



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 22, 2014
AGENDA

BRIEFINGS:	5ES	10:30 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:

Open Records Requests/Public Information Act

Bert Vandenberg, Assistant City Attorney, City of Dallas

Z112-251(DM) – A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations on property generally bounded by an alley between Trenton Street and Sunset Street and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S.

Donna Moorman, Senior Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S134-109R**
(CC District 13)

An application to replat a 0.813-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part Lots 1 and 2 in City Block 1/5695 into one lot on property located at 7522, 7526, 7602 and 7606 Eastern Avenue, south of Lovers Lane.

Applicant/Owner: Magnolia Property Company

Surveyor: Lane's Southwest Surveying Inc.

Application Filed: April 23, 2014

Zoning: MF-2(A)

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

- (2) **S134-142**
(CC District 2)
- An application to replat a 0.620-acre tract of land containing all of Lots 20, 21 and 22 in City Block D/1990 into seventeen lots Shared Access Development ranging in size from 1267 square foot to 2675 square foot on property located at 2204 Fitzhugh Avenue north of Deere Street.
Applicant/Owner: Baldwin Associates/Larkspur Ivy II L.P.
Surveyor: Gonzales and Schneeberg
Application Filed: April 23, 2014
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-143**
(CC District 10)
- An application to create a 6.7597-acre tract of land in City Block 8408 into one lot on property located at 9000 Vantage Point Drive.
Applicant/Owner: LBJ Station LTD
Surveyor: Brockette/Davis/Drake. Inc.
Application Filed: April 23, 2014
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-144**
(CC District 2)
- An application to replat a 11.260-acre tract of land containing all of Lots 1 through 20 in City Block 3/2574, part of Lot 3 and all of Lots 4 through 19 , Lot 21 and part of Lot 22 in City Block 4/2575, Lot 3 and all of Lots 4 through 7 in City Block 5/2576, all of lot 8A in City Block 5/2576, portion of Ralston Avenue and a portion of Waddell Avenue into one lot on property located on northwest corner of Mockingbird Lane and Aubrey Avenue.
Applicant/Owner: Robert Dorsey/Southwest Airline Co.
Surveyor: Pacheco Koch Consulting /Engineering
Application Filed: April 24, 2014
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S134-146**
(CC District 5)
- An application to replat a 1.59-acre tract of land containing all of Lots 3 and 4 in City Block 1/6709 into one lot on property located at 1928 North St. Augustine Road north of Limestone Drive.
Applicant/Owner: Iglesia Evangelical Pentecostes El Shaddai
Surveyor: Carroll Consulting Group. Inc.
Application Filed: April 24, 2014
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S134-147**
(CC District 11) An application to replat a 1.976-acre tract of land containing all of Lot 1 in City Block 46/7460 into six lots ranging in size from 12,733 square feet to 15,608 square feet on property located at 6243 Forest lane .
Applicant/Owner: J.P. Morgan Chase Bank, N.A., Trustee of the Perry Ross Zumwalt Trust and Frank Opitz
Surveyor: Maddox Surveying and mapping
Application Filed: April 25, 2014
Zoning: PD 71, Subarea B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S134-149**
(CC District 13) An application to replat a 2.377-acre tract of land into one lot in City Block 2/5590 on property located at 5423 Park Lane.
Applicant/Owner: Harlan B. and Amy B. Korenvaes and Woodlawn Investment, LLC
Surveyor: Peiser and Mankin Surveying. LLC
Application Filed: April 25, 2014
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal/Reduction:

- (8) **S134-150**
(CC District 13) An application to remove the existing 30 foot platted building line along the west line of Edgemere Drive on a 0.4132-acre tract of land containing all of Lot 1 in City Block 4/5475 on property located at 6406 Prestonshire Lane.
Applicant/Owner: Red Oak Equities, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 25, 2014
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S123-283R**
(CC District 6) An application to reduce the existing 49.5 foot platted building line to 39.5 foot along the east line of Woodall Street on a 2.636-acre tract of land containing all of Lots 9 through 12 in City Block 4/7695 on property located at 3106 Irving Boulevard.
Applicant/Owner: Wingfoot Commercial Tire Systems, Inc.
Surveyor: The Civil Engineering Company of Texas
Application Filed: April 24, 2014
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

D134-010

Danielle Jimenez
(CC District 2)

An application for a development plan for Planned Development District No. 889 on the northeast corner of U.S. 75 and Haskell Avenue.

Staff Recommendation: **Approval**

Applicant: TC Central Associates, LLC

Representative: Kimley-Horn and Associates, Inc.-Michael Westfall

D134-011

Danielle Jimenez
(CC District 13)

An application for a development plan for Planned Development District No. 745 on the east of North Central Expressway, south of Royal Lane, and west of Manderville Lane.

Staff Recommendation: **Approval**

Applicant: Embrey Partners, Ltd.

Representative: Jackson Walker, L.L.P.—Suzan Kedron

Miscellaneous Items – Under Advisement:

M134-024

Richard Brown
(CC District 10)

An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District Uses on the northeast corner of Audelia Road and McCree Road.

Staff Recommendation: **Approval**

U/A From: May 8, 2014

Zoning Cases – Consent:

1. **Z134-147(RB)**

Richard Brown
(CC District 14)

An application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, on the south corner of McKinney Avenue and Hester Avenue.

Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, roof plan, and staff's recommended conditions.

Representative: Tommy Mann

2. **Z134-149(OTH)**
Olga Torres Holyoak
(CC District 1)

An application for the amendment to Planned Development District No. 306 for a public school and a community service center, on the southwest corner of Edgefield Avenue and Twelfth Street.
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, MASTERPLAN
3. **Z134-172(CG)**
Carrie Gordon
(CC District 6)

An application for the renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) use limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Approval** for a two-year period.
Applicant: David and Rodolfo Flores
4. **Z134-195(OTH)**
Olga Torres Holyoak
(CC District 7)

An application for 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 an RR-D-1 Regional Retail with D-1 Liquor Control Overlay on the northwest corner of Samuell Boulevard and Hunnicut Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Yub Khanal
5. **Z134-200(WE)**
Warren Ellis
(CC District 7)

An application for a Planned Development District for MU-2 Mixed Uses District uses and the termination of deed restrictions on property zoned an MU-2 Mixed Use District on the north side of Bruton Road and on the west side of North St. Augustine Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions and **approval** of the termination of the deed restrictions.
Applicant: Bruton Apartments, Ltd.
Representative: Michael Davis, Davis Business Services
6. **Z134-202(WE)**
Warren Ellis
(CC District 14)

An application for a Specific Use Permit for a bank or saving and loan office on property zoned a GR General Retail Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner Oak Lawn Avenue and Brown Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Long Term Realty Capital, Ltd. Mr. Barry Hancock, President – Sole Owner
Representative: Duncan Fulton

7. **Z134-204(DJ)**
Danielle Jimenez
(CC District 14)
- An application to renew and amend Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-thru service on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and revised conditions.
- Applicant: Matt Tobin
- Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

8. **Z123-274(WE)**
Warren Ellis
(CC District 6)
- An application for an RR Regional Retail District on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.
- Staff Recommendation: **Denial**
- Applicant: David & Hector Varela
- Representative: Santos Martinez, Masterplan
- U/A From: December 5, 2013, February 6, 2014, March 20, 2014, April 17, 2014 and May 8, 2014
9. **Z123-332(RB)**
Richard Brown
(CC District 2)
- An application for an amendment to Planned Development District No. 820 on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: Bridgeview Real Estate
- Representative: Rob Baldwin
- U/A From: May 8, 2014

Zoning Cases – Individual:

10. **Z123-211(WE)**
Warren Ellis
(CC District 11)
- An application for the creation of a new Tract within Tract IV of Planned Development District No. 314, the Preston Center Special Purpose Center, on the west line of Westchester Drive between Sherry Lane and Luther Lane.
- Staff Recommendation: **Denial**
- Applicant: Premier American Financial, LLC
- Representative: Robert Baldwin, Baldwin Associates
11. **Z134-150(WE)**
Warren Ellis
(CC District 14)
- An application for a new subarea within Subarea 10 in Planned Development District No. 298, the Bryan Area Special Purpose District on the northwest line of Live Oak Street, southwest of Skiles Street.
- Staff Recommendation: **Denial**
- Applicant: Weekly Homes, LLC
- Representative: Robert Baldwin, Baldwin and Associates

12. **Z134-110(MW)**
Megan Wimer
(CC District 14)

An application for a Planned Development District and the termination of Specific Use Permit No. 416 for a private country club, Specific Use Permit No.1272 for a utility or government installation other than listed, and deed restrictions on property zoned an MF-1(A) Multifamily District with deed restrictions and Specific Use Permit No. 416 on a portion, an MF-2(A) Multifamily District with Specific Use Permit No. 416 on a portion, a CR Community Retail District with deed restrictions, an MU-3(SAH) with Specific Use Permit No. 1272 and deed restrictions, and an MC-1 Multiple Commercial District on the property bounded by East Northwest Highway, Skillman Street, East Lovers Lane and east of Greenville Avenue.

Staff Recommendation: **Approval** of a Planned Development District, subject to a subdistrict map and conditions, **approval** of the termination of Specific Use Permit No. 416 and Specific Use Permit No.1272, and **approval** of the termination of deed restrictions.

Applicant: PC Village Apartments Dallas, LP, Village Green One Associates Limited and Village Green Two Associates Limited

Representative: Roger Albright and Tommy Mann

Development Code Amendment:

DCA134-006
Carrie Gordon

Consideration of amendments to Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code.

Staff Recommendation: **Approval** of an amendment to change the expiration date to August 31, 2016.

Special Sign District Advisory Committee Recommendation: **No change** to the expiration date.

Special Provision Sign District Amendment:

SPSD 123-001(CG)

Carrie Gordon
(CC District 2 & 6)

An application for a Special Provision Sign District in an area generally bounded by Maple Avenue, Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, West Mockingbird Lane and including all four corners of the intersections of North Stemmons Freeway at Medical District Drive, North Stemmons Freeway at Inwood Road, Harry Hines Boulevard at West Mockingbird Lane, Forest Park Road at West Mockingbird Lane, Maple Avenue at West Mockingbird Lane, Bomar Avenue at Maple Avenue, Stutz Drive at Maple Avenue, Inwood Road at Maple Avenue, Butler Street at Maple Avenue, New Orleans Place at Maple Avenue, and Medical District Drive at Amelia Street, with the exception of the Parkland Special Provision Sign District.

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:

Approval

Representative: Robert Prejean (Southwestern Medical District)
Suzan Kendron (Jackson Walker, LLP)

Other Matters

Consideration of appointments to CPC Committees:

URBAN DESIGN COMMITTEE (UDC)

Minutes: May 8, 2014

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 22, 2014

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, May 22, 2014, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 134-001** - Consideration of amending the Dallas Development Code to amend Conservation District regulations.

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, May 22, 2014****FILE NUMBER:** S134-109R**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 7522, 7526, 7602 and 7606 Eastern Avenue, south of Lovers Lane**DATE FILED:** April 23, 2014**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.813-Acres **MAPSCO:** 35A, E**APPLICANT/OWNER:** Magnolia Property Company

REQUEST: An application to replat a 0.813-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part Lots 1 and 2 in City Block 1/5695 into one lot on property located at 7522, 7526, 7602 and 7606 Eastern Avenue, south of Lovers Lane.

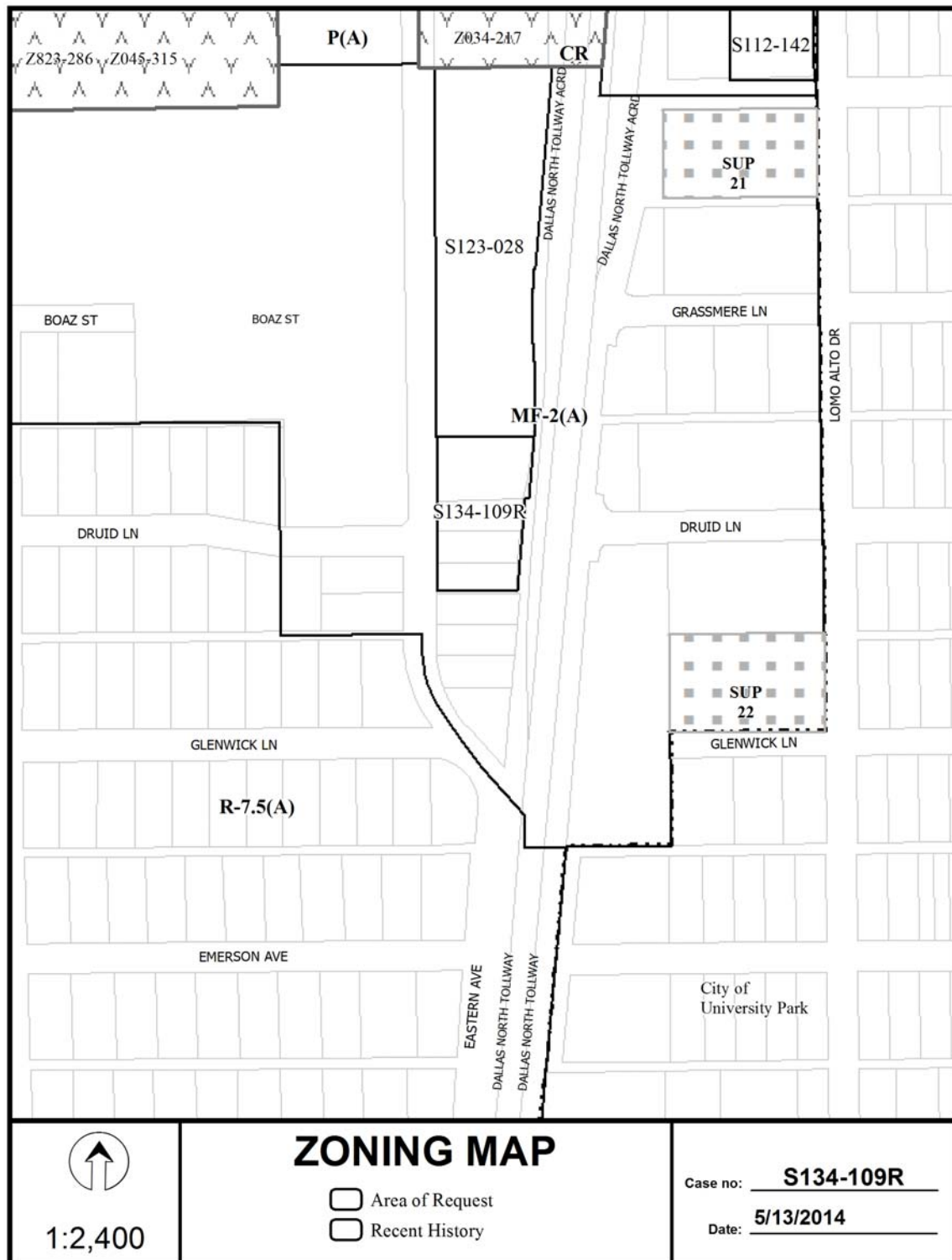
SUBDIVISION HISTORY:

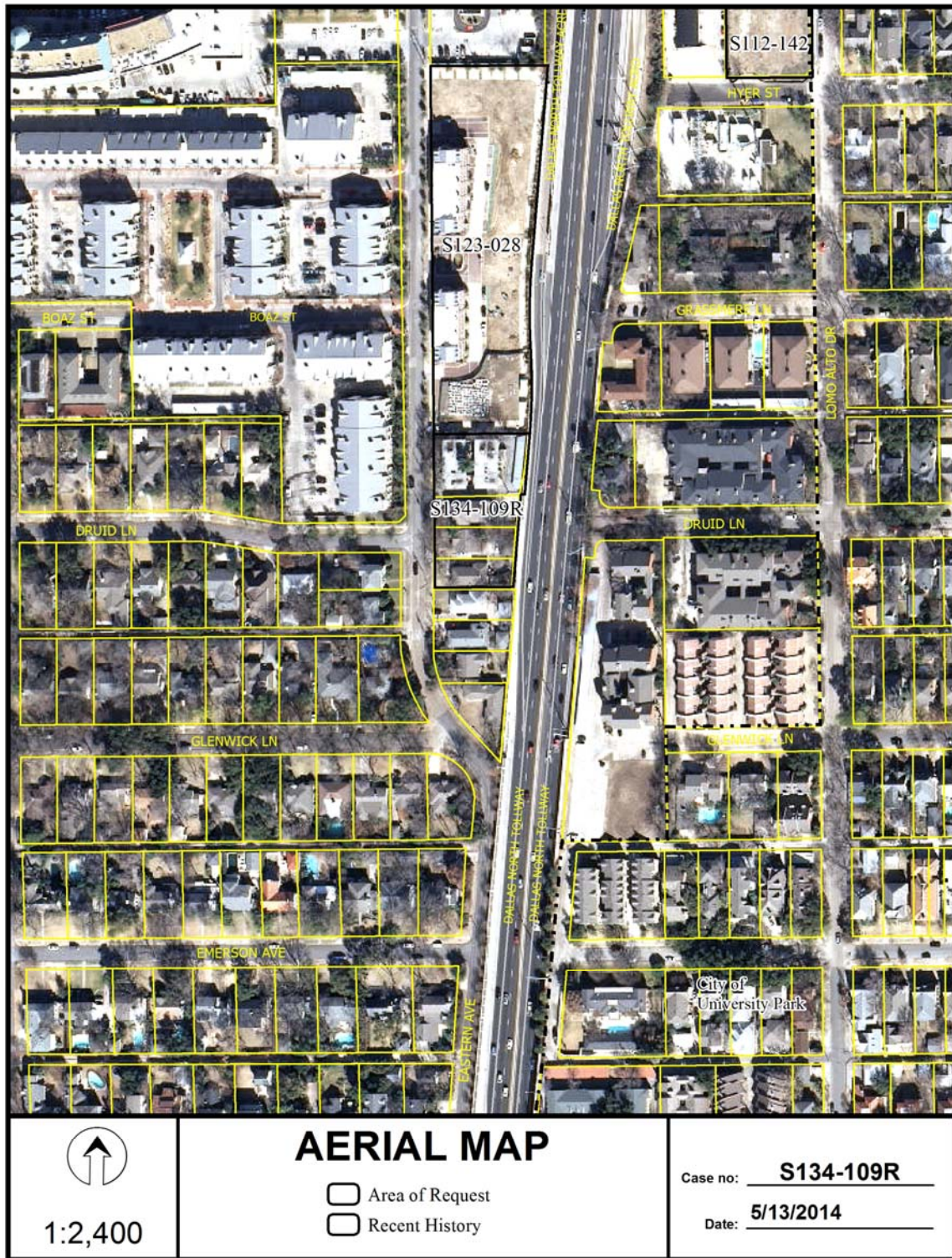
1. S134-109 was an application for the current request to replat a 0.664-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part Lot 1 in City Block 1/5695 into one lot on property located at 7602, 7606 and 7526 Eastern Avenue, south of Lovers Lane and was approved on April 17, 2014 and has not been recorded.
2. S123-028 was an application to create one 1.168-acre lot, and one 1.151-acre lot from a 2.319 acre tract of land in City Block 3/5687 on property located on Eastern Avenue between Emerson Street and Lovers Lane. The request was approved on December 6, 2012 and has not been recorded.

