



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 6, 2015
AGENDA

BREFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

(1) **S145-229**
(CC District 14)

An application to replat a 5.409-acre tract of land containing all of Lot 1, part of an unplatted tract, all of abandoned Jewett Alley, and an abandoned 14-foot street easement in City Block 1/594 into one lot on property bounded by Cochran Street, Watkins Avenue, North Hall Street, and Flora Street
Applicant/Owner: Kroger Texas, LP
Surveyor: Winkelmann & Associates, Inc.
Application Filed: July 8, 2015
Zoning: PD 466 (Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S145-232**
(CC District 3) An application to replat a 3.526-acre tract of land containing part of City Block 10/4893 into one 0.787-acre lot and one 2.739-acre lot on property located on South Lancaster Road, north of Ledbetter Drive.
Owner: CVS Pharmacy, Inc.
Surveyor: Piburn & Carson, LLC
Application Filed: July 10, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-233**
(CC District 11) An application to create one lot from a 0.47-acre tract of land in City Block 7740 on property located at 7817 Forest Lane.
Applicant/Owner: Alderi, Inc.
Surveyor: Kaz Surveying
Application Filed: July 9, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-235**
(CC District 2) An application to replat a 0.733-acre tract of land containing all of Lots 7-10 in City Block E/2663 into one lot on property located at Winfield Street and Merrifield Avenue, northwest corner.
Applicant/Owner: Jesus Campa
Surveyor: Davis Land Surveying
Application Filed: July 10, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Subdivision – Under Advisement:

- (5) **S145-236**
(CC District 11) An application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; and part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create one lot with 16 phases on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 (Lyndon B. Johnson Freeway) on the south.
Applicant/Owner: 13331 Preston Rd. L.P., Algodon I, L.P.
Surveyor: Pacheco Koch
Application Filed: July 13, 2015
Zoning: PD 887
Staff Recommendation: **Denial without prejudice.**
U/A From: July 23, 2015

Apportionment Determination Appeal – Under Advisement:

Lloyd Denman
(CC District 14)

Consideration of an appeal to the director's apportionment determination associated with Plat No. S145-070 to dedicate 10 feet of right-of-way along Mockingbird Lane on property located at the northeast corner of East Mockingbird Lane and Skillman Street.
Staff Recommendation: **Denial**
U/A From: July 23, 2015

Miscellaneous Items:

D145-025
Danielle Lerma
(CC District 7 & 8)

An application for a permanent landscape plan within Subareas 2a and 2b of Planned Development District No. 883, along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road.

Staff Recommendation: **Approval**
Applicant: The Company of Trinity Forest Golfers, Inc.
Representative: Robert Reeves and Associates, Inc.

M145-034
Richard Brown
(CC District 6)

An application for a minor amendment to the site plan for Specific Use Permit No. 1802 for a Machine shop on property zoned Planned Development District No. 631, the West Davis Special Purpose District at the northeast corner of Davis Street and North Dwight Avenue.

Staff Recommendation: **Approval**
Applicant: Barbara Barnes
Representative: J. T. Wiesner

M145-040
Richard Brown
(CC District 2)

An application for a minor amendment to the development plan for Planned Development District No. 820 for certain Mixed Uses on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street.

Staff Recommendation: **Approval**
Applicant: JLB Fitzhugh, LP
Representative: Rob Baldwin

M145-045
Richard Brown
(CC District 8)

An application for a minor amendment to the site plan for Specific Use Permit No. 666 for a College on property zoned an R-7.5(A) Single Family District in the northwest quadrant of Bonnie View Road and East Wintergreen Road.

Staff Recommendation: **Approval**
Applicant: Dallas Community College District
Representative: Shelley Potter

Certificates of Appropriateness for Signs:

1507021049

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness, by Terry Hodge of Accent Graphics, Inc., for a 949-square foot upper level attached sign at 1201 Main Street (West elevation).

Staff Recommendation: **Approval**

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

Applicant: Terry Hodge

Thoroughfare Plan Amendments:

Community Drive from Denton Drive to Larga Drive Amendment

Tanya Brooks
(CC District 2 & 6)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

Staff Recommendation: **Approval** of the amendment to the Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

CPC Transportation Committee Recommendation: **Approval**

Hawkins Street from Canton Street to Commerce Street Amendment

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street.

Staff Recommendation: **Approval** of the amendment to delete Hawkins Street from Canton Street to Commerce Street from the Central Business District Streets and Vehicular Circulation Plan.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases - Consent:

1. **Z134-325(DJ)**
Danielle Lerma
(CC District 2)
An application for the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Reagan Street and Brown Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site/landscape plan and conditions.
Applicant: Resource Center Dallas
Representative: Peter Kavanagh, Zone Systems, Inc.
2. **Z145-195(AF)**
Aldo Fritz
(CC District 6)
An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the southwest corner of Royal Lane and Brockbank Drive.
Staff Recommendation: **Hold under advisement to August 20, 2015.**
Applicant: Edward Ellefson
Representative: Robert Reeves & Associates, Inc.
3. **Z145-219(AF)**
Aldo Fritz
(CC District 9)
An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Old Gate Lane, northwest of Diceman Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: The Children's Center
Representative: Rob Baldwin, Baldwin and Associates
4. **Z145-276(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619 on the north side of Main Street and the east side of Four Way Place.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin

5. **Z145-277(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 on the northeast corner of Commerce Street and South Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin
6. **Z145-278(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 on the south side of Elm Street and the east side of North Akard Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin
7. **Z145-261(WE)**
Warren Ellis
(CC District 7)
An application for a Specific Use Permit for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions
Applicant: Gold Auto Parts Recyclers
Representative: Robert Miklos, Miklos Law, PLLC

Zoning Cases – Under Advisement:

8. **Z145-227(WE)**
Warren Ellis
(CC District 8)
An application for a CR Community Retail District on property zoned an R-5(A) Single Family District on the north line of Simpson Stuart Road, west of Tracy Road.
Staff Recommendation: **Denial**
Applicant: Marris Jones
Representative: Peter Kavanagh - Zone Systems
U/A From: July 23, 2015

9. **Z145-264(SM)**
Sarah May
(CC District 6)
- An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: DeWayne D. Hughes
Representative: Maxwell J, Fisher, Masterplan Consultants
U/A From: June 9, 2015 and July 23, 2015
10. **Z145-266(AF)**
Aldo Fritz
(CC District 6)
- An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Wesley-Rankin Community Center
Representative: Chris A. Anderson, GFF Architects
U/A From: July 23, 2015

Zoning Cases – Individual:

11. **Z145-123(RB)**
Richard Brown
(CC District 14)
- An application for an amendment to portions of Subareas 10, 11, 12, and 12A of Planned Development District No. 298, the Bryan Area Special Purpose District generally bounded by Live Oak Street, Gordon Street, Gaston Avenue, and Skiles Street
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Baylor Healthcare System
Representative: Robert Reeves
12. **Z134-322(MD)**
Mark Doty
(CC District 14)
- An application for expansion and modifications to Historic Overlay 36, Adolphus Hotel, on property zoned Planned Development District No. 619 on the northwest corner of South Akard Street and Commerce Street.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: RBP Adolphus LLC
Representative: Craig Melde

13. **Z134-348(MD)**
Mark Doty
(CC District 14)
- An application to consider an Historic Overlay for the Allen Building on property zoned Planned Development District No. 619 on the southeast corner of South Ervay Street and Commerce Street.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: Mehul Patel, Newcrest Image
Representative: Jennifer Picquet-Reyes
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Other Matters

Minutes: July 23, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 6, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 6, 2015, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m. to consider **(1) DCA 145-002** Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-229**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Cochran Street, Watkins Avenue, North Hall Street, and Flora Street**DATE FILED:** July 8, 2015**ZONING:** PD 466 (Subdistrict A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 5.409-acres **MAPSCO:** 45G**OWNER/APPLICANT:** Kroger Texas, LP

REQUEST: An application to replat a 5.409-acre tract of land containing all of Lot 1, part of an unplatted tract, all of abandoned Jewett Alley, and an abandoned 14-foot street easement in City Block 1/594 into one lot on property bounded by Cochran Street, Watkins Avenue, North Hall Street, and Flora Street.

SUBDIVISION HISTORY:

1. S145-175 was an application to replat a 3.245-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block 592 ½ and part of City Block 632 and a portion of an alley to be abandoned into one lot on property located on Hall Street between Roseland Avenue and Munger Avenue. The request was approved on June 4, 2015, and has not been recorded.
2. S134-033 was an application to replat a 0.694-acre tract of land containing a 16 lot Shared Access Development containing all of Lots 1A through 1L, all of Lots 35 through 39; and to add a 0.17-acre tract of land for a total of a 0.764-acre Shared Access Development in City Block 2/594, on property located at Flora Street and Watkins Avenue, southwest corner. The request was approved on June 4, 2015, and has not been recorded.
3. S134-032 was an application to create 4 lots ranging in size from 1,397 square feet to 2,053 square feet in size from a tract of land containing 6,693 square feet of land in City Block 2/594 on property located contiguous to US Hwy. 75 between Flora Street and Watkins Avenue. The request was approved on December 5, 2013, and has not been recorded.
4. S123-249 was an application to replat a 0.535 acre tract of land containing part of Lots 5, 6, 7, and 8 in City Block V/594 into one lot on property bounded by U.S. Highway 75, Hall Street, and Cochran Street. The request was approved on September 12, 2013, and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 466 (Subdistrict A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement

requirements under the provisions of Section 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing 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 and 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. Section 51A-8.502(a)(b)
7. 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
8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat dedicate 28 feet of right-of-way, street easement, or public utility, sidewalk easement from the established centerline of Watkins Avenue, Flora Street, and Cochran Street. Section 51A-8.602(c), Section 51A-8.604(c), and Section 51A-8.611(e)
12. On the final plat, dedicate a 15-foot by 15-foot corner clip at North Hall Street and Flora Street and at North Hall Street and Cochran Street. Section 51A-8.602(d)(1)
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show distances/width of right-of-way of Watkins Avenue, Cochran Street, North Hall Street, and Flora Street.

16. On the final plat, show how all adjoining right-of-way was created.
17. Prior to submittal of the final plat a copy of the TXDOT right -of-way map must be submitted to the Survey Section in Room 200, 320 East Jefferson, Dallas, Texas.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 49-62(b)(c)(f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. New water and/or wastewater easements need to be shown. Section 49-60(d)
21. On the final plat, identify the property as Lot 1A, City Block 1/594. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)
22. On the final plat change "U.S. Highway 75 (North Central Expressway)" to "North Central Expressway / U.S. Highway 75". Section 51A-8.403(a)(1)(xii)





CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-232**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** South Lancaster Road, north of Ledbetter Drive**DATE FILED:** July 10, 2015**ZONING:** CR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 3.526-acres**MAPSCO:** 65G**OWNER/APPLICANT:** CVS Pharmacy, Inc.

REQUEST: An application to replat a 3.526-acre tract of land containing part of City Block 10/4893 into one 0.787-acre lot and one 2.739-acre lot on property located on South Lancaster Road, north of Ledbetter Drive.

SUBDIVISION HISTORY:

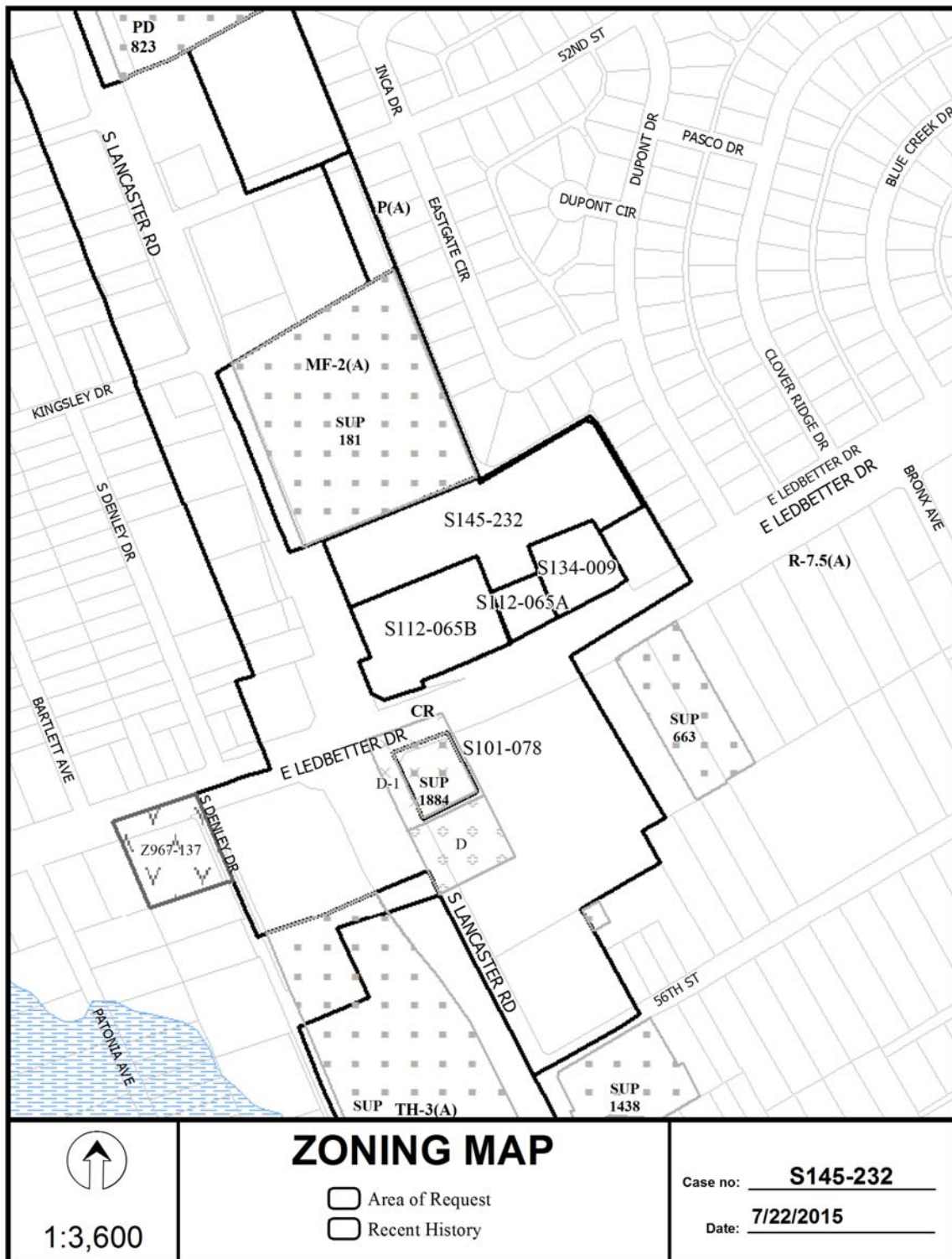
1. S134-009 was an application to replat a 0.746-acre tract of land in City Block 10/4893 to create one lot on property located on E. Ledbetter Drive east of Lancaster Road. The request was approved on November 7, 2013, but has not been recorded.
2. S112-065 was an application contiguous on the west of the present request to replat a 2.312-acre tract of land containing part of Lot 1 in City Block 10/4893 and a tract of land in City Block 4893 into one 0.429-acre lot, and one 1.883-acre lot on property located at Ledbetter Drive and Lancaster Road, northeast corner. The plat was approved on February 2, 2013; Phase A was recorded on April 17, 2013, and Phase B was recorded on August 30, 2012.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Section 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing 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 and 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. Section 51A-8.502(a)(b)
7. 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
8. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503(a)
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat dedicate a 40-foot radius at the alley to alley intersection.
12. On the final plat show the recording information on all existing easements within 150 feet of the property.
13. On the final plat show all additions or tracts of land within 150 feet of the property with recording information. Survey Manual
14. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Survey Manual
15. On the final plat choose a new or different addition name. Survey Manual
16. On the final plat all utility easement abandonments must be shown with the correct recording information. Survey Manual
17. On the final plat show distances/width of right-of-way across Lancaster Road. Survey Manual
18. On the final plat, show Volume 69207, Page 994, alley easement and dedicate in fee simple.
19. On the final plat, show the abandoned 20-foot fire lane easement, 201200286401.
20. Wastewater main extension is required by Private Development Contract. Section 49-60(g)(1)(2); Section 49-62(f)(1); and Section 49-62(b)(c).
21. Prior to the final plat, submit a final inspection approved by the Building Inspection District Office demonstrating that the existing foundation of the demolished buildings has been removed.

22. On the final plat, show and label "Eastgate Circle" and "Dupont Drive". Section 51A-8.403(a)(1)(xii)
23. On the final plat, identify the property as Lots 5 and 6, City Block 10/4893. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-233**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** 7817 Forest Lane**DATE FILED:** July 9, 2015**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 0.47-acre**MAPSCO:** 16X**OWNER/APPLICANT:** Alderi, Inc.

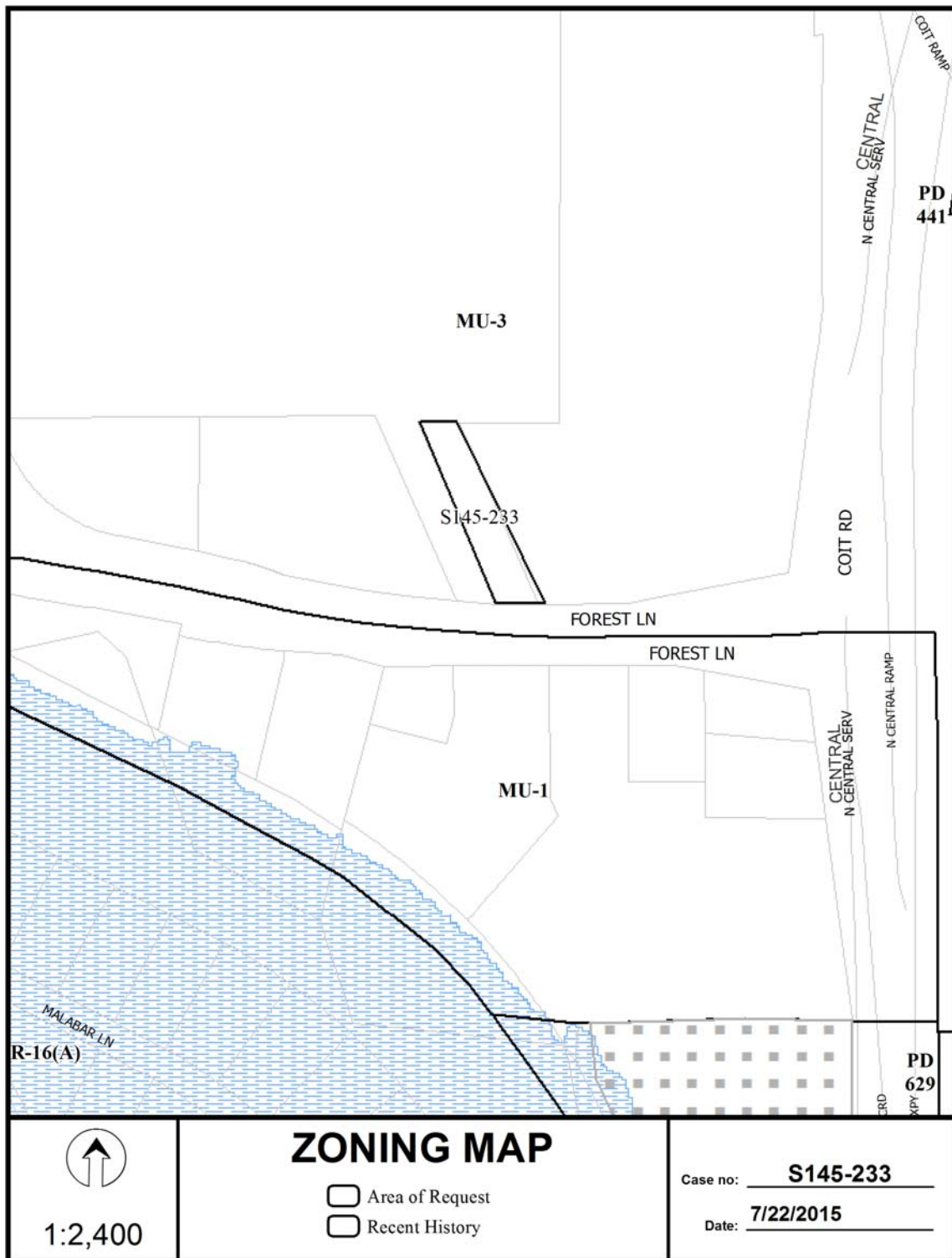
REQUEST: An application to create one lot from a 0.47-acre tract of land in City Block 7740 on property located at 7817 Forest Lane.

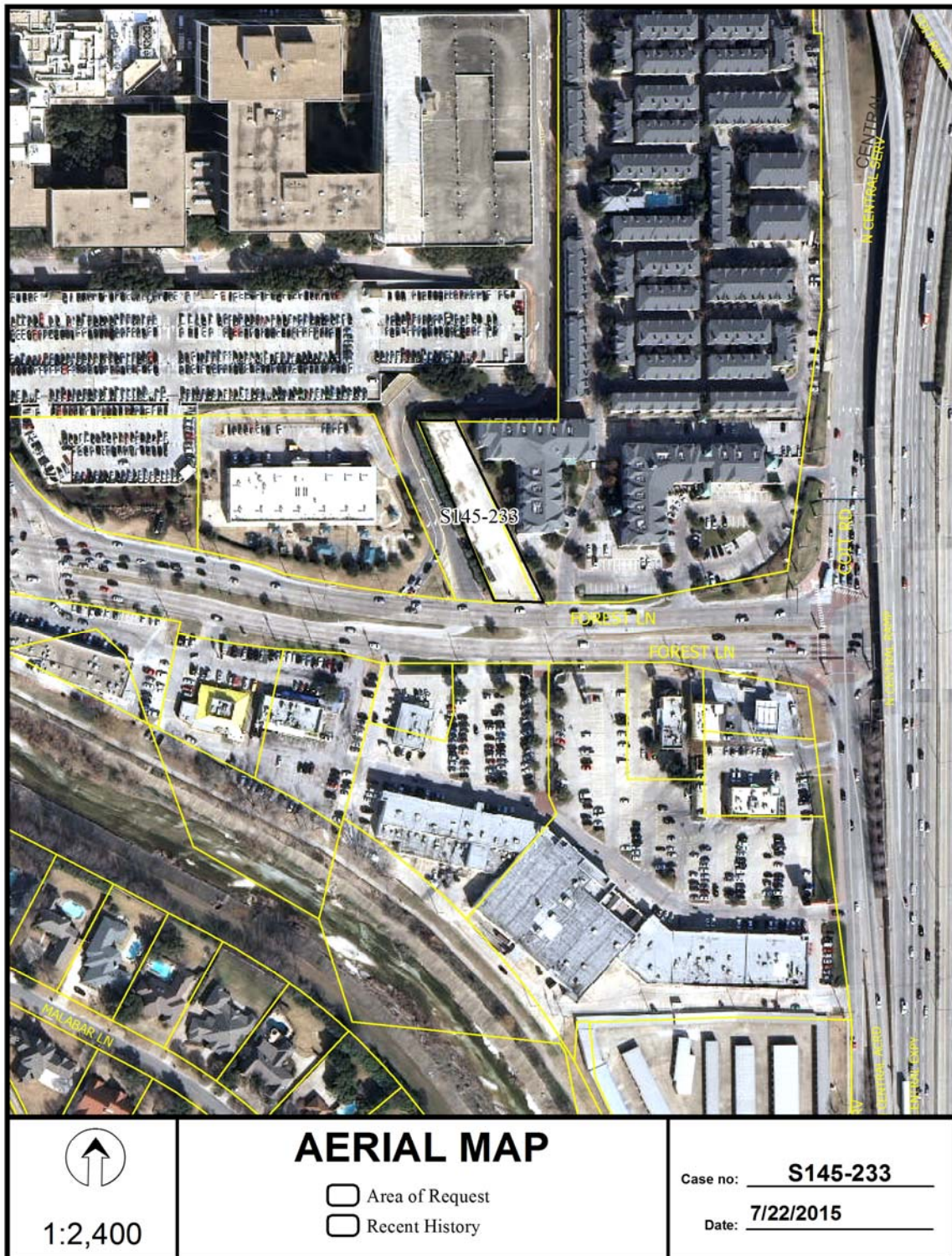
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of MU-3; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Section 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing 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 and 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. Section 51A-8.502(a)(b)
7. 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

8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat dedicate 60 feet of right-of-way from the established centerline of Forest Lane. Section 51A-602(c), Section 51A-604(c), and 51A-8.611(e)
12. On the final plat show the recording information on all existing easements within 150 feet of the property.
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
14. On the final plat show two controlling monuments. Survey Manual
15. On the final plat choose a new or different addition name. Survey Manual
16. On the final plat show the Lien Holders Subordination Agreement. Survey Manual
17. On the final plat show overhead electric and billboard easements. Survey Manual
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1)
19. On the final plat, remove the label "Park Central Plaza". Section 51A-8.403(a)(1)(xii).
20. On the final plat, identify the property as Lot 1, City Block A/7740. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-235**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Winfield Street and Merrifield Avenue, northwest corner**DATE FILED:** July 10, 2015**ZONING:** RR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.733-acre**MAPSCO:** 47E**OWNER/APPLICANT:** Jesus Campa

REQUEST: An application to replat a 0.733-acre tract of land containing all of Lots 7-10 in City Block E/2663 into one lot on property located at Winfield Street and Merrifield Avenue, northwest corner.

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

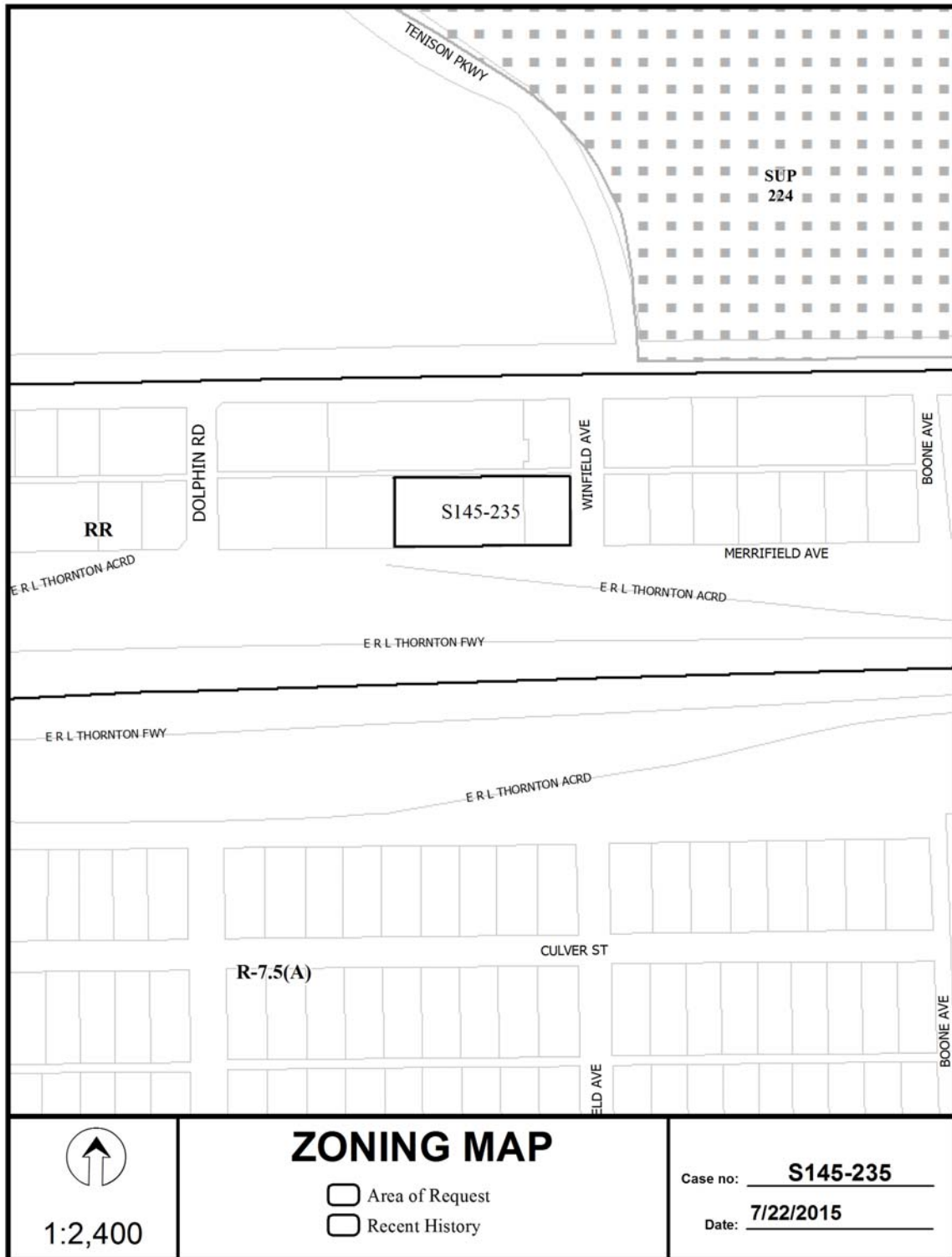
STAFF RECOMMENDATION: The request complies with the requirements of RR; therefore, staff recommends approval subject to compliance with the following conditions:

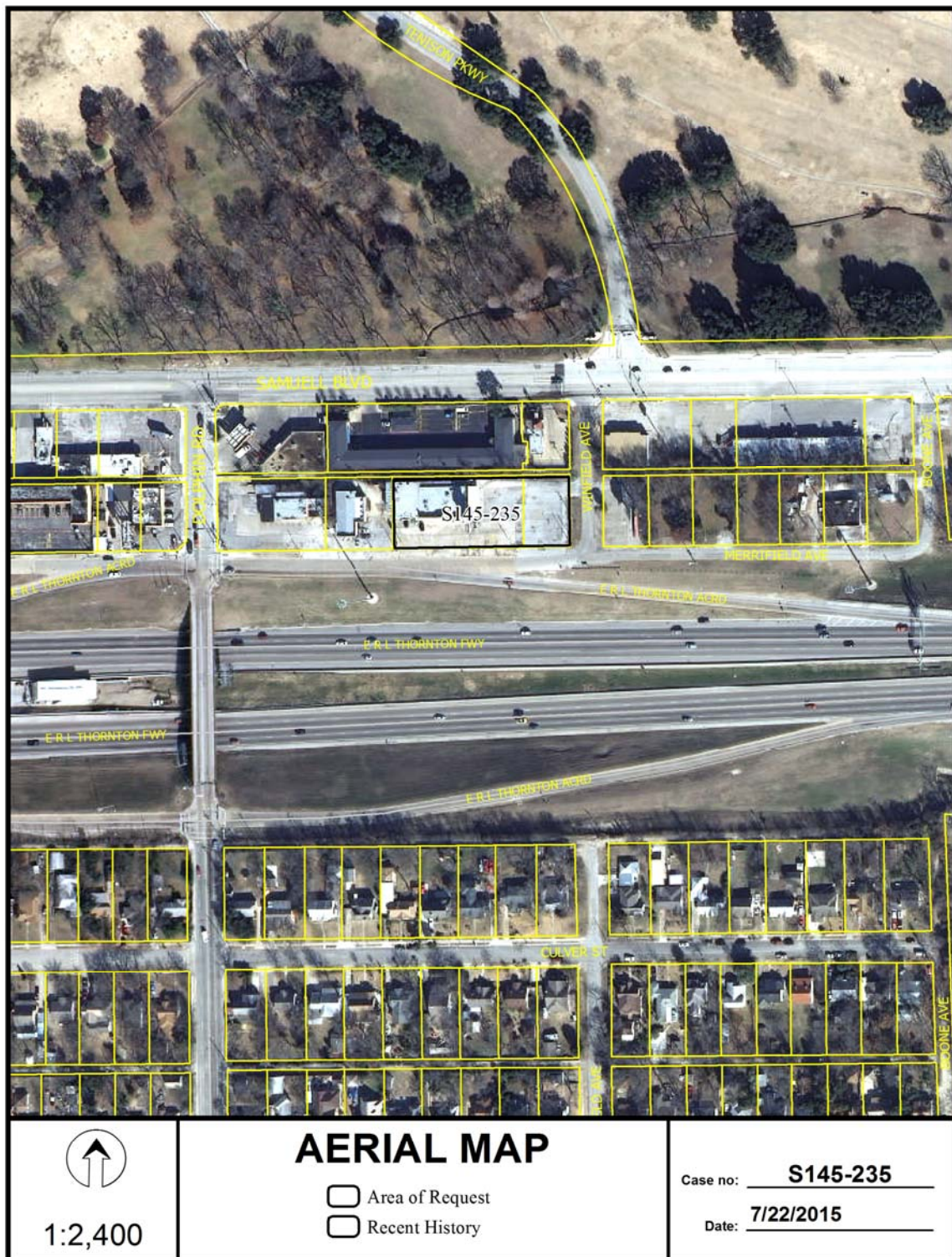
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Section 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing 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 and 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. Section 51A-8.502(a)(b)
7. 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

8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat dedicate either 28 feet of right-of-way, street easement, or public utility, sidewalk easement from the established center line of Merrifield Avenue. Section 51A-8.602(c)
12. On the final plat dedicate either 28 feet of right-of-way, street easement, or public utility, sidewalk easement from the established center line of Winfield Avenue. Section 51A-8.602(c)
13. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley. Section 51A-602(c), Section 51A-604(c), and 51A-8.611(e)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at Merrifield Avenue and Winfield Avenue. Section 51A-8.602(d)(1)
15. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Winfield Avenue and the alley. Section 51A-8.602(e)
16. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)." Survey Manual
17. Prior to submittal of the final plat a copy of the TXDOT right -of-way map must be submitted to the Survey Section in Room 200, 320 East Jefferson, Dallas, Texas. Survey Manual
18. Prior to submittal of the final plat, clarify easement for overhead electric encroachment at the northeast boundary corner. Survey Manual
19. On the final plat, show and label the existing billboard. Survey Manual
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1)
21. Prior to the final plat, the encroachment from the existing building on Lot 6 must be resolved. If demolition work is required, all final inspections must be approved by the Building Inspection District Office prior to submittal of the final plat.
22. On the final plat, change "Winfield Street" to "Winfield Avenue". Section 51A-8.403(a)(1)(xii)

23. On the final plat, change "Interstate Highway 30 (R.L. Thornton Freeway)" to "R.L. Thornton Freeway / Interstate Highway 30". Section 51A-8.403(a)(1)(xii)
24. On the final plat, identify the property as Lot 7A, City Block E/2663. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)





CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-236**SENIOR PLANNER:** Sharon Hurd, AICP

LOCATION: Generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 on the south.

DATE FILED: July 13, 2015**ZONING:** PD 887 (Subdistricts 1, 1A, 1B and 2)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 53.176-Acres **MAPSCO:** 15N, P

OWNER/APPLICANT: 13331 Preston Road, L.P. and Algodon I, L.P.

REQUEST: An application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create a multi-phase, mixed-use development on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 on the south.

SUBDIVISION HISTORY:

1. The present request, S145-236, was held under advisement at the July 23, 2015 City Plan Commission hearing.
2. S145-211 was an application on the same property as the present request and was withdrawn prior to the July 9, 2015 City Plan Commission hearing.
3. S145-193 was an application west of the present request to create one 1.564-acre lot in City Block A/7004 on property located at 5353 Alpha Road. The request was approved on June 4, 2015 and has not been recorded.
4. S145-171 was an application on the same property as the present request and was withdrawn prior to the May 21, 2015 City Plan Commission hearing.
5. S134-041 was an application to create one 0.457-acre lot, and one 4.008-acre lot from a 4.465-acre tract of land in City Block 7438 on property located at 13302 Preston Road at Dilbeck Lane, southwest corner. The request was approved on December 19, 2013, and the final plat was recorded on October 24, 2014.

STAFF RECOMMENDATION: The proposed replat does not comply with the requirements of Section 51A-8.503(e)(2) of the Dallas Development Code which states “no plat may be approved if the location of a proposed lot line would create a structure not in strict compliance with the Dallas Building Code, as amended, or the Dallas Development Code, as amended, unless the existing structure is to be removed, relocated, or altered to comply”. The proposed southern lot line of the subject site that extends along James Temple Road 2 to the southwest property line adjacent to FN 5 (Type A), will cause the existing structures on the adjacent Lot 2 (generally known as “Sears”) and Lot 3 (generally known as “Macy’s”) to encroach into the required zoning setback. Per the Development Code, the proposed replat cannot cause an existing structure to become nonconforming; therefore, staff recommends **denial**. However, should the plat be approved, it will be subject to compliance with the following conditions:

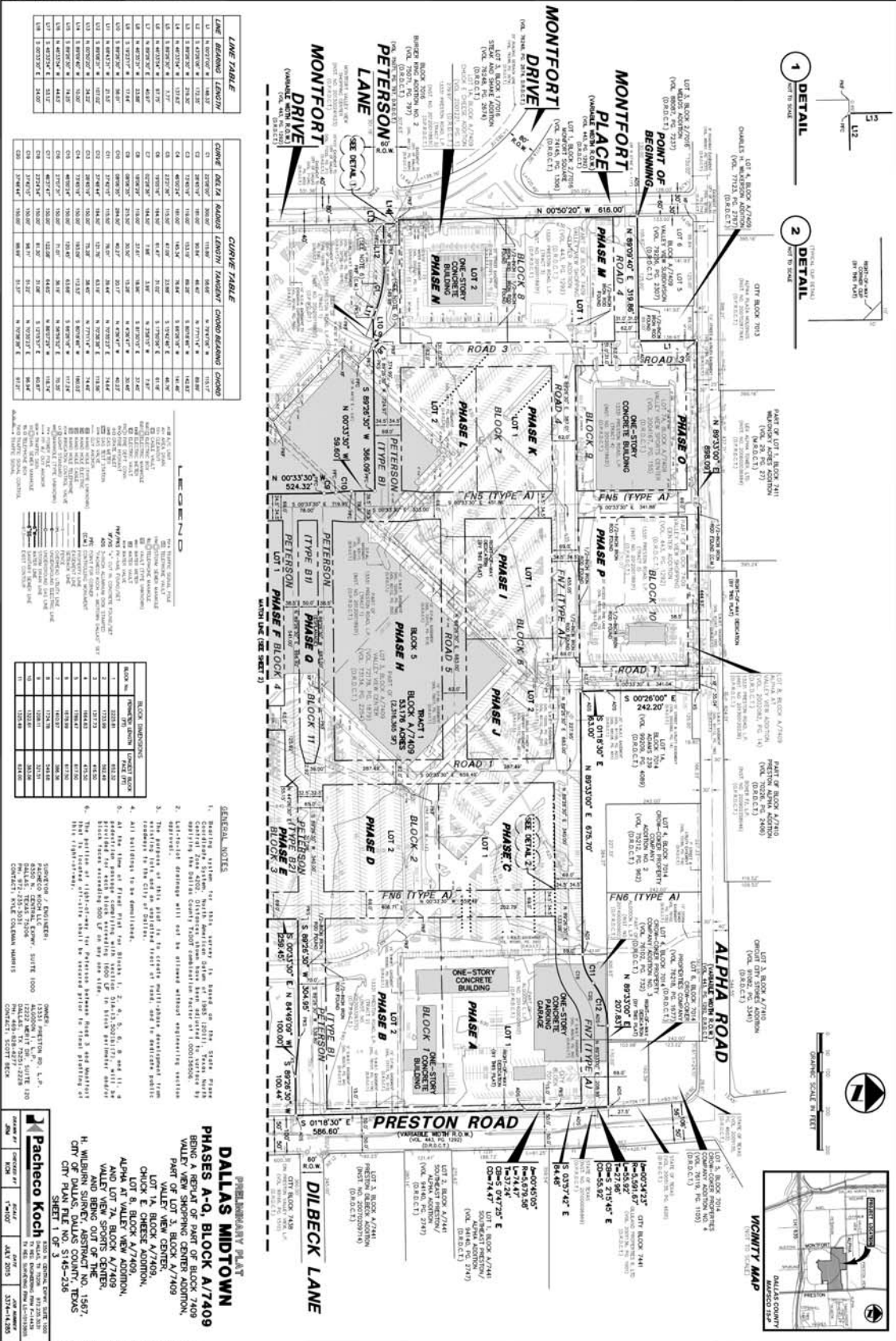
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. 51A-8.403(a)(6)(G).
5. Any 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 and 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. Section 51A-8.502(a)(b)
7. 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
8. The maximum number of lots permitted by this plat is 16. Section 51A-8.501(a) and 51A-8.503(a)
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603 and Section 51A-8.604
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. On the final plat, dedicate 58.5 feet of right-of-way from the established center line of Montfort Drive.
12. On the final plat, dedicate 31 feet of right-of-way from the established center line of Montfort Place.
13. On the final plat, dedicate 58.5 feet of right-of-way from the established center line of Alpha Road.

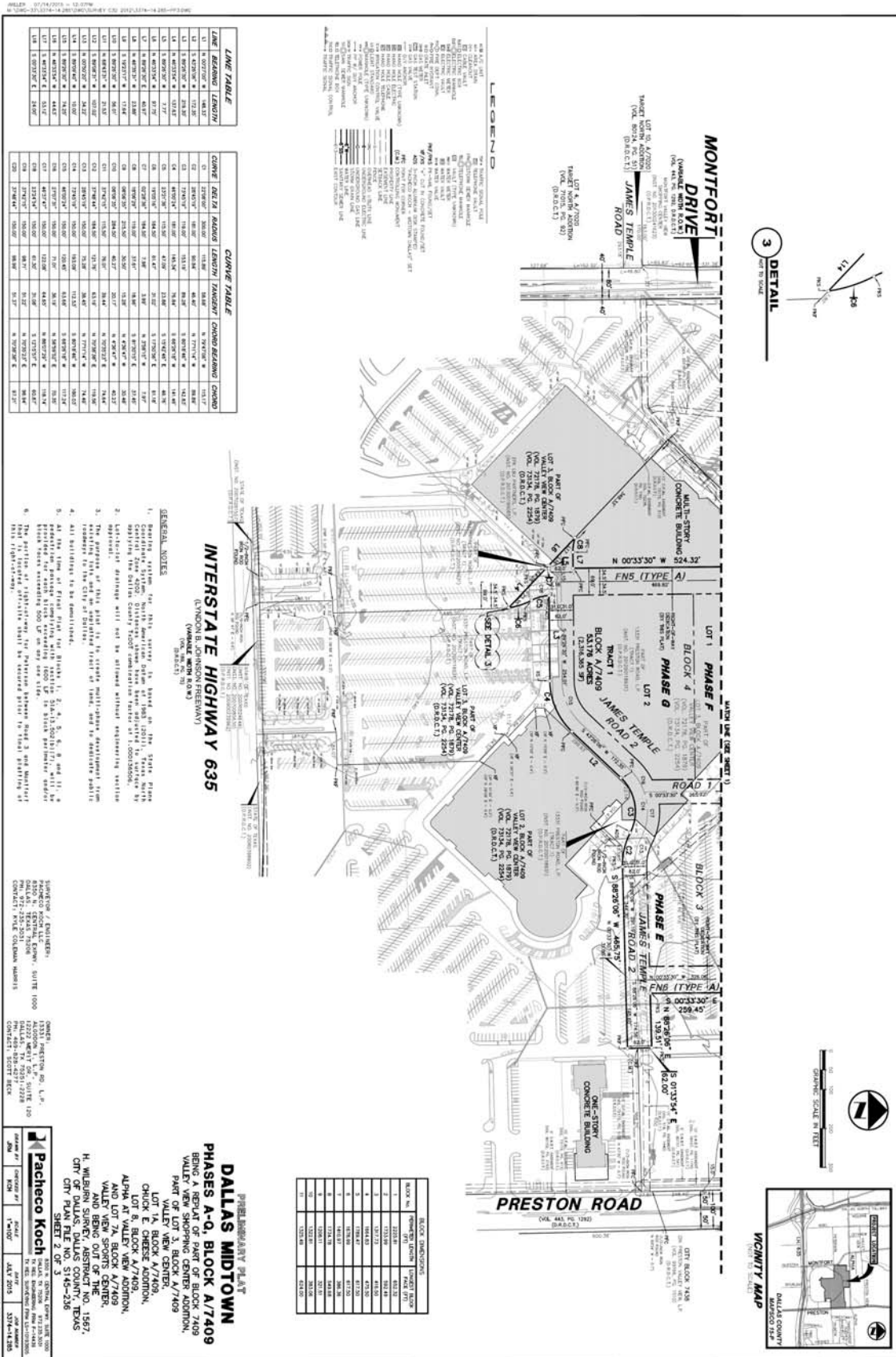
14. On the final plat, dedicate 65 feet of right-of-way from the established center line of Preston Road.
15. On the final plat, dedicate 69 feet of right-of-way on FN5 (Type A), FN6 (Type A) & FN7 (Type A). A transition to 79 feet of right-of-way is required on FN5 (Type A) at the northbound intersection with Peterson (Type B) to allow for a dedicated left-turn lane. Provide design and construction for these streets.
16. On the final plat, dedicate 62 feet of right-of-way, or 84 feet of right-of-way, on James Temple Road 2. Provide design and construction for this street.
17. On the final plat, dedicate 69 feet of right-of-way on Peterson (Type B) from FN5 (Type A) to Montfort Drive. The portion of right-of-way for Peterson (Type B) between Road 3 and Montfort Drive that is located offsite shall be secured and dedicated prior to final platting. Provide design and construction for this street.
18. On the final plat, dedicate 38.5 feet of right-of-way on both sides of Peterson (Type B1). Provide design and construction for this street.
19. On the final plat, dedicate 65 feet of right-of-way on Peterson (Type B2). Provide design and construction for this street.
20. On the final plat, dedicate 70 feet of right-of-way on Peterson (Type B) from FN6 (Type A) to Preston Road. Provide design and construction for this street.
21. On the final plat, provide 62 feet of right-of-way, or 84 feet of right-of-way, for Roads 1, 3, 4 & 5. Provide design and construction for these minor streets.
22. On the final plat, dedicate a 10-foot by 10-foot corner clip at all intersections. Section 51A-8.602(d)(1).
23. On the final plat, all block lengths shall meet the requirements of the City of Dallas Form District Standards in effect at the time of approval of the preliminary plat. Section 51A-13.502(a)
24. On the final plat show how all adjoining right-of-way was created. Survey Manual
25. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
26. On the final plat show two controlling monuments. Survey Manual
27. On the final plat all utility easement abandonments must be shown with the correct recording information. Survey Manual
28. 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." Section 51A-8.617.
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f)
30. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

proposed water and wastewater service locations with service sizes. Chapter 49-60(g)(1)

31. Water/wastewater main extension is required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c).
32. On the final plat, include "fee simple" language for streets and alleys in the Owner's Dedication. Real Estate Division
33. On the final plat, on Sheet 1, change the labels "PETERSON" to "PETERSON LANE".
34. On the final plat, on Sheet 2, change all "JAMES TEMPLE ROAD" labels to "JAMES TEMPLE DRIVE".
35. On the final plat, on Sheet 2, show how the proposed "JAMES TEMPLE DRIVE" will connect to Montfort Drive, showing any offsets from the existing James Temple Drive.
36. On the final plat, on Sheet 2, change "INTERSTATE HIGHWAY 635 (LYNDON B. JOHNSON FREEWAY)" to LYNDON B. JOHNSON FREEWAY / INTERSTATE HIGHWAY 635".
37. Contact the Street Name Coordinator for assistance in selecting appropriate names for the Right-of-Way dedications.
38. Contact GIS to obtain the correct Lot and Block designations. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







FILE NUMBER: D145-025

DATE FILED: May 19, 2015

LOCATION: North and South Lines of Great Trinity Forest Way, West of Jim Miller Road

COUNCIL DISTRICTS: 7 & 8

MAPSCO: 57Q & 57Y

SIZE OF REQUEST: ±469.55 acres

CENSUS TRACT: 93.03 & 116.01

MISCELLANEOUS DOCKET ITEM

APPLICANT: The Company of Trinity Forest Golfers, Inc.

OWNER: City of Dallas

REPRESENTATIVE: Robert Reeves and Associates, Inc.

REQUEST: An application for a permanent landscape plan within Subareas 2a and 2b of Planned Development District No. 883, located along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road.

SUMMARY: On April 24, 2013, the City Council passed Ordinance No. 28980, which established Planned Development District No. 883. PDD No. 883 is divided into four subareas: Subarea 1 (Texas Horse Park), Subareas 2a and 2b (Trinity Championship Golf Course), Subareas 3a and 3b (Trinity Forest Lands), and Subareas 4a and 4b (Trinity Mitigation Lands). The City Council approved a development plan for Subarea 1, the Texas Horse Park, at the same time PDD No. 883 was created. On April 16, 2015, the City Plan Commission approved a development plan and conceptual landscape plan for Subareas 2a and 2b.

For subareas 2a and 2b, after remediation, “all improvements associated with a country club with private membership use must be identified on a landscape plan and provided with a development plan.” A permanent landscape plan that complies with Article X must be approved by the City Plan Commission before the issuance of a permit for the following: “parking lots, roads, trails, clubhouse facilities, cottages, training facilities, other structures, or site grading or excavation for a country club with private membership.”

The permanent landscape plan meets the requirements for Subareas 2a and 2b of Planned Development District No. 883. The ordinance may be viewed at this link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2032/ARTICLE%20883.pdf>

STAFF RECOMMENDATION: **Approval**

Partners and Officers

The Company of Trinity Forest Golfers, Inc.

President

Jonas Woods

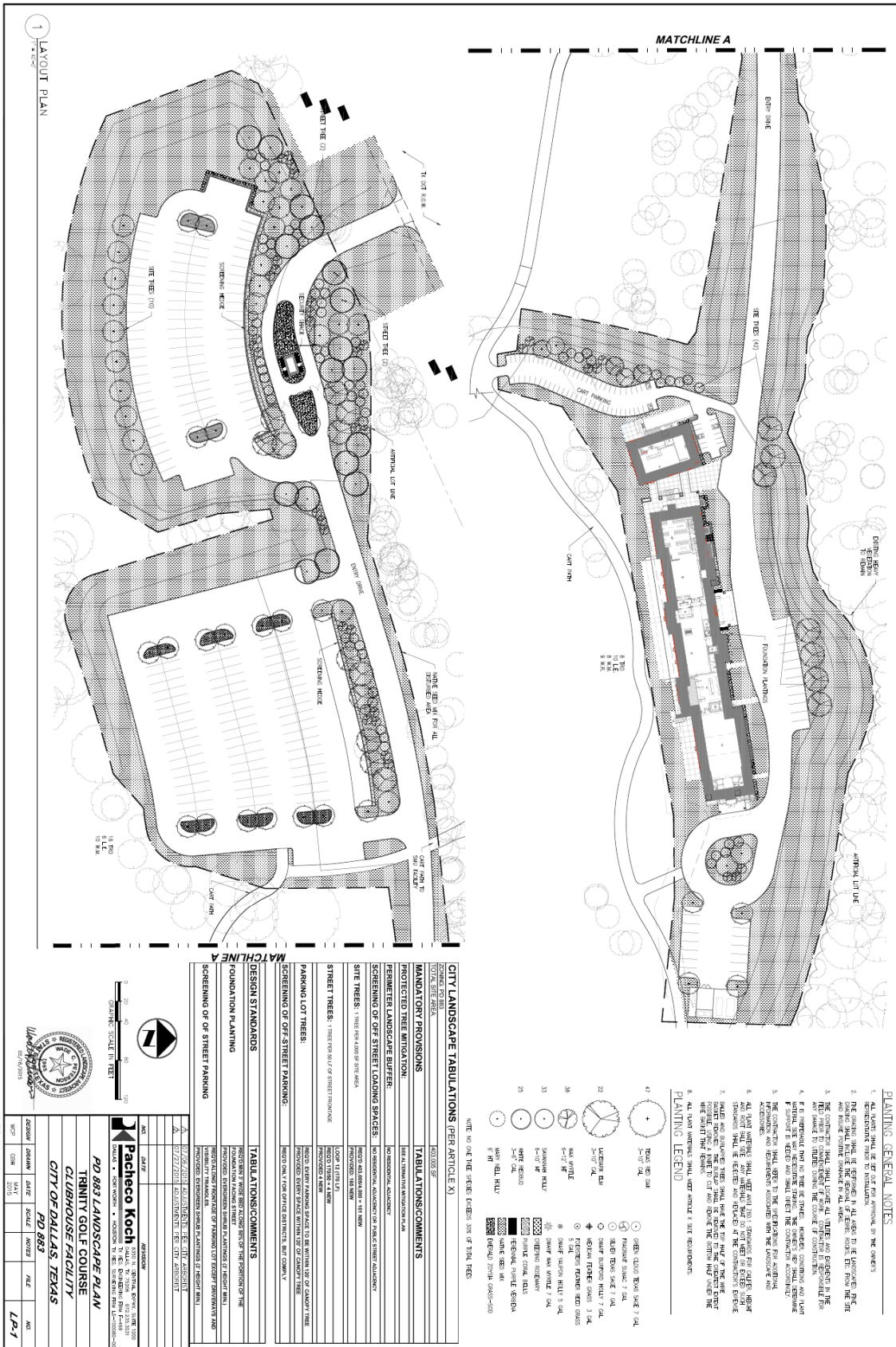
Secretary

Harrison Frazar

Treasurer

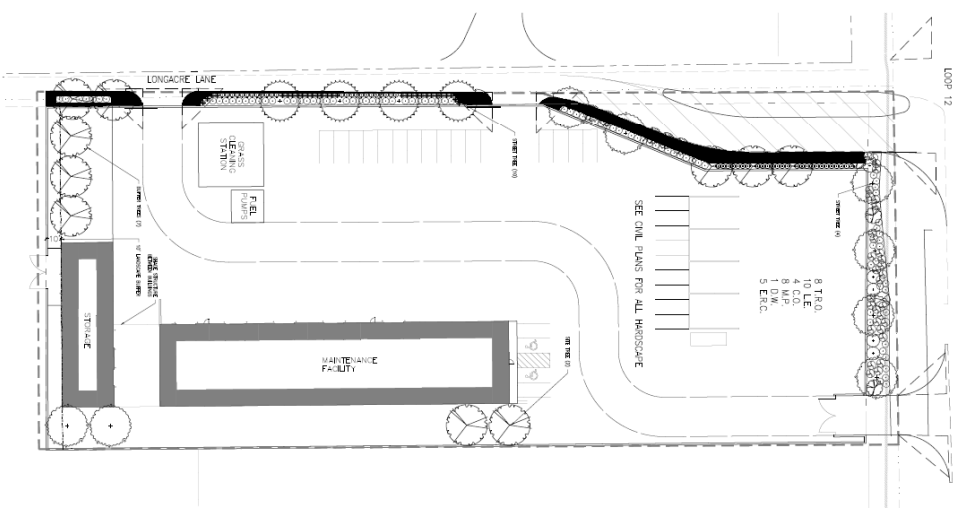
Ronald E. Spears

M:\DWG-27\2741-13.046\DWG\LANDSCAPE\ITY LANDSCAPE SITE PLAN SUBMITTALS\CLUEHOUSE\K-LA (CLUEHOUSE.DWG)



PROPOSED PERMANENT LANDSCAPE PLAN (SHEET 2 OF 3)

1 PLANTING PLAN



Pacheco Koch			
TRINITY GOLF COURSE			
MAINTENANCE FACILITY			
CITY OF DALLAS, TEXAS			
PD 883			
DATE	SCALE	INVEST	FILE
07/27/2011	AS SHOWN		
WCP	CSH	LSH	LP-2

CITY LANDSCAPE TABULATIONS (PER ARTICLE X)	
TOTAL SITE AREA	170,433 SF
MANDATORY PROVISIONS	
PROTECTED TREE MITIGATION	ONE A. LINDSEY ARBOREUM PLANT
PERIMETER LANDSCAPE BUFFER	PERIMETER BUFFER
SCREENING OF OFF-STREET LOADING SPACES	SCREENING BUFFER
SITE TREES	ONE TREE
SCREENING OF OFF-STREET PARKING	SCREENING BUFFER
DESIGN STANDARDS	
SCREENING LOADING AREAS OFF STREET	SCREENING BUFFER
PARKING	SCREENING BUFFER
STREET BUFFERS	SCREENING BUFFER

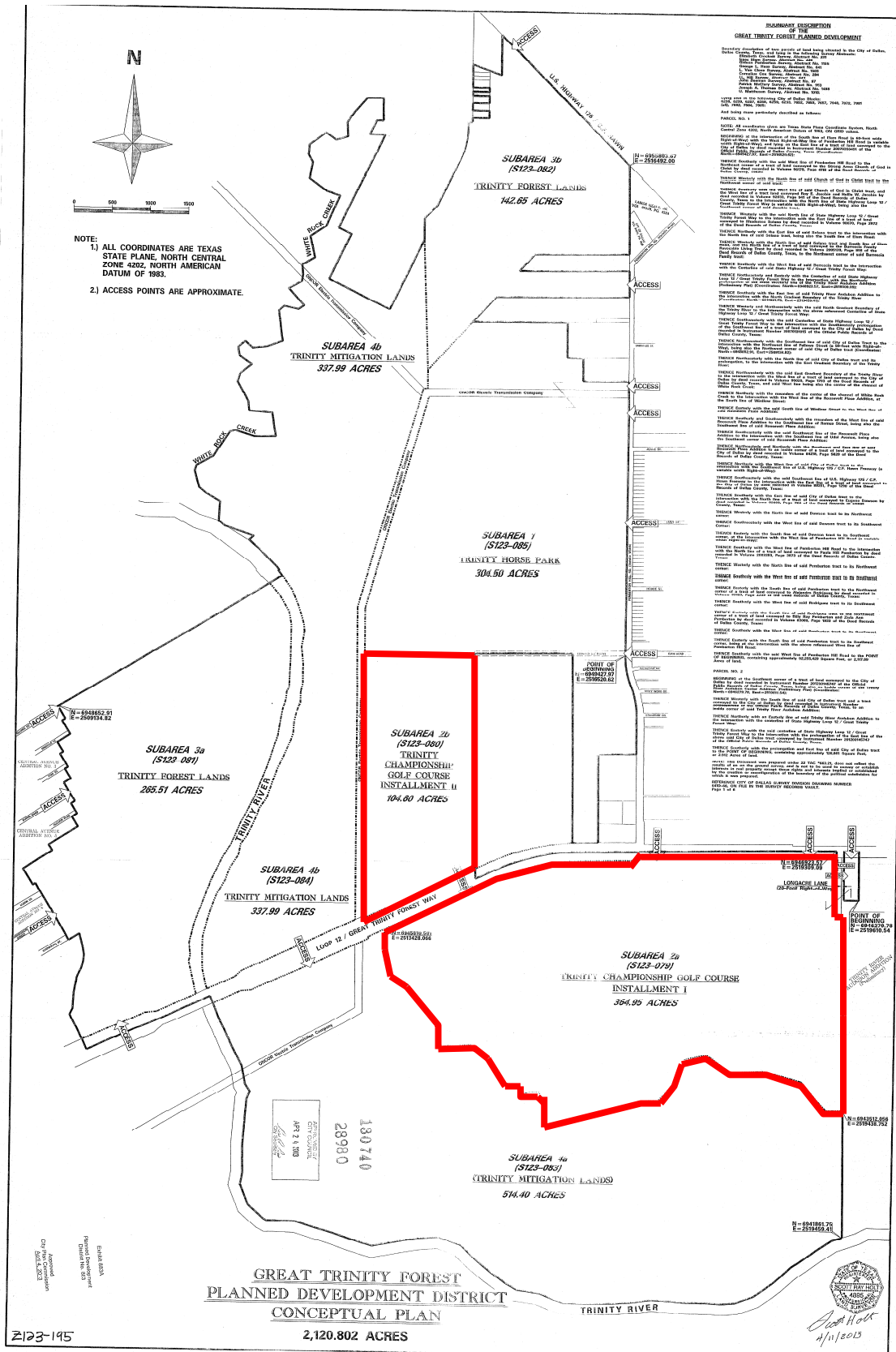
- PLANTING LEGEND
- 1. ALL PLANTING SHALL BE TO CITY SPECIFICATIONS, BY THE COUNCIL
 - 2. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL
 - 3. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL
 - 4. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL
 - 5. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL
 - 6. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL
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 - 10. ALL PLANTING SHALL BE PERFORMED BY THE COUNCIL




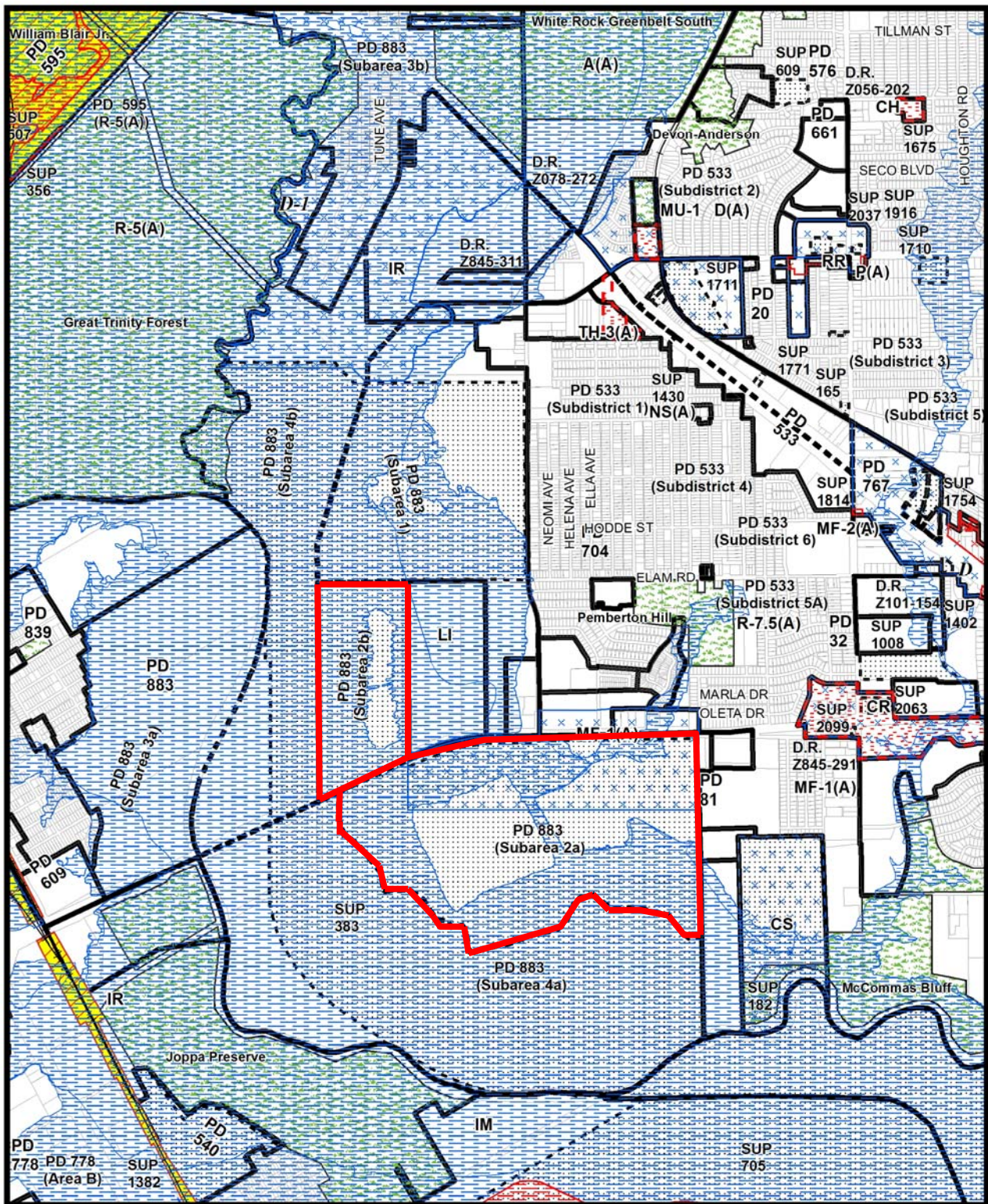
6



EXISTING CONCEPTUAL PLAN

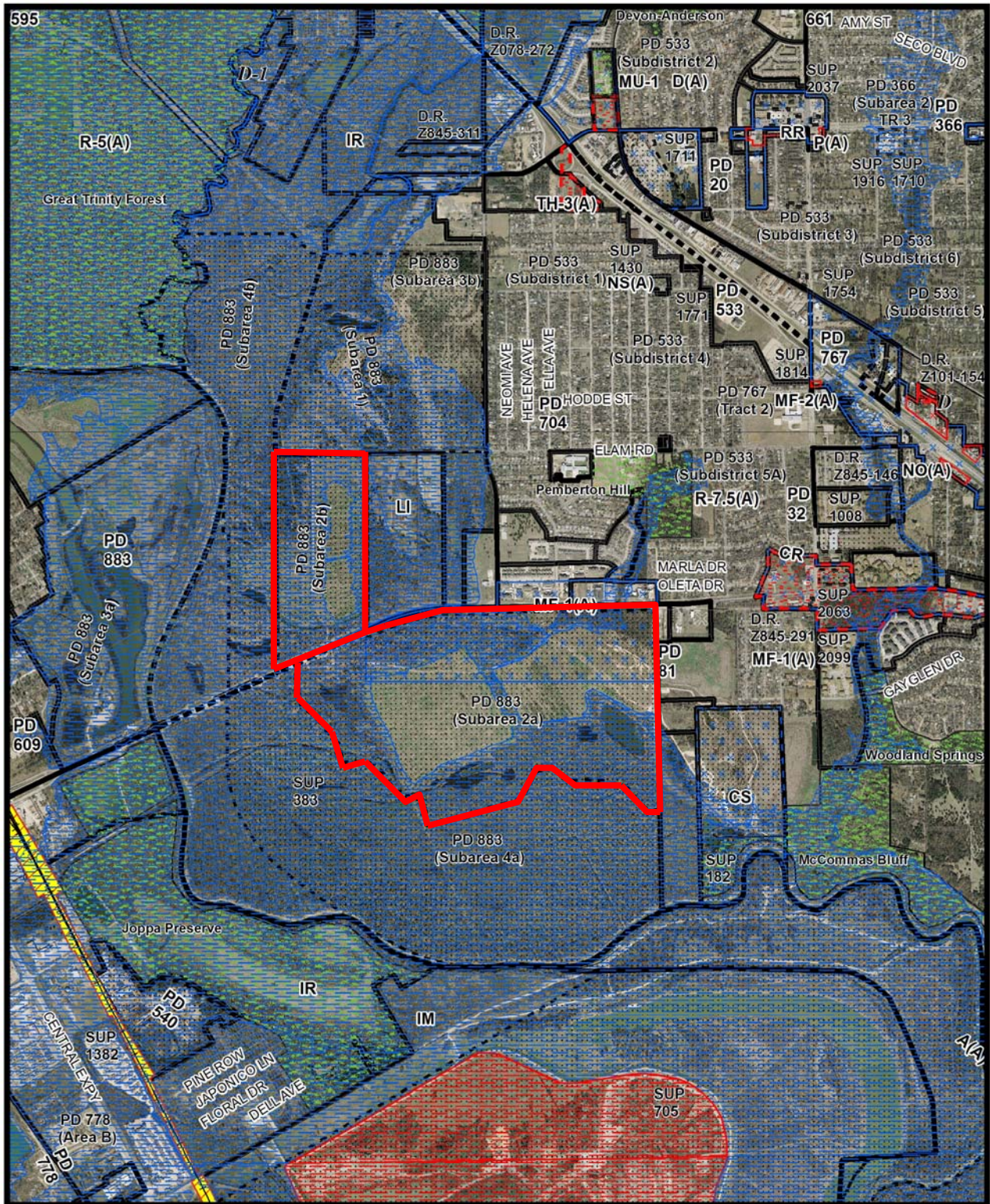


ZONING MAP



D145-025

AERIAL MAP



1:24,000

D145-025

FILE NUMBER: M145-034

DATE FILED: April 27, 2015

LOCATION: Davis Street and Dwight Avenue, Northeast Corner

COUNCIL DISTRICT: 6

MAPSCO: 52 C

SIZE OF REQUEST: Approx. 1.94 Acres

CENSUS TRACT: 107.01

APPLICANT/OWNER: Barbara Barnes

REPRESENTATIVE: J. T. Wiesner

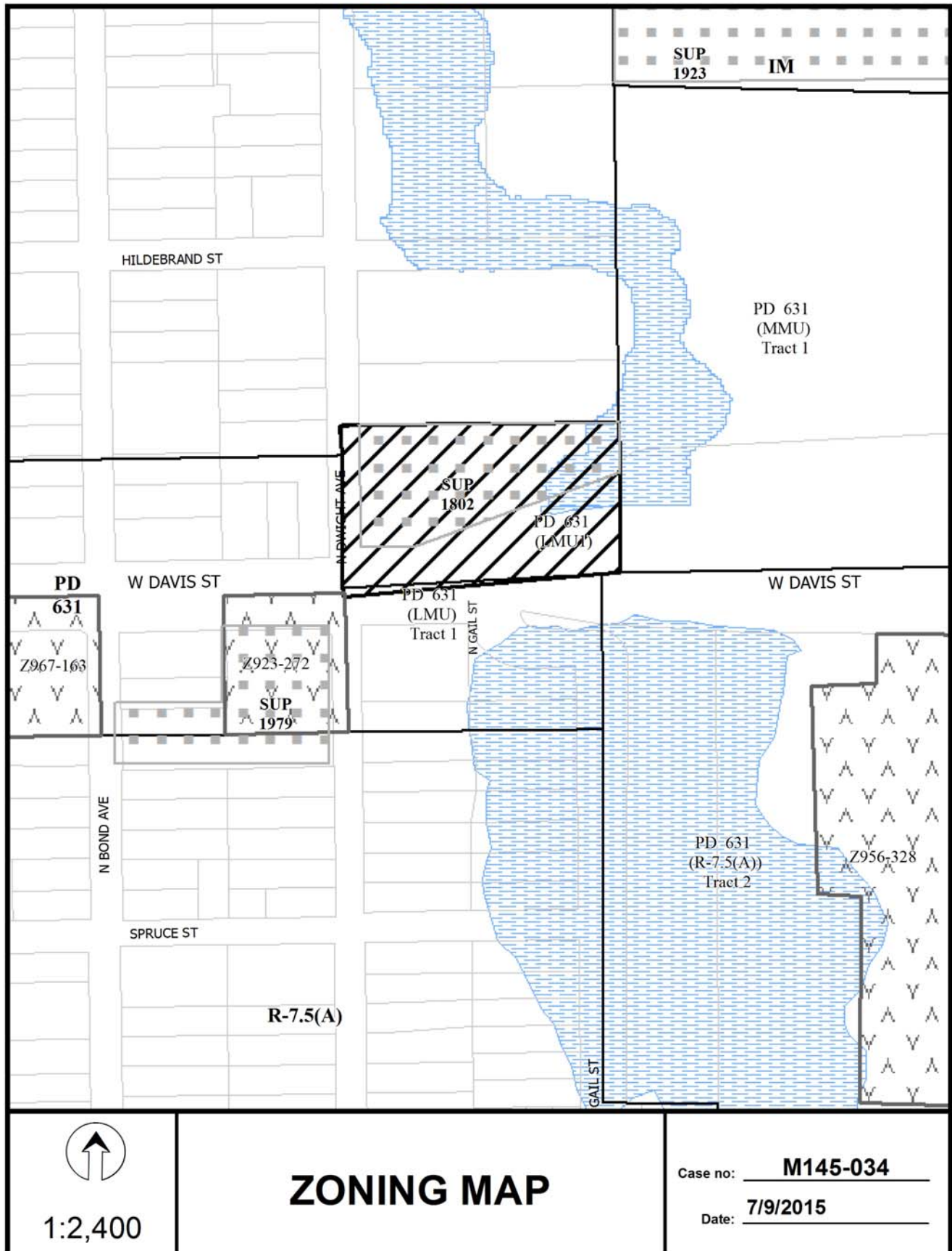
REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 1802 for a Machine shop on property zoned Planned Development District No. 631, the West Davis Special Purpose District at the northeast corner of Davis Street and North Dwight Avenue.

On May 26, 2010, the City Council passed Ordinance No. 27891 which established Specific Use Permit No. 1802 for a Machine shop on property at the above location.

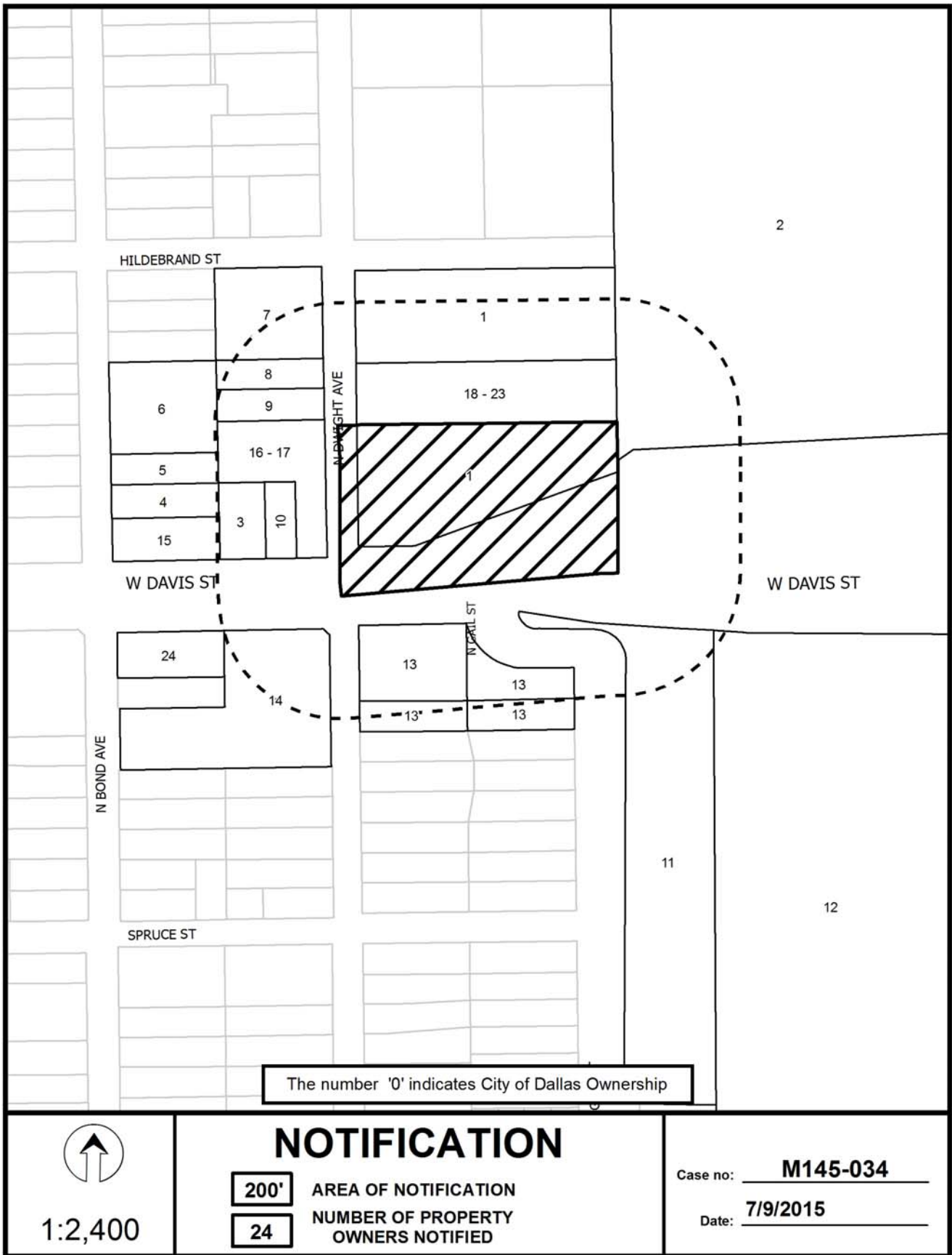
At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to relocate required parking internal to the site, provide for carport structure and removal of an outside storage area (where the parking will be relocated).

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval







1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

24

NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: M145-034

Date: 7/9/2015

Notification List of Property Owners

M145-034

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	720 DWIGHT AVE	BARNES VIRGIL J &
2	1200 CHALK HILL RD	TXI OPERATIONS LP
3	4915 DAVIS ST	PADILLA ZULEMA &
4	610 BOND AVE	NOLAN PATRICK T & ROSE A
5	614 BOND AVE	JIMENEZ JESUSITA
6	702 BOND AVE	TREVINO FERNANDO &
7	719 DWIGHT AVE	SAVAGE TERRY DEE
8	707 DWIGHT AVE	LOPEZ MARCELINO
9	703 DWIGHT AVE	CAZARES RICARDO
10	4909 DAVIS ST	BEAR ARMANDO
11	4700 DAVIS ST	ESKANDARLOU GHOLAMERZA R
12	4700 DAVIS ST	ESKANDARLOU GHOLAMREZA
13	518 DWIGHT AVE	TERRY MARY VAUGHAN
14	4912 DAVIS ST	HONORS ACADEMY CHARTER SCHOOL
15	4919 DAVIS ST	NOLAN PATRICK T & ROSE A
16	613 DWIGHT AVE	BEAR ARMANDO
17	613 DWIGHT AVE	BEAR JUAN
18	706 DWIGHT AVE	BARNES VIRGIL J &
19	1507 HONEY TRAIL	GONZALES JOSE & AMALIA
20	1315 ORCHARD LN	HANNON KELLY PATSY
21	14647 LASATER RD	TOBIAS JESUS
22	706 DWIGHT AVE	BARNES VIRGIL J
23	14647 LASATER RD	MARTINEZ OMAR
24	4928 DAVIS ST	FISHER DAVID REESE

FILE NUMBER: M145-040**DATE FILED:** May 15, 2015**LOCATION:** Area generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street**COUNCIL DISTRICT:** 2**MAPSCO:** 35 V, Z**SIZE OF REQUEST:** Approx. 5.36 Acres**CENSUS TRACT:** 9.00

MISCELLANEOUS DOCKET ITEM**APPLICANT/OWNER:** JLB Fitzhugh, LP**REPRESENTATIVE:** Rob Baldwin

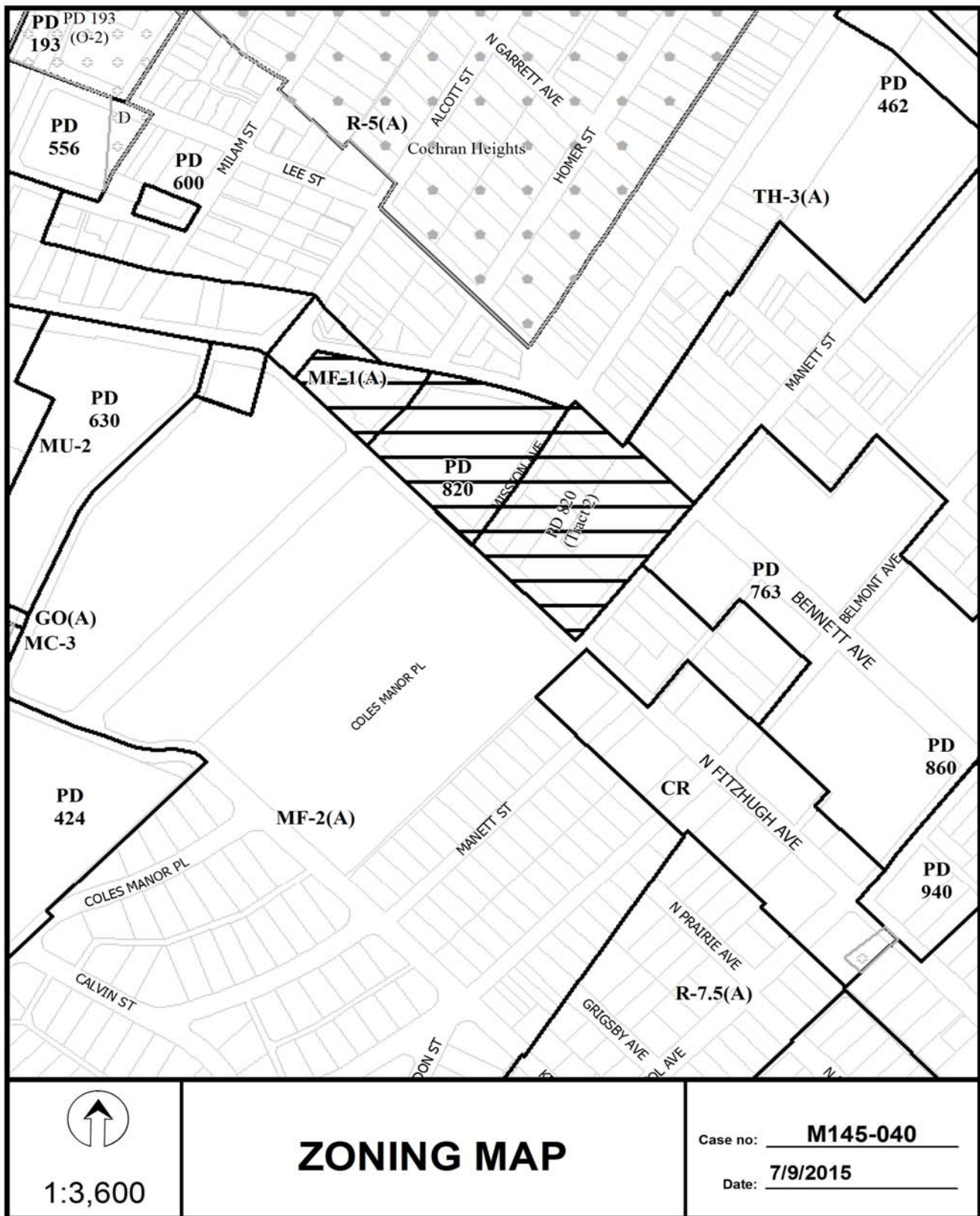
REQUEST: An application for a minor amendment to the development plan for Planned Development District No. 820 for certain Mixed Uses on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street.

