

FILE NUMBER: Z201-208(KC) **DATE FILED:** March 10, 2021

LOCATION: Northeast corner of Arapaho Road and Knoll Trail Drive.

COUNCIL DISTRICT: 11 **MAPSCO:** 4 Z

SIZE OF REQUEST: Approx. 16.09 acres **CENSUS TRACT:** 136.3

REPRESENTATIVE: Lauren Montgomery

APPLICANT: QT South, LLC

OWNER: PV Prestonwood II Ltd

REQUEST: An application for an amendment to Planned Development District No. 878.

SUMMARY: The purpose of the request is to amend the existing conceptual plan to relocate one of the driveway locations and to seek approval for the development plan and an associated landscape plan for Subarea A.

CPC RECOMMENDATION: **Approval**, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and conditions.

PLANNED DEVELOPMENT SUBDISTRICT No. 878:

<http://www.dallascityattorney.com/51P/Articles/PDF/Article%20878.pdf>

PLANNED DEVELOPMENT SUBDISTRICT No. 878 EXHIBITS:

<http://www.dallascityattorney.com/51P/Exhibits/878A.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/878B.pdf>

<http://www.dallascityattorney.com/51P/Exhibits/878C.pdf>

BACKGROUND INFORMATION:

- On February 23, 2017, City Council approved the Planned Development District No. 878.
- The site is currently developed with a multi-tenant shopping center and a fueling station at the hard corner within Subarea A.
- This request includes a revised conceptual plan (Exhibit A) that consists of the relocation of the ingress/egress location along Arapaho Rd. in Subarea A.
- Per Sec. 51P-878.106 of PD No. 878, a development plan for Subarea A must be submitted for approval. This request includes the development plan for Subarea A.
- The request is for the revision of the conceptual plan of PD No. 878 and the approval of the development plan for Subarea A.
- The applicant is proposing to redevelop Subarea A with a one-story building approximately 4,977 square-feet general merchandise or food store, approximately 20 feet in height and a motor vehicle fueling station with 10 fueling pumps.
- The applicant is proposing to provide increased landscaping on this site.
- The applicant has proposed additional elements to the streetscape design that includes two benches along Knoll Trail Rd. along with two planters and one tree in each planter.

Zoning History:

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

1. **Z190-268:** On November 11, 2020, the City Council approved an application granting SUP No. 2386 for a transit passenger station or transfer center use on property zoned an R-16(A) Single Family District located along the DART Silver right-of-way line, east of Knoll Trail Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Arapaho Rd.	Principal Arterial	100'
Knoll Trail Dr.	Minor Arterial	80'

Traffic:

The redevelopment of a motor vehicle fueling station located at the northeast quadrant of Arapaho Road and Knoll Trail Drive proposes to relocate a driveway approach on each side of their adjacent roadways. The Engineering Division of Sustainable Development and Construction supports the request and recommends approval of the proposed development plan. In accordance with the City of Dallas Street Design Manual, existing driveways near intersections should be replaced and relocated with new driveways meeting City standards as properties redevelop; driveway approaches must be adequately spaced from street intersections. The proposed driveway locations on both Knoll Trail Drive and Arapaho Road exceed the City's 100 feet requirement and are considered a desired condition. Staff also reviewed a traffic impact analysis dated July 12, 2021. The report evaluates the subject site, existing infrastructure, and impact of proposed development. The analysis indicates that the proposed development can be successfully incorporated into the surrounding local roadway network. Engineering staff will continue a review of civil plans at permitting for compliance with development plan and all city standards.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

ECONOMIC ELEMENT

GOAL 1.1 GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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	Planned Development District No. 878	Fueling station, general merchandise or food store, personal services
North	R-16(A) with SUP 2386, MU-1 Mixed Use, RR Regional Retail	Multi-family
East	Planned Development District No. 114	Multi-family
South	Planned Development District No. 614	General merchandise or food store, Personal services
West	MU-1 Mixed Use	Restaurants, Personal services, Financial institution

Land Use Compatibility:

The area of request is currently located within the Planned Development District No. 878 and is developed with multi-family and a retail shopping strip with a fueling station located at the hard corner. The existing retail shopping strip and fueling station in Subarea A is proposed to be redeveloped to include a one-story building to serve as a general merchandise or food store over 3,500 square feet, approximately 20 feet in height with ten motor-vehicle fueling pumps. The area of request is surrounded by multifamily to the north and east of the site and has retail development that also includes personal services to the south and west of the site.

This request consists of updating the previously approved conceptual plan (Exhibit A) to relocate the driveway location and approval of the development plan for Subarea A. Staff is in support of the amendment to Exhibit A that will shift the ingress/egress point to the east, further away from the intersection of Arapaho Rd. and Knoll Trail Dr. within Subarea A. The relocation of the driveway would accommodate better traffic patterns by lowering conflict areas and reducing interference with through traffic due to turns in and out of the site. This also helps maintain speeds on the arterial road.

The development plan for Subarea A is in compliance with the standards required by PD No. 878 and is supported by Staff.

Parking:

Per PD No. 878, the parking ratio for a general merchandise or food store greater than 3,500 square feet requires one parking space per 220 square feet of floor area. Parking for any uses within this district can be located in any subarea. Parking for this site will be provided per PD No. 878. The 4,977 square foot building requires 23 spaces and the motor vehicle fueling station requires two spaces. The site is providing a total of 68 spaces.

Landscaping:

PD No. 878 requires that landscaping is provided per Article X with the exception that street trees be counted towards site trees required and that there be one for every 25 feet of frontage. The applicant is proposing to add a Landscape Plan for Subarea A that will provide enhanced landscaping with additional trees and shrubs. Staff is in support of the proposal.

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 not in or near an MVA cluster.

List of Partners/Principals/Officers

QT South List of Officers

Chester Cadieux III
James Marchesano
Stuart C. Sullivan
Marvin C. O'Dell III
Jeffery T. Thoene
Chad M. Standford
Kelley P. Vaughn
Craig D. Williams

PV Prestonwood II, Ltd List of Officers

Denny Holman
Steve Folsom
Haddon Winckler
Robert Kennedy

CPC ACTION
August 5, 2021

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 878, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and revised conditions at the northeast corner of Arapaho Road and Knoll Trail Drive.