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 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 Eastern Avenue.
15. 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.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat identify the property as Lot 19A in City Block 3/5687.





CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-142**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 2204 Fitzhugh Avenue north of Deere Street.**DATE FILED:** April 23, 2014**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.620-Acres **MAPSCO:** 35Z**APPLICANT/OWNER:** Baldwin Associates/Larkspur Ivy II L.P.

REQUEST: An application to replat a 0.620-acre tract of land containing all of Lots 20, 21 and 22 in City Block D/1990 into 17 Shared Access Development ranging lots ranging in size from 1267 square foot to 2675 square foot on property located at 2204 Fitzhugh Avenue north of Deere Street.

SUBDIVISION HISTORY:

1. S134-035 was an application to replat 0.413-acre lot containing all of Lots 1 and 2 in City Block D/1990 into an 11 lot shared access development with lots ranging in size from 1,375 square feet to 2,125 square feet on property located at 2207 Bennett Avenue. The application was approved on January 23, 2014 and has not been recorded.
2. was an application on the northwest side Bennett Avenue to replat a 4.4561 acre tract of land containing all of Lots 3 through 23 and a proposed 20 foot wide alley to be abandoned in City Block C/1990 into one lot located on Capitol Avenue between Bennett Avenue and Garret Avenue? The application was approved on April 19, 2012 and has not been recorded.

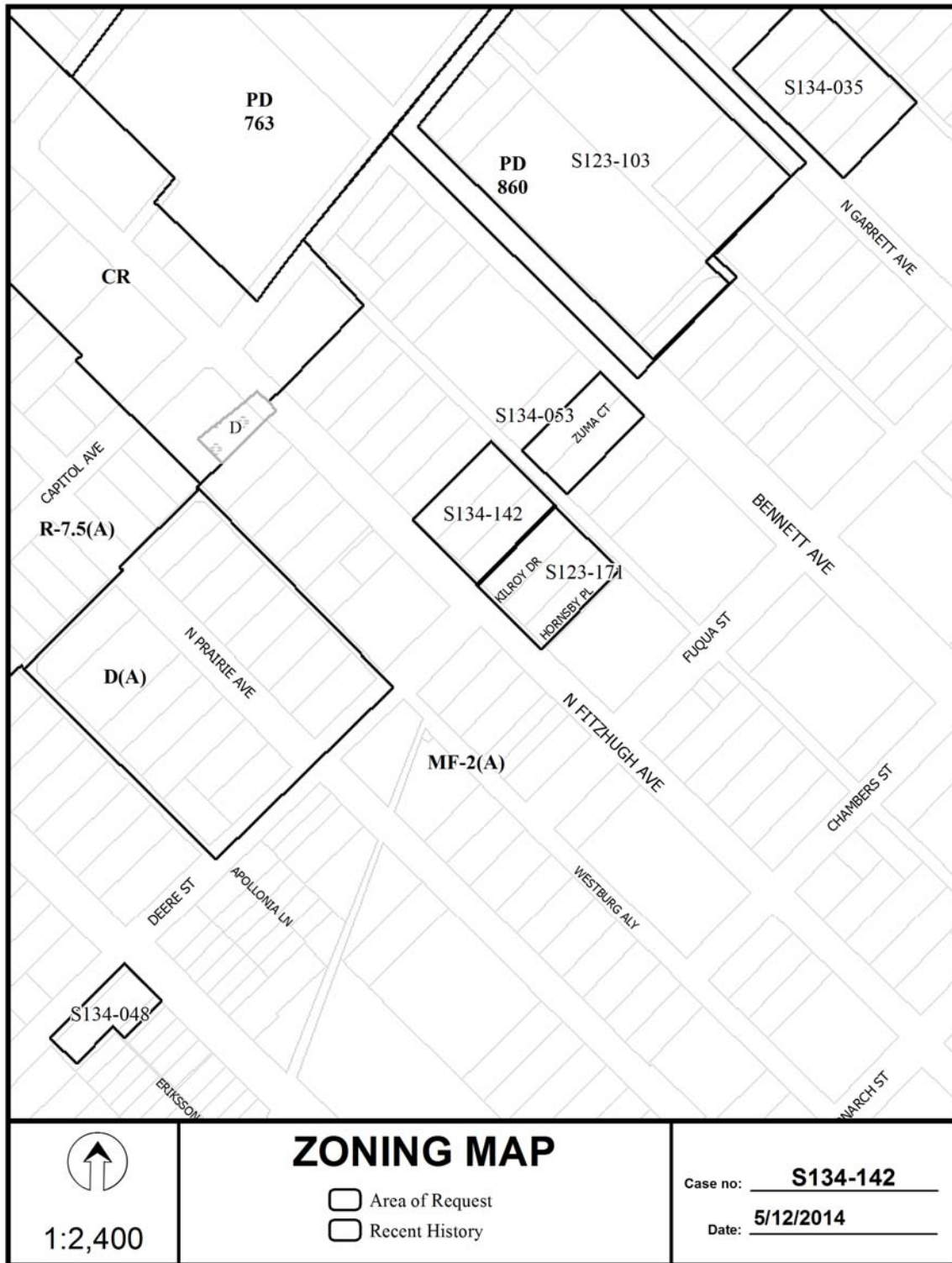
STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

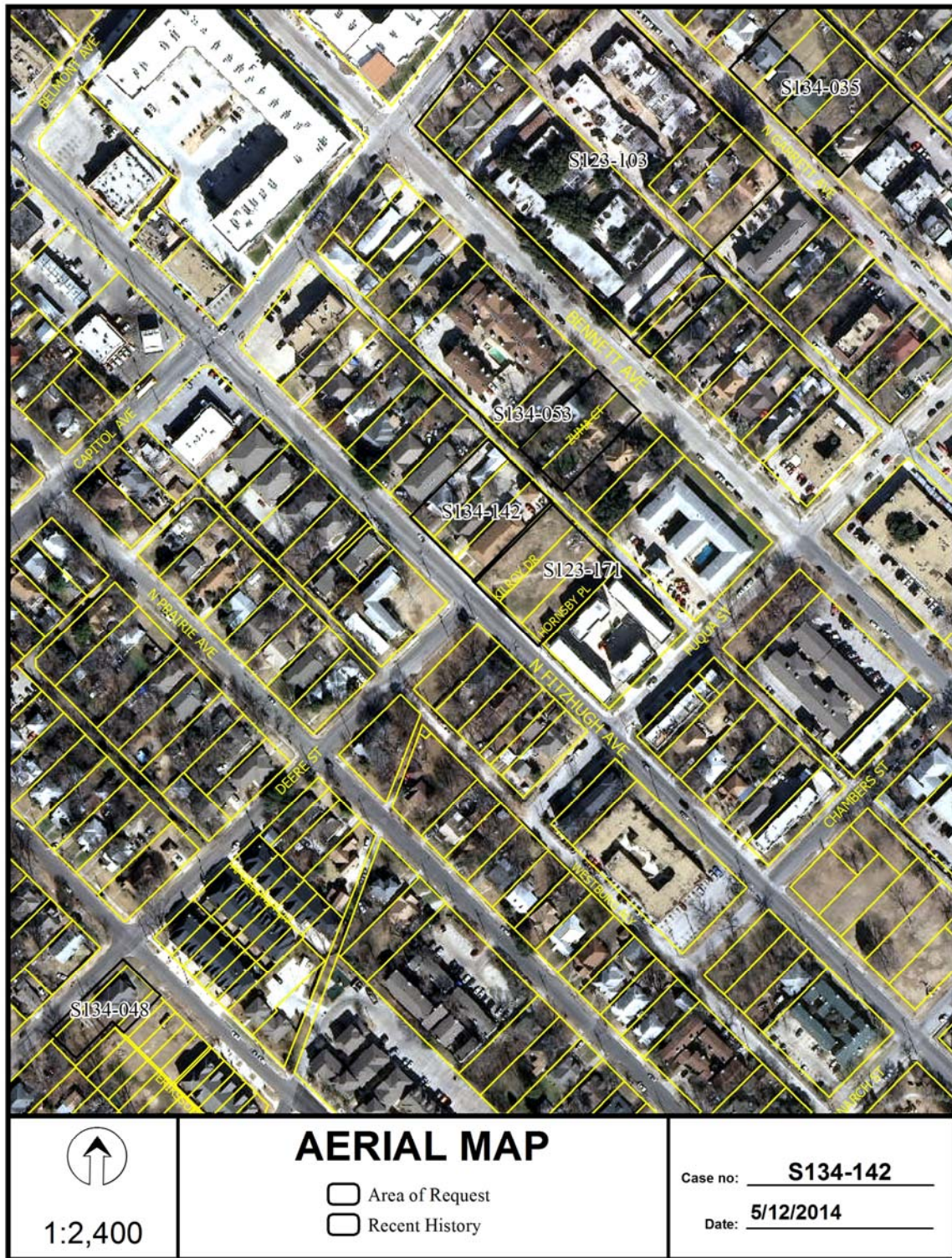
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.

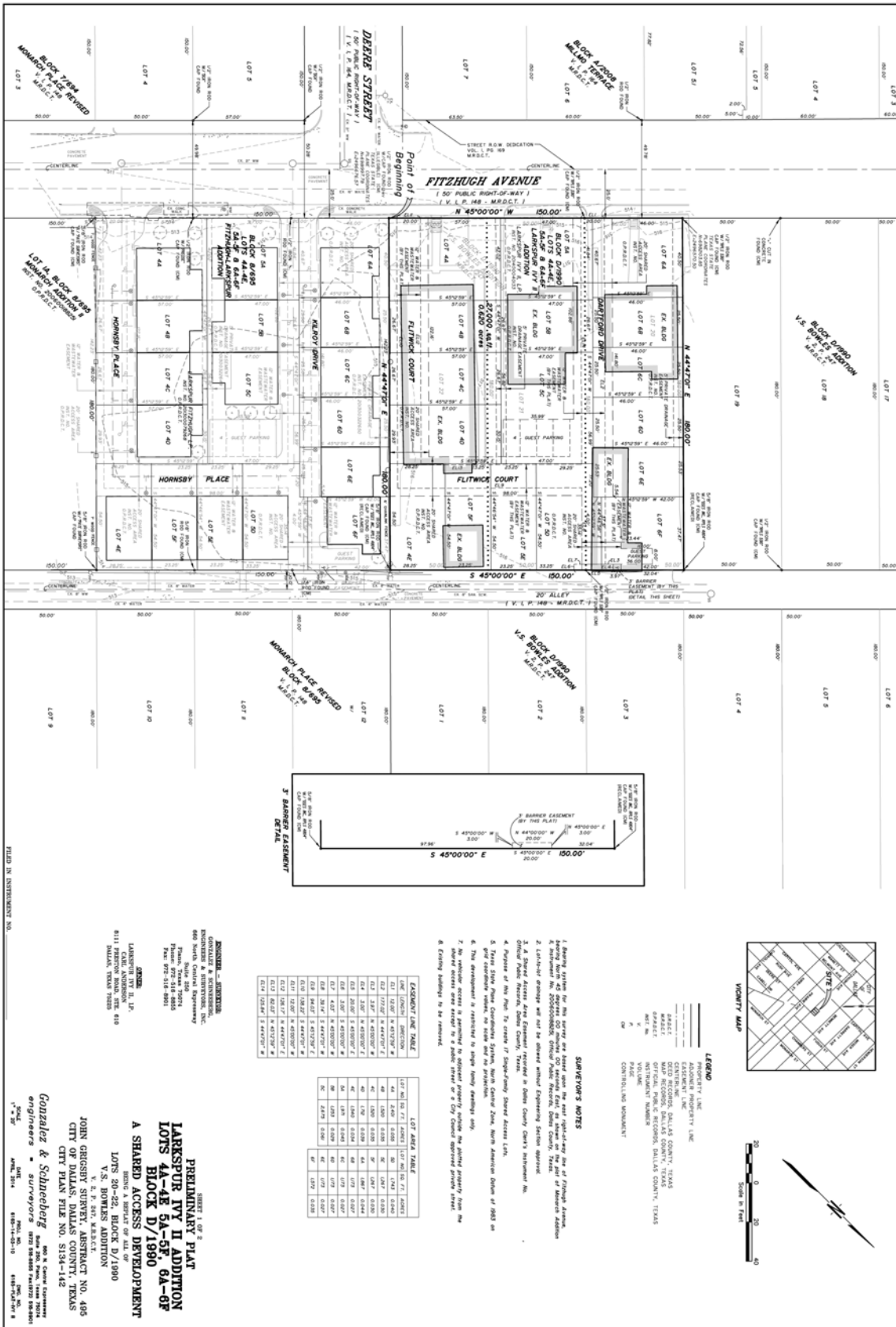
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A 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 17.
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 Fitzhugh Avenue.
14. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
15. On the final plat show how all adjoining right-of-way was created.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
17. Water/wastewater main extension is required by Private Development Contract.
18. Must comply with Dallas water utilities standards for a construction of water and wastewater in a shared access development.
19. The shared access area must front a minimum width of 20 feet on Live Oak Street.
20. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
21. 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.
22. 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.

23. 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.
24. 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.
25. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
26. 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.
27. Include the words "Shared Access Development" in the title block of the final plat. Add a note to the final plat stating "This development is restricted to single family dwellings only."
28. The final plat shall limit the number of lots to a maximum of 17 single family lots.
29. 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.
30. 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."
31. If a guard house is provided, it must be at least 30 feet from the shared access entry point.
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
33. 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.
34. On the final plat inset guest parking to allow 22 feet of maneuvering behind the 18 foot parking spaces.
35. On the final plat identify the property as Lots 20 A through F, 21 A through F and 22 A through F in City Bock D/1990.
36. Prior to final plat contact the Street Name Coordinator as to selecting appropriate name for the shared access easement.







CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-143**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 9000 Vantage Point Drive.**DATE FILED:** April 23, 2014**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 6.7597-Acres **MAPSCO:** 16V**APPLICANT/OWNER:** LBJ Station Ltd.

REQUEST: An application to create a 6.7597-acre tract of land in City Block 8408 into one lot on property located at 9000 Vantage Point Drive.

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

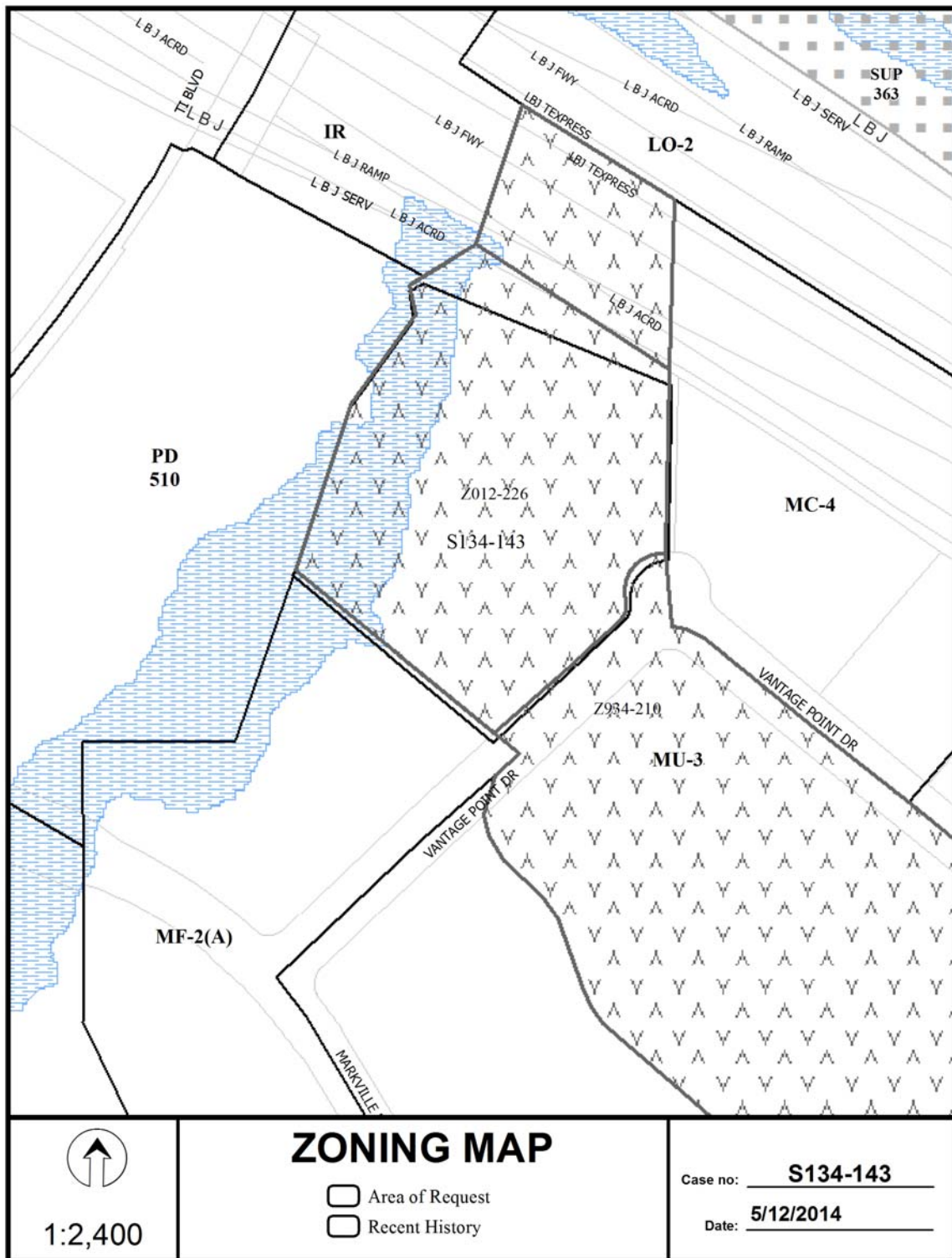
STAFF RECOMMENDATION: The request complies with the requirements of MU-3 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

