



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 3, 2014
AGENDA

BRIEFINGS:	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, Interim Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

DCA 134-001 - An application for amendments to the Conservation District regulations in Chapter 51A of the Dallas Development Code.

Diana Lowrance, Senior Planner, Sustainable Development and Construction Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S134-097**
(CC District 6)

An application to replat a 0.9662-acre from a tract of land containing all of Lot 1 and Lot 2 in City Block A/6472 into one lot on property located at Freewood Drive and Shady Trail, southwest corner.

Applicant/Owner: JDDT Properties, LLC

Surveyor: Texas Heritage

Application Filed: March 5, 2014

Zoning: IR

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

- (2) **S134-099**
(CC District 14)
- An application to replat a 0.3673-acre tract of land containing all of Lot 17 and Lot 18 in City Block F/1569 into 8 shared access area development lots ranging in size from 1,600 square feet to 2,607 square feet on property located on Gilbert Avenue, west of Throckmorton Street.
- Applicant/Owner: Centre Living Homes, LLC
Surveyor: Dowdy, Anderson & Associates
Application Filed: March 5, 2013
Zoning: PD 193, (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-100**
(CC District 8)
- An application to replat a 10.1817-acre tract of land containing all of Lot 5 in City Block A/7558 into one 3.330-acre lot and one 6.8517-acre lot on property located at the southeast corner of Lyndon B. Johnson Freeway / Interstate Highway No. 20 and Penn Farm Road.
- Applicant/Owner: Red Dragon Properties I, LTD.
Surveyor: JDJR Engineers & Consultants, Inc.
Application Filed: March 8, 2013
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-104**
(CC District 8)
- An application to create 13 lots ranging in sizes from 6,951 square feet to 6,958 square feet from a 2.108-acre tract of land in City block 5833 on property located on Stag Road at Haas Drive, northeast corner.
- Applicant/Owner: New Birth Worship Center
Surveyor: MC Surveying, Inc.
Application Filed: March 6, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S134-105**
(CC District 2)
- An application to replat a 27.574-acre tract of land containing Lot 1B in City Block 10A/2656, Lots 12 and 13 in City Block B/2208, remainder of Lot 1 and all of Lots 2 through 12 in City Block D/2659 and abandonment of Hobbs Avenue into one lot on property located on the northwest corner of S. Haskell Avenue and Dolphin Road.
- Applicant/Owner: Southern Foods Group, LP
Surveyor: Bury-DFW, Inc.
Application Filed: March 6, 2014
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S134-106**
(CC District 6)
- An application to create a 0.921-acre lot in City Block 7894 on property located on Market Center Boulevard west of Turtle Creek.
Applicant/Owner: Market Center Boulevard, LLC
Surveyor: Votex Surveying Company
Application Filed: March 7, 2014
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S134-101**
(CC District 7)
- An application to replat a 5.088-acre tract of land containing part of Lots 11 and 12 and all of Lots 13 and 14 in City Block A/4475, Part of Lots 1 through 10 , 16 and 17 , all of Lots 18 through 26 in City Block B/4476, all of Lots 1 through 4, part of Lots 5 through 7 in City Block D/4478 and all of the abandoned portion of Montie Street, all of the abandoned portion of Imperial Street, Part of abandoned 15 feet of the alley across City Block A/4475 and all of abandoned 15 foot alley across from City Blocks B/4476 & D/4478 into one lot on property located the northwest corner of Scyene Road and Hatcher Street.
Applicant/Owner: Andrea Hills, Frazier Revitalization, Inc. /Frazier HS LP/True Lee Baptist Church and True Lee Missionary Baptist Church
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 5, 2013
Zoning: PD 849
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S134-107**
(CC District 13)
- An application to replat a 2.237-acre tract of land containing all of Lots 14 and 15 in City Block G/5518 into 1 lot on property located at Royal Lane and Inwood Road, southwest corner.
Applicant/Owner: Merhdad Moeyadi/Crescent Estate Custom Homes, LP.
Surveyor: Gonzalez & Schneeberg Engineers
Application Filed: March 6, 2014
Zoning: R-1ac (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (9) **S134-102**
(CC District 1)
- An application to replat a 2.445-acre tract of land containing all of Lot 1 and part of lot 2 in City Block A/5127 into a 31 lot Shared Access Development with two common areas and to remove the 25 foot building line along the west line of Mary Cliff Road and the 25 foot platted building line along the south line of Stevens Forest Drive on property located at the southwest corner of Stevens Forest Drive and Mary Cliff Road.
Applicant/Owner: WPC Acquisitions, Inc./ECI Operating Company, LLC
Surveyor: Miller Surveying, Inc.
Application Filed: March 5, 2014
Zoning: PD 796
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S134-103**
(CC District 1)
- An application to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 Shared Access Development with 3 common areas and to remove the 25 foot building line along Steven Forest Drive on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road.
Applicant/Owner: WPC Acquisitions, Inc./ECI Operating Company, LLC
Surveyor: Miller Surveying, Inc.
Application Filed: March 5, 2014
Zoning: PD 796)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S134-108**
(CC District 2)
- An application to replat a 2.1591-acre tract of land containing all of Lots 1 through 24 in City Block 8/2469 into 1 lot; also replat a 2.1130-acre tract of land containing all of Lots 1 through 12, 15 through 24, 13A and 14A in City Block 9/2470 into 1 lot and remove the 25 foot platted building line along the northwest line of Wheeler Street on property located on Bowser Street between Cedar Plaza and Wheeler Street.
Applicant/Owner: Lennar Multifamily Communities LLC/Cityville Oak Park Limited Partnership
Surveyor: Survey Consultants, Inc.
Application Filed: March 6, 2014
Zoning: PD 193, PDS 67 Tr. D, E
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M134-015

Richard Brown
(CC District 2)

An application for a minor amendment to the development plan and landscape plan for a public school on property zoned Planned Development Subdistrict No. 28 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Lucas Drive, southwest of Afton Street.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

M134-021

Richard Brown
(CC District 8)

An application for a minor amendment to the site plan for Specific Use Permit No. 1382 for a Processing use on property within Planned Development District No. 540, on the south line of River Oaks Road, east of South Central Expressway.

Staff Recommendation: **Approval**

Applicant: Hope Agri Products, Inc.

Representative: Michael R. Coker

D134-009

Olga Torres Holyoak
(CC District 1)

An application for a development plan for Planned Development District No. 796, on the southwest corner of Stevens Forest Drive and Mary Cliff Road.

Staff Recommendation: **Approval**

Applicant: WPC Acquisitions, Inc.

Representative: Bryan Klein, ION Design

Certificates of Appropriateness for Signs:

1402101079

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness submitted by David Tobias of Suntec Signs, Inc. for a 190 sq. ft. attached premise sign, on the west elevation at 3131 McKinney Avenue.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval** of a 190-square foot upper level attached premise sign mounted with stainless steel hardware.

Zoning Cases – Consent:

1. **Z134-141(MW)**
Megan Wimer
(CC District 5)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS Commercial Service District with a D Liquor Control Overlay on the south side of Bruton Road, east of Jim Miller Road.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Adnan Karim
Representative: Parvez Malik, Business Zoom

2. **Z134-142(MW)**
Megan Wimer
(CC District 14)

An application for the termination of Specific Use Permit No. 351 on property zoned an MF-2(A) Multifamily District and a D(A) Duplex District and the rezoning of the D(A) Duplex District to an MF-2(A) Multifamily District on the southeast corner of Abrams Road and Reiger Avenue.
Staff Recommendation: **Approval** of the termination of Specific Use Permit No. 351 and **approval** of an MF-2(A) Multifamily District.
Applicant: Juliette Fowler Properties, Inc.
Representative: Devin King, Kimley-Horn and Associates

Zoning Cases – Under Advisement:

3. **Z123-267(CG)**
Carrie Gordon
(CC District 2, 7 & 14)

A City Council authorized hearing to determine proper zoning with consideration given to amending certain use regulations and development standards on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.
Staff Recommendation: **Approval** of staff recommended conditions.
U/A From: March 6, 2014

4. **Z123-365(MW)**
Megan Wimer
(CC District 2)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Alliance Residential Company, LLC
Representative: Robert Baldwin
U/A From: March 20, 2014
5. **Z134-130(RB)**
Richard Brown
(CC District 11)
- An application for an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses on property on the northeast corner of Verde Valley Lane and the Dallas North Tollway.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's revised conditions.
Applicant: Sabino/Renaissance Parc, LP
Representative: Jonathan Wood
U/A From: March 20, 2014
6. **Z134-122(LHS)**
L. Holmes Stringfellow
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District located south of the terminus of South Northlake Road, south of Belt Line Road.
Staff Recommendation: **Approval**
Applicant: CW Shoreline Land, Ltd.
Representative: Luillo Pena, Billingsley Co.
U/A From: March 20, 2014

Zoning Cases – Individual:

7. **Z134-163(LHS)**
L. Holmes Stringfellow
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, south of East Belt Line Road and west of South Northlake Road.
Staff Recommendation: **Hold under advisement until April 17, 2014**
Applicant: CW Shoreline, Ltd.
Representative: Luillo Pena, Billingsley Co.
8. **Z123-355(WE)**
Warren Ellis
(CC District 7)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Lewiston Avenue.
Staff Recommendation: **Denial**
Applicant: Mehdi & Shurat Enterprise, Inc.
Representative: Hisham Awadelkariem

9. **Z134-123(WE)**
Warren Ellis
(CC District 7)
- An application for a Planned Development District for CS Commercial Service District uses on property zoned a CC Community Commercial Subdistrict, Tract 10 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the south corner of Robert B. Cullum Boulevard and Borich Street.
Staff Recommendation: **Denial**
Applicant: ACT Services
Representative: Robert Reeves
10. **Z134-158(MW)**
Megan Wimer
(CC District 6)
- An application for a Specific Use Permit for a motor vehicle fueling station on property zoned Subdistrict 1 in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District on the east corner of Oak Lawn Avenue and Market Center Boulevard.
Staff Recommendation: **Denial**
Applicant: Vertical Construction Management, LLC
Representative: Audra Buckley, Permitted Development

Special Provision Sign District Amendment:

- SPSD134-002(CG)**
Carrie Gordon
(CC District 14)
- An application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code, in an area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street
Staff Recommendation: **Approval** to increase the effective area from 20 to 30 square feet and **denial** to amend tenant and building identification signage.
ADSAC Recommendation: **Denial** to increase detached premise sign effective area from 20 to 30 square feet and to amend tenant and building identification signage.
Applicant: Hall Arts Center Office, LLC
Representative: Robert Miklos (Milby, PLLC)

Other Matters

Minutes: March 20, 2014

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 3, 2014

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, April 3, 2014, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 078-016** – A bus tour in conjunction with the consideration of amending the Dallas Development Code to amend regulations pertaining to outside storage and screening requirements.

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, April 3, 2014****FILE NUMBER:** S134-097**Subdivision Coordinator:** La Shawn Green**LOCATION:** Freewood Drive and Shady Trail, southwest corner.**DATE FILED:** March 5, 2014**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.9662 Acres **MAPSCO:** 23S**APPLICANT/OWNER:** JDDT Properties, LLC

REQUEST: : An application to replat a 0.9662-acre from a tract of land containing all of Lot 1 and Lot 2 in City Block A/6472 into one lot on property located at Freewood Drive and Shady Trail, southwest corner.

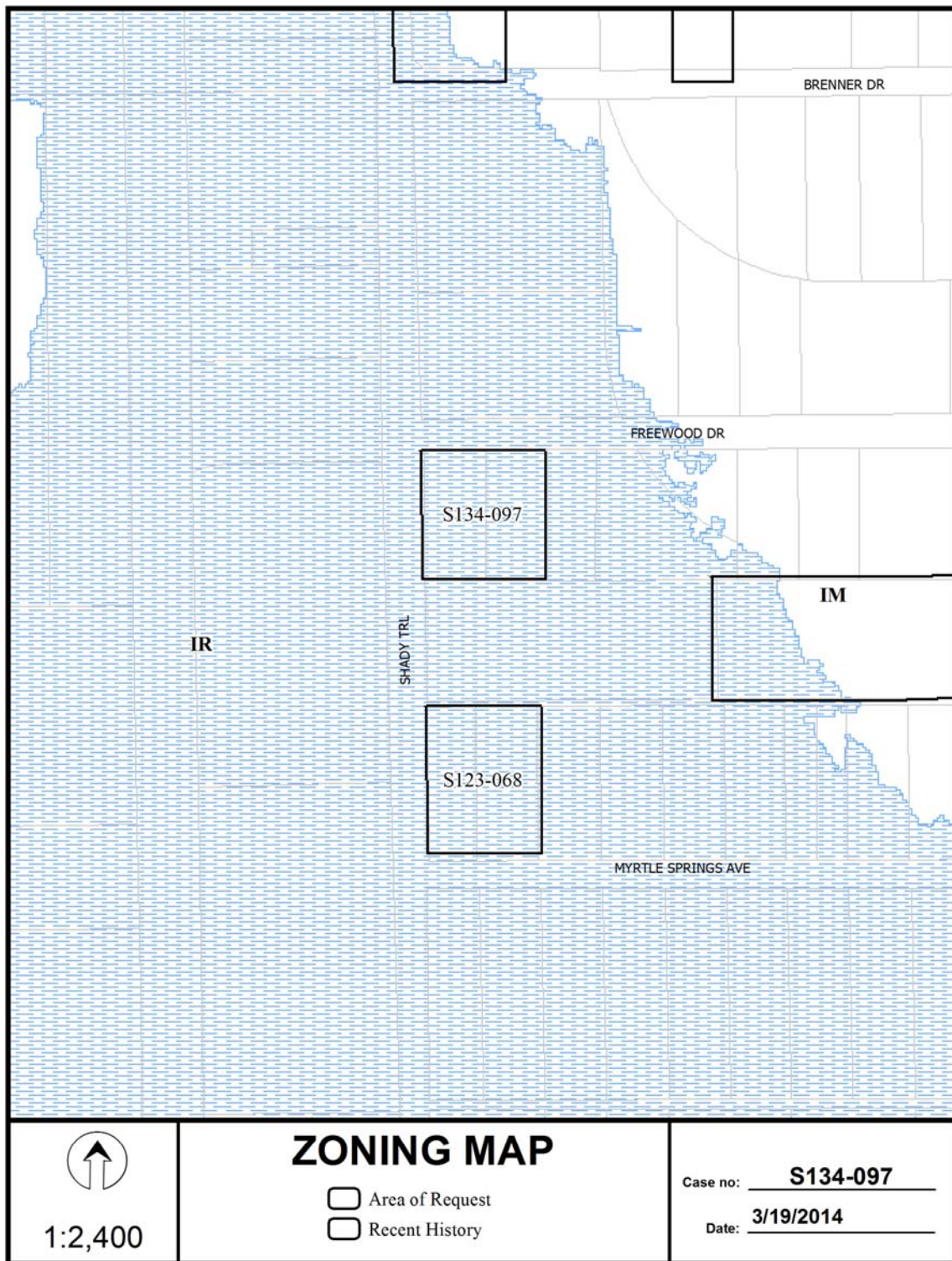
SUBDIVISION HISTORY:

1. S123-068 was an application south of the present request to replat a 1.031 acre tract of land containing all of Lots 43 and 44 in City Block 6475 into one lot on property located on Myrtle Springs Avenue at Shady Trail, northeast corner. The request was approved on February 21, 2013 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of IR zoning district; 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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.

8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate 28 feet of right- of- way from the established center line of Freewood Drive.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations with service sizes.
22. On the final plat identify the property as Lot 1A in City Block A/6472.





CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-099**Subdivision Coordinator:** La Shawn Green**LOCATION:** Gilbert Avenue, west of Throckmorton Street.**DATE FILED:** March 5, 2014**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.3673-acre **MAPSCO:** 35T**APPLICANT/OWNER:** Centre Living Homes, LLC

REQUEST An application to replat a 0.3673-acre tract of land containing all of Lot 17 and Lot 18 in City Block F/1569 into 8 shared access area development lots ranging in size from 1,600 square feet to 2,607 square feet on property located on Gilbert Avenue, west of Throckmorton Street.

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

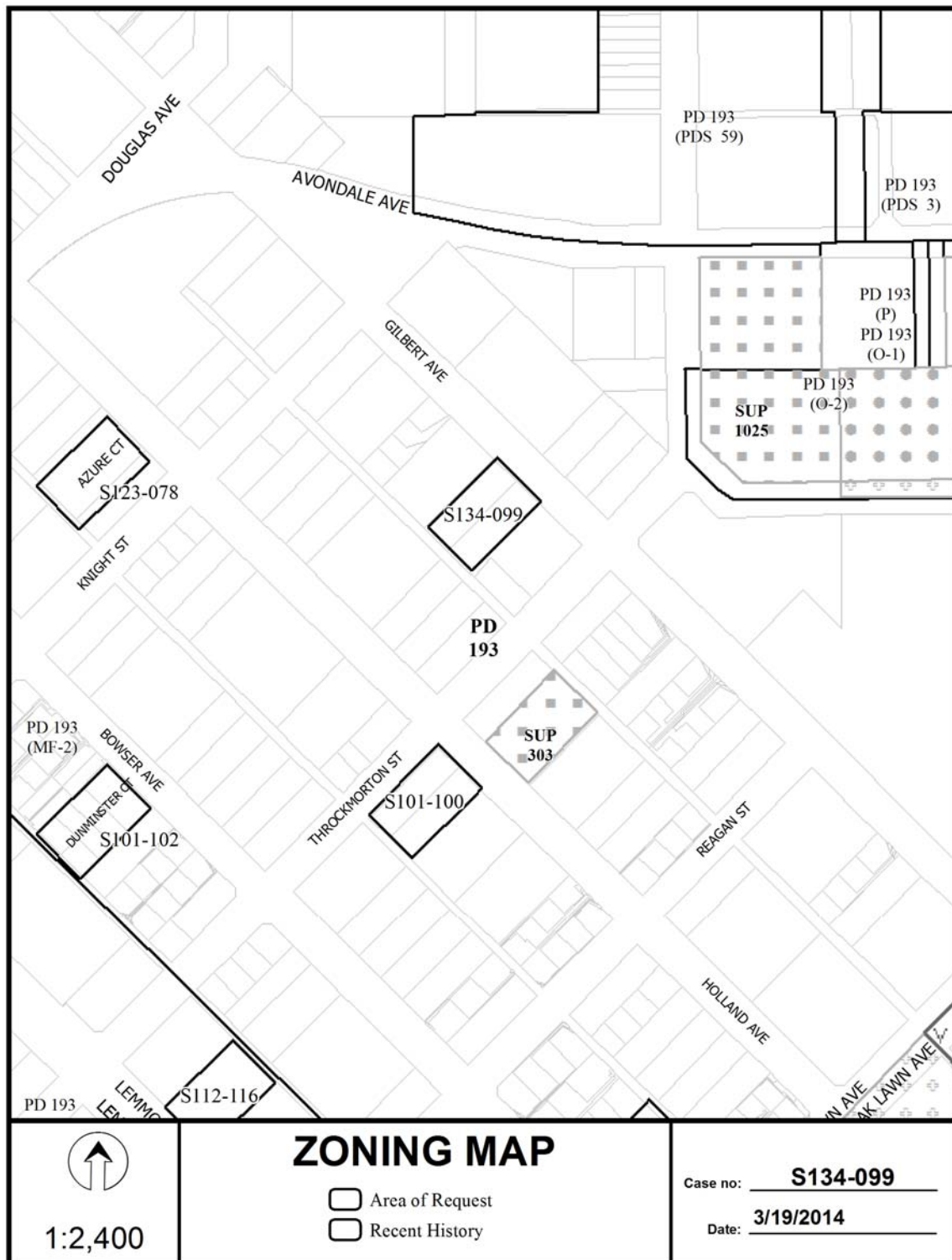
STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-2) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

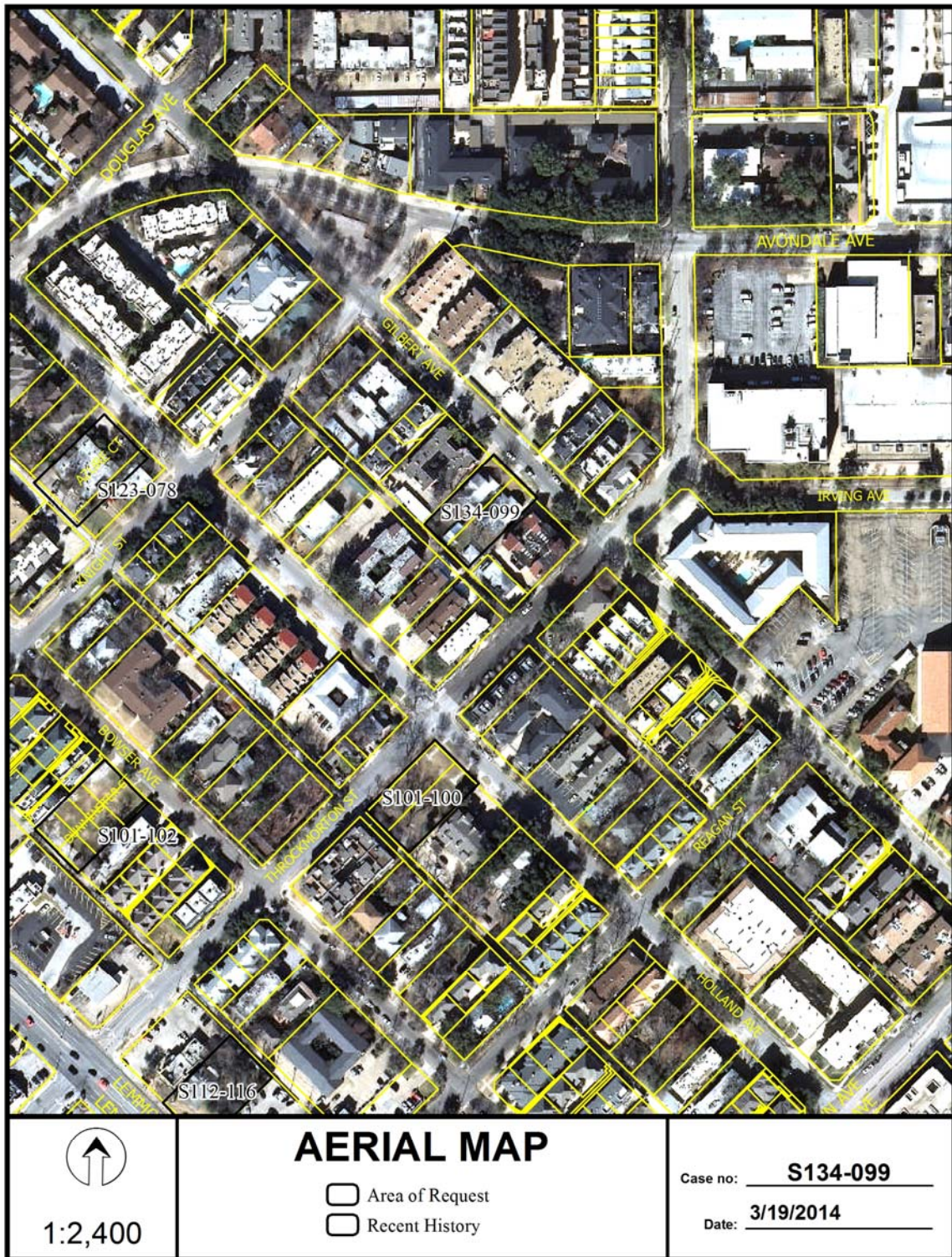
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."

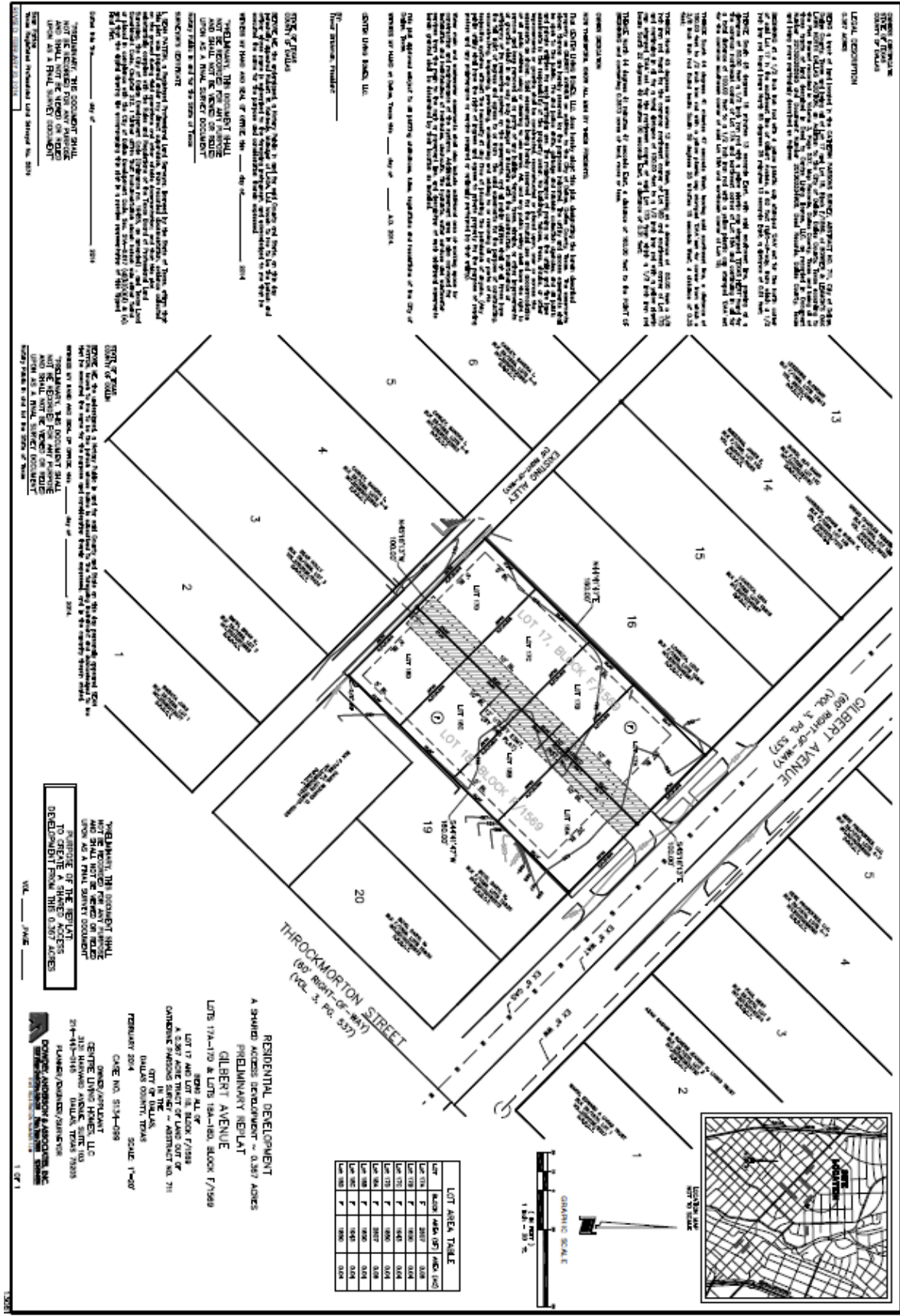
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat I 8.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. 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.
17. On the final plat two control monuments must be shown.
18. On the final plat choose a different addition name.
19. On the final plat show the distance/width of right-of-way for Gilbert Avenue at a minimum of 2 locations.
20. The shared access area must front a minimum width of 20 feet on Gilbert Avenue.
21. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
22. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
23. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
24. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
25. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission

Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.

26. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
27. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
28. Include the words "Shared Access Development" in the title block of the final plat.
29. Add a note to the final plat stating "This development is restricted to single family dwellings only."
30. The final plat shall limit the number of lots to a maximum of 8 single family lots.
31. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
32. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
33. If a guard house is provided, it must be at least 30 feet from the shared access entry point.
34. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
35. On the final plat provide a city of dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
36. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations.
37. Water/wastewater main extension is required by Private Development Contract.
38. Dallas Water Utilities standards for Shared Access Development must be followed for all Water/Wastewater construction.
39. On the final plat identify the property as Lots 17A through 17D, 18A through 18D in City Block F/1569.







CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-100**Subdivision Coordinator:** La Shawn Green**LOCATION:** Southeast corner of Lyndon B. Johnson Freeway / Interstate Highway No. 20 and Penn Farm Road.**DATE FILED:** March 5, 2014**ZONING:** RR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.1817-acre **MAPSCO:** 35W**APPLICANT/OWNER:** Red Dragon Properties I. LTD.

REQUEST: An application to replat a 10.1817-acre tract of land containing all of Lot 5 in City Block A/7558 into one 3.330-acre lot and one 6.8517-acre lot on property located at the southeast corner of Lyndon B. Johnson Freeway / Interstate Highway No. 20 and Penn Farm Road.

SUBDIVISION HISTORY:

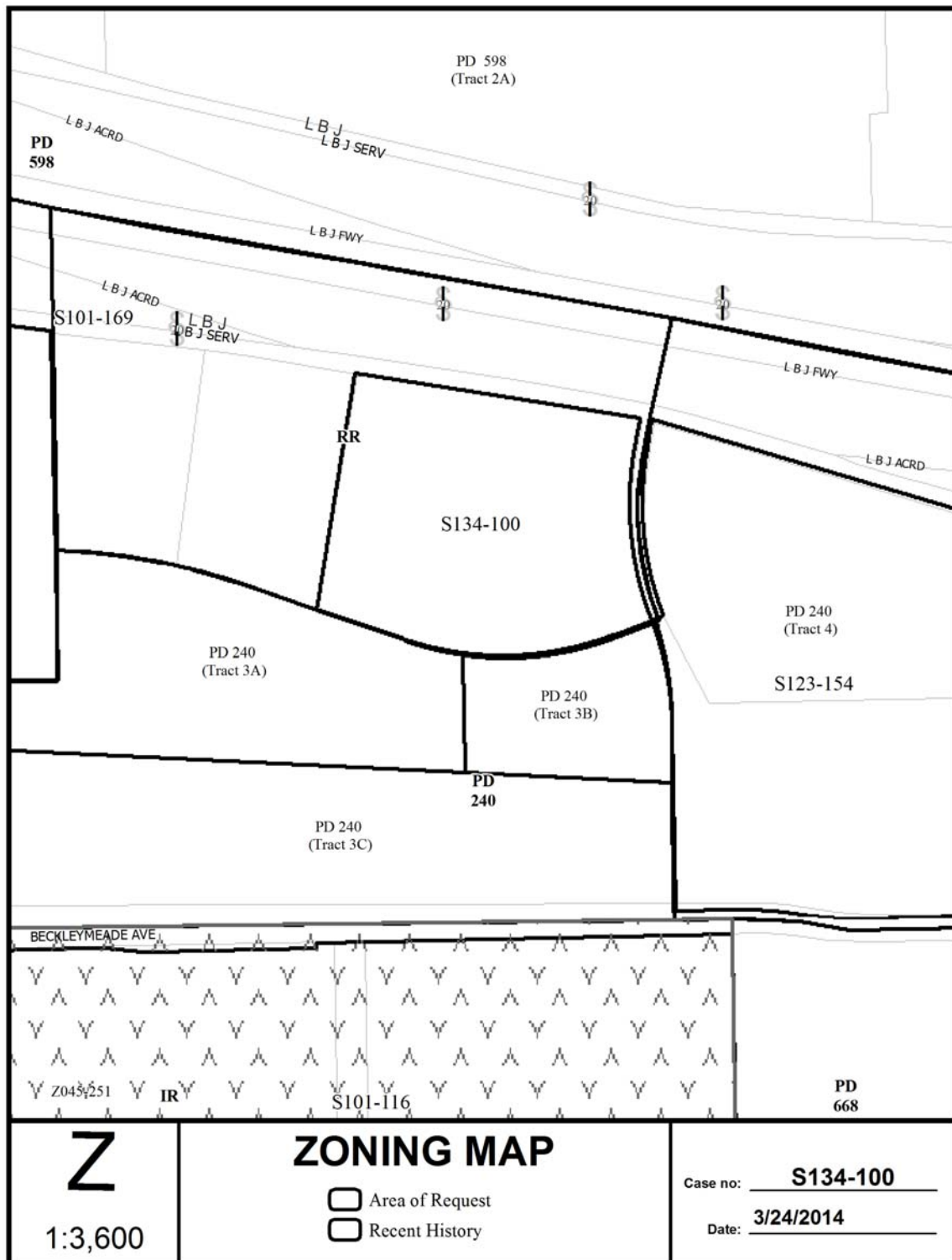
1. S123-154 was an application east of the present request to create one lot from a 46.425 acre tract of land in City Blocks 7558, 7619, and 7620 on property located on Beckleymeade Avenue, west of Polk Street. The request was approved on June 6, 2013 and has not been recorded.
2. S101-169 was an application west of the present request to replat a 19.733 acre tract of land containing all of Lots 1 and 2 in City Block A/7558 into one 1.632 acre lot and one 18.101 acre lot on property located on the southeast corner of Hampton Road and Lyndon B. Johnson Freeway/Interstate Highway 20. The request was approved on October 6, 2011 and was recorded on August 8, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of RR zoning district; 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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.

6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 2.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate 28 feet of right-of-way from the centerline of Penn Farm Road.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Penn Farm Road and Lyndon B. Johnson Freeway / Interstate Highway No. 20.
15. On the final plat add a note stating: "Any new access or modification of driveway along Lyndon B. Johnson Freeway / Interstate Highway No. 20 requires TXDOT approval".
16. On the final plat show how all adjoining right-of-way was created
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. 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.
19. On the final plat show the distance/width of right-of-way for Penn Farm Road at a minimum of 2 locations.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations with service sizes.

21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat change 'Interstate Highway No. 20" to "Lyndon B. Johnson Freeway (Interstate Highway No. 20)".
23. On the final plat identify the property as Lots 5A and 5B in City Block A/7558.





CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-104**Subdivision Coordinator:** La Shawn Green**LOCATION:** Stag Road at Haas Drive, northeast corner.**DATE FILED:** March 6, 2014**ZONING:** MF-2 (A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 2.108-acre**MAPSCO:** 66F**APPLICANT/OWNER:** New Birth Worship Center

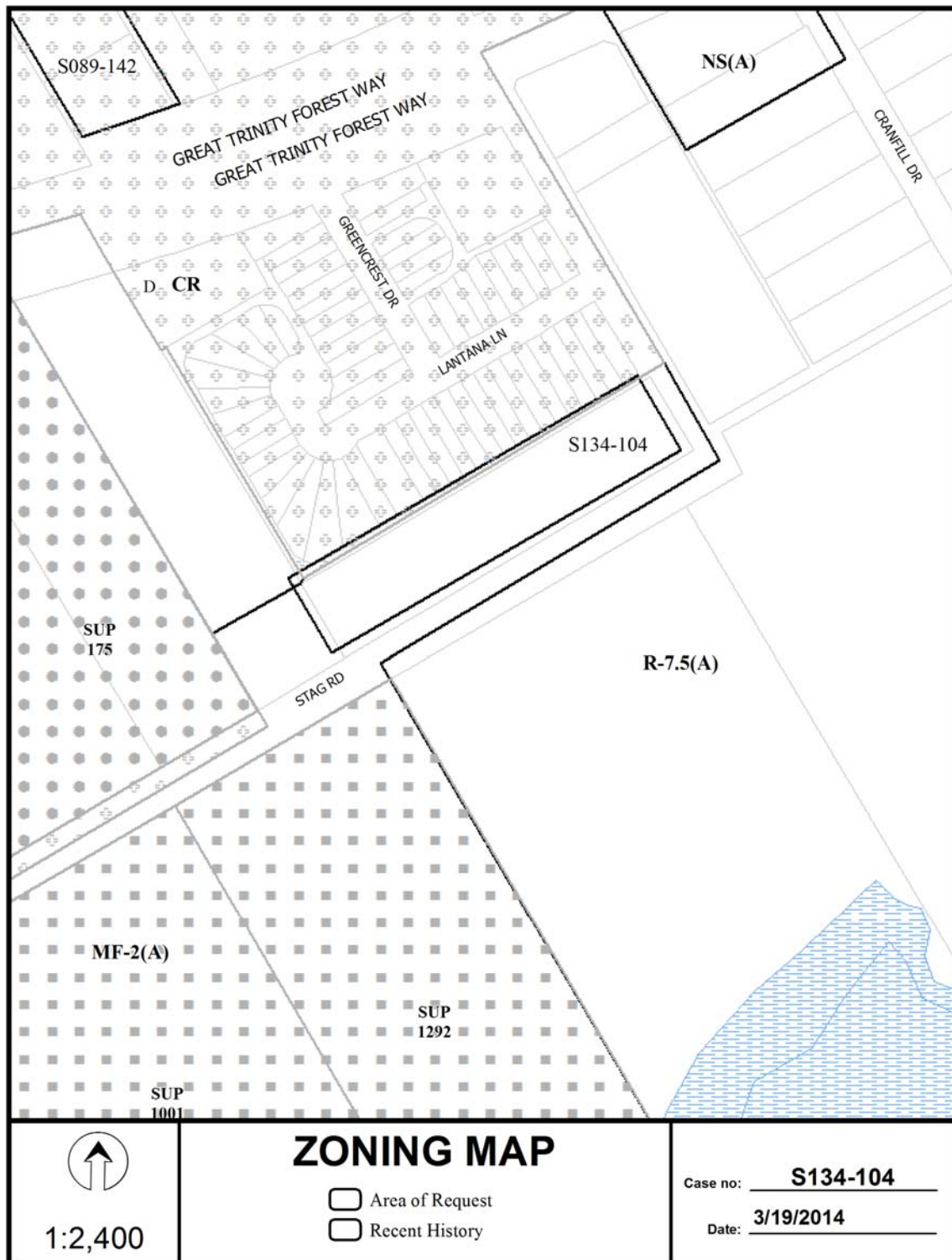
REQUEST: An application to create 13 lots ranging in sizes from 6,951 square feet to 6,958 square feet from a 2.108-acre tract of land in City block 5833 on property located on Stag Road at Haas Drive, northeast corner.

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

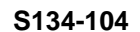
STAFF RECOMMENDATION: The request complies with the requirements of MF-2 (A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 13.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate 40 feet of right-of-way from the established centerline of Haas Drive.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Haas Drive and Stag Road.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Haas Drive and alley.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat extend boundary to include street easement along Stag Road.
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.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat change the font type so the "G" on Stag Road is legible.
21. On the final plat identify the property as Lot 1 through 13 in City Block E/5833.







CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-105**Subdivision Coordinator:** La Shawn Green**LOCATION:** S. Haskell Avenue and Dolphin Road, northwest corner.**DATE FILED:** March 6, 2014**ZONING:** CS, IM**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 27.574-acres **MAPSCO:** 47J**APPLICANT/OWNER:** Southern Foods Group, L.P.

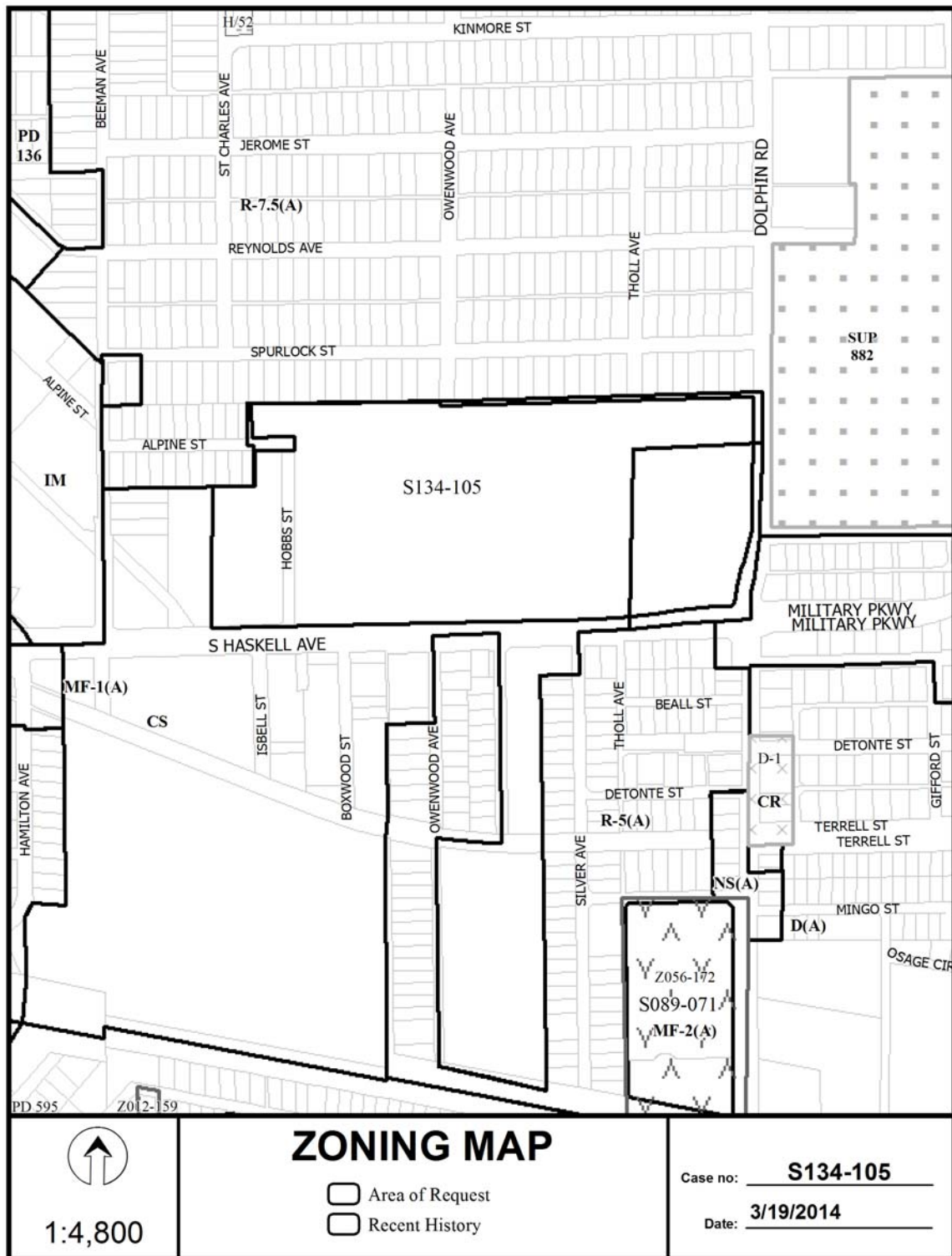
REQUEST: An application to replat a 27.574-acre tract of land containing Lot 1B in City Block 10A/2656, Lots 12 and 13 in City Block B/2208, remainder of Lot 1 and all of Lots 2 through 12 in City Block D/2659 and abandonment of Hobbs Avenue into one lot on property located at S. Haskell Avenue and Dolphin Road, northwest corner.

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

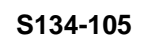
STAFF RECOMMENDATION: The request complies with the requirements of the CS and the IM zoning districts; therefore, staff recommends approval subject to compliance with the following conditions:

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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."

9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate and construct a 50 foot radius turn around at the terminus of Alpine Road.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat choose a different addition name.
17. On the final plat include street easements within the boundary.
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.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat change Silvers Avenue to Silver Avenue.
21. On the final plat note the street, right-of-way dedication and alley abandonments as follows: "Abandonment authorized by Ordinance No. _____ recorded as Instrument No. _____ and quitclaim deed recorded as Instrument No. _____", indicate street width of Abandonment area with arrows. Real Estate release required prior to submittal of the final plat for the Chairman's signature.
22. On the final plat maintain the required 90 feet right-of-way for S. Haskell Avenue.
23. On the final plat maintain the required 60 feet of right-of-way for Dolphin Road.
24. Prior to construction or rerouting of any of the several gas lines on site, contact Atmos Energy for cost estimates.
25. On the final plat identify the property as Lot 1C in City Block 10A/2656.







CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-106**Subdivision Coordinator:** La Shawn Green**LOCATION:** Market Center Boulevard west of Turtle Creek.**DATE FILED:** March 7, 2014**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.921-acre**MAPSCO:** 44H**APPLICANT/OWNER:** Market Center Boulevard, LLC

REQUEST: An application to create a 0.921-acre lot in City Block 7894 on property located on Market Center Boulevard west of Turtle Creek.

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

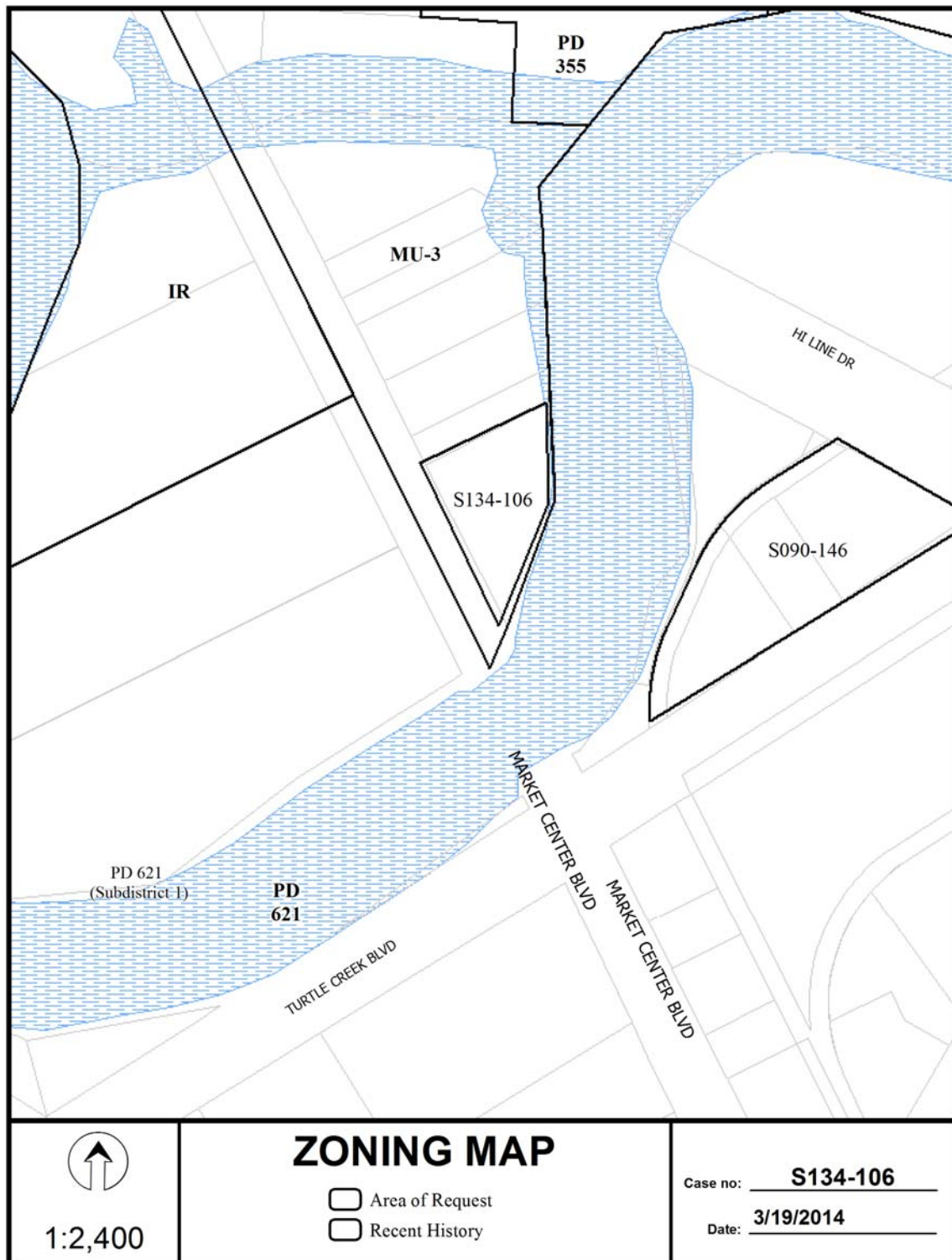
STAFF RECOMMENDATION: The request complies with the requirements of MU-3 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."
9. 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.

10. The maximum number of lots permitted by this plat is 1.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. Location is in the Hampton Oak Lawn Sump (WSE 403.7). All construction for any proposed development must be above the 403.7 foot elevation. For the areas where the existing elevation is below 403.7 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat two control monuments must be shown.
17. 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.
18. Water/wastewater main extension is required by Private Development Contract.

20. On the final plat identify the property as Lot 1 in City Block A/7894.



LANDSCAPE EXISTENCE

1. Show the location of the proposed project on the site plan, including the location of the proposed project, the location of the existing project, and the location of the proposed project.

2. Show the location of the proposed project on the site plan, including the location of the proposed project, the location of the existing project, and the location of the proposed project.

3. Show the location of the proposed project on the site plan, including the location of the proposed project, the location of the existing project, and the location of the proposed project.

GENERAL NOTES

1. The site plan is a preliminary plan and is not to be used for construction purposes.

2. The site plan is a preliminary plan and is not to be used for construction purposes.

3. The site plan is a preliminary plan and is not to be used for construction purposes.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signed: _____

Notary Public, State of Texas

LEGEND

1. Proposed project location

2. Existing project location

3. Surrounding area

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

Signed: _____

Notary Public, State of Texas

CITY PLAN COMMISSION**THURSDAY, April 3, 2014****FILE NUMBER:** S134-101**Subdivision Coordinator:** La Shawn Green**LOCATION:** Scyene Road and Hatcher Street, northwest corner**DATE FILED:** March 6, 2014**ZONING:** PD 849**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 5.088-acres **MAPSCO:** 47S**APPLICANT/OWNER:** Andrea Hills, Frazier Revitalization, Inc. /Frazier HS LP/True Lee Baptist Church and True Lee Missionary Baptist Church

REQUEST: An application to replat a 5.088-acre tract of land containing part of Lots 11 and 12 and all of Lots 13 and 14 in City Block A/4475, Part of Lots 1 through 10 , 16 and 17 , all of Lots 18 through 26 in City Block B/4476, all of Lots 1 through 4, part of Lots 5 through 7 in City Block D/4478 and all of the abandoned portion of Montie Street, all of the abandoned portion of Imperial Street, Part of abandoned 15 feet of the alley across City Block A/4475 and all of abandoned 15 foot alley across from City Blocks B/4476 & D/4478 into one lot on property located the northwest corner of Scyene Road and Hatcher Street.

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

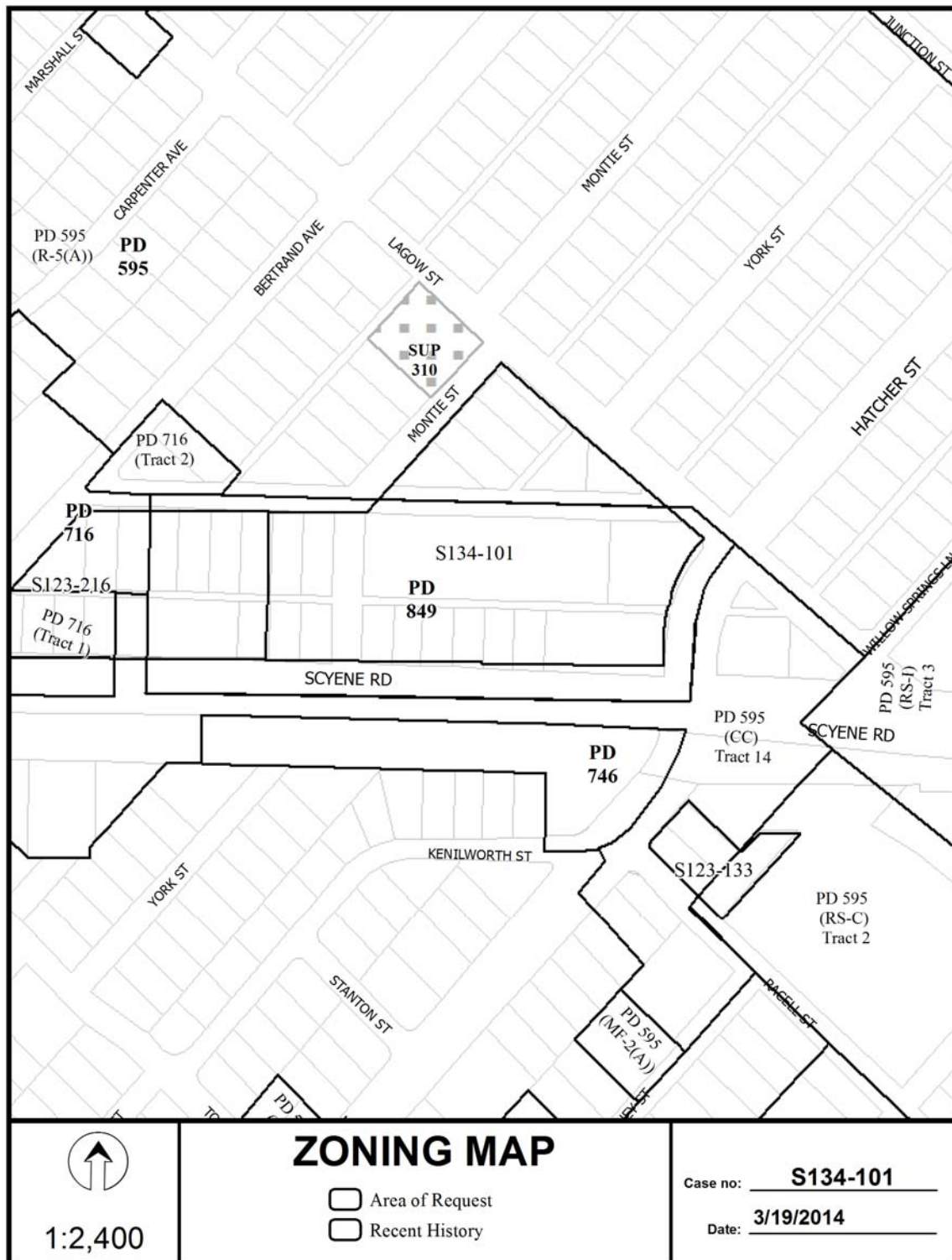
STAFF RECOMMENDATION: The request complies with the requirements of the PD 849 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

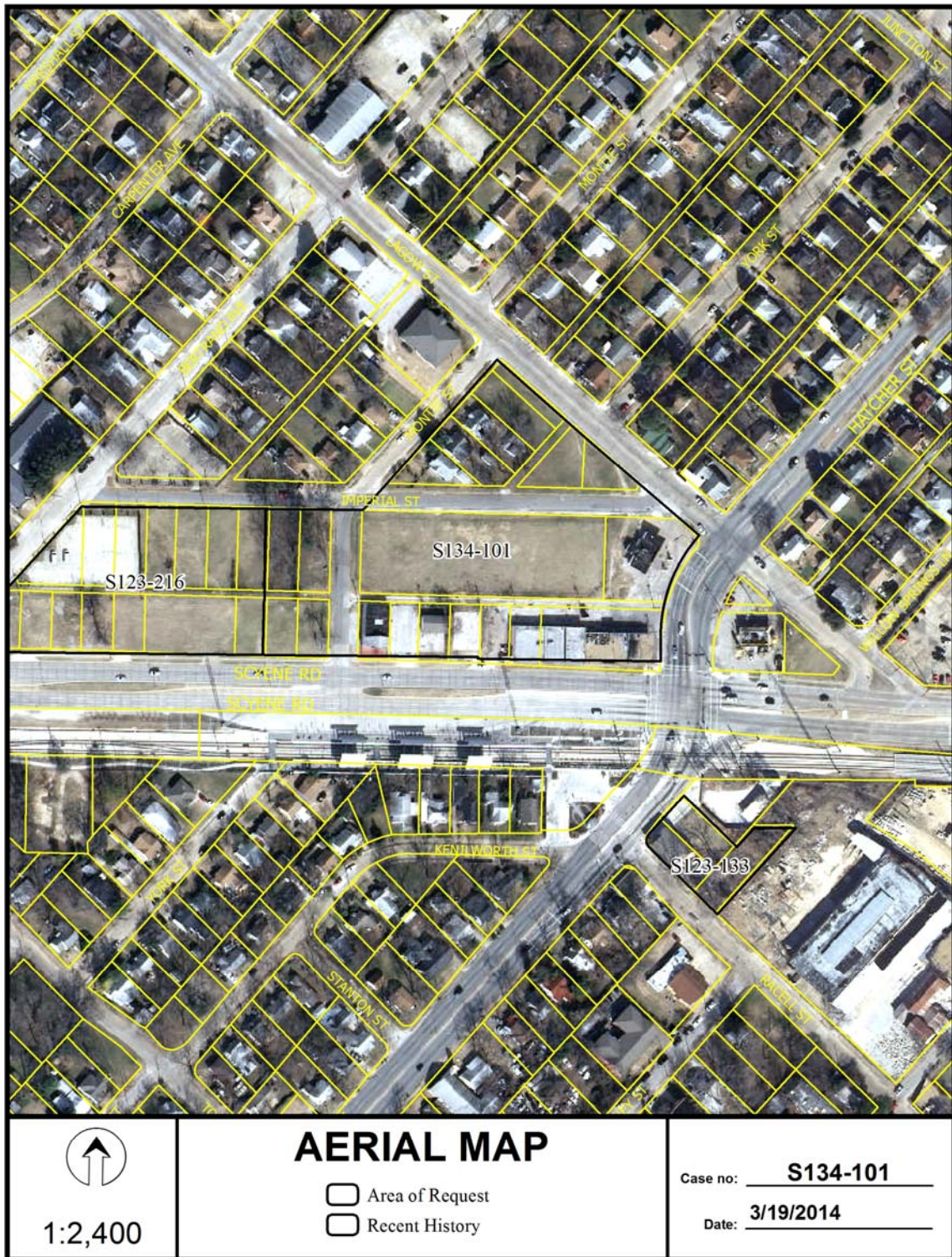
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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

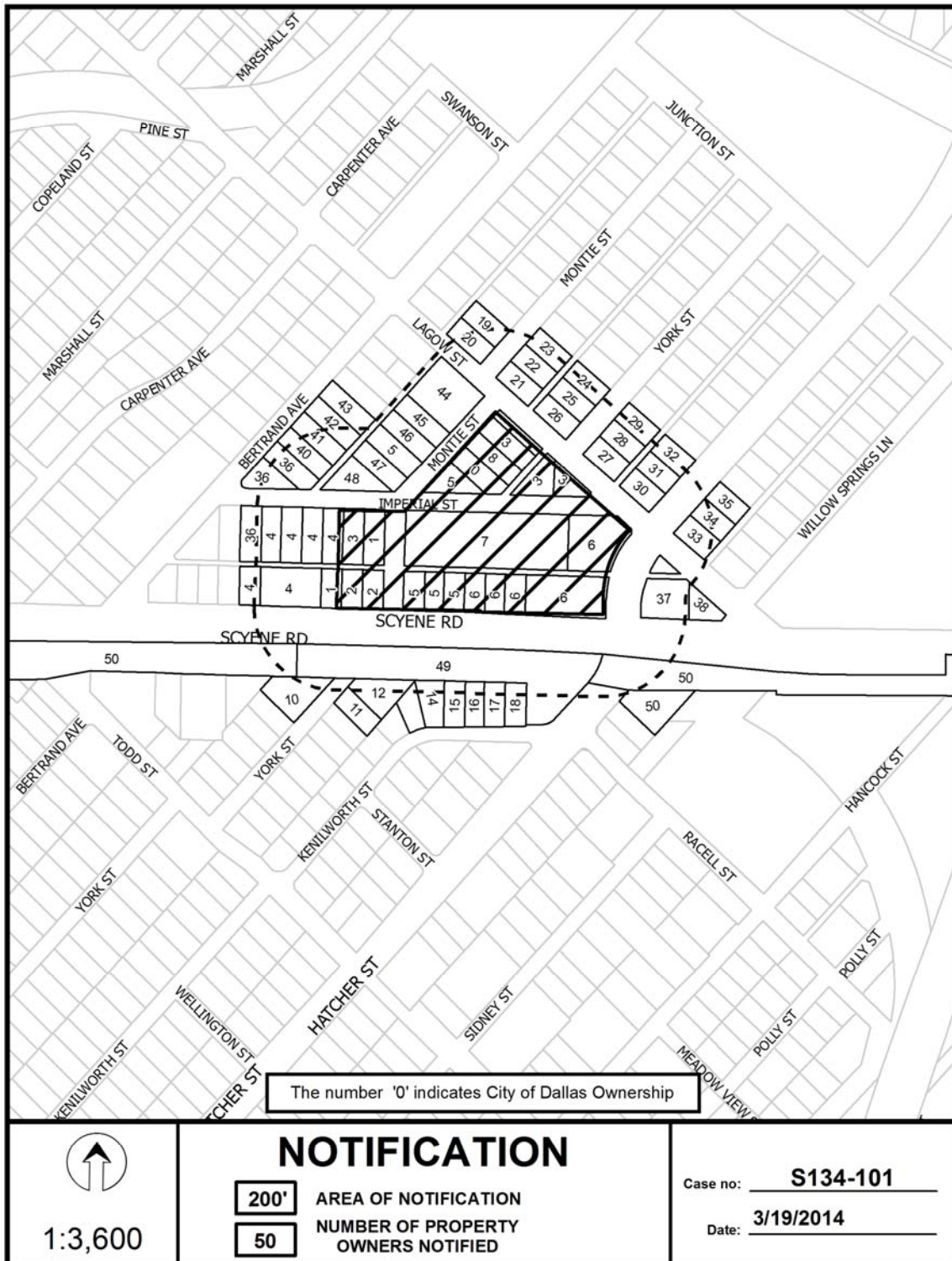
plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. 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."
9. 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.
10. The maximum number of lots permitted by this plat is 1.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate turnaround for the existing alley at the west end of the alley to be abandoned that lies between Imperial Street and Scyene Road.
14. On the final plat dedicate 25 feet of right-of-way from the established center line of Imperial Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Hatcher Street and Lagow Street.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Lagow Street and Montie Street.
17. On the final plat dedicate a 15 foot by 15 foot corner clip on Hatcher Street at Scyene Road.
18. TxDOT approval may be required for any new or modifications to existing ingress-egress points from Scyene Road.
19. On the final plat show how all adjoining right-of-way was created.
20. On the final plat list utility easements as retained within street abandonments when stated in ordinance, or follow the City of Dallas standard affidavit requirements.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. 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.
19. Water/wastewater main extension is required by Private Development Contract.

20. On the final plat add "Quit Claim Deed (Instrument No.____)" to the Imperial Street Abandonment labels.
21. On the final plat identify the property as Lot 11A in City Block A/4475.







3/17/2014

Notification List of Property Owners***S134-101******50 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4542 SCYENE RD	TRUE LEE BAPTIST CH
2	4550 SCYENE RD	TRUE LEE BAPTIST CH
3	4630 MONTIE ST	FRAZIER REVITALIZATION INC
4	4538 SCYENE RD	FRAZIER REVITALIZATION
5	4610 SCYENE RD	FRAZIER REVITALIZATION INC
6	4632 SCYENE RD	FRAZIER HS LP
7	4607 IMPERIAL ST	TRUE LEE MISSIONARY BAPTIST CHURCH
8	4014 MONTIE ST	GREATER MT CALVARY CHURCH OF GOD IN CHRIST OF D
9	4022 MONTIE ST	THOMPSON A F MRS & SWANSON FRANK V
10	3833 YORK ST	DIXON ALFRED
11	3834 YORK ST	PITTMAN R J
12	3838 YORK ST	MACILLAS LETICIA & VICTORIANAS MANCILLAS
13	3919 KENILWORTH ST	LOWERY EVETTE
14	3923 KENILWORTH ST	LOWERY EUETTE EST OF
15	3927 KENILWORTH ST	NGO VIET Q
16	3931 KENILWORTH ST	BRACKENS PATRICIA
17	3935 KENILWORTH ST	MAY LAKENDRA D LF EST REM: JAMES FISHER JR
18	3939 KENILWORTH ST	WHITE ERNEST L
19	4207 MONTIE ST	JOHNSON BESSIE M
20	4203 MONTIE ST	KEATON GEORGE JR & REGINALD SMALL
21	4202 MONTIE ST	BROOKS LEROY JR EST OF
22	4206 MONTIE ST	TAYLOR ELIZABETH
23	4210 MONTIE ST	SNEED BETTY
24	4211 YORK ST	GREEN LULA FLORENCE W
25	4207 YORK ST	PEMBERTON MARY
26	4203 YORK ST	CRISS BENNIE FRANK & LOTTIE STEVENSON

Monday, March 17, 2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4202 YORK ST	YBARBO JOHNNY
28	4206 YORK ST	MILLER BEN JR
29	4210 YORK ST	STAFFORD DONALD A
30	4203 HATCHER ST	WILLIAMS LESS ESTATE OF
31	4207 HATCHER ST	COLEMAN LILLIE MAE EST OF % DONNIE COLEMAN-COOP
32	4211 HATCHER ST	MILTON BILLY & ANGELA R
33	4202 HATCHER ST	TOLLIVER LUTHER M
34	4206 HATCHER ST	TOLLIVER LUTHER M JR
35	4210 HATCHER ST	JONES ROBERNETTA SNEED & ROBERT W SR
36	4507 IMPERIAL ST	TRUE LEE BAPT CHURCH
37	4656 SCYENE RD	SPERRY SHANNON
38	4658 SCYENE RD	FENDER H R C/O MATT HARTMAN
39	4132 HATCHER ST	SPERRY SHANNON DBA CHRUCHS CHICKEN
40	3914 BERTRAND AVE	JOHNSON SADIE M
41	3918 BERTRAND AVE	TURNER JOHNNIE L S
42	4002 BERTRAND AVE	BLAIR DONALD L
43	4006 BERTRAND AVE	REEVES CURTIS
44	3223 LAGOW ST	DRAYTON PAUL LODGE 9 F&AM
45	4015 MONTIE ST	GREATER MOUNT CALVARY CHURCH OF GOD IN CHRIST
46	4011 MONTIE ST	MOSS LUCILLE ET AL
47	4003 MONTIE ST	SIMS IRA JR
48	4522 IMPERIAL ST	DOBIN EUGENE & MARY
49	4007 HATCHER ST	DALLAS AREA RAPID TRANSIT
50	401 HATCHER ST	DART

Monday, March 17, 2014

CITY PLAN COMMISSION**THURSDAY, APRIL 3, 2014****FILE NUMBER:** S134-102**Subdivision Coordinator:** La Shawn Green**LOCATION:** Stevens Forest Drive east of Mary Cliff Road**DATE FILED:** March 5, 2014**ZONING:** PD 796**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 2.445-acreS **MAPSCO:** 54A**APPLICANT/OWNER:** WPC Acquisitions, Inc./ECI Operating Company, LLC

REQUEST: An application to replat a 2.445-acre tract of land containing all of Lot 1 and part of lot 2 in City Block A/5127 into a 31 lot Shared Access Development with two common areas and to remove the 25 foot building line along the west line of Mary Cliff Road and the 25 foot platted building line along the south line of Stevens Forest Drive on property located at the southwest corner of Stevens Forest Drive and Mary Cliff Road.