Maker: Suhler
Second: Garcia
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid, Carpenter,
Blair, Jung, Suhler, Schwope, Garcia, Rubin

Against: 0
Absent: 3 - Johnson, Jackson, Murphy
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 26
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Lauren Montgomery, 4009 W. Parker, Plano, TX, 75093
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE 878.

PD 878.

SEC. 51P-878.101. LEGISLATIVE HISTORY.

PD 878 was established by Ordinance No. 28924, passed by the Dallas City Council on February 27, 2013. (Ord. 28924)

SEC. 51P-878.102. PROPERTY LOCATION AND SIZE.

PD 878 is established on property located on the northeast corner of Arapaho Road and Knoll Trail Drive. The size of PD 878 is approximately 16.109 acres. (Ord. 28924)

SEC. 51P-878.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(3) MEWS STREET means a tree-lined, pedestrian-oriented private drive located between Subareas B and C.

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

(5) OPEN SPACE means an area that is unobstructed to the sky and contains no structures except for street furniture; pedestrian amenities; city kiosks; and community kiosks.

(6) TANDEM 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.

(7) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Body piercing means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(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. (Ord. 28924)

SEC. 51P-878.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 878A: conceptual plan.
- (2) Exhibit 878B: development plan for Subareas B, C, and D.
- (3) Exhibit 878C: mews street landscape plan.
- (4) Exhibit 878D: development plan for Subarea A

(Ord. 28924) (5) Exhibit 878E: landscape plan for Subarea A

SEC. 51P-878.105. CREATION OF SUBAREAS.

This district is divided into four subareas: Subarea A, Subarea B, Subarea C, and Subarea D. (Ord. 28924)

SEC. 51P-878.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 878A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28924)

SEC. 51P-878.107. DEVELOPMENT PLAN.

(a) Development of Subareas B, C, and D must comply with the development plan for Subareas B, C, and D (Exhibit 878B). Development of Subarea A must comply with the development plan for Subarea A (Exhibit 878D). If there is a conflict between the text of this article and the development plan for Subareas A, B, C, and D, the text of this article controls.

~~(b) A development plan for Subarea A must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan for Subarea A, the text of this article controls. (Ord. 28924)~~

SEC. 51P-878.108. MAIN USES PERMITTED.

(a) Subarea A.

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

(2) The following uses are prohibited:

- Alternative financial establishment.
- Auto service center.
- Bail bond office.
- Commercial amusement (outside).
- Massage establishment.
- Mini-warehouse.
- Nursery, garden shop, or plant sales.
- Swap or buy shop.
- Tattoo or body piercing studio.

(b) Subarea B. The following uses are the only main uses permitted:

- Dry cleaning or laundry store.
- Financial institution without drive-in window.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Local utilities.
- Multifamily.
- Personal service uses. *[Except massage establishment and tattoo or body piercing studio.]*

- Private street or alley.
- Restaurant without drive-in or drive-through service.
- Retirement housing.
- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(c) Subarea C. The following uses are the only main uses permitted:

- Local utilities.
- Multifamily.
- Private street or alley.
- Retirement housing.
- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(d) Subarea D. The following uses are the only main uses permitted:

- Convalescent and nursing homes, hospice care, and related institutions.
- Local utilities.
- Multifamily.
- Private street or alley.
- Radio, television, or microwave tower. *[Must be mounted on the roof or attached to a building or parking structure.]*
- Retirement housing.
- Tower/antenna for cellular communication. *[Must be mounted on the roof or attached to a building or parking structure.]*

(Ord. 28924)

SEC. 51P-878.109. 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. 28924)

SEC. 51P-878.110. 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) All subareas.

(1) Setbacks.

(A) The setbacks apply to the perimeter of the Property only. Setbacks are not required between subareas or lots.

(B) Except as provided in this subsection, minimum setback is:

(i) 15 feet along Arapaho Road.

(ii) 15 feet along Knoll Trail Drive.

(iii) 15 feet along the northern boundary of the Property.

(iv) 10 feet along the eastern boundary of the Property.

(C) Buildings existing as of February 27, 2013 are considered conforming with respect to building setbacks.

(2) Urban Form Setback and Tower Spacing. No urban form setback is required. No tower spacing is required.

(3) Lot Coverage. The maximum lot coverage for all subareas combined is 70 percent.

(4) Projections.

(A) For residential uses, balconies, bay windows, awnings, patios, signs, and entryways affixed to the building or part of the foundation may project up to five feet into a required setback.

(B) Stoops, retaining walls, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback.

(b) Subarea A.

(1) Floor area. Maximum floor area is 50,000 square feet.

(2) Density. No maximum number of dwelling units.

(3) Height. Maximum structure height is 32 feet. Roof-mounted mechanical equipment may project up to eight feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(c) Subarea B.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. Maximum floor area for non-residential uses is 15,000 square feet.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(d) Subarea C.

(1) Density. Maximum number of dwelling units is 350. Maximum number of dwelling units for Subareas B and C combined is 650.

(2) Floor area. No maximum floor area.

(3) Height. Maximum structure height is 75 feet. Roof-mounted mechanical equipment may project up to 12 feet above the maximum structure height.

(4) Lot size. No minimum lot size.

(5) Stories. No maximum number of stories.

(e) Subarea D.

(1) Density.

(A) For multifamily or retirement housing, maximum number of dwelling units is 125.

(B) For a convalescent and nursing homes, hospice care, or related institutions, maximum number of beds is 125.

(2) Floor area. No maximum floor area.

- (3) Height. Maximum structure height is 62 feet. Roof-mounted mechanical equipment may project up to 10 feet above the maximum structure height.
- (4) Lot size. No minimum lot size.
- (5) Stories. No maximum number of stories. (Ord. Nos. 28924; 29558)

SEC. 51P-878.111.

OFF-STREET PARKING AND LOADING.