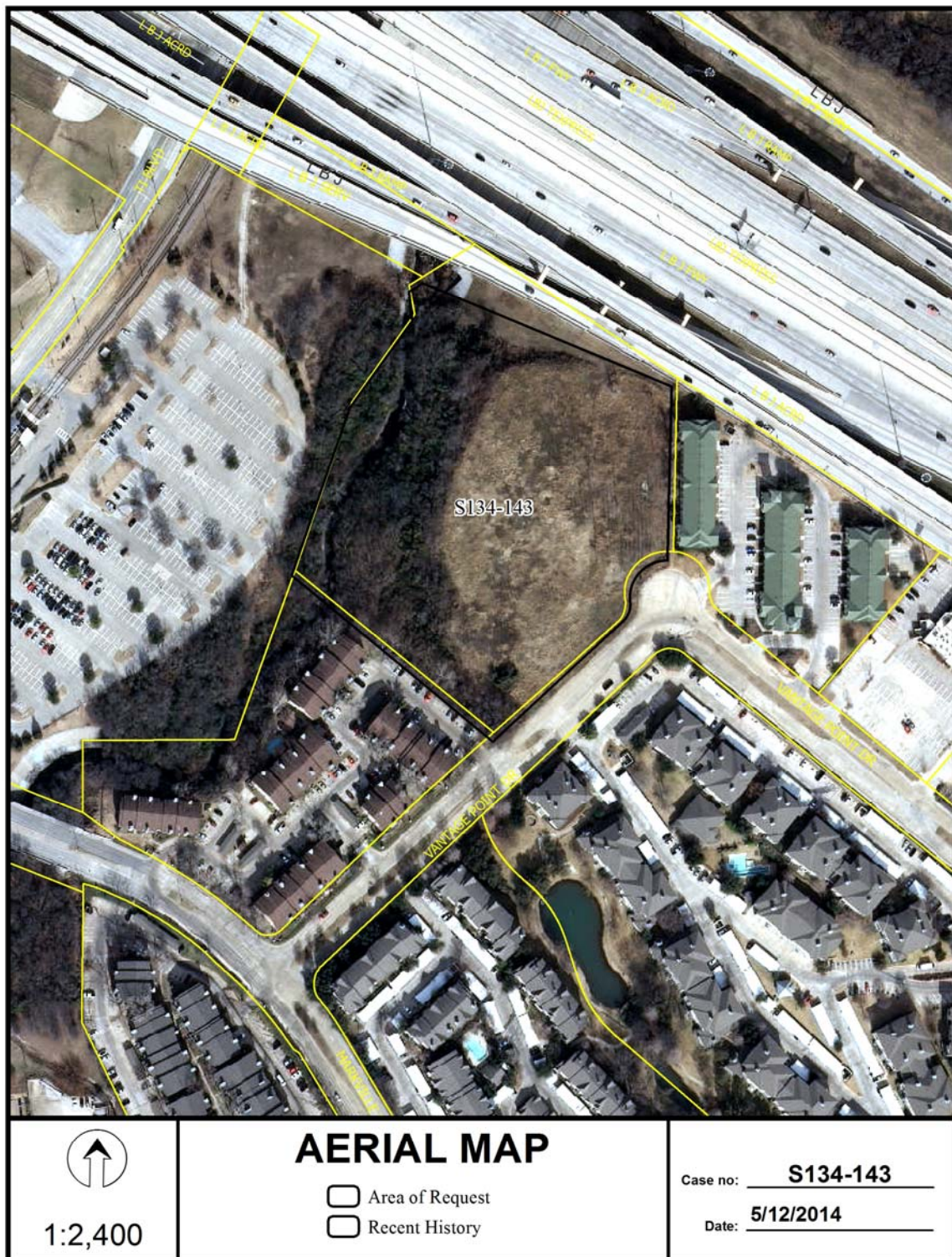
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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

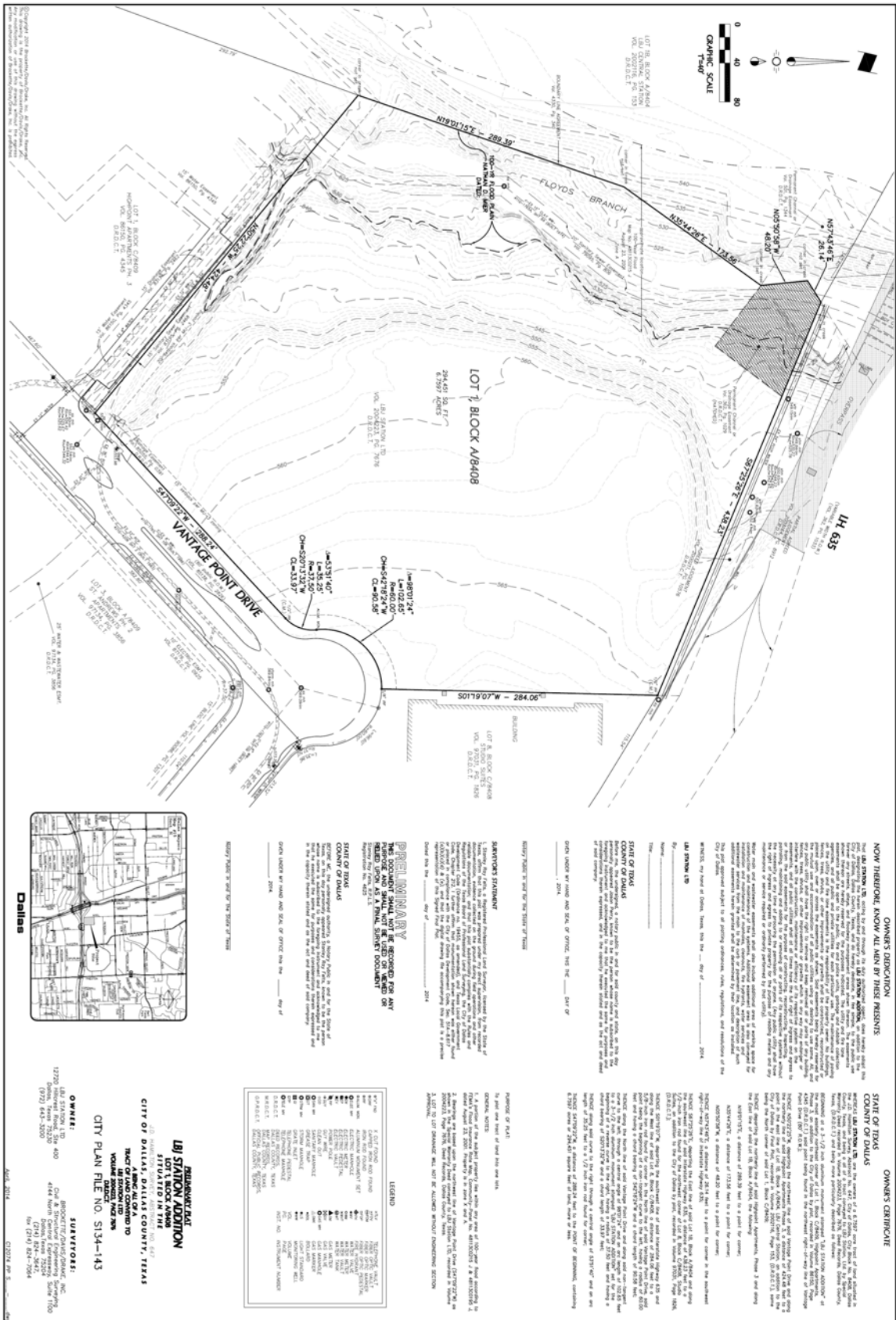
must be verified by the Chief City Surveyors Office in the Public Works Department.

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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
13. On the final plat add a note stating: "access to Lyndon B. Johnson Freeway/Interstate Highway No. 635 requires TXDOT approval."
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. On the final plat show how all adjoining right-of-way was created.
22. On the final plat monument all set corners per the monumentation ordinance.
23. 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.
24. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
25. Water/wastewater main extension may be required by Private Development Contract.
26. On the final plat identify the property as Lot 9 in City Block C/8408.

27. On the final plat add a label for "Lyndon B. Johnson Freeway" in the same right of way as "Interstate Highway No. 635.
28. On the final plat add an additional "Vantage Point Drive" label for its northwest to southeast alignment.







CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-144**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** northwest corner of Mockingbird Lane and Aubrey Avenue**DATE FILED:** April 24, 2014**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 11.260-Acres **MAPSCO:** 34K**APPLICANT/OWNER:** Robert Dorsey/Southwest Airline Co.

REQUEST: An application to replat a 11.260-acre tract of land containing all of Lots 1 through 20 in City Block 3/2574, part of Lot 3 and all of Lots 4 through 19 , Lot 21 and part of Lot 22 in City Block 4/2575, Lot 3 and all of Lots 4 through 7 in City Block 5/2576, all of lot 8A in City Block 5/2576, a portion of Ralston Avenue and a portion of Waddell Avenue into one lot on property located on the northwest corner of Mockingbird Lane and Aubrey Avenue

SUBDIVISION HISTORY:

1. S101-117 was an application to replat an approximate 1,278 acre tract of land containing multiple blocks to create three lots on property generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive and Shorecrest Drive and known as Dallas Love Field Airport. The request was approved on July 7, 2011 and has not been recorded.

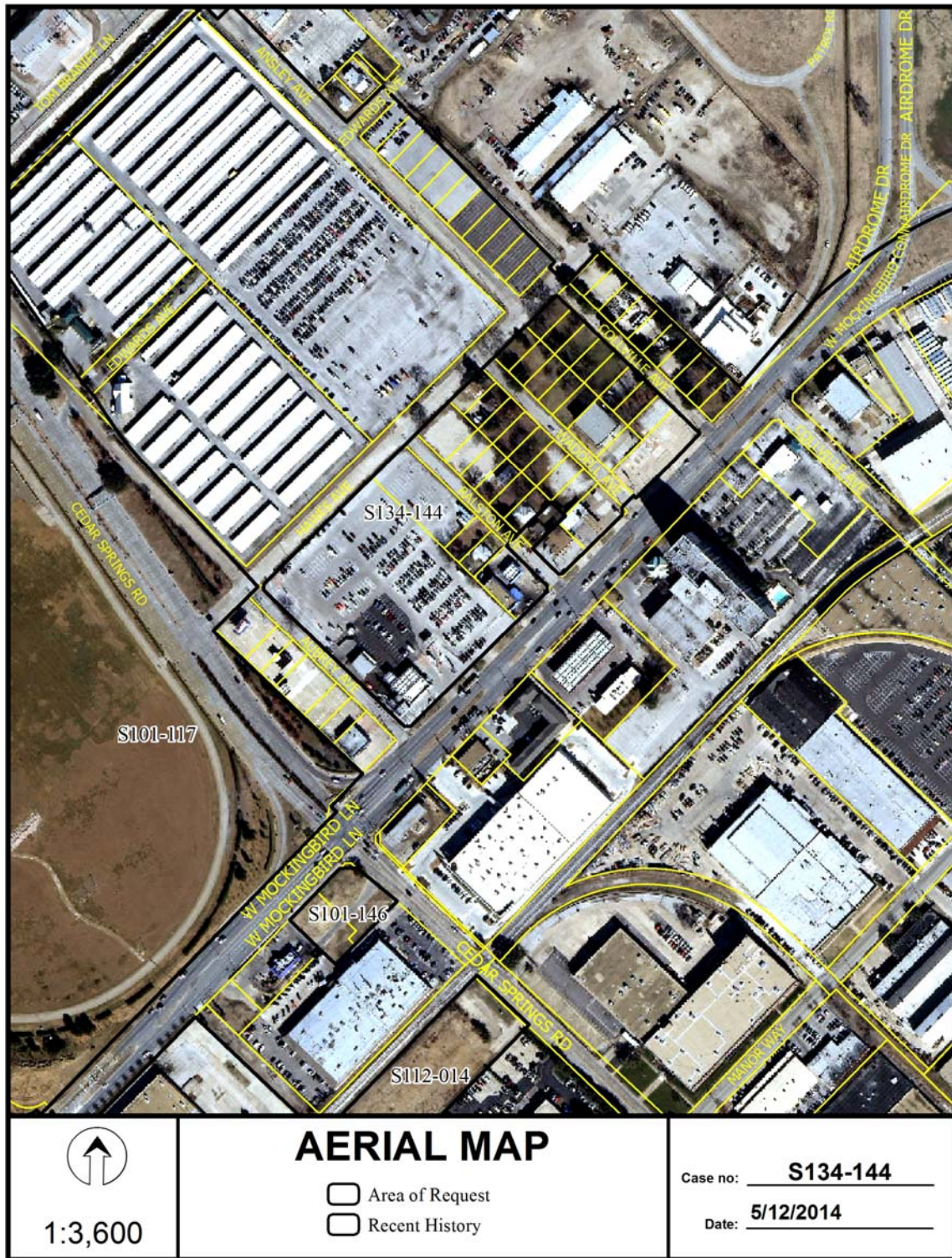
STAFF RECOMMENDATION: The request complies with the requirements of IR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
14. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Ralston Avenue.
15. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Aubrey Avenue.
16. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Collville Avenue.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at Ralston Avenue and Mockingbird Lane.
18. On the final plat dedicate a 10 foot by 10 foot corner clip at Collville Avenue and Mockingbird Lane.
19. On the final plat dedicate a 10 foot by 10 foot corner clip at Collville Avenue and Hawes Avenue
20. On the final plat, include a note that the site is within the 70 Ldn contour of Dallas Love Field and that this noise level may require special construction standards for certain uses per the building code.
21. On the final plat show how all adjoining right-of-way was created.

22. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
23. On the final plat require Dart to sign off on the plat and dedicates there tracts as street right-of-way.
24. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
25. 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.
26. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
27. Water/wastewater main extension and/or abandonment is required by Private Development Contract.
28. On the final plat change "Aubrey Street" to "Aubrey Avenue" as originally named by plat of Cedar Spring Park.
29. On the final plat change "Ansley Street" to "Ansley Avenue", (formerly Allen Avenue, changed by Dallas County Commissioners' court order 1933-0319.
30. On the final plat identify the property as Lot 1A in City Bock 3/2574.





CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-146**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 1928 North St. Augustine Road**DATE FILED:** April 24, 2014**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.591-Acres **MAPSCO:** 59K**APPLICANT/OWNER:** Iglesia Evangelica Pentecostes El Shaddai

REQUEST: An application to replat a 1.59-acre tract of land containing all of Lots 3 and 4 in City Block 1/6709 into one lot on property located at 1928 North St. Augustine Road north of Limestone Drive

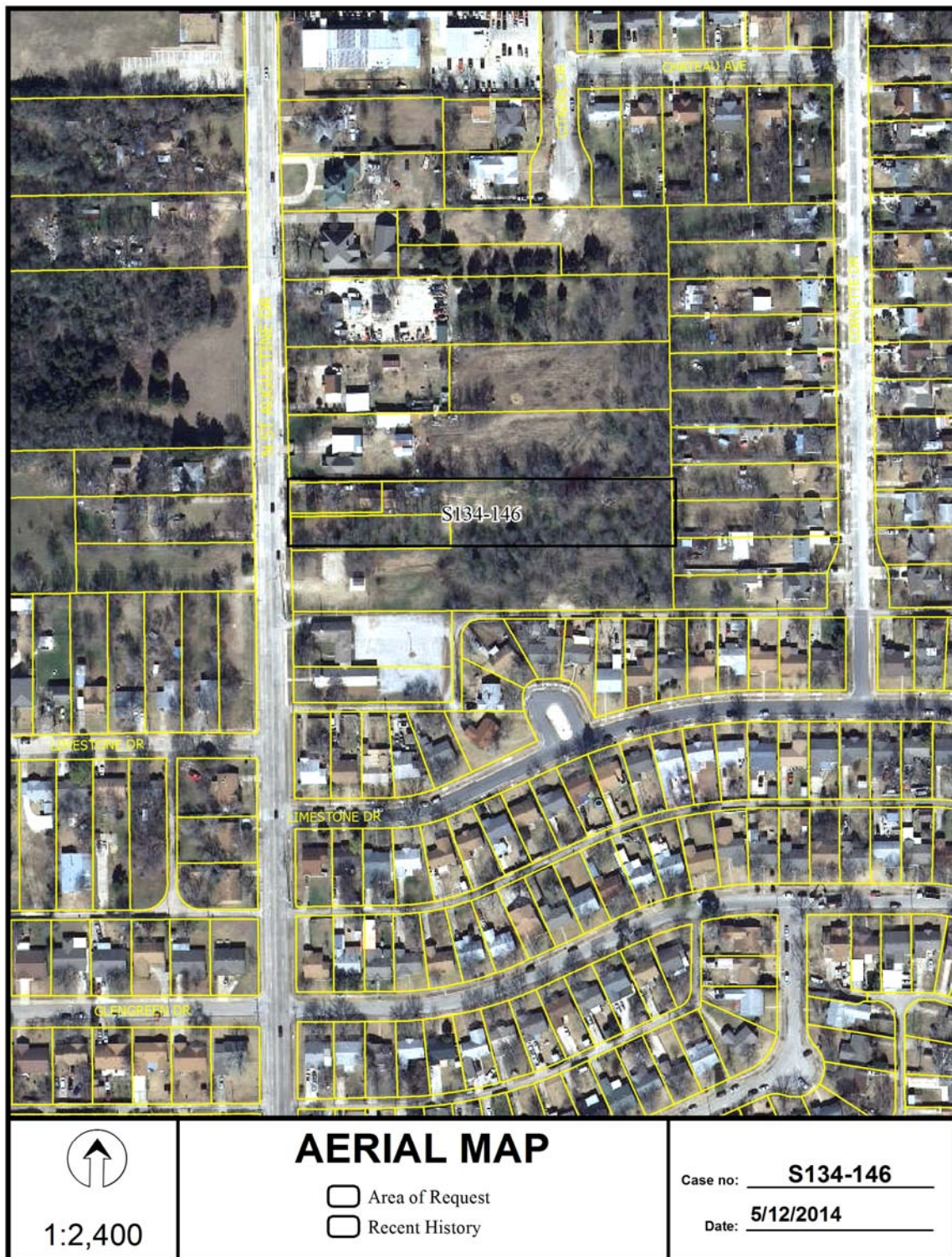
SUBDIVISION HISTORY: There has been no recent plat activity within close proximity to this request.

