

ORDINANCE NO. 28109

An ordinance changing the zoning classification on the following property:

BEING both sides of Greenville Avenue generally bounded by Richmond Avenue on the north, Hope Street on the east, Bryan Street on the south, Henderson Avenue, Ross Avenue, and Summit Avenue on the southwest, excluding Planned Development District No. 691; and containing approximately 51.52 acres,

from a CR Community Retail District with a D Liquor Control overlay on a portion, an MC-1 Multiple Commercial District with a D Liquor Control overlay on a portion, and an LO-1 Limited Office District to Planned Development District No. 842 with retention of the D Liquor Control overlays and retention of Modified Delta Overlay District No. 1 (the Greenville Avenue Modified Delta Overlay District); amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 842; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from a CR Community Retail District with a D Liquor Control overlay on a portion, an MC-1 Multiple Commercial District with a D Liquor Control overlay on a portion, and an LO-1 Limited Office District to Planned Development District No. 842 with retention of the D Liquor Control overlays and retention of Modified Delta Overlay District No. 1 (the Greenville Avenue Modified Delta Overlay District) on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Article 842 to read as follows:

**“ARTICLE 842.**

**PD 842.**

**SEC. 51P-842.101. LEGISLATIVE HISTORY.**

PD 842 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on January 26, 2011.

**SEC. 51P-842.102. PROPERTY LOCATION AND SIZE.**

PD 842 is established on property located on both sides of Greenville Avenue between Belmont Avenue and Bryan Street. The size of PD 842 is approximately 51.52 acres.

**SEC. 51P-842.103. PURPOSE.**

The purpose of this district is to ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.

**SEC. 51P-842.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, LATE-HOURS ESTABLISHMENT means a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. See Section 51P-842.113.

(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-842.105. 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.

**SEC. 51P-842.106. MAIN USES PERMITTED.**

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

(b) The following use is permitted only by SUP:

-- Late-hours establishment. *[See Section 51P-842.113.]*

**SEC. 51P-842.107. 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.

**SEC. 51P-842.108. 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.)

The yard, lot, and space regulations for the CR Community Retail District apply.

**SEC. 51P-842.109. 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-842.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-842.111. LANDSCAPING.**

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

**SEC. 51P-842.112. SIGNS.**

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

**SEC. 51P-842.113. ADDITIONAL PROVISIONS.**

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

(b) 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.

(c) Late-hours operations.

(1) Except for late-hours establishments operating under a valid specific use permit, all services for the public must be stopped and all customers must be removed from the establishment between 12 a.m. (midnight) and 6 a.m. Any retail and personal service use that offers services to the public or that has customers remaining in the establishment between 12 a.m. (midnight) and 6 a.m. is a late-hours establishment.

(2) No occupancy shall have nonconforming rights to operate between 12 a.m. (midnight) and 6 a.m. All occupancies must come into compliance with this subsection by September 23, 2011.

(d) Traffic impact analysis waiver. A traffic impact analysis is not required in connection with an application for a specific use permit for a late-hours establishment.

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

(f) Street improvements. If the city has not begun streetscape enhancements within this district by January 1, 2017, the director shall request that the city plan commission authorize a public hearing to determine proper zoning with consideration given to repeal of this district. For purposes of this subsection, "streetscape enhancements" means improvements to the streetscape such as wider sidewalks, street landscaping, and pedestrian lighting.

#### **SEC. 51P-842.114. 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."

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 842 in Chapter 51P.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By

  
Assistant City Attorney

Passed

JAN 26 2011

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**EXHIBIT A**

BEGINNING at the point of intersection of the centerline of Greenville Avenue and the centerline of Belmont Avenue;

THENCE, in an easterly direction along the centerline of Belmont Avenue to the point of intersection with the northerly projected common line between Lots 1 through 6 and Lot 7 in City Block 17/1901;

THENCE in a southerly direction along said common Lot line to the point of intersection of the southwest corner of Lot 7, the southeast corner of the a tract of land comprised of parts of Lots 1 through 6 and all of Lots 19 through 24 and an abandoned alley in City Block 17/1901; said line also being the north line of an east/west alley running through the same City Block 17/1901.