- (a) Except as provided in this section, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
- (b) Required parking for any use in this district may be provided in any subarea.
- (c) The use of tandem parking is permitted only in Subareas B and C for residential uses.
- (d) If a DART station is located within 500 feet, the following parking ratios apply:
 - (1) Convalescence and nursing homes, hospice care, and related institutions. A minimum of 0.25 parking spaces per unit is required. No additional parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required.
 - (2) Dry cleaning or laundry store. One space per 220 square feet of floor area is required.
 - (3) Financial institution without drive-in window. One space per 400 square feet of floor area is required.
 - (4) General merchandise or food store 3,500 square feet or less. One space per 220 square feet of floor area is required.
 - (5) General merchandise or food store greater than 3,500 square feet. One space per 220 square feet of floor area is required.
 - (6) Personal services uses. One space per 220 square feet of floor area is required.

(7) Retirement housing. A minimum 0.56 parking spaces per unit is required. No additional required parking for accessory uses, including private recreation, community center, entertaining areas, dining, or similar common areas is required. (Ord. 28924)

SEC. 51P-878.112.

DESIGN STANDARDS.

(a) Purpose. Continuous facades along pedestrian-oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards are intended to ensure that continuous facades that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade walls. Facade walls facing a public right-of-way, including DART right-of-way, or the mews street must incorporate at least three of the following design elements. The remaining facade walls must incorporate at least two of the following design elements. The cumulative length of these design elements must extend for at least 60 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) Trim, molding, or accent elements using decorative contrasting colors on at least five percent of the area of the facade wall.

(3) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(E) Awnings or lintels.

(4) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(5) Display windows, faux windows, or decorative windows.

(6) Arcades, awnings, canopies, covered walkways, or porticos.

(7) Any other comparable design elements approved by the building official.

(c) Facade wall changes. Facade walls must have one or more of the following:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(d) Materials.

(1) The exterior facade walls must be comprised of at least 80 percent masonry. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered masonry. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

(2) When adjacent to or visible from a public right-of-way, exterior parking structure facades must be constructed in a way that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations.

(3) Except as provided in this paragraph, openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. Openings in parking structure facades that are visible from an adjacent public right-of-way, excluding garage entrances and exits, may not exceed 45 percent of the total parking structure.

(4) By March 31, 2017, the exterior of the existing retail building in Subarea A must be painted to match, as closely as possible, a color of the buildings in Subareas B, C, and

D. By March 31, 2022, the exterior materials of the existing retail building in Subarea A must be changed to be architecturally consistent with the buildings in Subareas B, C, and

D. If Subarea A is redeveloped, the exterior materials must be consistent with the exterior materials of the buildings in Subareas B, C, and D by March 31, 2023.

(e) Roofs.

(1) Roof-mounted mechanical equipment, skylights, and solar panels must be screened or set back so they are not visible from a point 5.5 feet above grade at the property line. Screening materials must match the materials and colors used on the main building. Chainlink fences may not be used as a screening material.

(2) Roofs must have at least one of the following design elements:

(A) Parapets having a rhythmic pattern and detailing such as cornices, moldings, trim, or variations in brick coursing.

(B) Sloping roofs with the following design elements:

(i) Slope of at least 5:12.

(ii) Two or more slope planes.

(3) Sloping roofs must be either asphalt composition shingles, metal standing seam, clay tiles, concrete tiles, or similar materials.

(4) Overhanging eaves must extend at least two feet beyond the supporting wall. (Ord. Nos. 28924; 30158)

SEC. 51P-878.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 28924)

SEC. 51P.878.114. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For the purposes of this section, this district shall be considered one lot.

(c) Article X requirements shall not be triggered by paving improvements necessary to build the news street.

(d) Street trees count toward the minimum requirement for site trees.

(e) The minimum number of trees required on Arapaho Road and Knoll Trail Drive is determined by dividing the number of feet of street frontage, excluding visibility triangles and ingress and egress points, by 25 for each frontage. These trees may be provided in a clustered formation. Trees selected must meet the planting criteria of the

Public Utility Commission and the local utility provider with regard to maturity, height, and tree canopy.

(f) Enhanced paving as shown on the development plan satisfies one of the two design standards required in Section 51A-10.126. (Ord. 28924)

(g) Landscaping for Subarea A shall be in accordance with the landscape plan for Subarea A (Exhibit 878E).

SEC. 51P.878.115. SIDEWALKS AND PEDESTRIAN AMENITIES.

(a) Sidewalks.

(1) A minimum eight-foot-wide sidewalk with at least four feet of unobstructed width must be provided along Arapaho Road and the mews street in the locations shown on the development plan for Subareas B, C, and D.

(2) ADA approved tree well grates may be provided in sidewalks and are not considered an obstruction.

(3) 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.

(1) The following pedestrian amenities are required along the mews street:

- (A) a minimum of 20 benches;
- (B) a minimum of six trash receptacles; and
- (C) pedestrian lighting spaced at a minimum of one per 75 feet of

mews street frontage.

(2) The following pedestrian amenities are required along Arapaho Road:

- (A) a minimum of six benches;
- (B) a minimum of three trash receptacles; and
- (C) pedestrian lighting spaced at a minimum of one per 75 feet of

street frontage.

- (3) The following pedestrian amenities are required along Knoll Trail Drive:

(A) a minimum of two benches, with two landscape planters, with a minimum of one tree per planter, if approved by DART;

(B) a minimum of two trash receptacles; and

(C) pedestrian lighting spaced at a minimum of one per 150 feet of frontage in Subarea A. The existing parking lot lights located along the east side of Knoll Trail Drive count toward meeting the minimum pedestrian lighting requirement. If a development plan is approved for Subarea A, the development plan must show pedestrian lighting with a maximum height of 16 feet spaced at a maximum of one per 75 feet of frontage in Subarea A.

(D) Pedestrian lighting spaced at a minimum of one per 75 feet of

frontage in Subarea B.

(4) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(5) Except as provided in Section 51P-878.116(b)(3)(C), pedestrian lighting may be pole, bollard style, or other structure mounted lighting, provided the maximum height of the lighting source is no more than 16 feet above the ground.

