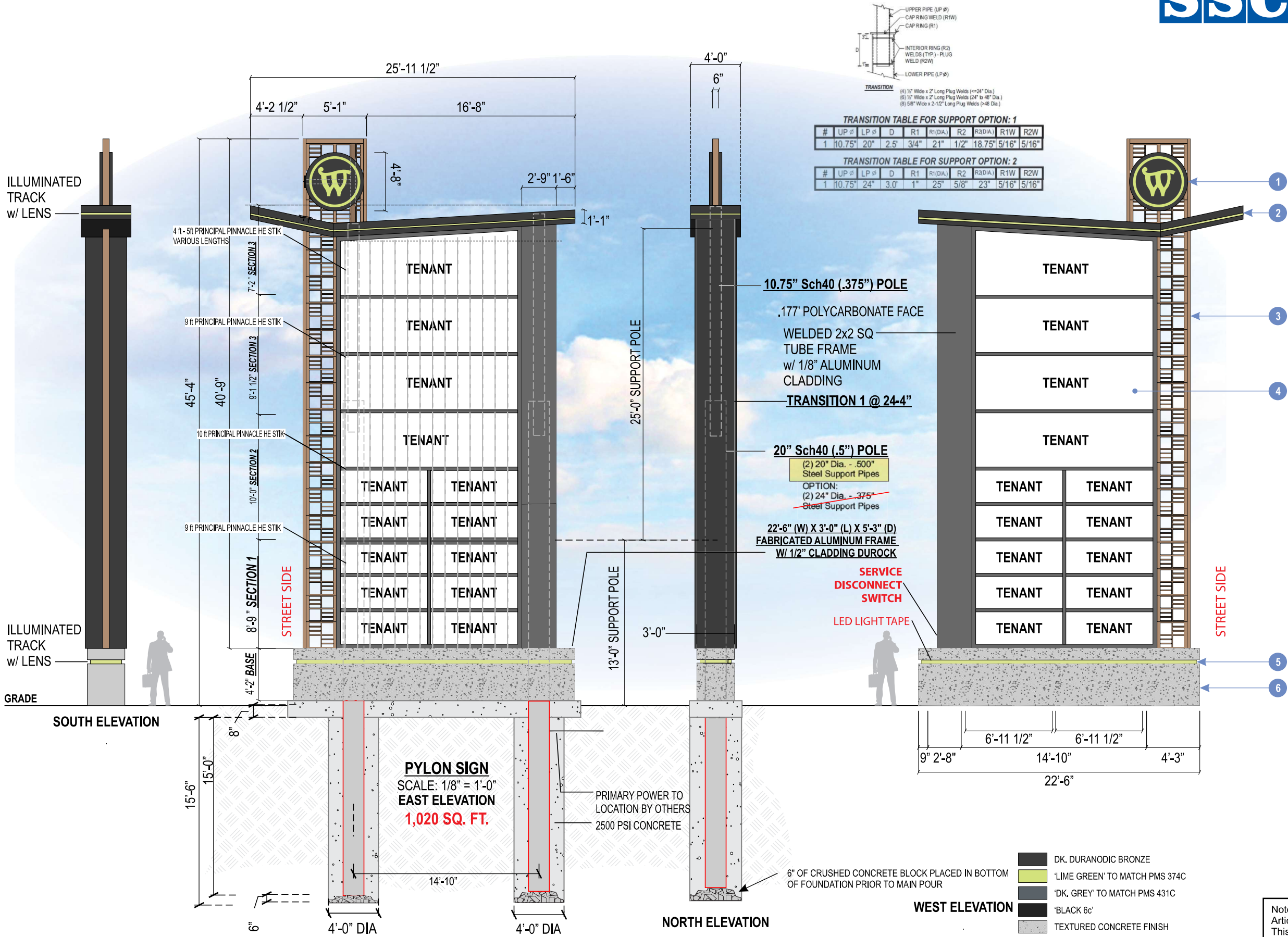
DIMENSION CONTROL OVERALL PLAN
WYNNEWOOD VILLAGE - PETSMART
655 W. ILLINOIS AVENUE
DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MH	KD/ML	09/16/2024	DP24	235	C05.01

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.

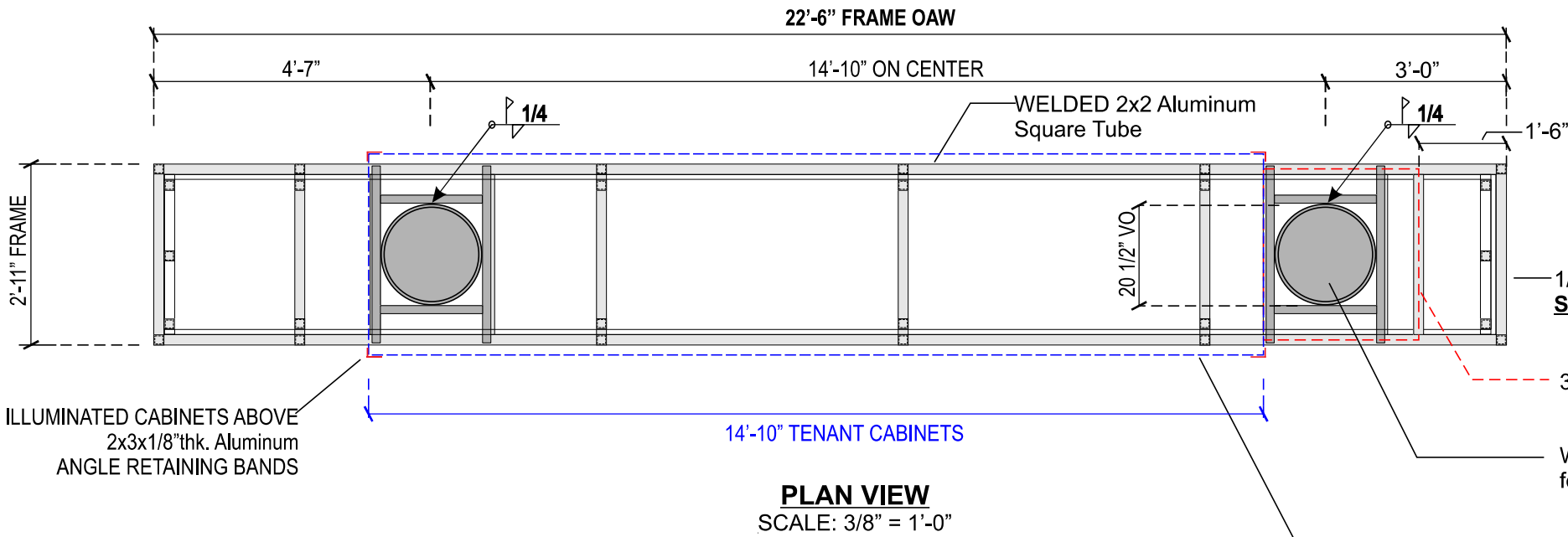
SPECIFICATIONS

1. 3" DEEP FACE LIT ILLUMINATED CABINET W/ 1" TRIMCAP. 3/16" 7328 WHITE ACRYLIC W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
2. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
3. FABRICATED ALUMINUM CABINET W/ .125" ROUTED OUT DESIGN OVERLAY, NON-ILLUMINATED
4. FABRICATED ALUMINUM CABINET W/ 4" RETAINERS AND 3" DIVIDER BARS. 3/16" WHITE LEXAN FACES W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
5. LED ILLUMINATED LIGHT BAR.
6. TEXTURED CONCRETE BASE.

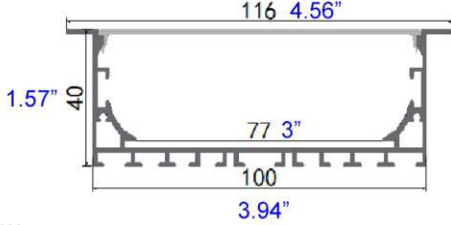


Electrical Load
(25.4) Amps @ 110-277 Volts
Electrical Req'mts
(2) 20 Amp/120 Volt Circuits

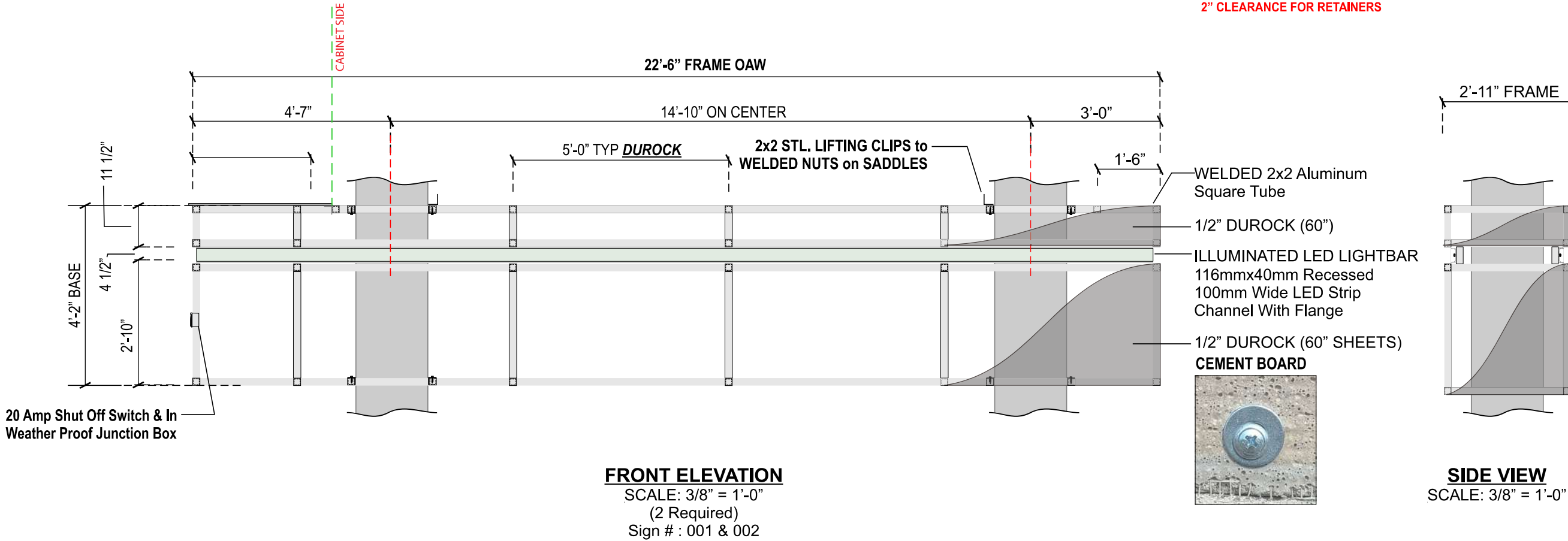
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Quad Row or Triple Row
Recommended



116mmx40mm Recessed
100mm Wide LED Strip
Channel With Flange

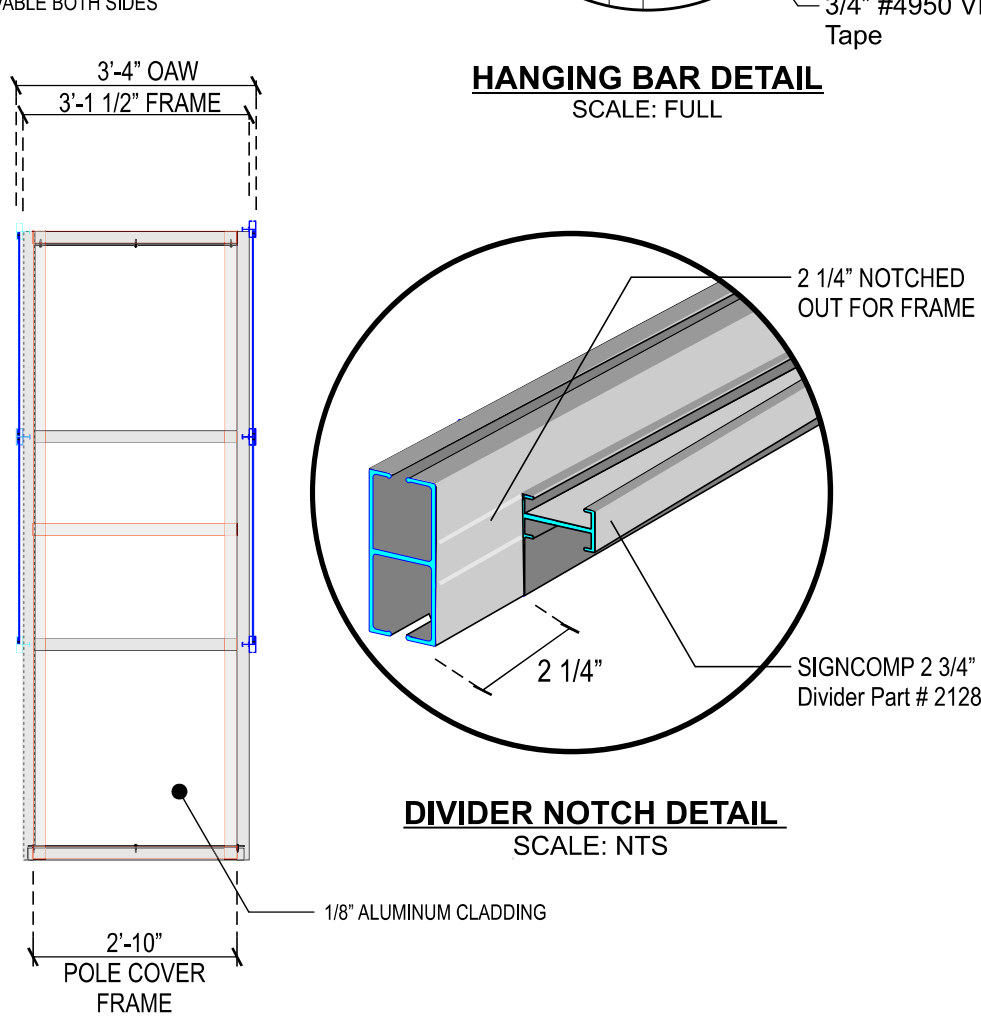
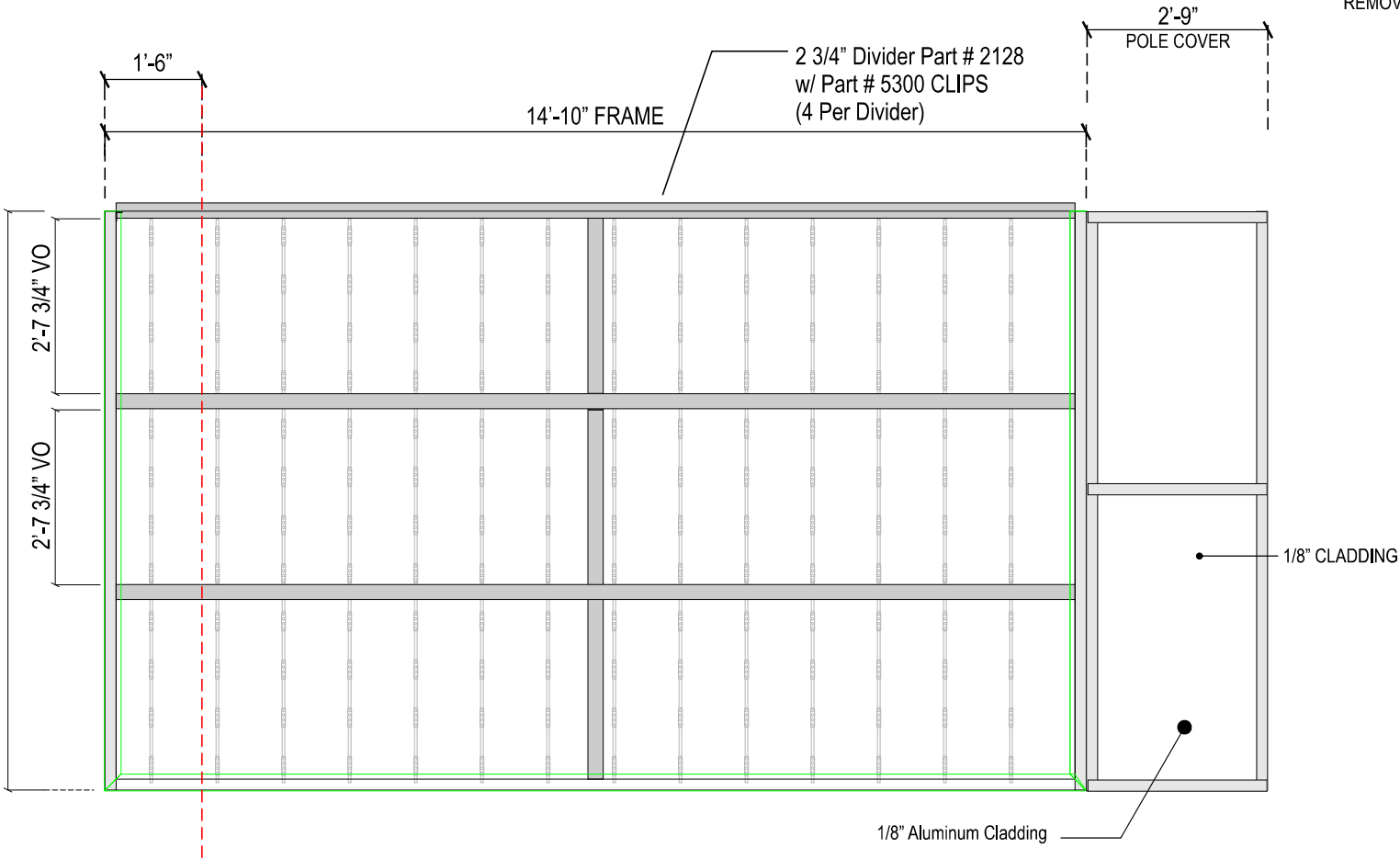
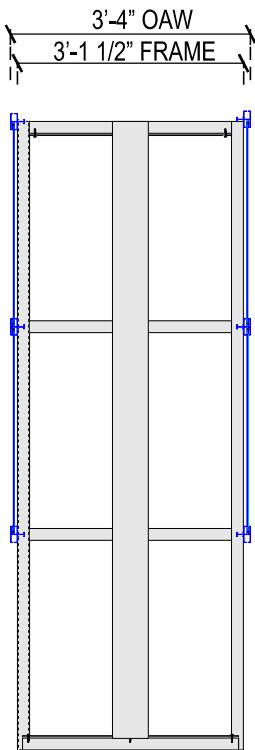
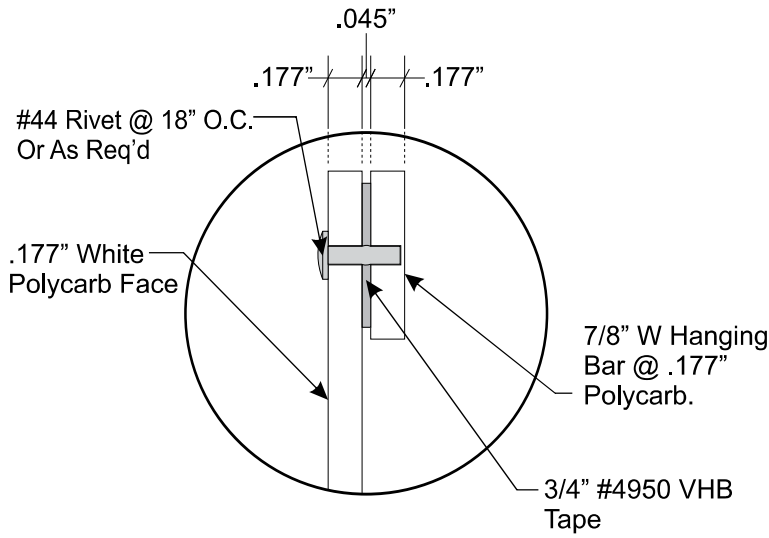
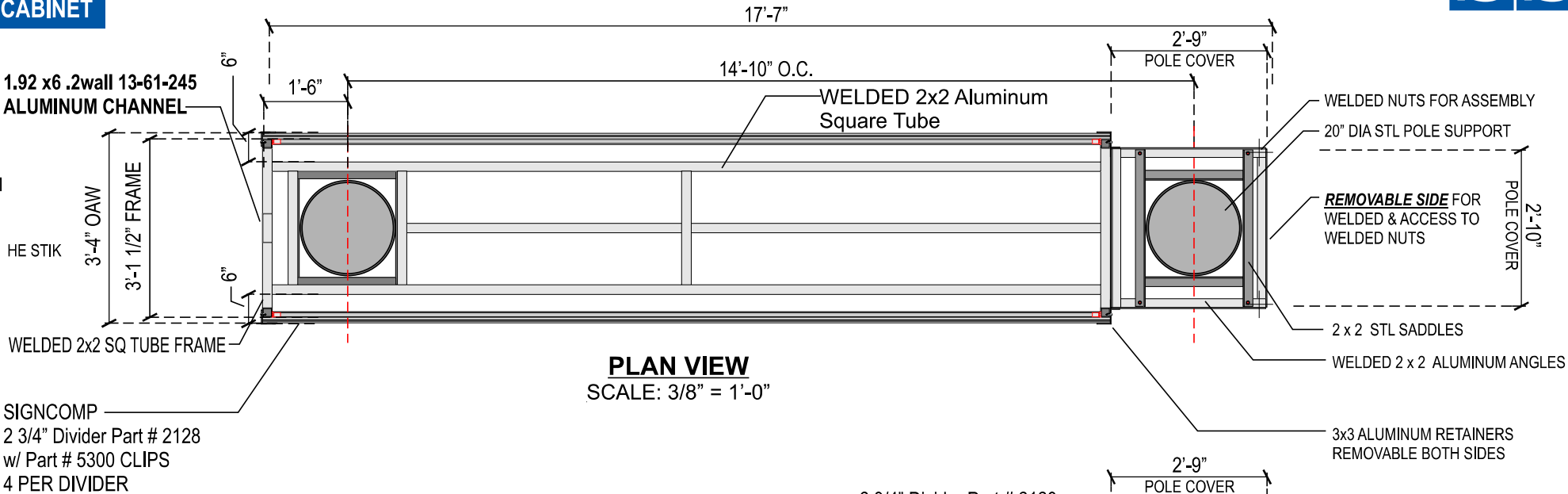


Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN SPECIFICATIONS - SIGN CABINET

CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL

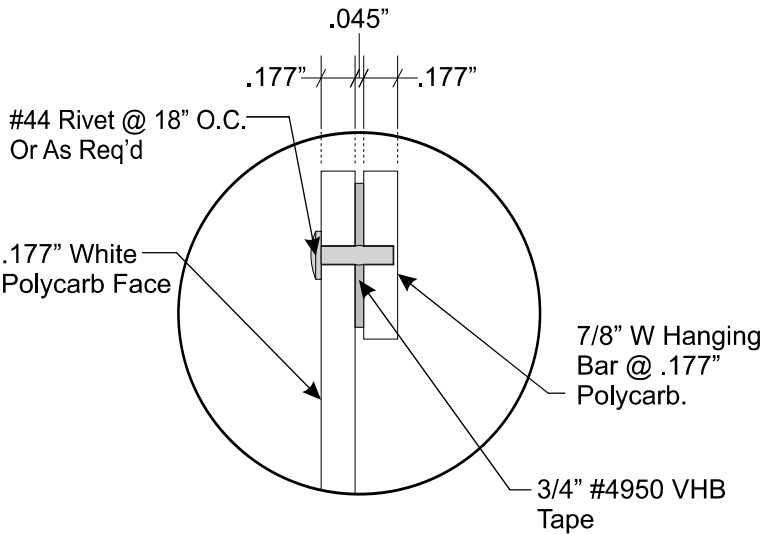
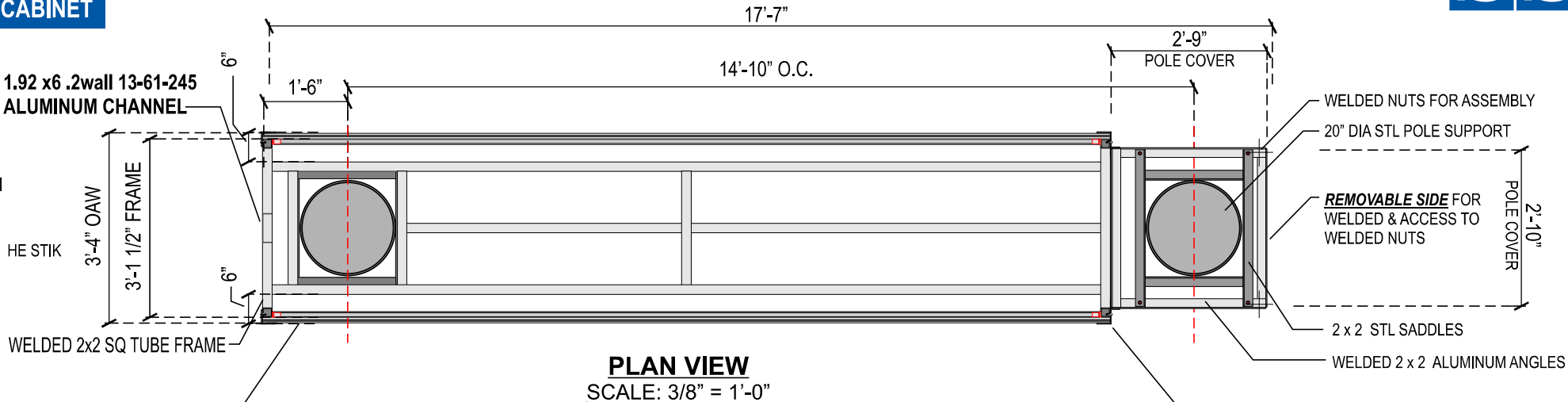


Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

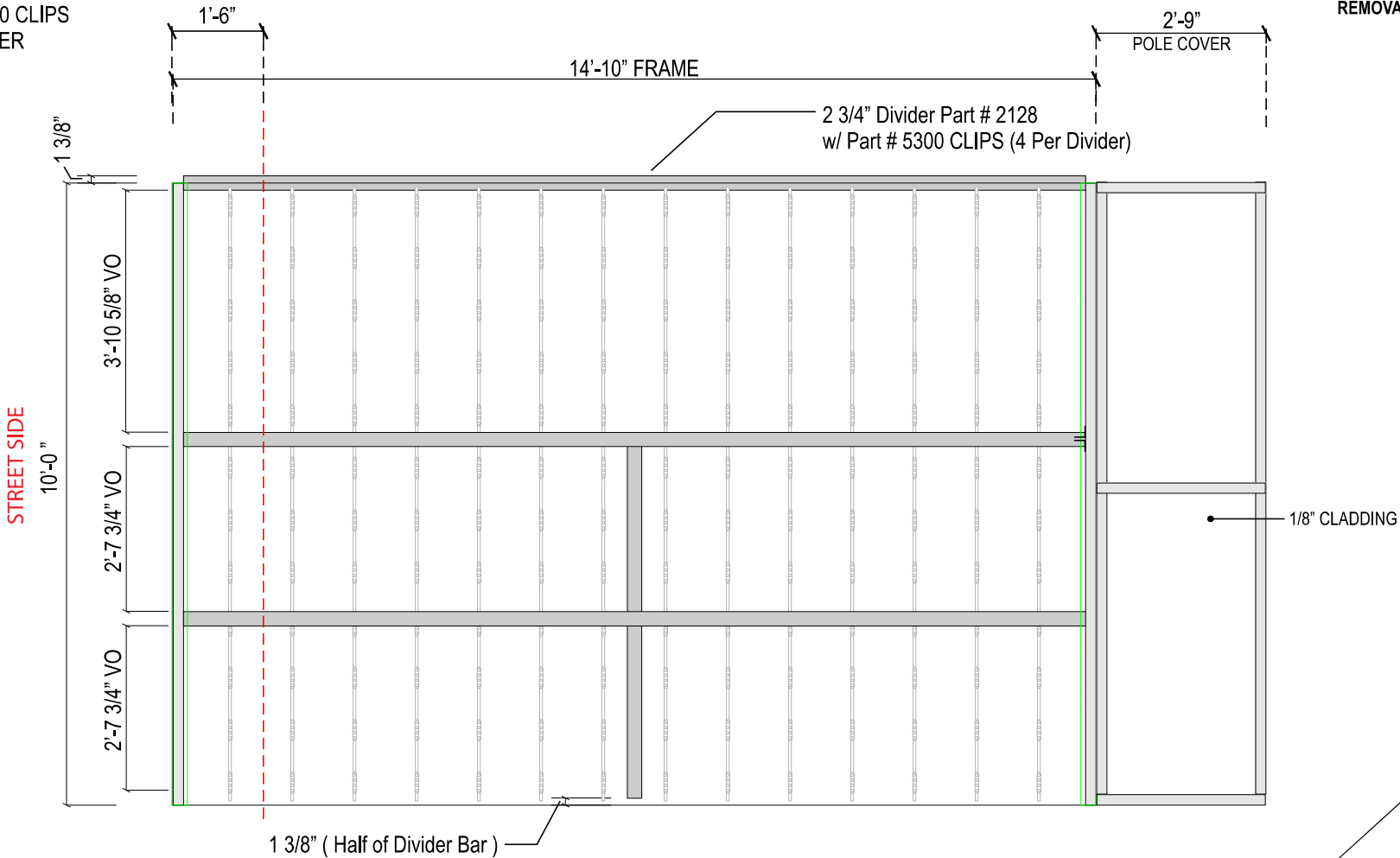
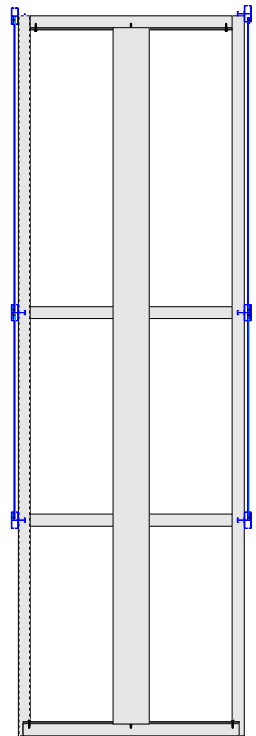
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BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