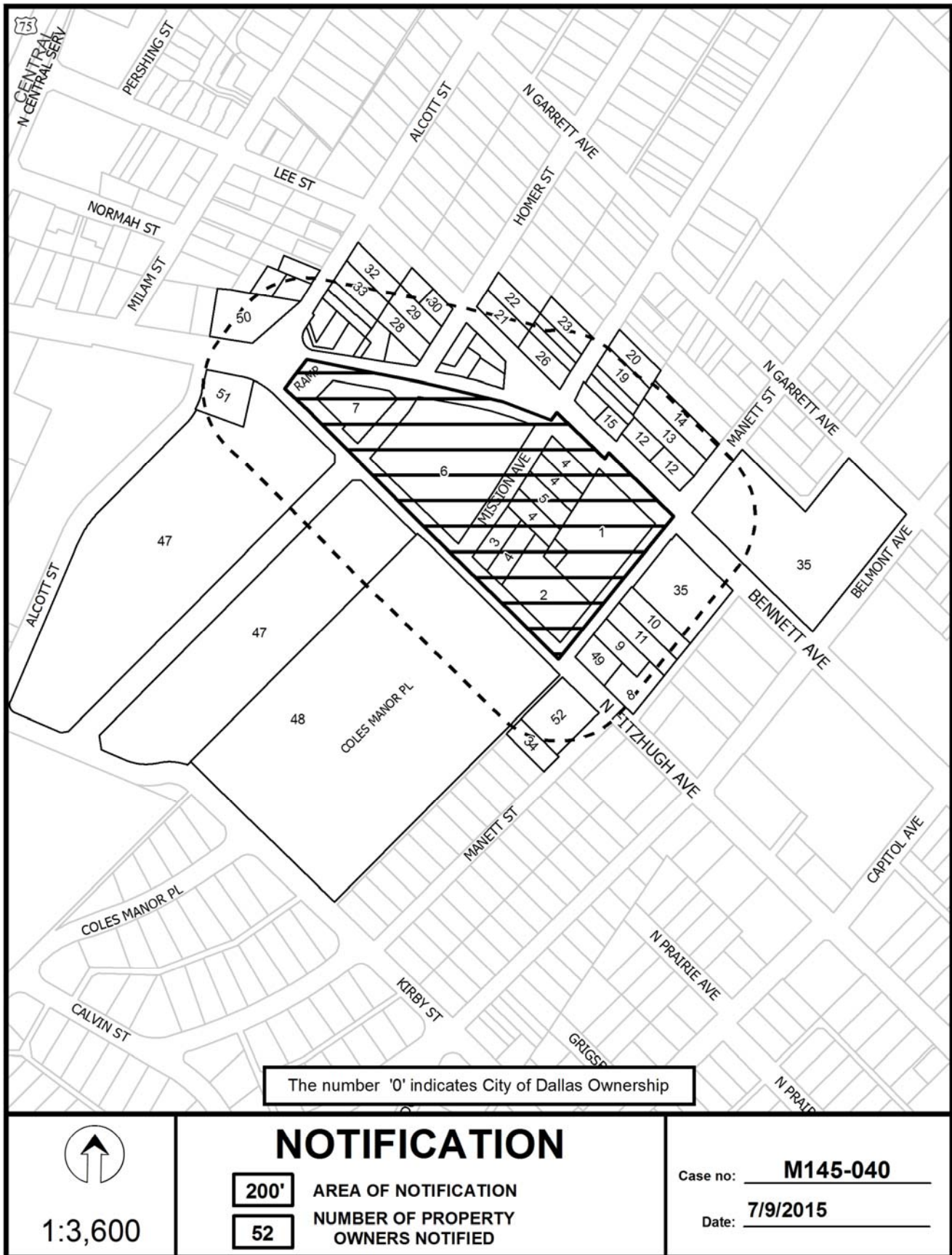
On April 14, 2010, the City Council passed Ordinance No. 27851 which established Planned Development District No. 820 for certain mixed uses on property at the above location. The ordinance was subsequently amended by Ordinance No. 29561 (December 10, 2014) to provide for a new development vision.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revised street frontage related to parallel parking and sidewalk alignments and the removal of two ingress/egress points along the Mission Avenue frontage.

It should be noted that notification to a registered homeowner association must be provided 30 days prior to submission of an application to amend the PDD. As the above referenced date did not have proof of such notification, it was held until such time the applicant provided such notification. The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval





07/08/2015

Notification List of Property Owners

M145-040

52 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4919 MANETT ST	THIRD SCORE LLC
2	4909 MANETT ST	FITZHUGH ASSOCIATES LTD
3	2622 FITZHUGH AVE	KHOURY JOHN
4	2618 FITZHUGH AVE	FITZHUGH ASSOCIATES LTD
5	4918 MISSION AVE	FITZHUGH ASSOCIATES LTD
6	2640 FITZHUGH AVE	FITZHUGH ASSOCIATES LTD
7	2722 FITZHUGH AVE	MARTINEZ LUIS
8	2518 FITZHUGH AVE	LARKSPUR MF PARTNERS I LP
9	4904 MANETT ST	PALMER JULES I &
10	4914 MANETT ST	SIMMONS RYAN
11	4908 MANETT ST	HSU YUAN HONG
12	5001 MANETT ST	SNSC GARRETT COMPANY LLC
13	5009 MANETT ST	AJOONI INVESTMENTS LLC
14	5015 MANETT ST	SUBDIVISIONS REALTY 6 LLC
15	5000 MISSION AVE	JOHNSON HUNTER
16	5002 MISSION AVE	TAPPLY KYLE &
17	5006 MISSION AVE	KENT RYAN & KRISTEN
18	5004 MISSION AVE	PASCUAL MARTIN A &
19	5010 MISSION AVE	SHIPLEY CHARLOTTE IRREVOCABLE TRUST
20	5014 MISSION AVE	GONZALEZ ALBERT
21	5000 HOMER ST	NY KHENGLIM
22	5006 HOMER ST	CAMPBELL DANNY C
23	5011 MISSION AVE	SELLS TONY E
24	5007 MISSION AVE	NAVARRO JUAN FRANCISCO
25	5009 MISSION AVE	DEARTH BRIAN &
26	5003 MISSION AVE	MORENO HECTOR R

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4919 HOMER ST	STEINER JUNE A
28	4923 HOMER ST	KOSTER ROBERT J
29	4927 HOMER ST	BAZAN JOHN
30	4929 HOMER ST	KINCAID MELINDA J &
31	4931 HOMER ST	FEDERAL NATL MTG ASSN
32	4924 ALCOTT ST	GLASCOCK LAURIE
33	4922 ALCOTT ST	GUIDICI RONEY P
34	4819 MANETT ST	TURTON JAMES R
35	2525 BENNETT AVE	BELMONT BENNETT AVE LLC
36	4928 HOMER ST	FAULKNER JEFFREY C
37	2703 LEE ST	GRAVES GREGORY K
38	4926 HOMER ST	CAPPELLO DAVID
39	2701 LEE ST	CALDWELL NANCY V
40	4910 ALCOTT ST	SHAH VIPUL
41	4906 ALCOTT ST	ZHAO DONNA
42	4902 ALCOTT ST	UNGER SHEI
43	4918 ALCOTT ST	WOLF DONALD SCOTT &
44	4911 ALCOTT ST	KEEFER ANN TIDMORE
45	4913 ALCOTT ST	PATEL NIMIT N
46	4917 ALCOTT ST	HUDNALL DAVID TYSON
47	4878 ALCOTT ST	BEHRINGER HARVARD FITZHUGH REIT LLC
48	4829 COLES MANOR ST	TEXAS BIRCHWOOD APTS LP
49	2528 FITZHUGH AVE	OSUAGWU EDDIE & UKAMAKA
50	2802 FITZHUGH AVE	KWIK CHEK REALTY CO
51	2801 FITZHUGH AVE	FITZHUGH INVESTMENTS INC
52	2543 FITZHUGH AVE	TURTON JAMES R

FILE NUMBER: M145-045

DATE FILED: June 5, 2015

LOCATION: Bonnie View Road and East Wintergreen Road, Northwest Quadrant

COUNCIL DISTRICT: 8

MAPSCO: 76 K, P, Q

SIZE OF REQUEST: Approx. 314 Acres

CENSUS TRACT: 167.03

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Dallas Community College District

REPRESENTATIVE: Shelley Potter

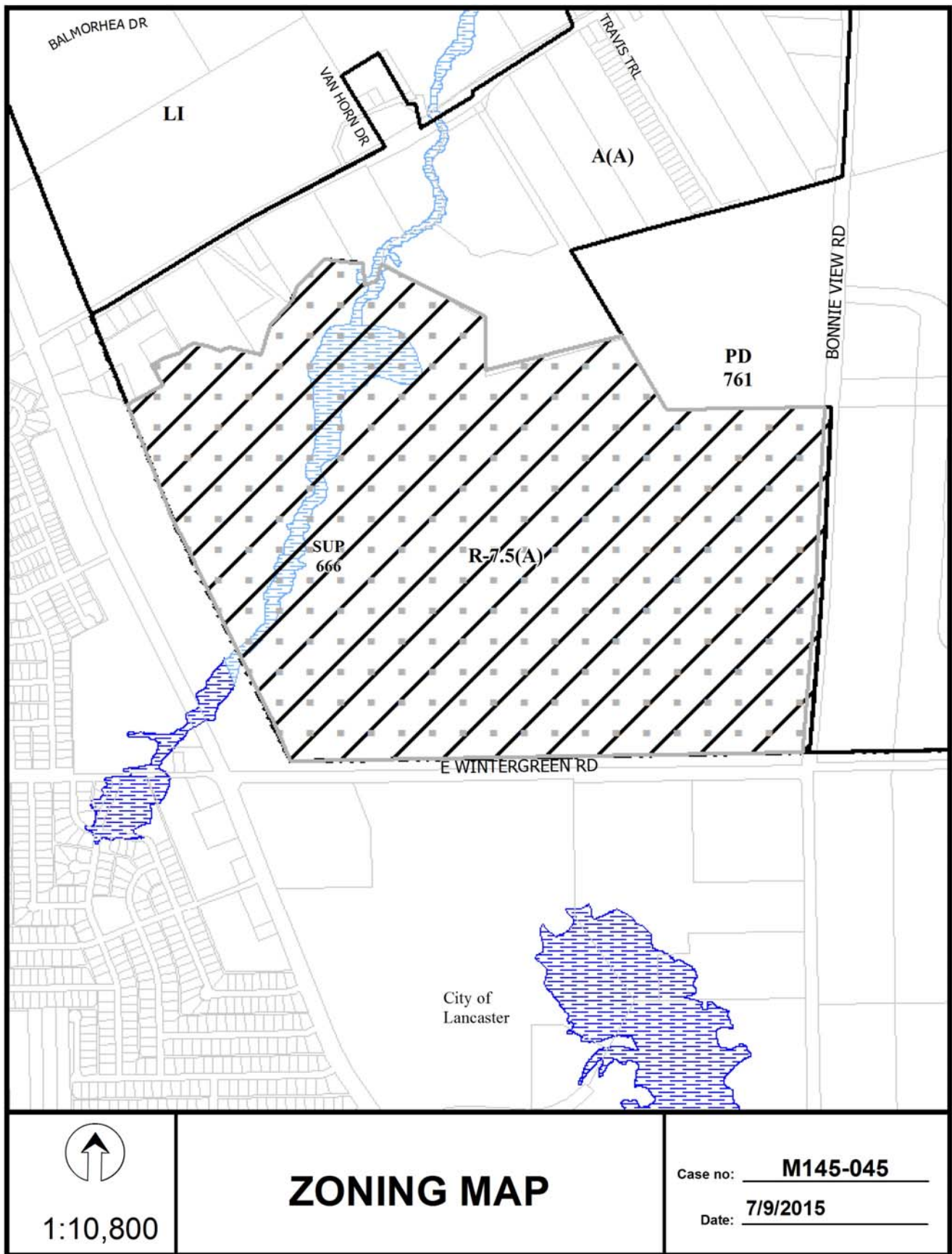
REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 666 for a College on property zoned an R-7.5(A) Single Family District in the northwest quadrant of Bonnie View Road and East Wintergreen Road.

On December 30, 1974, the City Council passed Ordinance No. 14774 which established Specific Use Permit No. 666 for a College on property at the above location. The ordinance was subsequently amended by Ordinance No. 17252 on January 6, 1982.

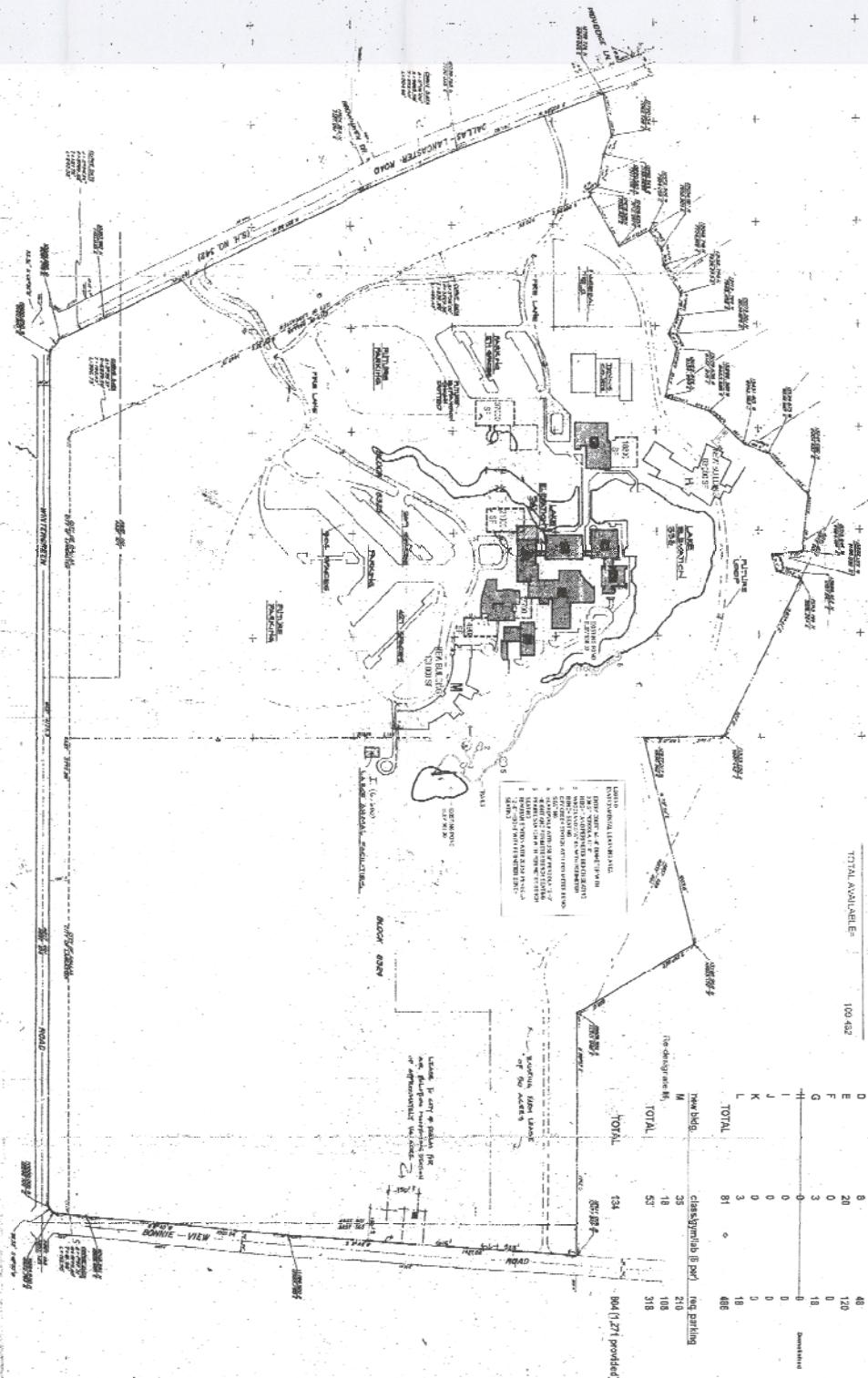
At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for various areas shade structures, gathering areas (inclusive of seating) for outside instructional programs, all of which are located centrally on the property.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval



SITE PLAN - 1" = 200'-0"

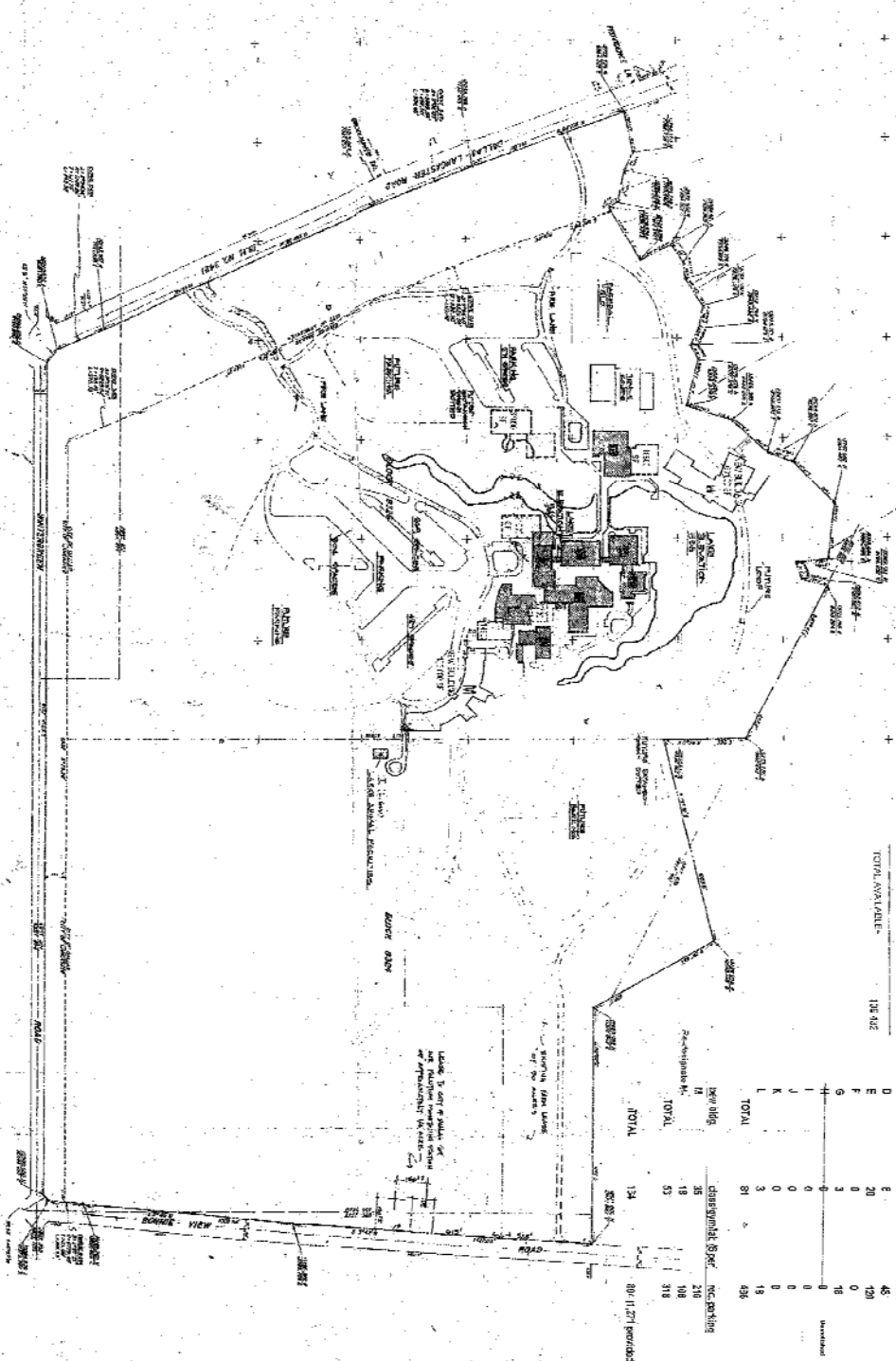


CEDAR VALLEY COLLEGE • DALLAS COUNTY COMMUNITY COLLEGE DISTRICT

Proposed Site Plan

SITE PLAN

1" = 500'-0"



BUILDING SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE	107,700
TOTAL BUILDING SQUARE FOOTAGE	6,600
PERCENT OF TOTAL	6.13%
TOTAL AVAILABLE	101,100

PERCENTAGE INFORMATION

Category	Percentage	Percentage of Total	Percentage of Total
A	100%	100%	100%
B	100%	100%	100%
C	100%	100%	100%
D	100%	100%	100%
E	100%	100%	100%
F	100%	100%	100%
G	100%	100%	100%
H	100%	100%	100%
I	100%	100%	100%
J	100%	100%	100%
K	100%	100%	100%
L	100%	100%	100%
TOTAL	100%	100%	100%

CEDAR VALLEY COLLEGE ... DALLAS COUNTY COMMUNITY COLLEGE DISTRICT



07/08/2015

Notification List of Property Owners

M145-045

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3510 TELEPHONE RD	ALLEN STEPHEN &
2	10300 LANCASTER RD	DALLAS COUNTY COMMUNITY
3	9901 BONNIE VIEW RD	DLH MASTER LAND HOLDING LLC
4	3312 TELEPHONE RD	SNEED CULVIS
5	1001 RIDGEKAP DR	HORN MARGIE
6	1003 RIDGEKAP DR	HORN PETER
7	3342 TELEPHONE RD	JONES E JEWEL &
8	3500 TELEPHONE RD	IMPERIAL INSTITUTE OF AMERICA THE
9	3258 TELEPHONE RD	BLACKBURN DOBBIE
10	341 TELEPHONE RD	HORN MARGIE R
11	3030 DALLAS AVE	DALLAS COUNTY JUNIOR
12	200 WINTERGREEN RD	LANCASTER I S D
13	1801 JEFFERSON ST	LANCASTER CITY OF
14	3100 DALLAS AVE	MIDDLETON LETA MAE
15	1999 JEFFERSON ST	LANCASTER CITY OF
16	100 WINTERGREEN RD	COFFMAN INVESTMENTS LP &
17	3342 TELEPHONE RD	MAJORS JESSIE
18	3342 TELEPHONE RD	MAJORS JESSIE

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

DOWNTOWN DISTRICT

CASE NUMBER: 1507021049

DATE FILED: November 21, 2012

LOCATION: 1201 Main Street, West elevation

SIZE OF REQUEST: 949 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 619

MAPSCO: 45P

APPLICANT: Terry Hodge

CONTRACTOR: Accent Graphics, Inc.

OWNER/TENANT: Westin Hotel

REQUEST: An application for a Certificate of Appropriateness, by Terry Hodge of Accent Graphics, Inc., for a 949-square foot upper level attached sign at 1201 Main Street. (West elevation)

SUMMARY: The applicant proposes to erect an upper level attached sign that reads, "WESTIN" on the west elevation. (Griffin St.)

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

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown SPSPD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The upper level sign area is 3,600 sq. ft. X 30% =1,080. The proposed sign is 949 square feet. It will be located on the west elevation (Griffin Street), approximately 490 feet above grade. Signage will be constructed of fabricated aluminum with remote channel letters that will be internally lit white LEDs.
- Construction of the upper level attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911. ATTACHED PREMISE SIGNS:

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(3) The total effective area for all signs on a facade may not exceed:

(A) 30 percent of the area in the lower level sign area;

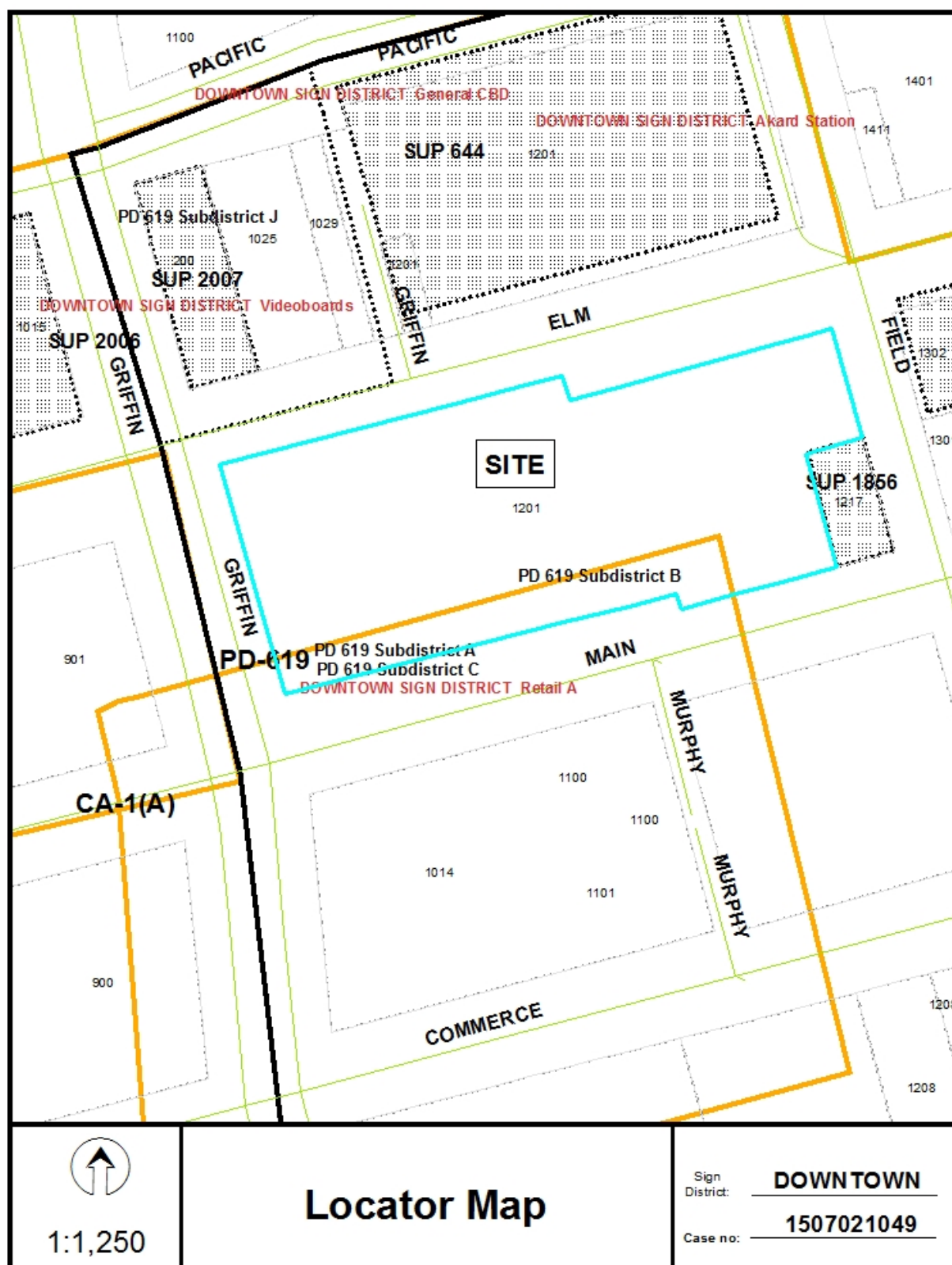
(B) 20 percent of the area in the middle level sign area; and

(C) 30 percent of the area in the upper level sign area.

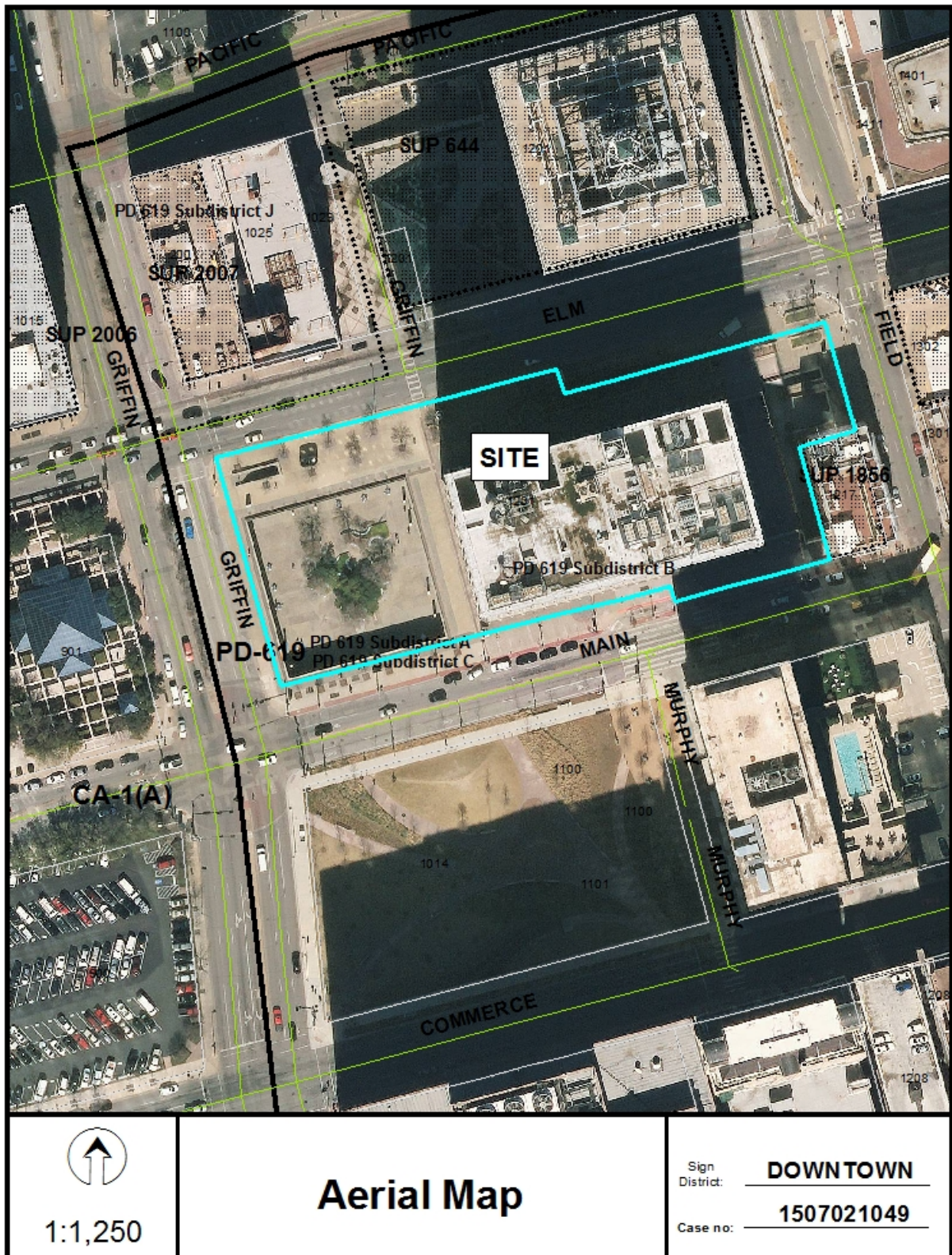
Projecting attached signs are not included in these effective area calculations. See additional restrictions on sign area in the provisions for specific sign types.

(4) Except as provided in this paragraph, attached signs may not project more than four feet above the roof line. Attached signs in the Convention Center Subdistrict may not project more than nine feet above the roof line.

(5) Attached premise signs may be videoboard signs, provided that the message content concerns businesses on the premise which are open for business for a minimum of 50 weeks per year with employees present a minimum of 30 hours per week. For operational and maintenance requirements, see Section 51A-7.910.



Date: July 14, 2015



Date: July 14, 2015



Burton Signworks Inc.
609 Junction Street
Mount Airy, North Carolina 27030
Phone: 336-789-0090
Fax: 336-789-0091
Toll Free: 800-478-8333

Title: Westin Hotels & Resorts

Location:
201 Main St.
Dallas, TX 75202

Sales: Chip Boyce
Prog. Manager: Monica Everhart
Date: 1/22/15

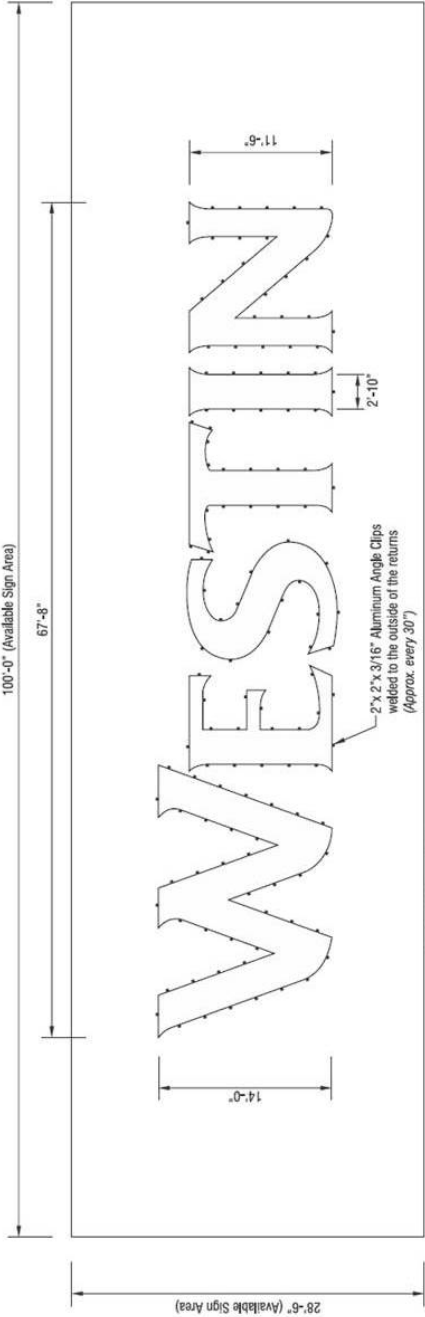
Dwg #: WEST-12215-12-R1
Designer: TV
Scale: As Noted
Page: 1
Quote ID #: 013600
Drawing Type: Concept

Revisions:
R1 by TM per Sherri Chambers
6-23-15
Changed specs to add new side detail.

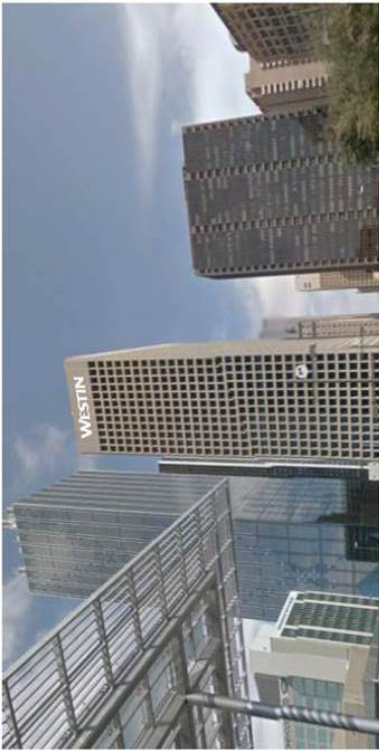
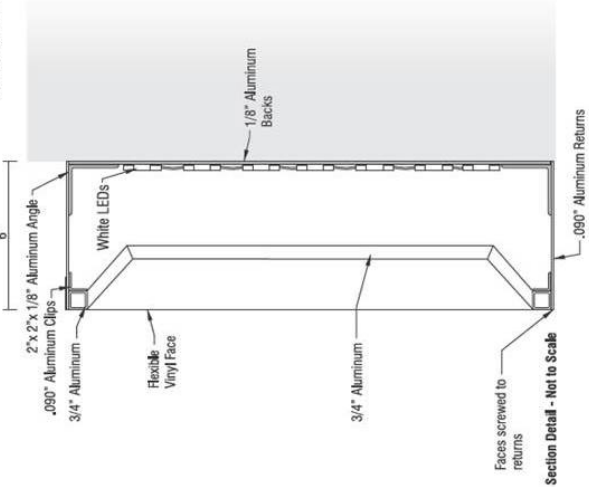
Approved by Customer:



This is an original unpublished drawing, created by Burton Signworks, Inc. It is the property of Burton Signworks, Inc. It is to be used only for the project specified and is not to be reproduced or modified in any manner without the express written consent of Burton Signworks, Inc.



Scale: 1/8" = 1'-0"



Proposed West Elevation

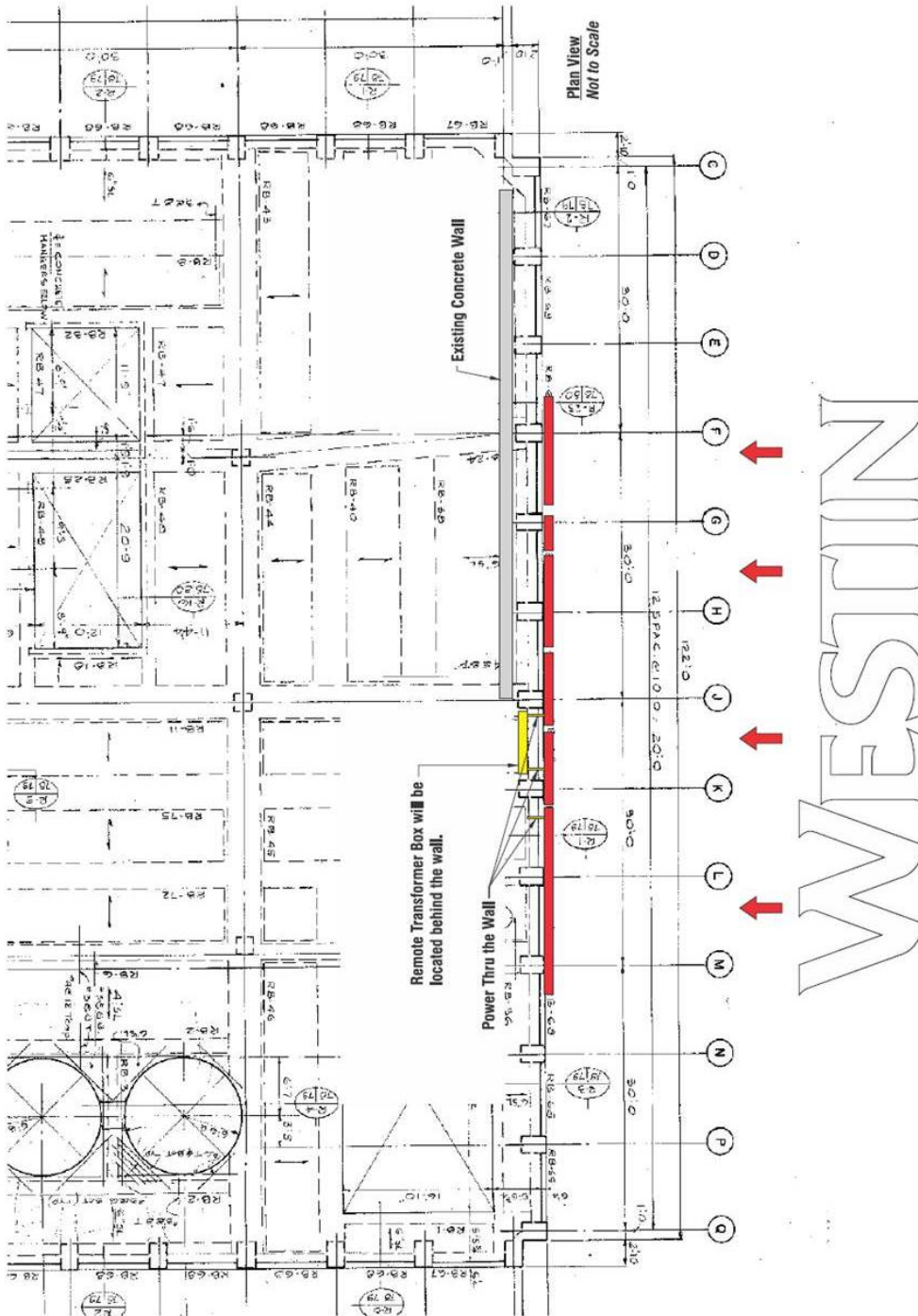
Not to Scale



Letters	Sections	Modules	Watts	Power supply
W	1	218	143.88	3
	2	130	85.8	2
	3	218	143.88	3
	4	196	129.36	3
E	5	143	94.38	2
	6	120	79.2	2
S	7	162	106.92	2
	8	155	102.3	2
	9	97	64.02	2
T	10	149	98.34	2
	11	176	116.16	2
I	12	144	95.04	2
	13	153	100.98	2
	14	143	94.38	2

 <p>10 Technology Drive Providence, RI 02960 Phone: 401-851-1000 Fax: 401-851-1001 www.ili-tech.com and lighttech.com</p>	<p>Date: 04-06-15</p> <p>Revisions: 00</p> <p>Drawing #: WESTIN</p>
<p>Scale: 3/16" = 1'</p> <p>Location: _____</p>	<p>Preparation and Coordination</p> <p>The information contained in this drawing is the property of International Light Technologies. Any reproduction or use in a form without the written permission of International Light Technologies is prohibited.</p>

 Burton Signworks Inc. 600 Junction Street PO Box 1306 Mount Airy, North Carolina 27030 Phone: 336-798-0090 Fax: 336-798-0091 Toll-Free: 800-478-8333	
Title: Westin Hotels & Resorts	
Location: 201 Main St. Dallas, TX 75202	
Sales: Chip Boyco	
Prog. Manager: Monica Everhart	
Date: 1/22/15	
Dwg #: WEST-12215-12-R1	
Designer: TV	
Scale: As Noted	
Page: 2	
Quoted ID #: 013600	
Drawing Type: Concept	
Revisions: R1 by TM per Sherri Chambers 6-29-15 Changed specs to add new side detail.	
Approved by Customer:	
	



LOCATION: Community Drive from Denton Drive to Larga Drive

COUNCIL DISTRICT: 2, 6

MAPSCO: 23X, Y; 33B
CONTACT: Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

SUMMARY

The Public Works Department is requesting an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive. The City of Dallas is designing a sustainable street that places emphasis on creating a complete multi-modal street system that facilitates walking, bicycling, as well as automobile use. The new design will improve connectivity for pedestrians and bicyclists to the DART Bachman Station and the surrounding development. Staff has determined that a reduction in the number of travel lanes is appropriate and the proposed cross section can accommodate both existing and projected traffic volumes.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

July 23, 2015
Recommendation Approval

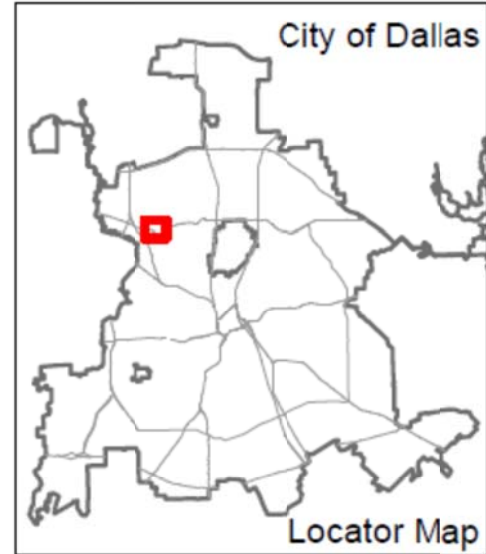
MAP

Attached

Community Drive

Denton Drive to Larga Drive

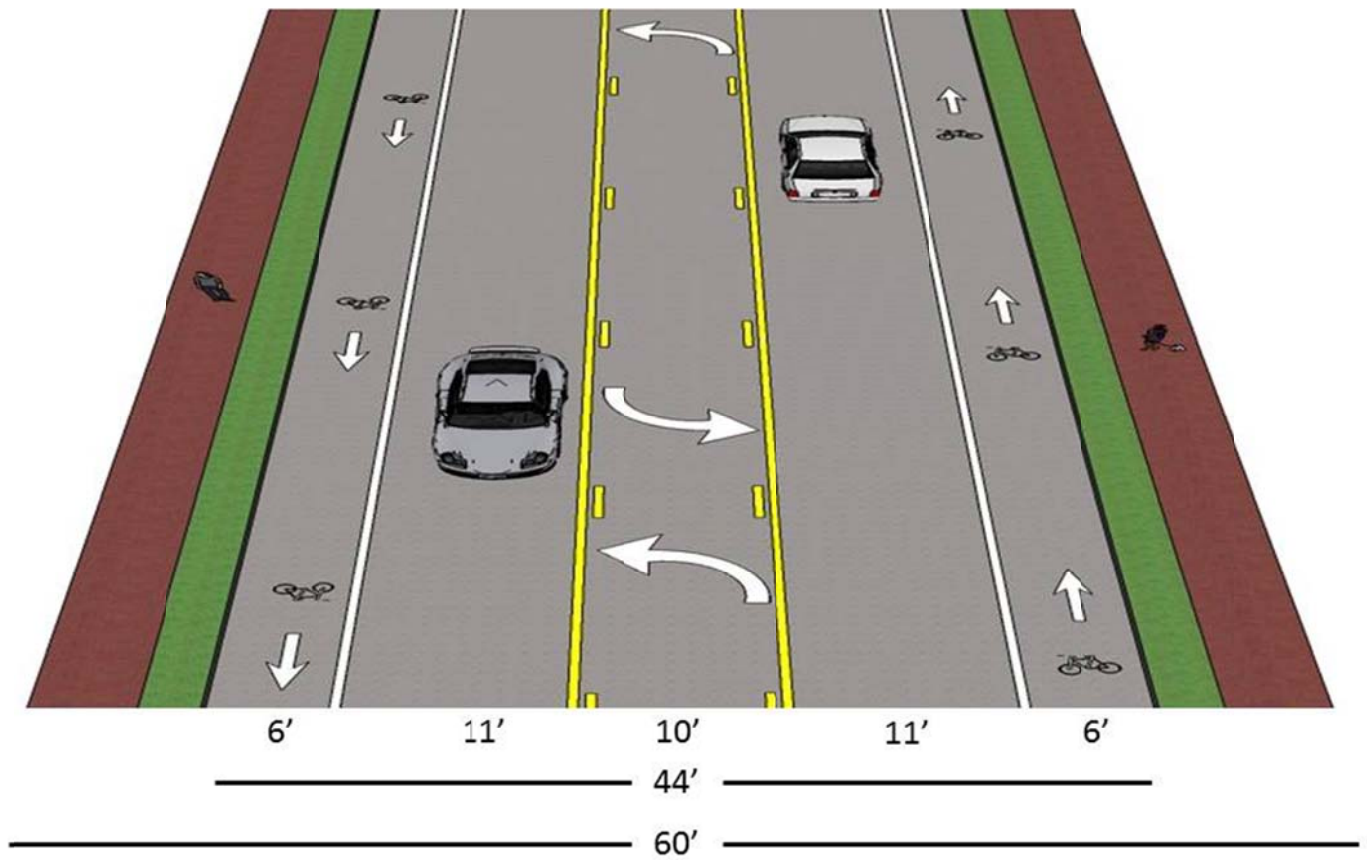
Council District: 2, 6
MAPSCO: 23X, Y, 33B



Thoroughfare Plan Amendment Map



Community Drive
Denton Drive to Larga Drive
2 Lanes Undivided Roadway with Center Turn Lane and Bicycle Lanes



LOCATION: Hawkins Street from Canton Street to Commerce Street

COUNCIL DISTRICT: 2

MAPSCO: 45M

CONTACT: Tanya Brooks

REQUEST

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street.

SUMMARY

Canton Commerce Partners, Ltd. has requested an amendment to delete Hawkins Street from the CBD Streets and Vehicular Circulation Plan to facilitate their planned residential development in the Farmers Market Area. The developer is proposing to construct 38 townhomes on property fronting on Canton Street and does not intend to take access from the proposed Hawkins Street, which is currently designated but unbuilt. The proposed development aligns with requirements outlined in the Farmers Market Special Purpose District, PD 357.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to delete Hawkins Street from Canton Street to Commerce Street from the Central Business District Streets and Vehicular Circulation Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

July 23, 2015
Recommendation Approval

MAPS

Attached

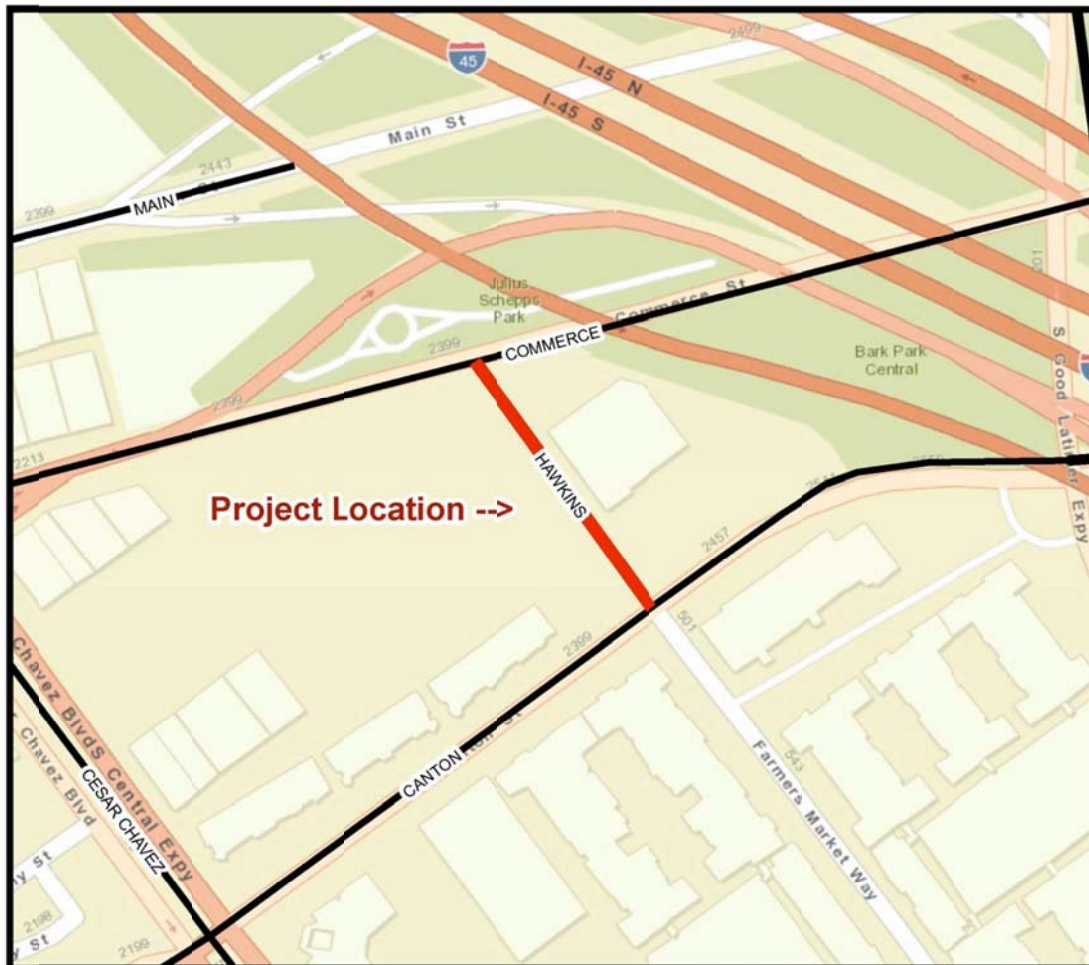
Hawkins Street

Canton Street to Commerce Street

Council District: 2

MAPSCO: 45M

Central Business District
Streets and Vehicular Circulation Plan
Amendment Map



FILE NUMBER: Z134-325(DL)

DATE FILED: August 29, 2014

LOCATION: North Corner of Reagan Street and Brown Street

COUNCIL DISTRICT: 2

MAPSCO: 35W

SIZE OF REQUEST: ±43,445 Sq. Ft.

CENSUS TRACT: 5.00

APPLICANT/OWNER: Resource Center Dallas

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On January 13, 1999, the City Council approved Specific Use Permit No. 1376 for a community service center for a ten-year period with the eligibility for automatic renewals for additional ten-year periods. The purpose of this request is to allow the existing establishment [The Resource Center] to continue operation. The amendment would reflect a reduction in the number of off-street parking spaces provided on-site and to allow for the realignment of landscaping. The site is currently developed with two existing buildings providing a cumulative floor area of ±11,493 square feet.

STAFF RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site/landscape plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The landscape buffers along Reagan Street and Brown Street, as well as the alley at the northern border of the property, provide for separation between the existing community service use and from the abutting and surrounding multiple-family residential uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing use contributes to the area of request and adjacent properties by providing health services to the general public in the neighborhood.
3. *Not a detriment to the public health, safety, or general welfare* – The existing use has not been detrimental to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards of Planned Development District (PDD) No. 193 and Planned Development Subdistrict No. 30 within PDD No. 193.

Zoning History:

1. **Z145-108(OTH)** On April 22, 2015, the City Council approved Ordinance No. 29709, which created Planned Development District No. 940, a nonresidential zoning district.
2. **Z134-202(WE)** **SUP No. 2085.** On June 25, 2014, the City Council approved a Specific Use Permit for a bank or savings and loan office with drive-in window services for a ten-year period with the eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.
3. **Z123-199(WE)** On June 12, 2013, the City Council approved Ordinance No. 29033, which created Planned Development Subdistrict No. 78 within Planned Development District No. 193, a residential zoning district.
4. **Z078-216(OTH)** **SUP No. 1744.** On January 28, 2009, the City Council approved a Specific Use Permit for a bank or

savings and loan office with drive-in window services for a ten-year period with the eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Brown Street	Minor Arterial	50 feet
Reagan Street	Minor Arterial	60 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it has not significantly impacted the surrounding roadway system.

Comprehensive Plan:

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in an Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The site is located within a predominantly residential neighborhood, specifically a multiple-family one. Chapter 51A of the Dallas Development Code defines a community service center as follows: "A multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the

public.” The existing use provides health related services to the public and is allowed with a specific use permit in the underlying zoning district. A specific use permit allows the City to continue to evaluate the compatibility of the use with the surrounding residential district and to recommend conditions that will ensure the continued compatibility with the abutting and surrounding area.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 193 & PDS No. 30	Community Service Center
North	PDD No. 193 (MF-2)	Multiple-Family Residential
East	PDD No. 193 (MF-2), PDD No. 193 (MF-3), & PDS No. 84	Multiple-Family Residential
South	PDD No. 193 (MF-2), PDD No. 193 (P), and PDS No. 48	Multiple-Family Residential
West	PDD No. 193 (MF-2) & PDS No. 78	Multiple-Family Residential

Land Use Compatibility:

The ±43,445-square-foot site is developed with a community service center use and is abutted and surrounded by multiple-family uses. The applicant's request for renewal of Specific Use Permit No. 1376 will allow the continued operation of the existing community service center [The Resource Center]. The applicant has identified both buildings of the existing use as providing approximately 11,493 square feet of floor area, which requires 57 off-street parking spaces. The city council approved conditions require that 62 off-street parking spaces be provided. Currently, there are 56 off-street parking spaces provided on-site. The applicant requests that the text and the site plan of the ordinance be amended to reflect what is currently provided on site. The applicant has also amended the city council approved site/landscape plan to allow for the realignment of landscaping.

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 renewal complies with the guiding criteria for consideration of an SUP. Based on staff's analysis of the site, the existing built environment, and the specific detail of the operation in the locations noted on the site and landscape plan, staff has determined the renewal to be appropriate.

Parking:

Pursuant to §51A-4.204(7)(C), a community service use requires one space per 200 square feet of floor area. Based on documentation provided by the applicant, the buildings contain a cumulative floor area of $\pm 11,493$ square feet. Therefore, 57 off-street parking spaces are required on the building site. However, according to Planned Development District No. 193, a screened dumpster that also meets required setbacks and landscaping requirements may receive credit for an off-street parking space reduction. The applicant is requesting that condition number four, which reads, "A minimum of 62 off-street parking spaces must be provided and located as shown on the attached site plan," be amended to require a minimum of 56 off-street parking spaces.

Landscaping:

Landscaping of any development will be in accordance with Part I, as amended. However, the applicant's request will not trigger any Part I requirements, as no new construction is proposed on the site.

List of Partners/Principals/Officers

Resource Center Dallas

President

Laurie Foley

President-Elect

Chuck MarLett

Secretary

Lauren Mutti

Treasurer

Rick Thompson

Other Members of the Governing Board

John E. Dirba, CMM

Gary Fraundorfer

Brett Gray

David Hardt

Ezra Litton

John McDowell

Deborah McMurray

Linda Moore

Maeve O'Connor

Gregory Pynes

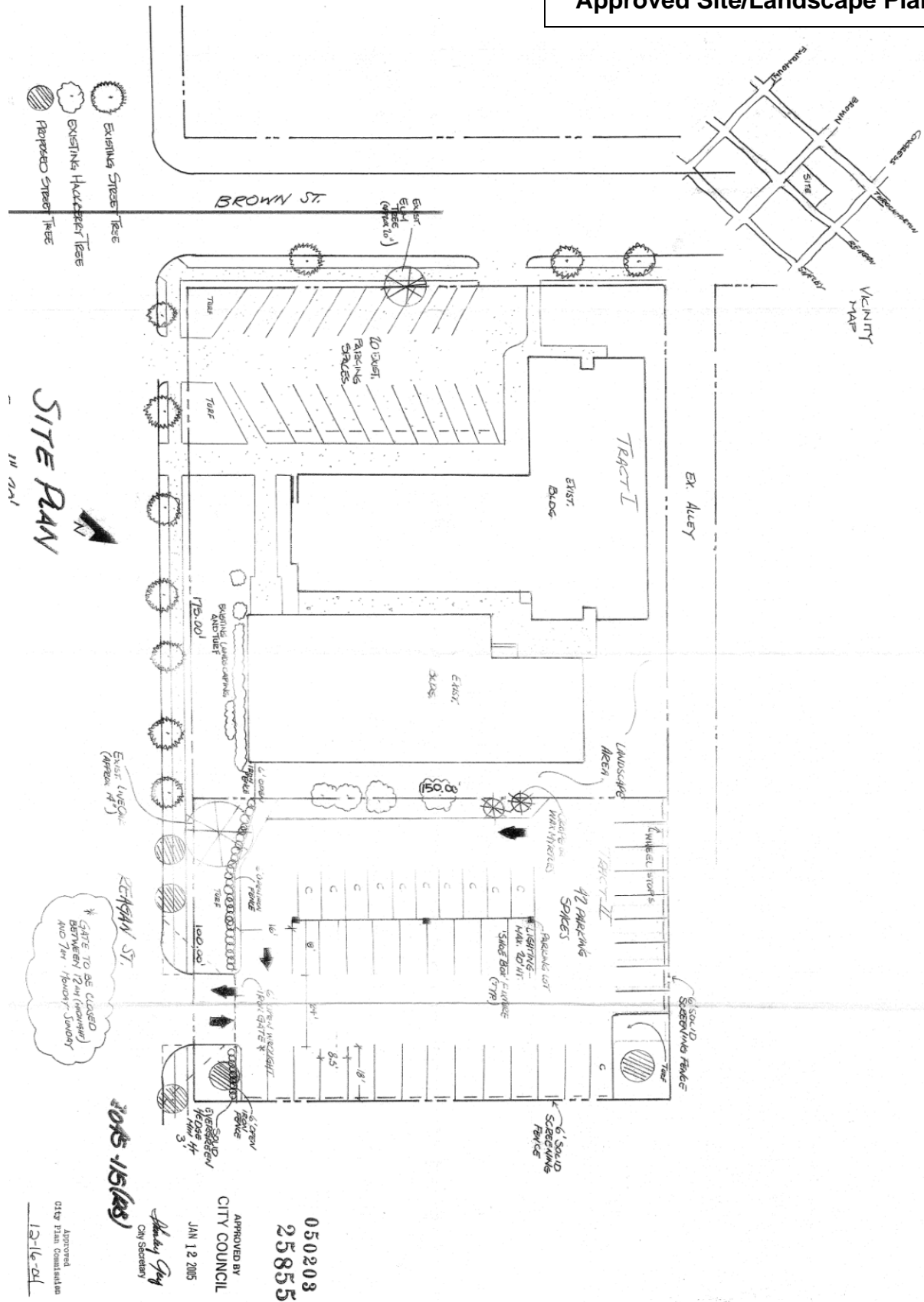
Melissa Romig

Ray Switzer

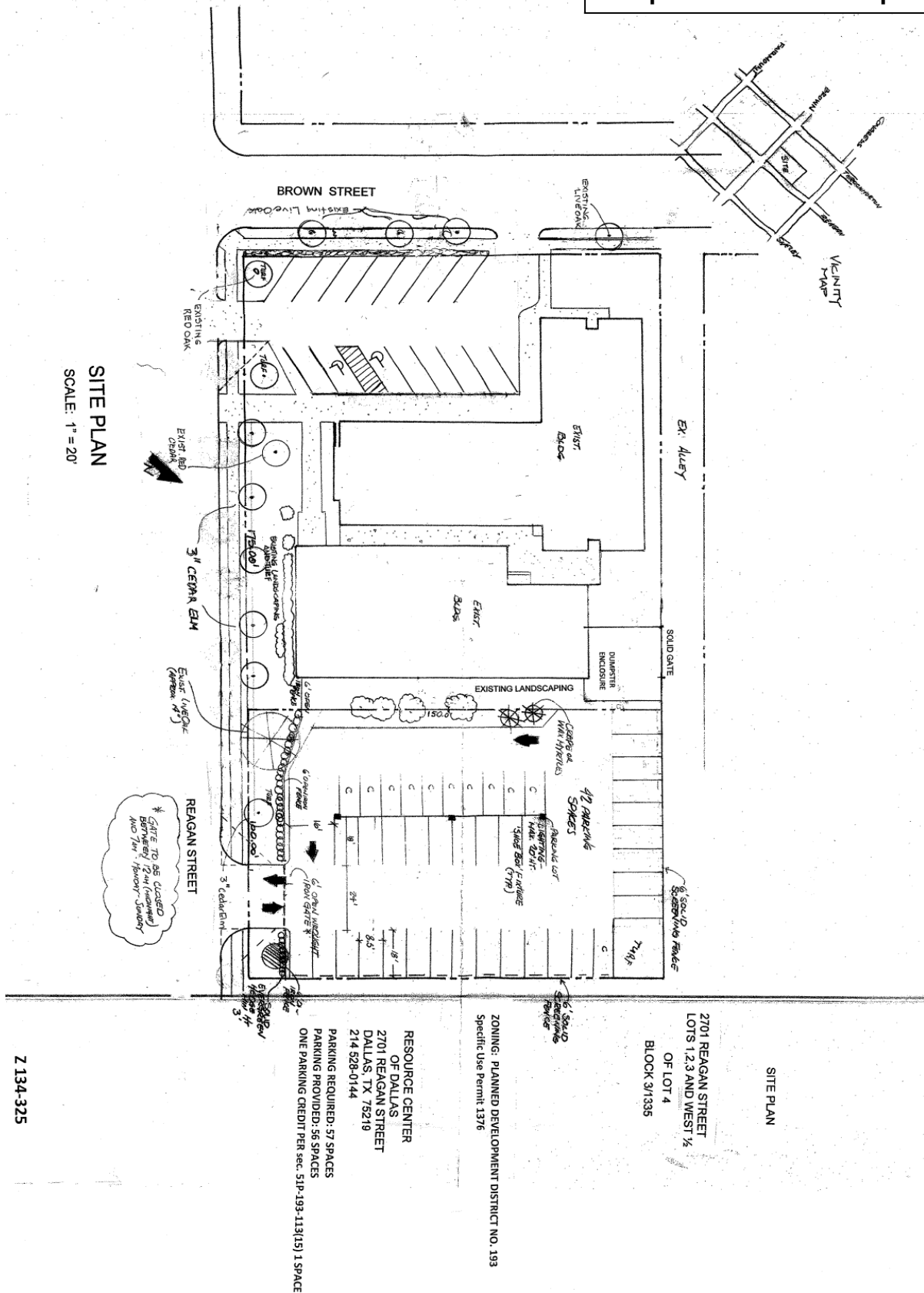
**Z134-325
SUP Conditions**

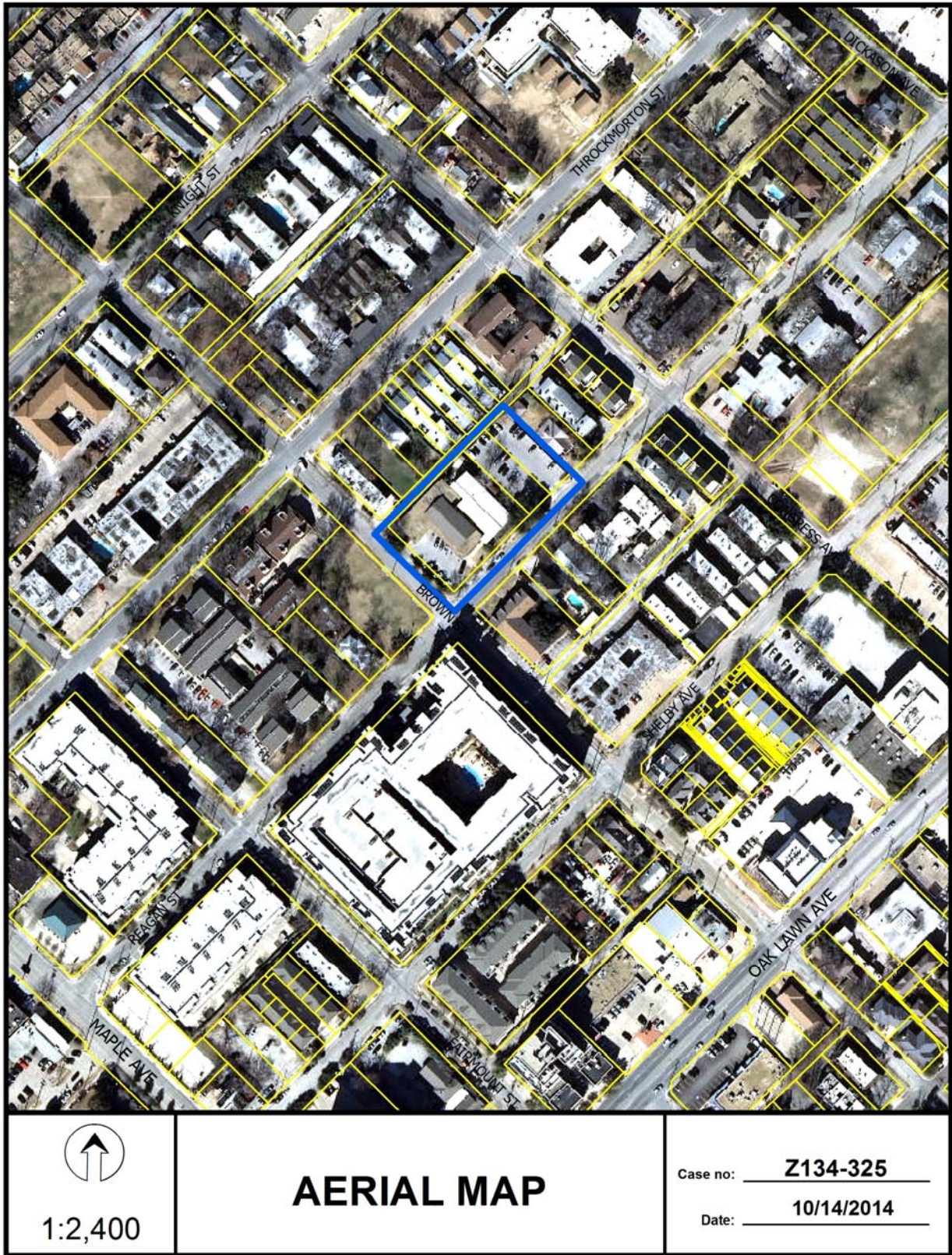
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE AND LANDSCAPE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a _____ (ten years), and is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A ~~CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE,"~~ of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. PARKING: A minimum of ~~62~~ 56 off-street parking spaces must be provided and located as shown on the attached site plan.
5. SCREENING: Screening must be provided as shown on the attached site plan.
6. LANDSCAPING: Landscaping for Tract I must be provided as shown as the attached site plan. Landscaping for Tract II must be provided prior to the final inspection for improvements on Tract II. All plant materials must be maintained in a healthy, growing condition at all times.
7. GATE CLOSURE: The access gate crossing the drive approach along the Reagan Street frontage must be secured between the hours of midnight and 6:00 a.m, Monday through Sunday.
8. MAINTENANCE: The Property ~~entire premises~~ must be properly maintained in a state of good repair and neat appearance.
9. 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.

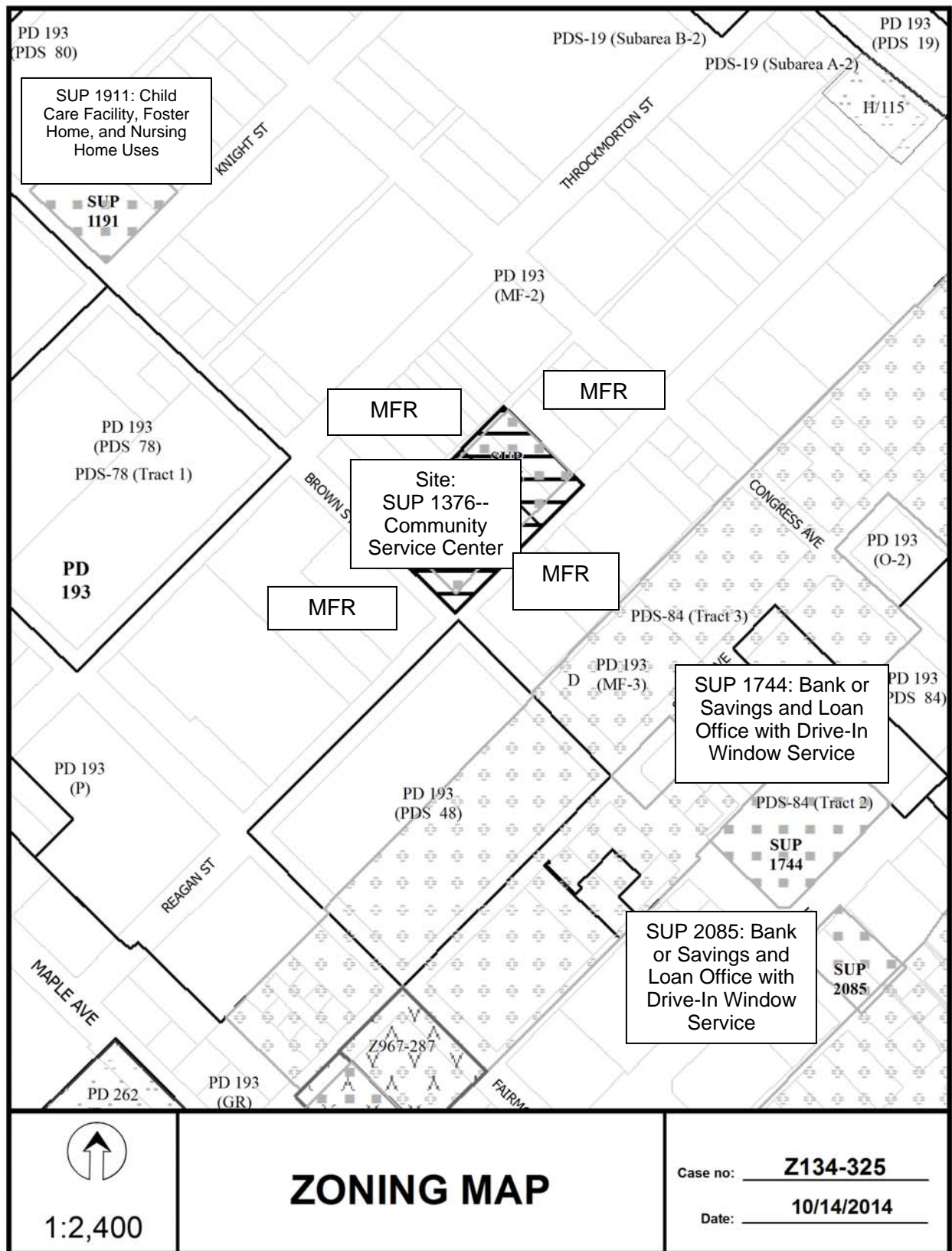
Approved Site/Landscape Plan

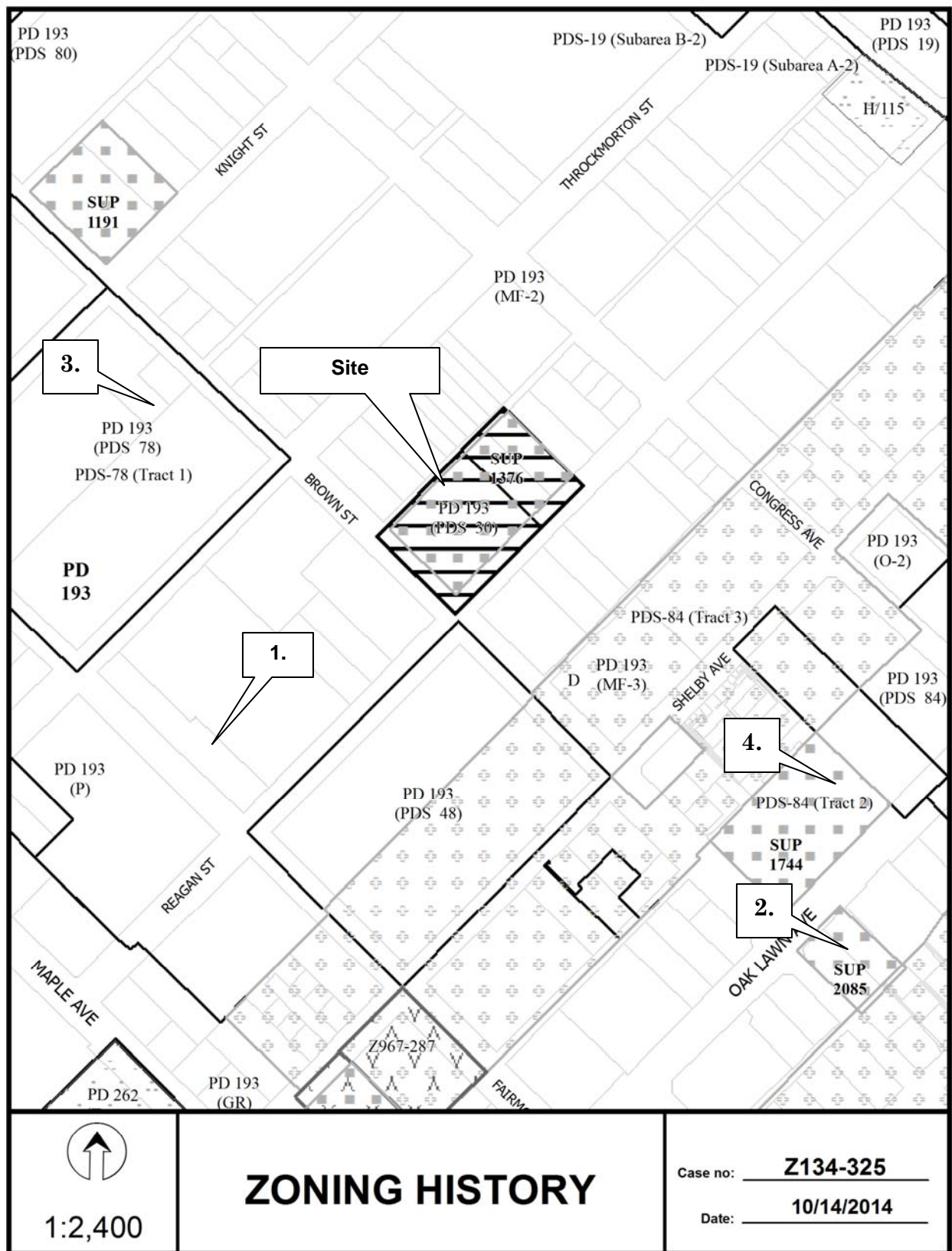


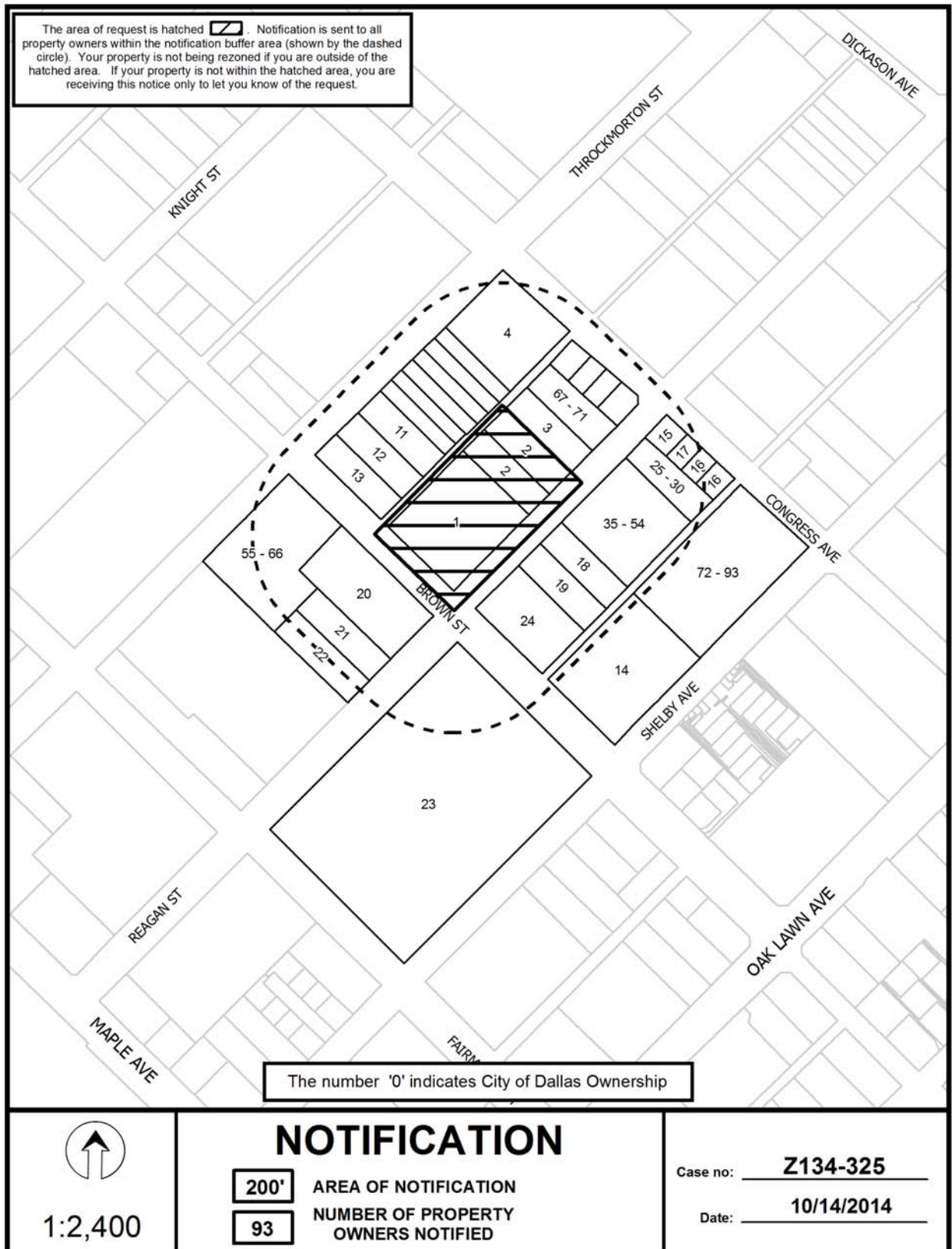
Proposed Site/Landscape Plan











10/14/2014

Notification List of Property Owners
Z134-325

93 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2701 REAGAN ST	RESOURCE CENTER OF DALLAS INC
2	2715 REAGAN ST	RESOURCE CENTER
3	2719 REAGAN ST	CLARK JAMES B &
4	2734 THROCKMORTON ST	BLUE FIN PARTNERS INC
5	2716 THROCKMORTON ST	MARTIN ROBERT GLEN &
6	2716 THROCKMORTON ST	ATCHESON FRANK
7	2714 THROCKMORTON ST	LEE JEFREY M
8	2714 THROCKMORTON ST	ASAFF JAMES H
9	2712 THROCKMORTON ST	CHILDS TYLER J
10	2712 THROCKMORTON ST	NUNNS EDWARD S JR
11	2710 THROCKMORTON ST	RODRIGUEZ ISAAC ALVA
12	2706 THROCKMORTON ST	BAUM EDWARD M
13	4040 BROWN ST	4040 BROWN STREET LLC
14	2707 SHELBY AVE	DSIHGA LLC
15	3915 CONGRESS AVE	ROSE JAMES E
16	3915 CONGRESS AVE	MARTIN STEVEN R
17	3915 CONGRESS AVE	LUDWIG MARK T
18	2714 REAGAN ST	REINFELD CAROLYN M
19	2708 REAGAN ST	DILDINE ROBERT D
20	2631 REAGAN ST	PINAR INC
21	2627 REAGAN ST	MAYORGA HAYDEE
22	2621 REAGAN ST	BATTLES ROBERT MORGAN
23	2626 REAGAN ST	IMT CAPITAL SEVILLE LP
24	2706 REAGAN ST	MANSOUR INTERESTS INC
25	2728 REAGAN ST	MARTINEZ SANTOS & MARIA
26	2728 REAGAN ST	LUCAS KARIN

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2728 REAGAN ST	MACDONALD ARIANNE LINSLEY & EWAN GRAEME
28	2728 REAGAN ST	CARMONA NICHOLAS
29	2728 REAGAN ST	BROSIUS MURRAY T JR
30	2728 REAGAN ST	WILLIAMS TERRY WAYNE
31	4039 CONGRESS AVE	GIKAS BRENDA C
32	4039 CONGRESS AVE	SANTOSUOSSO JEFFREY M & TARA L
33	4039 CONGRESS AVE	BURNETT BROOKE
34	4039 CONGRESS AVE	BERGGREN BARBARA A
35	2720 REAGAN ST	BELL JAMES HALL
36	2720 REAGAN ST	BELL JAMES H
37	2720 REAGAN ST	TUTT STEVEN J
38	2720 REAGAN ST	REYNOSO EZEQUIEL &
39	2720 REAGAN ST	HERBERT ROBERT A
40	2720 REAGAN ST	RAY JUAN ALBERTO
41	2720 REAGAN ST	SMITH THOMAS S JR TR &
42	2720 REAGAN ST	LESZINSKI SLAWOMIR TRUST
43	2720 REAGAN ST	THOMAS WOODROW W
44	2720 REAGAN ST	CAMPBELL MARIE
45	2720 REAGAN ST	HERBERT ROBERT A
46	2720 REAGAN ST	LAWSON MARK
47	2720 REAGAN ST	MATHISON ROBERT
48	2720 REAGAN ST	ANDERSON JONATHAN &
49	2720 REAGAN ST	TUCKER DAN
50	2720 REAGAN ST	REAGAN 2720 102 LAND TRUST
51	2720 REAGAN ST	STRUNK APRIL &
52	2720 REAGAN ST	MILSTEAD JAN
53	2720 REAGAN ST	MALDONADO BENITO JR
54	2720 REAGAN ST	BARAJAS NICOLAS
55	2660 THROCKMORTON ST	HORAN LORRAINE A TR
56	2662 THROCKMORTON ST	DARLEY ROBERT C ESTATE OF
57	2664 THROCKMORTON ST	SHEPHERD JANET

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2674 THROCKMORTON ST	MORRISS JAMES A ETUX
59	2678 THROCKMORTON ST	SHEPHERD JANET SUE
60	2680 THROCKMORTON ST	CHRISTIANSSEN DEREK
61	2682 THROCKMORTON ST	VANGOOL ALFRED &
62	2686 THROCKMORTON ST	HEYLAND EDWARD &
63	2688 THROCKMORTON ST	TRUMAH LLC
64	2690 THROCKMORTON ST	MARTIN JUSTIN A
65	2694 THROCKMORTON ST	LEE KELLY S L
66	2696 THROCKMORTON ST	ULRICH CLIFF
67	2727 REAGAN ST	2727 REAGAN LLC
68	2727 REAGAN ST	FREEMAN SCOTT GEORGE
69	2727 REAGAN ST	TERRY MILES A
70	2727 REAGAN ST	APODACA DONNIE M II
71	2727 REAGAN ST	RALSTON ASHLEY
72	2727 SHELBY AVE	WESTBROOK LAFAY
73	2727 SHELBY AVE	NARVARTE ANTONIO
74	2727 SHELBY AVE	NARVARTE ANTONIO &
75	2727 SHELBY AVE	ROMANIELLO MICHAEL
76	2727 SHELBY AVE	PAUNER ROGER LEE
77	2727 SHELBY AVE	ALTOM JEANA
78	2727 SHELBY AVE	ELEY GARY TALBERT
79	2727 SHELBY AVE	DOUBET ALEXANDER W
80	2727 SHELBY AVE	GUY STANLEY E &
81	2727 SHELBY AVE	KELLY BRIAN K
82	2727 SHELBY AVE	KUEHNE JOHN W
83	2727 SHELBY AVE	LESZINSKI SLAWOMIR
84	2727 SHELBY AVE	KROL FLORENCE D
85	2727 SHELBY AVE	OLSON DREE A
86	2727 SHELBY AVE	SHAFFER ALAN
87	2727 SHELBY AVE	YIN LONGDA
88	2727 SHELBY AVE	BAKER SUZANNE

Z134-325(DJ)

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2727 SHELBY AVE	CORTEZ SANTOS
90	2727 SHELBY AVE	HOSSEINY NEDA
91	2727 SHELBY AVE	HARROD J MICHAEL TR
92	2727 SHELBY AVE	BURT TERRY W
93	2727 SHELBY AVE	GOODREAU DARRIN LEE

FILE NUMBER: Z145-195 (AF) **DATE FILED:** March 23, 2015

LOCATION: Southwest corner of Royal Lane and Brockbank Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 23F

SIZE OF REQUEST: Approx. 0.199 acres **CENSUS TRACT:** 97.01

APPLICANT / OWNER: Edward Ellefson

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District located on the southwest corner of Royal Lane and Brockbank Drive.