SUBDIVISION HISTORY:

1. S134-103 is an application to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 Shared Access Development and to remove the 25 foot building line along Steven Forest Drive on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road. This request is also scheduled to be heard on April 3, 2014.

DATES NOTICES SENT: 6 notices were mailed March 17, 2014.

BUILDING LINE REMOVAL STANDARD: The commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:
 - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”
 - The removal of the 25 foot building lines along Stevens Park Drive will allow the front yard setback of 12 feet per PD 796 to take precedence for the new development.
 - “(ii) be contrary to the public interest;”
 - 6 notices were mailed March 17, 2014 with 0 replies received in favor of the request and 0 replies submitted in opposition to the request as of March 25, 2014.
 - “(iii) adversely affect neighboring properties; and”

- The removal of the existing 25 foot building line will allow for a uniform building setback for the front yard along Stevens Park Drive as well as Mary Cliff Road.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The removal of the building lines along Stevens Forest Drive and Mary Cliff Road will not have a negative impact on the adjoining properties and will allow for a unified development; therefore, staff recommends approval of the building line removal on Stevens Forest Drive and Mary Cliff Road.

The request to remove the building lines comply with the requirements of Section 51A-8.505(c) for removal of the building lines.

STAFF RECOMMENDATION: The request complies with the requirements of the Shared Access Area Development. The request also complies with the requirements of PDD 796. The PDD allows a gross density of 235 units and the proposal is for a total of 53 units total in two subdivision plats. This particular plat provides 31 lots and 2 common areas and a physical barrier between the 2 additions will be provided in order to comply with the Shared Access requirements. Therefore, staff recommends approval subject to compliance with the following conditions:

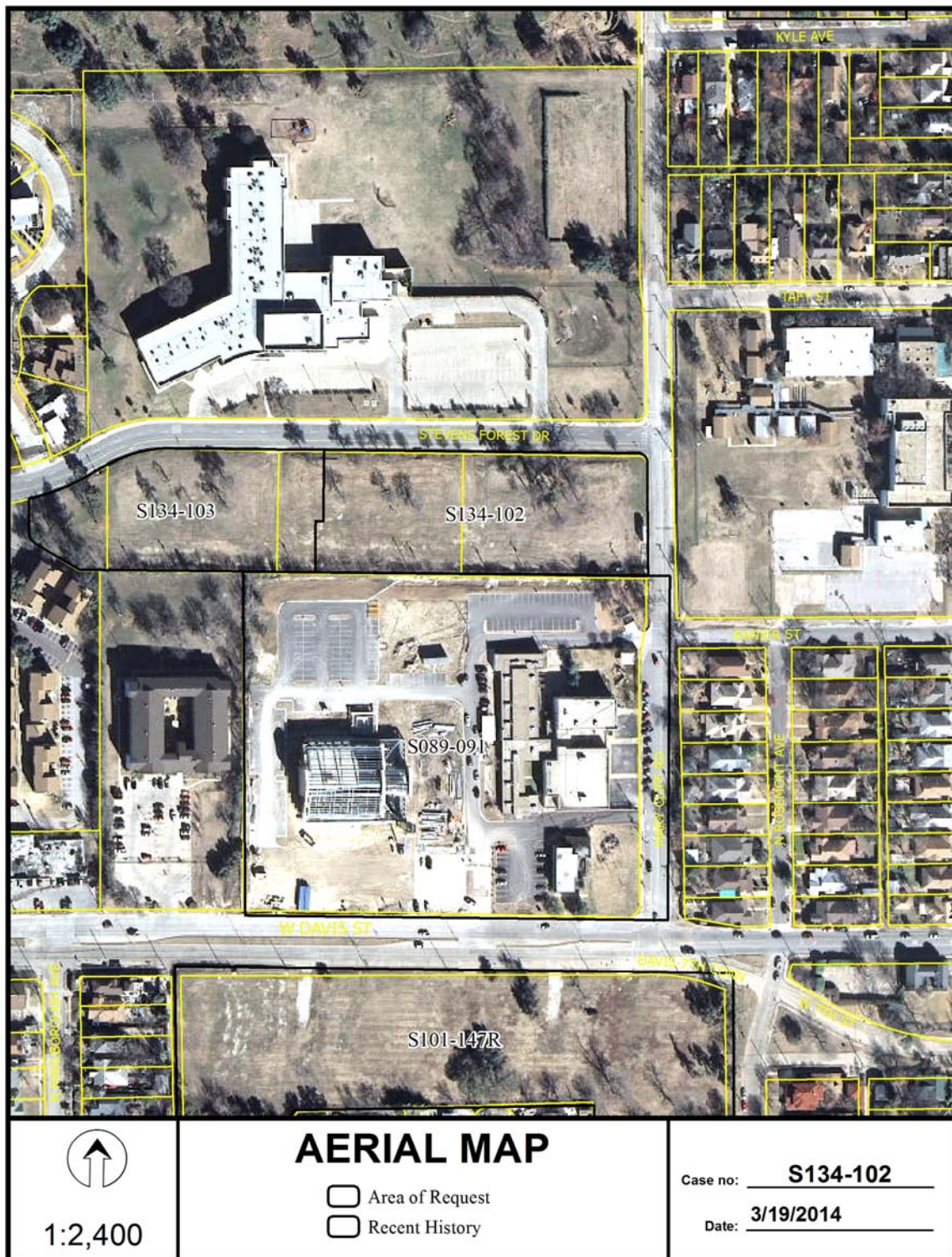
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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."

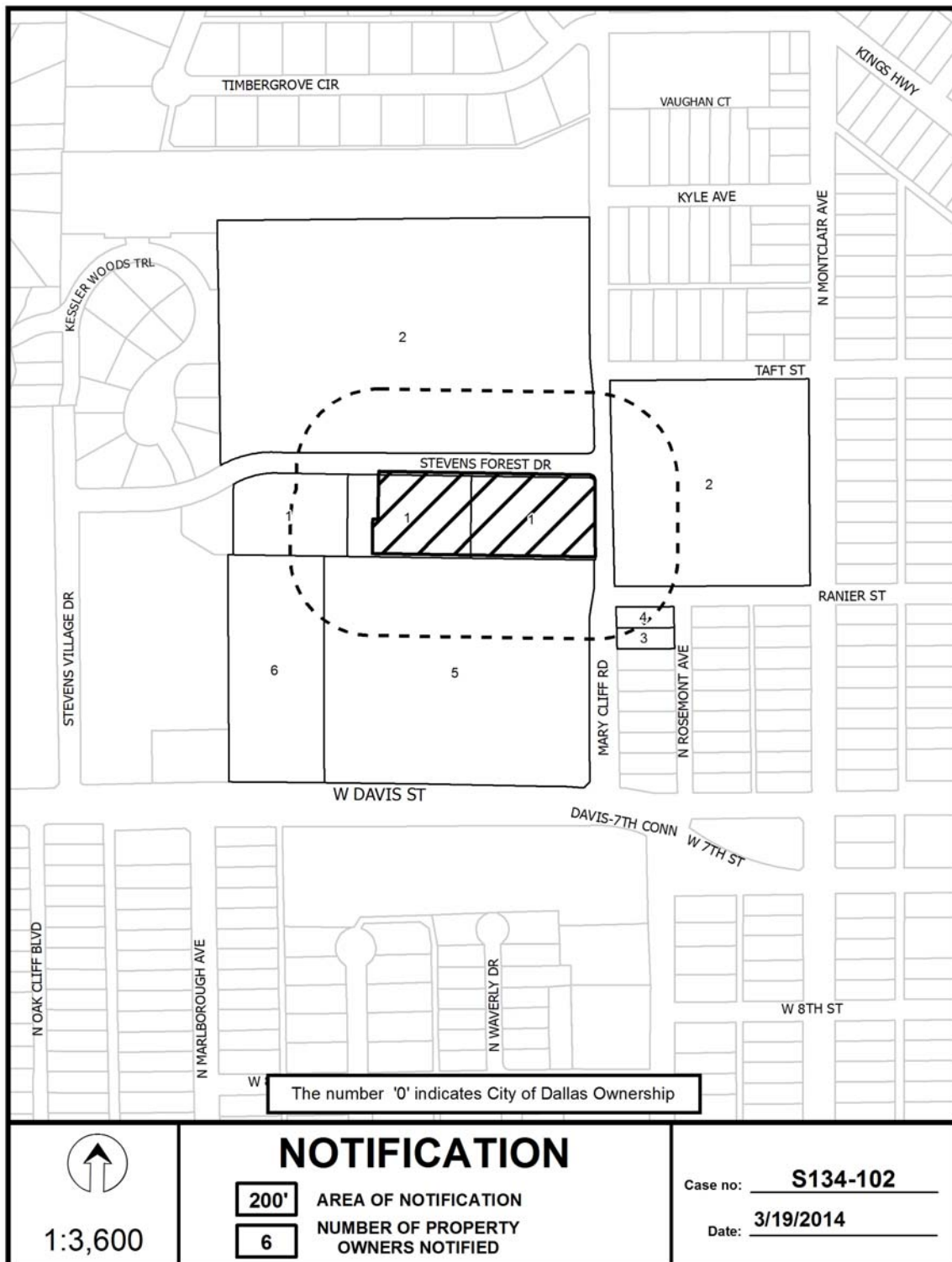
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The final plat shall limit the number of lots to a maximum of 31 with 2 common areas.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Stevens Forest Drive.
14. On the final plat dedicate 28 feet of right-of-way from the established center line of Mary Cliff Road.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Mary Cliff Road Stevens Forest Drive.
16. Provide 0.25 guest parking spaces per lot the parking spaces must be designed with adequate maneuverability.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat monument all set corners per the monumentation ordinance.
21. On the final plat show two control points.
22. On the final plat place a barrier easement on the east west shared access drive between proposed lots 21 and 22 of the addition plat in accordance with Article VIII of the Dallas Development Code.
23. The Engineer shall furnish plans for water and sanitary sewer and the developer shall furnish a contract for construction of water and wastewater mains.
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. On the final plat change Rainier Street to Ranier Street.
26. The final plat must comply with the Dallas Water Utilities rules for a Shared Access Development.

27. Before submission of the final plat, the Shared Access Development must meet all of the requirements of Dallas Development Code Section 51A-4.411, as amended.
28. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
29. The recording information of the "Shared Access Area Easement and Private Land Use Restrictions" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature.
30. The Shared Access Area Easement and Private Land Use Restrictions must be approved as to form and signed by the Subdivision Administrator for the Building Official and by the City Attorney's office and shall include a metes and bounds description and a drawing of the Shared Access Area as part of an attachment to the agreement.
31. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Easement and Private Land Use Restrictions document have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
32. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
33. Include the words "Shared Access Area Development" in the title block of the final plat.
34. The final plat requires a note stating "This development is restricted to single family dwellings only."
35. On the final plat show & label 0.25 guest parking spaces per lot on the plat. The spaces must be provided within the Shared Access Area, but may not be located over the water/wastewater easement and must not impede access from any other guest parking space or dwelling unit to the shared access point.
36. If a guard house is provided, it must be set back at least 30 feet from the shared access point.
37. On the final plat identify the lots as Lots 1 through 31 and Common Areas A and B (Shared Access Area), in City Block AA/5127.
38. On the final plat add the following note to the final plat: "The existing 25 foot platted building line along the south line of Stevens Forest Drive and the 25 foot platted building line along the west line of Mary Cliff Drive are removed by this plat."

39. On the final plat add the following note: "Garages or car ports are prohibited from being constructed closer than 20 feet to the right-of-way of Stevens Forest Drive."
40. On the final plat add the following note: "A barrier easement, a minimum of 3 feet in width, must be located along the west boundary line of the Shared Access Drive between lots 21 and 22 to physically separate the two additions and to comply with of Section 51A-8.505(c)."
41. On the final remove the notes (12 foot and 10 foot Building Line per PD) from the face of the plat.







3/17/2014

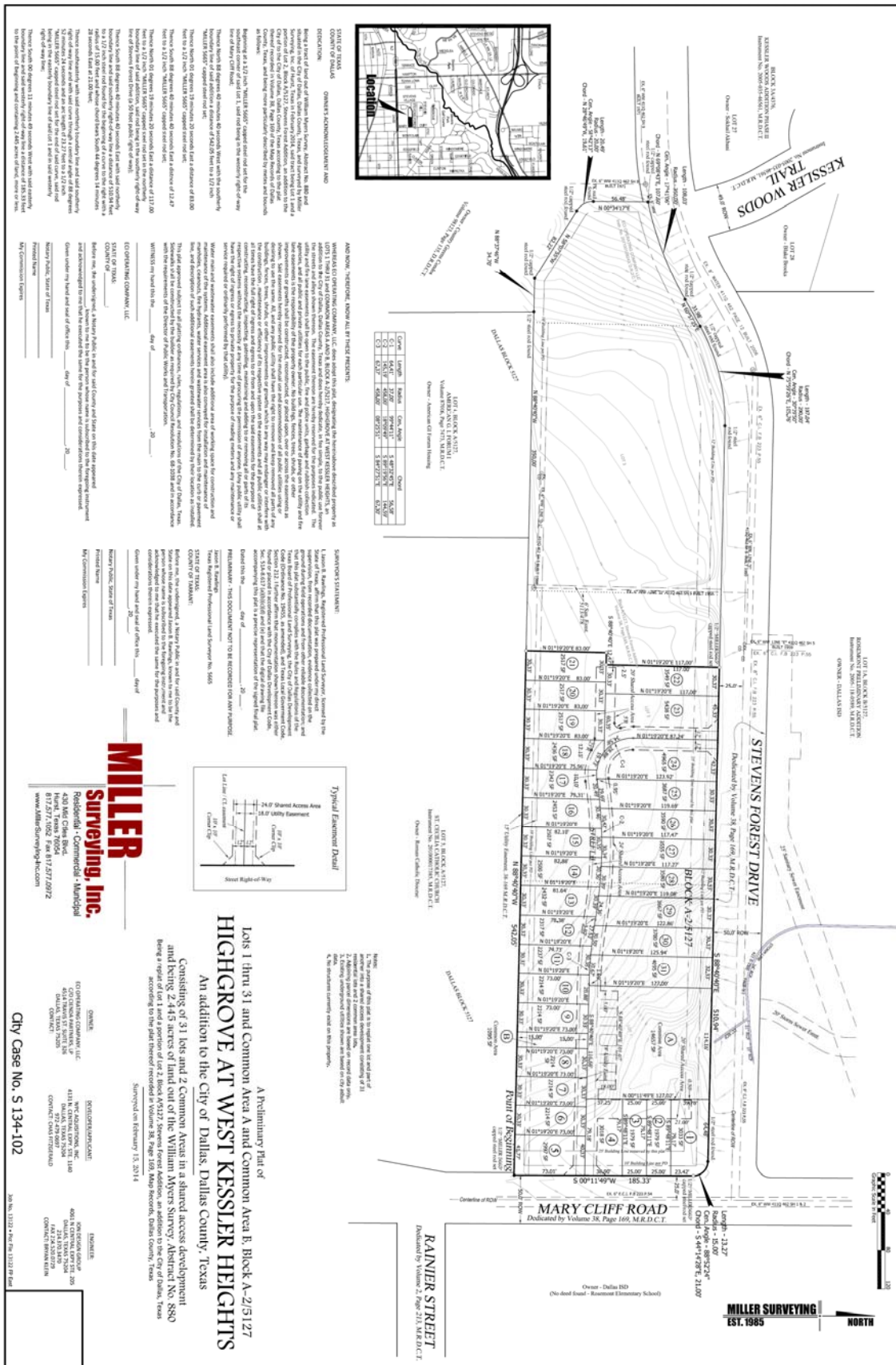
Notification List of Property Owners

S134-102

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1916 STEVENS FOREST DR	ECI OPERATING COMPANY LLC
2	719 STEVENS FOREST DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
3	635 ROSEMONT AVE	VILLARREAL ELPIDIO
4	639 ROSEMONT AVE	MAREZ ELIA ORTA
5	1845 DAVIS ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN FARREL
6	1901 DAVIS ST	AMERICAN GI FORUM HOUSING

Monday, March 17, 2014



CITY PLAN COMMISSION**THURSDAY, APRIL 3, 2014****FILE NUMBER:** S134-103**Subdivision Coordinator:** La Shawn Green**LOCATION:** Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road**DATE FILED:** March 6, 2014**ZONING:** PD 796**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.929-acre**MAPSCO:** 54A**APPLICANT/OWNER:** WPC Acquisitions, Inc./ECI Operating Company, LLC

REQUEST: An application to replat a 1.929-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block A/5127 into a 22 Shared Access Development with 3 common areas and to remove the 25 foot building line along Steven Forest Drive on property located on Stevens Forest Drive between Kessler Woods Trail and Mary Cliff Road.

SUBDIVISION HISTORY:

1. S134-102 is An application to replat a 2.445-acre tract of land containing all of Lot 1 and part of lot 2 in City Block A/5127 into a 31 lot Shared Access Development with 2 common areas and to remove the 25 foot building line along the west line of Mary Cliff Road and the 25 foot platted building line along the south line of Stevens Forest Drive on property located at the southwest corner of Stevens Forest Drive and Mary Cliff Road.

DATES NOTICES SENT: 10 notices were mailed March 17, 2014.

BUILDING LINE REMOVAL STANDARD: The commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

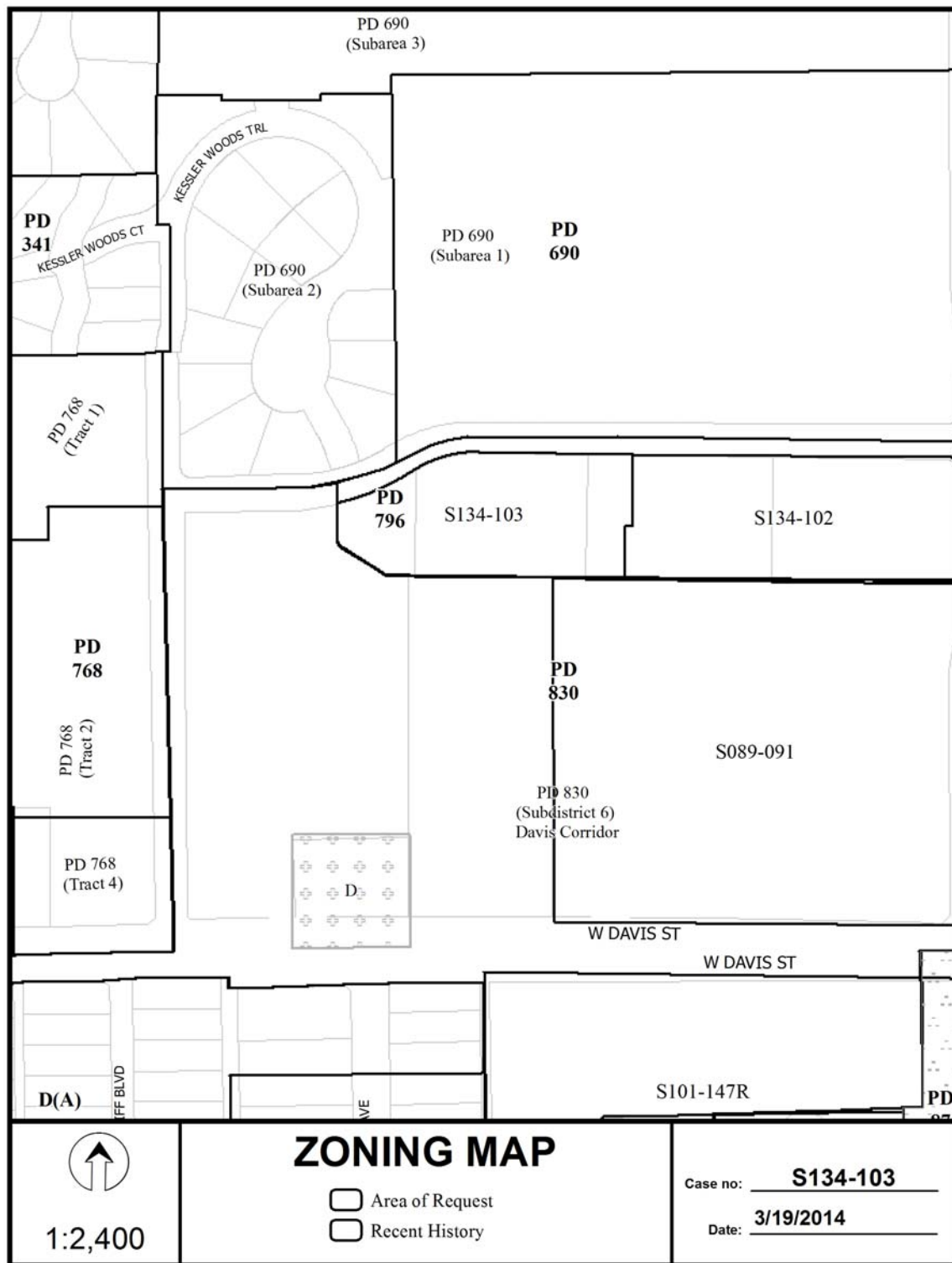
- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:
 - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”
 - The removal of the 25 foot building lines along Stevens Park Drive will allow the front yard setback of 12 feet per PD 796 to take precedence for the new development.
 - “(ii) be contrary to the public interest;”
 - 10 notices were mailed March 17, 2014 with 0 replies received in favor of the request and 0 replies submitted in opposition to the request as of March 25, 2014.
 - “(iii) adversely affect neighboring properties; and”

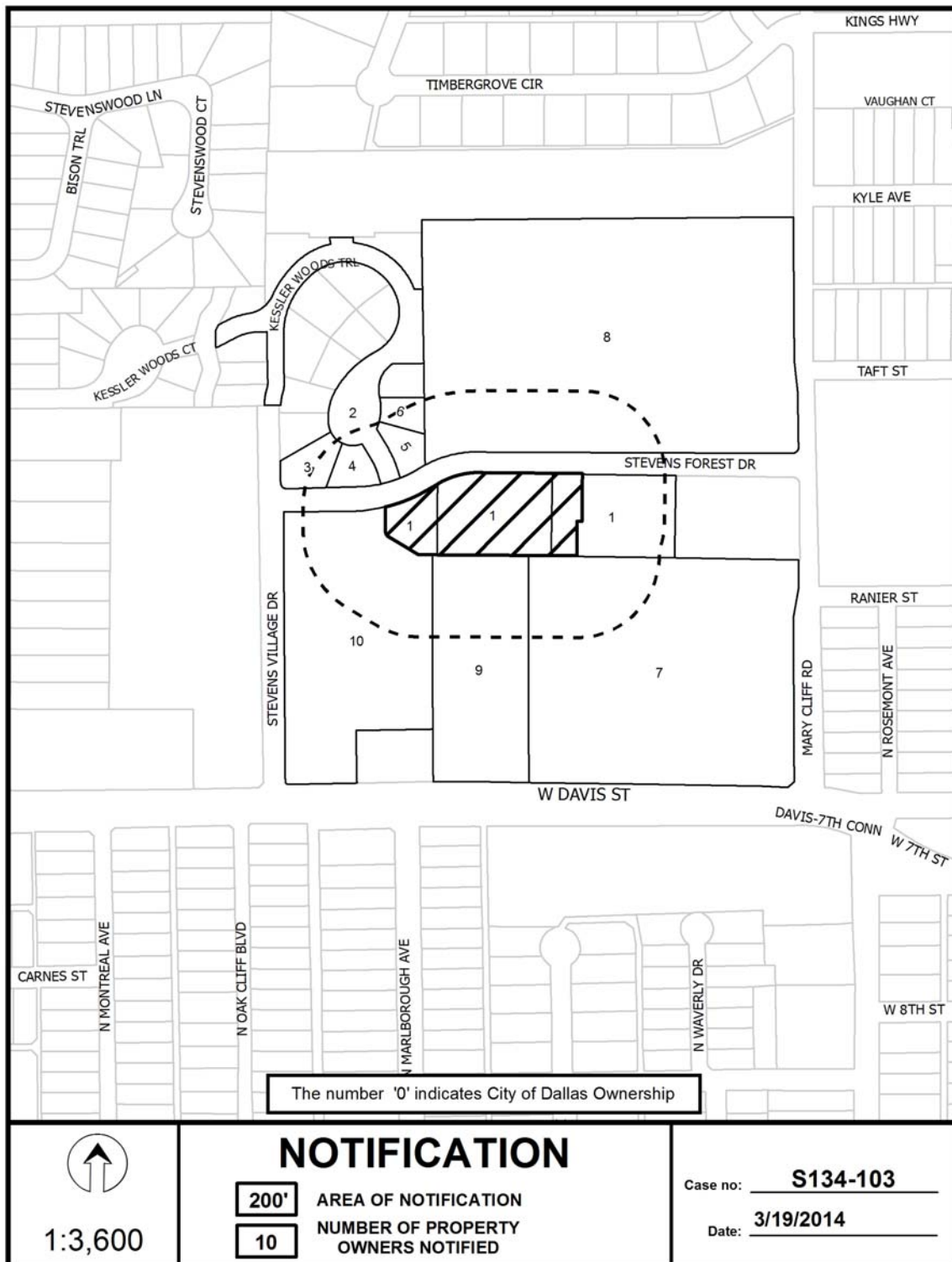
- The removal of the existing building line will allow for a uniform building setback for the front yard along Stevens Park Drive and will not adversely affect neighboring properties because the proposal complies with the requirements of PD 796.
- **STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The removal of the building line along Stevens Forest Drive will not have a negative impact on the adjoining properties and will allow for a unified development; therefore, staff recommends approval of the building line removal on Stevens Forest Drive.
- The request to remove the building line comply with the requirements of Section 51A-8.505(c) for removal of the building lines.
- **STAFF RECOMMENDATION:** The request complies with the requirements of the Shared Access Area development and with the requirements of PDD 796. The PDD allows a gross density of 235 units and the proposal is for a total of 53 units total in two subdivision plats. This particular plat provides 22 lots and 3 common areas and a physical barrier between the 2 additions will be provided in order to comply with the Shared Access requirements. 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.
 2. Development Services, 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.
 3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
 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.
 5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
 6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
 7. 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.
 8. 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."

9. 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.
11. The final plat shall limit the number of lots to a maximum of 22 with 3 common areas.
12. 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.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate a 28 feet of right-of-way from the established center line of Stevens Forest Drive.
15. Provide 0.25 guest parking spaces per lot the parking spaces must be designed with adequate maneuverability.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat monument all set corners per the monumentation ordinance.
21. On the final plat show two control points.
22. On the final plat place a barrier easement across the Shared Access Drive between 41 and 42 in accordance with Article VIII of the Dallas Development Code.
23. The Engineer shall furnish plans for water and sanitary sewer.
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. On the final plat existing water and waste water easements need to be shown and/or increased to conform to current design standards. The minimum width for one utility is 20 feet, the minimum width for water and wastewater is 25 feet.
26. Water/wastewater main extension is required by Private Development Contract.
27. On the final plat change Rainier Street to Ranier Street.
28. The final plat must comply with the Dallas Water Utilities rules for a Shared Access Development.
27. Before submission of the final plat, the Shared Access Development must meet all of the requirements of Dallas Development Code Section 51A-4.411, as amended.

29. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
30. The recording information of the "Shared Access Area Easement and Private Land Use Restrictions" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature.
31. The Shared Access Area Easement and Private Land Use Restrictions must be approved as to form and signed by the Subdivision Administrator for the Building Official and by the City Attorney's office and shall include a metes and bounds description and a drawing of the Shared Access Area as part of an attachment to the agreement.
32. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Easement and Private Land Use Restrictions document have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
33. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
34. Include the words "Shared Access Area Development" in the title block of the final plat.
35. The final plat requires a note stating "This development is restricted to single family dwellings only."
36. On the final plat show & label 0.25 guest parking spaces per lot on the plat. The spaces must be provided within the Shared Access Area, but may not be located over the water/wastewater easement and must not impede access from any other guest parking space or dwelling unit to the shared access point.
37. If a guard house is provided, it must be set back at least 30 feet from the shared access point.
38. On the final plat identify the lots as Lots 32 through 53, Common Areas A, B and C (Shared Access Area), in City Block AA/5127.
39. On the final plat add the following note to the final plat: "The existing 25 foot platted building line along the south line of Stevens Forest Drive is removed by this plat."
40. On the final plat add the following note: "Garages or car ports are prohibited from being constructed closer than 20 feet to the right-of-way of Stevens Forest Drive."
41. On the final plat add the following note: "A barrier easement, a minimum of 3 feet in width, must be located across the Shared Access Drive at the east boundary line of the proposed addition to physically separate the two additions."

42. On the final remove the notes (12 foot and 10 foot Building Line per PD) from the face of the plat.





3/17/2014

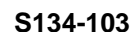
Notification List of Property Owners

S134-103

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2002 STEVENS FOREST DR	ECI OPERATING COMPANY LLC
2	700 KESSLER WOODS TR	WEST KESSLER DEV LP
3	705 KESSLER WOODS TR	HIBSID 2 LLC
4	703 KESSLER WOODS TR	AKBANI SOHAIL
5	706 KESSLER WOODS TR	BROOKS BLAKE ALLISON
6	708 KESSLER WOODS TR	MURRAY ALICE
7	1845 DAVIS ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN FARREL
8	1919 STEVENS FOREST DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
9	1901 DAVIS ST	AMERICAN GI FORUM HOUSING
10	630 STEVENS VILLAGE D	STEVENS VILLAGE COUNTRY GREEN LP

Monday, March 17, 2014



LOCATION: Bowser Street between Cedarplaza Lane and Wheeler Street**DATE FILED:** March 6, 2014**ZONING:** PD 193, PDS 67(Tract D & E)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 4.2721-acres **MAPSCO:** 34R**APPLICANT/OWNER:** Lennar Multifamily Communities, LLC/Cityville Oak Park II, LP

REQUEST: An application to replat a 2.1591-acre tract of land containing all of Lots 1 through 24 in City Block 8/2469 into 1 lot; also replat a 2.1130-acre tract of land containing all of Lots 1 through 12, 15 through 24, 13A and 14A in City Block 9/2470 into 1 lot and remove the 25 foot platted building line along the northwest line of Wheeler Street on property located on Bowser Street between Cedar Plaza and Wheeler Street.

SUBDIVISION HISTORY:

1. S112-109 was an application south of the current request to replat a 2.023 acre tract of land containing all of Lots 1 and 2 in City Block G/5518 into one lot located between Elm Hollow Drive, Bridge Hollow Court and Inwood Road. The request was approved on May 3, 2012 and has not been recorded.

BUILDING LINE REMOVAL STANDARD: The commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

DATES NOTICES SENT: 48 notices were mailed March 17, 2014.

BUILDING LINE REMOVAL STANDARD: The commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

(1) upon the affirmative vote of at least three- fourths of the commission members present; and

(2) if the commission finds that relocation or removal of the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The removal of the 25 foot building line along Wheeler Street will allow development to occur in compliance with the zoning requirements of PD 193, PDS 67 (Tract D & E).

“(ii) be contrary to the public interest;”

“(iii) adversely affect neighboring properties; and ”

- Removal of a building line along one lot on Wheeler Street will not have a negative impact on the adjoining properties and will allow for a unified development; therefore, staff recommends approval of the building line removal on Wheeler Street.

STAFF RECOMMENDATION BUILDING LINE REMOVAL:

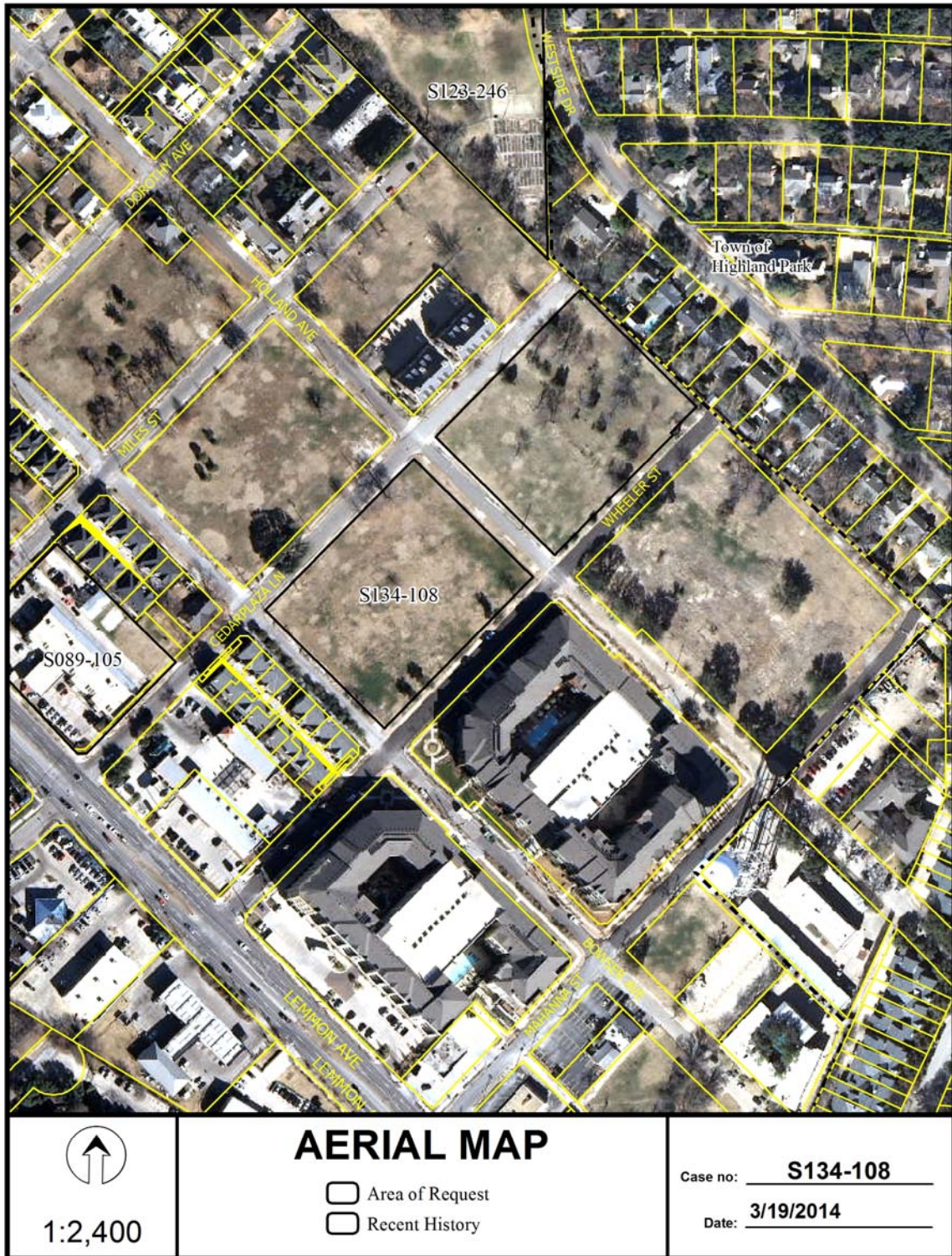
The request to remove the building line complies with the requirements of Section 51A-8.505(c) for removal of building lines; therefore, staff recommends removal of the existing building line.

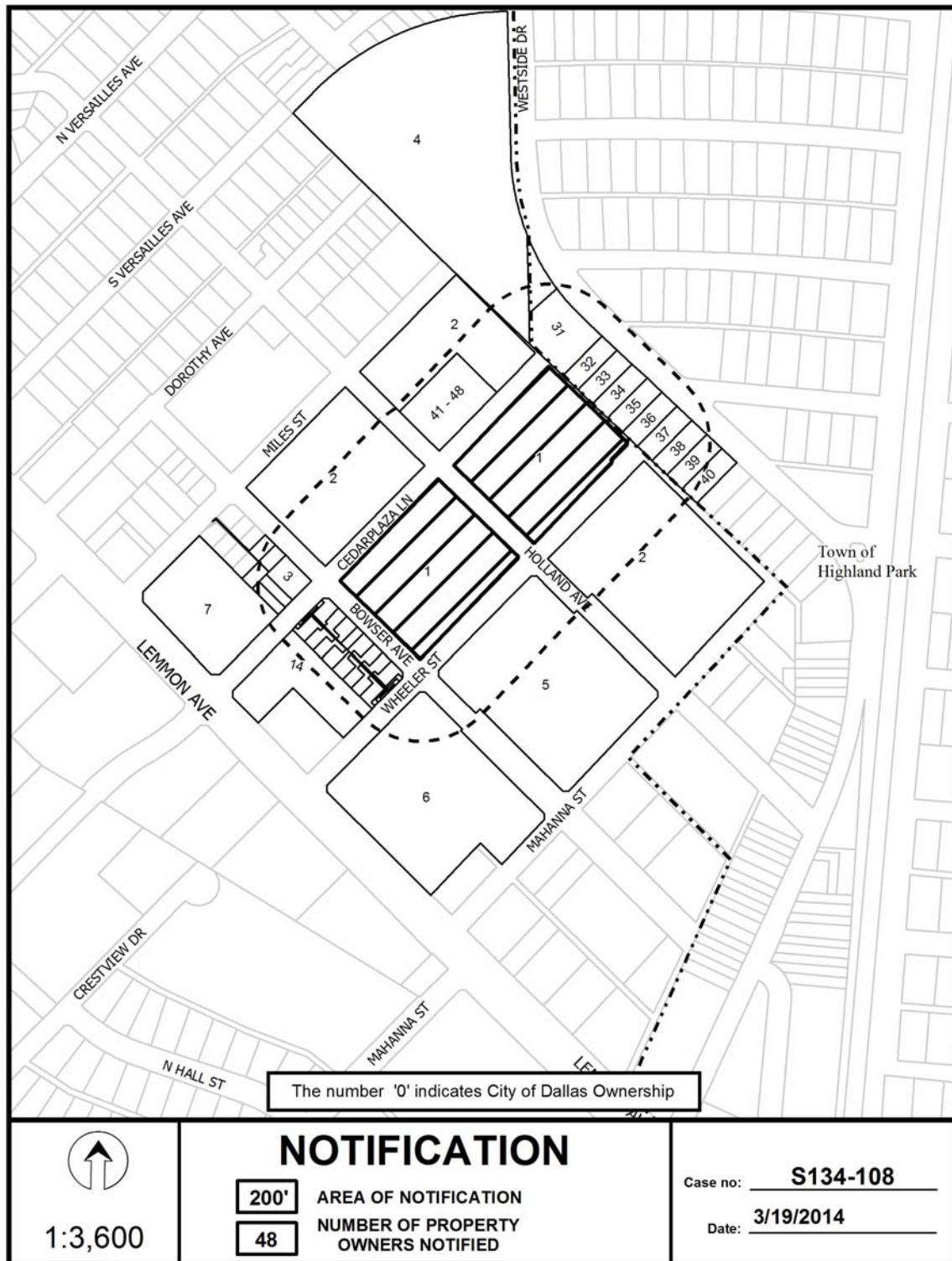
STAFF RECOMMENDATION PLAT: The request complies with the requirements of the PD 193, PDS 67 (Tract D & E) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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.
2. Development Services, 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.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
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.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. 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.
8. 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.”
9. 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.

10. The maximum number of lots permitted by this plat is 2.
11. 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.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Bowser Avenue and Wheeler Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Cedarplaza Lane and Holland Avenue.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Holland Avenue and Wheeler Street.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat a chose a different addition name.
18. On the final plat two control monuments must be shown.
19. On the final plat show the alley abandonments and the Ordinances numbers for each of the abandonments.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. 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.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat change "Cedar Plaza" to "Cedarplaza Lane".
24. On the final plat change "Bowser Street" to "Bowser Avenue".
25. On the final plat change "West Side Drive" to "Westside Drive".
26. On the final plat show how all adjoining right-of-way was created.
27. On the final plat show the recording information on all existing easements within 150 feet of the property.
28. Atmos Energy advised that there is a long service in the middle of Lot 1A in City Block 8/2469.
29. On the final plat identify the property as Lot 1A in City Block 8/2470 and Lot1A in City Block 9/2470.
30. On the face of the final plat add the following note: "The existing 25 foot platted building line is removed from existing Lots 13A and 14A in City Block 9/2470 and parallel to the northwest line of Wheeler Street by this plat."







3/14/2014

Notification List of Property Owners

S134-108

48 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3604 CEDARPLAZA LN	CITYVILLE OAK PARK 2 LTD LTD PS
2	3708 MILES ST	CITYVILLE OAK PARK TRS LTD PS
3	3529 CEDARPLAZA LN	PEREZ PATRICIA
4	4711 WESTSIDE DR	CENTRAL CHRISTIAN CHURCH
5	5100 BOWSER AVE	CITYVILLE OAK PARK LTD PS
6	5150 BOWSER AVE	CITYVILLE OAK PARK LTD PS LTD PROPERTY T
7	5300 LEMMON AVE	PPA RLTY LTD
8	3530 MILES ST	FLETCHER JAY S
9	3534 MILES ST	SLAVIN CLAUDIA C
10	3532 MILES ST	MALMGREN DATHRYN L DOERR & ZACHARY T
11	3521 CEDARPLAZA LN	TREVIZO JESSICA
12	3521 CEDARPLAZA LN	TREVIZO JESSICA
13	3540 CEDARPLAZA LN	MOJO DEVELOPMENT CORP % MICHAEL MILLIKEN
14	5220 LEMMON AVE	PLAZA REAL ESTATE INVST
15	3524 CEDARPLAZA LN	HILL ERIC C
16	3528 CEDARPLAZA LN	RANE JEFFREY A
17	3532 CEDARPLAZA LN	MILLIKEN MICHAEL C
18	3536 CEDARPLAZA LN	BRACKEN BENJAMIN R
19	3544 CEDARPLAZA LN	LESZINSKI SLAWOMIR LIV TR
20	3548 CEDARPLAZA LN	GLASGOW HENRY
21	3552 CEDARPLAZA LN	WILSON ADAM S
22	3545 WHEELER ST	ATHEY SARAH
23	3549 WHEELER ST	HAUN STEVEN
24	3553 WHEELER ST	TRAN SON M & DUNG T
25	3557 WHEELER ST	CASADIEGO DULCE M
26	3541 WHEELER ST	PUDENZ BRIAN

3/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3537 WHEELER ST	XIA JUNJIE
28	3533 WHEELER ST	RAGAN CARISTA
29	3529 WHEELER ST	ESTRERA KENNETH & SARAH K HAPPE
30	4387 WESTSIDE DR	HIGHLAND PARK TOWN OF
31	4679 WESTSIDE DR	RUBIN CANDACE
32	4671 WESTSIDE DR	KERN DAVID C
33	4667 WESTSIDE DR	FULGHAM DANIEL
34	4663 WESTSIDE DR	UMHOLTZ TIM K
35	4659 WESTSIDE DR	CARTER HARRY W
36	4655 WESTSIDE DR	PARKER MARTHA JANE
37	4651 WESTSIDE DR	NEWMAN LISA ANN
38	4647 WESTSIDE DR	ROCHA NELLY M %ABSALON CONSULTING
39	4643 WESTSIDE DR	FREEFIELD BRENT STEWART
40	4639 WESTSIDE DR	SMITH DANIEL P
41	3701 CEDARPLAZA LN	CASH WANDA L
42	3701 CEDARPLAZA LN	MODABBERI ESMAEL L SLAWOMIR LESZINSKI
43	3701 CEDARPLAZA LN	BURLEY C F SLAWOMIR LESZINSKI
44	3701 CEDARPLAZA LN	LESZINSKI SLAWOMIR LIVING TR
45	3701 CEDARPLAZA LN	SEAGO MELISSA B
46	3701 CEDARPLAZA LN	CADENA CONSUELO D
47	3701 CEDARPLAZA LN	WEISFELD RONALD A & SLAWOMIR LESZINSKI
48	3701 CEDARPLAZA LN	BAKER SHARON K

FILE NUMBER: M134-015

DATE FILED: January 17, 2014

LOCATION: Northwest Line of Lucas Drive, Southwest of Afton Street

COUNCIL DISTRICT: 2

MAPSCO: 34-Y

SIZE OF REQUEST: Approx. 9.315 Acres

CENSUS TRACT: 4.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan and Landscape Plan

On April 22, 1998, the City Council passed Ordinance No. 23502 which established Planned Development Subdistrict No. 28 for a Public school and MF-2 Multiple Family Subdistrict Uses on property within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to permit a new drive approach, along Hawthorne Avenue, to provide additional on-site queuing for student unloading/loading. This improvement will entail revising portions of the off-street parking area. The landscape plan is being revised to address required mitigation for this improvement as well as updating the existing inventory of landscape materials.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the regulations for consideration of a minor amendment.

STAFF RECOMMENDATION: Approval



Jacobs & Associates
Architectural Planning Division
10000 North Central Expressway
Suite 1000
Dallas, Texas 75203
972-334-6099

5. THE DATA
FOR THIS MAP WAS
OBTAINED FROM THE
DALLAS COUNTY RECORDS
OFFICE, DALLAS, TEXAS
ON 10/14/81 BY
JACOBSON & ASSOCIATES
P.L.L.C. 10/14/81



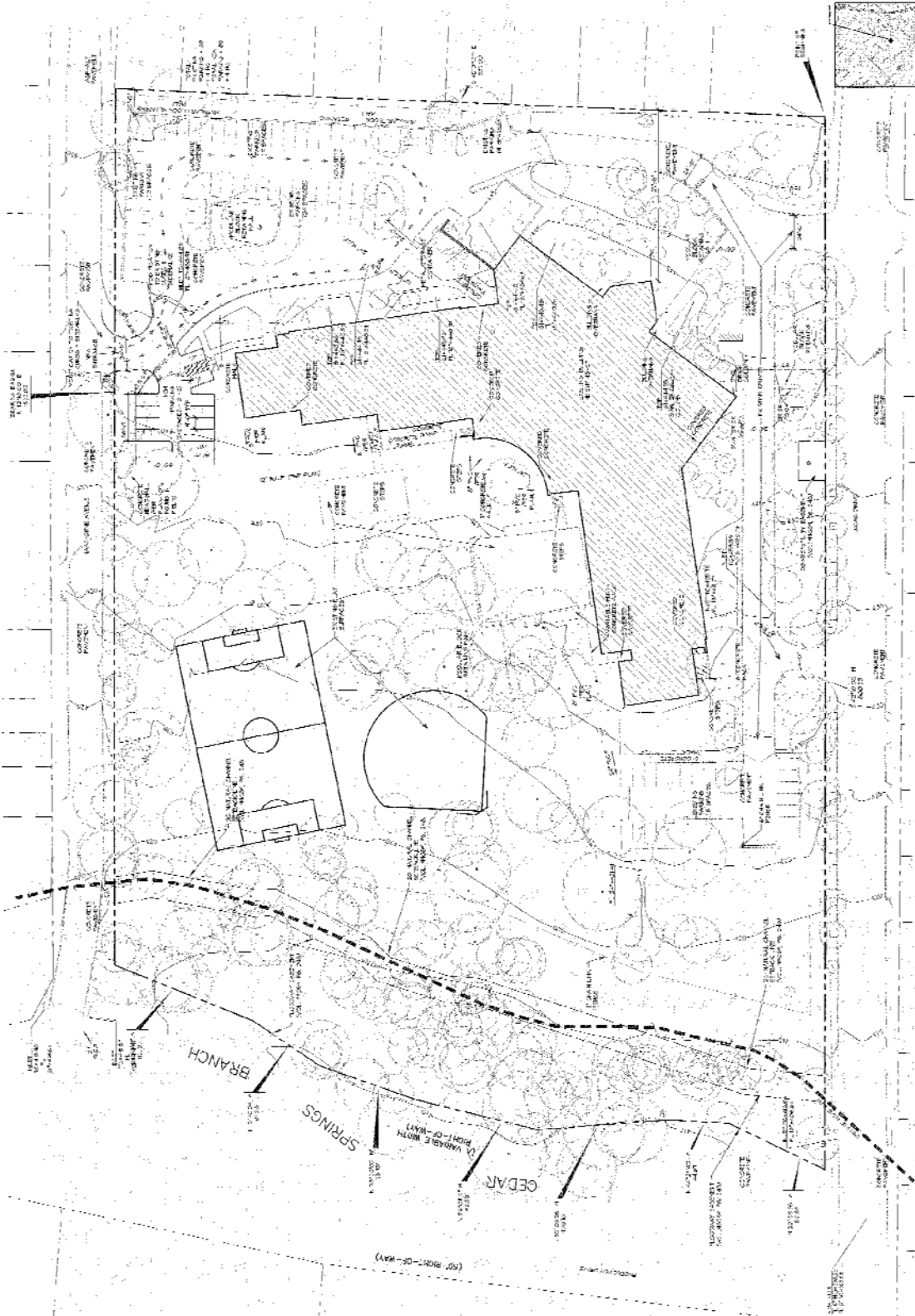
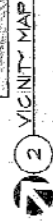
**MEDRANO E.S.
VEHICULAR
DRIVE JCC**

2200 N. MEDRANO E.S.
SUITE 200
DALLAS, TEXAS 75201
972-334-6099

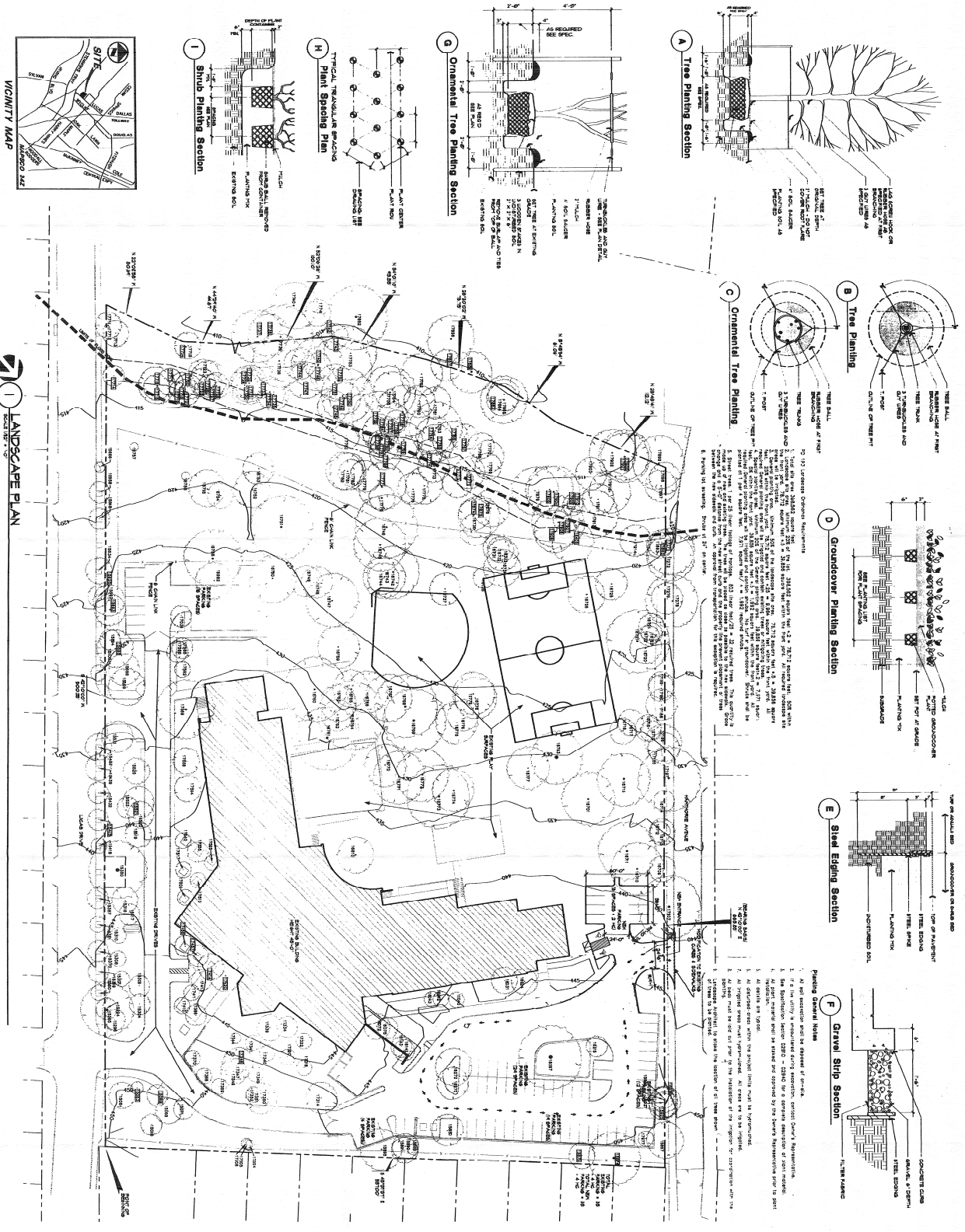
DEVELOPMENT PLAN
M.B.L. 85-02

DATE	BY	REVISION
10/14/81	JAC	1
10/14/81	JAC	2
10/14/81	JAC	3
10/14/81	JAC	4
10/14/81	JAC	5
10/14/81	JAC	6
10/14/81	JAC	7
10/14/81	JAC	8
10/14/81	JAC	9
10/14/81	JAC	10

SHEET
A1



DEVELOPMENT PLAN
M.B.L. 85-02



THE CITY OF DALLAS

DEPARTMENT OF PUBLIC WORKS

2221 LICKS DRIVE, SUITE 100

DALLAS, TEXAS 75201

714.670.2200

JACOBS & ASSOCIATES

ARCHITECTS, PLANNERS, ENGINEERS

1000 WEST END AVENUE, SUITE 1000

DALLAS, TEXAS 75201

214.760.0000

VEDRANO E.S.