(6) A minimum of 10 percent of the Property must be designated as open space. (Ord. 28924)

SEC. 51P-878.116. SIGNS.

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

(b) For multifamily uses in Subareas B and C, three blade signs are permitted, subject to the following regulations:

- (1) Maximum effective area for each blade sign is 72 square feet per side.
- (2) Blade signs must be attached to a main structure.
- (3) Blade signs may project a maximum of 2.5 feet into required setbacks.

(Ord. 28924)

SEC. 51P-878.117. ADDITIONAL PROVISIONS.

(a) One temporary leasing office may be erected for up to 180 days from the date of issuance of a building permit without the requirement of a development plan. The temporary leasing office is permitted within the building setbacks. The building official may approve additional 30-day extensions.

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

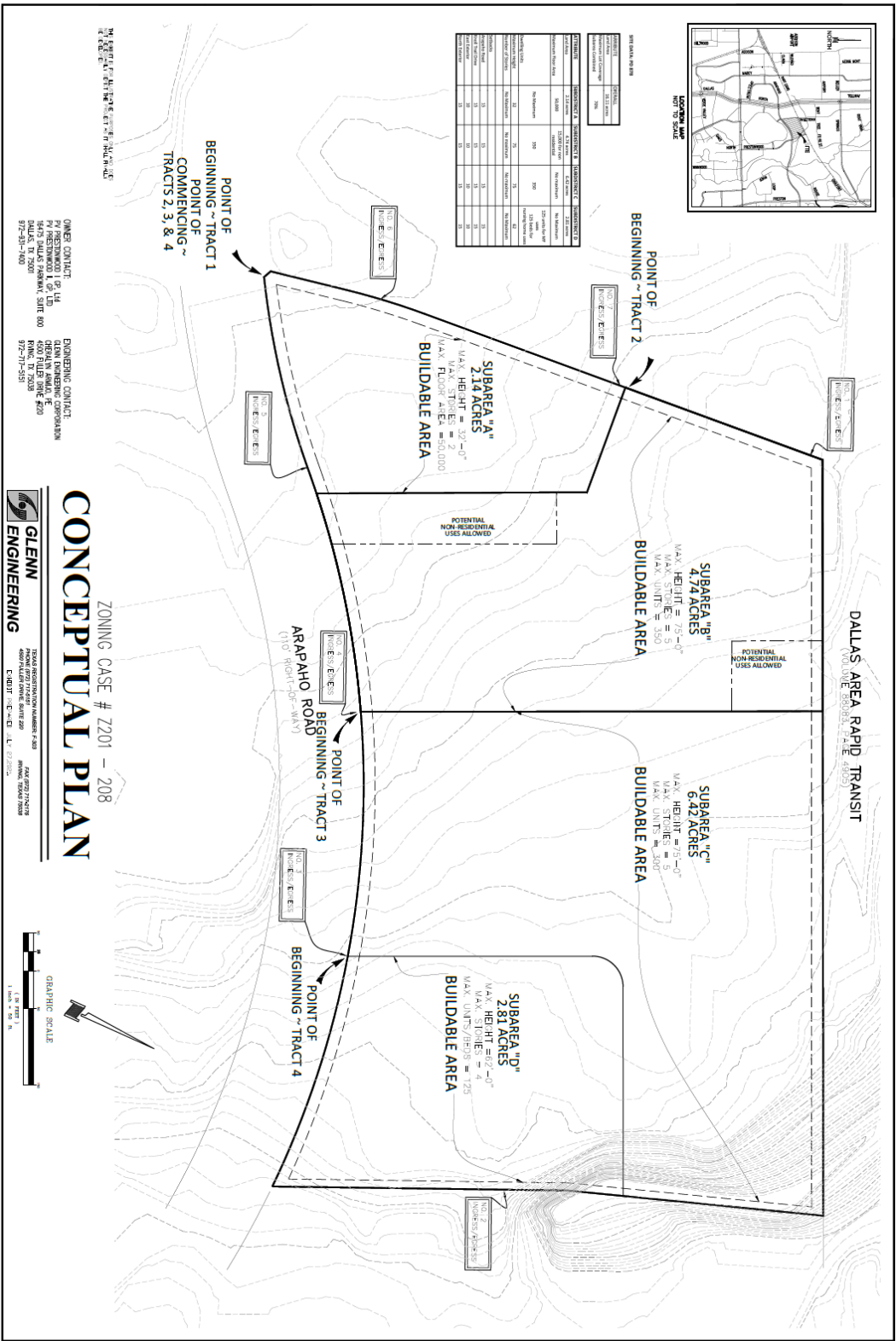
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 28924)

SEC. 51P-878.118. COMPLIANCE WITH CONDITIONS.