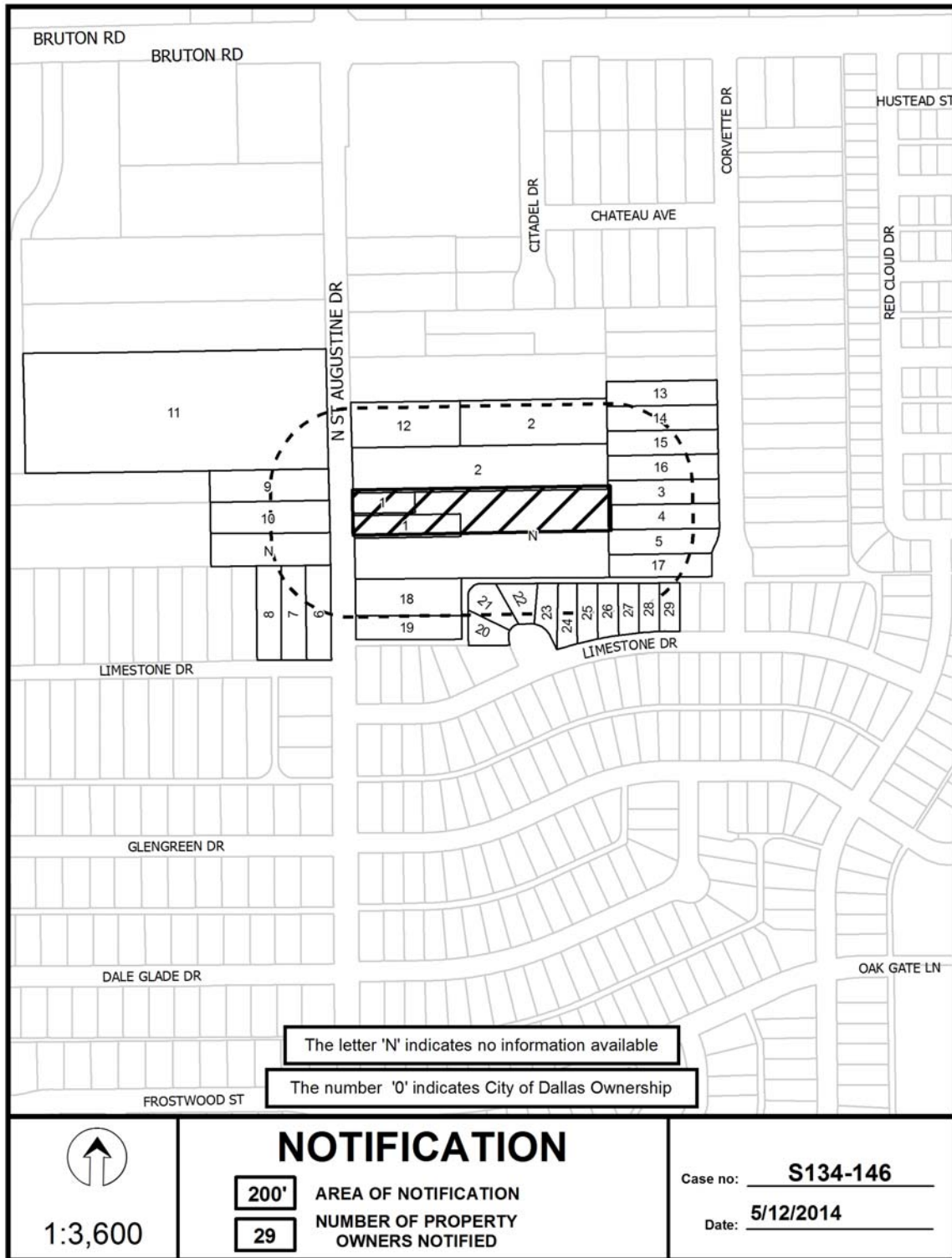
STAFF RECOMMENDATION: The request complies with the requirements of R-7.5(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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 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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Division approval."
14. On the final plat monument all set corners per the monumentation ordinance.
15. On the final plat list the utility easements as retained within alley abandonments when stated in the abandonment ordinance.
16. Abandonment must be recorded through Real Estate not by plat. On the final plat note the alley abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .
17. 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.
18. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
16. Water main extension may be required by Private Development Contract.
17. On the final plat identify the property as Lot 3A in City Block 1/6709.







Notification List of Property Owners**S134-146****29 Property Owners Notified**

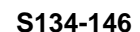
Label #	Address	Owner
1	1932 ST AUGUSTINE RD	DAVE NOELL
2	1944 ST AUGUSTINE RD	VACIO DIMAS CASTRO
3	2015 CORVETTE DR	ESTRADA CESAR A
4	2011 CORVETTE DR	ALCAZAR IDELMIRA R &
5	2007 CORVETTE DR	FIERRO RUBEN
6	9549 LIMESTONE DR	TRUSTEES OF PLEASANT ZION MISSIONARY BAPTIST CHUR
7	9545 LIMESTONE DR	MA LEG PARTNERS 4
8	9541 LIMESTONE DR	JACKSON CHARLOTTE
9	1933 ST AUGUSTINE RD	LARA JOSE LUIS
10	1927 ST AUGUSTINE RD	SALAZAR MIGUEL A
11	1953 ST AUGUSTINE RD	MARSAW BELINDA
12	1946 ST AUGUSTINE RD	RAMIREZ ENRIQUE & MARIA DEJESUS RAMIREZ
13	2035 CORVETTE DR	RANGEL ELEUTERIO CASTRO
14	2031 CORVETTE DR	PARRA JUAN S & CLEOTILDE C
15	2027 CORVETTE DR	SAMAMIEGO MARIA
16	2021 CORVETTE DR	ZAMORA GILBERTO
17	2003 CORVETTE DR	BARRIENTOS JUAN F
18	1910 ST AUGUSTINE RD	TRUSTEES OF PLEASANT ZION MISSIONARY BAPT CHURCH
19	1906 ST AUGUSTINE RD	PLEASANT ZION CHURCH % A C TONEY ETAL TRUSTEES
20	9641 LIMESTONE DR	HERNANDEZ ELIZABETH P
21	9645 LIMESTONE DR	RHODES LESLIE
22	9651 LIMESTONE DR	NUNEZ JESUS ANTONIO
23	9655 LIMESTONE DR	RUIZ JUAN & MARIA ELENA
24	9661 LIMESTONE DR	STEWART JOHN
25	9665 LIMESTONE DR	TURNER GEORGIA N
26	9671 LIMESTONE DR	VENEGAS MARCELO V & VENEGAS EVA

City of Houston, Texas, Department of Public Works, Engineering Division, Planning and Development Section, 1500 West Loop South, Suite 1000, Houston, Texas 77056-1500, (713) 858-1500, www.houstontx.gov

Monday, May 05, 2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9675 LIMESTONE DR	POWELL JIM
28	9681 LIMESTONE DR	CABRALES ARON
29	9685 LIMESTONE DR	JONES WILLIE C & PRINCELLA

Monday, May 05, 2014



CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-147**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 6243 Forest Lane**DATE FILED:** April 23, 2014**ZONING:** PD 71, Subarea B**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 1.976-Acres **MAPSCO:** 15Y**APPLICANT/OWNER:** J.P. Morgan Chase Bank, N.A., Trustee of the Perry Ross Zumwalt Trust and Frank Opitz

REQUEST: An application to replat a 1.976-acre tract of land containing all of Lot 1 in City Block 46/7460 into six lots ranging in size from 12,733 square feet to 15,608 square feet on property located at 6243 Forest lane .

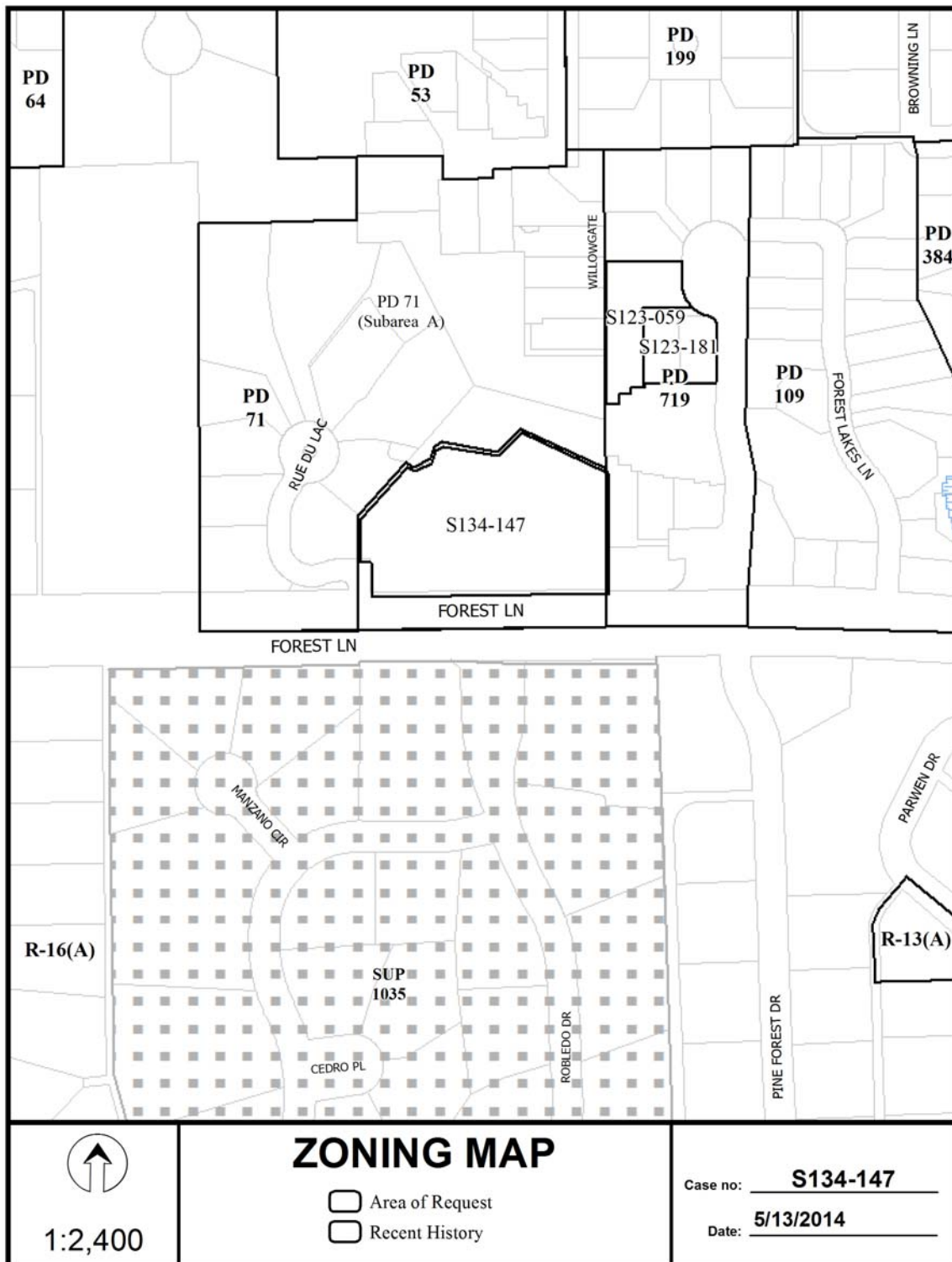
SUBDIVISION HISTORY: There has been no recent plat activity within close proximity to this request.

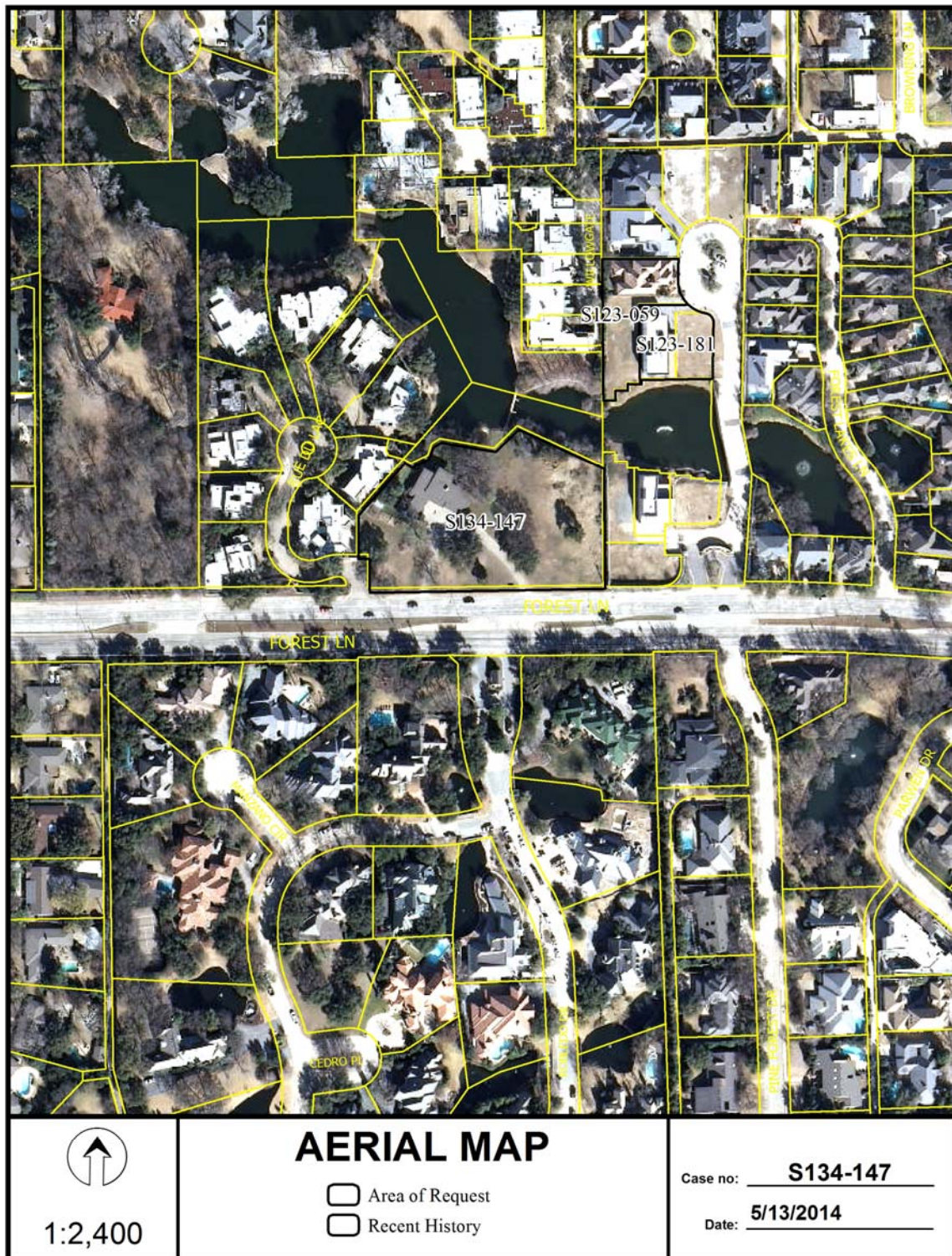
STAFF RECOMMENDATION: The request complies with the requirements of PD 71, Subarea B zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

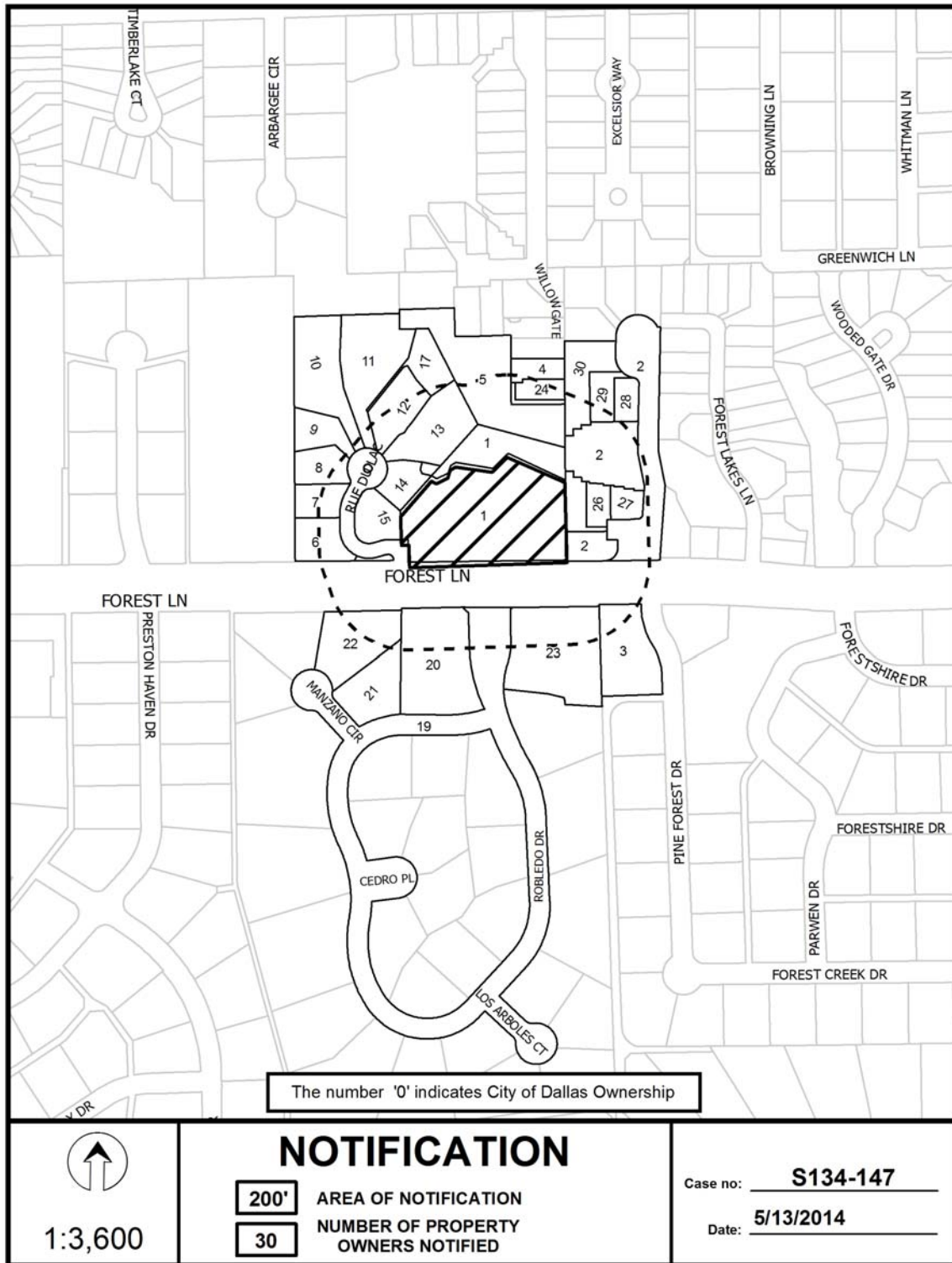
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 6.
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 60 feet of right-of-way from the established center line of Forest Lane.
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. On the final plat show how all adjoining right-of-way was created.
22. On the final plat monument all set corners per the monumentation ordinance.
23. Prior to final plat access easement must be recorded by separate instrument.
24. On the final plat choose a different addition name.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. 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.
27. Water/wastewater main extension is required by Private Development Contract.
28. On the final plat change "15 foot Building line" to "18 foot Building Line" as required by PD 71, Subarea B.