SUMMARY: The intent of the applicant is to build a restaurant. However, all uses within NS(A) would be permitted.

STAFF RECOMMENDATION: Hold under advisement to August 20, 2015

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The residential adjacency regulations in Chapter 51A of the Dallas Development Code will limit the height of any future structures structure, location of parking, and will necessitate increased screening in the form of fencing and/or landscaping. The NS district is designed to accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.
2. *Traffic impact* – The surrounding street system can accommodate the zoning request. The prohibition of drive-through windows is anticipated to mitigate any potential compatibility conflicts with the adjoining neighborhood.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Neighborhood Building Block and is in compliance with the Comprehensive Plan.

Zoning History: There have not been recent zoning cases in the area over the past 5 years.

COMPREHENSIVE PLAN: The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

The location of the zoning at the edge of a neighborhood and on a main thoroughfare provides an opportunity to provide local services envisioned in the plat. The zoning is in compliance with the forwardDallas! Comprehensive Plan.

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN

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.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	IR	General merchandise or food store < 3500 SQ. FT.
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	PD 447	Multi Family

Land Use Compatibility: The 0.199 acre site is currently developed with a +/-1,600-square-foot single family home. The overall land use pattern portrays the dense uses along the north and south side of Royal Lawn. The intersection of Royal Lane and Brockbank Drive delineate the nexus where a variation of land uses meet. East and south of the property is predominately single family residential, multi-family and retail uses are located to the west and north of the property. Located on the southwest corner of this intersection, the subject property is consistent with the land use pattern and will serve as a buffer separating the dense land uses and the residential neighborhood. The development potential is limited because it is directly adjacent to residential uses. The residential adjacency will limit the height of the structure, location of parking, and will necessitate increased screening.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NS (A)	15'	20'	.5 FAR	30'	40%		Retail & personal service, office

Landscaping:

Additional pavement on the site could trigger landscaping requirements from Article X.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Royal Lane	Major Arterial	60 ft.	60 ft.
Brockbank Dr	Minor Arterial	60 ft.	60 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

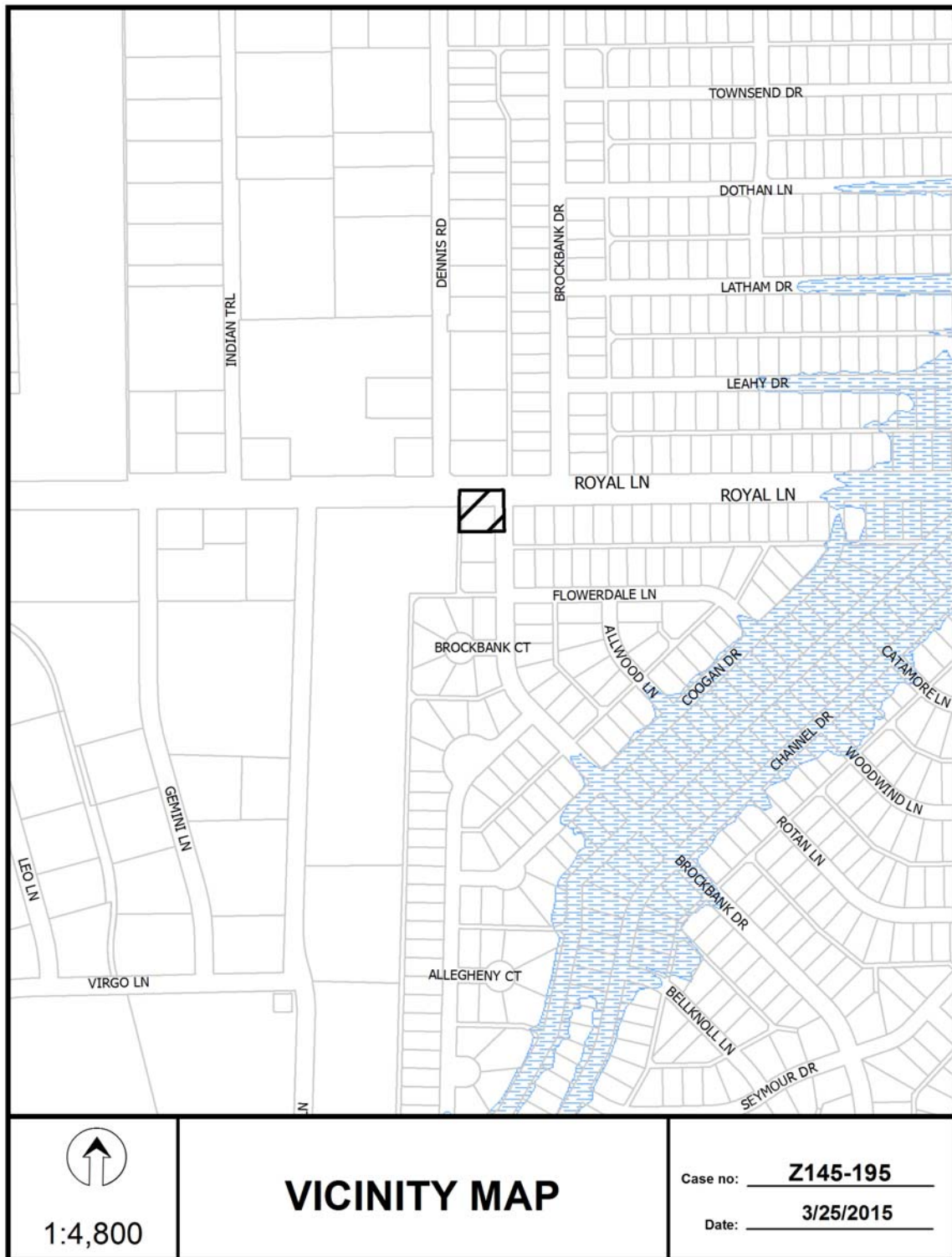
Parking:

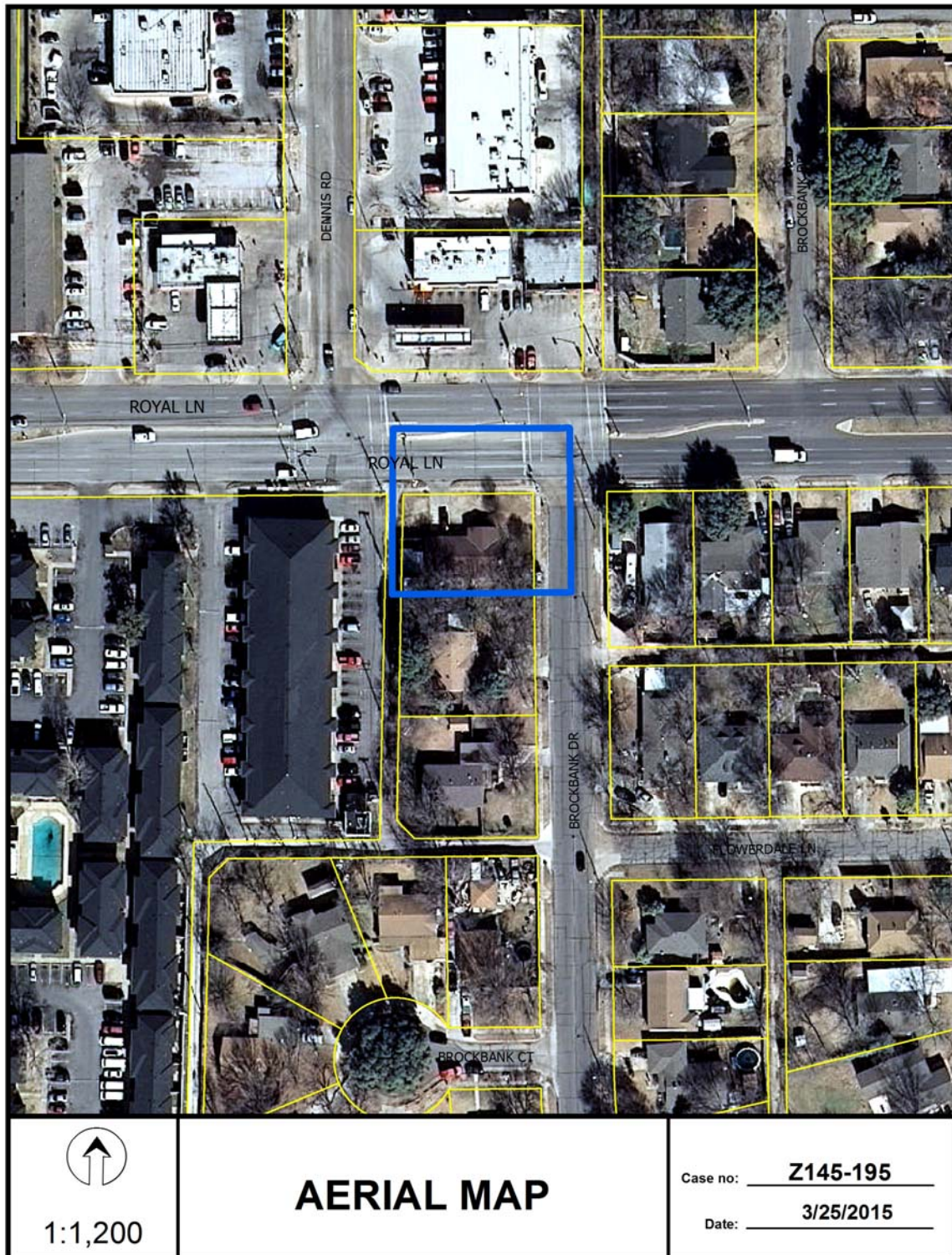
Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

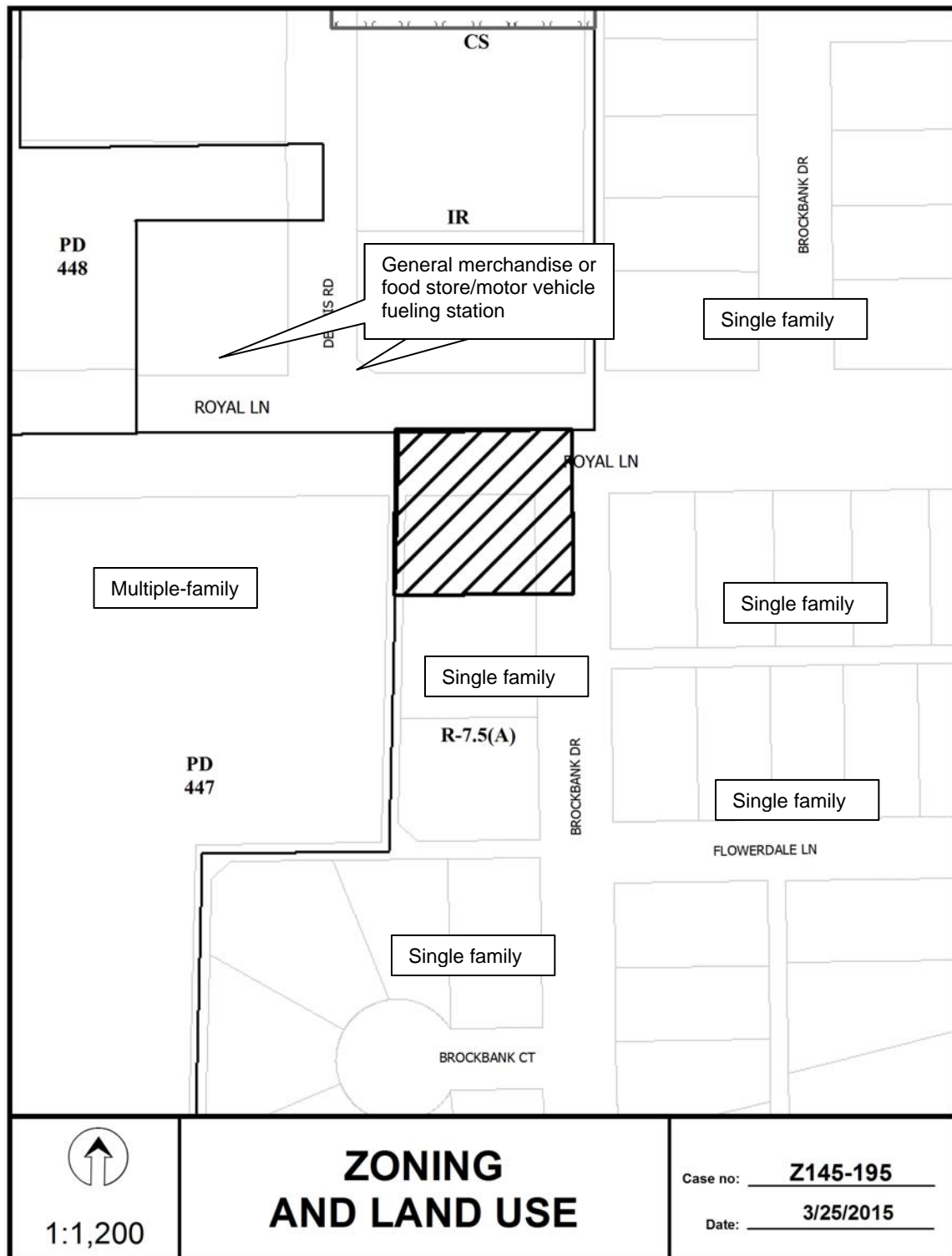
Z145-195(AF)

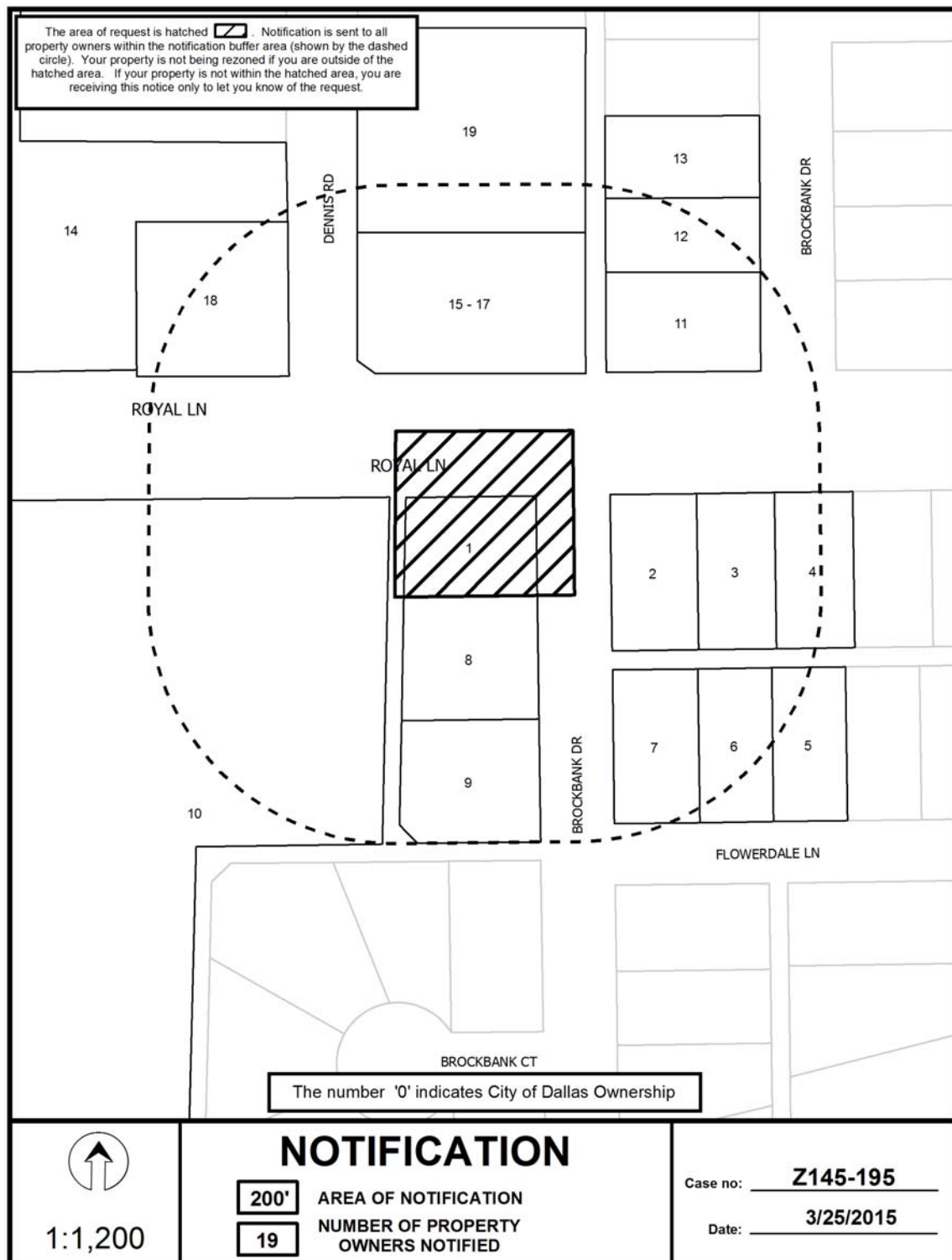
LIST OF OFFICERS

Owner: Edward Ellefson









03/25/2015

Notification List of Property Owners***Z145-195******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2858 ROYAL LN	GARCIA JOSE & LETICIA
2	2904 ROYAL LN	JOHNSTON MARK
3	2908 ROYAL LN	ROCHA DAVID
4	2912 ROYAL LN	DUARTE MANUEL & NORMA
5	2915 FLOWERDALE LN	QUIROZ CONRAD
6	2909 FLOWERDALE LN	QUIROZ LEONEL
7	2905 FLOWERDALE LN	RAMOS MACEDONIO & MARIA
8	10785 BROCKBANK DR	ROBLES SERVANDO & MARIA DE LOURDES
9	10777 BROCKBANK DR	VELAZQUEZ ERIK A &
10	2838 ROYAL LN	ROYAL DEV DALLAS LLC
11	10805 BROCKBANK DR	MORENO JORGE RUBEN &
12	10809 BROCKBANK DR	MARTINEZ LUIS
13	10815 BROCKBANK DR	ESCALANTE MANUEL L ET AL
14	2825 ROYAL LN	ROYAL LANE APARTMENTS LLLP
15	2903 ROYAL LN	ADDISON REALITY CORP INC
16	2911 ROYAL LN	ADDISON ENTERPRISES INC
17	2911 ROYAL LN	NICHOLS ORLENA M
18	2847 ROYAL LN	AMERICAN HIGH IMPACT INC
19	10818 DENNIS RD	M633 PROPERTIES LLC

FILE NUMBER: Z145-219 (AF) **DATE FILED:** March 23, 2015
LOCATION: Northeast side of Old Gate Lane, northwest of Diceman Drive
COUNCIL DISTRICT: 9 **MAPSCO:** 38N
SIZE OF REQUEST: Approx. 3.21 acres **CENSUS TRACT:** 81.00

APPLICANT: The Children's Center

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

OWNER: White Rock Methodist Church

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District and an R-7.5(A) Single Family District.

SUMMARY: Currently, White Rock Methodist Church occupies the site. It is the applicant's intention to operate a child-care facility within 11,902 square feet of the existing facility on the property. The applicant intends to serve children between the ages of 2.5 and 6 years old. The proposed child-care facility will operate from Monday through Friday, 7:00 a.m. to 6:00 p.m. The applicant will secure the facility with a perimeter fence and have prohibited any access to the site from the alley.

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.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed child-care facility is compatible in height with the surrounding residential and institutional uses. The proposed child-care facility is intended to operate within 11,902 square feet of the existing facility on the property.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The child-care facility will provide a service to the neighborhood and is an appropriate use at this location.
3. *Not a detriment to the public health, safety, or general welfare* – This use will not be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. No variances or special exceptions are requested.

Zoning History: There has been no zoning change requested in the area.

Thoroughfares/Streets:

	Type	Existing ROW	Proposed ROW
Old Gate	Local	50 ft.	50 ft.
Diceman Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed SUP will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block. The request site is consistent with the Residential Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement. A child-care facility is considered to be a service to the neighborhood and is a compatible use that can be easily integrated within a residential neighborhood.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Church
South	R-7.5(A)	Child Child-Care Facility
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

STAFF ANALYSIS:

Land Use Compatibility: Six blocks north of the site is Garland Road which delineates where a mix of uses and higher density development is located. South of Garland Road is primarily comprised of single family residential homes and churches. The specific corner where the site is located is where Casa Linda Estate Neighborhood and Little Forest Hills Neighborhood intersect. Along the east side of Old Gate Lane and north of Diceman Drive, are St. Bernard of Clairvaux Catholic Church and the White Rock Methodist Church. Across the street, on the south side of Diceman Road is the Learning Tree Child Care Facility.

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.

Parking: Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area. The applicant is proposing an 11,902 square foot child-care facility. The size of the proposed child-care facility would require 24 parking spaces. The parking requirement will be reviewed at the time of permitting and a parking agreement for alternate hours may be required due to the fact that a church is located on the same site.

LIST OF OFFICERS

White Rock United Methodist Church

Jeb Honeyman, Lay Leader / Chair
John Stanford, Trustees Representative
Kevin Vowell, Trustees Representative
Leah Bouas, Staff-Parish Representative
John Burnett, Staff-Parish Representative
Mike Nurre, Finance Representative
Sharon Johnson, Finance Representative
Bruce Anton, Foundation Representative
Leila James, UMW President / At Large Representative
Mitchell Boone, Pastor
Neil Moseley, Ex Officio

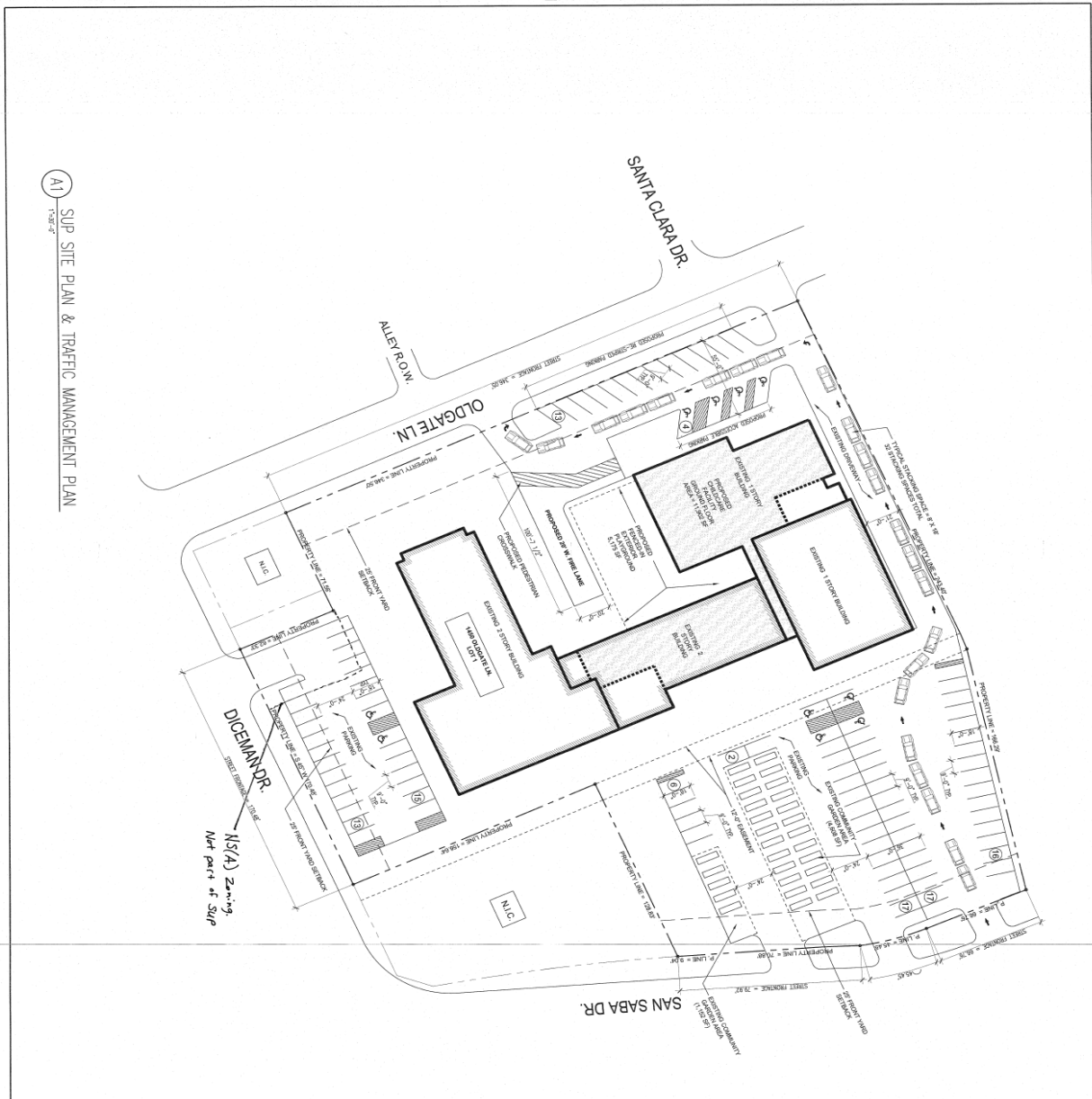
The Children's Center

Shashin Shah, President
Barry Bowens, Vice-President
Mike Edge, Treasurer
Cortney Bonner, Secretary
Erich Kirk, member
Sara Wahl, member
Briana Gonzalez, member
Lawra Duy, member

PROPOSED SUP CONDITIONS

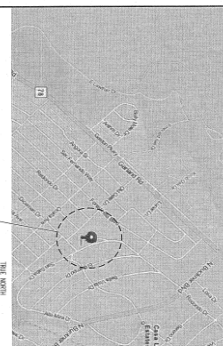
1. USE: The only use authorized by this Specific Use Permit is a child-care facility.
2. SITE PLAN: Use and development of the Property is limited to the areas denoted and must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____ (five years), but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner or operator of the private school 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. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence in the location shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance
8. PARKING: The property must comply with the regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulation , and with all ordinances , rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



A1 SUP SITE PLAN & TRAFFIC MANAGEMENT PLAN

LOCATION MAP



SUP SITE PLAN FOR CHILDREAR FACILITY

CURRENT ZONING DISTRICT

B-1200 & B-1200

PARKING TABULATION

HIGH SCHOOL LANE, LOT 1 (13444 S)

OWNER: WHITE ROCK UNITED METHODIST CHURCH

OWNER'S USE: CHURCH

PROPOSED ACCESSORY USE: SUP FOR CHILDREAR FACILITY

ADMINISTRATIVE OFFICE

TOTAL SPACES

8,100 SF

1,000 SF

1,000 SF

1,000 SF

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OFF-STREET PARKING

STREET SPACES: 10 X 12' L

TOTAL STRENGTH SPACES: 32

STRENGTH LINE SPACES: 32

STRENGTH LINE SPACES: 32

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STRENGTH LINE SPACES: 32

Z145-219

SCALE: 1" = 30'-0"

0 15 30 45

THE NORTH

DATE: 07/20/2018

BY: J. H. HARRIS

PROJECT #180

THE CHILDREN'S CENTER

AT WHITE ROCK UNITED METHODIST CHURCH

1450 OLDGATE LANE

DALLAS, TX 75218

CALLISON, LLC

www.callison.com

OWNER: WRUMC

1450 OLDGATE LANE

DALLAS, TX 75218

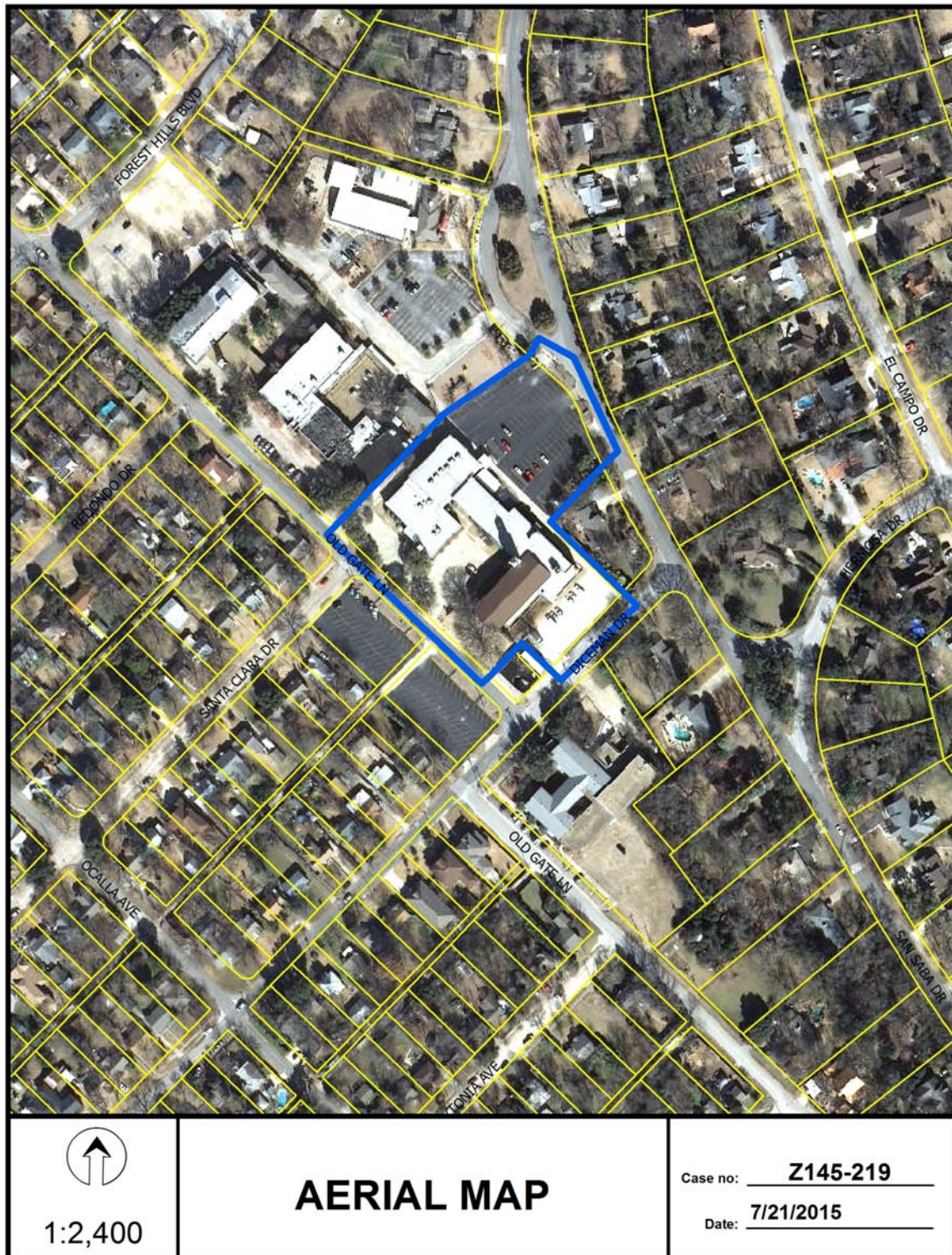
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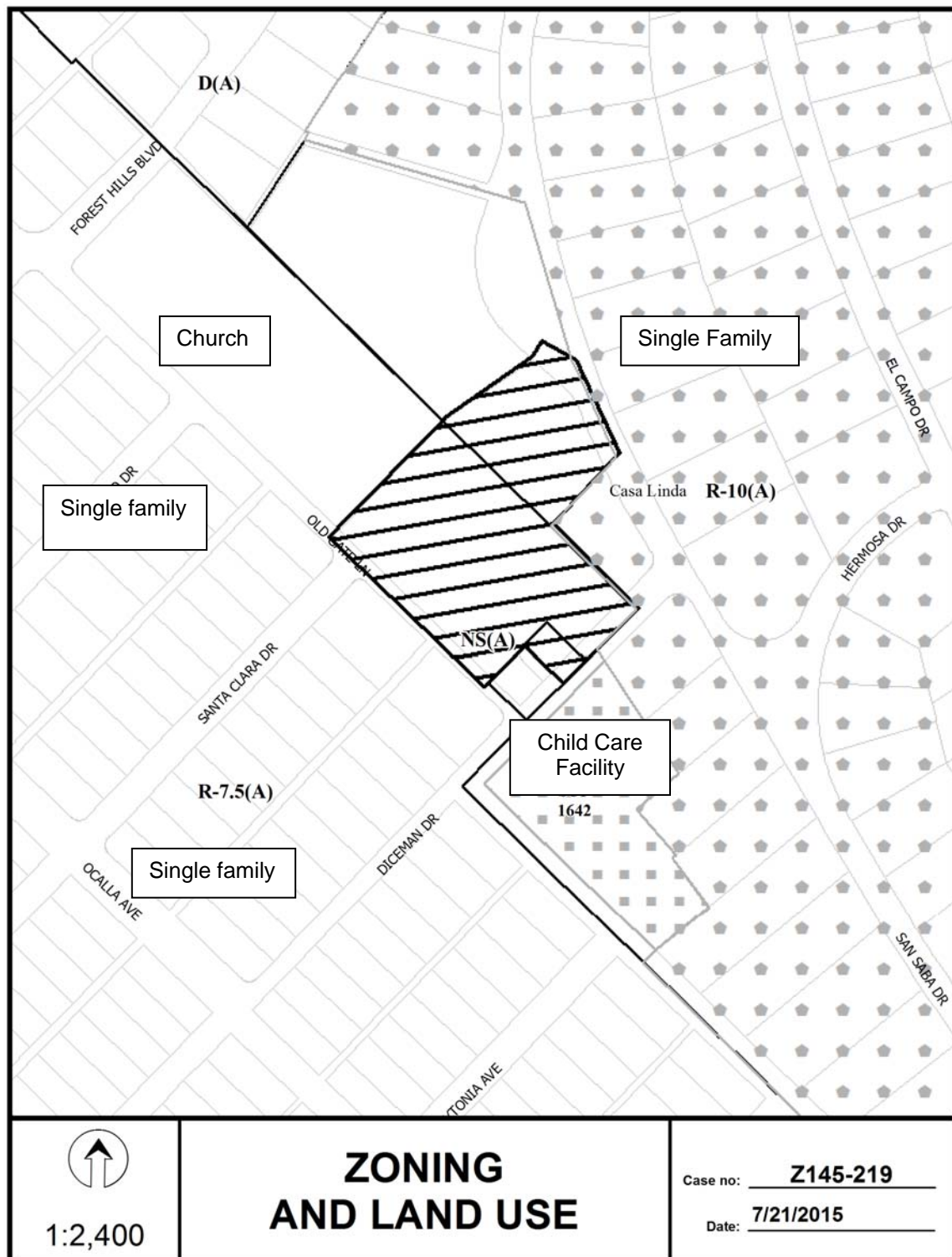
www.WRUMC.ORG

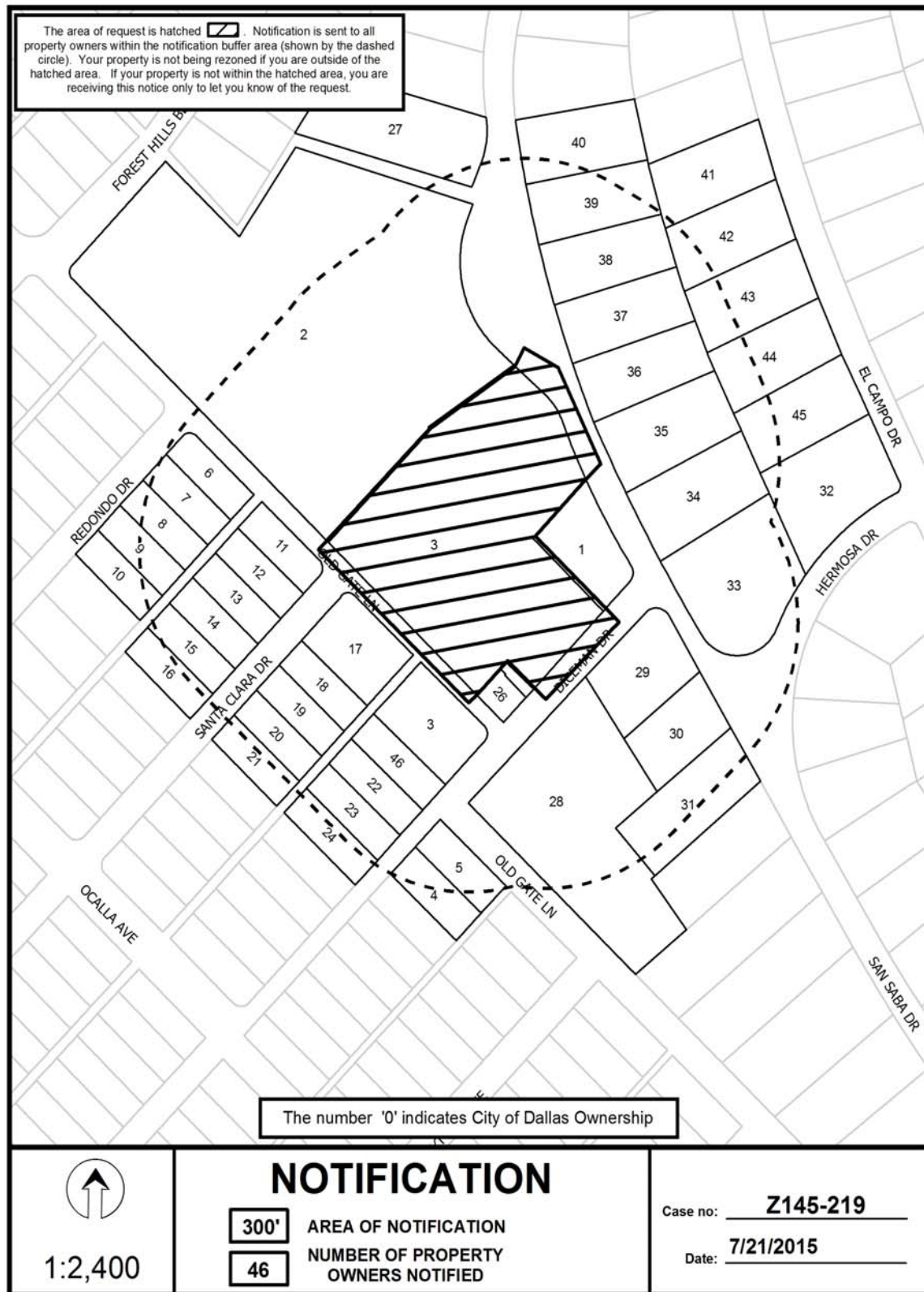
Z145-219 (AF)



Z145-219 (AF)







07/21/2015

Notification List of Property Owners***Z145-219******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1445 SAN SABA DR	JELEN JASON
2	1423 SAN SABA DR	ROMAN CATH DIOCESE DALLAS
3	1450 OLDGATE LN	WHITE ROCK METHODIST CH
4	9030 DICEMAN DR	SMAARDYK SARAH &
5	9034 DICEMAN DR	FUDGE JAMES DURHAM &
6	9046 REDONDO DR	HURN KATHRYN MARIE
7	9042 REDONDO DR	HOWARD JOEY L &
8	9038 REDONDO DR	BASS BURGUNDY SUE
9	9034 REDONDO DR	DAVIDSON LARRY
10	9028 REDONDO DR	MCCOY GARY RANDEL
11	9047 SANTA CLARA DR	HELMS PAULA
12	9043 SANTA CLARA DR	FREYER TIMOTHY C &
13	9039 SANTA CLARA DR	KAM CAROL M
14	9035 SANTA CLARA DR	YOUNGBLOOD GARY K & TR
15	9029 SANTA CLARA DR	KILLINGSWORTH KIMBERLY S
16	9025 SANTA CLARA DR	RANEY WILLIAM J & EMILY L
17	9044 SANTA CLARA DR	WHITE ROCK METHODIST CHUR
18	9038 SANTA CLARA DR	RASH MARJORIE L &
19	9034 SANTA CLARA DR	HEINEMAN LEE ANN
20	9028 SANTA CLARA DR	WETZEL VIRGINIA D BIRD
21	9024 SANTA CLARA DR	MONROE JOWANNA
22	9035 DICEMAN DR	SELF DAVID & DEBORAH H
23	9029 DICEMAN DR	WATT NEILL H
24	9023 DICEMAN DR	HARGROVE RICHARD D
25	9105 DICEMAN DR	JEHLE STEPHANIE
26	9103 DICEMAN DR	WHITE ROCK UNITED

Z145-219 (AF)

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1419 SAN SABA DR	GANTER FAMILY TRUST
28	1600 OLDGATE LN	ALLEN CHUCK M & LORI M
29	1503 SAN SABA DR	GAROUTTE NANCY ALICE
30	1507 SAN SABA DR	PETERS JULIA M
31	1511 SAN SABA DR	VAN PELT BARBARA
32	1441 EL CAMPO DR	HUGHES JAMES F & KELLY D
33	1446 SAN SABA DR	GLICK MICHAEL A
34	1440 SAN SABA DR	HOOD WILLIAM C &
35	1436 SAN SABA DR	HOFFMAN DAVID M & CAMERON ABIGAIL
36	1432 SAN SABA DR	SILVERS STACY K & JENNA F
37	1428 SAN SABA DR	YOUNG BETH L
38	1424 SAN SABA DR	DELEON TERESA RENE
39	1420 SAN SABA DR	PADDEN AIMEE J
40	1416 SAN SABA DR	FOSS TINA LOUISE
41	1421 EL CAMPO DR	SCHMALZER DANIEL J
42	1425 EL CAMPO DR	SAWYER STEPHEN TYLER &
43	1429 EL CAMPO DR	HUBBARD JERRY C
44	1433 EL CAMPO DR	CARTWRIGHT BRET M &
45	1437 EL CAMPO DR	BURT KEVIN & LO ANN QUINN
46	9039 DICEMAN DR	WEGREN JANNA

FILE NUMBER: Z145-276(CG)

DATE FILED: June 9, 2015

LOCATION: North side of Main Street and the east side of Four Way Place

COUNCIL DISTRICT: 14

MAPSCO: 45

SIZE OF REQUEST: ±0.687 acres

CENSUS TRACT: 31.01

REPRESENTATIVE: Rob Baldwin

APPLICANT: Reynolds Outdoors Media

OWNER: DLD Properties, LTD.

REQUEST: An application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619.

SUMMARY: The request is to allow the continued operation of two 144-square foot attached non-premise projecting videoboard signs. The existing signage is located on the west façade (Elm Street) and east façade (Main Street) of the building.

SSDAC RECOMMENDATIONS: Approval for a six-year period, subject to conditions.

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

BACKGROUND:

- The site lies in Planned Development District No. 619.
- The applicant requests renewal of SUP No. 1755 to maintain the existing 144-square feet videoboards. One videoboard is located on the corner of Elm Street and Four Way Place (west façade) and one located on the corner of Main Street and Four Way Place (east façade).
- The current SUP expired on 6/10/15.
- The subject site is developed with an 18-story building with ground floor retail and multifamily uses on the upper level, known as the Three Rail Lofts.
- Land use in the surrounding area includes office, retail and personal service, and multifamily uses.
- Ordinance 27481 was adopted by the Dallas City Council on February 11, 2009, and allows for non-premise district activity videoboard signs in the Downtown Special Provision Sign District.
- The existing signs are in compliance with the renewal conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code:
 - (a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.
 - (b) Location and number.
 - (1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within Retail Subdistrict A and Retail Subdistrict B bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.
 - (2) A maximum of one non-premise district activity videoboard sign is permitted per block face.
 - (3) Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street.
 - (4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.
 - (c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.

(d) SUP required.

- (1) Non-premise district activity videoboard signs are only permitted by SUP.
- (2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft. of the sign.
- (3) If there is a conflict between Subsection 51A-4.206(1) and this section, this section controls.
- (4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (g).
- (5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.

(e) Installation. Non-premise district activity videoboard signs must be securely attached.

(f) Projecting signs. Projecting non-premise district activity videoboard signs:

- (1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;
- (2) may project a maximum of 12 feet into the right-of-way:
 - (A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;
 - (B) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and
 - (C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;
- (3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- (4) must have videoboard displays on both sides of the sign.

(g) Building occupancy requirements. 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. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.

SSDAC Action:
(July 14, 2015)

Motion: It was moved to approve the renewal of Specific Use Permit No. 1755 for two 144-square foot projecting signs (videoboards).

Maker: Van Dermark
Second: Gomez
Result: Carried: 4 to 0

For: 4 – Van Dermark, Gomez, Peadon, Bauer

Against: 0

Absent: 1 - Phiffer

Conflict: 0

Speakers: Jennifer Hiromoto and Rob Baldwin

EXISTING ORDINANCE

091478

06-09-09

ORDINANCE NO. 27561

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Planned Development District No. 619:

BEING Lot 2A in City Block 114/69½, fronting approximately 145 feet of the north line of Main Street, fronting approximately 200 feet on the east line of Four Way Place, fronting approximately 145 feet on the south line of Elm Street, and containing approximately 0.687 acres,

to be used under Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

27561

091478

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

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as Planned Development District No. 619, to be used under Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs:

BEING Lot 2A in City Block 114/69½, fronting approximately 145 feet of the north line of Main Street, fronting approximately 200 feet on the east line of Four Way Place, fronting approximately 145 feet on the south line of Elm Street, and containing approximately 0.687 acres.

SECTION 2. That this specific use permit is granted on the following conditions:

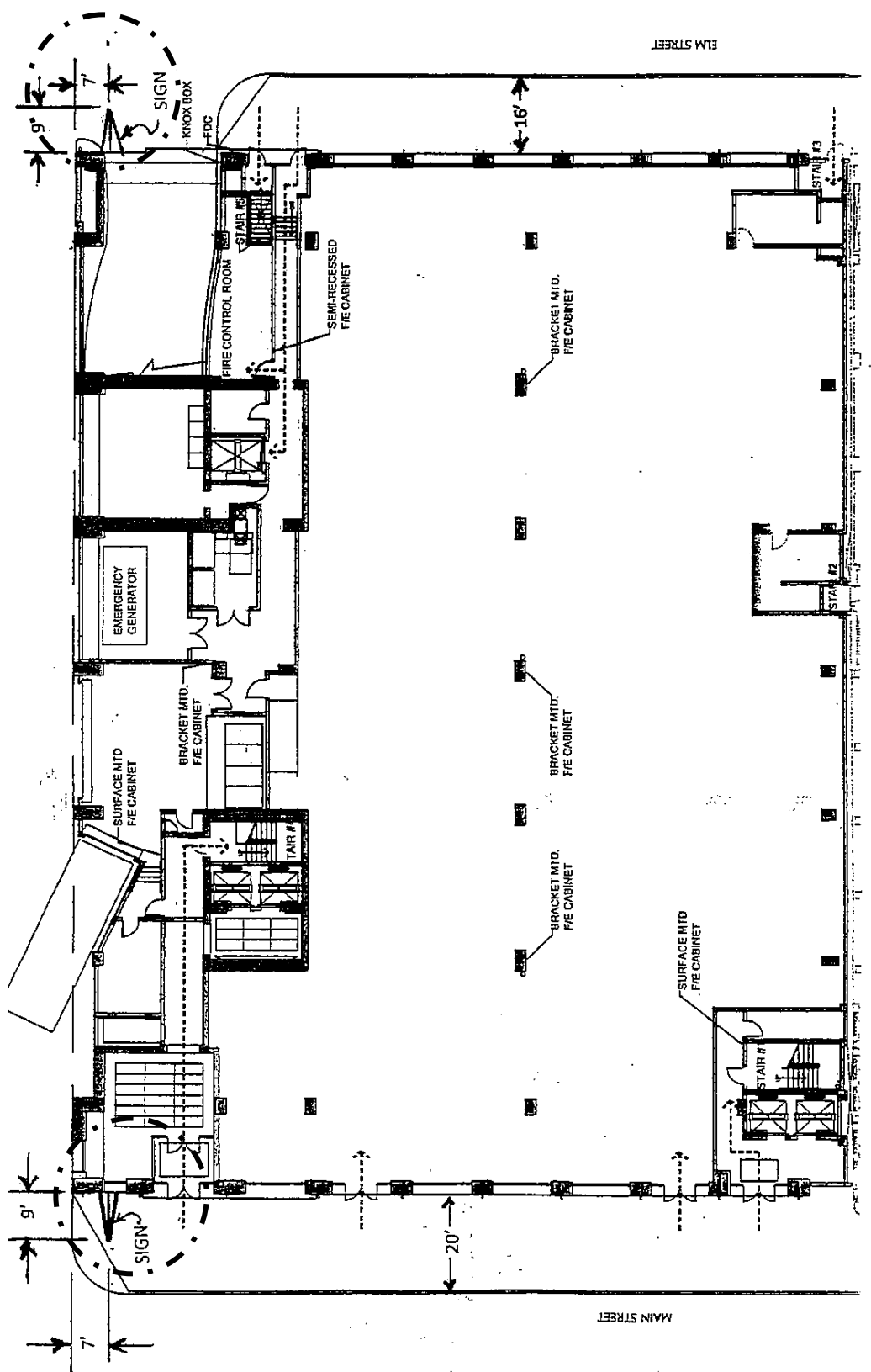
1. USE: The only use authorized by this specific use permit is two attached projecting non-premise district activity videoboard signs.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevations.
3. TIME LIMIT: This specific use permit automatically terminates on June 10, 2015.
4. DIMENSIONS: The maximum vertical length of the signs is 16 feet. The maximum horizontal width (projection) of the signs is nine feet. The lowest point of the signs must be at least 15 feet above the sidewalk. See the attached elevations.
5. HOURS OF OPERATION: The signs may only operate between 7:00 a.m. and 1:00 a.m. (the next day), Monday through Friday; and between 8:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday. The signs must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and between 2:00 a.m. and 8:00 a.m., Saturday and Sunday.
6. SEPARATION FROM RESIDENTIAL: The signs must have a minimum of one floor separation from the highest point of the sign and residential uses of the building.
7. SIZE: The signs may have a maximum effective area of 144 square feet as shown on the attached elevations.

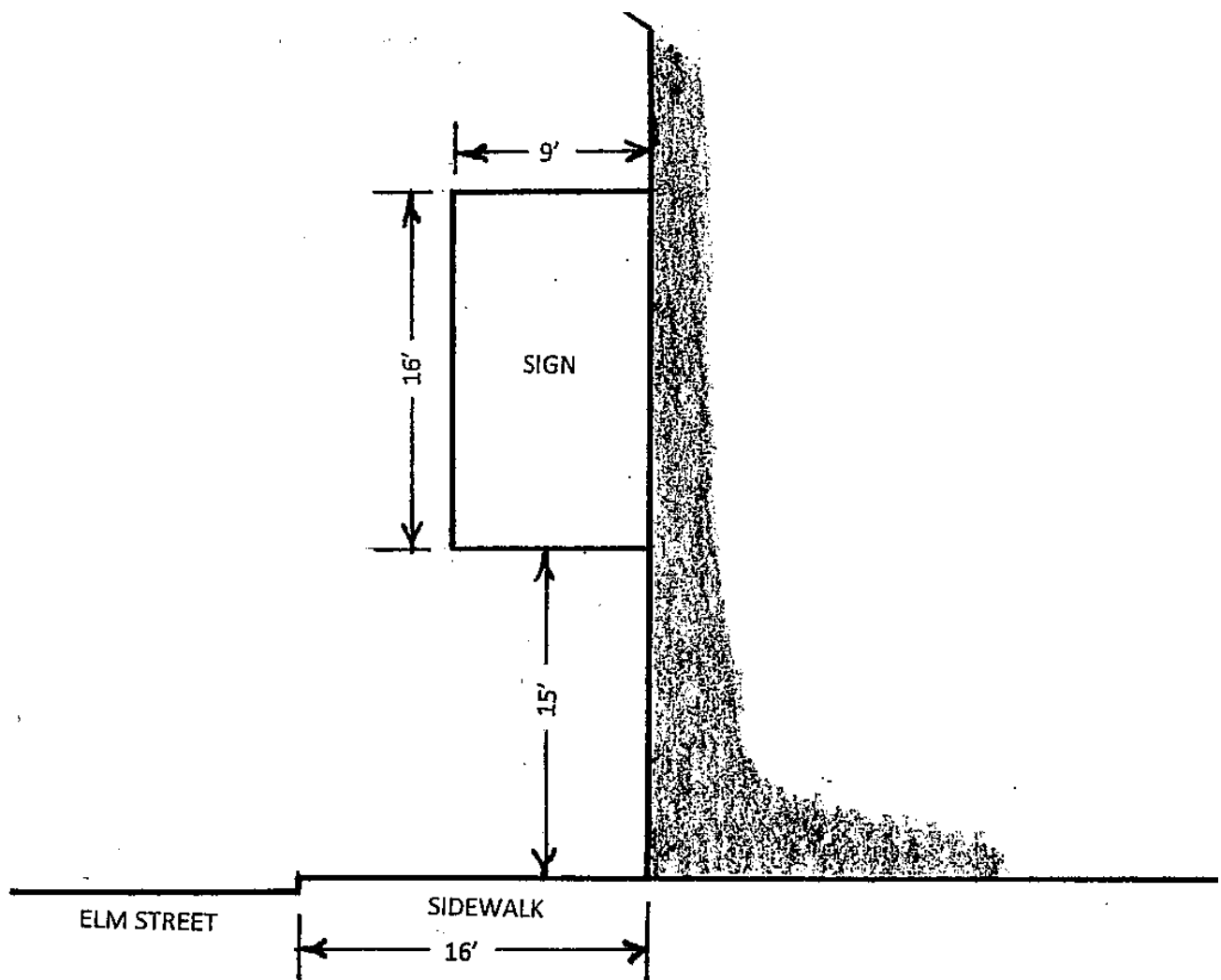
27561

091478

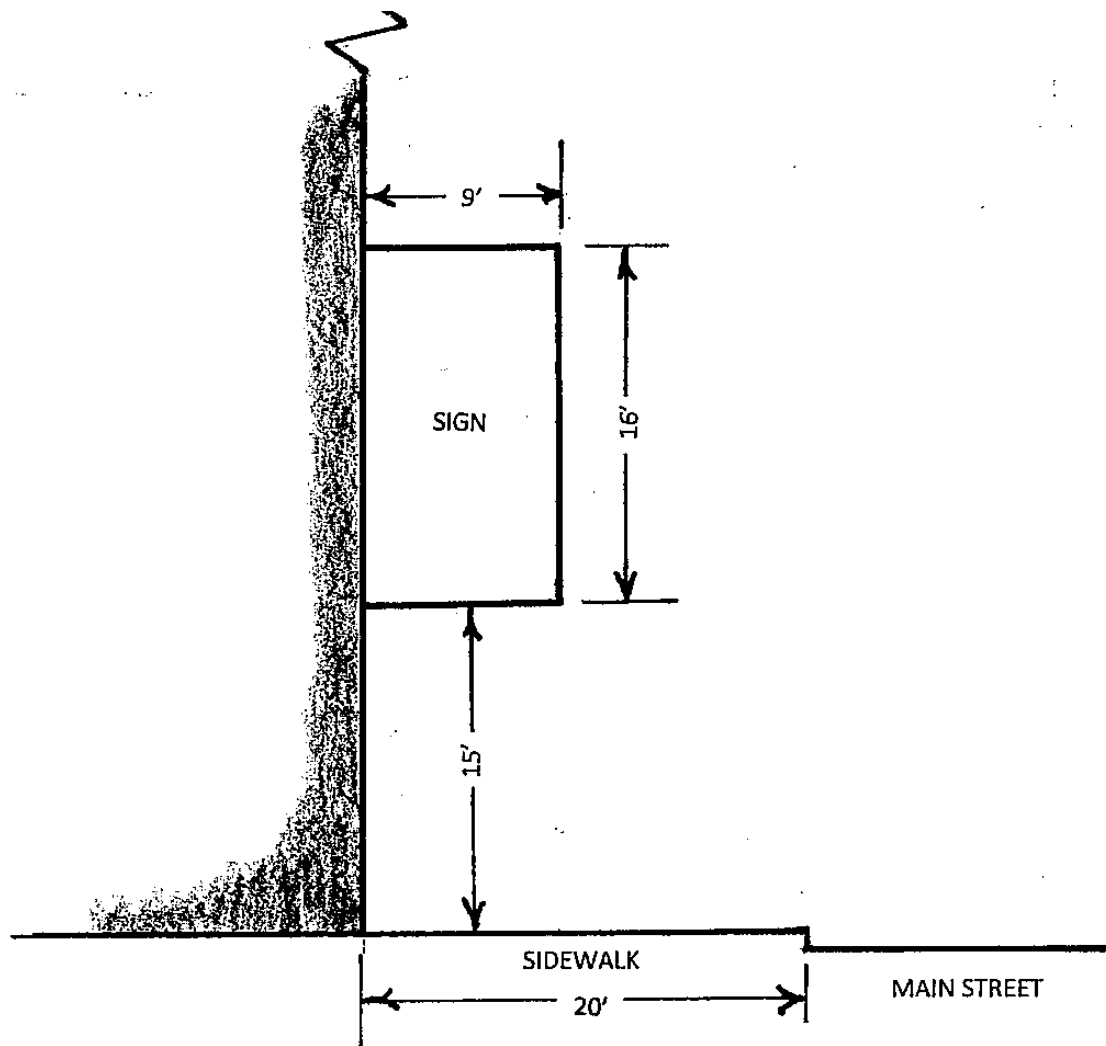
8. OPERATIONAL REQUIREMENTS: The signs must comply with the operational and maintenance requirements in Section 51A-7.910 of the Dallas Development Code.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



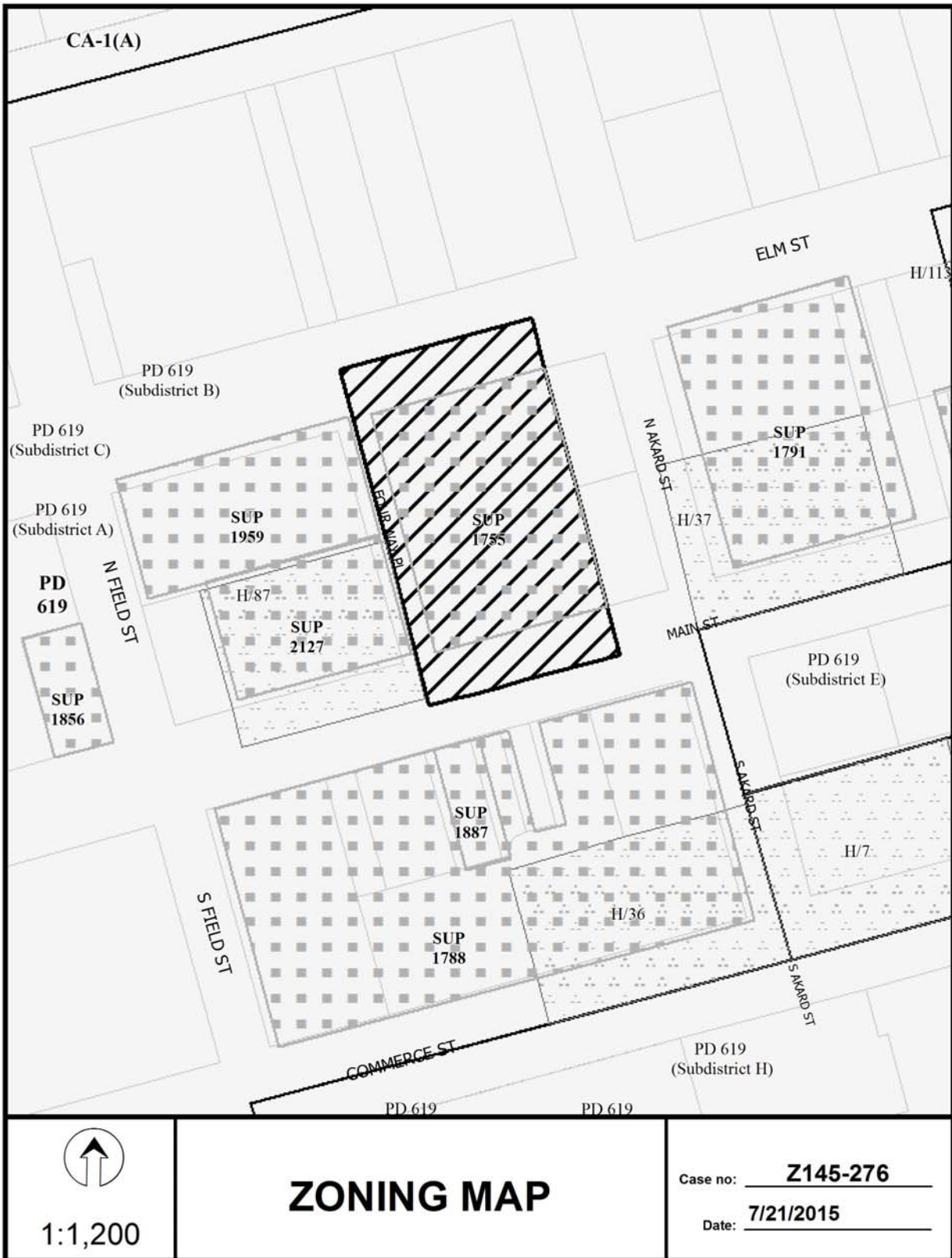


ELM STREET SIGN ELEVATION FACING EAST FROM FOUR-WAY PLACE



MAIN STREET SIGN ELEVATION FACING EAST FROM FOUR-WAY PLACE









07/21/2015

Notification List of Property Owners***Z145-276******86 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1407 MAIN ST	DLD PROPERTIES
2	1407 MAIN ST	DRED PROPERTIES LTD
3	1407 MAIN ST	DCAR PROPERTIES LTD
4	1403 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
5	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
6	1401 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
7	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
8	1301 MAIN ST	NAYEB FAMILY LP
9	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC
10	1400 MAIN ST	FOSTER BRYAN S
11	1404 MAIN ST	1404 MAIN BUILDING LLC
12	208 AKARD ST	MZEIN HOLDINGS LP
13	1412 MAIN ST	BN 1412 MAIN LP
14	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
15	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP
16	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP
17	1414 ELM ST	ELM 1414 PPTIES, LTD
18	1415 MAIN ST	GS RENAISSANCE LTD PS
19	1505 ELM ST	CHRISTIAN LARRY &
20	1505 ELM ST	DUCOTEY WARREN 2002 TR
21	1505 ELM ST	JOBE REAGAN V
22	1505 ELM ST	KEY SEAN
23	1505 ELM ST	BUTLER KELLY A LIVING TRUST
24	1505 ELM ST	DELEON JOSE & ALMA FLORES
25	1505 ELM ST	NORRIS SONJA
26	1505 ELM ST	WONG ERIK JEFFREY

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1505 ELM ST	LANGAN PATRICK
28	1505 ELM ST	LEAVERTON KEVIN O
29	1505 ELM ST	MENDEZPEREZ JAIME & FANNY
30	1505 ELM ST	SCHMIDT MICHAEL
31	1505 ELM ST	HARTLINEDIAZ PATRICIA
32	1505 ELM ST	BREWER STEPHEN D &
33	1505 ELM ST	BECKMAN JAMIE W
34	1505 ELM ST	SYMPHONY PROPERTIES LLC
35	1505 ELM ST	HIRSCHHEIMER JOSHUA DAVID
36	1505 ELM ST	KILANOWSKI KATHLEEN
37	1505 ELM ST	EDMONDSON ROY M
38	1505 ELM ST	HAGGARD SCOTT JR
39	1505 ELM ST	ALLIANT PROPERTIES LLC SERIES D
40	1505 ELM ST	PIGG CHRISTINE
41	1505 ELM ST	BUSBY MELINDA Z
42	1505 ELM ST	BASSAMPOUR FATEMAH &
43	1505 ELM ST	IKER GREGORY MARK
44	1505 ELM ST	SONNETT JOHN
45	1505 ELM ST	BRAIR GHASSAN B
46	1505 ELM ST	MAGAN NAVIN
47	1505 ELM ST	MENDENHALL MYLES E & KATHERINE M
48	1505 ELM ST	STEVENS KATHERINE A
49	1505 ELM ST	POTTER BRITON J III &
50	1505 ELM ST	MUNK FLORENCE
51	1505 ELM ST	SCHMIDT MICHAEL L
52	1505 ELM ST	SINGER ARTURO
53	1505 ELM ST	JONES REBECCA J
54	1505 ELM ST	YELLOTT JAY D
55	1505 ELM ST	SCHWARTZ DEBORAH
56	1505 ELM ST	RICHARD C WERNON
57	1505 ELM ST	KEDRON LUCEA SUZAN

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1505 ELM ST	ANTERHAUS ROBERT H &
59	1505 ELM ST	MUNOZ ROLANDO & DONNA W
60	1505 ELM ST	MCKNIGHT BILLY REA
61	1505 ELM ST	DILENA R J
62	1505 ELM ST	L & M PROPERTY MGMT LLC
63	1505 ELM ST	HOLLOWAY MICHAEL S &
64	1505 ELM ST	FRAZEE STEVEN K
65	1505 ELM ST	DANE EUGENE
66	1505 ELM ST	LARA JOHN COOPER
67	1505 ELM ST	MCLAIN WILLIAM T &
68	1505 ELM ST	MITTELSTET STEPHEN K
69	1505 ELM ST	ABENDSCHEIN FREDERICK
70	1505 ELM ST	ROBERTSON RON & DONNA
71	1505 ELM ST	EDWARDS GARY DON & JANIE FAY
72	1505 ELM ST	COLLETT BRIAN J TR LIFE EST & CHERYL TR LI
73	1505 ELM ST	NIENDORFF CARL A IV
74	1505 ELM ST	HALL MICHAEL D
75	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD
76	1505 ELM ST	HARVEY BARBARA ANN & EDWARD BRUCE
77	1505 ELM ST	AKIN LARRY D & CAROL D
78	1505 ELM ST	SPIEGEL ROSS ADAM
79	1505 ELM ST	BOLDEN PAUL &
80	1505 ELM ST	ROBERTS FINES OLIVER
81	1505 ELM ST	STANLEY ROGER &
82	1505 ELM ST	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAH
83	1505 ELM ST	SCARLET PEGASUS GROUP LP
84	1505 ELM ST	WILSON ADDISON G IV
85	1505 ELM ST	SCRIPPS FREDERIC SCOTT
86	1505 ELM ST	BLUE STAR MORTGAGE INC

FILE NUMBER: Z145-277(CG)

DATE FILED: June 9, 2015

LOCATION: Northeast corner of Commerce Street and South Field Street

COUNCIL DISTRICT: 14

MAPSCO: 45P

SIZE OF REQUEST: ±1.393 acres

CENSUS TRACT: 31.01

REPRESENTATIVE: Rob Baldwin

APPLICANT: Reynolds Outdoors Media

OWNER: RBP Adolphus, LLC

REQUEST: An application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The request is to allow the continued operation of a 144-square foot projecting sign (videoboard). The existing sign is located on the northeast corner of the building, south façade. (Commerce Street)

SSDAC RECOMMENDATIONS: Approval for a six-year period, subject to conditions.

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

BACKGROUND:

- The site lies in Planned Development District No. 619.
- The applicant requests renewal of SUP No. 1788 to maintain the existing 144-square feet videoboard at the northeast corner of Commerce and Field Streets.
- The subject site is developed with a historic hotel (The Adolphus), office tower, and parking structure. The ground level is comprised of retail and restaurant uses.
- Land use in the surrounding area includes office, retail and personal service uses, and upper level multifamily.
- The current SUP expires on 12/9/15; however, the applicant is requesting renewal prior to its expiration.
- Ordinance No. 27481 was adopted by the Dallas City Council on February 11, 2009, and allows for non-premise district activity videoboard signs in the Downtown Special Provision Sign District.
- The existing signs are in compliance with the renewal conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code:
 - (a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.
 - (b) Location and number.
 - (1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within Retail Subdistrict A and Retail Subdistrict B bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.
 - (2) A maximum of one non-premise district activity videoboard sign is permitted per block face.
 - (3) Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street.
 - (4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.
 - (c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.

(d) SUP required.

- (1) Non-premise district activity videoboard signs are only permitted by SUP.
- (2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft. of the sign.
- (3) If there is a conflict between Subsection 51A-4.206(1) and this section, this section controls.
- (4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (g).
- (5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.

(e) Installation. Non-premise district activity videoboard signs must be securely attached.

(f) Projecting signs. Projecting non-premise district activity videoboard signs:

- (1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;
- (2) may project a maximum of 12 feet into the right-of-way:
 - (A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;
 - (B) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and
 - (C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;
- (3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- (4) must have videoboard displays on both sides of the sign.

(g) Building occupancy requirements. 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. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.

SSDAC Action:
(July 14, 2015)

Motion: It was moved to **approve** the renewal of Specific Use Permit No. 1788 for a 144-square foot projecting sign (videoboard).