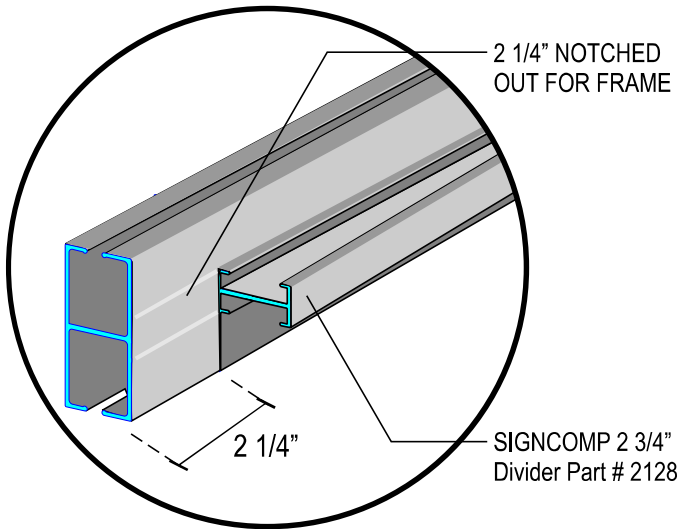
1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL



3'-4" OAW
3'-1 1/2" FRAME



3'-4" OAW
3'-1 1/2" FRAME



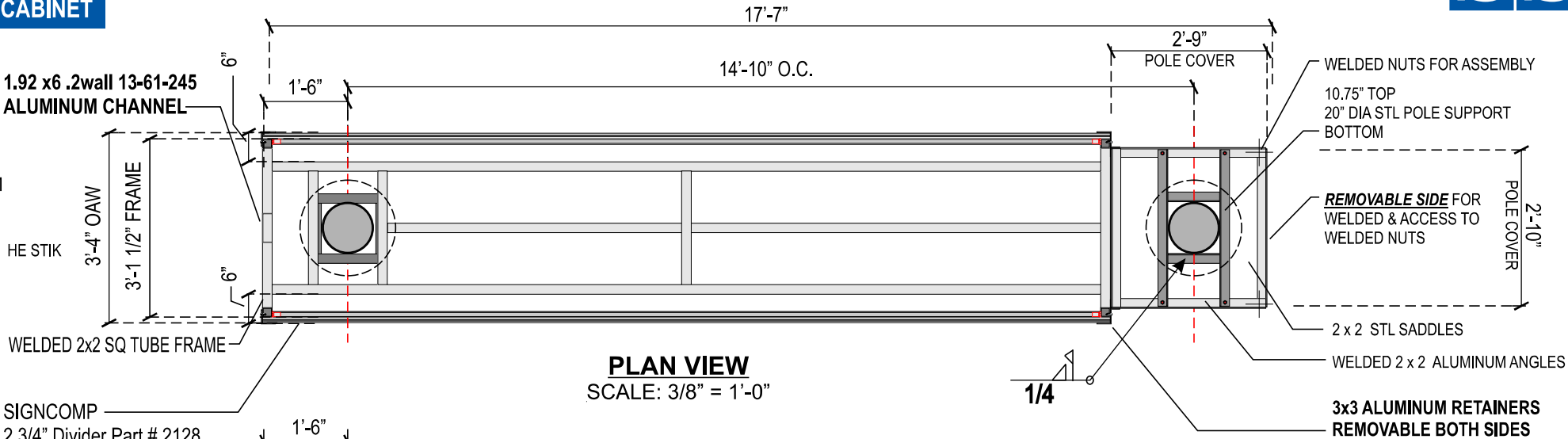
CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

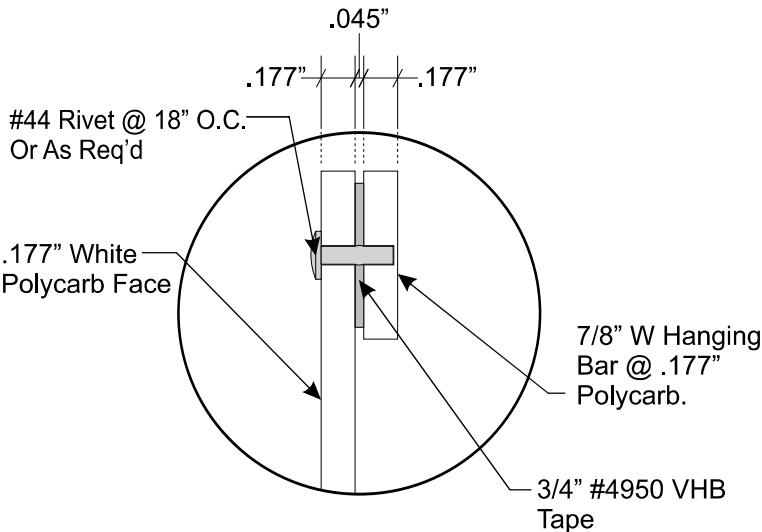
CLIENT NAME	ADDRESS	SUB NAME/SITE NAME	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Brixmor Property Group	655 W Illinois Ave., Dallas, TX US 75224	Wynnewood Village	PJ	DAA	XX	5/22/24	7 OF 21	OP011298-7	SO#12827-5

SIGN SPECIFICATIONS - SIGN CABINET

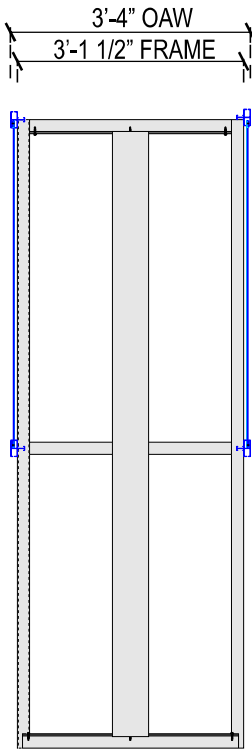
CABINET MATERIAL: 2x2 Sq Tube
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SIDE POLE CLADDING: 2x2 Alum. Ang
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RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS



PLAN VIEW
SCALE: 3/8" = 1'-0"

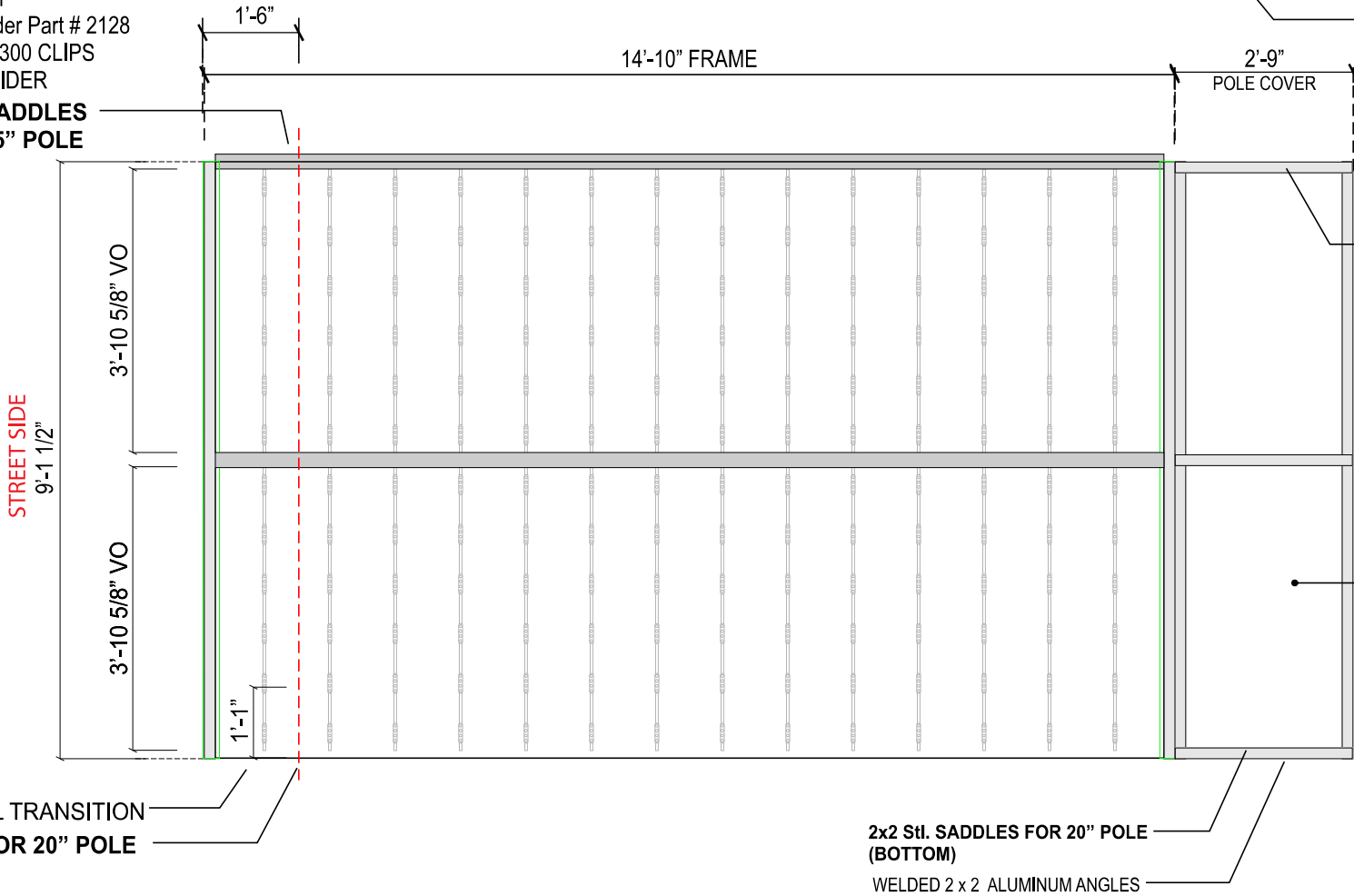


HANGING BAR DETAIL
SCALE: FULL

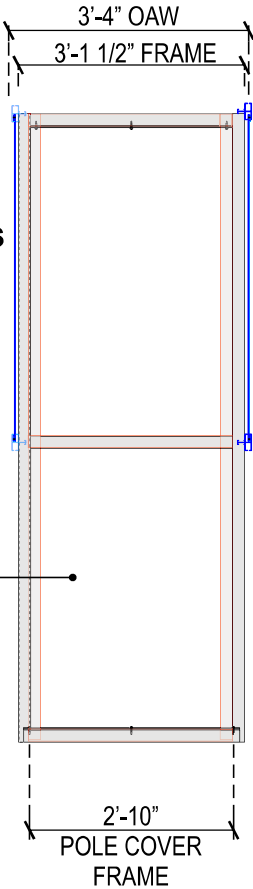


ROUTED LOOVER - SIDE VIEW
SCALE: 3/8" = 1'-0"

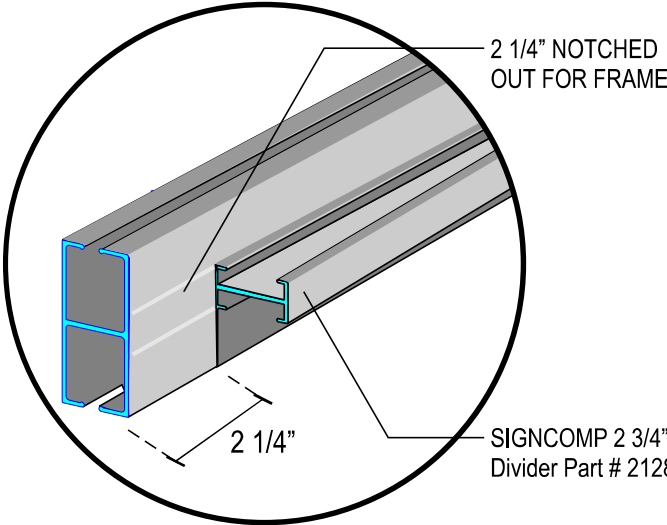
SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER
2x2 Stl. SADDLES
FOR 10.75" POLE
(TOP)



SECTION 3
FRONT ELEVATION
SCALE: 3/8" = 1'-0"
(2 Required)
Sign # : 009 & 017



CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"



DIVIDER NOTCH DETAIL
SCALE: NTS

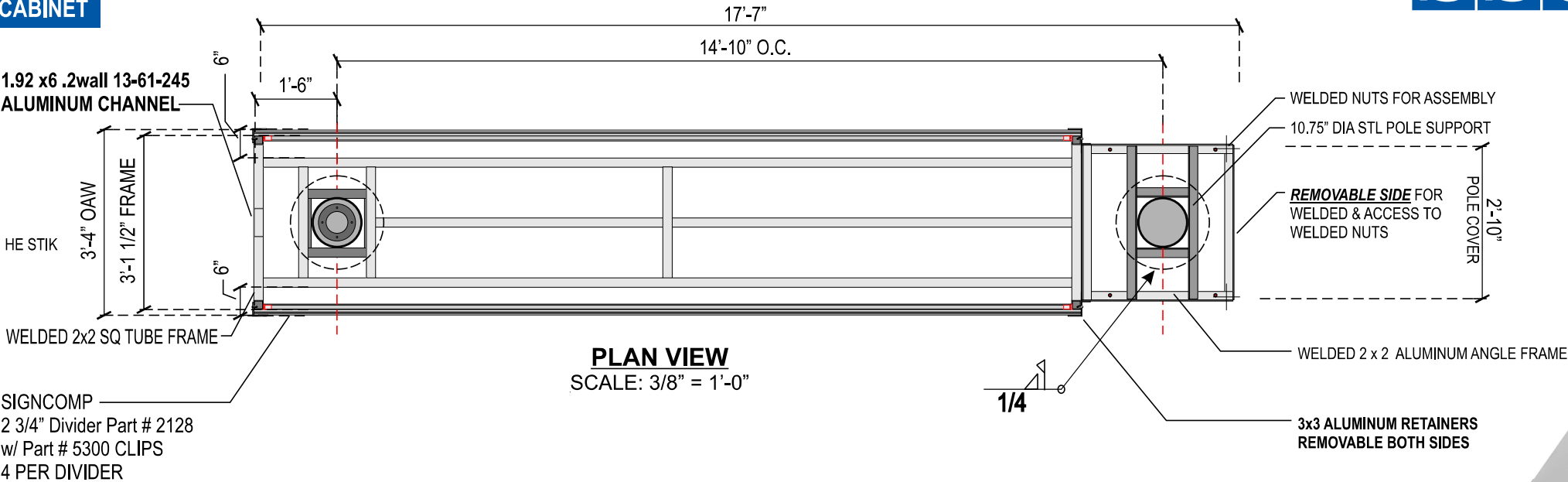
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN SPECIFICATIONS - SIGN CABINET

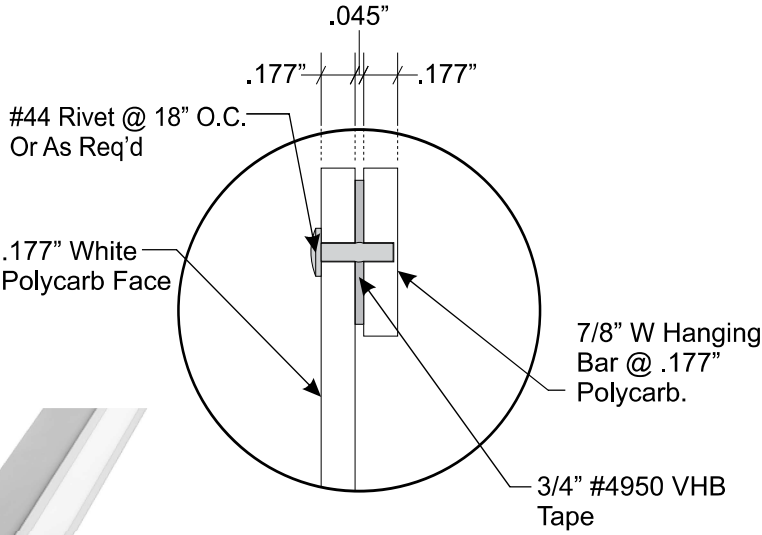
CABINET MATERIAL: 2x2 Sq Tube
CABINET DEPTH: 40"
SIDE POLE CLADDING: 2x2 Alum. Ang
CABINET DEPTH: 34"
CABINET FINISH: Black Satin
FACE MATERIAL: 177" WH. POLYCARB.
SPECS: HANGING BARS TOP & BOTTOM
RETAINING BAND MATERIAL: 3x3
RETAINING BAND FINISH: BLACK SATIN
INTERNAL ILLUMINATION: S/F PRINCIPAL HE STIK
BALLAST / POWER SUPPLY: 24 VOLT
INSTALL METHOD: SECTIONS

1.92 x6 .2wall 13-61-245
ALUMINUM CHANNEL

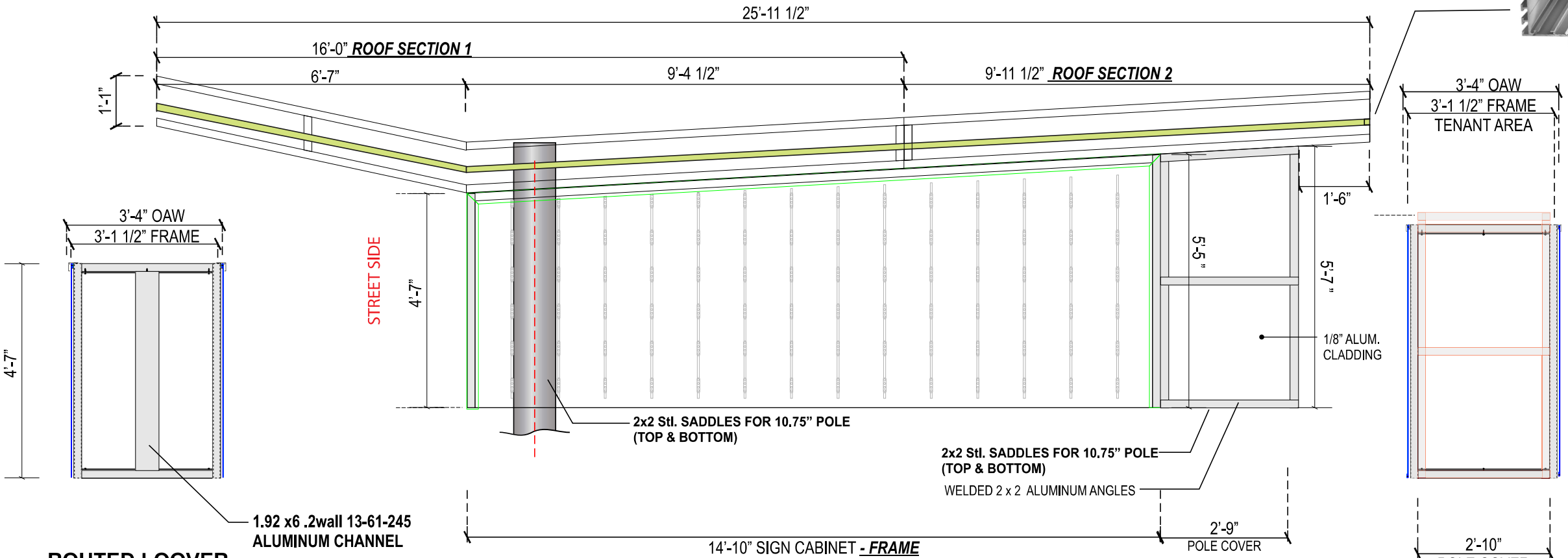
WELDED 2x2 SQ TUBE FRAME
SIGNCOMP
2 3/4" Divider Part # 2128
w/ Part # 5300 CLIPS
4 PER DIVIDER



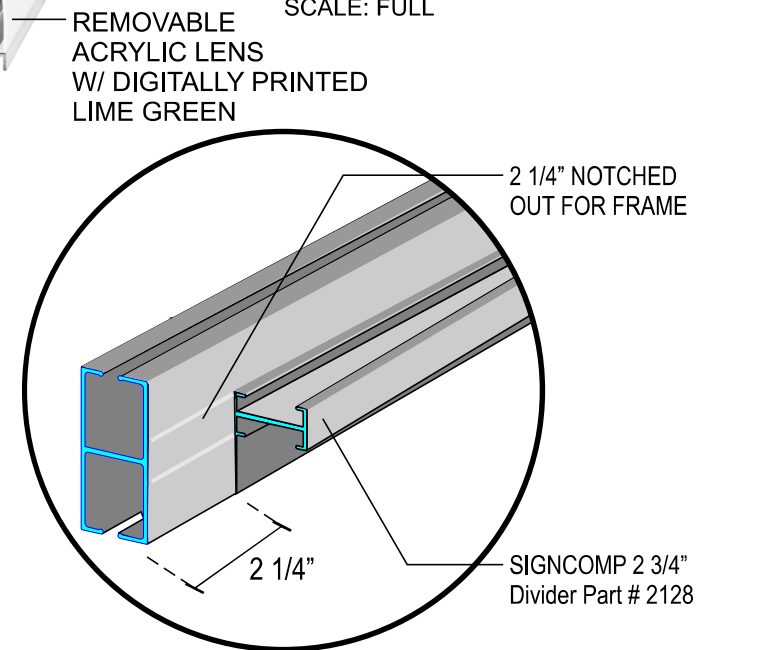
PLAN VIEW
SCALE: 3/8" = 1'-0"



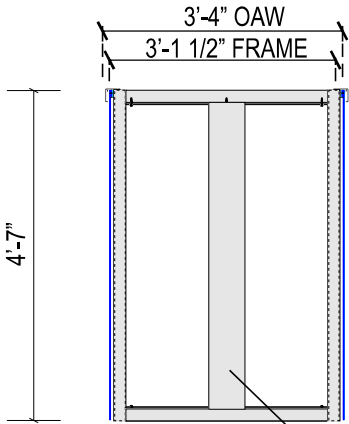
HANGING BAR DETAIL
SCALE: FULL



SECTION 4
FRONT ELEVATION
SCALE: 3/8" = 1'-0"
(2 Required)
Sign # : 009 & 017



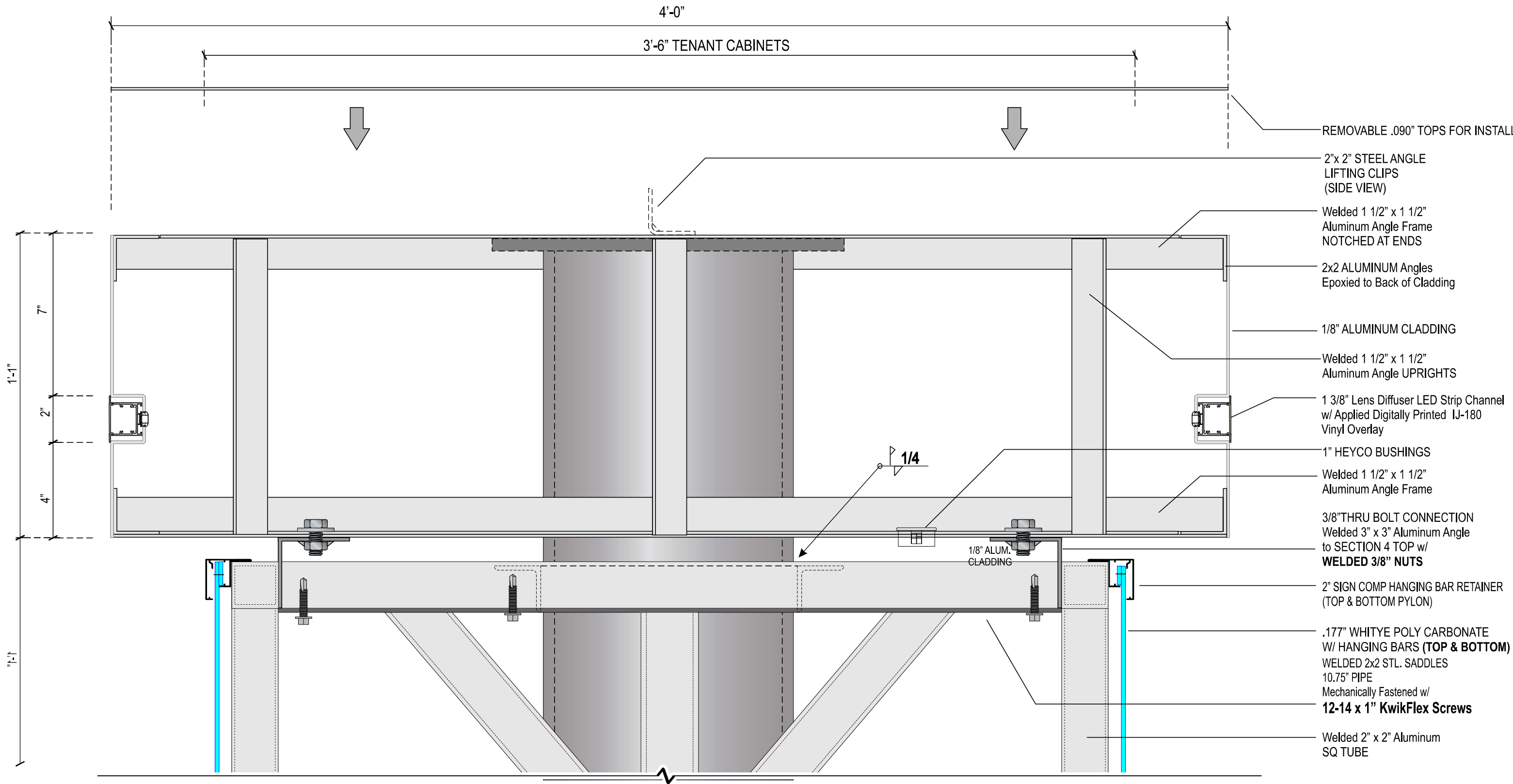
DIVIDER NOTCH DETAIL
SCALE: NTS



ROUTED LOOVER -
SIDE VIEW
SCALE: 3/8" = 1'-0"

CLADDED POLE - SIDE VIEW
SCALE: 3/8" = 1'-0"

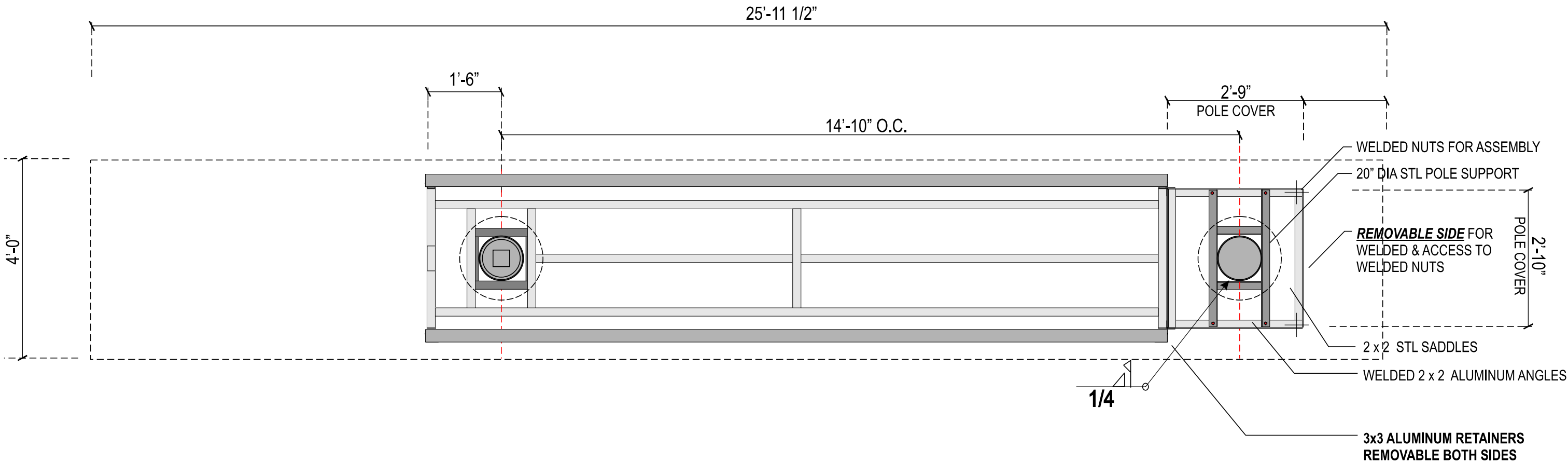
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



TOP SECTION THRU

SCALE: 3" = 1'-0"
Sign # : 009 & 017

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PLAN VIEW
SCALE: 1/2" = 1'-0"

Date:	12/23/24	City, State:	Dallas, TX	SHEET:	1 OF 3
Client:	SSC Signs & Lighting	Overall Height:	45'-4"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

Sign Description	655 W Illinois Ave	Table of Contents
-------------------------	---------------------------	--------------------------

# Columns: 2	UPDATED ARTWORK & SUPPORT	Content:	Page
ME Job: 69512 Sns 09/17		Design Loads.	1
	ULTIMATE LOADS / 30 PSF	Support Design.	1-2
Height: 45'-4"	42 KSI STEEL PIPE	Foundation Design / General Notes	3
Width: 26'-0"			

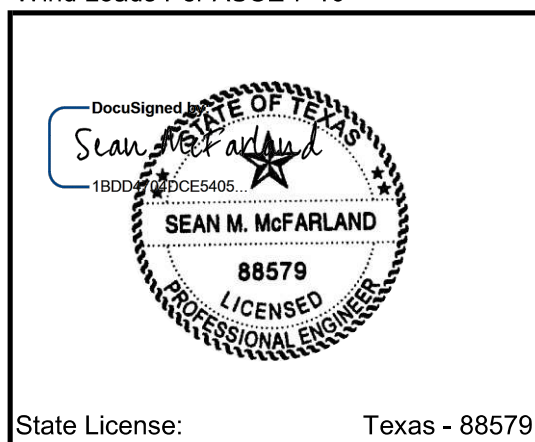
Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous ▼	Code:	2021 IBC W/ Amends ▼
Structural Section:	Steel Pipe - 42000psi ▼	Wind Speed:	105 ▼
Number of Zones:	5 ▼	Wind Exposure:	C ▼

Wind Loads Per ASCE 7-16

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	15 ▼	40.5 #/FT	
2	5 ▼	40.5 #/FT	
3	20 ▼	40.5 #/FT	y
4	20 ▼	104.1 #/FT	
5	35 ▼	104.1 #/FT	y
6	0 ▼		
7	0 ▼		
8	0 ▼		



Geometry:

Zone	Top Elevation	Height	* Approx. Width Width	Pressure	Force	Approx. Weight
1	45.33 FT	5.33 FT	8.25 FT *	30.00 PSF	1.32 K	1,091 #
2	40.00 FT	2.50 FT	14.56 FT *	30.00 PSF	1.09 K	384 #
3	37.50 FT	13.17 FT	20.25 FT *	30.00 PSF	8.00 K	6,400 #
4	24.33 FT	19.75 FT	20.25 FT *	30.00 PSF	12.00 K	12,112 #
5	4.58 FT	4.58 FT	22.50 FT *	30.00 PSF	3.09 K	4,561 #

Total Wind Force = 25.50 K 24,548 #

Date:	12/23/24	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	45'-4"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 69512 Sns 09/17

Moments at Transitions:

Zone	Lateral Force	5 Mom. Arm	3 Mom. Arm
1	1.32 K	42.67 FT	18.34 FT
2	1.09 K	38.75 FT	14.42 FT
3	8.00 K	30.92 FT	6.59 FT
4	12.00 K	14.46 FT	
5	3.09 K	2.29 FT	
		526.45 K-FT	92.62 K-FT

Section Properties:	113.95 IN^3	20.05 IN^3	.00 IN^3	.00 IN^3	.00 IN^3	.00 IN^3
----------------------------	-------------	------------	----------	----------	----------	----------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
5	Pipes	20.00 IN	0.500 IN	104.1 #/FT	136.95 IN^3	40.00	113.95 IN^3
3	Pipes	10.75 IN	0.365 IN	40.5 #/FT	28.11 IN^3	29.45	20.05 IN^3
	Base Pipe Options	24.00 IN	0.375 IN	94.6 #/FT	152.18 IN^3	64.00	113.95 IN^3

Structure Required

# Req'd	Size	Wall Thickness
2	20.00 IN	0.500 IN
2	10.75 IN	0.365 IN

Date: 12/23/24	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 45'-4"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 69512 Sns 09/17

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

where $A = (2.34 * P) / (S1 * b)$

Footing:	Round	▼
Vert. Soil Bearing (psf):	1500	▼
Lat. Soil Bearing (psf):	150	▼

Mmax =	263,227 #-FT
Pmax (Lateral) =	12,751 #
LSBP =	150 PCF
S1 =	1,200 PCF X d
d =	4.000 FT For use with Round Footing
A =	6.22 FT^2
h =	20.644 FT
d =	15.336 FT

USE:	4.00 FT. RND. X	15.50 FT DEEP PIERS W/ 22'-6" (W) X 3'-0" (L) X 63" (D)
SLAB w/ #5's @ 12" O.C. FULL SIX-SIDED CAGE		
4-7" ABOVE GRADE.		