29. ON FINAL PLAT Change "RU DU LAC" to "RUE DU LAC".
30. On the final plat change "Robledo" to "Robledo Drive".
31. On the final plat identify the property as Lots 1A through 1F in City Block 46/7460.
32. Real Estate require release for 10 foot sanitary sewer easement. On the final plat note the sanitary sewer easement abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .







5/13/2014

Notification List of Property Owners

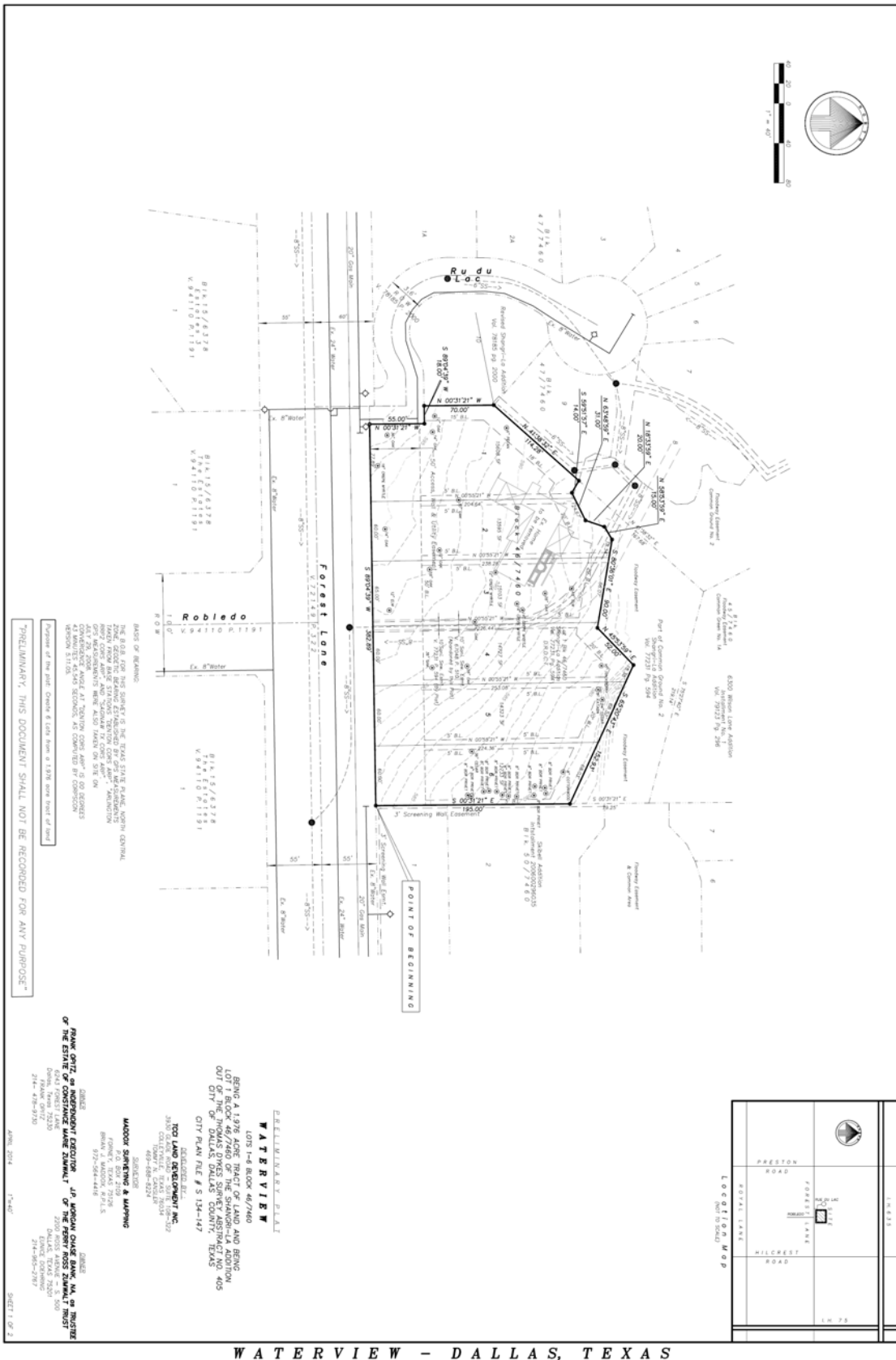
S134-147

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6243 FOREST LN	ZUMWALT CONSTANCE MARIE
2	4 WINDING LAKE DR	6300 FOREST LANE LLC
3	11727 PINE FOREST DR	JABBOUR RAMSEY E & MARY E
4	6298 WILLOWGATE LN	SHELDON ROY G & LYNNE B
5	6243 FOREST LN	WOLLOWGATE HOMEOWNERS ASSOCIATION
6	1 RUE DU LAC ST	WEST JOHN H & JOY T
7	2 RUE DU LAC ST	BRAND JAKE LOGAN JR & NANCY H TR BRAND F
8	3 RUE DU LAC ST	GUTOW WILLIAM R & BARBARA A GUTOW
9	4 RUE DU LAC ST	CARPENTER RAYMOND P
10	5 RUE DU LAC ST	CHILTON JOHN P & SHIRLEY P
11	6 RUE DU LAC ST	DRYDEN JOHN S & JUDITH S DRYDEN
12	7 RUE DU LAC ST	WALKER NORMA PETERSON
13	8 RUE DU LAC ST	RICHARDSON LORI JILL GROVES & JAMES CHAR
14	9 RUE DU LAC ST	NOBLE PETER E & JUDY H
15	10 RUE DU LAC ST	BOGNER PHILLIP A & VICTORIA L
16	6200 FOREST LN	SHANGRILA HOMEOWNERS ASSOC
17	6200 FOREST LN	SHANGRI LA HOMEOWNERS ASSN @ JOHN H WEST
18	6200 FOREST LN	SHANGRILA HOMEOWNERS ASSOC
19	6200 ROBLEDO DR	LOS ARBOLES HOMEOWNERS %SBB MGMT COMPANY
20	31 ROBLEDO DR	MORRISON BEVERLY TR JIMMY D TAYLOR TRUSE
21	29 ROBLEDO DR	PHIPPS CHARLES H &
22	2 MANZANO CIR	GOULD MARY FAYE
23	1 ROBLEDO DR	WHIDDON JAMES N
24	6299 WILLOWGATE LN	VICTOR F GRANT & JULIANNE K FAMILY LIVIN
25	2 WINDING LAKE DR	LEVY DAVID PODOLSKY % BAIN & COMPANY INC
26	5 WINDING LAKE DR	SAADI PAUL D

5/13/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4 WINDING LAKE DR	YIU RONALD K &
28	9 WINDING LAKE DR	RUDMAN BRIAN D & CHRISTINA TEBBE HARRIS
29	11 WINDING LAKE DR	RUDMAN BRIAN D & TEBBEHARRIS CHRISTINA
30	15 WINDING LAKE DR	STEPHAN MICHEL & NAYLA



CITY PLAN COMMISSION**THURSDAY, May 22, 2014****FILE NUMBER:** S134-149**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 5423 Park Lane**DATE FILED:** April 24, 2014**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.377-Acres **MAPSCO:** 25N**APPLICANT/OWNER:** Harlan B. and Amy B. Korenvaes and Woodlawn Investment, LLC

REQUEST: An application to replat a 2.377-acre tract of land into one lot in City Block 2/5590 on property located at 5423 Park Lane.

SUBDIVISION HISTORY:

1. S112-117 was an application to replat a 6.085 acre tract of land containing all of Lot 1D, all of Lot 8, and part of Lot 2 in City Block 6/5596 to create one lot on property bounded by Park Lane, Hollow Way Road, and Alva Court. The request was recorded on July 21, 2013.

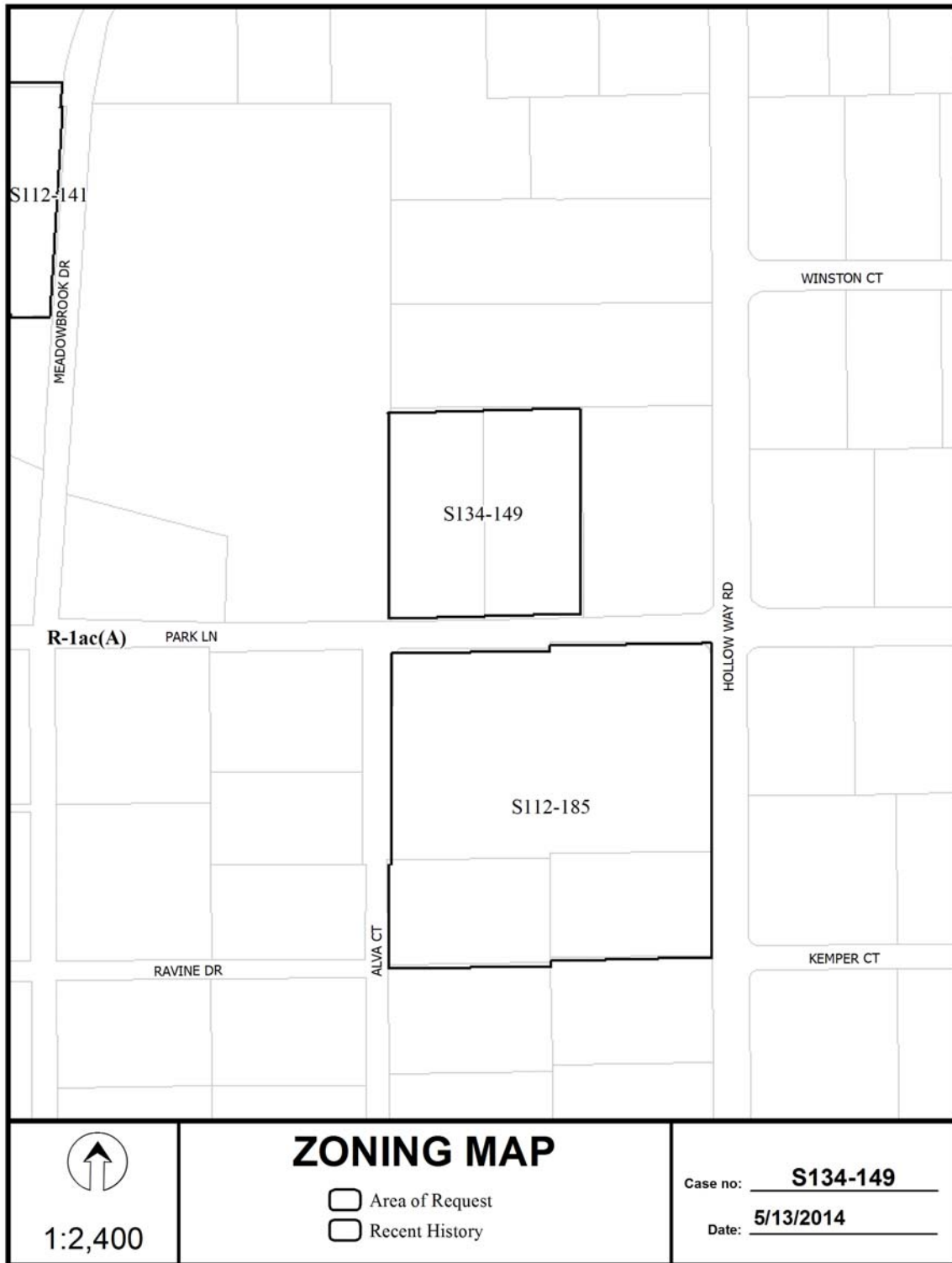
STAFF RECOMMENDATION: The request complies with the requirements of R-1ac(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

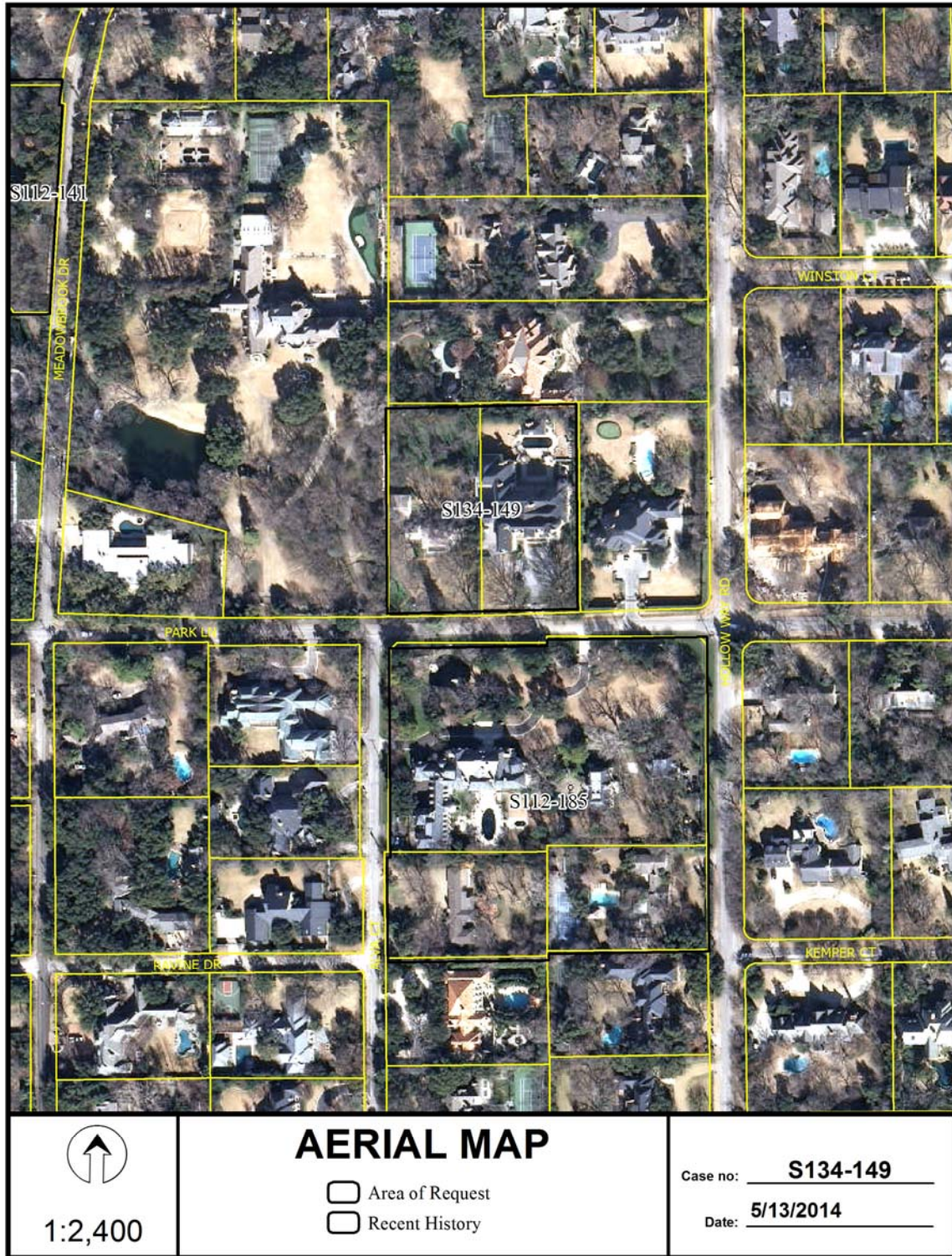
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.