VEHICULAR DRIVE JCC

2221 LICKS DRIVE, SUITE 100

DALLAS, TEXAS 75201

714.670.2200

LANDSCAPE PLAN

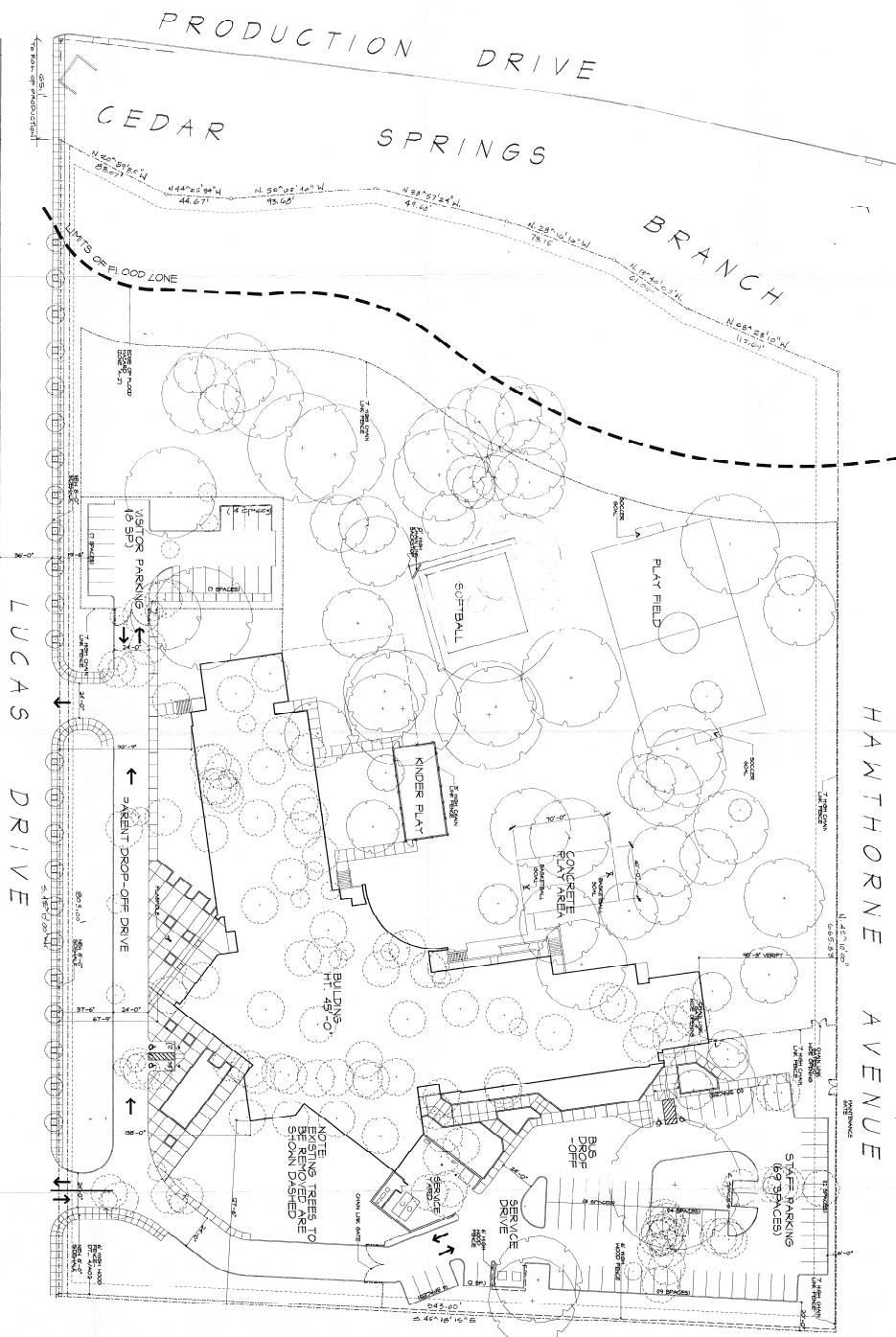
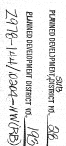
DATE: 05/04/2017

BY: JAC

SCALE: 1" = 10'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	05/04/2017	ISSUED FOR PERMIT



981334
23502

APPROVED BY
CITY COUNCIL

APR 22 1998

Acting City Secretary

Approved by
Bismarck Convention

3-12-96

JUDICIAL DISTRICT NO. 28

0304-11W(PB)



**F&S PARTNERS
INCORPORATED**



CamargoCopeland Architects
Consultant Architect

Charles Goyer & Associates
Structural, Civil Engineers

Interconsult, Inc.
MEP

H.G. Rice and Company
Food Service Consultant

Landscape Consultant

Lr(a)
Acoustical Consultant

3

$$\frac{\Sigma}{\Sigma}$$

SCHOOL

1

I

26 FEB 1968

14 APRIL 1998

0-17-27-11
PROJECT NO.
PS 9519

DEVELOPMENT
PLAN

SECRET NO

3

1007

EL
R.S. PATNERS
INCORPORATED
 LANDSCAPE ARCHITECTS
 1111 S. 10TH AVE.
 SUITE 100
 DENVER, CO 80202
 (303) 733-0001

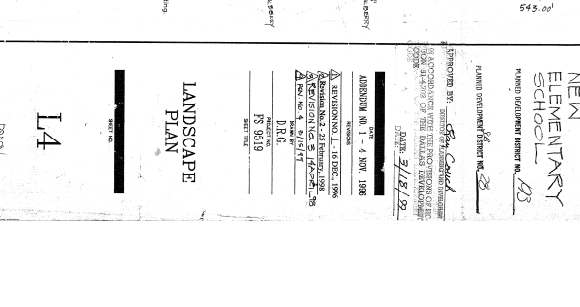
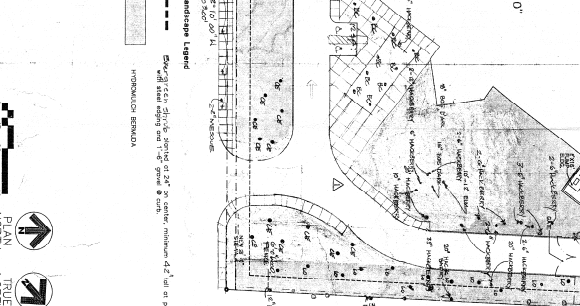
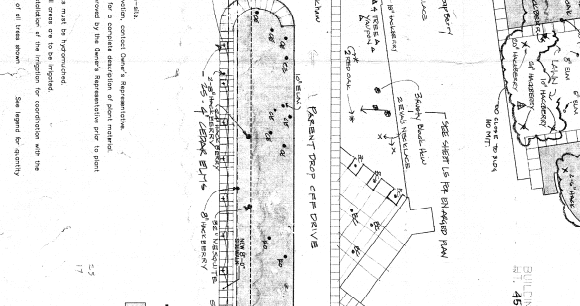
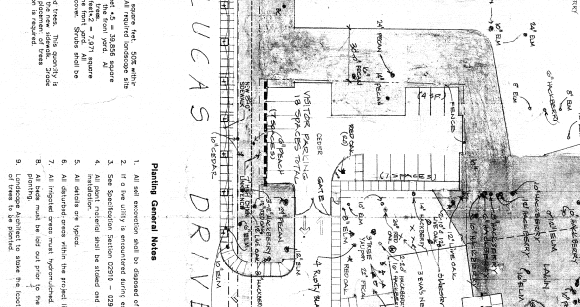
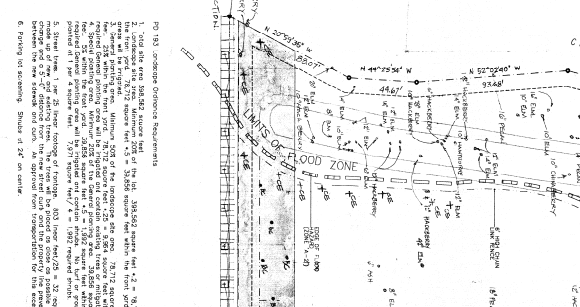
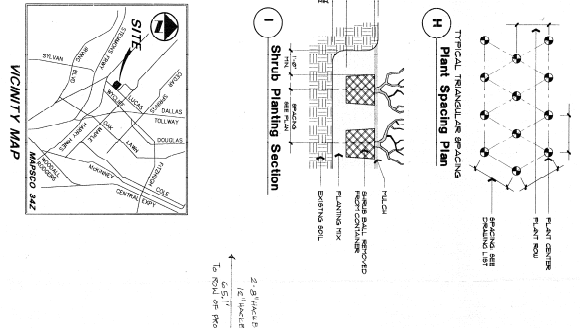
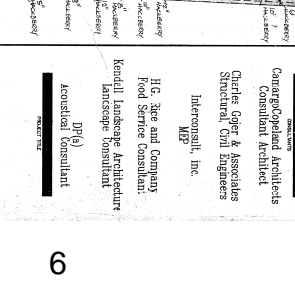
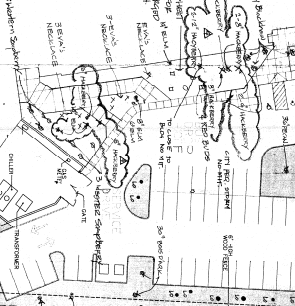
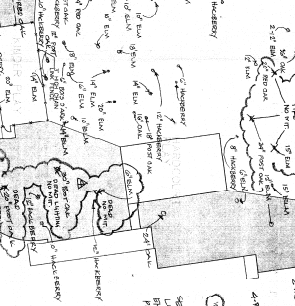
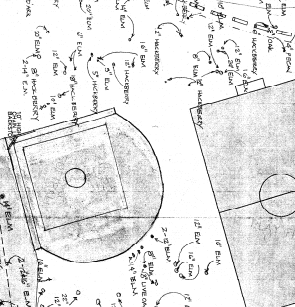
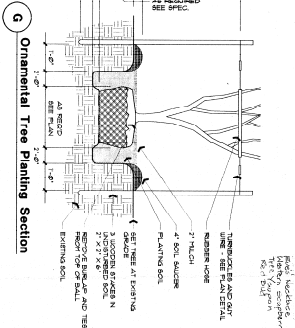
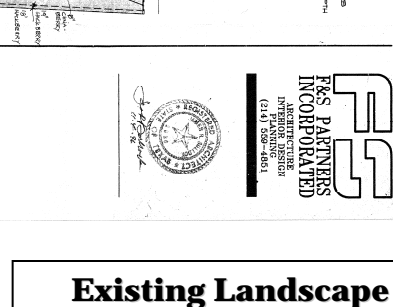
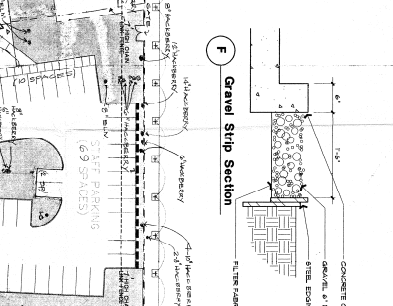
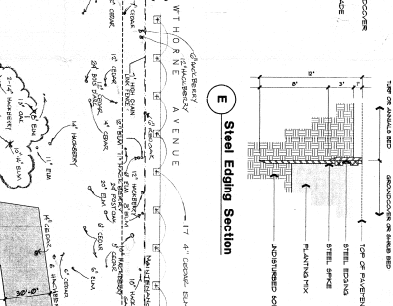
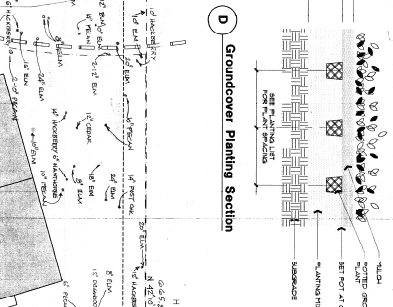
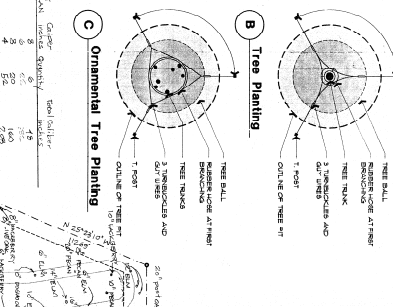
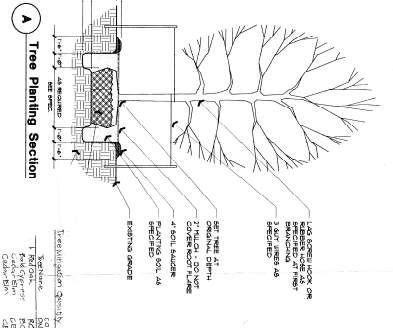
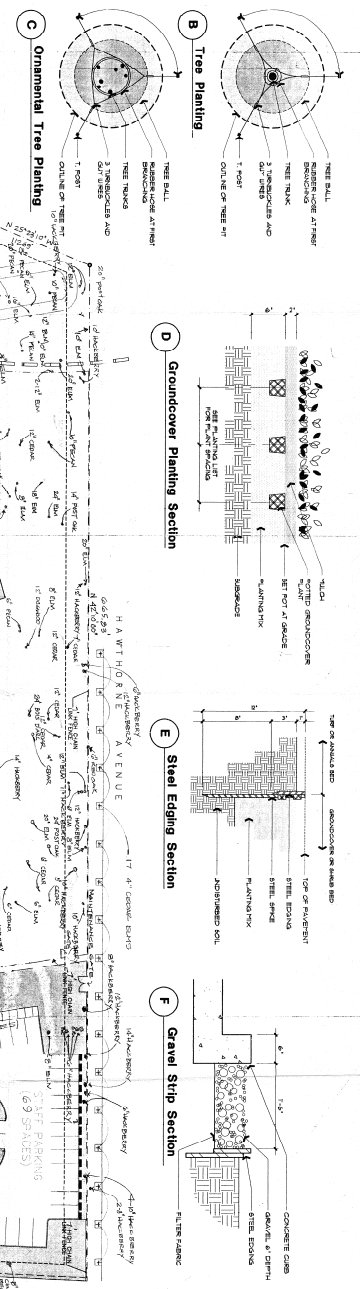


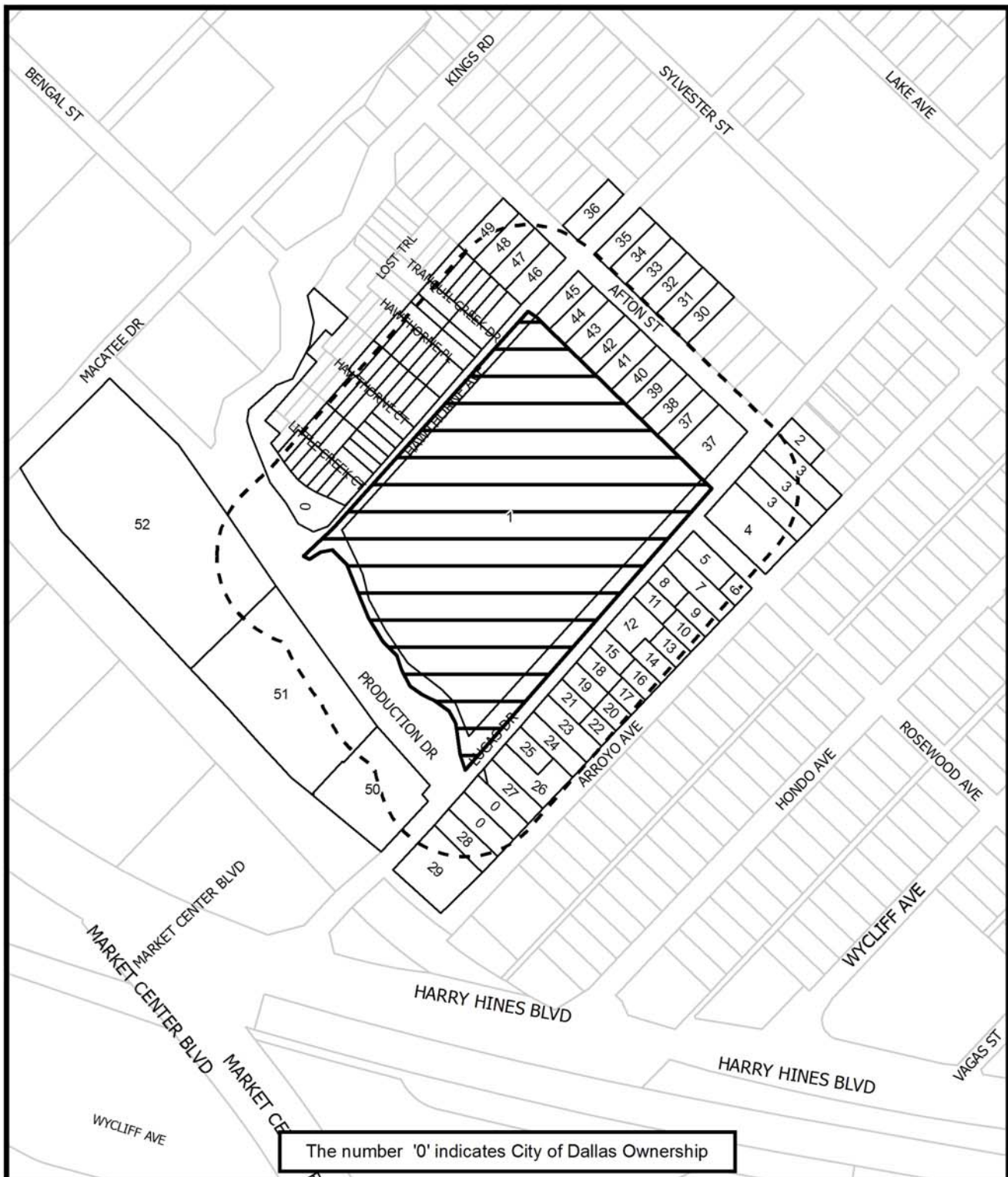
Canarypooled Architects
 Consultant Architect
 Charles Gager & Associates
 Structural, Civil Engineers
 Inverness, Inc.
 MEP
 HG. Roe and Company
 Food Service Consultant
 Kendall Landscape Architecture
 Landscape Consultant
 DP(6)
 Licensed Consultant
 No. 10000

NEW
ELEMENTARY
SCHOOL
 PROJECT NO. 10000
 10000 10TH AVE. & 10TH ST.
 DENVER, CO 80202
 DATE: 5/18/94
 DRAWN BY: S. G. Gager
 CHECKED BY: S. G. Gager
 APPROVED BY: S. G. Gager
 LANDSCAPE ARCHITECT
 10000 10TH AVE. & 10TH ST.
 DENVER, CO 80202
 (303) 733-0001

LANDSCAPE
PLAN
 L4
 1/4" = 1'-0"

PLANTING
 1. All plant material shall be installed in accordance with the following specifications:
 a. All plants shall be installed in accordance with the following specifications:
 b. All plants shall be installed in accordance with the following specifications:
 c. All plants shall be installed in accordance with the following specifications:
 d. All plants shall be installed in accordance with the following specifications:
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 s. All plants shall be installed in accordance with the following specifications:
 t. All plants shall be installed in accordance with the following specifications:
 u. All plants shall be installed in accordance with the following specifications:
 v. All plants shall be installed in accordance with the following specifications:
 w. All plants shall be installed in accordance with the following specifications:
 x. All plants shall be installed in accordance with the following specifications:
 y. All plants shall be installed in accordance with the following specifications:
 z. All plants shall be installed in accordance with the following specifications:





NOTIFICATION

AREA OF NOTIFICATION
NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: M134-015

Date: 3/12/2014

Notification List of Property Owners

M134-015

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2221 LUCAS DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	2320 LUCAS DR	MDS FAMIILY HOMES LTD
3	2316 LUCAS DR	MDS FAMILY HOMES LTD
4	2300 LUCAS DR	MONTERREY ENTERPRISES INC
5	4435 ROSEWOOD AVE	HERNANDEZ ALICIA
6	2239 ARROYO AVE	REYES EUSEVIO ET AL REM:CHARLES W HOTT
7	2235 ARROYO AVE	ALBA FELIX & MARIA D
8	2230 LUCAS DR	HERNANDEZ ARGELIA
9	2231 ARROYO AVE	DOMINGEZ JOEL REYES
10	2227 ARROYO AVE	GONZALES RICARDO
11	2224 LUCAS DR	RUBIO GEORGE
12	2222 LUCAS DR	CASTILLO GLORIA
13	2223 ARROYO AVE	GARCIA PHILLIP S JR
14	2219 ARROYO AVE	GARCIA JOE
15	2214 LUCAS DR	SANCHEZ ARMANDO & RAQUEL
16	2215 ARROYO AVE	CARPIO RAMON R &
17	2211 ARROYO AVE	ZUNIGA BONIFACIO
18	2210 LUCAS DR	CARLOS MARIA FELIX & HERIBERTO BARONA
19	2206 LUCAS DR	SANCHEZ JOSE ODILON
20	2207 ARROYO AVE	FLORES JOSE G
21	2200 LUCAS DR	RUIZ JONATHAN & SONYA
22	2203 ARROYO AVE	CARPIO RAMON R & CRISTINA FRANCO
23	2138 LUCAS DR	FRANCO CHRISTINA
24	2135 ARROYO AVE	RUIZ FRED
25	2130 LUCAS DR	GARCIA FELIPE DE J & YOLANDA GARCIA
26	2126 LUCAS DR	BRINGAS MARCOS A & MARIA S

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2122 LUCAS DR	BENNERS WILL H III & FREDERICK BENNERS
28	2110 LUCAS DR	BENNERS WILL H III
29	2016 LUCAS DR	RUSTY GLENN DESIGNS INC
30	4522 AFTON ST	HERNANDEZ EPIFANIO
31	4526 AFTON ST	CORTEZ ANGEL & MARIA AMAYA
32	4530 AFTON ST	NGUYEN HOANG
33	4534 AFTON ST	LE HOA THI XUAN
34	4538 AFTON ST	OSORIO ISRAEL ANTUNEZ & NICOLASA PINEDA
35	4542 AFTON ST	MEDRANO PROPERTIES LLC
36	4600 AFTON ST	GALINDO XOCHILT
37	4501 AFTON ST	LIVE MODERN HOMES LLC
38	4515 AFTON ST	URBINA CELIA
39	4519 AFTON ST	PEREZ JENNIFER
40	4523 AFTON ST	YOHANNES KIDUS UNIT 1001
41	4527 AFTON ST	RODRIGUEZ JUAN P
42	4531 AFTON ST	ZUNIGA ANTONIO JUAN
43	4533 AFTON ST	DEITELHOFF KATRINA
44	4535 AFTON ST	WORLD TRADE INVESTMENTS LP
45	4543 AFTON ST	MANUEL CLEMENTE
46	4601 AFTON ST	DICKERSON DOROTHY
47	4607 AFTON ST	GALINDO JOSE H & ROSA
48	4611 AFTON ST	PEREZ DENISE
49	4615 AFTON ST	FRANCISCO TOMAS
50	2023 LUCAS DR	WALRAVEN A T III & ANNE WALRAVEN R RUPE
51	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC ATTN: CHARLES M
52	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION SUITE 100
53	4616 TRANQUIL CREEK DR	TEXAS INTOWNHOMES LLC

FILE NUMBER: M134-021

DATE FILED: February 12, 2014

LOCATION: South Line of River Oaks Road, East of South Central Expressway

COUNCIL DISTRICT: 8

MAPSCO: 67-A, E, F

SIZE OF REQUEST: Approx. 50.83 Acres

CENSUS TRACT: 202

APPLICANT/OWNER: Hope Agri Products, Inc.

REPRESENTATIVE: Michael R. Coker

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Site Plan

On March 24, 1999, the City Council passed Ordinance No. 23829 which established Specific Use Permit No. 1382 for a Processing use on property at the above location. The SUP was subsequently amended by Ordinance Nos. 25224 and 27510. It should be noted that PDD No. 540 (the underlying zoning for this property) permits the processing use by SUP.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a revised off-street parking area and maneuvering lane within the extreme northwest quadrant.

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

STAFF RECOMMENDATION: Approval

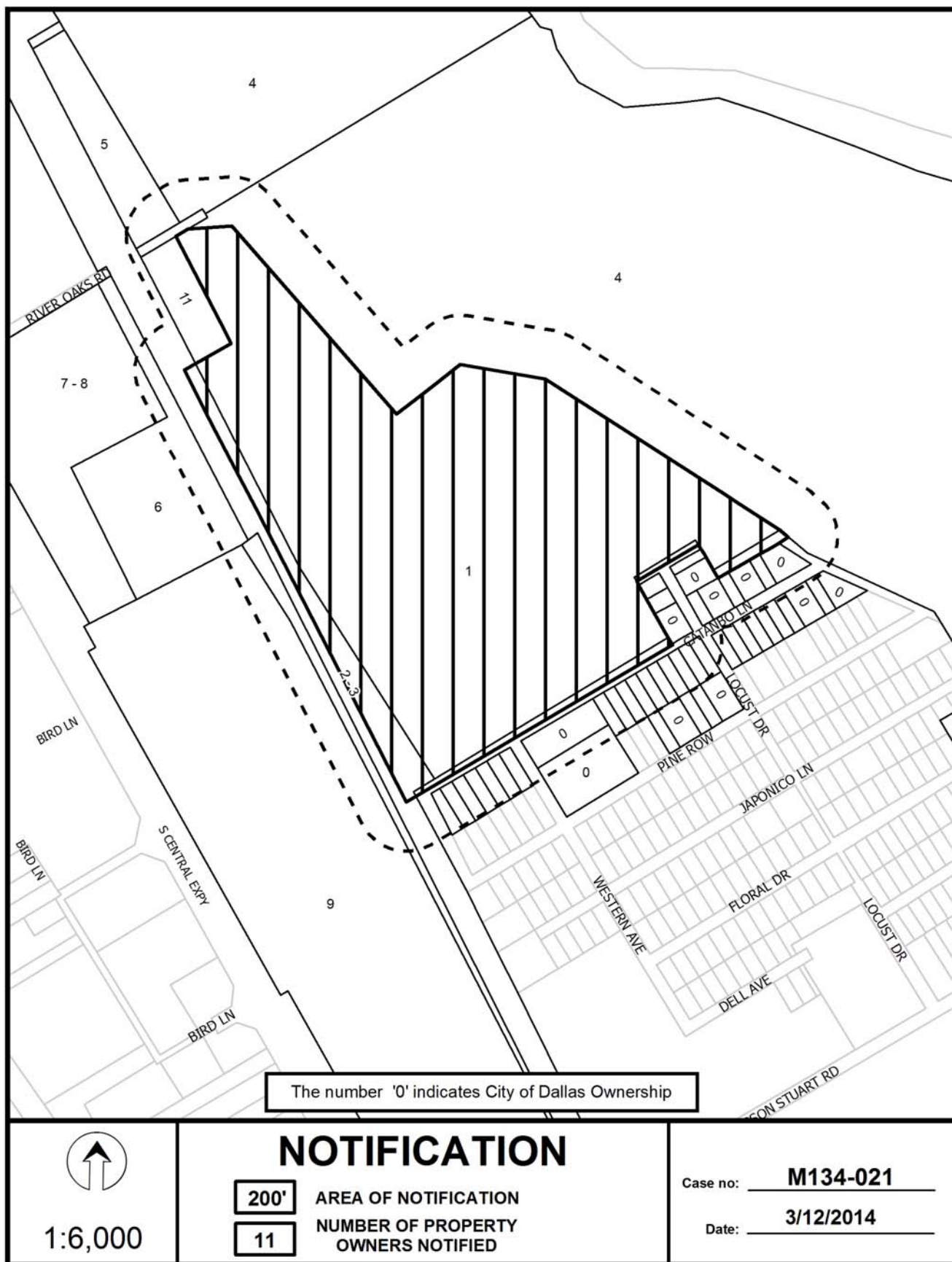


1:6,000

ZONING MAP

Case no: **M134-021**

Date: **3/12/2014**



Notification List of Property Owners

M134-021

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4930 RIVER OAKS RD	HOPE AGRI PRODUCTS INC
2	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
4	4911 RIVER OAKS RD	County of Dallas ATTN COUNTY CLERK
5	4911 RIVER OAKS RD	VILLAGRAN FILEMON
6	8800 CENTRAL EXPY	OCCIDENTAL CHEMICAL CORP PROPERTY TAX DE
7	8800 CENTRAL EXPY	GRAHAM MTG CORP
8	8800 CENTRAL EXPY	GRAHAM MTG CORP
9	9000 CENTRAL EXPY	UTSI FINANCE INC
10	8900 CENTRAL EXPY	SOUTHERN PACIFIC TRANS CO % UNION PACIFI
11	4912 RIVER OAKS RD	MITCHELL RALPH POSEY

CITY PLAN COMMISSION

THURSDAY, APRIL 3, 2014

Planner: Olga Torres-Holyoak

FILE NUMBER: D134-009

DATE FILED: February 20, 2014

LOCATION: Southwest corner of Stevens Forest Drive & Mary Cliff Road

COUNCIL DISTRICT: 1

MAPSCO: 54-A

SIZE OF REQUEST: 4.3 acres

CENSUS TRACT: 42.02

MISCELLANEOUS DOCKET ITEM

Owner: ECI Operating Company

Applicant: WPC Acquisitions, Inc.

Representative: Bryan Klein, ION Design

On August 13, 2008, the City Council passed Ordinance No. 27135 which established Planned Development District No. 796, on property on the southwest corner of Stevens Forest Drive and Mary Cliff Road. The PD contains approximately 4.3 acres of land.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan prior to the issuance of a building permit.

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the construction of 53 single family units and complies with the PD conditions.

STAFF RECOMMENDATION: Approval

Partners and Officers

ECI Operating Company, LLC

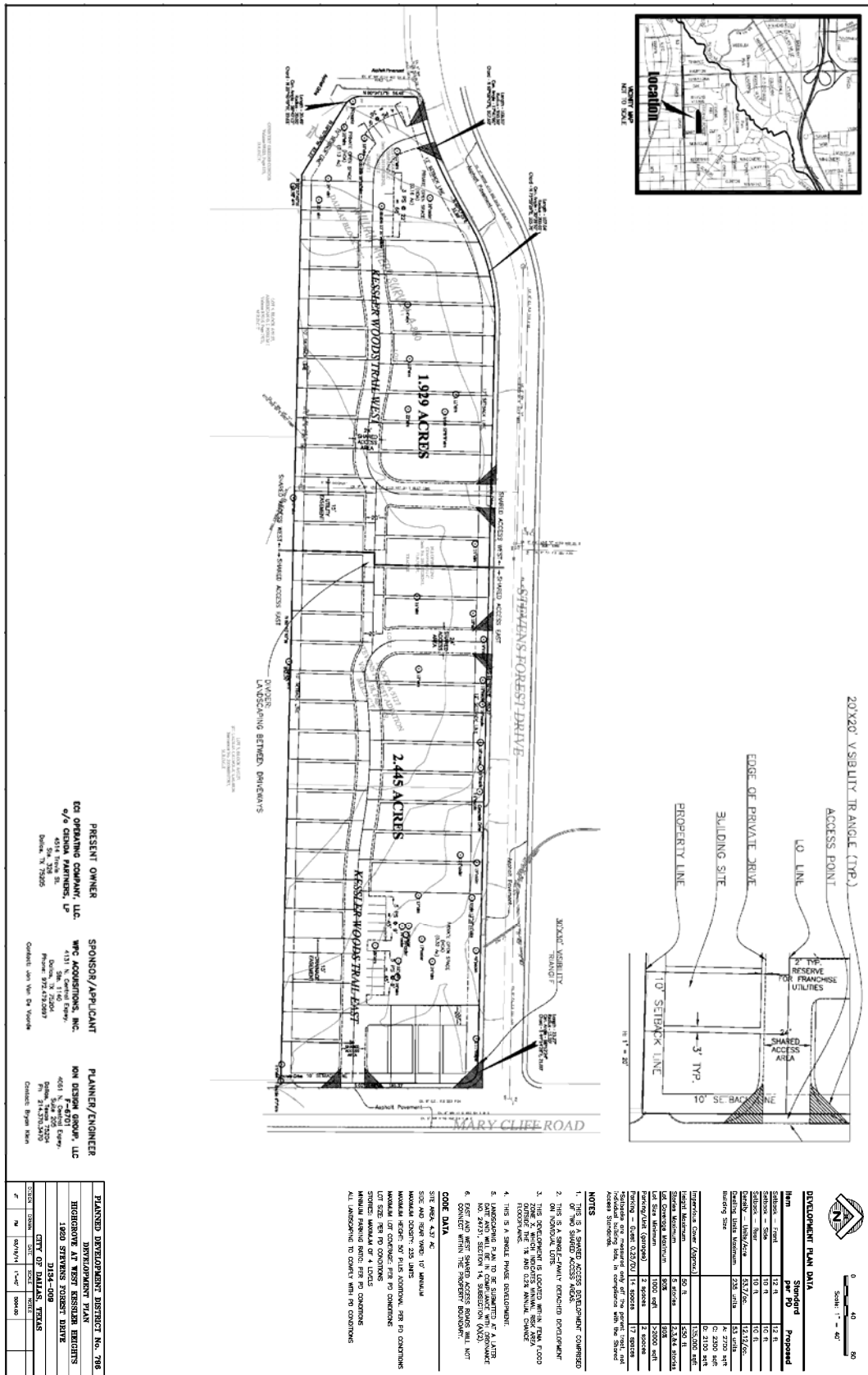
Tim Mackey, authorized signatory

Cienda Management, LLC

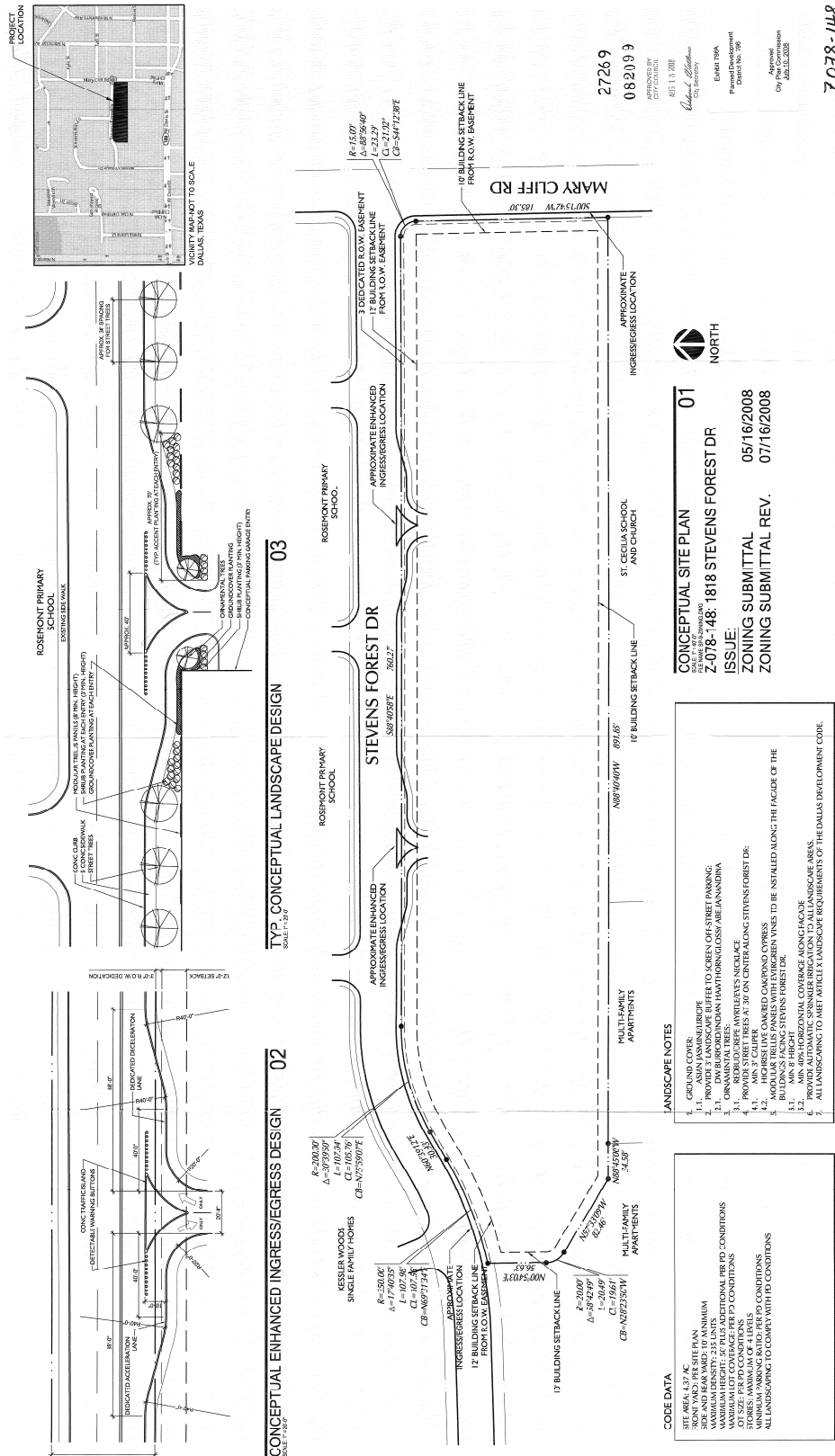
HSGP, LLC General Partner

Barry Hancock and Philip Wise

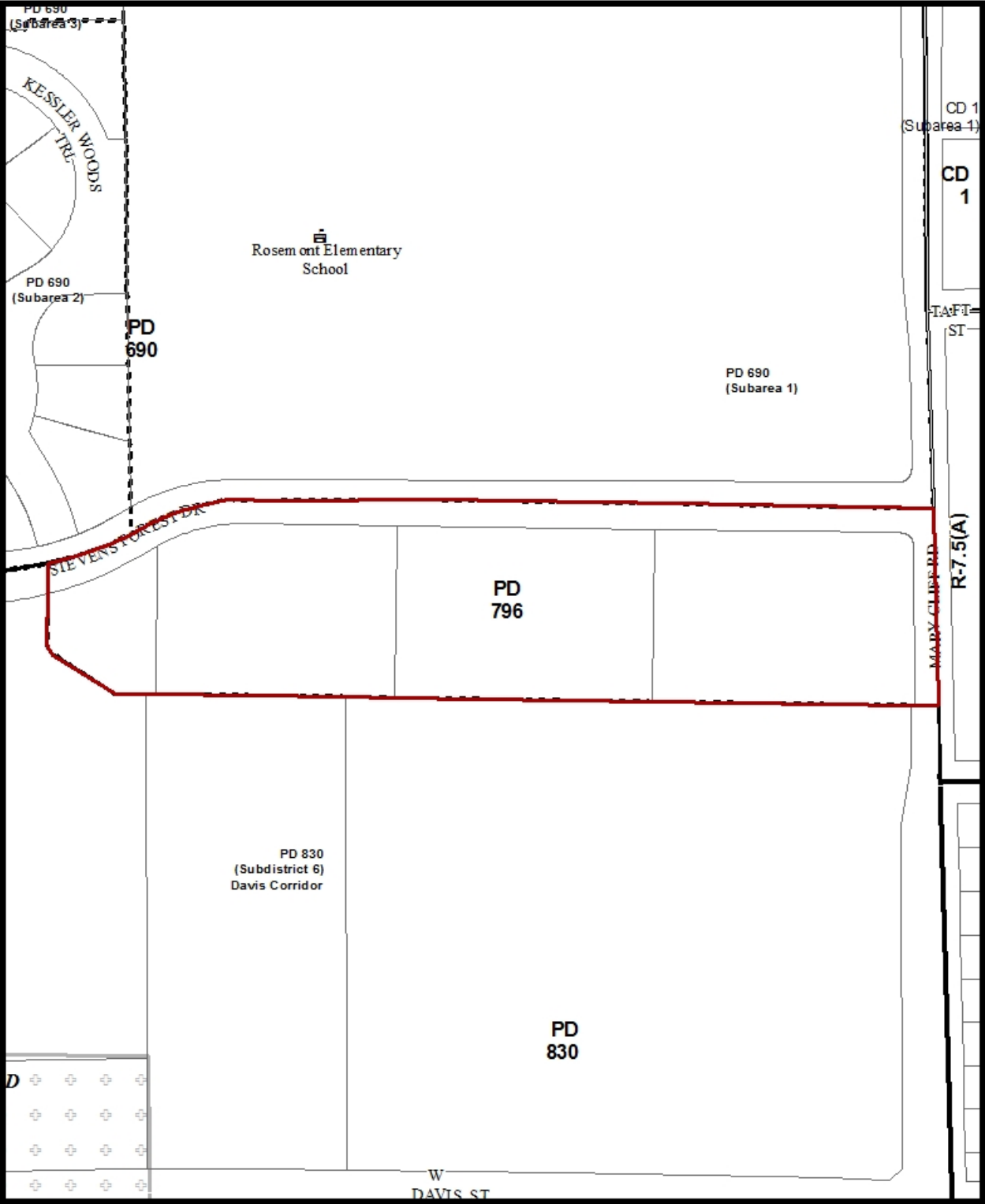
PROPOSED DEVELOPMENT PLAN



EXISTING CONCEPTUAL PLAN



ZONING MAP



1:1,681

Case ID: D134-009

AERIAL MAP



1:1,681

Case ID: D134-009

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

MCKINNEY AVENUE DISTRICT

CASE NUMBER: 1402101079

FILED: February 10, 2014

LOCATION: 3131 McKinney Avenue, West Elevation **SIZE OF REQUEST:** 190 sq. ft.

COUNCIL DISTRICT: 14

ZONING: PD 193(PDS)

MAPSCO: 45-B

OWNER/TENANT: Wick Phillips

REPRESENTATIVE: David Tobias
Suntec Signs, Inc.

REQUEST: An application for a 190-square-foot attached premise sign on the west elevation.

SUMMARY: The request is to install an upper level attached premise sign that will read, "Wick Phillips."

SSDAC RECOMMENDATION: Approval of a 190-square-foot upper level attached premise sign mounted with stainless steel hardware.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in the McKinney Avenue SPSP (PD 193 (PDS) Spine Subdistrict).
- The applicant proposes to construct a 190 square foot attached premise sign with 3'-8.5" lettering. The bottom of the letters will be 36 feet down from the top of the building.
- The sign will be internally illuminated with channel letters, white plex faces, blue trim and returns. The logo will be an illuminated logo cabinet with a white plex face and blue vinyl overlay.
- Construction of the attached premise sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per **SEC. 51A-7.911. ATTACHED PREMISE SIGNS.**

(3) Upper level flat attached signs.

- (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
- (B) Upper level flat attached signs must be wholly located within the upper level sign area.

Special Provision Sign District Advisory Committee Meeting:
(March 11, 2014)

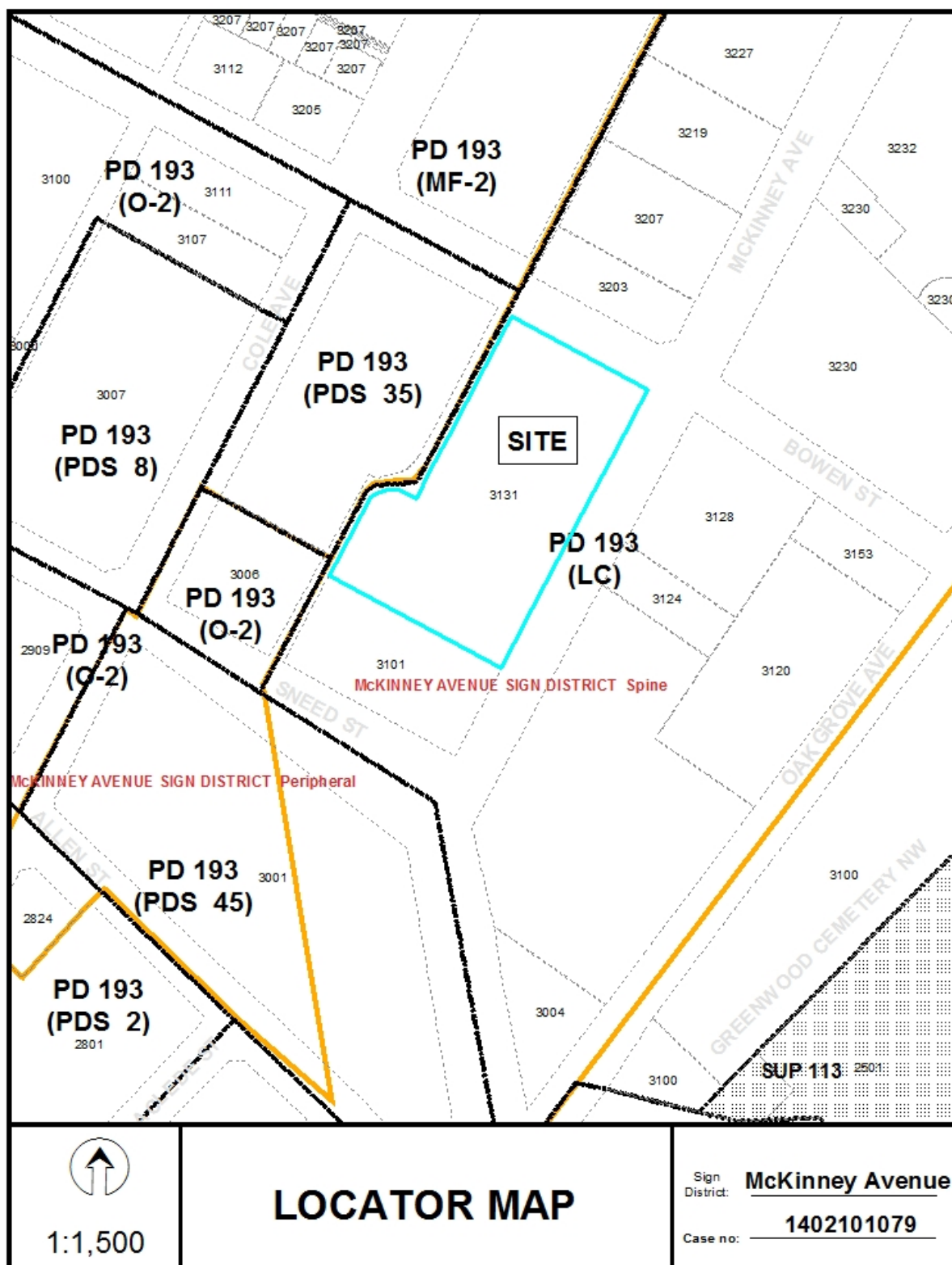
Motion: It was moved to approve a Certificates of Appropriateness for 190 square foot upper level attached premise sign mounted with stainless steel hardware at 3131 McKinney Avenue (West elevation).

Maker: Peadon
Second: Gomez
Result: Carried unanimously.

For: Van Dermark, Gomez, Bauer, and Peadon
Against: 0
Absent: Phiffer
Conflict: 0

Speaker(s):

1. Brad Pilkington (Suntec Signs)

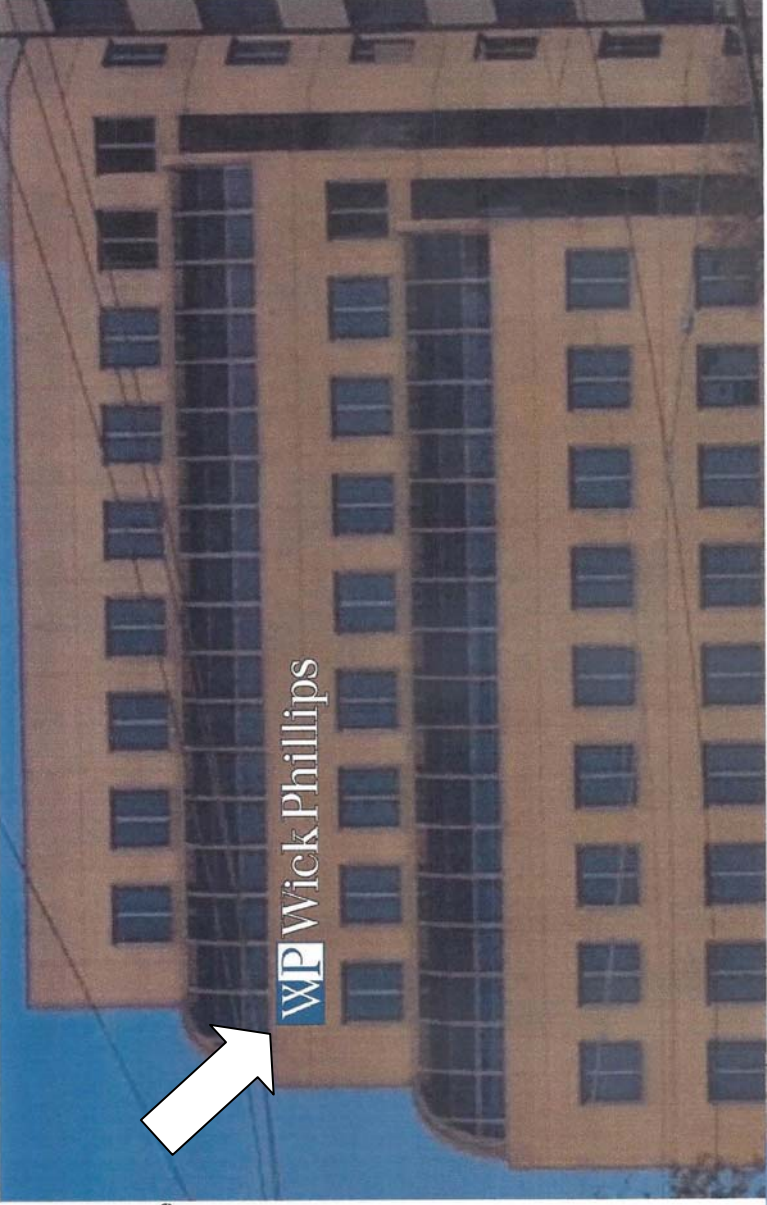


Date: March 11, 2014



Date: March 11, 2014

History: Original
2/28/2014

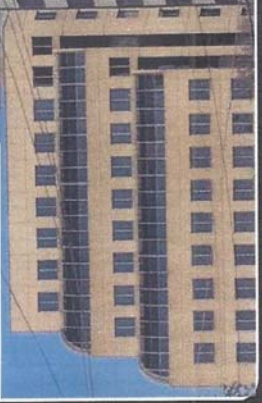


Internally Illuminated
Channel Letters
White Plex Faces
Blue Trim And Returns

Illuminated Logo
Cabinet White Plex Face
With Blue Vinyl Overlay

190 Sq Ft

Approved By:



Scale 1/16"=1'

29'-0"

8'-7"

5'-0"

38'-0"

Scale 1/8"=1'

3'-8 1/2"

LED Illuminated Cabinet

LED Illuminated Channel Letters

WP Wick Phillips

suntec signs Inc. 3220 QUEBEC STREET
DALLAS, TEXAS 75247
214-630-1116
Texas Sign Contractor #18339
Regulated by the Retailer department
P.O. Box 12157 Austin TX 78711
1-800-802-3202 (512)463-6699
website: www.license.state.tx.us/complaints

Copyright ©Suntec Industries 2014
email: Sales@suntecindustries.com
www.suntecindustries.com

Wick Phillips
ATTORNEYS & COUNSELLORS

Scale: Wick Phillips
wallsign 1.cdr

These plans are the exclusive property of Suntec Industries and are the result of the original work for the sole purpose of consideration of whether to purchase these plans or to purchase a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than an employee of your company or use of these plans to construct a product similar to the one embodied herein is expressly forbidden. In the event that this should occur, Suntec Industries expect to be paid a design fee and reimbursed for the time and effort entailed in creating these designs or plans for your company

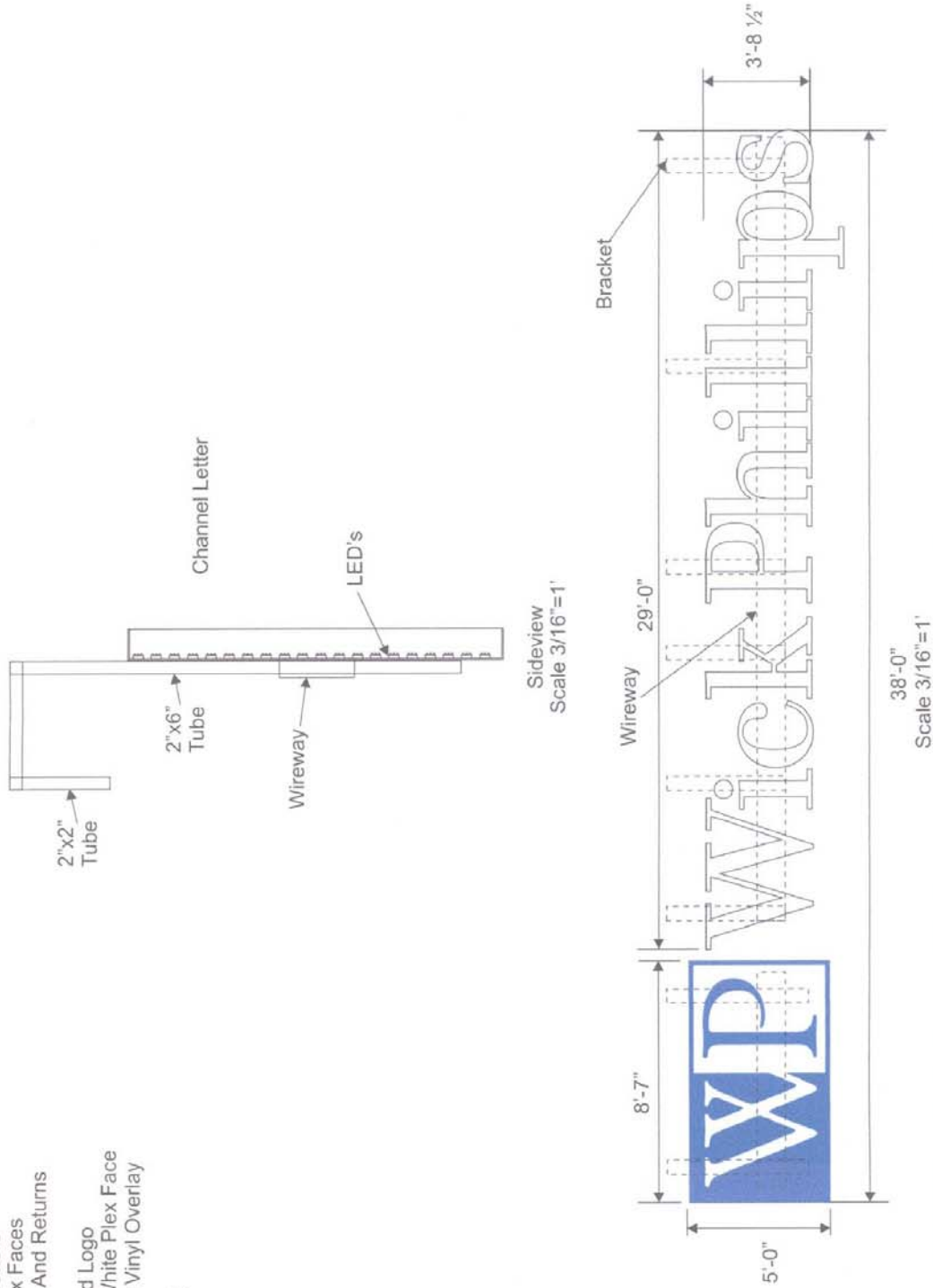
Internally Illuminated
Channel Letters
White Plex Faces
Blue Trim And Returns

Illuminated Logo
Cabinet White Plex Face
With Blue Vinyl Overlay

190 Sq Ft

History: Original
1/27/2014

Approved By:



These plans are the exclusive property of Suntec Industries and are the result of the original work for the sole purpose of consideration of whether to purchase these plans or to purchase a product manufactured according to these plans. Distribution or exhibition of these plans to anyone other than an employee of your company or use of these plans to construct a product similar to the one embodied herein is expressly forbidden. In the event that this should occur, Suntec Industries expect to be paid a design fee and reimbursed for the time and effort entailed in creating these designs or plans for your company

Suntec Signs Inc.
Texas Sign Contractor #18339
Regulated by the Texas Department
of Licensing & Regulation
P.O. Box 12157 Austin TX 78711
1-800-803-9202 (512)463-6599
website: www.license.state.tx.us/complaints

3220 QUEBEC STREET
DALLAS, TEXAS 75247
214-630-1116

Copyright ©Suntec Industries 2014
email: Sales@suntecindustries.com
www.suntecindustries.com

WP Wick Phillips
ATTORNEYS & COUNSELLORS

Scale:
Wick Phillips
wallsign 1.cdr

FILE NUMBER: Z134-141(MW)

DATE FILED: December 11, 2013

LOCATION: South side of Bruton Road, east of North Jim Miller Road

COUNCIL DISTRICT: 5

MAPSCO: 58-A

SIZE OF REQUEST: ±0.45 acre

CENSUS TRACT: 91.04

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: Adnan Karim

OWNER: Moser Properties, Inc.

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store [Manna Food Store].

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

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 existing general merchandise or food store 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store, which offers the sale of alcoholic beverages, provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, it complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

BACKGROUND INFORMATION:

- The ±0.45-acre request site is developed with a ±4,150-square-foot building comprised of two suites both of which are occupied by general merchandise or food store uses.
- The general merchandise or food store use is permitted by right, but the D Liquor Control Overlay prohibits the sale of alcoholic beverages on the property. The applicant proposes the sale of beer and wine for off-premise consumption in conjunction with a ±2,400-square foot convenience store, which requires a general zoning change (D to D-1) and a Specific Use Permit.
- No new construction is proposed by this application.

Surrounding Zoning History:

1. **Z123-127:** On Wednesday, February 13, 2013, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bruton Road	Principal Arterial	100 feet
North Jim Miller Road	Principal Arterial	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	CS-D	Retail and personal services
Northeast	CS-D-1; SUP No. 2017	Convenience store
East	CS-D	Auto related
South	CS-D	Retail and personal services
West	CS-D	Auto related

STAFF ANALYSIS:**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 as being in the *Residential Neighborhood* Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. 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. 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.

While the *forwardDallas! Vision Illustration* identifies the request site as being in the *Residential Neighborhood* Building Block, it, as well as adjacent properties are zoned a Commercial Service District. The existing convenience store does not have residential adjacency and it is consistent with the following goals and policies of the Comprehensive Plan. The sale of alcoholic beverages in conjunction with the main use and does not directly impact the compatibility.

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 applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow re-evaluation of the request to ensure ongoing compliance.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CS-D-1	15' 0'	20' adj. to res. Other: no min.	0.75 Overall 0.5 Office/lodging/retail	45' 3 stories	80%	RPS Visual Intrusion	Commercial and business service

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±2,400-square-foot convenience store requires 12 parking spaces. As depicted on the site plan, 21 spaces are provided to serve the both retail uses located on the site.


Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Z134-141(MW)

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from March 13, 2012 to March 13, 2014 revealed the following results:






DALLAS POLICE
DEPARTMENT

[UCR Codes](#) [Year Codes](#) [Property Class Codes](#)

Virtual Viewer - Public Access


Welcome

Search Records - Offense

Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0108837-A	05/03/2013	DRAKE, DONALD	ROBBERY	07010		BRUTO...	332	1249	03A12	
> 0203614-A	08/09/2013	MORONES,ASHLEY	ASSAULT	07010		BRUTO...	332	1249	08322	
0203853-A	08/09/2013	MORONES,ASHLEY	OTHER OFFENSES	07010		BRUTO...	332	1249	26000	
0326800-A	12/28/2013	@CITY OF DALLAS	FOUND PROPERTY	07010		BRUTO...	332	1249	43020	



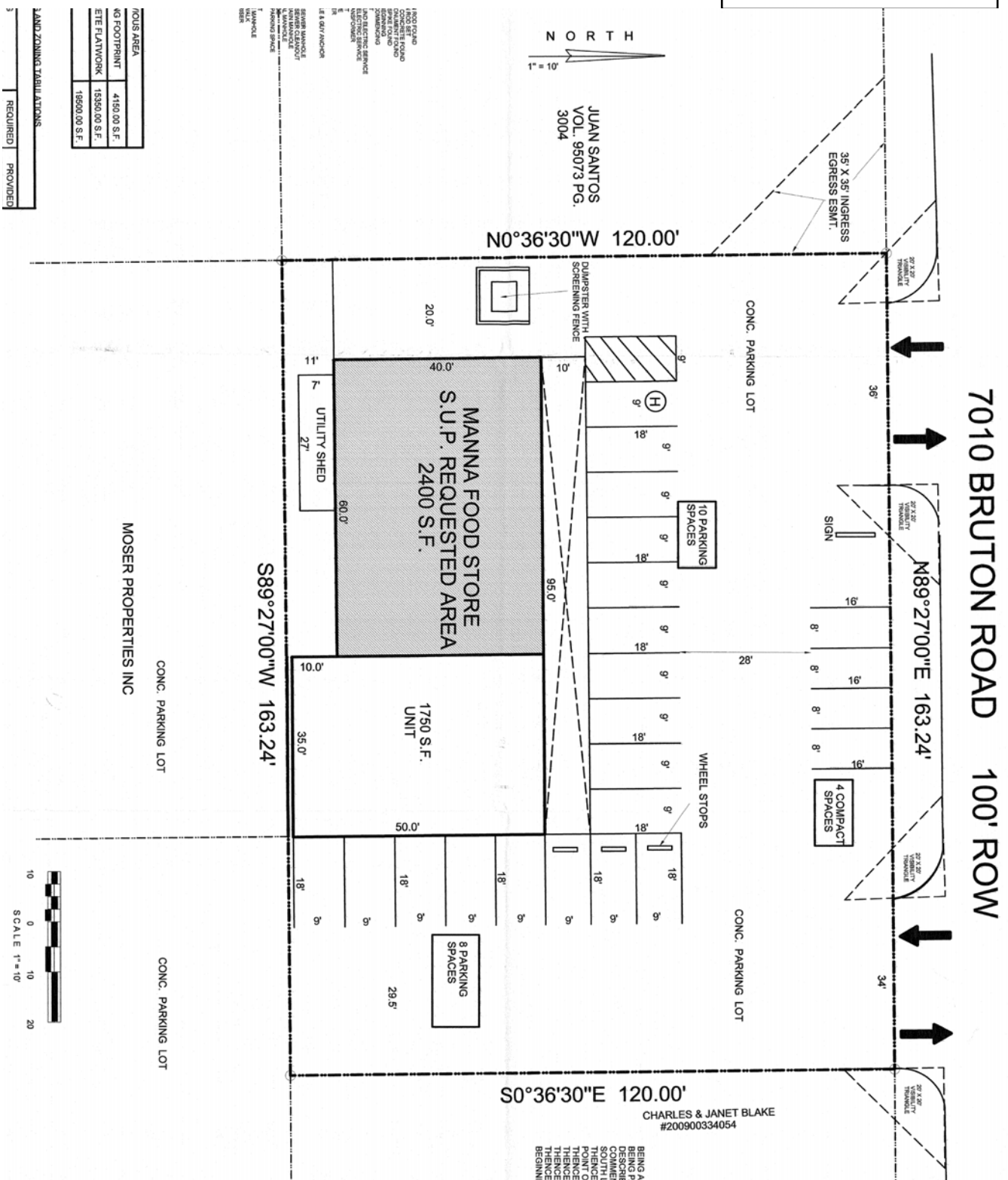
Page 1 of 1 (4 items)

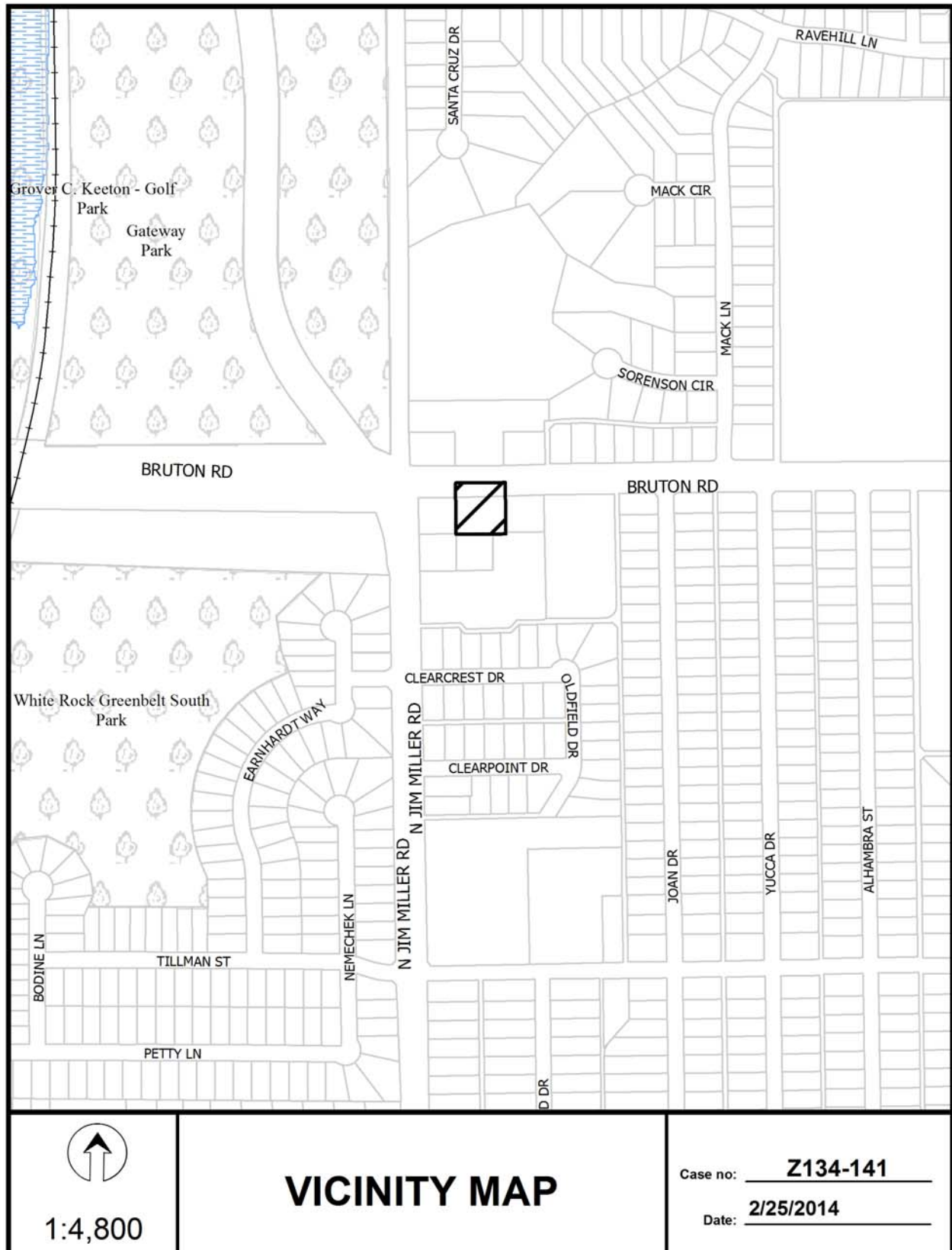
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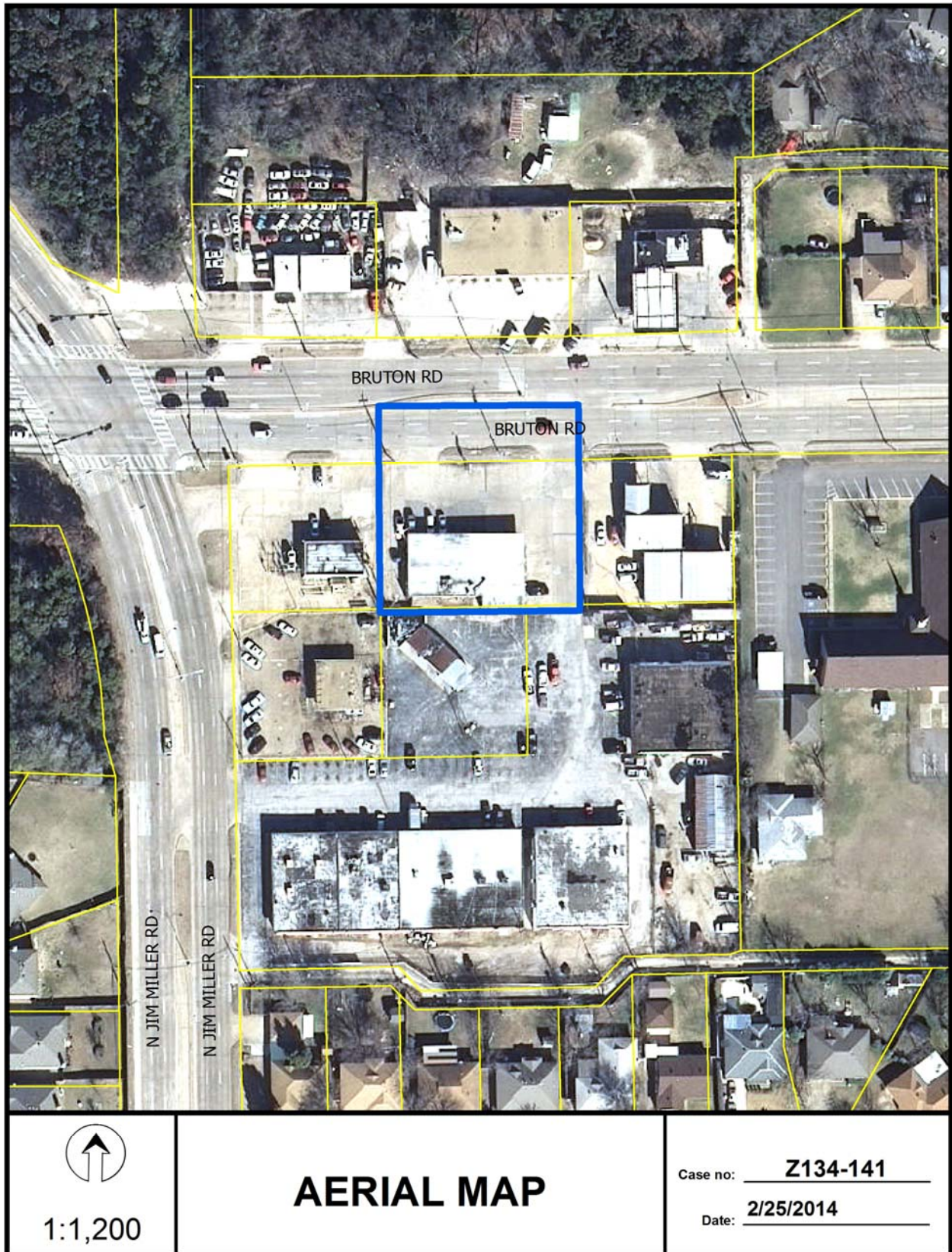
Z134-141
Proposed SUP Conditions

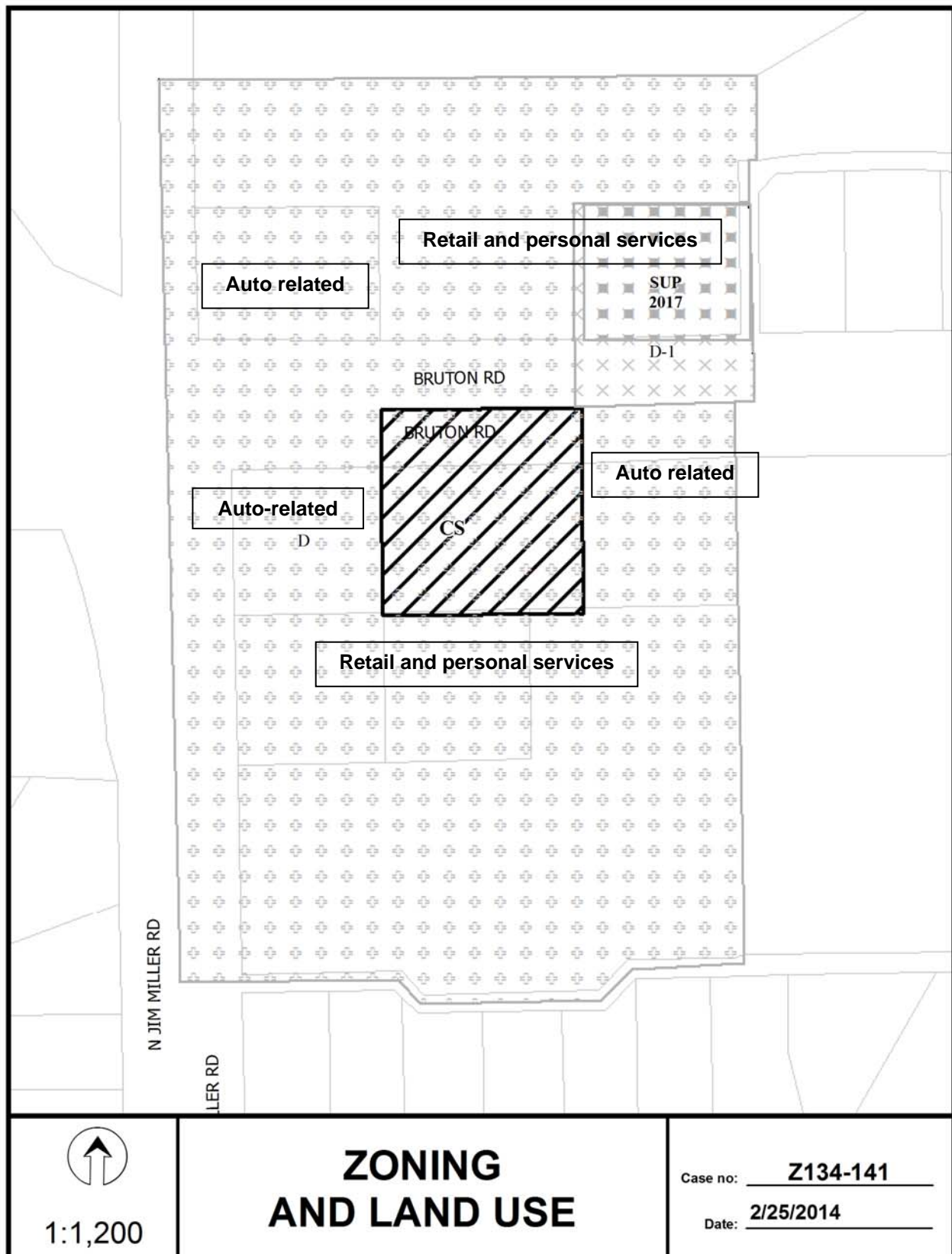
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

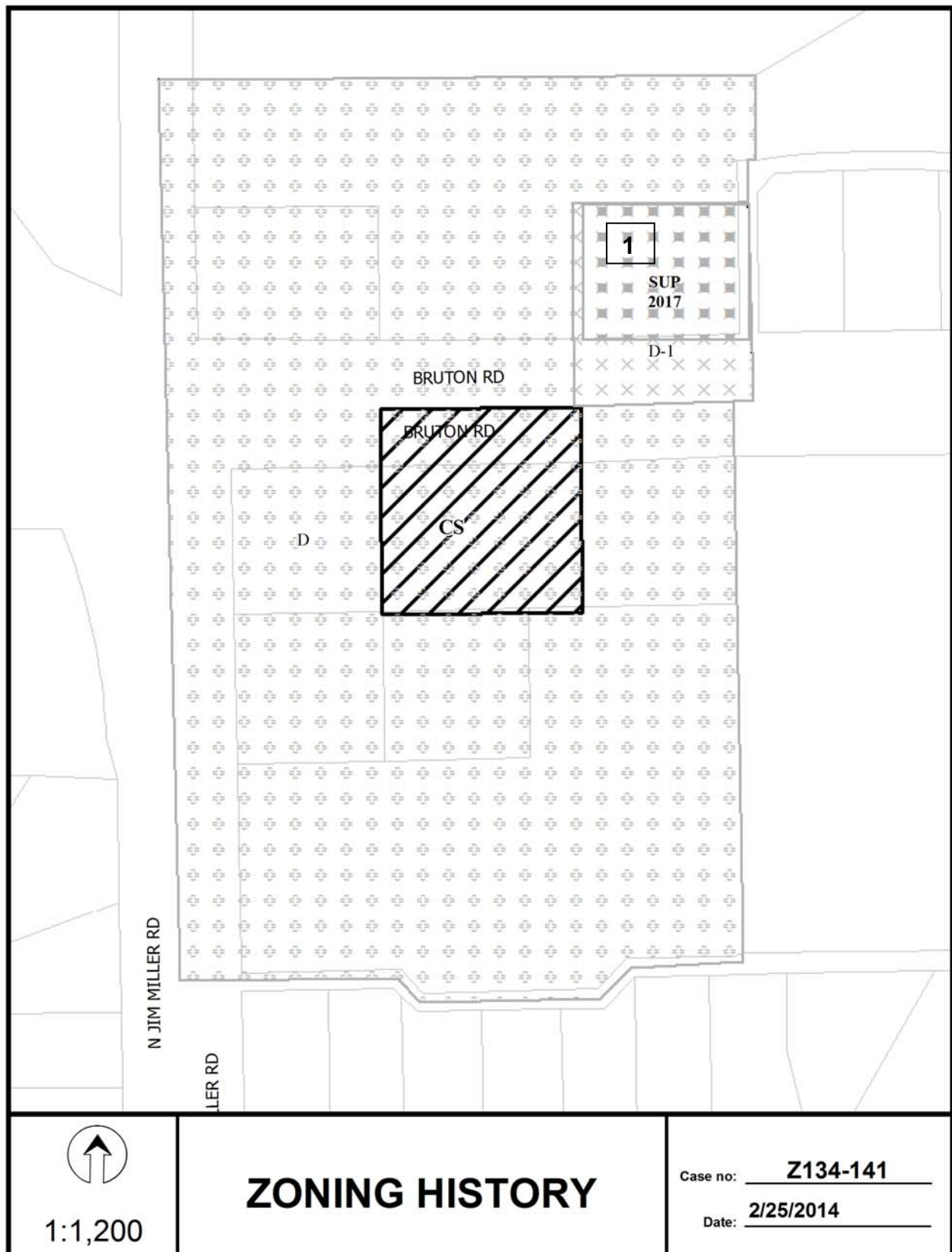
Proposed Site Plan

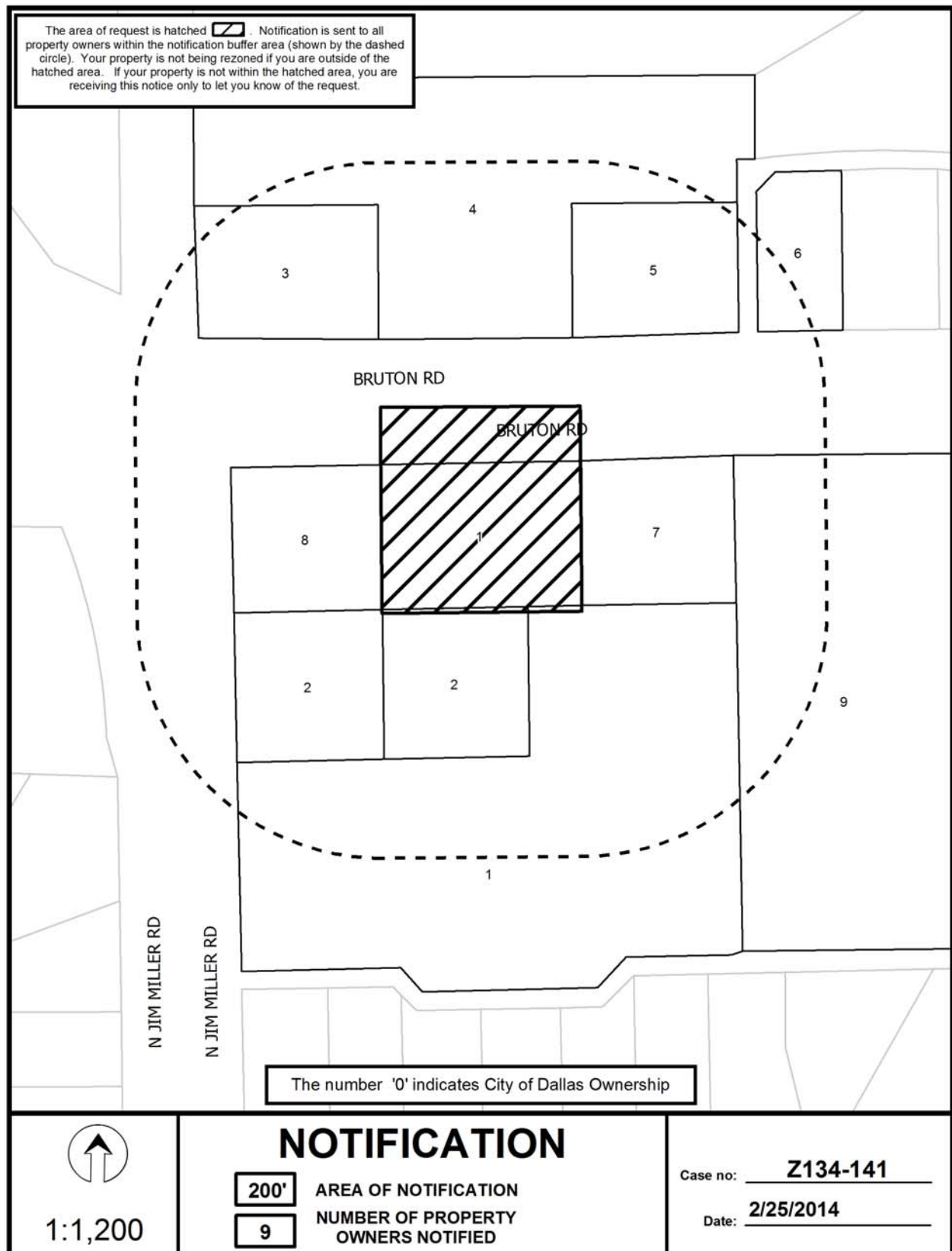












Z134-141(MW)

2/24/2014

Notification List of Property Owners

Z134-141

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7010 BRUTON RD	MOSER PROPERTIES INC
2	2086 JIM MILLER RD	MOSER PROPERTIES INC
3	7007 BRUTON RD	REALEINS PROPERTIES LTD %HARPOL INVESTME
4	7023 BRUTON RD	ANDREWS HERSEL V & LADY ALICE
5	7047 BRUTON RD	ZADEH MASOUD REZAEI
6	7109 BRUTON RD	HERNANDEZ RICARDO & EVA
7	7022 BRUTON RD	BLAKE CHARLES & JANET L
8	7000 BRUTON RD	SANTOS JUAN J
9	7110 BRUTON RD	CENTRO EVANGELISTICO JERUSALEN INC

FILE NUMBER: Z134-142 (MW)

DATE FILED: December 12, 2013

LOCATION: Located on the southeast corner of Abrams Road and Reiger Avenue

COUNCIL DISTRICT: 14

MAPSCO: 46-C; 46-D

SIZE OF REQUEST: ±20.8 acres

CENSUS TRACT: 13.01

REPRESENTATIVE: Devin King, Kimley-Horn and Associates

APPLICANT/OWNER: Juliette Fowler Properties, Inc.