Soil Bearing Check:

DLmax =	24,548 LBS
Area of Footing =	12.57 FT^2
Actual SBP =	1,953 PSF
Allowable SBP =	4,350 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

1,953 PSF <	4,350 PSF	THEREFORE OK
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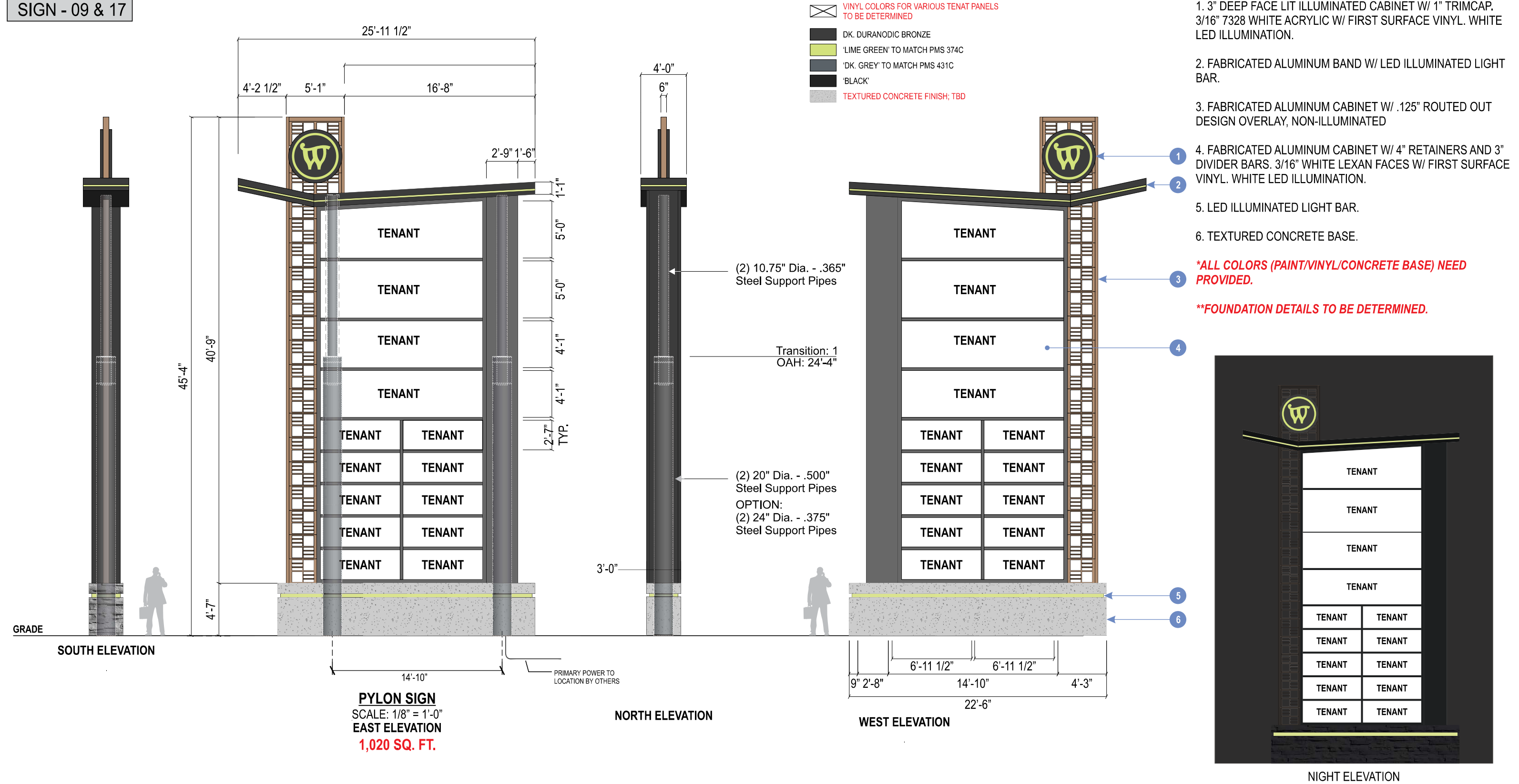
General Notes

- Contractor shall verify all dimensions and conditions on job site
- Structural steel pipe shall conform to ASTM A53 grade B type E or S, Fy=35 ksi min.
- Structural steel tube shall conform to ASTM A500 grade B, Fy=46 ksi min.
- Structural steel shapes and plates shall conform to ASTM A36.
- Welding shall conform to AISC specs or local codes and performed by certified welder using arc process E70XX electrodes.
- Isolate Aluminum from Steel
- All bolt holes to be drilled or punched.
- 2500 psi (min) 28-day Concrete Compressive Strength
- All electrical work to conform to the requirements of UL48 and section 600 of NEC.
- UL and Data labels required
- Sign to be a minimum of 6-ft horizontal & 12-ft vertical from high voltage wires.
- If there is no stub pipe to be used in the top cabinet, the supporting member immediately below the stub pipe shown can be extended to the top of the uppermost cabinet.
- All Pipe sizes shown are minimum sizes. Pipe with a larger diameter and/or greater Sxx may be substituted
- All structural lengths required are approximations only. Actual length may vary slightly depending on sign cabinet conditions.

ME #: 69512

SIGN - 09 & 17

SIGN 09 AND 17 - P.1020 - D/F ILLUMINATED PYLON W/ TENANT PANELS - QTY: 2



McFarland Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

**WYNNWOOD VILLAGE
SO12827**

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork and Supports: (69512) DS

22

DocuSigned by
Sean M. McFarland
18DD47...CE5405

SEAN M. MCFARLAND
88579
LICENSED PROFESSIONAL ENGINEER

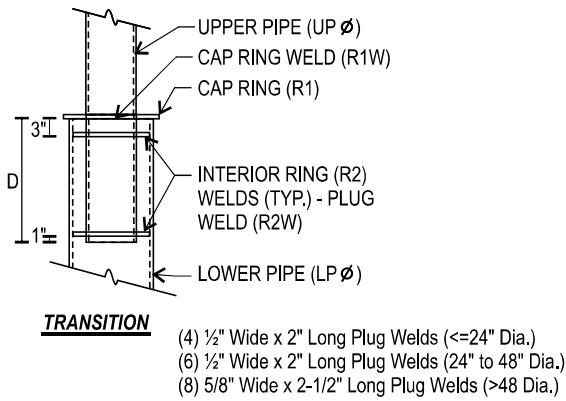
The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on December 23, 2024.

Date: 12-23-2024
Sheet #: 1 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

ME #: 69512

SIGN - 09 & 17

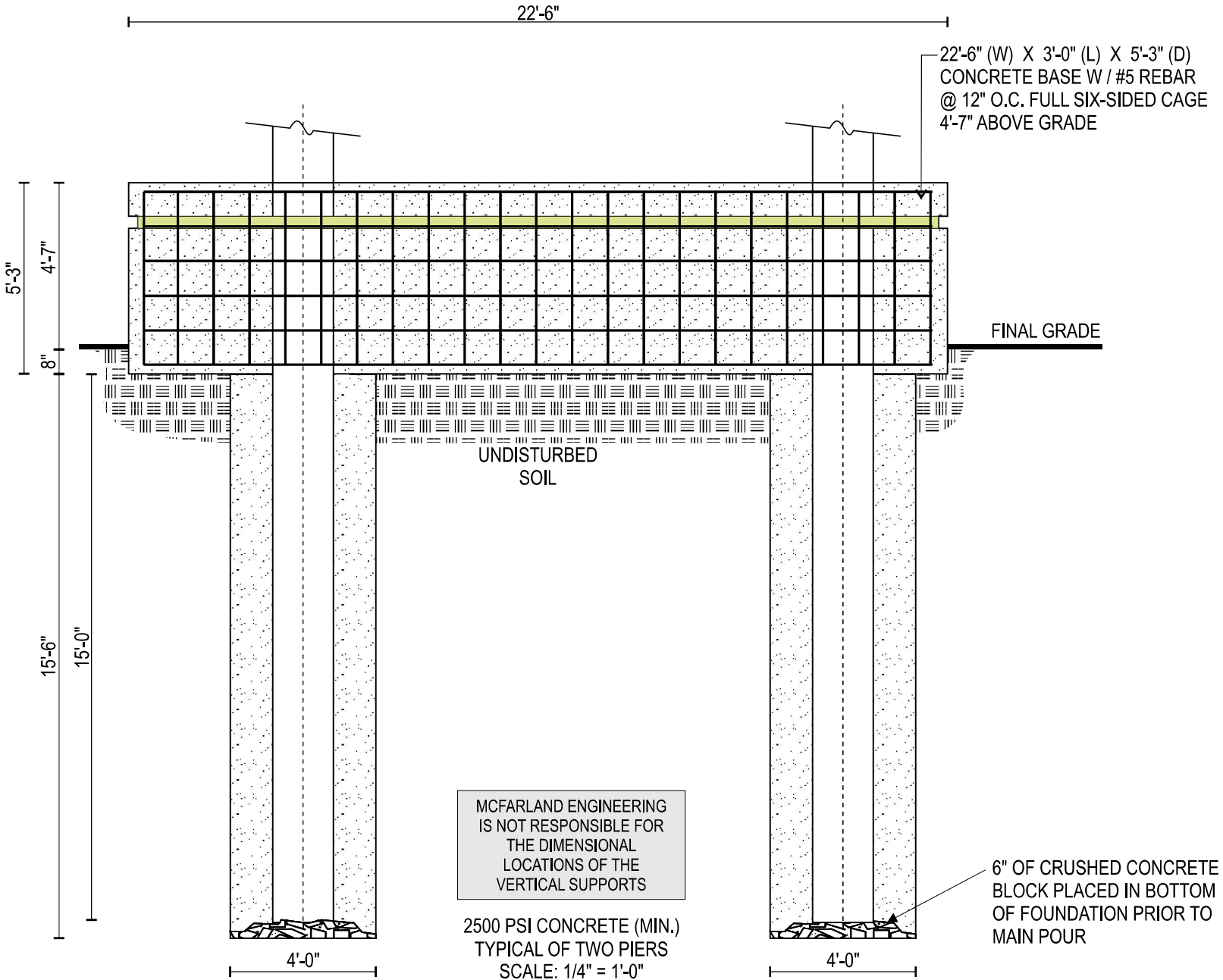


TRANSITION TABLE FOR SUPPORT OPTION: 1

#	UP \varnothing	LP \varnothing	D	R1	R1(DIA.)	R2	R2(DIA.)	R1W	R2W
1	10.75"	20"	2.5'	3/4"	21"	1/2"	18.75"	5/16"	5/16"

TRANSITION TABLE FOR SUPPORT OPTION: 2

#	UP \varnothing	LP \varnothing	D	R1	R1(DIA.)	R2	R2(DIA.)	R1W	R2W
1	10.75"	24"	3.0'	1"	25"	5/8"	23"	5/16"	5/16"



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork and Supports: (69512) DS
23



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on December 23, 2024.

Date: 12-23-2024

Sheet #: 2 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996



City of Dallas

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

Agenda Information Sheet

File #: 25-1241A

Item #: 43.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 2000 S LLEWELLYN AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180028

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502180028

DATE FILED: February 18, 2025

LOCATION: 2000 S LLEWELLYN AVE
(See Sign 18 on att. Site Plan)

SIZE OF REQUEST: 110.7 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 2000 S LLEWELLYN AVE (See Sign 18 on att. Site Plan).

SUMMARY: The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 6-feet.
 - The sign will be back-lit by LED. Tenant panels will be left blank; to be branded at a later date. Only the copy will be illuminated.
- This is the third of six applications under review by this body for this site. This application is for a new, refreshed multi tenant monument sign. This sign is to be located on Zang Blvd, at the Wynnewood Drive Entrance, and is submitted as Sign 18.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

51A-7.2406 DETACHED SIGNS.

- (a) In general.
 - (1) All detached signs must maintain a minimum setback of five feet.
- (b) Monument signs.
 - (1) Maximum dimensions. No monument sign may exceed
 - (A) 12 feet in height
 - (B) 25 feet in width.
 - (3) Multi-tenant monument signs. A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

This sign maintains a minimum 5-foot setback from the property line. The overall height is 5' 4" and the overall width is 22' 6". The addition of this sign will not exceed the limits of two per frontage and will meet spacing requirements.

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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 2000 S LLEWELLYN AVE (See Sign 18 on att. Site Plan).

Maker: Webster
Second: Dumas
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall
Against: 0 - none
Absent: 0 - none
Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting

Miscellaneous Transaction

Job 197660899-002 (2502180028)


Electrical Sign (ES) DETACHED - SIGN 18 (A) New Construction

Status:PaidCreated By:TLUMSDENDate Created:Feb 18, 2025Date Completed:Feb 18, 2025

Parent Job:197660899-001 (2501241085)

Specific Location:110.7SF- 2000 S LLEWELLYN AVE - LED ILLUMINATED MULTI-TENANT MONUMENT ///CA#

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2502180028 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	
Fees (EXT): 2502180028 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
Receipt Number: 948858 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
Receipt Number: 948858 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 18, 2025 16:18:04
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT

STEWART TITLE GUARANTY COMPANY
FILE NO. 18000150733 - SCHEDULE A:
Lot 1, in Block 8/5973, of Davita Oak Cliff Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 2004044, Page 59, Map/Plat Records, Dallas County, Texas; together with Certificate of Correction filed 3/5/2004, recorded in/under Volume 2004044, Page 120, Real Property Records, Dallas County, Texas.

STEWART TITLE GUARANTY COMPANY
FILE NO. 18000150733 - SCHEDULE B, EXCEPTIONS:
10. The following matters and all terms of the documents creating or offering evidence of the matters:
b. Storm water easement, 15 feet in width, over and across property, as recorded in/under Volume 2004044, Page 59, Map/Plat Records, Dallas County, Texas.

AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

MISCELLANEOUS NOTES:
1. There is direct access to the subject property via Llewellyn Avenue and Wynnewood Drive, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 2000 Llewellyn Avenue, Dallas, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company with an issued date of October 12, 2018.
9. There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.

BASIS OF BEARING:
The basis for all bearings shown hereon is the plot of Davita Oak Cliff Addition recorded in Volume 2004044, Page 59 of the Dallas County Records. N84°24'15"E.

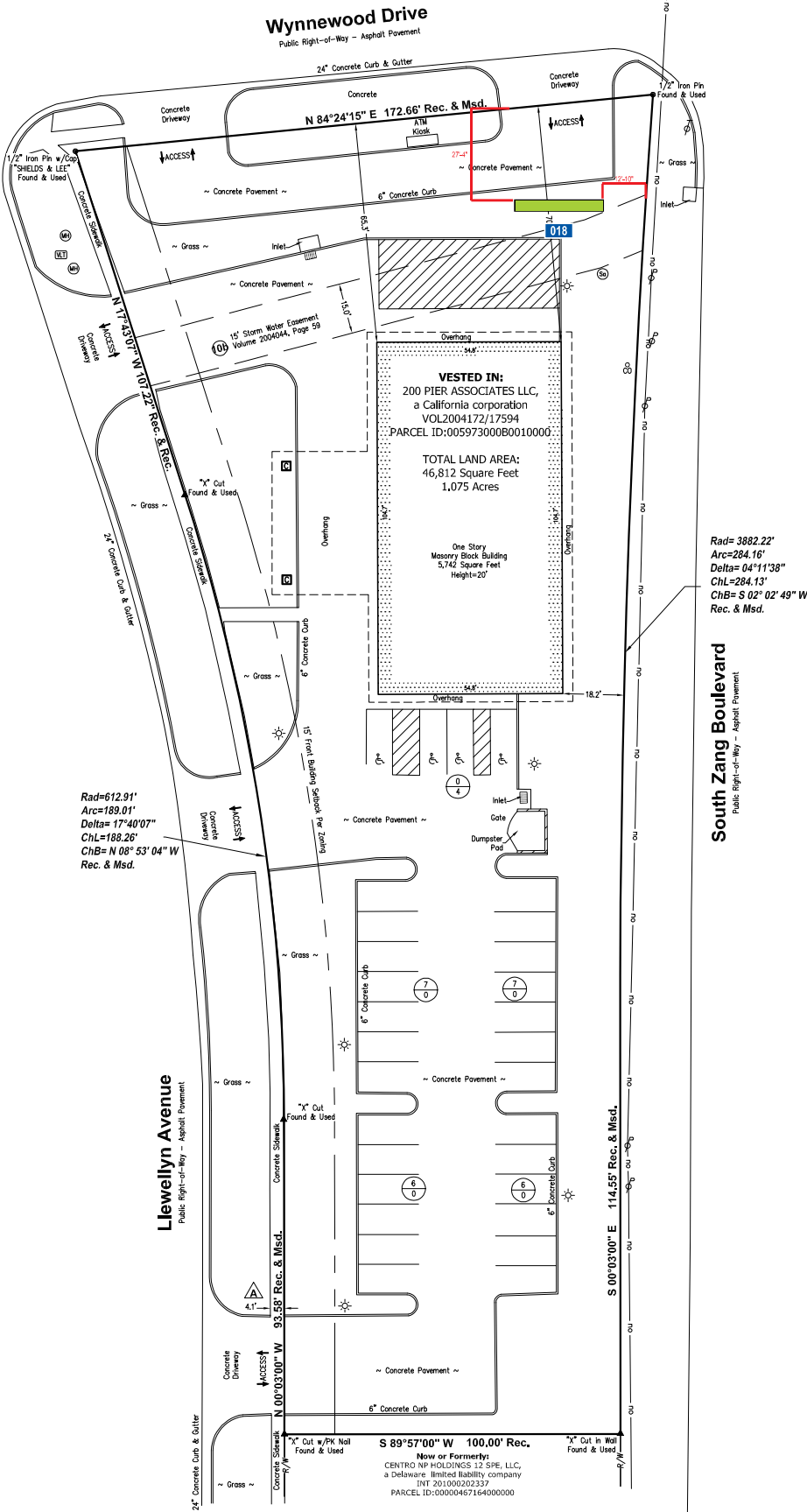
SURVEYOR'S OBSERVATIONS:
Subject's Concrete Sidewalk appears to lie a maximum distance of 4.1' feet over the west property line.

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X - Unshaded (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Dallas, State of Texas Community Panel No. 481130480K, Effective Date July 7, 2014.

ZONING:
Zoning Classification: RR (Regional Retail District)
Building Setbacks:
Front= 15 feet
Side= None
Rear= None
Source: The Dallas City Code, Ordinance No. 19455

PARKING:
26 Parking Spaces
4 Handicapped Spaces
30 Total Parking Spaces

TOTAL LAND AREA:
46,812 Square Feet
1.075 Acres



SYMBOL LEGEND	
R/W	Right-of-Way
△	Surveyor's Observation
⊗	Schedule B-Section II Item
Rad	Radius
Arc	Arc Length
Delta	Delta Angle
ChL	Chord Length
ChB	Chord Bearing
Mod.	Measured
Rec.	Plat Record
●	Monumentation Found as Noted
▲	"X" Cut Found as Noted
□	Concrete Column
⊗	No. of Regular Parking Spaces
⊗	No. of Handicap Parking Spaces
⊗	Manhole
⊗	Curb Inlet Basin w/ Grate
⊗	Cleanout
⊗	Sanitary Manhole
⊗	Utility Vault
⊗	Handicap Space
⊗	Wall (As Noted)
⊗	Utility Pole
⊗	Traffic Pole
⊗	Light Pole
⊗	Overhead Utilities
⊗	No Parking Area
⊗	Building Area

CERTIFICATION:

To: Brixmor Operating Partnership LP (actual entity taking title is TBD),
Stewart Title Guaranty Company and Sits Cummis & Gross PC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 18, and 20 of Table A thereof. The field work was completed on November 13, 2018.

Date of Plot or Map: November 14, 2018

By: *Leo S. Bond*
Leo Bond, RPLS
Texas Registered Professional Land Surveyor No. 5793
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

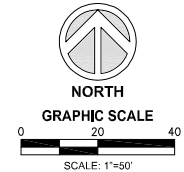
BY:	DATE:	COMMENT:
TLF:	11-16-18	Corrected QC comments:

Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE
SURVEY PREPARED FOR:

**BRIXMOR
PROPERTY
GROUP**
420 Lexington Avenue
7th Floor
New York, NY 10170

2000 Llewellyn Avenue
City of Dallas
County of Dallas
State of Texas



Sheet No. **1** of **1**

PC: MSI Project No. 44121
PM: ERF TLF Drafter: Jose

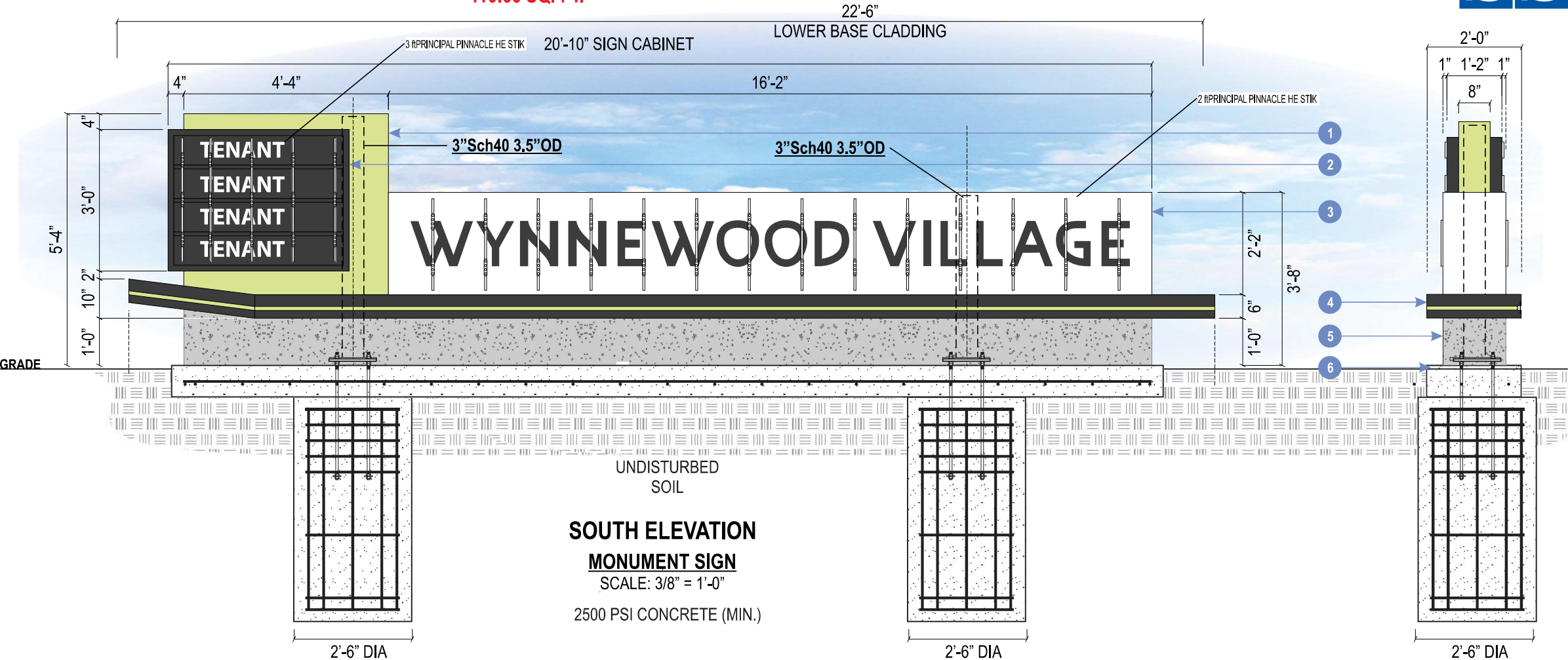
110.66 SQ. FT.

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET.
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. .090 ALUMINUM TENANT PANELS WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH WHITE VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



NIGHT ELEVATION



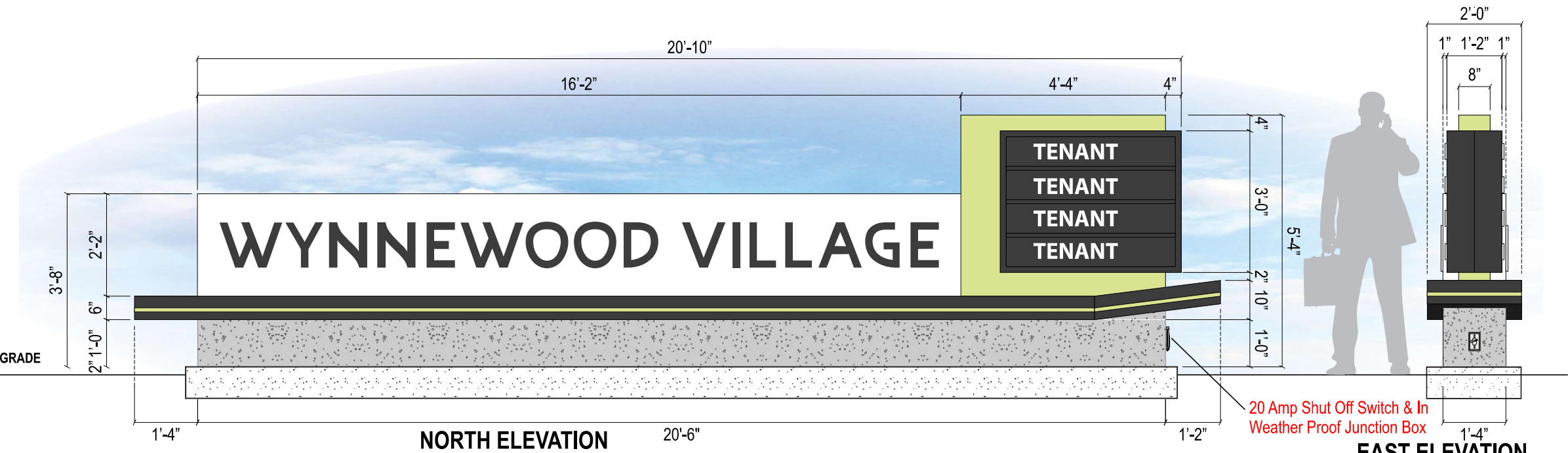
SOUTH ELEVATION

MONUMENT SIGN

SCALE: 3/8" = 1'-0"

2500 PSI CONCRETE (MIN.)

WEST ELEVATION



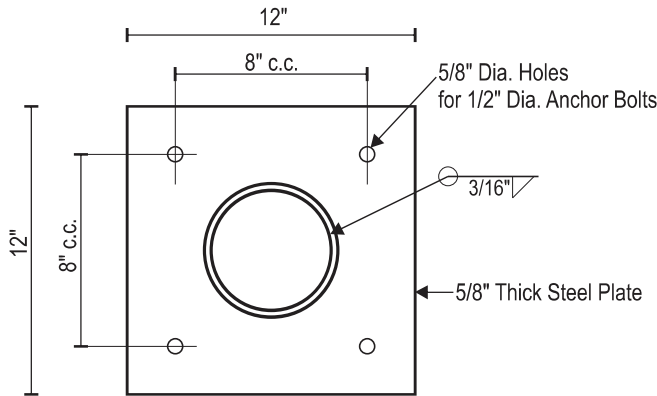
NORTH ELEVATION

EAST ELEVATION

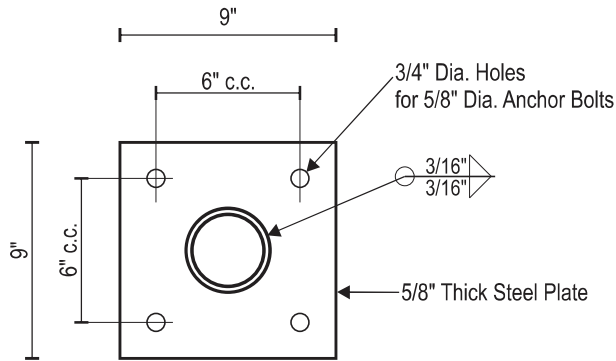
- WHITE - 000c
- DK. DURANODIC BRONZE
- 'LIME GREEN' TO MATCH PMS 374C
- 'DK. GREY' TO MATCH PMS 431C
- BLACK 6c
- TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

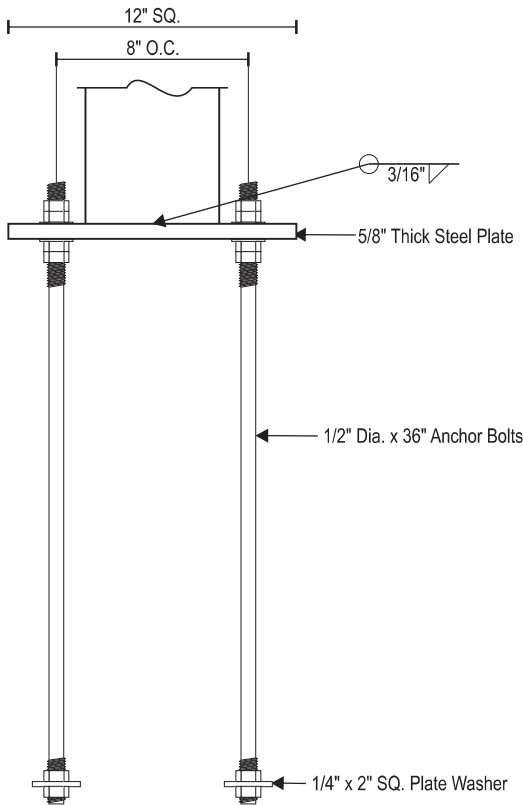
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