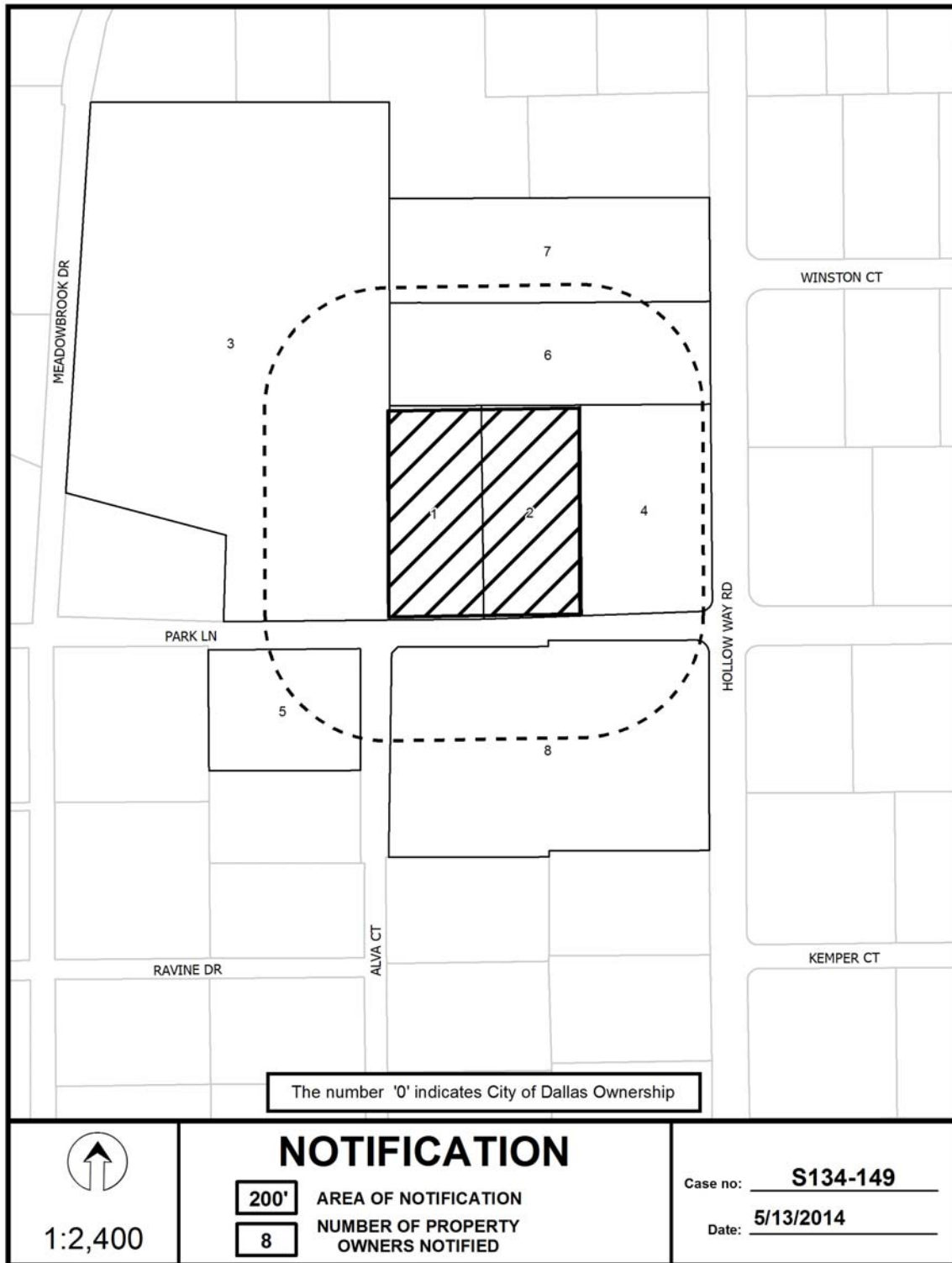
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. 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 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 25 feet of right-of-way from the established center line of Park Lane.
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. On the final plat show the recording information on all existing easements within 150 feet of the property.
22. On the final plat two control monuments must be shown.
23. On the final plat choose a different addition name.
24. 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.
25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20

feet for water or wastewater and is 25 feet for an easement having both water and sewer.

26. New water and/or wastewater easements need to be shown.
27. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
28. On the final plat identify the property as Lot 1 in City Bock 2/5590.







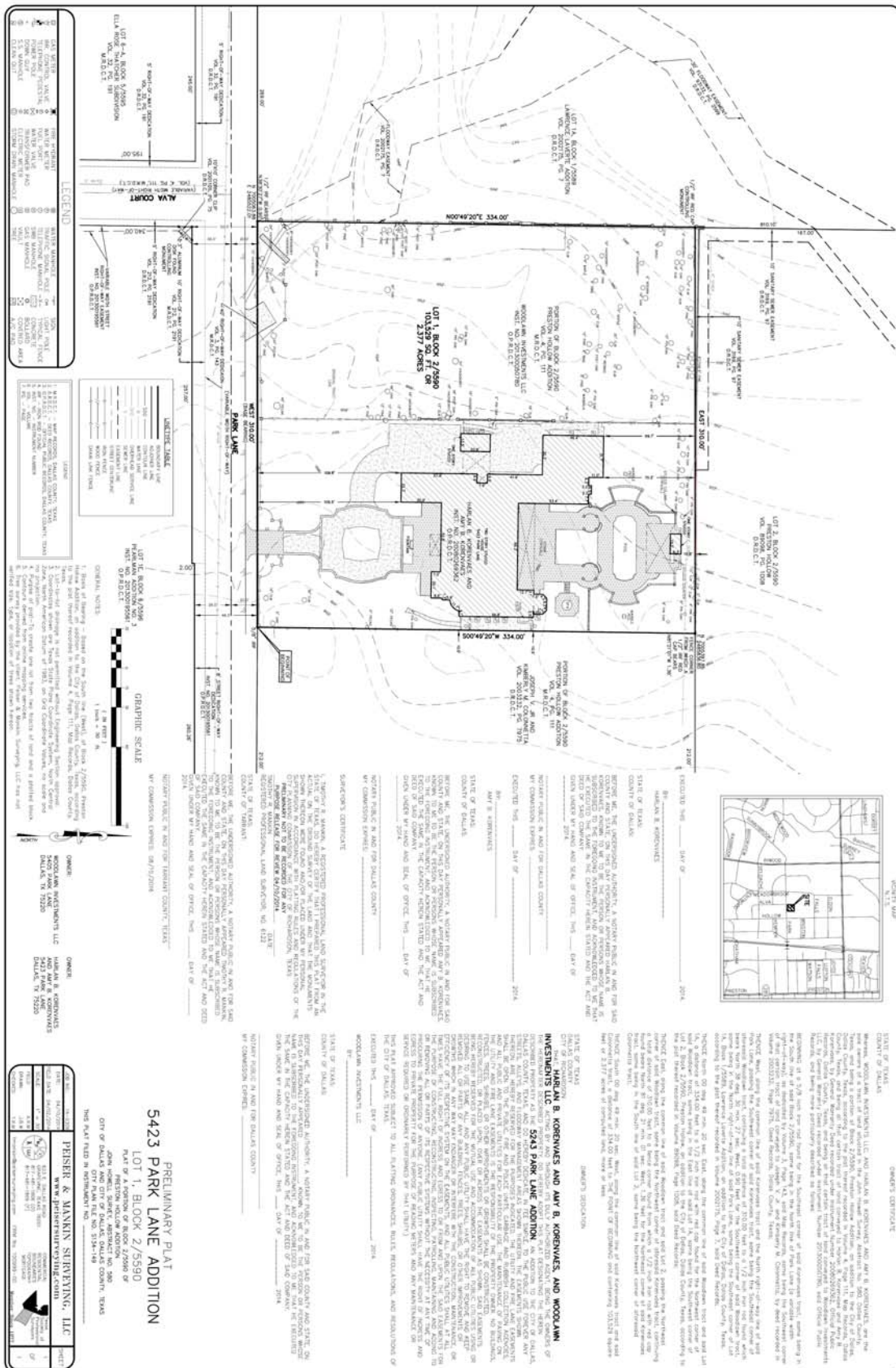
5/5/2014

Notification List of Property Owners

S134-149

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5405 PARK LN	WOODLAWN INVESTMENTS LLC
2	5423 PARK LN	KORENVAES HARLAN B & AMY B
3	5323 PARK LN	WARREN KELCY
4	5435 PARK LN	COLONNETTA JOSEPH V JR & KIMBERLY M COLO
5	5330 PARK LN	TAYLOR WALTER L
6	9639 HOLLOW WAY RD	RIPPETO J DOUGLAS & VICKI J
7	9701 HOLLOW WAY RD	SMITH JAMES C TR & CYNTHI HIGH TIDE TRUS
8	5404 PARK LN	PEARLMAN ELAINE



CITY PLAN COMMISSION**THURSDAY, MAY 22, 2014****FILE NUMBER:** S134-150**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 6406 Prestonshire Lane**DATE FILED:** April 25, 2014**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.4132-acre **MAPSCO:** 25Q**APPLICANT/OWNER:** Red Oak Equities, LTD

REQUEST: An application to remove the existing 30 foot platted building line along the west line of Edgemere Road on a 0.4132-acre tract of land containing all of Lot 1 in City Block 4/5475 on property located at 6406 Prestonshire Lane.

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

DATES NOTICES SENT: 17 notices were sent to property owners within 200 feet of property on May 6, 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:

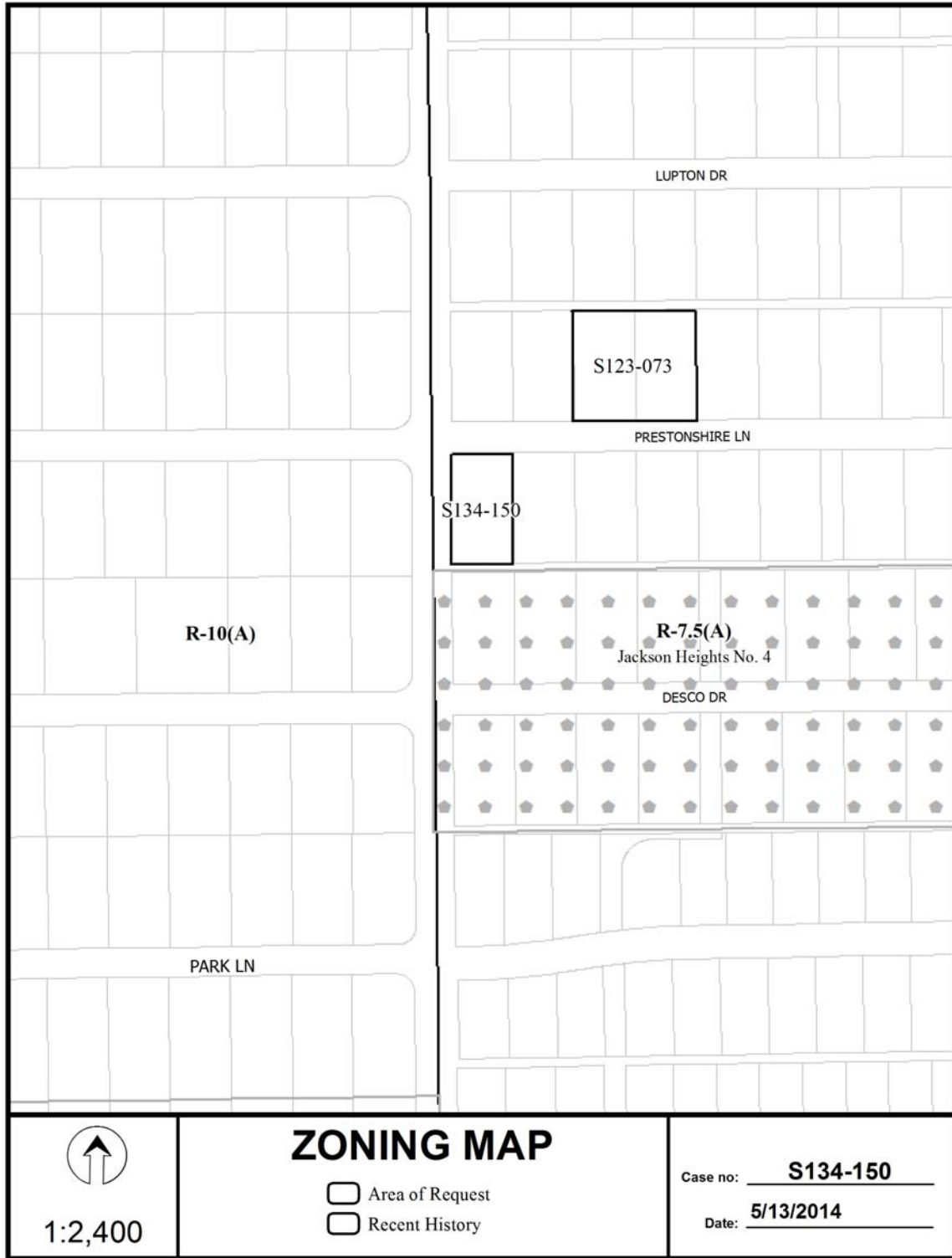
- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:
 - “(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”
 - The removal of the 30 foot building line along Edgemere Road will allow the side yard setback of 5 feet in the R-7.5(A) to take precedence for new development.
 - “(ii) be contrary to the public interest;”

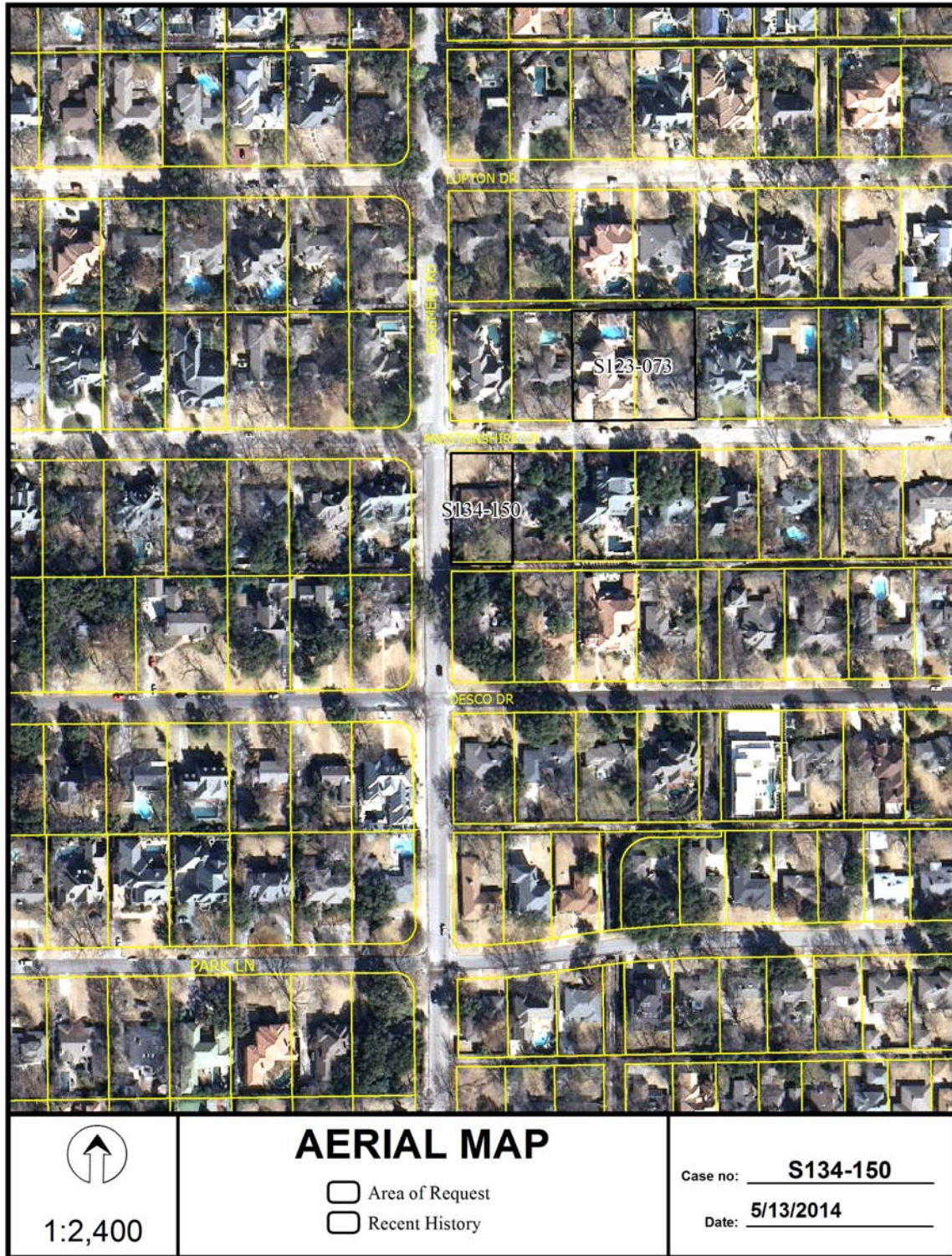
The property at the northeast corner of Prestonshire Lane and Edgemere has a platted 10 foot building line. The property contiguous on the south has a platted 15 foot building line.
 - “(iii) adversely affect neighboring properties; and”

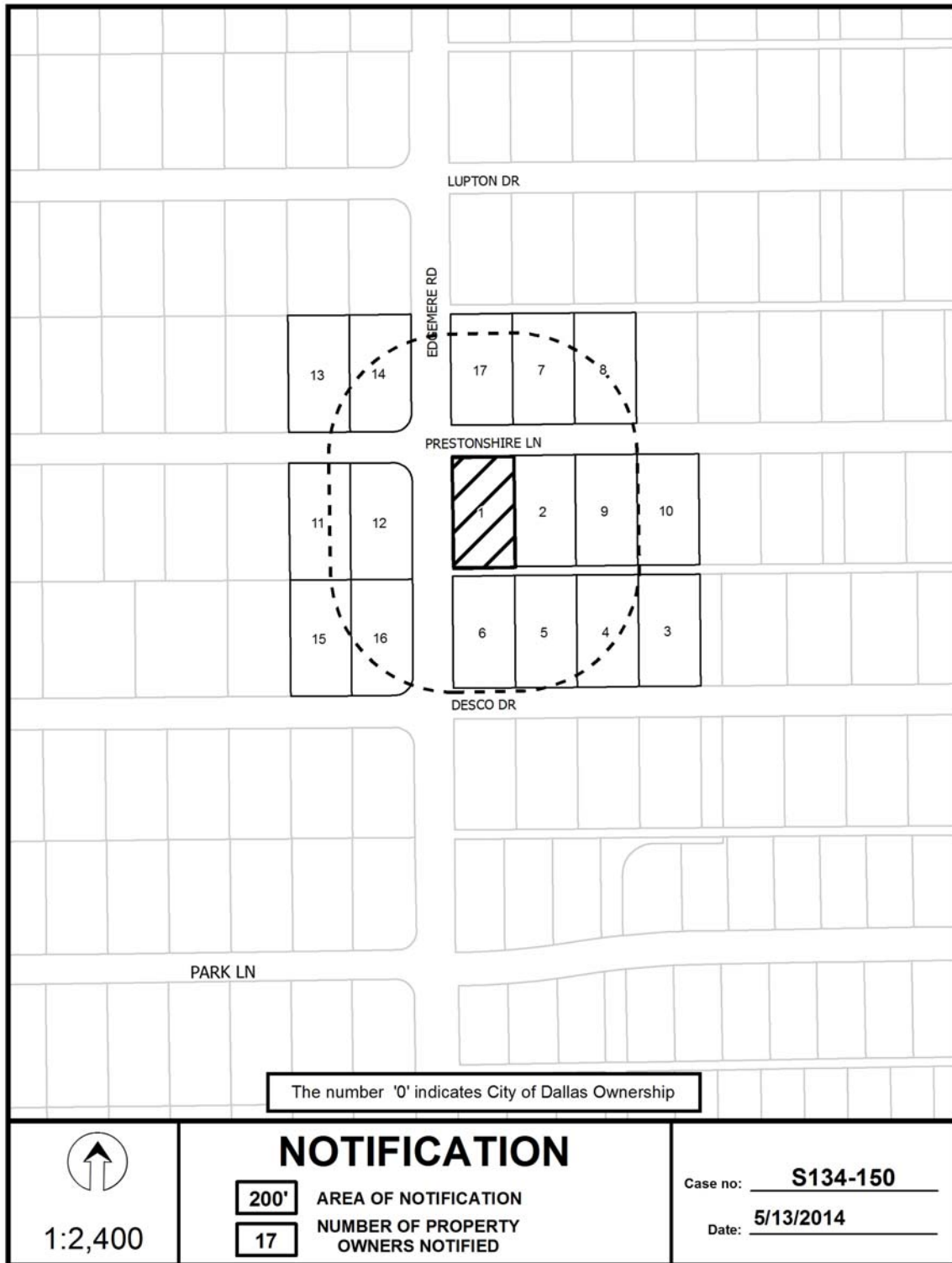
The building line along Edgemere Road will not have a negative impact on the adjoining properties and will allow for a unified development
 - The removal of the existing building line will allow for a uniform building setback along Edgemere Road and will not adversely affect neighboring properties.
 - **STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** Staff recommends approval of the building line removal on Edgemere Road and will have no negative impact on adjacent properties.