Maker: Van Dermark
Second: Gomez
Result: Carried: 4 to 0

For: 4 – Van Dermark, Gomez, Peadon, Bauer

Against: 0

Absent: 1 - Phiffer

Conflict: 0

Speakers: Jennifer Hiromoto and Rob Baldwin

EXISTING ORDINANCE

09305 1

12-7-09

27777

ORDINANCE NO. _____

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Planned Development District No. 619:

BEING all of Lot 1A in City Block A/70; fronting approximately 400 feet on the north line of Commerce Street; fronting approximately 200 feet on the west line of Akard Street; fronting approximately 183.36 feet on the south line of Main Street; fronting approximately 200 feet on the east line of Field Street; and containing approximately 1.393 acres,

to be used under Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

27777

09305 1

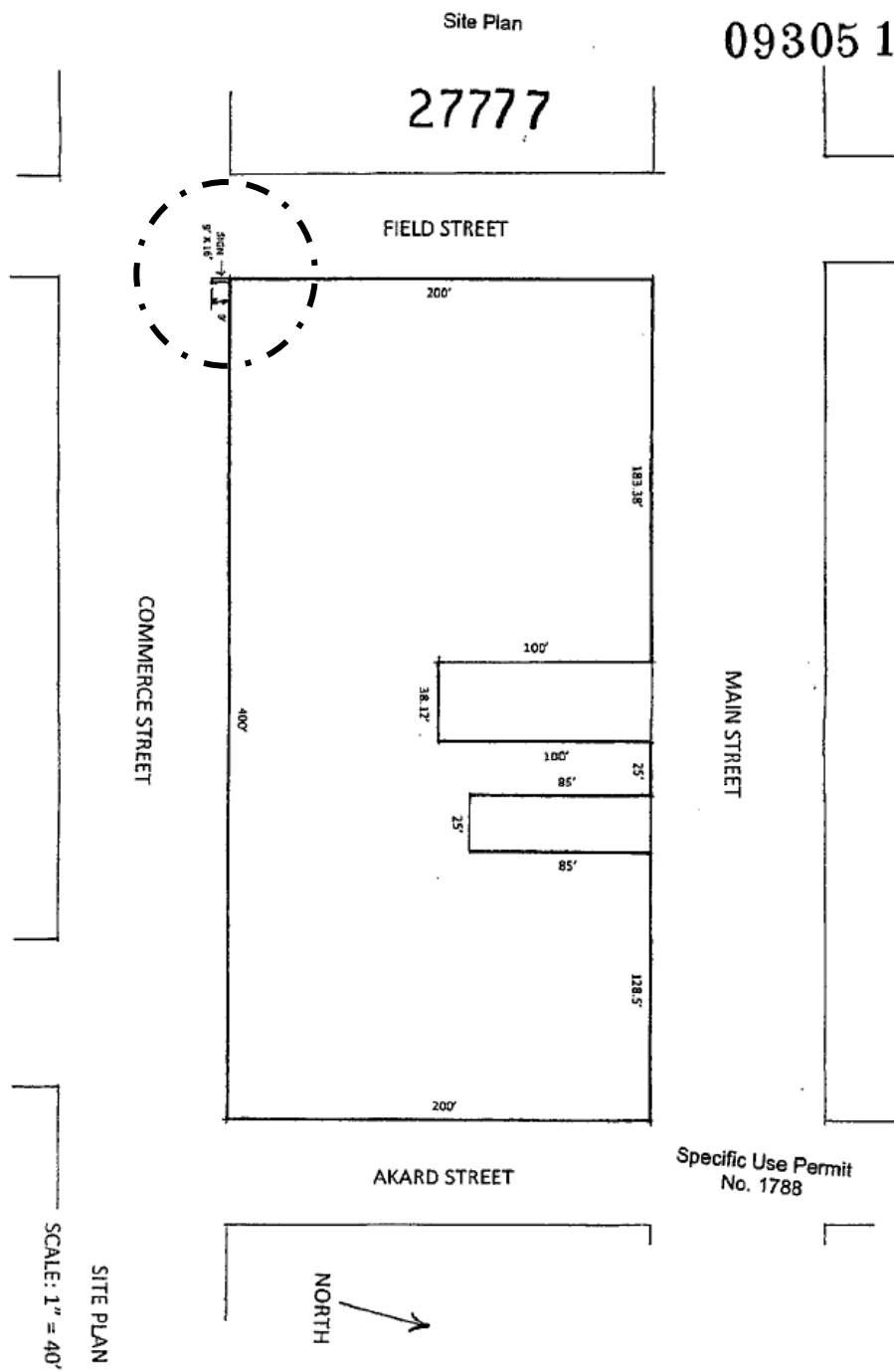
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

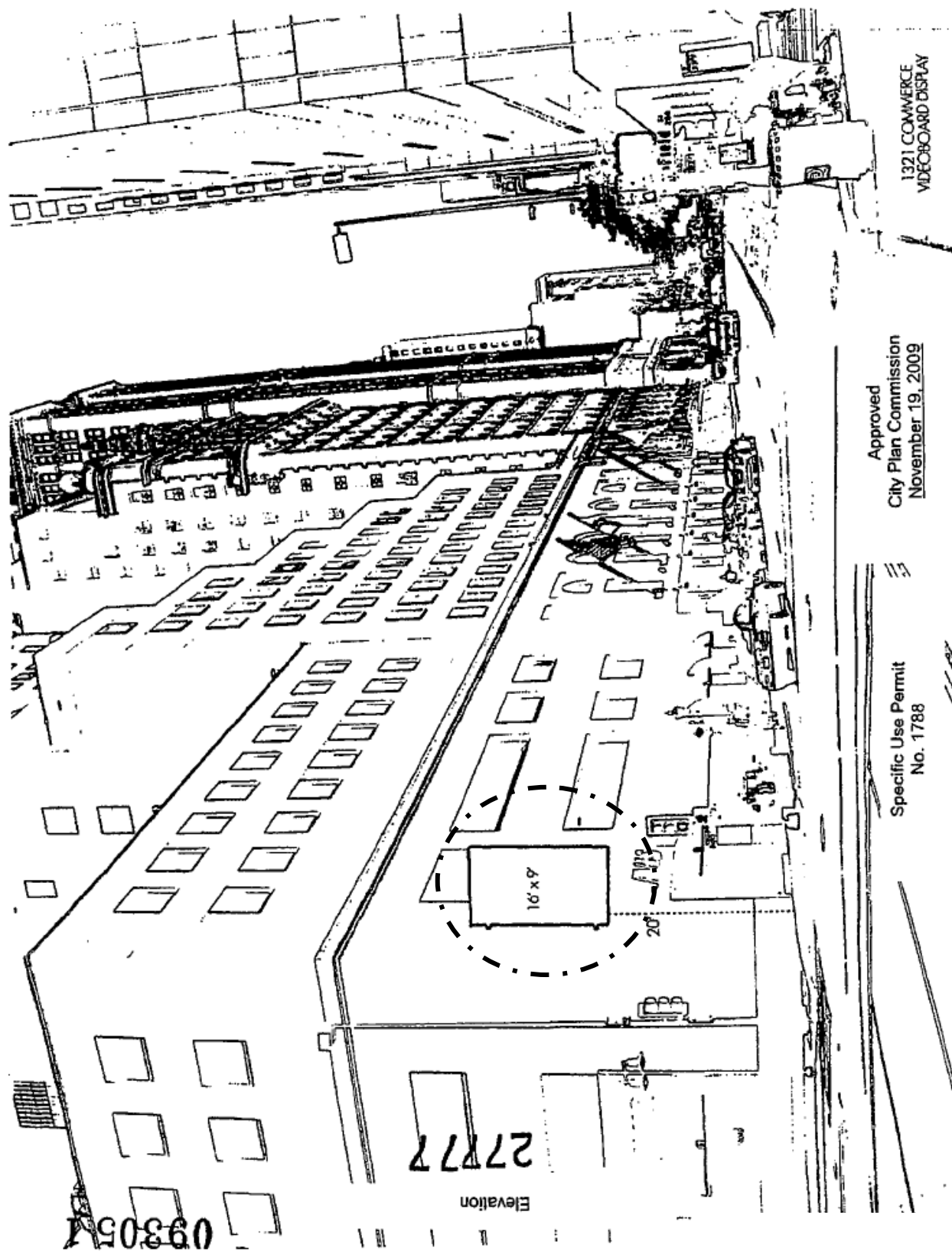
SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as Planned Development District No. 619, to be used under Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign:

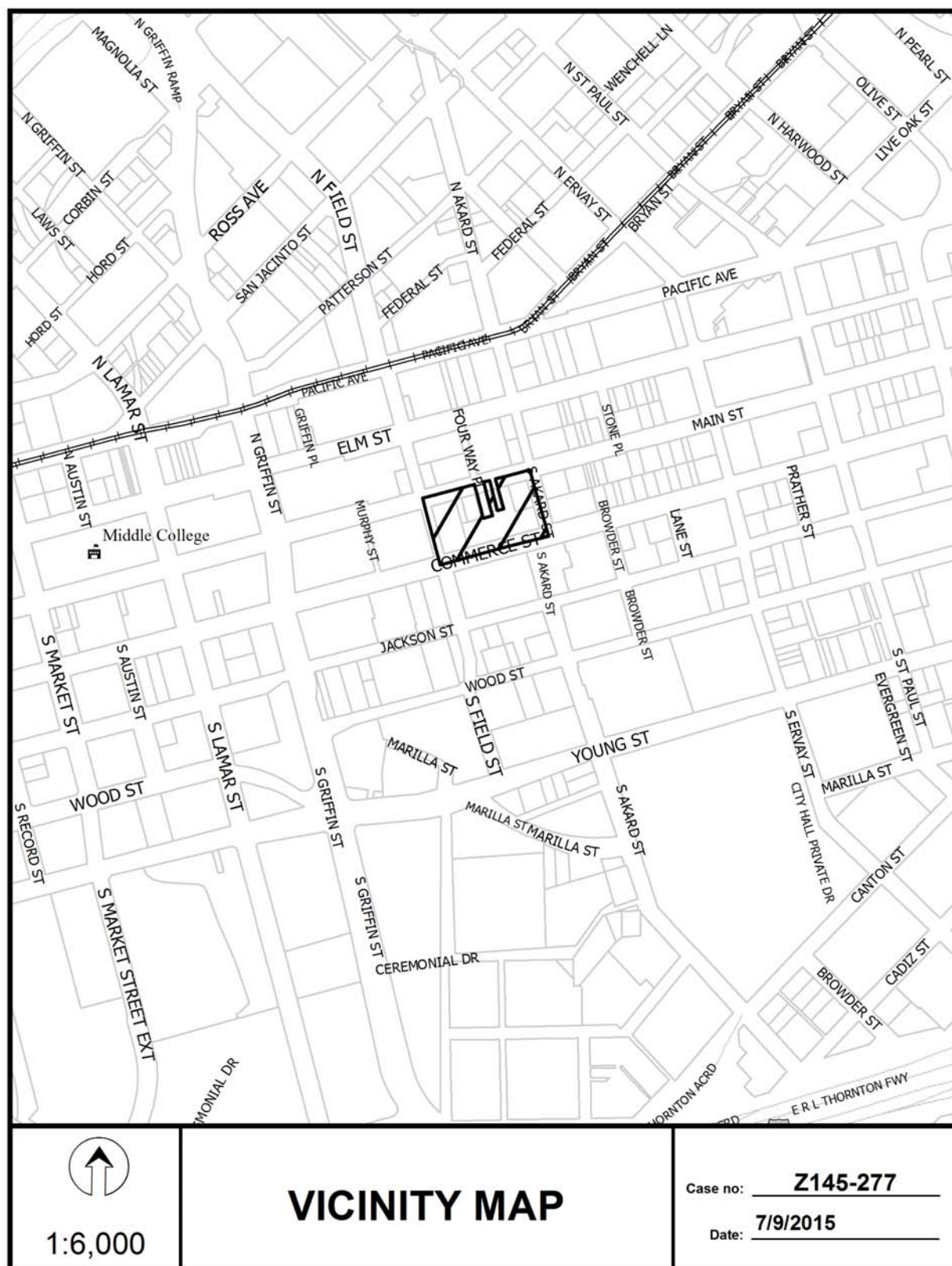
BEING all of Lot 1A in City Block A/70; fronting approximately 400 feet on the north line of Commerce Street; fronting approximately 200 feet on the west line of Akard Street; fronting approximately 183.36 feet on the south line of Main Street; fronting approximately 200 feet on the east line of Field Street; and containing approximately 1.393 acres.

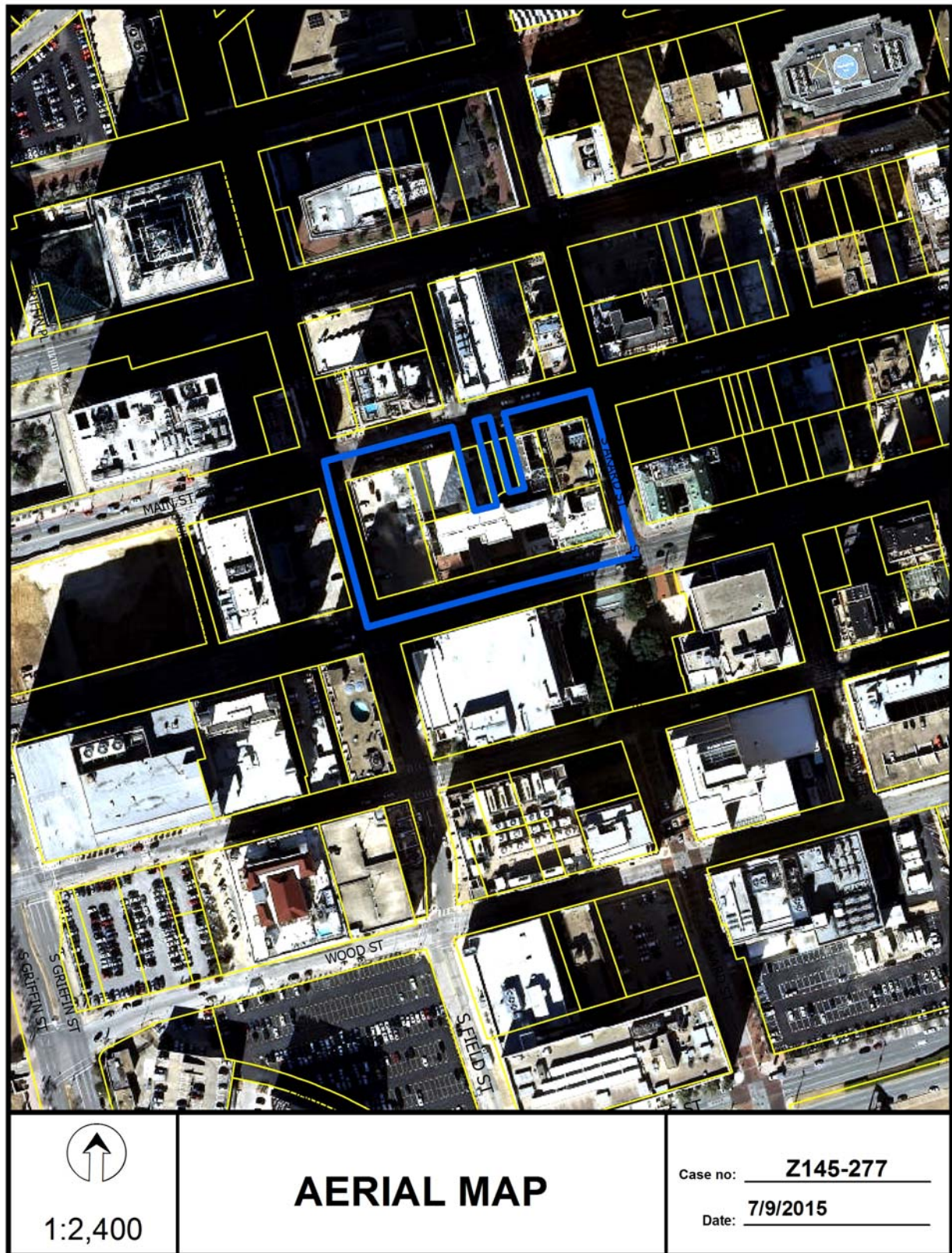
SECTION 2. That this specific use permit is granted on the following conditions:

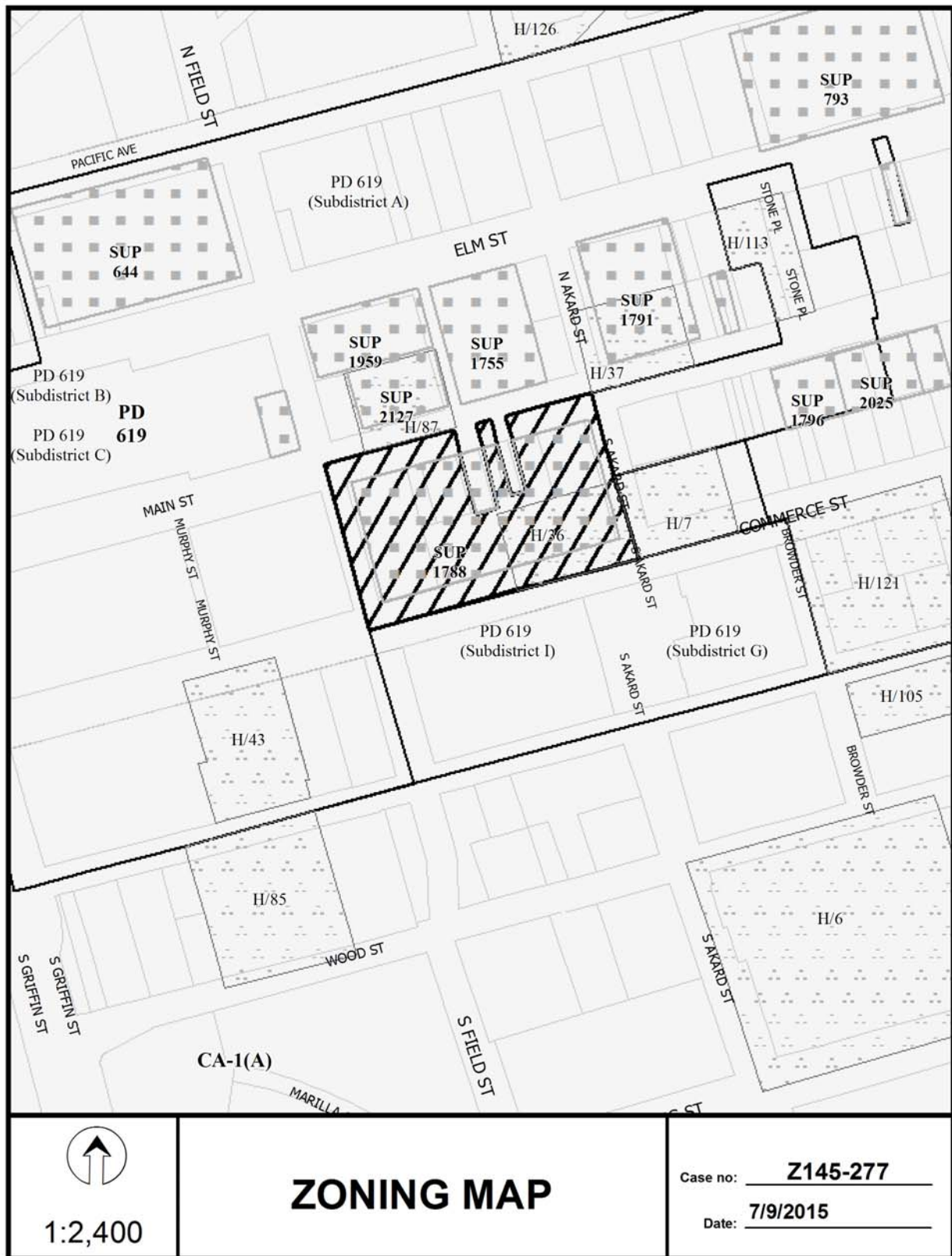
1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit automatically terminates on December 9, 2015.
4. DIMENSIONS: The maximum vertical length of the sign is 16 feet as shown on the attached elevation.
5. SIZE: The sign is limited to a maximum effective area of 144 square feet as shown on the attached site plan and elevation.
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. The sign must comply with Sections 51A-7.909 and 51A-7.910 of the Dallas Development Code.





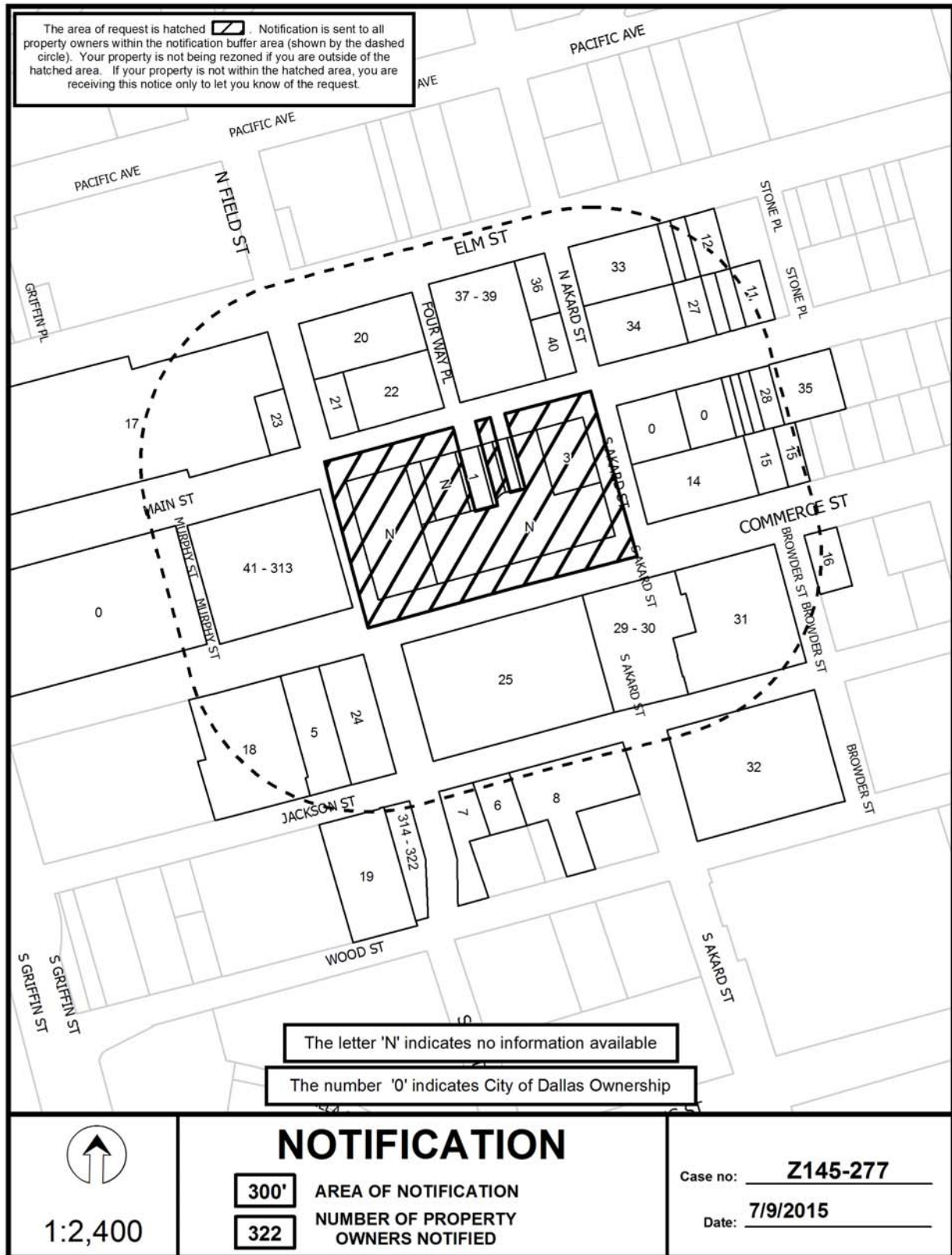






ZONING MAP

Case no: Z145-277
Date: 7/9/2015



07/08/2015

Notification List of Property Owners***Z145-277******322 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1400 MAIN ST	FOSTER BRYAN S
2	1404 MAIN ST	1404 MAIN BUILDING LLC
3	1412 MAIN ST	BN 1412 MAIN LP
4	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
5	1208 COMMERCE ST	DAVIS MRS HELEN BOUCHE
6	1312 JACKSON ST	SOUTHWESTERN BELL
7	1310 JACKSON ST	SOUTHWESTERN BELL
8	301 AKARD ST	SOUTHWESTERN BELL
9	1517 MAIN ST	FONBERG PETER D TR ET AL
10	1514 ELM ST	RREAF HOLDINGS MID ELM LLC
11	1521 MAIN ST	ROMAN CATH DIOCESE DALLAS
12	1516 ELM ST	RREAF HOLDINGS MID ELM LLC
13	1519 MAIN ST	1519 MAIN LP
14	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
15	1417 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
16	1500 COMMERCE ST	DPL LAND LLC
17	1201 MAIN ST	ONE MAIN PLACE LLC
18	1201 JACKSON ST	U S A VETERANS ADM
19	1212 JACKSON ST	SOUTHWESTERN BELL
20	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
21	1301 MAIN ST	NAYEB FAMILY LP
22	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC
23	1217 MAIN ST	FWS GROUP DALLAS LLC
24	1208 COMMERCE ST	BRAMA COMMERCE STREET LTD
25	211 AKARD ST	SOUTHWESTERN BELL
26	1512 ELM ST	RREAF HOLDINGS MID ELM LLC

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
28	1520 MAIN ST	MAIN STREET INVESTORS JV
29	208 AKARD ST	IEP DALLAS LLC
30	1400 JACKSON ST	SOUTHWESTERN BELL
31	208 AKARD ST	SOUTHWESTERN BELL TELEPHONE
32	308 AKARD ST	SOUTHWESTERN BELL
33	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP
34	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP
35	1530 MAIN ST	DUNHILL 1530 MAIN LP
36	1414 ELM ST	ELM 1414 PPTIES, LTD
37	1407 MAIN ST	DLD PROPERTIES
38	1407 MAIN ST	DRED PROPERTIES LTD
39	1407 MAIN ST	DCAR PROPERTIES LTD
40	1415 MAIN ST	GS RENAISSANCE LTD PS
41	1200 MAIN ST	BELLINGHAUSEN WIL J
42	1200 MAIN ST	NEWMAN PAULETTE E
43	1200 MAIN ST	1621 ERVAY LTD
44	1200 MAIN ST	BRANAMAN MICHAEL S &
45	1200 MAIN ST	SHAH VINAY
46	1200 MAIN ST	DIXON GLORIA D
47	1200 MAIN ST	ORTIZ GUILLERMINA
48	1200 MAIN ST	FONTENOT TOMMY JAMES
49	1200 MAIN ST	RAFF GEORGE JR
50	1200 MAIN ST	SMITH DANIEL E & HERMA A
51	1200 MAIN ST	BRANSTETTER ROBERT M & CAROL SHELTON
52	1200 MAIN ST	FREEMAN SCOTT
53	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON
54	1200 MAIN ST	JUAREZ GERARDO
55	1200 MAIN ST	MCARDLE PATRICIA
56	1200 MAIN ST	AMONGKOL JITTADA KITTY
57	1200 MAIN ST	HART STANLEY L &

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	SMITH SHERIA D
59	1200 MAIN ST	CRIST EUGENE SCOTT
60	1200 MAIN ST	TERESI MARK A &
61	1200 MAIN ST	HERNDON CYNTHIA A
62	1200 MAIN ST	KISLING MISTY
63	1200 MAIN ST	SANADI NISAR & THU NGUYET
64	1200 MAIN ST	CARPENTER ROBIN N
65	1200 MAIN ST	MASTAGLIO LINDA R
66	1200 MAIN ST	LOPEZ DENNIS A
67	1200 MAIN ST	WOMBLE JOHN M & GINGER A
68	1200 MAIN ST	BAILEY PETER & MARY
69	1200 MAIN ST	PERRI ANTHONY J &
70	1200 MAIN ST	RATH OMKAR R &
71	1200 MAIN ST	FAYE WILLIS DESIGNS INC
72	1200 MAIN ST	BAGARIA SAPNA & SURESH
73	1200 MAIN ST	PARKER RUBY
74	1200 MAIN ST	ABDULKHAALIQ ANWAAR
75	1200 MAIN ST	ARAUJO JOSEPH
76	1200 MAIN ST	CHATTERJEE ARUNABHA
77	1200 MAIN ST	SALVANT WAYNE
78	1200 MAIN ST	ELLER KELLEY
79	1200 MAIN ST	MASSEY LINDA
80	1200 MAIN ST	DASH PRIYARANJAN &
81	1200 MAIN ST	MUEHLENWEG ROBERT J &
82	1200 MAIN ST	CUEVAS ISRAEL F
83	1200 MAIN ST	EDWARDS JAMES & BARBARA
84	1200 MAIN ST	SCOTT DARIAN D
85	1200 MAIN ST	ATV TEXAS VENTURES IV LP
86	1200 MAIN ST	KADAN PROPERTIES LP
87	1200 MAIN ST	CAMPOS EDWARD
88	1200 MAIN ST	ADAMS WILHELMINA J

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	COMBS DAMETIA
90	1200 MAIN ST	BEVERS MARC
91	1200 MAIN ST	WHITE JESSICA
92	1200 MAIN ST	HERICKS JAMES &
93	1200 MAIN ST	BAKER WILLIAM H III
94	1200 MAIN ST	SPRING TRUMAN E JR
95	1200 MAIN ST	TITTLE CYNTHIA LARK
96	1200 MAIN ST	DANIEC MONICA
97	1200 MAIN ST	BLACK PAUL
98	1200 MAIN ST	HAQUE NAZ &
99	1200 MAIN ST	SCHNAPPAUF MICHAEL
100	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
101	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
102	1200 MAIN ST	NGUYEN MICHAEL
103	1200 MAIN ST	BENEVENTI MARK FRANCIS
104	1200 MAIN ST	DU YALI
105	1200 MAIN ST	PATOINE TERESA SUSAN
106	1200 MAIN ST	SAIED ANNA M
107	1200 MAIN ST	FAIRCHILD MELISSA
108	1200 MAIN ST	BURNS CHRISTOPHER J
109	1200 MAIN ST	HARRIS KENDRICK LASALLE
110	1200 MAIN ST	PATEL JAYSHREE &
111	1200 MAIN ST	ALSUP LAUREN BRITTANY
112	1200 MAIN ST	ELLER TOM & ROBYN
113	1200 MAIN ST	KAHANE DENNIS SPENCER
114	1200 MAIN ST	SULLIVANMCMULLEN DAVID
115	1200 MAIN ST	SALEEM ADEEL
116	1200 MAIN ST	PARK STEPHEN
117	1200 MAIN ST	MOBLEY HENRY B JR
118	1200 MAIN ST	COWAN MICHAEL & MARTHA
119	1200 MAIN ST	THEIS LANGSTON

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	CAREY GABRIELLE
121	1200 MAIN ST	IPPOLITO MARTA
122	1200 MAIN ST	CIN ALBERTO DAL
123	1200 MAIN ST	BROWN GLENN ALAN
124	1200 MAIN ST	ROMERO GERALD & LOURDES
125	1200 MAIN ST	PATRA DEEPAK
126	1200 MAIN ST	SCARBOROUGH DONALD D
127	1200 MAIN ST	KEANE JUSTIN SCOTT &
128	1200 MAIN ST	COMMUNITY BANK & TRUST
129	1200 MAIN ST	LUMME DONALD GUY JR
130	1200 MAIN ST	XIE JIMIN
131	1200 MAIN ST	OROZCO CARLOS A
132	1200 MAIN ST	SALVANT BRIAN
133	1200 MAIN ST	DOMINGUEZ JOSE R &
134	1200 MAIN ST	GRIEGO MANUEL R JR &
135	1200 MAIN ST	KEATON JULIAN E II
136	1200 MAIN ST	MA MAU & JUYEI
137	1200 MAIN ST	THOMAS BIJU
138	1200 MAIN ST	PATRO LOKANATH
139	1200 MAIN ST	IPPOLITO DAVIDE MICHAEL
140	1200 MAIN ST	MADDERRA RHONDA & FARON
141	1200 MAIN ST	LIN JEFF P
142	1200 MAIN ST	SENDKER JAN
143	1200 MAIN ST	BALUCH HOLDINGS LLC
144	1200 MAIN ST	RADFORD TRACI
145	1200 MAIN ST	ROMIG RANDALL
146	1200 MAIN ST	BRAUM EARL E JR
147	1200 MAIN ST	QUACH LINH
148	1200 MAIN ST	MORAIS JUSTIN
149	1200 MAIN ST	MATHEWS AMIT &
150	1200 MAIN ST	MCCANS WILLIAM

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	HOSID KEVIN M & PEGGY S
152	1200 MAIN ST	JUDAH JOHN K & BETTY JO
153	1200 MAIN ST	BARGANIER NORA D & MICHAEL G
154	1200 MAIN ST	MORENO KRISTINE M
155	1200 MAIN ST	BAKER ARIANNE &
156	1200 MAIN ST	LITTLE STERLING
157	1200 MAIN ST	LIN XIEQING
158	1200 MAIN ST	ASHON HASSEB &
159	1200 MAIN ST	WEBER DANIEL T & GAIL G
160	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
161	1200 MAIN ST	KHUNTIA ASHOK
162	1200 MAIN ST	LI LIETAO
163	1200 MAIN ST	TINSLEY GARY A
164	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
165	1200 MAIN ST	MICHULKA GEORGE &
166	1200 MAIN ST	BYRUM TADD A &
167	1200 MAIN ST	HUTCHINSON ANDREW F II
168	1200 MAIN ST	DAO BAO D
169	1200 MAIN ST	THOMAS MONA
170	1200 MAIN ST	BENTLEY BRIAN D
171	1200 MAIN ST	MURRAY RORY GALLAGHER
172	1200 MAIN ST	GREEN KAREN S
173	1200 MAIN ST	ZANDER GREG W
174	1200 MAIN ST	SALVANT WAYNE F &
175	1200 MAIN ST	YATES RALPH & FAYE
176	1200 MAIN ST	HILL DANIEL &
177	1200 MAIN ST	HIBSID 1 LLC
178	1200 MAIN ST	TRIPP THOMAS
179	1200 MAIN ST	KOKES KEVIN K &
180	1200 MAIN ST	BOHAN STEPHANIE D
181	1200 MAIN ST	JAIN NEHA

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	METROPOLITAN 1510 LLC
183	1200 MAIN ST	BRYANT CHRIS
184	1200 MAIN ST	KHAN MOIN
185	1200 MAIN ST	KLAMM CYNTHIA B &
186	1200 MAIN ST	DAVIS STEPHEN J
187	1200 MAIN ST	COBB DONNA MARIE &
188	1200 MAIN ST	COWDEN PETER
189	1200 MAIN ST	NARAN ASHOK
190	1200 MAIN ST	LANCASTER PHILLIP & IRENE
191	1200 MAIN ST	
192	1200 MAIN ST	KOERBER ELLEN &
193	1200 MAIN ST	POLANCO PAUL
194	1200 MAIN ST	DAMANI ANIRUDH A
195	1200 MAIN ST	DOCKTER BRYAN
196	1200 MAIN ST	UNDERHILL JAMES S
197	1200 MAIN ST	SOLE GARY &
198	1200 MAIN ST	PATTERSON JEFF
199	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
200	1200 MAIN ST	STROTHMAN RHONDA K
201	1200 MAIN ST	REMPHREY BRYAN S
202	1200 MAIN ST	DANIEL SAM
203	1200 MAIN ST	BROWNELL SUSAN K &
204	1200 MAIN ST	ALVAREZ DAVID &
205	1200 MAIN ST	HOLLANDER KEVIN J & BETH A
206	1200 MAIN ST	AHUMADA MUCIO
207	1200 MAIN ST	LESTER MARY C
208	1200 MAIN ST	MOORE ARROYO AYSHA
209	1200 MAIN ST	FUENTE JOSE ANTONIO DE LA
210	1200 MAIN ST	MOORE ROBERT W
211	1200 MAIN ST	CHAFFIN LYNDAL A
212	1200 MAIN ST	HUMES EDUARDO

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	VIRANI ASIF
214	1200 MAIN ST	JACKSON JILL A
215	1200 MAIN ST	DIXON ADAM
216	1200 MAIN ST	BADMAND HOLDINGS LLC
217	1200 MAIN ST	CURE NANCY A & WILLIAM E
218	1200 MAIN ST	ABDULWAHAB MANNIE
219	1200 MAIN ST	LIN JAMES
220	1200 MAIN ST	TRAVELSTEAD GARY LYNN &
221	1200 MAIN ST	ZOLLER ROBERT W
222	1200 MAIN ST	HOWARD KENNETH ROBERT
223	1200 MAIN ST	KOERBER ELLEN &
224	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
225	1200 MAIN ST	CWALINO PETER
226	1200 MAIN ST	NATHAL JULIO
227	1200 MAIN ST	SINGERMAN ALEXANDER
228	1200 MAIN ST	SLAUGHTER JUSTIN
229	1200 MAIN ST	POON PHILIP
230	1200 MAIN ST	BEATS JAMES & ANAMARIA
231	1200 MAIN ST	ROMERO ROBERT R &
232	1200 MAIN ST	HAYES MONIQUE C
233	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
234	1200 MAIN ST	HAGLER TRENT L
235	1200 MAIN ST	REVELLE ANIEL W III & CAROL L
236	1200 MAIN ST	MUEHLENWEG ROBERT J & CHRISTINE
237	1200 MAIN ST	OLTMAN GREGG
238	1200 MAIN ST	FERNANDEZ GUSTAVO A & DAGMAR SCHMAUTZ
239	1200 MAIN ST	CHANG LAWRENCE SHEYLUN
240	1200 MAIN ST	FARTHING DANIEL
241	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
242	1200 MAIN ST	SHAFFNER GLORIA
243	1200 MAIN ST	GOLNABI ROSITA NINA & NEIMA

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1200 MAIN ST	VALENTIS VENTURES LLC
245	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
246	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
247	1200 MAIN ST	REVIS MARK
248	1200 MAIN ST	TARVER CHRISTOPHER T &
249	1200 MAIN ST	YING KEN W
250	1200 MAIN ST	HWANG HELEN
251	1200 MAIN ST	MOVVA SATYANARAYANA
252	1200 MAIN ST	SCHUMANN KEITH &
253	1200 MAIN ST	FOX JEFFREY L
254	1200 MAIN ST	BODLEY GABRIELLE
255	1200 MAIN ST	QUINN CRAIN A & NATALIE L
256	1200 MAIN ST	GATES MARTIN E II & JUDY M
257	1200 MAIN ST	DURRA OMAR
258	1200 MAIN ST	PHILLIPS DAVID G
259	1200 MAIN ST	WARREN BLAKE T &
260	1200 MAIN ST	MARKHOFF STEVEN
261	1200 MAIN ST	GRANT JASON A & MARIA
262	1200 MAIN ST	COOKSEY CHARLES N
263	1200 MAIN ST	CUNNINGHAM THOMAS G
264	1200 MAIN ST	POWERS A MARKS
265	1200 MAIN ST	ARNOLD NANCY E WEINTRAUB
266	1200 MAIN ST	BERMAN DANIEL
267	1200 MAIN ST	PERRI VINEYARDS & REAL ESTATE
268	1200 MAIN ST	RANDOLPH HEATHER ELAINE &
269	1200 MAIN ST	LUDWIG CURTIS A
270	1200 MAIN ST	PATEL AMIR B
271	1200 MAIN ST	KNIPE LUTHER DASSON III
272	1200 MAIN ST	IPPOLITO ESTER
273	1200 MAIN ST	PATKOVIC MARIJANA
274	1200 MAIN ST	BASH DAMIEN

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1200 MAIN ST	BOWENS BARRY C
276	1200 MAIN ST	KRIDER SUE E
277	1200 MAIN ST	SHIPP RONALD B
278	1200 MAIN ST	ENGRAM AARON
279	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR
280	1200 MAIN ST	COX JOHN VERNON TR &
281	1200 MAIN ST	SMITH LAURA
282	1200 MAIN ST	BALUCH AMIR
283	1200 MAIN ST	ONU ADISA M
284	1200 MAIN ST	BIERI MATTHEW B & REBECCA
285	1200 MAIN ST	MAYORGA LUIS A
286	1200 MAIN ST	MUSABASIC MEMSUD
287	1200 MAIN ST	GILMAN ALEX
288	1200 MAIN ST	SLIGER STEPHEN H & GWENNY L
289	1200 MAIN ST	MOTGI GURU & SHASHI
290	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
291	1200 MAIN ST	SARDARABADI ABDOL M &
292	1200 MAIN ST	ACKER PARLEY E III
293	1200 MAIN ST	WATTS FAMILY TRUST
294	1200 MAIN ST	LIN XIA
295	1200 MAIN ST	TRAMMELL DUANE &
296	1200 MAIN ST	DUNCAN ROBERT J &
297	1200 MAIN ST	CORCORAN SHAWN M & CARRIE A
298	1200 MAIN ST	MAURER IAN S
299	1200 MAIN ST	MERCHANT REHAN I &
300	1200 MAIN ST	REAGANS KIMBERLY
301	1200 MAIN ST	KRISHNA SHAILENDRA &
302	1200 MAIN ST	PONZIO JOHN &
303	1200 MAIN ST	BARBADILLO OSCAR JR
304	1200 MAIN ST	DAVIS WALKER L
305	1200 MAIN ST	YATES RALPH A & FAYE

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1200 MAIN ST	PERRI VINEYARDS &
307	1200 MAIN ST	GARCIA CASSANDRA
308	1200 MAIN ST	BARBATO CRISTINA COSTA
309	1200 MAIN ST	BOWLES NEAL A & CARLA D WATSON
310	1200 MAIN ST	LUFKIN ROGER W
311	1200 MAIN ST	WILKINSON EARL J
312	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S
313	1200 MAIN ST	BELGAUM LLC
314	1300 JACKSON ST	1300 JACKSON STREET
315	1300 JACKSON ST	FRACKT RENA L
316	1300 JACKSON ST	POE BRIAN
317	1300 JACKSON ST	BRAZZEL ZACHARY L
318	1300 JACKSON ST	HOPE MARK A
319	1300 JACKSON ST	WASHINGTON DAVID CHASE
320	1300 JACKSON ST	KOLANDER KAMELA
321	1300 JACKSON ST	EVANS SCOTT
322	1300 JACKSON ST	SLAWOMIR LESZINSKI LIVING

FILE NUMBER: Z145-278(CG)

DATE FILED: June 9, 2015

LOCATION: South side of Elm Street and the east side of North Akard Street

COUNCIL DISTRICT: 14

MAPSCO: 45K

SIZE OF REQUEST: ±0.3443 acres

CENSUS TRACT: 31.01

APPLICANT: Reynolds Outdoors Media

REPRESENTATIVE: Rob Baldwin

OWNER: BVF-II Kirby Limited Partnership

REQUEST: An application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The request is to allow the continued operation of a 144-square foot projecting sign (videoboard). The existing sign is located on the west façade. (N. Akard Street)

SSDAC RECOMMENDATIONS: Approval for a six-year period, subject to conditions.

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

BACKGROUND:

- The subject site lies in Planned Development District No. 619.
- The applicant requests renewal of SUP No. 1791 to maintain the existing 144-square feet videoboard at the corner of Elm and N. Akard Streets.
- The subject site (Kirby Building) is developed with a parking garage with ground level retail uses. A portion of the property fronts onto Main Street, which is a 16-story apartment building with ground level retail.
- Land use in the surrounding area includes office, retail and personal service, and multifamily uses.
- The current SUP expires on 1/13/16; however, the applicant is requesting renewal prior to its expiration.
- Ordinance No. 27481 was adopted by the Dallas City Council on February 11, 2009, and allows for non-premise district activity videoboard signs in the Downtown Special Provision Sign District.
- The existing signs are in compliance with the renewal conditions of SEC. 51A-7.909. Attached Non-Premise District Activity Videoboard Signs of the Dallas Development Code:
 - (a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.
 - (b) Location and number.
 - (1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within Retail Subdistrict A and Retail Subdistrict B bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.
 - (2) A maximum of one non-premise district activity videoboard sign is permitted per block face.
 - (3) Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street.
 - (4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.
 - (c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.

(d) SUP required.

- (1) Non-premise district activity videoboard signs are only permitted by SUP.
- (2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft. of the sign.
- (3) If there is a conflict between Subsection [51A-4.206](#)(1) and this section, this section controls.
- (4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (g).
- (5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.

(e) Installation. Non-premise district activity videoboard signs must be securely attached.

(f) Projecting signs. Projecting non-premise district activity videoboard signs:

- (1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;
- (2) may project a maximum of 12 feet into the right-of-way:
 - (A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;
 - (B) subject to review by the traffic engineer to ensure that the sign will not pose a traffic hazard or visibility obstruction; and
 - (C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;
- (3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and
- (4) must have videoboard displays on both sides of the sign.

(g) Building occupancy requirements. 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. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.

SSDAC Action:

(July 14, 2015)

Motion: It was moved to **approve** the renewal of Specific Use Permit No. 1791 for a 144-square foot projecting sign (videoboard).

Maker: Van Dermark
Second: Gomez
Result: Carried: 4 to 0

For: 4 – Van Dermark, Gomez, Peadon, Bauer

Against: 0

Absent: 1 - Phiffer

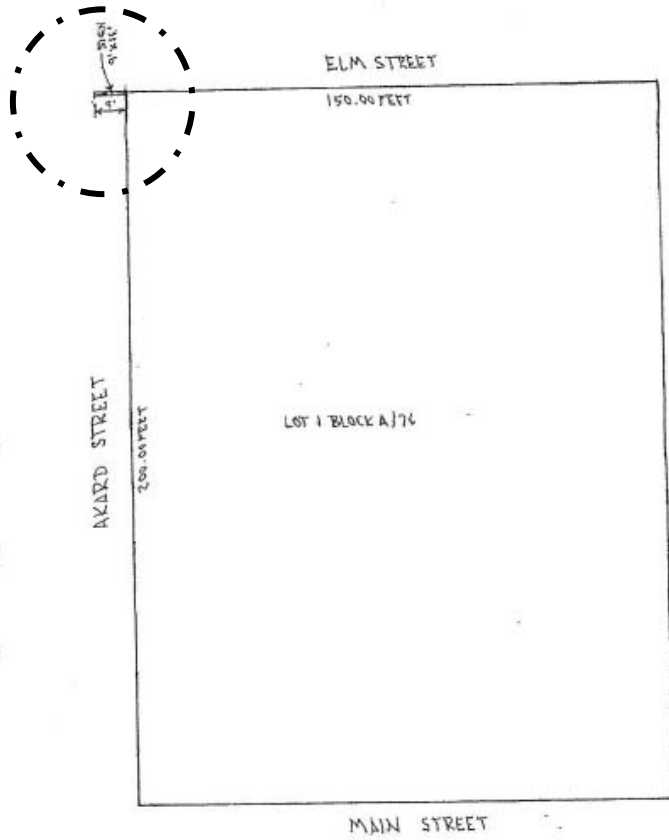
Conflict: 0

Speakers: Jennifer Hiromoto and Rob Baldwin

EXISTING ORDINANCE

Specific Use Permit
No. 1791

REVISED 9/10



APPROVED BY CITY OF DALLAS
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A-4.219 OF THE DALLAS DEVELOPMENT
CODE

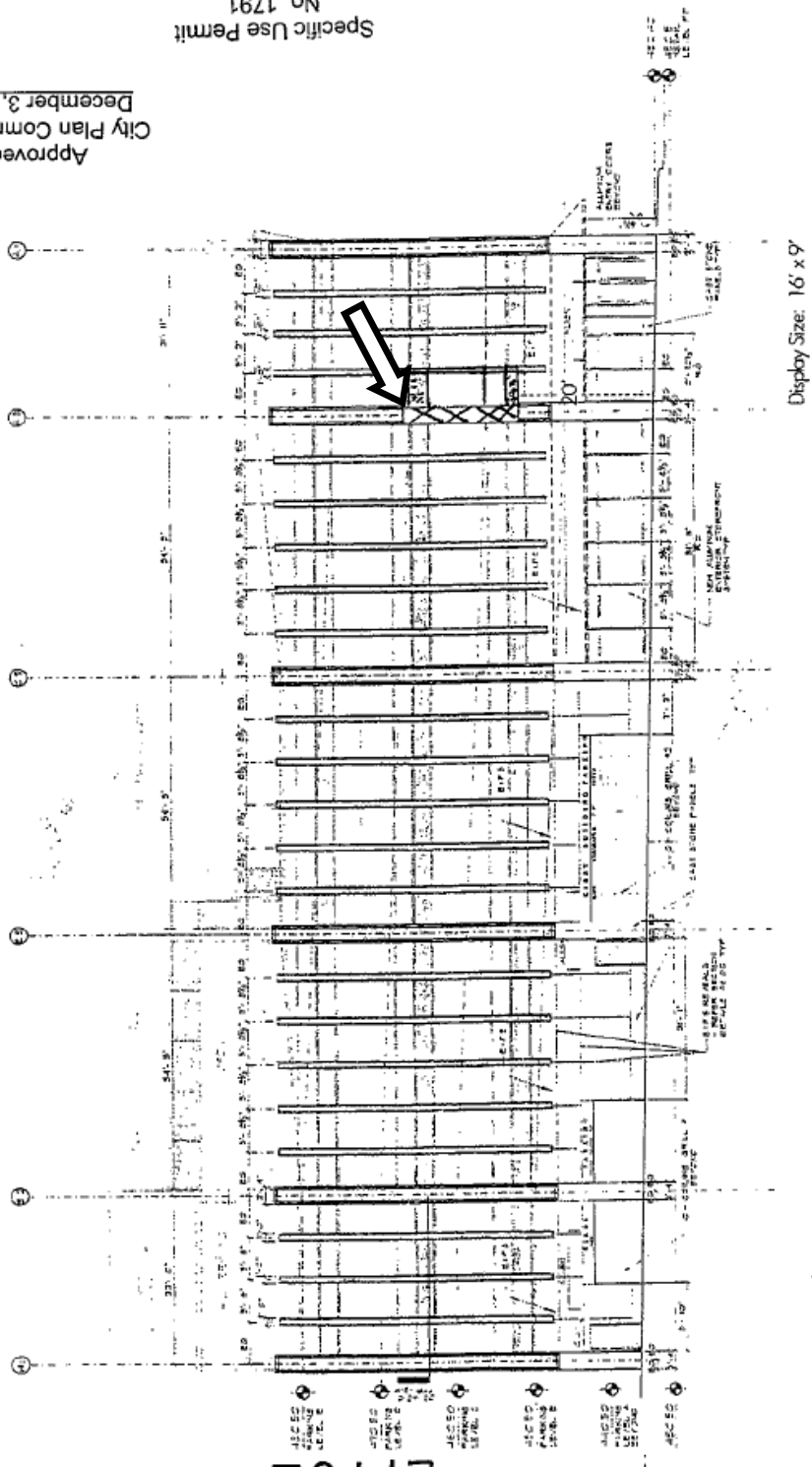
NORTH
SCALE: 1" = 20'
SITE PLAN

1502 ELM VIDEOBOARD DISPLAY

100191

Elevation
27782

Approved
City Plan Commission
December 3, 2009
Specific Use Permit
No. 1791



Display Size: 16' x 9'

Video Board Location



1-5-10

ORDINANCE NO. 27782

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Planned Development District No. 619:

BEING Lot 1A in City Block A/76; fronting approximately 150 feet on the south line of Elm Street; fronting approximately 200 feet on the east line of Akard Street; fronting approximately 150 feet on the north line of Main Street; and containing approximately 0.3443 acres,

to be used under Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

27782

100191

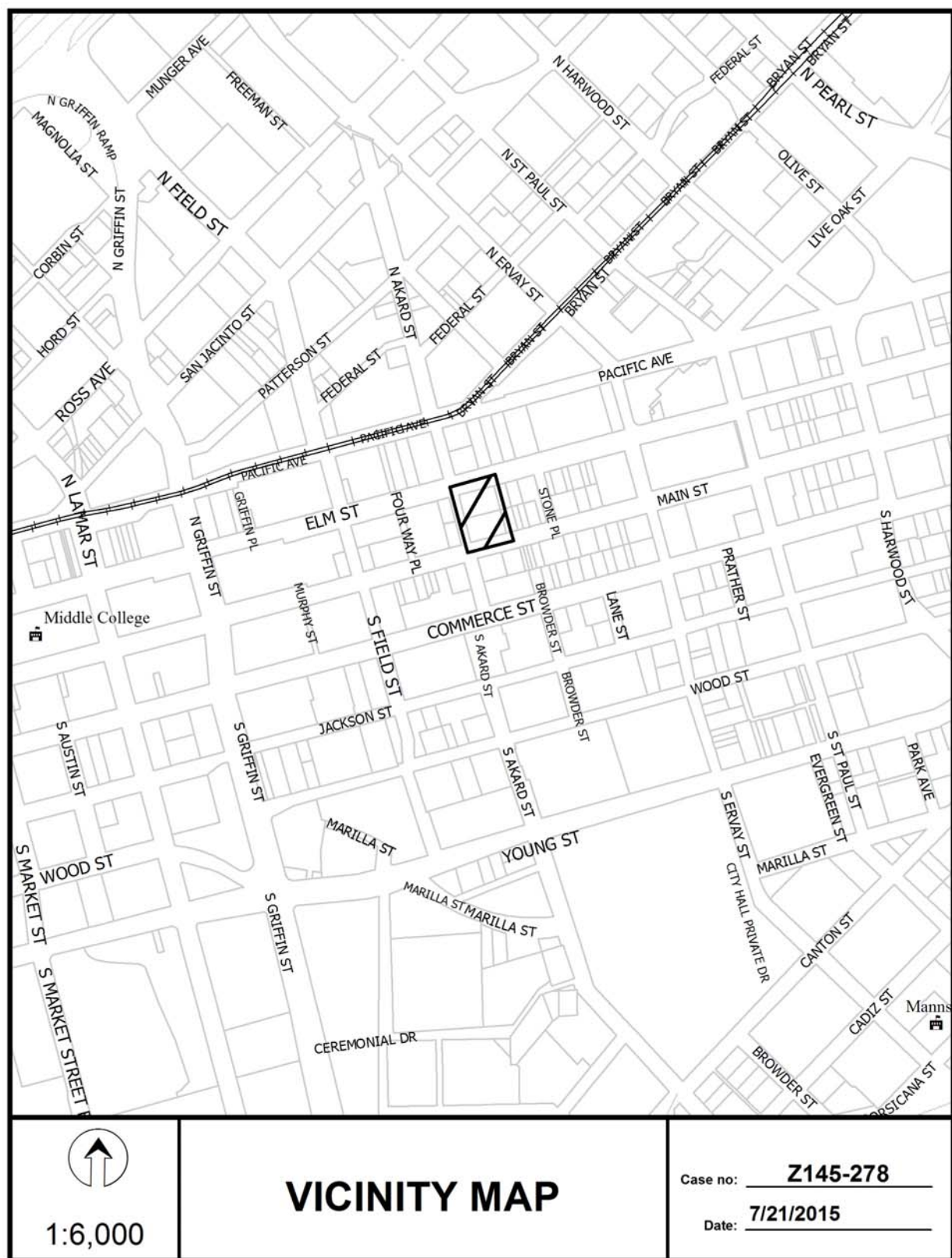
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

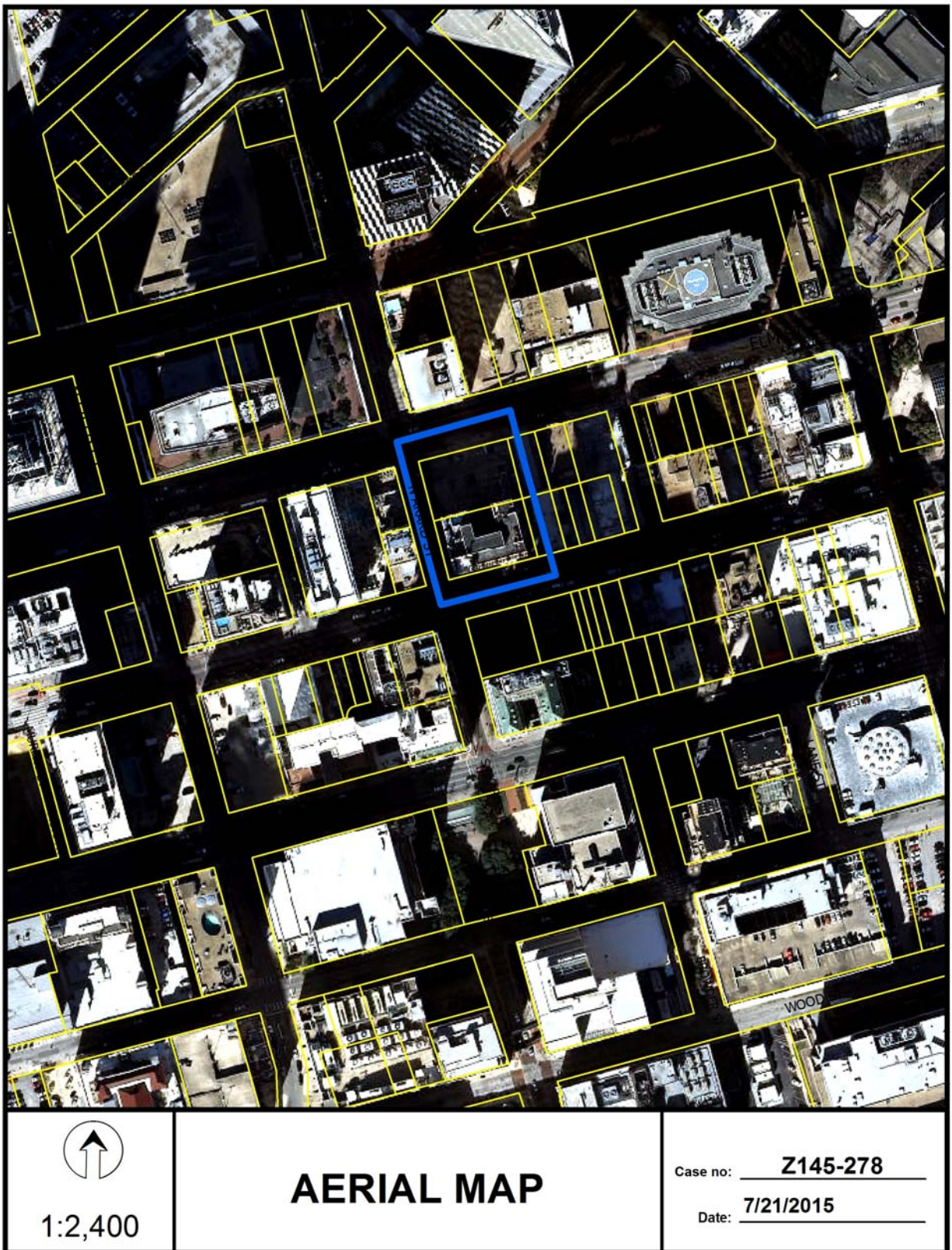
SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as Planned Development District No. 619, to be used under Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign:

BEING Lot 1A in City Block A/76; fronting approximately 150 feet on the south line of Elm Street; fronting approximately 200 feet on the east line of Akard Street; fronting approximately 150 feet on the north line of Main Street; and containing approximately 0.3443 acres.

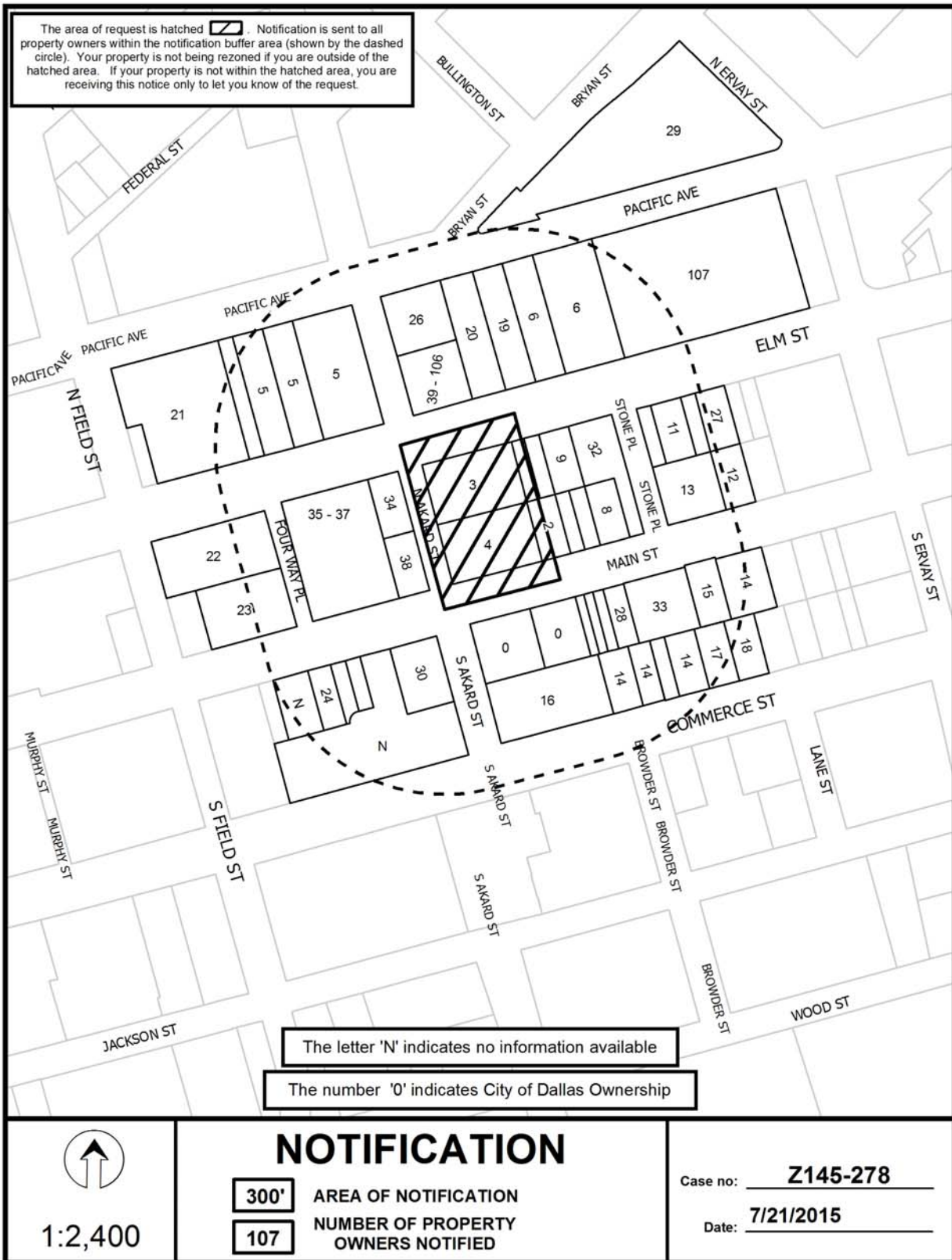
SECTION 2. That this specific use permit is granted on the following conditions:

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 January 13, 2016.
4. CLEARANCE: The attached projecting non-premise district activity videoboard sign must have a minimum clearance of 20 feet above the sidewalk as shown on the attached elevation.
5. DIMENSIONS: The attached projecting non-premise district activity videoboard sign may not exceed a vertical length of 16 feet as shown on the attached site plan and elevation.
6. SIZE: The attached projecting non-premise district activity videoboard sign is limited to a maximum effective area of 144 square feet as shown on the attached site plan and elevation.
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. The sign must comply with Sections 51A-7.909 and 51A-7.910 of the Dallas Development Code.









07/21/2015

Notification List of Property Owners***Z145-278******107 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1514 ELM ST	RREAF HOLDINGS MID ELM LLC
2	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
3	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP
4	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP
5	1403 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
6	1600 PACIFIC AVE	1600 PACIFIC LANDLORD LLC
7	1517 MAIN ST	FONBERG PETER D TR ET AL
8	1521 MAIN ST	ROMAN CATH DIOCESE DALLAS
9	1516 ELM ST	RREAF HOLDINGS MID ELM LLC
10	1519 MAIN ST	1519 MAIN LP
11	1604 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
12	1606 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
13	1607 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
14	1604 MAIN ST	1600 MAIN STREET HOLDINGS LP
15	1600 MAIN ST	1600 MAIN STREET HOLDINGS LP
16	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
17	1513 COMMERCE ST	PACIFICO PARTNERS LTD
18	1517 COMMERCE ST	PACIFICO PARTNERS LTD
19	1511 ELM ST	PE TOWER GARAGE HOLDINGS LP
20	1511 ELM ST	PE TOWER GARAGE HOLDINGS LP
21	1401 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
22	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
23	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC
24	1400 MAIN ST	FOSTER BRYAN S
25	1404 MAIN ST	1404 MAIN BUILDING LLC
26	208 AKARD ST	MZEIN HOLDINGS LP

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1608 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
28	1520 MAIN ST	MAIN STREET INVESTORS JV
29	1627 PACIFIC AVE	THANKSGIVING SQUARE FDN
30	1412 MAIN ST	BN 1412 MAIN LP
31	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
32	1520 ELM ST	STONE PLACE MALL INV1 LTD
33	1530 MAIN ST	DUNHILL 1530 MAIN LP
34	1414 ELM ST	ELM 1414 PPTIES, LTD
35	1407 MAIN ST	DLD PROPERTIES
36	1407 MAIN ST	DRED PROPERTIES LTD
37	1407 MAIN ST	DCAR PROPERTIES LTD
38	1415 MAIN ST	GS RENAISSANCE LTD PS
39	1505 ELM ST	CHRISTIAN LARRY &
40	1505 ELM ST	DUCOTEY WARREN 2002 TR
41	1505 ELM ST	JOBE REAGAN V
42	1505 ELM ST	KEY SEAN
43	1505 ELM ST	BUTLER KELLY A LIVING TRUST
44	1505 ELM ST	DELEON JOSE & ALMA FLORES
45	1505 ELM ST	NORRIS SONJA
46	1505 ELM ST	WONG ERIK JEFFREY
47	1505 ELM ST	LANGAN PATRICK
48	1505 ELM ST	LEAVERTON KEVIN O
49	1505 ELM ST	MENDEZPEREZ JAIME & FANNY
50	1505 ELM ST	SCHMIDT MICHAEL
51	1505 ELM ST	HARTLINEDIAZ PATRICIA
52	1505 ELM ST	BREWER STEPHEN D &
53	1505 ELM ST	BECKMAN JAMIE W
54	1505 ELM ST	SYMPHONY PROPERTIES LLC
55	1505 ELM ST	HIRSCHHEIMER JOSHUA DAVID
56	1505 ELM ST	KILANOWSKI KATHLEEN
57	1505 ELM ST	EDMONDSON ROY M

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1505 ELM ST	HAGGARD SCOTT JR
59	1505 ELM ST	ALLIANT PROPERTIES LLC SERIES D
60	1505 ELM ST	PIGG CHRISTINE
61	1505 ELM ST	BUSBY MELINDA Z
62	1505 ELM ST	BASSAMPOUR FATEMAH &
63	1505 ELM ST	IKER GREGORY MARK
64	1505 ELM ST	SONNETT JOHN
65	1505 ELM ST	BRAIR GHASSAN B
66	1505 ELM ST	MAGAN NAVIN
67	1505 ELM ST	MENDENHALL MYLES E & KATHERINE M
68	1505 ELM ST	STEVENS KATHERINE A
69	1505 ELM ST	POTTER BRITON J III &
70	1505 ELM ST	MUNK FLORENCE
71	1505 ELM ST	SCHMIDT MICHAEL L
72	1505 ELM ST	SINGER ARTURO
73	1505 ELM ST	JONES REBECCA J
74	1505 ELM ST	YELLOTT JAY D
75	1505 ELM ST	SCHWARTZ DEBORAH
76	1505 ELM ST	RICHARD C WERNON
77	1505 ELM ST	KEDRON LUCEA SUZAN
78	1505 ELM ST	ANTERHAUS ROBERT H &
79	1505 ELM ST	MUNOZ ROLANDO & DONNA W
80	1505 ELM ST	MCKNIGHT BILLY REA
81	1505 ELM ST	DILENA R J
82	1505 ELM ST	L & M PROPERTY MGMT LLC
83	1505 ELM ST	HOLLOWAY MICHAEL S &
84	1505 ELM ST	FRAZEE STEVEN K
85	1505 ELM ST	DANE EUGENE
86	1505 ELM ST	LARA JOHN COOPER
87	1505 ELM ST	MCLAIN WILLIAM T &
88	1505 ELM ST	MITTELSTET STEPHEN K

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1505 ELM ST	ABENDSCHEIN FREDERICK
90	1505 ELM ST	ROBERTSON RON & DONNA
91	1505 ELM ST	EDWARDS GARY DON & JANIE FAY
92	1505 ELM ST	COLLETT BRIAN J TR LIFE EST & CHERYL TR LI
93	1505 ELM ST	NIENDORFF CARL A IV
94	1505 ELM ST	HALL MICHAEL D
95	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD
96	1505 ELM ST	HARVEY BARBARA ANN & EDWARD BRUCE
97	1505 ELM ST	AKIN LARRY D & CAROL D
98	1505 ELM ST	SPIEGEL ROSS ADAM
99	1505 ELM ST	BOLDEN PAUL &
100	1505 ELM ST	ROBERTS FINES OLIVER
101	1505 ELM ST	STANLEY ROGER &
102	1505 ELM ST	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAH
103	1505 ELM ST	SCARLET PEGASUS GROUP LP
104	1505 ELM ST	WILSON ADDISON G IV
105	1505 ELM ST	SCRIPPS FREDERIC SCOTT
106	1505 ELM ST	BLUE STAR MORTGAGE INC
107	1601 ELM ST	1601 ELM HOLDINGS LP

Planner: Warren F. Ellis

FILE NUMBER: Z145-261(WE) **DATE FILED:** May 11, 2015

LOCATION: Southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard

COUNCIL DISTRICT: 7 **MAPSCO:** 46W

SIZE OF REQUEST: Approx. 3.1887 acres **CENSUS TRACT:** 34.00

REPRESENTATIVE: Robert Miklos, Miklos Law, PLLC

APPLICANT: Gold Auto Parts Recyclers

OWNER: Recycling Properties, LP

REQUEST: An application for a Specific Use Permit for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the Specific Use Permit will allow the applicant to use a portion of an existing one story, 66,968 square foot warehouse building for a recycling buy-back center. The center will collect primarily household and industrial metals. The recycling buy-back center is approximately 4,270 square feet and is located in the northwest quadrant of the site.

The Development Code limits the maximum time period for the recycling buy-back center for household metals and industrial metals to a two year period.

On October 10, 2012, the City Council approved a Specific Use Permit for recycling buy-back center for household metals and industrial metals for a two year period on property zoned an IM Industrial Manufacturing District. [request site]

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan and conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval, subject to the site plan and conditions are based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed use should not impact the surrounding uses negatively from a land use perspective. The request site is located in an area where the underlying zoning provides a variety of industrial type uses. In addition, the Development Code requires additional provisions for this use in order to mitigate any impact the use may have on the adjacent properties. These provisions include restricting the floor area to a maximum of 1,000 square feet, removing the materials from the site at least once a week or before reaching capacity and limiting one recycling use on a building site. In addition, the Dallas Police Department requires a license to operate a recycling buy-back center as well as monitors the site.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This request neither contributes to nor is a detriment to the welfare of adjacent property. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use to mitigate any potential conflicts.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business. Staff has not received any information from the Dallas Police Department, at the time this report was completed, regarding any violations the recycling buy-back center may been issued under the previous Specific Use Permit. Staff will provide the City Plan Commission with any updates regarding the proposed use, if a violation has occurred, during the briefing session.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Zoning History: There have been two recent zoning cases in the area over the past 5 years.

1. Z101-277 On December 10, 2012, the City Council approved an amendment to Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

2. Z134-196 On August 13, 2014, the City Council approved an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict on property zoned an RS-MU Regional Service Mixed Use Subdistrict, Tract 2 within Planned Development District No. 595, the South Dallas / Fair Park Special Purpose District

COMPREHENSIVE PLAN: The Comprehensive Plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within an Urban Mixed Use Building Block.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Even though the applicant's proposal at this area for a Specific Use Permit for a recycling buy-back center for household metals and industrial metals is within an Urban Mixed Use Building Block, the underlying zoning is an Industrial District. The code requirement that the SUP for this be limited to two years allows continuous re-evaluation of the compatibility with the surrounding area.

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

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENT USE

**GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE
RESOURCES**

Policy 6.6.1 Increase recycling and composting

Land Use:

	Zoning	Land Use
Site	IM	Warehouse, Recycle buy back center
Northeast	PDD 595 -CC, MF-2(A)	Restaurant, Undeveloped lots, Vacant multifamily
Southeast	IM	Industrial (inside)
Northwest	PDD 595 - RS-MU	Commercial, Scattered undeveloped land
Southwest	IM	Industrial

Land Use Compatibility: The 3.18 acre site is developed with a 66,968 square foot structure. The majority of the building is used as a warehouse for new and used auto parts. The proposed recycling buy-back center occupies approximately 4,270 square feet of floor area in the northwest quadrant of the building. The applicant's hours of operation are between 7:00 a.m. and 7:00 p.m. Monday through Sunday.

In addition, the development code requires specific requirements in which a recycling buy-back center must comply with during their operations: Such provisions include:

- The floor are of this use may not exceed 10,000 square feet of floor area. The applicant is proposing to use 4,270 square feet of floor.

- Materials stored at this use must be removed at least once a week or before reaching capacity.

- No more than one recycling use is permitted on a building site.

- This use must be located at least 1,000 feet from another recycling use. There is no other recycling buy back center within 1,000 feet of this site.

The request site is located within an industrial area and surrounded by warehouse and industrial uses. Properties north of the site, across South Lamar Street consist of a mix of restaurant and commercial uses. There are also several vacant lots that are dispersed on South Lamar Street. The closest driveway approach to drop-off the various household and industrial metals is located on South Lamar Street near Pennsylvania Avenue.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lamar Street	Local	60 ft.	60 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Police Department: The Dallas Police Department will monitor the proposed site and determine if the applicant is in compliance with Chapter 40B in operating the proposed recycling buy-back center. The Dallas Police Department requires a license for a recycling buy-back center. The applicant has provided a copy of the license for the "Secondary Metal Business. The license was issued on October 2014 and will expire in October 2015. The applicant will have to file for a new license in October 2015.

Parking: A recycling buy-back center does not require any off-street parking, however, the applicant has dedicated 9 spaces that are located on the northeast quadrant of the building. The remaining 86 parking spaces that are shown on the site plan are designated for the warehouse use.