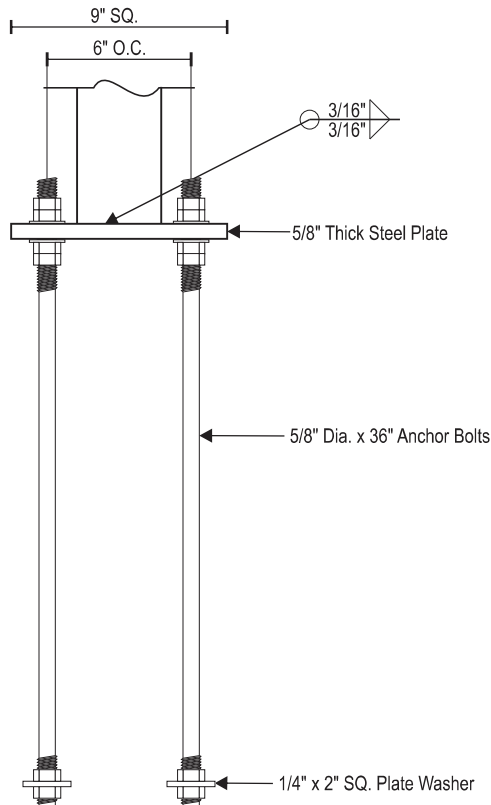
BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1
1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



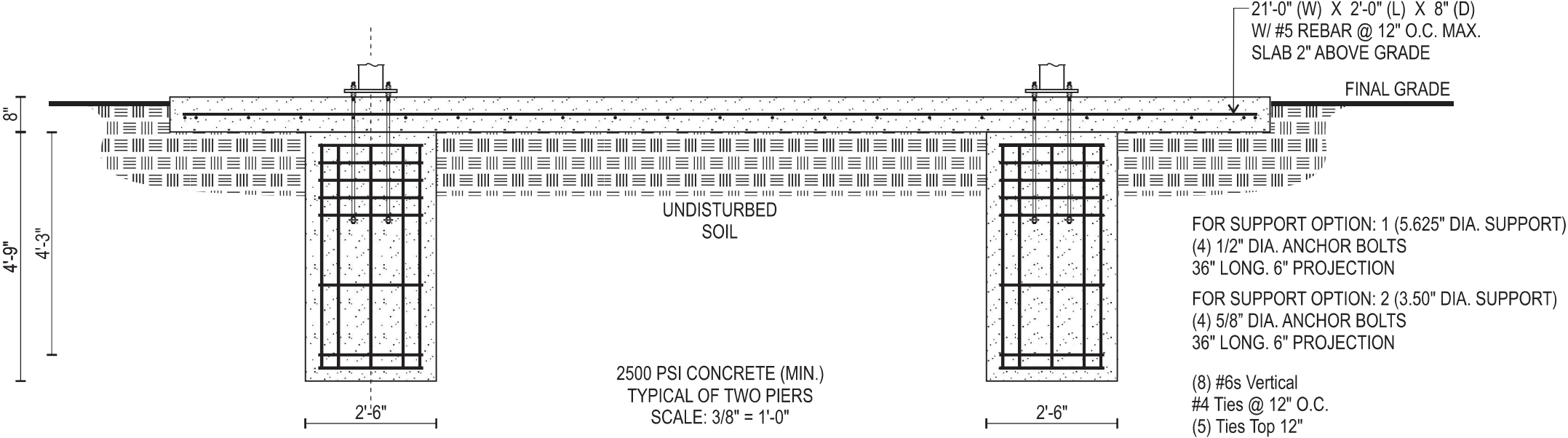
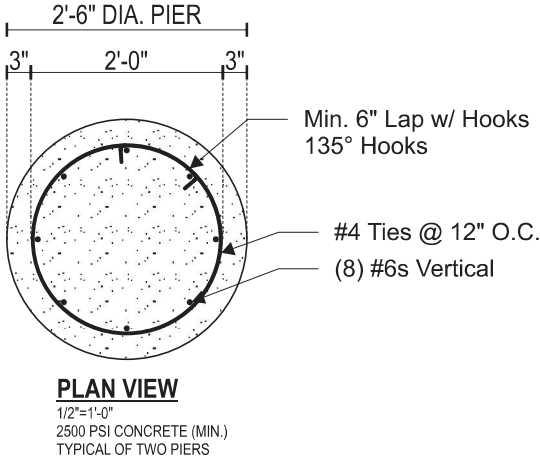
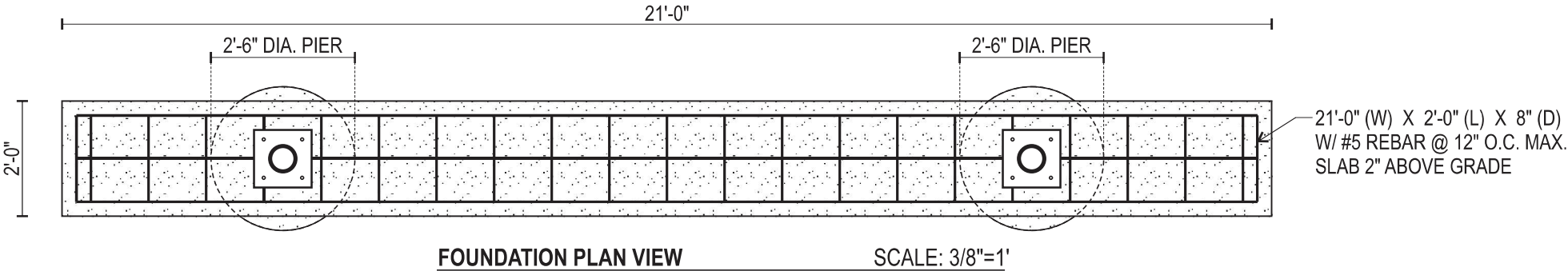
BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2
1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1
1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2
1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



Date:	2/11/25	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-6"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 70010 Sns 11/18

Moments at Transitions:

Zone	Lateral Force	4 Mom. Arm
1	0.23 K	4.67 FT
2	1.36 K	2.75 FT
3	0.34 K	1.41 FT
4	0.71 K	0.58 FT

5.70 K-FT

Section Properties:	1.23 IN^3	00 IN^3	00 IN^3	00 IN^3	00 IN^3	00 IN^3
----------------------------	-----------	---------	---------	---------	---------	---------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
4	Pipes	5.56 IN	0.258 IN	14.6 #/FT	5.12 IN^3	21.50	1.23 IN^3
	Option	3.50 IN	0.216 IN	7.6 #/FT	1.62 IN^3	16.20	1.23 IN^3

Structure Required

# Req'd	Size	Wall Thickness
2	5.56 IN	0.258 IN

Date: 2/11/25	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-6"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 70010 Sns 11/18

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

$$\text{where } A = (2.34 * P) / (S1 * b)$$

Footing:	Round
Vert. Soil Bearing (psf):	1500
Lat. Soil Bearing (psf):	150

Mmax = 2,852 #-FT
Pmax (Lateral) = 1,320 #
LSBP = 150 PCF
S1 = 437 PCF X d
d = 2.500 FT For use with Round Footing

A = 2.83 FT^2
h = 2.160 FT
d = 4.356 FT

USE: 2.50 FT. RND. X 4.75 FT DEEP PIERS w/ 8" SLAB w/ #5's @ 12" O.C.

2" ABOVE GRADE.

Soil Bearing Check:

w/ (8) #6's VERTICAL w/ #4's @ 12" O.C.

DLmax = 2,109 LBS
Area of Footing = 4.91 FT^2
Actual SBP = 430 PSF
Allowable SBP = 1,125 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

(5 Ties Top 12")

430 PSF < 1,125 PSF THEREFORE OK

Baseplate Design -

A36 Steel Fy= 36ksi

D = 5.63 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.19 IN

A307 A.B.'s Ft=20 ksi

b eff = 3.75 IN

of Bolts = 4

Dia. Bolt

0.5

e eff = 2.25 IN

Column Mom = 2,852 #-FT

Baseplate t = 0.63 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$ 2,301 # < 3,926 #

t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$.480 IN < 0.63 IN

Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$ 1.48 16th's < 3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (1) 3/16" Fillet Weld.

Baseplate Design - Option

A36 Steel Fy= 36ksi

D = 3.50 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.25 IN

A307 A.B.'s Ft=20 ksi

b eff = 1.90 IN

of Bolts = 4

Dia. Bolt

0.625

e eff = 1.60 IN

Column Mom = 2,852 #-FT

Baseplate t = 0.63 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$ 3,183 # < 6,100 #

t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$.599 IN < 0.63 IN

Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$ 3.83 16th's < (2) 3.00 16th's

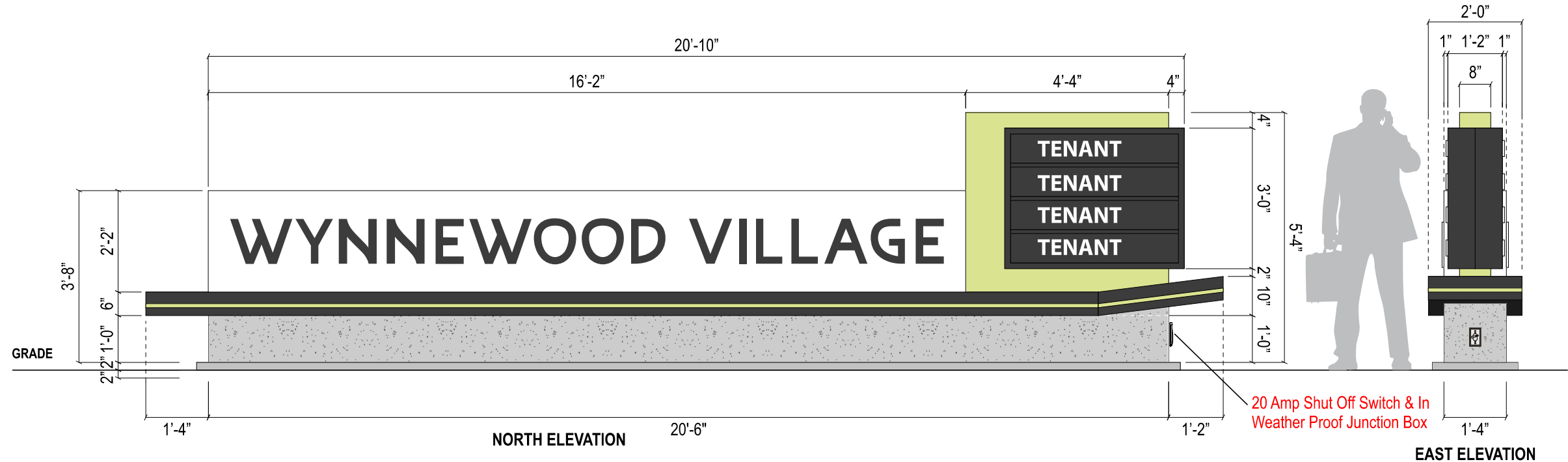
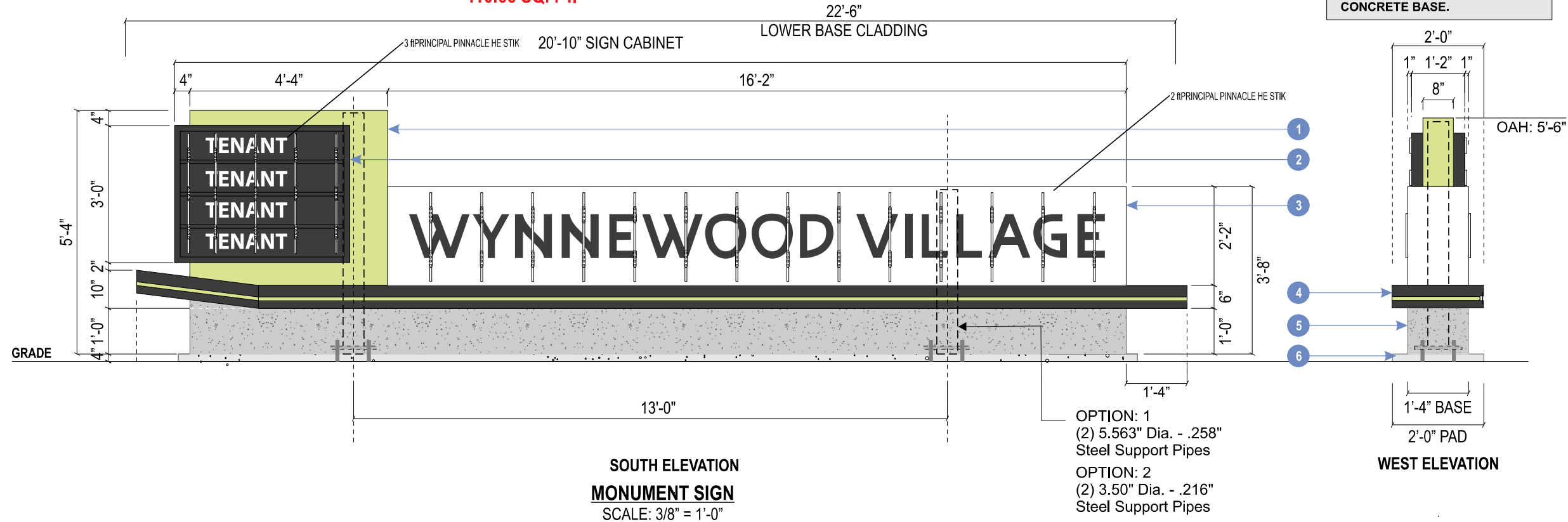
USE: (4) 5/8" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (2) 3/16" Fillet Welds.

ME #: 70010

SIGN - 11 & 18

SIGN 11 AND 18 - MON.110 - D/F ILLUMINATED MONUMENT - QTY: 2

110.66 SQ. FT.



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6. CONCRETE PAD.



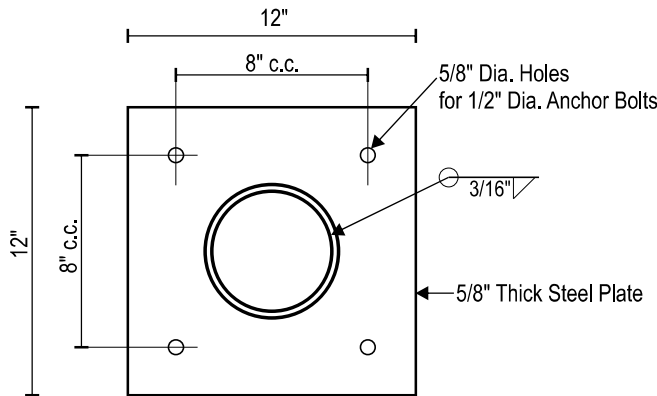
- WHITE - 000c
DK. DURANODIC BRONZE
'LIME GREEN' TO MATCH PMS 374C
'DK. GREY' TO MATCH PMS 431C
BLACK 6c
TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

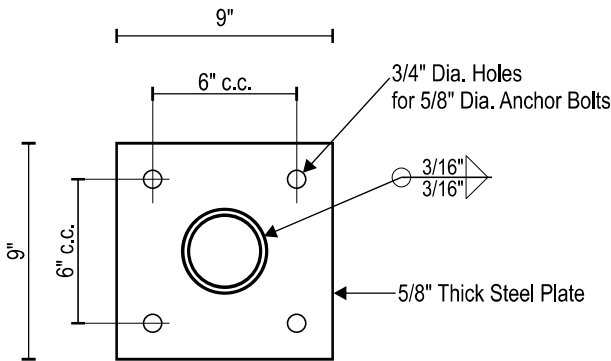
ME #: 70010

SIGN - 11 & 18



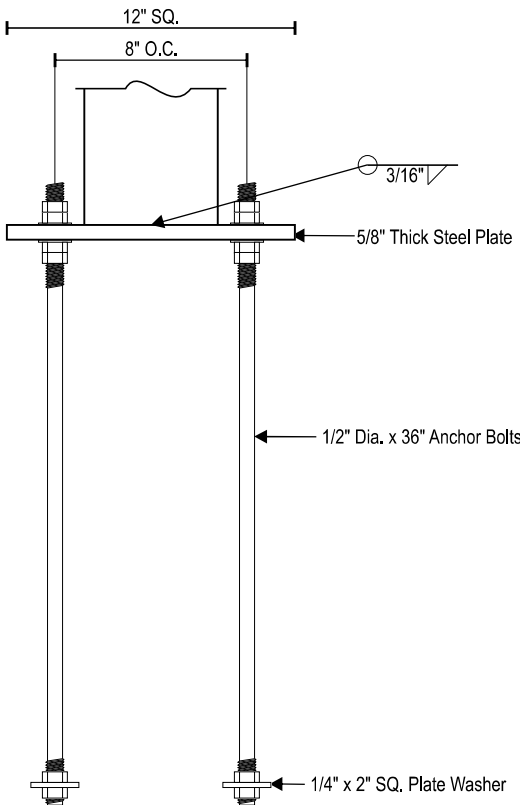
BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



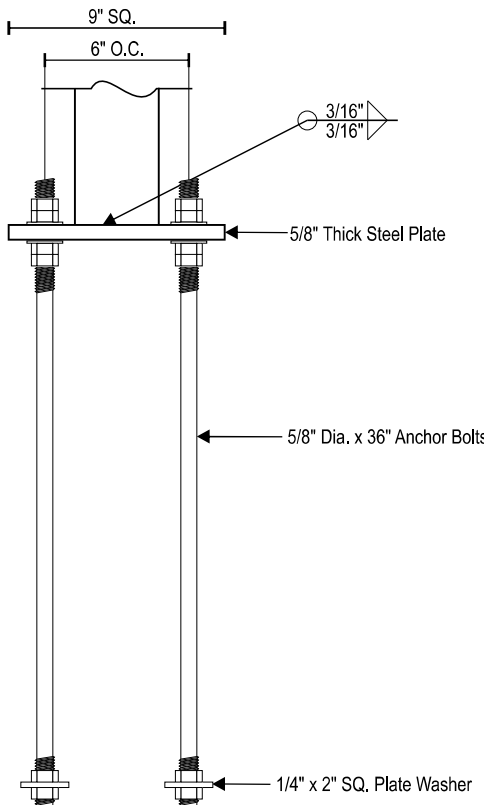
BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2

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A36 Steel Plate



BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1

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A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate

M

McFarland
Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

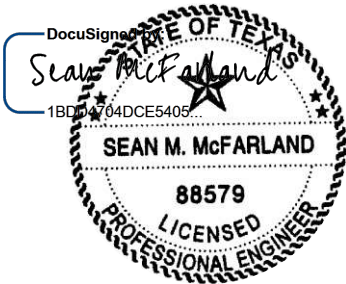
Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork: (69512) DS
Added Base Plate: (70010) DS

18



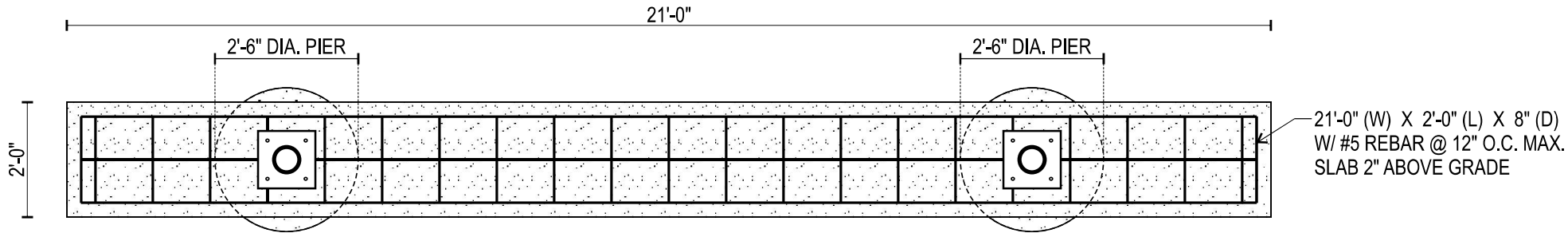
The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

Date: 2-11-2025
Sheet #: 2 OF 6

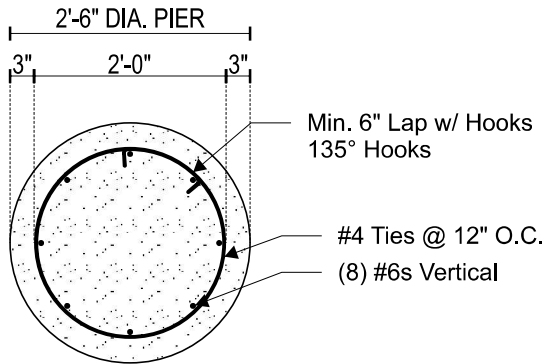
NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

ME #: 70010

SIGN - 11 & 18

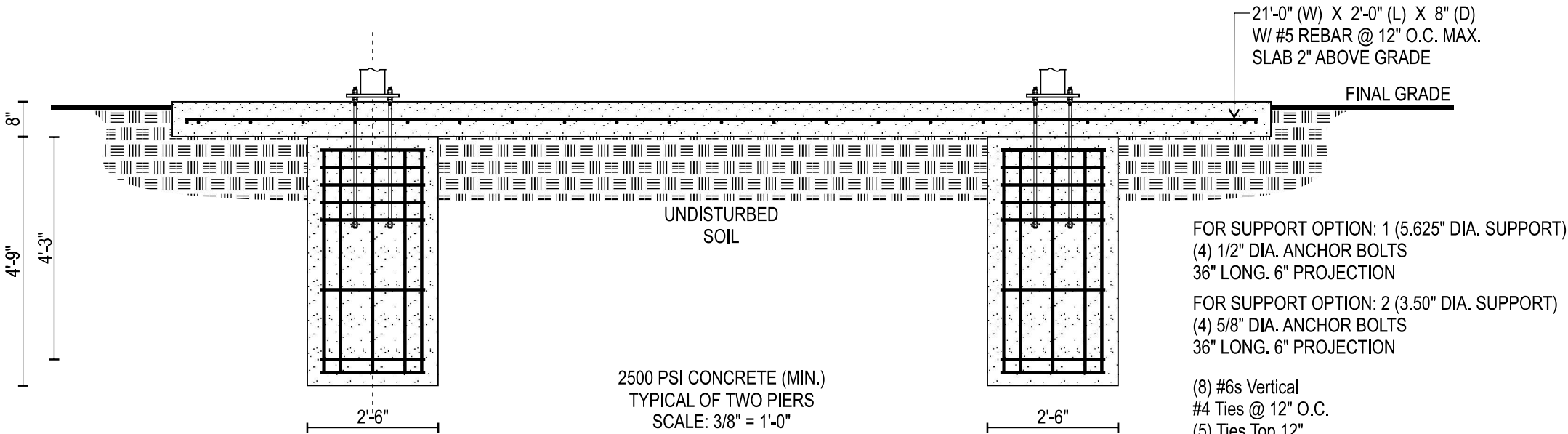


FOUNDATION PLAN VIEW SCALE: 3/8"=1'



PLAN VIEW

1/2"=1'-0"
2500 PSI CONCRETE (MIN.)
TYPICAL OF TWO PIERS



MCFARLAND ENGINEERING
IS NOT RESPONSIBLE FOR
THE DIMENSIONAL
LOCATIONS OF THE
VERTICAL SUPPORTS

FOR SUPPORT OPTION: 1 (5.625" DIA. SUPPORT)
(4) 1/2" DIA. ANCHOR BOLTS
36" LONG. 6" PROJECTION

FOR SUPPORT OPTION: 2 (3.50" DIA. SUPPORT)
(4) 5/8" DIA. ANCHOR BOLTS
36" LONG. 6" PROJECTION

(8) #6s Vertical
#4 Ties @ 12" O.C.
(5) Ties Top 12"

M

McFarland
Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS

Revised Artwork: (69512) DS

Added Base Plate: (70010) DS

19

DocuSigned by
Sean M. McFarland
1BDD401DCE5405

STATE OF TEXAS
SEAN M. MCFARLAND
88579
LICENSED
PROFESSIONAL ENGINEER

The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

Date: 2-11-2025

Sheet #: 3 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996



City of Dallas

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

Agenda Information Sheet

File #: 25-1242A

Item #: 44.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180029

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502180029
LOCATION: 655 W ILLINOIS AVE
(See Sign 11 on att. Site Plan)

DATE FILED: February 18, 2025
SIZE OF REQUEST: 110.7 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 655 W ILLINOIS AVE (See Sign 11 on att. Site

SUMMARY: The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 110.7-square-foot LED illuminated multi tenant monument sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 6-feet.
 - The sign will be back-lit by LED. Tenant panels will be left blank; to be branded at a later date. Only the copy will be illuminated.
- This is the fourth of six applications under review by this body for this site. This application is for a new, refreshed multi tenant monument sign. This sign is to be located on Illinois Ave, at the Ludlow Drive Entrance, and is submitted as Sign 11.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

51A-7.2406 DETACHED SIGNS.

(a) In general.

- (1) All detached signs must maintain a minimum setback of five feet.

(b) Monument signs.

- (1) Maximum dimensions. No monument sign may exceed

- (A) 12 feet in height

- (B) 25 feet in width.

- (3) Multi-tenant monument signs. A maximum of two multi-tenant monument signs per street frontage is permitted within 50 feet of the public right-of-way, provided that each multi-tenant monument sign is spaced 400 feet or more from one another.

This sign maintains a minimum 5-foot setback from the property line. The overall height is 5' 4" and the overall width is 22' 6". The addition of this sign will not exceed the limits of two per frontage and will meet spacing requirements.

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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi tenant monument sign at 655 W ILLINOIS AVE (See Sign 11 on att. Site Plan).