- The request to remove the building line complies with the requirements of Section 51A-8.505(c) for removal of the building lines.
- **STAFF RECOMMENDATION:** The request complies with the requirements of Section 51A-8.505(c) for removal of the building line and with the requirements of the R7.5(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 final plat shall limit the number of lots to a maximum of 1.
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
 12. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of Alley.

13. On the final plat dedicate a 10 foot by 10 foot corner clip at Edgemere Road and Prestonshire.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Edgemere Road.
15. On the final plat change "Edgemere Drive" to "Edgemere Road", as originally named by plat of Prestonville addition.
16. On the final plat identify the property as Lot 1 in City Block 4/5475.
17. On the final plat add a note: "The 30 foot building line along Edgemere Road will be removed".







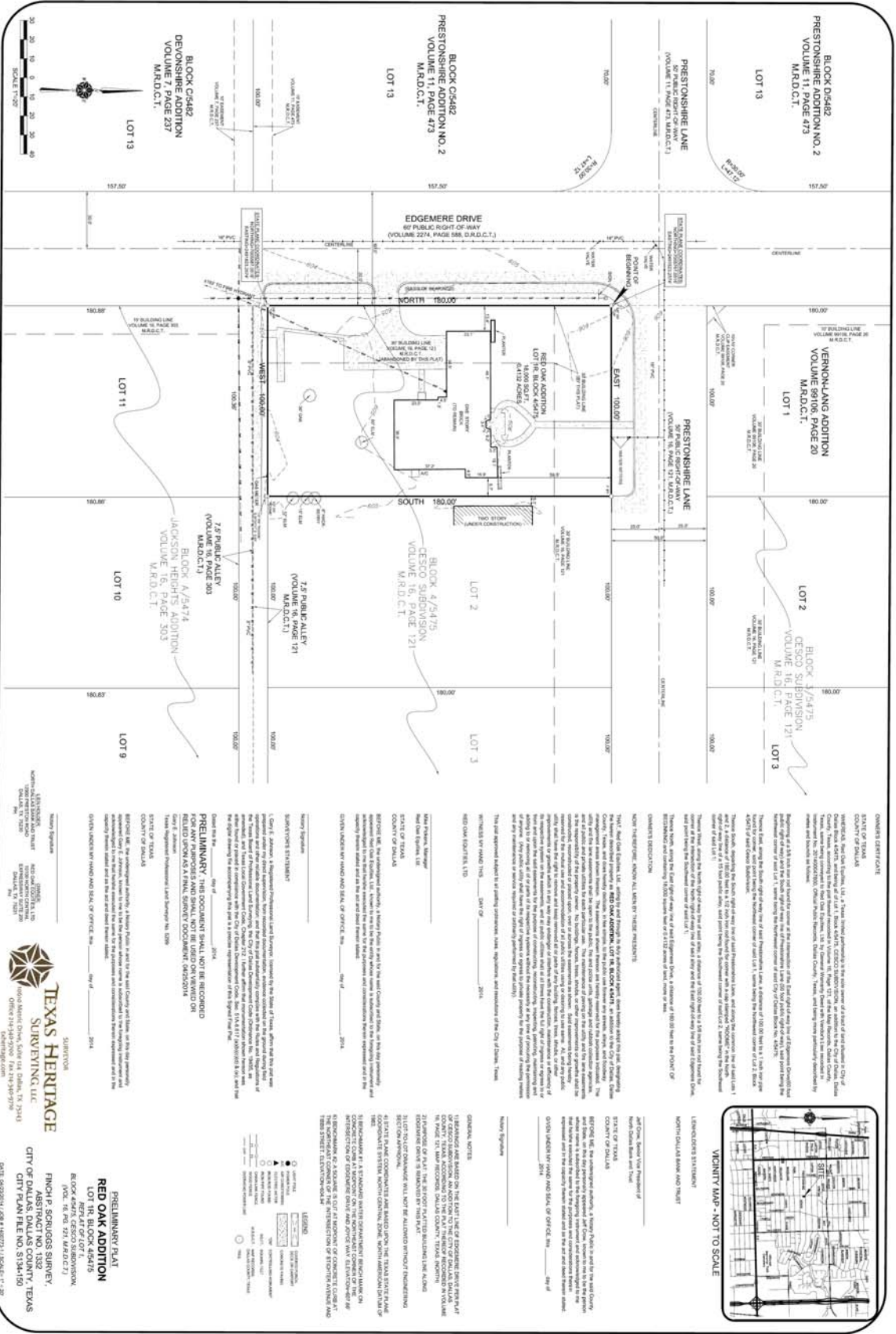
5/5/2014

Notification List of Property Owners

S134-150

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6406 PRESTONSHIRE LN	ZWEIG IDA ANN GOLMAN
2	6414 PRESTONSHIRE LN	RED OAK EQUITIES LTD SUITE 105
3	6431 DESCO DR	KRUG REVOCABLE TRUST ANTHONY E & MARY H
4	6423 DESCO DR	STEGALL ROBERT C & JANET L
5	6415 DESCO DR	DANES CUSTOM HOMES LLC
6	6407 DESCO DR	RHONE RUSTAN & KIMBERLY
7	6415 PRESTONSHIRE LN	CHASTAIN CATHERINE L
8	6423 PRESTONSHIRE LN	GENECOV DAVID G & LISA W
9	6422 PRESTONSHIRE LN	FEHERTY DAVID & ANITA
10	6430 PRESTONSHIRE LN	GRETH RICHARD & LYNDAL
11	6338 PRESTONSHIRE LN	KOLCZUN CHRISTOPHER G & LISA G
12	6346 PRESTONSHIRE LN	RAYBURN DOUGLASS M & CAROLA H
13	6337 PRESTONSHIRE LN	KILLOUGH MICHAEL V
14	6347 PRESTONSHIRE LN	WOOD JEFFREY C & CATHERINE F
15	6339 DESCO DR	RAMSLAND RUSSELL J JR
16	6347 DESCO DR	TAKACS JACK & VERONIQUE MANTEL
17	6407 PRESTONSHIRE LN	SILVERMAN MICHAEL R & MARY M



CITY PLAN COMMISSION**THURSDAY, MAY 22, 2013****FILE NUMBER:** S123-283R**Subdivision Coordinator:** Mohammad Bordbar**LOCATION:** 3106 Irving Boulevard**DATE FILED:** April 24, 2014**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.636 Acres**MAPSCO:** 33Y**APPLICANT:** Wingfoot Commercial Tire Systems, Inc.

REQUEST: An application to reduce the existing 49.5 foot platted building line to 39.5 foot along the east line of Woodall Street on a 2.636-acre tract of land containing all of Lots 9 through 12 in City Block 4/7695 on property located at 3106 Irving Boulevard.

SUBDIVISION HISTORY:

1. S123-283 was an application to replat a 2.636-acre tract of land containing all of Lots 9, 10, 11, and 12 in City Block 4/7695 to create one lot on the south line of Irving Boulevard Frontage Road, at Woodall Street, southeast corner; and to remove the existing 54.5 foot platted Building Line parallel to the south line of the Irving Boulevard Frontage Road; and to remove the existing 49.5 foot platted building line parallel to the east line of Woodall Street. The request to replat was approved on October 24, 2013 and the request to remove the existing 49.5 foot platted building line was denied.

BUILDING LINE REMOVAL/REDUCTION 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 reduction of the 49.5 foot platted building lines to 39.5 feet along Woodall Street will not have an impact on the subdivision.

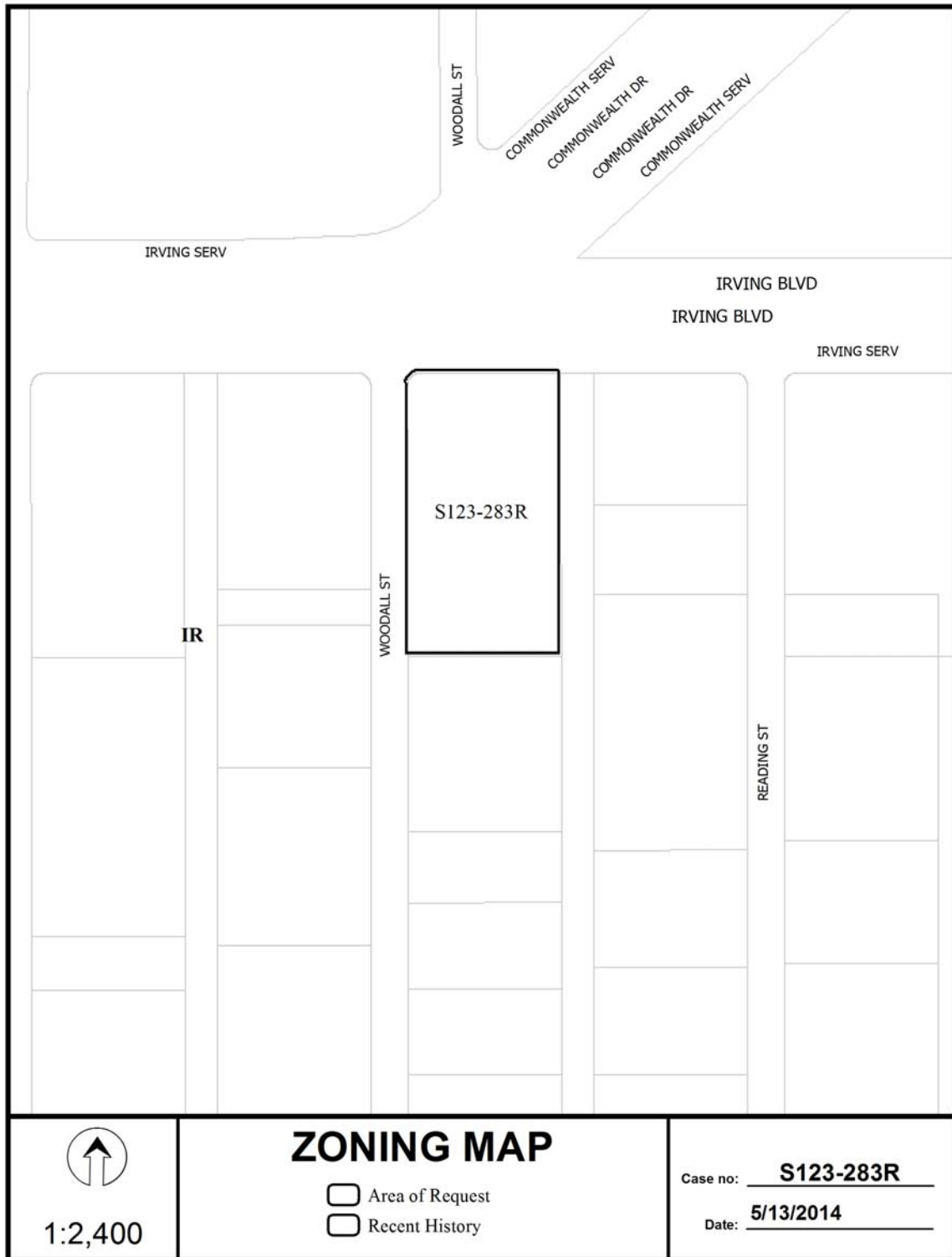
“(ii) be contrary to the public interest;”

- Notices were not sent as this is an industrial zoned property.

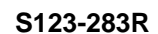
STAFF RECOMMENDATION: - BUILDING LINE REMOVAL: The staff recommends approval of the reduction of the 49.5 foot platted building line to 39.5 feet along Woodall street subject to compliance with the following conditions:

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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. Location is in the Record Crossing Sump (WSE 405.8). All construction for any proposed development must be above the 405.8 foot elevation. For the areas where the existing elevation is below 405.8 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.

14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
16. On the final plat monument all set corners per the monumentation ordinance.
17. On the final plat show two control monuments.
18. On the final plat show the distance/width of right-of-way across Irving Boulevard.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service size.
20. No access to wastewater (without easement) to back of the property
21. Prior to recordation of the final plat verify how the fence along 44 feet of right-of-way is used. The current fence encroachment shown in the right-of-way may be removed. If the fence is temporary due to re-development, please provide a written statement to real estate, the purpose for the temporary use fence and the estimated time for removal of the temporary use.
22. On the final plat note the Rail Road abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .
23. On the final plat identify the property as Lot 9A in City Block 4/7695.
24. On the final plat add the following note: "The platted 49.5 foot building line along Woodall Street is reduced to 39.5 foot by this plat".







FILE NUMBER: D134-010

DATE FILED: February 28, 2014

LOCATION: Northeast Corner of U.S. 75 and Haskell Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35-Y, 35-Z

SIZE OF REQUEST: 10.44 acres

CENSUS TRACT: 0008.00

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: TC Central Associates, LLC

Representative: Kimley-Horn and Associates, Inc.—Michael Westfall

Development Plan:

On May 22, 2013, the City Council passed Ordinance No. 29019 which established Planned Development District No. 889 on property located on the southeast corner of Carroll Avenue and North Central Expressway. The PD contains approximately 16.158 acres of land.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan for each phase of development 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 development of both a general merchandise and food store greater than 100,000 square feet, and a motor vehicle fuel station.

STAFF RECOMMENDATION: Approval

Partners and Officers

TCDFW Development, Inc.

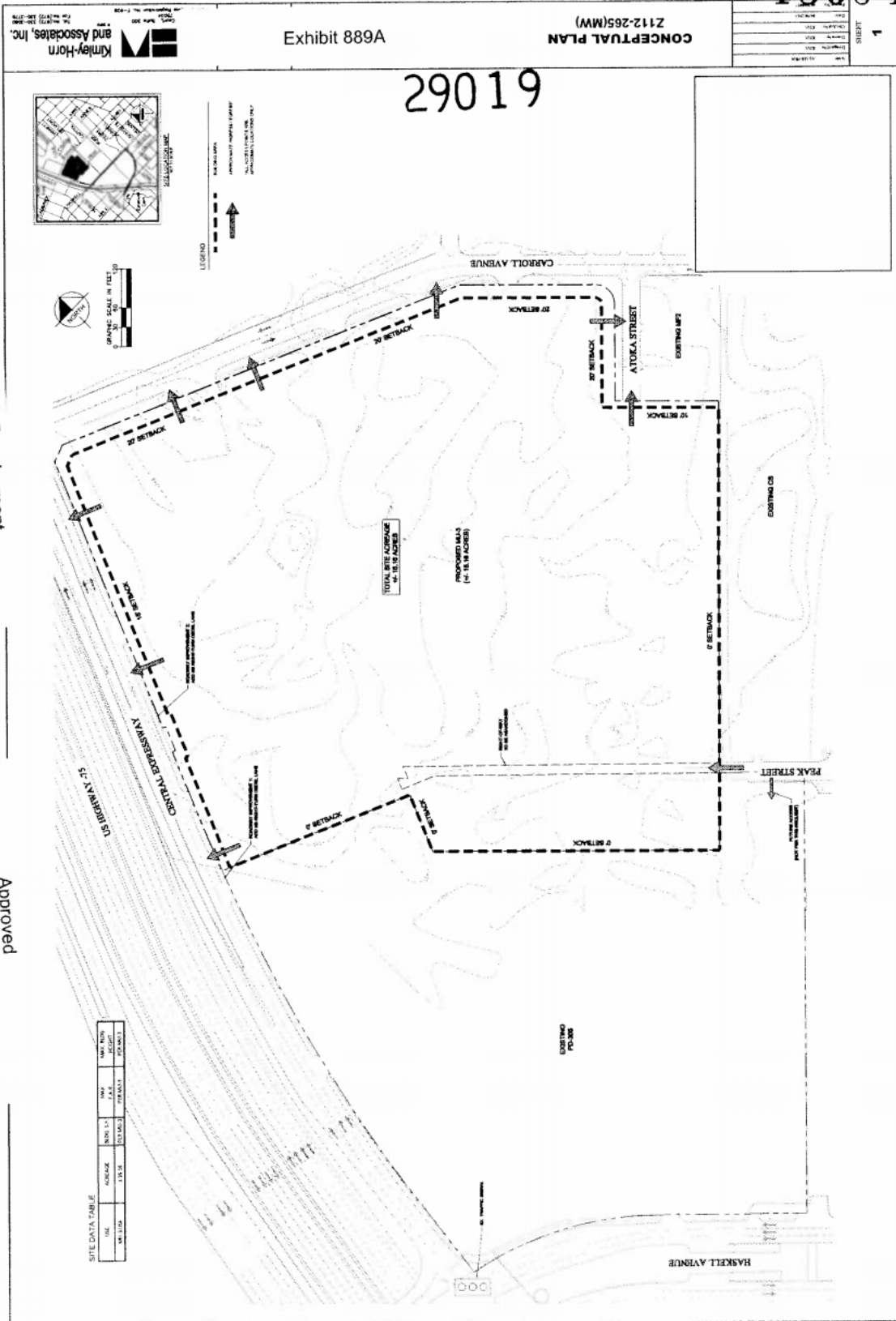
- S. Denton Walker, III; Chief Executive Officer and President
- Arlin E. Gaffner; Executive Vice President
- J. Christopher Kirk; Executive Vice President
- John A. Stirek; Executive Vice President
- Mark C. Allyn; Executive Vice President
- Matthew J. Nickels, III; Executive Vice President
- Matthew S. Khourie; Executive Vice President
- Michael S. Duffy; Executive Vice President
- Robert E. Sulentic; Executive Vice President
- T. Christopher Roth; Executive Vice President
- Scott A. Dyche; Senior Vice President
- Scott A. Krikorian; Vice President
- Rebecca M. Savino; Secretary
- Scott A. Dyche; Assistant Secretary
- Arlin E. Gaffner; Treasurer
- J. Christopher Kirk; Director
- Michael S. Duffy; Director