THENCE, in a westerly direction along the north line of the east/west alley in City Block 17/1901 for approximately 8.1 feet to the point of intersection with the centerline of the north/south alley running through the same City Block 17/1901;

THENCE, in a southerly direction along said north/south alley centerline projected to the point of intersection with the centerline of Richmond Avenue;

THENCE, in a westerly direction along said centerline of Richmond Avenue to the point of intersection with the northerly projected common line between Lots 3 and 4 in City Block 24/1904;

THENCE, in a southerly direction along said common line and continuing along the common line between Lots 21 and 22 in same City Block 24/1904 and further projected to the point of intersection with the centerline of Prospect Avenue;

THENCE, in an easterly direction along said centerline of Prospect Avenue, approximately 15 feet, to the point of intersection with the northerly projected common line between Lots 1 and 14 (includes part of an abandon alley) in City Block 1/1905;

THENCE, in a southerly direction along said common line being the west line of Lot 14 and the east line of Lots 2 through 5 in City Block 1/1905, to the point of intersection with the common line between the centerline of the east/west alley and the north/south alley running through the same City Block, projected south to the point of intersection with the centerline of Oram Street;

THENCE, in an easterly direction along said centerline of Oram Street to the point of intersection with the centerline of Hope Street;

THENCE in a southerly direction along said centerline of Hope Street to the point of intersection with the easterly projected centerline of an east/west alley running through City Block 1907;

THENCE, in a westerly direction along said alley centerline to the point of intersection with the northerly projected common line between Lots 9 and 10A in City Block 1907;

THENCE, in a southerly direction along said common line between Lots 1 through 9 on the west and Lots 10A, 10C, 11A, 11B, 12A, 13A, 13C and 14E on the east, projected to the point of intersection with the centerline of La Vista Court;

THENCE, in an easterly direction along said centerline of La Vista Court to the point of intersection with the centerline of Hope Street;

THENCE, in a southerly direction along said centerline of Hope Street, crossing Lewis Street, Ross Avenue, and Hudson Street, to the point of intersection with the easterly projected centerline of an alley between City Block P/1481 and City Block A/677;

THENCE, in a westerly direction along said alley centerline to the point of intersection with the northerly projected common line between Lots 2 and 3 in City Block A/677;



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THENCE, in a southerly direction along said common line, crossing Lindell Avenue and continuing along the common line between Lots 2 and 3 and Lots 16 and 17 in City Block F/678 projected south to the point of intersection with the centerline of Bryan Parkway;

THENCE, in an easterly direction along Bryan Parkway, approximately 45 feet, to the point of intersection with the northerly projected common line between Lots 3 and 4 in City Block G/679;

THENCE, in a southerly direction along said common lot line to the point of intersection with the common diving line between City Blocks G/679 and W/679;

THENCE, in an easterly direction along said common Block line, approximately 28 feet, to the point of intersection with the common line between Lot 1 and a 53 x 175 foot tract of land located approximately 218 feet west of Matilda Street and being addressed as 5217 Bryan Street in City Block W/679;

THENCE, in a southerly direction along said common line projected south to the point of intersection with the centerline of Bryan Street;

THENCE, in a westerly direction along said centerline of Bryan Street to the point of intersection with the centerline of Greenville Avenue;

THENCE, in a northerly direction along said centerline of Greenville Avenue to the point of intersection with the easterly projected centerline of Henderson Avenue;

THENCE in a northwesterly direction along said centerline of Henderson Avenue to the point of intersection with the centerline of Ross Avenue;

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THENCE, in a northeasterly direction along said centerline of Ross Avenue, crossing Summit Avenue, to the point of intersection with the southeasterly projected common line between Lots 25 and 26 in City Block 1472;

THENCE, in a northwesterly direction along said common line and continuing along the common line between City Blocks 1472 and A/1472 projected northwesterly to the point of intersection with the centerline of Summit Avenue;

THENCE, in a northerly direction along said centerline of Summit Avenue, approximately 36 feet, to the point of intersection with the northwesterly projected common line between Lot 10 in City Block 1472 and Lot 2 in City Block A/1472;

THENCE, in a southeasterly, easterly and northerly direction following along said common Block line between Lots in City Block 1472 and Lot 2 in City Block A/1472, projected north to the centerline of Lewis Street;