Maker: Webster
Second: Dumas
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall
Against: 0 - none
Absent: 0 - none
Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting

Job 197660668-002 (2502180029)

Job Edit

Miscellaneous Transaction

Job 197660668-002 (2502180029)


Electrical Sign (ES) DETACHED - SIGN 11 (A) New Construction

Status: PaidCreated By: TLUMSDENDate Created: Feb 18, 2025Date Completed: Feb 18, 2025

Parent Job: 197660668-001 (2501241081)

Specific Location: 110.7SF- 655 W ILLINOIS AVE - LED ILLUMINATED MULTI-TENANT MONUMENT ///CA#

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2502180029 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495
Fees (EXT): 2502180029 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
				\$0.00
Receipt Number: 948863 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
				\$0.00
Receipt Number: 948863 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

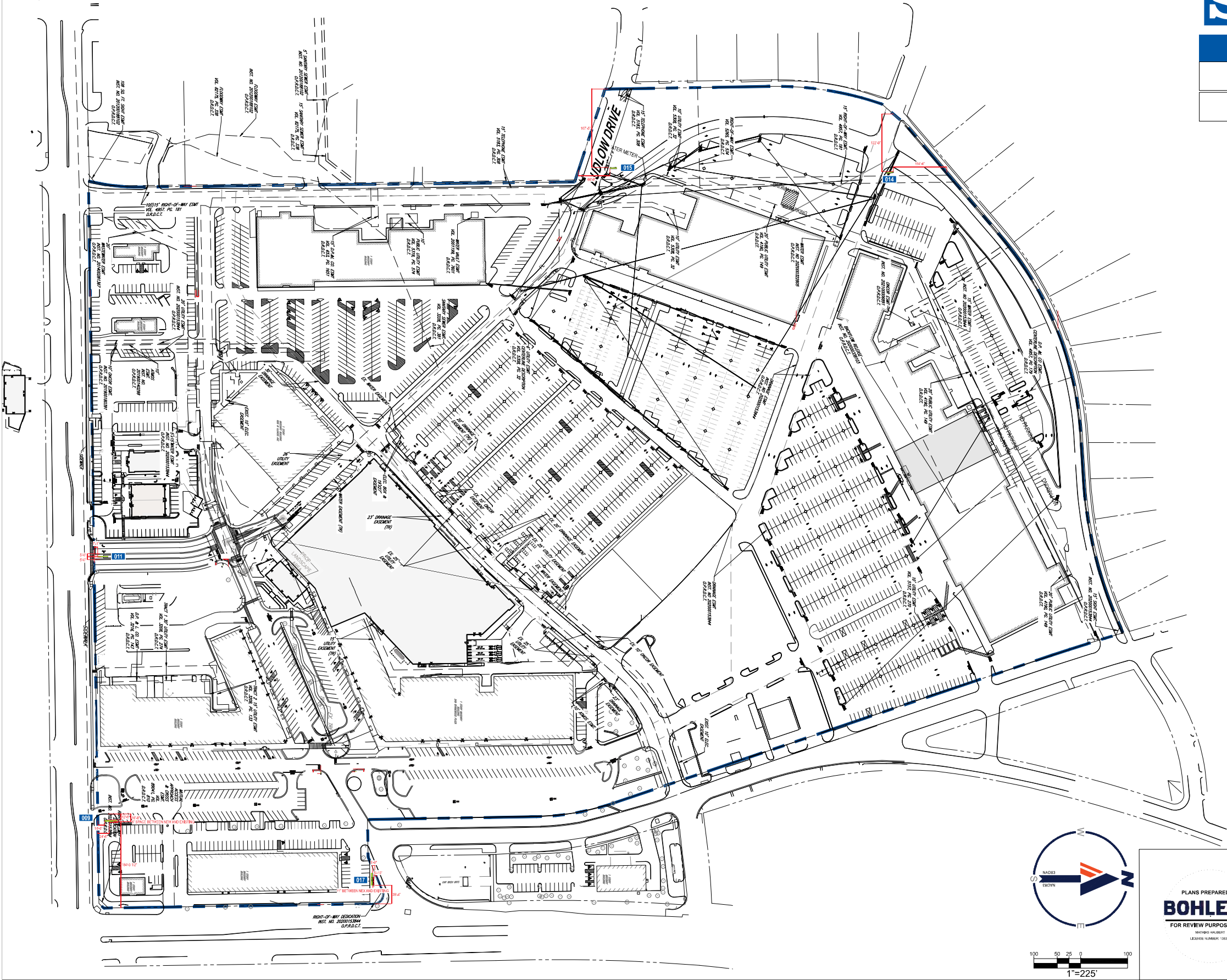
Job 197660668-002 (2502180029)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 18, 2025 16:23:25
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT



BRIXMOR HOLDINGS 12 SPE, LLC
2333 DREXTON DR., SUITE 1100

SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
11	PS.110	1	D/F ILLUMINATED MONUMENT



LOCATION MAP
SCALE: 1" = 500'

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

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

BM#1
X-CUT ON THE BACK OF CURB FOUND ON EAST END OF PARKING ISLAND ON THE WEST LINE OF WYNNWOOD DRIVE, APPROXIMATELY 103 FEET FROM THE MOST WESTERLY CORNER OF 1 STORY MASONRY BUILDING (655 W ILLINOIS AVENUE) AND APPROXIMATELY 44 FEET NORTHWEST FROM A SANITARY SEWER MANHOLE, AS SHOWN.
ELEVATION = 548.40'
BM#2
X-CUT ON THE BACK OF CURB FOUND ON THE WEST LINE OF WYNNWOOD PLAZA APPROXIMATELY 50 FEET SOUTH EAST OF A LIGHT POLE AND APPROXIMATELY 72 FEET SOUTH EAST FROM A SECOND LIGHT POLE, AS SHOWN.
ELEVATION = 528.12'

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1				
2				

REVISIONS

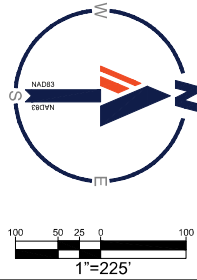
REV NO.	DATE	DESCRIPTION	BY
1	12/04/2024	DWU - REV 1 PUBLIC WATER/SEWER	SELGK

BOHLER BOHLER ENGINEERING TX, LLC (TBP# FIRM # 18065)
ENGINEER: MATTHIAS HAUBERT, P.E.
ADDRESS: 2600 NETWORK BLVD., SUITE 310, FRISCO, TX 75034
EMAIL: MHAUBERT@BOHLERENG.COM
PHONE (D): 469-458-7300

PLAT NO.	PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S178-004	2410231068	DP24-235

DIMENSION CONTROL OVERALL PLAN
WYNNWOOD VILLAGE - PETSMART
655 W. ILLINOIS AVENUE
DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MH	KD/ML	09/16/2024	DP24	235	C05.01



PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUBERT
LICENSE NUMBER: 18065

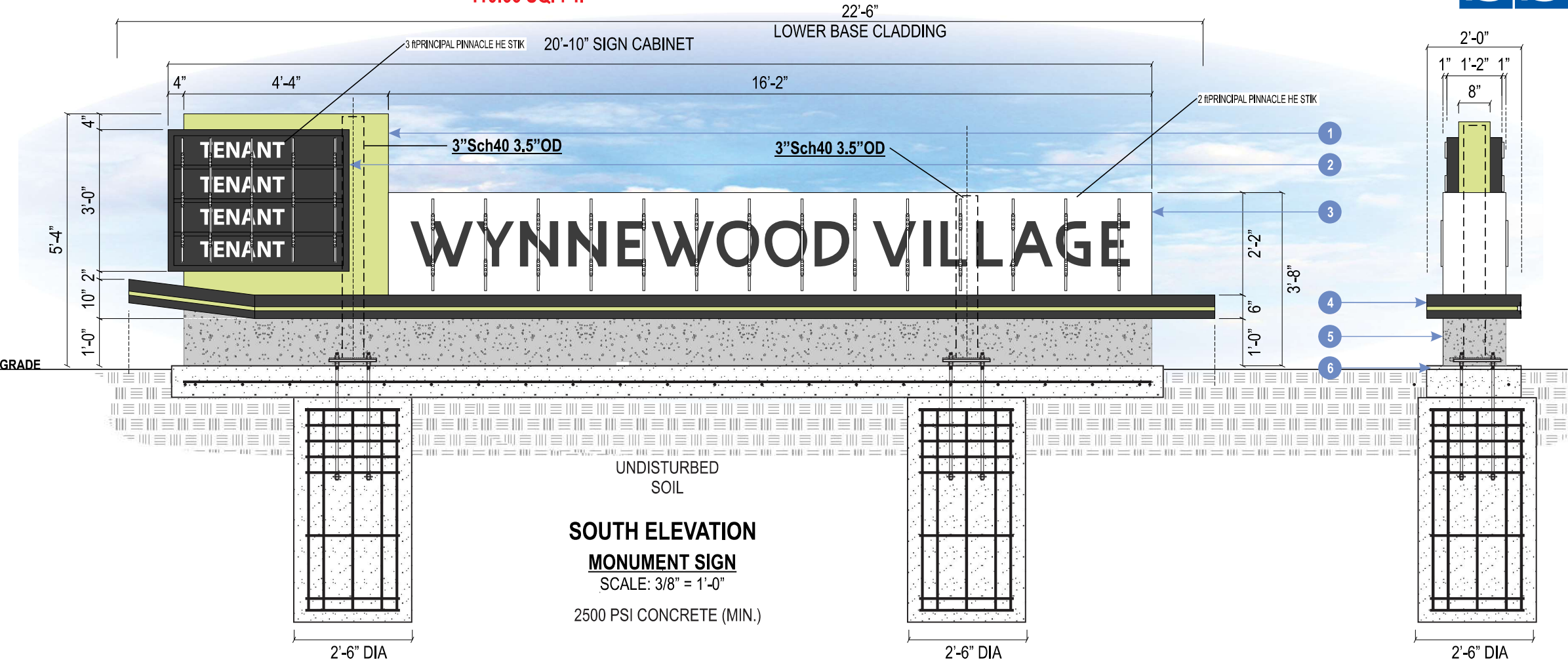
110.66 SQ. FT.

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET.
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. .090 ALUMINUM TENANT PANELS WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH WHITE VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



NIGHT ELEVATION



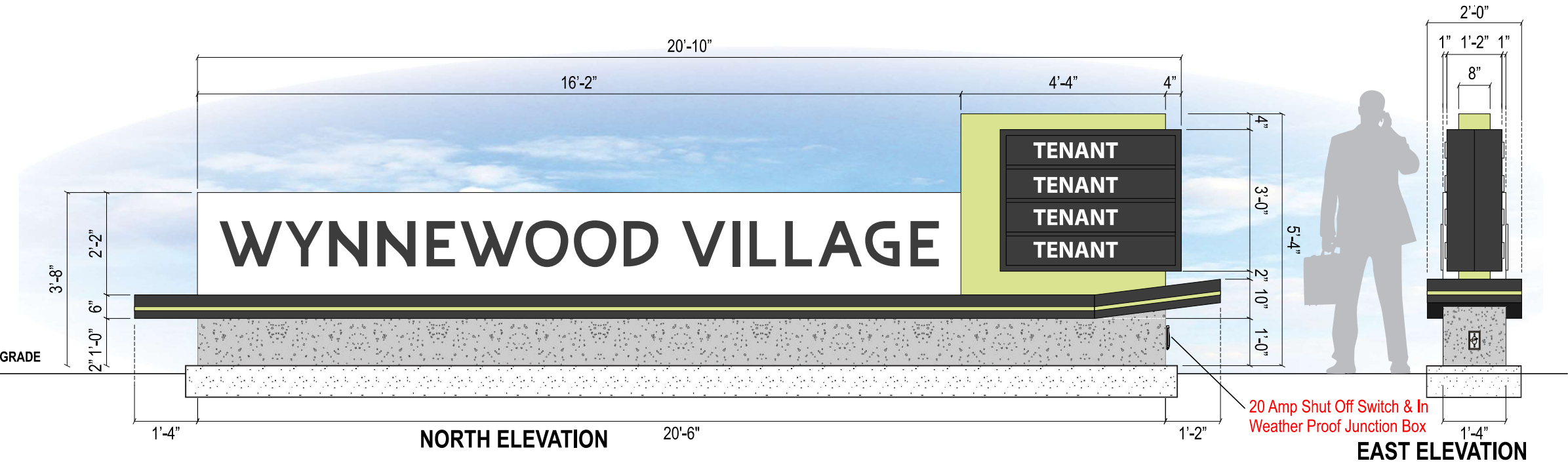
SOUTH ELEVATION

MONUMENT SIGN

SCALE: 3/8" = 1'-0"

2500 PSI CONCRETE (MIN.)

WEST ELEVATION



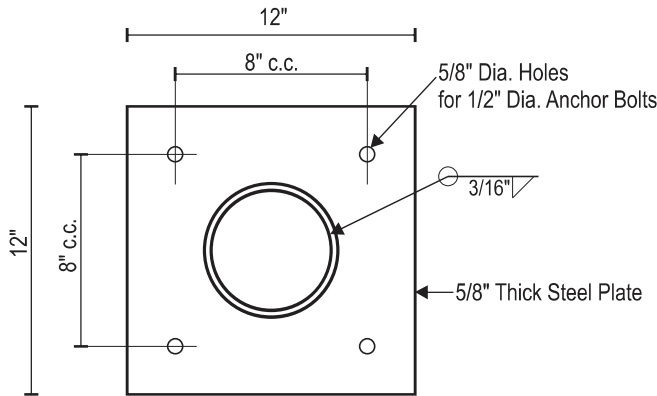
NORTH ELEVATION

EAST ELEVATION

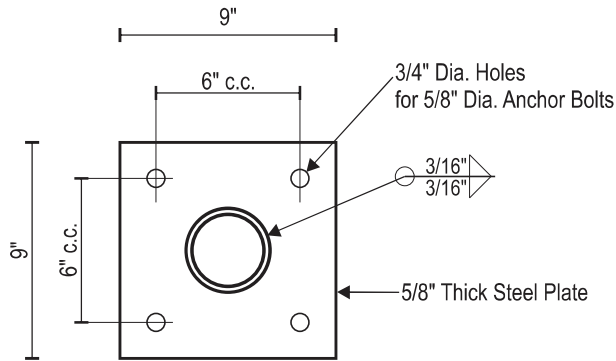
- WHITE - 000c
- DK. DURANODIC BRONZE
- 'LIME GREEN' TO MATCH PMS 374C
- 'DK. GREY' TO MATCH PMS 431C
- BLACK 6c
- TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

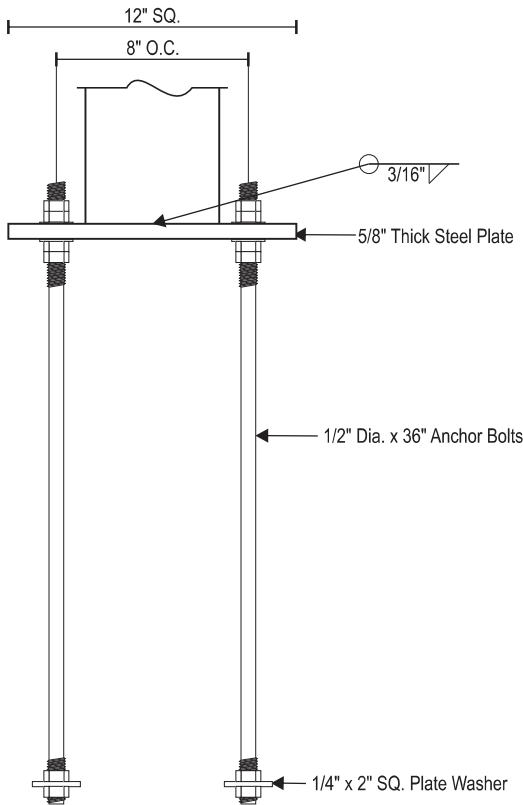
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



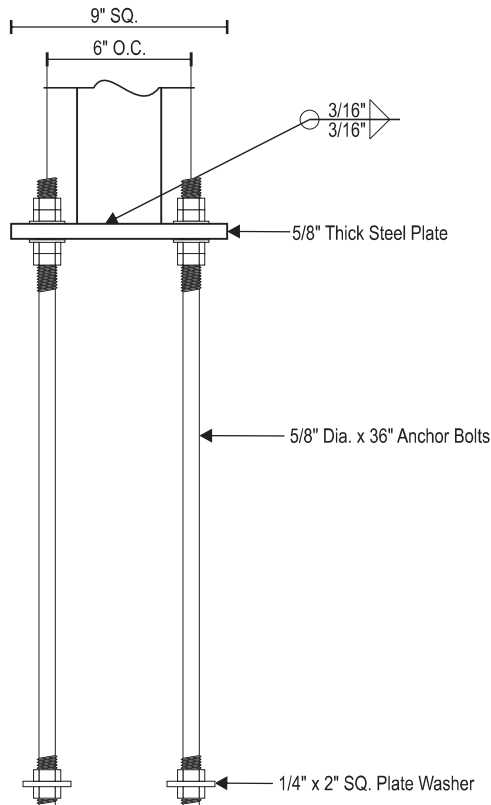
BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1
1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



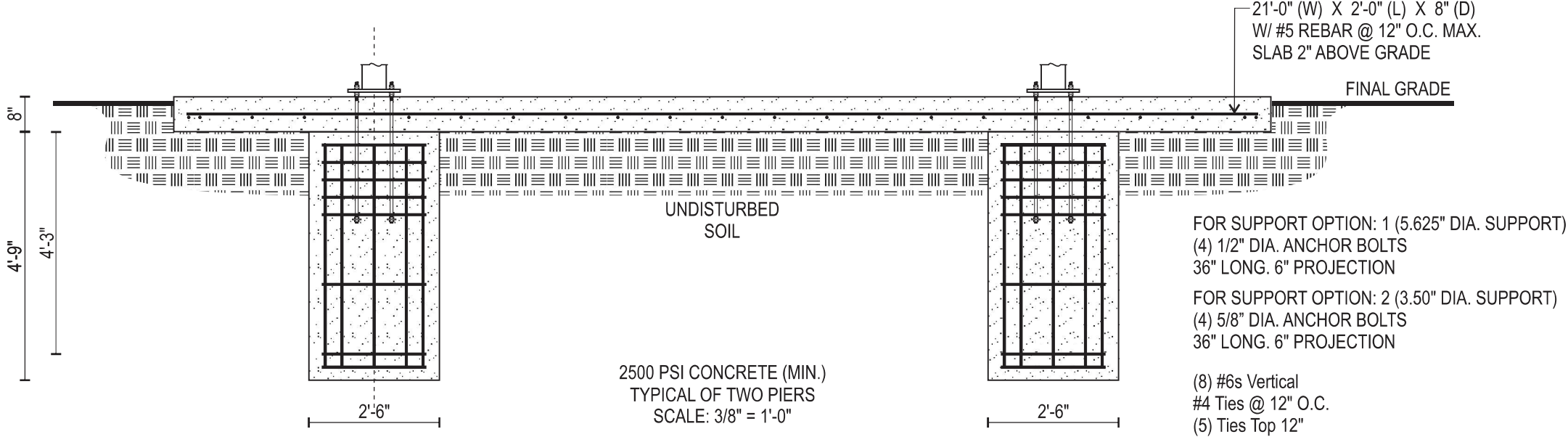
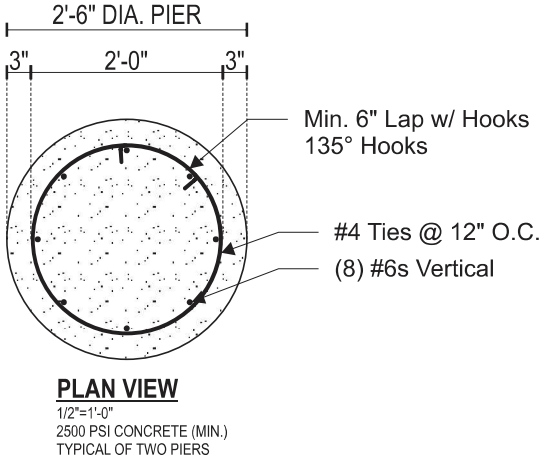
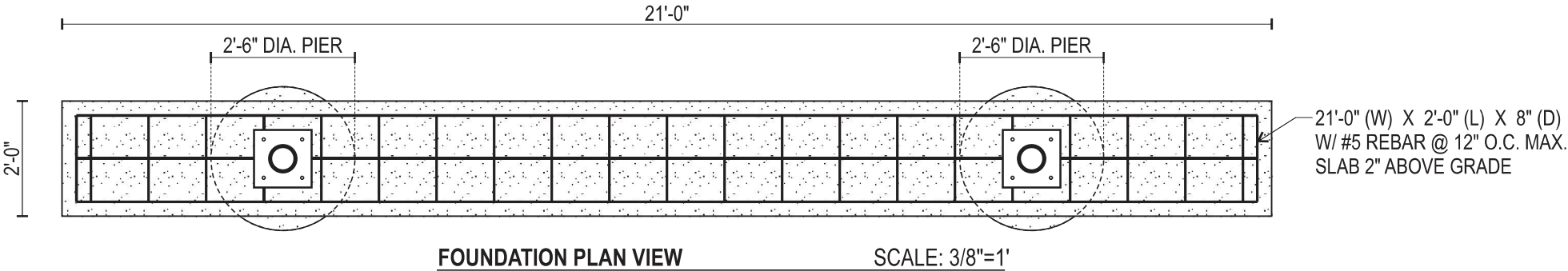
BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2
1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1
1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2
1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



Date:	2/11/25	City, State:	Dallas, TX	SHEET:	1 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-6"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

Sign Description 655 W Illinois Ave**Table of Contents**

# Columns: 2	ADDED BASE PLATES	Content:	Page
ME Job: 70010 Sns 11/18		Design Loads.	1
Height: 5'-6"	ULTIMATE LOADS / 30 PSF	Support Design.	1-2
Width: 22'-6"	42 KSI STEEL PIPE	Foundation Design / General Notes	3
	NO ENGINEERING IMPLIED OR PROVIDED FOR ABOVE GRADE CONCRETE BASE		

Structural Variables and Code Loading Specifications

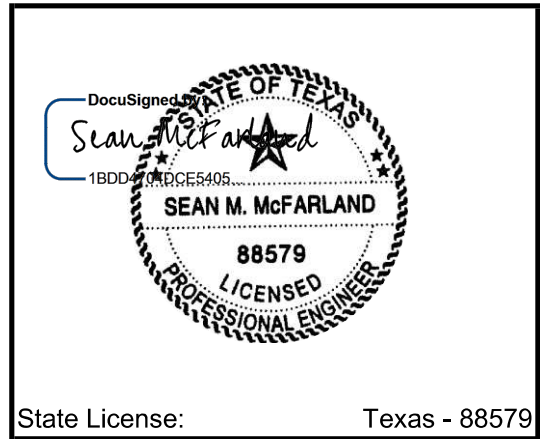
Cabinet Type:	Miscellaneous	▼
Structural Section:	Steel Pipe - 42000psi	▼
Number of Zones:	4	▼

Code:	2021 IBC W/ Amends	▼
Wind Speed:	105	▼
Wind Exposure:	C	▼

Wind Loads Per ASCE 7-16

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20 ▼	14.6 #/FT	
2	20 ▼	14.6 #/FT	
3	5 ▼	14.6 #/FT	
4	35 ▼	14.6 #/FT	y
5	0 ▼		
6	0 ▼		
7	0 ▼		
8	0 ▼		

**Geometry:**

Zone	Top Elevation	Height	* Approx. Width	Pressure	Force	Approx. Weight
1	5.50 FT	1.67 FT	4.67 FT *	30.00 PSF	0.23 K	205 #
2	3.83 FT	2.17 FT	20.83 FT *	30.00 PSF	1.36 K	967 #
3	1.66 FT	0.50 FT	22.50 FT *	30.00 PSF	0.34 K	71 #
4	1.16 FT	1.16 FT	20.50 FT *	30.00 PSF	0.71 K	866 #

Total Wind Force = 2.64 K 2,109 #

Date:	2/11/25	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-6"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 70010 Sns 11/18

Moments at Transitions:

Zone	Lateral Force	4 Mom. Arm
1	0.23 K	4.67 FT
2	1.36 K	2.75 FT
3	0.34 K	1.41 FT
4	0.71 K	0.58 FT

5.70 K-FT

Section Properties:	1.23 IN^3	00 IN^3	00 IN^3	00 IN^3	00 IN^3	00 IN^3
----------------------------	-----------	---------	---------	---------	---------	---------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
4	Pipes	5.56 IN	0.258 IN	14.6 #/FT	5.12 IN^3	21.50	1.23 IN^3
	Option	3.50 IN	0.216 IN	7.6 #/FT	1.62 IN^3	16.20	1.23 IN^3

Structure Required

# Req'd	Size	Wall Thickness
2	5.56 IN	0.258 IN

Date: 2/11/25	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-6"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 70010 Sns 11/18

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

$$\text{where } A = (2.34 * P) / (S1 * b)$$

Footing:	Round
Vert. Soil Bearing (psf):	1500
Lat. Soil Bearing (psf):	150

Mmax = 2,852 #-FT
Pmax (Lateral) = 1,320 #
LSBP = 150 PCF
S1 = 437 PCF X d
d = 2.500 FT For use with Round Footing

A = 2.83 FT^2
h = 2.160 FT
d = 4.356 FT

USE: 2.50 FT. RND. X 4.75 FT DEEP PIERS w/ 8" SLAB w/ #5's @ 12" O.C.
2" ABOVE GRADE.

Soil Bearing Check:

DLmax = 2,109 LBS
Area of Footing = 4.91 FT^2
Actual SBP = 430 PSF
Allowable SBP = 1,125 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)
w/ (8) #6's VERTICAL w/ #4's @ 12" O.C.
(5 Ties Top 12")

430 PSF < 1,125 PSF THEREFORE OK

Baseplate Design -

A36 Steel Fy= 36ksi
D = 5.63 IN E70 Electrodes Fw= 928 #/in/16th
e = 1.19 IN A307 A.B.'s Ft=20 ksi
b eff = 3.75 IN # of Bolts = 4 Dia. Bolt 0.5
e eff = 2.25 IN Column Mom = 2,852 #-FT
Baseplate t = 0.63 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$ 2,301 # < 3,926 #
t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$.480 IN < 0.63 IN
Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$ 1.48 16th's < 3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (1) 3/16" Fillet Weld.

Baseplate Design - Option

A36 Steel Fy= 36ksi
D = 3.50 IN E70 Electrodes Fw= 928 #/in/16th
e = 1.25 IN A307 A.B.'s Ft=20 ksi
b eff = 1.90 IN # of Bolts = 4 Dia. Bolt 0.625
e eff = 1.60 IN Column Mom = 2,852 #-FT
Baseplate t = 0.63 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$ 3,183 # < 6,100 #
t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$.599 IN < 0.63 IN
Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$ 3.83 16th's < (2) 3.00 16th's

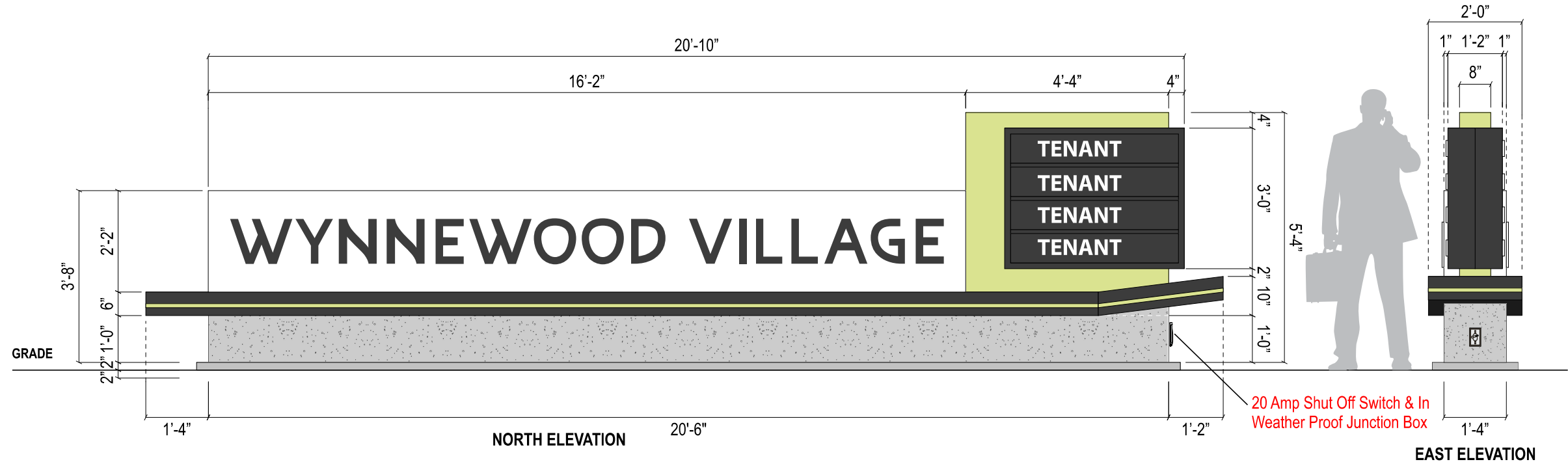
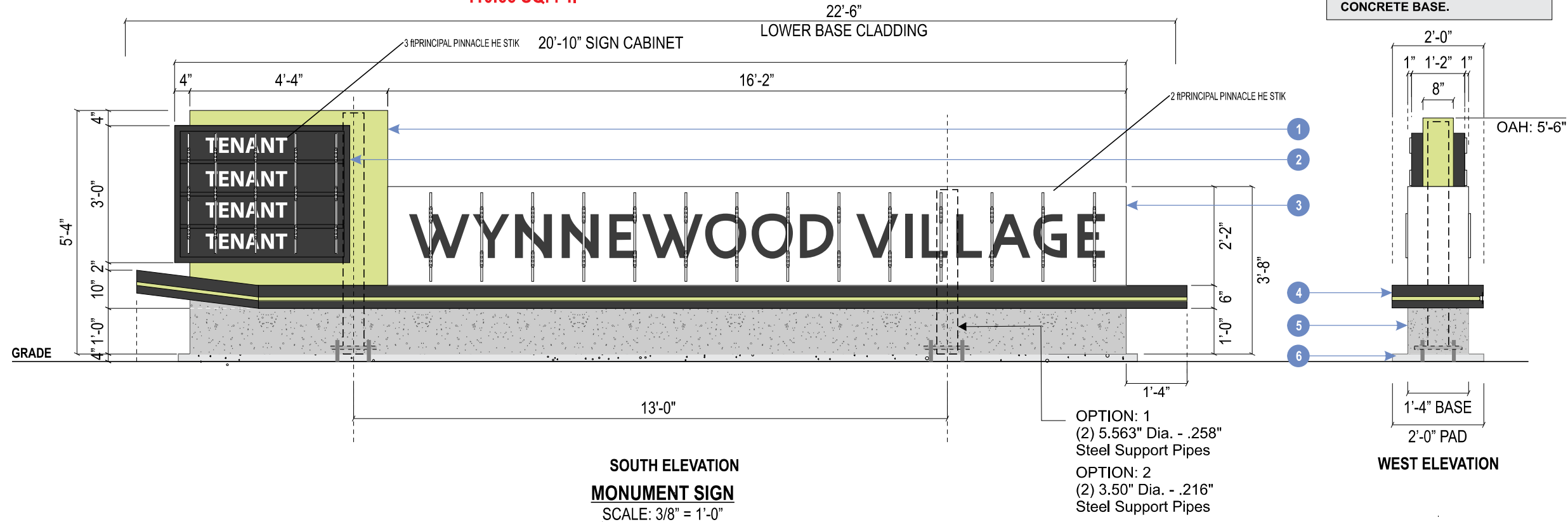
USE: (4) 5/8" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (2) 3/16" Fillet Welds.