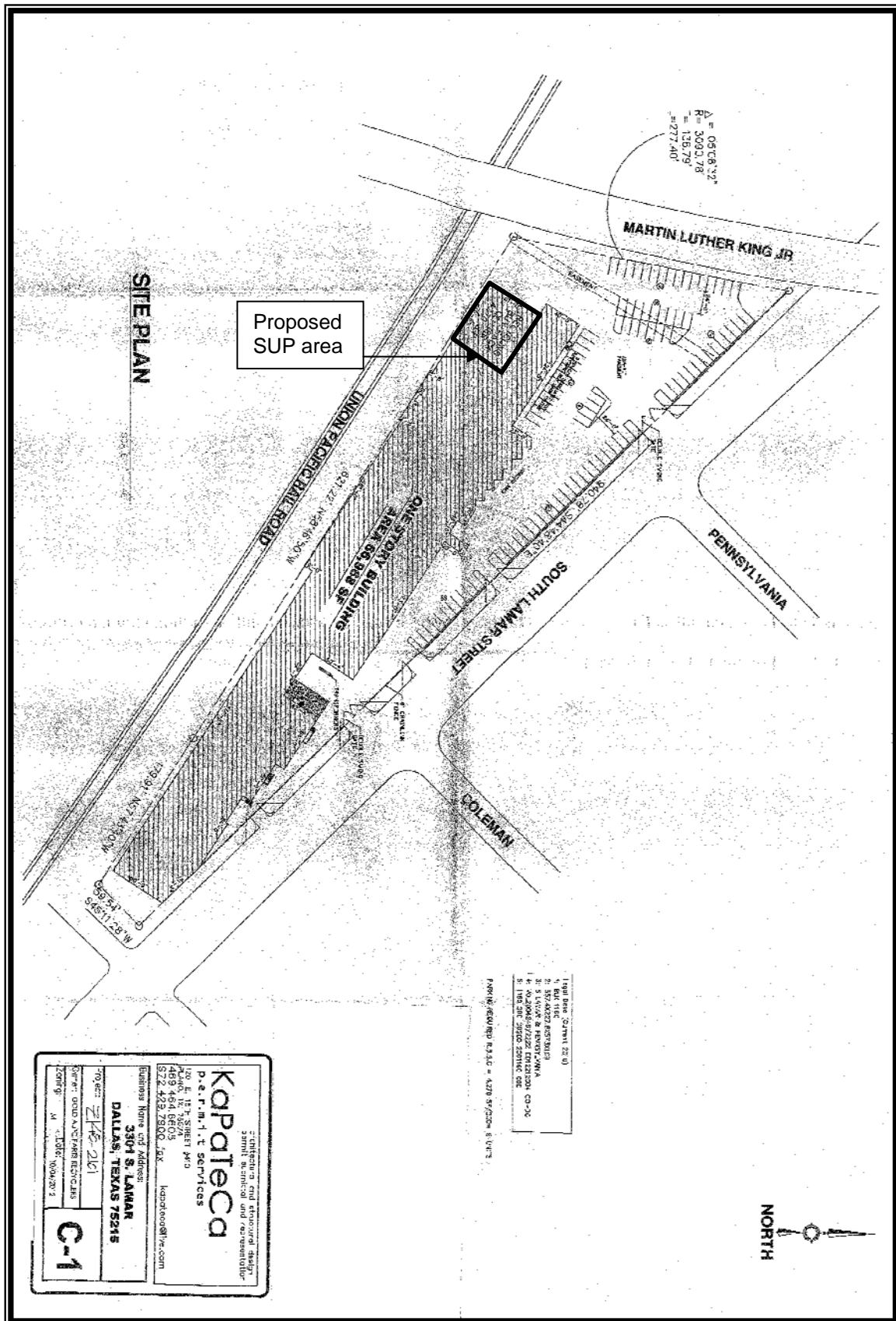
LIST OF OFFICERS

- Jerome Amman – Managing Partner on site
- Neil Goldberg – Partner
- Kenny Goldberg - Partner

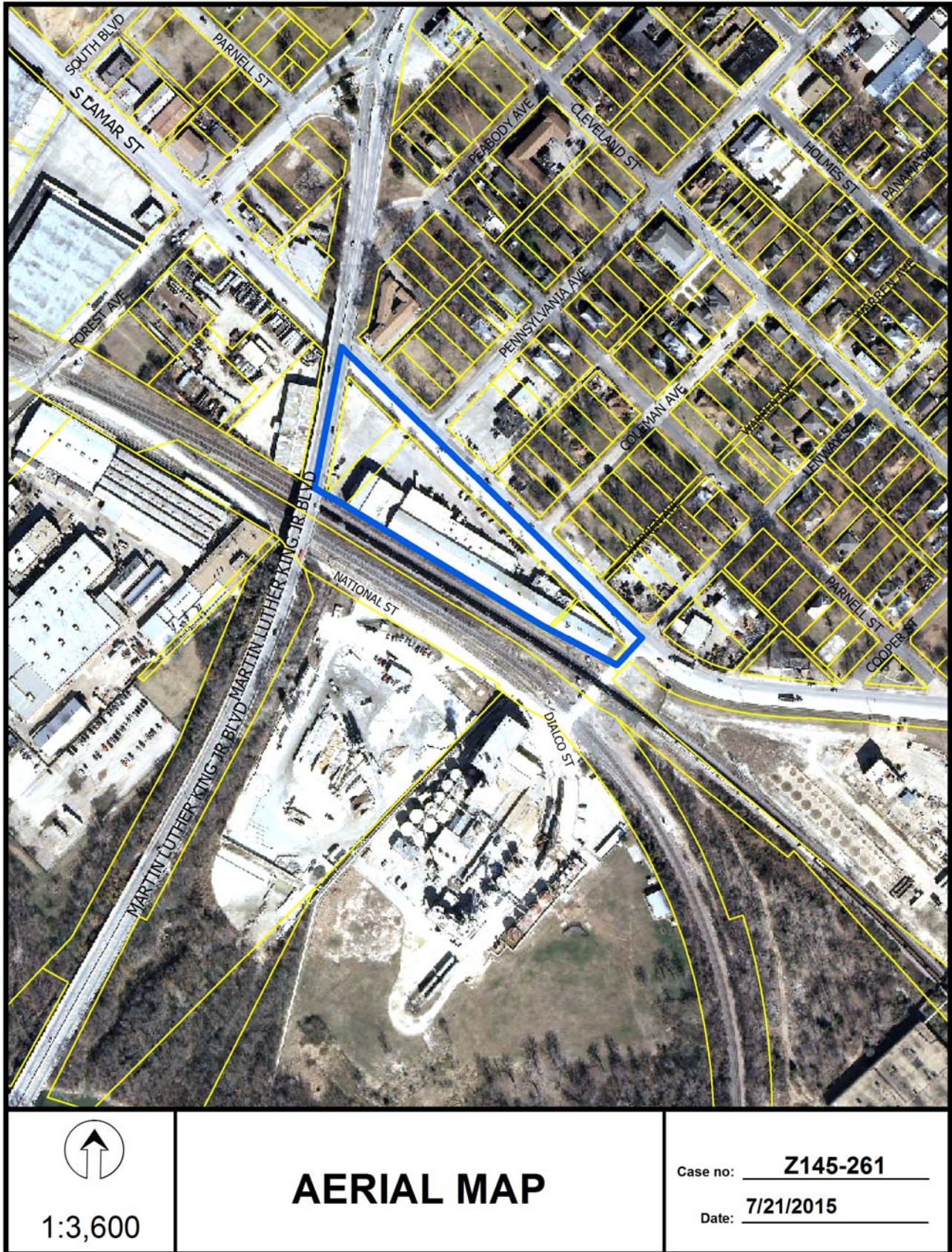
PROPOSED SUP CONDITIONS

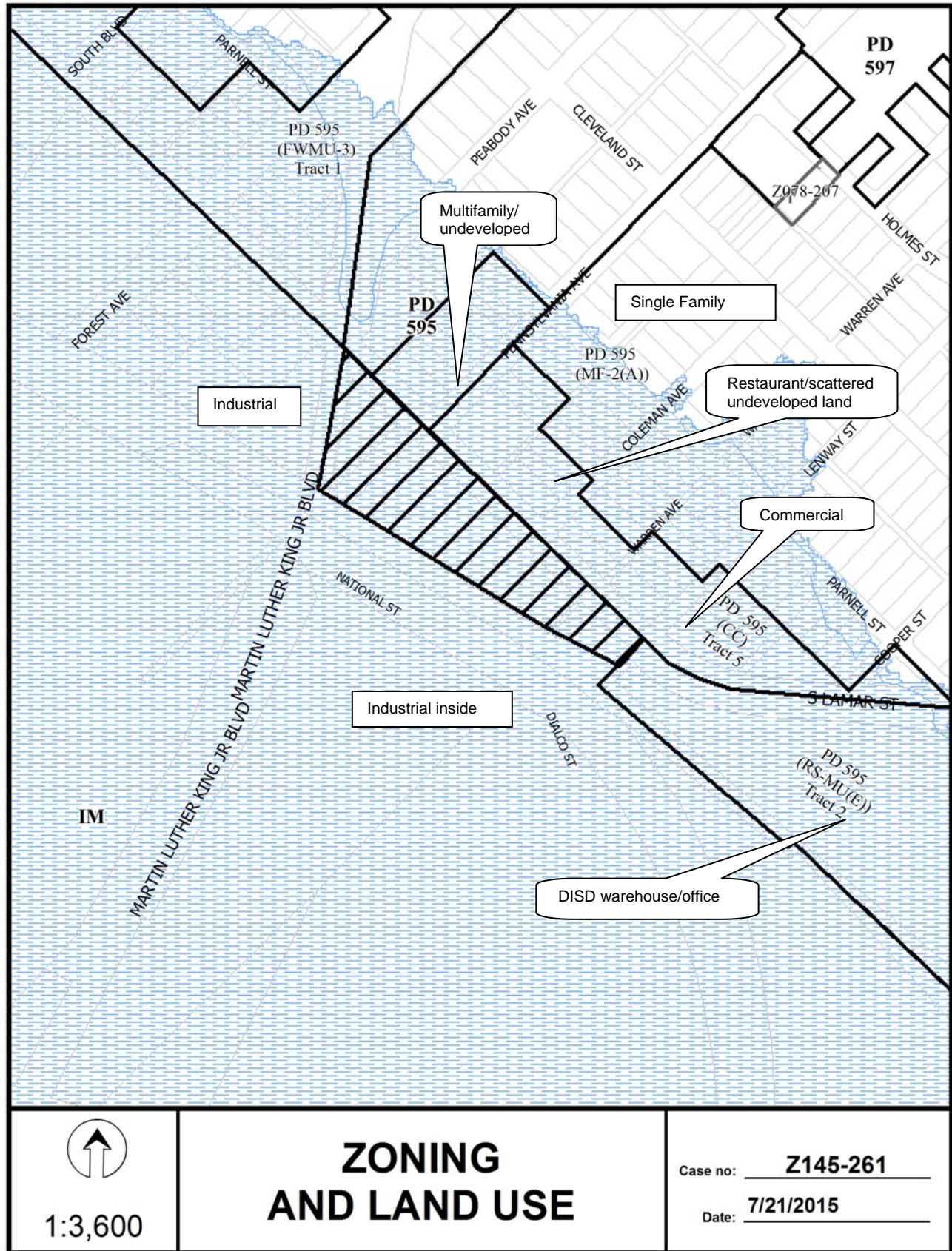
1. USE: The use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial metals. No other materials may be collected or recycled.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____(two years from the passage of this ordinance).
4. GATE: The two double swing gates adjacent to Lamer Street, shown on the attached site plan, must remain open during hours of operation.
5. FLOOR AREA: A maximum of 4,270 square feet.
5. HOURS OF OPERATION: The recycling buy-back center may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.
6. INGRESS/ EGRESS: Ingress and egress must be provided in the location on the attached site plan. No other ingress or egress is permitted.
7. LICENSE: The Operator must obtain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code within 45 days from the passage of this ordinance.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

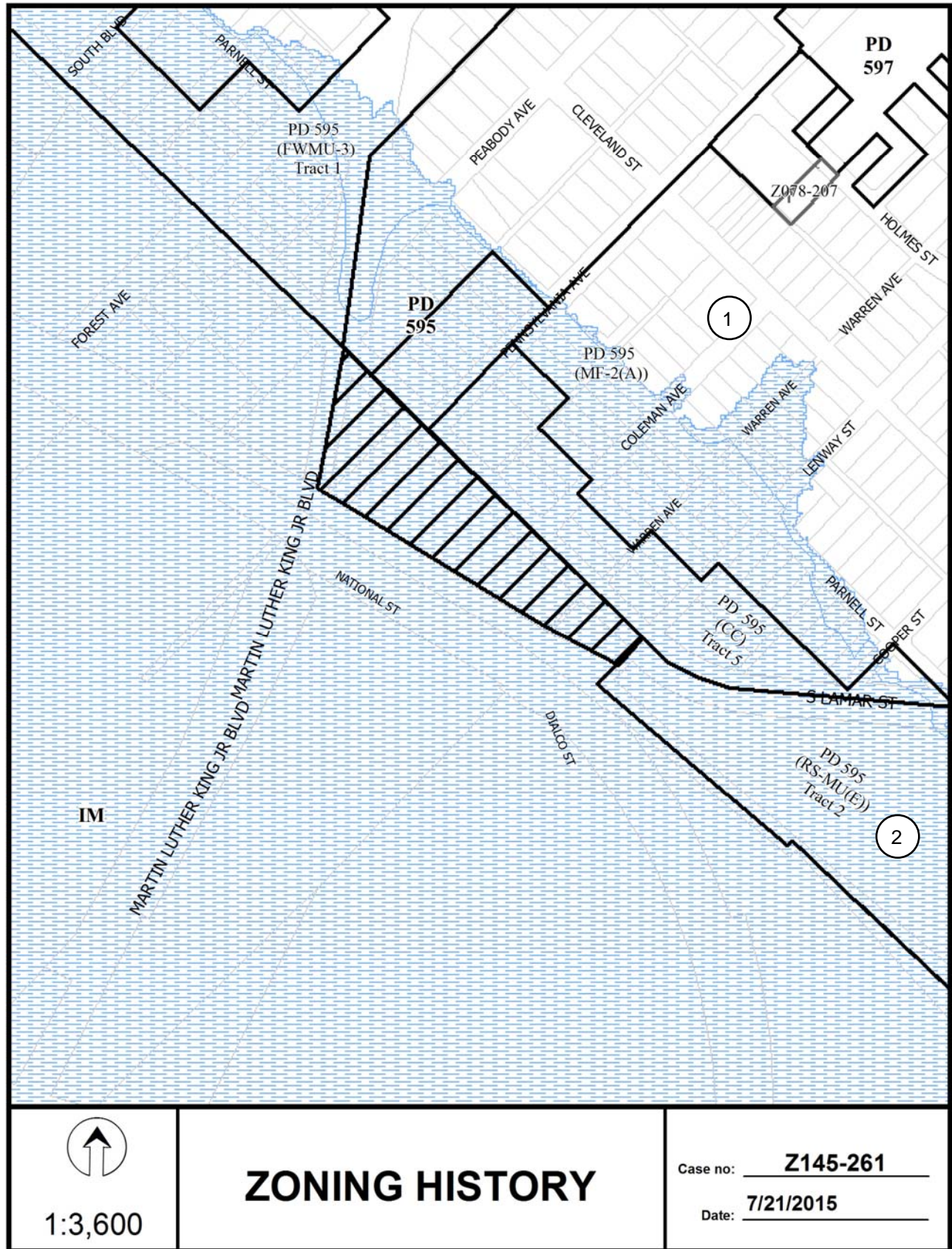
PROPOSED SITE PLAN

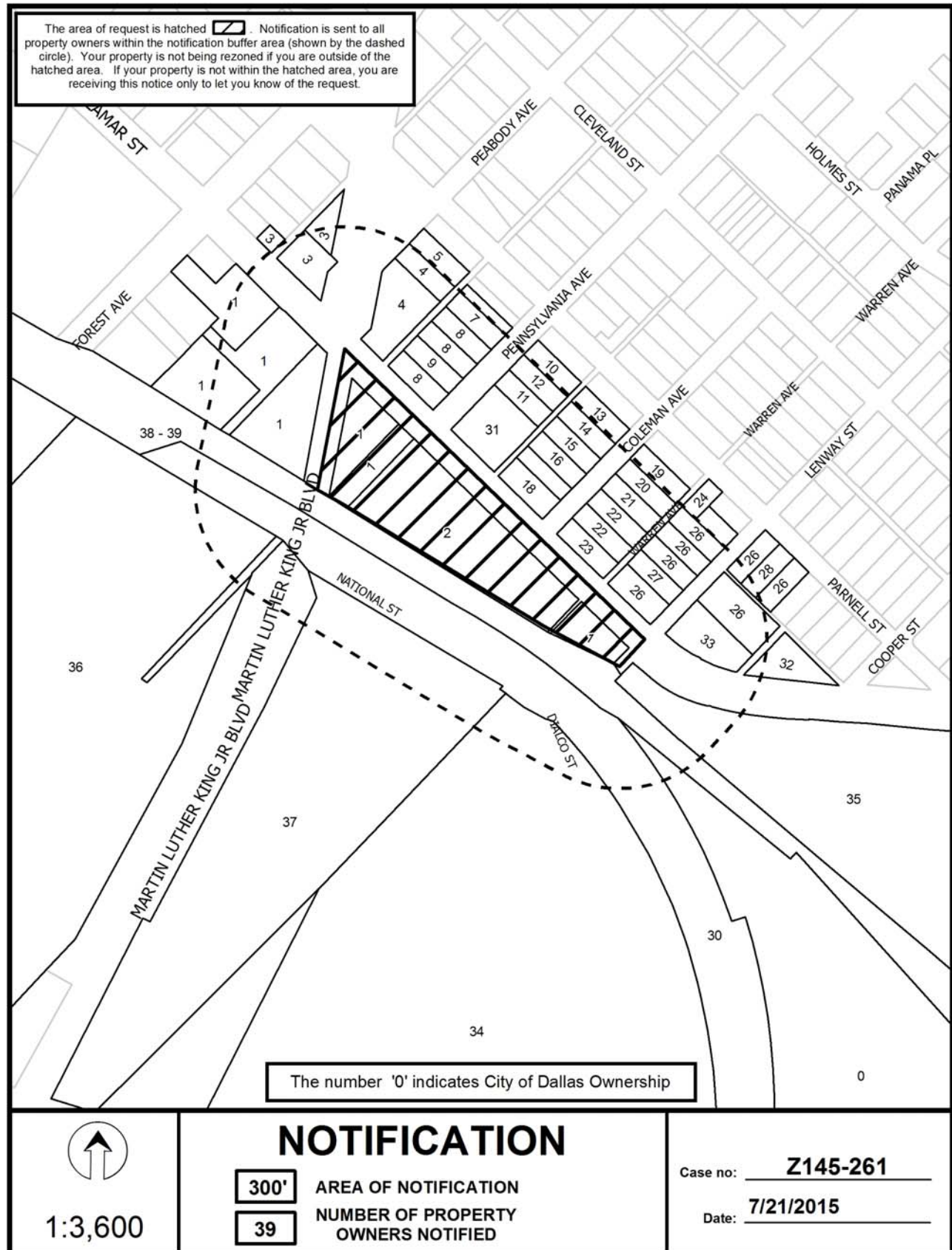












Notification List of Property Owners

Z145-261

39 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3113 LAMAR ST	RECYCLING PROP LP
2	3301 LAMAR ST	RECYCLING PROP LP
3	3008 LAMAR ST	FOREST HEIGHTS NEIGHBORHOOD
4	3100 LAMAR ST	FITZHUGH DEVELOPMENT GROUP LLC
5	1216 PEABODY AVE	DELGADO ORLANDO
6	1219 PENNSYLVANIA AVE	RATCLIFF KACHARRA
7	1217 PENNSYLVANIA AVE	FOSTER EDDIE D
8	1211 PENNSYLVANIA AVE	AMERICAN TRANSPORT XPRESS
9	3122 LAMAR ST	AMERICAN TRANSPORT XPRESS
10	1222 PENNSYLVANIA AVE	FOXX BETTY ESTATE OF
11	1214 PENNSYLVANIA AVE	BROWN DAVID A
12	1216 PENNSYLVANIA AVE	BROWN DAVID A
13	1221 COLEMAN AVE	JONES JESSE
14	1217 COLEMAN AVE	LEONARD LARRY
15	1213 COLEMAN AVE	GRAY MARVIN LF EST &
16	1209 COLEMAN AVE	SHAH GIRISH V
17	1207 COLEMAN AVE	FRANK H A
18	3216 LAMAR ST	FRANK HERBERT A JR
19	1226 COLEMAN AVE	CARMEN GRINSTEIN INC
20	1220 COLEMAN AVE	MCMILLIAM ETHEL MAE
21	1216 COLEMAN AVE	FELTON HENRY &
22	1212 COLEMAN AVE	GRINSTEIN CARMEN
23	1206 COLEMAN AVE	WARREN WARD & G WILLIAMS
24	3303 PARNELL ST	LOVE RODERICK
25	1227 LENWAY ST	GRIFFIN LOIS K
26	1223 LENWAY ST	G & A CORPORATION

Z145-261(WE)

07/21/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1209 LENWAY ST	G & A CORPORATION
28	3505 PARNELL ST	ST PHILIPS SCHOOL &
29	1000 FOREST LN	FAUBION ASSOCIATES INC
30	2300 GRAND AVE	BNSF RAILWAY
31	1202 PENNSYLVANIA AVE	BROWN DAVID A
32	3520 LAMAR ST	HANEY R W
33	3514 LAMAR ST	G & A CORPORATION
34	1100 LENWAY ST	OCCIDENTAL CHEMICAL CORP
35	3701 LAMAR ST	DALLAS ISD
36	1000 FOREST AVE	FAUBION LEO
37	3301 NATIONAL ST	BEALL CONCRETE INC
38	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
39	9999 NO NAME ST	UNION PACIFIC RR CO

FILE NUMBER: Z145-227(WE) **DATE FILED:** March 30, 2015

LOCATION: North line of Simpson Stuart Road, west of Tracy Road

COUNCIL DISTRICT: 8 **MAPSCO:** 66S

SIZE OF REQUEST: Approx. 12,572 sq. ft. **CENSUS TRACT:** 114.01

APPLICANT / OWNER: Marris Jones

REPRESENTATIVE: Peter Kavanagh, Zone Systems

REQUEST: An application for a CR Community Retail District on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the construction and operation of a nursery, garden shop or plant sales on site. Currently, the applicant is operating an illegal contractor's maintenance yard at this location. However, all uses in the CR District would be permitted.

STAFF RECOMMENDATION: **Denial**

PREVIOUS ACTION: On July 23, 2015, the City Plan Commission held this case under advisement until August 6, 2015, to allow staff to receive information from the Trinity Watershed Management Department as it relates to the property being in the flood plain. Staff has not received a response from the Trinity Watershed Department, but anticipates receiving a response before the public hearing.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed CR Community Retail District could have a negative performance impact on the surrounding single family uses. A CR Community Retail District is to provide for “development of community-serving retail, personal service and office uses at a scale and intensity compatible with residential communities. However the location of the zoning district in mid-block of a residential district could negatively impact the existing single family uses. Mitigating the potential odor, or smell of the plant materials and the visual impact the various plant materials on site could impact any future single family development in the area.
2. *Traffic impact* – Given that the proposed zoning district is mid-block of a residential district, commercial traffic could negatively impact the local residential streets.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The request site is located within a Residential Building Block.

Zoning History: There have not been recent zoning cases in the area over the past 5 years.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Undeveloped
North	R-5(A)	Single Family
South	R-7.5(A)	Undeveloped
East	R-5(A)	Single Family
West	R-5(A)	Undeveloped

COMPREHENSIVE PLAN: The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The proposed development does not comply with the characteristics of a residential neighborhood building block. Staff believes that retaining the residential character of the area is more appropriate. Developing the site for retail uses beginning at the mid-block could negatively impact this residential area.

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility: The 12,572 square foot site fronts on a principal arterial [Simpson Stuart Road] and is adjacent to several undeveloped tracts of land and single family uses. The proposed CR Community Retail District will have a negative impact on the surrounding residential uses as a result of the proposed development being located within mid-block of a residential district and the type of uses that are permitted in the CR District. The compatibility of the CR District uses at this location is inappropriate.

The nearest retail district is a CR Community Retail District and is approximately 375.44 west of the site.

The Development Code requires the applicant to provide a minimum 20-foot setback from a residential district as well as screen the outside sales and display areas. The zoning district and proposed land use requested by the applicant is inappropriate because of the location and potential uses that are permitted in the CR District.

In addition, the site is located within the flood plain. The Development Code identifies specific types of developments that may be constructed in the flood plain. These improvements include; 1) a farm or ranch, 2) utility services, electrical substation, detention basin, water reservoir or pump station, and water treatment plant, 3) sanitary landfill and refuse transfer station, 4) public park or playground, private recreation center or area, private community center and golf course, 5) outside commercial amusement approved by specific use permit, 6) helistop approved by specific use permit, and 7) radio, television or microwave tower, and amateur communication tower.

Staff recommendation is for denial of a CR District.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-5(A) - existing Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
CR - proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

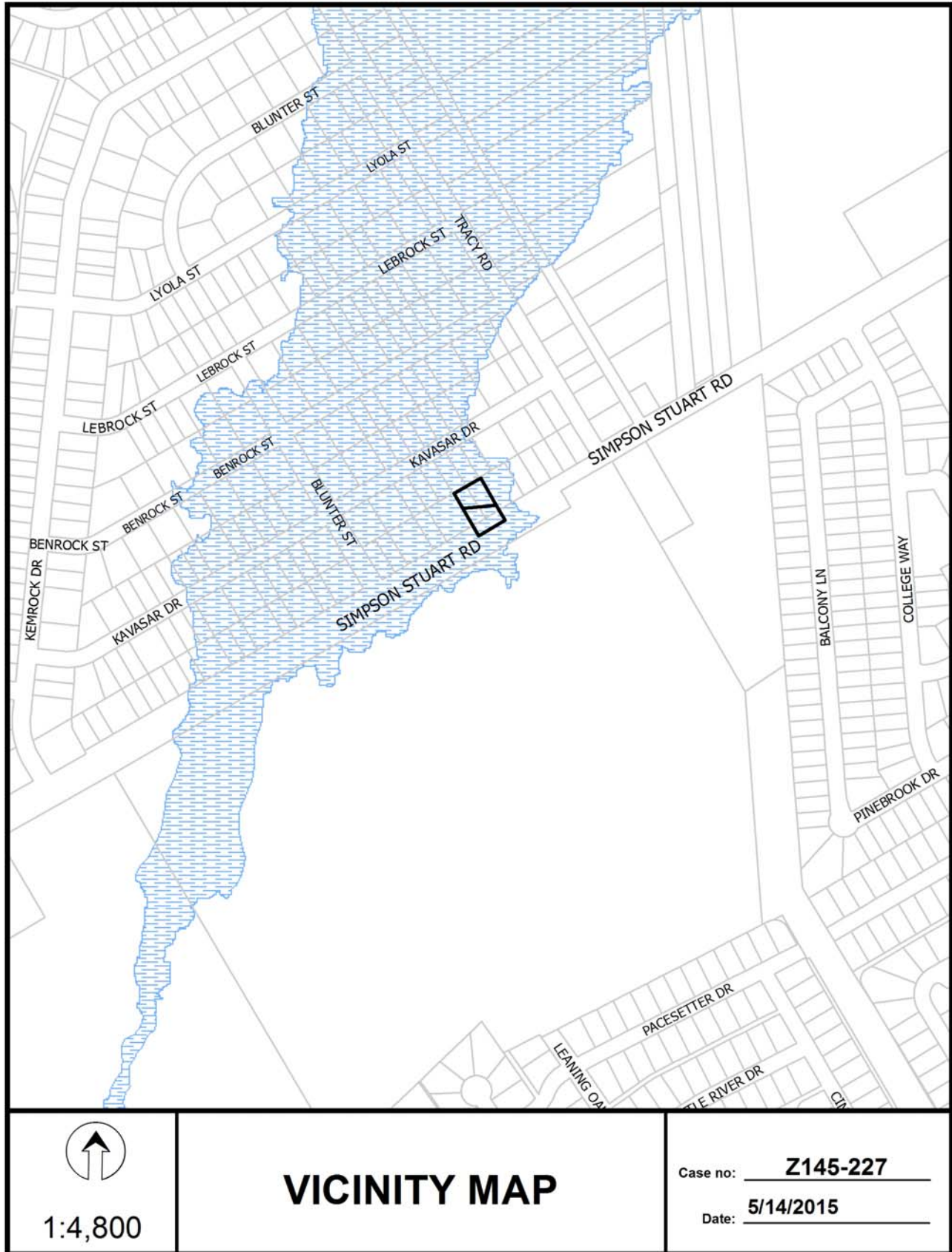
Landscaping: Landscaping of any development will be in accordance with Article X, as amended.

Thoroughfares/Streets:

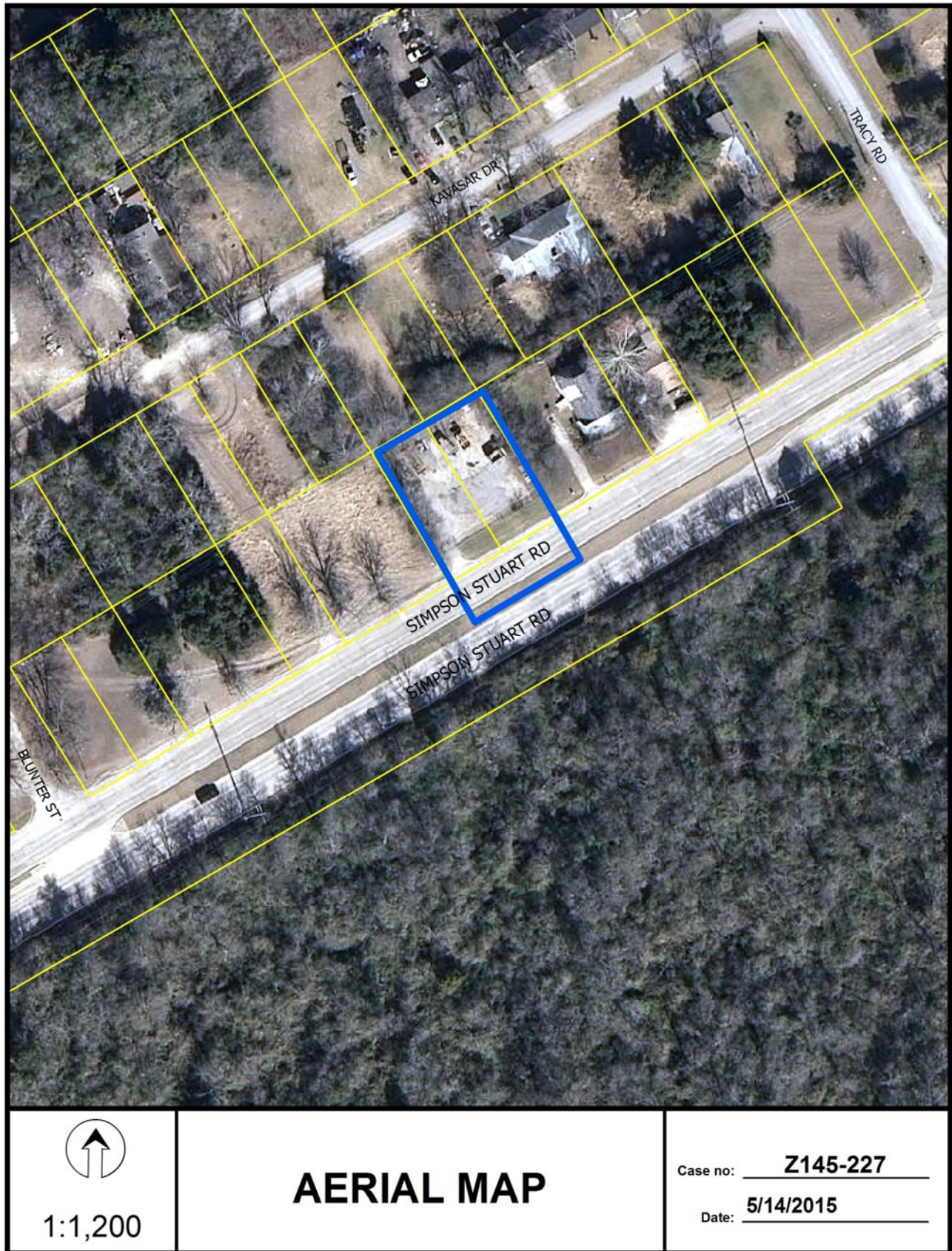
Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Simpson Stuart Road	Principal Arterial	107 ft.	107 ft.

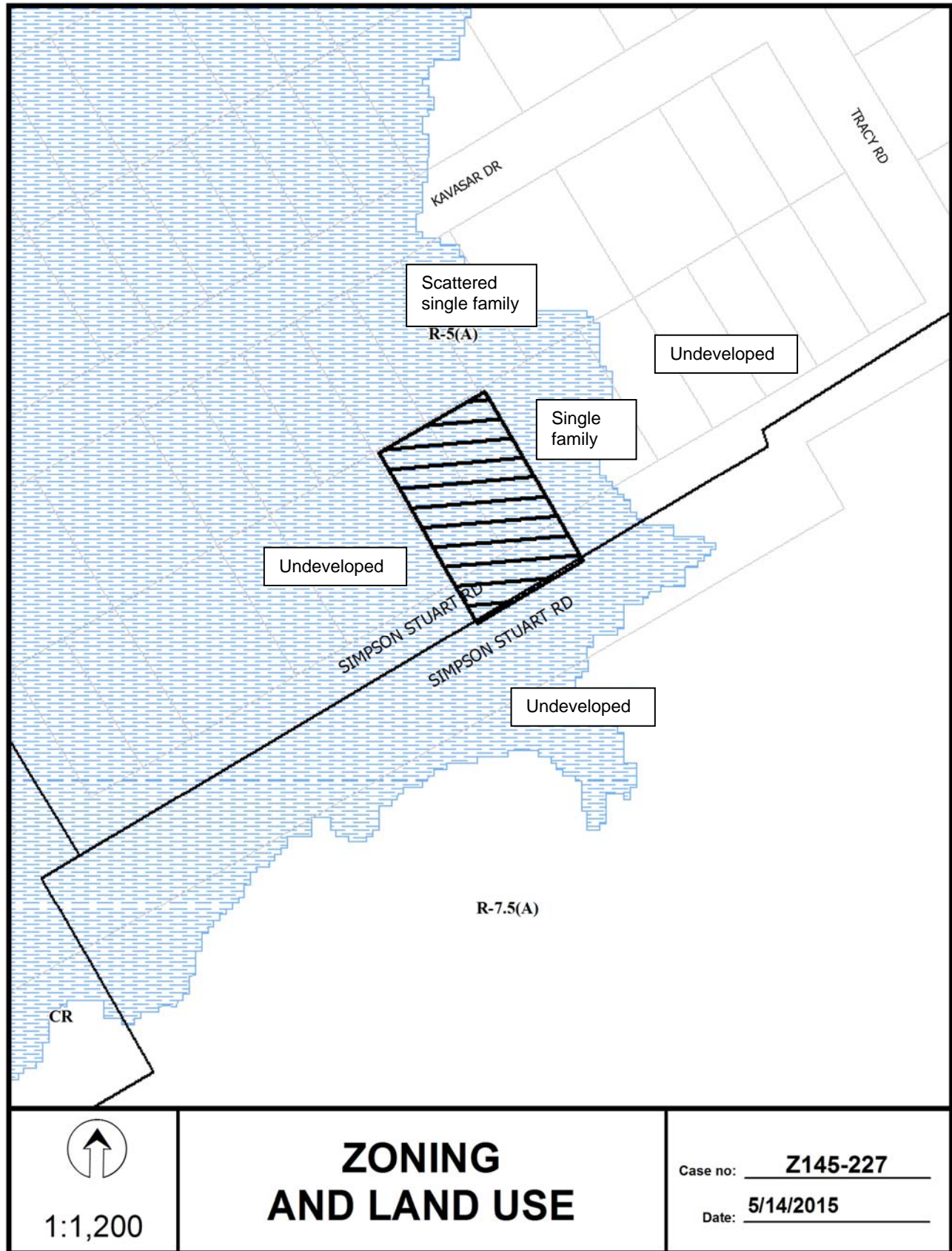
Parking: The off-street parking requirement for a nursery, garden shop or plant sale use is one space per 500 square feet of floor area, plus one space per 2,000 square feet of outside sales and display area.

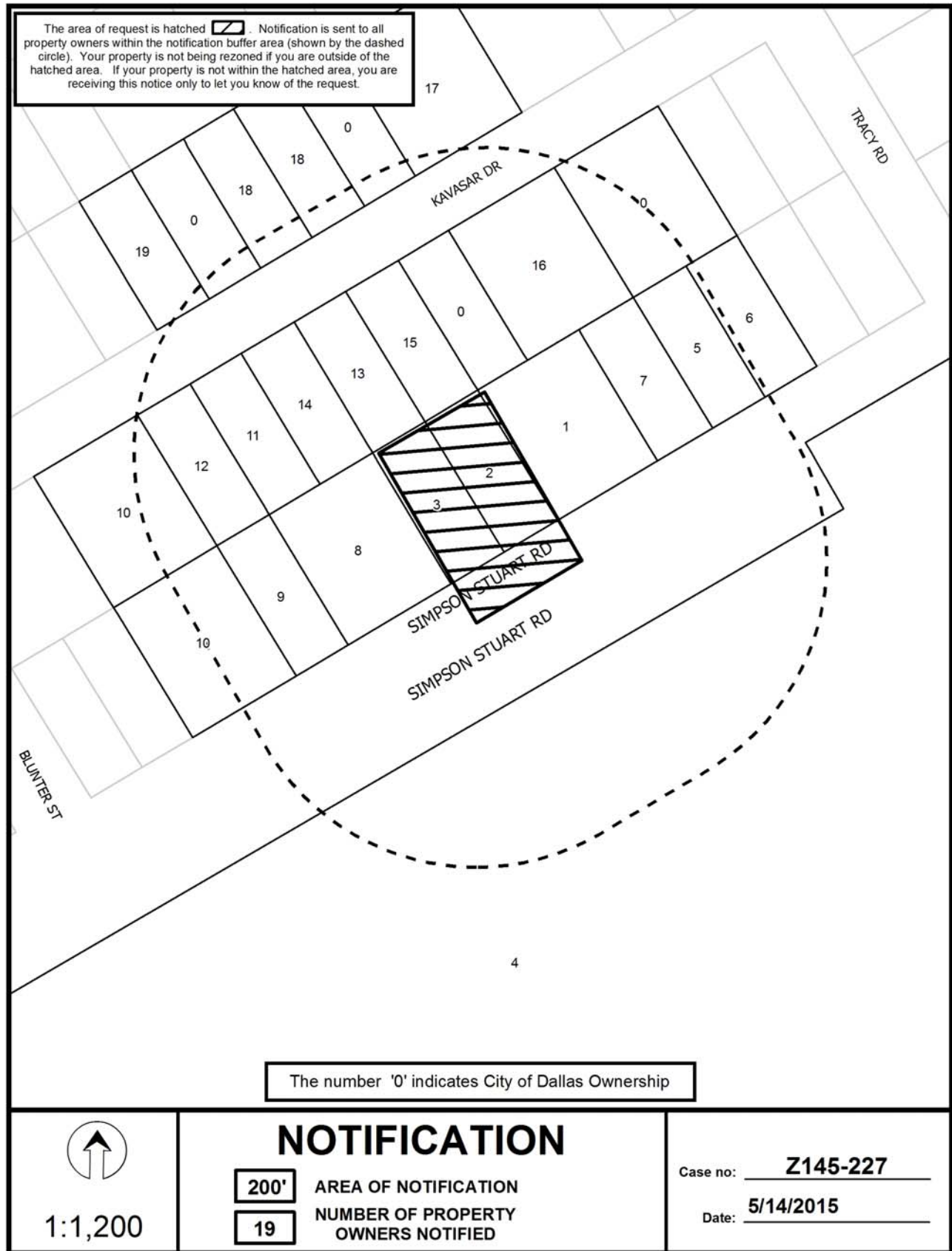
Z145-227(WE)



Z145-227(WE)







Notification List of Property Owners

Z145-227

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2943 SIMPSON STUART RD	HUERTA XAVIER &
2	2935 SIMPSON STUART RD	JONES MARRISE
3	2930 SIMPSON STUART RD	JONES MARRISE
4	2700 SIMPSON STUART RD	PRA SIMPSON STUART
5	2951 SIMPSON STUART RD	BAUTISTA JUAN & LETICIA
6	2955 SIMPSON STUART RD	WAGONER ARTENZIE
7	2947 SIMPSON STUART RD	STINSON KYRA
8	2923 SIMPSON STUART RD	ANTIOCH MISSIONARY
9	2919 SIMPSON STUART RD	WEBBER DONALD R
10	2915 SIMPSON STUART RD	HUBBARD SAMMIE L JR
11	2922 KAVASAR DR	MEYERS MELVIN
12	2918 KAVASAR DR	JORDAN WILLEN
13	2936 KAVASAR DR	JORDAN EDWARD
14	2934 KAVASAR DR	SAMPLE J C ESTATE
15	2940 KAVASAR DR	TANNER RICHARD L
16	2946 KAVASAR DR	GALLOWAY DANIEL LIFE EST
17	2947 KAVASAR DR	THAMES JOE
18	2935 KAVASAR DR	WILEY BERNICE TANNER
19	2931 KAVASAR DR	RODRIGUEZ GABRIEL L &

Planner: Sarah May

FILE NUMBER: Z145-264(SM) **DATE FILED:** May 14, 2015

LOCATION: Northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension

COUNCIL DISTRICT: 6 **MAPSCO:** 23V

SIZE OF REQUEST: Approx. 2.19 acres **CENSUS TRACT:** 98.02

APPLICANT / OWNER: DeWayne D. Hughes

REPRESENTATIVE: Maxwell J. Fisher, Masterplan Consultants

REQUEST: An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay.

SUMMARY: The applicant proposes to enlarge the existing funeral home and extend the parking area to Larga Drive and is requesting a decrease in parking requirements and modifications to landscaping requirements.

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

PRIOR CPC ACTION: On July 9, 2015, the City Plan Commission held this item under advisement for applicant and opposition to discuss the request.

On July 23, 2015, the City Plan Commission held this item under advisement for applicant and opposition to discuss the request.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – This request proposes to enlarge an existing use and to expand the surface parking to two adjacent residential lots. The proposed request requires an enlarged residential landscape buffer and a 125-foot setback from Larga Drive, the area that is currently residential, in order to prohibit vertical development. Therefore the impacts on surrounding properties are lessened.
2. *Traffic impact* – The request has controls to direct daily traffic to and from Webb Chapel Road and to prohibit additional traffic on Larga Drive.
3. *Comprehensive Plan or Area Plan Conformance* – The request area is located in the Urban Neighborhood Building Block. The proposed zoning is consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The site has an existing overhead utility transmission easement ranging from 50 to 100 feet in width that generally bisects the property. The location of this existing easement and the existing building along with its proximity to a cemetery make for a unique relationship that functions well, but is not supported by the Dallas Development Code. A planned development district allows specialized conditions to control the impacts the proposed development has on surrounding properties but also grants modifications to Article X landscaping requirements and parking requirements to accommodate the constraints of the large overhead utility easement.

BACKGROUND INFORMATION:

- The lots 3 and 4 of Block 7/6144 were filed in the County of Dallas in September 1946, annexed in December 1947. The lots were then constructed as two single family homes in 1950 according to Dallas Central Appraisal District records.
- Lot 2A of Block 7/6144 was filed in May of 1972 and was constructed as a funeral home in 1972 according to Dallas Central Appraisal District records.
- The site is currently under review for the alley abandonment that divides the funeral home from the single family homes.

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

1. **Z101-185:** On September 26, 2011, City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-1 Limited Office District with the D Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
Webb Chapel Road	Community Collector	Standard-4 lanes-Divided, 80 feet R.O.W.
Larga Drive	Local	50 feet R.O.W.

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* designates the area of request located in an Urban Neighborhood Building Block.

This Building Block should encourage the redevelopment of aging auto-oriented single family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge. These corridors should diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit-orientation and access.

Land Use:

	Zoning	Land Use
Site	LO-1 and R-7.5(A)	Mortuary, funeral home, or commercial wedding chapel and single family
North	R-7.5(A)	Cemetery and single family
South	NS(A)	Retail and personal service
East	SUP 528, MF-2(A), and R-7.5(A)	Child care facility, multifamily and single family
West	CR	Personal service and retail

Land Use Compatibility:

The land uses surrounding the request site consist of a cemetery and single family to the north, a home that was converted into a child care facility and additional single family to the east, and retail uses to the south and west.

An enhanced landscape buffer will be provided along Larga Drive to screen parking to the residential street and limit vehicular access to the street to emergency vehicles. In addition, a large setback will prohibit vertical development. These conditions are aimed

to protect the residential character of Larga Drive while allowing emergency access and adequate parking areas for the proposed expansion of the funeral home.

Parking: The request includes a parking reduction for a mortuary, funeral home, or wedding chapel. The proposed development seeks to enlarge areas for reception, body preparation, and a family visitation room, but to keep the existing chapel size unchanged. The proposed modification to parking requirements decreases the Development Code parking requirements by 7 spaces. The proposed parking analysis is as follows:

	Development Code			Proposed	
Factor	Ratio	Required		Ratio	Required
250 seats in chapel	1 per 2 seats	125		1 per 2 seats	125
13,500 SF excluding the chapel	1 per 500 SF	27		1 per 675 SF	20
	Total	152		Total	145

The development plan shows 145 standard-width parking spaces provided on site, therefore providing seven less spaces than the Development Code requires. It is possible to squeeze in these seven spaces with compact car parking spaces, however, staff believes parking is better facilitated with standard-width parking stalls than over a quarter of the parking lot with compact stalls and the majority of vehicles double park.

Staff supports the requested parking reduction due to the unique factors of the overhead utility easement and placement of the existing building.

Landscaping: The request generally complies with Article X of the landscaping regulations with an enlarged landscape buffer adjacent to residential properties, requiring evergreen hedges to Larga Drive, and allowances for the existing overhead utility easement which prohibits plantings underneath. An alley hammerhead turnaround encroaches into the residential landscape buffer. Also, due to the overhead utility easement, street trees and parking lot trees are not provided in accordance with the code.

“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 at the east line of Webb Chapel Road and at the west line of Larga Drive, north of Bolivar Drive. The size of PD _____ is approximately _____ 2.19 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. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape 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.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the LO-1 Office District, subject to the same conditions applicable in the LO-1 Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Office 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 LO-1 Office District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted:

-- Mortuary, funeral home, or commercial wedding chapel.

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 use is permitted:

-- Accessory pathological waste incinerator in conjunction with a mortuary or funeral home.

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.

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

(2) For Larga Drive, minimum front yard is 125 feet.

(b) Side and rear yard. :

(1) Except as provided in this subsection, no minimum side and rear yard is required.

(2) Minimum side and rear yard is 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

(3) Garbage storage areas adjacent to a cemetery or mausoleum may be located in required side and rear yards.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. Maximum floor area ratio is:

(i) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(ii) 0.75 for all uses combined.

(e) Height. Except as provided in this subsection, maximum structure height is 30 feet.

(1) For buildings with a gable, hip, or gambrel roof maximum structure height is 35 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. Exception: 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. A cemetery or mausoleum is not private property for purposes of Section 51A-4.412.

(f) Lot coverage. Maximum lot coverage is 40 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.

SEC. 51P- _____.109.

OFF-STREET PARKING AND LOADING.

(a) 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) Ingress and egress on Larga Drive must be as shown on the development plan (Exhibit ____A). The gated entry must be secured with a Knox-Box

that is approved by the Dallas Fire Department and must remain closed except to provide access to emergency vehicles, equipment, and personnel.

- (c) One space per 675 square feet of floor area excluding the chapel.
- (d) No bicycle parking is required.
- (e) Loading spaces are not required.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit _____.B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) New development must comply with Article X.

(c) Parking lot tree requirements are not applicable in utility transmission corridor easements.

(d) 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.

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

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

SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

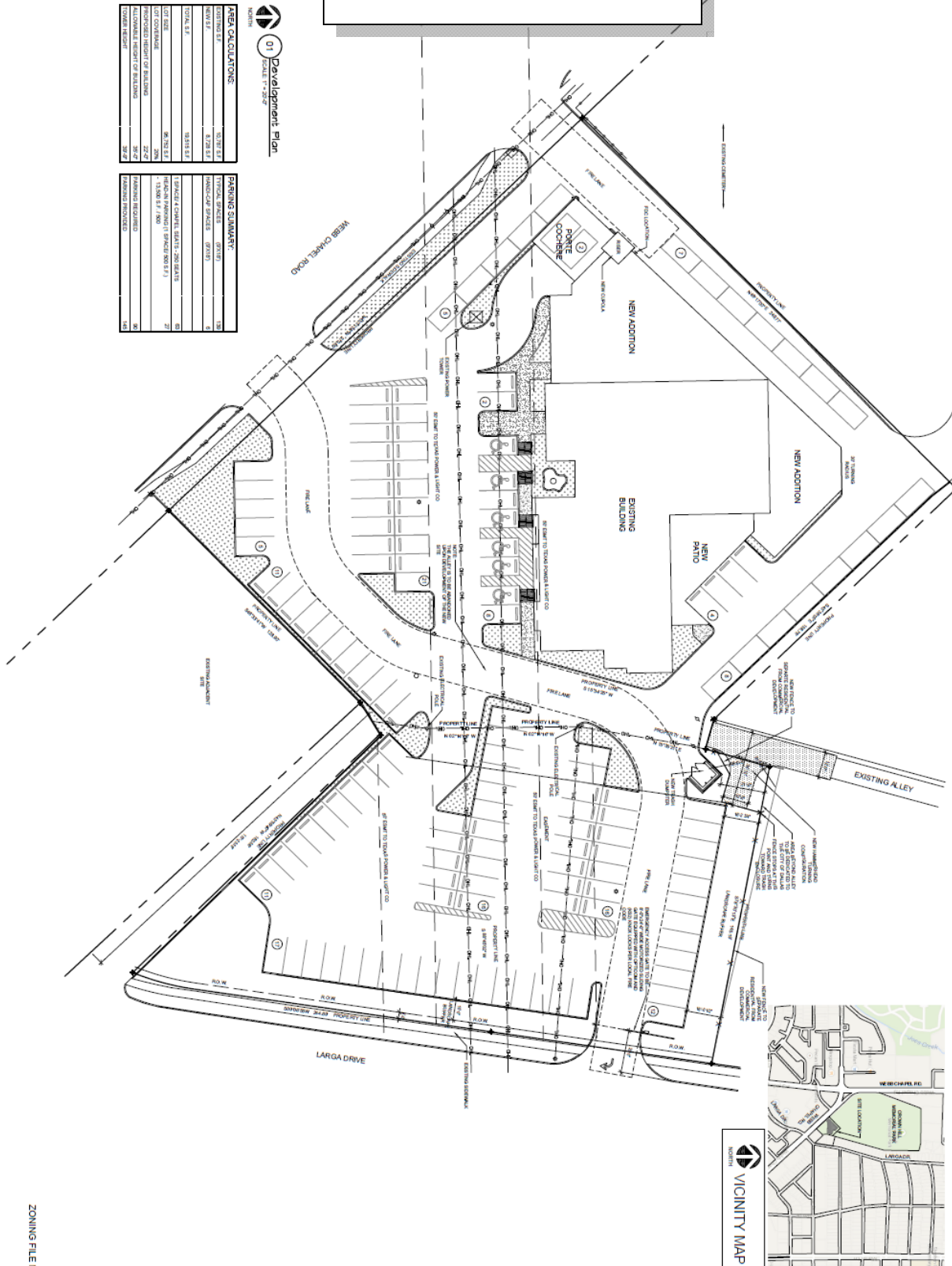
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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 Development Plan

AREA CALCULATIONS		PARKING SUMMARY	
CEILING AREA	53,279 S.F.	TYPICAL GARAGE	67'x71'
CEILING AREA	6,728 S.F.	MINIMUM GARAGE	57'x71'
TOTAL S.F.	60,007 S.F.		
LOT AREA	96,121 S.F.		
LOT COVERAGE	20%		
REQUIRED HEIGHT OF BUILDING	22'-0"		
ALLOWABLE HEIGHT OF BUILDING	35'-0"		
CEILING HEIGHT	32'-0"		
		STANDARD PARKING (22'-0" CEILING)	40
		STANDARD PARKING (35'-0" CEILING)	57
		MINIMUM PARKING (35'-0" CEILING)	40
		PARKING REQUIRED	40
		PARKING PROVIDED	40

PARKING SUMMARY:	
TYPICAL SPACES	138
HAND-CAR SPACES (PRK8)	6
1 SPACE & CHAIR, SEATS - 250 SEATS	65
HEAD-ON PARKING (1 SPACE/500 S.F.)	22
- 13,500 S.F. / 500	
PARKING REQUIRED	96
PARKING PROVIDED	145



ZONING FILE NUMBER: Z145-284

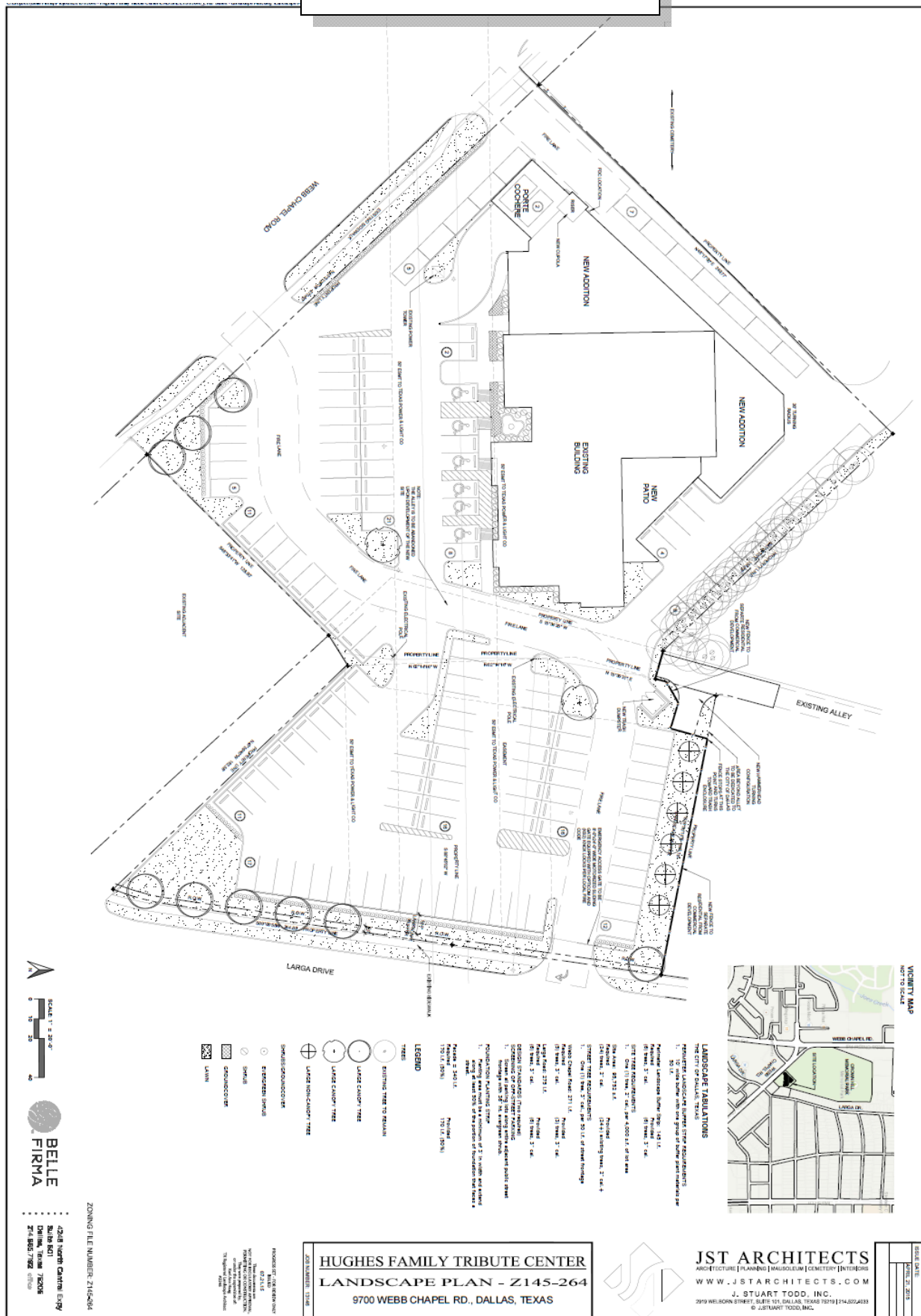
HUGHES FAMILY TRIBUTE CENTER
DEVELOPMENT PLAN - Z145-264
9700 WEBB CHAPEL RD., DALLAS, TEXAS

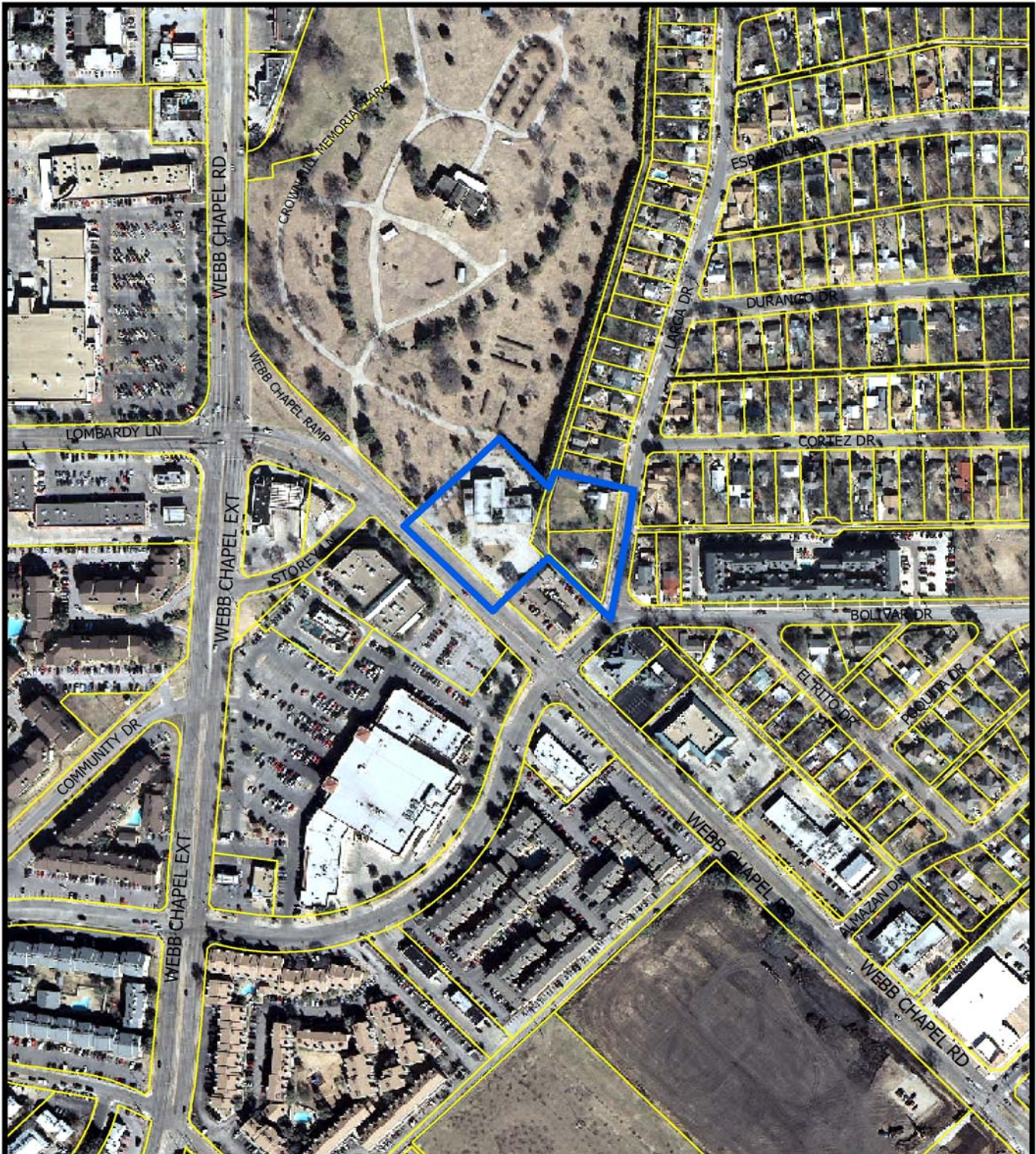


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ISSUE DATE:	APRIL 21, 2015
	DEVELOPMENT PLAN

Proposed Landscape Plan



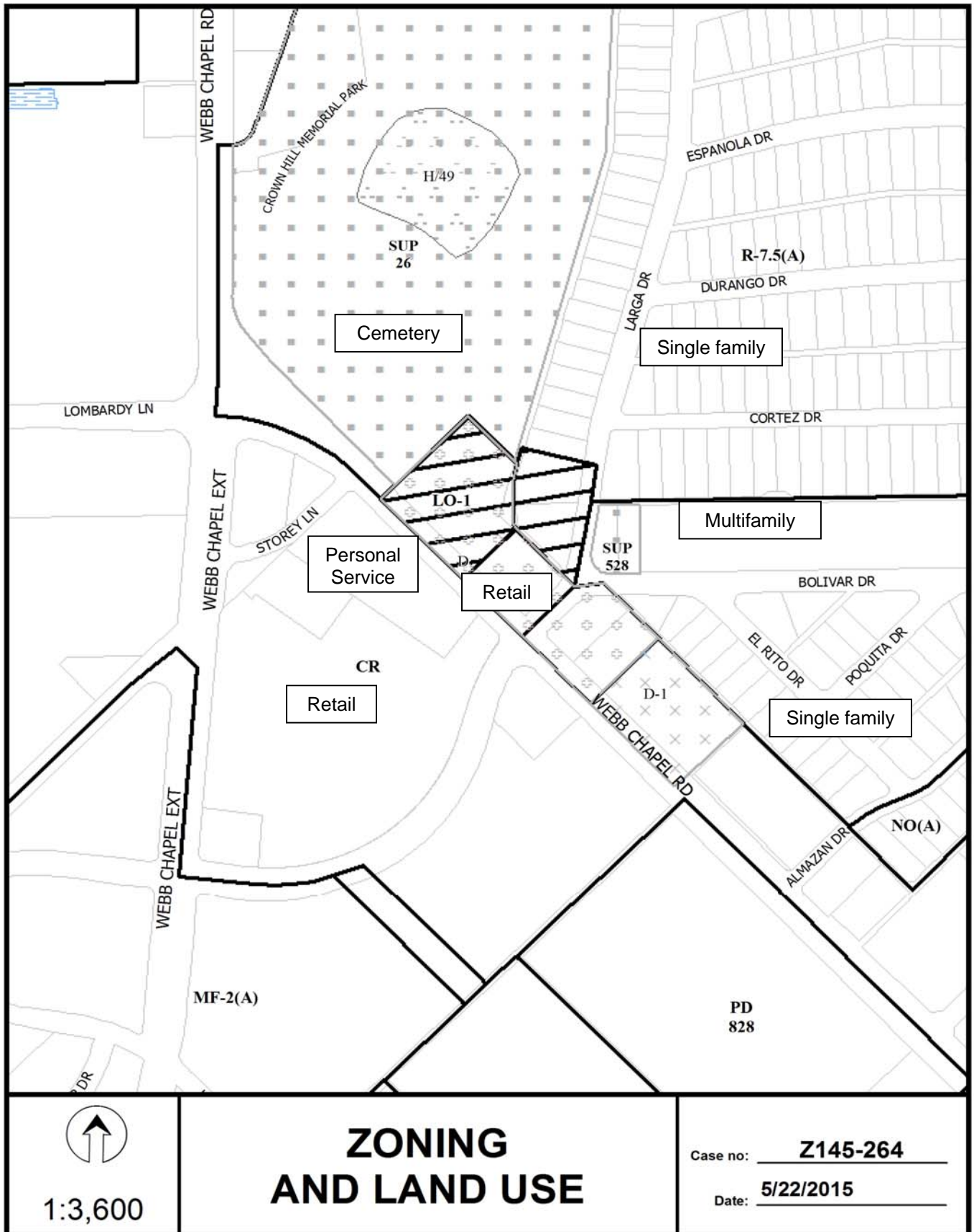


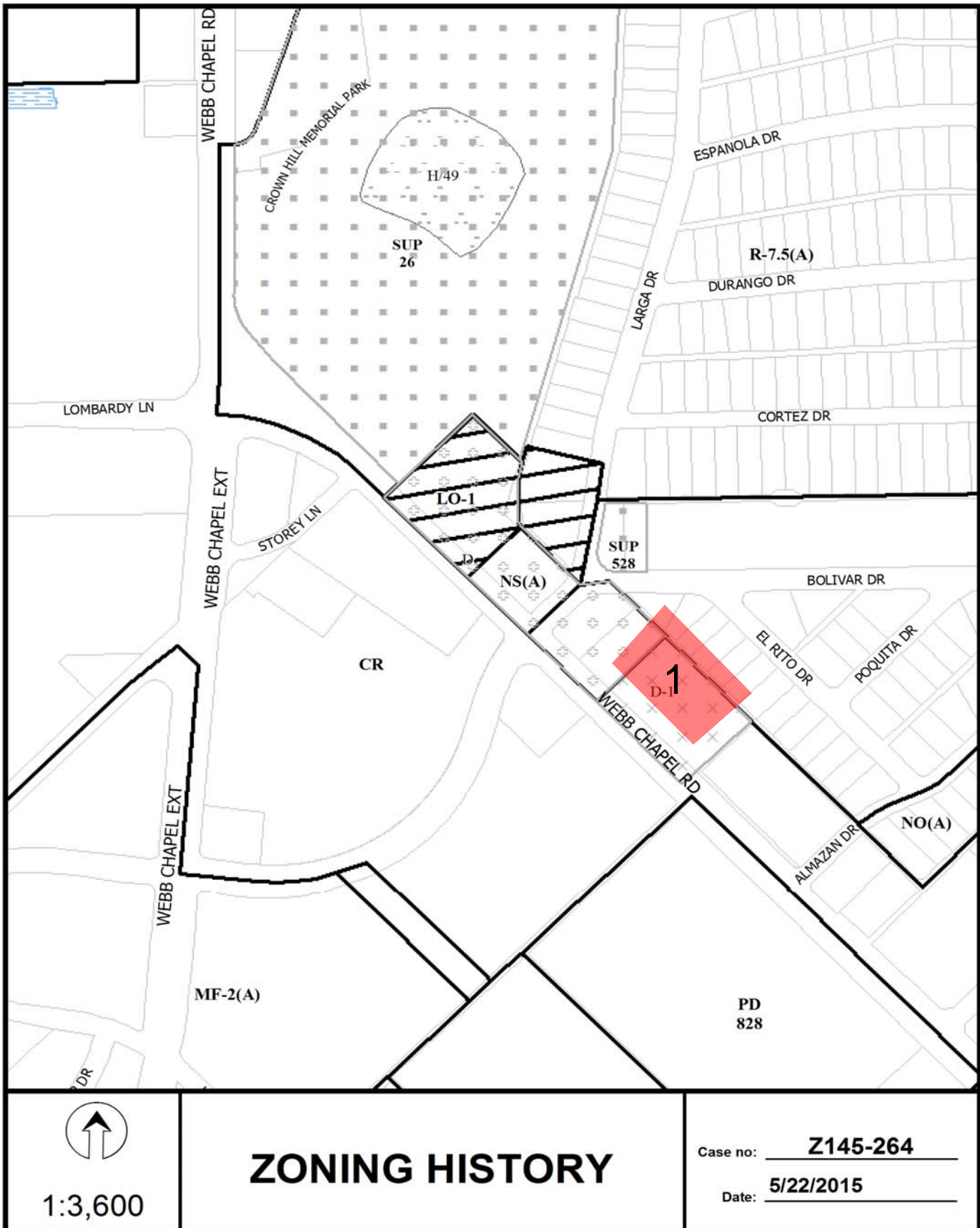
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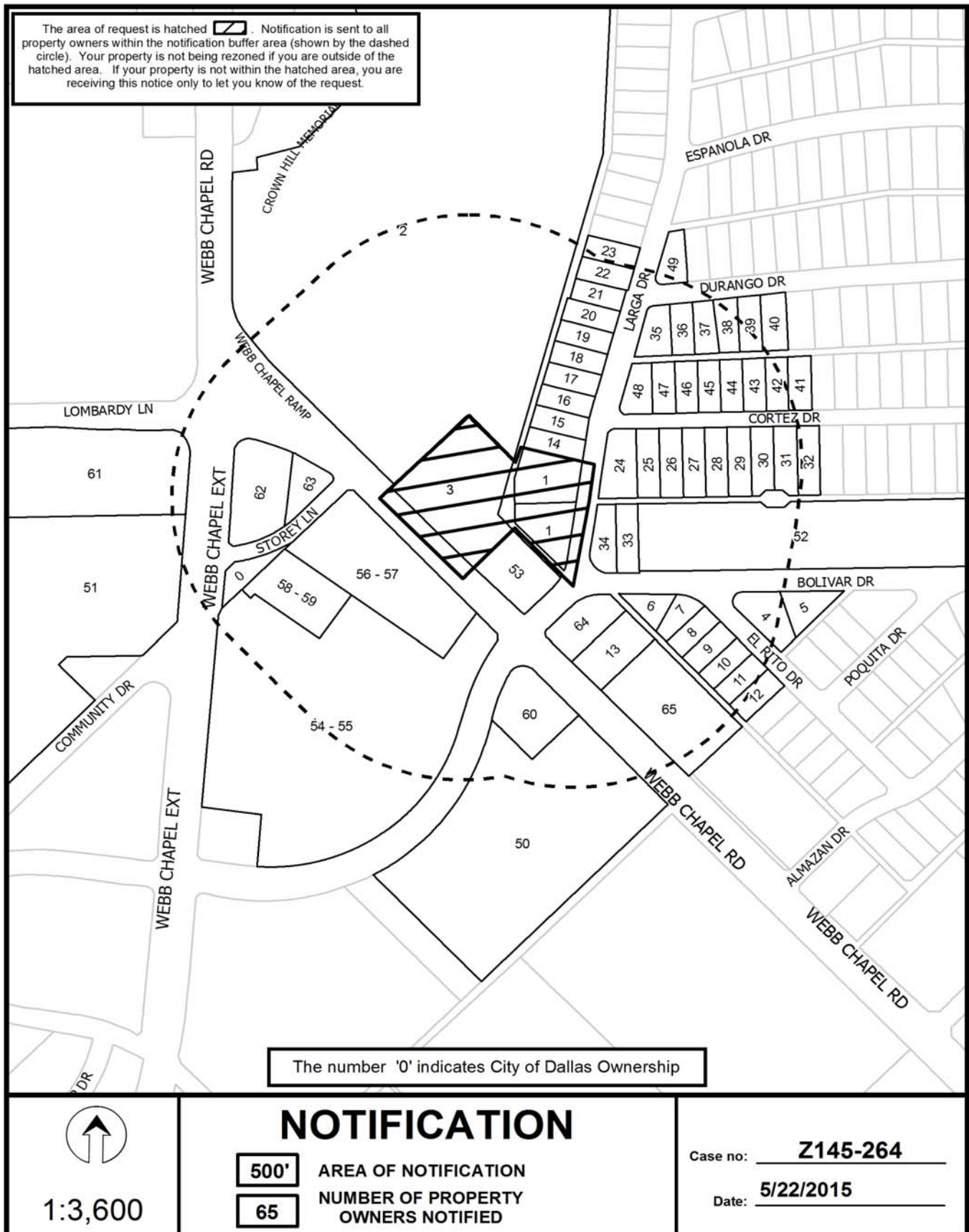
AERIAL MAP

Case no: **Z145-264**

Date: **5/22/2015**







05/22/2015

Notification List of Property Owners***Z145-264******65 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9511 LARGA DR	PRESTON DIGBY M &
2	9718 WEBBS CHAPEL RD	CROWN HILL MEMORIAL PARK
3	9700 WEBBS CHAPEL RD	HUGHES DEWAYNE D
4	3534 BOLIVAR DR	PEREZ RIGOBERTO & DIANA
5	3538 BOLIVAR DR	ALVARADO HECTOR C &
6	3512 BOLIVAR DR	SAVAGE DWIGHT E & SANDRA
7	9555 EL RITO DR	HERNANDEZ JESUS & MARIA E
8	9551 EL RITO DR	HERNANDEZ JESUS & MARIA
9	9547 EL RITO DR	JASSO APOLONIO
10	9541 EL RITO DR	CANTU MARTIN R RAMIREZ & NORA A RAMIREZ
11	9537 EL RITO DR	GARCIA ISMAEL & ADRIANA
12	9531 EL RITO DR	PORTILLO FRANCISCO &
13	9616 WEBBS CHAPEL RD	BROWN J HAL MD
14	9525 LARGA DR	STILES KIRBY G
15	9531 LARGA DR	LOPEZ GIL J
16	9535 LARGA DR	VEGA VENTURA & MARIA E
17	9539 LARGA DR	JAMIE JOSE G
18	9543 LARGA DR	VIKING COMMERCIAL SVCS
19	9547 LARGA DR	WOOD CHARLES B
20	9551 LARGA DR	DAVILA ELVIA
21	9555 LARGA DR	VELEZ MARTHA &
22	9559 LARGA DR	VILLASENOR GALDINO &
23	9565 LARGA DR	FEDERAL NATIONAL MTG ASSOCIATION
24	3502 CORTEZ DR	SALINAS FRANCISCO M
25	3508 CORTEZ DR	OROZCO JOSE GUADALUPE
26	3512 CORTEZ DR	ROSAS MARIA

05/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3516 CORTEZ DR	PLANCARTE SIXTO
28	3522 CORTEZ DR	ROMERO GREGORIO
29	3526 CORTEZ DR	FLORES RUTH
30	3530 CORTEZ DR	SANCHEZ ANGELICA & BRIGIDA
31	3534 CORTEZ DR	MARTINEZ EDUVIGES B &
32	3538 CORTEZ DR	MARTINEZ ESTEBAN
33	3507 BOLIVAR DR	JUAREZ JOSE
34	3503 BOLIVAR DR	ARRIETA LUZ HERLINDA
35	3502 DURANGO DR	VEGA ADOLFO &
36	3506 DURANGO DR	ME SWISS MGMT LLC
37	3510 DURANGO DR	DIAMANTE HOMES INC
38	3514 DURANGO DR	ANAYA MATIAS
39	3518 DURANGO DR	ANDRADE MARIO
40	3524 DURANGO DR	VILLA JORGE
41	3535 CORTEZ DR	MORENO MARIA R A B
42	3531 CORTEZ DR	ARMILLA EVODIO
43	3527 CORTEZ DR	GONZALES JOHN GABRIEL
44	3523 CORTEZ DR	JONSE TOM
45	3519 CORTEZ DR	LAND STEVE R
46	3515 CORTEZ DR	RAMIREZ JAVIER
47	3511 CORTEZ DR	FLORES JESUS M &
48	3503 CORTEZ DR	RAMIREZ OLGA
49	3503 DURANGO DR	SPECIALIZED SERVICES LLC
50	9494 LARGA DR	CHAPEL OAKS APARTMENTS LP
51	3350 LOMBARDY LN	VREC PECAN LP
52	3527 BOLIVAR DR	SCRIBA RALPH D TRUSTEE
53	9640 WEBB CHAPEL RD	3D PARTNERS LTD
54	3440 WEBB CHAPEL EXTENSION	DALLAS CITY OF
55	3460 WEBB CHAPEL EXTENSION	MARKET PLACE AT WEBB
56	9655 WEBB CHAPEL RD	DALLAS CITY OF
57	9655 WEBB CHAPEL RD	HEALTH & TENNIS OF AMERIC

Z145-264(SM)

05/22/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3520 STOREY RD	DALLAS CITY OF
59	3520 STOREY LN	MCDONALDS CORP
60	9625 WEBB CHAPEL RD	CENTURY 9625 LLC
61	3400 LOMBARDY LN	PECAN PLAZA LTD
62	9717 WEBB CHAPEL RD	CMCR CORP
63	9707 WEBB CHAPEL RD	CHOI JAE MIN
64	9620 WEBB CHAPEL RD	BROWN J HAL
65	9528 WEBB CHAPEL RD	AHRLEM LP

FILE NUMBER: Z145-266(AF)**DATE FILED:** May 18, 2015**LOCATION:** Northeast corner of McBroom Street and North Winnetka Avenue**COUNCIL DISTRICT:** 6**MAPSCO:** 44K**SIZE OF REQUEST:** ± 0.4509 acres**CENSUS TRACT:** 101.02**APPLICANT/OWNER:** Wesley-Rankin Community Center**REPRESENTATIVE:** Chris A. Anderson, GFF Architects**REQUEST:** An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District.

SUMMARY: Currently, the property holds SUP No. 1456 for a +/- 3,559 square foot community service center. Currently, the applicant owns and operates a community service center located at the northeast corner of McBroom Street and North Winnetka Avenue. It is the applicant's intention to build a child-care facility offsite. While the new facility is being constructed, the applicant would like to operate a child-care facility building as the community service center. The SUP for the community service center will remain, which was approved on September 26, 2001 with an expiration date of September 26, 2021 (eligible for automatic renewal). Due to the applicant's temporary use for the child-care facility, the request is only for two years.

STAFF RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

PRIOR CPC ACTION: On July 23, 2015, the City Plan Commission held this item under advisement for applicant to discuss the request with the Planning Commissioner. No changes have been made.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not a Specific Use Permit shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing and proposed buildings and proposed use are compatible in scale with the surrounding uses. The applicant is proposing to use the existing building and is not making any modifications.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed child care facility is not anticipated to negatively impact the adjacent properties and will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use is not anticipated to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respect to all applicable zoning regulations and standards* – The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic, there is no need to maximize the parking requirement. It is expected that a minimum of four parking spaces would suffice for this location.

Surrounding Zoning History:

There have been no recent zoning requests in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
McBroom Street	Minor Arterial	25'
North Winnetka	Minor Arterial	50'

Traffic:

The Engineering Section of the Department of Sustainable Construction and Development has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

Residential Neighborhoods

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home vary from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

A child-care facility is a service that supports a residential neighborhood. The applicant's proposal is consistent with the Comprehensive Plan.

Neighborhood Plan:

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A child-care facility is a much needed neighborhood servicing business.

STAFF ANALYSIS:**Surrounding Land Use:**

	Zoning	Land Use
North	R-5 (A)	Single family
East	R-5 (A)	Park
South	R-5 (A)	Single family
West	R-5 (A)	Single family

Land Use Compatibility:

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 site is located in the center of a predominately single family neighborhood. The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a two-year period.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Proposed Uses
	Front	Side/Rear					
R-5(A)	20'	10'	No max. dwelling unit	30'	25%	N/A	Institutional

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area.

The facility will be primarily used as a service for the immediate neighborhood and will be accessed by mostly pedestrian traffic. In addition, the child-care facility component is only intended to be a temporary use by the same patrons who utilize the community service center. Because of these factors, the applicant requests to provide no parking for the child-care facility.

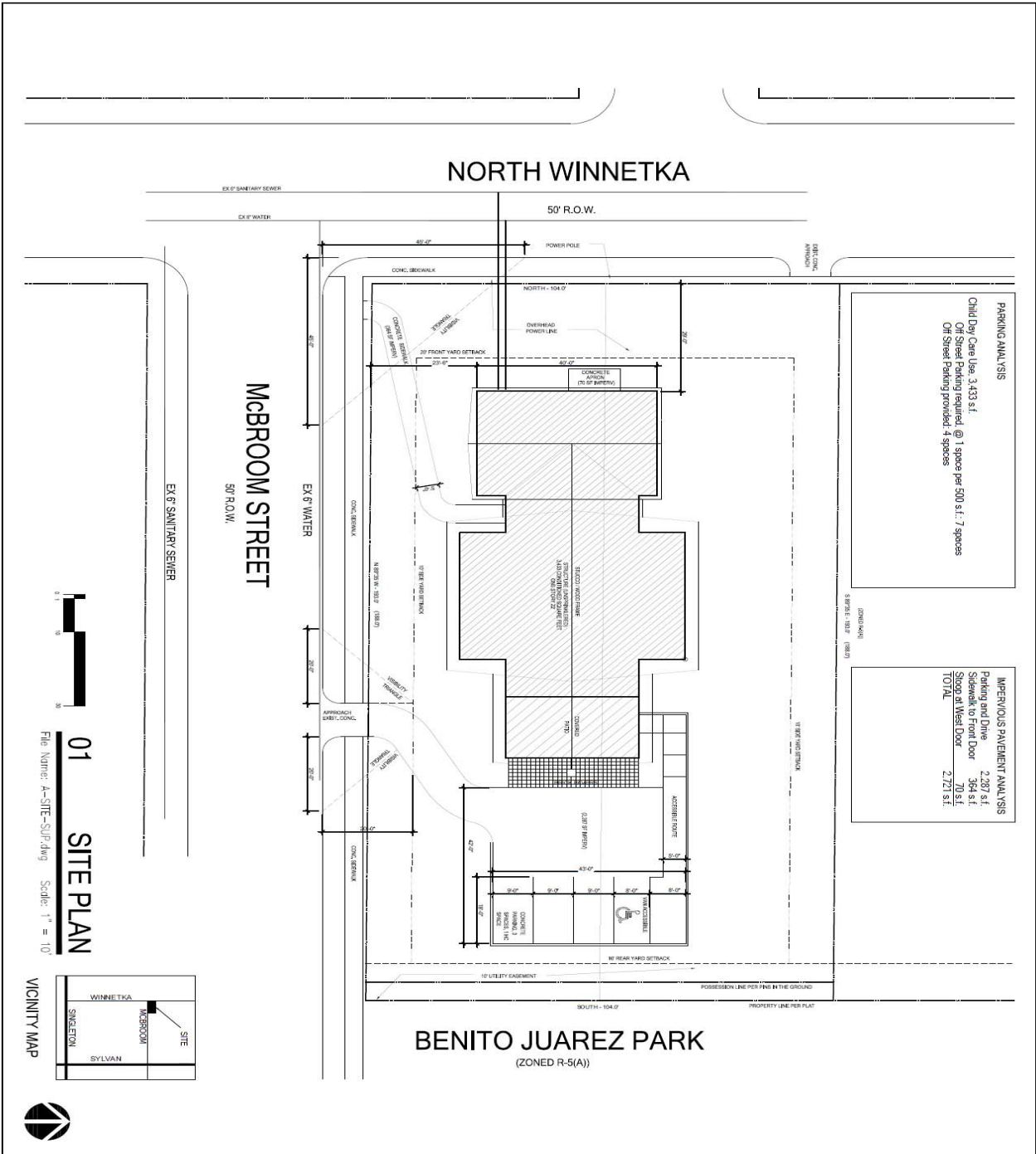
Landscaping:

Specific Use Permit No. 1456 for a community service center was approved on September 26, 2001 with a landscape plan. There are no changes proposed to the landscape plan.