THENCE, in an easterly direction along said centerline of Lewis Street to the point of intersection with centerline of Greenville Avenue;

THENCE, in a northerly direction along said centerline of Greenville Avenue to the point of intersection with the easterly projected common line between Lots 1A and 4A in City Block B/1988;

THENCE, in a westerly and northerly direction following along said common line between Lot 1A in City Block B/1988 and Lots 4A, 6 and 7.1.0 in same City Block B/1988; continuing along said common lot line projected north to the point of intersection with the centerline of Alta Avenue;

THENCE, in a westerly direction along said centerline of Alta Avenue to the point of intersection with the centerline of Summit Avenue;

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THENCE, in a northerly direction along Summit Avenue, crossing Sears Street and Bell Avenue, to the point of intersection with the westerly projected centerline of an alley between City Block 1982 and City Block 7/2071;

THENCE, in an easterly direction along said alley centerline to the point of intersection with the southerly projected common line that is the east 33 feet of Lot 7 and the west 18 feet of Lot 8 in City Block 7/2071;

THENCE, in a northerly direction along said common Lot line, projected north to the point of intersection with the centerline of Richmond Avenue;

THENCE, in an easterly direction along said centerline of Richmond Avenue, approximately 60 feet, to the point of intersection with the southerly projected common line between Lots 12 and 13 in City Block 8/2072;

THENCE, in a northerly direction along said common Lot line projected north to the point of intersection with the centerline of and an east/west alley running through City Block 8/2072;

THENCE, in a westerly direction along said alley centerline to the point of intersection with the southerly projected common line between common Area A, Lots 3A, 3B, 3C, 3D, 3E and Lot A in City Block 8/2072;

THENCE, in a northerly direction along said common Lot line projected north to the point of intersection with the centerline of Belmont Avenue;

THENCE, in an easterly direction along said centerline of Belmont Avenue to the point of intersection with the centerline of Greenville Avenue, THE PLACE OF BEGINNING, and containing approximately 51.52 acres.



# Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

## Authorized Hearing Application

January 2007

### Authority Information

<input type="checkbox"/> City Council Authorized Hearing *
<input checked="" type="checkbox"/> CPC Authorized Hearing
<input type="checkbox"/> Landmark Commission Authorized Hearing
Signed: <u>Joe McCreary</u> Date: <u>8-5-10</u> CPC/LC Chair
* Attach minutes and City Council resolution in lieu of signature

### Type of Application

General Zoning Change	<input type="checkbox"/>	Conservation District - New	<input type="checkbox"/>
Planned Development District - New	<input checked="" type="checkbox"/>	Conservation District - Amendment	<input type="checkbox"/>
Planned Development District - Amendment	<input type="checkbox"/>	Historic District - New	<input type="checkbox"/>
Specific Use Permit - New	<input type="checkbox"/>	Historic District - Amendment	<input type="checkbox"/>
Specific Use Permit - Amendment	<input type="checkbox"/>	Deed Restriction - New	<input type="checkbox"/>
Specific Use Permit - Renewal	<input type="checkbox"/>	Deed Restriction - Amendment	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Deed Restriction - Termination	<input type="checkbox"/>

### The following to be completed by the Planner:

Existing zoning: <u>CR, MC-1, L</u>	Location & cross street: <u>Both sides of Granville Ave - Belmont Ave, Hope Street, Bryan St., Henderson Ave, Ross Ave, Summit Ave</u>
Mapsco no. <u>365, T10, X</u>	Proposal: <u>PD to require an sup for late-hours establishments</u>
Zoning map no. <u>1-8</u>	
Council district <u>2, 14</u>	
School district <u>DISD</u>	
Census tract no. <u>10.02, 11.01</u>	Lot(s)/Block(s): _____ Size of request: <u>± 51 acres</u>
<u>15.04</u>	

### Staff Checklist:

Needed for routing:	Items to give to Graphics:	Needed for case report:
Land Use Statement	Info for Land Use Map	Vicinity Map
Zoning Map (2)	<b>Other items needed:</b>	Zoning & Land Use map
Application form	Zoning Sign Affidavit	Zoning History Map
Tax Plats (2)		Notification Map
Property description		Case write-up
Other information, as needed		Other pertinent information

Number of Signs: \_\_\_\_\_ Tentative Posting Date: Monday (by 1:30 p.m.)

Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification Area: <u>200</u> FT
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Tentative CPC Hearing Date:	Planner:	File No.: <u>2090-242</u>	( )
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Zoning # 53  
110302  
1/26/11



CITY OF DALLAS

## Memorandum

DATE: January 26, 2011  
TO: The Honorable Mayor Tom Leppert and Dallas City Councilmembers  
FROM: Councilmember Angela Hunt and Deputy Mayor Pro Tem Pauline Medrano  
SUBJECT: Lower Greenville Avenue PD

Please see attached letters of support from area neighborhood associations for the proposed Lower Greenville Avenue PD.

- Belmont Neighborhood Association
- Lower Greenville Neighborhood Association
- Lowest Greenville West Neighborhood Association
- Hudson Heights Neighborhood Association
- Vickery Place Neighborhood Association
- Greenland Hills Neighborhood Association
- Lakewood Heights Neighborhood Association

Handwritten signature of Angela Hunt.

Handwritten signature of Pauline Medrano.



[www.belmontNA.org](http://www.belmontNA.org)

To The Mayor and City Council of Dallas:

I write to you as President of the Belmont Neighborhood Association. We are asking you to join our neighborhood association, the other neighborhood associations, and numerous commercial landlords and tenants in our neighborhood in supporting the Lowest Greenville plan. The board of the Belmont Neighborhood Association has unanimously voted in favor of supporting the Lowest Greenville plan.

The City Plan Commission unanimously voted to support the Lowest Greenville plan as well.

Our neighborhood has been under seige by inconsiderate late night businesses and their unruly patrons since 2002. The impact on our neighborhood right now by these adjacent properties is resulting in crime, noise and traffic that profoundly affect our quality of life. We believe that passage of this proposal will help us improve the level of cooperation that we need from the commercial occupants of these properties.

On behalf of our neighborhood as well as the other immediate neighbors in this district, we ask for your whole-hearted support in helping us to help ourselves by voting in favor of this proposal.

Thank you,

A handwritten signature in black ink, appearing to read "S. Melendi", written in a cursive style.

Stephen A. Melendi, President  
Belmont Neighborhood Association

**LGNA** | **LOWER GREENVILLE NEIGHBORHOOD ASSOCIATION**  
MOCKINGBIRD TO ROSS / GREENVILLE TO SKILLMAN

11 0302

**Post Office Box 720067  
Dallas, TX 75372**

January 21, 2011

The Honorable Mayor Tom Leppert and  
the members of the Dallas City Council  
1500 Marilla Street  
Dallas, TX 75201

To the Mayor and Honorable Councilmembers:

Re: Z090-242

The Lower Greenville Neighborhood Association (LGNA) area represents 2,700 households between Greenville and Skillman, Mockingbird to Ross. As a neighborhood association, our primary concern is for the quality of life of our area's residents. As well as safety and peace, however, part of that quality of life involves access to an interesting array of neighborhood-friendly daytime and evening stores, restaurants, taverns, and service businesses.

LGNA's Board of Directors has voted unanimously to support the proposed Planned Development District for Lowest Greenville, and our membership overwhelmingly supports the proposal.

Lower Greenville is a street that is both residential and community retail. Lower Greenville's retail portions are only one or two lots deep, so homes are immediately adjacent to businesses. We are all concerned about the growing rate of late-night violent crime between Ross and Belmont. Residents have to contend, not only with noise and weekend gridlock traffic on Greenville and residential streets, but with bullet holes in their homes. The City currently spends thousands of extra dollars every weekend on additional police presence to control the violence, noise, and traffic on the street – City dollars that could be spent on something better.

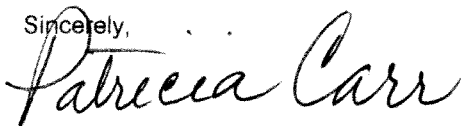
Lowest Greenville has such an unsavory reputation for late-night crime that people are reluctant to go onto the street at any time of day. Responsible businesses owners are reluctant to open new locations on Lowest Greenville because they know that there will not be enough customers even during the day.

The majority of businesses on Lowest Greenville are responsible neighbors and provide desirable services. The street's problems are generated by less than five percent of the businesses – establishments that are open only late at night and many open only on weekends.