ME #: 70010

SIGN - 11 & 18

SIGN 11 AND 18 - MON.110 - D/F ILLUMINATED MONUMENT - QTY: 2

110.66 SQ. FT.



SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET.
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. .090 ALUMINUM TENANT PANELS WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH WHITE VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
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4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



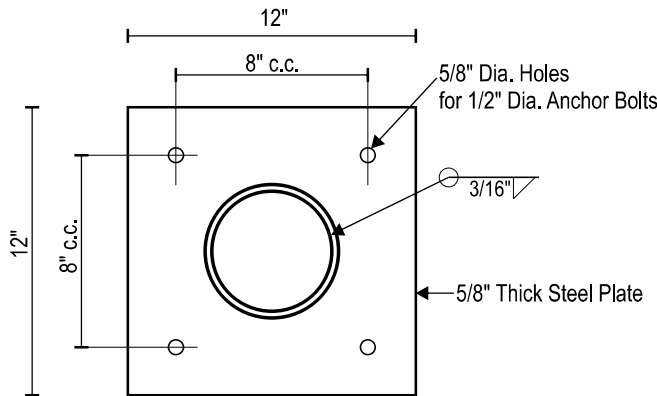
- WHITE - 000c
DK. DURANODIC BRONZE
'LIME GREEN' TO MATCH PMS 374C
'DK. GREY' TO MATCH PMS 431C
BLACK 6c
TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

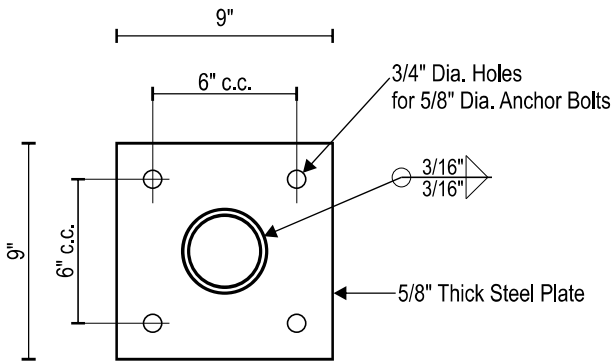
ME #: 70010

SIGN - 11 & 18



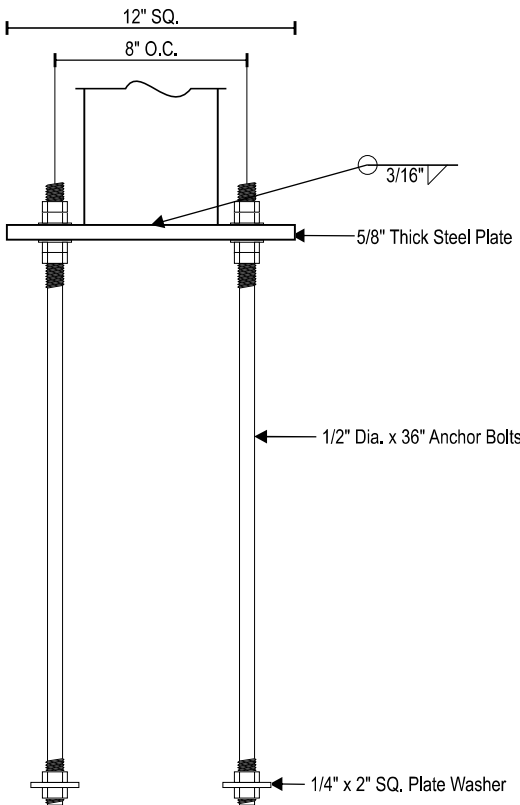
BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



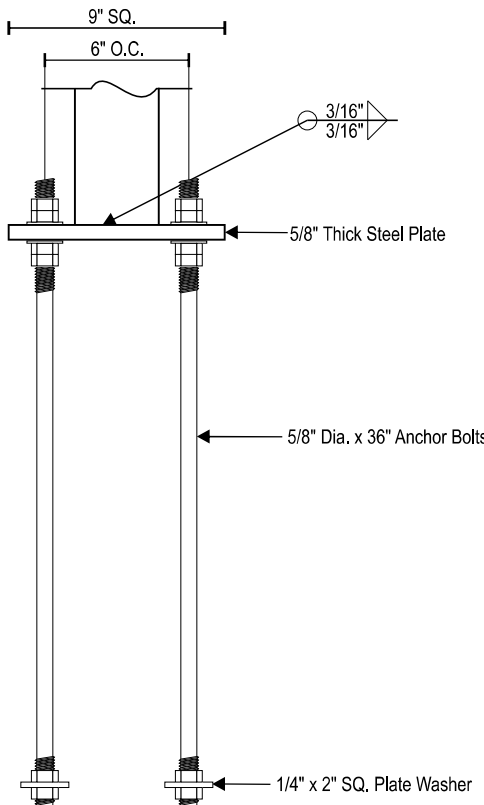
BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 5.625" DIA. SUPPORT OPTION: 1

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 3.50" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate

M

McFarland
Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE

City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

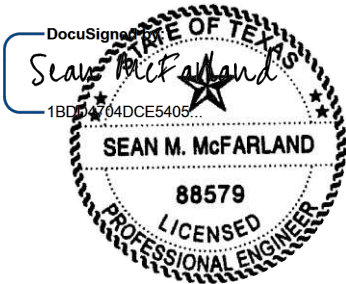
ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS

Revised Artwork: (69512) DS

Added Base Plate: (70010) DS

18



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

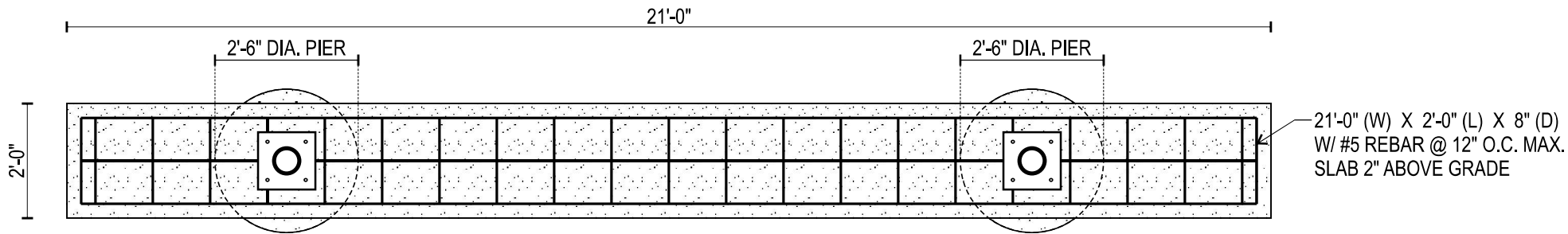
Date: 2-11-2025

Sheet #: 2 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

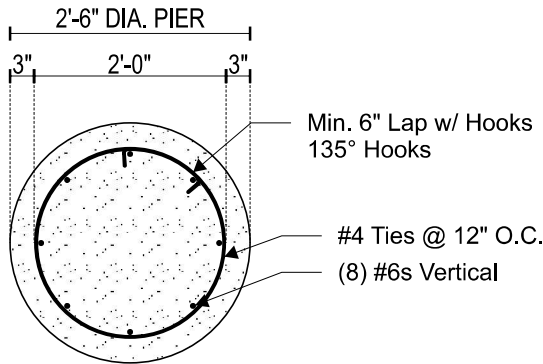
ME #: 70010

SIGN - 11 & 18



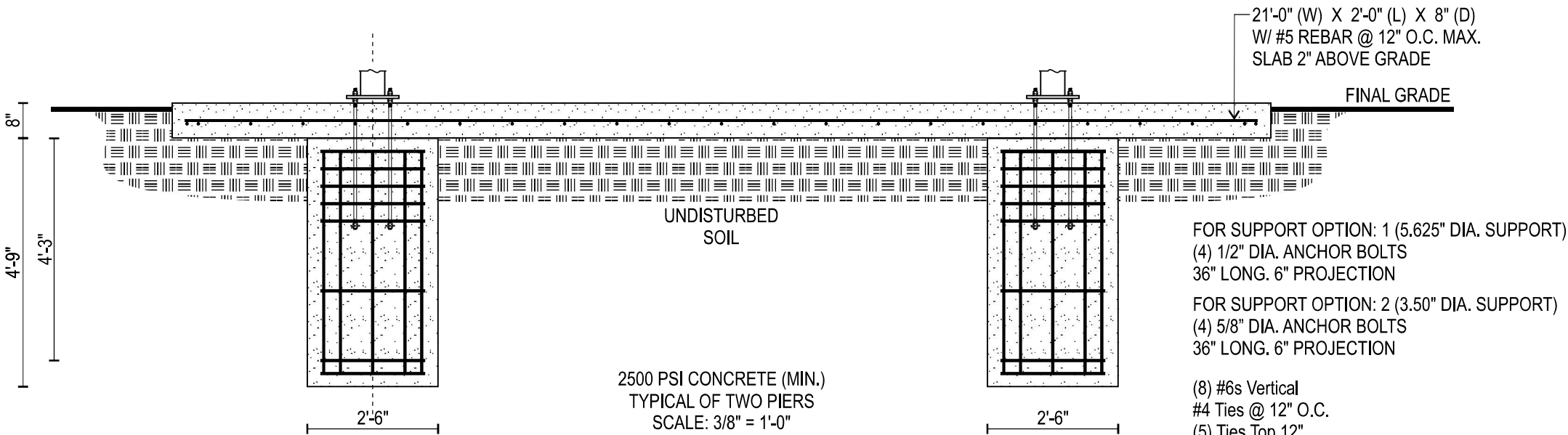
FOUNDATION PLAN VIEW

SCALE: 3/8"=1'



PLAN VIEW

1/2"=1'-0"
2500 PSI CONCRETE (MIN.)
TYPICAL OF TWO PIERS



MCFARLAND ENGINEERING
IS NOT RESPONSIBLE FOR
THE DIMENSIONAL
LOCATIONS OF THE
VERTICAL SUPPORTS

FOR SUPPORT OPTION: 1 (5.625" DIA. SUPPORT)
(4) 1/2" DIA. ANCHOR BOLTS
36" LONG. 6" PROJECTION

FOR SUPPORT OPTION: 2 (3.50" DIA. SUPPORT)
(4) 5/8" DIA. ANCHOR BOLTS
36" LONG. 6" PROJECTION

(8) #6s Vertical
#4 Ties @ 12" O.C.
(5) Ties Top 12"

McFarland Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

**WYNNEWOOD VILLAGE
SO12827**

Address: 655 W ILLINOIS AVE

City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS

Revised Artwork: (69512) DS

Added Base Plate: (70010) DS

19

DocuSigned by
Sean M. McFarland
1BDD401DCE5405

STATE OF TEXAS

SEAN M. MCFARLAND

88579

PROFESSIONAL ENGINEER

The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

Date: 2-11-2025

Sheet #: 3 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996



City of Dallas

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

Agenda Information Sheet

File #: 25-1243A

Item #: 45.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502200005

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502200005
LOCATION: 655 W ILLINOIS AVE
(See Sign 14 on att. Site Plan)

DATE FILED: February 18, 2025
SIZE OF REQUEST: 42.6 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE (See Sign 14 on att. Site Plan).

SUMMARY: The applicant proposes to install a 42.6-square-foot LED illuminated subdivision sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 42.6-square-foot LED illuminated subdivision sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 5-feet.
 - The sign will be back-lit by LED and only the copy will be illuminated.
- This is the fifth of six applications under review by this body for this site. This application is for a new, subdivision sign. This sign is to be located at the Bancroft Drive Entrance, and is submitted as Sign 14.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

51A-7.102 DEFINITIONS

(34.1) SUBDIVISION SIGN means a sign that identifies a single family, duplex, or townhouse residential neighborhood or a business park.

51A-7.2406 DETACHED SIGNS.

(a) In general.

- (1) All detached signs must maintain a minimum setback of five feet.

(e) Subdivision signs.

(2) One subdivision sign is permitted per street entrance, provided no other detached signs are located at the entrance.

(4) The maximum effective area of each subdivision sign is 60 square feet, excluding its supports.

- (5) The highest part of a subdivision sign may not exceed eight feet in height

(6) Subdivision signs may be illuminated.

(7) Subdivision signs may convey a non-commercial message.

This sign maintains a minimum 5-foot setback from the property line. The overall height is 4' 11" and the overall square-footage is 59.8. This subdivision sign will only contain Identification of the district and a non-commercial message..

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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE (See Sign 14 on att. Site Plan).

Maker: Hall
Second: Hardin
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall
Against: 0 - none
Absent: 0 - none
Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting

Miscellaneous Transaction

Job 197661173-002 (2502200005)

Electrical Sign (ES) DETACHED - SIGN 14 (A) New Construction

Status: Paid

Created By: TLUMSDEN


Date Created: Feb 20, 2025

Date Completed: Feb 20, 2025

Parent Job: 197661173-001 (2501241089)

Specific Location: 42.6SF- 655 W ILLINOIS AVE - LED ILLUMINATED SUBDIVISION SIGN
///CA#

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495
Fees (EXT): 2502200005 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	
Fees (EXT): 2502200005 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	

				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
Receipt Number: 949227 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
Receipt Number: 949227 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

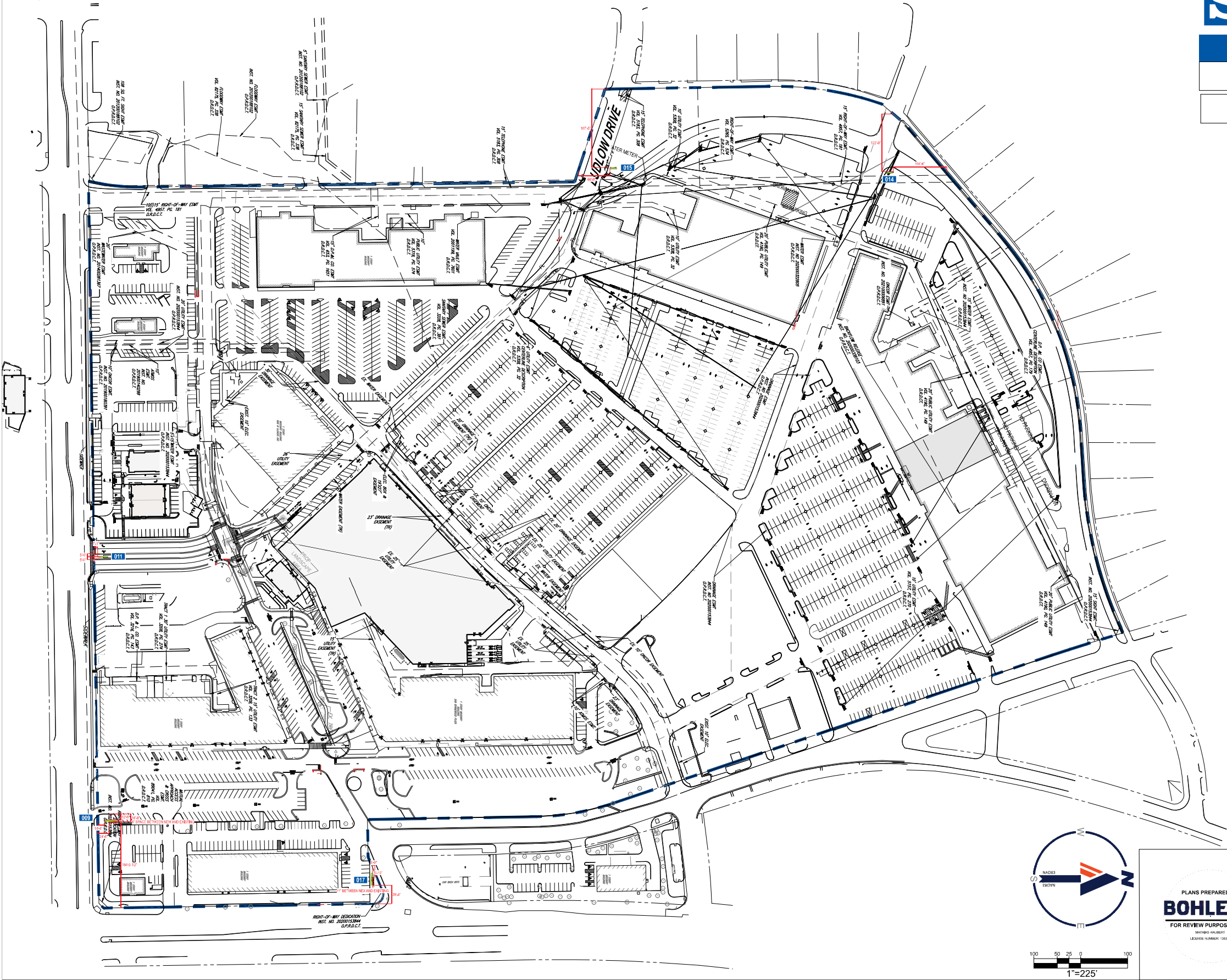
Job 197661173-002 (2502200005)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 20, 2025 09:20:28
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT



BRIXMOR HOLDINGS 12 SPE, LLC
2333 DREXTON DR., SUITE 5100

SIGN SCHEDULE

SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
14	PS.60	1	D/F ILLUMINATED MONUMENT



LOCATION MAP

SCALE: 1" = 500'

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

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

BM#1
X-CUT ON THE BACK OF CURB FOUND ON EAST END OF PARKING ISLAND ON THE WEST LINE OF WYNNEWOOD DRIVE, APPROXIMATELY 103 FEET FROM THE MOST WESTERLY CORNER OF 1 STORY MASONRY BUILDING (655 W ILLINOIS AVENUE) AND APPROXIMATELY 44 FEET NORTHWEST FROM A SANITARY SEWER MANHOLE, AS SHOWN.

ELEVATION = 548.40'

BM#2

X-CUT ON THE BACK OF CURB FOUND ON THE WEST LINE OF WYNNEWOOD PLAZA APPROXIMATELY 50 FEET SOUTH EAST OF A LIGHT POLE AND APPROXIMATELY 72 FEET SOUTH EAST FROM A SECOND LIGHT POLE, AS SHOWN.

ELEVATION = 528.12'

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1				
2				

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1	12/04/2024	DWU - REV 1 PUBLIC WATER/WASTEWATER	SELGK

BOHLER // BOHLER ENGINEERING TX, LLC (TBP# FIRM # 18065)
ENGINEER: MATTHIAS HAUBERT, P.E.
ADDRESS: 2600 NETWORK BLVD, SUITE 310, FRISCO, TX 75034
EMAIL: MHAUBERT@BOHLERENG.COM
PHONE (D): 469-458-7300

PLAT NO.	PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S178-004	2410231068	DP24-235

DIMENSION CONTROL OVERALL PLAN

WYNNEWOOD VILLAGE - PETSMART

655 W. ILLINOIS AVENUE

DEVELOPMENT SERVICES

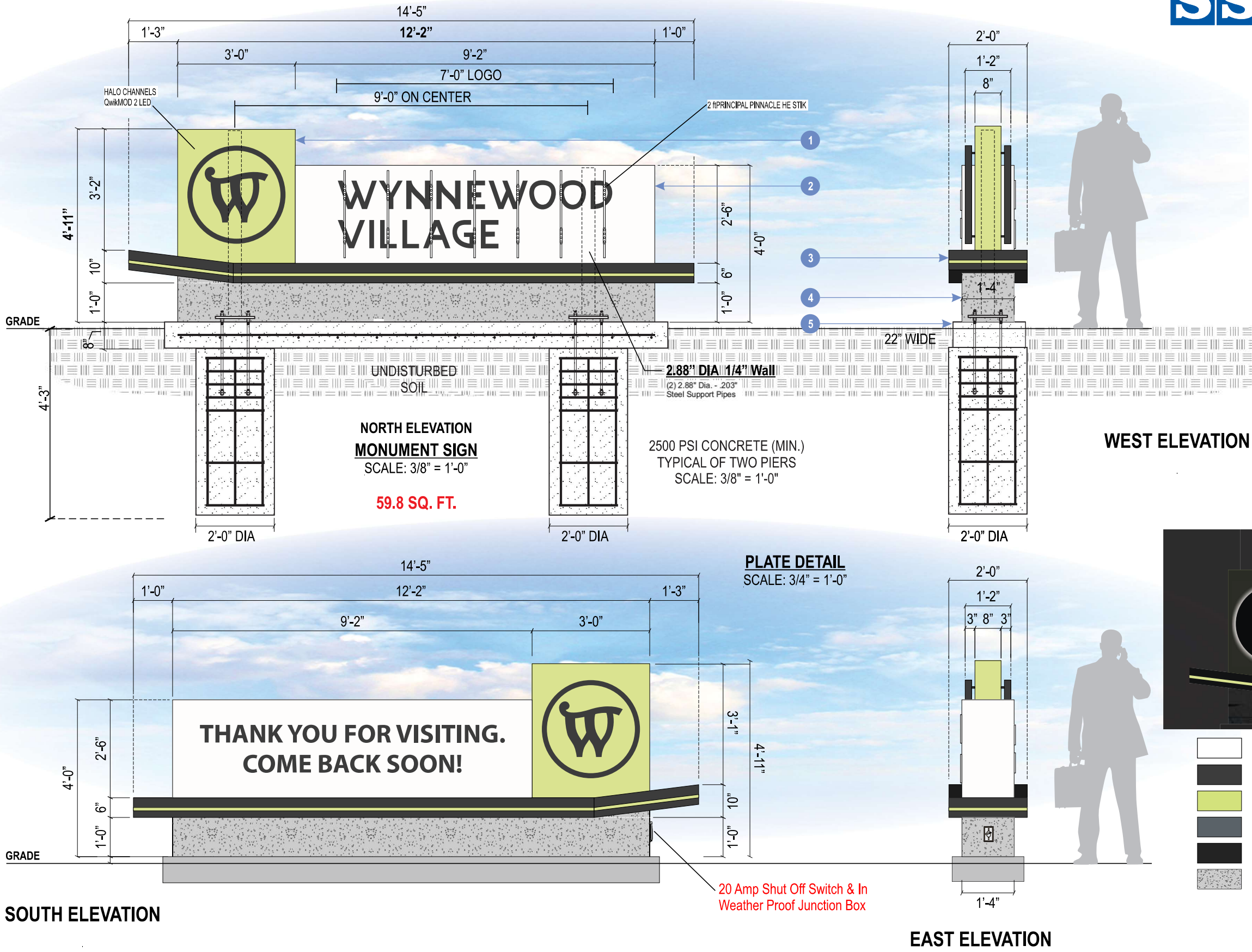
CITY OF DALLAS, DALLAS COUNTY, TEXAS

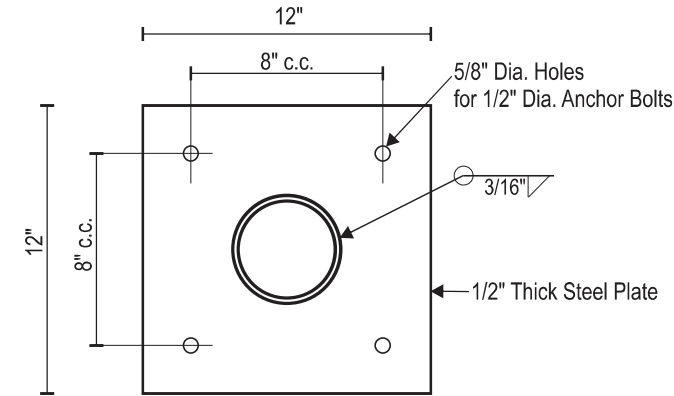
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MH	KD/ML	09/16/2024	DP24	235	C05.01

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ INTERNALLY ILLUMINATED ALUMINUM CHANNEL 'W' SHAPE LOGO HAVING 2" RETURNS, SPACE MOUNTED 1" FROM THE ALUMINUM CABINET, PAINTED AS SHOWN, WHITE LED ILLUMINATION
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. 3/16" 7328 WHITE ACRYLIC FACE W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.

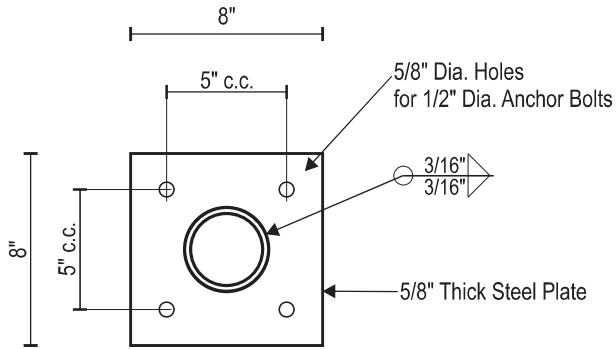
FONT: Myriad ProBold





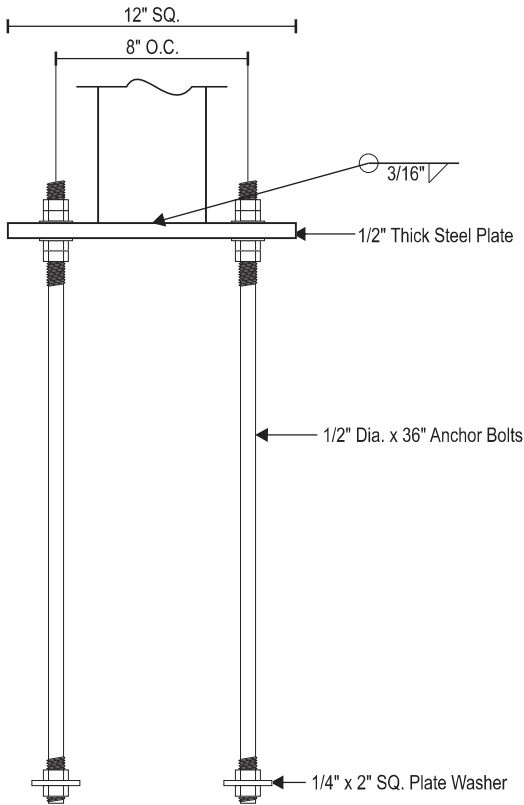
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



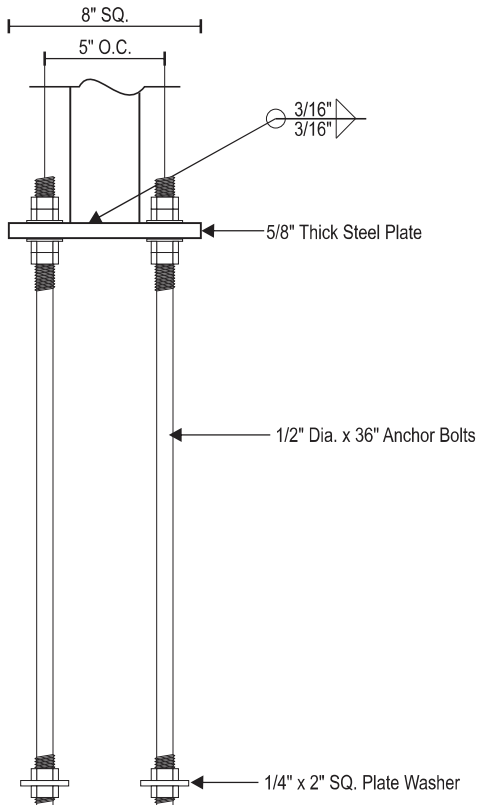
BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



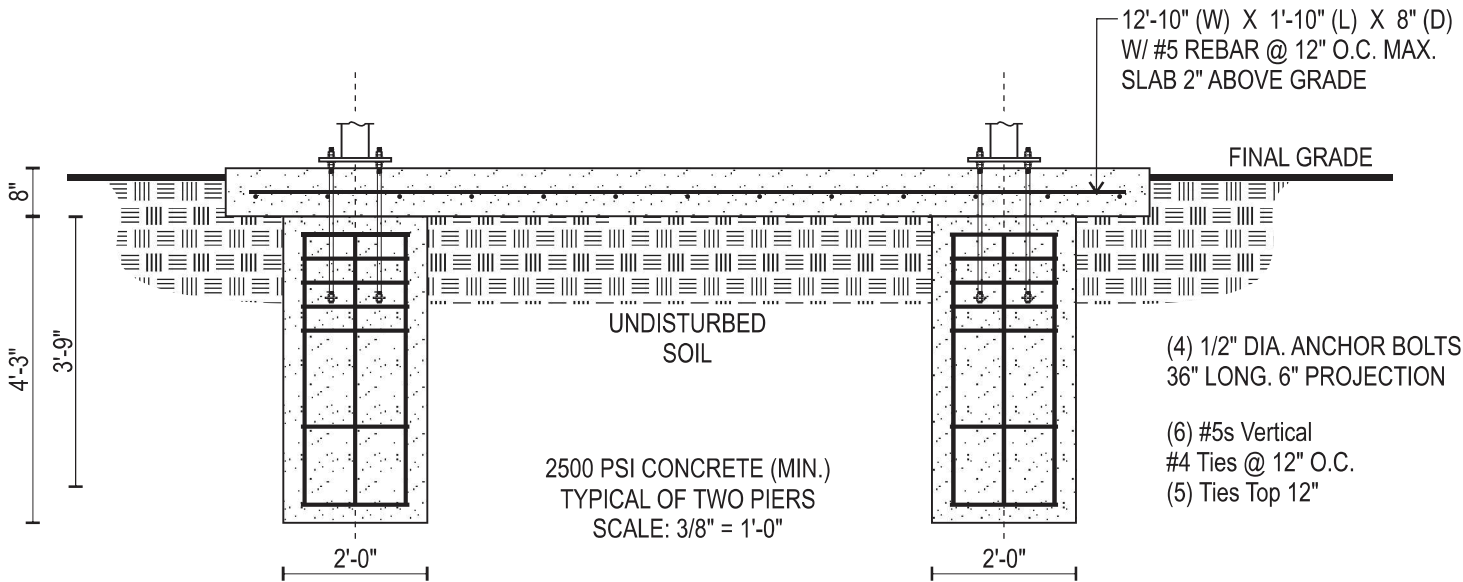
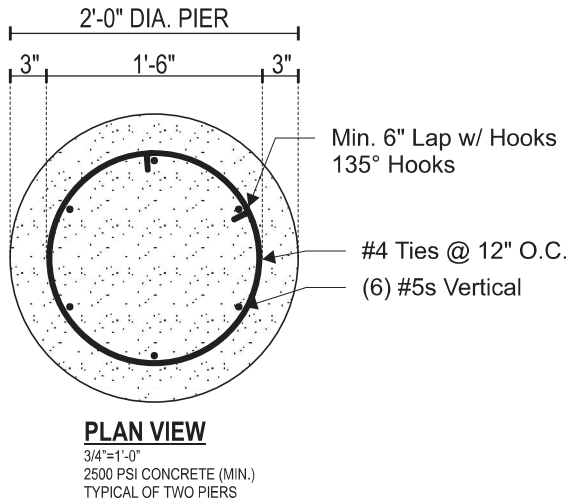
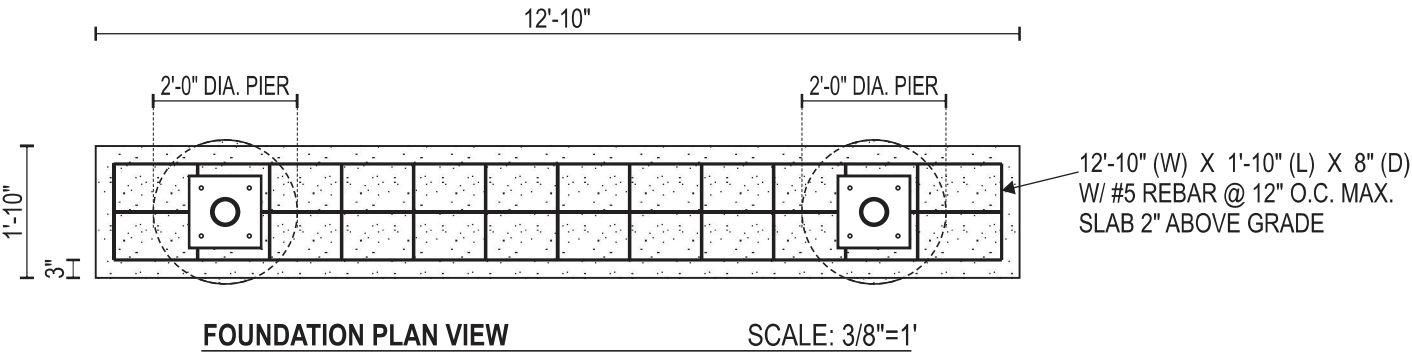
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



Date:	2/11/25	City, State:	Dallas, TX	SHEET:	1 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-1"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

Sign Description	655 W Illinois Ave	Table of Contents
-------------------------	---------------------------	--------------------------

# Columns: 2	ADDED BASE PLATES	Content:	Page
ME Job: 70010 Sns 14/15		Design Loads.	1
	ULTIMATE LOADS / 30 PSF	Support Design.	1-2
Height: 5'-1"	42 KSI STEEL PIPE	Foundation Design / General Notes	3
Width: 14'-5"	NO ENGINEERING IMPLIED OR PROVIDED FOR ABOVE GRADE CONCRETE BASE		

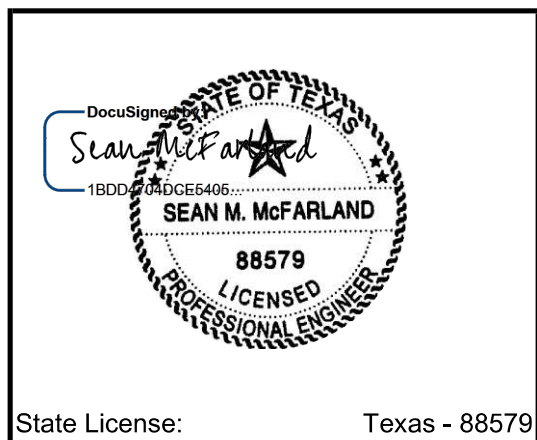
Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous ▼	Code:	2021 IBC W/ Amends ▼
Structural Section:	Steel Pipe - 42000psi ▼	Wind Speed:	105 ▼
Number of Zones:	4 ▼	Wind Exposure:	C ▼

Wind Loads Per ASCE 7-16

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20 ▼	10.8 #/FT	
2	20 ▼	10.8 #/FT	
3	5 ▼	10.8 #/FT	
4	35 ▼	10.8 #/FT	y
5	0 ▼		
6	0 ▼		
7	0 ▼		
8	0 ▼		


Geometry:

Zone	Top Elevation	Height	* Approx. Width Width	Pressure	Force	Approx. Weight
1	5.08 FT	1.00 FT	3.00 FT *	30.00 PSF	0.09 K	82 #
2	4.08 FT	2.50 FT	12.17 FT *	30.00 PSF	0.91 K	662 #
3	1.58 FT	0.50 FT	14.42 FT *	30.00 PSF	0.22 K	47 #
4	1.08 FT	1.08 FT	12.17 FT *	30.00 PSF	0.39 K	483 #

Total Wind Force =	1.61 K	1,274 #
---------------------------	---------------	----------------

Date:	2/11/25	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-1"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 70010 Sns 14/15

Moments at Transitions:

Zone	Lateral Force	4 Mom. Arm
1	0.09 K	4.58 FT
2	0.91 K	2.83 FT
3	0.22 K	1.33 FT
4	0.39 K	0.54 FT

3.50 K-FT

Section Properties:	.76 IN ³	.00 IN ³	.00 IN ³	.00 IN ³	.00 IN ³	.00 IN ³
----------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
4	Pipes	4.50 IN	0.237 IN	10.8 #/FT	3.02 IN ³	18.99	0.76 IN ³
	Option	2.88 IN	0.203 IN	5.8 #/FT	1.00 IN ³	14.16	0.76 IN ³

Structure Required

# Req'd	Size	Wall Thickness
2	4.50 IN	0.237 IN

Date: 2/11/25	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-1"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 70010 Sns 14/15

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

Footing: Round

where $A = (2.34 * P) / (S1 * b)$

Vert. Soil Bearing (psf): 1500

Lat. Soil Bearing (psf): 150

Mmax = 1,748 #-FT

Pmax (Lateral) = 807 #

LSBP = 150 PCF

S1 = 390 PCF X d

d = 2.000 FT For use with Round Footing

A = 2.42 FT^2

h = 2.167 FT

d = 3.890 FT

USE: 2.00 FT. RND. X 4.25 FT DEEP PIERS w/ 8" SLAB w/ #5's @ 12" O.C.