Z145-266
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a Child-Care Facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from ordinance).
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
6. OFF-STREET PARKING: No parking required.
7. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
8. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



SARAH WILKE CENTER
3326 N. WINNETKA AVENUE
DALLAS, TEXAS 75212

1" = 10'

Good Fulton & Farrell Architects
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/161
214.303.1512/Fax
www.gff.com

Drawn By: 1/26/20
Checked By: 6/13/15
Date: 6/13/15

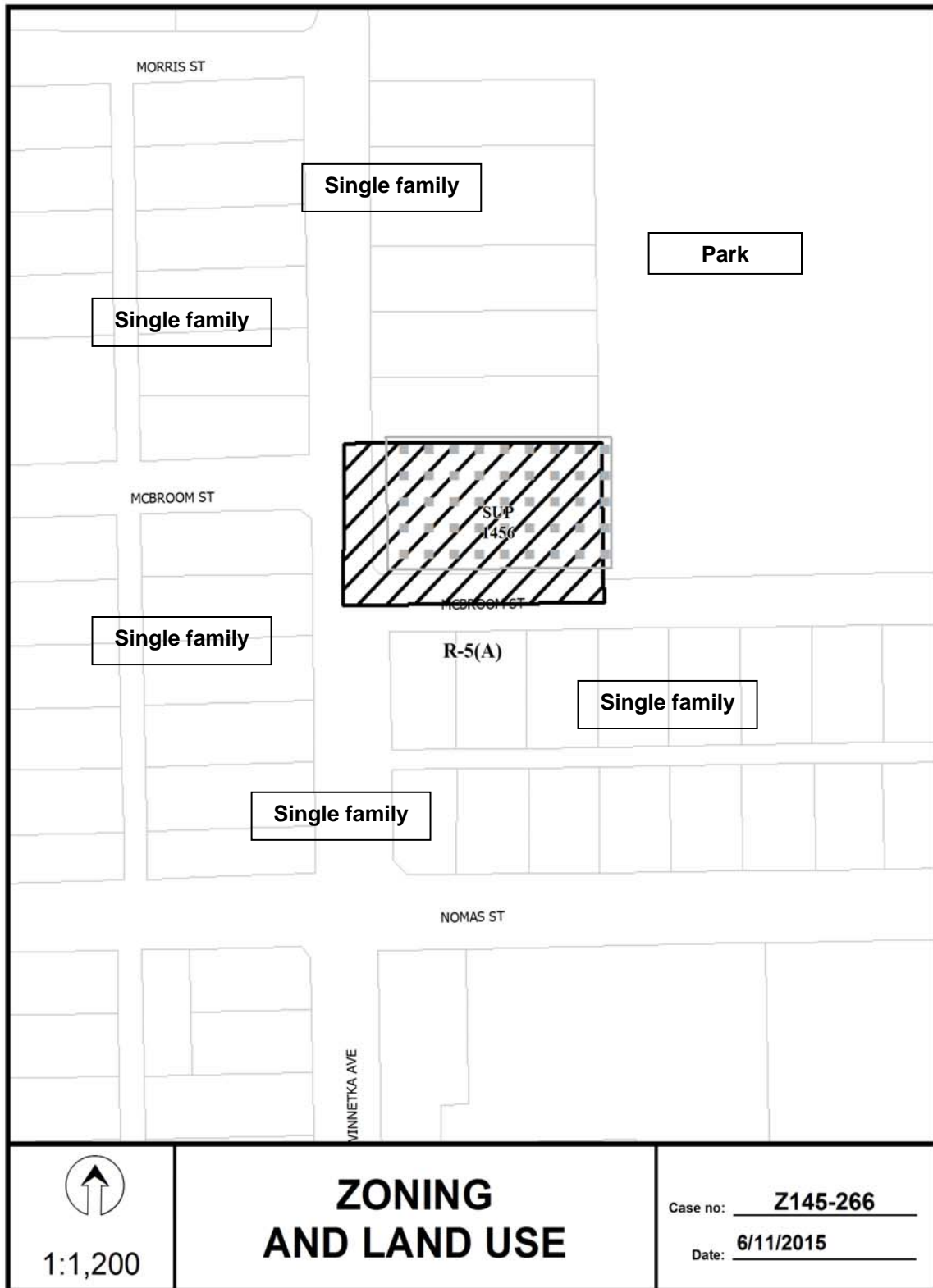
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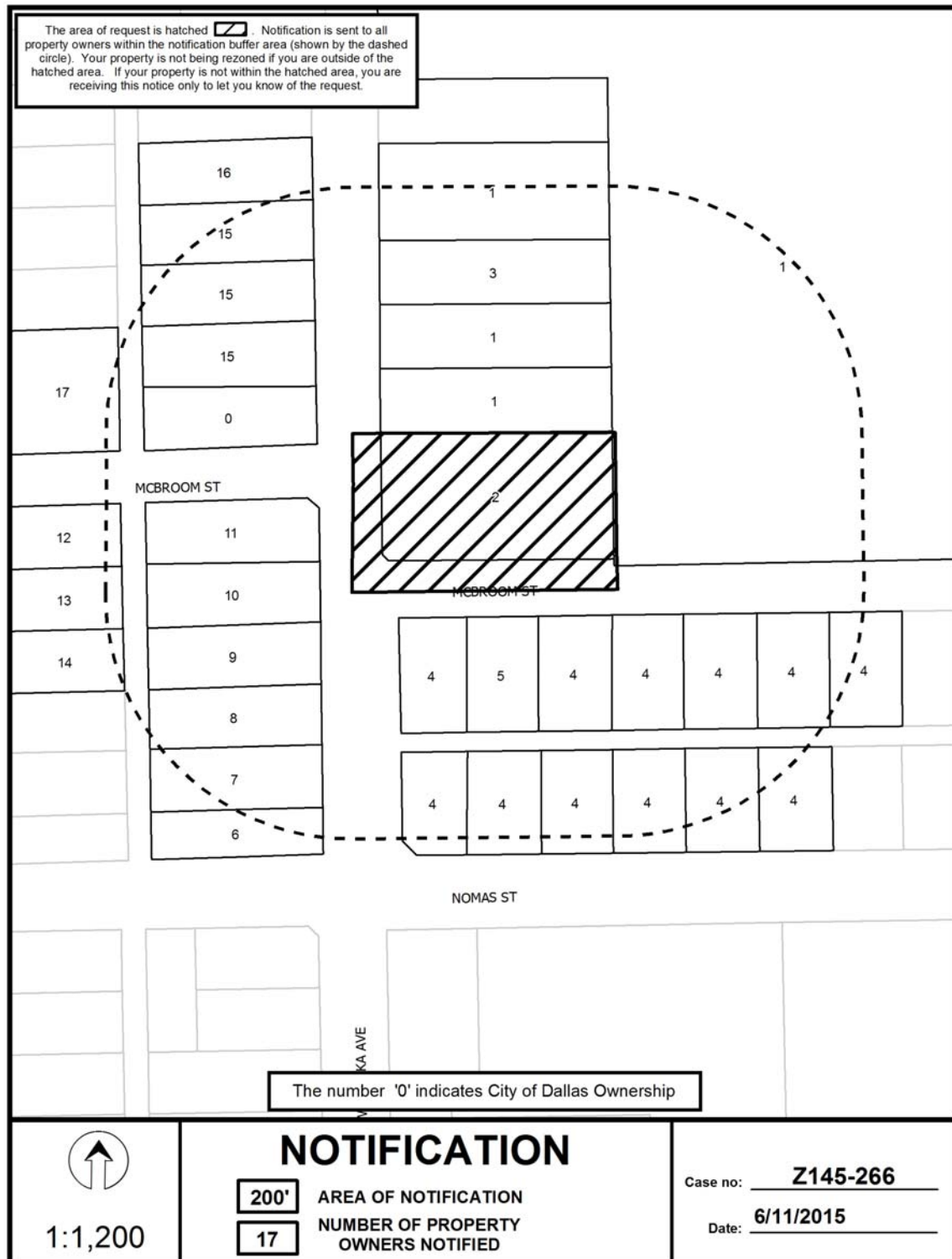
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Z145-266 (AF)







06/11/2015

Notification List of Property Owners

Z145-266

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3352 WINNETKA AVE	Dallas ISD
2	3326 WINNETKA AVE	WESLEY RANKIN COMMUNITY
3	3338 WINNETKA AVE	IGLESIA CHRISTIANA
4	1020 MCBROOM ST	HMK LTD
5	1016 MCBROOM ST	TORRES ALVARO
6	3303 WINNETKA AVE	RINCON SERGIO GUADALUPE
7	3305 WINNETKA AVE	ALEJANDRO SALOME M EST OF
8	3311 WINNETKA AVE	AYALA JOSE ANGEL II & KRYSTAL ALEJANDRO
9	3313 WINNETKA AVE	PANAMENO ANDRES A &
10	3319 WINNETKA AVE	ROJAS JULIAN
11	3323 WINNETKA AVE	SORIANO JULIO & SANDRA
12	3322 CROSSMAN AVE	ALEJANDRO ARMANDO
13	3318 CROSSMAN AVE	LOZANO ADRIANA
14	3314 CROSSMAN AVE	AGUIN ELIZABETH Y
15	3335 WINNETKA AVE	BANDA MARIA C &
16	3347 WINNETKA AVE	GARCIA JERRY ZENON &
17	3330 CROSSMAN AVE	MARTINEZ NORMA ALICIA

FILE NUMBER: Z145-123(RB) **DATE FILED:** November 12, 2014**LOCATION:** Various parcels generally bounded by Live Oak Street, Gordon Street, Gaston Avenue, and Skiles Street**COUNCIL DISTRICT:** 14 **MAPSCO:** 45 H**SIZE OF REQUEST:** Approx. 17.169 Acres **CENSUS TRACT:** 22.00**APPLICANT:** Baylor Healthcare System**REPRESENTATIVE:** Robert Reeves**OWNER:** Baylor Scott & White Health**REQUEST:** An application for an amendment to portions of Subareas 10, 11, 12, and 12A of Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The applicant is requesting consideration of the following: 1) increase structure height by 12 feet for various mechanical and supporting infrastructure (for Subarea 12A, only); 2) permit off-street parking regulations as provided by the Baylor-Related Use Special Parking provisions of the ordinance; 3) alternate tree planting zone requirements (for Subarea 12A, only); and 4) provide for a Pedestrian skybridge use, by Specific Use Permit (for Subarea 12A, only). Except for those parcels currently designated as Subarea 12A, all parcels are designated amongst three subareas (10, 11, and 12) with the request to reclassify as 10A, 11A, and 12A, respectively.

STAFF RECOMMENDATION: Approval, subject to revised conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation of approval, subject to the attached recommended amending conditions is based upon:

1. *Performance impacts upon surrounding property* – Anticipated uses for the various parcels (hospital related) are consistent with those in the immediate area; additionally, no additional uses (other than a pedestrian skybridge for Subarea 12A) are proposed. The requested increase in structure height (Subdistrict 12A), subject to staff's recommendations, will ensure these improvements are 'internalized' (i.e., minimum setback from the building edge) within the rooftop area of any new building.
2. *Traffic impact* – As uses and development standards are not being amended, anticipated development can be accommodated by the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Campus Building Block and is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The focus of the requested amendments revolves around the specific off-street parking regulations for the Baylor Expanded District, which is PDD-specific and already approved for the respective subareas in PDD No. 298. The revisions to the plus-12 feet for certain mechanicals as well as revisions to required street tree placements requires a PDD. Lastly, the addition of the pedestrian skybridge use will still require an SUP for consideration but is supported for inclusion in Subdistrict 12A.

Zoning History: While there have been various amendments within PDD No. 298 the past five years, none of which are in close proximity nor related to this request area.

Thoroughfare/Street

Existing & Proposed ROW

Gaston Avenue

Collector; 80' & 80' ROW

Swiss Avenue

Local; 50' ROW

North Hall Street

Collector; 80' & 80' ROW

Gordon Street

Local; 30' ROW

Cobb Street	Local; 30' ROW
Adair Street	Local; 17' ROW
Skiles Street	Local; 37' ROW
Floyd Street	Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendments to PDD No. 298. As these amendments are not increasing density, it has been determined there will be no impact on the area's street system.

On a parallel matter, the applicant commissioned a Traffic Management Plan for one of the parcels being considered in this request (northwest line of Gaston Avenue, east of North Hall Street) in that both PDD No. 298 and PDD No. 749 (located across Gaston Avenue from this parcel) require such; see Sec. 51P-298.120, attached to this material. The mixed use development will include medical offices, hotel, retail, and a supporting parking structure. Engineering staff has reviewed the required TMP and supports the proposed development.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an area considered as a Campus Building Block. Properties found in this building block tend to focus on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a "university town" feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

Land Use Compatibility: The request area consists of nine parcels, totally an aggregate of approximately six acres, as well as the existing Subdistrict 12A land area, in an area generally bounded by the thoroughfares of Live Oak Street, west of North Washington Avenue, Gaston Avenue, and North Hall Street. All parcels are designated

amongst three subareas (10, 11, and 12) with the request to reclassify as 10A, 11A, and 12A, respectively.

The focus of the requests is to anticipate additional uses to support the Baylor Health Care System, specifically: 1) apply off-street parking provisions for the Baylor Expanded District; 2) allow certain building-supporting infrastructure to extend a maximum of 12 feet above the respective Subareas' permitted height; 3) provide for alternative street tree regulations when located over a utility (the new portion of Subarea 12A, only); and 4) permit a pedestrian skybridge (by SUP) within Subarea 12A.

Surrounding land uses must be considered in context with immediate adjacencies (generally internal and immediately surrounding individual parcels), transitioning to area adjacencies (when considering perimeter property amendments, i.e., the Gaston Avenue parcels). From parcel-to-parcel, the predominate land use is office/medical office/lab facilities that serve the medical community. Various surface lots and one structured parking facility (Swiss Avenue and Floyd Street frontages) are found throughout the area. As one extends beyond the outlying parcels associated with this application, additional medical facilities (offices/medical offices, hospital, Baylor College of Dentistry) are found in close proximity. The Meadows Foundation, west of the westernmost parcel fronting on Skiles Street, encompasses much of the blockface between, Swiss Avenue and Live Oak Street. Lastly, there are supporting uses for this area (i.e, financial institution with drive-through service, retail/restaurant, auto service center). In summary, staff has determined that the compatibility of the various parcels associated with the request and their specific amendments, will not impact the built environment.

As the applicant has indicated the synergy between the southernmost boundary of Subarea 12A along Gaston Avenue and the adjacent medical related uses provided within PDD No. 749 will expand, staff is recommending consideration of infrastructure for mid-block crossings, with design and construction approved by the streets department. It should be noted that with current construction of a mixed use development across this portion of the PDD, the midblock DART bus stop has been relocated in westward along Gaston Avenue in close proximity to the intersection of this thoroughfare and Hall Street. As such, a signalized crosswalk will offer a more safe and efficient means for bus riders crossing the thoroughfare.

In summary, staff has worked with the applicant to ensure the amendments do not disturb (individually or collectively) the immediate area, negatively affect the enhanced pedestrian activity associated with people who traverse through the district, nor impact the co-existence between vehicles and people. As such, the attached recommended amending conditions are provided in support of the request.

Off-Street Parking. As the various medical facilities are concentrated through Subareas 10A, 11A, and 12A, the applicant anticipates the respective parcels will provide services typically classified as a Baylor-Related Use (see attached ordinance for specific uses). In conjunction with the concentration of these uses, specific parking regulations were established that require compliance with various provisions in consideration of reduced parking for these specific uses (as normally required by Dallas Development Code).

An example of one of these provisions is the Master Parking and Floor Area Plan as well as a Master Parking and Floor Area Plan Supplement. Both are required at various points of development/redevelopment/change of use. This function is similar in concept and application as that required within PDD No. 582, the Victory Special Purpose District (encompassing approx. 90 acres). Another provision in consideration of special parking requirements is the existence of the Baylor Healthcare Shuttle, which operates three defined routes with flexibility for augmenting the system's coverage. The North Route captures the majority of the request site (see all three routes, attached). Service is provided from 5:30 a.m. to 9:00 p.m., Monday through Friday.

Additional use for Subarea 12A: The applicant has requested a pedestrian skybridge be permitted in this subarea. It is anticipated the skybridge will cross Gaston Avenue at some date in the future. As the use will require a specific use permit, a typical zoning process (City Plan Commission and City Council public hearings) will be followed at that time.

Baylor Scott & White Health

Executive Leadership

Drayton McLane, Jr.

Chair of the Baylor Scott & White Health Board of Trustees

Jim Turner

Chair-elect of the Baylor Scott & White Health Board of Trustees

Joel Allison

Chief Executive Officer

Bob Pryor, MD

President, Chief Operating Officer and Chief Medical Officer

LaVone Arthur

Chief Integration Officer

David Ballard, MD

Chief Quality Officer

Steve Boyd

Chief Legal Officer

Gary Brock

President and Chief Operating Officer - North Texas

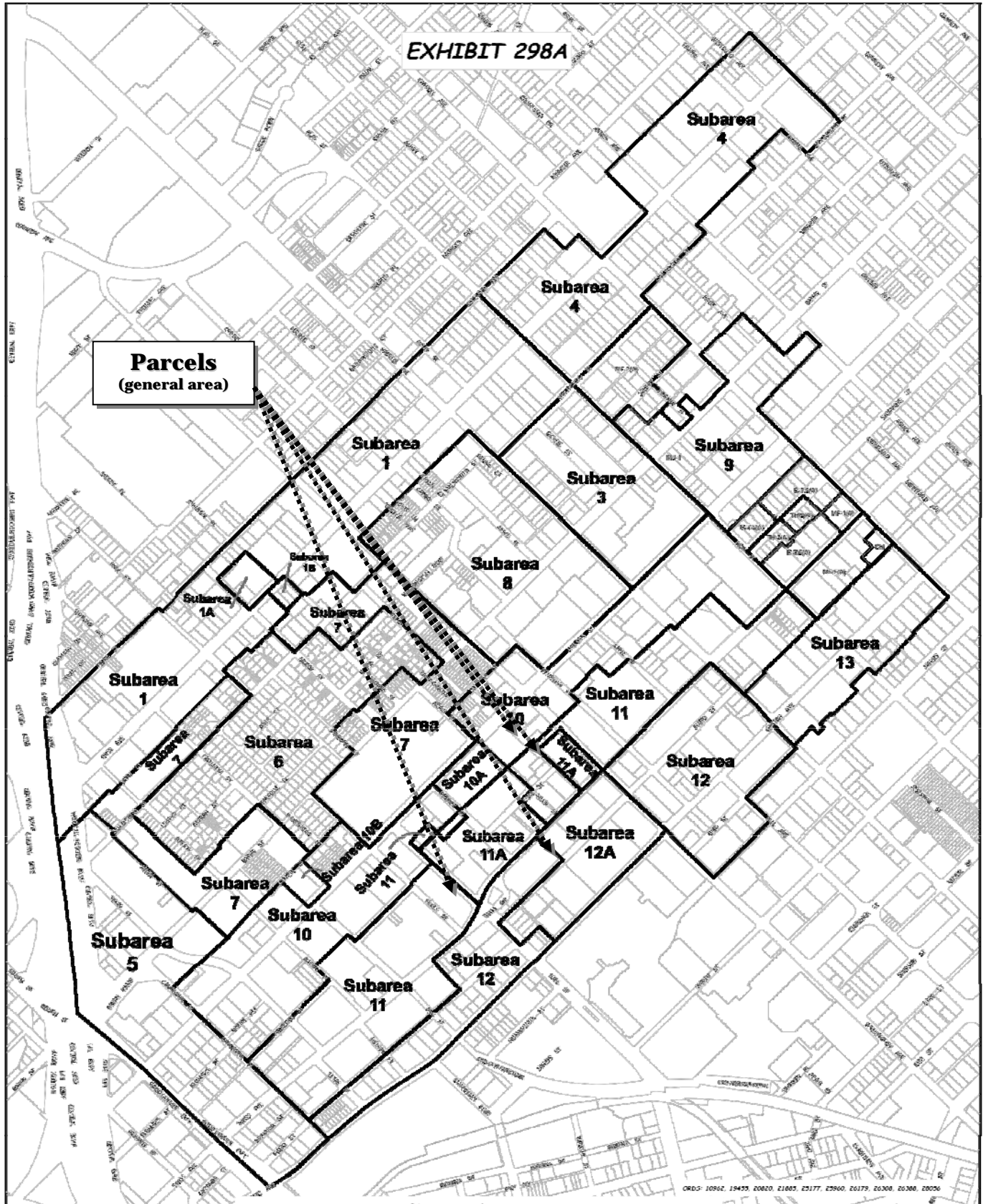
Matthew Chambers

Chief Information Officer



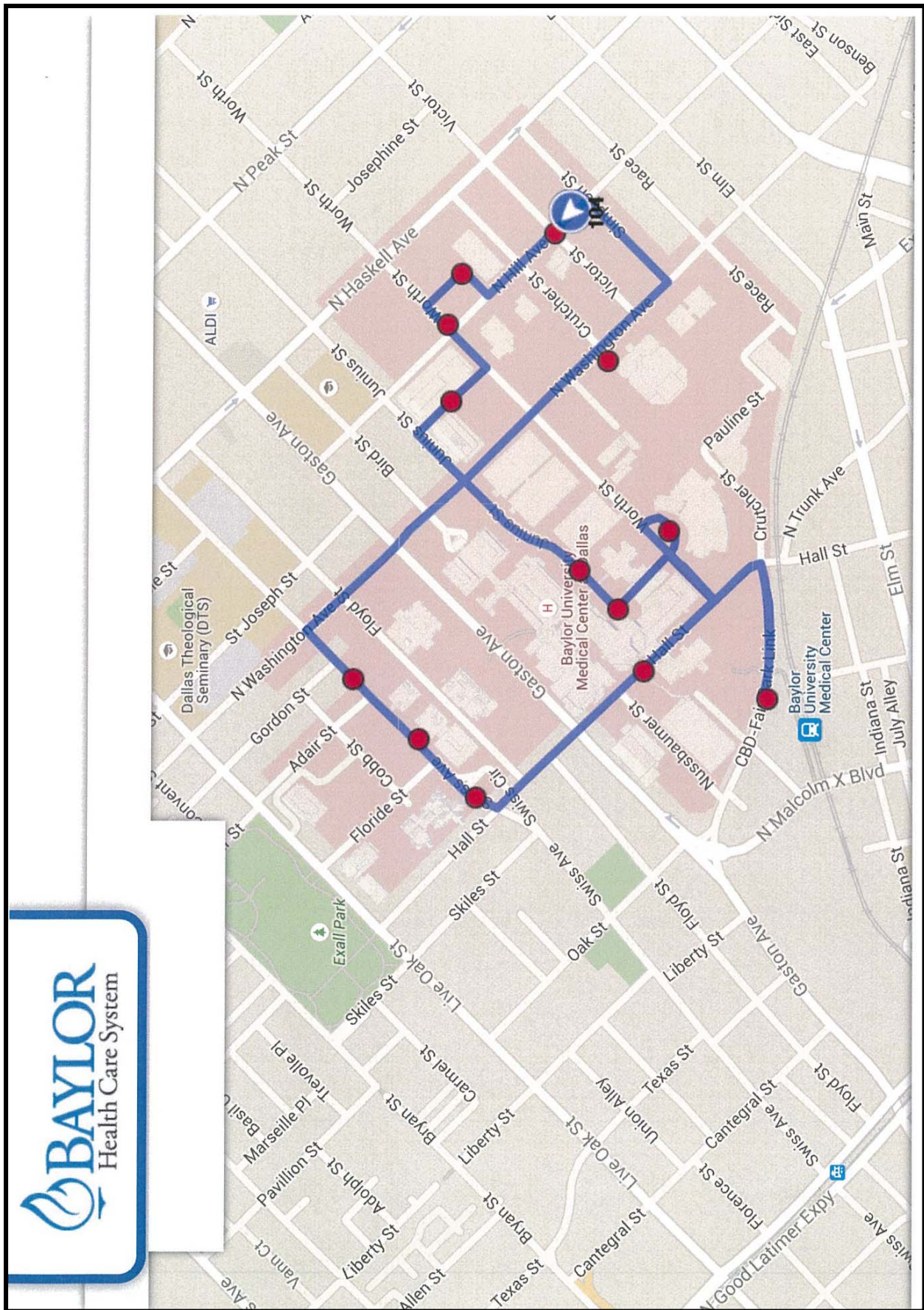
Baylor Health Care System Administration

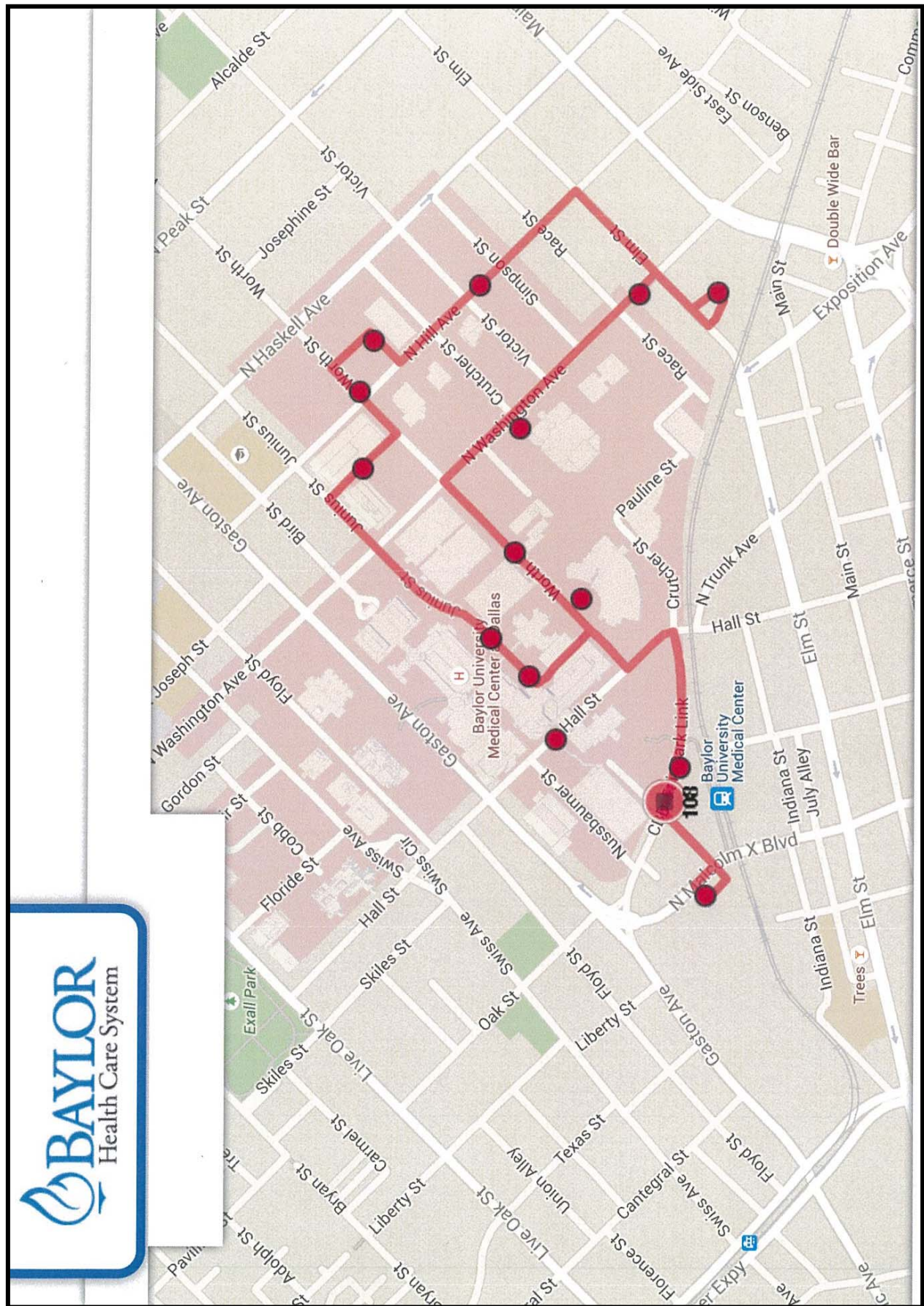
- **Joel T. Allison, FACHE**, Chief Executive Officer
- **Gary Brock**, President and Chief Operating Officer
- **LaVone Arthur**, Vice President of Business Development
- **David Ballard, MD, PhD**, President of STEEEP Global Institute, BHCS, and Chief Quality Officer, Baylor Scott & White Health
- **Wm. Stephen Boyd**, Chief Legal Officer
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- **Kristi Sherrill Hoyle**, Vice President of Government Affairs
- **Donald Kennerly, MD, PhD**, Vice President and Associate Chief Quality Officer
- **Rosemary Luquire, RN, PhD, NEA-BC, FAAN**, Senior Vice President and Chief Nursing Officer
- **John B. McWhorter, III**, Senior Vice President, Baylor Health Care System and President, Baylor University Medical Center at Dallas
- **Robert Michalski**, Chief Compliance Officer
- **Irving Prengler, MD**, Chief Medical Officer and Vice President of Medical Affairs, Baylor University Medical Center and Associate Chief Medical Officer, Baylor Health Care System
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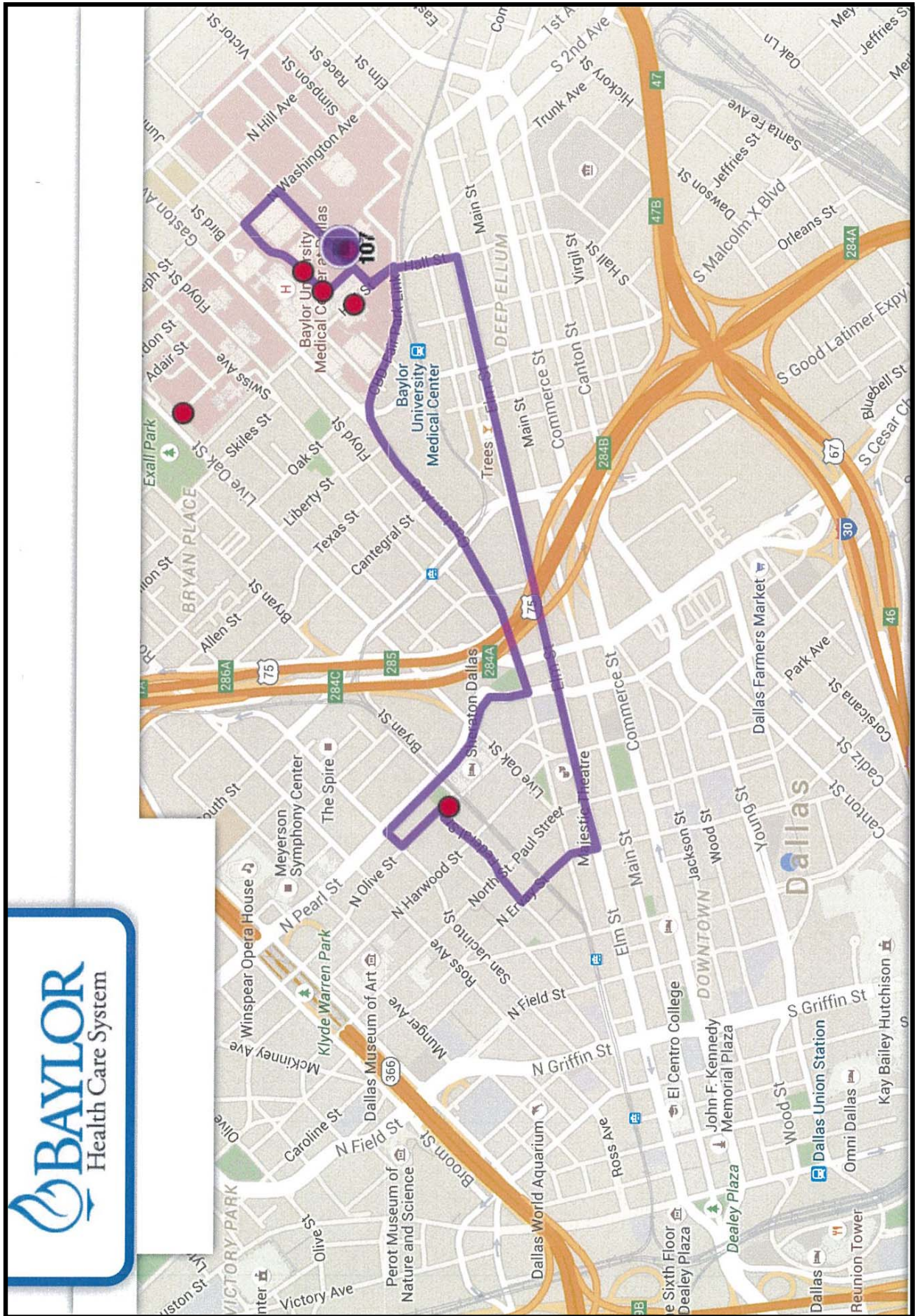


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**AMENDING CONDITIONS
ARTICLE 298.**

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993.

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres.

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) **COMMERCIALLY COMPATIBLE SINGLE FAMILY USE** means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) **GROUND COVER** means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) **LABOR AGENCY** means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) **PARKWAY** means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(5) **PEDESTRIAN LINKAGE STREETS** mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(6) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(7) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions.

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, and 4.
- (7) Exhibit 298G: development plan for Subarea 11.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.
- (10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.
- (12) Exhibit 298K: development plan for Subarea 10B.

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the 18 subareas of the Bryan Area SPD is provided as Exhibit 298A.

SEC. 51P-298.105. SUBAREA 9 CONDITIONS.

Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU-1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 298.103 and 298.106 through 298.117 do not apply to Subarea 9.

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(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) Development and use of Subarea 11 must comply with the development plan for Subarea 11 (Exhibit 298G).

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. The landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet or lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) Except as provided in this subsection, All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) Subdistrict 12A.

(i) Street trees are not required if located within an underground utility easement or within ten feet of an existing underground public utility. The

building official may approve an alternate landscaping if approved by all entities responsible for the underground utility.

(ii) In the event all entities responsible for the underground utility do not approve alternate landscaping, the required street trees must be located elsewhere on the Property between the building façade and the street.

(~~D~~ E) In Subarea 10B, street trees are not required along Carmel Street.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C.

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

(A) provide a minimum of 1.5 footcandles; and

(B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) 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 pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director 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 director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

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

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director 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 director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way.

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 51A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

(4) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	1
Each additional 60,000 or fraction thereof	1

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited.

SEC. 51P-298.108. NONCONFORMING USES.

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A.

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located in Subarea 7.

(2) 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.

SEC. 51P-298.110. MAXIMUM HEIGHTS.

(a) Except as provided in this section and unless further restricted under Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, 1A, and 1B	120
3	160
4	54
5	270
6	36-40
7	39
8	100
10, 10A, and 10B	100
11 and 11A	100
12 and 12A	160
13	54

(b) Subarea 12A.

(1) The following structures may project a maximum of 12 feet above the maximum structure height specified in Subarea 12A, may not collectively exceed 1,000 square feet of footprint and each must be located a minimum of ten feet from a building edge.

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment and mechanical equipment rooms.
- (iii) Cooling tower.
- (iv) Visual screens which surround roof mounted mechanical equipment.
- (v) Communication towers.
- (vi) Chimney and vent stacks.

(2) Stairs may project a maximum of 12 feet above the maximum structure height specified in Subarea 12A.

(3) A nonsolid shelter covering for a roof deck may project a maximum of 12 feet above the maximum structure height specified in Subarea 12A, may not exceed 900 square feet of footprint, and must be located a minimum of ten feet from a building edge.

SEC. 51P-298.111. STORIES IN SUBAREA 7.

Maximum number of stories permitted in Subarea 7 is:

- and
- (1) four if at least one-half of the structure is occupied by residential uses;
 - (2) three in all other cases.

SEC. 51P-298.112. SETBACKS.

(a) Front yard.

(1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 5, 8, 10, 10A, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(5) Maximum front yard setback is 25 feet in Subareas 6 and 7.

(6) No maximum front yard setback is required in Subareas 11A and 12A.

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 3, 4, 5, 7, 8, 10, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas.

SEC. 51P-298.113. MAXIMUM COVERAGE.

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Lot Coverage (percent)</u>
1, 1A, and 1B	90
3	70*
	80***
4	90
5	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A and 10B	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

*Applies if less than one-half of the floor area of the structure is occupied by residential uses.

**Applies if at least one-half of the floor area of the structure is occupied by residential uses.

***Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.

SEC. 51P-298.114. SIGNS.

The sign provisions for business zoning districts contained in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts contained in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

SEC. 51P-298.115. PARKING REQUIREMENTS.

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

(1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.

(2) In order to provide adequate off-street parking for large scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 150,00 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

- (i) Bar, lounge, or tavern;
- (ii) Catering service;
- (iii) Country club with private membership; or
- (iv) Restaurant without drive-in or drive-through service.

(3) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

(A) one space per 25 square feet of classroom; and

(B) that parking required in Section 51A-5.209 for all residential uses located in the campus area.

All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(4) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(5) A labor agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(6) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

(1) In general. All uses within the Baylor expanded district must comply with the Master Parking and Floor Area requirements in Subsection (b)(8) of this section.

(2) Master Parking and Floor Area Plan purpose. Because off-street parking requirements for Baylor-related uses may be provided in remote locations throughout the Baylor expanded district, the Master Parking and Floor Area Plan (Exhibit 298I) identifies available off-street parking, determines the amount of required off-street parking, and ensures that each Baylor-related use within the Baylor expanded district meets the off-street parking requirements. To maintain adequate required off-street parking for all uses within the Baylor expanded district, the Master Parking and Floor Area Plan must be updated when floor area is added or removed from a building (Exhibit 298I-1).

(3) Definitions. In this section:

(A) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(B) BAYLOR-RELATED USE means any of the following uses within the Baylor expanded district:

- Adult day care facility.
- Ambulance service.
- Child-care facility.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Day home.
- Extended stay hotel or motel.
- Helistop.
- Hospital.
- Hotel or motel.
- Medical clinic or ambulatory surgical center.
- Medical or scientific laboratory.
- Office.
- Residential hotel.

(C) BAYLOR-RELATED USE SPECIAL PARKING means parking spaces located within the Baylor expanded district and available for use by Baylor-related uses.

(D) BAYLOR SHUTTLE means a private shuttle bus service that connects Baylor-related uses to Baylor-related use special parking spaces.

(E) MASTER PARKING AND FLOOR AREA PLAN means the Master Parking and Floor Area Plan shown on Exhibit 298I, and as revised and supplemented in accordance with this article.

(F) REQUIRED BAYLOR-RELATED USE SPECIAL PARKING means the total number of required parking spaces for all Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(4) Application. Off-street parking requirements for Baylor-related uses may be satisfied with Baylor-related use special parking as shown on the Master Parking and Floor Area Plan and subject to the requirements in this subsection.

(5) Number of spaces available and required. The number of Baylor-related use special parking spaces existing on June 28, 2006, is 8,755. The number of required Baylor-related use special parking spaces existing on June 28, 2006, is 7,089. Reductions in floor area from the floor area existing on June 28, 2006, will result in adjustments to the number of Baylor-related use special parking spaces required as follows: one parking space per bed for hospital use, and one space per 200 square feet of floor area for any other use.

(6) Baylor shuttle.

(A) The Baylor shuttle service must be available for use from 5:30 am to 8 pm Monday through Friday with service to all stops at intervals of not more than 20 minutes for all occupants, employees, and guests of Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(B) The Baylor shuttle service must stop within 300 feet of the nearest entrance to a Baylor-related use and within 300 feet of each parking lot providing Baylor-related use special parking.

(C) In this subsection, distance is measured from the shuttle stop to the nearest entrance of the main use or from the nearest pedestrian access to the parking lot to the shuttle stop, measured along the most convenient pedestrian walkway.

(D) The building official may extend the distance to a maximum of 600 feet unless the extension would:

(i) significantly discourage use of the Baylor-related use special parking,

(ii) unreasonably endanger the safety of persons or property,

or

(iii) not otherwise be in the public interest.

(7) Agreement required.

(A) No written agreement is required if the fee simple owner of the real property on which the Baylor-related use is located is the same as the fee simple owner of the real property on which the Baylor-related use special parking is provided. Otherwise, a written agreement is required in accordance with this paragraph.

(B) The written agreement must comply with the special parking agreement requisites in Section 51A-4.328.

(C) A copy of the written agreement must be provided to the building official at the time application is made for a building permit or certificate of occupancy.

(8) Master Parking and Floor Area Plan supplements.

(A) A Master Parking and Floor Area Plan supplement must be submitted to and approved by the building official (see Exhibit 298I-1) if an application is made for:

(i) a building permit, demolition permit, or a certificate of occupancy that modifies the parking requirements for any use satisfying all or part its off-street parking requirement with Baylor-related use special parking;

(ii) approval of a parking agreement for any use or parking within the Baylor expanded district; or

(iii) a building permit, demolition permit, or certificate of occupancy that modifies the parking requirements in connection with additions to or reductions in floor area that have occurred since the last supplement that are not described in this paragraph, such as destruction of a building by fire or expiration or withdrawal of a building permit application.

(B) A Master Parking and Floor Area Plan supplement must include:

(i) the number assigned to each Baylor-related use special parking lot,

(ii) the boundaries of each Baylor-related use special parking lot,

(iii) any changes to the number of Baylor-related use special parking spaces since the last approved supplement,

(iv) a corresponding table indicating:

(aa) the number of parking spaces available in each Baylor-related use special parking lot;

(bb) the number of parking spaces designated for Baylor-related use special parking;

(cc) the number of parking spaces designated as on-site required parking for each Baylor-related use;

(dd) the number of spaces designated as remote parking subject to a parking agreement (citing the recording information of the parking agreement and the location of the use); and

(ee) the number of spaces that are not available as Baylor-related use special parking.

(v) a revised floor area tabulation for the Baylor expanded district in the form shown on Exhibit 298I-2, and

(vi) a revised Master Parking and Floor Area Plan that shows:

(aa) the floor area being added or removed; and

(bb) other changes to the Master Parking and Floor Area Plan since the last update, including changes to the floor area of existing buildings; new buildings; demolished buildings; changes to parking areas; and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved Master Parking and Floor Area Plan supplement.

(D) A property owner may charge a fee to use required off-street parking for Baylor-related uses in the Baylor expanded district.

(c) Special parking provisions for Subarea 10B.

(1) Enclosed garages fronting Carmel Street may be located within five feet of the Property line, and must be equipped with automatic garage doors that are maintained in working order at all times.

(2) The visual obstruction regulations in Section 51A-4.602(d) do not apply to dwelling units fronting on Carmel Street.

(3) Dwelling units fronting on Carmel Street do not count toward any guest parking requirements.

(4) Along Carmel Street, at no time may the areas in front of the enclosed garages be used for parking of vehicles.

(5) Along Carmel Street, in front of the dwelling units shown on the development plan, no parking is allowed, and "No Parking" signs must be provided in accordance with the standard city specifications and completed to the satisfaction of the director of public works and transportation.

(6) A total of 10 guest parking spaces are required for Subarea 10B.

(i) The guest parking spaces must comply with the dimensional requirements of the Dallas Development Code.

(ii) Six guest parking spaces must be located on the Property.

(iii) Four guest parking spaces may be located in the Live Oak Street right-of-way, immediately adjacent to Subarea 10B.

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1, 1A, and 1B	4:1
3	4:1
4	2:1
5	4:1
6	None
7	3:1*
	2:1**
8	2.5:1
10, 10A, and 10B	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

*Applies if at least one-half of the floor area of the structure is occupied by residential uses.

**Applies in all other cases.

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet.

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

The special development standards contained in Ordinance Nos. 16029, 16858, 17676, and 17966 apply to Subarea 6. In the event of a conflict between the provisions of this article and the special development standards, the more restrictive regulation applies.

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, highly reflective glass means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

- (1) Gaston.
- (2) Good Latimer.
- (3) Haskell.
- (4) Live Oak.
- (5) Peak.
- (6) Ross.
- (7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A.

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 10A, 11A, AND 12A.

(a) Definitions. In this section,

(1) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(2) PROPERTY OWNER means the Baylor University Medical Center or its successors.

(b) Traffic Management Plan (TMP) in general.

(1) Instead of requiring a TMP prior to the passage of this ordinance, the property owner must submit a TMP for review by the director by June 28, 2007.

(2) No building permit may be issued that will result in a total floor area in the Baylor expanded district exceeding 4,068,964 square feet until the property owner submits a revised TMP for review by the director. Thereafter, a revised TMP must be submitted with each additional 500,000 square feet in total floor area. The building official shall determine if a revised TMP is required by using the cumulative floor area calculation for the Baylor expanded district as shown on the last approved supplement to the Master Parking and Floor Area Plan.

(3) The preparation and submission of the TMP and its revisions are the responsibility of the property owner. The TMP and its revisions must be:

(A) prepared by a registered professional engineer skilled in transportation engineering; and

(B) approved by the director.

(c) Contents of the TMP. The TMP and its revisions must be in writing and must report on the following:

(1) The planned and actual operations of the street system within and in the immediate vicinity of the Baylor expanded district, describing traffic controls, lane operations, signal timing patterns, signage, dedicated lanes, crosswalks in the right-of-way, the impact of public transportation, and traffic control personnel including security personnel directing traffic.

(2) The planned and scheduled construction of the street system within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(3) The planned and actual maintenance and management of traffic within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(4) Development and occupancy levels within the Baylor expanded district.

(5) Vehicular congestion and pedestrian safety concerns at locations within and in the immediate vicinity of the Baylor expanded district together with an analysis of and recommendations for appropriate mitigation measures.

(d) Approval by the director. The director shall approve the TMP and its revisions following the procedures and standards in Subsection 51A-4.803(e) through (k) regarding site plan review.

(e) Subarea 12A. The building official shall not issue a building permit for new construction in Subarea 12A without a completed floor area tabulation form (Exhibit 298J). The applicant shall provide documentation of floor area reduction from demolition of structures or expiration or withdrawal of previous building permit applications for new construction. The applicant must file a copy of each completed floor area tabulation form with the building official at the time the application is made for the building permit.

SEC. 51P-298.121. ADDITIONAL PROVISIONS.

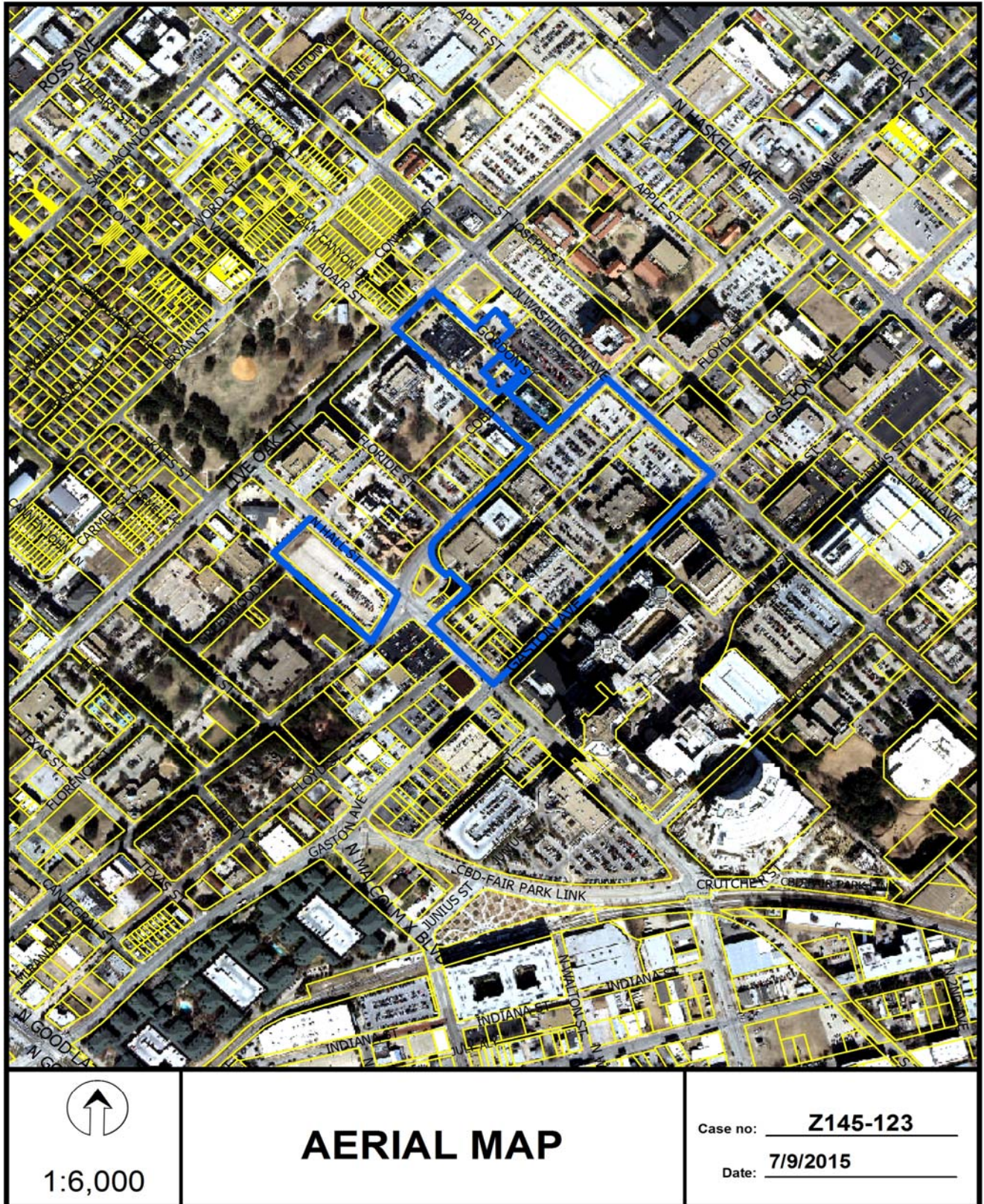
(a) In general. The Property must be properly maintained in a state of good repair and neat appearance.

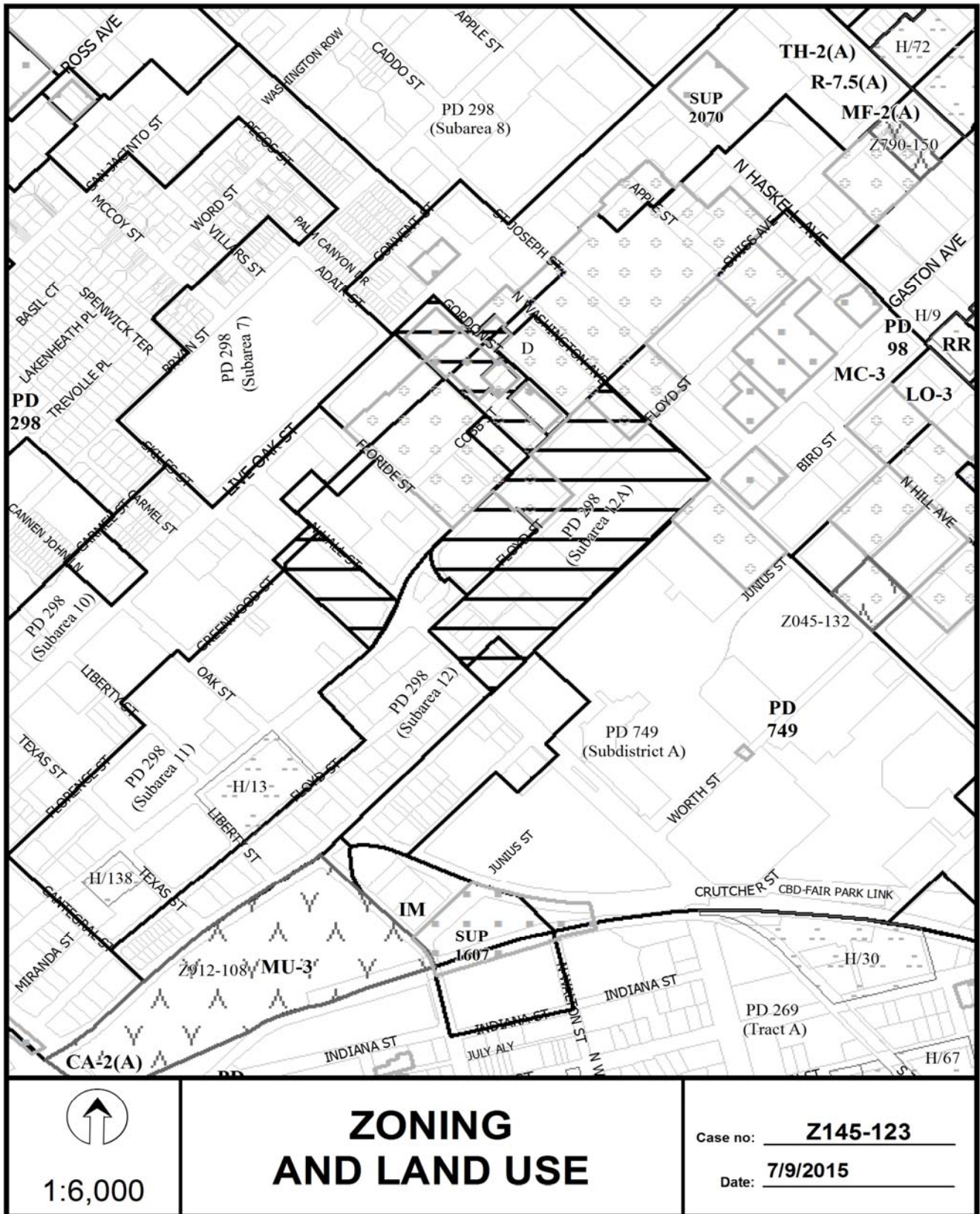
(b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city

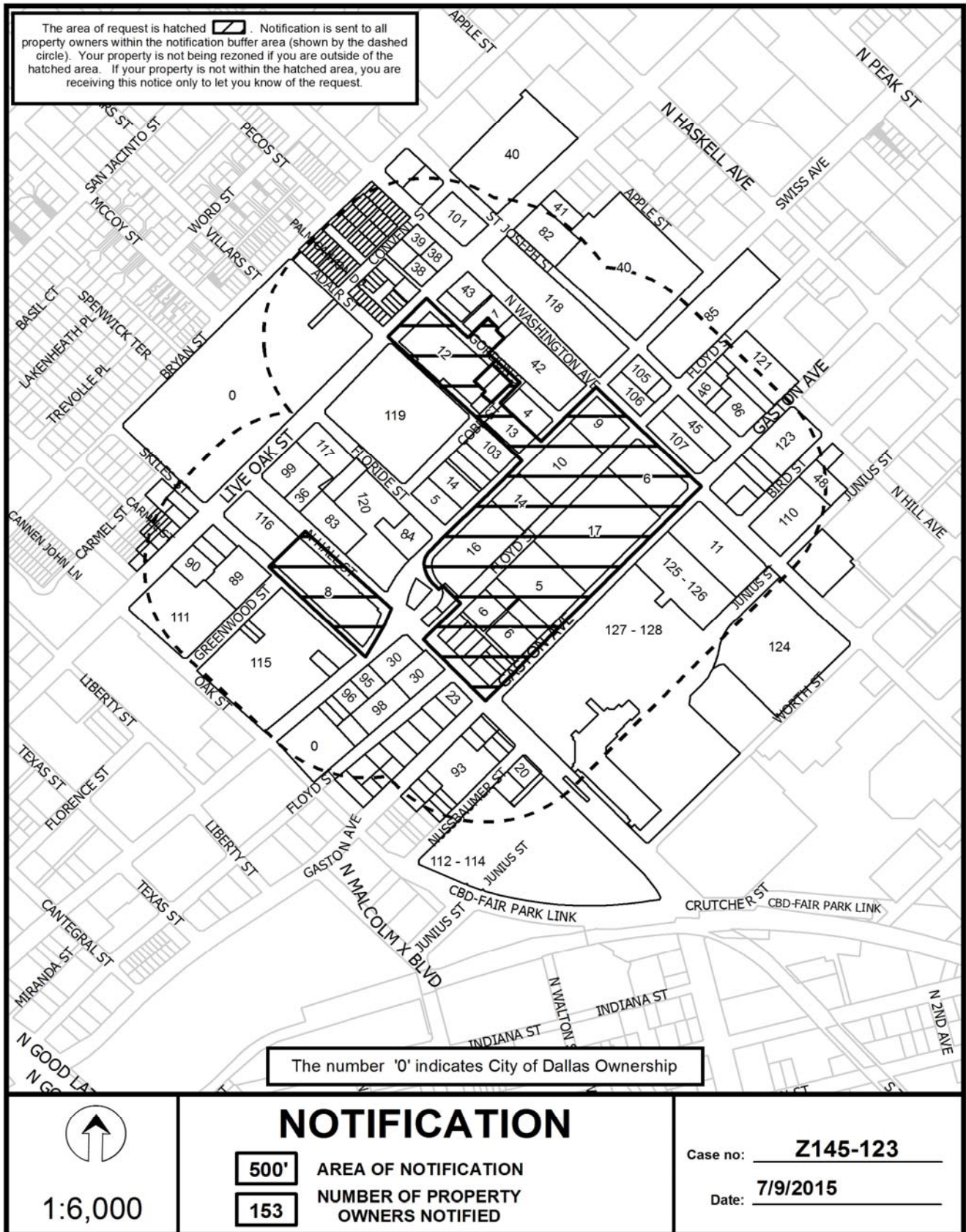
SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.







07/08/2015

Notification List of Property Owners***Z145-123******153 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1213 WASHINGTON AVE	DAVID S MILFORD 1989 LLC
2	1218 GORDON ST	BAYLOR HEATH CARE SYSTEM
3	3603 COBB ALLEY ST	BAYLOR HEALTH CARE SYSTEM
4	1207 GORDON ST	3611 SWISS AVENUE LLC
5	3405 SWISS AVE	BAYLOR UNIVERSITY MED CTR
6	1008 HALL ST	BAYLOR HEALTH CARE SYSTEM
7	3309 GASTON AVE	BAYLOR HEALTH CARE SYSTEM
8	1111 HALL ST	BAYLOR HEALTH CARE SYSTEM
9	3710 SWISS AVE	GASTON EPISCOPAL HOSPITAL
10	3708 SWISS AVE	GASTON EPISCOPAL HOSP
11	3402 FLOYD ST	BAYLOR HEALTH CARE SYSTEM
12	3604 LIVE OAK ST	BAYLOR HEATH CARE SYSTEM
13	3601 SWISS AVE	BAYLOR HEALTH CARE SYSTEM
14	3505 SWISS AVE	BAYLOR INST OF REHAB
15	3302 SWISS CIR	BONNIES LEGACY PPTIES LLC
16	3434 SWISS AVE	SWISS AVE MEDICAL BLDG
17	909 WASHINGTON AVE	GASTON EPISCOPAL HOSPITAL
18	1315 SKILES ST	DALLAS EXALL PARK
19	3112 LIVE OAK ST	3116 LIVE OAK LLC
20	705 HALL ST	JOBST MADELINE ET AL
21	3016 GASTON AVE	A&M BAYLOR COLLEGE OF DENTISTRY
22	3204 NUSSBAUMER ST	JOBST EMILY ANNE STEWART
23	3221 GASTON AVE	BOARD OF REGENTS THE
24	3107 GASTON AVE	AKERS REGEANA LYNNE
25	3102 FLOYD ST	3101 GASTON INC
26	3101 GASTON AVE	3101 GASTON INC

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3011 GASTON AVE	ROCKING A INVESTMENTS INC
28	3014 FLOYD ST	ROCKING A INVESTMENTS INC
29	3016 FLOYD ST	ROCKING A INVESTMENTS
30	1001 HALL ST	CITY PARK A LOT LP
31	3102 SWISS AVE	GRAHAM J STEPHEN
32	3111 FLOYD ST	ASHMORE HELEN &
33	3102 GREENWOOD ST	RODRIGUEZ IGNACIO V
34	3100 GREENWOOD ST	DENNING JOHN
35	3109 SWISS AVE	HETRICK DENNIS &
36	1214 HALL ST	DALLAS COUNTY HOSPITAL DISTRICT
37	1311 GORDON ST	LIVE OAK SERIES
38	3715 LIVE OAK ST	BAYLOR HEALTH CARE SYSTEM
39	1319 WASHINGTON AVE	WASHINGTON CONVENT GROUP
40	3901 SWISS AVE	DALLAS THEOLOGICAL
41	3912 LIVE OAK ST	DALLAS THEOLOGICAL OWR
42	1101 WASHINGTON AVE	BAYLOR HEALTH CARE SYSTEM
43	3700 LIVE OAK ST	DAREDIA BARKAT ALI TRUSTEE
44	1001 ST JOSEPH ST	VARON HOLDING CO LLC
45	911 ST JOSEPH ST	DICKINSON PLACE
46	3908 FLOYD ST	DICKINSON PLACE
47	3912 FLOYD ST	BANDY ROLAND
48	3912 BIRD ST	WASHINGTON TOWER JV
49	711 HILL AVE	CLARK FAMILY TRUST
50	3024 CARMEL ST	TANG DUCK J & ESTHER K
51	3028 CARMEL ST	HEMME JUSTIN
52	3026 CARMEL ST	MARTIN ALISHA M
53	3118 CARMEL ST	GRIMMER AMY N
54	3116 CARMEL ST	BANDEALI AMBER P
55	3114 CARMEL ST	HANCOCK RAY
56	3112 CARMEL ST	REED VICKI CHERYL
57	3128 CARMEL ST	RODRIGUEZ MELISSA

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3126 CARMEL ST	MACGREGOR JOHN J
59	3124 CARMEL ST	LOUDERMILK CHRISTIN
60	3122 CARMEL ST	DESIDERATA LLC
61	3120 CARMEL ST	LUCENTE JAMES
62	3606 BRYAN ST	CARMEL BRYAN LAND II LP
63	3610 BRYAN ST	ADAIR STREET DEVELOPMENT
64	3606 BRYAN ST	D R HORTON TEXAS LTD
65	3600 LIVE OAK ST	EXALL PARK BROWNSTONES
66	1304 ADAIR ST	SABOGAL ANDREW & BETSY
67	1308 ADAIR ST	ARAGON JOHN
68	1312 ADAIR ST	WRIGHT TERRENCE OMAR
69	1316 ADAIR ST	WANG EMILY
70	1320 ADAIR ST	JACKSON ALESSANDRA ANTONIO
71	1324 ADAIR ST	SHERMAN JOYCE M
72	1328 ADAIR ST	THEIS BRENT A & ALICIA A
73	1332 ADAIR ST	REES LARRY E II
74	1336 ADAIR ST	SOTELO EDGAR I & JANET
75	3606 CONVENT ST	EDLUND CARL E SR & MARY C
76	3608 CONVENT ST	BERNAL DAVID H
77	3610 CONVENT ST	TURNER LANCE
78	3612 CONVENT ST	DENBOW BRANDON K
79	3609 LIVE OAK ST	PREECE SAMUEL
80	3607 LIVE OAK ST	NOEL JASON T
81	3605 LIVE OAK ST	EGERT JAMES P
82	3900 LIVE OAK ST	DALLAS THEOLOGICAL SEM
83	1200 HALL ST	BAYLOR CENTER FOR
84	3301 SWISS AVE	BAYLOR UNIVERSITY MED CTR
85	3900 SWISS AVE	DALLAS THEOLOGICAL
86	3903 GASTON AVE	SCSDFINNELL LTD
87	3801 BIRD ST	MCDONALDS REAL ESTATE COMPANY
88	600 HALL ST	BAYLOR HEALTHCARE SYSTEM&

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1215 SKILES ST	MEADOWS FOUNDATION INC
90	3108 LIVE OAK ST	MEADOWS FOUNDATION INC
91	3116 LIVE OAK ST	3116 LIVE OAK LLC
92	801 HALL ST	JOBST MADELINE ET AL
93	3209 NUSSBAUMER ST	A&M BAYLOR COLLEGE OF DENTISTRY
94	3015 GASTON AVE	BAES INC
95	3114 SWISS AVE	HETRICK DENNIS &
96	3106 SWISS AVE	HETRICK DENNIS &
97	3100 SWISS AVE	GRAHAM J STEPHEN
98	3109 FLOYD ST	ASHMORE HELEN &
99	3310 LIVE OAK ST	DALLAS COUNTY HOSPITAL DISTRICT
100	3613 LIVE OAK ST	LIVE OAK SERIES
101	3811 LIVE OAK ST	400 SUNDANCE PKWY LTD
102	1317 WASHINGTON AVE	WASHINGTON CONVENT GROUP
103	3515 SWISS AVE	BOCK HOWARD M
104	3300 SWISS CIR	BECKEL FLOYD
105	3814 SWISS AVE	VARON HOLDING CO LLC
106	1004 WASHINGTON AVE	SWISS WASHINGTON MEDICAL
107	3801 GASTON AVE	MONDRIAN MEDICAL LP
108	3812 GASTON AVE	MCDONALDS REAL ESTATE COMPANY
109	3902 GASTON AVE	NEVIL HOLLY D JR &
110	712 WASHINGTON AVE	WASHINGTON TOWER JV
111	3103 GREENWOOD ST	MEADOWS FOUNDATION INC
112	705 HALL ST	BAYLOR HEALTH CARE SYSTEM
113	621 HALL ST	BAYLOR UNIVERSITY MED CTR
114	621 HALL ST	BAYLOR UNIVERSITY MED CTR
115	3003 SWISS AVE	MEADOWS FOUNDATION INC
116	3206 LIVE OAK ST	LIVE OAK STATE BANK
117	3320 LIVE OAK ST	DALLAS COUNTY HOSPITAL DISTRICT
118	3800 LIVE OAK ST	DALLAS THEOLOGICAL
119	3434 LIVE OAK ST	BAYLOR HEALTH CARE SYSTEM

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3301 SWISS AVE	BAYLOR HEALTH CARE SYSTEM
121	3921 GASTON AVE	NCNB TEXAS NATL BANK
122	3802 GASTON AVE	MCDONALDS REAL ESTATE COMPANY
123	3910 GASTON AVE	GASTON BIOMEDICAL LP
124	3500 GASTON AVE	BAYLOR MEDICAL PLAZA
125	3500 GASTON AVE	BAYLOR HEALTH CARE SYSTEM
126	3600 GASTON AVE	HRT PROPERTIES OF TX LTD
127	3535 WORTH ST	BAYLOR UNIVERSITY MED CTR
128	3535 WORTH ST	HRT PROPERTIES OF TX LTD
129	3921 WORTH ST	BAYLOR UNIVERSITY MED CTR
130	3900 JUNIUS ST	HRT PROPERTIES OF TEXAS
131	3535 WORTH ST	BAYLOR UNIVERSITY MED CTR
132	3535 WORTH ST	BAYLOR UNIVERSITY MED CTR
133	3535 WORTH ST	BAYLOR UNIV MED CTR
134	1333 ST JOSEPH ST	COMBS DEANNA M
135	1333 ST JOSEPH ST	ALLEN JOHN III
136	1333 ST JOSEPH ST	HASH ROBERT A JR
137	1333 ST JOSEPH ST	ABAZI ALKETA
138	1333 ST JOSEPH ST	WARREN KELLAN CODY &
139	1333 ST JOSEPH ST	HARTMAN LELAND C III &
140	1333 ST JOSEPH ST	RODGERS STEVEN L
141	1333 ST JOSEPH ST	KEECH JEFFREY J
142	3845 CONVENT ST	NAME JORGE
143	3845 CONVENT ST	ANDERSON JEFF
144	3845 CONVENT ST	DURKIN BRETT T &
145	3845 CONVENT ST	WORKU WOUBEDEL
146	3845 CONVENT ST	LAWSON VICTORIA S
147	3845 CONVENT ST	WALLACE JORDAN C
148	3845 CONVENT ST	MIELI MAUREEN Q
149	3845 CONVENT ST	DORMAN JAMES LEE
150	1323 ST JOSEPH ST	MILLER RYAN & MISTY

Z145-123(RB)

07/08/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1323 ST JOSEPH ST	GRANTHAM JAMES A
152	1323 ST JOSEPH ST	TAPER BRANDII MARIE
153	1323 ST JOSEPH ST	VADILLO FERNANDO A JR & CYNTHIA PEREZVADIL

FILE NUMBER: Z134-322(MD)

DATE FILED: August 25, 2014

LOCATION: Northwest corner of South Akard Street and Commerce Street

COUNCIL DISTRICT: 14

MAPSCO: 45P

SIZE OF REQUEST: ±0.7993 acres

CENSUS TRACT: 0031.01

APPLICANT / OWNER: RBP Adolphus LLC

REPRESENTATIVE: Craig Melde

REQUEST: An application for expansion and modifications to Historic Overlay 36, Adolphus Hotel on property zoned Planned Development District No. 619.

SUMMARY: The original portion of the Adolphus Hotel was originally designated in 1987. This request will include adding the subsequent additions to the original structure and provide criteria for their exteriors. A significant property must meet 3 of 10 designation criteria. This expansion property has been determined to meet 7.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to preservation criteria.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under 7 designation criteria. These criteria include: history, heritage and culture, significant persons, architect or master builder, historic context, unique visual feature, national and state recognition, and historic education.
2. The proposed expansion of the existing historic overlay will include the rest of the Adolphus Hotel complex, including subsequent additions that have been altered on the exterior.
3. This overlay designation does not change the base zoning or permitted uses for the property.
4. The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- After the zoning application was submitted in August 2014, the Designation Committee of the Landmark Commission met two times with the Applicant to work on the revised landmark nomination form and preservation criteria.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on March 18, 2015.
- The Landmark Commission approved the designation on Monday, May 4, 2015.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with both the Urban Design and the Neighborhood Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation historic neighborhoods and buildings creates a direct, visual link to the past, contributing to a "sense of place."

Goal 5.1 Create 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.

Goal 7.2 Preservation of Historic and Cultural Assets

Z134-322(MD)

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4 Protect historic and cultural assets.

LANDMARK COMMISSION ACTION – May 4, 2015

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria.

Maker: Tapscott

Second: Amonett

Results: 11/0

Ayes: Amonett, *Birch, Bowers, Fahrenbruch,
Flabiano, Jordan, Maten, *Sherman, Tapscott,
Thomas-Drake, Williams

Against: None

Absent: Birrer, Gadberry, Greenberg, Johnson, Seale

Vacancies: Dist 12

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: The Adolphus Hotel
and/or common: Hotel Adolphus
date: 1912/1917/1926/1951

2. Location

address: 1315 Commerce
location/neighborhood: CBD
block: 70 **lot:** 15 **land survey:** N. Grigsby **tract size:** 7993

3. Current Zoning

current zoning: PD-619; PD sub districts A, B, C; SUP 1788; H-36; SPSD overlay; CP overlay (Tower 1). SUP 1788; PD sub districts A, B, C; PD-619; CP overlay; SPSD overlay (Tower 2, 3, 4).

4. Classification

Category	Ownership	Status	Present Use	<input type="checkbox"/> museum
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> park
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> residence
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> site	Public	Accessibility	<input type="checkbox"/> entertainment	<input type="checkbox"/> scientific
<input type="checkbox"/> object	Acquisition	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> transportation
	<input type="checkbox"/> in progress	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other, specify
	<input type="checkbox"/> being considered	<input type="checkbox"/> no	<input type="checkbox"/> military	

5. Ownership

Current Owner: RBP Adolphus LLC.

Contact: John Rosen

Phone: 614-246-2400

Address: 4100 Regent Street, Suite G **City:** Columbus **State:** OH **Zip:** 43219

6. Form Preparation

Date: 3/10/2015

Name & Title: Jay Firsching, Associate, Hayli Ballentine, Preservation Specialist Intern.
 Original Nomination prepared by Ron Enrich

Organization: Architexas

Contact: jfirsching@architexas.com

Phone: 214-748-4561

7. Representation on Existing Surveys

Alexander Survey (citywide) local state X national X National Register
H.P.L. Survey (CBD) X A B C D Recorded TX Historic Ldmk
Oak Cliff TX Archaeological Ldmk
Victorian Survey
Dallas Historic Resources Survey, Phase ____ high ____ medium ____ low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Adolphus Busch
significant later owner(s): Leo Corrigan

9. Construction Dates

original: 1912
alterations/additions: 1917, 1926, 1951, 1981

10. Architect

original construction: Barnett, Haynes, Barnett (Tom P. Barnett)
alterations/additions: Lang and Witchell (1917), Alfred Bossom (1926), Wyatt C. Hedrick (1951), 1981 Jerde Partnership, and Beran & Shelmire, Architects

11. Site Features

natural:
urban design: Significant corner location in dense downtown core.

12. Physical Description

Condition, check one:

X excellent
____ good
____ fair

____ deteriorated
____ ruins
____ unexposed

____ unaltered
____ altered

Check one:

X original site
____ moved(date ____)

The Adolphus Hotel is a multi-building complex in the Dallas Central Business District. Tower 1 is a 19-story structure constructed in 1912 whose steel frame is clad with tapestry brick and gray granite. Located on a prominent corner in downtown Dallas, it is noteworthy for the high quality of its Beaux Arts style ornamentation, which is carried out in bronze as well as granite.

<i>Continuation Sheet</i>

<i>Item # 12</i>	<i>(Page 2 of 8)</i>
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Tower 1 is topped by a monumental Mansard roof, long a noted feature of the Dallas skyline. Tower 2 was constructed several lots away to the west in 1917. Originally 11 stories in Classical Revival style, the building was re-clad in the 1980s to appear more modern. Tower 3, constructed in 1926, lies between Towers 1 & 2 and features a low and highly ornamented wing facing Commerce Street with detailing matching that of Tower 1. A set-back 22-story tower was also re-clad in the 1980s. Tower 4, facing Main Street, was constructed in 1951 in the Moderne style in brick with aluminum details.

The Adolphus Hotel is a multi-building complex in the Dallas Central Business District. **Tower 1**, located at the northwest corner of Commerce and Akard Streets in downtown Dallas, is a 19-story, steel-framed structure whose exterior walls are faced with tapestry brick and gray granite. The elaborate architectural ornament of the building serves to divide the exterior elevations into four distinct sections. The base course of Tower 1 is of red granite, with the first three stories faced with gray granite. The main entrance to Tower 1 was placed in the central bay of the seven-bay Akard Street elevation. The ground—floor street fronts were leased to commercial tenants. The Akard Street entrance is marked by the large, segmentally-arched opening on the second floor which is capped by a granite sculptural group representing Mercury and Ceres. The opening is flanked by panels of relief sculpture depicting Apollo and Terpsichore. This collection of architectural ornament sets the tone for the detailing to be found throughout the hotel's exterior. Described as being in the Louis XIV style by writers of that period, the building's ornament is characteristic of the work of architects who had studied at the Ecole des Beaux Arts in Paris. That institution's influence upon American architecture was perhaps at its height at the time the Adolphus was under construction, with buildings of similar elaboration in most of the large cities of the U.S. at the turn of the century. The three-window bays to each side of the prominent central opening are alternately capped by segmental arches or triangular pediments supported by scroll brackets. The casement doors in these openings are screened by wrought bronze grilles whose central element is a cartouche containing the letter "A", the hotel's monogram. The seven windows of the third floor on Akard Street are set in simple frames, but feature the wrought bronze grillwork used on the second floor. A belt course carved with a scroll motif separates the second and third floors.

The Commerce Street facade is far more ornately detailed on the second and third-floor levels. While it is technically seven bays in width, the Commerce Street elevation is considerably longer than the Akard side, with the extra space taken up by the over—sized openings which overlook Commerce Street. There are five of these large, round-sized openings which rise up through the second and third floors. These round arches actually frame two distinct types of fenestration. The large upper sections of these openings contain fixed panes of glass organized around a circular muntin frame at the top of the arch. Below this, set apart by a large and highly detailed classical enframing, is a pair of very tall casement doors which open onto the granite balcony facing Commerce Street. The doors are set behind a pair of Tuscan columns which support an elaborate entablature.

These are alternately topped with boldly sculpted Baroque cartouches or groups of putti. The tall, round-arch openings are flanked by vertical panels of carved stone, each of which is capped by vaguely classical male and female busts. The center of each arch is highlighted by a scroll bracket which supports a large, stylized anthemion. The southeast and northeast corners of the building are further decorated by substantial and highly ornate cartouches set on top of the belt course that marks the second-floor line.

The fourth- through 12th-floor street fronts are identical in terms of their fenestration and finish. The exterior walls are clad in tapestry brick, with granite belt courses marking the floor lines. Two window types are used, the larger of which consists of casement doors for maximum ventilation. The openings are screened at the lower section by wrought bronze grilles identical to those noted on the windows of the second and third floors. Smaller openings with four-over-four lights in each sash are grouped to both sides of the central window bay on both street fronts. Presumably these lesser windows serve the individual bedrooms or other subsidiary spaces.

The 13th floor continues the fenestration of the lower floors, but its exterior is faced with granite laid in a regular pattern of square blocks. Both the Commerce and Akard Street facades feature eight enormous scroll brackets that support the granite balcony of the 14th floor. Each of these brackets extends the full height of the floor and is, as noted, the granite balcony which wraps around both street facades as well as the north elevation. It is largely obscured by the adjacent office building. A massive balustrade of granite, with pier blocks set above the great brackets, conceals one's view of this floor from street level. The 14th through 16th floors are faced with tapestry brick. At the 15th and 16th-floor levels, centered on both street fronts, are vertical panels of sculptural decoration in the form of military trophies of the 18th Century. Filled with shields and emblems, these panels are topped by colossal male heads wearing rather antique helmets.

Reaching the 17th floor, one encounters the greatest concentration of ornament on the Adolphus. Faced entirely in granite, this floor is divided into three sections by the massing of openings and detailing. The central window is flanked by massive halves of a broken segmental pediment and topped by a triangular pediment borne on brackets. Set on both halves of the segmental pediment are colossal figures representing Night and Morning. Cast in verde antique bronze, they are the work of Chicago sculptor Leon Hermant. The positioning of these statues is derivative of Michelangelo's work on the tomb of Pope Julius II, and appears to be precariously balanced on the outer edge of the architectural molding.

Toward each end of the street fronts of the 17th floor, set under a slightly concave round arch frame, is a square-headed opening with casement doors. Above the opening is a carved, pulvinated frieze topped by a rather simple cornice. Resting on this cornice is a cartouche which serves as the point of origin for two sections of foliate carving which curve upward to cradle round windows with horizontal center pivots.

The northeast and southwest corners of the 17th floor are capped by massive bronze spheres supported by bronze scroll brackets. The southeast corner is formed by the most distinctive feature of the upper section of the hotel, the cylindrical tower that has been known affectionately by Dallasites for years as the “beer bottle”, appropriate in that Busch Brewery money paid for the building. The tower is capped by a bronze dome and lantern.

The final two stories of Tower 1 are contained within the gigantic Mansard roof, which is clad in variegated slate and trimmed at the top with a spectacular cresting of bronze. The Commerce Street side of the roof is broken by three huge rectangular openings which, when opened, turned the banqueting and ballroom facilities into open—air spaces high above the city. These oversized openings are not used on the Akard Street side, where three small dormers with steeply—pitched hipped roofs are located. The final fenestration of the hotel comes in the form of four round windows in bronze frames high up on the face of the Mansard roof. The corners of the roof are capped by bronze scroll brackets, which terminate in scalloped moldings.

The west facade of the original hotel building is virtually unadorned, with the 14th-floor balcony terminating shortly after it rounds the corner. A majority of the windows on this side are not floor length, although some long casement openings can be found. The north facade, while it was substantially decorated in the manner of the street fronts, is now nearly totally obscured by the Adolphus Tower office building which rises only about 20 feet from the north wall of the hotel. The only additions that actually touch the original building are the three—story section facing Commerce that connects the original hotel with the 1917 extension, and the 24-story addition recessed back from Commerce Street, both of which were constructed in 1926. The 1917 annex was partially demolished in 1981 and rebuilt on a smaller scale. It was resurfaced as part of the overall rehabilitation of the hotel complex.

Tower 1's interiors have, in the course of time, been subject to cosmetic remodelings. The main lobby on the second floor, and the adjacent “French Room” (the original restaurant space), are still intact. The lobby features a large chandelier embellished with eagles and hops, alluding to the Busch Brewery emblem. The French Room was originally painted white, and has been redecorated using a more vivid color scheme with marbleized columns and wall and ceiling murals. The only alterations to the original exterior are the removal of the bronze canopy over the Akard Street entrance, and the refacing of the ground-floor street fronts and the installation there of large plate-glass windows in aluminum frames. These changes are minor when one considers the large percentage of intact detailing present on the exterior as a whole, and do not compromise the integrity of the building.

In its original form, **Tower 2** of the Adolphus Hotel differed significantly from the original and highly ornate Tower 1. It can be assumed that architects Lang and Witchell felt it unnecessary to match the original building because the two towers were separated by two smaller commercial buildings.

The tower's design is typical of Dallas Hotel and office buildings of the period. The Classical Revival building had a large, rectangular three-story base with a U-shaped upper shaft arranged around an open court, and was finished with a heavy cornice.

The south elevation of Tower 2 was composed of red brick similar in color to the original building, with decorative details of cream-colored limestone or terra cotta. The base of the building was three stories, the first of which is not clearly visible in historic photographs because of a large iron terrace structure that projected over the sidewalk and was supported by a row of 10 columns. Photographs of the terrace depict an iron structure with an ornamental guardrail supporting four luminaries. At the center of the terrace above the second floor doors was a marquee structure, also supported on iron posts and featuring a decorative cornice.

At the second floor, French doors provided access to the terrace from the junior ballroom beyond. The doors were ornamented with masonry surrounds topped with projecting cornices. Directly above these at the third floor were simple, double-hung windows lacking significant ornamentation, but with simple recessed stone panels placed above and between them. The header of the windows was formed by a continuous stone belt course. The base was completed with a simple projecting cornice.

Beginning at the fourth floor, the remainder of the tower is arranged around a u-shaped central court with the open end facing Commerce. The two identical wings facing Commerce Street are divided into two bays. Each bay is articulated by a distinct fenestration pattern of two double-hung windows flanking a smaller double-hung window. These windows are aligned at the head, and lack ornamentation other than a simple stone sill. The arrangement of the windows within the central court is not visible in historic photographs.

At the 11th floor, the window pattern continues, but sills are articulated by a continuous belt course. Round medallions ornament the outer corners of this floor. Above the 11th floor windows, the cornice serves as the head of the windows and completes the main shaft of the building. The simple projecting stone cornice was bracketed, and wrapped two to three feet around the building onto the east and west facades. A small brick parapet was topped by a continuous stone cap. The top floor of the hotel was set back from the main shaft and constructed of different materials. While the exact composition of the design is not clear in historic photographs, it appears to have been clad in stucco or cream-colored masonry with broad windows, a shallow cornice and hipped roof.

The remaining facades of Tower 2 continued the fenestration pattern of that facing Commerce Street and included stone sills. While these facades were constructed of matching brick, they lacked any of the ornamentation of the primary elevation.

Modifications to Tower 2 include the application of two colors of stucco to the entire building. At the building base, the continuous terrace is now gone and the first floor is divided into eight structural bays separated by simple rectangular columns. The four central bays are infilled with low planters. The next bay on each side is slightly wider to accommodate the entry and exit to the building's circle drive which now occupies the southernmost portion of the first floor.

The outermost bays are again narrower, and accommodate pedestrian access to the circle-drive area. A four foot band of pink granite adorns the building at street level.

Between the first and second floors, a set of bulky projecting ledges support building lighting and flagpoles. At the second and third floors, the building is again divided into eight structural bays and these are articulated by large, slightly recessed panels of darker stucco. The four central panels are arched and accentuate the second and third floor windows. At the second level, these windows are paired 32-light compositions. Above this at the third floor are large, arched, multi-light fan windows. On either side of the central bays, the recessed panels are slightly wider and have square heads. The windows in the outer bays match the central bays. The narrower outermost bays have square heads and lack windows. The top of the building base is accented by a simple stucco projecting cornice that aligns with those on the buildings to the east and west. The main shaft of the building retains the central court, but a screen wall has been constructed to create a continuous flat front. Portions of the upper floors were removed to form a stepped façade that rises from six floors at the southeast corner to ten floors at the southwest. The composition also steps upward to the north to a full fourteen stories at the northernmost bay. The tower shaft is articulated by evenly spaced and regular fixed-glass, single-light fenestration except at the screen wall which lacks glazing. Stucco between the windows and aligning with the head and sill continues around all sides of the building. Lighter bands of stucco between the floors give the building facades a striped effect.