DPD and City staff have tried for years to regulate the growing trend of undesirable businesses on Greenville, but they are restricted by State law and City ordinances. This late-night proposal is the best thing we've seen to afford relief to our area's residents and revitalize Lowest Greenville back to the vibrant, interesting street it once was. It will benefit both the area's residents and its responsible businesses.

LGNA and its five sister neighborhood associations, business owners, major property owners, the Dallas Police Department, the City Plan Commission, and Councilmembers Hunt and Medrano all support this proposal. We urge the entire City Council to support this proposal as well. Thank you.

Sincerely,



Patricia Carr, President  
Lower Greenville Neighborhood Association

# LOWEST Greenville West

NEIGHBORHOOD ASSOCIATION

January 23, 2011

Mayor Tom Leppert  
City Council  
City of Dallas, Texas

Dear Mayor Leppert and Council Representatives,

Lowest Greenville West Neighborhood Association would like to extend support to Case Z090-242, SUP requirement for late hours establishments in the Lowest Greenville area.

This is a fair and sensible plan, which we hope will reduce the crime, noise, violence, and destruction of property in the adjacent residential district.

We are happy to find common ground with all our neighboring associations, and with the area's principal retail landowners. It is noteworthy agreement, years in the making.

Please join us in supporting this legislation, and approve Case Z090-242.

Respectfully,

John Scarborough  
President, Lowest Greenville West

*An organization  
dedicated to the  
preservation  
and  
improvement of  
one of our city's  
oldest and most  
distinctive  
urban  
neighborhoods*

Lowest Greenville West  
Neighborhood  
Association  
Dallas, Texas 75206

email us: [info@lowestgreenvillewest.com](mailto:info@lowestgreenvillewest.com)



**Tarpley, Debra**

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**From:** Michelle Love [michellelove39@sbcglobal.net]  
**Sent:** Tuesday, January 25, 2011 2:49 PM  
**To:** Hunt, Angela; Angela Hunt  
**Cc:** Tarpley, Debra  
**Subject:** Please support the Lower Greenville PD

11 0302

Hudson Heights NA supports the Lower Greenville PD.

Our neighborhood believes this PD would bring about the needed changes in the area. We have concerns about safety along Lower Greenville Ave, We would like a place that we feel comfortable walking after dark, shopping and taking our children to dinner.

The crime in the area is costing the taxpayers too much! This PD will correct the imbalance in the ratio of bars/restaurants in the area. Please vote for this change!

Thank You,  
Michelle Love  
Hudson Heights NA President



January 24, 2011

Via Email (Juanita.Ortiz@dallascityhall.com)

MAYOR AND CITY COUNCIL MEMBERS  
CITY OF DALLAS  
1500 Marilla Street  
Dallas, Texas 75201

**Board of Directors**

- Selena Urquhart, President
- Henley Quadling, V.P.
- Wally Bettes, Treasurer
- Mary Kay Henley, Secretary
- Members at Large:
- Derek Adleta
- Beth Bentley
- Mark Rieves
- Debbie Simurda
- Will Short

- Newsletter Co-Editors:
- Beth Bentley
- Shelia Huffman

**Re: Zoning Case Z090-242(CG)**

Planned Development District to require a specific use permit for late-hour establishments on property on both sides of Greenville Avenue generally bounded by Belmont Avenue on the north, Hope Street on the east, Bryan Street on the south, Henderson Avenue on the southwest, Ross Avenue on the southwest, and Summit Avenue on the west.

**(the "Proposed Lowest Greenville PDD")**

Distinguished Mayor and Members of the City Council:

Vickery Place celebrates its 100<sup>th</sup> birthday in 2011. Vickery Place Neighborhood Association ("VPNA"), represents all of Vickery Place, a neighborhood of approximately 1,200 households, bounded by Belmont Avenue on the south, Goodwin Avenue on the north, Henderson Avenue and Central Expressway on the west, and Greenville Avenue on the east.

The Proposed Lowest Greenville PDD is a thoughtful and well-vetted proposal that fosters overwhelming support and optimism for success from the residents within the boundaries of VPNA. The board of directors of VPNA is unanimously in favor of the Proposed Lowest Greenville PDD and has pledged to do anything and everything possible to see it realized.