2" ABOVE GRADE.

Soil Bearing Check:

w/ (6) #5's VERTICAL w/ #4's @ 12" O.C.

DLmax = 1,274 LBS

(5 Ties Top 12")

Area of Footing = 3.14 FT^2

Actual SBP = 406 PSF

Allowable SBP = 975 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

406 PSF < 975 PSF THEREFORE OK

Baseplate Design -

A36 Steel Fy= 36ksi

D = 4.50 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.75 IN

A307 A.B.'s Ft=20 ksi

b eff = 3.75 IN

of Bolts = 4

Dia. Bolt

0.5

e eff = 2.25 IN

Column Mom = 1,748 #-FT

Baseplate t = 0.50 IN

P Bolt = $M * 12 \text{ (in/ft)}$

1,554 # < 3,926 #

2 bolts (D + e + t)

t req'd = $[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))]^{1/2}$

.404 IN < 0.50 IN

Weld = $M * 12 \text{ (in/ft)}$

1.42 16th's < 3.00 16th's

Fw (3.1415 * D^2/4)

USE: (4) 1/2" Dia. Bolts w/ 1/2" Baseplate. Weld to Support with (1) 3/16" Fillet Weld.

Baseplate Design - Option

A36 Steel Fy= 36ksi

D = 2.88 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.06 IN

A307 A.B.'s Ft=20 ksi

b eff = 0.65 IN

of Bolts = 4

Dia. Bolt

0.5

e eff = 0.95 IN

Column Mom = 1,748 #-FT

Baseplate t = 0.63 IN

P Bolt = $M * 12 \text{ (in/ft)}$

2,297 # < 3,926 #

2 bolts (D + e + t)

t req'd = $[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))]^{1/2}$

.505 IN < 0.63 IN

Weld = $M * 12 \text{ (in/ft)}$

3.47 16th's < (2) 3.00 16th's

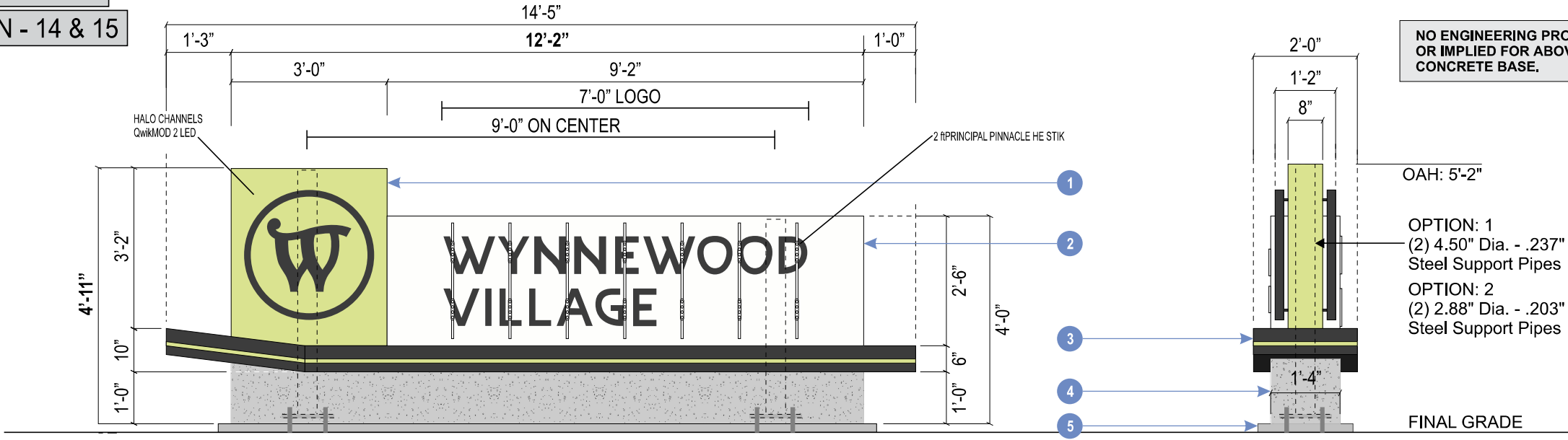
Fw (3.1415 * D^2/4)

USE: (4) 1/2" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (2) 3/16" Fillet Welds.

ME #: 70010

SIGN - 14 & 15

SIGN 14 AND 15 - MON.60 - D/F ILLUMINATED MONUMENT - QTY: 2



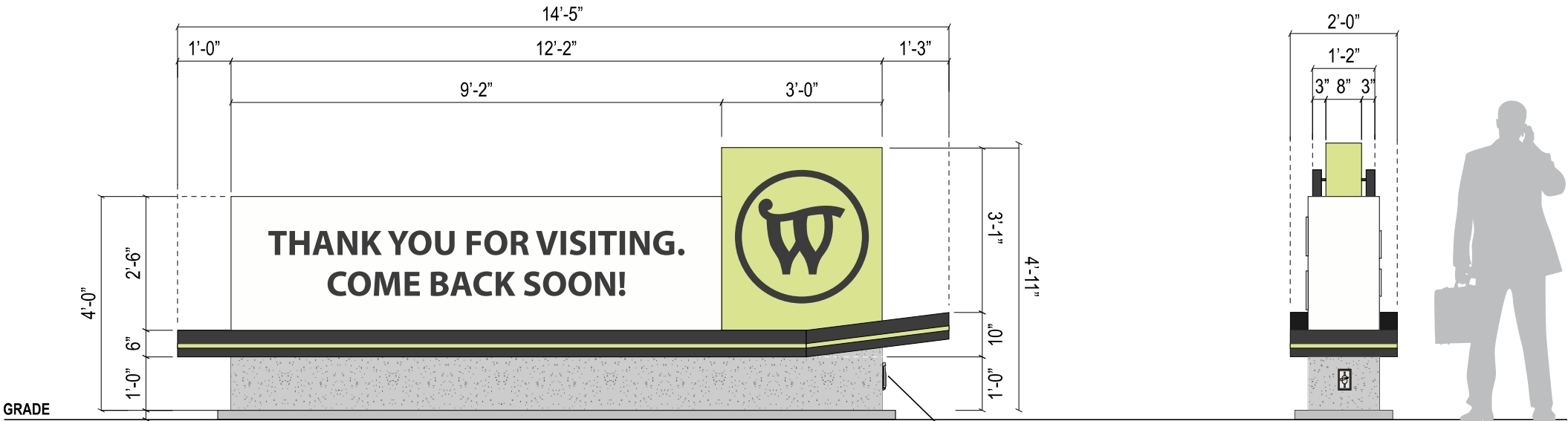
NORTH ELEVATION

MONUMENT SIGN

SCALE: 3/8" = 1'-0"

59.8 SQ. FT.

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ INTERNALLY ILLUMINATED ALUMINUM CHANNEL 'W' SHAPE LOGO HAVING 2" RETURNS, SPACE MOUNTED 1" FROM THE ALUMINUM CABINET, PAINTED AS SHOWN, WHITE LED ILLUMINATION
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. 3/16" 7328 WHITE ACRYLIC FACE W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
- FONT: Myriad ProBold
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



- NIGHT ELEVATION
- WHITE - 000c
 - DK. DURANODIC BRONZE
 - 'LIME GREEN' TO MATCH PMS 374C
 - 'DK. GREY' TO MATCH PMS 431C
 - BLACK 6c
 - TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

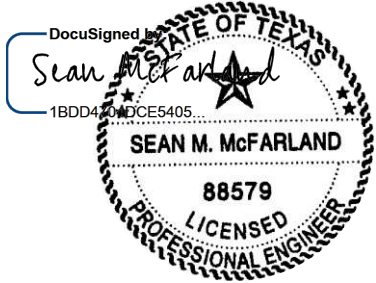
WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork: (69512) DS
Added Base Plate: (70010) DS
17



The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

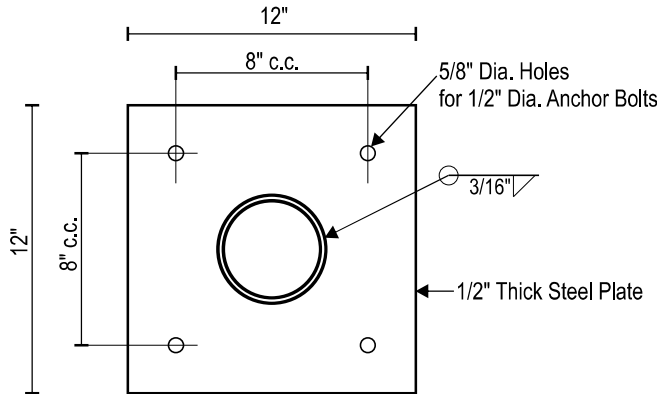
Date: 2-11-2025

Sheet #: 4 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

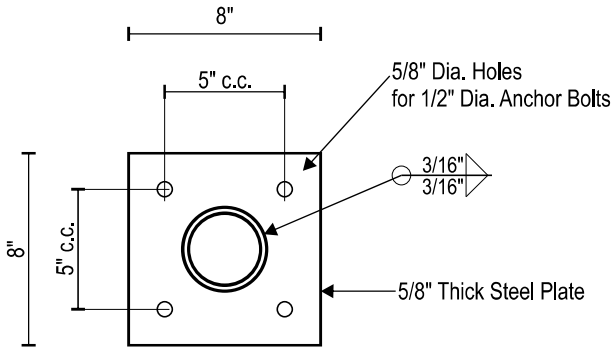
ME #: 70010

SIGN - 14 & 15



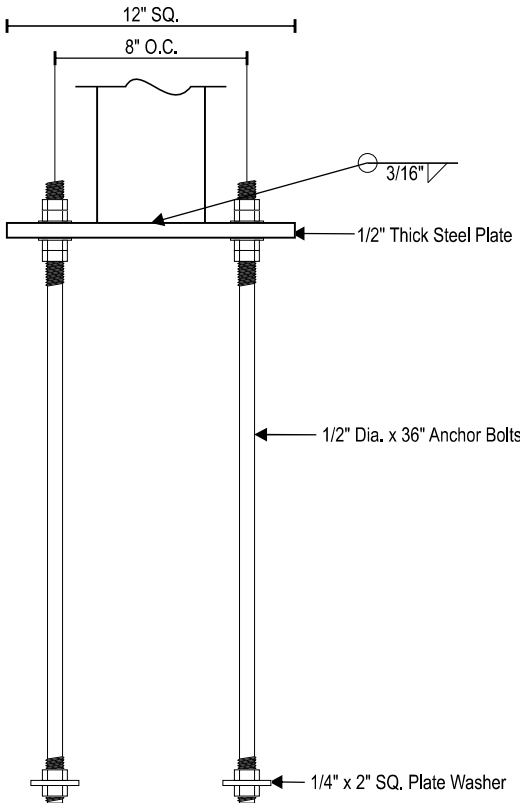
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



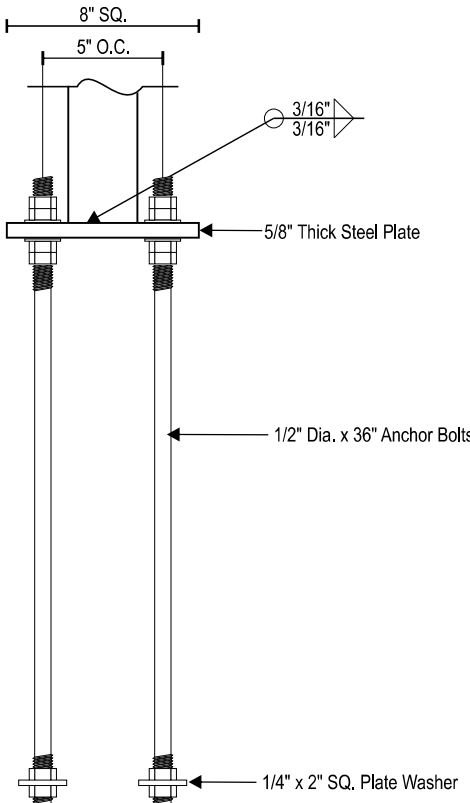
BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate

M

McFarland
Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE

City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

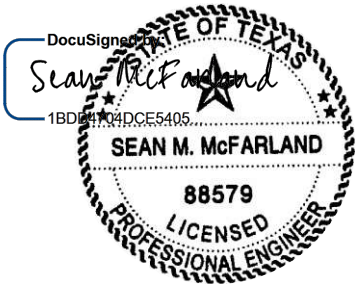
ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS

Revised Artwork: (69512) DS

Added Base Plate: (70010) DS

18

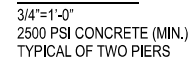
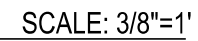


The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on February 11, 2025.

Date: 2-11-2025

Sheet #: 5 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996





City of Dallas

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

Agenda Information Sheet

File #: 25-1244A

Item #: 46.

AGENDA DATE: April 10, 2025

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Development

SUBJECT

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.

Staff Recommendation: **Approval**.

SSDAC Recommendation: **Approval**.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502200008

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

WYNNEWOOD VILLAGE SIGN DISTRICT

CASE NUMBER: 2502200008

DATE FILED: February 18, 2025

LOCATION: 655 W ILLINOIS AVE
(See Sign 15 on att. Site Plan)

SIZE OF REQUEST: 42.6 sq. ft.

COUNCIL DISTRICT: 1

ZONING: RR

APPLICANT: Annette Weatherspoon of SSC Signs & Lighting, LLC.

OWNER: Brixmor Holdings 12 SPE, LLC

OWNER REP.: Eric Walker, Director of Construction

REQUEST: An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE (See Sign 15 on att. Site Plan).

SUMMARY: The applicant proposes to install a 42.6-square-foot LED illuminated subdivision sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in Wynnewood Village SPSD and is zoned Regional Retail District 1 (RR), a business zoning sign district.
These regulations are established in: [Sec. 51A-7.2400](#) (Specific details included below).
- The applicant proposes to install a 42.6-square-foot LED illuminated subdivision sign, composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar.
 - The sign is composed of a painted aluminum cabinet with routed copy and push thru acrylic letters. Cabinet will sit upon a concrete base and be outlined with decorative LED light bar. All sign elements are constructed entirely of metal, concrete, and LED lighting. The overall height of the sign will not exceed 5-feet.
 - The sign will be back-lit by LED and only the copy will be illuminated.
- This is the sixth of six applications under review by this body for this site. This application is for a new, subdivision sign. This sign is to be located at the Ludlow Drive Entrance, and is submitted as Sign 15.
- Construction of the proposed sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.2400.

51A-7.2402 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 sign district while addressing the public's need to locate and navigate to multiple businesses within the shopping center. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color, and materials.
- (2) To promote the economic success of each business within this district and, in turn, the collective success of the district,
- (3) To attract the public to the goods and services available in the district by enhancing the aesthetic quality of signs in this district.
- (4) To preserve and enhance the aesthetics and character of this district
- (5) To encourage artistic, creative, and innovative signs that reflect the themes of the area
- (6) To promote safety, communications efficiency, and landscape quality and preservation as described in Section 51A-7.101.

51A-7.2403 DEFINITIONS AND INTERPRETATIONS.

(7) MONUMENT SIGN means a detached sign applied directly to a ground level support structure (instead of a pole support) with no separation between the sign and the ground or mounted on a fence.

51A-7.102 DEFINITIONS

(34.1) SUBDIVISION SIGN means a sign that identifies a single family, duplex, or townhouse residential neighborhood or a business park.

51A-7.2406 DETACHED SIGNS.

(a) In general.

- (1) All detached signs must maintain a minimum setback of five feet.

(e) Subdivision signs.

(2) One subdivision sign is permitted per street entrance, provided no other detached signs are located at the entrance.

(4) The maximum effective area of each subdivision sign is 60 square feet, excluding its supports.

(5) The highest part of a subdivision sign may not exceed eight feet in height

(6) Subdivision signs may be illuminated.

(7) Subdivision signs may convey a non-commercial message.

This sign maintains a minimum 5-foot setback from the property line. The overall height is 4' 11" and the overall square-footage is 59.8. This subdivision sign will only contain Identification if the district and a non-commercial message..

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.

Property Ownership

Brixmor Holdings 12 SPE, LLC
a Delaware limited liability company
c/o Brixmor Property Group, Inc.
1003 Holcomb Woods Parkway
Roswell, GA 30076

Owner's Representative

Eric Walker, Director of Construction
Eric.walker@brixmor.com
215-936-7177

SSDAC Action:

March 18, 2025

MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE (See Sign 15 on att. Site Plan).

Maker: Hall
Second: Hardin
Result: Carried: 5 to 0

For: 3 - Peadon, Dumas, Webster, Hardin
and Hall
Against: 0 - none
Absent: 0 - none
Conflict: 0 - none

Speakers: Brett Milke, Brixmor Property Group
Nikita Moore, SSC Signs & Lighting
Marisol Castano, SSC Signs & Lighting

Miscellaneous Transaction

Job 197661510-002 (2502200008)

Electrical Sign (ES) DETACHED - SIGN 15 (A) New Construction

Status:PaidCreated By:TLUMSDEN


Date Created:Feb 20, 2025

Date Completed:Feb 20, 2025

Parent Job:197661510-001 (2501241093)

Specific Location:42.6SF- 655 W ILLINOIS AVE - LED ILLUMINATED SUBDIVISION SIGN
///CA#

Details	
Customer	Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219-2495 aweatherspoon@sscsigns.com
Fee Amount	
FeeType	
Staff Email	SCOTT.ROPER@DALLAS.GOV

Details	
Fees (EXT): 2502200008 5BN - Special Provision Sign District fee \$397.00 Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00	
Fees (EXT): 2502200008 Technology Fee \$15.00 Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00	
	Customer: Weatherspoon, Annette 2090 McGee Lane Lewisville, TX 75077 (972) 219 2495

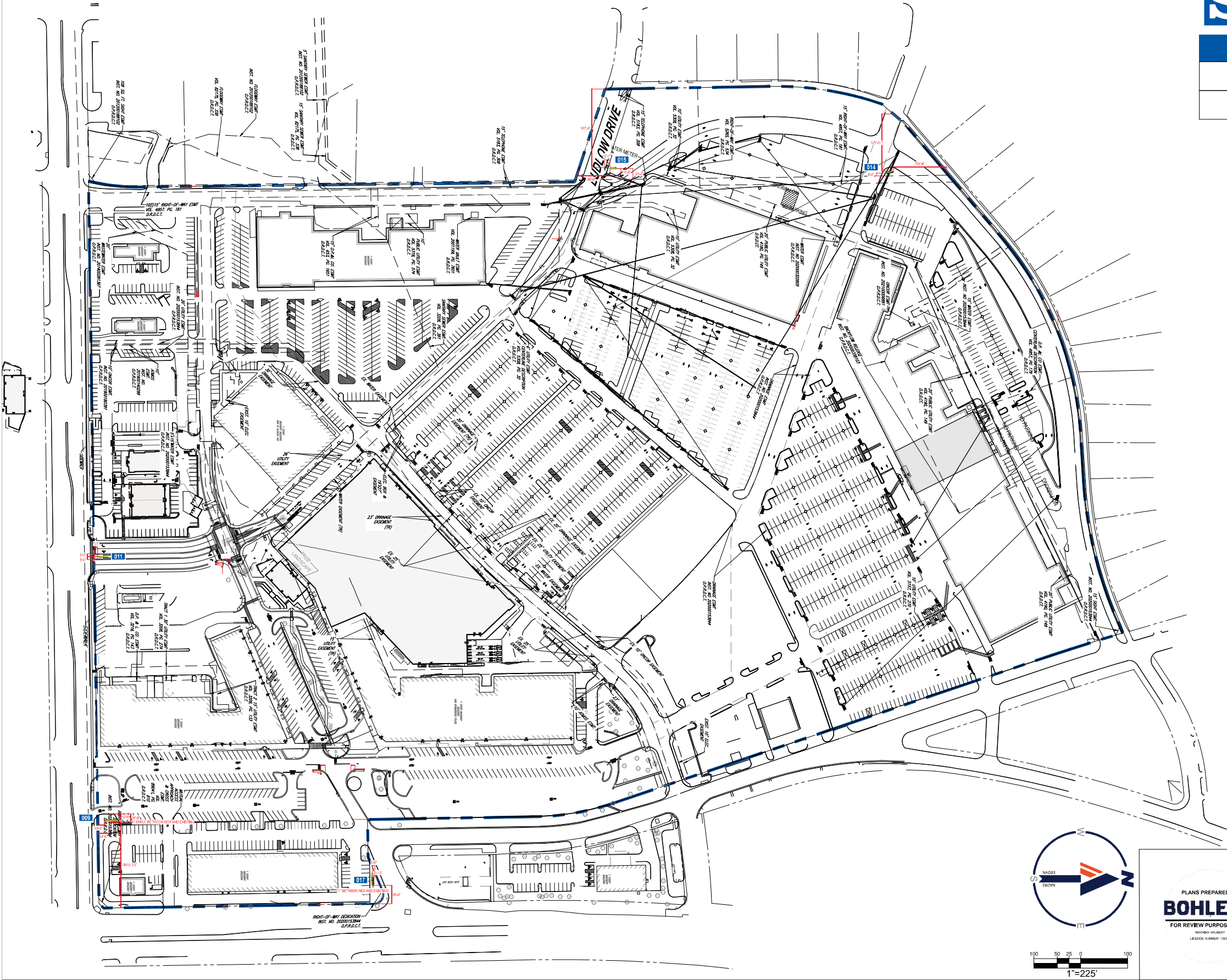
				Fees
Description	Posted Date	Amount	Tax	Total
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00
				\$0.00
Receipt Number: 949229 \$412.00		(\$397.00)	\$0.00	(\$397.00)
Technology Fee		\$15.00	\$0.00	\$15.00
				\$0.00
Receipt Number: 949229 \$412.00		(\$15.00)	\$0.00	(\$15.00)
				\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Feb 20, 2025 09:22:48
Auto generated System Fee Collection						



SIGN SCHEDULE			
SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
09	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
17	P.1020	1	D/F ILLUMINATED PYLON W/ TENANT PANELS
11	MON.110	1	D/F ILLUMINATED MONUMENT
18	MON.110	1	D/F ILLUMINATED MONUMENT
14	MON.60	1	D/F ILLUMINATED MONUMENT
15	MON.60	1	D/F ILLUMINATED MONUMENT



BRIXMOR HOLDINGS 12 SPE, LLC
2333 DREXTON DR., SUITE 5100

SIGN SCHEDULE

SIGN	SIGN TYPE	QTY	ITEM DESCRIPTION
15	PS.60	1	D/F ILLUMINATED MONUMENT SIGN



LOCATION MAP

SCALE: 1" = 500'

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

ALL EXISTING AND PROPOSED SIDEWALKS AND BARRIER-FREE RAMPS COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA).

BENCHMARKS & CONTROL POINTS

BM#1
X-CUT ON THE BACK OF CURB FOUND ON EAST END OF PARKING ISLAND ON THE WEST LINE OF WYNNEWOOD DRIVE, APPROXIMATELY 103 FEET FROM THE MOST WESTERLY CORNER OF 1 STORY MASONRY BUILDING (655 W ILLINOIS AVENUE) AND APPROXIMATELY 44 FEET NORTHWEST FROM A SANITARY SEWER MANHOLE, AS SHOWN.

ELEVATION = 548.40'

BM#2
X-CUT ON THE BACK OF CURB FOUND ON THE WEST LINE OF WYNNEWOOD PLAZA APPROXIMATELY 50 FEET SOUTH EAST OF A LIGHT POLE AND APPROXIMATELY 72 FEET SOUTH EAST FROM A SECOND LIGHT POLE, AS SHOWN.

ELEVATION = 528.12'

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
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1				
2				

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1	12/04/2024	DWU - REV 1 PUBLIC WATER/WASTEWATER	SELGK

BOHLER BOHLER ENGINEERING TX, LLC (TP&E FIRM # 18065)
ENGINEER: MATTHIAS HAUBERT, P.E.
ADDRESS: 2600 NETWORK BLVD., SUITE 310, FRISCO, TX 75034
EMAIL: MHAUBERT@BOHLERENG.COM
PHONE (D): 469-458-7300

PLAT NO.	PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S178-004	2410231068	DP24-235

DIMENSION CONTROL OVERALL PLAN

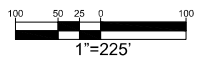
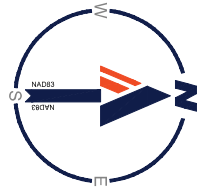
WYNNEWOOD VILLAGE - PETSMART

655 W. ILLINOIS AVENUE

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MH	KD/ML	09/16/2024	DP24	235	C05.01

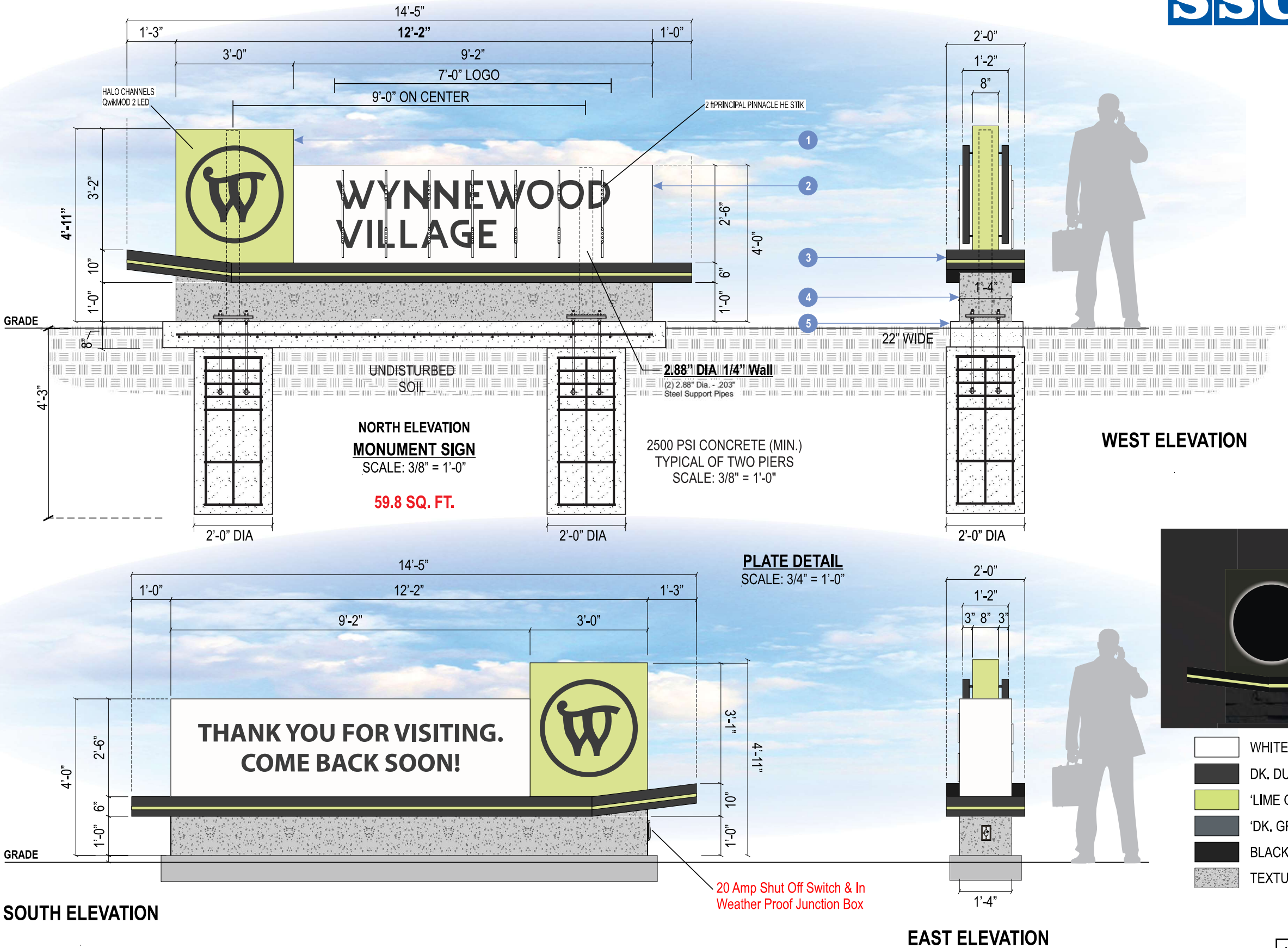


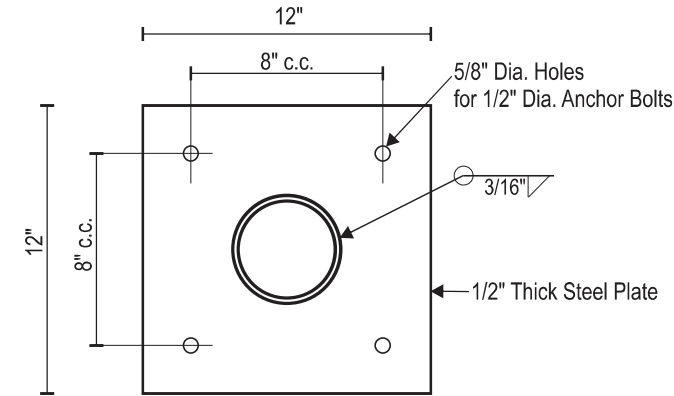
PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATTHIAS HAUBERT
LICENSE NUMBER: 18065

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ INTERNALLY ILLUMINATED ALUMINUM CHANNEL 'W' SHAPE LOGO HAVING 2" RETURNS, SPACE MOUNTED 1" FROM THE ALUMINUM CABINET, PAINTED AS SHOWN, WHITE LED ILLUMINATION
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. 3/16" 7328 WHITE ACRYLIC FACE W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.