REQUEST: An application for the termination of Specific Use Permit No. 351 on property zoned an MF-2(A) Multifamily District and a D(A) Duplex District and the rezoning of the D(A) Duplex District to an MF-2(A) Multifamily District

SUMMARY: The applicant proposes to construct additional retirement housing, convalescent nursing home, and related institutional uses, which are not permitted uses in the D(A) Duplex, on an undeveloped ±5.8-acre portion of the request site. In addition, the applicant proposes to terminate SUP No. 351, which covers the ±20.8-acre Juliette Fowler property, as the existing and proposed uses are permitted by right in the MF-2(A) Multifamily District.

STAFF RECOMMENDATION: Approval of the termination of Specific Use Permit No. 351 and approval of an MF-2(A) Multifamily District.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The existing uses are residential in nature and appear to be operating compatibly with the surrounding neighborhood. The proposed retirement housing project is not anticipated to negatively impact surrounding property.
2. *Traffic impact* – The increased density will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- The ±20.8-acre request site is developed with the Juliette Fowler Homes senior community, which based on information provided by the applicant, consists of retirement housing, convalescent nursing home, and related institutional uses. It is noted that the Certificate of Occupancy, completed on October 12, 1993, is for an “office building”. A ±5.8-acre portion of the request site, previously identified as an expansion area, is undeveloped.
- Specific Use Permit No. 351 for “a day care center, nursing home, residence home for the aging, child caring institution, health center, and community center” was approved by the City Council on October 4, 1978 for a permanent time period. Subsequent amendments were approved on May 2, 1979, December 14, 1983, and November 14, 2012.
- The November 14, 2012 amendment (Z112-253) included the expansion of Specific Use Permit No. 351. On November 21, 2013, the City Plan Commission granted a waiver of the two-year waiting period to file a zoning request.
- On December 12, 2013, an application for an amendment to Specific Use Permit No. 351 was submitted to allow for the depiction of the footprints of proposed buildings on the site plan.
- It has been determined that the Specific Use Permit on this site is not technically eligible for expansion since it was approved for Chapter 51 uses (and other various uses not identified in Chapter 51 or Chapter 51A). Furthermore, the uses proposed for the expansion area are not permitted in the D(A) Duplex District. However, the existing and proposed uses are permitted by right in the MF-2(A) Multifamily District, making the Specific Use Permit unnecessary if the zoning change request is approved.

Zoning History:

1. **Z123-335:** On January 21, 2014, the City Council approved a Planned Development District on property zoned a CR Community Retail District and a D(A) Duplex District with H/128 Historic Overlay District No. 128 (Junius Heights).

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Abrams Road	Minor Arterial	80 feet	80 feet
Columbia Avenue	Local	60 feet	N/A
Juliette Fowler Street	Local	55 feet	N/A
South Fulton Street	Local	50 feet	N/A
Reiger Street	Local	50 feet	N/A
Santa Fe Avenue	Local	40 feet	N/A

Adjacent Zoning and Land Use:

	Zoning	Land Use
North	PDD No. 397 with H/128	Single family
Northeast	R-7.5(A)	Park
Southeast	PDD No. 134	Single family; church; trail
Southwest	D(A); PDD No. 397 with H/128	Single family; duplex
Northwest	PDD No. 397 with H/128	Single family

STAFF ANALYSIS:**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 Vision Illustration depicts the request site as 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.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

Land Use Compatibility:

According to the website for Juliette Fowler Homes, in 1911, the institution began operating a home for the elderly at this location and has operated continuously since that time. The existing uses are residential in nature and appear to be operating compatibly with the surrounding neighborhood.

The applicant proposes to expand the existing building to accommodate 40 retirement housing units and a community center for the residents. The applicant also proposes to develop the remainder of the request site with 36 retirement housing units and 104 convalescent and nursing home units.

It is noted that the Santa Fe Trail, which is a part of the City of Dallas trails system, is adjacent to the request site. This 4.2 mile concrete surface trail connects multiple parks throughout lower east Dallas, as well as to the White Rock Lake Park Loop Trail and the Union Pacific Trail.

Parking:

Parking must be provided in accordance with the Dallas Development Code, which requires 0.7 spaces per dwelling unit or suite, plus one space per 300 square feet of floor area not in a dwelling unit or suite for the *retirement housing* use and 0.3 spaces per bed for the *convalescent and nursing homes, hospice care, and related institutions* use.

It is noted that on March 13, 1979, the BDA approved a variance to the off-street parking regulations to permit 45 off-street parking spaces within a required front yard and a variance of 72 off-street parking spaces for the “residence home for the aging”.

Landscaping:

New development will require landscaping in accordance with Article X of the Dallas Development Code.

Conditions for Specific Use Permit No. 351 (will be terminated):

1. SITE PLAN: ~~Use and [D]development [and utilization] of the property must comply with the attached site plan [approved by the City Plan Commission on November 3, 1983, which is attached to and made a part of this ordinance].~~
 2. USES: ~~The only [U]uses authorized by [within] this [S]specific [U]use [P]permit are [shall include] a day care center for children and adults, a nursing home, a residence home for the aging, a child caring institution, a health center and a community center along with staff houses, dormitories, maintenance buildings, administrative offices, and related uses.~~
 3. PARKING: ~~Except as provided in this paragraph, [P]parking must be provided in accordance with the Dallas Development Code , as amended[, and located as shown on the approved site plan for all uses except that] [p]Parking for the apartments for the elderly must be provided in accordance with the order of the Board of Adjustment appeal No. BDA-79-145/4797.~~
 4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
 - A. Plant materials must be maintained in a healthy, growing condition.
 - B. A visual screen of evergreen shrubs must be provided and maintained at a minimum height of four feet in front of the parking area facing Fowler Street.
 - C. Prior to the issuance of a certificate of occupancy, the enhanced landscape area shown on the site plan must be provided.
- ~~[PAVING: All parking spaces, aisles, maneuvering areas, and driveway connections to street and/or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials such as asphaltic paving materials or concrete. The surface must consist of a compacted subgrade covered by: 1) concrete paving; 2) hot mix asphaltic paving consisting of a binder course and a surface course; or 3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless, and suitable for use under all weather conditions.~~
5. TIME LIMIT: This Specific Use Permit has no expiration date [Specific Use Permit shall remain in effect for a permanent time period after passage of this ordinance].
 6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.

7. ~~[SIGNS: All signs must comply with the provisions of non-business zoning districts contained in Article VII, "Sign Regulations", of the Dallas Development Code, as amended.]~~
- 8.] GENERAL REQUIREMENTS: Use of the Property shall be in compliance with all other applicable codes and regulations and regulations of the City of Dallas.
- [9. SCREENING: ~~A visual screen of evergreen shrubs shall be provided and maintained at a 4 foot height in front of the parking lot facing East Side Avenue and in front of the parking lot facing Fowler Street, as indicated on the approved revised site plan.]~~

Partners/Principals/Officers

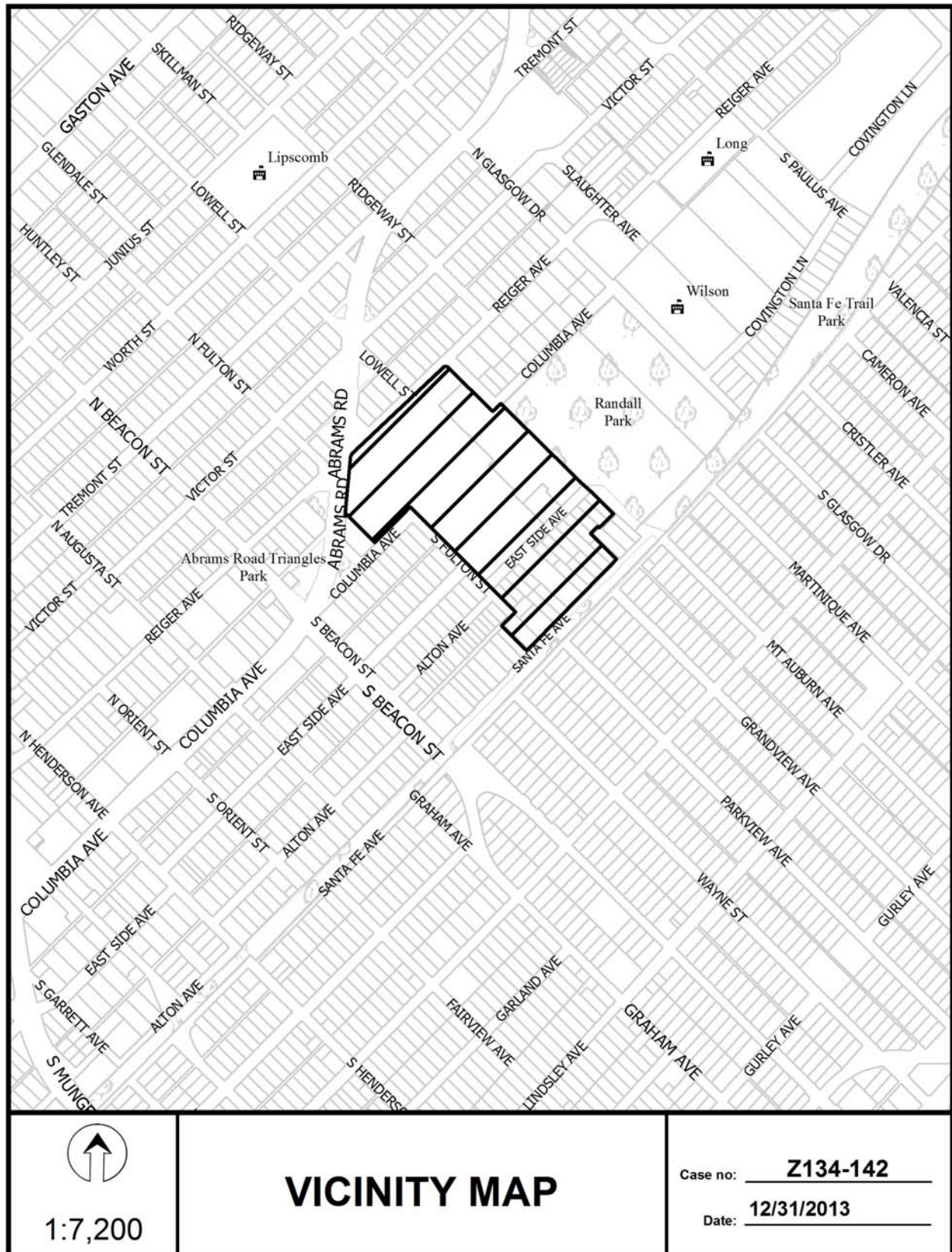
**Juliette Fowler Properties, Inc. (Juliette Fowler Homes, Inc.)
DBA: Juliette Fowler Communities**

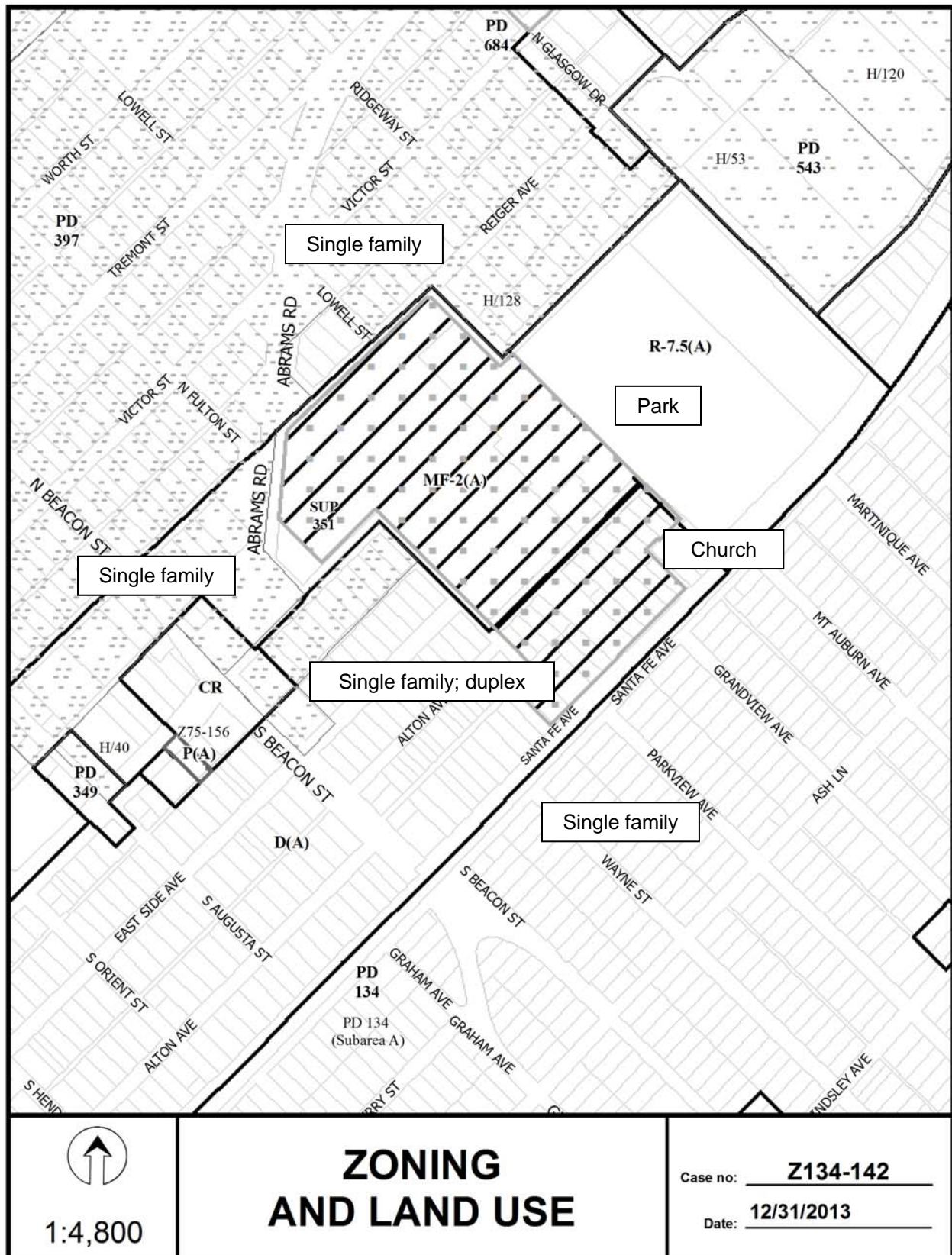
Officers:

Sabrina R. Porter, CEO
Teresa Whittington, COO
Nicole Gann, CFO

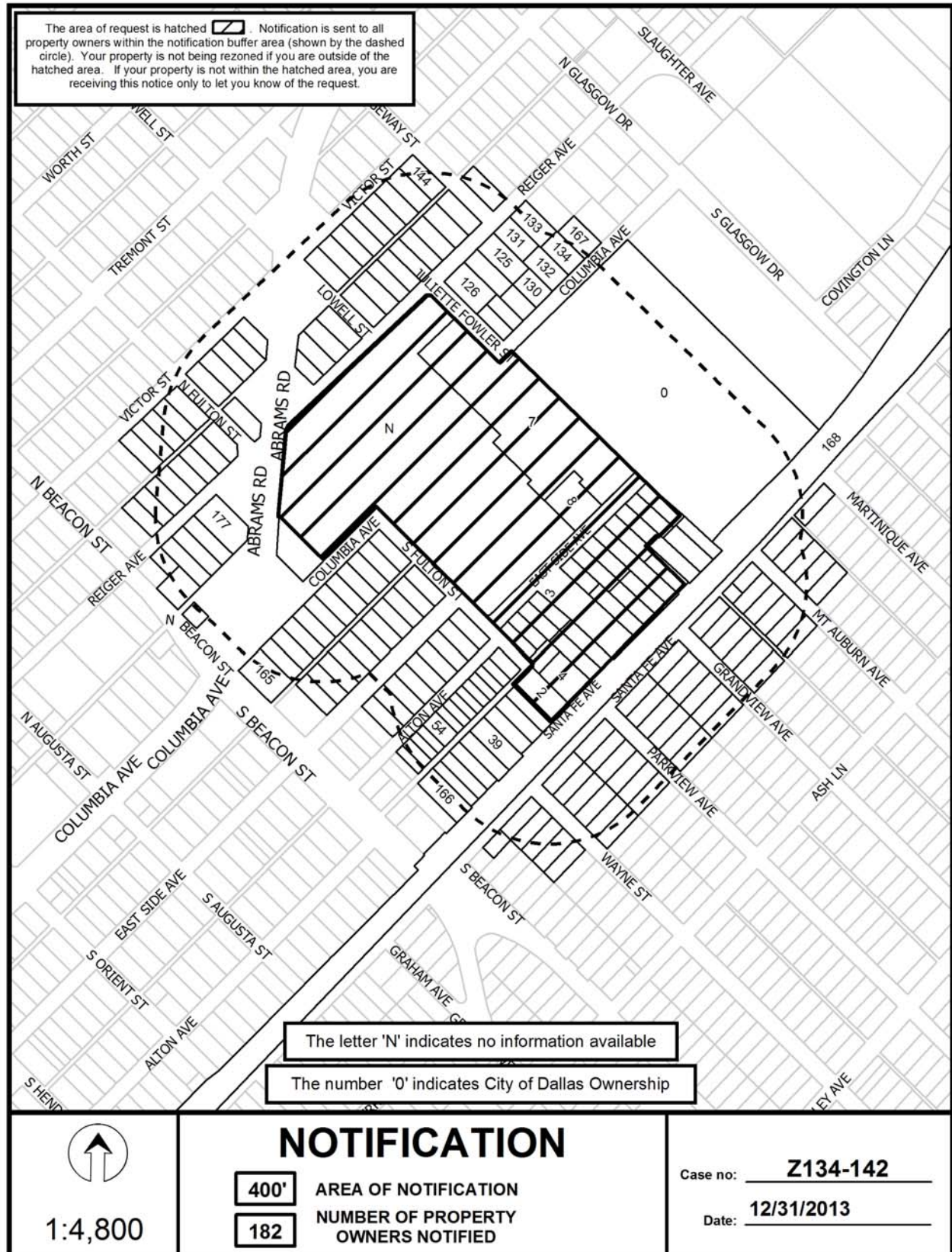
Board Members:

Richard Dooley, Chair
Don Postell, Vice Chair
Kenneth Kellam, 2nd Vice Chair
Don Monworren, Past Chair
Victoria Gilkerson, Secretary
Pete Bratlie, Treasurer
Roland Bandy
Lane Bond
Sebetha Jenkins-Booker
Ben Brooks
Linda Dame
Tera L. Brown-Daniels
Linda Dorsey
Elizabeth Hermann
Patricia Maples
Don McKenzie
Jill Nelson
Jo Dawn Noble
John Pennington
LeAnn Roberts
Jim Rollins
Mark Wassenich
James Whitten
Kathryn Williams
Christopher Wilson
Mike Wilson
Sydney Wirsdorfer
John Wright









12/31/2013

Notification List of Property Owners***Z134-142******182 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5645 SANTA FE AVE	HERNANDEZ DAVID & LUISA
2	5651 SANTA FE AVE	FOWLER JULIETTE PROPERTIES INC
3	5722 EAST SIDE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRA
4	5727 SANTA FE AVE	JULIETTE FOWLER PPTIES INC
5	5826 EAST SIDE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRA
6	5814 EAST SIDE AVE	JULIETTE FOWLER PROPERTIES INC 1234 ABRA
7	105 JULIETTE FOWLER ST	FOWLER CHRISTIAN APARTMENTS INC
8	1280 ABRAMS RD	FOWLER CHRISTIAN APTS II
9	5604 REIGER AVE	GARCIA JADD W
10	5610 REIGER AVE	HAYNES JACOB & LAURA
11	5612 REIGER AVE	WILLIAMS WILLIAM E & MARSUE
12	5616 REIGER AVE	BATTERSON JIM & TIFFANY BATTERSON
13	112 BEACON ST	ALARCON MARIE E
14	5700 COLUMBIA AVE	JULIETTE FOWLER REALITY
15	5644 COLUMBIA AVE	COMMUNITY ON COLUMBIA % JOHN RUTLEDGE
16	5640 COLUMBIA AVE	RUTLEDGE JOHN M & JOYSANNA
17	5636 COLUMBIA AVE	CARSON ANN W
18	5632 COLUMBIA AVE	BUCKNER GARY R
19	5630 COLUMBIA AVE	COTTINGHAM ROBERT & DANA
20	5624 COLUMBIA AVE	NOPARAT VICTOR V
21	5620 COLUMBIA AVE	MARTIN ANGELA & KEVIN
22	5616 COLUMBIA AVE	BROOKS THOMAS M & DARLENE A
23	5612 COLUMBIA AVE	LUNA BLUE LLC
24	5606 COLUMBIA AVE	LONG CHRISTOPHER
25	5613 EAST SIDE AVE	WALLER JACK F
26	5619 EAST SIDE AVE	RAMOS LONNY G

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5621 EAST SIDE AVE	SMITH TODD R &
28	5627 EAST SIDE AVE	MORENO RAFAEL
29	5631 EAST SIDE AVE	OROZCO JUANITA L
30	5635 EAST SIDE AVE	ELLIS REX
31	5639 EAST SIDE AVE	SCHWEITZER CARRIE
32	5643 EAST SIDE AVE	JOHNSTON BERNARD M & SHANON A
33	5649 EAST SIDE AVE	LORCY ANN
34	5651 EAST SIDE AVE	HOUSEWRIGHT EDWIN W
35	5643 SANTA FE AVE	RANGEL MARTIN & CARMELA
36	5619 SANTA FE AVE	AHMED JAMAL
37	5623 SANTA FE AVE	GUERRA NATALIA
38	5623 SANTA FE AVE	RIOJAS GUADALUPE
39	5633 SANTA FE AVE	WATSON MICHAEL
40	5631 SANTA FE AVE	RAMOS ROGELIO & LINDA KAY
41	5648 EAST SIDE AVE	ALLEGRO ROBERT
42	5644 EAST SIDE AVE	ELLIOTT MARTHA FLEMING
43	5640 EAST SIDE AVE	KALICH PAUL G
44	5636 EAST SIDE AVE	KALICH PAUL
45	5632 EAST SIDE AVE	DELBOSQUE RICRADO
46	5628 EAST SIDE AVE	DELBOSQUE RICARDO & ELIZABETH
47	5624 EAST SIDE AVE	MUNIZ JACQUELINE & ALBERT
48	5620 EAST SIDE AVE	BUCKMAN CAPITAL LLC
49	5616 EAST SIDE AVE	DELAURENTI MARY
50	5615 ALTON AVE	GALINDO FRANCISCO L & PETRA G
51	5617 ALTON AVE	REYES JOSIE S
52	5621 ALTON AVE	HENLEY HUDSON
53	5619 ALTON AVE	GARCIA DANIEL & GARCIA ANA MARIA
54	5623 ALTON AVE	ACEVES INEZ M
55	5627 ALTON AVE	MORALES ARMANDO & MARIA
56	5629 ALTON AVE	RUIZ CANDELARIO & MARIA J
57	5631 ALTON AVE	RUIZ CANDELARIO & MARIA JULIETA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5633 ALTON AVE	SANCHEZ JOEL
59	5635 ALTON AVE	ALCARAZ REFUGIO & MARCELA I
60	5637 ALTON AVE	MARTINEZ GREGORIO
61	5639 ALTON AVE	LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
62	5645 ALTON AVE	PORTILLO AMPARO
63	5620 VICTOR ST	SPEIR WALTER S III & JUDY
64	5626 VICTOR ST	WARD PEGGY JOYCE
65	5630 VICTOR ST	PETERSON CAITLIN ANN
66	5634 VICTOR ST	CLENDENING CATHARINE
67	5638 VICTOR ST	RODRIGUEZ TANYA S &
68	5639 REIGER AVE	LONG CHRISTOPHER R
69	5635 REIGER AVE	FAZ RUBEN
70	5629 REIGER AVE	DEUTSCHE BANK NATIONAL TR
71	5623 REIGER AVE	CAIN KELLENE NELL
72	5619 REIGER AVE	MOORE DAVID F
73	5617 REIGER AVE	GRADISAR CHRISTOPHER C
74	5609 REIGER AVE	HOWELL ROY PATTON III
75	5607 REIGER AVE	DUNNAWAY ROBERT LF EST & LORETTA DUNNAWA
76	5610 SANTA FE AVE	MAIN STREET CHURCH OF CHRIST
77	419 WAYNE ST	COPPOLA HENRY & GLENDA
78	415 WAYNE ST	CANALES MANUEL ALBA
79	411 WAYNE ST	NUNEZ RAMON & MARTHA A
80	407 WAYNE ST	BURCIAGA CARMEN % MARTIN SANCHEZ
81	401 WAYNE ST	TIJERINA PABLO A
82	420 WAYNE ST	BRUCE GORDON & MONICA U
83	416 WAYNE ST	FERNANDEZ RUBEN V
84	412 WAYNE ST	CAMBEROS MARIA JUANA &
85	408 WAYNE ST	ESPINOZA SOCORRO &
86	404 WAYNE ST	CODA PROPERTIES LP
87	402 WAYNE ST	SALCEDO ADAN & MARIA
88	421 PARKVIEW AVE	RODRIGUEZ LIZETTE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	417 PARKVIEW AVE	ROCHA BENJAMIN &
90	413 PARKVIEW AVE	DE AVILA VALENTIN & VENESSA R
91	411 PARKVIEW AVE	MCINTYRE JOHN MICHAEL TR MARGARET ANNE T
92	405 PARKVIEW AVE	PEARSON THOMAS G
93	403 PARKVIEW AVE	TUN JOSE T & LETICIA A
94	422 PARKVIEW AVE	GONZALEZ JORGE
95	418 PARKVIEW AVE	HERNANDEZ FERNANDO
96	412 PARKVIEW AVE	THOMPSON MALAREE ANN
97	410 PARKVIEW AVE	CASTILLO JOSE & MANUELA CASTILLO
98	408 PARKVIEW AVE	TANGHONGS JAMES
99	404 PARKVIEW AVE	WELLS PETER & LINDA
100	421 GRANDVIEW AVE	BANDA TOMAS
101	419 GRANDVIEW AVE	JAB ASSETS LLC
102	413 GRANDVIEW AVE	GOOCH STEPHEN & PEGGY
103	411 GRANDVIEW AVE	FACUNDO JOSIE
104	405 GRANDVIEW AVE	GARCIAZAMORE ANTHONY SANDRA GARCIAZAMORA
105	403 GRANDVIEW AVE	CERVANTES JOSE A & AMALIA
106	420 GRANDVIEW AVE	BINFIELD KENT
107	418 GRANDVIEW AVE	GUTIERREZ ARTURO & AURORA
108	412 GRANDVIEW AVE	QUIROGA MAURO JR & OLGA
109	408 GRANDVIEW AVE	LOERA GLORIA P
110	404 GRANDVIEW AVE	GONZALEZ PEDRO & MARIA
111	423 MT AUBURN AVE	MENDOZA MIGUEL P & ANDRES P MENDOZA
112	419 MT AUBURN AVE	GUERRERO MANUEL
113	415 MT AUBURN AVE	PEREZ LORENZO & IRENE
114	407 MT AUBURN AVE	MILAN JOAQUIN L
115	405 MT AUBURN AVE	MARTINEZ ROBERTO C
116	401 MT AUBURN AVE	CARDENAS OLGA S
117	5906 SANTA FE AVE	GUERRERO ASCENCION L &
118	416 MT AUBURN AVE	AYALA JOSE
119	412 MT AUBURN AVE	ORDONEZ RAFAEL JR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	406 MT AUBURN AVE	CAVELLO MARK CUSTODIAN FOR ALEXANDER CAV
121	404 MT AUBURN AVE	ORDONEZ RAFAEL
122	400 MT AUBURN AVE	MARCON ANTHONY
123	401 MARTINIQUE AVE	CLAIRE HORACE F
124	5830 REIGER AVE	STEVENSON ANITA J
125	5832 REIGER AVE	BRUNER THOMAS E & ANGELA P
126	5820 REIGER AVE	CPP 5X5 TRUST
127	5823 COLUMBIA AVE	GUERECAL NORMA
128	5825 COLUMBIA AVE	COLUMBIA GROUP
129	5831 COLUMBIA AVE	HARE ALLEN L & OK HWA
130	5833 COLUMBIA AVE	GALAVIZ JUAN CARLOS & ROSA MARIA
131	5834 REIGER AVE	BOVEE PAUL R
132	5837 COLUMBIA AVE	JURGENSEN CHRIS L & DONNA L
133	5906 REIGER AVE	ANDERSON JOSEPH H MRS EST % MARY LOU HER
134	5907 COLUMBIA AVE	GRESHAM WILLIAM CARTER II
135	5901 REIGER AVE	CASTLEBERRY CHARLOTTE & PAUL C BERAN
136	5802 VICTOR ST	GODINEZ BERNARDINO & MARGARET
137	5806 VICTOR ST	BLOCK MARGUERITE
138	5812 VICTOR ST	MOORE MARY L &
139	5816 VICTOR ST	VELASQUEZ TRINIDAD & SOFIA ARAIZA
140	5818 VICTOR ST	LARA JUANITA
141	5822 VICTOR ST	OBRIEN MICHAEL THOMAS & SUZANNE P C OBRI
142	5826 VICTOR ST	TCA APARTMENTS, INC SUITE 707
143	5832 VICTOR ST	BOYD ANDREW C
144	5834 VICTOR ST	RUPRECHT THOMAS STUART
145	5835 REIGER AVE	COONROD DALE C
146	5829 REIGER AVE	J C BAXAVANIS LIVING TRUST
147	5827 REIGER AVE	M N BAXAAVANIS LIVING TRUST
148	5825 REIGER AVE	CUTCHER JOSEPH
149	5821 REIGER AVE	MARES MARTIN & CARMELITA VALDEZ
150	5815 REIGER AVE	SMITH THOMAS M

12/31/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5811 REIGER AVE	SYKES SQUARED LLC
152	5807 REIGER AVE	WEBSTER PEGGY ELLEN
153	5801 REIGER AVE	BARRILLEAUX DOUGLAS & TRACY
154	5704 VICTOR ST	LUCAS J W
155	5712 VICTOR ST	RAWSON TIMOTHY L
156	5716 VICTOR ST	DUNHAM LOTA WHISENANT
157	5718 VICTOR ST	ALLEN SUSAN A
158	5737 REIGER AVE	WILKINSON HARRY R
159	5723 REIGER AVE	PINA JUAN & GAIL
160	5721 REIGER AVE	REED KARIN I &
161	5701 REIGER AVE	CARROLL ROBERT W & MARY J
162	5823 SANTA FE AVE	EMMANUEL PENTECOSTAL CHURCH INC ET AL
163	5827 SANTA FE AVE	EMANUEL TEMPLO PENTECOSTES
164	5819 SANTA FE AVE	MEMIJE DELFINO S
165	100 BEACON ST	FRAGOSO ROBERT & SHEA
166	5615 SANTA FE AVE	AHMED JAMAL
167	5915 COLUMBIA AVE	GENTRY MARTHA NAVAR
168	401 BUCKNER BLVD	DART
169	218 BEACON ST	SELL MATTHEW W
170	218 BEACON ST	PAULK BYRON JOSEPH
171	218 BEACON ST	DAMRON WILLIAM BLAKE
172	218 BEACON ST	CRAIG ANGELA C UNIT 104
173	218 BEACON ST	BRASWELLCARLISLE B A & JOHN MICHAEL CARL
174	218 BEACON ST	ANDERSON EILEEN TERESA
175	218 BEACON ST	PRITCHARD MARK A & VANESSA N
176	218 BEACON ST	PENNA FRANCISCO GARCIA
177	1221 ABRAMS RD	LUNA BLUE LLC
178	5631 COLUMBIA AVE	RENO JANE A
179	5631 COLUMBIA AVE	RICHARDSON ROBERT W
180	5631 COLUMBIA AVE	WARD MARGIE LEDDY EST OF APT 105
181	5631 COLUMBIA AVE	HUMPHRESS CRYSTAL
182	5631 COLUMBIA AVE	TRINITY FOUNDATION INC

Planner: Carrie F. Gordon

FILE NUMBER: Z123-267(CG) **DATE FILED:** April 24, 2013

LOCATION: T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L.Thornton Freeway on the south, and North Central Expressway on the West

COUNCIL DISTRICT: 2, 7 & 14 **MAPSCO:** M-45, R-45, J-46, K-46, N-46 and P-46

SIZE OF REQUEST: ±273.64 acres **CENSUS TRACT:** 33.00

REQUEST: A City Council authorized hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/East Side District, with consideration given to amending certain use regulations and development.

SUMMARY: Staff was asked to evaluate recommended use regulations and development standards proposed by the Deep Ellum Association Foundation and other stakeholders resulting from numerous meetings between 2011 to date.

STAFF RECOMMENDATION: Approval of staff recommended conditions.

PRIOR ACTION: The City Plan Commission held under advisement on March 6, 2014.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The type of uses proposed to encourage mixed use development will promote a vibrant urban, walkable pedestrian community envisioned by the forward Dallas! Comprehensive Plan and the Downtown 360 Plan.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable development and Constructions has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forward Dallas! Comprehensive Plan and the Downtown 360 Plan.
4. At the request of the Deep Ellum Foundation and stakeholders, the City Plan Commission authorized a hearing to determine proper zoning with consideration given to amendments of use regulations and design standards to encourage and stimulate development activity within the district.

BACKGROUND INFORMATION:

- The Deep Ellum/Near East Side District (Planned Development District No. 269) was created on April 29, 1987. The PD has been amended several times most recently in June 2006.
- Representatives of the Deep Ellum (DE) Foundation and stakeholders indicated that zoning ordinance changes were initiated in early 2011. With the support of the Foundation and Deep Ellum stakeholders, and their efforts to brand the area for a “new look” along Elm and Commerce Streets with wider sidewalks and pedestrian friendly environment, the focus was to amend the existing Deep Ellum/Near East Side PD No. 269 and the Special Provision Sign District regulations to ensure growth of the area as seen in other areas within the Downtown Central Business District (CBD).
- In July 2013, City staff participated in a community meeting to address issues associated with proposed amendments to PD No. 269.
- On April 24, 2013, the City Plan Commission authorized a hearing to determine proper zoning of the area based on input from representatives of the Deep Ellum Foundation and key stakeholders.
- The proposed amendments are offered to update use regulations, design standards and to allow for parking reductions to attract certain uses to increase the business

potential and facilitate growth in the areas of mix use development in the Deep Ellum community.

- On March 6, 2014, the City Plan Commission held the case under advisement to afford representatives of the Deep Ellum Foundation and stakeholders to reach consensus on proposed recommendations with the conditions offered for consideration to meet the intent of the authorized hearing.

Zoning History: There has been one recent zoning case requested in the area.

1. SPSPD 134-003 On March 11, 2014, the Special Sign District Advisory Committee will consider proposed amendments to the Deep Ellum/Near East Side Special Provision Sign District. (Action pending.)
2. Z123-267 Authorized hearing to determine proper zoning. (Action pending.)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Parry Ave.	C / M-F-U	100 ft.	100 ft.
East R.L. Thornton Frwy.	Highway	variable lane widths	variable lane widths
N. Central Expwy.	Highway	variable lane widths	variable lane widths

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 being within the Downtown Building Block.

The Downtown area is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as

the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

HOUSING

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

AREA PLAN: In 2011, the City Council approved the Dallas 360 Plan, which envisioned the development of a mix of townhouses and low-rise multifamily and condominiums that limited ground floor retail and personal service uses in the downtown area.

STAFF ANALYSIS:

Land Use Compatibility: The Deep Ellum/Near East Side Planned Development District comprises approximately 274 acres, located east of Downtown. The recommended amendments to use regulations, parking regulations and design standards are offered to allow and prohibit uses to address subsequent changes in Chapter 51 and/or character of the neighborhood. In general, the reduced parking requirements for multifamily, office, retail and restaurant uses in Original Buildings is offered to allow use of specified leased parking to satisfy off-street parking requirements; and decreased parking requirements for desired uses in existing buildings is offered to encourage business retention and new construction projects to account for the plethora of parking spaces available in the City-owned parking lots, metered spaces and privately-owned public use parking lots. The proposed parking reductions would also complement and encourage use of DART stations and bike parking in the area. The Deep Ellum Foundation and stakeholders support restrictions

on larger uses and new development but feel that “market forces” will determine parking for smaller uses. For most uses, the existing zoning does not have a parking requirement for the first 2,500 sf and that is being increased to 5,000 sf with some exceptions.

The proposed development focuses on the type of development envisioned for this area as it provides for addition housing and recreational activities in the urban core of downtown area and is in compliance with the vision of the Downtown 360 Plan.

Staff’s recommendation is for approval of the proposed amendments to the Deep Ellum/Near East Side PDD No. 269, subject to staff’s recommended conditions.

Landscaping: Landscaping must be in accordance with the landscaping requirements of the Deep Ellum/Near East Side Planned Development District No. 269.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

City Plan Commission Action:

(March 6, 2014)

Motion: In considering a City Council authorized hearing to determine proper zoning with consideration given to amending certain use regulations and development standards on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, in an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west, it was moved to **hold** this case under advisement until April 3, 2014.

Maker: Soto
Second: Bagley
Result: Carried: 15 to 0

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene,
Schultz, Peadon, Murphy, Ridley, Alcantar

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 200

Mailed: 394

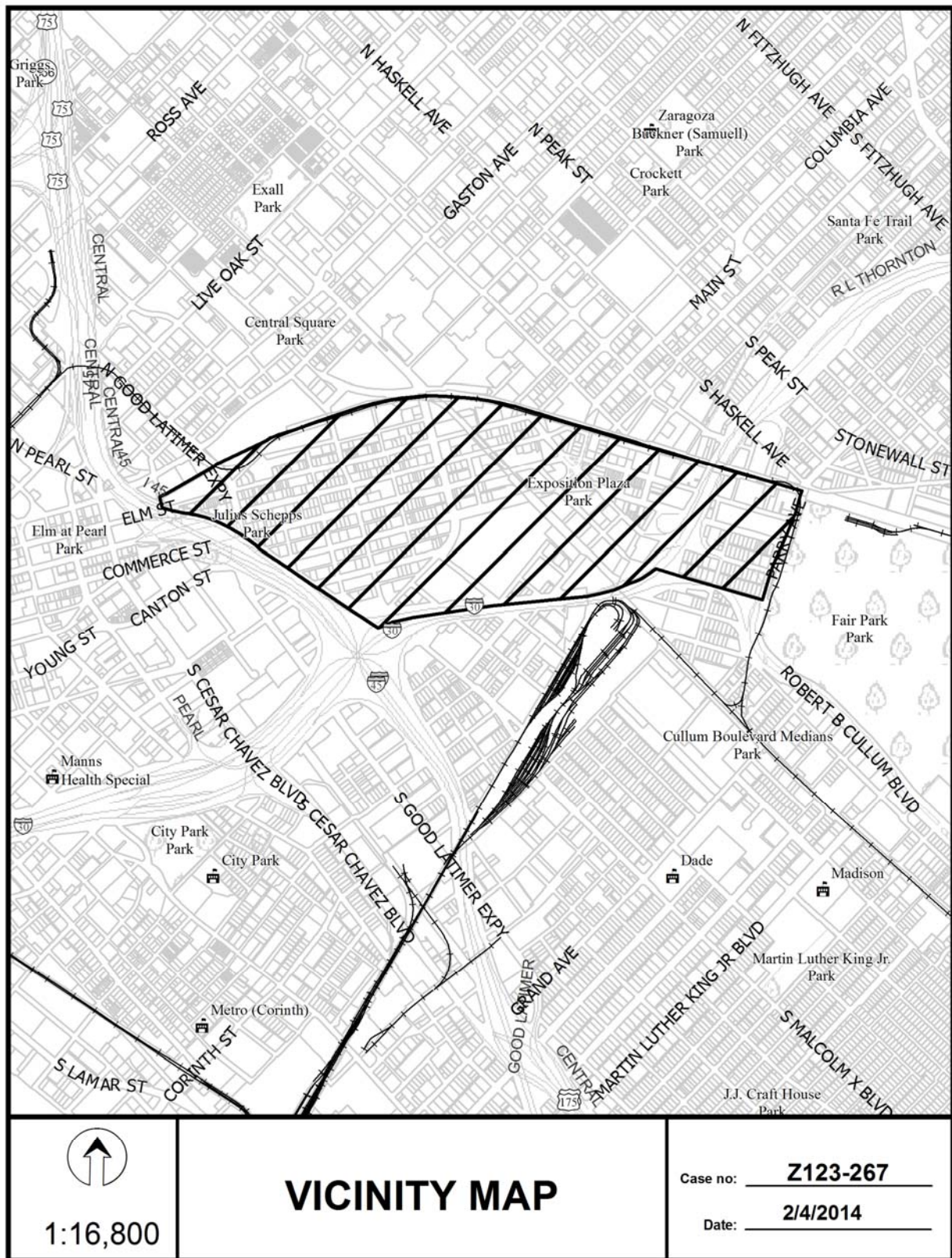
Replies: For: 35

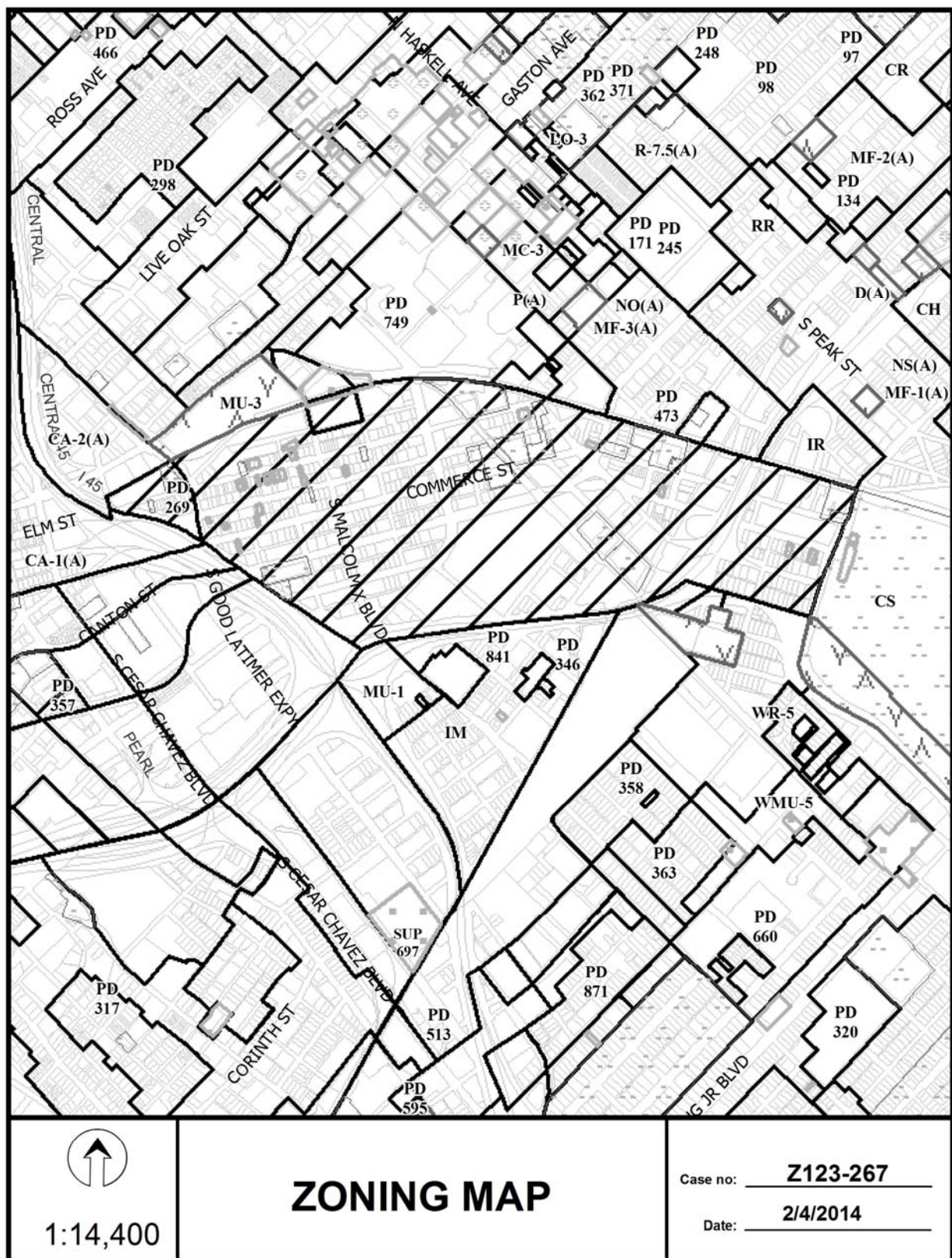
Against: 1

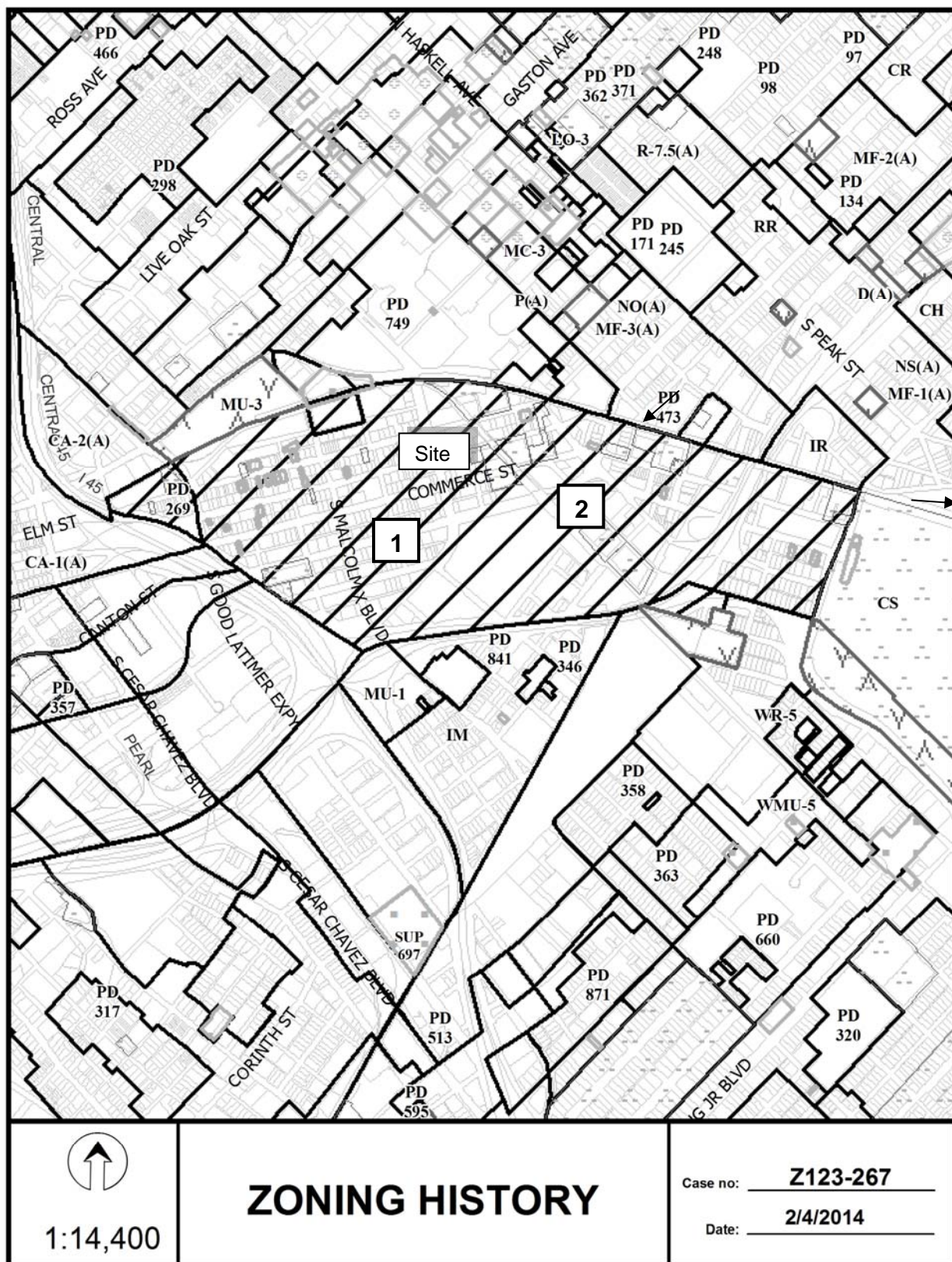
Speakers: None

Z123-267(CG)

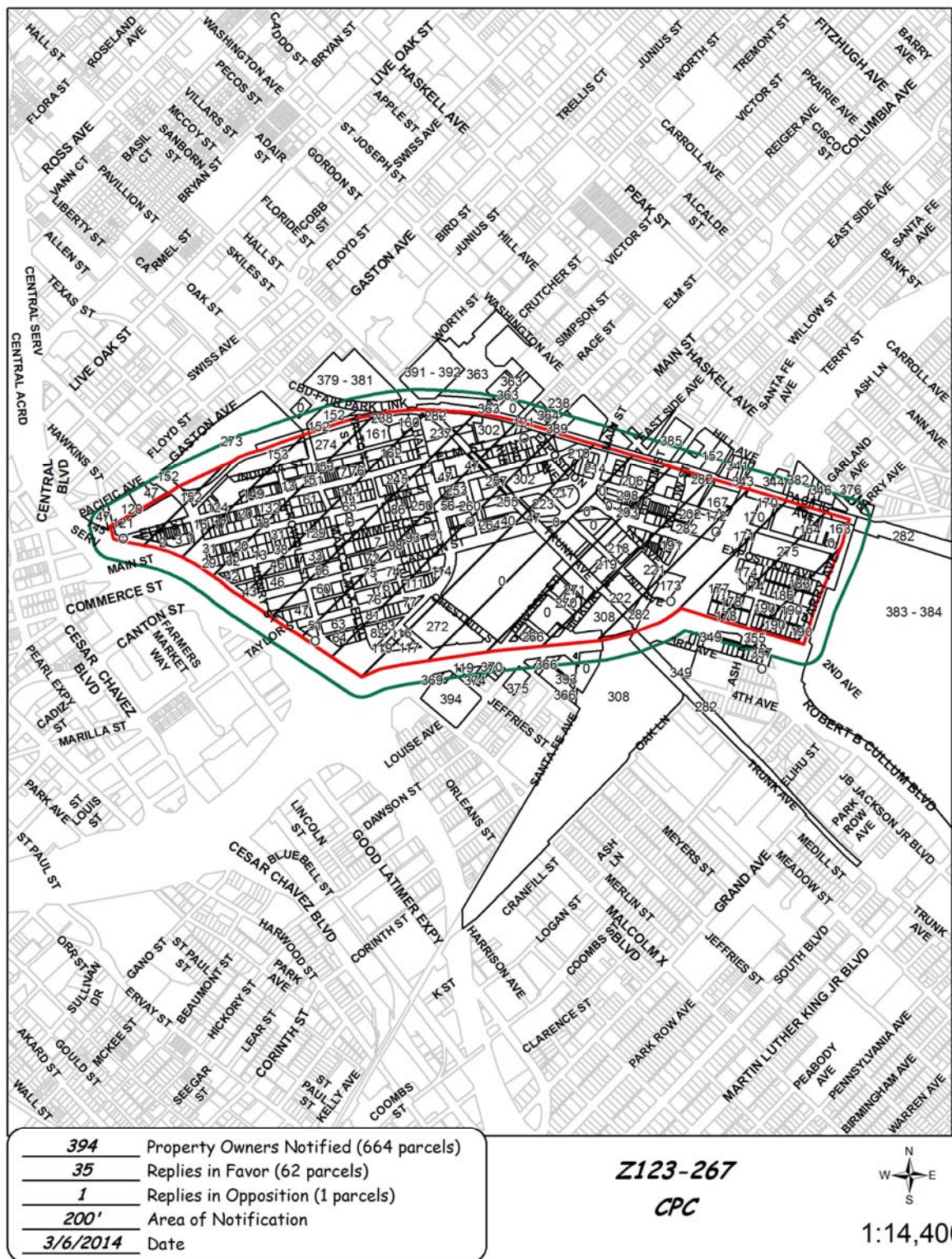
PENDING AMENDED ORD.