VPNA submits this letter of support, unified with the tireless efforts of all six of the neighborhood associations immediately surrounding Lowest Greenville, who have been working in unison and have all unanimously voted to support the Proposed Lowest Greenville PDD. As the shepherds guiding the Proposed Lowest Greenville PDD to fruition, Council members Hunt and Medrano have our most emphatic gratitude for their years of courageous and selfless work to bring

**Vickery Place Neighborhood Association**

PO Box 720192  
Dallas, TX  
75372-0192

[www.vpna.org](http://www.vpna.org)

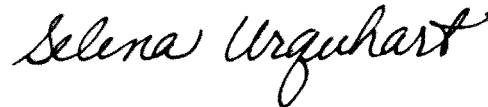
[info@vpna.org](mailto:info@vpna.org)

Lowest Greenville back into harmony with the surrounding neighborhoods and back to its explicit purpose as a Community Retail District. As they both recognize, the only way we can turn the tide and address the problems we face in Lowest Greenville is if we stand up as a group and speak in a united voice. As such, we hope and anticipate that our combined efforts and support will be enough to ensure your vote in favor of the Proposed Lowest Greenville PDD.

**The VPNA respectfully requests the support of the Mayor and City Council in approving the Proposed Lowest Greenville PDD.**

Regards,

VICKERY PLACE NEIGHBORHOOD ASSOCIATION



By: \_\_\_\_\_  
Selena Urquhart, President

cc: **Via Email**

Angela Hunt,  
Councilmember, District 14  
CITY OF DALLAS  
Dallas City Hall  
1500 Marilla Street, Room 5FN  
Dallas, TX 75201  
[angela.hunt@dallascityhall.com](mailto:angela.hunt@dallascityhall.com)

Pauline Medrano,  
Councilmember, District 2  
Deputy Mayor Pro Tem  
CITY OF DALLAS  
Dallas City Hall  
1500 Marilla Street, Room 5EN  
Dallas, TX 75201  
[pauline.medrano@dallascityhall.com](mailto:pauline.medrano@dallascityhall.com)

Patricia Carr, President, Lower Greenville Neighborhood Association  
Michelle Love, President, Hudson Heights Neighborhood Association  
John Scarborough, President, Lowest Greenville West Neighborhood Association  
Diana Souza, President, Belmont Neighborhood Association  
Ted Thompson, President, Greenland Hills Neighborhood Association



January 24, 2011

Councilmember Angela Hunt  
Dallas City Council  
1500 Marilla Street, Room 5FN  
Dallas, Texas 75201-6390

Dear Ms. Hunt,

The Board of Directors for the Greenland Hills Neighborhood Association enthusiastically supports the proposed Lower Greenville Avenue Planned Development District that was unanimously approved by the City Plan Commission in December.

Although our neighborhood does not occupy area in, or immediately border, the proposed PD boundaries, Greenland Hills is considered a "Lower Greenville" neighborhood and we are absolutely affected by the imbalance of late-night operating bars in the proposed area and the traffic, crime and noise issues they create.

It is our belief that with the approval of the Planned Development District, and subsequent streetscape improvements to Greenville Avenue, an increased number of retail and restaurant proprietors will be attracted to the area and provide a more-balanced mix of daytime destinations and a reduction in the late-night problems that currently exist.

Thank you for your efforts on this issue.

Sincerely,

Ted Thompson, President  
Greenland Hills Neighborhood Association



11 0302

**Lakewood Heights Neighborhood Association**

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PO BOX 141051, Dallas, Texas 75214

January 20, 2011

Councilmember Angela Hunt  
Dallas City Hall  
1500 Marilla Street, Room 5FN  
Dallas, TX 75201-6390

Councilmember Hunt,

The Lakewood Heights Neighborhood Association Board has unanimously voted to add our support to chorus of other neighborhood associations that are behind the City Plan Commission's proposal for a post-midnight special business permit for the Lowest Greenville area.

While Lakewood Heights is not directly in the proposed zone, we are definitely impacted by the disproportionate amount of DPD and other city resources are being funneled into that area each weekend. Those are officers that should be patrolling our neighborhood, not on party patrol.