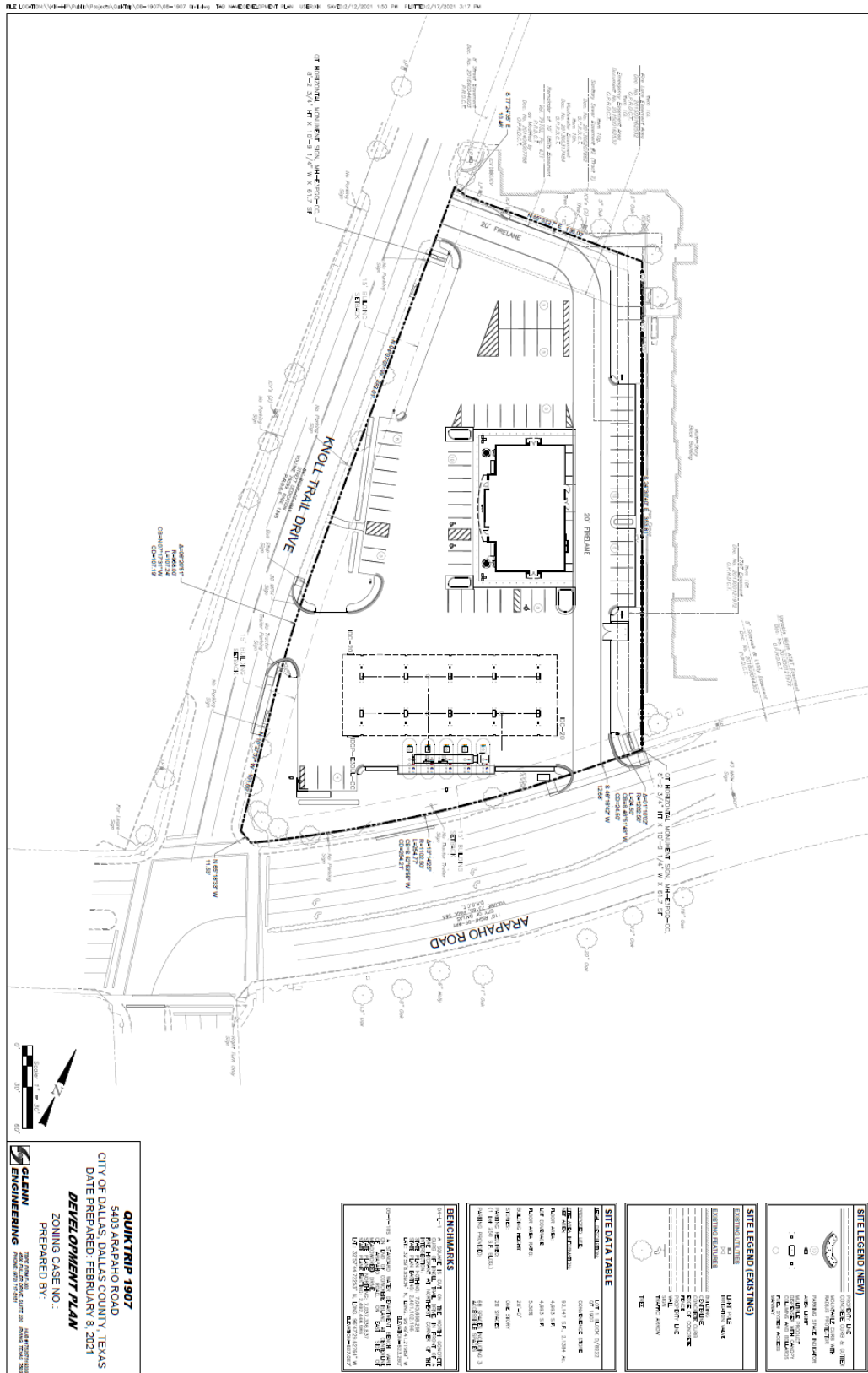
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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. 28924)