CPC RESPONSES FROM 3-6-2014



3/10/2014

Reply List of Property Owners***Z123-267******394 Property Owners Notified
Opposed******35 Property Owners in Favor******1 Property Owners***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2511 MAIN ST	ELM STREET LOFTS LTD
	2	2429 MAIN ST	ELLER MEDIA COMPANY
	3	2509 MAIN ST	WESTDALE MAIN LTD
	4	2512 ELM ST	KUNOFSKY MORRIS &
	5	2518 ELM ST	GOLDSTEIN EDWARD M
	6	2528 ELM ST	CITY HOTEL LTD
	7	2532 ELM ST	CTC TEXAS ASSOCIATES LLC
	8	2536 ELM ST	JEANETTE INV II LTD
	9	2542 ELM ST	FRIEDMAN LAWRENCE J TR
	10	2540 ELM ST	SCHWARTZ HYMIE TRUST
	11	2544 ELM ST	SCHWARTZ JERRY TRUSTEE &
O	12	2612 COMMERCE ST	DEEP ELLUM HOLDINGS LLC
	13	2625 MAIN ST	42 DEEP ELLUM LP
	14	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
	15	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
	16	2604 ELM ST	SEJ ASSET MGMT & INVESTMENT CO
	17	2610 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
	18	2649 MAIN ST	PETERS WILSON G
	19	2644 ELM ST	CAMERON PAUL DARREN
	20	2635 MAIN ST	42 DEEP ELLUM LP
	21	2638 ELM ST	MGP HOLDINGS LLC
	22	2634 ELM ST	BAZZLE S WAYNE &
	23	2603 MAIN ST	PARKIN ART JOINT VENTURE
	24	2642 ELM ST	LALCO INC
	25	2650 ELM ST	ELM ELM LLC
	26	2646 ELM ST	TEXAS AUTO RADIATOR CO

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2650 MAIN ST	42 DEEP ELLUM LP
	28	2616 MAIN ST	MASTERMIND INVESTMENT GROUP LLC
	29	2611 COMMERCE ST	MEGGS RICHARD LLC ET AL
	30	2612 MAIN ST	2612 MAIN LLC
	31	2604 MAIN ST	42 DEEP ELLUM LP
	32	2623 COMMERCE ST	KLUCK LINDA LOU
	33	2620 MAIN ST	BLANTON DON
	34	2622 MAIN ST	BLANTON DON EST OF
	35	2712 MAIN ST	CASS DON E TR
	36	2708 MAIN ST	LAMBETH WILLIAM V &
	37	2656 MAIN ST	SCHWARTZ HYMIE TRUST &
	38	2703 COMMERCE ST	SCHWARTZ JEANNETTE TRUST
	39	2711 COMMERCE ST	LAMBETH WILLIAM V
	40	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
O	41	2622 COMMERCE ST	SDL PARTNERS LTD
	42	2616 COMMERCE ST	NOLA LTD
	43	215 HENRY ST	BARNES & ROBERTS REAL ESTATE
O	44	2730 COMMERCE ST	MADISON PACIFIC DEV CO
O	45	2724 COMMERCE ST	SDL PARTNERS INC
	46	2718 COMMERCE ST	2713 CANTON LTD
	47	2700 COMMERCE ST	WESTDALE PROPERTIES
X	48	2701 CANTON ST	BARNES & ROBERTS REAL ESTATE
O	49	2700 CANTON ST	WESTDALE ADAM HATS LTD
	50	2705 TAYLOR ST	WESTDALE ADAM HATS LTD
O	51	2720 TAYLOR ST	WESTDALE PROPERTIES
	52	2700 TAYLOR ST	BA PROPERTIES
	53	2820 COMMERCE ST	BLANTON DON
	54	2800 COMMERCE ST	GILPIN J R
	55	2805 CANTON ST	GEBHARDT BROADCASTING LLC
	56	2809 CANTON ST	BALLAS VICTOR
	57	2825 CANTON ST	INDUSTRIAL RESERVES LLC

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2824 CANTON ST	HORTON T L DESIGN INC
	59	2814 CANTON ST	FITZGERALD KAREN K &
	60	2810 CANTON ST	WARREN PROPERTY HOLDINGS LLC
	61	2801 VIRGIL ST	BLANTON DONNY G
O	62	2803 TAYLOR ST	DEEP ELLUM CHURCH
	63	2800 TAYLOR ST	SOUTHWESTERN TYPOGRAPHICS
	64	2801 ST LOUIS ST	DEEP ELLUM BREWING COMPANY LLC
O	65	2900 MAIN ST	SDL PARTNERS LTD &
	66	2900 MAIN ST	SUNRISE FURNITURE COMPANY
	67	2901 COMMERCE ST	CITY PARK A LOT LP
	68	2926 COMMERCE ST	STAHLMORR PROPERTIES LTD
O	69	2909 CANTON ST	CANTON MAIN PROP LTD
	70	2913 CANTON ST	DUET COMMERCIAL LLC
	71	2917 CANTON ST	MORRISON ROBERT C &
	72	2919 CANTON ST	GARDNER ROBERT P III
O	73	2921 CANTON ST	CERVIN BENNETT W
	74	2930 CANTON ST	2930 CANTON STREET INC
	75	2914 CANTON ST	ONDRUSEK W J
	76	2909 TAYLOR ST	RADICAL COMPUTING INC
	77	2934 TAYLOR ST	TRW REALTY HOLDING LLC
	78	2928 TAYLOR ST	2930 CANTON STREET INC &
O	79	2924 TAYLOR ST	ALAND RONALD Z
	80	2920 TAYLOR ST	2920 TAYLOR LTD
	81	2914 TAYLOR ST	OPUS FORTUNATUS LTD
	82	2903 ST LOUIS ST	OPUS FORTUNATUS TOO
	83	2915 ST LOUIS ST	INDUSTRIAL RESERVICES LLC
	84	3010 MAIN ST	SILKY LLC
	85	3017 COMMERCE ST	VOGEL BRACKEN PRINTERS
	86	3004 MAIN ST	FUSSELL GREGG &
	87	3000 MAIN ST	CARRANZA DAVID &
O	88	3003 COMMERCE ST	N Y EXPRESS DRYWALL CONST

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	89	3005 COMMERCE ST	FUSSELL GREGG &
	90	3034 COMMERCE ST	MARTIN JEANNE C
	91	3035 CANTON ST	3035 CANTON STREET PARTNERS LTD
	92	3018 COMMERCE ST	DIXIE RESORTS INC
	93	3014 COMMERCE ST	BALLAS VICTOR E
O	94	3012 COMMERCE ST	HUNT DENNY H
	95	3008 COMMERCE ST	HOPPER KIRK
	96	3004 COMMERCE ST	VINTAGE WAREHOUSE LLC
	97	3000 COMMERCE ST	SWANEY JEFFREY A
	98	210 WALTON ST	COLLINS KAREN E
	99	3007 CANTON ST	RDS HOLDINGS INC
	100	3005 CANTON ST	ANDERSON DEAN BELL
	101	3011 CANTON ST	30009 CANTON STREET
	102	3013 CANTON ST	UPPERCASE COMMERCIAL LLC
	103	3021 CANTON ST	3009 CANTON ST PTNR LTD
	104	3027 CANTON ST	3030 CANTON LP
	105	3020 CANTON ST	GRAHAM MORTGAGE CORP
	106	3008 CANTON ST	DUNLAP DELANO &
	107	3002 CANTON ST	HASKINS MICHAEL & VIRGINIA
	108	306 WALTON ST	WORKMAN ROBERT BRUCE
	109	3004 CANTON ST	BEAUREGARD PAUL DONALD II
	110	310 WALTON ST	SEELIG TIMOTHY
	111	3030 TAYLOR ST	RADICAL COMPUTING, INC.
	112	335 HALL ST	SINNETT IAN C
	113	3025 TAYLOR ST	NEWTON JEFFREY PAUL
	114	333 HALL ST	LABARBA JEFFREY L &
	115	3027 TAYLOR ST	PETERMAN JOHN MOFFATT &
	116	514 HALL ST	GLASFLOSS INDUSTRIES LP
	117	2830 JEFFRIES ST	GLASFLOSS INDUSTRIES, LP
	118	528 HALL ST	PETER NEELY COMPANY LLC
	119	530 HALL ST	PATRICK REALTY CORP

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2500 PACIFIC AVE	GRAINGER W W INC
O	121	2505 ELM ST	WESTDALE PROPERTIES
O	122	2605 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
	123	2625 ELM ST	UPLIFT EDUCATION
	124	2615 ELM ST	GRAVES ALBERT JR ET AL
	125	2824 MAIN ST	BLADE PROPERTIES LLC
	126	2820 MAIN ST	SMITH PACIFIC PPTIES LTD
	127	2814 MAIN ST	SOUND WAREHOUSE OF DALLAS
	128	2800 MAIN ST	CONGRESS STREET NIGHTS
	129	2801 COMMERCE ST	WESTDALE PPTIES AMERICA
	130	2815 COMMERCE ST	SMITH PACIFIC LP
	131	2825 COMMERCE ST	INTERNATIONAL LIONS LAIR
	132	2720 ELM ST	ELM STREET REALTY LTD
	133	2715 MAIN ST	MAIN PROPERTIES LLC
	134	2707 MAIN ST	DEALEY CHRISTOPHER C
	135	2701 MAIN ST	42 DEEP ELLUM LP
	136	2825 MAIN ST	SMITH PACIFIC INC
	137	2809 MAIN ST	BLANTON DON G
	138	2944 ELM ST	ANDREASON JUSTINE POKLADNIK
O	139	2936 ELM ST	EISCHINGER FURTULA BUDD
	140	2928 ELM ST	ANDREASON JUSTIN MARIE POKLADNIK
	141	2920 ELM ST	ANDREASON JUSTINE MARIE POKLADNIK
O	142	2908 ELM ST	SDL PARTNERS LTD
	143	2931 MAIN ST	POKLADNIK CYRILL J
	144	2913 MAIN ST	POKLADNIK CYRILL J ESTATE
	145	2723 ELM ST	2723 ELM STREET JV
	146	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
	147	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
	148	2707 ELM ST	BELMOR CORP
	149	2703 ELM ST	BELMOR CORP
	150	2701 ELM ST	BELMOR CORP

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	2819 ELM ST	MCCORMICK ARTHUR SR LFEST
	152	2600 MONUMENT ST	DALLAS AREA RAPID TRANSIT
	153	2901 INDIANA BLVD	ANIMATION BUILDING LP THE
	154	2901 ELM ST	R & F INVESTMENTS LTD
	155	2905 ELM ST	2905 ELM STREET PTNR LTD
	156	2907 ELM ST	2905 ELM STREET PTNRS LTD
	157	2935 ELM ST	MANZANARES PORFIRIA &
	158	3001 ELM ST	BAYLOR HEALTH CARE SYSTEM
	159	3009 ELM ST	MCMURRAY JOHN D III
	160	3004 INDIANA BLVD	BAYLOR HEALTH CARE SYSTEM
	161	300 WALTON ST	BAYLOR HEALTH CARE SYSTEM
	162	3021 ELM ST	BAYLOR HEALTH CARE SYSTEM
	163	3809 PARRY AVE	BLOCK 809 LTD
	164	4112 PACIFIC AVE	GIBSON DAVID H
	165	4100 COMMERCE ST	GODWIN DWAYNE & PAT
	166	4118 COMMERCE ST	4118 4130 COMMERCE LTD
	167	4008 COMMERCE ST	DAVIS J MICHAEL
	168	4018 COMMERCE ST	DAVIS J MICHAEL
	169	4006 COMMERCE ST	HINCKLEY INC
	170	4040 COMMERCE ST	BOUCHER DANIEL D &
	171	710 EXPOSITION AVE	GONZALES ALEX
O	172	4003 COMMERCE ST	3900 COMMERCE 1996 LTD
O	173	601 1ST AVE	BELCLAIRE INV CORP &
	174	721 EXPOSITION AVE	JEFFEXPO LTD
	175	729 EXPOSITION AVE	BERT CONCESSIONS INC
	176	3609 ASH LN	JEFFEXPO LTD
	177	701 1ST AVE	PATRICK MEDIA GROUP INC
	178	713 1ST AVE	EXPO PARK PARTNERS LTD &
O	179	3525 ASH LN	ASH LLC
O	180	728 2ND AVE	PARK A LOT LP
	181	811 EXPOSITION AVE	ROBERTS JOHN STEVEN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	821 EXPOSITION AVE	MCNEILL ROBERT K
	183	827 EXPOSITION AVE	GREENE PATRICK
	184	829 EXPOSITION AVE	HAYS BURL A
	185	820 1ST AVE	JAMES WILLIAM PRITCHETT REVOCABLE LIVING
	186	816 1ST AVE	JAMES W PRICHETT REVOCABLE LIVING TRUST
O	187	812 1ST AVE	BELCLAIRE REALTY LTD
	188	808 1ST AVE	MOXIE INVESTMENTS LTD
O	189	804 1ST AVE	PARK LINK LTD
	190	801 1ST AVE	TEXAS STATE OF
	191	507 EXPOSITION AVE	621 CARROLL LLC
	192	345 EXPOSITION AVE	ANDERSON BARRY
	193	401 EXPOSITION AVE	404 EXPOSITION LTD
	194	417 1ST AVE	BOSWELL PATRICIA &
	195	417 1ST AVE	BANK ONE TEXAS NA TRUSTEE
	196	418 1ST AVE	BOSWELL PATRICIA &
	197	418 1ST AVE	BANK ONE TEXAS NA TRUSTEE
	198	400 1ST AVE	BOSWELL PATRICIA &
	199	400 1ST AVE	BANK ONE TEXAS NA TRUSTEE
	200	409 EXPOSITION AVE	SIMUN FRANCIS
	201	500 EXPOSITION AVE	500 EXPOSITION LTD
	202	3900 COMMERCE ST	500 EXPOSITION LTD
	203	412 EXPOSITION AVE	BOUCHER DANIEL D
	204	408 EXPOSITION AVE	MEYER FRED & MICHELLE
	205	404 EXPOSITION AVE	404 EXP PARTNERSHIP
	206	3712 COMMERCE ST	3714 COMMERCE ST PS LTD
	207	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
	208	3612 COMMERCE ST	REEVES GROUP LTD
	209	3600 COMMERCE ST	CITY POCKET LP
	210	3600 MAIN ST	ALDRIDGE DOUGLAS E &
	211	110 EXPOSITION AVE	HEYLAND EDWARD
	212	3500 COMMERCE ST	PANORAMIC DEV LLC

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	3506 COMMERCE ST	SCHWARTZ HYMIE TRUST &
	214	3713 CANTON ST	MOTT W E JR SPOUSAL TRUST
	215	3511 PACIFIC AVE	PANORAMIC DEVELOPMENT LLC
O	216	305 EXPOSITION AVE	TALL COTTON PPTIES LTD
	217	3400 COMMERCE ST	RIEGEL MAYNARD W &
	218	333 1ST AVE	333 1ST AVE LTD
	219	424 2ND AVE	SECOND HICKORY LTD
	220	417 1ST AVE	MCGREGOR AUTOMOTIVE INC
	221	502 2ND AVE	PETO HOLDINGS LLC
	222	501 2ND AVE	KAELSON COMPANY
	223	3300 COMMERCE ST	WESTDALE PPTIES AMERICA I
O	224	3404 MAIN ST	JERNIGAN REALTY PTNR LP
	225	3416 MAIN ST	CHOW JUNE C &
	226	3418 MAIN ST	WITHERSPOON DAVID
	227	3302 ELM ST	TEXAS UTILITIES ELEC CO
	228	3400 ELM ST	WESTDALE PPTIES AMERICA 1
O	229	3404 ELM ST	WESTDALE PPTIES AMERICA I
O	230	3407 MAIN ST	JERNIGAN & MITCHELL INV
	231	3414 ELM ST	SONS OF HERMANN
O	232	3417 MAIN ST	JERNIGAN REALTY PTNRS LP
	233	3502 PACIFIC AVE	ADVANCE BRAKE & CLUTCH
	234	232 TRUNK AVE	STAHL PATRICIA L
	235	3333 ELM ST	WESTDALE PROPERTIES
	236	210 HALL ST	BAYLOR HEATH CARE SYSTEM
	237	334 HALL ST	BAYLOR HEALTH CARE SYSTEM
	238	3713 ELM ST	BAYLOR HEALTH CARE SYSTEM
	239	3011 MAIN ST	MADDRAN RONALD W & ROBIN
	240	3013 MAIN ST	DEEP ELLUM MAIN GROUP LLC
	241	3033 MAIN ST	BAKERS RIBS INC
	242	3029 MAIN ST	HUDSPETH HUDSPETH
	243	3036 ELM ST	SCHMITZ JOHN

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	3026 ELM ST	UNICORP SERVICES INC
	245	3016 ELM ST	MCMURRAY JOHN DENNISON IV
	246	3008 ELM ST	MCMURRAY JOHN DENNISON IV &
	247	111 HALL ST	KIPRIOTIS TONY & SYBIL
	248	3028 MAIN ST	JAS INTERESTS INC
	249	3033 COMMERCE ST	KIPRIOTIS TONY & SYBIL S
	250	3023 COMMERCE ST	CHAMPION COMMERCIAL PTIES
	251	3100 MAIN ST	KELCHER MARK &
	252	3104 MAIN ST	LEE LIZA
	253	3112 MAIN ST	MAIN MURRAY L L C
O	254	3117 COMMERCE ST	SMITH ED W MACHINE WORK
	255	3200 MAIN ST	WESTDALE FUTURA LOFTS LTD
	256	3210 MAIN ST	WESTDALE FUTURA LOFTS LTD
	257	100 TRUNK ST	WESTDALE PROPERTIES
	258	3102 COMMERCE ST	GARTMAN TERRY W
	259	3106 COMMERCE ST	BAXTER ALLEN T
O	260	3116 COMMERCE ST	WEINBERG ROBERT
	261	3101 CANTON ST	CORNELL D M REVOCABLE TRUST
	262	3111 CANTON ST	OBER PHILIP B &
	263	3200 COMMERCE ST	BAUMGARTNER HERBERT &
	264	3209 CANTON ST	BAUMGARTNER CECILIA E
	265	3225 CANTON ST	ALFORD ENTERPRISES
	266	1613 BAYLOR ST	BARTZ ARTHUR G SUPPLEMENTAL NEEDS TRUST
	267	1620 BAYLOR ST	WOOD BRITTON M
	268	3103 HICKORY ST	WOOD MAURICE JR &
	269	1600 PEARLSTONE ST	ROGERS JAMES F
	270	1622 PEARLSTONE ST	LIQUID STONE INC
	271	3200 HICKORY ST	ROGERS JAMES F &
	272	400 HALL ST	GLASFLOSS INDUSTRIES INC
	273	2752 GASTON AVE	DEEP ELLUM MARQUIS LP
	274	2901 INDIANA BLVD	BROADSTONE AMBROSE LP

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	4115 COMMERCE ST	BLOCK 811 LTD
	276	500 1ST AVE	NGUYEN KIM KHANH DINH
	277	502 1ST AVE	ORESKOVICH ANDREW J
	278	504 1ST AVE	JOHNSON OWEN JOE
	279	506 1ST AVE	TSAI JEFFREY S
	280	405 EXPOSITION AVE	LONG ROBERT DUSTIN
	281	3808 WILLOW ST	WILLOW BUILDING 3800 LTD
	282	821 HASKELL AVE	DART
	283	3831 COMMERCE ST	SOLOMON DONALD W
	284	3827 COMMERCE ST	ROTHWELL TRINA
	285	3823 COMMERCE ST	PATTERSON RICHARD &
	286	3819 COMMERCE ST	BHUTANI YVETTE P & SUMIT
	287	3815 COMMERCE ST	ANDERSON BRENT
	288	3811 COMMERCE ST	MAXWELL KENNETH E
	289	3807 COMMERCE ST	GRANT SUSAN K
	290	3803 COMMERCE ST	BOUCHER DANIEL D
	291	3816 COMMERCE ST	PINNELL ALDEN G
	292	3800 COMMERCE ST	MITCHELL INV PTNS LTD
	293	302 EXPOSITION AVE	KARRION ENTERPRISES INC
	294	3715 COMMERCE ST	HORNBUCKLE LOE
	295	3713 COMMERCE ST	FAGERSTONE DENNIS & SUSAN
	296	3711 COMMERCE ST	ANDERSON JEREMY C
	297	3709 COMMERCE ST	3700 COMMERCE STREET
	298	3703 COMMERCE ST	3703 COMMERCE STREET LLC
	299	3701 COMMERCE ST	LINE DIANE
	300	3720 CANTON ST	METRO PACIFIC EQUITIES IN
	301	3435 COMMERCE ST	BOATWRIGHT JOYCE CAMPBELL
	302	3300 MAIN ST	WESTDALE DEEP ELLUM LOFTS
	303	3400 MAIN ST	WESTDALE DEEP ELLUM LOFTS
	304	317 2ND AVE	FONBERG PETER TR
O	305	3309 ELM ST	TALL COTTON PPTIES LTD

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3301	ELM ST	DICKENSON DANIEL
307	3215	HICKORY ST	DEEP ELLUM SELF STO 1 LLC
308	3101	OAK LN	DALLAS AREA RAPID TRANSIT
309	9999	NO NAME ST	UNION PACIFIC RR CO
310	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
311	3026	COMMERCE ST	GRUNNAH WIILAIM JR
312	3026	COMMERCE ST	FEDERAL HOME LOAN MTG CO
313	3026	COMMERCE ST	ROWAND EDWIN W
314	3026	COMMERCE ST	SCOGIN MELISSA LEE
315	3026	COMMERCE ST	KORMANIK JOSEPH D
316	3026	COMMERCE ST	MCQUILLEN EDWARD R
317	3026	COMMERCE ST	KU LEO
318	3020	COMMERCE ST	DELIPSEY JAN MARIE
319	3022	COMMERCE ST	MUNSTERMAN PAUL &
320	3024	COMMERCE ST	SMITH DEBORAH A
321	3027	CLOVER ST	KLORES JILL
322	3028	COMMERCE ST	HUSSEINI NADER
323	3029	CLOVER ST	REEVES STEVEN W &
324	3030	COMMERCE ST	MCCLURE JASON S
325	3031	CLOVER ST	MARTINEZ ADELAIDA L
326	3032	COMMERCE ST	PETREAS JAMES &
327	215	WALTON ST	FUTURA LLC
328	215	WALTON ST	MALY ALLAN
329	215	WALTON ST	DUBOSE BRUCE KEVIN
330	215	WALTON ST	CONNOLLY GAIL
331	215	WALTON ST	GRIFFITH JUSTIN
332	215	WALTON ST	SALINAS GERRIT & LEAH
333	215	WALTON ST	ANNINO BARRY
334	215	WALTON ST	WALTON LOFT LLC
335	215	WALTON ST	ARTIGLIERE ORLANDO JR
336	215	WALTON ST	MOON THOMAS J

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	215 WALTON ST	YUMA PPTIES LP
	338	201 HAWKINS ST	PHILLIPS PATRICIA W EST
	339	2500 PACIFIC AVE	WESTDALE PROPERTIES AMERICA I
	340	509 HILL AVE	HINCKLEY COLD STG INC
	341	503 HILL AVE	HINCKLEY FRANK B ETAL
	342	503 HILL AVE	HINCKLEY FRANK B III ETAL
	343	513 HILL AVE	HINCKLEY F B III ET AL
	344	619 HILL AVE	TOURMALINE PARTNERS PROPERTIES LLC
	345	817 HASKELL AVE	PINSKER OTTO & BARBARA
	346	723 HASKELL AVE	PINSKER OTTO & BARABARA
	347	717 HASKELL AVE	PATTERSON MEAT COMPANY
O	348	3407 OAK LN	GRTP LTD
	349	3301 OAK LN	THIRD AND ASH LLC
	350	715 2ND AVE	PAYNE OUIDA M
	351	700 3RD AVE	GRUBBS DAVID K
	352	3410 ASH LN	DARBY ELSON III ET AL
	353	3416 ASH LN	FAIR PARK J V
	354	801 2ND AVE	SMITH THOMAS M &
	355	807 2ND AVE	DARBY EVERETT V &
	356	809 2ND AVE	DARBY MAYE E
O	357	818 3RD AVE	JERNIGAN ARVEL L
	358	812 3RD AVE	CAMPBELL BERNARD D
	359	808 3RD AVE	DARBY ELSON JR EST OF
	360	802 3RD AVE	CHAMPION DAVID W
	361	3901 EAST SIDE AVE	RMW DEVELOPMENT INC
	362	3995 BENSON ST	AC BENSON REALTY LTD
	363	3704 RACE ST	BAYLOR HEALTH CARE SYSTEM
	364	3705 ELM ST	WHITEHEAD RICHARD
	365	3712 RACE ST	BAYLOR HEALTH CARE SYSTEM
	366	1802 CHESTNUT ST	1818 CHESTNUT LLC
	367	1714 BAYLOR ST	NATIONAL ADVERTISING CO

3/10/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	3001 HICKORY ST	MORALES ANDREW &
	369	1601 JEFFRIES ST	BERKSHIRE ENTERPRISES INC
	370	2960 R L THORNTON FWY	SMITH MARGUERITE M
	371	2917 DAWSON ST	JAMAICA ROBERT
	372	2921 DAWSON ST	JAMAICA ROBERT & EVA
	373	2913 DAWSON ST	MORENO AUGUSTINE M
	374	1616 JEFFRIES ST	HENDERSON WADE
	375	1703 CHESTNUT ST	SAFAVIMATIN PARVIN
	376	802 HASKELL AVE	HOMEWORKS CONST CO
	377	822 HASKELL AVE	ZOYS INC
	378	900 HASKELL AVE	PURE ICE & COLD STG CO
	379	705 HALL ST	BAYLOR HEALTH CARE SYSTEM
	380	621 HALL ST	BAYLOR UNIVERSITY MED CTR
	381	621 HALL ST	BAYLOR UNIVERSITY MED CTR
	382	4000 ASH LN	PATTERSON BROS
	383	3500 FITZHUGH AVE	DALLAS CITY OF
	384	3839 FITZHUGH AVE	MCA PACE AMPHITHEATERS LP
	385	3917 WILLOW ST	CA WILLOW LLC
	386	3912 WILLOW ST	SIMBOLWOOD LTD
	387	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
	388	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
	389	3700 ELM ST	BAYLOR HEALTHCARE SYSTEM
O	390	3800 MAIN ST	CANTON MAIN PROP LTD
	391	3410 WORTH ST	BAYLOR HEALTH CARE SYSTEM
	392	3410 WORTH ST	RREAL EST TAX ADVISORS LLC
	393	1800 CHESTNUT ST	STANLEY BLANCHE M TRUST
	394	1610 MALCOLM X BLVD	CDM CENTER OF HOPE INC

FILE NUMBER: Z123-365(MW)

DATE FILED: August 30, 2013

LOCATION: Southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.

COUNCIL DISTRICT: 2

MAPSCO: 36-W

SIZE OF REQUEST: ±4.1 acres

CENSUS TRACT: 9.00

REPRESENTATIVE: Robert Baldwin

APPLICANT: Alliance Residential Company, LLC

OWNER: Urban Southwest – East Dallas
2301 Garrett Partners, LTD.

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to redevelop the site with approximately 325 multifamily dwelling units. The Planned Development District will allow a maximum structure height of 60 feet and includes design standards to encourage pedestrian activity.

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

PREVIOUS ACTION: The City Plan Commission held the case under advisement on March 20, 2013 to allow the applicant additional time to meet with the neighborhood.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property* – Based on the site's location along four thoroughfares, its proximity to institutional uses, and conditions for height and setback along Moser (adjacent to the single-family neighborhood), no negative performance are anticipated.
2. *Traffic impact* – The proposed development is basically an increase in multi-family density permitted on the site. The surrounding roadway system can accommodate the increased density.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.
4. *Justification for PD Planned Development District zoning as opposed to a straight zoning district* – The primary purpose of the request is to permit an increase in height and lot coverage. Staff and the applicant discussed the option of a form district in lieu of a Planned Development District to meet this objective; however, it was determined that the request site exceeds the maximum block perimeter of a form district. The applicant has incorporated aspects of form-based zoning into the proposed PDD conditions.

BACKGROUND INFORMATION:

- The ±4.1-acre request site is currently developed with a 109-unit multifamily complex.

Zoning History:

1. **Z101-321:** On Wednesday, January 25, 2012, the City Council approved a Planned Development District for Multifamily District Uses subject to a development plan and conditions.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Fuqua Street	Local	55 feet
Garrett Avenue	Local	60 feet
Monarch Street	Local	67 feet
Moser Avenue	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
Northeast	MF-2(A)	Single family
Southeast	LO-1; CR; MF-2(A)	Office; school; fire station
Southwest	MF-2(A)	Multifamily
Northwest	MF-2(A)	Townhomes; multifamily

STAFF ANALYSIS:**Comprehensive Plan:**

The subject site is identified as being within an Urban Neighborhood on the *forwardDallas!* Vision Illustration, adopted June 2006. Urban neighborhoods are predominantly 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 mid-rise 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 residents.

The proposed multifamily project is consistent with the desired urban neighborhood development pattern identified on the *forwardDallas!* Vision Illustration, as it promotes diversity in housing choices.

URBAN DESIGN ELEMENT**GOAL 5.1: PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY****Policy 5.1.1 Promote pedestrian-friendly streetscapes.**

The request site is located near Fitzhugh Avenue, which is an established commercial corridor. The proposed PD conditions require wider sidewalks and urban design standards, such as enhanced pedestrian entrances and

façade wall changes, which will promote a pedestrian-friendly environment and will encourage walking to nearby shopping and services.

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

The proposed project is consistent in height, scale and character with the two recent redevelopment projects in the area (PDD No. 763 and PDD No. 860). To promote compatibility with the existing mix of single and multifamily development, a fifteen-foot front setback is proposed, consistent with that of the MF-2(A) District. This will maintain continuity of the established setback along all street frontages and will help preserve the existing character of the neighborhood.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The request site is located within walking distance of an established commercial corridor; proposed design standards promote a pedestrian-friendly environment.

Land Use Compatibility:

The request site is surrounded by a mix of single family and multifamily development and is within close proximity to the Fitzhugh Avenue commercial corridor.

The MF-2(A) Multifamily District, which is prevalent in this area, allows a maximum height of 36 feet, a density range of approximately 36 to 54 dwelling units per acre and maximum lot coverage of 60 percent. The requested Planned Development District proposes a maximum height of 60 feet (proposed height zones are as depicted on the conceptual plan) with a maximum density of approximately 79 units per acre and 75 percent maximum lot coverage.

The applicant intends to maintain a fifteen (15)-foot front yard setback, consistent with that of the MF-2(A) District. This will maintain continuity of the established setback along the street frontages and will help ensure compatibility with the single family homes on the northeast line of Moser Avenue. To promote a more urban, walkable character, the proposed conditions also include a maximum front yard setback of 20 feet with a provision that the front facade equal to at least 70 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points and the required recessed areas on the Moser Avenue facade must be located within the area between the minimum and maximum setback. The remainder of the front facade (less than 30 percent of the length of the lot) must comply only with the minimum front yard setback.

While properties in the area have redeveloped under the existing MF-2(A) Multifamily District standards, staff recognizes the transitional state of the neighborhood.

Therefore, staff supports the increase in density at this location subject to the proposed conditions which would require urban design standards to promote a pedestrian-friendly environment.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15'	15'	No maximum	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
PDD Multifamily	15' minimum 20' maximum*	10'	325 units	60'	75%	Proximity Slope	Multifamily

*A portion of the front facade equal to at least 70 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points and the required recessed areas on the Moser Avenue facade, must be located within the area between the minimum and maximum setback. The remainder of the front facade (less than 30 percent of the length of the lot) must comply only with the minimum front yard setback.

Parking:

Parking must be provided in accordance with the Dallas Development Code, which requires one space for each bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

Landscaping:

Landscaping is being provided in accordance with Article X of the Dallas Development Code with the exception of site trees and parkway trees. Also, the applicant proposes enhanced streetscape provisions which require parkway trees at one (1) tree per each thirty-five (35) feet of street frontage. Parkway trees must be located within a tree planting zone, which is that area parallel to and between two-and-one-half and ten feet from the back of the projected street curb. In addition, the applicant proposes six-foot sidewalks, with at least four feet of unobstructed width, along all street frontages.

Partners/Principals/Officers:

Applicant: Alliance Residential Company

Bruce C. Ward, President
Robert M. Hutt, Vice President
V. Jay Hiemenz, Secretary
John T. Rippel, Treasurer

Owners: Urban Southwest – East Dallas, LP

General Partner: Urban Southwest – East Dallas, GP

Ben Weil, Manager

2301 Garrett Partners, LTD.

General Partner: Citivest, Inc.

David McQuaid, President

Proposed Conceptual Plan

CONCEPTUAL PLAN
Alliance Monarch Apartments
Dallas, Texas

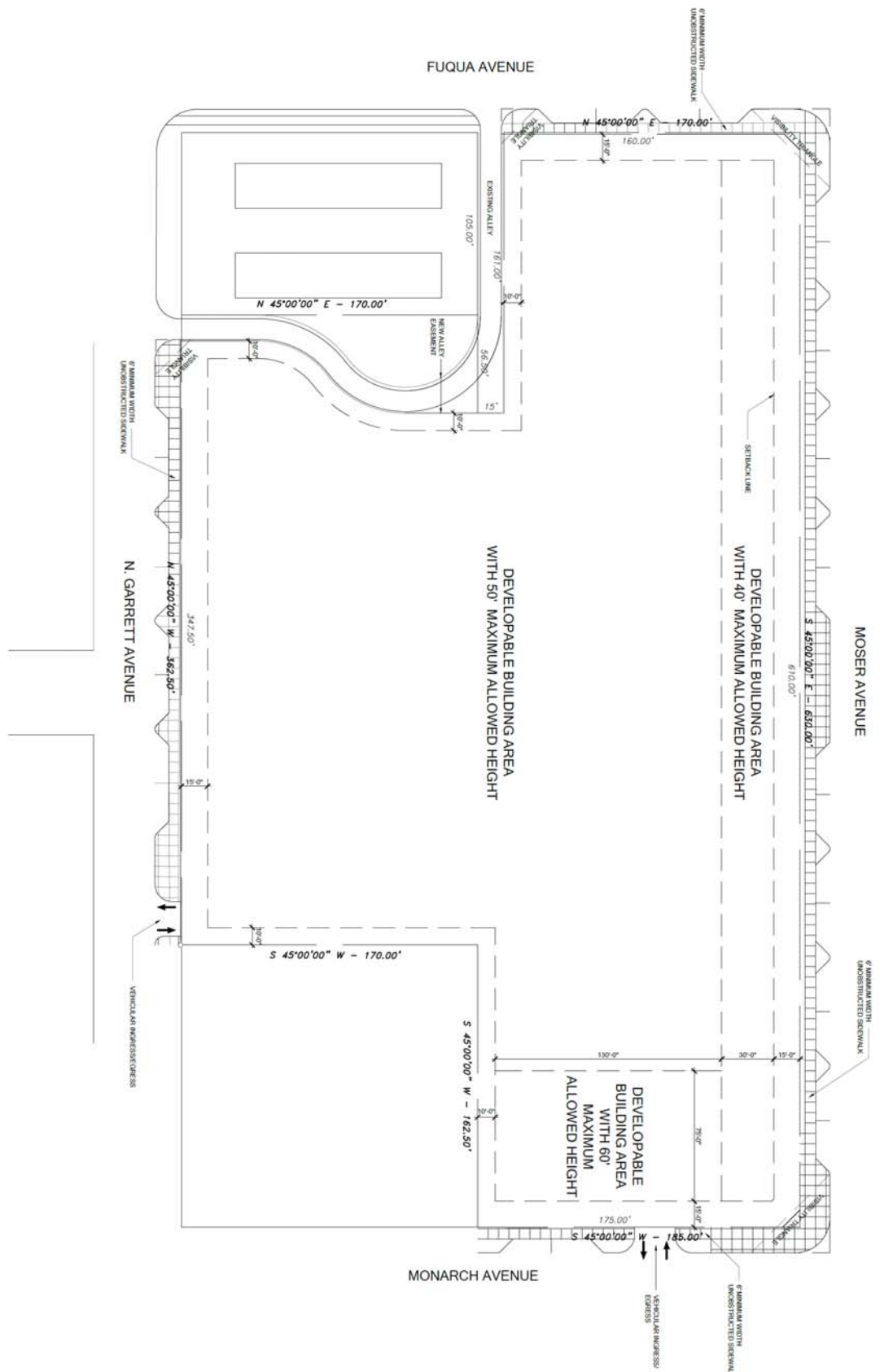
Job #: 13152.00
File Name: Site-Conceptual-Plan-01.dwg
Date: 01/09/2014
Drawn by: ELB, ZLF, MLF, RW, NN



0 15 30 60 Feet



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



Z123-365
Proposed PDD Conditions

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on_____, 2014.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the south side of Moser Avenue, between Fuqua Avenue and Monarch Avenue. The size of PD_____ is approximately 4.107 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 51 A.

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit _____A: conceptual plan.

SEC. 51P-____.105. CONCEPTUAL PLAN.

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

SEC. 51P-____.106. DEVELOPMENT PLAN.

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

SEC. 51P-____.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP: a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-____.108. ACCESSORY USES.

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

SEC. 51P- __.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

- (1) Minimum front yard is fifteen feet.
- (2) Maximum front yard in 20 feet.
- (3) Urban form setback is not required.
- (4) Cantilevered roof eaves and balconies may project up to five feet into the required front yard.
- (5) The following may be located in the required front yard:
 - (A) Retaining walls with a maximum height of five feet.
 - (B) Railings for stairs, stoops, porches, and patios with a maximum height of three and one-half feet.
 - (C) Stoops and stairs.
- (6) Fences located in the front yard must be at least 50 percent open.

(b) Side and rear yard.

- (1) Minimum side yard is 10 feet. Minimum rear yard is 10 feet.
- (2) Tower spacing is not required.
- (3) The following may project up to five feet into required side or rear yards:
 - (A) Cantilevered roof eaves and balconies.
 - (B) Stoops and stairs that do not exceed eight feet in width and four feet in height.

(4) The following are allowed to be located in required side or rear yards:

(A) Fences with a maximum height of six feet.

(B) Railings for stairs, stoops, porches, and patios with a maximum height of 42 inches.

(c) Density. Maximum number of dwelling units is 325.

(d) Facade location. A portion of the front facade equal to at least 70 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points and the required recessed areas on the Moser Avenue facade, must be located within the area between the minimum and maximum setback. The remainder of the front facade (less than 30 percent of the length of the lot) must comply only with the minimum front yard setback.

(e) Ground-story transparency. A minimum of 30 percent along Moser Avenue and Garrett Avenue.

(f) Upper-story transparency. A minimum of 20 percent for floors two through four. There will be no openings on the fifth floor facing Moser Avenue.

(g) Pedestrian entrance. Pedestrian entrances are required along Moser Avenue and Garrett Avenue.

(h) Blank wall area. The maximum length for a blank wall is 30 feet.

(i) Floor area ratio. No maximum floor area ratio.

(j) Height.

(1) Except as provided in this subsection, maximum structure height is 50 feet. No portion of a structure may be located above the residential proximity slope.

(2) Moser Avenue. Maximum structure height is 40 feet within 45 feet of Moser Avenue in the area shown on the conceptual plan.

(3) Monarch Avenue. Maximum structure height is 60 feet along Monarch Avenue in the area shown on the conceptual plan.

(4) Projections.

(A) A Clerestory may project a maximum of 12 feet above the maximum structure height.

(B) An elevator penthouse or bulkhead may project a maximum of 12 feet above the maximum structure height if located a minimum of 50 feet from the Moser Avenue property line.

(C) A chimney or vent stack may project a maximum of three feet above the maximum structure height.

(D) A parapet wall may project a maximum of three feet above the maximum structure height.

(f) Lot coverage. Maximum lot coverage is 75 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. Except as provided in this section, maximum number of stories is four.

(1) The maximum number of stories within 45 feet of Moser Avenue is three.

(2) A fifth level amenity area is allowed on the roof of the parking garage as shown on the conceptual plan (Exhibit A).

(3) The maximum number of stories for parking structures is five.

SEC. 51P-___.110. DESIGN STANDARDS FOR STREET FRONTAGES.

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

(b) A minimum of 60 percent of the street-facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk. Individual entries may be gated and private yards fenced if the fencing is not entirely solid.

(c) The use of stoops and or porches at each street-facing, ground floor dwelling unit is encouraged.

(d) A minimum of two of each of the following pedestrian amenities are required along Moser Avenue and Garrett Avenue: bench, trash receptacle, and bicycle rack.

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

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically.

(2) Changes in plane with a depth of at least 24 inches, either diagonally,

horizontally, or vertically.

(3) The Moser Avenue frontage must include at least three recessed areas to provide facade relief. These recessed areas must:

- (A) have a minimum width of 20 feet;
- (B) have a minimum depth of 7 feet; and
- (C) be separated by at least 100 feet.

(4) Recessed areas are not required along the Fuqua Avenue, Garrett Avenue or Monarch Avenue frontages.

(f) Materials and colors. No more than 80 percent of the area of a street facade wall, exclusive of fenestration, may consist of a single color.

(g) Enhanced pedestrian building entrances. A minimum of one visible and usable building entrance is required per street frontage. The entrance must be clearly identified using an awning, paving treatments, a change in roofline, porticos, arcades, arches, integral planters, a stoop, or front porch, color treatments, or similar means. Enhanced pedestrian building entrances must face the street and be recessed a minimum of four feet from the facade or provide covering extending a minimum of four feet out from the facade.

(h) Parking structures must be located either underground or be enhanced by an architectural facade.

(i) Openings in the parking structure facade must not exceed 55 percent of the total garage facade area.

(j) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property by a minimum forty-two inch wall.

SEC. 51P-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Sec Article VI.

(b) Prohibited light sources. The following outdoor light fixtures and sources may not be used if the direct light emitted is visible from adjacent properties:

- (1) Low pressure sodium and mercury vapor light sources.
- (2) Cobra-head type fixtures having dished or drop lenses or refractors which house other than incandescent sources.
- (3) Searchlights and other high intensity narrow-beam fixtures.

(c) Lighting design requirements. Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public art or landscape features. All lighting fixtures must meet the following requirements:

(1) Fixture (luminaire).

(A) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(B) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line on the perimeter of the Property.

(C) Lighting fixtures in parking areas may not exceed 10 feet in height above the parking surface. Lighting fixtures located at the top level of the parking garage must be shielded in order to direct light towards the parking surface.

(D) Lighting fixtures in pedestrian areas may not be less than nine feet nor more than 15 feet in height above the sidewalk. Pedestrian street lights must be provided at a maximum spacing of 50 feet along all public street right-of-ways.

(2) Light source (lamp).

(A) The light source must be concealed.

(B) Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used.

(C) The same light source type must be used for the same or similar types of lighting throughout the Property.

(d) Specific lighting standards.

(1) Security lighting.

(A) Building mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

(B) Security lighting fixtures may not face residential uses adjacent to the Property.

(C) Security lighting fixtures may not be substituted for parking area or pedestrian area lighting and are restricted to loading, storage, service, and similar locations.

(2) Accent lighting. Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

(3) Entrances and exits. All entrances to and exits from buildings must be lighted to ensure the safety of persons and the security of the building.

(4) Parking area lighting. The provisions of Section 51 A-4.301(e) apply to all

off-street parking areas except as expressly modified in this section.

(5) Excessive illumination.

(A) Lighting that substantially interferes with the use or enjoyment of any other property is prohibited.

(B) Lighting must not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers.

SEC. 51P-____.113. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X. If there is a conflict between the text of this section and Article X, the text of this section controls.

(b) Site trees. Site trees must have a minimum height of eight feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(c) Parkway trees.

(1) Tree planting zone. Parkway trees must be located within the tree planting zone, which is that area parallel to and between two-and-one-half and ten feet from the back of the projected street curb. Trees planted within the tree planting zone may count toward site tree and street tree requirements.

(2) Number. The minimum number of required parkway trees is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 35. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. A one street tree credit will be allowed for each existing street tree that is preserved.

(3) Type. Parkway trees must be recommended for local area use by the building official.

(4) Height and caliper. Parkway trees must have a minimum height of 8 feet and a minimum caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation.

(5) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree or an existing preserved street tree, exclusive of all visibility clips and vehicular drives.

(d) Landscaping features. Decorative landscaping features, including fountains, are permitted in parking lots.

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

SEC. 51P-____.114. SIDEWALKS.

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

(b) Except where on-street parking bays are to be constructed, sidewalks must be located in an area parallel to and within two-and-one-half feet to fifteen feet of the back of the projected street curb. Where there are on-street parking bays, the sidewalk can be located at the back of curb.

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

SEC. 51P-____.115. SIGNS.

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

SEC. 51P-____.116. ADDITIONAL PROVISIONS.

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

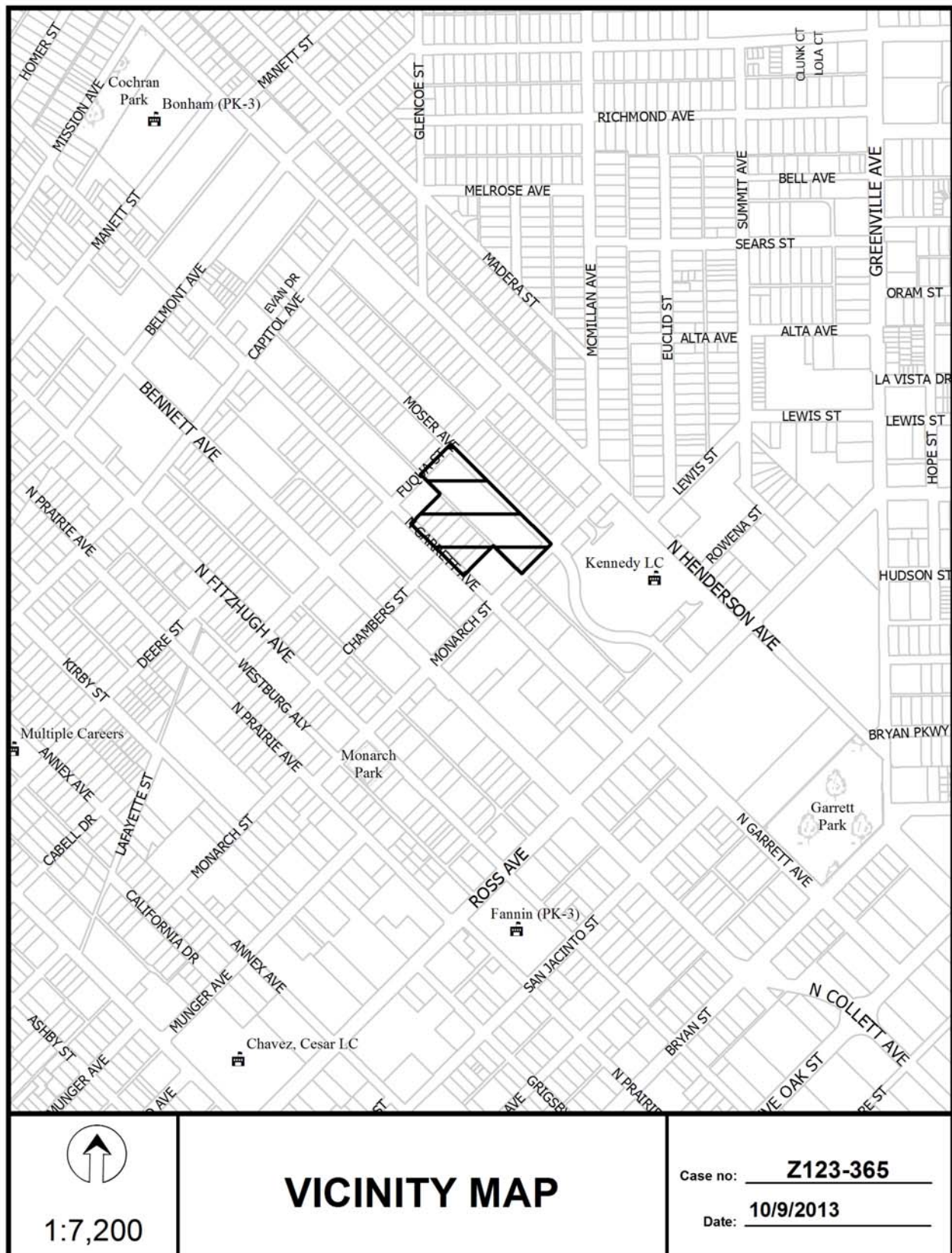
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

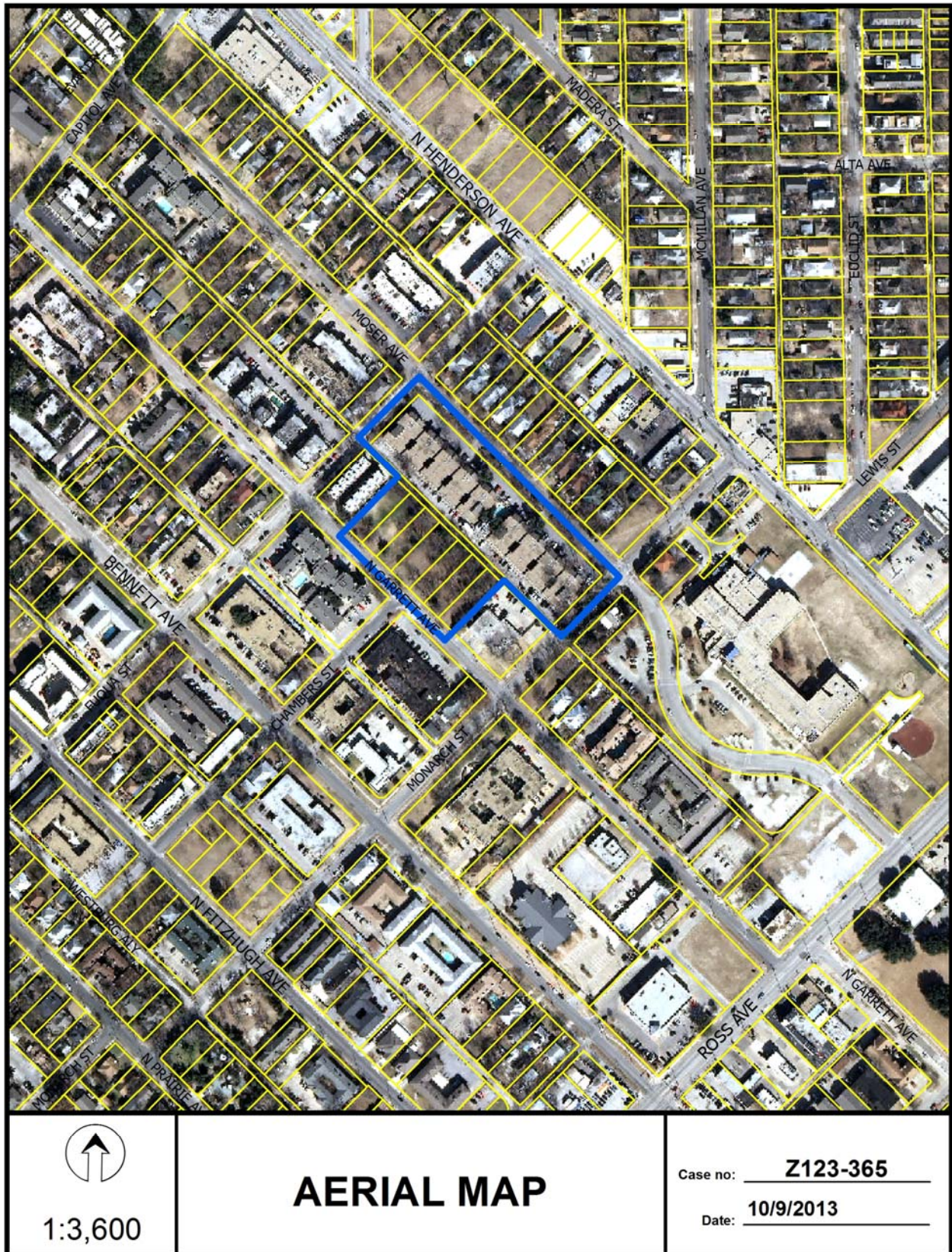
(c) During construction, the Property must be fenced and secured nightly and on Sundays, and the owner shall ensure that no work is performed outside of the times allowed by city regulations.

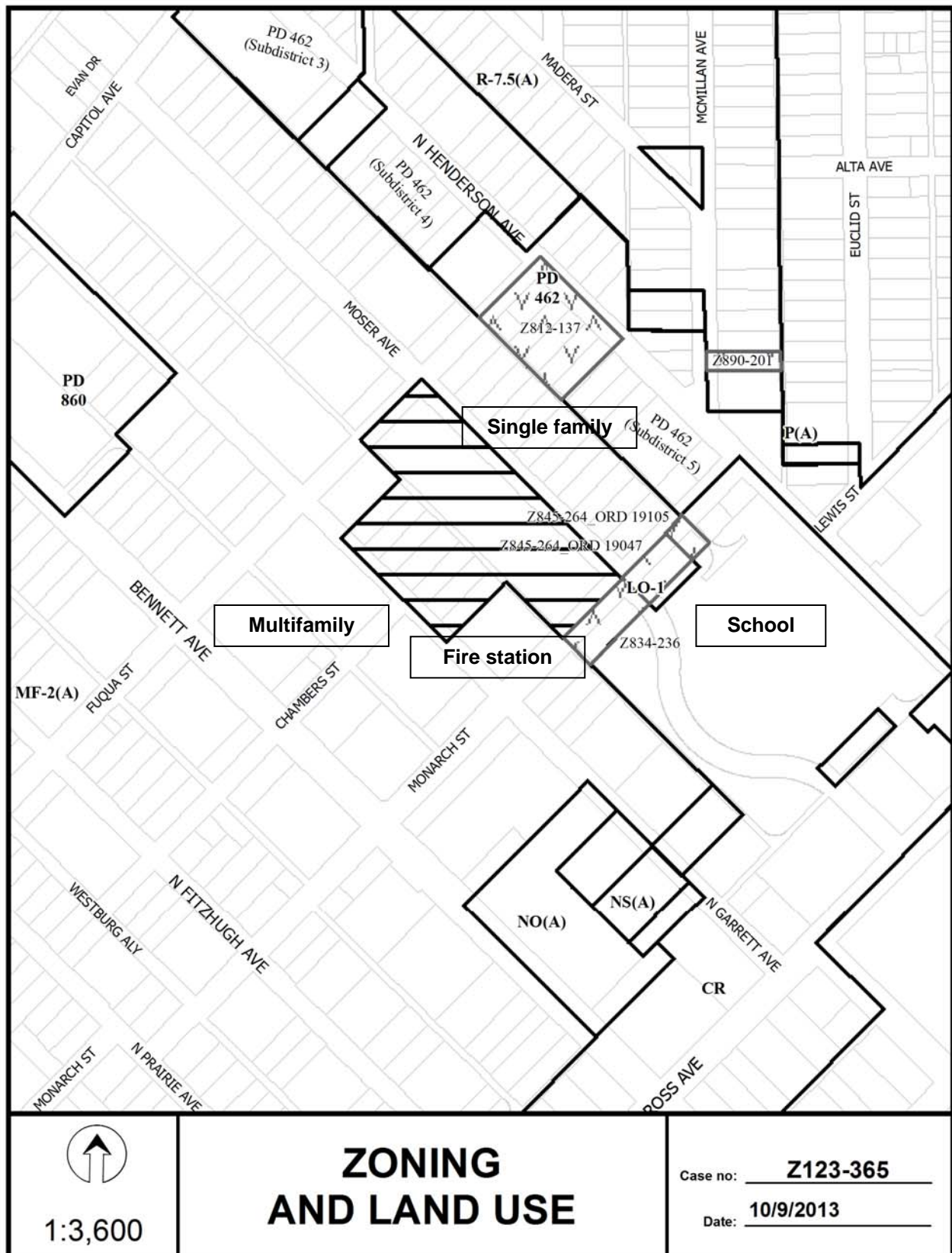
SEC. 51P-____ 117. COMPLIANCE WITH CONDITIONS.

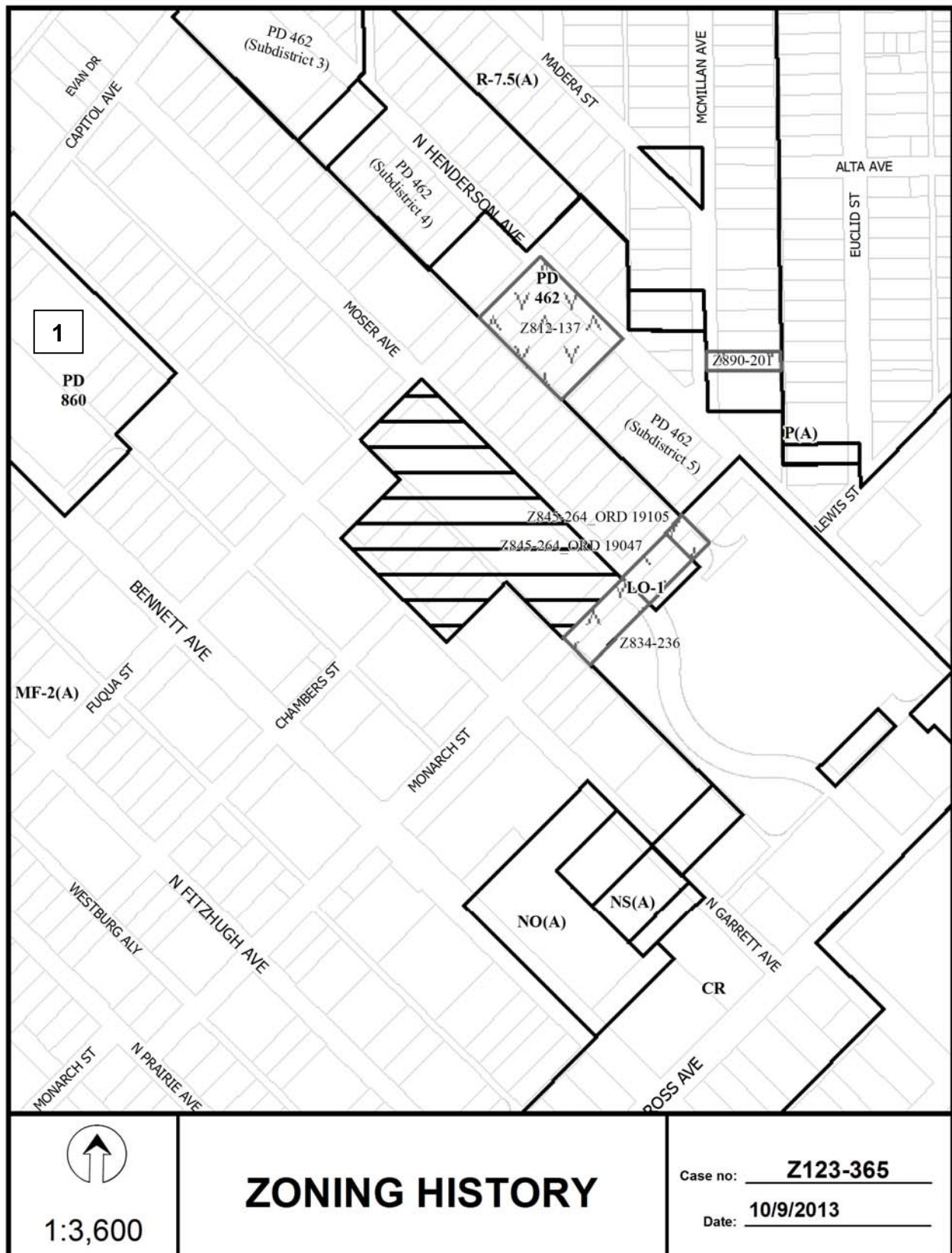
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

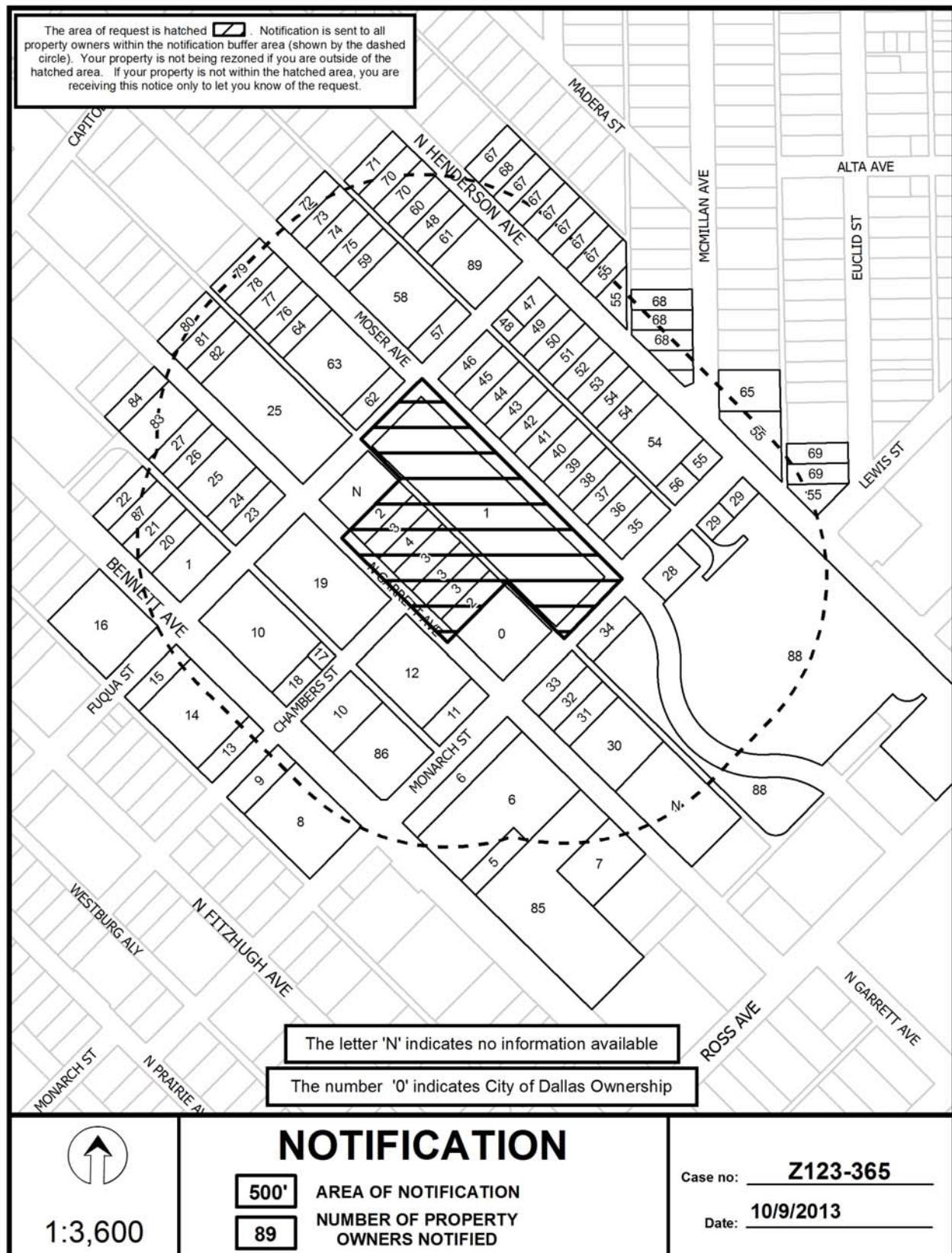
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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











10/3/2013

Notification List of Property Owners***Z123-365******89 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2106 BENNETT AVE	URBAN SOUTHWEST EAST DALLAS LP
2	2012 GARRETT AVE	2301 GARRETT PTNR LTD
3	2008 GARRETT AVE	2301 GARRETT PARTNERS LTD
4	2004 GARRETT AVE	2301 GARRETT PARTNERS LT
5	1808 BENNETT AVE	RAMIREZ RICHARD & MARIE
6	1830 BENNETT AVE	VILLA SANTA MARIA INC
7	1805 GARRETT AVE	MEDHANFALEM ERITREAN ORTHODOX CHURCH
8	1909 BENNETT AVE	1909 HODLINGS LTD
9	1919 BENNETT AVE	WRUCK GEORGE JR
10	1918 BENNETT AVE	URBAN SOUTHWEST EAST DALLAS LP
11	1903 GARRETT AVE	ARGO MARVIN L
12	1919 GARRETT AVE	URBAN SOUTHWEST VILLA GARRETT LP ATTN: C
13	2003 BENNETT AVE	G220 ENTERPRISES
14	2015 BENNETT AVE	BLUE FIN PARTNERS INC
15	2021 BENNETT AVE	ADENDORFF JUSTIN
16	2109 BENNETT AVE	SEAHORSE HOLDINGS LP
17	5011 CHAMBERS ST	IRA PLUS SOUTHWEST LLC
18	5005 CHAMBERS ST	BROWN MEGAN
19	2015 GARRETT AVE	MADDOX RONALD C & BARRY H JOSSELYN
20	2110 BENNETT AVE	ANDRADE MIGUEL LIRA
21	2112 BENNETT AVE	DOMINGUEZ MARIANO & ETELVINA ANGELICA
22	2122 BENNETT AVE	TORREZ JUAN & MARIA
23	5023 FUQUA ST	CARDOSO JOSE L & MARIA E
24	2107 GARRETT AVE	PINA MARTHA PARRA
25	2115 GARRETT AVE	ANGKOR PROPERTIES LTD
26	2117 GARRETT AVE	HERNANDEZ SALVADOR

10/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2121 GARRETT AVE	VILLAREAL AMPARO
28	1830 MOSER AVE	BLAIR IAN
29	1839 HENDERSON AVE	CANELAKES LOUIS
30	1820 GARRETT AVE	TOMAR HOLDINGS LTD
31	1828 GARRETT AVE	TOPSPIN DEVELOPMENT LP
32	1832 GARRETT AVE	TOPSIN DEV LP
33	1836 GARRETT AVE	BURNS ROBERT & KAREN BURNS
34	1833 MOSER AVE	BURNS ROBERT W SUITE 110
35	1902 MOSER AVE	BOSWELL BRADLY
36	1906 MOSER AVE	STELLMACHER RICHARD & WILLETТА STELLMACH
37	1912 MOSER AVE	TICHANSKY MICHAEL S & JUDITH W
38	1914 MOSER AVE	MCCULLOUGH DAVID W & BARBARA J WEST
39	1918 MOSER AVE	MONDELL FONYA NAOMI
40	1922 MOSER AVE	MONDELL CYNTHIA & ALLEN
41	2002 MOSER AVE	GOODENOW GEORGE
42	2006 MOSER AVE	ULLAH ANJUM
43	2008 MOSER AVE	LOPEZ JAVIER
44	2014 MOSER AVE	CUELLAR- VALDEZ ROSANN
45	2018 MOSER AVE	RIBEIRO PATRICIA X
46	2022 MOSER AVE	ESCARCEGA CARLOS
47	2023 HENDERSON AVE	RIVAS ELIZABETH C
48	5216 FUQUA ST	SMITH ISABELLE M
49	2019 HENDERSON AVE	ALARCON ANDRES
50	2015 HENDERSON AVE	ESPINOZA GRACIELA
51	2011 HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST CUNG LUONG
52	2007 HENDERSON AVE	NORTH HENDERSON AVENUE LLC SUITE 115-213
53	2003 HENDERSON AVE	MUNTZEL MARK
54	1925 HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC
55	1901 HENDERSON AVE	HENDERSON MAIN DALLAS LLC
56	5217 MONARCH ST	MUELLER MARK C
57	2100 MOSER AVE	FIG TREE ASSOC INC

10/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2110 MOSER AVE	FIG TREE ASSOCIATES INC
59	2122 MOSER AVE	GARCIA JOSE
60	2121 HENDERSON AVE	HENLEY HAROLD HUDSON
61	2115 HENDERSON AVE	AVILA PASTORA MARIA
62	2103 MOSER AVE	HOLZWARTH DENNIS
63	2107 MOSER AVE	YDB PROPERTIES LLC
64	2123 MOSER AVE	HSIANG YUEH YUE &
65	1804 MCMILLAN AVE	HENDERSON MAIN DALLAS LLC % CIM GROUP LP
66	1924 HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC SUITE 90
67	2116 HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS LLC
68	2114 HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS LLC
69	1805 EUCLID AVE	MAREK MARVIN R
70	2201 HENDERSON AVE	HENLEY HAROLD H
71	2209 HENDERSON AVE	HENLEY HUDSON
72	2214 MOSER AVE	FLORES IRMA RUFINA
73	2208 MOSER AVE	FOUR MAD OX LLC
74	2206 MOSER AVE	CHEFCHIS AMELIA
75	2202 MOSER AVE	NEGRETE BLANCA G
76	2203 MOSER AVE	ALVAREZ RODRIGO & MARIA
77	2207 MOSER AVE	NILASENA NANCY
78	2211 MOSER AVE	SEGOVIA ESPERANZA ABEL SEGOVIA
79	2215 MOSER AVE	KHAN IRFAN A & SABOOHI I KHAN
80	2214 GARRETT AVE	PAUKEN THOMAS WEIR IND EXEC OF THE EST O
81	2208 GARRETT AVE	KEMP JACK R
82	2206 GARRETT AVE	SITTERLE KAREN
83	2201 GARRETT AVE	OHIRHIAN SAMUEL O
84	2211 GARRETT AVE	JLB BENCAP LP
85	1800 BENNETT AVE	CHURCH OF JESUS CHRIST OF % TAX ADM DIV
86	1902 BENNETT AVE	BENNETT LOFT LLC
87	2120 BENNETT AVE	RUIZ JAIMIE APT B
88	1802 MOSER AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES

Z123-365(MW)

10/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2107 HENDERSON AVE	MASAKI MARIA A

FILE NUMBER: Z134-130(RB)

DATE FILED: November 12, 2013

LOCATION: Verde Valley Lane and Dallas North Tollway, Northeast Corner

COUNCIL DISTRICT: 11

MAPSCO: 14-H

SIZE OF REQUEST: Approx. 11.0277 Acres

CENSUS TRACT: 136.74

APPLICANT/OWNER: Sabino/Renaissance Parc, LP

REPRESENTATIVE: Jonathan Wood

REQUEST: An application for an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses.