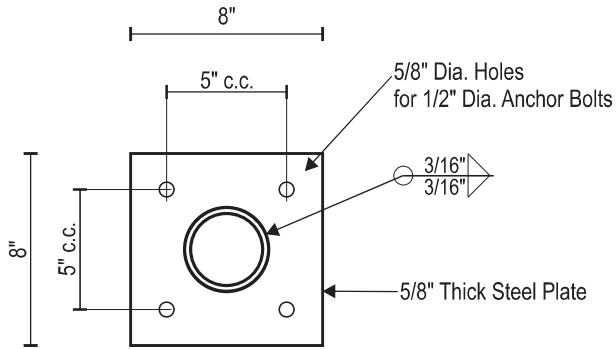
FONT: Myriad ProBold





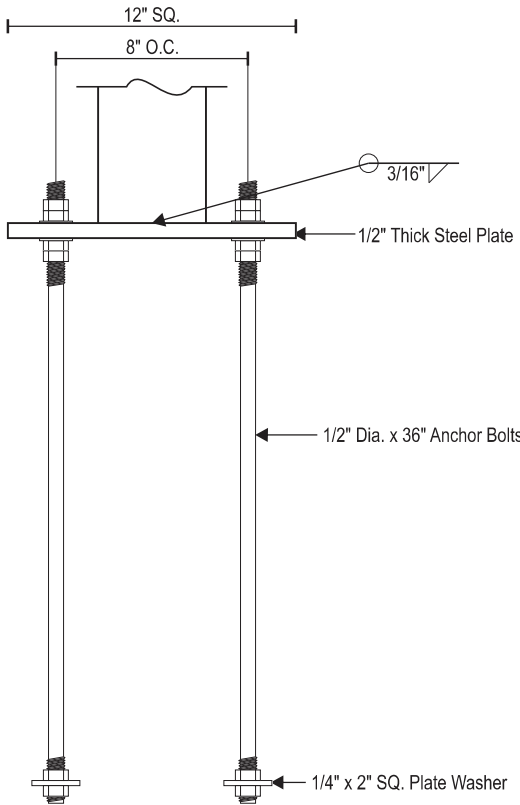
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



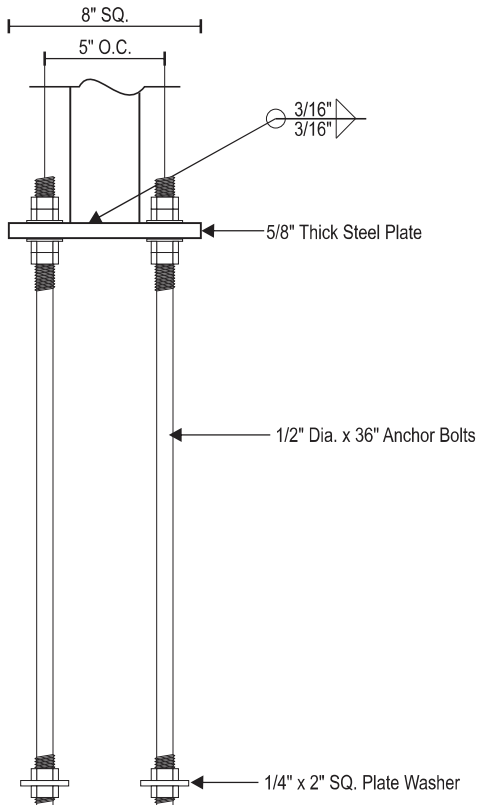
BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



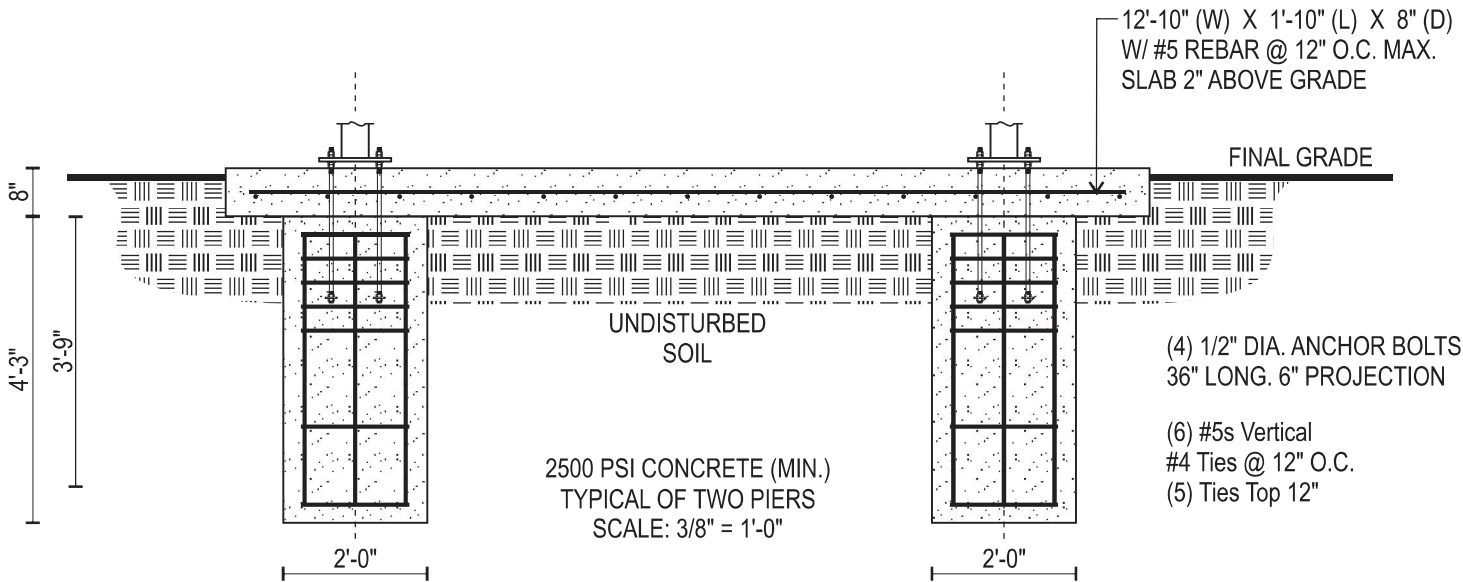
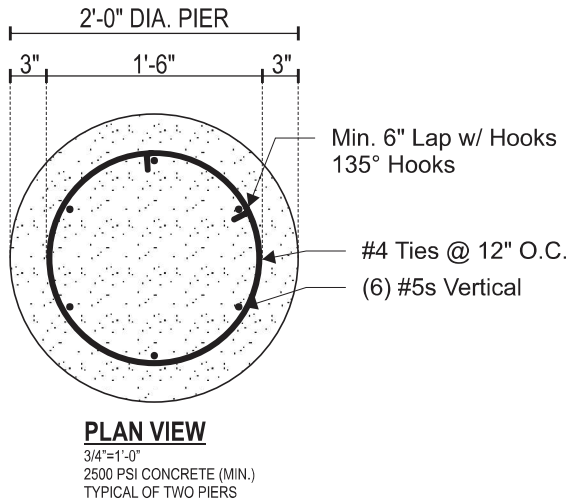
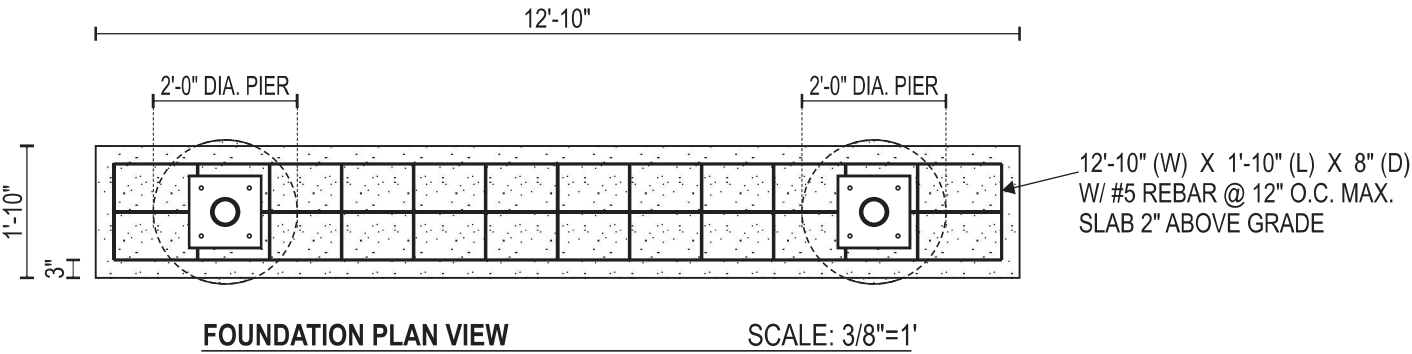
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



Date:	2/11/25	City, State:	Dallas, TX	SHEET:	1 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-1"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

Sign Description	655 W Illinois Ave	Table of Contents
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# Columns: 2	ADDED BASE PLATES	Content:	Page
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ME Job: 70010 Sns 14/15		Design Loads.	1
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	ULTIMATE LOADS / 30 PSF	Support Design.	1-2
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Height: 5'-1"	42 KSI STEEL PIPE	Foundation Design / General Notes	3
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Width: 14'-5"	NO ENGINEERING IMPLIED OR PROVIDED FOR ABOVE GRADE CONCRETE BASE		
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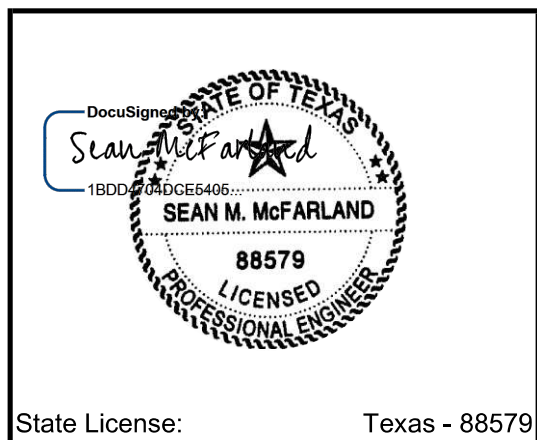
Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous ▼	Code:	2021 IBC W/ Amends ▼
Structural Section:	Steel Pipe - 42000psi ▼	Wind Speed:	105 ▼
Number of Zones:	4 ▼	Wind Exposure:	C ▼

Wind Loads Per ASCE 7-16

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20 ▼	10.8 #/FT	
2	20 ▼	10.8 #/FT	
3	5 ▼	10.8 #/FT	
4	35 ▼	10.8 #/FT	y
5	0 ▼		
6	0 ▼		
7	0 ▼		
8	0 ▼		


Geometry:

Zone	Top Elevation	Height	* Approx. Width Width	Pressure	Force	Approx. Weight
1	5.08 FT	1.00 FT	3.00 FT *	30.00 PSF	0.09 K	82 #
2	4.08 FT	2.50 FT	12.17 FT *	30.00 PSF	0.91 K	662 #
3	1.58 FT	0.50 FT	14.42 FT *	30.00 PSF	0.22 K	47 #
4	1.08 FT	1.08 FT	12.17 FT *	30.00 PSF	0.39 K	483 #

Total Wind Force =	1.61 K	1,274 #
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Date:	2/11/25	City, State:	Dallas, TX	SHEET:	2 OF 3
Client:	SSC Signs & Lighting	Overall Height:	5'-1"	Sean M. McFarland, P.E.	
Sign:	Wynnewood Village #SO12827	Wind Speed	105 mph	McFarland Engineering	

655 W Illinois Ave

ME Job: 70010 Sns 14/15

Moments at Transitions:

Zone	Lateral Force	4 Mom. Arm
1	0.09 K	4.58 FT
2	0.91 K	2.83 FT
3	0.22 K	1.33 FT
4	0.39 K	0.54 FT

3.50 K-FT

Section Properties:	.76 IN ³	.00 IN ³	.00 IN ³	.00 IN ³	.00 IN ³	.00 IN ³
----------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Structural Sections to be used:

Zone	Option	Pipes Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
4	Pipes	4.50 IN	0.237 IN	10.8 #/FT	3.02 IN ³	18.99	0.76 IN ³
	Option	2.88 IN	0.203 IN	5.8 #/FT	1.00 IN ³	14.16	0.76 IN ³

Structure Required

# Req'd	Size	Wall Thickness
2	4.50 IN	0.237 IN

Date: 2/11/25	City, State: Dallas, TX	SHEET: 3 OF 3
Client: SSC Signs & Lighting	Overall Height: 5'-1"	Sean M. McFarland, P.E.
Sign: Wynnewood Village #SO12827	Wind Speed 105 mph	McFarland Engineering

655 W Illinois Ave

ME Job: 70010 Sns 14/15

Two Pier Footings

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

Footing: Round

where $A = (2.34 * P) / (S1 * b)$

Vert. Soil Bearing (psf): 1500

Lat. Soil Bearing (psf): 150

Mmax = 1,748 #-FT

Pmax (Lateral) = 807 #

LSBP = 150 PCF

S1 = 390 PCF X d

d = 2.000 FT For use with Round Footing

A = 2.42 FT^2

h = 2.167 FT

d = 3.890 FT

USE: 2.00 FT. RND. X 4.25 FT DEEP PIERS w/ 8" SLAB w/ #5's @ 12" O.C.

2" ABOVE GRADE.

Soil Bearing Check:

w/ (6) #5's VERTICAL w/ #4's @ 12" O.C.

DLmax = 1,274 LBS

(5 Ties Top 12")

Area of Footing = 3.14 FT^2

Actual SBP = 406 PSF

Allowable SBP = 975 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

406 PSF < 975 PSF THEREFORE OK

Baseplate Design -

A36 Steel Fy= 36ksi

D = 4.50 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.75 IN

A307 A.B.'s Ft=20 ksi

b eff = 3.75 IN

of Bolts = 4

Dia. Bolt 0.5

e eff = 2.25 IN

Column Mom = 1,748 #-FT

Baseplate t = 0.50 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$

1,554 # < 3,926 #

t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$

.404 IN < 0.50 IN

Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$

1.42 16th's < 3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 1/2" Baseplate. Weld to Support with (1) 3/16" Fillet Weld.

Baseplate Design - Option

A36 Steel Fy= 36ksi

D = 2.88 IN

E70 Electrodes Fw= 928 #/in/16th

e = 1.06 IN

A307 A.B.'s Ft=20 ksi

b eff = 0.65 IN

of Bolts = 4

Dia. Bolt 0.5

e eff = 0.95 IN

Column Mom = 1,748 #-FT

Baseplate t = 0.63 IN

P Bolt = $\frac{M * 12 \text{ (in/ft)}}{2 \text{ bolts (D + e + t)}}$

2,297 # < 3,926 #

t req'd = $\frac{[(6 * P * e \text{ eff} * 1 \text{ bolt}) / (.75 * F_y (b \text{ eff} + 2 * t))^{1/2}]}$

.505 IN < 0.63 IN

Weld = $\frac{M * 12 \text{ (in/ft)}}{F_w (3.1415 * D^2 / 4)}$

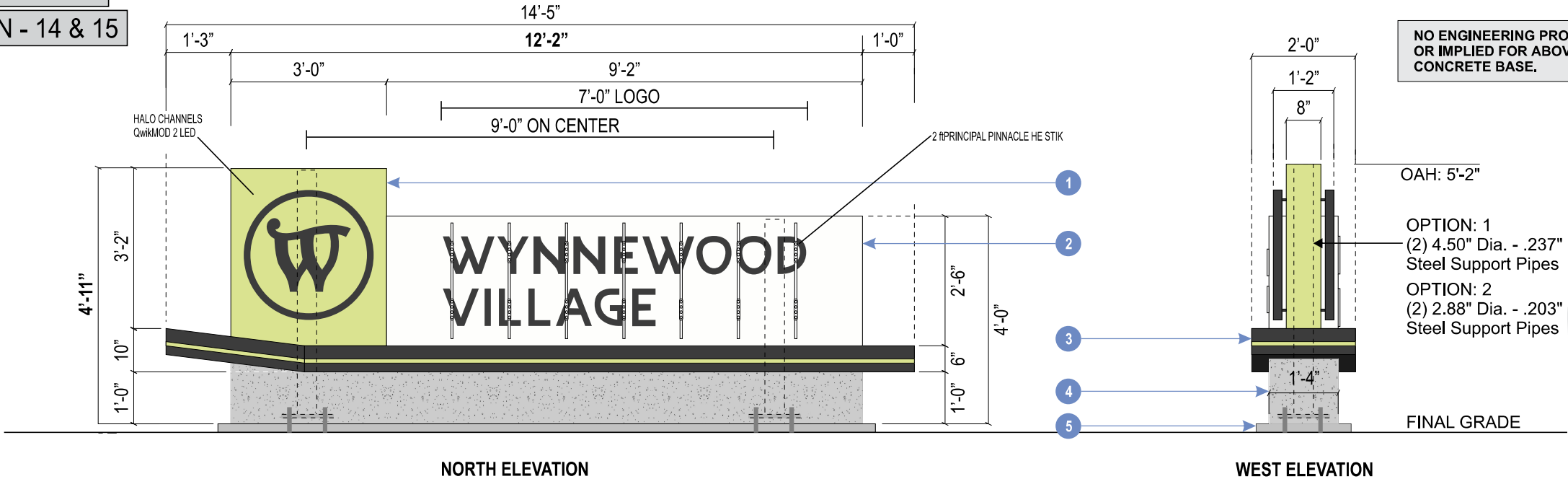
3.47 16th's < (2) 3.00 16th's

USE: (4) 1/2" Dia. Bolts w/ 5/8" Baseplate. Weld to Support with (2) 3/16" Fillet Welds.

ME #: 70010

SIGN - 14 & 15

SIGN 14 AND 15 - MON.60 - D/F ILLUMINATED MONUMENT - QTY: 2

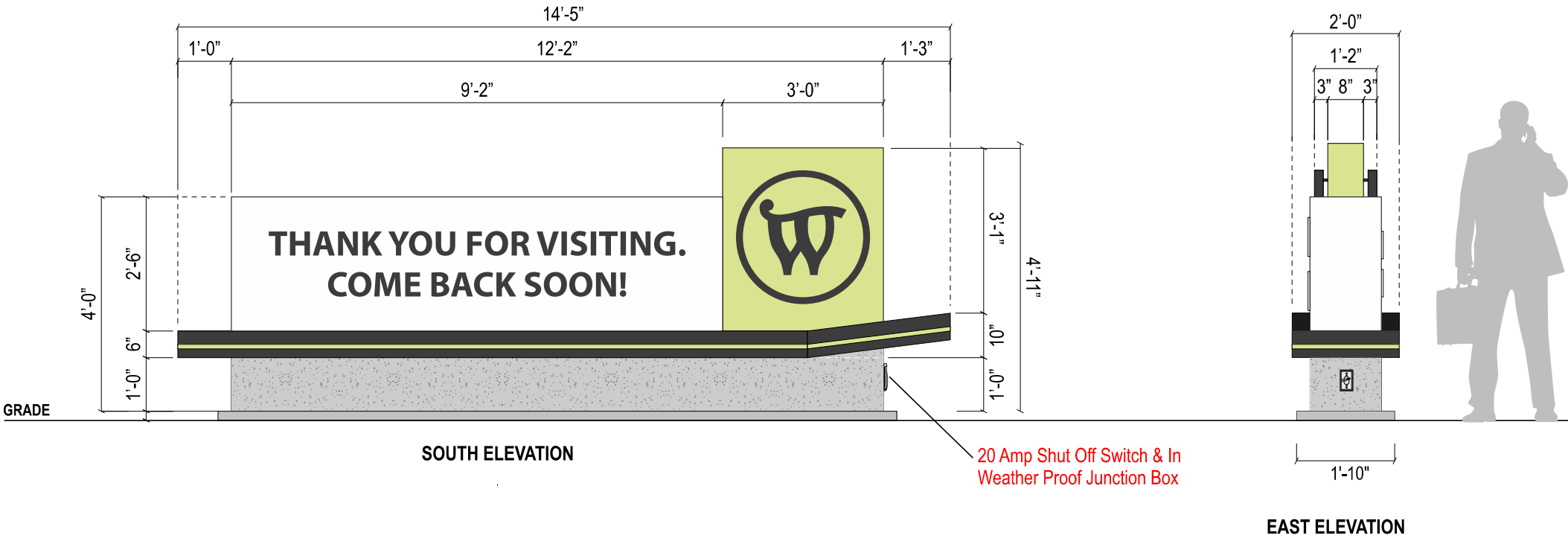


NORTH ELEVATION

MONUMENT SIGN

SCALE: 3/8" = 1'-0"

59.8 SQ. FT.



SOUTH ELEVATION

EAST ELEVATION

SPECIFICATIONS

1. FABRICATED ALUMINUM CABINET W/ INTERNALLY ILLUMINATED ALUMINUM CHANNEL 'W' SHAPE LOGO HAVING 2" RETURNS, SPACE MOUNTED 1" FROM THE ALUMINUM CABINET, PAINTED AS SHOWN, WHITE LED ILLUMINATION
2. FABRICATED ALUMINUM CABINET W/ 1-1/2" RETAINERS AND 1" DIVIDER BARS. 3/16" 7328 WHITE ACRYLIC FACE W/ FIRST SURFACE VINYL. WHITE LED ILLUMINATION.
- FONT: Myriad ProBold
3. FABRICATED ALUMINUM CABINET .090 ALUMINUM FACES WITH ROUTED COPY, 1/2" CLEAR ACRYLIC PUSH THRU WITH PERFORATED VINYL APPLIED FIRST SURFACE TO THE PUSH THRU LETTERS. WHITE LED ILLUMINATION.
4. FABRICATED ALUMINUM BAND W/ LED ILLUMINATED LIGHT BAR.
5. TEXTURED CONCRETE BASE.
6. CONCRETE PAD.



- WHITE - 000c NIGHT ELEVATION
- DK. DURANODIC BRONZE
 - 'LIME GREEN' TO MATCH PMS 374C
 - 'DK. GREY' TO MATCH PMS 431C
 - BLACK 6c
 - TEXTURED CONCRETE FINISH

Electrical Load
(2.6) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2024 and/or other applicable local codes. This includes proper grounding and bonding of the sign.



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

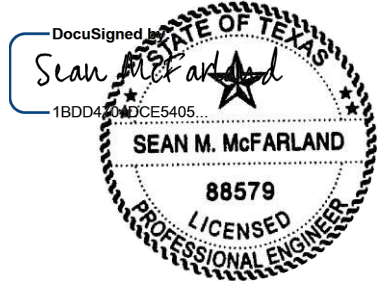
WYNNEWOOD VILLAGE
SO12827

Address: 655 W ILLINOIS AVE
City/State: DALLAS, TX

Client: SSC SIGNS & LIGHTING

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (69451) DS
Revised Artwork: (69512) DS
Added Base Plate: (70010) DS
17



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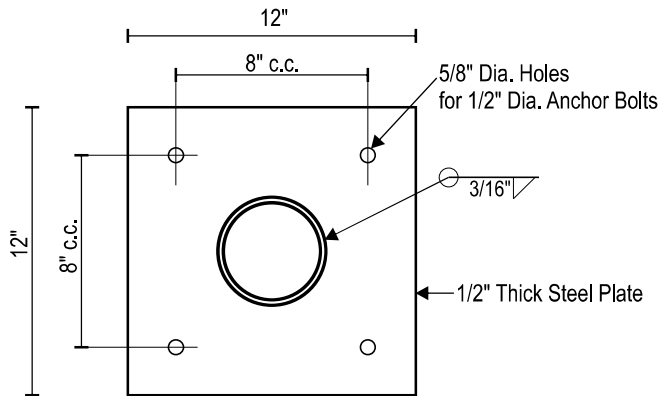
Date: 2-11-2025

Sheet #: 4 OF 6

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2025
Texas Firm Registration: F-6996

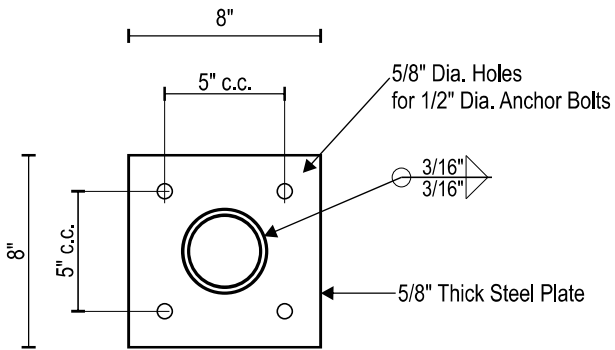
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SIGN - 14 & 15



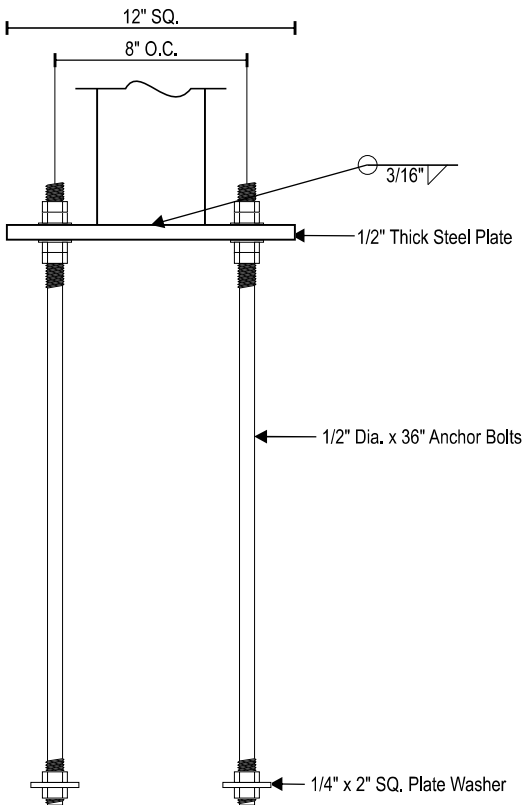
BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



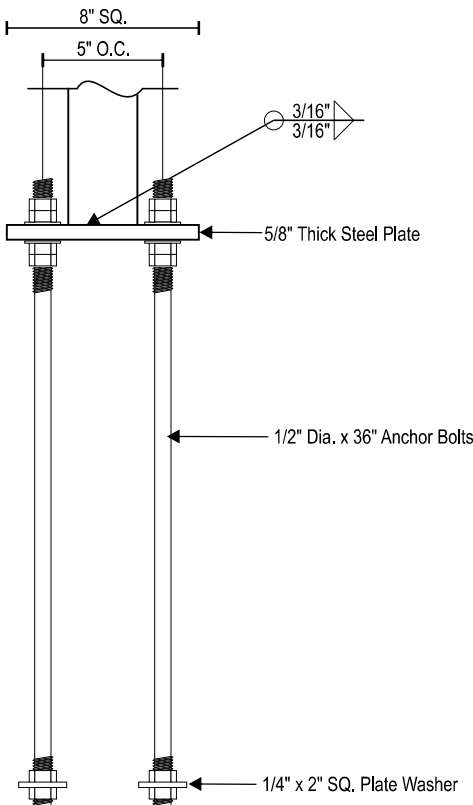
BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1-1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 4.50" DIA. SUPPORT OPTION: 1

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate



BASE PLATE DETAIL FOR 2.88" DIA. SUPPORT OPTION: 2

1 1/2"=1'-0"
A307 Anchor Bolts
A36 Steel Plate

M

McFarland
Engineering

183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
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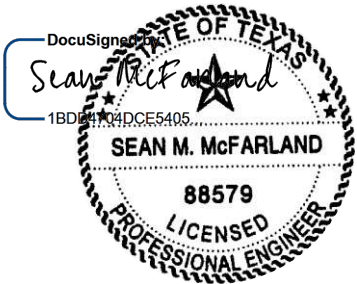
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Initial Drawing:	(69451) DS
Revised Artwork:	(69512) DS
Added Base Plate:	(70010) DS
18	





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Date: 2-11-2025

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NC Firm Registration: F-1136
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 <p>183 Edgewater Ct Mocksville, NC 27028</p> <p>Structural Sign Design & Engineering Services</p>	<p>Ph: (281) 813-7439 Email: sean@signstructures.com Web: www.signstructures.com</p>	<p>WYNNEWOOD VILLAGE SO12827</p> <p><u>Address: 655 W ILLINOIS AVE</u> <u>City/State: DALLAS, TX</u></p> <p><u>Client: SSC SIGNS & LIGHTING</u></p>	<p>ENGINEERING OF VERTICAL SUPPORT AND FOUNDATION ONLY. NO CABINET ENGINEERING PROVIDED OR IMPLIED.</p>	<p>Initial Drawing: (69451) DS</p> <p>Revised Artwork: (69512) DS</p> <p>Added Base Plate: (70010) DS</p> <p>19</p>		<p>The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on February 11, 2025.</p>
		<p>Date: 2-11-2025</p> <p>Sheet #: 6 OF 6</p> <p>NC Firm Registration: F-1136 Texas Expiration Date: 6/30/2025 Texas Firm Registration: F-6996</p>				