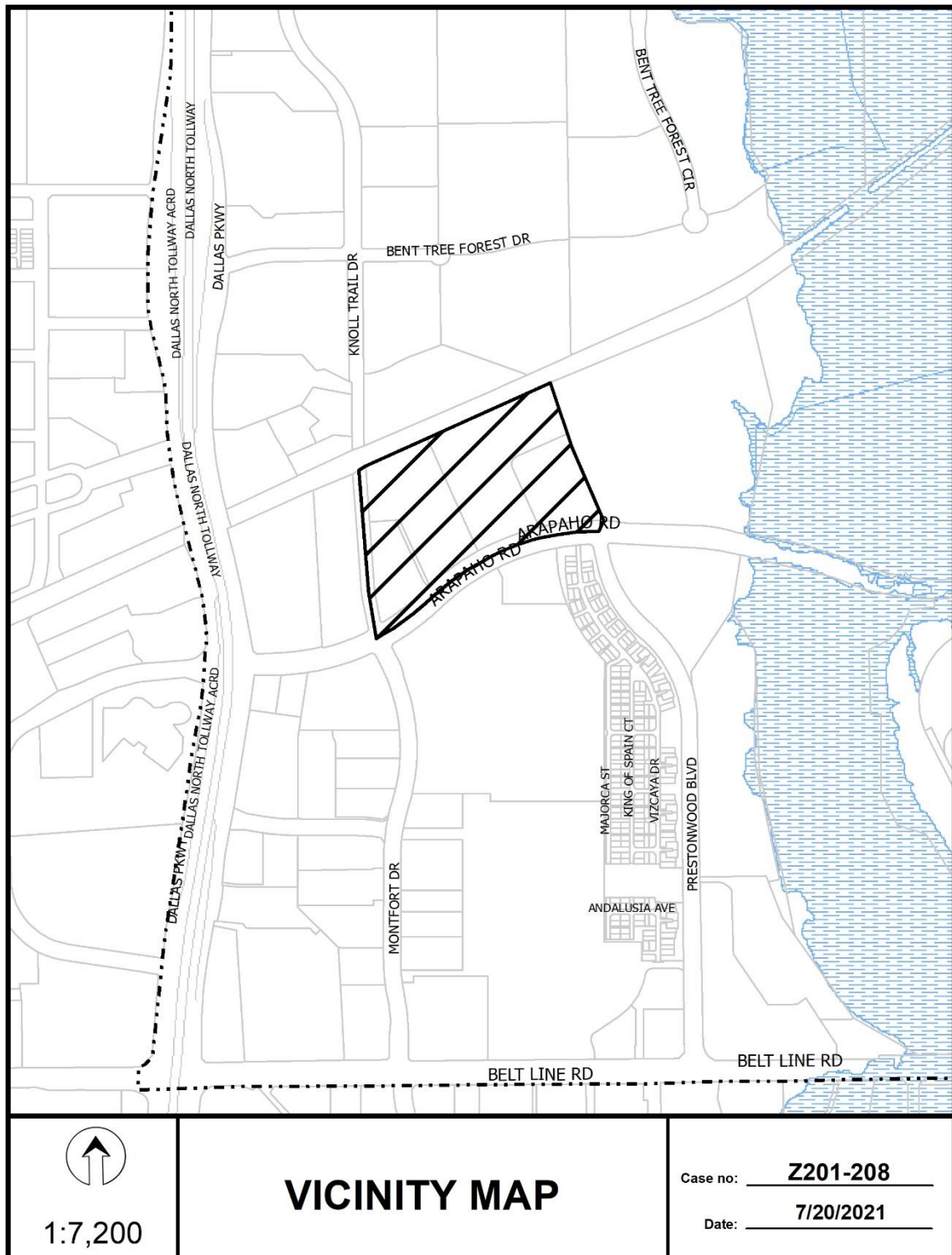
CPC RECOMMENDED CONCEPTUAL PLAN



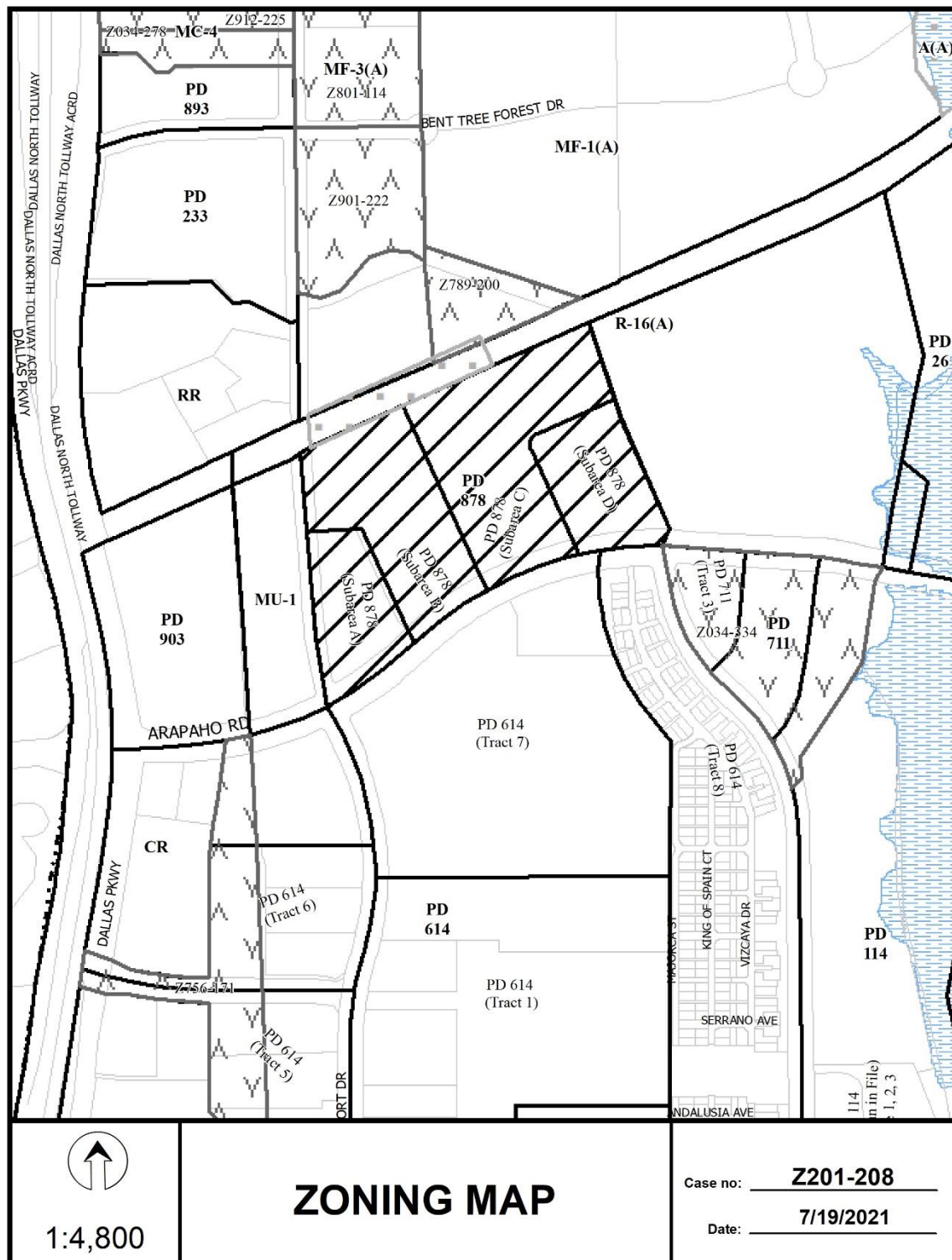
CPC RECOMMENDED DEVELOPMENT PLAN FOR SUBAREA A

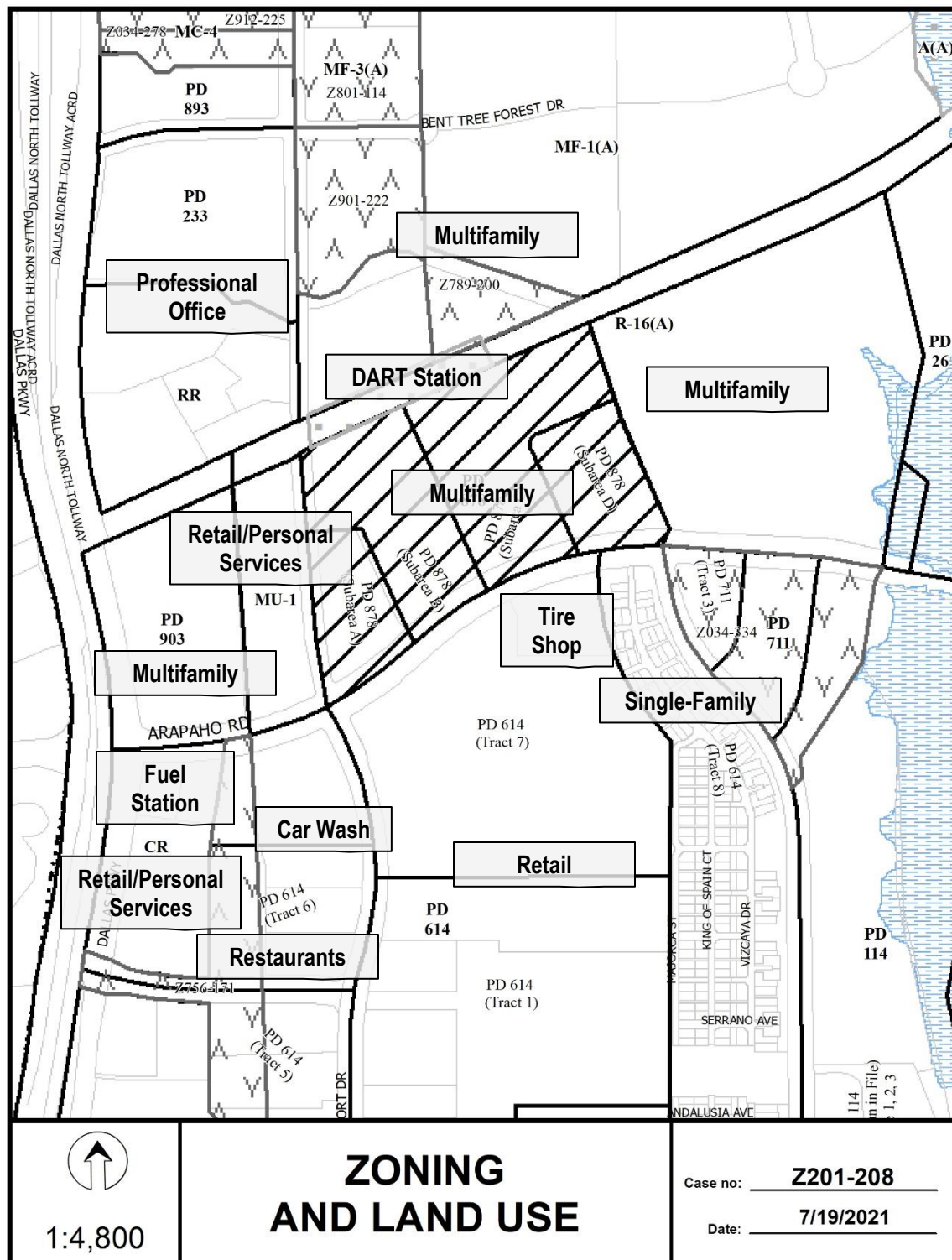


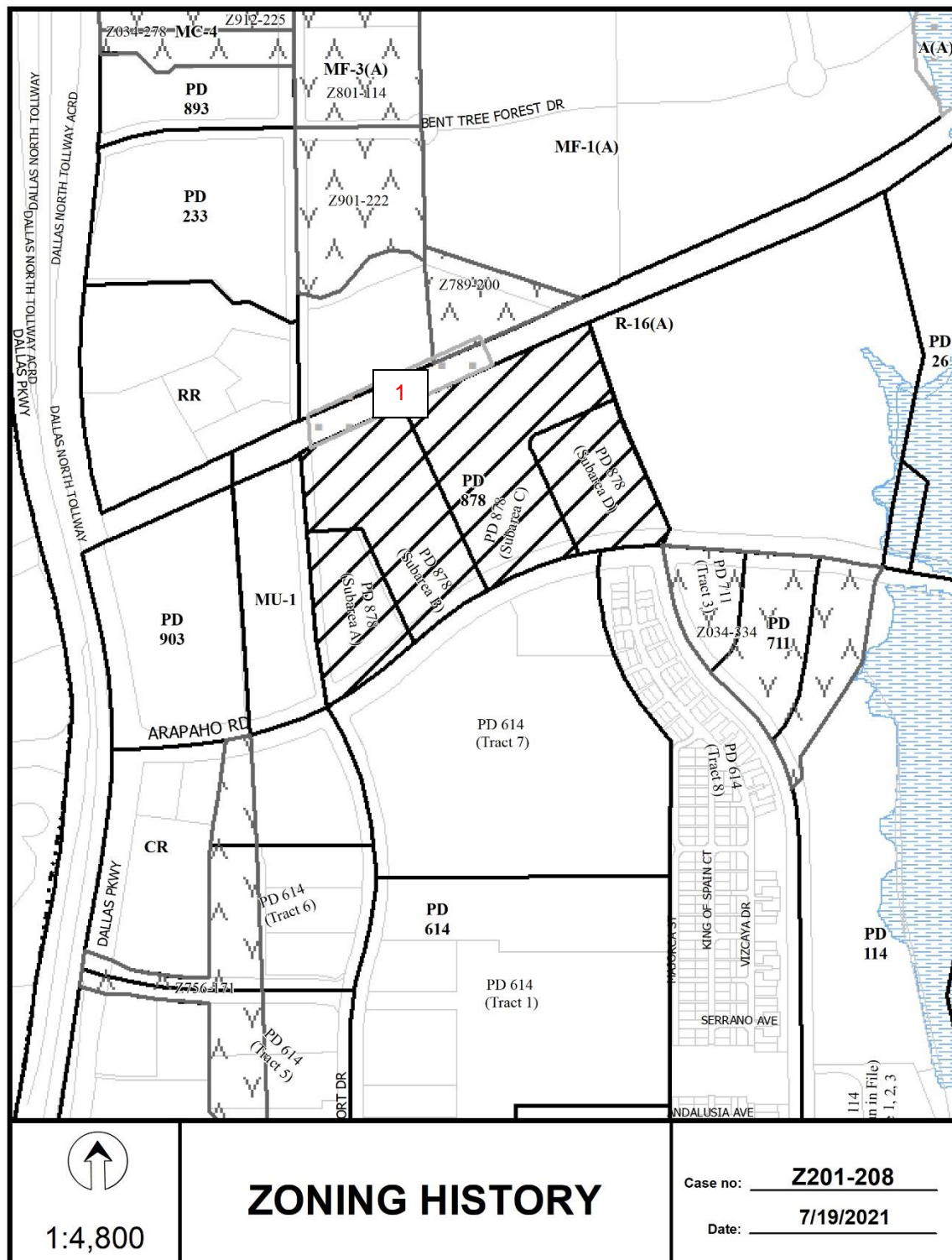


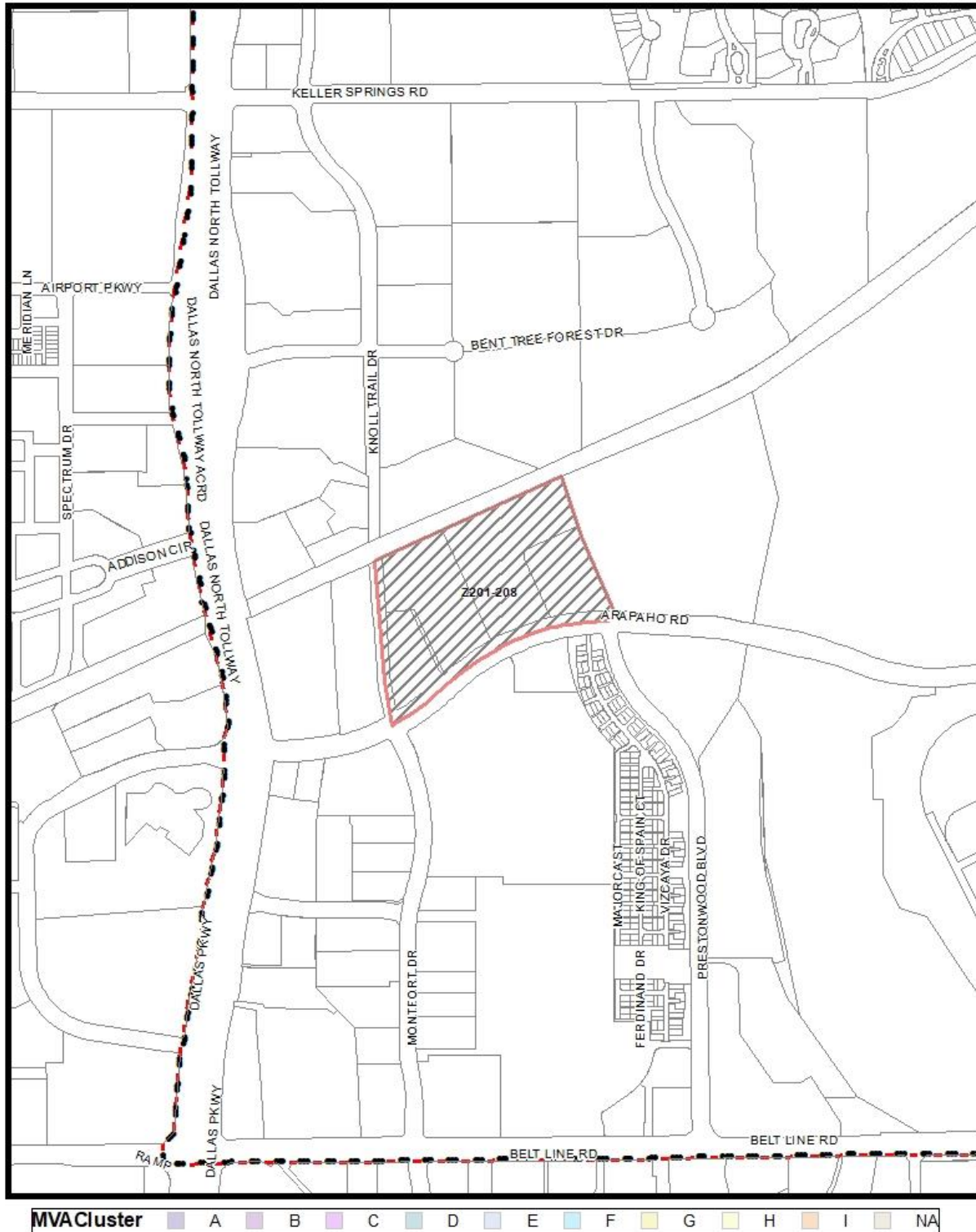












1:7,200

Market Value Analysis

Printed Date: 7/20/2021

CPC RESPONSES



08/05/2021

08/04/2021

Reply List of Property Owners***Z201-208******26 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	5403 ARAPAHO RD	PV PRESTONWOOD II LTD