SUMMARY: The applicant is requesting an amendment to the existing Planned Development District for consideration of an increase in dwelling unit density and structure height.

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

PRIOR CPC ACTION: On March 20, 2014, the City Plan Commission held this item under advisement until April 3, 2014.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to a revised conceptual plan and revised conditions based upon:

1. *Performance impacts upon surrounding property* – As redevelopment will provide for a replacement of existing multifamily dwelling units with a new multifamily development, impact on adjacent properties (lighting, noise, odor) is not anticipated. Additionally, certain design criteria will be incorporated into the new development to create visual interest.
2. *Traffic impact* – Trip generations will be consistent with existing demands, with a small increase in number of trips based on the increase in density over that currently existing.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. Subject to staff's recommended amending conditions, the request maintains the vision of the initial zoning, while maintaining a sense of scale (of development). Furthermore, staff is supporting only those amending conditions that do not lessen compatibility with adjacent residential uses to the south.

BACKGROUND:

- The request site is developed with various two-story multifamily buildings, surface parking, and typical common areas normally provided in such developments.
- On March 9, 1988, the City Council approved the creation of PDD No. 291. The PDD was subsequently amended twice, most recently April 17, 1994 providing for an amended conceptual plan and revised conditions. On May 5, 1994, the City Plan Commission approved a development providing for 294 multifamily dwelling units.
- The applicant proposes to redevelop the site with new multifamily dwellings.
- The requested amending conditions submitted by the applicant will address the following: 1) to increase the density [from 294 dwelling units to 662 dwelling units (60 dwelling units per acre) assuming the property is developed 100 percent with multifamily]; 2) to increase the structure height from 45 feet to 60 feet; and, 3) to increase the number of stories (from three to four) for occupied structures.

Zoning History:

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Dallas North Tollway	Variable ROW
Verde Valley Lane	Local; 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction reviewed a traffic impact analysis submitted in conjunction with the requested amendment and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan: The site is located in an area considered an Urban Neighborhood. 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.

LAND USE ELEMENT

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 request site is developed with multiple structures

accommodating a multifamily development, inclusive of surface parking and amenity areas typically found in this type of residential development. The applicant proposes to demolish the existing improvements and redevelop the site with multifamily uses. The requested amendment will increase density and structure height.

The site possesses two frontages that abut the Town of Addison and developed with retail (Village on the Parkway) and office uses to the north and west (across the elevated portion of the Dallas North Tollway), respectively. The areas to the east [current multifamily construction-310 dwelling units (54 du/acre); 60 feet and 76 feet story, plus architectural height; and, five stories] and south (existing two-story multifamily development) provide for similar housing stock as is anticipated by the applicant. SUP No. 1277 (Anne Frank Elementary School) within PDD No. 676 for MF-1(A) District Uses and a financial institution with drive-in window are adjacent to the southeast and southwest corners of the site, respectively.

While staff is supportive of an increase in density, there are concerns as to the scale of the development's impact (specifically, structure height) to the two-story multifamily development to the south. As a result, recommendations have been made to establish a maximum height zone so as to transition the applicant's requested increase in structure height northward, away from these residential uses. Additionally, design criteria will be required to create visual interest and activity at street level. This will include changes in plane, building materials, and tenant access points along the perimeter's screening (in conjunction with private, street-facing privacy patios for ground level dwelling units).

As part of staff's support and recommended amending ordinance, the existing development plan will be rescinded.

Parking: For permitted uses, off-street parking remains a requirement per the Dallas Development Code.

Landscaping: The site possesses mature plantings across the site. The applicant has agreed to retain the mature street tree inventory (see attached conceptual plan for designated area) which will be incorporated into the redevelopment. The balance of required landscaping will be in compliance with Article X.

SABINO/RENAISSANCE PARC, LP

3701 Executive Center Drive, Suite 110

Austin, Texas 78731

Telephone (512) 494-5934

E-mail: sbrannon@ix.netcom.com

11 September 2013

Department of Development Services
City of Dallas, Texas
1500 Marilla Street, Room 5-B North
Dallas, Texas 75201

RE: Re-zoning of 5151 Verde Valley Lane, Dallas, Texas

Dear Ladies and/or Gentlemen:

In accordance with **Checklist Explanation, R. List of Partners/Principals/Officers**, the following are submitted:

Shaun Brannon	Ken Levy	Larry & Jan Birenbaum	Myron Brody
Tom Chaffin	Wilf Corrigan	Dick Elkus	Greg Finley
Sy Goldblatt	Arnold Levin	Mark Levy	Burt McMurtry
Lynn Nixon	Raj Rajaratnam	Arthur Samberg	Jon Tompkins
Wayne Levy	Mord Wiesler	Peter Wolken	

Mr. Shaun Brannon is President of Sabino Properties and the others are Partners. The corporate address for all of the above listed is:

3701 Executive Center Drive, Suite 110
Austin, Texas 78731

Sincerely,
SABINO /RENAISSANCE PARC, LP



SHAUN BRANNON
President

Z134-130

RECOMMENDED AMENDING CONDITIONS

ARTICLE 291.

PD 291.

SEC. 51P-291.101. LEGISLATIVE HISTORY.

PD 291 was established by Ordinance No. 19885, passed by the Dallas City Council on March 9, 1988. Ordinance No. 19885 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 19885 was amended by Ordinance No. 22033, passed by the Dallas City Council on April 27, 1994.

SEC. 51P-291.102. PROPERTY LOCATION AND SIZE.

PD 291 is established on property generally located at the northeast corner of Dallas ~~Parkway~~ North Tollway and Verde Valley Lane. The size of PD 291 is approximately 11.0277 acres.

SEC. 51P-291.103. 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.

SEC. 51P-291.104. CONCEPTUAL PLAN.

(a) Use of the Property must comply with the conceptual plan (Exhibit 291A).

(b) The number and location of ingress/egress points shown on the conceptual plan are estimates, however the number of ingress/egress points for cannot be increased. Final location must be provided on a city plan commission approved development plan.

SEC. 51P-291.105. DEVELOPMENT AND LANDSCAPE PLANS.

(a) ~~A development plan for each phase of development must be submitted to the city plan commission for approval prior to the issuance of a building permit for construction of any structure within that phase. Each development plan must be accompanied by a landscape plan which must also be approved by the city plan commission. All development must comply with the approved development and landscape plans. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a~~

conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-291.106. USES.

~~The only uses permitted in Zone A are MF-2(A) Multifamily District uses and RR Regional Retail District uses, except the financial institution with drive-in window use. The only uses permitted in Zone B are MF-2(A) Multifamily District uses.~~

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-291.107. SETBACKS.

~~(a) Section 51A-4.401(a)(6) does not apply to this PD.~~

~~(b) Ramps to below-grade parking and covered and elevated pedestrian ways may be located within the setback areas. Ramps to above-grade parking are not permitted within the setback areas.~~

~~(c) Minimum building setback lines for the Property are as follows:~~

~~(1) Ten feet from the northern boundary line of the Property, as shown on the conceptual plan.~~

~~(2) Ten feet from the eastern boundary line of the Property, as shown on the conceptual plan.~~

~~(3) Twenty-five feet from the southern boundary line of the Property, except for an easement for street purposes as shown on the conceptual plan.~~

~~(4) Twenty-five feet from the western boundary line of the Property, as shown on the conceptual plan.~~

(a) Front yard.

(1) Except as provided in this subsection, minimum front yard on Verde Valley Lane and the Dallas North Tollway is 25 feet.

(A) Minimum setback is 25 feet inclusive of the street easements in the area noted on the attached conceptual plan.

(2) The following may project up to five feet into the required front yard:

- (A) cantilevered roof eaves and balconies; and
 - (B) stoops and stairs that do not exceed eight feet in width and four feet in height.
- (3) The following may be located in the required front yard:
 - (A) retaining walls with a maximum height of four feet;
 - (B) fences with a maximum height of four feet;
 - (C) railings for stairs, stoops, and porches with a maximum height of 42 inches; and
 - (D) patios.
- (4) Any fence located in the required front yard have at least 50 percent open surface.
- (b) Side yard.
 - (1) Minimum side yard along the Dallas North Tollway is 25 feet.
 - (2) Minimum side yard along Verde Valley Lane is 35 feet.
- (c) Rear yard.
 - (1) Minimum rear yard is ten feet.

SEC. 51P-291.108. HEIGHT.

- (a) Maximum height for any structure located in Height Zone A is ~~54~~45 feet.
- (b) Maximum height for any structure located in Height Zone B is 45 ~~60~~ feet.

SEC. 51P-291.108.1. STORIES.

- (a) Maximum number of stories for Height Zone A is three.
- (b) Maximum number of stories for Height Zone B is five.

SEC. 51P-291.109. LOT COVERAGE.

Maximum permitted lot coverage of the Property is 80 percent. The calculation of lot coverage includes aboveground parking structures but does not include parking lots or underground parking structures.

SEC. 51P-291.110. FLOOR AREA.

~~Covered pedestrian ways used solely for pedestrian traffic flow between buildings are not included in the calculation of floor area. Maximum total permitted floor area and maximum floor area for each use category on the Property are governed by the following chart:~~

<u>Use categories</u>	<u>Maximum floor area by right (in square feet or units)</u>
Multifamily	294 units
RR Regional Retail	48,036 square feet
<u>No maximum floor area.</u>	

SEC. 51P-291.111 DENSITY.

Maximum dwelling unit density is 660 dwelling units.

~~SEC. 51P-291.111. ACCESS.~~

~~Curb cuts for vehicular ingress and egress must be provided in the number and at the approximate locations shown on the conceptual plan.~~

SEC. 51P-291.112. OFF-STREET PARKING.

(a) Requirements for permitted uses. All uses permitted on the Property must supply parking in accordance with the minimum requirements of Chapter 51A.

(b) No parking signs. The owner(s) must provide “no parking” signs on all dedicated streets traversing or bordering the Property as required by the director of the department of ~~development services~~ sustainable development and construction.

(c) Parking structure facade. All facades of above-grade parking structures visible at a location 100 feet or less from the existing right-of-way line of Verde Valley Lane (the “affected facades”) must be concealed with a material that is similar in appearance to the facade of the main non-parking building for which the parking is accessory. At least 12 percent of the total area of the affected facades must be covered with the similar material used predominantly on the first 24 feet of height of the main building as shown on the conceptual plan. Openings in the affected facades may not exceed 52 percent of the total area of the affected facades. Total area of the affected

facades means the area enclosed by the minimum imaginary rectangle of vertical and horizontal lines which fully contain the extremities of a facade.

SEC. 51P-291.113. ROAD IMPROVEMENTS.

(a) A 10-foot corner clip must be provided at the southeast corner of Dallas Parkway and Verde Valley Lane as shown on the conceptual plan.

(b) An eight-foot easement for street purposes on the north line of Verde Valley Lane must be provided as shown on the conceptual plan.

SEC. 51P-291.114. SIGNS.

All signs must comply with the provisions for non-business zoning district contained in Article VII, ~~except that no non-premise signs are permitted. Flagpoles, banners, and kiosks are exempted from compliance with Article VII, except that no non-premise signs are permitted. Flagpoles, banners, and kiosks are exempted from compliance with Article VII, but must be approved by the city plan commission as part of a landscape plan. The following standards for approval of flagpoles, banners, and kiosks ("exempt signs") must be met.~~

~~(1) Purpose. Exempt signs may be used only to identify entries, circulation routes, pedestrian gathering spaces, edges of activity zones, or other points facilitating the movement of vehicles or people.~~

~~(2) Spatial relationships. Exempt signs must bear a relationship to structures so that they align with the extension of building axes, identify exterior spaces that support interior activities, and visually reinforce building entries.~~

~~(3) Continuity. The size, mounting heights, and hardware configuration for any type of exempt signs must be uniform throughout districts on the Property.~~

~~(4) Visibility. Exempt signs may not be placed so as to obstruct traffic visibility or encroach upon view access to traffic signs or other control devices.~~

SEC. 51P-.115. URBAN DESIGN CONSIDERATIONS.

Prior to the issuance of a certificate of occupancy for a multifamily use, the following must be provided:

(a) Building facades longer than 80 feet shall incorporate at least three of the following design features or architectural elements:

(1) Change in building materials, color, and texture which contrasts from the rest of the façade;

(2) Articulate building with projections, recesses, material changes, parapets, cornices, and varying roof heights;

(3) Distinguish between the building's base (street and lower levels), middle (core mid-section), and top (the upper level which distinguishes the building and how it meets the sky) with architectural elements and articulated through materials, details, and changes in wall plane;

(4) Deep inset windows;

(5) Stepped-back floor plates at upper levels to diminish overall scale;

(6) Architectural elements which protrude from the face of the building, such as terraces, decks, balconies, overhangs, and sunshades integrated into the building's architecture.

(b) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property by a minimum forty-two inch wall.

(c) Openings in the parking structure facade must not exceed 55 percent of the total garage facade area.

(d) Highly reflective glass may not be used as an exterior building material on any building or structure.

(e) A minimum of two of each of the following pedestrian amenities must be provided along for each 300 linear feet of the Verde Valley Road street frontage or fraction thereof:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks (at least one five-bike rack must be provided).

(f) Tenant access through the perimeter fence along Verde Valley Lane must be provided at a rate of one access gate for each four ground floor, street facing dwelling units.

SEC. 51P-____.116.

LANDSCAPING.

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

(b) Prior to the issuance of a demolition permit, a tree survey must be submitted to the building official.

(c) Existing street trees located in the Perimeter Street Tree Zone as shown on the attached conceptual plan must be retained and shown on the required landscape plan.

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

SEC. 51P-291.117 5. GENERAL REQUIREMENTS.

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

(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-291.118 6. PAVING.

~~(a) All streets, driveways, parking spaces, and maneuvering areas must comply with the requirements of Chapter 51A.~~

~~(b) 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.~~

SEC. 51P-291.117 8. COMPLIANCE WITH CONDITIONS.

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

(b) 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. And you could move it to compliance w conditions?

SEC. 51P-291.118. ZONING MAP.

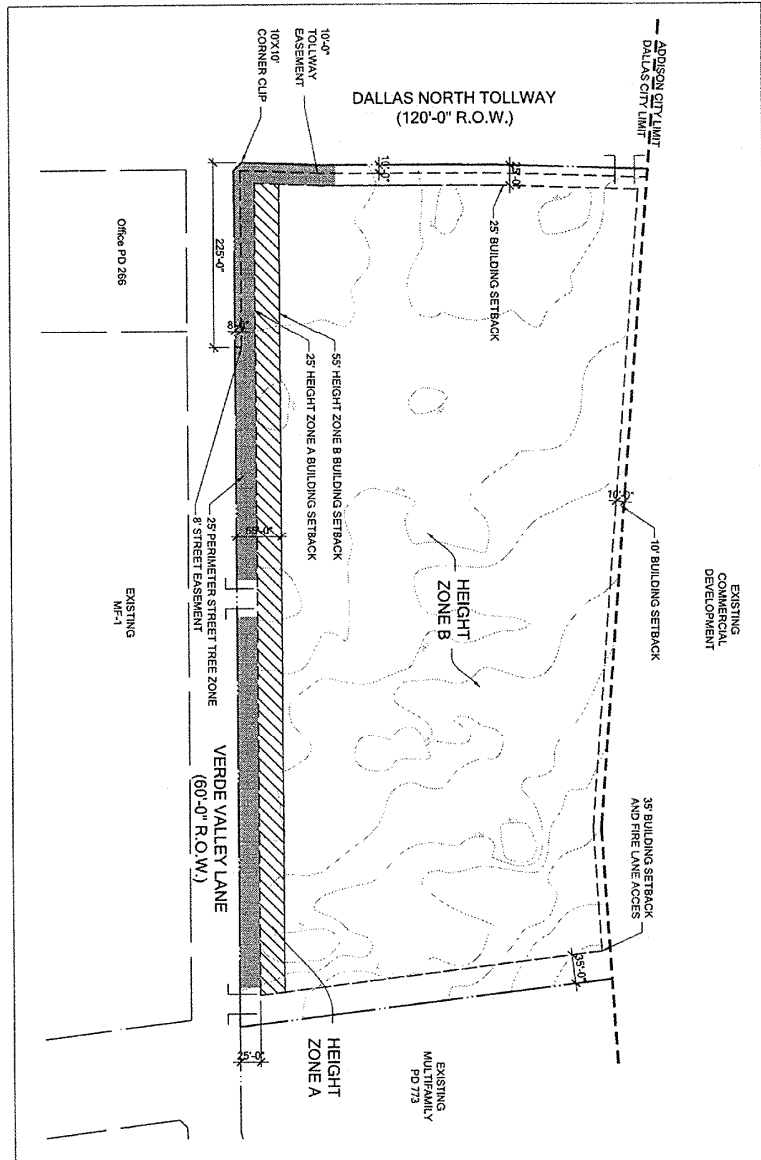
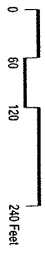
~~PD 291 is located on Zoning Map No. C-7.~~



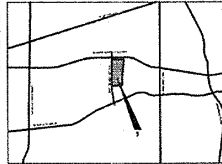
GFF Planning

CONCEPTUAL PLAN

Case: Z134-130 (RB)



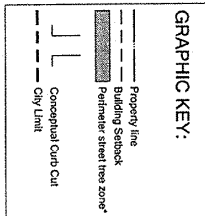
VICINITY MAP



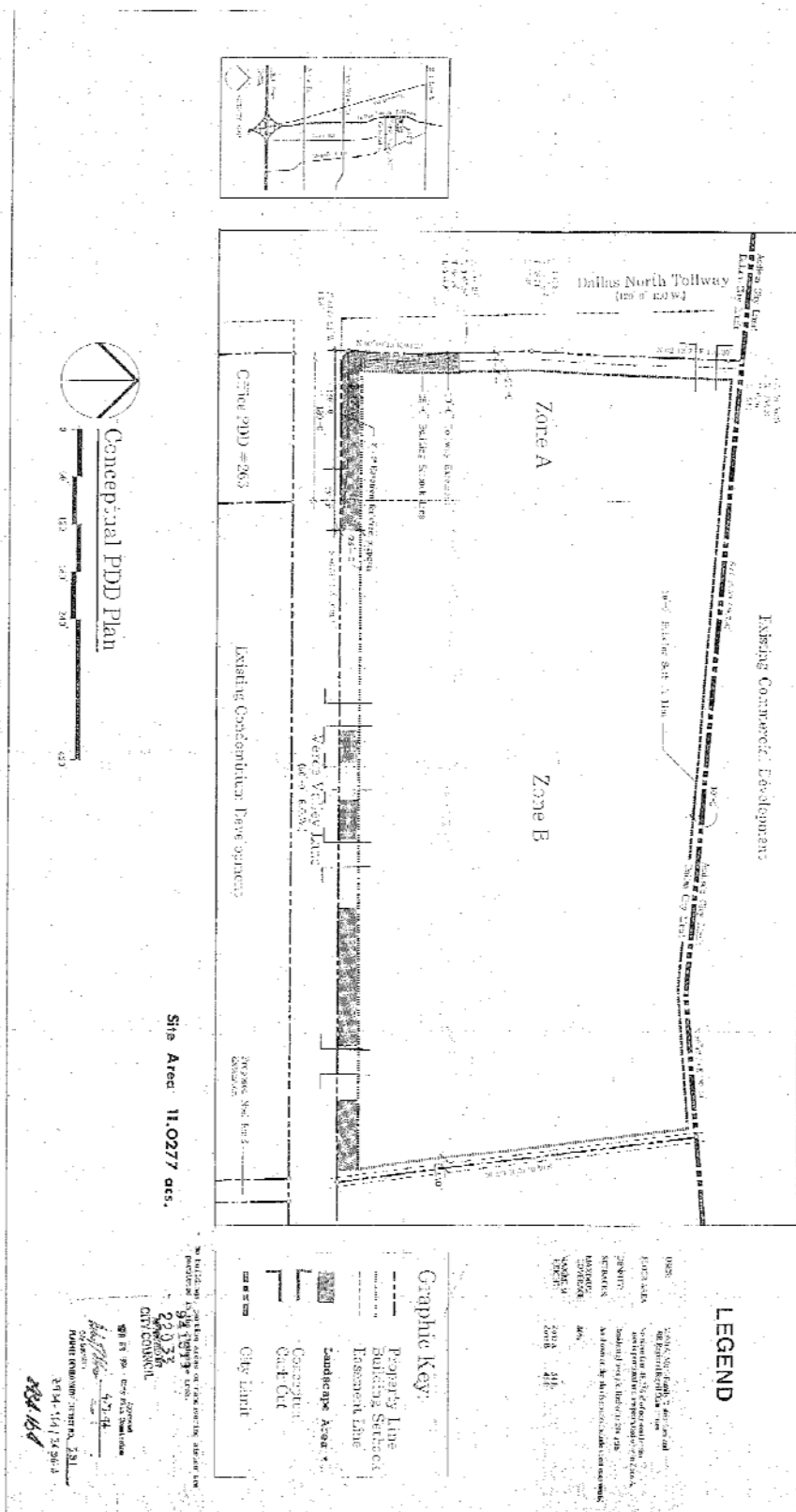
LEGEND

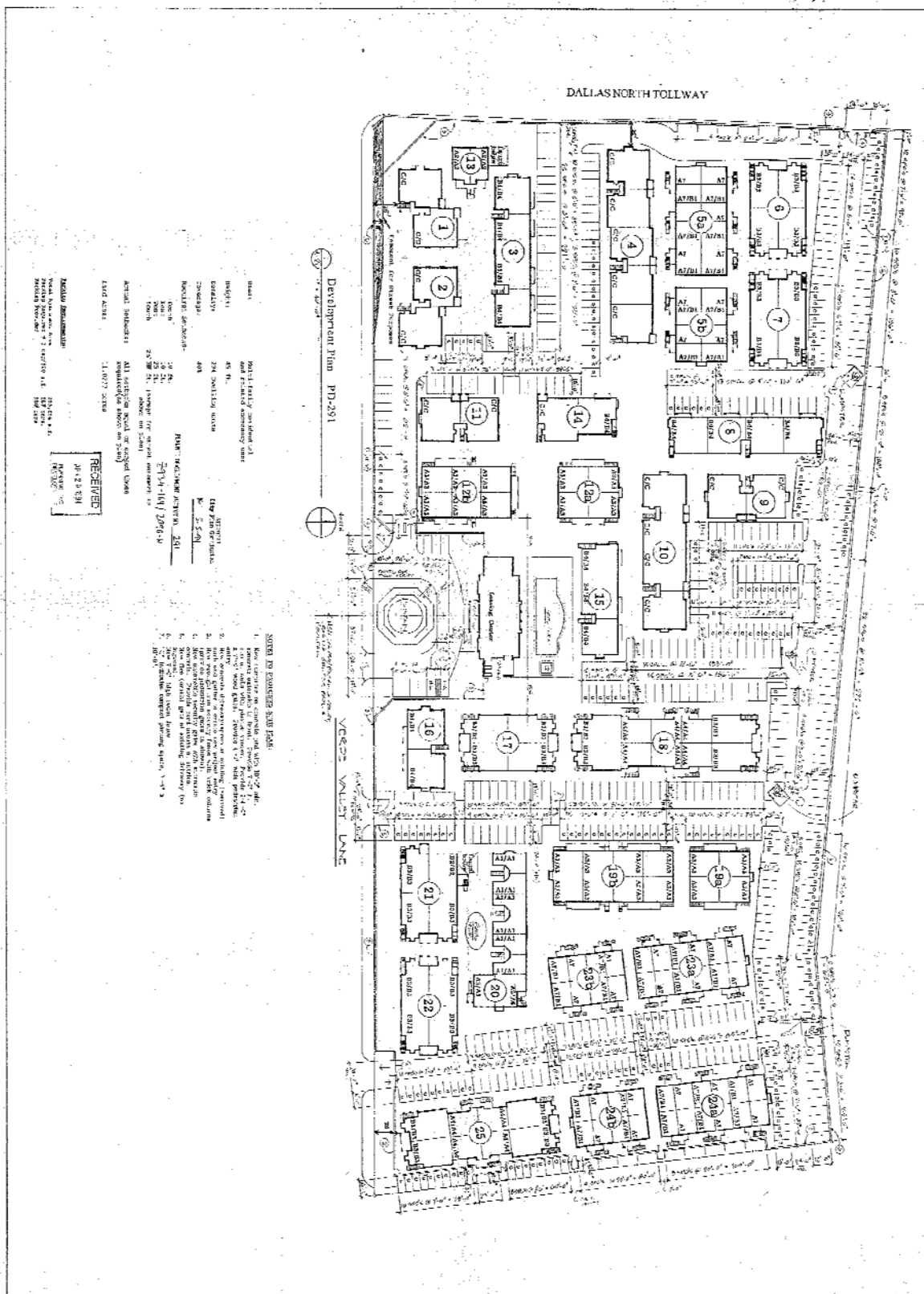
- SITE AREA:** 11.0277 acres
DENSITY: Maximum of 650 dwelling units.
MAXIMUM COVERAGE: 80%
MAXIMUM HEIGHT: Height Zone A - 45'
MAXIMUM STORES: Height Zone A - 3 stories
 Height Zone B - 5 stories
 No Maximum
- FLOOR AREA:** No Maximum

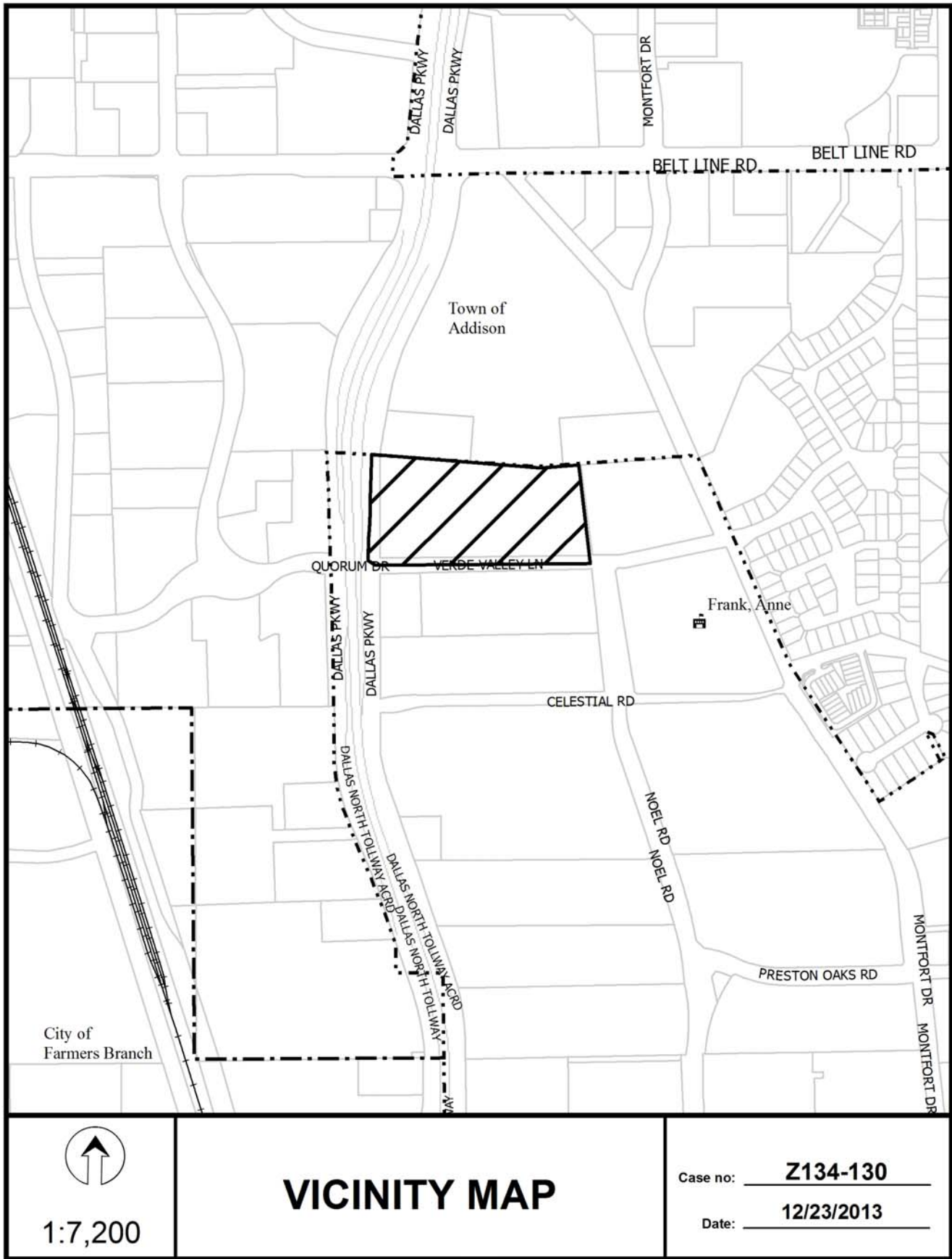
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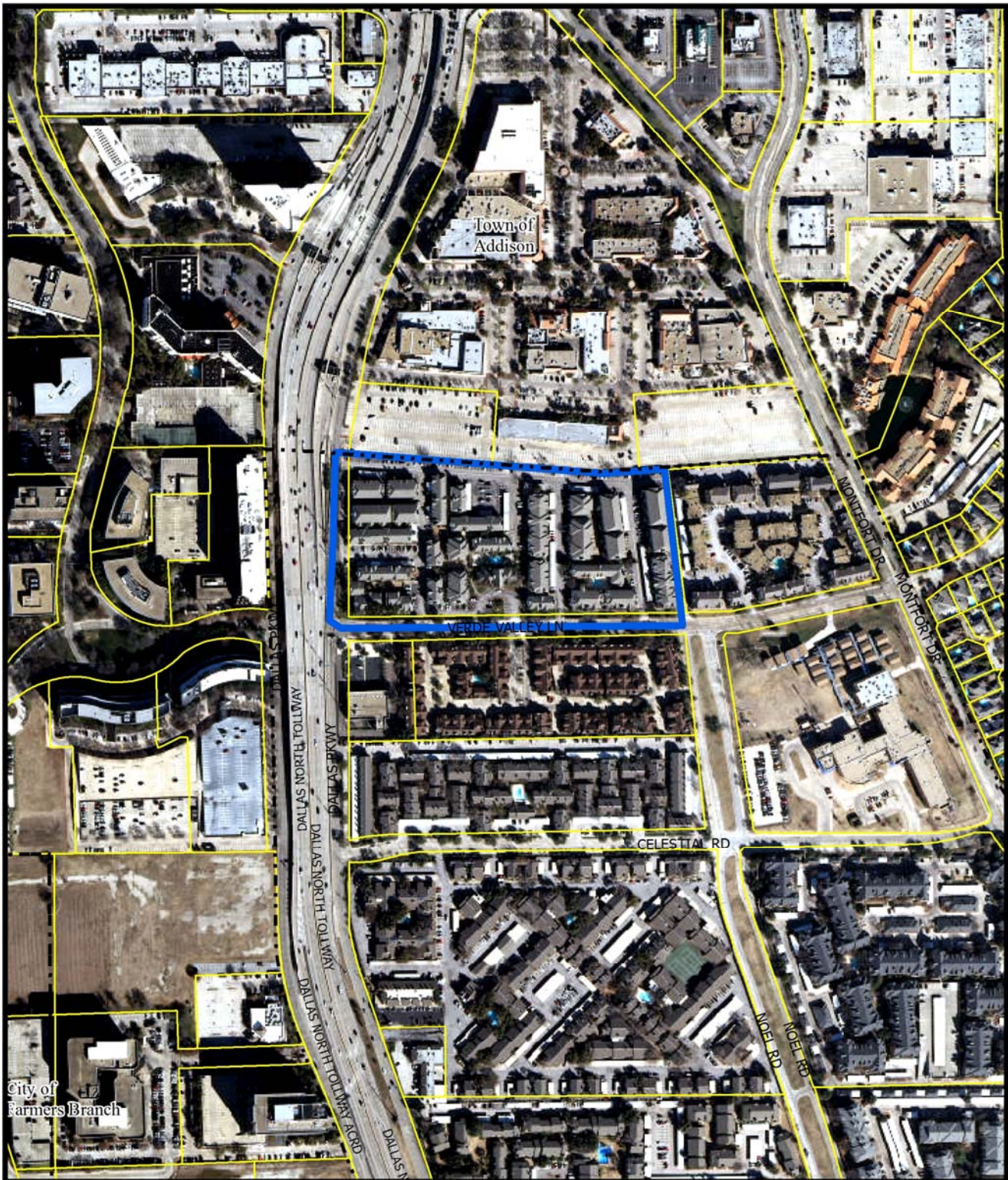


* No buildings, parking areas, or maneuvering aisles are permitted in perimeter street zone area







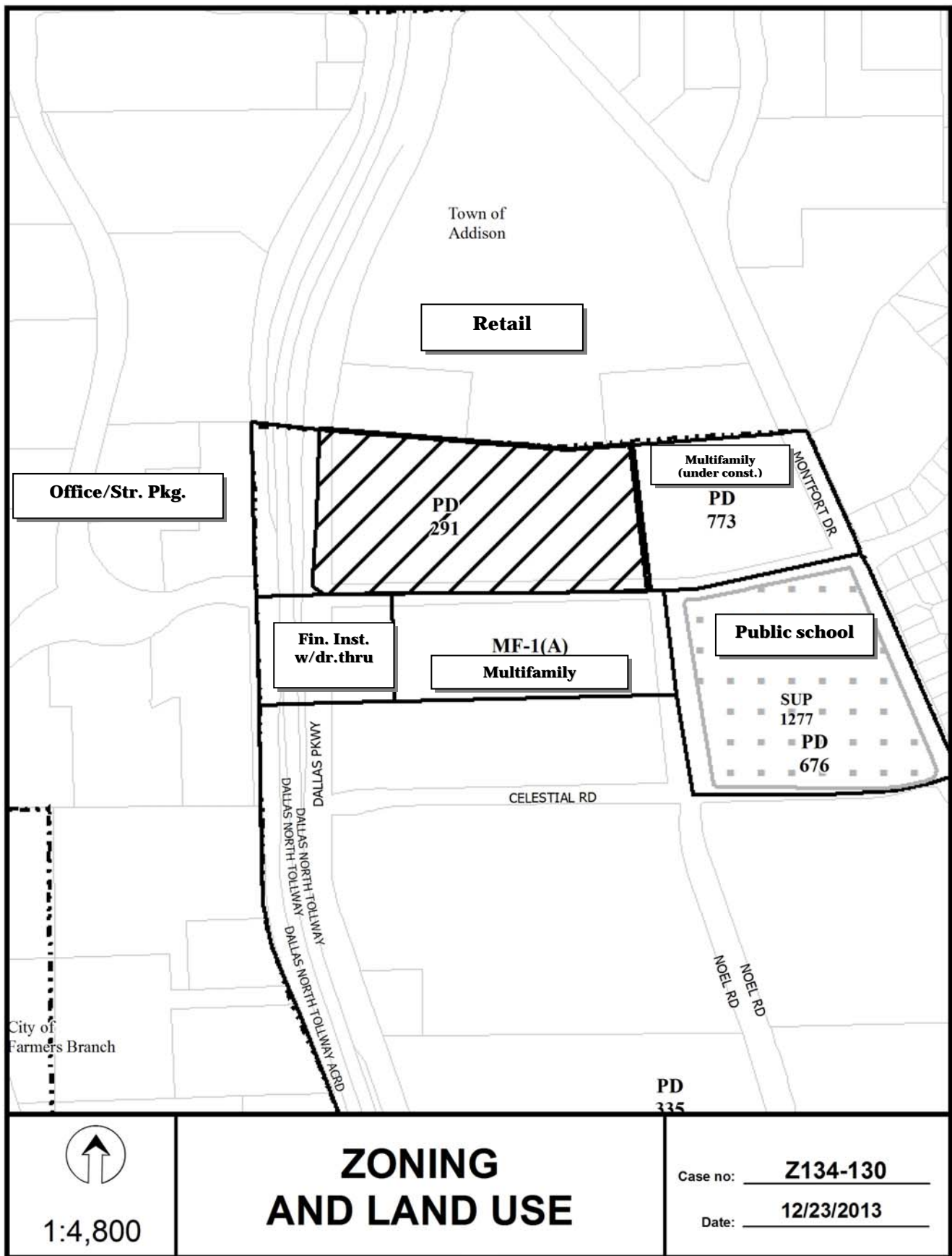



1:4,800

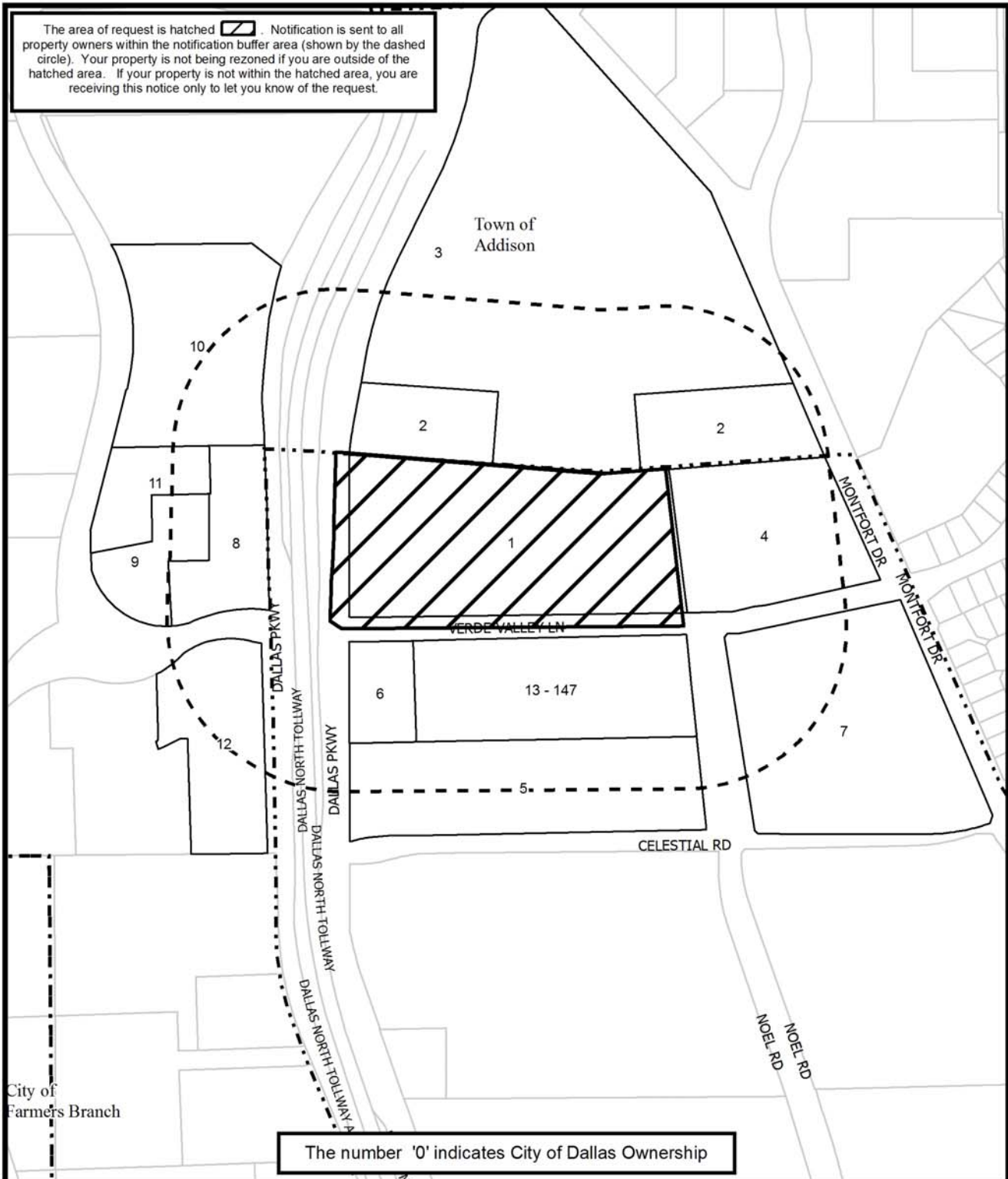
AERIAL MAP

Case no: **Z134-130**

Date: **12/23/2013**



The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



1:4,800

NOTIFICATION

500'
147

AREA OF NOTIFICATION
NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **Z134-130**
Date: **12/23/2013**

12/20/2013

Notification List of Property Owners***Z134-130******147 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5151 VERDE VALLEY LN	SABINO RENAISSANCE PARC LP
2	5100 BELT LINE RD	VOP LP
3	5100 BELT LINE RD	VOP LP
4	14735 MONTFORT DR	CRITERION BILTMORE LP
5	14606 DALLAS PKWY	WESTDALE DAVENPORT LTD
6	5006 VERDE VALLEY LN	FIRST STATES INVESTORS % RYAN LLC
7	5201 CELESTIAL RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
8	14841 DALLAS PKWY	JP ABERDEEN PARTNERS LP
9	14800 QUORUM DR	BOXER F2 LP
10	14901 DALLAS PKWY	HOST DALLAS QUORUM LLC % HOST HOTELS & R
11	14850 QUORUM DR	TPP 6 QUORUM LLC
12	5050 QUORUM DR	BILLINGSLEY COMPANY ONE ARTS PLAZA
13	5100 VERDE VALLEY LN	RODGERS NANCY D BLDG 101
14	5100 VERDE VALLEY LN	NAMAZY DAVID
15	5100 VERDE VALLEY LN	FLEKSER BARBARA L
16	5100 VERDE VALLEY LN	CROSIER FRANKLIN
17	5100 VERDE VALLEY LN	NAKASHIMA CARTER L # 112
18	5100 VERDE VALLEY LN	MATA OMAR
19	5100 VERDE VALLEY LN	SPENCE DONALD E BLDG 101 UNIT 114
20	5100 VERDE VALLEY LN	KIBLER CHRISTOPHER # 208
21	5100 VERDE VALLEY LN	ZAMORA ARTURO JR APT 209
22	5100 VERDE VALLEY LN	BERRONES EDUARDO A MONTIEL & MONTIEL NAN
23	5100 VERDE VALLEY LN	LESIEUR DENNIS BLDG 101 UNIT 211
24	5100 VERDE VALLEY LN	VILLASANA MARIA DEL SOCORRO J BLDG 102 U
25	5100 VERDE VALLEY LN	STOKES VERNON JR APT 116
26	5100 VERDE VALLEY LN	HOLDCROFT ROBERT G # 117

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5100 VERDE VALLEY LN	ONGAY DONNA L REVOCABLE TRUST
28	5100 VERDE VALLEY LN	BOGNER BEAUEN A BLDG 103 UNIT 119
29	5100 VERDE VALLEY LN	DURAN EDUARDO UNIT 120
30	5100 VERDE VALLEY LN	ERSAN OKTAY &
31	5100 VERDE VALLEY LN	PETZOLD DAVID BLDG 103 UNIT 122
32	5100 VERDE VALLEY LN	MOSES GARY J TRUSTEE MOSES FAMILY LIVING
33	5100 VERDE VALLEY LN	HSU SUE YUEH
34	5100 VERDE VALLEY LN	DOAN VIVIAN 103 125
35	5100 VERDE VALLEY LN	BARMAKI NASRIN APT 225
36	5100 VERDE VALLEY LN	ANDUJO OSCAR F
37	5100 VERDE VALLEY LN	SMITH RICHARD
38	5100 VERDE VALLEY LN	MACKEY DACIA E BLDG 104 UNIT 128
39	5100 VERDE VALLEY LN	HENSLEY AMANDA
40	5100 VERDE VALLEY LN	MCCARTY JANICE D UNIT 130
41	5100 VERDE VALLEY LN	ZOLOTUHHIN BORIS
42	5100 VERDE VALLEY LN	CARRINGTON JEFF # 229
43	5100 VERDE VALLEY LN	WORLAND EMILY & BLDG 105 UNIT 131
44	5100 VERDE VALLEY LN	KIRR REVOCABLE TRUST BELETECH JOSEPH TRU
45	5100 VERDE VALLEY LN	BROWN CLIFFORD E BLDG 105 UNIT 133
46	5100 VERDE VALLEY LN	ALLAN AUTUMN L
47	5100 VERDE VALLEY LN	TUSKAN YAZANIA BLDG 105 UNIT 135
48	5100 VERDE VALLEY LN	ALEGRIA-BOLDEN ADALIZ A # 136
49	5100 VERDE VALLEY LN	WOODCOCK KAREN &
50	5100 VERDE VALLEY LN	LE HUNG T
51	5100 VERDE VALLEY LN	ASAVA VIJAY
52	5100 VERDE VALLEY LN	ORR ROBERTA P & BILLY SANDERS
53	5100 VERDE VALLEY LN	WEBER JAMES C APT 137
54	5100 VERDE VALLEY LN	MERCER STEWART A & NOELLE
55	5100 VERDE VALLEY LN	ALEGRIA SHANA R UNIT 139
56	5100 VERDE VALLEY LN	SIMS AMY R
57	5100 VERDE VALLEY LN	KANE SUZANNE

Z134-130(RB)

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5100 VERDE VALLEY LN	MEDINA JOSEPH APT 142
59	5100 VERDE VALLEY LN	FOWLS DLANDRIA M
60	5100 VERDE VALLEY LN	BARRETT NICHOLAS
61	5100 VERDE VALLEY LN	BRIGGS MARGUERITE L BLDG 106 UNIT 240
62	5100 VERDE VALLEY LN	PAXTON JOHN DAVID UNIT 241
63	5100 VERDE VALLEY LN	CATRON JAMES CRAWFORD APT 143
64	5100 VERDE VALLEY LN	GOLINSKI ZBIGNIEW & ANNA UNIT 144
65	5100 VERDE VALLEY LN	SOBIESKI MARGARET
66	5100 VERDE VALLEY LN	WONG ICY H # 146
67	5100 VERDE VALLEY LN	BLANTON JOHN JR
68	5100 VERDE VALLEY LN	BROUILLARD KERN
69	5100 VERDE VALLEY LN	LIN YAOHSIN
70	5100 VERDE VALLEY LN	ARNOTT CHRISTOPHER JEREMY
71	5100 VERDE VALLEY LN	BLANTON JOHN R JR
72	5100 VERDE VALLEY LN	DIZON DEREK JOYA
73	5100 VERDE VALLEY LN	LIRA DONAJI BLDG 108
74	5100 VERDE VALLEY LN	NORDSETH STEVEN L & JUDY
75	5100 VERDE VALLEY LN	TOLES WILLIAM UNIT 151
76	5100 VERDE VALLEY LN	HOWARD JAMELIA BLDG 109 UNT 152
77	5100 VERDE VALLEY LN	RUDMAN KATHRYN M BLDG 109 UNIT 153
78	5100 VERDE VALLEY LN	YIM YIK MING BLDG 109 UNIT 154
79	5100 VERDE VALLEY LN	MCDONALD SUSAN
80	5100 VERDE VALLEY LN	MURRAY CATHERINE M UNIT 156
81	5100 VERDE VALLEY LN	FORTENBOHER ALFREDO APT# 157 BLDG 110
82	5100 VERDE VALLEY LN	CHEN CHU MEI-JUNG
83	5100 VERDE VALLEY LN	MCDONALD LAUREN
84	5100 VERDE VALLEY LN	RAM SATYANANDA K
85	5100 VERDE VALLEY LN	TRIMAJ TOMAS
86	5100 VERDE VALLEY LN	MOE RICHARD E BLDG 111 UNIT 160
87	5100 VERDE VALLEY LN	FANG JINGHUI
88	5100 VERDE VALLEY LN	VEAL JEREMY

Z134-130(RB)

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5100 VERDE VALLEY LN	RAMSEY BRENDA K BLDG 112 UNIT 161
90	5100 VERDE VALLEY LN	LARUSSA JAMES K
91	5100 VERDE VALLEY LN	GLENN DENISE BLDG 113 UNIT 164
92	5100 VERDE VALLEY LN	FADOIR SARAH S APT 165
93	5100 VERDE VALLEY LN	JOHNSON TAMIKA R UNIT 166
94	5100 VERDE VALLEY LN	MICHAEL DAN J
95	5100 VERDE VALLEY LN	MCSHANE JOHN INCENT SUITE 1200
96	5100 VERDE VALLEY LN	WEINBERG MARY A BLDG 114 UNIT 168
97	5100 VERDE VALLEY LN	DINH QUANG
98	5100 VERDE VALLEY LN	PHEARSE CYNTHIA & BRUCE APT 170
99	5100 VERDE VALLEY LN	DICKEY EUGENE WESLEY
100	5100 VERDE VALLEY LN	HAVARD VINCENT # 172
101	5100 VERDE VALLEY LN	HOUSMAN XAN # 268
102	5100 VERDE VALLEY LN	MCWHORTER KATHY DONTJE UNIT 269
103	5100 VERDE VALLEY LN	BOBULA MATTHEW J # 270
104	5100 VERDE VALLEY LN	RIDER PRESTON J UNIT 271
105	5100 VERDE VALLEY LN	BIRK DAVID BRIAN APT 173
106	5100 VERDE VALLEY LN	ABSHIRE KEVIN G #174
107	5100 VERDE VALLEY LN	CARTER KEITH L UNIT 175
108	5100 VERDE VALLEY LN	CHAN MAN HUNG BLDG 115 UNIT 176
109	5100 VERDE VALLEY LN	PIETZSCH BEATRICE L BLDG 115 UNIT 177
110	5100 VERDE VALLEY LN	DOBBINS DARREN L BLDG 115 UNIT 273
111	5100 VERDE VALLEY LN	BARDI DINA H UNIT 274
112	5100 VERDE VALLEY LN	GREEN RONALD # 275
113	5100 VERDE VALLEY LN	HINKLE JOHN C & LINDA S
114	5100 VERDE VALLEY LN	JONES CHADWICK D APT 277
115	5100 VERDE VALLEY LN	TUCKER SUSAN
116	5100 VERDE VALLEY LN	WANG GEORGE BLDG 116 UNIT 179
117	5100 VERDE VALLEY LN	MCGILBERRY KIMBERLY
118	5100 VERDE VALLEY LN	WELLS BARBARA MOTLEY
119	5100 VERDE VALLEY LN	NGUYEN TWEEDY BLDG 116 UNIT 182

Z134-130(RB)

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5100 VERDE VALLEY LN	MURILLO YENDRY
121	5100 VERDE VALLEY LN	BAUMANN BRYAN P
122	5100 VERDE VALLEY LN	WATSON KEVIN TODD UNIT 280
123	5100 VERDE VALLEY LN	BYRNE SCOTT # 281
124	5100 VERDE VALLEY LN	SAGERS JARED M BLDG 116 UNIT 282
125	5100 VERDE VALLEY LN	KILLEN SHARON UNIT 183 BLDG 117
126	5100 VERDE VALLEY LN	EVANS BILLIE C & HARDY BLDG 117 UNIT 184
127	5100 VERDE VALLEY LN	MATHEWS ALLISON BLDG 117 UNIT 185
128	5100 VERDE VALLEY LN	DURBIN WILLIAM P
129	5100 VERDE VALLEY LN	ARREDONDO MIGUEL L
130	5100 VERDE VALLEY LN	JOHNSON JAMES C
131	5100 VERDE VALLEY LN	WAMBSGANSS BETH # 285
132	5100 VERDE VALLEY LN	BOARDWALK ON THE PKWY CONDO ASSOC INC AP
133	5100 VERDE VALLEY LN	LISMEY CASTRO BLDG 118 UNIT 188
134	5100 VERDE VALLEY LN	HOEGGER JERRY BLDG 118 UNIT 189
135	5100 VERDE VALLEY LN	HUDSON PAULA M
136	5100 VERDE VALLEY LN	DOMINGUEZ DYLAN R BLDG 118 UNIT 191
137	5100 VERDE VALLEY LN	COLLINSSHOFNER AMBER
138	5100 VERDE VALLEY LN	MCDERMOTT WILLIAM F UNIT 287
139	5100 VERDE VALLEY LN	BELINA NADIA BLDG 118 UNIT 288
140	5100 VERDE VALLEY LN	BROOKS WHITNEY UNIT 289
141	5100 VERDE VALLEY LN	CULIVER TALIBAH BLDG 118 UNIT 290
142	5100 VERDE VALLEY LN	WOODHAM BRENDA UNIT 101
143	5100 VERDE VALLEY LN	ORLICH CLAIRE PATRICIA
144	5100 VERDE VALLEY LN	LOK YIN HAR #103
145	5100 VERDE VALLEY LN	ROSA PATRICIA G
146	5100 VERDE VALLEY LN	BLANTON JOHN R
147	5100 VERDE VALLEY LN	ALLIANT PROPERTIES LLC SERIES C

FILE NUMBER: Z134-122(LHS)

DATE FILED: November 1, 2013

LOCATION: South of the terminus of South Northlake Road, south of Belt Line Road

COUNCIL DISTRICT: 6

MAPSCO: 11-A

SIZE OF REQUEST: Approx. 6.2 acres

CENSUS TRACT: 141.27

REPRESENTATIVE/APPLICANT: Lucillo Pena, Billingsley Company

OWNER: CW Shoreline Land, Ltd.

REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The property is proposed to be developed with a single-family development with lots having a minimum lot size of 5,000 square feet. The area would provide for approximately 20 lots as part of a larger development to the east in the City of Irving.

STAFF RECOMMENDATION: **Approval**

PRIOR ACTION: On March 20, 2014, the City Plan Commission held this item at the request of staff.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to conditions based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – The proposed rezoning to single-family is compatible with surrounding uses in the area.
2. *Traffic impact* – The increased traffic will create the need for roadway improvements along South Northlake Road.
3. *Comprehensive Plan or Area Plan Conformance* – Given that the subject site is in a transitional area of the forwardDallas! Plan and has more connectivity with the City of Irving, rezoning of the site to R-5(A) can be supported.

Surrounding Zoning History:

1. Z090-103 On June 23, 2010, PD 741 was expanded and amended to incorporate the subject site denoted on the Zoning History Map.
2. Z134-163 An application to rezone from A(A) to R-5(A) has been submitted by the same applicant that submitted the subject request.

Background:

- The northern and eastern boundaries of the subject site form the city limit boundary line with Irving.
- The subject site is a small portion of a larger single-family development in the City of Irving.
- The subject site is part of the Cypress Waters Tax Increment Financing (TIF) District. The TIF Plan makes no specific land use assumptions for the subject site.

Thoroughfares/Streets:

Belt Line Road is the nearest major access point for this property. South Northlake Road is being improved to provide access to this development which is primarily within the City of Irving.

The developer will be responsible for necessary right-of-way if needed, and funding for possible construction and re-striping of North Lake Road approach at the intersection with Beltline Road to provide two approach lanes — one lane for left turns and an exclusive lane for right-turn maneuvers into Beltline Road subject to Transportation Section of the Street Department approval.

Water/Sewer:

The City of Dallas has no immediate plans to provide service to this tract. Because this site is a small portion of a development that is part of the City of Irving, it will likely be serviced in the same manner as that development.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Plan designates this area in a transitional area of the Business Center or Corridor Building Block, the natural open water feature and the City of Irving.

The Business Centers or Corridors Building Block represents major employment or shopping destinations outside of Downtown. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

The proposed request for suburban-style single-family lots is obviously inconsistent with a Business Center or Corridors Building Block. However, this site happens to be located in a transitional area that will have more connectivity with the larger single-family development in the City of Irving to the east. The Comprehensive Plan recognizes these transitional areas need to consider independently based upon surrounding development. This larger development could provide a lower density housing choice if the property to the north is developed consistent with the Business Centers or Corridors Building Block.

Land Use Compatibility:

The subject site is approximately 1,300 feet south of another request submitted by the same applicant and owner for R-5(A) zoning (Z134-163). If this request is granted, approximately 20 lots would be added onto the adjoining development to the east in the City of Irving. The property owners do not own the surrounding property between these requests. Therefore, it is not included in this rezoning.

The northern and eastern boundaries of the subject site form the city limit boundary line with Irving. The City of Irving has the property to the north designated as 40,000-square-foot, single-family residential lots with the property to the east having a flexible zoning designation that could accommodate a myriad of commercial and residential uses. A single-family development is proposed to the east.

Z134-122(LHS)

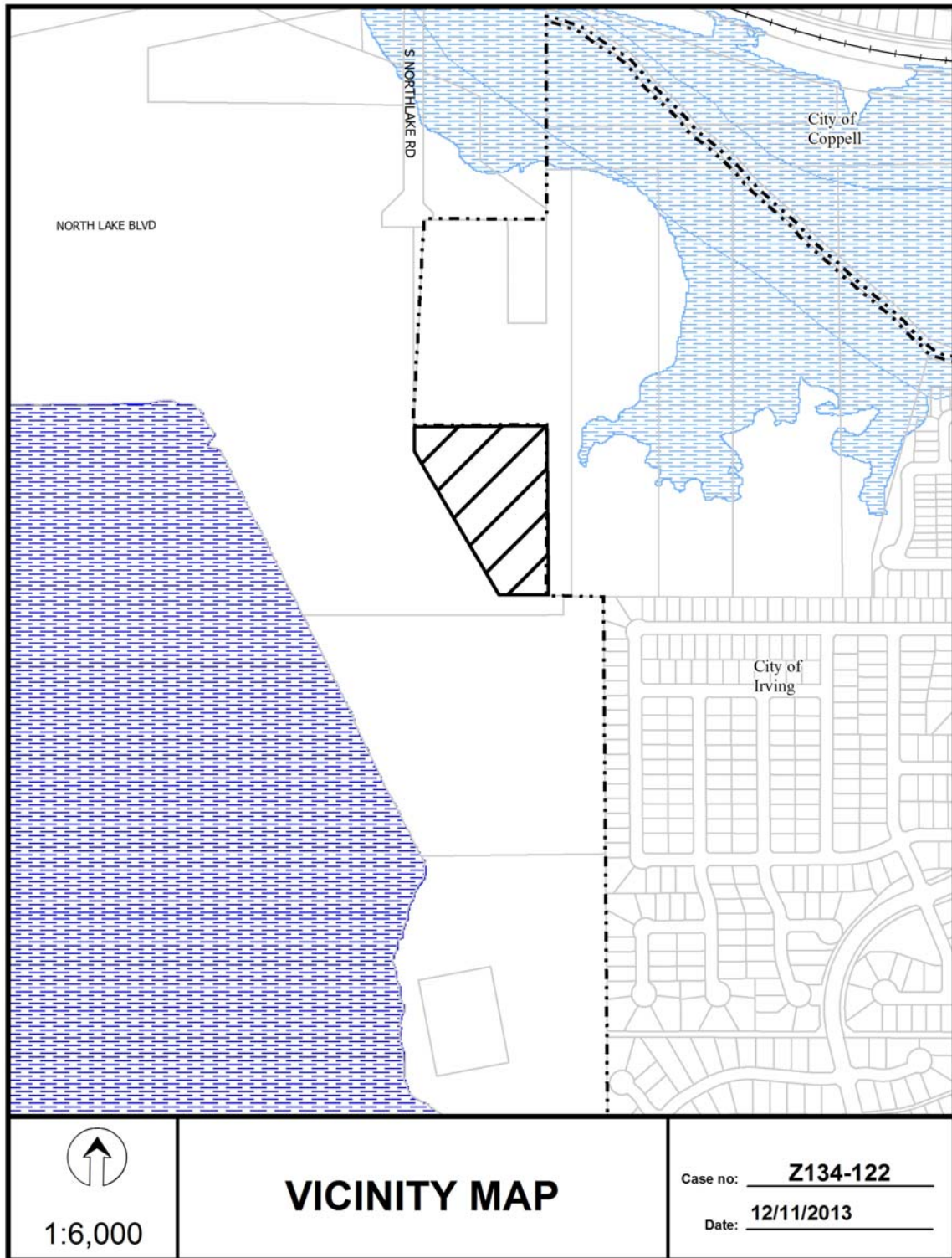
The property to the south and west, City of Dallas, is zoned agriculture and was part of the TXU power plant's property. The power plant is no longer operational.