Thank you for spearheading this effort and for all your dedication to the City of Dallas and its residents.

Sincerely,

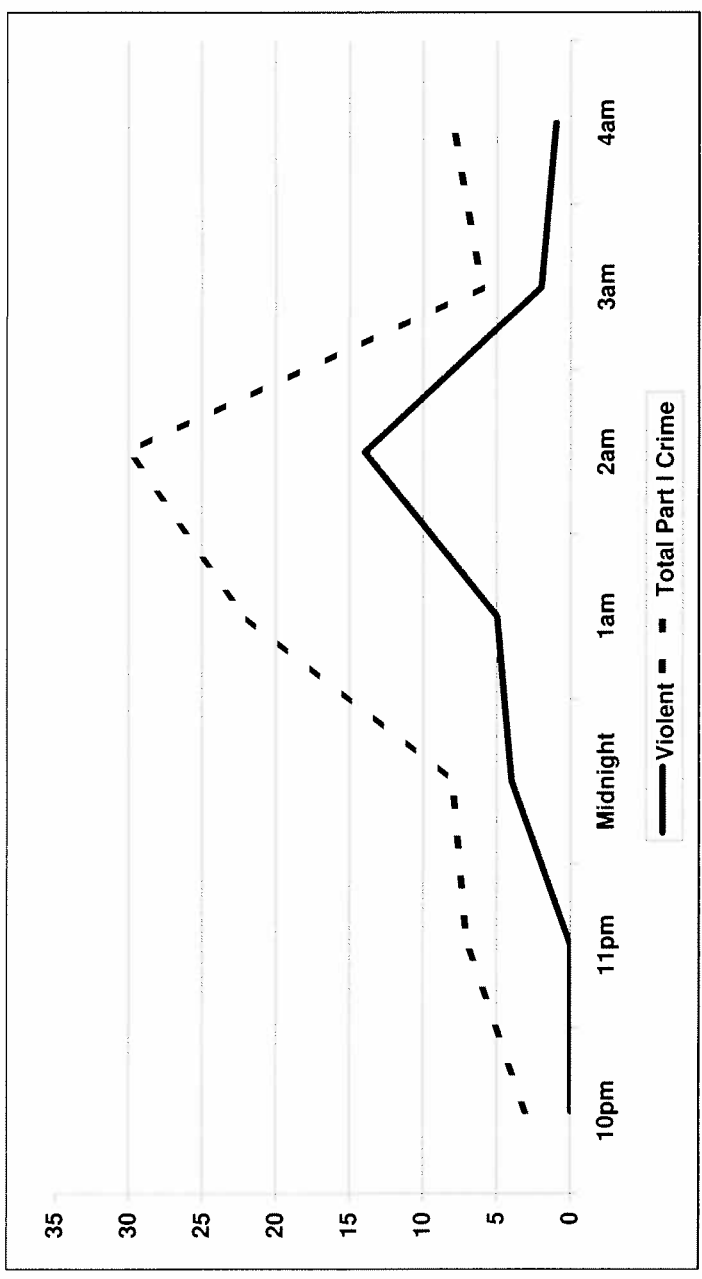
David E. Kindle  
President, Lakewood Heights Neighborhood Association  
6225 Goliad Ave  
Dallas, Texas 75214

Zoning # 53  
1/26/11

110302

Central Patrol Division  
Reporting Areas 1161 and 1164  
Part I Offenses, Calendar Year 2010