	2	5515 ARAPAHO RD	TRG ARAPAHO II LLC
	3	5519 ARAPAHO RD	TRG ARAPAHO LLC
	4	5555 ARAPAHO RD	PRESTONWOOD TRADITION AL LP
	5	15250 PRESTONWOOD BLVD	PRESTONWOOD TRADITION LP
	6	15400 KNOLL TRAIL DR	PSF I KNOLL TRAIL CROSSING LLC
	7	5330 BENT TREE FOREST DR	SPP COVINGTON POINTE LTD
	8	15905 BENT TREE FOREST DR	RRE FAIRWAYS OF BENT TREE HOLDINGS LLC
	9	5314 ARAPAHO RD	Taxpayer at
	10	5304 ARAPAHO RD	ARAB FAMILY PARTNERSHIP LLC
	11	200 VIZCAYA DR	BMIRF ESTANCIA LLC
	12	15402 PRESTONWOOD BLVD	JEWISH FAMILY SERVICE OF DALLAS INC
	13	15313 MONTFORT DR	Taxpayer at
	14	15237 MONTFORT DR	GENIUSCHILD II LLC
	15	15220 MONTFORT RD	WAL-MART REAL ESTATE BUSI
	16	5665 ARAPAHO RD	BERKELY INDUSTRIES LTD
	17	15480 DALLAS PKWY	IMT CAPITAL III PRESTONWOOD LP
	18	15550 KNOLL TRAIL	HOWSEA USA INC
	19	15850 DALLAS PKWY	15850 HOLDINGS LLC
	20	15770 DALLAS PKWY	CIP 2014 CP TOLLWAY OWNER LLC
	21	15441 KNOLL TRAIL DR	Taxpayer at
	22	15443 KNOLL TRAIL DR	KNOLL OFFICE INVESTMENTS LLC
	23	15401 KNOLL TRAIL DR	ONCOR ELECRTCIC DELIVERY COMPANY
	24	401 S BUCKNER BLVD	DART
	25	5540 ARAPAHO RD	Taxpayer at
	26	15203 KNOLL TRAIL DR	Taxpayer at