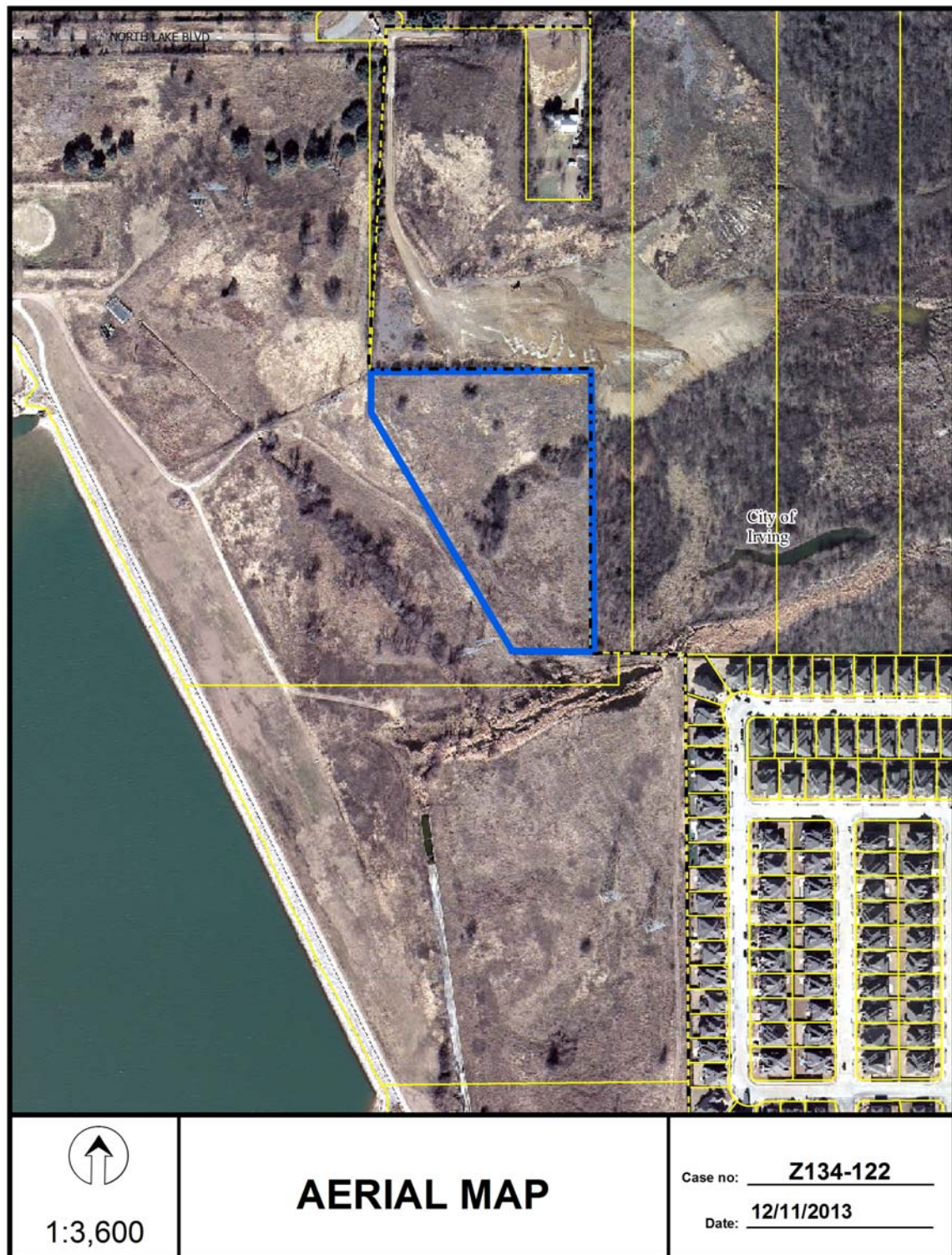
Development Standards:

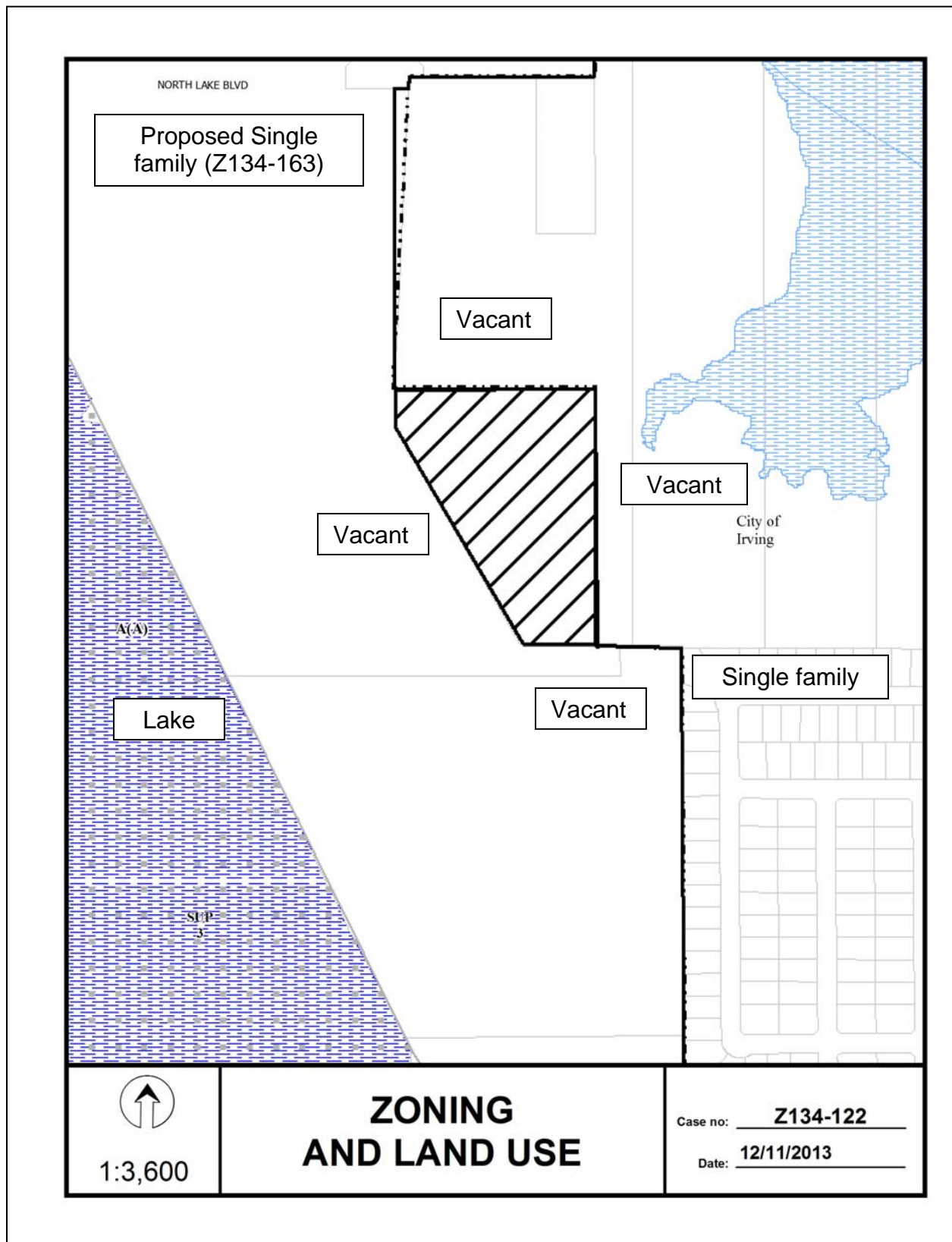
DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
R-5(A) Single Family	20'	5'	1 Dwelling Unit / 5,000 sq. ft.	30'	45%	N/A	Single family
Existing							
A(A) Agricultural	50'	20"	1 Dwelling Unit / 3 acres	24'	10%, 25%	N/A	Single family, agricultural

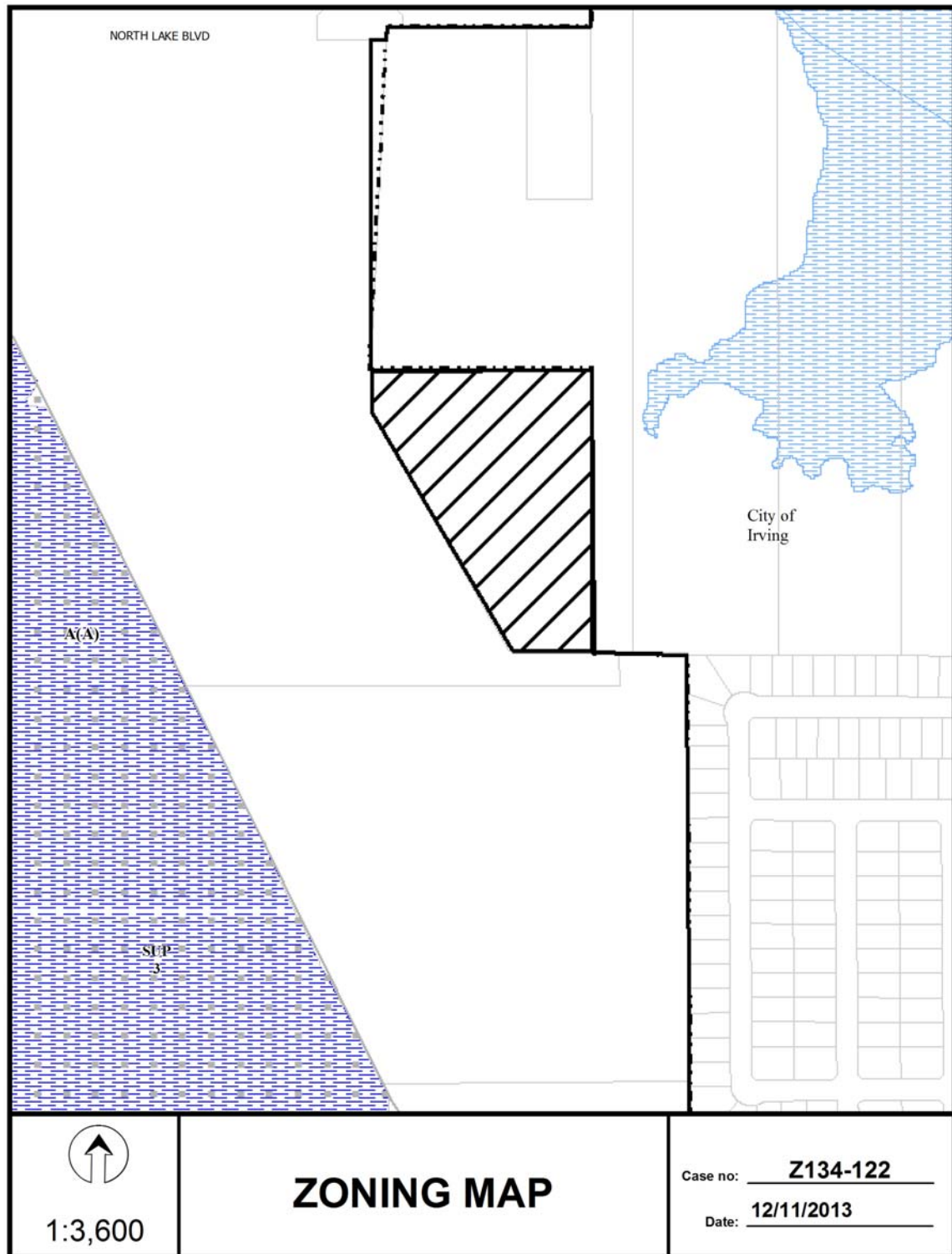
Landscaping:

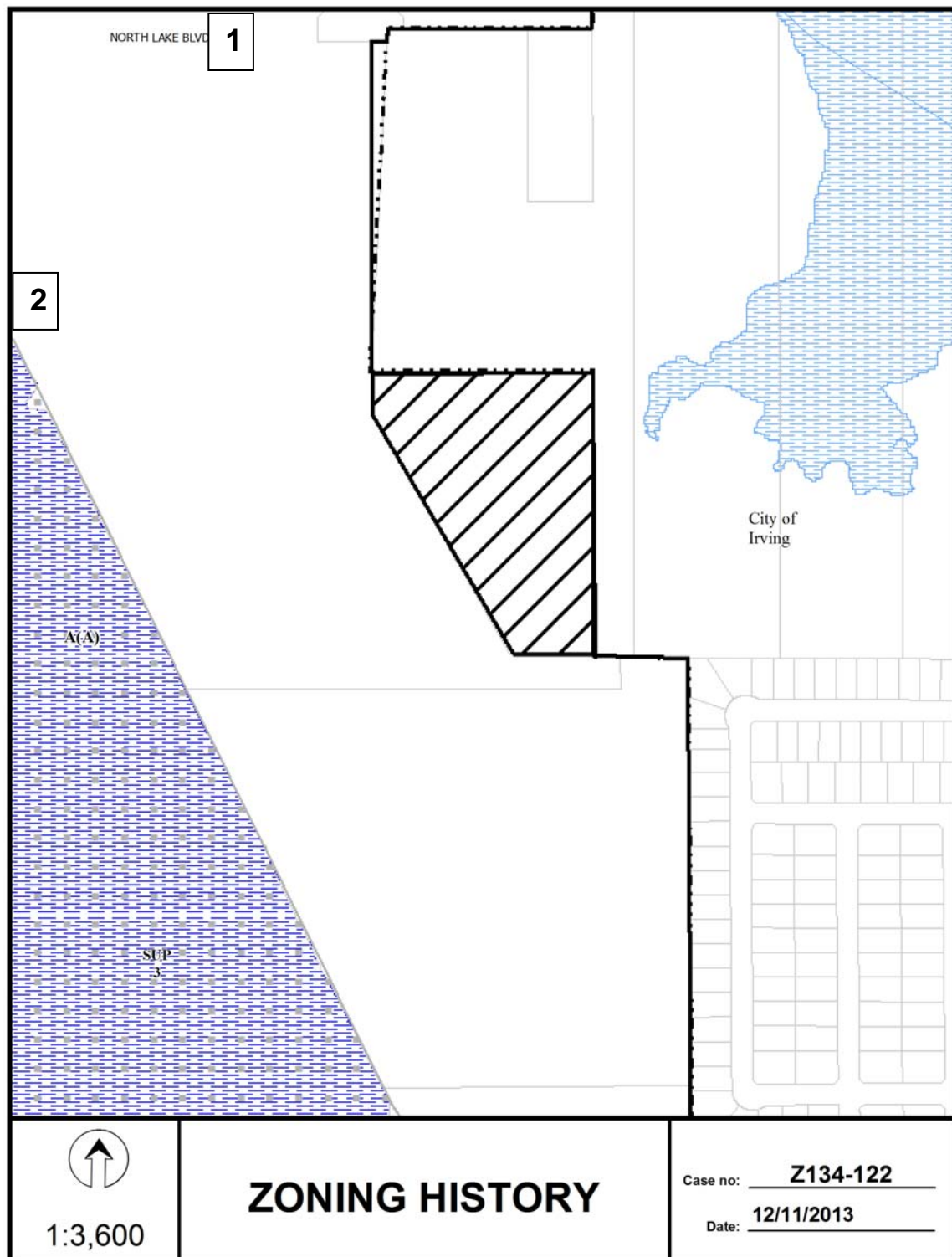
There subject site has sparse foliage. For single-family development, each lot will be required to have at least three trees with a caliper equal to or exceeding two inches. At least two of the trees must be located in the front yard.

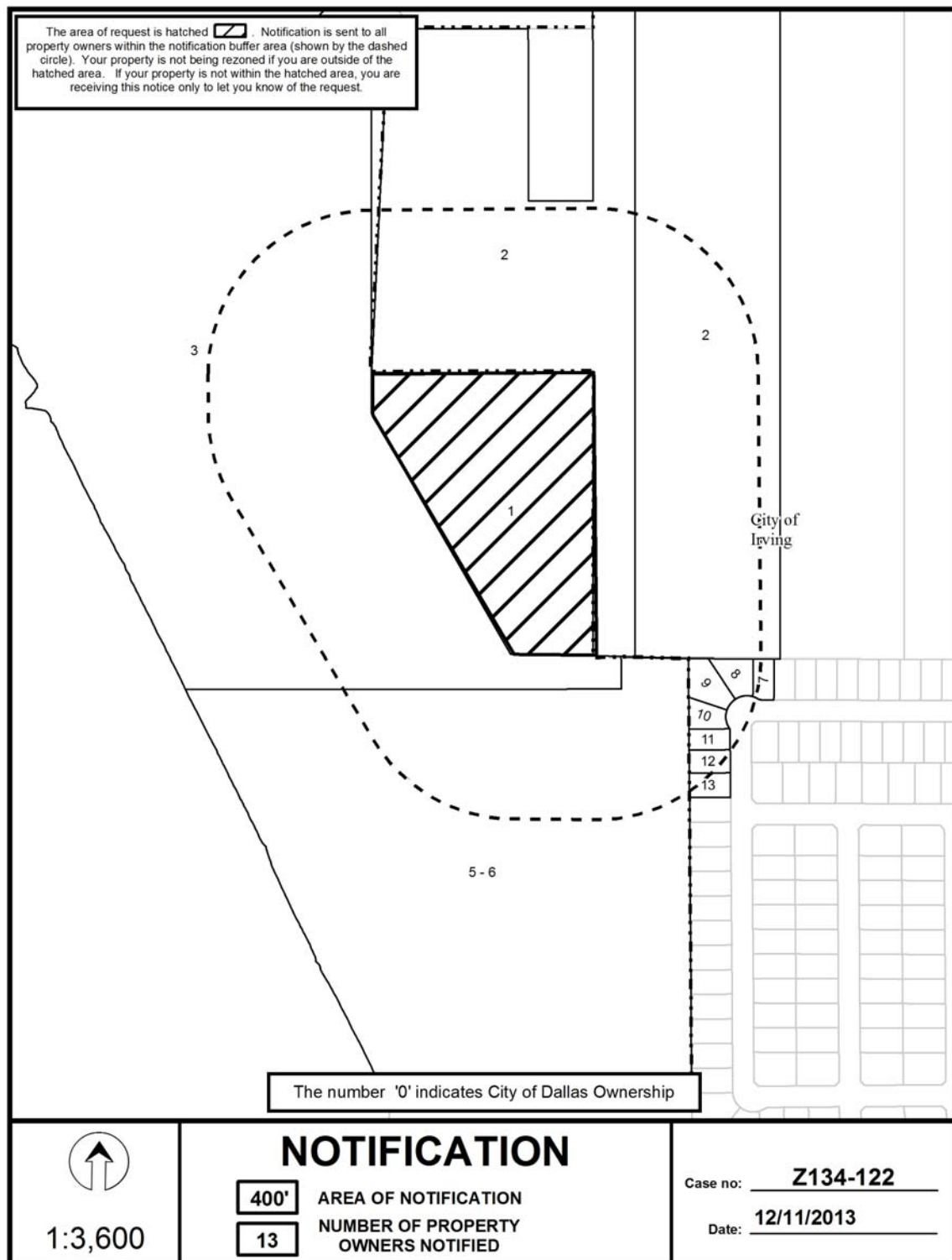












Notification List of Property Owners

Z134-122

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	700 BELT LINE RD	CW SHORELINE LAND LTD
2	1002 BELTLINE RD	CROW BILLINGSLEY BELTLINE
3	14901 NORTH LAKE RD	LUMINANT GENERATION CO LLC % STATE & LOC
4	14901 NORTH LAKE RD	CROW BILLINGSLEY N LAKE
5	9000 DYNAMO DR	LUMINANT GENERATION CO LLC % STATE & LOC
6	1002 SANDERS LOOP DR	KLIF CO
7	1355 VALLEY VISTA DR	MATHEW PHILIP & REENA
8	1359 VALLEY VISTA DR	KONDEPATI MURALI
9	10423 LAKEBREEZE RD	GARCIA ALBERT & YVONNE
10	10419 LAKEBREEZE RD	NAGALLA VAMSI K & NAGA SIRISHA KONERU
11	10415 LAKEBREEZE RD	MURUGESAN SENTHIL KUMAR & DEVIPRIYA CHAN
12	10409 LAKEBREEZE RD	GUNUKULA RICHARD & KATTEKOLA JYOTHANA
13	10405 LAKEBREEZE RD	CHIKKALA DEVENDER R & SUNITHA CHIKKALA

FILE NUMBER: Z134-163(LHS)

DATE FILED: January 31, 2014

LOCATION: South of East Belt Line Road and west of South Northlake Road

COUNCIL DISTRICT: 6

MAPSCO: 11-A

SIZE OF REQUEST: Approx. 22.8 acres

CENSUS TRACT: 141.27

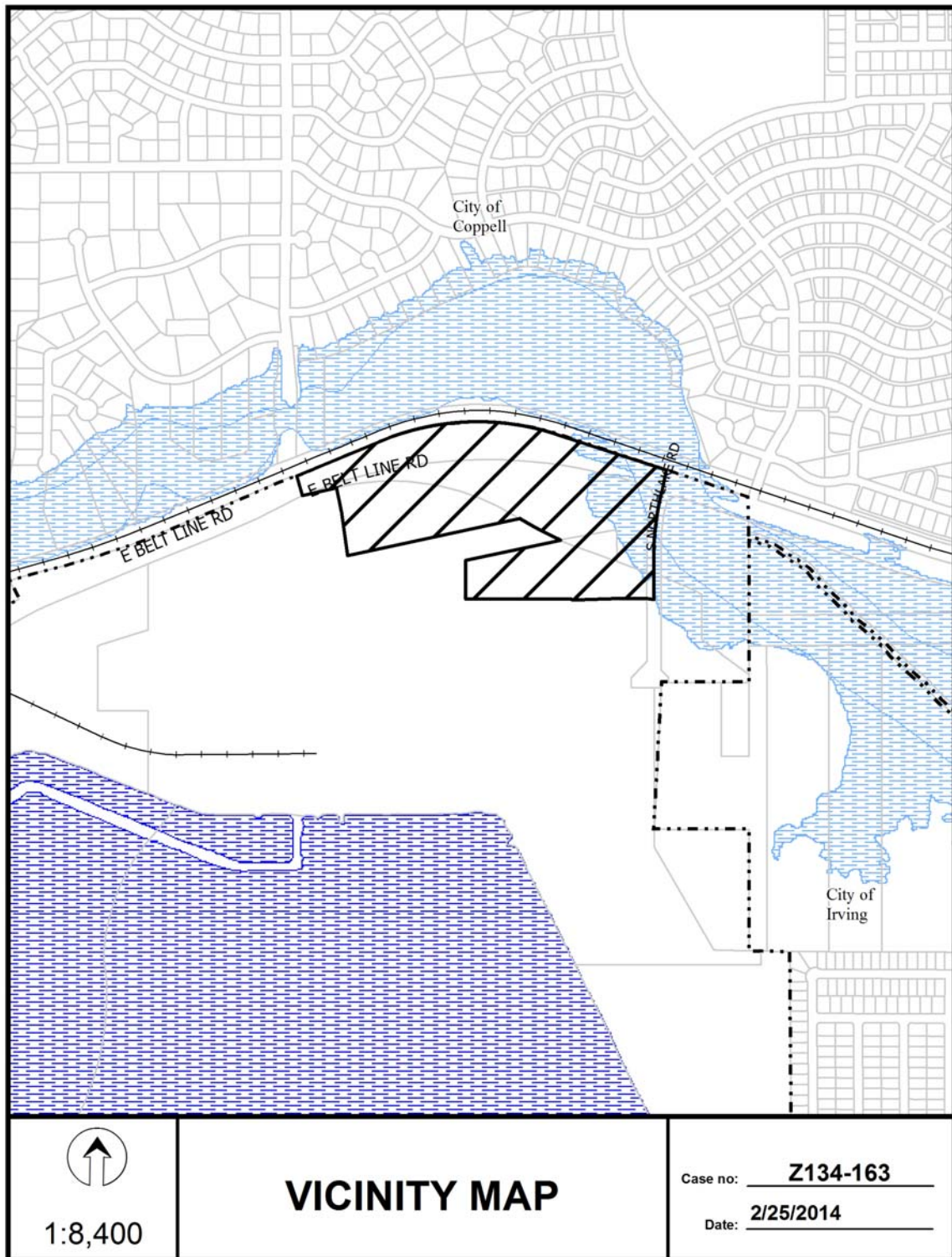
REPRESENTATIVE/APPLICANT: Lucillo Pena, Billingsley Company

OWNER: CW Shoreline Land, Ltd.

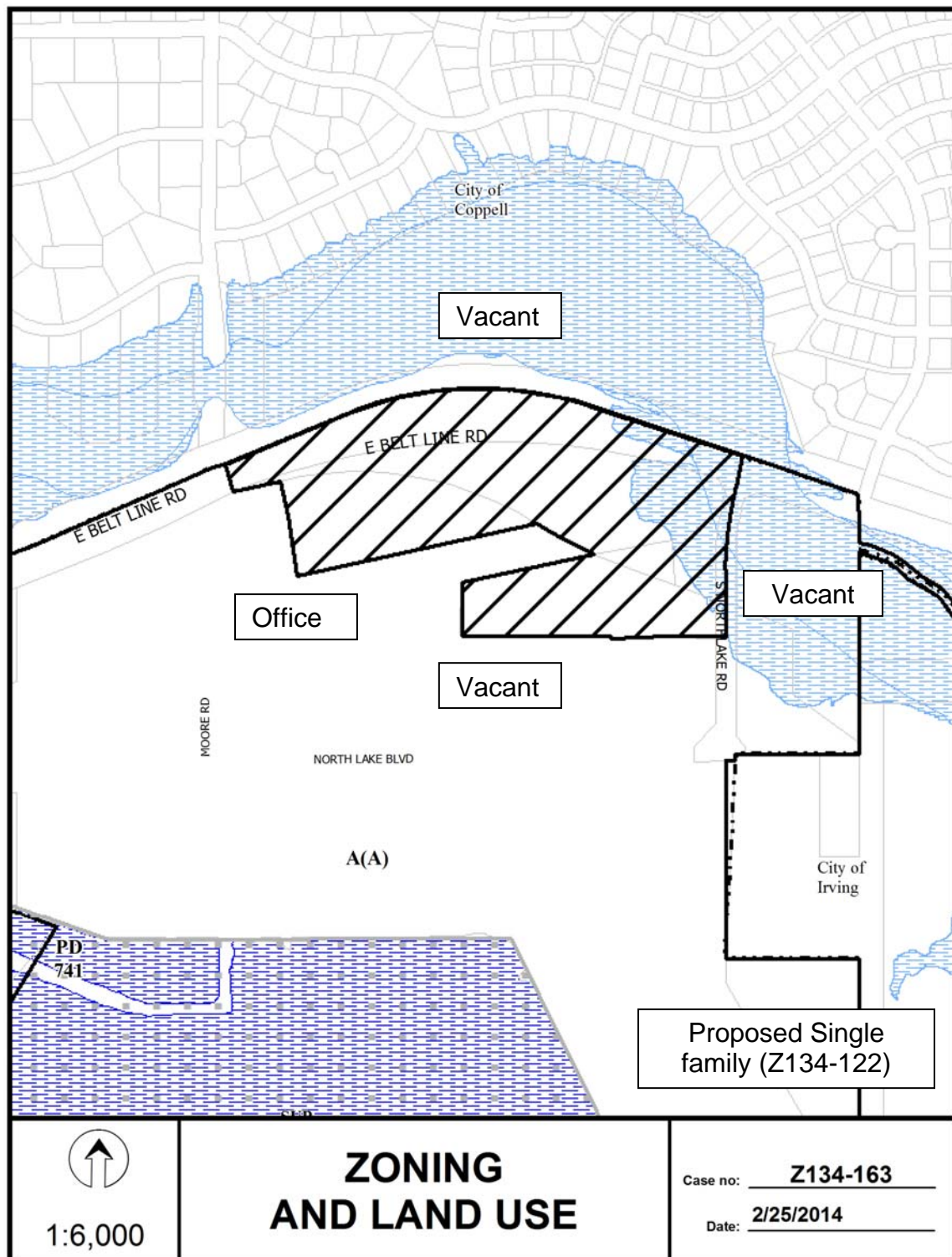
REQUEST: An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District.

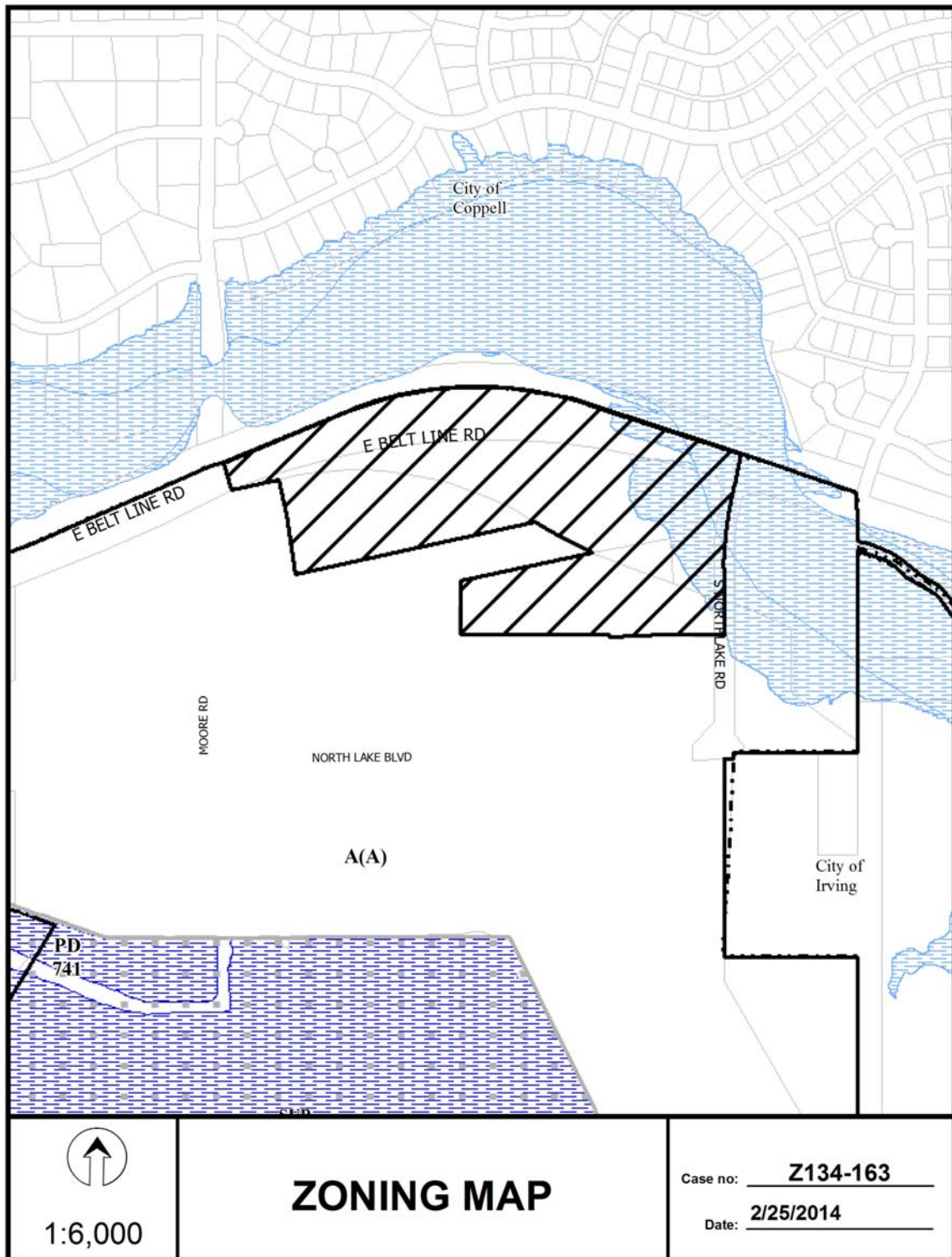
SUMMARY: The property is proposed to be developed with a single-family development with lots having a minimum lot size of 5,000 square feet.

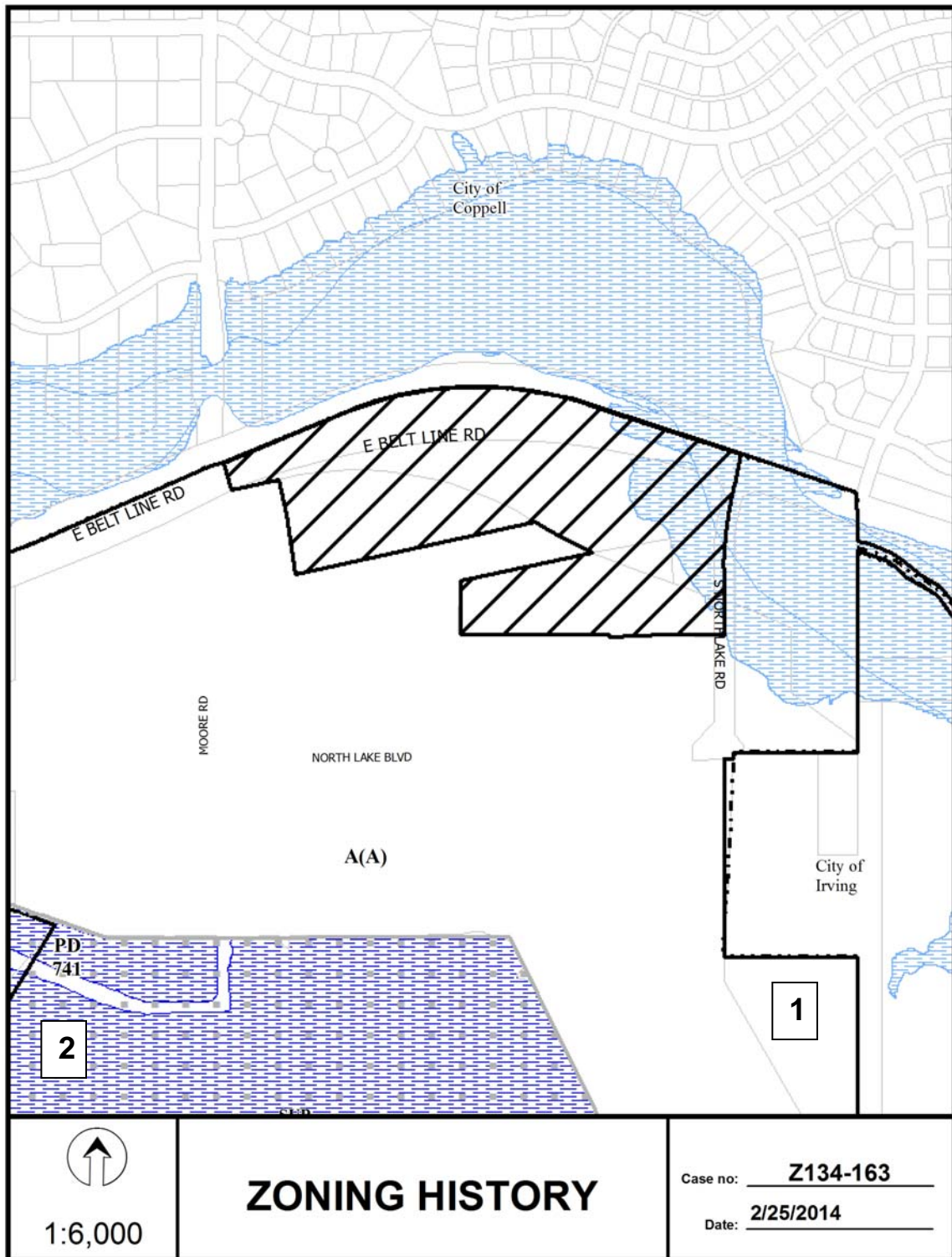
STAFF RECOMMENDATION: **Hold under advisement to April 17, 2014**

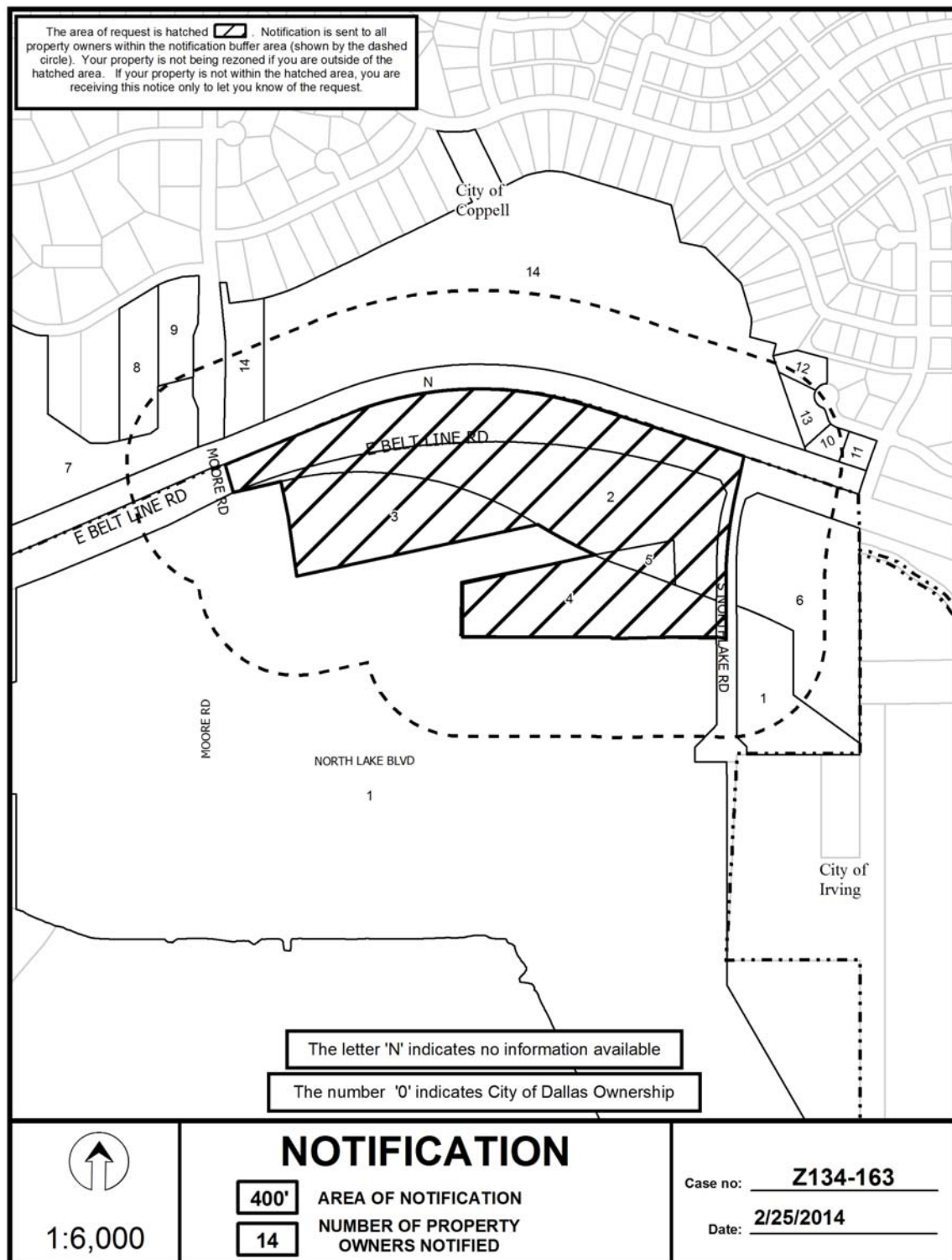












Notification List of Property Owners

Z134-163

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14901 NORTH LAKE RD	LUMINANT GENERATION CO LLC % STATE & LOC
2	14901 NORTH LAKE RD	CROW BILLINGSLEY 17
3	700 BELT LINE RD	CW SHORELINE LAND LTD
4	700 BELT LINE RD	CW SHORELINE LAND LTD
5	708 BELT LINE RD	LUMINANT GENERATION CO LLC %STATE & LOCA
6	1403 NORTH LAKE RD	CROW BILLINGSLEY N LAKE
7	501 CARTER DR	RATHE BRIAN & ELIZABETH A
8	525 CARTER DR	SHEPARD JOHN A & ANN
9	533 CARTER DR	LASATER JAMES T & ROANNE
10	768 CRESTVIEW CT	PARSONS JUDY & TRUST LOUIS E
11	764 CRESTVIEW CT	REID DARLINGTON & CECELIA D
12	780 CRESTVIEW CT	HUTCHINSON JOHN D & DONNA V
13	776 CRESTVIEW CT	LONG HENRY C
14	640 MOORE RD	COPPELL CITY OF

FILE NUMBER: Z123-355(WE) **DATE FILED:** August 9, 2013

LOCATION: Scyene Road and Lewiston Avenue, southwest corner

COUNCIL DISTRICT: 7 **MAPSCO:** 49-X, Y

SIZE OF REQUEST: Approx. 21,172 sq. ft. **CENSUS TRACT:** 120

APPLICANT / OWNER: Mehdi & Shurat Enterprise, Inc.

REPRESENTATIVE: Hisham Awadelkariem

REQUEST: An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for a retail strip center to be developed on site.

STAFF RECOMMENDATION: **Denial**

PREVIOUS ACTION: On November 7, 2013, the City Plan Commission held this case under advisement until December 5, 2013, to allow the representative to schedule a neighborhood meeting to discuss the proposed zoning case. On December 5, 2013, the City Plan Commission held this case under advisement to allow the applicant the opportunity to purchase the adjoining property and amend the application to reflect the changes. The applicant was unsuccessful in the acquiring the adjoining property and therefore has requested to have the City Plan Commission consider the original request for a retail development.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* –The request site is surrounded by single family uses and the adjacency of a CR Community Retail District could impact the area. Even though the site is on a principal arterial, it also is bounded by a residential street that provides access to the residential neighborhood.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the applicant's request will not have a negative impact on the street system. However, the additional traffic that inevitably comes with more intensive, regional serving uses will impact the neighborhood.
3. *Comprehensive Plan or Area Plan Conformance* – The type of uses the CR Community Retail District permits are not compatible in an area that is developed with residential uses. The *forwardDallas! Comprehensive Plan* shows that the request site is located within a Residential Building Block.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed request is to develop a retail strip center on the 21,172-square-foot site.

Zoning History: There have not been any recent zoning changes in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Scyene Road	Principal Arterial	100 ft.	100 ft.
Lewiston Avenue	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	MF-2(A)	Multifamily
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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 is being in a Residential Building Block.

A Residential 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 Comprehensive Plan recognizes that this building block is suitable for some shops, restaurants, and institutional land uses that serve neighborhoods at the edges or at key intersections. NS(A) Neighborhood Service District and some office districts may be appropriate as they limit the lot coverage, drive-through services, and building footprint.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The applicant's request for a CR Community Retail District will allow for the development of a retail center on a 21,172 square foot site. The proposed retail development is located in a predominately residential area.

Staff is concerned that the location of the proposed uses could impact the adjacent residential uses. Even though the request site is adjacent to a principal arterial and local street, the type of uses a CR Community Retail District permits and development pattern that will be created as a result of the proposed development is not consistent with the surrounding area. The type of uses that could be developed in a CR Community Retail District are, but not limited to, a building repair and maintenance shop, tool or equipment rental, church, community service center, auto service center, and general merchandise or food store permit. The nearest retail development is at the southwest corner of Masters Road and Scyene Road, which is approximately 584 feet east from the request site and is located within an NS Neighborhood Service District. .

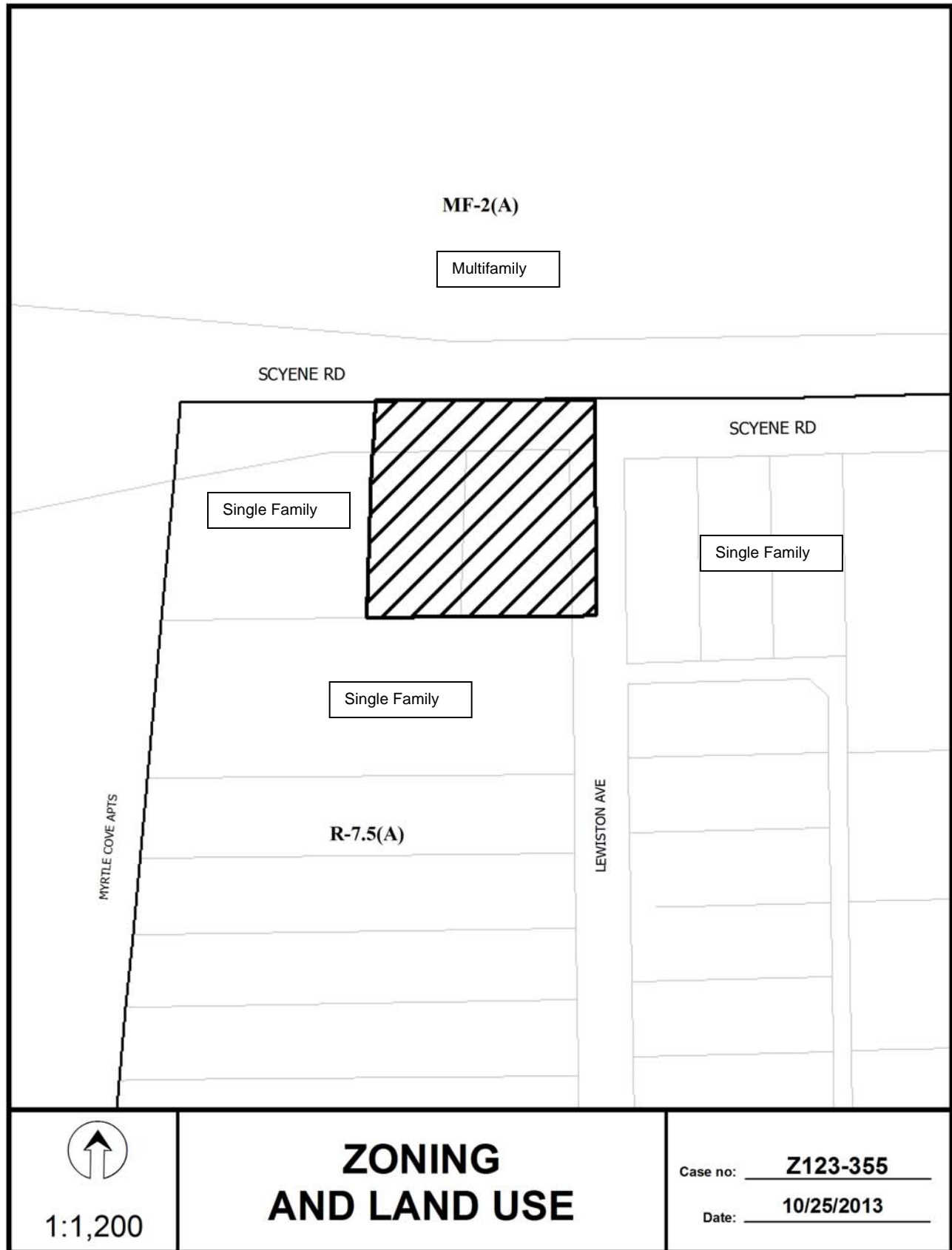
Staff's recommendation is for denial of a CR Community Retail District.

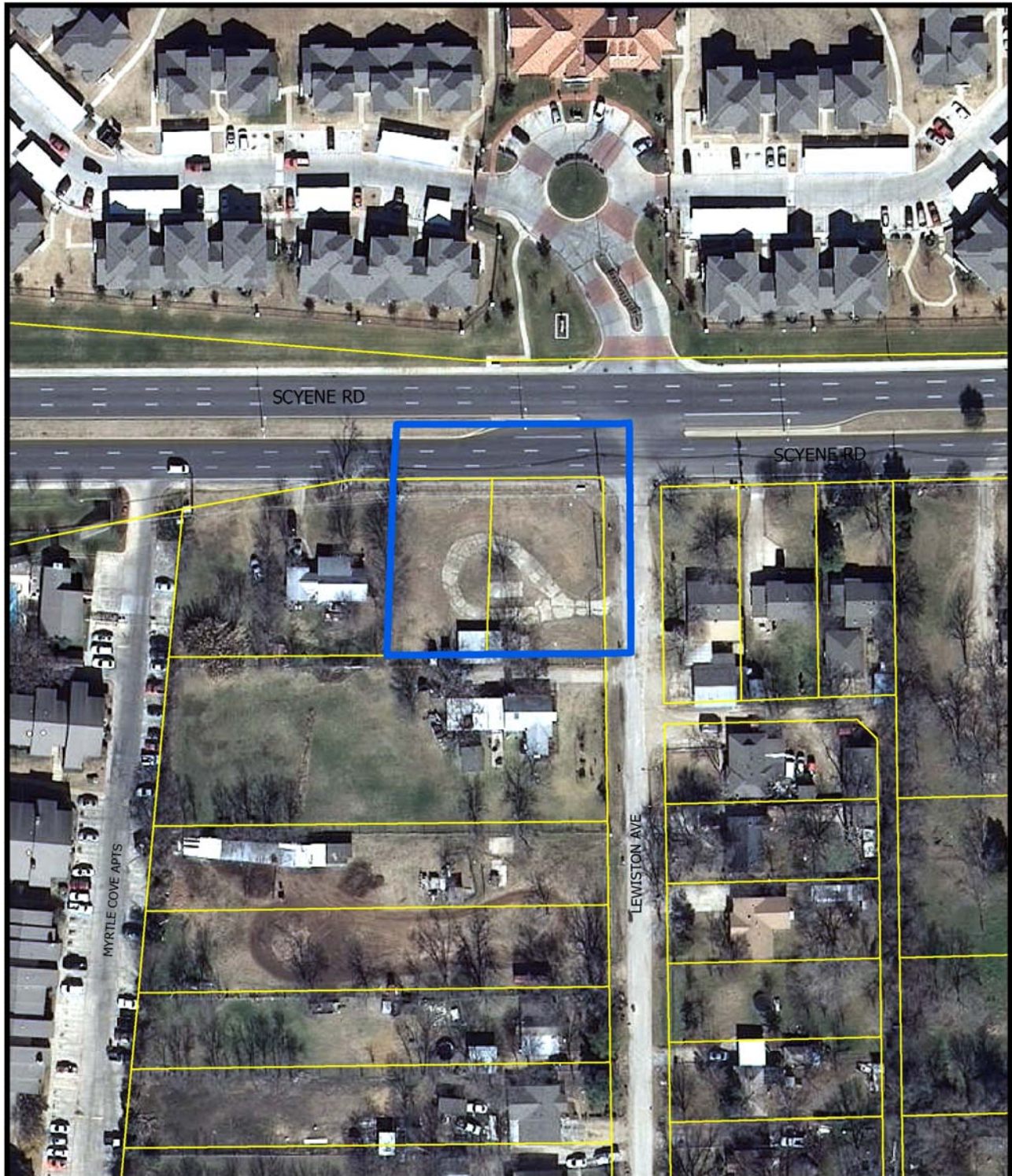
Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) – existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 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.





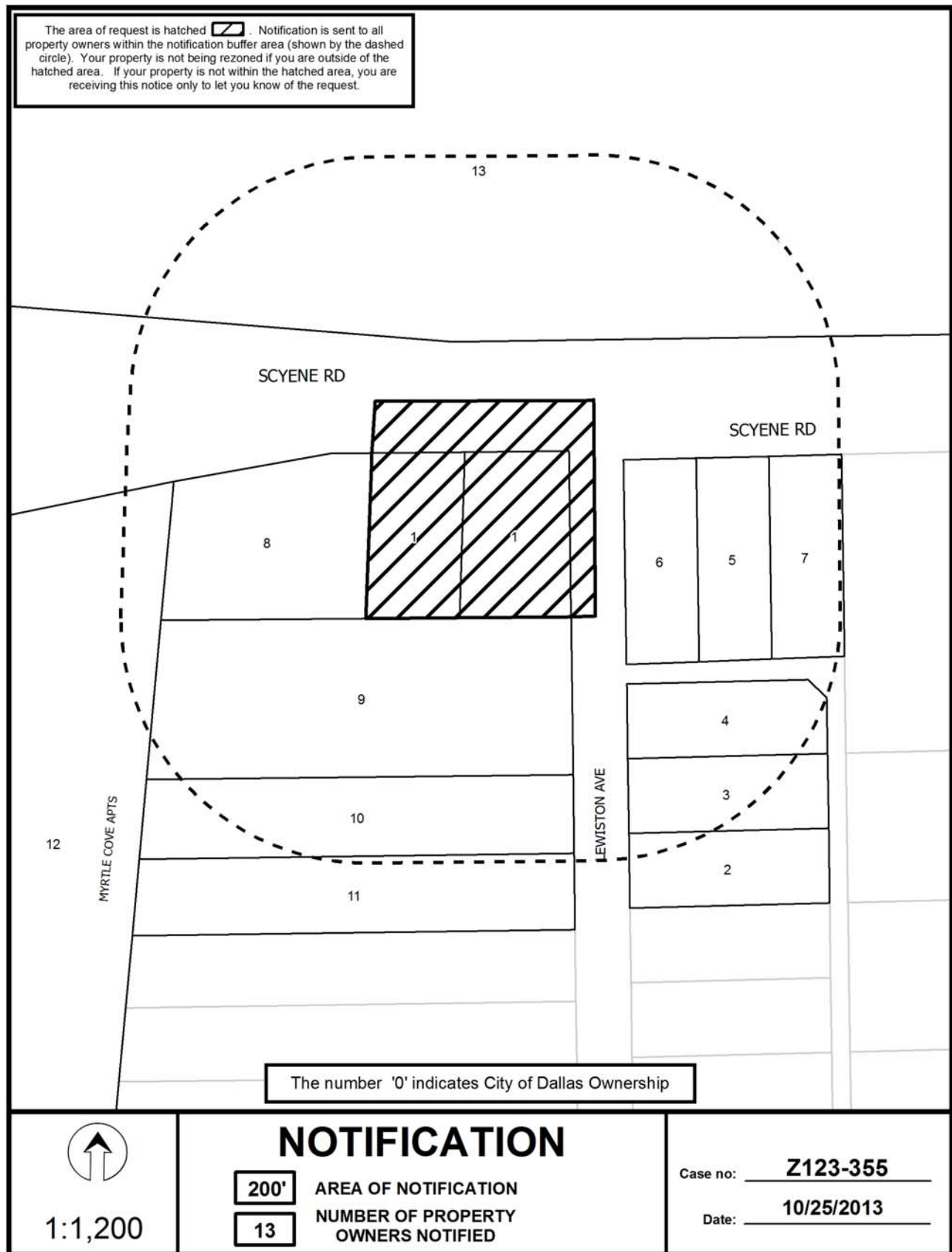


1:1,200

AERIAL MAP

Case no: **Z123-355**

Date: **10/25/2013**



Notification List of Property Owners

Z123-355

<i>13</i>			<i>Property Owners Notified</i>
<i>Label #</i>	<i>Address</i>		<i>Owner</i>
1	9928	SCYENE RD	HERNANDEZ OMAR &
2	2908	LEWISTON AVE	DIAZ ROSALBA
3	2912	LEWISTON AVE	VEGA CLAUDIA
4	2918	LEWISTON AVE	ROBLES JORGE & ELIZABETH ARENAS
5	10006	SCYENE RD	FLORES JOEL J
6	10002	SCYENE RD	MATA MARIA C
7	10012	SCYENE RD	RODRIQUEZ LIIZ
8	9922	SCYENE RD	STUART MICHAEL E
9	2921	LEWISTON AVE	SANDATE LEODEGARIO & FELIPA
10	2911	LEWISTON AVE	MARTINEZ ZENIDO TRLR 133
11	2909	LEWISTON AVE	MARTINEZ ZENAIDO TRLR 133
12	9860	SCYENE RD	CRP TBG MYRTLE COVE LP STE 200
13	9901	SCYENE RD	HOUSING AUTHORITY OF THE CITY OF DALLAS

Planner: Warren F. Ellis**FILE NUMBER:** Z134-123(WE) **DATE FILED:** November 4, 2013**LOCATION:** Robert B. Cullum Boulevard and Borich Street, south corner**COUNCIL DISTRICT:** 7 **MAPSCO:** 46-U**SIZE OF REQUEST:** Approx. 1.0668 acres **CENSUS TRACT:** 27.02

APPLICANT: ACT Services**OWNER:** JK Hill Street, LLC**REPRESENTATIVE:** Robert Reeves**REQUEST:** An application for a Planned Development District for CS Commercial Service District uses on property zoned a CC Community Commercial Subdistrict, Tract 10 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.**SUMMARY:** The purpose of this request is to allow the applicant to consolidate their events-related equipment into one storage facility. The applicant proposes to create a Planned Development District to permit a warehouse use, which is currently a prohibited use with the current zoning of the property.**STAFF RECOMMENDATION:** **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval the Planned Development District based upon:

1. *Performance impacts upon surrounding property* – This area of PD 595 is intended to provide for uses supportive to the DART rail line such as medium- to high-density residential, small institutional and community service, office, retail and personal service. The introduction of a warehouse use is not consistent with the surrounding zoning and land uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located along a Multi-modal Corridor. The request is not in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant requests a new PDD that mimics the conditions of the existing PD 595 subdistrict with the addition of a warehouse use. While staff is not supportive of a warehouse use at this location, staff would prefer to see a new subdistrict in PD 595 or an amendment to the existing subdistrict if the Commission and City Council are inclined to grant this zoning change. Creating a Planned Development District to permit an additional use that is prohibited within a Subdistrict could slowly erode the integrity of PD 595.

BACKGROUND INFORMATION:

- The request site is currently developed with a one-story, 24,680-square-foot structure. The applicant proposes to use the vacant building for storage space for the various types of event-related equipment.
- Currently, the CC Community Commercial Subdistrict prohibits warehouse uses. The applicant request is to create a Planned Development District for a CS Commercial Service District, but limit the main uses to CC Community Commercial uses and warehouse uses.
- The request site is adjacent to the DART light rail line, a church and residential uses. There are several undeveloped tracts of land that are adjacent to the request site.

Zoning History: There have not been any recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Robert B. Cullum Blvd.	Principal Arterial	100 ft.	100 ft.
Borich Street	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 development will not have a negative impact on the surrounding street system.

Surrounding Land Uses:

	Zoning with/in PDD No. 595	Land Use
Site	CC Subdistrict	Abandoned building
North	CC Subdistrict	Retail,
South	CC Subdistrict, R-5(A)	DART Line, Single Family
East	CC Subdistrict	Undeveloped
West	CC Subdistrict, MF-2(A), SUP No. 120	Church, undeveloped

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 along a Multi-modal Corridor.

Transit Centers or Multi-Modal Corridors

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed

through an Area Planning process. Multi-modal corridors in particular would 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. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

The proposed warehouse use is not consistent with the Comprehensive Plan designation for the area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD - Proposed Commercial Service	0'	0'/0'	.	54'	60%	Proximity Slope Visual Intrusion	Office, Retail and personal service, warehouse
CC Subdistrict - Existing Community Commercial	0'	0'/0"		54'	60%	Proximity Slope Visual Intrusion	Office, Retail and personal service

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

Parking: The parking requirement for a warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The off-street parking regulation requires the applicant to provide 21 spaces and the applicant is providing 26 spaces.

LIST OF OFFICERS
ACT Event Services

- Ken Ellefson, Sole Owner

LIST OF OFFICERS
JK Hill Street, LLC

- Ken Ellefson, Sole Owner

PROPOSED PDD CONDITIONS

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the south corner of Borich Street and Robert B. Cullum Boulevard. The size of PD _____ is approximately 1.0668 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions 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 CS Commercial Service District.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ____A: development plan.

SEC. 51P-____.105. DEVELOPMENT PLAN.

(a) For a warehouse use, development and use of the Property must comply with the development plan (Exhibit ____). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

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

SEC. 51P-____.106 MAIN USES PERMITTED.

(a) Main uses permitted.

(1) Agricultural uses.

- None permitted.

(2) Commercial and business service uses.

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

(3) Industrial Uses.

- None permitted.

(4) Institutional and community service uses.

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

(5) Lodging Uses.

- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office Uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*

- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential Uses.

- None permitted.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [SUP]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Auto service center. [RAR]
- Business school.
- Car wash. [DIR]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Food or beverage store 3,500 square feet or less. [SUP]
- Furniture store.
- General merchandise store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center; lumber, brick, or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Liquor store. [In CC(E) Enhanced only.]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Theater.
- Vehicle display, sales, and service. [RAR]

(11) Transportation uses.

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

(12) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities. *[SUP or RAR may be required. See Section 51A-4.212(4), "Local Utilities."]*
- Police or fire station.
- Tower/antenna for cellular communication.

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Warehouse.
- Office showroom/warehouse

SEC. 51P-____.107. ACCESSORY USES.

(1) 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.

(2) The following accessory uses are prohibited:

- Accessory outside display of merchandise.
- Accessory outside storage.

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. In the event of a conflict, between this section and Division 51A-4.400, this section controls.

(1) Front yard.

(A) Except as otherwise provided in this paragraph, a front yard is not required.

(B) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-595.118, "Landscaping."

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

(2) Side yard. The minimum side yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(3) Rear yard. The minimum rear yard is:

(A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases, but if a setback is provided it must be at least 5 feet.

(4) Floor area ratio. The maximum floor area ratio is:

(A) .75 for office uses;

(B) 0.5 for retail uses; and

(C) .75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 54 feet.

(6) Lot coverage. The maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. The maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(9) Floor area. Maximum floor area for a warehouse use is 25,000 square feet.

SEC. 51P-____.109. SCREENING FENCE.

(a) A minimum 6-foot fence is required as shown on the development plan.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(1) Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

(2) Parking screening.

(A) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(B) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(C) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

SEC. 51P-____.111. ACCESS.

Ingress and egress to and from the Property is only allowed in the locations shown on the development plan.

SEC. 51P-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

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

SEC. 51P-____.114. SIGNS.

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

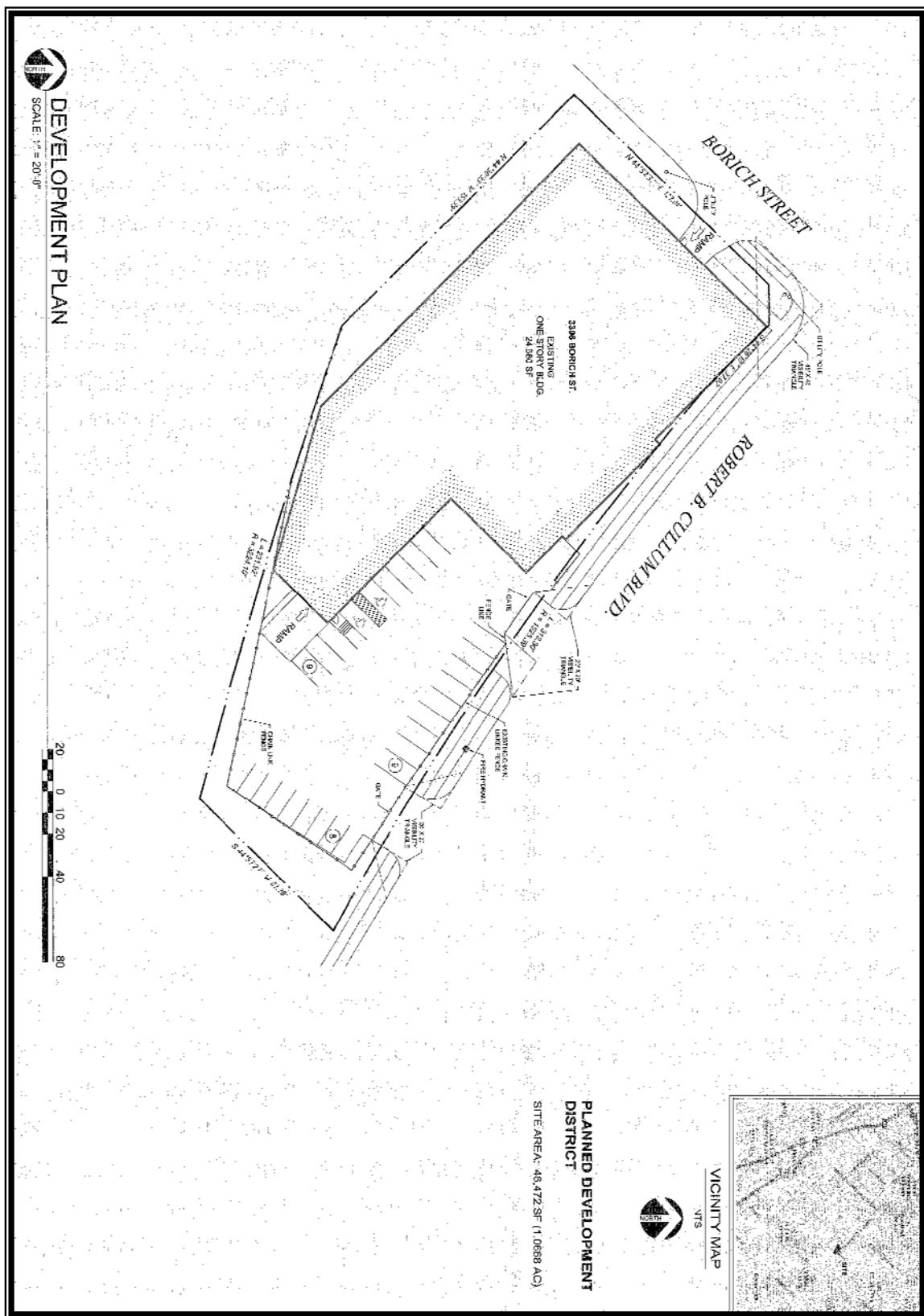
SEC. 51P-____.115. ADDITIONAL PROVISIONS.

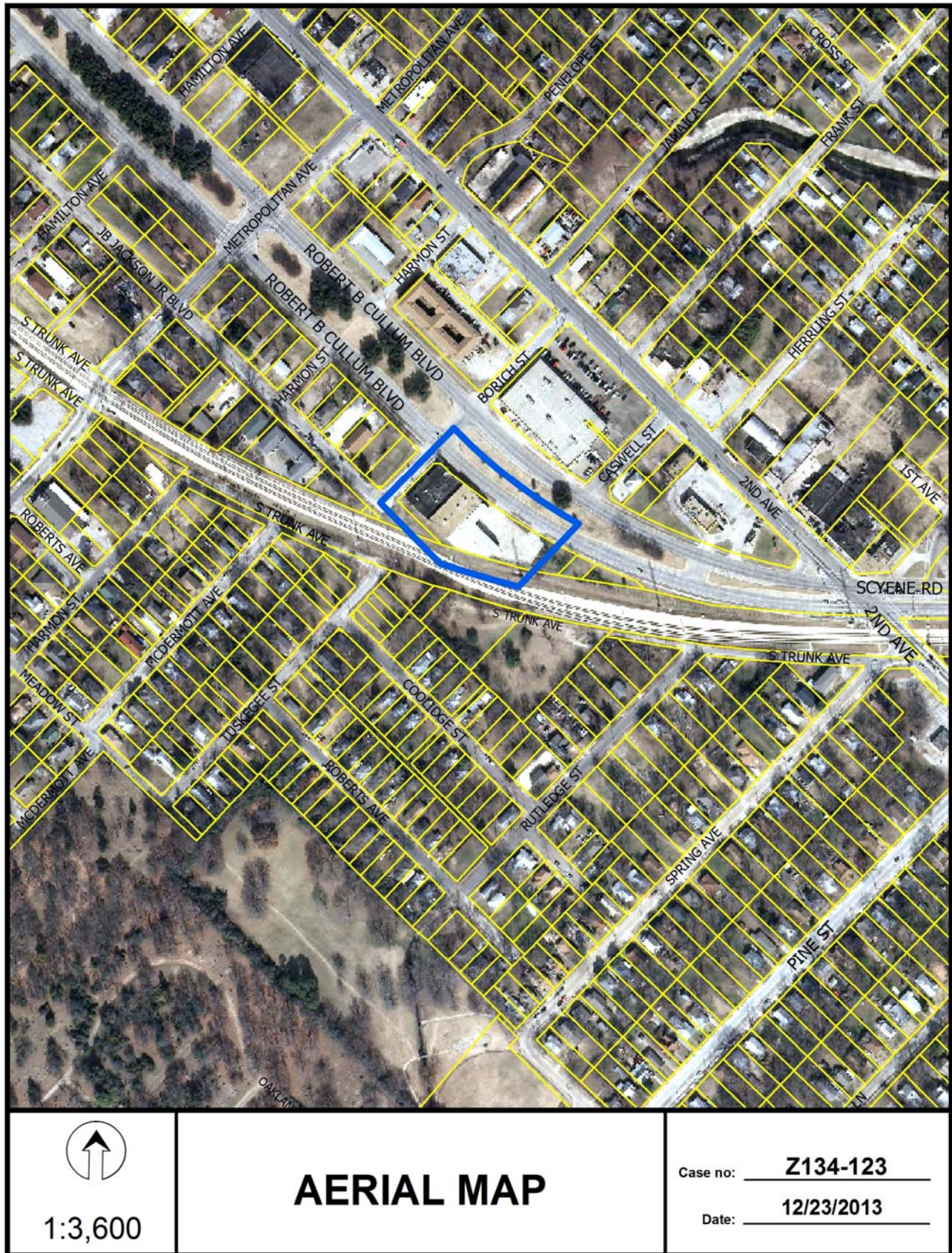
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

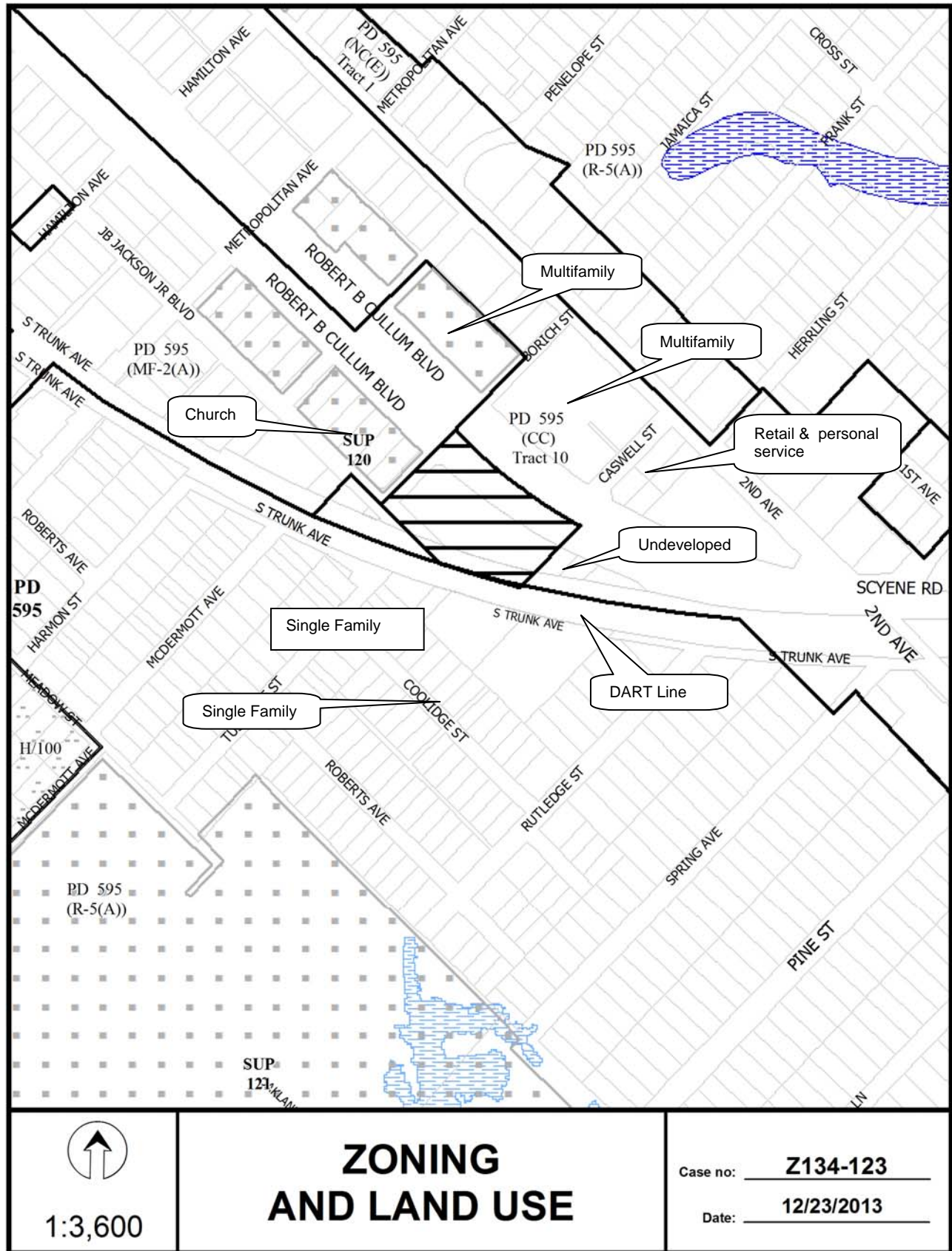
SEC. 51P-____.116 COMPLIANCE WITH CONDITIONS.