In designing **Tower 3** of the Adolphus Hotel, Alfred Bossom sought to connect and unify the stylistically disparate Towers 1 and 2. He did this by borrowing from the ornate architectural palate of Tower 1 for the first three floors. The main shaft of the 22-story building was then set deeply back from Commerce Street. The first floor is clad simply in red granite with the upper floors in gray granite. Divided into three bays, the lobby entry is centrally-located. Two window openings flanking the entry are now infilled. The lobby entry is accentuated by a large copper marquee supported by chains tied back to the building façade. The marquee is crowned with a decorative shell motif.

Ornate details on the second and third floors are copied directly from Tower 1, but given a Palladian arrangement. In the center bay, a large arched opening rises up through the second and third floors. This round arch frames two distinct types of fenestration. The large upper section contains fixed panes of glass organized around a central fan light at the top of the arch. Below this, set apart by a large and highly detailed classical enframing, is a double hung six over six window with fixed-sash sidelights. The central window opens onto a balcony facing Commerce Street. The windows are set behind a pair of Tuscan columns which support an elaborate entablature. This is topped with a Baroque cartouche.

The tall, round-arch openings are flanked by vertical panels of carved stone, each of which is capped by vaguely classical male and female busts. The center of the arch is highlighted by a scroll bracket which supports a large, stylized anthemion.

The outermost bays at the second floor include six over six, double hung windows with ornate surrounds of triangular pediments supported by scroll brackets. These windows include ornamental iron grillwork matching the original hotel. Directly above the pediments, three over three double hung windows are ornamented with flat segmental arches. Finally, the ornamental cornice exactly matches and aligns with that of Tower 1, but is interrupted by two ocular windows surmounted by lion heads and floral garlands. A low and simple parapet completes the composition.

The main shaft of the tower, set back considerably from Commerce Street, was designed to be simple and regular, but featured visual references to both Towers 1 and 2. The red brick of the Tower 3 shaft matched that of Tower 1. Seven equally-spaced two over two, double hung windows divided the façade. Two of the windows at each floor were slightly smaller with higher sills creating an AABABAA pattern. Above and below the 11th floor windows, stone belt courses aligned visually with the cornice line of Tower 2. Below the 18th floor windows, another belt course aligned visually with the cornice line of Tower 1. To terminate the tower shaft, another belt course was placed below the 21st floor windows and a bracketed projecting cornice above. The cornice aligns visually with the top of Tower 1. The uppermost floor of Tower 3 was set back from the main façade, clad in stucco and given a hipped roof, much like the upper floor of Tower 2. A massive elevator overrun constructed of brick was set back further still. The remaining facades of the building continued the fenestration pattern and also featured the belt courses and cornice of the main façade.

Work conducted on the building in the early 1980s was designed to unify Tower 3 with the work being done on Tower 2. Square, fixed, single pane windows replaced the originals but only four per floor in an AAA_A_ pattern. Two colors of stucco were applied to create a striped effect like that on Tower 2. The projecting cornice was retained, as was the penthouse. The side and rear facades are not devoid of windows.

Tower 3 also included a three-story structure facing Main Street. The façade of this structure was similar to the one constructed on Commerce. This façade was removed with the construction of Tower 4 in 1951.

Wyatt C. Hedrick's design of **Tower 4** in 1951 differed significantly from all of the previous towers. This did not have a detrimental impact on the hotel complex because Tower 4 was constructed facing Main Street, visually separated from the other buildings.

As originally designed, Tower 4 had a simple two story base of red granite with a central entry and flanking retail storefronts. This façade replaced the original one completed as part of Tower 3. At the second floor were three simple but large and evenly spaced window openings.

At the third floor begins the main shaft of the 20-story Moderne tower. The main body of the tower is of light brown brick. At the center of the Main Street façade was a 25-foot vertical strip of dark brick matching the original hotel. At the center of this was another 8-foot vertical strip of ribbed aluminum. The fenestration at each Main Street level was quite simple. Two double-hung windows per floor were placed on either side of the façade flanking the dark brick band. At the top of the central band was a large "A" trimmed in neon.

The building's east and west elevations were simpler still. The solid light brick of the front façade was fenestrated with twelve, evenly-spaced double hung windows. On the roof, the mechanical equipment was covered with screen walls featuring massive Adolphus signs.

Tower 4 was also modified in the 1980s to better match Towers 2 and 3. Windows in the building were replaced with fixed, single pane units. The dark central band of brick facing Main Street was given a coating of light stucco as was the two-story base. The building signs are no longer in place.

As this description demonstrates, the four buildings comprising the Adolphus Hotel are actually a single large and interconnected whole. While Towers 1 and 2 were not directly connected originally, Tower 3 with its two dramatic entry features on Commerce and Main Streets served to formally connect the entire complex on both the interior and exterior. Tower 4 was constructed on top of the Main Street Arcade of Tower 3 and is also an integral part of the entire complex.

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Item # 13

(Page 1 of 11)

Adolphus Hotel – The Beginning

The Adolphus Hotel represents a substantial investment on the part of St. Louis brewery magnate Adolphus Busch in the development of Dallas during the years before World War I. For several years the tallest structure in the city, the Adolphus is an outstanding example of the influence of the Ecole des Beaux Arts upon American architecture. The high quality of the architectural decoration, executed in granite and bronze, is unusual for Texas buildings of the period, and contributes to the hotel's status as one of the city's most admired works of architecture. Additions to the building in 1917, 1926, and 1951 illustrate the ongoing success of the hotel and its important role in the development of downtown Dallas. Although the 1917 and 1927 additions to the hotel were heavily altered in the early 1980s, the building stands as a well-recognized local landmark and worthy of designation.

In 1890, the Oriental Hotel Company constructed the Oriental Hotel at the corner of Commerce and Akard Streets in Dallas. Prior to opening, the hotel fell into foreclosure and was purchased by an investment company comprised of St. Louis brewers. The building was then placed under the control of the Oriental Investment Company of Missouri, of which Adolphus Busch was the primary bond-holder. Busch, a German immigrant, had established a considerable fortune as owner of the Anheuser Busch Company and was also chairman of the board of the Busch-Sulzer Diesel Engine Co., director of the Manufacturers Railroad Co., and board chairman of the St. Louis O'Fallon Railroad Co. Under the direction of the Oriental Investment Company, the Oriental was finally furnished and opened to the public in October, 1893. The hotel was an immediate success and Busch was impressed with the potential of Dallas as a growing center of commerce. By 1910 the city was one of the largest in Texas and had established itself as an important financial center.

In 1910, a delegation of leading Dallas businessmen approached Adolphus Busch to discuss the need for a first-class hotel in the city. In agreement, Busch responded by acquiring a site for \$240,000 and by holding a subscription party that resulted in local investors purchasing 10 percent of the hotel stock. A corporation, Dallas Hotel Company, was formed to underwrite the construction of the building, and Busch engaged the St. Louis firm of Barnett, Haynes and Barnett to design the new facility with the local assistance of Alfred Bosser and C.D. Hill. After first traveling to examine other luxury hotels of the day, architect Tom P. Barnett designed the 22-story tower, distinguished for its architectural merits ever since completion. As plans developed, the name was changed from the New Oriental Hotel to Hotel Adolphus in honor of its builder. Construction began in 1911 on the site of the 1880s City Hall, by the Gilsomite Construction Company.

Tom P. Barnett, a partner in the firm of Barnett, Haynes and Barnett, left the firm in 1912, completing the work on the Adolphus as the head of his own firm, Tom P. Barnett & Company. The firm of Barnett, Haynes and Barnett was responsible for the design of prominent structures in St. Louis, among the most notable of which is the Catholic Cathedral, dating 1907 to 1914. The firm also designed a number of hotels, including the New Southern Hotel in Chicago, and the 1,500-room Hotel Jefferson (1909) in St. Louis.

Tom P. Barnett & Company was responsible for the design of the Arcade Building and the Busch Chapel in St. Louis, evidence that Barnett and Busch had a good architect/client relationship. The design of the Adolphus clearly indicates a familiarity on the part of Barnett with the design of such famous New York hotels as the Astor, which was also faced with a combination of stone and brick, and capped by a splendid mansard roof. His skills were also illustrated in his design for the Palace of Liberal Arts (1904) at the St. Louis World's Fair, for which he won the fair's Gold Medal for Architecture.

The design of large scale public buildings in the United States in the early years of the 20th century was heavily influenced by the architectural classicism promulgated by the Ecole des Beaux Arts in Paris, the foremost architectural school in Europe. Tower 1 of the The Adolphus Hotel stands as perhaps the premier Texas example of this style, heavily embellished with French Renaissance and Baroque details such as massive scroll brackets and bronze grillwork and statuary. The execution of the detailing, in both stone and metal, is of the highest quality, equal to that found on similar designs in the Northeastern United States.

Several hundred distinguished guests, including a group of St. Louis businessmen who made the trip down in a private railroad car, participated in the grand opening held on October 6, 1912. Tours of the opulent new hostelry were led by bellhops, and that evening stockholders, officers, and others were entertained in the elegant main dining room. Outstanding achievement was not limited to the lavishly detailed exterior, but was reflected in the equally luxurious interior and extensive service. Interior public spaces fitted with wainscoting, vaulted ceilings, sculptured panels in bas relief and fixtures of brass, ormolu and alabaster were decorated with silk and velvet draperies, period French furnishings, and works of art from Busch's private collection. Guest rooms offered the most modern conveniences available. The 18th floor was devoted to entertainment facilities, and the hotel became a center for social, cultural and professional gatherings in Dallas and throughout the Southwest.

With the hotel nearing completion, according to a story in the Dallas Morning News Busch was so delighted with the design, "...he decided to erect a monumental structure in this city by which he might be remembered for all time to come by the residents of this city." The 17-story Busch

Building, built in 1913 for Adolphus A. Busch & Company, was to serve as an office and retail supplement to the Adolphus. Also designed by the firm of Barnett, Haynes and Barnett, in association with Lang and Witchell of Dallas, the building was one of the first in the country, along with the highly acclaimed Woolworth Building in New York by Cass Gilbert, to be built in the Gothic Revival Style. Less than a block away on the corner of Main and Akard, its close proximity



*The Adolphus Hotel in 1914, looking west on Commerce Street.
(Dallas Public Library, Dallas and Texas History Division)*

to the hotel allowed the designers to connect the two buildings with an underground tunnel. In this manner, a single central plant in the basement of the hotel was used to serve both buildings. In October, 1913, Adolphus Busch traveled to his family estate in Germany to attend an annual stag hunt. Having taken ill soon after his arrival, his condition was kept a closely-guarded secret to all but his immediate family. He died on October 10th with his wife, Lily Anheuser-Busch, and his son, Adolphus, by his side. He never had the opportunity to travel to Dallas to see his buildings completed. The Busch family estate continued management of the company interests, including the substantial investments in Dallas. This included the Adolphus and Busch Buildings and substantial storage, warehouse and distribution holdings in east Dallas.

The Adolphus Annex – Tower 2

In February, 1916, the Dallas Hotel Company announced plans to construct an annex (Tower 2) to the west of the main hotel tower. With the announcement the Dallas Morning News expressed surprise. Many in the business community had been critical of the Busch family for making such a substantial investment in Dallas with the original hotel. Now, just a few years later the hotel's success was made obvious with an additional \$1-million investment in Tower 2.



The Adolphus Hotel Towers 1 and 2. Note the balcony terrace at the base of Tower 2 (1922c)

Five pieces of property were purchased for the new building, but the Dallas Hotel Company was unable to acquire the two properties directly adjoining the west wall of the original hotel. They overcame this obstacle by including in the design a 50-foot long iron passageway behind the two buildings to allow staff and guests access between the old and new hotel towers.

R. B. Ellifritz, the hotel manager, and architect Frank O. Witchell traveled across the northeast inspecting hotels in an effort to study the latest trends in function and design. For the first time in Dallas, the construction of a mock-up of a typical hotel floor was completed and hotel experts from across the northeast invited to critique it. The 100'x149' wooden building received none of the fine woodwork or interior décor of the proposed hotel, but illustrated the floorplans and the door and window placements. Plans for the new tower were rushed to completion in 40-days and construction began in June of 1916.

Designed by Lang and Witchell, the hotel was constructed in a style that was complimentary to the original tower, but very much simplified. Originally planned at ten floors with a basement and rooftop solarium, it was decided during construction to add an additional floor. The design for the roof of the hotel featured a rooftop garden with glass enclosures that could be closed in the winter to protect visitors from the cold. Early descriptions of the plans indicated the roof would include cooling devices necessary to support an ice skating rink during the winter months, but it is unclear if this feature was actually constructed. Once completed on January 1, 1918, the building provided the hotel with an additional 230 guest rooms along with added ballroom, meeting, lobby, restaurant and retail capacity.

On Commerce Street, a notable feature of the new tower was a continuous metal balcony structure supported by iron posts. This provided protection to pedestrians on the sidewalk, created an outdoor terrace above the sidewalk and adjoined the second-floor junior ballroom. In 1922 the hotel entered into a franchise agreement with the city that allowed expansion of the ballroom onto the terrace itself. The remodeling of the junior ballroom with the added terrace provided seating for an additional 300 guests. Some twenty years later, the terrace addition was deemed a fire hazard and removed.

Tower 3 and the Main Street Arcade

Just over six years after completion of the second Adolphus tower, the Dallas Hotel Company announced plans to construct a third. Again, the success of the hotel and ever greater demand made the improvements necessary. The most significant aspect of the new plan was that the hotel company was finally able to secure an agreement for the two lots between towers one and two. This gave them the opportunity to unify the complex into a cohesive whole.

Alfred Bossom, noted New York architect and designer of the Magnolia Building, was selected for the new addition (Tower 3). Bossom's design included a narrow, 22-story tower set back from Commerce Street. A lower, three story wing facing directly on Commerce was paired with another of the same design facing Main Street. The reasons for Bossom's choices in the design are not known, but it is clear that by setting back the main tower and giving the Commerce street façade



A post card image of the 3-Tower Complex (1926c)

a dramatic and highly-styled façade matching the original 1912 building he achieved several things. Towers 1 and 2 were complimentary but distinctly different, with the original tower being much more highly ornamented. By keeping the new façade low, he eliminated the need to fully unify the entire street front at every floor, and ensured the majesty of the original tower was undiminished. At the same time, the new wing on Commerce Street was to serve as the main entry including a grand new lobby. Bossom faced the new entry with dramatic ornamentation matching the original tower and eliminated the street-level entry on Tower 1. This made the new entry the focal point of the façade without diminishing the importance of the original tower. In January of 1925 the construction contract for the new building was awarded to Menger and Chambers. At a cost of nearly \$1-million, the tower would provide an additional 300 rooms, bringing the total for the hotel to 825. Inside the building, with the construction of the new lobby, the lobbies in the other towers were carefully remodeled and unified. The tower included a new set of elevators designed to serve the entire hotel. All other elevators were eliminated and the space used for other purposes.

While construction of the new tower was underway, an extensive program of improvements was made to ballrooms and dining rooms in the hotel, and a bridge was constructed to connect the wings of Tower 2 at the tenth floor at a cost of \$10,000. In January of 1926, work began on the Main Street arcade. The arcade provided connectivity to the hotel from Main Street and inside featured two levels of shops. The dramatic central corridor included a "Spanish balcony" from which shoppers could look down to the main floor below. At the end of the corridor, a dramatic staircase led up to the main lobby, while a smaller one took visitors down to the lower lobby of

including all of the back-of-house areas. The festive opening of the Main Street arcade of Tower 3 followed in September.

Upon completion of the new tower, lobby and arcade, the Adolphus entered into a period of relative stability after the many years of major additions and improvements. Changes did occur including the 1927 construction of a coffee shop in the basement of Tower 1, and at some point, possibly in the 1940s, the rooftop of Tower 2 was modified. The set-back top floor was removed and two new floors added. Though faced with brick, the new floors lacked the refinement of the rest of the complex and detracted somewhat from the overall design. The exact date of this change has not been determined.

Leo F. Corrigan and Tower 4

A little more than 20 years after the completion of Tower 3, dramatic changes to the hotel were again announced. On June 6th, 1949, Leo Corrigan, a prolific Dallas developer and real-estate investor, purchased controlling interest of the hotel from the Busch family and the Dallas Hotel Company.

Leo Corrigan was particularly pleased with the purchase in 1949 of the Adolphus Hotel, constructed in 1912 by his idol and inspiration for settling in Dallas in the first place. Corrigan immediately announced a program of improvements to the hotel to bring it up to modern standards. The most notable aspect of his proposed \$2.5-million investment was to be the installation of air conditioning.

Corrigan's plans soon expanded. He announced that he would construct a new, 20-story tower facing Main Street (Tower 4) at a cost of between five and six million dollars, and adding an additional 520 rooms. Architect Waytt C. Hedrick was chosen to complete the design and the Henry C. Beck Company awarded the construction contract.

Construction of the Hedrick-designed tower facing Main Street began in August of 1950. Even then some of the tenants of the arcade remained open. The arcade was left in place and the tower was carefully constructed through and above it. This is a technique Hedrick would repeat on another Corrigan building, The Corrigan Tower, in 1952 when he constructed the high rise above the still-operating Tower Theater.

On the lower floors facing Main Street, the beautiful arcade façade was removed and replaced with a new and simplified one of red granite. When completed, the new tower was dramatically different from the rest of the complex. Constructed of buff colored brick, the front façade featured a 25-foot vertical strip of darker brick matching the older parts of the hotel. At the center of this strip was an eight-foot band of ribbed aluminum. Surmounting this band was a 24-foot-tall "A" and large Adolphus signs affixed to the rooftop cooling towers facing east and west. All of the signs were trimmed in neon. While the moderne building was quite distinct from the rest of the complex, it did not detract significantly from the overall composition, owing to its placement facing Main Street.

The exterior facades of the hotel again remained relatively unchanged until a new program of improvements was undertaken by a new owner in the early 1980s. The exterior of Tower 1 was



Leo Corrigan's Adolphus Tower 4 soon after completion (1952c)

largely restored and the interior redecorated. Tower 2 was remodeled to include a new valet area and entry on the ground floor, and the upper floors reconfigured to step back and away from the original tower. New windows and a stucco finish completed the composition. At Tower 2, the dramatic Commerce Street entry façade was restored while the stepped back tower was updated to reflect detailing from Towers 1 and 2. The windows were replaced to match those on Tower 2 and bands of stucco added between floors. Brick was retained between the windows, as was the building's cornice. On Main Street, the granite on the lower floors of Tower 4 was replaced with stucco matching that on towers 2 and 3. The dark brick band at the center of the façade also

received stucco. The upper portion of the tower was given new windows, but was otherwise unchanged. This work was carried out according to plans prepared by the Jerde Partnership, and Beran & Shelmire, Architects.

Tom Barnett

Tom Barnett (February 11, 1870 – September 23, 1929) was a native of St. Louis and trained under his father, architect George I. Barnett. After graduating Saint Louis University in 1886 he formed the firm of Barnett, Haynes and Barnett with his brother, George, and brother-in-law John Ignatius Haynes. Barnett was also known for his talents as an artist and his paintings were well received in his lifetime. His talents were illustrated in 1905 at the Lewis and Clark Centennial Exposition in Portland, Oregon, where he won the bronze medal for both painting and architecture. His paintings included some architectural murals as well, a notable example being "Riches of the Mines (1922)" in the Missouri State Capitol.

Leo F Corrigan

Leo F. Corrigan Sr. was born into poverty in St Louis Missouri in 1895. The second of eight children, Corrigan's highest level of education was the fifth grade. He worked as a newspaper delivery boy before starting his first business: providing free printed programs to movie houses with profits generated by selling advertising space.

Young Corrigan much admired Adolphus Busch, and upon hearing that his role model was investing heavily in Dallas, decided to relocate to the city to seek his fortune. He was just sixteen years old. Capitalizing on his experience in St. Louis, he landed his first job selling advertising space for the *Dallas Dispatch* for \$10 per week. In 1917 he was hired by real estate broker, Dan Sonnenheil, at five times his former salary, and with that began career of one of the most successful real estate developers in the nation.

Corrigan worked to save as much money as he could and eventually purchased a then out-of-the-way lot at the corner of Lemmon Avenue and Wycliffe at a cost of \$10-thousand. Here he built a small commercial building for lease. Corrigan then used his first property for collateral on the purchase of a second. Since he had little capital of his own, he pioneered the idea of pre-leasing his developments and using the leases as collateral for financing their construction. Corrigan used this strategy to build small commercial strip centers facing major streets and close to existing or planned residential developments across Dallas, Fort Worth and Houston. He soon supplemented his real estate strategy to include small suburban hotels. With an average of ten rooms on two stories, the hotels were designed to operate without the need for elevators and with minimal staffing and related operating costs. Soon he was taking the unconventional approach of constructing mixed developments of retail, hotel and residential units.

His pragmatic approach to development allowed Corrigan to slowly expand his real estate holdings to larger projects and additional cities even through the Great Depression, and the 1940s brought a period of pronounced growth for his company. In 1943, he bought the Stoneleigh Apartment Hotel, Maple Terrace Apartments and other properties in Dallas along with other multi-family properties in Houston and Shreveport. He constructed \$1-million in apartments Dallas alone in 1944. By 1946 he had more than 3,000 apartment units across the country and a total

real estate empire of more than \$25-million, and in 1947 he closed the biggest real estate deal of his career thus far. He purchased from the federal government's Defense Homes Corporation three housing developments, two in the Washington D/C area and one in Washington State. Fairlington, with 3439 units was the largest single residential development in the United States at the time. Corrigan secured the properties with a bid of \$43.6-million, a down payment of \$4-million, and a financing rate of a mere 2.1%. By the time of his death in 1975, the man with a 5th-grade education had an empire totaling in the billions.

Wyatt C. Hedrick

Wyatt C. Hedrick was born in Chatham, Virginia, in 1888. After earning a Bachelor of Arts degree from Roanoke College in Salem, Virginia, in 1909 he attended Washington and Lee University, Lexington, Virginia, and earned an engineering degree the following year. Hedrick worked as an engineer in Virginia for several years before being hired by Stone and Webster Engineering Corporation of Boston as a construction engineer for the company's Dallas office. After a short stay with the firm he established his own construction company in Fort Worth in 1914. His role as a contractor helped him establish a strong relationship with the prominent Fort Worth architectural firm of Sanguinet and Staats, for whom he constructed the Fort Worth Criminal Justice Building (1918), and the Houston Place Lofts (Fort Worth, 1918). In 1921 he was invited to become a partner in in firm.

By 1925 Hedrick was operating his own independent architectural firm with offices in Fort Worth, Dallas, and Houston. Over more than 30 years he grew the firm to nationwide prominence and the third largest in the country. Hedrick produced buildings in a wide range of historical and modern styles. He died in Houston of a heart attack on May 5, 1964, and was buried in Fort Worth. Notable Texas examples of Hedrick's work include:

Medical Arts Building - Fort Worth (1926).
 Worth Theater - Fort Worth (with Alfred C. Finn, 1927)
 Worth Hotel - Fort Worth (1927)
 YWCA Building - Fort Worth (1928)
 Sanger Building - Fort Worth (1929)
 Baker Hotel - Mineral Wells (1929)
 Lone Star Gas Company Building - Fort Worth (1929)
 Hollywood Theater - Fort Worth (with Alfred C. Finn, 1930)
 Commerce Oil & Gas Building - Fort Worth (1930)
 Aviation Building - Fort Worth (1930)
 1930 Electric Building - Fort Worth (1930)
 Texas and Pacific Terminal and Warehouse - Fort Worth (1931)
 United State Post Office - Fort Worth (1933)
 Will Rogers Memorial Center - Fort Worth (with Elmer G. Withers, 1936)
 Fort Worth City Hall - Fort Worth (with Elmer G. Withers, 1938)
 Shamrock Hotel - Houston (1949)
 Fidelity Union Building - Dallas (1952)
 Corrigan Tower (for Leo Corrigan) – Dallas (1952)
 211 Ervay (for Leo Corrigan) – Dallas (1958)
 Dallas Love Field - Dallas

The building is significant for its association with Adolphus Busch, St. Louis Brewer and industrialist who saw potential and invested in Dallas at the turn of the 20th-century. Busch's interest in Dallas inspired St. Louis native, Leo Corrigan, to seek his fortune here. Corrigan would eventually rise to become among the city's most successful developers with a worldwide real-estate empire. His success allowed him to buy the Adolphus Hotel from the family of his mentor in 1949 and further expand and improve the complex over the next three decades.

The Adolphus Hotel is significant for its association with three architects whose work is still well-represented in the complex of buildings and additions. Tom P. Barnett, a partner in the prominent architecture firm of Barnett, Haynes, and Barnett, is credited with the execution of the design for Tower 1. New York architect Alfred Bossom, designer of Dallas' Magnolia Building executed the design for Tower 3 and, while portions of his addition are now altered, the monumental two-story entry portion remains as an important example of his influence. Wyatt C. Hedrick, prominent and prolific local architect and designer of many buildings for Leo Corrigan, is credited with the design of Tower 4.

At the heart of the Dallas Downtown National Register Historic District, the hotel provides valuable context to the development of downtown and is surrounded by some of the city's most important landmarks including Republic National Bank (Davis Building) to the northwest, and the Magnolia Building to the east. The Busch Building (Kirby Building) to the northeast is closely related to the hotel, having been constructed almost simultaneously by Adolphus Bush and also designed by Tom Barnett. The Gulf States Building to the north, another Dallas landmark, is one of many buildings along with the Adolphus that were part of the Leo Corrigan real estate empire. Present and evolving as each of the buildings rose on the city skyline, the Adolphus stands as a unique and lasting visual feature. The Adolphus stands as a singular example of the city's architectural, social and economic history.

The Adolphus Hotel is individually listed on the National Register of Historic Places and as a Recorded Texas Historic Landmark.

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15. Attachments

District or Site Map

Additional descriptive material

X *Site Plan*

Footnotes

X *Photos (historic & current)*

Other: _____

17. Designation Criteria

X **History, heritage and culture:**

Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

 Historic event: *Location of or association with the site of a significant historic event.*

X **Significant persons:** *Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.*

 Architecture: *Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.*

X **Architect or master builder:** *Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.*

X **Historic context:** *Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.*

X **Unique visual feature:** *Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.*

 Archeological: *Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.*

X **National and state recognition:** *Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.*

X **Historic education:** *Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.*

ORDINANCE NO. _____

An ordinance expanding Historic Overlay District No. 36 (the Adolphus) by changing the zoning classification on the following property:

[Property Description];

amending Ordinance No. 19696 passed by the Dallas City Council on September 30, 1987 by providing new preservation criteria for Historic Overlay District No. 36; 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 expansion of and amendment to Historic Overlay District No. 36; and

WHEREAS, the city council finds that the Property, including the area of expansion, is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to expand and amend Historic Overlay District No. 36 as specified herein; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by expanding Historic Overlay District No. 36 to include the property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.

SECTION 2. That the Exhibit A attached to Ordinance No. 19696 is replaced by the Exhibit B attached to this ordinance.

SECTION 3. That the expansion of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 4. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit B.

SECTION 5. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection,

Z134-322(MD)

construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, except as amended by this ordinance.

SECTION 8. 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 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

Passed _____

EXHIBIT B
PRESERVATION CRITERIA
THE ADOLPHUS HISTORIC OVERLAY DISTRICT
COMMERCE STREET AT AKARD STREET

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1912 to 1950.

2. DEFINITIONS.

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.5 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.6 DISTRICT means Historic Overlay District No. 36, the Adolphus Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.8 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.9 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. IN GENERAL.

- 3.1 All contributing structures are protected.

- 3.2 Existing exposed brick must be maintained. Removal of stucco and restoration of original brick is encouraged if practicable. The application of stucco to original exposed brick is prohibited except in making repairs to existing stucco.
- 3.3 No terra cotta, stone, or brick surfaces may be painted. Painted stucco must be painted to match the existing color or a color compatible with the original construction. All originally painted features, including windows, doors, frames, and trim, may be repainted the existing color under the routine maintenance procedures. It is recommended that original paint colors be determined and used where practicable, following review and approval by the landmark commission.
- 3.4 All ornamental detailing, such as cornices and moldings, architraves and friezes, and ornamental terra cotta and metalwork must remain intact. Any reconstruction, renovation, or replacement of these items must employ materials as identical in material, color, composition, size, and texture as practicable.
- 3.5 Exterior lighting and any improvements in the public right-of-way must be reviewed and approved by the landmark commission prior to commencement of work; such site features should enhance the structure and surroundings without obscuring significant views of the contributing structures.
- 3.6 Except for reconstruction of previously-removed portions of Tower 2, additions to a contributing structure are only permitted in areas that are not visible from Commerce Street, Main Street, or Akard Street.

4. TOWER 1 (ORIGINAL 1912 ADOLPHUS HOTEL).

- 4.1 The Commerce Street and Akard Street facades, as well as the exposed portions of the west facade, are protected.
- 4.2 Renovation or restoration of the protected facades must employ terra cotta, stone, or brick similar in color, module size, glaze, and texture to the existing materials.
- 4.3 Any renovations or reconstructions of existing trim and detailing must employ materials (terra cotta, stone, etc.) similar in color, module size, glaze, and texture to the existing trim and detailing.
- 4.4 Decorative metal elements, including copper, aluminum, and bronze detailing in the roof, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design.
- 4.5 Any renovation or reconstruction of exposed facades must retain all original window and door openings in their original configuration. Reflective, mirrored, or tinted glass is not permitted. New openings are only permitted on facades facing Commerce Street, Akard Street, or exposed portions of the west facade if they are required to comply with health or safety code provisions.

- 4.6 The slope and configuration of the existing roof must be maintained, and no new vertical extensions are allowed. All existing parapets and other decorative elements must be retained.

5. TOWER 2 (1916).

- 5.1 Reconstruction or restoration of the Commerce Street facade and exposed portions of the east and west facades is recommended. Modifications or alterations to the Commerce Street facade and exposed portions of the east and west facades must be compatible with Tower 1.
- 5.2 Reconstruction or restoration of the exposed portion of the north facade is recommended. Modifications or alterations to the exposed portions of the north facade must be appropriate.

6. TOWER 3 (1925-1926).

- 6.1 The monumental one story stone and terra cotta feature, attached at the west of Tower 1, is a critical portion of the facade and is protected.
- 6.2 It is recommended that the 22-story section of the Commerce Street facade and exposed portions of the west and north facades be restored to their appearance in 1926.
- 6.3 Modifications or alterations to the 22-story section of the Commerce Street facade and exposed portions of the west and north facades must be compatible with Tower 1.
- 6.4 The slope and configuration of the roof as it exists on (date of passage) must be maintained and no new vertical additions are allowed. All existing parapets and other decorative elements must be retained. The projecting cornice and hipped roof on the 22-story section are protected.
- 6.5 Renovation or restoration of the Commerce Street facade and exposed portions of the north and west facades must employ terra cotta, stone, or brick similar in color, module size, glaze, and texture to the original materials.
- 6.6 Any renovations or reconstructions of trim and detailing existing on (date of passage) must employ materials (terra cotta, stone, etc.) similar in color, module size, glaze, and texture to the existing trim and detailing.
- 6.7 Decorative metal elements, including copper and bronze detailing in the roof, roof tiles, cresting, window grilles, etc. must be preserved whenever possible, or replaced employing materials similar in composition and design.
- 6.8 Any renovation or reconstruction of exposed facades must retain all original

window openings in their original configuration. Reflective, mirrored, or tinted glass is not permitted. New windows in original openings must match the original windows as closely as possible and appear as double-hung.

7. TOWER 4 (1951).

- 7.1 The north and west facades are protected.
- 7.2 Renovation or restoration of protected facades must employ brick similar in color, module size, and texture to the existing materials.
- 7.3 Any renovations or reconstructions of existing trim and detailing must employ materials (brick, stucco, stone, etc.) similar in color, module size, and texture to the original trim and detailing.
- 7.4 Decorative metal elements, including the vertical metal bands on the Main Street facade must be preserved whenever possible, or replaced employing materials matching the original in composition, color, finish, and design.
- 7.5 Storefronts must be compatible with the historic design.
- 7.6 Any renovation or reconstruction of exposed facades must retain all original window openings in their original configuration. Reflective, mirrored, or tinted glass is not permitted. New windows in original openings must match the original windows as closely as possible and appear as double-hung.

8. SIGNS.

- 8.1 Signs may be erected if appropriate.
- 8.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 8.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

9. ENFORCEMENT.

- 9.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 9.2 A person is criminally responsible for a violation of these preservation criteria if:
 - a. the person knowingly commits the violation or assists in the commission of the violation;

- b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 9.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 9.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

Exhibit B
Adolphus Hotel
1315 Commerce St

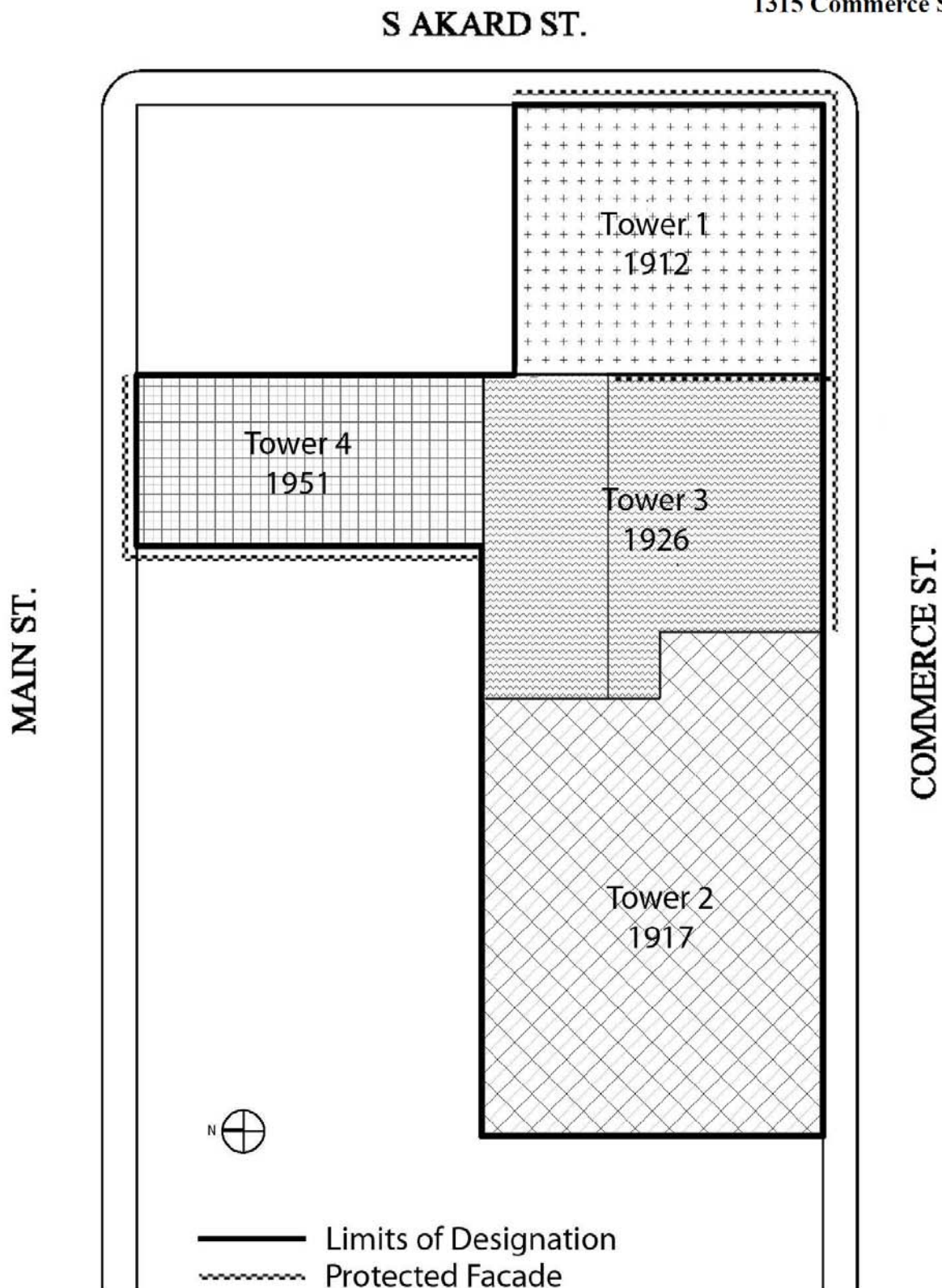
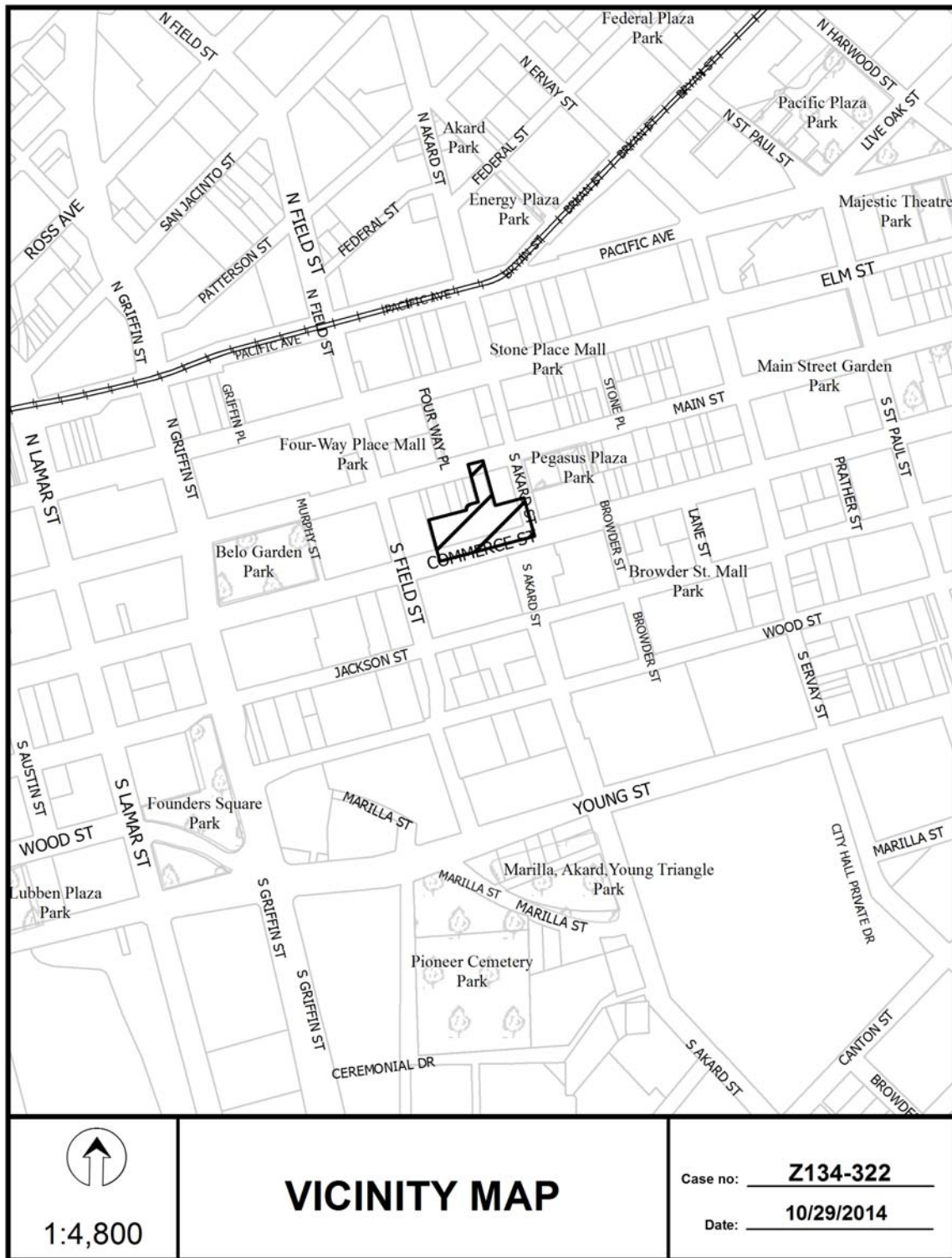


Exhibit B
Adolphus Hotel
1315 Commerce



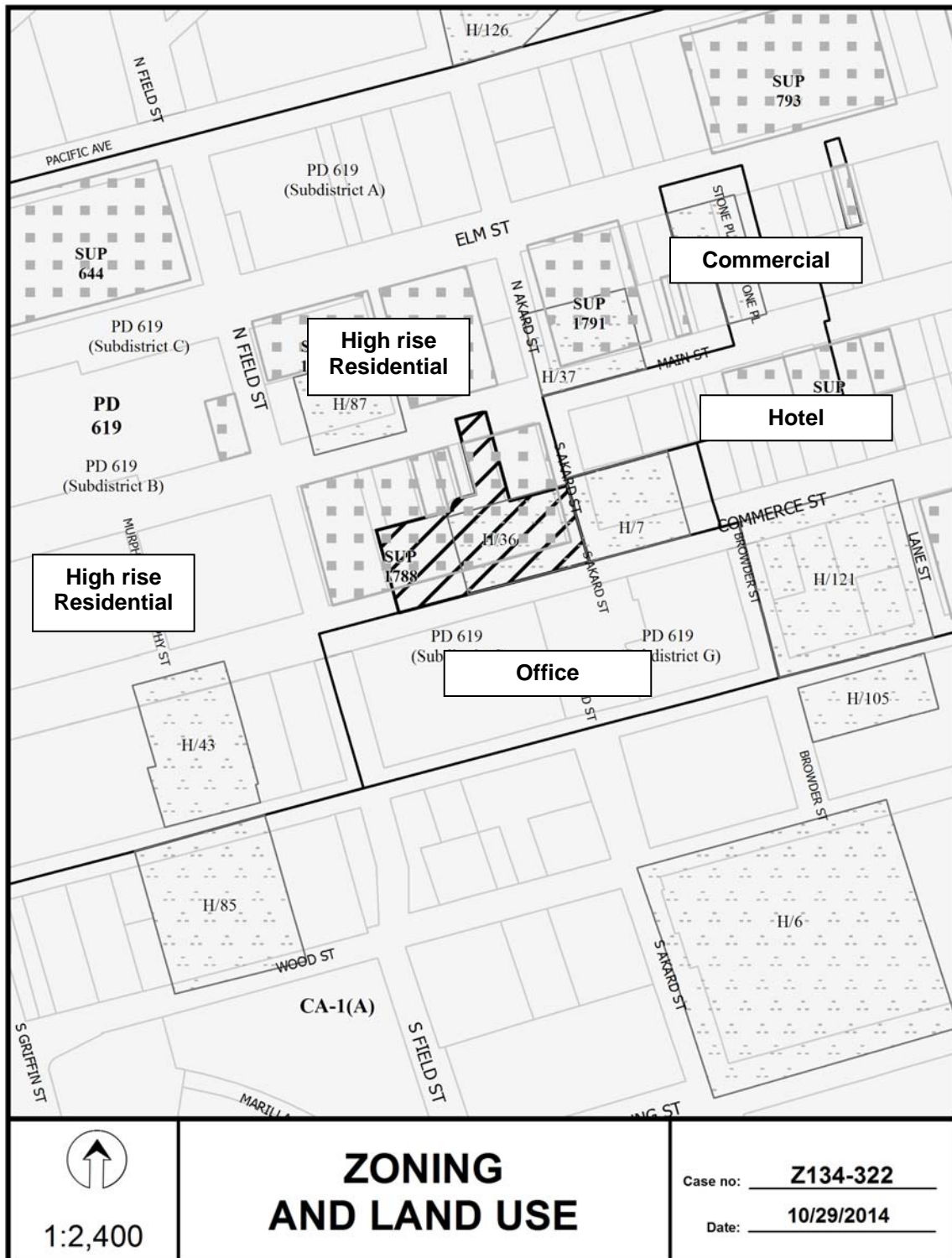
Exhibit B
Adolphus Hotel
1315 Commerce St

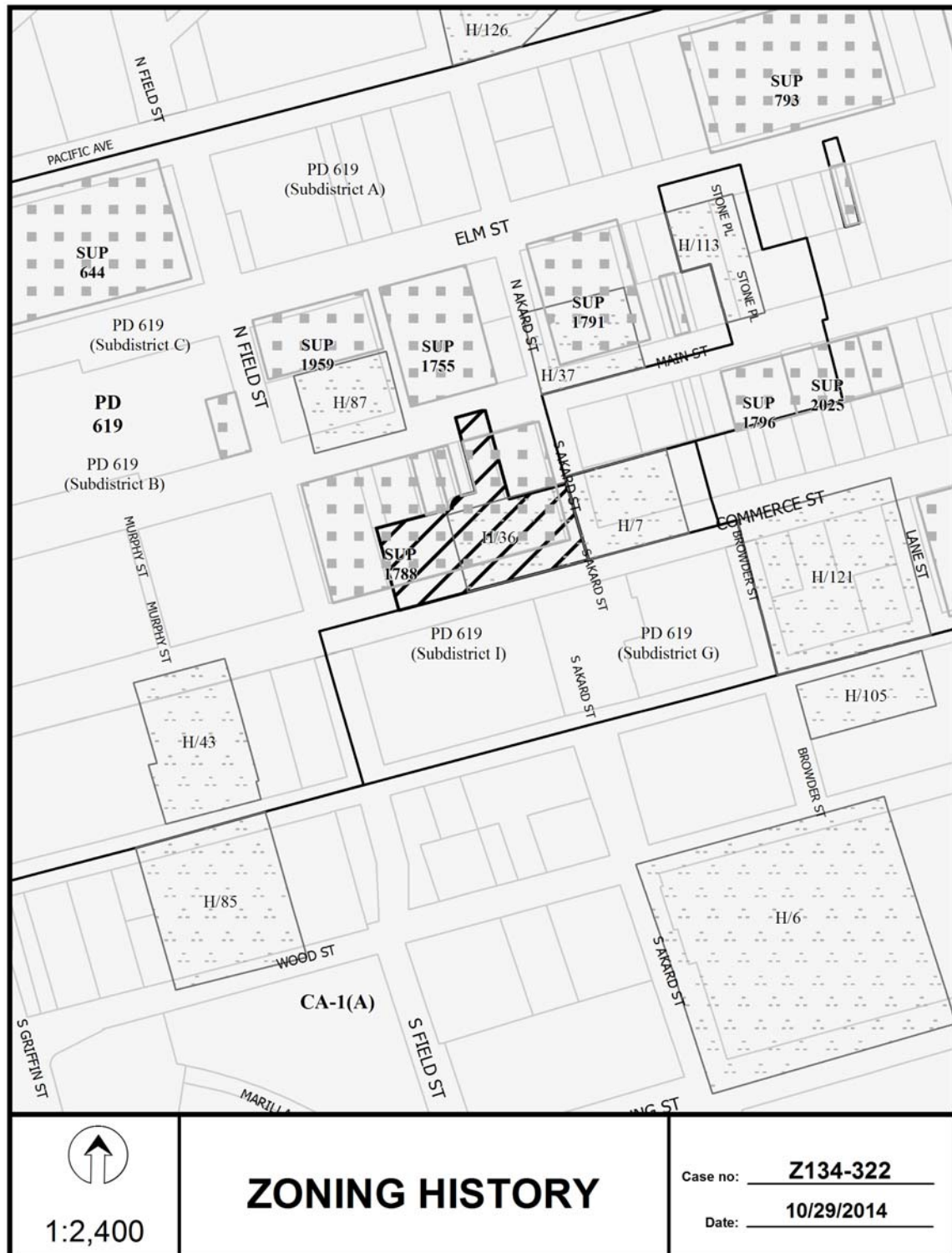


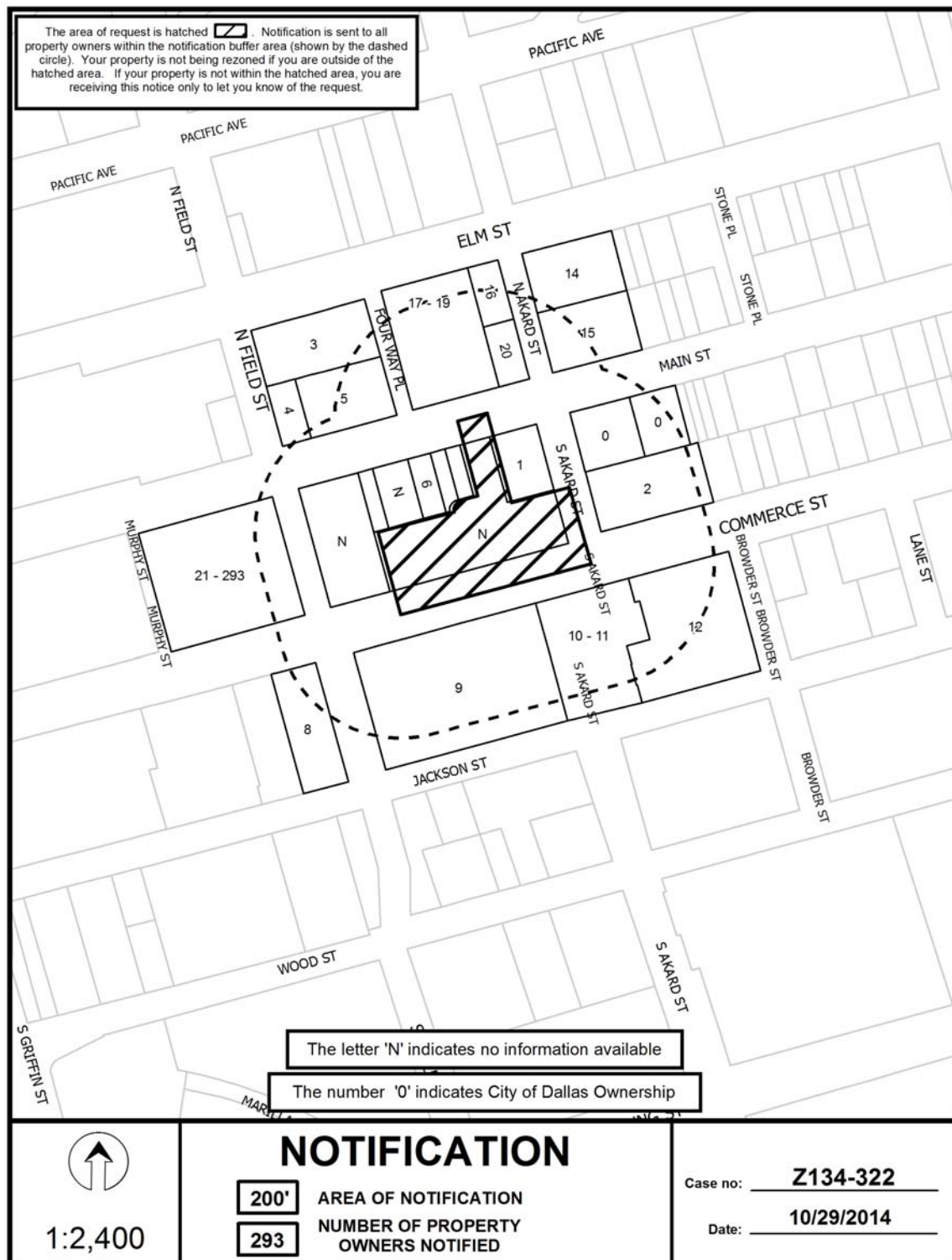




**Cedar Crest
Historic District**







10/29/2014

Notification List of Property Owners***Z134-322******293 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1412 MAIN ST	BN 1412 MAIN LP
2	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP
3	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
4	1301 MAIN ST	NAYEB FAMILY LP
5	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC
6	1400 MAIN ST	FOSTER BRYAN S
7	1404 MAIN ST	1404 MAIN BUILDING LLC
8	1208 COMMERCE ST	BRAMA COMMERCE STREET LTD
9	211 AKARD ST	SOUTHWESTERN BELL
10	208 AKARD ST	IEP DALLAS LLC
11	1400 JACKSON ST	SOUTHWESTERN BELL
12	208 AKARD ST	SOUTHWESTERN BELL TELEPHONE
13	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
14	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP
15	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP
16	1414 ELM ST	ELM 1414 PPTIES, LTD
17	1407 MAIN ST	DLD PROPERTIES
18	1407 MAIN ST	DRED PROPERTIES LTD
19	1407 MAIN ST	DCAR PROPERTIES LTD
20	1415 MAIN ST	GS RENAISSANCE LTD PS
21	1200 MAIN ST	BELLINGHAUSEN WIL J
22	1200 MAIN ST	NEWMAN PAULETTE E
23	1200 MAIN ST	1621 ERVAY LTD
24	1200 MAIN ST	BRANAMAN MICHAEL S &
25	1200 MAIN ST	SHAH VINAY
26	1200 MAIN ST	DIXON GLORIA D

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	ORTIZ GUILLERMINA
28	1200 MAIN ST	FONTENOT TOMMY JAMES
29	1200 MAIN ST	RAFF GEORGE JR
30	1200 MAIN ST	SMITH DANIEL E & HERMA A
31	1200 MAIN ST	BRANSTETTER ROBERT M & CAROL SHELTON
32	1200 MAIN ST	FREEMAN SCOTT
33	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON
34	1200 MAIN ST	JUAREZ GERARDO
35	1200 MAIN ST	MCARDLE PATRICIA
36	1200 MAIN ST	AMONGKOL JITTADA KITTY
37	1200 MAIN ST	HART STANLEY L &
38	1200 MAIN ST	SMITH SHERIA D
39	1200 MAIN ST	CRIST EUGENE SCOTT
40	1200 MAIN ST	TERESI MARK A &
41	1200 MAIN ST	HERNDON CYNTHIA A
42	1200 MAIN ST	KISLING MISTY
43	1200 MAIN ST	SANADI NISAR & THU NGUYET
44	1200 MAIN ST	CARPENTER ROBIN N
45	1200 MAIN ST	MASTAGLIO LINDA R
46	1200 MAIN ST	LOPEZ DENNIS A
47	1200 MAIN ST	WOMBLE JOHN M & GINGER A
48	1200 MAIN ST	BAILEY PETER & MARY
49	1200 MAIN ST	PERRI ANTHONY J &
50	1200 MAIN ST	RATH OMKAR R &
51	1200 MAIN ST	FAYE WILLIS DESIGNS INC
52	1200 MAIN ST	BAGARIA SAPNA & SURESH
53	1200 MAIN ST	PARKER RUBY
54	1200 MAIN ST	ABDULKHAALIQ ANWAAR
55	1200 MAIN ST	ARAUJO JOSEPH
56	1200 MAIN ST	CHATTERJEE ARUNABHA
57	1200 MAIN ST	SALVANT WAYNE

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	ELLER KELLEY
59	1200 MAIN ST	MASSEY LINDA
60	1200 MAIN ST	DASH PRIYARANJAN &
61	1200 MAIN ST	MUEHLENWEG ROBERT J &
62	1200 MAIN ST	CUEVAS ISRAEL F
63	1200 MAIN ST	EDWARDS JAMES & BARBARA
64	1200 MAIN ST	SCOTT DARIAN D
65	1200 MAIN ST	ATV TEXAS VENTURES IV LP
66	1200 MAIN ST	KADAN PROPERTIES LP
67	1200 MAIN ST	CAMPOS EDWARD
68	1200 MAIN ST	ADAMS WILHELMINA J
69	1200 MAIN ST	COMBS DAMETIA
70	1200 MAIN ST	BEVERS MARC
71	1200 MAIN ST	WHITE JESSICA
72	1200 MAIN ST	HERICKS JAMES &
73	1200 MAIN ST	BAKER WILLIAM H III
74	1200 MAIN ST	SPRING TRUMAN E JR
75	1200 MAIN ST	TITTLE CYNTHIA LARK
76	1200 MAIN ST	DANIEC MONICA
77	1200 MAIN ST	BLACK PAUL
78	1200 MAIN ST	HAQUE NAZ &
79	1200 MAIN ST	SCHNAPPAUF MICHAEL
80	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
81	1200 MAIN ST	CHANEY GARY WAYNE 1992 FAMILY TRUST
82	1200 MAIN ST	NGUYEN MICHAEL
83	1200 MAIN ST	BENEVENTI MARK FRANCIS
84	1200 MAIN ST	DU YALI
85	1200 MAIN ST	PATOINE TERESA SUSAN
86	1200 MAIN ST	SAIED ANNA M
87	1200 MAIN ST	FAIRCHILD MELISSA
88	1200 MAIN ST	BURNS CHRISTOPHER J

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	HARRIS KENDRICK LASALLE
90	1200 MAIN ST	PATEL JAYSHREE &
91	1200 MAIN ST	ALSUP LAUREN BRITTANY
92	1200 MAIN ST	ELLER TOM & ROBYN
93	1200 MAIN ST	KAHANE DENNIS SPENCER
94	1200 MAIN ST	SULLIVANMCMULLEN DAVID
95	1200 MAIN ST	SALEEM ADEEL
96	1200 MAIN ST	PARK STEPHEN
97	1200 MAIN ST	MOBLEY HENRY B JR
98	1200 MAIN ST	COWAN MICHAEL & MARTHA
99	1200 MAIN ST	THEIS LANGSTON
100	1200 MAIN ST	CAREY GABRIELLE
101	1200 MAIN ST	IPPOLITO MARTA
102	1200 MAIN ST	CIN ALBERTO DAL
103	1200 MAIN ST	BROWN GLENN ALAN
104	1200 MAIN ST	ROMERO GERALD & LOURDES
105	1200 MAIN ST	PATRA DEEPAK
106	1200 MAIN ST	SCARBOROUGH DONALD D
107	1200 MAIN ST	KEANE JUSTIN SCOTT &
108	1200 MAIN ST	COMMUNITY BANK & TRUST
109	1200 MAIN ST	LUMME DONALD GUY JR
110	1200 MAIN ST	XIE JIMIN
111	1200 MAIN ST	OROZCO CARLOS A
112	1200 MAIN ST	SALVANT BRIAN
113	1200 MAIN ST	DOMINGUEZ JOSE R &
114	1200 MAIN ST	GRIEGO MANUEL R JR &
115	1200 MAIN ST	KEATON JULIAN E II
116	1200 MAIN ST	MA MAU & JUYEI
117	1200 MAIN ST	THOMAS BIJU
118	1200 MAIN ST	PATRO LOKANATH
119	1200 MAIN ST	IPPOLITO DAVIDE MICHAEL

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	MADDERRA RHONDA & FARON
121	1200 MAIN ST	LIN JEFF P
122	1200 MAIN ST	SENDKER JAN
123	1200 MAIN ST	BALUCH HOLDINGS LLC
124	1200 MAIN ST	RADFORD TRACI
125	1200 MAIN ST	ROMIG RANDALL
126	1200 MAIN ST	BRAUM EARL E JR
127	1200 MAIN ST	QUACH LINH
128	1200 MAIN ST	MORAIS JUSTIN
129	1200 MAIN ST	MATHEWS AMIT &
130	1200 MAIN ST	MCCANS WILLIAM
131	1200 MAIN ST	HOSID KEVIN M & PEGGY S
132	1200 MAIN ST	JUDAH JOHN K & BETTY JO
133	1200 MAIN ST	BARGANIER NORA D & MICHAEL G
134	1200 MAIN ST	MORENO KRISTINE M
135	1200 MAIN ST	BAKER ARIANNE &
136	1200 MAIN ST	LITTLE STERLING
137	1200 MAIN ST	LIN XIEQING
138	1200 MAIN ST	ASHON HASSEB &
139	1200 MAIN ST	WEBER DANIEL T & GAIL G
140	1200 MAIN ST	FUNG DAVID KARL & KATHY LEE FUNG
141	1200 MAIN ST	KHUNTIA ASHOK
142	1200 MAIN ST	LI LIETAO
143	1200 MAIN ST	TINSLEY GARY A
144	1200 MAIN ST	JC GOODMAN INVESTMENT GROUP INC
145	1200 MAIN ST	MICHULKA GEORGE &
146	1200 MAIN ST	BYRUM TADD A &
147	1200 MAIN ST	HUTCHINSON ANDREW F II
148	1200 MAIN ST	DAO BAO D
149	1200 MAIN ST	THOMAS MONA
150	1200 MAIN ST	BENTLEY BRIAN D

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	MURRAY RORY GALLAGHER
152	1200 MAIN ST	GREEN KAREN S
153	1200 MAIN ST	ZANDER GREG W
154	1200 MAIN ST	SALVANT WAYNE F &
155	1200 MAIN ST	YATES RALPH & FAYE
156	1200 MAIN ST	HILL DANIEL &
157	1200 MAIN ST	HIBSID 1 LLC
158	1200 MAIN ST	TRIPP THOMAS
159	1200 MAIN ST	KOKES KEVIN K &
160	1200 MAIN ST	BOHAN STEPHANIE D
161	1200 MAIN ST	JAIN NEHA
162	1200 MAIN ST	METROPOLITAN 1510 LLC
163	1200 MAIN ST	BRYANT CHRIS
164	1200 MAIN ST	KHAN MOIN
165	1200 MAIN ST	KLAMM CYNTHIA B &
166	1200 MAIN ST	DAVIS STEPHEN J
167	1200 MAIN ST	COBB DONNA MARIE &
168	1200 MAIN ST	COWDEN PETER
169	1200 MAIN ST	NARAN ASHOK
170	1200 MAIN ST	LANCASTER PHILLIP & IRENE
171	1200 MAIN ST	
172	1200 MAIN ST	KOERBER ELLEN &
173	1200 MAIN ST	POLANCO PAUL
174	1200 MAIN ST	DAMANI ANIRUDH A
175	1200 MAIN ST	DOCKTER BRYAN
176	1200 MAIN ST	UNDERHILL JAMES S
177	1200 MAIN ST	SOLE GARY &
178	1200 MAIN ST	PATTERSON JEFF
179	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
180	1200 MAIN ST	STROTHMAN RHONDA K
181	1200 MAIN ST	REMPHREY BRYAN S

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	DANIEL SAM
183	1200 MAIN ST	BROWNELL SUSAN K &
184	1200 MAIN ST	ALVAREZ DAVID &
185	1200 MAIN ST	HOLLANDER KEVIN J & BETH A
186	1200 MAIN ST	AHUMADA MUCIO
187	1200 MAIN ST	LESTER MARY C
188	1200 MAIN ST	MOORE ARROYO AYSHA
189	1200 MAIN ST	FUENTE JOSE ANTONIO DE LA
190	1200 MAIN ST	MOORE ROBERT W
191	1200 MAIN ST	CHAFFIN LYNDAL A
192	1200 MAIN ST	HUMES EDUARDO
193	1200 MAIN ST	VIRANI ASIF
194	1200 MAIN ST	JACKSON JILL A
195	1200 MAIN ST	DIXON ADAM
196	1200 MAIN ST	BADMAND HOLDINGS LLC
197	1200 MAIN ST	CURE NANCY A & WILLIAM E
198	1200 MAIN ST	ABDULWAHAB MANNIE
199	1200 MAIN ST	LIN JAMES
200	1200 MAIN ST	TRAVELSTEAD GARY LYNN &
201	1200 MAIN ST	ZOLLER ROBERT W
202	1200 MAIN ST	HOWARD KENNETH ROBERT
203	1200 MAIN ST	KOERBER ELLEN &
204	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
205	1200 MAIN ST	CWALINO PETER
206	1200 MAIN ST	NATHAL JULIO
207	1200 MAIN ST	SINGERMAN ALEXANDER
208	1200 MAIN ST	SLAUGHTER JUSTIN
209	1200 MAIN ST	POON PHILIP
210	1200 MAIN ST	BEATS JAMES & ANAMARIA
211	1200 MAIN ST	ROMERO ROBERT R &
212	1200 MAIN ST	HAYES MONIQUE C

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1200 MAIN ST	RICHARDS GILL & ELIZABETH ANN
214	1200 MAIN ST	HAGLER TRENT L
215	1200 MAIN ST	REVELLE ANIEL W III & CAROL L
216	1200 MAIN ST	MUEHLENWEG ROBERT J & CHRISTINE
217	1200 MAIN ST	OLTMAN GREGG
218	1200 MAIN ST	FERNANDEZ GUSTAVO A & DAGMAR SCHMAUTZ
219	1200 MAIN ST	CHANG LAWRENCE SHEYLUN
220	1200 MAIN ST	FARTHING DANIEL
221	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
222	1200 MAIN ST	SHAFFNER GLORIA
223	1200 MAIN ST	GOLNABI ROSITA NINA & NEIMA
224	1200 MAIN ST	VALENTIS VENTURES LLC
225	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
226	1200 MAIN ST	MCCLAIN JONI L MD FAMILY TRUST
227	1200 MAIN ST	REVIS MARK
228	1200 MAIN ST	TARVER CHRISTOPHER T &
229	1200 MAIN ST	YING KEN W
230	1200 MAIN ST	HWANG HELEN
231	1200 MAIN ST	MOVVA SATYANARAYANA
232	1200 MAIN ST	SCHUMANN KEITH &
233	1200 MAIN ST	FOX JEFFREY L
234	1200 MAIN ST	BODLEY GABRIELLE
235	1200 MAIN ST	QUINN CRAIN A & NATALIE L
236	1200 MAIN ST	GATES MARTIN E II & JUDY M
237	1200 MAIN ST	DURRA OMAR
238	1200 MAIN ST	PHILLIPS DAVID G
239	1200 MAIN ST	WARREN BLAKE T &
240	1200 MAIN ST	MARKHOFF STEVEN
241	1200 MAIN ST	GRANT JASON A & MARIA
242	1200 MAIN ST	COOKSEY CHARLES N

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
243	1200 MAIN ST	CUNNINGHAM THOMAS G
244	1200 MAIN ST	POWERS A MARKS
245	1200 MAIN ST	ARNOLD NANCY E WEINTRAUB
246	1200 MAIN ST	BERMAN DANIEL
247	1200 MAIN ST	PERRI VINEYARDS & REAL ESTATE
248	1200 MAIN ST	RANDOLPH HEATHER ELAINE &
249	1200 MAIN ST	LUDWIG CURTIS A
250	1200 MAIN ST	PATEL AMIR B
251	1200 MAIN ST	KNIPE LUTHER DASSON III
252	1200 MAIN ST	IPPOLITO ESTER
253	1200 MAIN ST	PATKOVIC MARIJANA
254	1200 MAIN ST	BASH DAMIEN
255	1200 MAIN ST	BOWENS BARRY C
256	1200 MAIN ST	KRIDER SUE E
257	1200 MAIN ST	SHIPP RONALD B
258	1200 MAIN ST	ENGRAM AARON
259	1200 MAIN ST	COX JOHN VERNON TR & GAY GAYLE TR
260	1200 MAIN ST	COX JOHN VERNON TR &
261	1200 MAIN ST	SMITH LAURA
262	1200 MAIN ST	BALUCH AMIR
263	1200 MAIN ST	ONU ADISA M
264	1200 MAIN ST	BIERI MATTHEW B & REBECCA
265	1200 MAIN ST	MAYORGA LUIS A
266	1200 MAIN ST	MUSABASIC MEMSUD
267	1200 MAIN ST	GILMAN ALEX
268	1200 MAIN ST	SLIGER STEPHEN H & GWENNY L
269	1200 MAIN ST	MOTGI GURU & SHASHI
270	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
271	1200 MAIN ST	SARDARABADI ABDOL M &
272	1200 MAIN ST	ACKER PARLEY E III

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
273	1200 MAIN ST	WATTS FAMILY TRUST
274	1200 MAIN ST	LIN XIA
275	1200 MAIN ST	TRAMMELL DUANE &
276	1200 MAIN ST	DUNCAN ROBERT J &
277	1200 MAIN ST	CORCORAN SHAWN M & CARRIE A
278	1200 MAIN ST	MAURER IAN S
279	1200 MAIN ST	MERCHANT REHAN I &
280	1200 MAIN ST	REAGANS KIMBERLY
281	1200 MAIN ST	KRISHNA SHAIENDRA &
282	1200 MAIN ST	PONZIO JOHN &
283	1200 MAIN ST	BARBADILLO OSCAR JR
284	1200 MAIN ST	DAVIS WALKER L
285	1200 MAIN ST	YATES RALPH A & FAYE
286	1200 MAIN ST	PERRI VINEYARDS &
287	1200 MAIN ST	GARCIA CASSANDRA
288	1200 MAIN ST	BARBATO CRISTINA COSTA
289	1200 MAIN ST	BOWLES NEAL A & CARLA D WATSON
290	1200 MAIN ST	LUFKIN ROGER W
291	1200 MAIN ST	WILKINSON EARL J
292	1200 MAIN ST	CALDWELL ROGER W & KIMBERLY S
293	1200 MAIN ST	BELGAUM LLC

FILE NUMBER: Z134-348(MD)

DATE FILED: September 26, 2014

LOCATION: Southeast corner of South Ervay Street and Commerce Street

COUNCIL DISTRICT: 14

MAPSCO: 45Q

SIZE OF REQUEST: ±.23 acres

CENSUS TRACT: 0031.01

APPLICANT/OWNER: Mehul Patel, Newcrest Image

REPRESENTATIVE: Jennifer Picquet-Reyes

REQUEST: An application to consider an Historic Overlay for the Allen Building on property zoned Planned Development District No. 619.

SUMMARY: The Allen Building is an 18 story brick structure that was constructed in 1925. The Classic Revival style building was developed by Dallas County Judge Archibald C. Allen and was originally planned as a hotel. The steel framed structure was designed by the Midwest Company. A significant property must meet 3 of 10 designation criteria. This property has been determined to meet 6.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to preservation criteria.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under 6 designation criteria. These criteria include; history, heritage and culture, architecture, architect or master builder, historic context, national and state recognition, and historic education.
2. The use of the building will change from a primarily office use to a hotel use.
3. This overlay designation does not change the base zoning or permitted uses for the property.
4. The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- After the zoning application was submitted on September 26, 2014, the Designation Committee of the Landmark Commission met four times with the Applicant to work on the landmark nomination form and preservation criteria.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and preservation criteria, on April 22, 2015.
- Landmark Commission approved the designation on Monday, May 4, 2015.

STAFF ANALYSIS:

Comprehensive Plan:

The historic overlay is consistent with both the Urban Design and the Neighborhood Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas' unique character. Preservation historic neighborhoods and buildings creates a direct, visual link to the past, contributing to a "sense of place."

Goal 5.1 Create 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.

Goal 7.2 Preservation of Historic and Cultural Assets

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4 Protect historic and cultural assets.

LANDMARK COMMISSION ACTION: (May 4, 2015)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria.

Maker: *Birch

Second: Thomas-
Drake

Results: 11/0

Ayes: Amonett, *Birch, Bowers, Fahrenbruch,
Flabiano, Jordan, Maten, *Sherman, Tapscott,
Thomas-Drake, Williams

Against: None

Absent: Birrer, Gadberry, Greenberg, Johnson, Seale

Vacancies: Dist 12

*Dallas Landmark Commission
Landmark Nomination Form*

1. Name

historic: Allen Building
and/or common: 1700 Commerce
date: 1926

2. Location

address: 1700 Commerce Street
location/neighborhood: Downtown Dallas
block: 97 1/4 *lot:* 3 & 4 *land survey:* *tract size:* 0.23 acres

3. Current Zoning

current zoning: PD 619

4. Classification

Category	Ownership	Status	Present Use	_____museum
_____district	_____public	<u>X</u> occupied	_____agricultural	_____park
<u>X</u> building(s)	<u>X</u> private	_____unoccupied	<u>X</u> commercial	_____residence
_____structure	_____both	_____work in progress	_____educational	_____religious
_____site	Public	Accessibility	_____entertainment	_____scientific
_____object	Acquisition	_____yes: restricted	_____government	_____transportation
	_____in progress	_____yes: unrestricted	_____industrial	_____other, specify
	_____being considered	_____no	_____military	_____

5. Ownership

Current Owner: NewcrestImage/Supreme Bright Dallas, LLC
Contact: Mehul Patel **Phone:** 214-774-4650
Address: 1135 Kinwest Parkway, Suite 150 **City:** Irving **State:** TX **Zip:** 75063

6. Form Preparation

Date: December 10, 2014
Name & Title: Jennifer Picquet-Reyes, Architect, and Michelle Wurtz Penton
Organization: Merriman Associates Architects, and City of Dallas Designation Committee
Contact: Jennifer Picquet-Reyes **Phone:** 214-347-7063

7. Representation on Existing Surveys

Alexander Survey (citywide)	local	state	national	<u>X</u> National Register
H.P.L. Survey (CBD)	A	B	C	D Recorded TX Historic Ldmk
Oak Cliff				State Antiquities Ldmk
Victorian Survey				
Dallas Historic Resources Survey, Phase			high	medium low

For Office Use Only

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y N
 Nomination: _____ Archaeological Site _____ Structure(s) _____ Structure & Site _____ District _____

8. Historic Ownership

original owner: Allen Building Company
significant later owner(s): T. K. Irwin and T. F. Keasler

9. Construction Dates

original: 1926
alterations/additions: 1940s (penthouse) and 1980s (windows & interior)

10. Architect

original construction: James N. McCammon
alterations/additions: unknown

11. Site Features

natural:
urban design: covers all of two city lots at the corner of Commerce and Ervay (downtown Dallas)

12. Physical Description

Condition, check one:

☐ excellent

☒ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

☐ unaltered

☒ altered

Check one:

☒ original site

☐ moved (date _____)

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The Allen Building is an early twentieth-century three part vertical block Commercial Style building that was originally constructed in 1925. The building is 18 stories above grade and one story below grade. The below grade basement level extends out beneath the city sidewalk on Commerce and Ervay streets. The building footprint at the first floor is square and occupies the entire lot, but from the second floor through the 18th floor the building is designed in an "L" configuration (Figure 1). Mechanical equipment is located on the southeast corner of the first floor roof, which is blocked from street view by a tall screen wall on the south side of the roof.

The Allen Building has two primary facades, the west elevation facing Ervay Street and north elevation facing Commerce Street. For these facades, terra-cotta is used from the first floor through the third floor and again on the 18th floor, while brick is used from the fourth floor through the 17th floor. The use of these contrasting materials visually divides the building into three parts, the base (floors 1 thru 4), shaft (floors 5 thru 17), and capital (18th floor), which is typical of the Commercial Style of architecture (Figure 2). The south elevation, facing Jackson Street, is clad with cementitious plaster up to the fourth floor and brick on the remaining floors (Figure 3). The east elevation, facing Prather Street, is blocked from view by the abutting building at 1712 Commerce Street, which was constructed in 1955.

The windows throughout the Allen Building have all been replaced. At the first floor, the original windows were replaced with three-part storefront windows, while the remaining upper floors exhibit replacement aluminum paired fixed windows. The primary entrance for this building is centrally located at the west façade facing Ervay Street, and consists of two round arches that extend to the second floor. Flanking the top of the arches are three decorative shields (Figure 4). At the capital of the two primary facades is a decorative course of festoons laid on blue tile backgrounds (Figure 5).

Additions to the Allen Building include a 2,600-square-foot penthouse constructed in ca. 1940, which is located adjacent to the original elevator mechanical penthouse. Major renovation of the building was undertaken in the late 1970s, at which time the building was under ownership of United Property Resources (*Dallas Morning News*, 31 January 1978:21). It is believed that during this renovation the original operable windows on the second thru 18th floors were removed and replaced with the modern fixed windows (Figure 6).

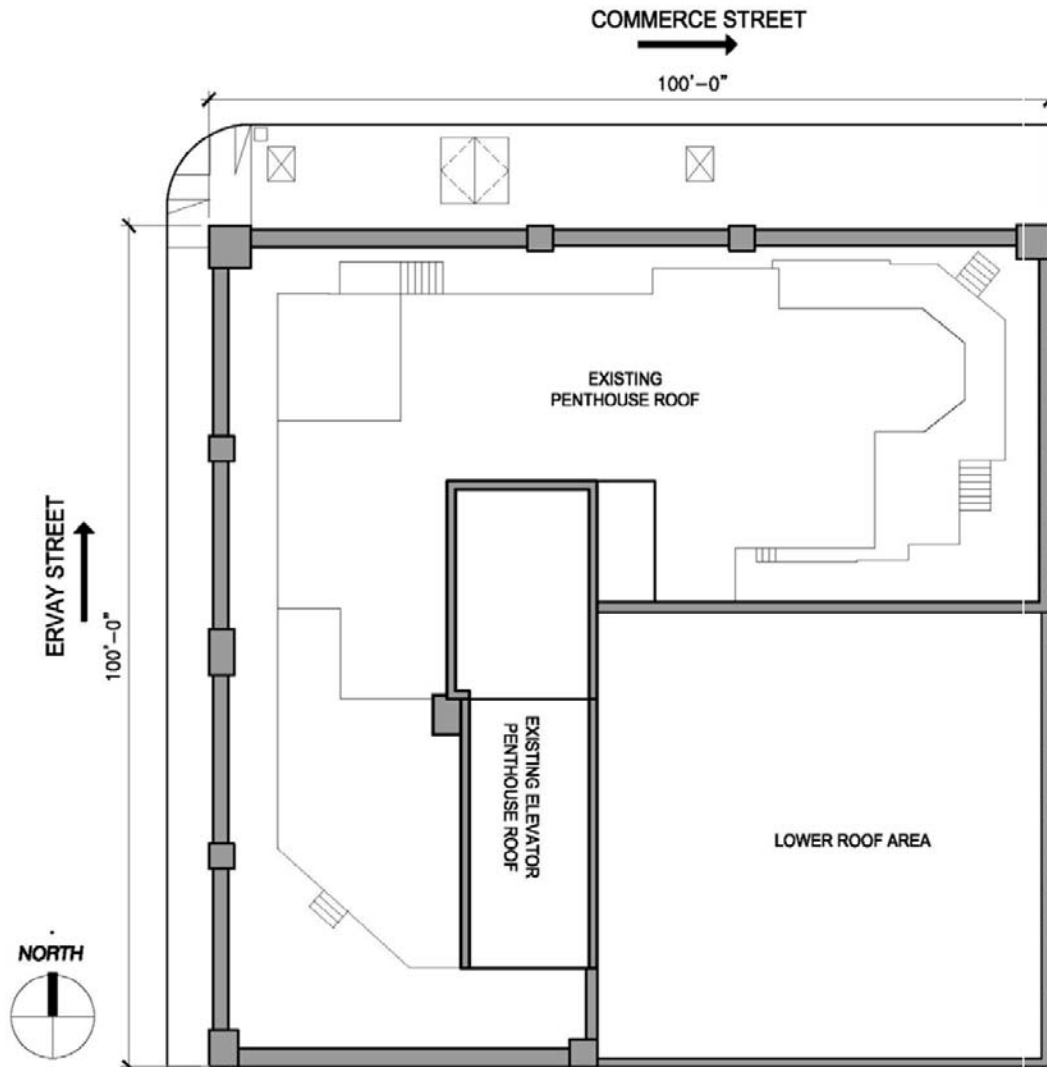


Figure 1. Site Plan showing upper roof with existing penthouse and lower roof (*Merriman Associates, 2014*).



Figure 2. Exterior view of building from the intersection of Commerce and Ervay street looking south, May 2014.



Figure 3. Exterior view of the building from the south looking north, May 2014.



Figure 4. Ervay Street two-story arched entrance, May 2014.



Figure 5. View of capital showing decorative festoons, May 2014.



Figure 6. Photograph of the south façade of the building in 1975 showing original windows still in place (*Dallas Public Library Photographic Archives, Doug Tomlinson Collection*).

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

This early twentieth-century brick and limestone commercial building was developed by Dallas County Judge Archibald C. Allen and the Allen Investment Company and was originally planned as a hotel. The design included an eighteen-story hotel with 320 rooms, with bachelor apartments on the top floor (*Dallas Morning News*, November 23, 1924:1). Initial plans estimated a building cost of \$1,300,000 (*Dallas Morning News*, 4 January 1925:1) (Figure 7). During the initial planning as a hotel, the Allen Hotel would have been one of four large downtown hotel projects. These projects included the Baker Hotel, Hilton Hotel, and the two-story addition to the Adolphus Hotel (*Dallas Morning News*, 25 January 1925:1) (Figure 8).



Figure 7. Conceptual design of the Allen Hotel (*Dallas Morning News*, 4 January 1925:1).