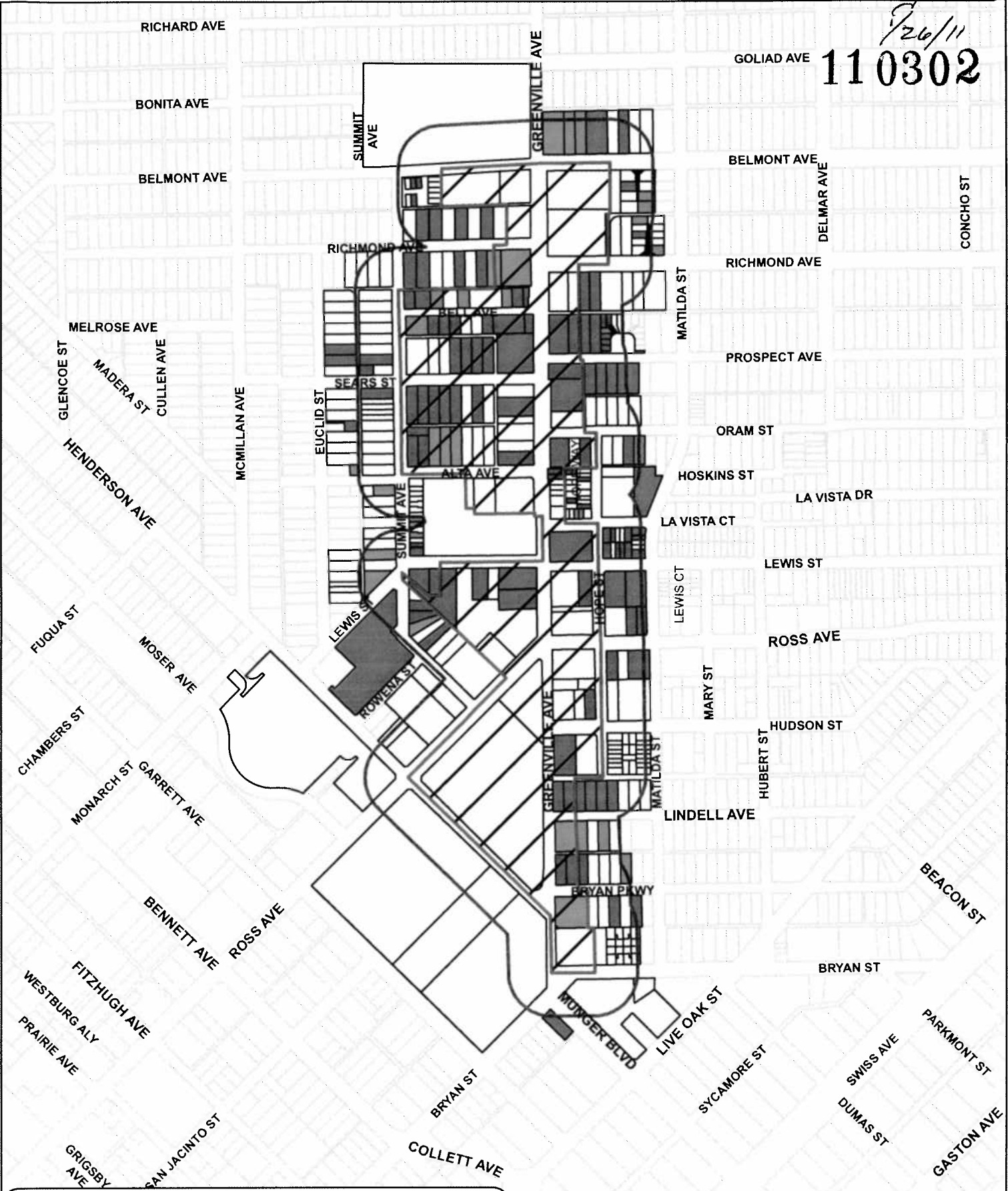
Offense	10pm	11pm	Midnight	1am	2am	3am	4am	Total
AGG ASSAULT			1	2	8	2	1	14
BURGLARY-BUSINESS	1				1	2	2	6
BURGLARY-RESIDENCE				1			1	2
MURDER					2			2
OTHER THEFTS		4	3	10	1			18
RAPE					1			1
ROBBERY-BUSINESS				1				1
ROBBERY-INDIVIDUAL			3	2	3			8
THEFT/BMV	1	2		3	9	1	4	20
THEFT/SHOPLIFT	1	1				1		3
UUMV			1	3	5			9
<b>Total</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>22</b>	<b>30</b>	<b>6</b>	<b>8</b>	<b>84</b>
Violent	0	0	4	5	14	2	1	26
Total Part I Crime	3	7	8	22	30	6	8	84



Zoning # 53

1/26/11

11 0302



<u>450</u>	Property Owners Notified (393 parcels)
<u>119</u>	Replies in Favor (118 parcels)
<u>32</u>	Replies in Opposition (32 parcels)
<u>200'</u>	Area of Notification
<u>1/26/2011</u>	Date

**Z090-242**  
**I-8**  
**CC**



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