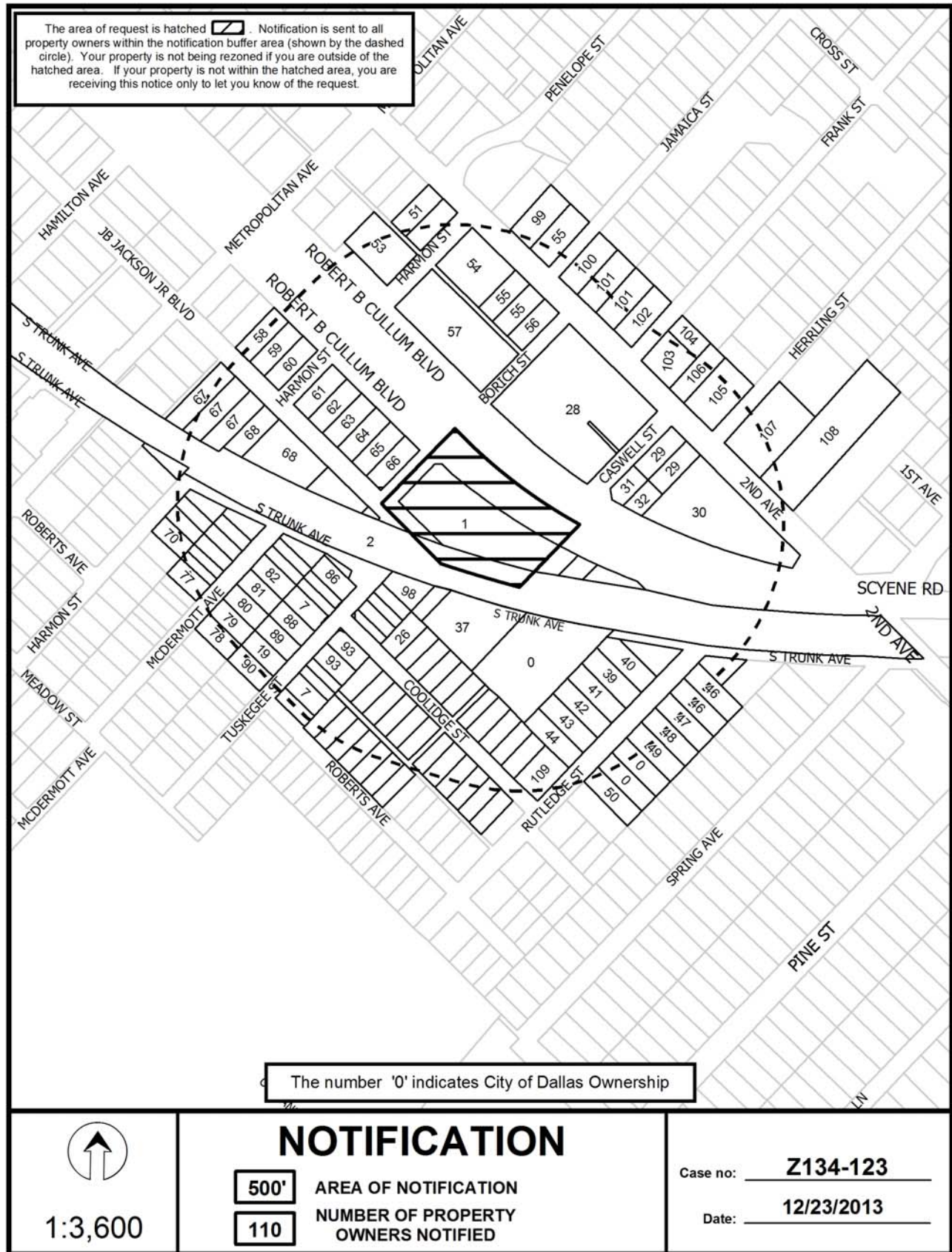
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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









Notification List of Property Owners

Z134-123

110 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3306 BORICH ST	JK HILL STREET LLC
2	3152 MCDERMOTT AVE	DART
3	3931 COOLIDGE ST	BYRD ERIC L
4	3935 COOLIDGE ST	EVANGELISTIC OUTREACH MINISTRY
5	3939 COOLIDGE ST	JOHNSON WILL
6	3943 COOLIDGE ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
7	3947 COOLIDGE ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
8	3942 COOLIDGE ST	WILLIAMS TIFFANY J &
9	3926 ROBERTS AVE	COOKS SAM
10	3922 ROBERTS AVE	BROWN JERRY
11	3918 ROBERTS AVE	SMITH WALTER
12	3914 ROBERTS AVE	MILLS BEATRICE
13	3910 ROBERTS AVE	JONES ROBERT L EST OF
14	3906 ROBERTS AVE	EPHRAIM HAZEL MAE
15	3903 COOLIDGE ST	ARMENDAREZ ALVINA
16	3911 COOLIDGE ST	ROBINSON CLARENCE JR
17	3915 COOLIDGE ST	MEDLOCK HARVEY L
18	3919 COOLIDGE ST	JERNIGAN PATRICIA
19	3923 COOLIDGE ST	BASHOVER MATTHEW
20	3927 COOLIDGE ST	FOY ROBERT & APT 212
21	3926 COOLIDGE ST	CARTER CALVIN
22	3922 COOLIDGE ST	SELLARS ERVIE MAE & % WINNIE RUTH DIXON
23	3914 COOLIDGE ST	BARNETT HELEN HALL
24	3910 COOLIDGE ST	DEAN BOBBIE
25	3906 COOLIDGE ST	SMITH ROBERT L
26	3902 COOLIDGE ST	LARY TERRI G LIFE ESTATE % TERRI G LRY E

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3400 CASWELL ST	WHITE MONEY ORDERS 33 % TAX DEPT
28	2505 2ND AVE	SAFFELL DOUG
29	2601 2ND AVE	TSAI PETER
30	2660 ROBERT B CULLUM BLVD	WILLIAMS FRIED CHICKEN INC
31	2602 ROBERT B CULLUM BLVD	ALEXANDER FREDERICK E
32	2506 ROBERT B CULLUM BLVD	TSAI PETER
33	2503 ROBERT B CULLUM BLVD	LEWIS EDWARD JR
34	2507 ROBERT B CULLUM BLVD	GILLIAM EDWARD CHRISTIAN
35	2511 ROBERT B CULLUM BLVD	DALLAS CITY OF COUNTY OF DALLAS DISD & E
36	2511 TRUNK AVE	CEMETERY
37	3900 TRUNK AVE	JONES WASHINGTON JR
38	3327 RUTLEDGE ST	AGENT HOMER
39	3319 RUTLEDGE ST	TOVAR PAUL
40	3323 RUTLEDGE ST	ALEXANDERS TALENT CMMTTEE
41	3315 RUTLEDGE ST	FREEMAN CHARLES % ANNA E LEE
42	3311 RUTLEDGE ST	REVEST PPTIES INV LLC STE 100
43	3307 RUTLEDGE ST	BROWN OLLIE GENE &
44	3303 RUTLEDGE ST	BROWN BETTY JEAN
45	3332 RUTLEDGE ST	JERNIGAN HARVIE C % HATTIE MARSHALL
46	3330 RUTLEDGE ST	ABOVO CORP
47	3322 RUTLEDGE ST	SUN LAND RESERVE OF AMERICA INC
48	3318 RUTLEDGE ST	HOLMES LOUISE EST OF
49	3314 RUTLEDGE ST	NORMAN JEFFREY
50	3300 RUTLEDGE ST	HERITAGE COMPASSION INTERNATIONAL MINIST
51	2319 2ND AVE	DAVIS ROBERT R JR & DANN
52	2323 2ND AVE	WOFFORD DONDI
53	2212 3RD AVE	DALLAS BAPTIST ASSN INC DBA D E JOHNSON
54	2403 2ND AVE	LEVINGSTON JOEL ETAL
55	2415 2ND AVE	LAGRONE ANGANETTA
56	2423 2ND AVE	OLADIRAN EPHRAIM A
57	2410 ROBERT B CULLUM BLVD	FEEDAL INVESTMENTS INC

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2214 J B JACKSON JR BLVD	WOOTEN MERCIE DAVID
59	2218 J B JACKSON JR BLVD	GALVAN MARTIN R & SILVIA A
60	2222 J B JACKSON JR BLVD	RODRIGUEZ RONALDO AGUSTIN
61	2302 J B JACKSON JR BLVD	ONEAL BOZY ESTATE % RENWICK J HENDERSON
62	2306 J B JACKSON JR BLVD	JBIII INVESTMENT INC
63	2310 J B JACKSON JR BLVD	MEMORIAL MISSIONARY BAPTIST CHURCH
64	2312 J B JACKSON JR BLVD	MEMORIAL MISS BAPT CHURCH
65	2316 J B JACKSON JR BLVD	MEMORIAL BAPTIST CHURCH
66	2322 J B JACKSON JR BLVD	MEMORIAL MISS BAPT CH
67	2215 J B JACKSON JR BLVD	AGUSTIN RONALDO
68	2227 J B JACKSON JR BLVD	FOURTH AVENUE HOLDINGS LLC
69	3147 HARMON ST	CONLEY VERMA J
70	3136 HARMON ST	SOUTH DALLAS FAIR PARK INNERCITY COMMUNI
71	3144 HARMON ST	ANTHONY DAVID LEE
72	3149 MCDERMOTT AVE	ATKINS JOE L
73	3145 MCDERMOTT AVE	PATTERSON WILLIAM H & MARY E
74	3147 MCDERMOTT AVE	ALEXANDER LLOYD I & OLLIE MAE ALEXANDER
75	3137 MCDERMOTT AVE	MARQUEZ MARCELLA
76	3139 MCDERMOTT AVE	WIGGINS MARTIN & RITA V WHITE
77	3135 MCDERMOTT AVE	WORLD IS YOURS INVESTMENT GROUP THE
78	3130 MCDERMOTT AVE	WORKS G W & CO
79	3132 MCDERMOTT AVE	LIM CHIA J & WAN LAURA Y
80	3140 MCDERMOTT AVE	SCOTT BRENDA JEAN
81	3142 MCDERMOTT AVE	CHAKAMOI MATIDI
82	3144 MCDERMOTT AVE	AFFORDABLE REALTY INC
83	3150 MCDERMOTT AVE	WILKINS MILLIE % AUDREY JACKSON
84	3148 MCDERMOTT AVE	WILSON RALPH
85	3225 TUSKEGEE ST	FRY DEBORAH ANN
86	3223 TUSKEGEE ST	CORREA MARIA
87	3217 TUSKEGEE ST	LOPEZ FLORENTINO
88	3211 TUSKEGEE ST	HICKS PAULINE D &

12/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3207 TUSKEGEE ST	SIMPSON DAVID L & EARLENE J
90	3131 TUSKEGEE ST	SOUTH DALLAS LAND COMPANY
91	3208 TUSKEGEE ST	BOLDEN ARTHUR
92	3210 TUSKEGEE ST	ADVANCE INVESTMENT
93	3212 TUSKEGEE ST	MOXIE INVESTMENTS LTD
94	3224 TUSKEGEE ST	CLARK ARON
95	3222 TUSKEGEE ST	TRINITARIAN CHRISTIAN CENTER INC
96	3228 TUSKEGEE ST	COMMUNITY CH GOD CHRIST % REV R W LEONAR
97	3226 TUSKEGEE ST	CONNALLY FRANKIE APT 2103
98	3232 TUSKEGEE ST	WASHINGTON SARAH J
99	2416 2ND AVE	VASQUEZ FLORIBERTO
100	2500 2ND AVE	WALKER MARK E % WALKER AUTO BODY
101	2506 2ND AVE	LEALAM INVESTMENTS LLC
102	2514 2ND AVE	CAMPOS BELEN
103	2526 2ND AVE	HENDLEY JAMES G & MICHAEL ANDREW HENDLEY
104	3510 FRANK ST	MORELAND ESTHER MAE & ROSSER ALLEN
105	2542 2ND AVE	DAVIS ROBERT E JR & D ANN
106	2536 2ND AVE	DAVIS ROBERT E JR & D ANN
107	2616 2ND AVE	HOLY GROVE MISSIONARY BAPTIST CH
108	2702 2ND AVE	2702 SECOND AVE LLC
109	3950 COOLIDGE ST	TRINITARIAN CHRISTIAN CH
110	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

FILE NUMBER: Z134-158(MW)

DATE FILED: January 17, 2014

LOCATION: East corner of Oak Lawn Avenue and Market Center Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 44-H

SIZE OF REQUEST: ±0.6 acre

CENSUS TRACT: 100.00

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT: Vertical Construction Management, LLC

OWNER: Prescott Interests 1300 Oak Lawn, LTD

REQUEST: An application for a Specific Use Permit for a motor vehicle fueling station on property zoned Subdistrict 1 in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.

SUMMARY: The applicant intends to develop the site with a ±3,000-square-foot convenience store [7-Eleven] (general merchandise or food store 3,500 square feet or less) with fuel pumps (motor vehicle fueling station).

STAFF RECOMMENDATION: **Denial**

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 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 purpose of requiring Specific Use Permits for particular uses within certain zoning districts is to allow for the determination of compatibility on a site-by-site basis. A Special Use Permit is subject to a site plan, as well as conditions of operation to mitigate land use incompatibility factors. The proposed site design for this proposed auto-oriented use is not consistent with the character envisioned for the area through the Comprehensive Plan and Planned Development District No. 621. To encourage pedestrian activity and bicycle usage, consistent with the intent of Planned Development District No. 621, staff suggested that the applicant consider moving the building closer to the street(s) and provided alternative site layouts for the applicant's consideration. However, the applicant has opted not to reorient the building.
2. *Contributes to, enhances, or promotes the welfare of the area of request and adjacent properties* – The proposed motor-vehicle fueling station will likely provide a service to the community, but will not necessarily contribute to, enhance, or promote the welfare of the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – Although the auto-oriented use is a concern, it is not foreseen that the motor vehicle fueling station would be detrimental to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The project will meet all regulations; no variances are requested.

BACKGROUND INFORMATION:

- The ±0.6-acre request site is undeveloped.
- A general merchandise or food store 3,500 square feet or less is permitted by right; the proposed motor vehicle fueling station requires a specific use permit.
- As stated in Article 621, Subdistrict 1 is a transit-oriented, mixed-use zoning district for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistrict 1 retains the potential for limited industrial and warehouse uses.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Market Center Boulevard	Principal Arterial	100 feet	130 feet
Oak Lawn Avenue	Principal Arterial	80 feet	100 feet

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
North	PDD No. 621, Subdistrict 1	Office showroom
East	PDD No. 621, Subdistrict 1	Office showroom
South	PDD No. 621, Subdistrict 1	Print shop
West	PDD No. 621, Subdistrict 1	Office showroom; bail bonds

STAFF ANALYSIS:**Comprehensive Plan:**

The Vision Illustration depicts the request site as within an *Urban Mixed Use* Block on the ***forwardDallas! Vision Illustration***, adopted June 2006. 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 midrise 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.

The site design of the proposed auto-oriented use in this area of the City is not consistent with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

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

Development Standards:

District	Setbacks		Density/FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
GR General Retail	No min.	No min.	No max/4.0	150'	80%	Tower size and orientation; height bonuses	Residential, retail, office, and lodging

Land Use Compatibility:

The proposed motor-vehicle fueling station is not necessarily incompatible with the existing adjacent development. However, the site design of the proposed auto-oriented use is not consistent with the character envisioned for the area. The request site is within an *Urban Mixed Use* building block as well as within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, which is intended as a transit-oriented, mixed-use zoning district for the development of combinations of medium-density residential, retail, and office uses.

Planned Development District No. 621 includes point-based architectural design guidelines. Pursuant to these guidelines, new construction (or a major modification, as defined in the PDD) for properties with a floor area ratio of 2.0 or less must earn at least 50 out of 205 possible points. According to the information provided on the site plan, the proposed building qualifies for 60 points, as detailed below:

PD POINT CHECKLIST:		POINTS
MAINTENANCE OF ORIGINAL FACADES	NO EXISTING FACADE WILL BE UTILIZED.	0
RETAIL AND SHOWROOMS	THE GROUND FLOOR OF THE BUILDING IS ALLOCATED TO MERCHANDISE AND SALES.	10
FACADE TREATMENTS	THE BUILDING DESIGN USES HORIZONTAL BANDING, HEIGHTENED ENTRYWAY, AND VARYING MATERIAL PALETTE.	10
PEDESTRIAN AMENITIES: BENCHES	3 SEATING AREAS ARE LOCATED WITHIN THE SITE PROPERTY LINES FOR USE BY PEDESTRIANS.	5
PEDESTRIAN AMENITIES: TRASH	TRASH RECEPTACLES ARE LOCATED AT EACH OF THE THREE SEATING AREAS AND ALONG THE BLDG FACADE.	5
PEDESTRIAN AMENITIES: CANOPY	AN ALUMINUM CANOPY COVERS THE BUILDING ENTRY AND SIDEWALK ALONG THE FRONT FACADE.	5
PEDESTRIAN AMENITIES: BIKE RACK	4 BIKE RACKS EACH HOUSING 5 BIKES ARE LOCATED TO THE NORTH SIDE OF THE FRONT OF THE BUILDING.	5
PEDESTRIAN AMENITIES: LIGHTS	PEDESTRIAN STREET LIGHTING IS NOT INCORPORATED INTO THE DEVELOPMENT.	0
PUBLIC ART OR WATER FEATURE	ART AND WATER FEATURES ARE NOT INCLUDED IN THE DEVELOPMENT.	0
PAVING MATERIAL	ENHANCED SIDEWALK AND PAVEMENT MATERIAL IS NOT INCLUDED IN THE DEVELOPMENT.	0
PEDESTRIAN FACADE	THE FRONT FACADE TRANSPARENCY IS 26% MEETING THE 25% MINIMUM.	20
STRUCTURED PKG FACILITIES	A PARKING FACILITY IS NOT PROVIDED WITHIN THE DEVELOPMENT.	0
ENERGY CONSERVATION	THE HVAC SYSTEM USES FOSSIL FUELS.	0
PERMEABLE SURFACE	NO PERVIOUS SURFACE IS UTILIZED WITHIN THE DEVELOPMENT.	0
LEED CERTIFIED	THE PROJECT WILL NOT BE A LEED CERTIFIED PROJECT.	0
TOTAL		60

While the proposal complies with the point-based architectural design guidelines, it does so minimally. The proposed motor-vehicle fueling station will likely provide a service to the community, but will not necessarily contribute to, enhance, or promote the welfare of the adjacent properties. To encourage pedestrian activity and bicycle usage, consistent with the intent of Planned Development District No. 621, staff suggested that the applicant consider moving the building closer to the street(s) and provided alternative site layouts for the applicant's consideration. However, the applicant has opted not to reorient the building.

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

A motor vehicle fueling station requires a Specific Use Permit in Planned Development District No. 621 to allow for consideration of the use on a site-by-site basis. From a land use perspective, staff does not believe this prominent intersection within an area envisioned for redevelopment is the appropriate location for the proposed auto-oriented use. Therefore, staff does not support the request.

Parking:

Pursuant to the parking requirements of Planned Development District No. 621, a general merchandise or food store 3,500 square feet or less requires one space per 275 square feet of floor area; a motor vehicle fueling station requires two spaces. Therefore, the proposed ±3,000-square foot convenience store with fuel pumps requires 13 spaces; 16 spaces will be provided in the locations depicted on the site plan.

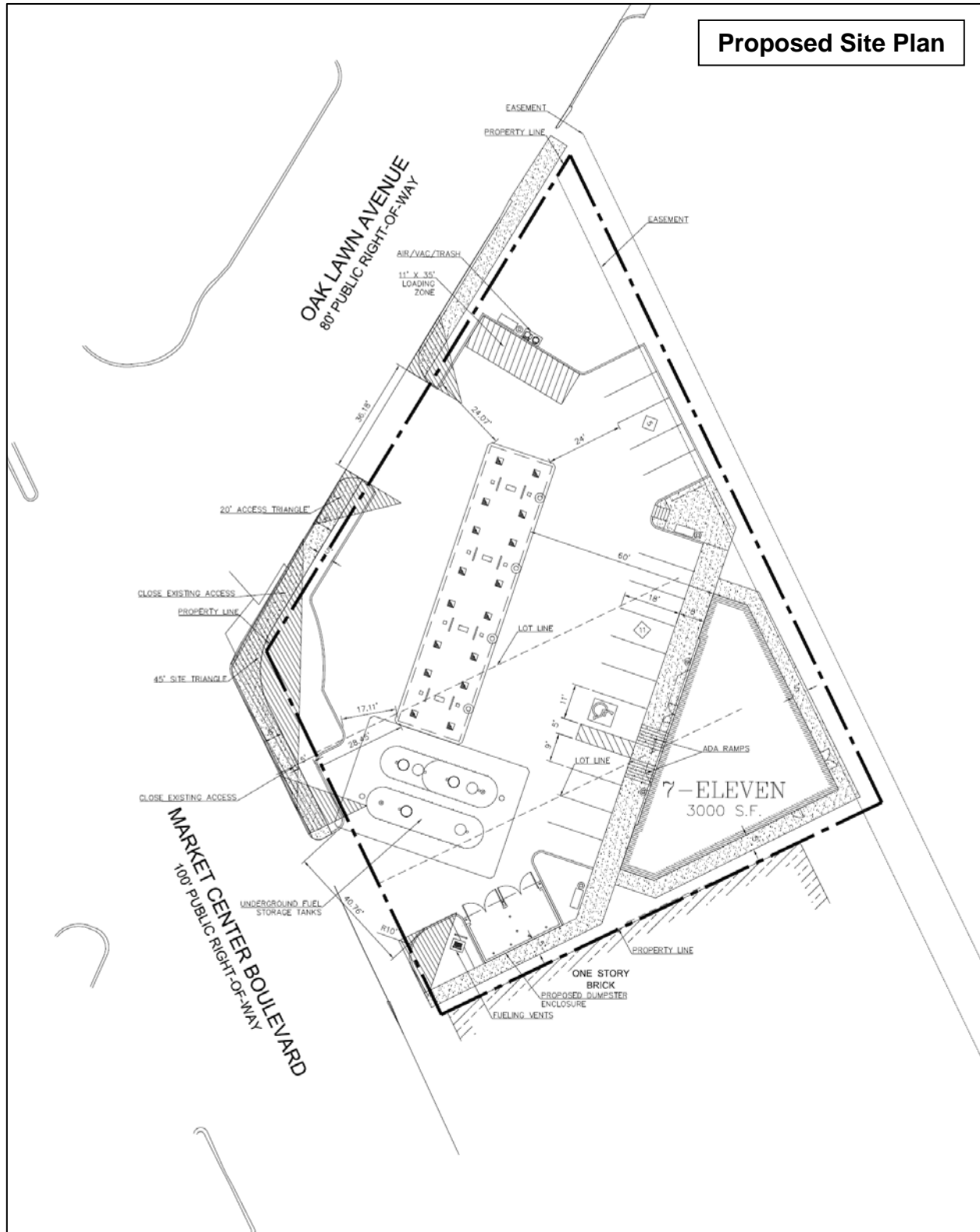
Landscaping:

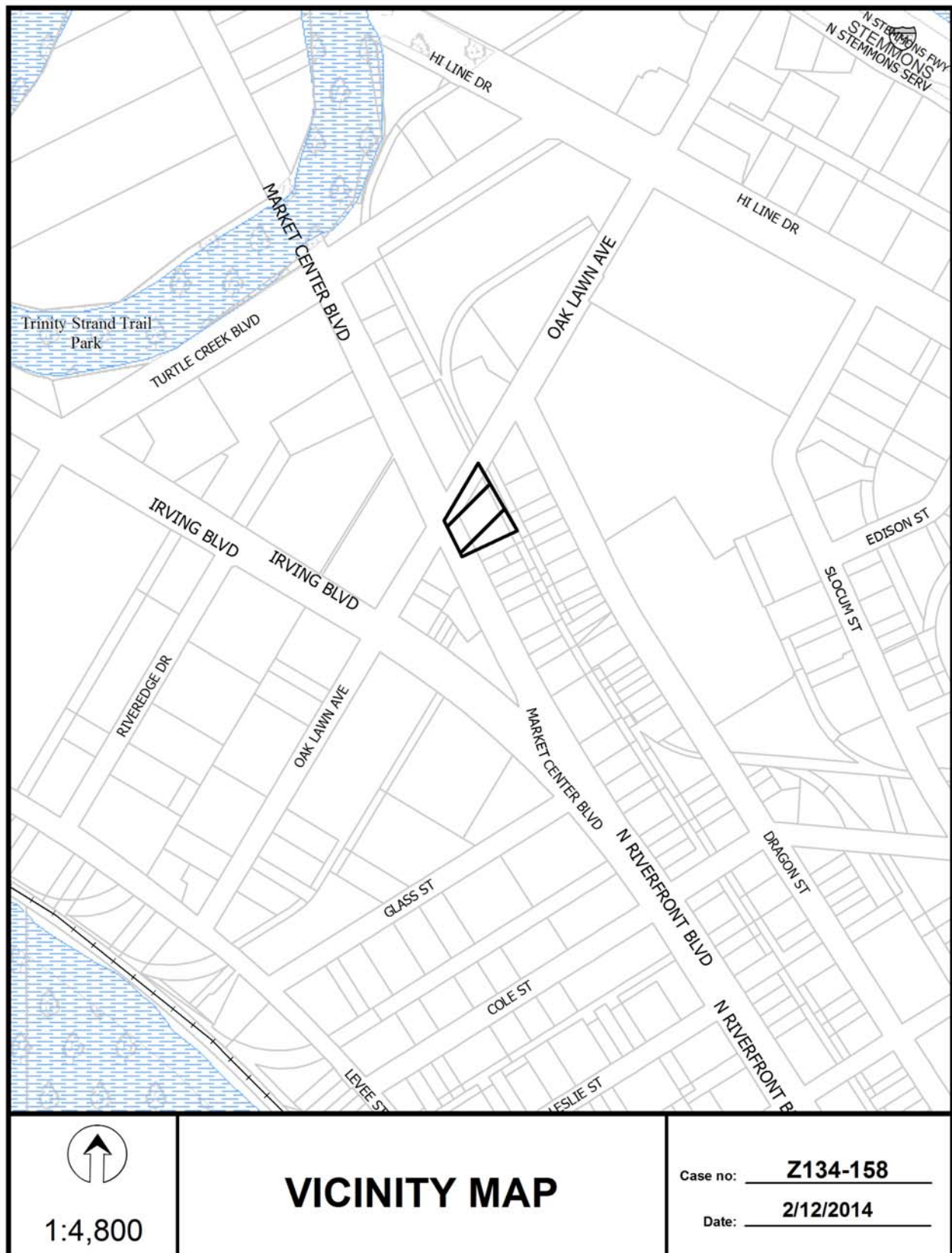
Landscaping must be provided in accordance with the landscaping requirements of Planned Development District No. 621. The applicant proposes a landscape plan, which exceeds those requirements, for Council's approval.

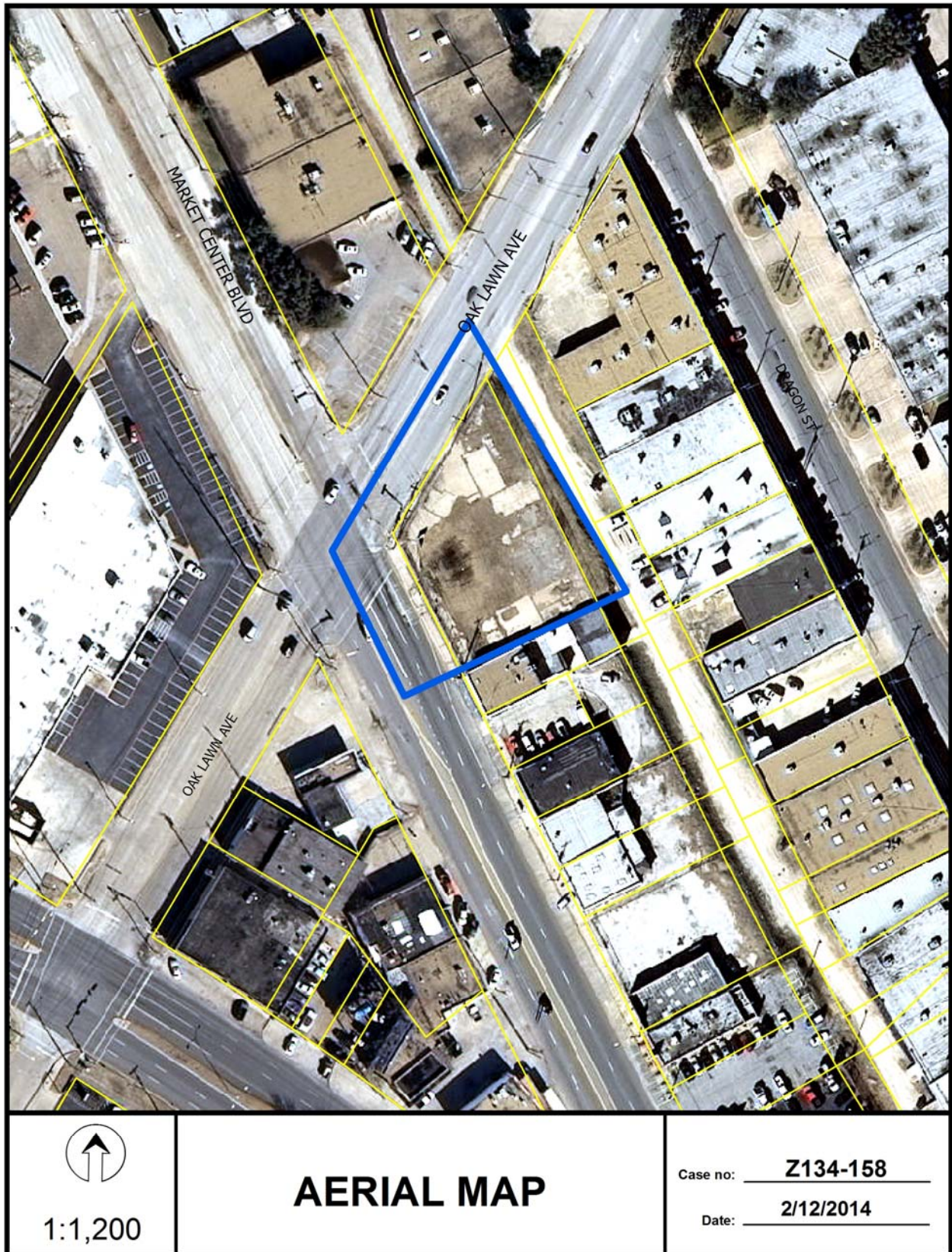
Proposed SUP Conditions

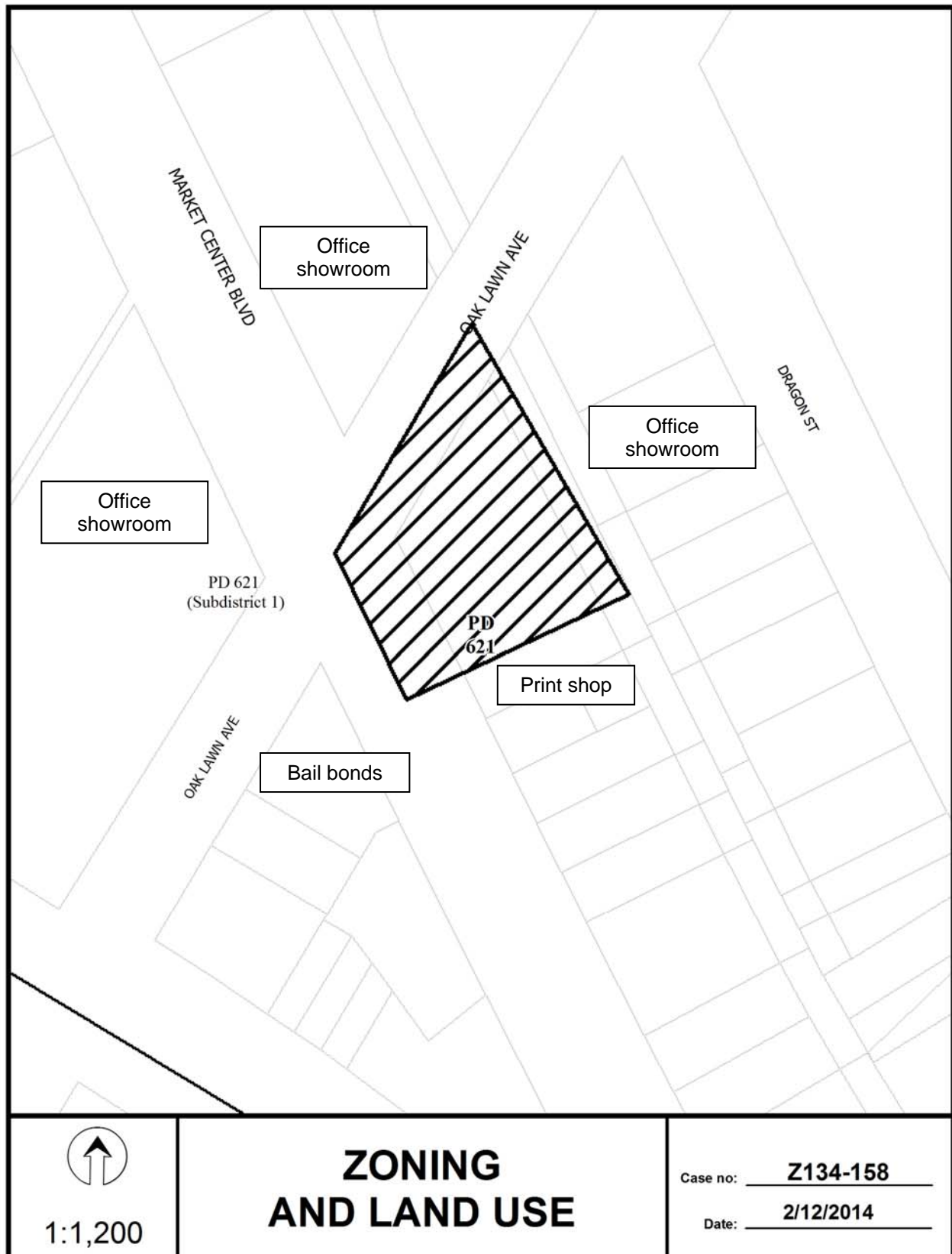
While staff does not support the request, conditions, which have been reviewed by the City Attorney's Office, have been provided for the Commission's consideration.

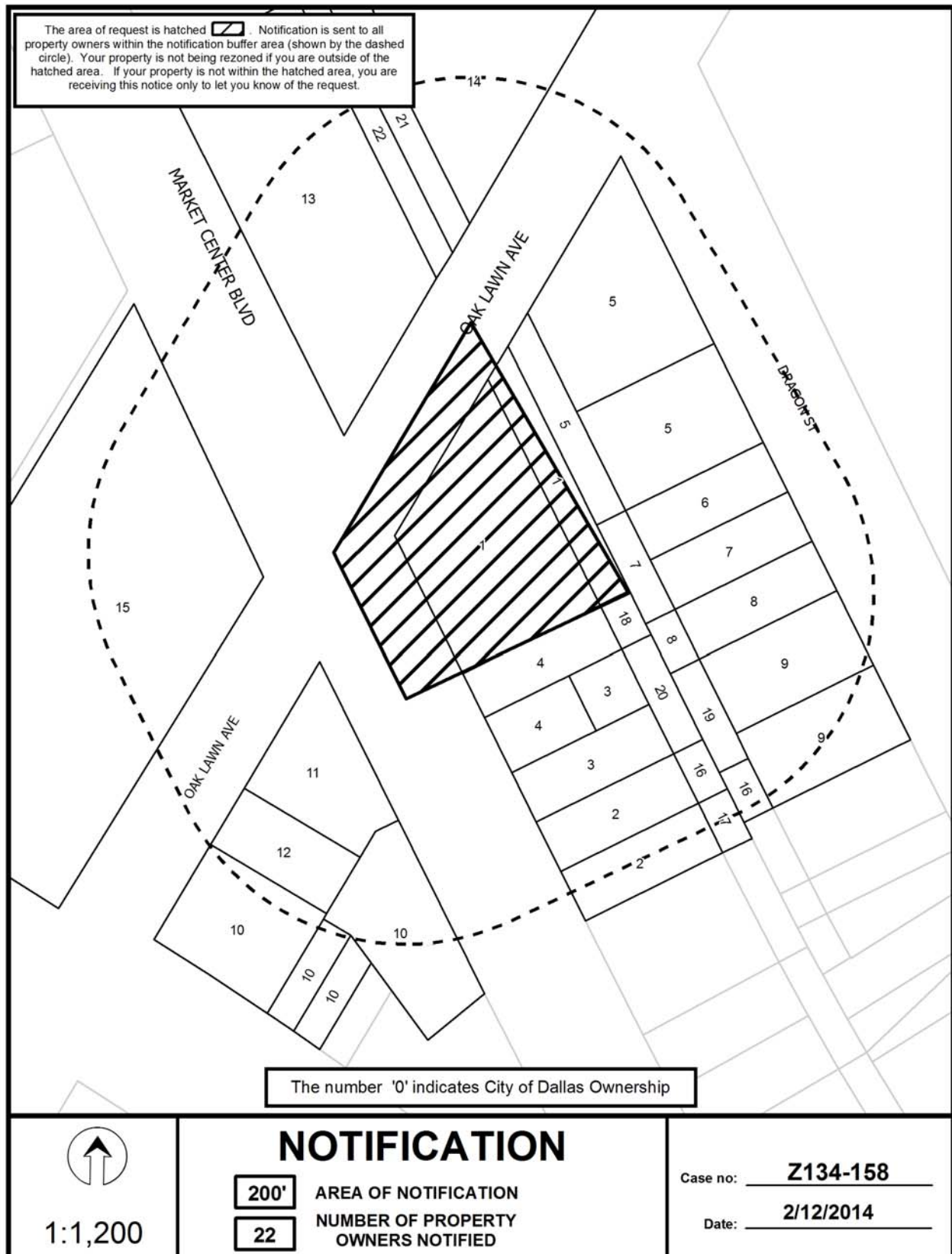
1. USE: The only use authorized by this specific use permit is a motor vehicle fueling station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. LANDSCAPE PLAN: Use and development of the Property must comply with the attached landscape plan.
4. TIME LIMIT: This specific use permit expires on (three years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











2/12/2014

Notification List of Property Owners***Z134-158******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1634 MARKET CENTER BLVD	PRESCOTT INTERESTS 1300 OAK LAWN LTD
2	1614 MARKET CENTER BLVD	PADIAN JOSEPH J
3	1622 MARKET CENTER BLVD	MARTIN CHARLES
4	1626 MARKET CENTER BLVD	ESTRELLO RAYMONDO C
5	1643 DRAGON ST	SKL AND ALCSL REVOCABLE TRUST
6	1633 DRAGON ST	YANG EBDAL
7	1631 DRAGON ST	YANG EBDAL MEI YING
8	1627 DRAGON ST	ASHORALI GHASEM
9	1621 DRAGON ST	LUCCHESI INC
10	1615 MARKET CENTER BLVD	DIXIE FAMILY LTD PS 2
11	1639 MARKET CENTER BLVD	DIXIE FAMILY LTD PS 3
12	1212 OAK LAWN AVE	3999 LTD
13	1708 MARKET CENTER BLVD	STEVENS DAVID & SHELLEY
14	1333 OAK LAWN AVE	STEVENS DAVID L & SHELLEY S
15	1201 OAK LAWN AVE	343 W SUNSET LTD
16	1615 DRAGON ST	THE ZUEGER 2ND FAMILY LP ATTN: MR DAVID
17	1300 OAK LAWN AVE	ZUEGER DAVID M
18	1632 MARKET CENTER BLVD	ESTRELLO RAY C
19	1611 DRAGON ST	ZUEGER 2ND FAMILY LTD PR
20	1611 DRAGON ST	ZUEGER SECOND FAMILY LP % DAVID M ZUEGER
21	1300 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
22	1708 MARKET CENTER BLVD	STEVENS DAVID L & SHELLEY S STEVENS

FILE NUMBER: SPSP134-002

DATE INITIATED: November 1, 2013

LOCATION: An area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street.

COUNCIL DISTRICT: 14

MAPSCO: 45-Q

SIZE OF REQUEST: +2.718 acres

CENSUS TRACT: 17.01

APPLICANT: Hall Arts Center Office, LLC

REPRESENTATIVE: Robert Miklos (Milby, PLLC)

REQUEST: An application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code.

ADSAC RECOMMENDATION: **Denial**, to increase detached premise sign effective area from 20 to 30 square feet and to amend tenant and building identification signage.

STAFF RECOMMENDATION: **Approval**, to increase the effective area from 20 to 30 square feet and **denial** to amend tenant and building identification signage.

CPC RECOMMENDATION: **Remanded**, for reconsideration of amendment to original request.

BACKGROUND INFORMATION:

- On November 7, 2011, the City Council approved the creation of Subdistrict A within the Arts District Special Provision Sign District, Section 51A-1200 of the Dallas City Code, to allow four signs and a building identification sign.
- On October 24, 2013, the City Plan Commission granted a waiver of the two-year waiting period to allow the applicant to request an amendment to Subdistrict A.
- The applicant is requesting “limited” signage and states that “the modifications to Subdistrict A (Arts District SPSPD) are intended to provide the secondary main tenant requisite signage.”
- On November 12, 2013, the Arts District Sign Advisory Committee approved the request to increase the effective area from 20 to 30 square feet and denied the request to amend language related to tenant and building identification signage.
- On February 20, 2014, the City Plan Commission remanded the case to the Arts District Sign Advisory Committee to consider the applicant’s amended request.
- On March 11, 2014, the Arts District Sign Advisory Committee **denied** the request to increase the effective area of signage; allow 1 tenant ID or building ID sign per façade, except on Leonard Street where a tenant ID or building ID be prohibited; and a tenant ID sign be located above the highest leasable floor with the exception of the Ross Avenue facing facade, which sign may be located at any level.

STAFF ANALYSIS:

The applicant amended original requests to regulate signage on Leonard Street and Ross Avenue as follows:

Regulations (current)	Applicant's Request	Recommendation
1. <i>Only 1 tenant identity sign or building identification sign is permitted per facade.</i>	One (1) tenant ID sign or building ID sign per façade, <u>except the Leonard St. facing façade, where a tenant ID sign or building ID sign is prohibited.</u>	ADSAC: <u>Denied.</u> Staff: <u>Denial,</u> as tenant and building ID signage is appropriate for said purposes.
2. <i>Tenant identity signs must be located above the highest leasable floor.</i>	Tenant ID signs must be located above the highest leasable floor, <u>with the exception of the tenant identity sign located on the Ross Avenue facing facade, which sign may be located at any level on the façade.</u>	ADSAC: <u>Denied.</u> Staff: <u>Approval.</u>
3. <i>No detached premise sign may exceed 20 square feet in effective area.</i>	No detached premise sign may exceed <u>30</u> square feet in effective area.	ADSAC: <u>Denial.</u> Staff: <u>Approved.</u>

Arts District Sign Advisory Committee Action:
(3/11/2014)

Motion: It was moved to **approve** a detached premise sign with an effective area from 20 to 30 square feet (SEC. 51A-7.1208(b)(2)); permit one (1) tenant ID sign or building ID sign per façade, except the Leonard St. facing façade, where a tenant ID sign or building ID sign is prohibited; and tenant ID signs must be located above the highest leasable floor, with the exception of the tenant identity sign located on the Ross Ave. facing facade, which sign may be located at any level on the façade.

Maker: Wootton-Bonner
Second: Peadon
Result: **Failed: 2 to 2**

For: Wootton-Bonner and Gomez
Against: Gomez and Van Dermark
Absent: Potter
Conflict: 1-Bauer

Speaker(s)/Attendee(s):

1. Robert Miklos (Milby, PLLC)
2. Larry Levey (Hall Financial)
3. Suzan Kedron (Jackson Walker, LLP)

Note: Due to a conflict, Chris Bauer recued herself prior to discussion of SPSPD 134-002.

City Plan Commission Action:
(2/20/2014)

SPSD134-002

Motion: It was moved to **remand** an application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code, in an area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street to the Art District Sign Advisory Committee.

Maker: Ridley
Second: Murphy
Result: Carried: 15 to 0

For: 15 - Anglin, Soto, Rodgers, Culbreath, Shidid,
Hinojosa, Bagley, Lavallaisaa, Tarpley,
Shellene, Schultz, Peadon, Murphy, Ridley,
Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 8
Replies: For: 2 Against: 0

Speakers: For: Robert Miklos, 1909 Woodall Rodgers, Dallas, TX, 75201
Against: None

Arts District Sign Advisory Committee Action:
(11/12/13)

Motion: It was moved to **approve** detached premise sign effective area from 20 to 30 square feet (SEC. 51A-7.1208(b)(2), and **denial** to amend tenant and building identification signage.

Maker: Gomez
Second: Wootton-Bonner
Result: Carried: 3 to 1

For: Van Dermark, Wootton-Bonner, Gomez
Against: 1- Potter
Absent: 0
Conflict: 1-Bauer

Speaker(s)/Attendee(s):

1. Robert Miklos (Milby, PLLC)
2. Chris Heinbaugh (AT&T Performing Arts Center)
3. Larry Levey (Hall Financial)
4. Lee Cobb (One Arts HOA)
5. Lynn Derman (One Arts HOA)
6. Catherine Cuellar (Dallas Arts District)
7. Suzan Kedron (Jackson Walker, LLP)

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-7.1214.1; amending the tenant identity, building identification, and detached premise signs in Subdistrict A; 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 amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Section 51A-7.1214.1, “Subdistrict A,” of Division 51A-7.1200, Provisions for Arts District Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455,” of the Dallas City Code, as amended, is amended to read as follows:

SEC. 51A-7.1214.1. SUBDISTRICT A.

(a) In general. Except as provided in this division, the provisions of the Arts District Sign District apply in this subdistrict.

(b) Tenant identity signs and building identification signs.

Applicant’s Recommendation: **ADSAC & Staff recommended denial.**

(1) Only one tenant identity sign or building identification sign is permitted per facade, <u>except that a tenant identity sign or building identification sign is not permitted on the Leonard Street facing facade.</u>
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Applicant's Recommendation: **ADSAC & staff recommended denial.**

(2) Except as otherwise provided in this paragraph, T[t]enant identity signs must be located above the highest leasable floor. The tenant identity sign for the Ross Avenue facing facade may be located at any floor.

(3) Tenant identity signs must be composed of individual letters only and illumination of these signs, if any, must be internal to each letter. No illuminated sign or element of a sign may turn on or off or change its brightness.

(4) All tenant identity signs and building identification signs must be the same color.

(c) Integrated sign.

(1) Only one integrated sign is permitted.

(2) This sign must be either an attached sign or a monument sign

(A) If the sign is an attached sign, it must be attached to a wall and face Crockett Street.

(B) If the sign is a monument sign, it may be two sided, but must be located in the building plaza area.

(3) This sign may identify the building's owner or developer and multiple tenants.

(4) This sign may be located at the building line.

(5) This sign may be located within five feet of a public right-of-way.

(6) The maximum height for the sign is eight feet measured from the bottom of the sign face to the top of the sign face.

(7) The maximum effective area for the sign is 50 square feet.

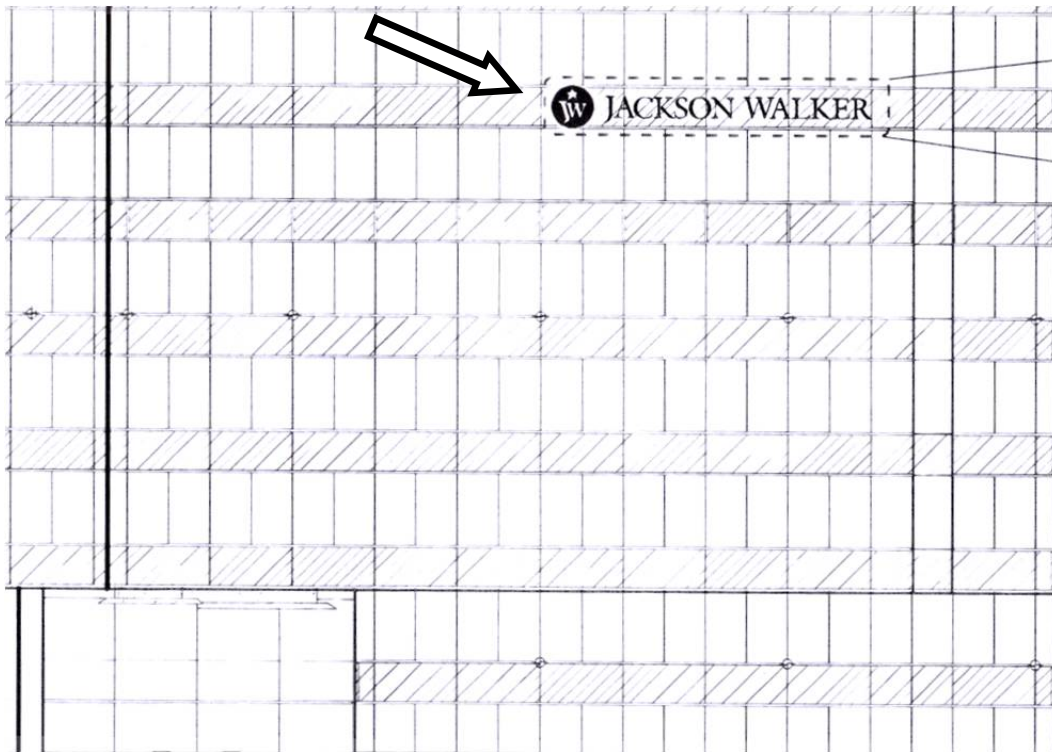
(8) All elements of an integrated sign must be consistent in color and materials.

Applicant's Recommendation: **ADSAC recommended denial & Staff recommended approval.**

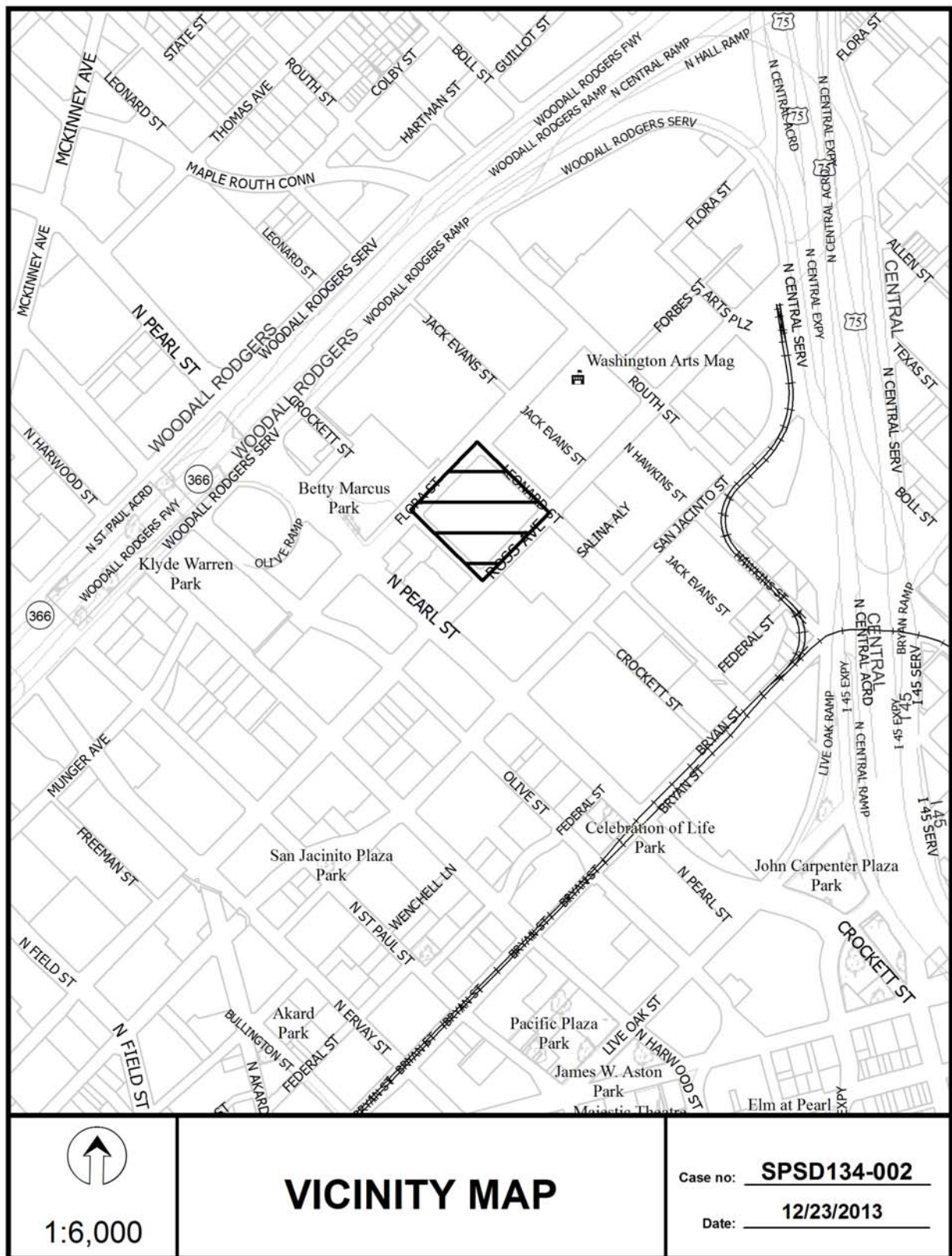
(d) Detached premise sign. Detached premise signs may not exceed 30 square feet."

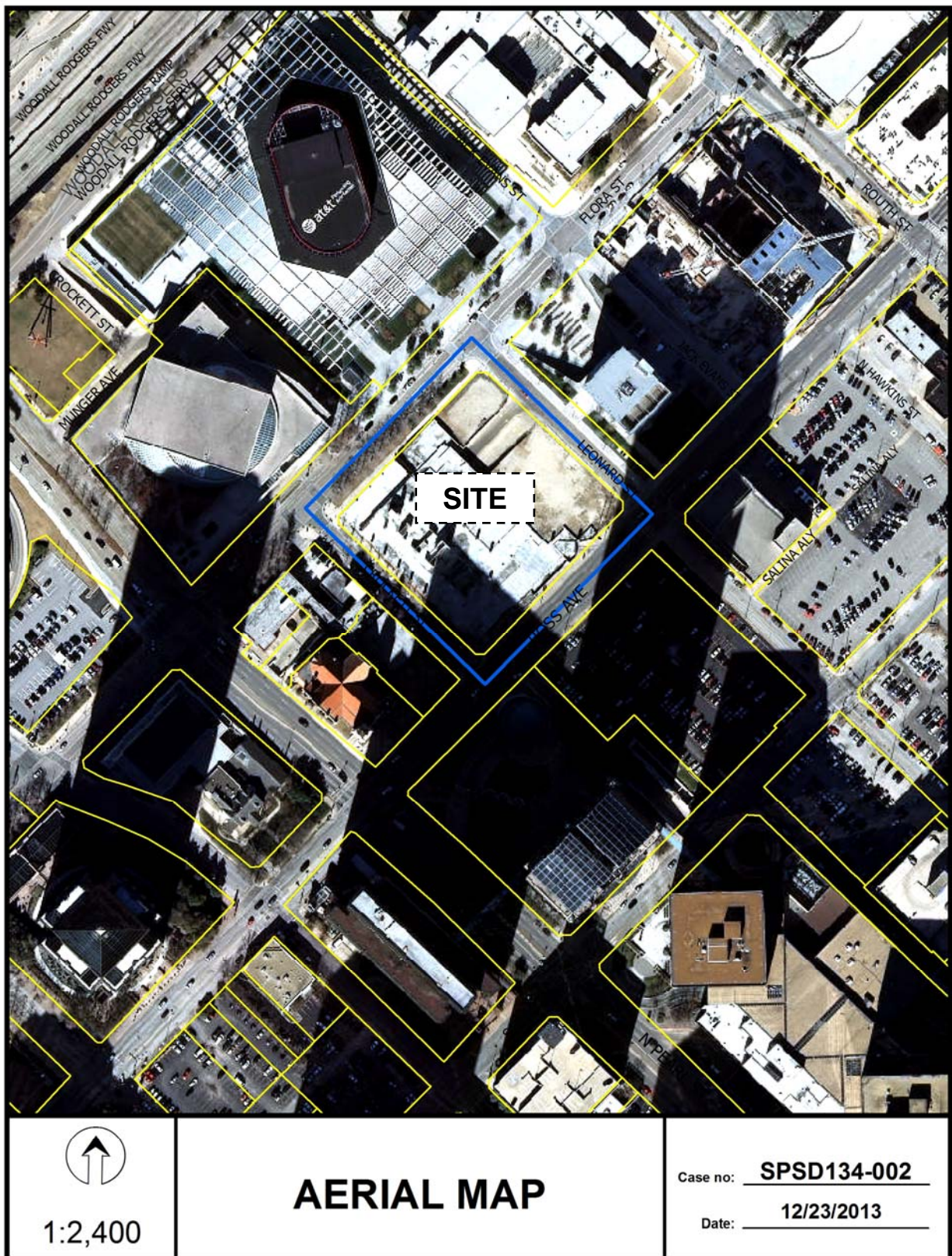
ILLUSTRATIVE PURPOSES

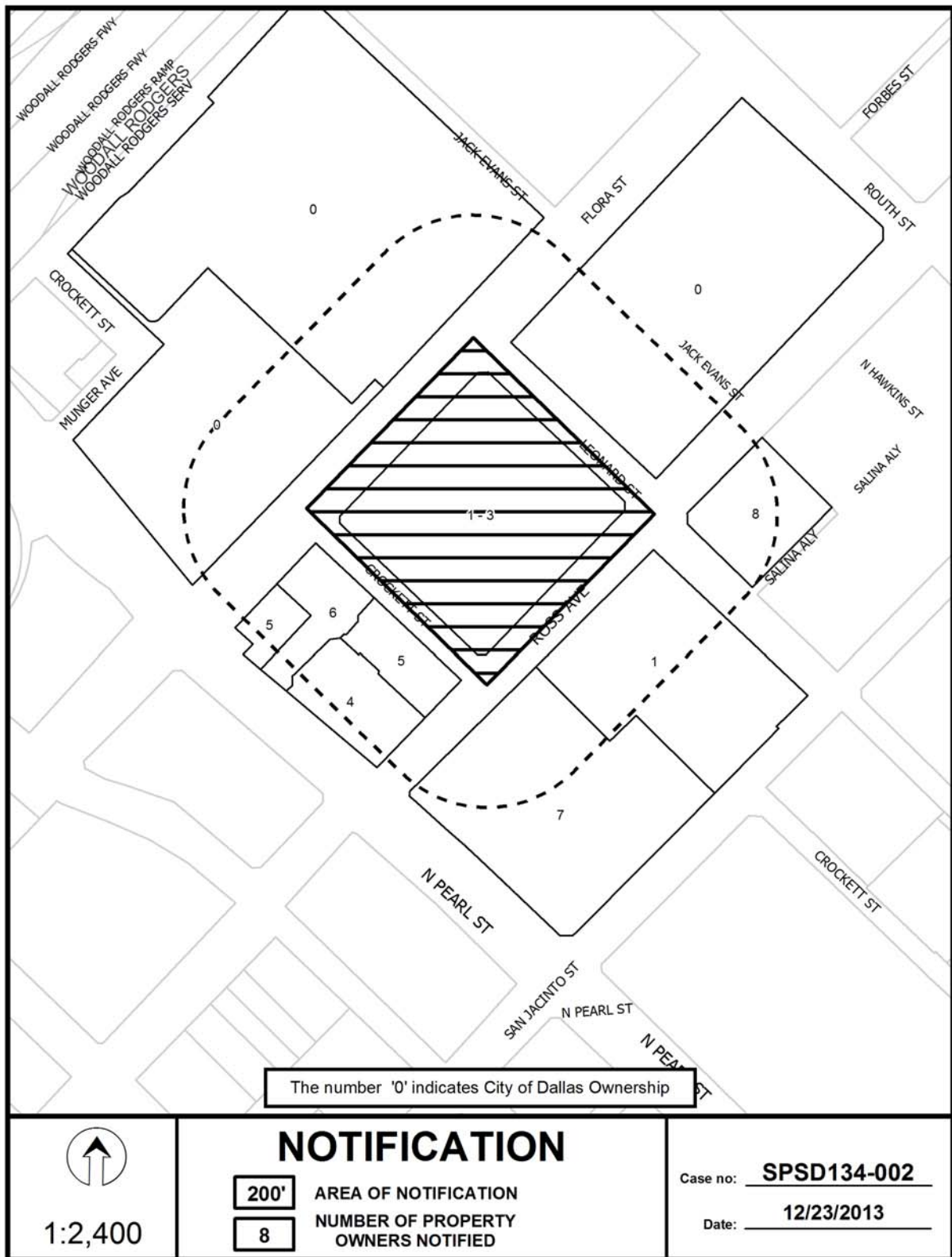
Tenant ID (South façade, Ross Ave.)



Detached premise sign: Flora St.







12/20/2013

Notification List of Property Owners

SPSD134-002

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2318 ROSS AVE	HALL LONE STAR ASSOC LP ATTN KEITH TAYLO
2	2301 ROSS AVE	DALLAS CITY OF
3	2301 ROSS AVE	HALL LONE STAR ASSOCS LP ATTN KEITH TAYL
4	1722 PEARL ST	SACRED HEART CATHEDRAL
5	1726 PEARL ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
6	2251 PEARL ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
7	2200 ROSS AVE	HINES REIT 2200 ROSS AVE LP %HINES INTER
8	2400 ROSS AVE	SOUTHWESTERN BELL SBC COMM INC PPTY TAX