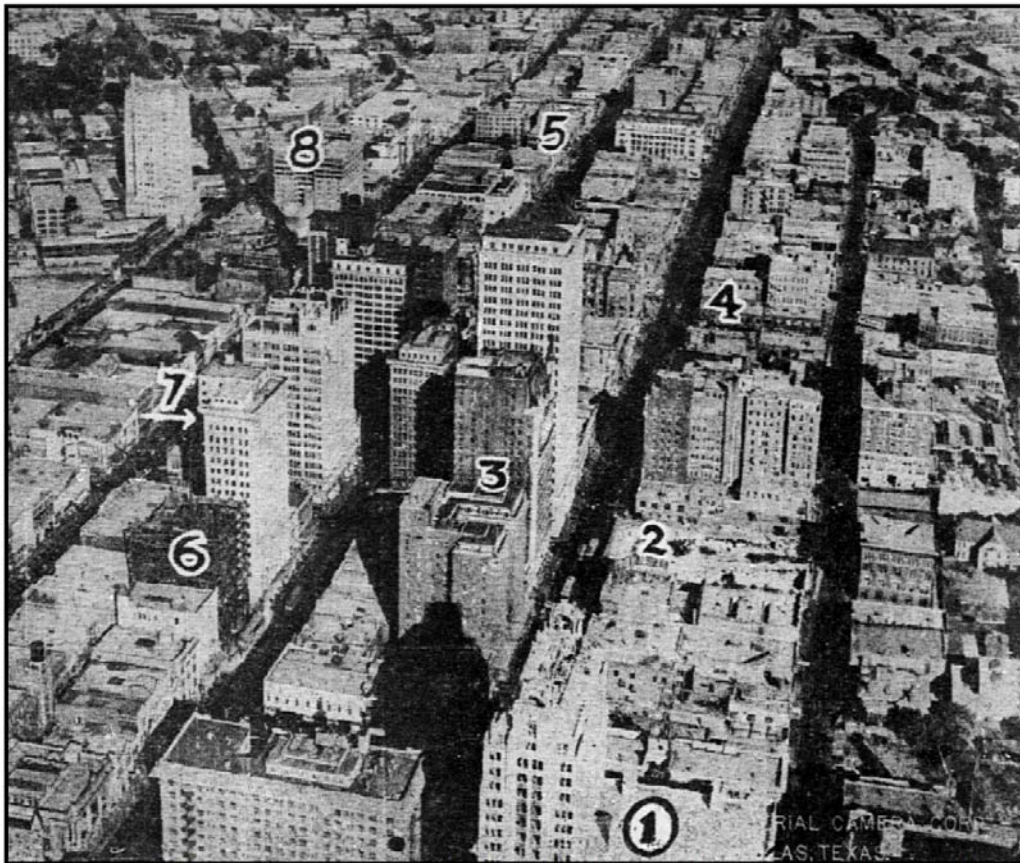


Figure 8. Fairchild aerial photograph from early 1925. "The buildings numbers are (1) Santa Fe Terminal Office Building, (2) site of the Baker Hotel, now being built; (3) Adolphus Hotel Annex under construction; (4) site of the Allen Hotel, eighteen-story building to be started this month; (5) fourteen-story Hilton Hotel, under construction; (6) twenty-two-story Republic Bank Building, now under way. No. 7 shows the American Exchange Bank Building, one of the newer skyscrapers" (*Dallas Morning News*, 25 January 1925:1).

The change in plans from a hotel to an office building (the Allen Building) of 357 offices was announced March 1, 1925, just weeks before construction was scheduled to begin. In addition to a change of function, the structure was changed from reinforced concrete to steel construction. "The new plans are said to call for a more elaborate exterior and interior finish than was proposed for the hotel building" (*Dallas Morning News*, 1 March 1925:Part 6, 12 May 1925:13). The building was designed by The Midwest Company, and the construction contract was awarded to Rice Construction Company (*Dallas Morning News*, 1 March 1925:Part 6). During the change of plans from hotel to office building, J. N. McCammon Company became the building architects (*Dallas Morning News*, 7 June 1925:4) (Figure 9).



Figure 9. Conceptual design of the Allen Building (*Dallas Morning News*, 7 June 1925:4).

In November 1924, tenants occupying the land of the proposed Allen Building began vacating (*Dallas Morning News*, 23 November 1924:1). The Henry Nuss Bookbindery, established on April 22, 1913, by Henry Nuss once occupied a 12-by-20-foot area that is the present location of the Allen Building. The bookbindery moved to 416 South Ervay Street (*Dallas Morning News*, 12 January 1931:11).

Prior to the construction of the Allen Building, the site on the corner of Commerce and Ervay streets was occupied by two two-story brick buildings (Figure 10) that were razed in May 1925 (*Dallas Morning News*, 17 May 1925:9). J. Lee Vilbig served as the contractor for demolition.

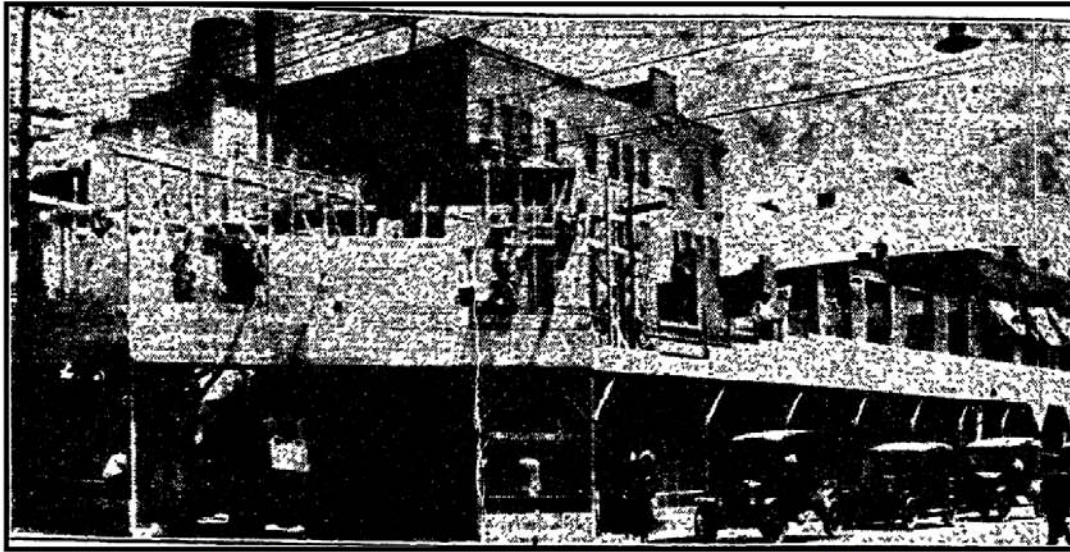


Figure 10. Two-story brick buildings that were demolished for construction of the Allen Building (*Dallas Morning News*, 17 May 1925:9).

The Allen Building utilized a steel construction that used narrower columns than most buildings. The steel work was conducted by Austin Brothers (In 2015, known as Austin Commercial). By October 11, 1925, steel work was in place up to the second floor (*Dallas Morning News*, 11 October 11 1925:4). By October 25, 1925, steel work had been erected to the third floor (*Dallas Morning News*, 25 October 1925:1), by November 8, 1925, up to the seventh floor (*Dallas Morning News*, 8 November 1925:1), and by November 25, 1925, up to the tenth floor (*Dallas Morning News*, 25 November 1925:4). The building was designed so that each office was on an outer wall and had no less than two windows. The upper ten floors of the building were designated for the medical and dental professions. These floors were to include special facilities to accommodate these professions (*Dallas Morning News*, 8 November 1925:1). Brickwork was finished up to the fourteenth floor by March 7, 1926 (Figure 11) (*Dallas Morning News*, 7 March 1926:1). By March 26, 1926, "ornamental terra cotta is now being set to surmount Dallas' [*sic*] newest skyscraper, the eighteen-story Allen office building at Commerce and Ervay streets. Exterior work on the building is nearly completed, with glazing finished to the fifteenth floor. Interior finishing work is proceeding rapidly" (*Dallas Morning News*, 22 March 1926:4) (Figure 12). The ornamental ironwork was supplied by Southern Ornamental Ironworks, which also supplied ornamental ironwork to the Baker Hotel.



Figure 11. The Allen Building with brickwork completed to the fourteenth floor (*Dallas Morning News*, 7 March 1926:1).



Figure 12. The Allen Building with exterior work nearly complete (*Dallas Morning News*, 22 March 1926:4).

One known injury occurred during the construction of the Allen Building. On March 9, 1926, a brick falling from the sixteenth floor struck pedestrian T. A. Baggett. The 50-year-old suffered a fractured left collarbone (*Dallas Morning News*, 10 March 1926:17).

During the months of April and May leading up to the opening of the Allen Building, advertisements regularly ran in the *Dallas Morning News*. These advertisements (Figures 13–15) were designed to attract future tenants to the building. Lawrence Miller served as the leasing manager of the building, and H. H. Hoff, former secretary of the Dallas Real Estate Board, was in charge of leasing reservations. The first formally announced Allen Building tenant was Z. E. Marvin, leasing space for a period of 10 years in the amount of \$148,000. The lease was for a 30-x-35-foot space on the ground floor for a drug store (*Dallas Morning News*, 25 November 1925:4).

Start the New Year right by re-
serving office space in the
ALLEN BUILDING
which will be completed April 1.
LAWRENCE MILLER
Leasing Agent
818 Kirby Bldg. X 7675

Figure 13. January advertisement for lease space (*Dallas Morning News*, 1 January 1926).

Our personal service
means:

"Never ending determination to build wisely and well so that the lapse of years will find our customers with a deep abiding sense of value received."

We are grateful for the confidence our friends place in us.

~~~~~

DALLAS' NEWEST SKYSCRAPER  
**THE ALLEN BUILDING**  
IS BUILT WITH  
STRUCTURAL STEEL  
FURNISHED, FABRICATED AND  
ERECTED BY  
**AUSTIN BROTHERS**  
DALLAS

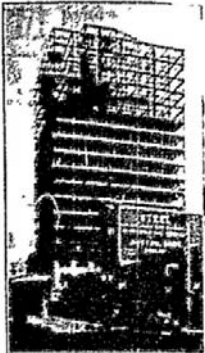


Figure 14. Advertisement for lease space in the Allen Building (*Dallas Morning News*, 4 April 1926:4).

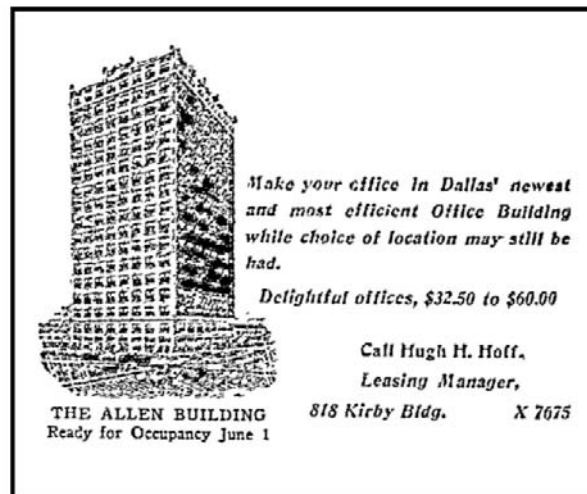


Figure 15. April advertisement for lease space in the Allen Building (*Dallas Morning News*, 23 April 1926:15).

The Allen Building formally opened on August 2, 1926, during a period of tremendous growth in Dallas (Figure 15). Growth along six blocks of Commerce Street, from Lamar to Ervay, included more than \$11,000,000 of investments (*Dallas Morning News*, 19 April 1926:9) (Figure 16). For the Allen Building, the cost of construction was \$1,200,000, with a total investment of \$1,750,000 that included construction and land. At the time, the building was already largely occupied (*Dallas Morning News*, 11 July 1926:5). In July 1926, businesses began running notices of removal to the Allen Building, informing the public of their new office locations. A sample of the early tenants of the Allen Building is shown in Table 1.

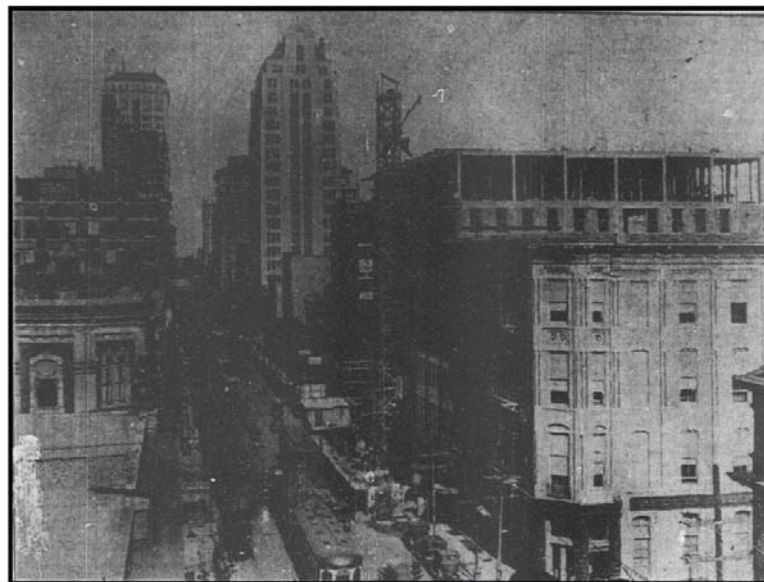


Figure 16. Photograph of the growth along Commerce Street. The Allen Building shown in the right background (*Dallas Morning News*, 19 April 1926:9).

| Table 1: Early Tenants of the Allen Building |                                                       |                                                                                                            |                                                                                                                                                                                                                      |
|----------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Tenant Name</b>                  | <b>Suite</b>                                          | <b>Date of Appearance in Newspaper</b>                                                                     | <b>Note/Comment</b>                                                                                                                                                                                                  |
| Atkinson & Garvin                            | 1228                                                  | 24 July 1926 <sup>1</sup>                                                                                  | Dallas income tax service, previously located in the Western Indemnity Building.                                                                                                                                     |
| Dr. William E. Hubbert                       | 1017, 1018, 1019                                      | 31 July 1926 <sup>1</sup>                                                                                  | Specialized in disease of women and children. A naval surgeon during World War I. On July 31, 1935, was shot by Thota Bruch in his office. The shooting was ruled a murder-suicide.                                  |
| Central and Southwest Utilities Company      |                                                       | October 1926 <sup>1</sup>                                                                                  | Central and Southwest Utilities Company moved headquarters from San Antonio to Dallas. The firm was the holding company for public utilities operation in sections of three states (Texas, Oklahoma, and Louisiana). |
| E. M. Baker                                  | 1601                                                  | November 1926 <sup>1</sup>                                                                                 | Referee in Bankruptcy.                                                                                                                                                                                               |
| Nagle, Witt, Rollins, & Gilchrist            | 1203-6                                                | 27 April 1927 <sup>2</sup>                                                                                 | General and consulting engineers, previously located in the American Exchange National Bank Building (1919).                                                                                                         |
| Atlantic Oil Producing Company               | Unknown                                               | 12 May 1927 <sup>2</sup>                                                                                   | Office of Edgar Kraus, also chairman of the committee on excursions for the West Texas Geological society of San Angelo and the Bureau of Economic Geology of the University of Texas.                               |
| Unity Society of Practical Christianity      | 635 (Unity Center)<br>624-626 (Unity Center<br>428-30 | July-August 1927 <sup>1</sup><br>21 April 1928 <sup>1</sup><br>30 September 1928                           | Evening services were held at the Unity Center.                                                                                                                                                                      |
| Morgan Investment Company                    | 1201                                                  | 13 August 1927 <sup>1</sup>                                                                                | Made term and monthly payment loans.                                                                                                                                                                                 |
| Girl Scout Council headquarters              | 310<br><br>308                                        | 20 November 1927 <sup>1</sup><br>4 December 1927<br>10 June 1928 <sup>1</sup><br>14 July 1928 <sup>1</sup> |                                                                                                                                                                                                                      |
| Allen & Allen General Practice               |                                                       | 1 December 1927 <sup>1</sup>                                                                               | Arch C. Allen and Gabe P. Allen                                                                                                                                                                                      |
| Jack A. Schley                               | 904-5-6                                               | 1 January 1928 <sup>1</sup>                                                                                | Patent & trademark attorney.                                                                                                                                                                                         |
| Dr. George E. Hurt                           | 415-424                                               | 20 April 1928 <sup>1</sup>                                                                                 | State chairman of the profession development committee of the American Osteopathic Association and a member of the city health board of Dallas.                                                                      |
| Ruby Young                                   | Unknown                                               | 1 April 1928 <sup>1</sup>                                                                                  | Campaign manager for the Better School Government Association.                                                                                                                                                       |

| Table 1: Early Tenants of the Allen Building |                        |                                                              |                                                                                                                                                                                                        |
|----------------------------------------------|------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Tenant Name                         | Suite                  | Date of Appearance in Newspaper                              | Note/Comment                                                                                                                                                                                           |
| Dallas Hive No. 208, Maccabees               | Unknown                | 17 May 1928 <sup>1</sup>                                     | Meeting in the Allen Building.                                                                                                                                                                         |
| Crime Suppression League of Dallas           | Unknown                | 18 May 1928 <sup>1</sup>                                     | Crime commission organized in 1927. No record on file on file after 1928.                                                                                                                              |
| Dallas County Hoover Club headquarters       | Unknown                | 26 August 1928 <sup>1</sup>                                  | Moved from the Allen Building to a location on Main Street.                                                                                                                                            |
| Nature Lore Club                             | 230                    | 16 September 1928 <sup>1</sup>                               | Meetings held for Camp Fire girls interested in nature work.                                                                                                                                           |
| Connell's Allen Bldg. Drug Store             |                        | 4 October 1928 <sup>1</sup>                                  |                                                                                                                                                                                                        |
| W. N. Burgess                                | 1224                   | 26 October 1928 <sup>1</sup>                                 |                                                                                                                                                                                                        |
| Harry Gowins, Jr.                            | 1203                   | 28 October 1928 <sup>2</sup><br>4 November 1928 <sup>1</sup> |                                                                                                                                                                                                        |
| Pacific Finance Co.                          | 214                    | 16 October 1928 <sup>1</sup>                                 | Provides quick confidential loans.                                                                                                                                                                     |
| Guardian's Association                       | 216                    | 4 December 1928 <sup>1</sup>                                 | Meeting                                                                                                                                                                                                |
| The Southwest Press                          | Unknown                | 16 December 1928 <sup>1</sup>                                | Publishers in and of the southwest.                                                                                                                                                                    |
| C. R. Jackson Co.                            | Unknown                | 16 June 1929 <sup>2</sup>                                    |                                                                                                                                                                                                        |
| North American Building and Loan Association | 1631-32-33             | 30 June 1929 <sup>1</sup>                                    | Moved to the Allen Building in June 1929. Offices refinished and equipped for the organization's needs.                                                                                                |
| Corporation Finance Service                  | Unknown                | 15 September 1929 <sup>2</sup>                               |                                                                                                                                                                                                        |
| Lowery Drugs                                 |                        | 17 April 1931 <sup>1</sup>                                   |                                                                                                                                                                                                        |
| WPA regional office headquarters             | 17 <sup>th</sup> floor | 22 July 1935 <sup>1</sup>                                    | The office served 12 counties and was the largest district in the state. In April 1937, the procurement office was closed.                                                                             |
| Social Security Board field office           | Unknown                | 13 April 1937 <sup>1</sup>                                   | Jesse C. Carter, field officer in charge.                                                                                                                                                              |
| Milt Saul                                    | 1418                   | 18 February 1937 <sup>1</sup>                                |                                                                                                                                                                                                        |
| Imperial Life Insurance Company              |                        | 16 May 1937 <sup>1</sup>                                     |                                                                                                                                                                                                        |
| C. C. Walsh                                  | 401                    | 1 January 1938 <sup>1</sup>                                  | Served as Class C director, chairman of the board and Federal Reserve agent of the Federal Reserve Bank of Dallas for 12 ½ years. Opened private office in Allen Building upon retiring from the bank. |
| LeGett's Wave Shop                           | 624                    | 20 March 1938 <sup>1</sup><br>17 September 1939 <sup>1</sup> |                                                                                                                                                                                                        |
| Lieut. H. P. McBride                         | 1530                   | 28 July 1942 <sup>2</sup>                                    |                                                                                                                                                                                                        |
| Acme Co                                      | 222                    | 29 July 1942 <sup>1</sup>                                    | Moved from 420 Wilson Building.                                                                                                                                                                        |
| Navy Officer                                 | 15 <sup>th</sup> floor | 12 November 1942 <sup>1</sup>                                |                                                                                                                                                                                                        |

| Table 1: Early Tenants of the Allen Building                           |                        |                                 |                                                                                                                                                                                                                   |
|------------------------------------------------------------------------|------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Tenant Name                                                   | Suite                  | Date of Appearance in Newspaper | Note/Comment                                                                                                                                                                                                      |
| Procurement Office                                                     |                        |                                 |                                                                                                                                                                                                                   |
| Navy Officer Procurement Office                                        | 16 <sup>th</sup> floor | 12 November 1942 <sup>1</sup>   | Enlargement of the office necessary due to the large number of applicants. On November 16, 1944, it was announced that on December 1 the office would transfer to Houston in an effort to streamline procurement. |
| U.S. Marine Corps Women's Reserves                                     | 735                    | 25 June 1943 <sup>1</sup>       |                                                                                                                                                                                                                   |
| Dallas Aviation Cadet Selection Board                                  | 524                    | 5 July 1943 <sup>1</sup>        | Oversight of war training and flight preparatory schools in four states.                                                                                                                                          |
| Rogers & Smith Advertising Agency                                      |                        | 9 January 1944 <sup>1</sup>     | The Chicago agency announced plans to open a Dallas office.                                                                                                                                                       |
| Jean McBride Monogramming                                              | 335                    | 30 January 1944 <sup>1</sup>    |                                                                                                                                                                                                                   |
| Percy H. Harris Insurance Company                                      |                        | 9 July 1955 <sup>1</sup>        | Life, fire, health and accident, casualty and hospital insurance                                                                                                                                                  |
| WAVES                                                                  |                        | 30 July 1944 <sup>1</sup>       |                                                                                                                                                                                                                   |
| Leon Rudberg Jewelry Company                                           |                        | 30 March 1945 <sup>1</sup>      |                                                                                                                                                                                                                   |
| Ford Motor Company's Dallas Office                                     |                        | 27 May 1945 <sup>1</sup>        | Served branches and dealers in the southwest region. Clyde E. Rapp appointed manager of the Dallas office.                                                                                                        |
| Dallas campaign offices for Lt. Gov. John Lee Smith's bid for governor | 610                    | 6 July 1946 <sup>1</sup>        | C. J. Wilmon, campaign manager.                                                                                                                                                                                   |
| Fred E. Newman                                                         | 12 <sup>th</sup> floor | 15 September 1946 <sup>1</sup>  | Opened barbershop upon completing five years in the army where he served as a supervisor of barbers.                                                                                                              |
| Downtown Box Office                                                    | Ground floor           | 21 September 1947 <sup>1</sup>  |                                                                                                                                                                                                                   |
| J. L. Allison Realty Co.                                               |                        | 16 March 1947 <sup>1</sup>      |                                                                                                                                                                                                                   |
| C. N. Smith Loans                                                      | 523                    | 6 October 1948 <sup>1</sup>     | Quick personal loans.                                                                                                                                                                                             |
| Salter                                                                 | 501-3                  | 3 July 1949 <sup>1</sup>        | Employment service.                                                                                                                                                                                               |
| Great National Fire and Casualty Company                               |                        | 15 November 1953 <sup>1</sup>   | Branch office located in the ICT Group Building. James T. Valentine managed the office. T. K. Irwin appointed vice-president and director.                                                                        |
| Frank Babb                                                             | Ground floor           | 5 April 1953 <sup>1</sup>       | Jeweler                                                                                                                                                                                                           |
| American Savings                                                       |                        | 11 August 1957 <sup>1</sup>     |                                                                                                                                                                                                                   |

<sup>1</sup> Dallas Morning News<sup>2</sup> Fort Worth Star-Telegram

In 1932, the original builders of the Allen Building, the Allen Investment Company, defaulted on their loan for the building. A tenant on the ground floor petitioned to keep its rental space and to be paid in arrears after being evicted at the time of the foreclosure. The tenant also claimed to have assisted the Allen Investment Company in financing the building. The building was ultimately foreclosed and sold to the newly-formed trustee group Allen Building Company, under leadership of William E. Easterwood (*Dallas Morning News*, 10 December 1933:1).

In 1944, the Allen Building was purchased by T. K. Irwin and T. F. Keasler for \$1,500,000 from the Allen Building Company. The Saturday following the transaction, the building became known as the Irwin-Keasler Building. In the transaction, Majors & Majors represented the Allen Building Company, and Crofford & Crofford represented the buyers. T. K. Irwin was a local Dallas attorney and real estate man, and T. F. Keasler was a lumberman and theater owner (*Dallas Morning News*, 23 January 1944:1).

In 1947, Chrysler AirTemp was contracted to install air conditioning throughout the Irwin-Keasler Building (Figure 17) (*Dallas Morning News*, 14 September 1947:13). Installation of air conditioning throughout the 18-story building took less than 30 days (Figure 18). Upfront coordination between the contractors and building management allowed for one of the nation's quickest installations. "Into the job went seventy-seven 5-ton air-conditioning units, 20,000 pounds of sheet aluminum fashioned into ducts, 11,647 pounds of conduit and 5,362 pounds of copper wire serving 159 different electric motors, 2,250 running feet of pipe and 1,330 different fittings. The cooling tower is said to be one of the largest in Dallas" (*Dallas Morning News*, 9 May 1948:1).

## IRWIN-KEASLER BUILDING INSTALLS CHRYSLER AIRTEMP!

We are happy to announce that Mr. T. K. Irwin and Mr. T. F. Keasler, owners of the Irwin-Keasler Building have chosen

**CHRYSLER**

*Year-Round Packaged Air Conditioners*

To cool the entire eighteen floors of their building located at Commerce and Ervay Streets in downtown Dallas.

Another prominent Dallas firm joins the ranks of SATISFIED USERS of CHRYSLER AIRTEMP EQUIPMENT.



*Matthews Engineering Company*

2122 OLIVE ST.

CHRYSLER AIRTEMP DISTRIBUTORS



RIVERSIDE-5166

Figure 17. Notification of air conditioning to be installed in the Irwin-Keasler Building (*Dallas Morning News*, 14 September 1947:13).

# TO YOU WHO HAVE DONE THE IMPOSSIBLE

CHRYSLER AIRTEMP SALES CORPORATION—DIVISION OF CHRYSLER CORPORATION

Matthew Engineering Company  
Mustang Sheet Metal & Manufacturing Co.  
Superior Electric Company  
Teter Brothers Plumbing Company  
Buell & Company  
The Marley Company  
Peerless Pump Division of Food Machinery Corporation  
J. R. Doudell & Company  
H. B. Meyer & Son, Representing  
S. C. Johnson & Son, Inc.  
Moncrief-Lenoir Company  
Maurice Peterman, Architect

Dallas Power & Light Company  
Standard Electric Manufacturing Company  
Meleio Electric Company  
White Rock Lumber Company  
Baker Lumber Company  
Weston Hardware Company  
W. E. Lewis & Company  
Southland Supply Company  
Asbestos Workers Local Union No. 21  
Building and Construction Laborers Local Union No. 518  
Carpenters Local Union No. 198  
Cement Finishers Local Union No. 549

Electricians Local Union No. 59  
Elevator Constructors Local Union No. 21  
Glaziers Local Union No. 53  
Hoisting and Portable Engineers Local Union No. 714  
Iron Workers Local Union No. 481  
Lathers Local Union No. 140  
Painters Local Union No. 53  
Plasterers Local Union No. 61  
Plumbers Local Union No. 100  
Sheet Metal Workers Local Union No. 25  
Tile Setters Local Union No. 29  
Tile Setters Helpers Local Union No. 127



T. K. IRWIN



T. F. KEASLER

**YOU** have completely air-conditioned our 18-story office building in 30 days. This sets all national records. You have done this through all-out co-operation among Labor, Management, and Capital. This should provide a shining example for the future of Labor, Management and Capital relations in all America. You have done the job speedily, harmoniously, adhering to the highest standards of workmanship, while Capital, Management and all of the 16 Unions have found it unnecessary to sacrifice or make any concessions. We salute you!

● Charles Steinmetz said, "Co-operation is not a sentiment. It is an economic necessity." Labor, Management, and Capital proved exactly that last month in Dallas.

What was the assignment? TO COMPLETELY AIR-CONDITION IN A SINGLE MONTH AN 18-STORY OFFICE BUILDING WITH MINIMUM INTERRUPTION TO THE TENANTS. On the basis of similar experiences, most people said the job would require from nine months to two years. But you had other ideas about that.

You went about the job wisely. You sat down together around the table and scanned your blueprints... labor foremen, superintendents, suppliers of material... and charted your course. You made your agreements, and you lived up to them in spirit and in fact.

You worked day and night in harmony, and on every hand there was evidence that you were spurred on by two compelling facts:

1. You liked the idea of full co-operation as between Labor and Management.
2. You were taking pride in the speed and efficiency with which the task was being accomplished.

T. K. IRWIN

T. F. KEASLER

IRWIN-KEASLER BUILDING MANAGEMENT

You fabricated 20,000 pounds of aluminum into air ducts, you installed pipes to carry 1,155 gallons of water per minute, you manufactured and installed a gigantic electric panel to supply the power, you erected one of the largest water-cooling towers in Dallas, you boxed and plastered and painted the air ducts into more than 200 offices, you installed 77 Chrysler Airtemp "packaged" air-conditioning machines to furnish perfect year-round "weather by order."

This project was protected to the extent of over \$1,000,000.00 liability insurance. It is gratifying to note that no single accident occurred.

We are happy to tell both LABOR and CAPITAL everywhere that what has been done in Dallas by co-operation can be done all over America. Yes, you did the impossible! You broke all records and we are proud to tell you so.



Figure 18. Acknowledgement of the record breaking installation (*Dallas Morning News*, 9 May 1948:12).

In October of 1947, the Nelson Pharmacy, located in the Irwin-Keasler Building, was sold to M. M. Bloodworth and Leslie Haley. Remodel of the interior and front will be conducted at the cost of \$50,000. The drugstore will be managed by Leslie Haley and will be operating under the name of Irwin-Keasler Drugs (*Dallas Morning News*, 12 October 1947:1).

In June 1952, an "E" was added to the "IK" neon sign on the Irwin-Keasler Building by the Eisenhower Club of Dallas County (*Dallas Morning News*, 20 June 1952:1). The light was turned on by Mayor J. B. Adoue, Jr. (*Dallas Morning News*, 21 June 1952:5) (Figure 19).



Figure 19. IKE sign on the Irwin-Keasler Building in 1952 (*Dallas Morning News*, 21 June 1952:5).

For seven years, T. K. Irwin, his dog Joe, and 45 cats resided in the penthouse at the top of the Irwin-Keasler Building. T. K. Irwin's dog Joe was referred to as "the penthouse dog" and "cliff-dweller." Upon leaving the Irwin-Keasler Building penthouse, T. K. Irwin moved to 14-room brick house in the Redbird Addition, which he was developing (*Dallas Morning News*, 25 July 1955:7) (Figure 20).



Figure 20. Photo of T.K. Irwin and his companions in their penthouse residence (*Dallas Morning News*, 25 June 1955:7).

T. K. Irwin and T. F. Keasler sold the Irwin-Keasler Building to Insurance Company of Texas Group in October 1953. The sale price was not disclosed and the building changed its name to the ICT Group Building. The purchase of the Irwin-Keasler Building allowed the insurance company to cancel plans for constructing a new building along Central Expressway. The company headquarters occupied nine floors of the newly purchased building (*Dallas Morning News*, 18 October 1953:9) (Figure 21). A sample of the building owners is shown in Table 2.

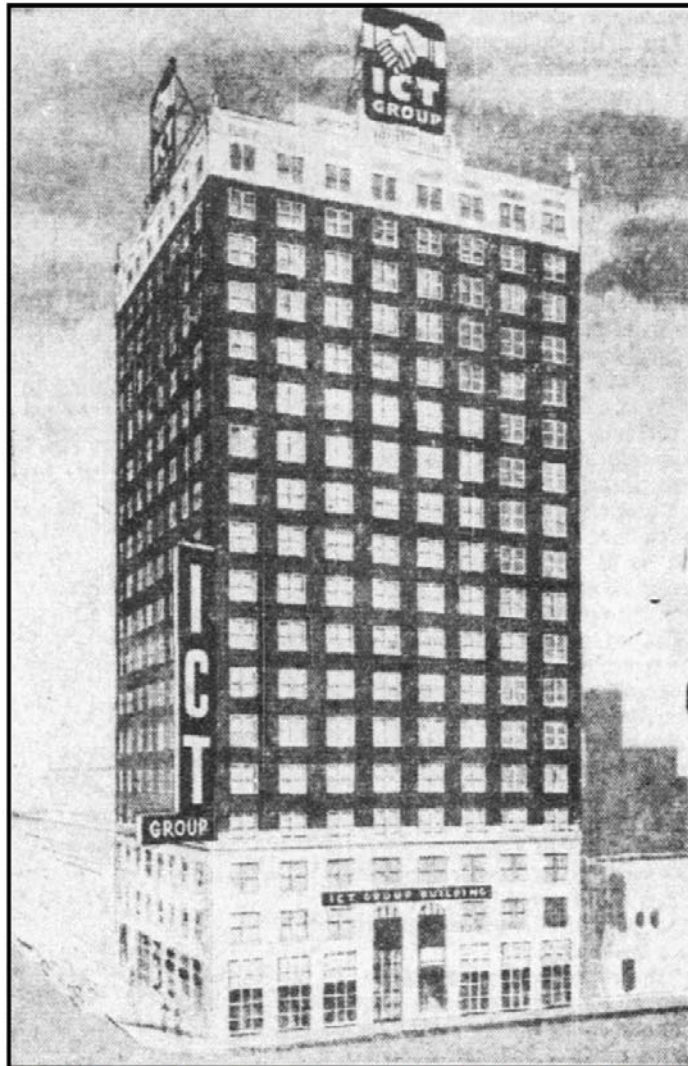


Figure 21. Image appearing in the newspaper announcing the sale of the Irwin-Keasler Building to the Insurance Company of Texas Group (*Dallas Morning News*, 18 October 1953:9).

*The Midwest Company – Architect*

The Midwest Company was the Dallas architecture and engineering firm that designed the original plans for the Allen Hotel (*Dallas Morning News*, 13 November 1924:1). The firm designed several other residential projects around Dallas – a complex of (3) two-story apartment buildings at Douglas Avenue and Rawlins Street of Spanish renaissance style, each utilizing steel construction and completely fireproof (*Dallas Morning News*, 13 July 1924:1) (Figure 25); a three-story masonry, steel and concrete garage and office building constructed on Bryan Street. (*Dallas Morning News*, 21 December 1924:1) and a seven-story plus basement apartment building built on Maple Avenue, influenced by Dutch architecture. This apartment building was considered very modern for its time. It was completely fireproof and constructed with a steel frame, brick on the first two floors and stucco on the upper floors. Two high-speed elevators served all floors. Each of the 84 apartments was designed to have whole or partial southern exposure and a refrigeration system (*Dallas Morning News*, 28 September 1924:1) (Figure 22).

In addition to office and apartment work in Dallas, The Midwest Company also designed a four-story hotel that was built in Wortham, TX (*Dallas Morning News*, 21 December 1924:1). Also in Wortham, the firm designed a two-story plus basement Methodist church. The church was constructed of brick and provided facilities for a modern-day church with separate Sunday school rooms, a kitchen in the basement, and a main auditorium which sat 400 people (*Dallas Morning News*, 22 March 1925:2) (Figure 23). Ground breaking for the Wortham church began in March 1925 (*Dallas Morning News*, 03 March, 1925:26). The Midwest Company also designed a single family brick veneer English cottage that was built in a new subdivision called Bluff View Estates in 1925. Modern features included a cathedral ceiling in the living room and a built-in telephone niche and radio receiving set (*Dallas Morning News*, 18 January 1925:1) (Figure 24). A note-worthy associate of The Midwest Company was Edward J. O'Brien, Jr. who served as president of the Dallas Architectural Club (*Dallas Morning News*, 23 September 1924:4) (Figure 26).

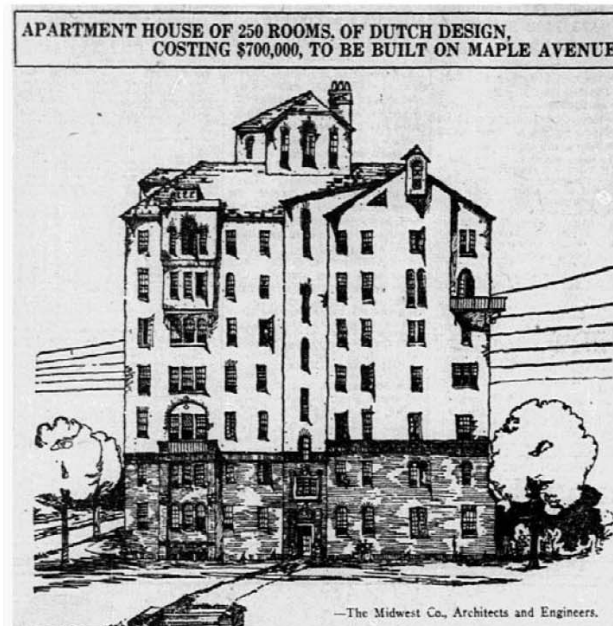


Figure 22. Rendering of seven-story apartment building on Maple Avenue designed by The Midwest Company (*Dallas Morning News*, 28 October 1924:1).

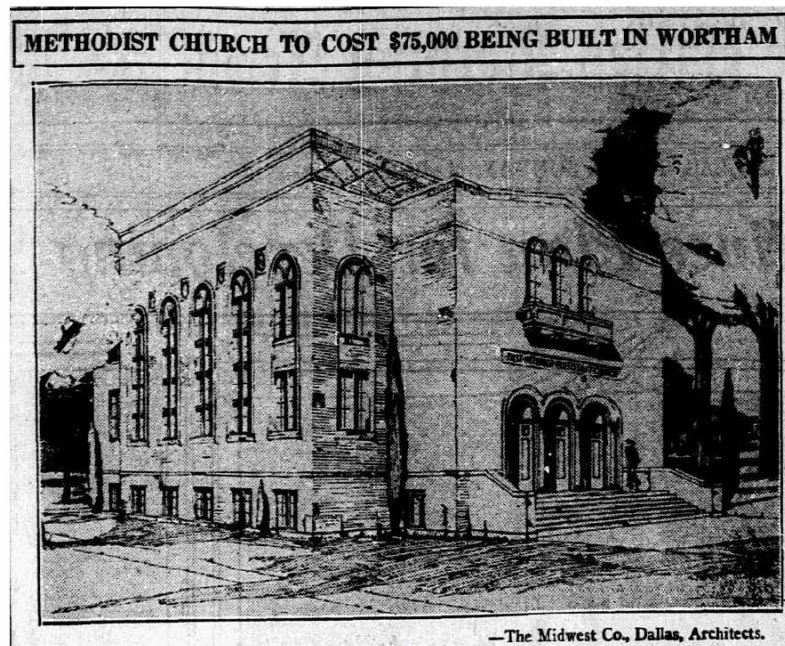


Figure 23. Rendering of Methodist church in Wortham, TX designed by The Midwest Company (*Dallas Morning News*, 22 March 1925:2).

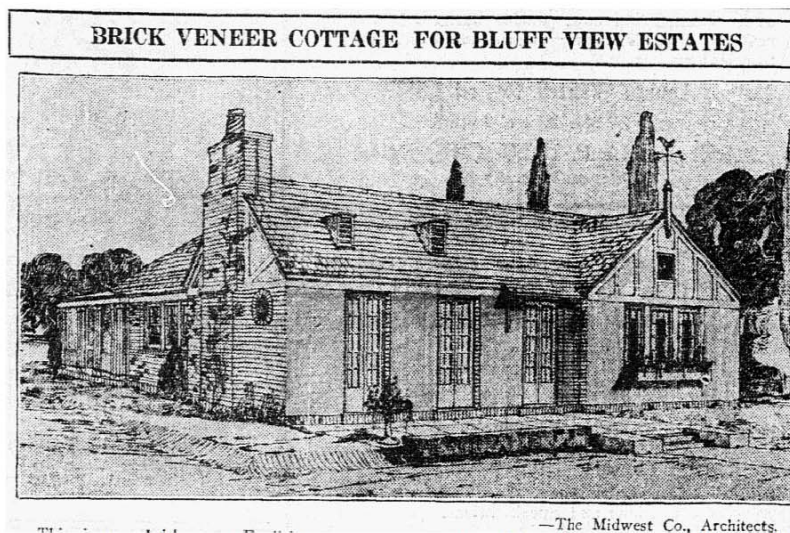


Figure 24. Rendering of single-family residence constructed in Bluff View Estates designed by The Midwest Company (*Dallas Morning News*, 18 January 1925:1).



Figure 25. View of the apartment complex at Douglas Avenue and Rawlins Street designed by The Midwest Company (Google Maps. Feb. 2014).



Figure 26. Newspaper announcement of election of Edward F. O'Brien Jr. as Dallas Architectural Club president (Dallas Morning News, 23 September 1924:4).

*J.N. McCammon - Architect*

James N. McCammon became the architect after the decision was made to change the building's use from hotel as designed by The Midwest Company to office just weeks before construction began in 1925. (*Dallas Morning News*, 1 March 1925:1). McCammon, an early 20<sup>th</sup> century Dallas architect and engineer, was formally trained in architecture at George Washington University. He led his own firm for 20 years (1922-1942) before he partnered with Walter W. Ahlschlager, a prominent Chicago architect who relocated to Dallas in the 1940's. Ahlschlager was well known for his high-end hotel design, such as Chicago's Sheridan-Plaza ("The Work of Walter W. Ahlschlager").

McCammon designed other notable buildings in Dallas - the Gulf States Building (originally called the Marvin Building) located at 109 N. Akard Street in 1927 ("Gulf States Building"); the Reserve Loan Life Building (originally called the Monroe Building) at 505 N. Ervay in 1949 (*Dallas Morning News*, 19 September 1945:1); and a private residence on Westway Avenue in Highland Park in 1939 (Douglas Newby & Associates) (Figure 27).

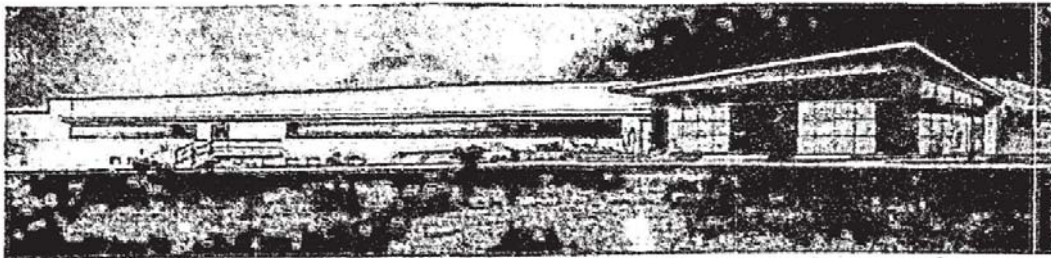
The 1950's were busy years for McCammon. Plans for a new 100,000 square foot electrical plant for Beard & Stone were announced. The steel and masonry structure was equipped with air conditioning and heating, and special facilities for employees such as a lunchroom and auditorium were provided. (*Dallas Morning News*, 9 July 1950:8) (Figure 28). The horizontality and clean, simple lines are evocative of mid-century modern architecture. In 1951, the large Piedmont Shopping Center was designed on a 6-acre tract off Seyene Road. In addition to multiple stores, two gas stations were also included in the plans. This new center would "provide shopping facilities for people living in more than 2,500 new homes" nearby (*Dallas Morning News*, 14 January 1951:8) (Figure 29). Also in 1951, McCammon designed a 75,000 square foot shopping center just east of Southern Methodist University at Mockingbird Lane and Airline Road. A 650 foot-long park was also planned to separate the shopping center from Potomac Avenue just to the north (*Dallas Morning News*, 8 July 1951:6.) Later that year, McCammon designed a new store for the Wyatt Food Store chain (later bought by the Kroger Co.). This store was part of the Preston Square development, and was planned to be the most advanced design the chain had seen with "all metal shelves, electric-eye doors and the most modern lighting fixtures" (*Dallas Morning News*, 4 November 1951:9) (Figure 30).

McCammon designed the six-story Fredonia Hotel in Nacogdoches in 1953 in the International Style, which is a rarity in the area. The monolithic base is clad in red brick with a five-story tower comprised of horizontal ribbon windows. The building was held in high regard both by its investors and the general public. Not only did it appear "as modern as an atomic submarine," but it was viewed as being able to add prestige to any city in the world. For over a decade, the Hotel Fredonia was considered "the most successful community-owned hotel in the nation" ("200 N. Fredonia (Fredonia Hotel)") (Figure 31). Along with the various Dallas shopping centers, the Fredonia Hotel is a prime example of McCammon's ability to move skillfully through the transitioning trends of architecture – from the Classic Revival of the early twentieth century to the mid-century modern of the 1950's.

In 1958, McCammon designed the Nacogdoches County Courthouse, which was not designed like most courthouses. The low-slung ranch style building has a residential feel, with its expansive front porch facing a lawn. This informal courthouse fits well into the suburban look of 1950's America, and even features a chimney to further emphasize its residential appeal (Lane) (Figure 32).



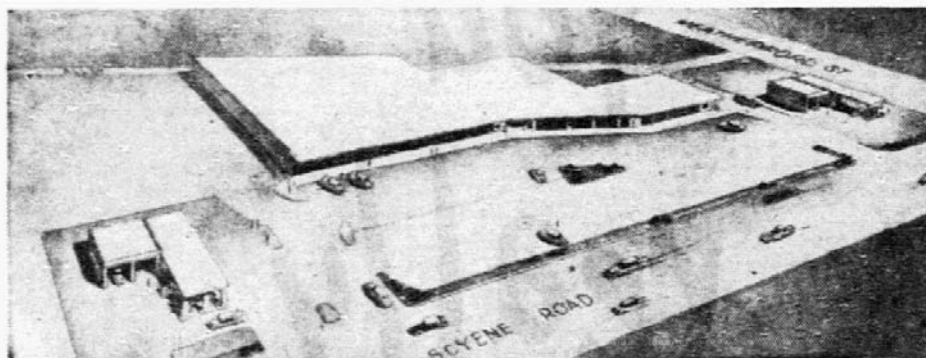
Figure 27. Image of Highland Park private residence designed by McCammon (Douglas Newby & Associates).



This is the architect's concept of the handsome, modern, office, service shop and warehouse building to be erected by Beard & Stone Electric Company, Inc. The tract,

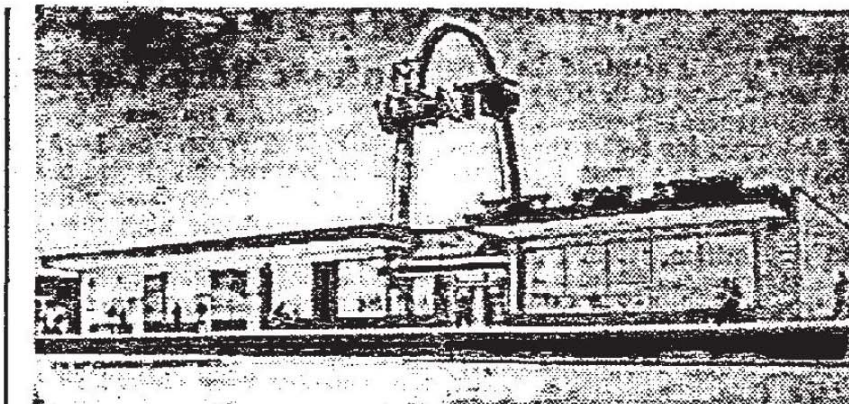
on Live Oak between St. Joseph and Haskell, will include a large parking area.

Figure 28. Conceptual design of the new Beard & Stone Electric Company building by McCammon (*Dallas Morning News*, 9 July 1950:8).



Architect J. N. McCammon drew this conception of how the Piedmont Shopping Center, now under construction, will look when completed.

Figure 29. Rendering of the Piedmont Shopping Center by McCammon (*Dallas Morning News*, 14 January 1951: 8).



Architect J. N. McCammon's drawing of the new Wyatt Food Store now under construction at Preston Square, new development at Luther Lane, Colgate and Preston Road. The new building, the chain's finest, will measure 120x200 feet. Cowdin Brothers are contractors. The building is expected to be completed by May.

Figure 30. Rendering of the new Wyatt Food Store by McCammon (*Dallas Morning News*, 4 November 1951:9).



Figure 31. Picture of the Fredonia Hotel by McCammon in 2011 ("200 N. Fredonia (Fredonia Hotel)").



Figure 32. Picture of the Nacogdoches County Courthouse by McCannon in 2009 (Lane).

#### ***Archibald C. Allen - Developer***

In 1916, Archibald C. Allen served as the First Assistant County Attorney (*Dallas Morning News*, 25 February 1916:6). In January 1917, Arch C. Allen was installed as prelate in the Coeur de Leon Lodge No. 8, Knights of Pythias (*Dallas Morning News*, 5 January 1917:13). When the United States entered World War I, Arch C. Allen began his military career. He served as a recruiting officer captain of the Dallas Artillery Battalion and was an artillery instructor at the officers' training school. In April 1918, Captain Arch C. Allen was promoted to major (*Dallas Morning News*, 24 April 1918:3). In July 1918, Major Arch C. Allen left for France with the One Hundred and Thirty-First and returned in March 1919 (*Fort Worth Star-Telegram*, 14 March 1919:3). In 1919, he also served as chairman of the Dallas District World War Veterans Association, and in December 1921 was made colonel of field artillery (*Dallas Morning News*, 4 December 1921:3).

"Major Arch C. Allen was engaged as Assistant Prosecuting Attorney for Dallas County by district Attorney J. Willis Pierson yesterday. Major Allen served as prosecutor during the administration of M. T. Lively, but resigned in 1917 to accept a commission in the 133d Field Artillery" (*Dallas Morning News*, 26 April 1919:9). In July 1920, Arch C. Allen was a candidate for County and Probate Judge (*Dallas Morning News*, 23 July 1920:10), and in December 1920, he succeeded Cecil L. Simpson as presiding Judge (*Dallas Morning News*, 1 December 1920:10).

On the morning of January 1, 1933, Arch C. Allen was injured as his car overturned in a ditch south of Plano, Texas. He suffered severe injuries to the head and died later that day:

The flag on the State Capitol at Austin will fly at half-mast in tribute. An artillery carriage will meet the funeral cortege from Dallas at the entrance to the cemetery and bear the body to the grave where Dallas

Masonic Lodge will hold a service. Three airplanes from Hensley Field will hover overhead while the ceremony is held at the cemetery. From Corsicana a section of Battery D of the 132d Field Artillery, Texas National Guard, consisting of a color guard, caisson and horses under the command of Capt. John J. Garner will go to Terrell early Wednesday to form a part of the military escort in funeral procession [*Dallas Morning News*, 4 January 1933:1].

| Table 2: Building Owners of 1700 Commerce                                                                            |                              |                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner Name                                                                                                           | Approximate date of purchase | Note/ Comment                                                                                                                                                 |
| Allen Investment Company                                                                                             | 11 October 1925              |                                                                                                                                                               |
| Allen Investment Company, later called Allen Building Company, under new ownership of Col. William E. Easterwood Jr. | 10 January 1933              | Building operations continued by Allen Building Company, which was formed when the property was foreclosed ( <i>Dallas Morning News</i> , 10 December 1933:1) |
| T.K. Irwin & T.F. Keasler                                                                                            | 23 January 1944              |                                                                                                                                                               |
| Insurance Company of Texas Group                                                                                     | 18 October 1953              |                                                                                                                                                               |
| National Bankers Life Insurance Company                                                                              | 28 July 1957                 | Longest known owner                                                                                                                                           |
| United Property Resources, Inc.                                                                                      | 31 January 1978              |                                                                                                                                                               |
| unknown investor group                                                                                               | 15 January 1980              | Buyers represented by Bunny Klein, president of Irving Klein & Co.                                                                                            |
| Boxer Property                                                                                                       | 1992                         |                                                                                                                                                               |
| NewcrestImage LLC                                                                                                    | 2014                         |                                                                                                                                                               |

***Col. William E. Easterwood Jr. – Owner***

Col. William E. Easterwood Jr. as a Dallas businessman, philanthropist, and aviation enthusiast who wanted to increase aviation development within Dallas, which he considered his adopted hometown. He was born on November 5, 1883 in Wills Point, TX. He served as a private in the US Marine Corps during World War I, and was a captain by the time he was discharged. Easterwood made a name for himself in the chewing gum industry in the 1920's, and even saw multi-million dollar annual profits during the depression years.

Upon moving to Dallas, Easterwood served as the official greeter of the city and used his position as “goodwill ambassador” to bring attention to Dallas (Perez). He created the Easterwood Prize in 1927, in which competitors vied for the \$25,000 award for making the first one-stop flight from Paris to New York to Dallas (Bleakley) (Figure 33). As well as helping develop airports in various cities across the Southwest and holding memberships in numerous aviation associations, Easterwood served as the national vice commander of the American Legion in 1933. He was also the vice president of the US Marine Corps League for a time (Perez).

Easterwood was close friends with Arch Allen and the two had conducted several business deals together prior to the sale of the Allen Building in 1933 (*Dallas Morning News*, 10 January 1933: 1). Along with a few other business associates, Easterwood formed the Allen Building Company in late 1933, and the entity acquired ownership after the building was foreclosed on (*Dallas Morning News*, 10 December 1933: 1).

Easterwood was married to Mae Coker and the couple never had children. The two relocated to California in 1938 due to Easterwood's health complications. He passed away on August 26, 1940 from a heart attack. Easterwood was ultimately returned to his home town Dallas for burial (Perez).



Figure 33: Newspaper article announcing the Easterwood Prize for the first one-stop flight from Paris to Dallas (Bleakley).

#### ***T. K. Irwin- Owner***

T. K. Irwin and wife Lucy M. Irwin had four sons: Ivan Irwin, T. K. Irwin, Jr., George W. Irwin, and Lee J. Irwin. T. K. Irwin was a Dallas attorney with an office at 611 Southwestern Life Building, who at the age of 35 announced his candidacy for Place No. 4 in the legislature (*Dallas Morning News*, 6 June 1922:9, 17 June 1922:3). T. K. Irwin defeated John McGinnis and assumed the Place No 4 seat, and the following year launched his campaign for Speaker of the House (*Dallas Morning News*, 5 August 1924:11). Supporters included former state senator T. H. McGregor, former United States Senator Joseph W. Bailey, and former legislator Dwight Lewelling (*Dallas Morning News*, 8 January 1925:2). In January 1925, the race for Speaker of the House between T. K. Irwin, Lee Satterwhite, and J. W. Hall was won by Lee Satterwhite of Amarillo (*Fort Worth Star-Telegram*, 14 January 1915:14).

In 1926, T. K. Irwin began a campaign for Attorney General of Texas. G. W. Barrington served as his campaign manager (*Dallas Morning News*, 25 March 1926:16). T. K. Irwin was not successful in his bid for Attorney General. In addition to political and law professions, T. K. Irwin was a banker, Vice President of the Oak Cliff-Dallas Commercial Association (*Fort Worth Star-Telegram*, 26 August 1930:4), and president of the Farm & City Mortgage Company that constructed 100 homes covering 20 blocks in Lakeland Terrace, near White Rock Lake (*Dallas Morning News*, 16 January 1938:5). Additional building developments by T. K. Irwin included the Redbird Addition (*Dallas Morning News*, 25 July 1955).

T. K. Irwin and all four of his sons practiced law and all were admitted to practice at the United States Supreme Court at the same time (*Dallas Morning News*, 20 May 1952:1) (Figure 34). Lucy M. Irwin passed away at the age of 58, the evening of December 21, 1946 (*Dallas Morning News*, 23 December 1946:3). T. K. Irwin died at the age of 79 on September 21, 1966. Funeral services were held at Dudley M. Hughes Funeral Chapel with burial at Restland Memorial Park (*Dallas Morning News*, 22 September 1966:4).



Figure 34. Photograph of T. K. Irwin and his sons after being admitted to practice before the United States Supreme Court (*Dallas Morning News*, 20 May 1952:1).

#### ***Insurance Company of Texas Group (ICT) – Owner***

The president of the Insurance Company of Texas Group, Ben Jack Cage, announced the purchase of the then Irwin-Keasler building in 1953. The insurance group would use the building as its headquarters, occupying nine floors, and change the name of the building to the ICT Group Building. The acquisition of the building allowed the ICT Group to cancel plans for construction of a new office building. The building was appealing to the ICT Group for its modern conveniences such as air-conditioning, rewiring of electrical circuits, and a recently remodeled ground floor lobby (*Dallas Morning News*, 18 October 1953:9). In 1957, Mr. Cage was convicted of embezzling \$100,000 from the ICT Group but fled to Brazil to escape serving out his punishment. Texas Governor Connally signed extradition papers to have Cage brought back, and he received a 10-year prison sentence ("Texas Seeks to Extradite Ben Jack Cage From Brazil").

*National Bankers Life Insurance – Owner*

Pierce Brooks launched the Pierce Brooks Insurance Service in 1938 in the Allen Building. After years of studying insurance trends and observing areas of deficiencies, Brooks dreamed of forming a new company. In only a matter of hours, Brooks raised enough money to start National Bankers Life Insurance in 1945, and the company leased the top floor of the ICT Building. After out-growing its office in the ICT Building, the insurance company relocated to a much larger building, which was also eventually out-grown. The next step was the purchase of the building in which Brooks began his successful career, and in January 1957, National Bankers Life Insurance bought the building at Commerce and Ervay and renamed it the National Bankers Life Building (*Dallas Morning News*, 28 July 1957:3) (Figure 35). National Bankers Life Insurance is the longest known owner of the 1700 Commerce building.

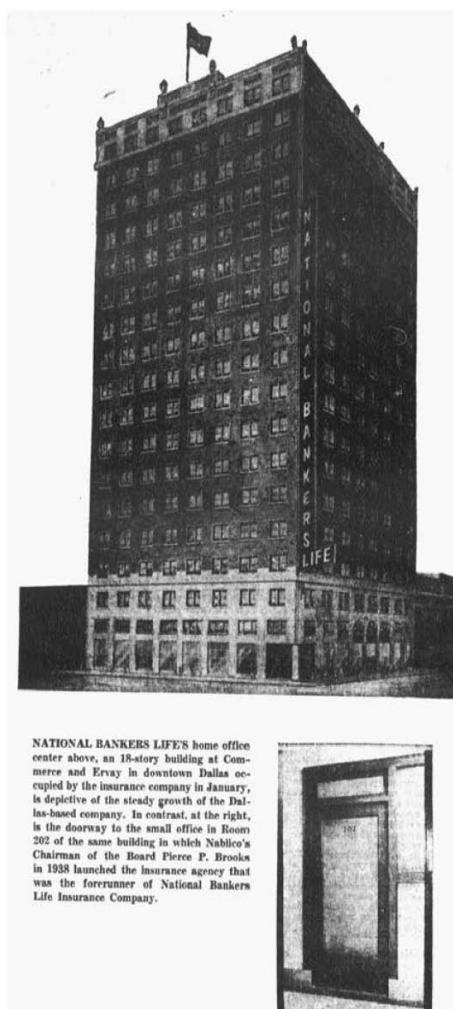


Figure 35. Photograph of the National Bankers Life Building from the 1957 newspaper article featuring Pierce Brooks' rise from humble entrepreneur to insurance magnate (*Dallas Morning News*, 28 July 1957:3).

*United Property Resources – Owner*

United Property Resources acquired the building at Commerce and Ervay, under the leadership of Harold Collum. Collum was a veteran Dallas realtor in commercial development, specializing in rehabilitating money-losing older buildings. United Property Resources used a unique marketing strategy for leasing the available space. The first tenant to lease a minimum of 20,000 square feet of space would have the building renamed in its behalf. The building was an attractive purchase due to the convenient location - offering quick and easy downtown access via the city's bus route. United Property Resources was able to make the building the most affordable when compared to other downtown Dallas lease spaces (*Dallas Morning News*, 28 January 1979:5N). Upon the purchase, United Property Resources had plans to completely renovate the building into "first-class space." Each floor was to be "gutted" and remodeled, including the penthouse space once used as an apartment by former owner T. K. Irwin (*Dallas Morning News*, 15 January 1980:24). The remodeling plans by United Property Resources were to be more extensive than just cosmetic. A new elevator system and an electronic security system were to be installed (*Dallas Morning News*, 31 January 1978:21). Harold Collum later turned his interest to the Asian markets. He founded Dallas-based Collum International, Inc. which focused on Hong Kong and other Southeast Asian countries ("Collum International, Inc.").

*NewcrestImage LLC – Owner*

NewcrestImage was formed in 1993 as a hotel-development, construction, and management firm in Irving, TX. It has received multiple awards for excellence in hospitality for projects across the state. NewcrestImage owns and operates more than a dozen hotels, with five properties currently under construction. The company just opened two hotels in Grapevine, and is converting a historic downtown New Orleans hotel into an urban-style AC Hotel for Marriott (Brown). NewcrestImage purchased the 1700 Commerce building in late 2014, with plans to renovate it into a hotel in 2015.

*Statement of Significance*

This building represents the move of the commercial high-rise district from west and central downtown eastward (*Dallas Morning News*, 25 January 1925:1) (Figure 8). As seen in the attached photos it was the easternmost high-rise commercial building when built and was primarily surrounded by one and two story commercial and residential structures. This building is representative of its era in architectural style and materials and remains mostly intact. It is listed as a contributing building to the Dallas Downtown National Register District. As is typical in the historic downtown district, the building has had some alterations to the façade, particularly new storefront windows. The original brick and limestone cladding and decorative elements remain intact and in good condition. The 1926 building sits at one of the most prominent intersections in downtown – across the street from Neiman Marcus' flagship store and down the street from the Main Street Garden. Its location lends itself to promoting more activity downtown, especially once it is converted to a hotel as was the original intention almost 100 years ago.

## 14. Bibliography

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- 1924 "Midwest Company Plans Three Apartment Houses." 13 July:1.
- 1924 "Irwin Says Election as Speaker is Assured." 5 August:11.
- 1924 "Architectural Club Elects Officers." 23 September: 4.
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- 1924 "Four New Downtown Hotels to Cost \$9,000,000 Provide 1,750 Rooms and Total 72 Stories." 23 November:1.
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## 15. Attachments

|                                                     |                                                      |
|-----------------------------------------------------|------------------------------------------------------|
| <i>District or Site Map</i>                         | <u>      </u> <i>Additional descriptive material</i> |
| <i>Site Plan</i>                                    | <u>      </u> <i>Footnotes</i>                       |
| <u>  X  </u> <i>Photos (historic &amp; current)</i> | <u>      </u> <i>Other:</i> _____                    |

## 16. Designation Criteria

### X   **History, heritage and culture:**

*Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.*

       **Historic event:** *Location of or association with the site of a significant historic event.*

       **Significant persons:** *Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.*

  X   **Architecture:** *Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.*

  X   **Architect or master builder:** *Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.*

  X   **Historic context:** *Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.*

       **Unique visual feature:** *Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.*

       **Archeological:** *Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.*

  X   **National and state recognition:** *Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.*

  X   **Historic education:** *Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.*

4-28-15

ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following property:

**[Property Description];**

by establishing Historic Overlay District No. 146 (Allen Building); providing procedures, regulations, and preservation criteria for structures and property in the 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 the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

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

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 146 [on the property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.] [on the following property (“the Property”):]

**[Property Description]**

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit *[A or B]*.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

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

SECTION 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.

Z134-348(MD)

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

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**EXHIBIT [A or B]  
PRESERVATION CRITERIA  
ALLEN BUILDING  
1700 COMMERCE STREET**

**1. GENERAL.**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
  - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
  - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1926 to 1953.

## **2. DEFINITIONS.**

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.
- 2.5 DISTRICT means Historic Overlay District No. 146, the Allen Building Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.7 MAIN BUILDING means the Allen Building, as shown on Exhibit B.
- 2.8 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.9 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

## **3. BUILDING SITE AND LANDSCAPING.**

- 3.1 The main building is protected.

- 3.2 New sidewalks and walkways must be constructed of brick, brush finish concrete, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.3 Entry canopies are allowed if compatible and must be freestanding or attached.
- 3.4 Outdoor lighting must be appropriate and enhance the structure.

#### **4. FACADES.**

- 4.1 Protected facades.
  - a. The facades shown on Exhibit B are protected.
  - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - c. Historic solid-to-void ratios of protected facades must be maintained.
  - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - e. Brick, cast stone, and terra cotta on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
  - f. Awnings are permitted on protected facades and must be compatible.
  - g. Reconstruction of awnings is allowed.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 4.3 Detailing must be restored wherever practical.
- 4.4 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.5 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
- 4.6 Aluminum siding, exterior insulation finish system (EIFS), and vinyl cladding are not permitted.

- 4.7 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
- 4.8 Exposing and restoring historic finish materials is recommended.
- 4.9 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

## **5. FENESTRATION AND OPENINGS.**

- 5.1 New street-level doors and windows must be compatible with historic doors and windows in materials, design, and detail, or must match the existing nonhistoric doors or windows. Historic storefronts may be restored if documentation is provided.
- 5.2 Wholesale replacement of windows and doors on floors two through 18 must express profile, muntin and mullion size, light configuration, and material to match the historic period. Replacement of individual windows may match existing nonhistoric windows.
- 5.3 Glass and glazing must match historic materials as much as practical. Insulated glazing may be added to existing units. Films and tinted or reflective glazings are not permitted on glass.
- 5.4 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled, the safety of life is threatened, or at retail storefronts to accommodate tenant needs.
- 5.5 Techniques to improve the energy efficiency of historic fenestration should follow the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

## **6. ROOFS.**

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: built-up and single-ply membrane.
- 6.3 Historic coping, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.

- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

## **7. EMBELLISHMENTS AND DETAILING.**

- 7.1 The following architectural elements are considered important features and are protected:
  1. Limestone base cladding on Floors 1 through 3.
  2. Decorative cornice at base of 4<sup>th</sup> Floor.
  3. Limestone cladding on Floor 18.
  4. Seven blue terra cotta insets with swag embellishments on north façade.
  5. Six blue terra cotta insets with swag embellishments on west facade.
  6. Three decorative cartouches on west facade.
  7. Arched door openings on west facade.
  8. Decorative balustrade on cornice.

## **8. NEW CONSTRUCTION AND ADDITIONS.**

- 8.1 Vertical additions to the roof are permitted. Vertical additions to the roof must be set back so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 8.2 Horizontal additions to the main building are permitted only in the areas shown on Exhibit B.
- 8.3 The color, details, form, materials, and general appearance of additions must be compatible with the existing historic structure.
- 8.4 Additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 8.5 The height of new additions must not exceed the height of the historic structure.
- 8.6 Aluminum siding, exterior insulation finish system (EIFS), and vinyl cladding are not permitted.
- 8.7 New additions must be designed so that connections between new additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between

new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

**9. SIGNS.**

- 9.1 Signs may be erected if appropriate.
- 9.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 9.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

**10. ENFORCEMENT.**

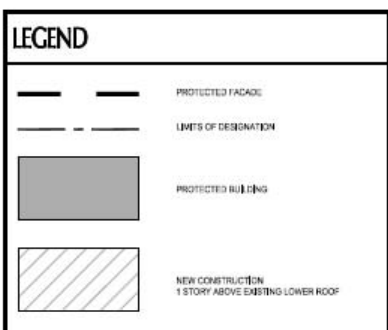
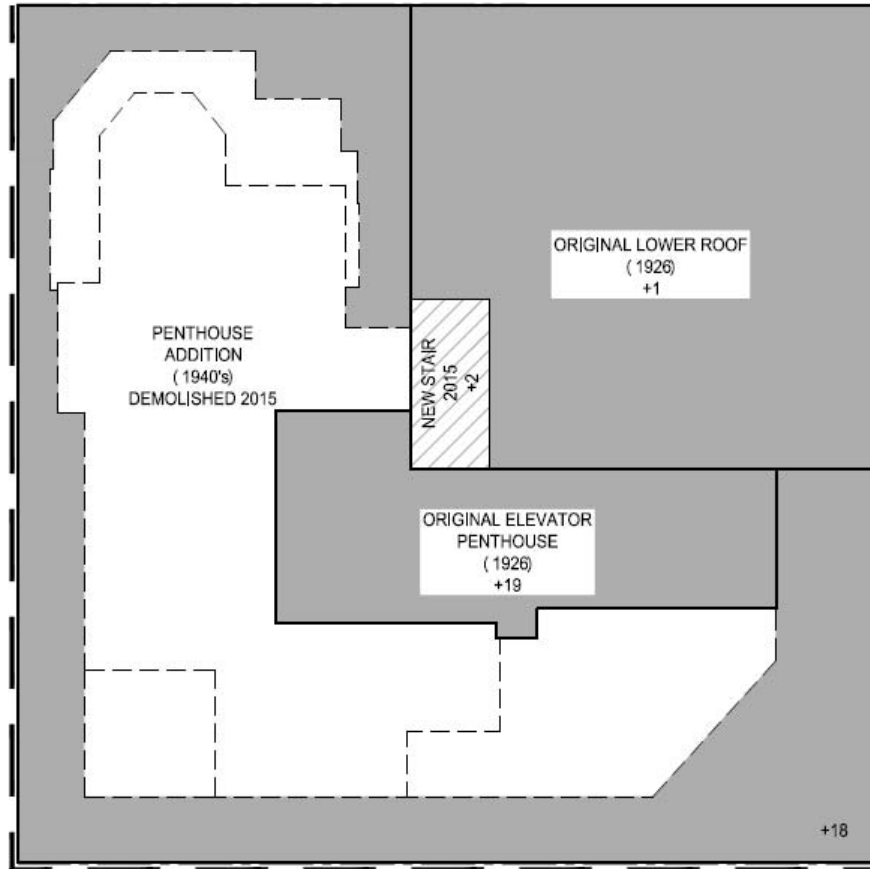
- 10.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 10.2 A person is criminally responsible for a violation of these preservation criteria if:
  - a. the person knowingly commits the violation or assists in the commission of the violation;
  - b. the person owns part or all of the property and knowingly allows the violation to exist;
  - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
  - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 10.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be

binding on future owners of the property. These restrictions are in addition to any fines imposed.

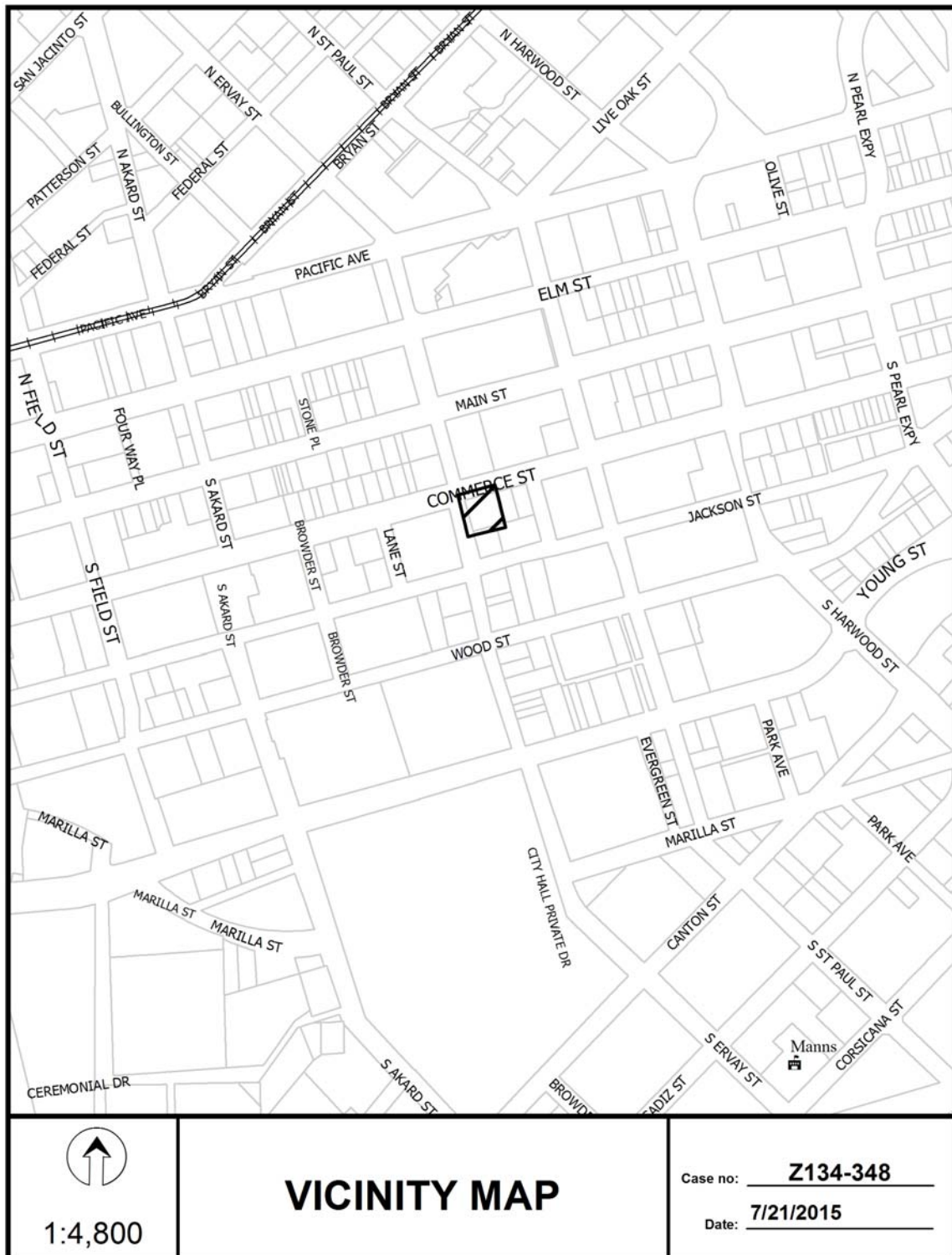
- 10.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

## EXHIBIT B

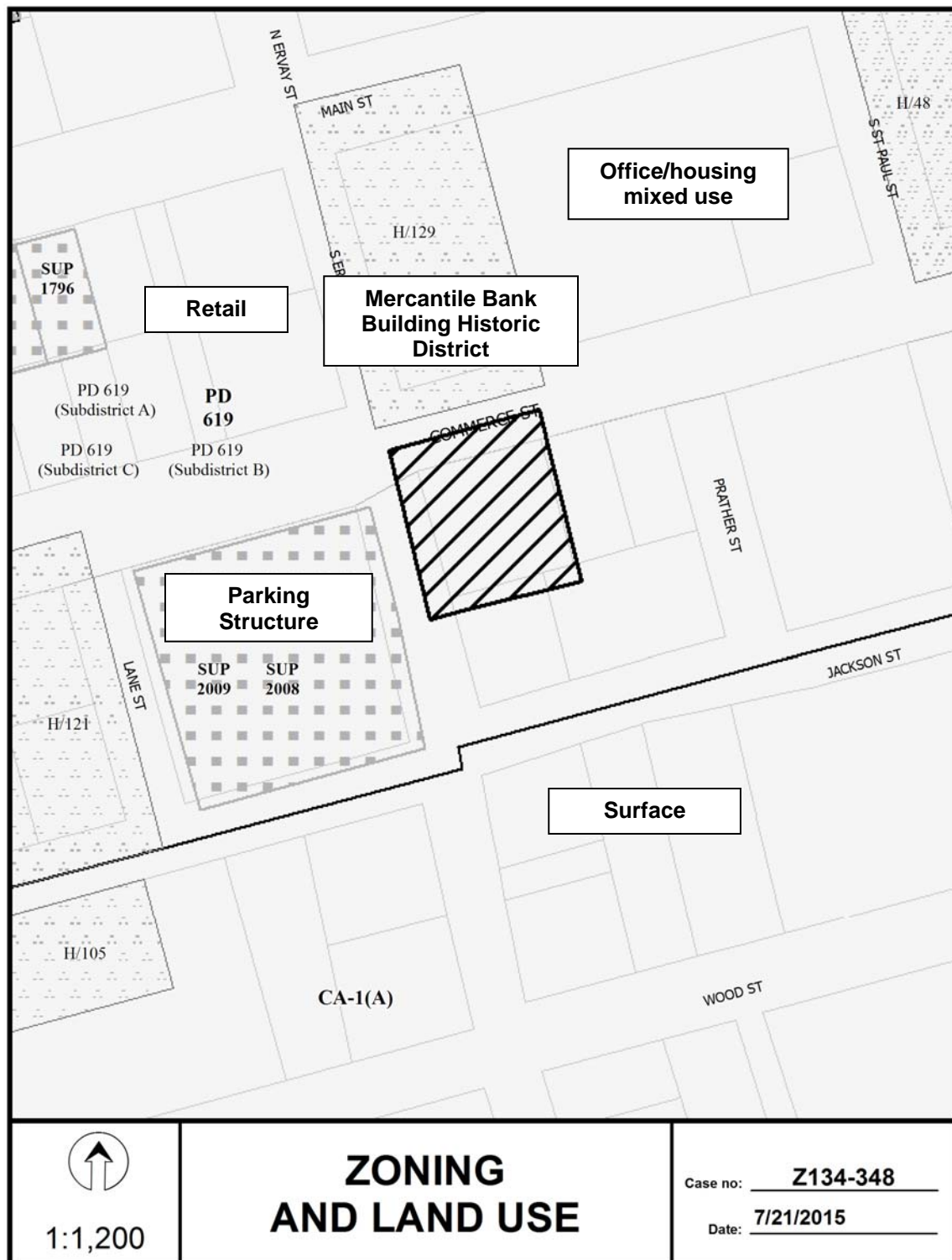
ALLEN BUILDING  
1700 COMMERCE STREET  
DALLAS, TX 75201



Z134-348(MD)











07/21/2015

***Notification List of Property Owners******Z134-348******18 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>         |
|-----------------------|-----------------------|-----------------------------|
| 1                     | 1712 COMMERCE ST      | MERCANTILE DEVELOPMENT      |
| 2                     | 208 ERVAY ST          | MERCANTILE DEVELOPMENT      |
| 3                     | 1700 COMMERCE ST      | 1700 COMMERCE STREET LP     |
| 4                     | 1603 COMMERCE ST      | NEIMAN MARCUS CO LESSEE     |
| 5                     | 1607 COMMERCE ST      | ROGERS WILLIAM S ETAL       |
| 6                     | 1609 COMMERCE ST      | NEIMAN MARCUS GROUP INC     |
| 7                     | 1600 COMMERCE ST      | DALPARK LAND LEASE LTD      |
| 8                     | 1610 JACKSON ST       | 1610 JACKSON LLC            |
| 9                     | 1808 MAIN ST          | FC MERC COMPLEX LP          |
| 10                    | 1712 COMMERCE ST      | MERCANTILE DEVELOPMENT      |
| 11                    | 1810 COMMERCE ST      | FC CONTINENTAL LANDLORD LLC |
| 12                    | 1708 JACKSON ST       | RADER PARKING SYSTEM LP     |
| 13                    | 302 ERVAY ST          | RADER PARKING SYSTEMS LP    |
| 14                    | 1603 COMMERCE ST      | NEIMAN MARCUS CO            |
| 15                    | 1622 MAIN ST          | NEIMAN MARCUS CO LESSEE     |
| 16                    | 1618 MAIN ST          | THE NEIMAN MARCUS GROUP INC |
| 17                    | 1800 MAIN ST          | FC MERC COMPLEX LP          |
| 18                    | 1810 JACKSON ST       | 1810 JACKSON GARAGE LLC     |