DEVELOPMENT PLAN (D134-010)

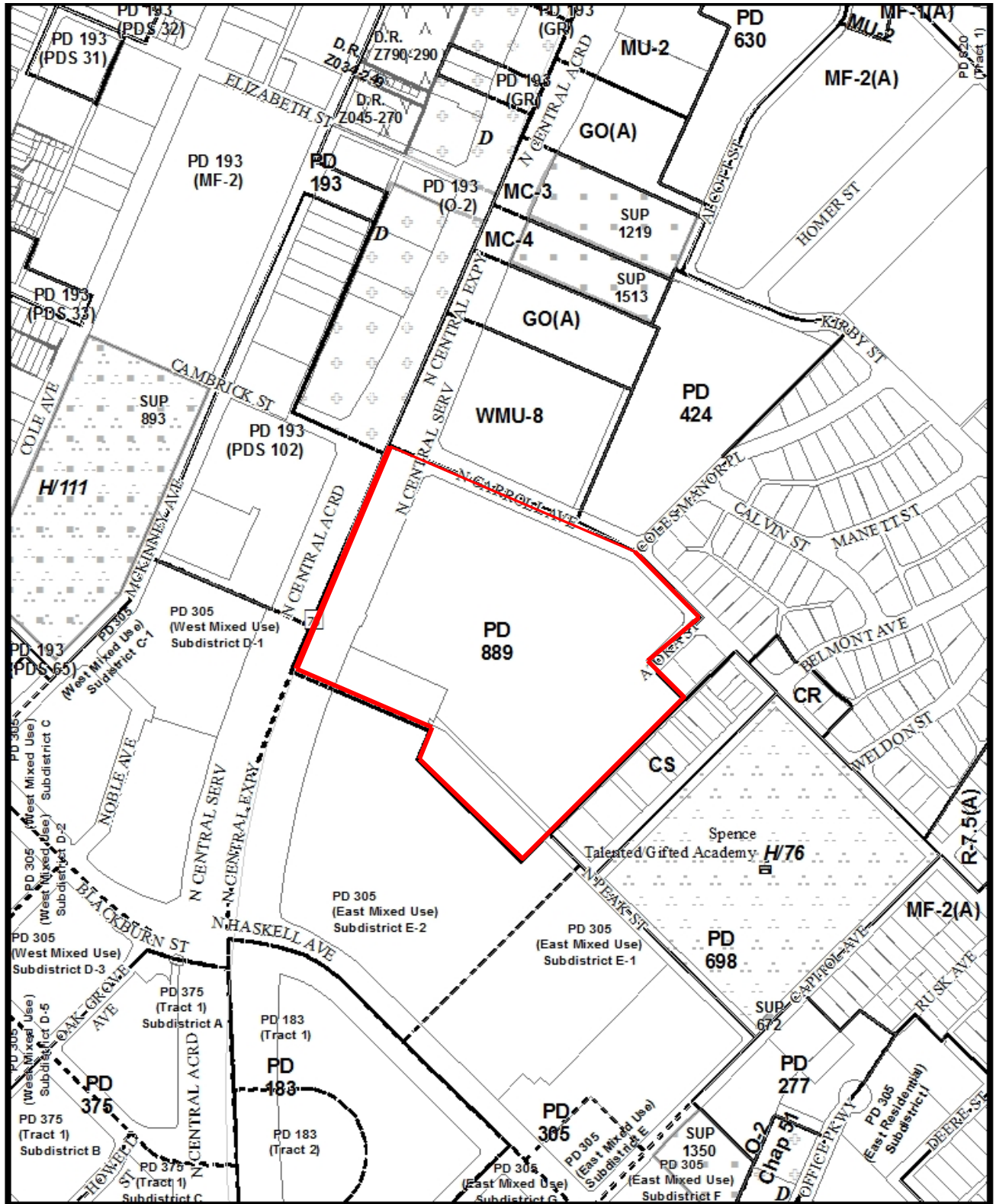
**TRAMMELL CROW COMPANY
EAST VILLAGE
2828 N. HASKELL AVE
DALLAS, TEXAS**

Kimley»Horn
2700 Granite Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 333-0000
Fax No. (972) 333-0000

EXISTING CONCEPTUAL PLAN



ZONING MAP



1:4,368

Case ID: D134-010

[illegible]

FILE NUMBER: D134-011

DATE FILED: March 6, 2014

LOCATION: East of N. Central Expressway, South of Royal Lane, and West of Manderville Lane

COUNCIL DISTRICT: 13

MAPSCO: 26-F

SIZE OF REQUEST: 12.315 acres

CENSUS TRACT: 0078.23

MISCELLANEOUS DOCKET ITEM

Owner: TKG Valencia Midtown, LLC

Applicant: Embrey Partners, Ltd.

Representative: Jackson Walker, L.L.P.—Suzan Kedron

Development Plan:

On June 14, 2006, the City Council passed Ordinance No. 26372, which established Planned Development District No. 745 on property located on both sides of Manderville Lane, north of Blair Road and south of Royal Lane. The PD contains approximately 77.028 acres of land.

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

In conjunction with the above requirement, the attached development and landscape plans have been submitted for Commission's consideration. The plan provides for the development of a 394 dwelling unit, multifamily residential community.

STAFF RECOMMENDATION: Approval

Partners and Officers

General Partner of Embrey Partners, Ltd.

- EPL-GP, L.L.C.

Managers of the General Partner of Embrey Partners, Ltd.

- Walter M. Embrey, Jr.
- Walter M. Embrey, III
- Michael L. Elder

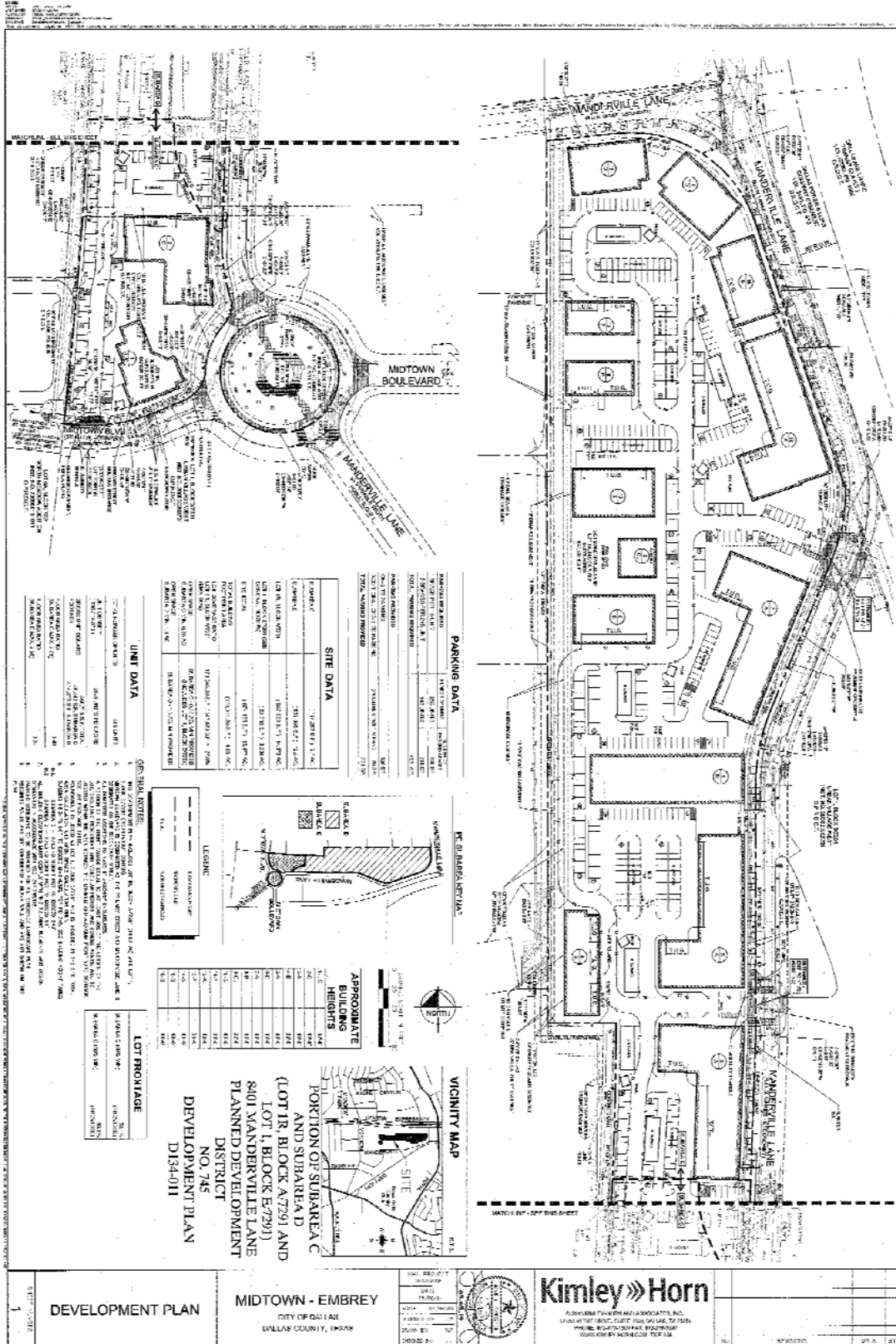
Current Officers of the General Partner of Embrey Partners, Ltd.

- Walter M. Embrey, Jr.; Chief Executive Officer
- Walter M. Embrey, III; President
- Michael L. Elder; Executive Vice President-Finance
- Brent Goodwin; Vice President-Accounting
- Jeffrey W. Booth; Executive Vice President-Development
- Robert W. Hunt; Executive Vice President-Development
- John Kirk; Executive Vice President-Development
- Brad D. Knolle; Senior Vice President-Development
- James E. McCloskey; Vice President-Development
- Suzanne White; Vice President-Development
- Madeline Biasioli; Vice President-Development
- Cynthia J. Comee; Secretary

TKG Valencia Midtown, LLC

- Michael Decker; Manager
- R. Otto Maly; Manager
- Leon J. Backes; Manager
- E. Stanley Kroenke

PROPOSED DEVELOPMENT PLAN



[illegible]

PROPOSED LANDSCAPE PLAN

The Owner: Midtown - Embrey
 Date: 10/17/2014 10:17:00 AM

REF. TABLE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	1" x 6" x 8" PLANK	100	LF
2	2" x 4" x 6" PLANK	50	LF
3	4" x 6" x 8" PLANK	20	LF
4	6" x 8" x 10" PLANK	10	LF
5	8" x 10" x 12" PLANK	5	LF
6	10" x 12" x 14" PLANK	2	LF
7	12" x 14" x 16" PLANK	1	LF
8	14" x 16" x 18" PLANK	1	LF
9	16" x 18" x 20" PLANK	1	LF
10	18" x 20" x 22" PLANK	1	LF
11	20" x 22" x 24" PLANK	1	LF
12	22" x 24" x 26" PLANK	1	LF
13	24" x 26" x 28" PLANK	1	LF
14	26" x 28" x 30" PLANK	1	LF
15	28" x 30" x 32" PLANK	1	LF
16	30" x 32" x 34" PLANK	1	LF
17	32" x 34" x 36" PLANK	1	LF
18	34" x 36" x 38" PLANK	1	LF
19	36" x 38" x 40" PLANK	1	LF
20	38" x 40" x 42" PLANK	1	LF
21	40" x 42" x 44" PLANK	1	LF
22	42" x 44" x 46" PLANK	1	LF
23	44" x 46" x 48" PLANK	1	LF
24	46" x 48" x 50" PLANK	1	LF
25	48" x 50" x 52" PLANK	1	LF
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30	58" x 60" x 62" PLANK	1	LF
31	60" x 62" x 64" PLANK	1	LF
32	62" x 64" x 66" PLANK	1	LF
33	64" x 66" x 68" PLANK	1	LF
34	66" x 68" x 70" PLANK	1	LF
35	68" x 70" x 72" PLANK	1	LF
36	70" x 72" x 74" PLANK	1	LF
37	72" x 74" x 76" PLANK	1	LF
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40	78" x 80" x 82" PLANK	1	LF
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66	130" x 132" x 134" PLANK	1	LF
67	132" x 134" x 136" PLANK	1	LF
68	134" x 136" x 138" PLANK	1	LF
69	136" x 138" x 140" PLANK	1	LF
70	138" x 140" x 142" PLANK	1	LF
71	140" x 142" x 144" PLANK	1	LF
72	142" x 144" x 146" PLANK	1	LF
73	144" x 146" x 148" PLANK	1	LF
74	146" x 148" x 150" PLANK	1	LF
75	148" x 150" x 152" PLANK	1	LF
76	150" x 152" x 154" PLANK	1	LF
77	152" x 154" x 156" PLANK	1	LF
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79	156" x 158" x 160" PLANK	1	LF
80	158" x 160" x 162" PLANK	1	LF
81	160" x 162" x 164" PLANK	1	LF
82	162" x 164" x 166" PLANK	1	LF
83	164" x 166" x 168" PLANK	1	LF
84	166" x 168" x 170" PLANK	1	LF
85	168" x 170" x 172" PLANK	1	LF
86	170" x 172" x 174" PLANK	1	LF
87	172" x 174" x 176" PLANK	1	LF
88	174" x 176" x 178" PLANK	1	LF
89	176" x 178" x 180" PLANK	1	LF
90	178" x 180" x 182" PLANK	1	LF
91	180" x 182" x 184" PLANK	1	LF
92	182" x 184" x 186" PLANK	1	LF
93	184" x 186" x 188" PLANK	1	LF
94	186" x 188" x 190" PLANK	1	LF
95	188" x 190" x 192" PLANK	1	LF
96	190" x 192" x 194" PLANK	1	LF
97	192" x 194" x 196" PLANK	1	LF
98	194" x 196" x 198" PLANK	1	LF
99	196" x 198" x 200" PLANK	1	LF
100	198" x 200" x 202" PLANK	1	LF
101	200" x 202" x 204" PLANK	1	LF
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103	204" x 206" x 208" PLANK	1	LF
104	206" x 208" x 210" PLANK	1	LF
105	208" x 210" x 212" PLANK	1	LF
106	210" x 212" x 214" PLANK	1	LF
107	212" x 214" x 216" PLANK	1	LF
108	214" x 216" x 218" PLANK	1	LF
109	216" x 218" x 220" PLANK	1	LF
110	218" x 220" x 222" PLANK	1	LF
111	220" x 222" x 224" PLANK	1	LF
112	222" x 224" x 226" PLANK	1	LF
113	224" x 226" x 228" PLANK	1	LF
114	226" x 228" x 230" PLANK	1	LF
115	228" x 230" x 232" PLANK	1	LF
116	230" x 232" x 234" PLANK	1	LF
117	232" x 234" x 236" PLANK	1	LF
118	234" x 236" x 238" PLANK	1	LF
119	236" x 238" x 240" PLANK	1	LF
120	238" x 240" x 242" PLANK	1	LF
121	240" x 242" x 244" PLANK	1	LF
122	242" x 244" x 246" PLANK	1	LF
123	244" x 246" x 248" PLANK	1	LF
124	246" x 248" x 250" PLANK	1	LF
125	248" x 250" x 252" PLANK	1	LF
126	250" x 252" x 254" PLANK	1	LF
127	252" x 254" x 256" PLANK	1	LF
128	254" x 256" x 258" PLANK	1	LF
129	256" x 258" x 260" PLANK	1	LF
130	258" x 260" x 262" PLANK	1	LF
131	260" x 262" x 264" PLANK	1	LF
132	262" x 264" x 266" PLANK	1	LF
133	264" x 266" x 268" PLANK	1	LF
134	266" x 268" x 270" PLANK	1	LF
135	268" x 270" x 272" PLANK	1	LF
136	270" x 272" x 274" PLANK	1	LF
137	272" x 274" x 276" PLANK	1	LF
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158	314" x 316" x 318" PLANK	1	LF
159	316" x 318" x 320" PLANK	1	LF
160	318" x 320" x 322" PLANK	1	LF
161	320" x 322" x 324" PLANK	1	LF
162	322" x 324" x 326" PLANK	1	LF
163	324" x 326" x 328" PLANK	1	LF
164	326" x 328" x 330" PLANK	1	LF
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166	330" x 332" x 334" PLANK	1	LF
167	332" x 334" x 336" PLANK	1	LF
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170	338" x 340" x 342" PLANK	1	LF
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172	342" x 344" x 346" PLANK	1	LF
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237	472" x 474" x 476" PLANK	1	LF
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246	490" x 492" x 494" PLANK	1	LF
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250	498" x 500" x 502" PLANK	1	LF
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252	502" x 504" x 506" PLANK	1	LF
253	504" x 506" x 508" PLANK	1	LF
254	506" x 508" x 510" PLANK	1	LF
255	508" x 510" x 512" PLANK	1	LF
256	510" x 512" x 514" PLANK	1	LF
257	512" x 514" x 516" PLANK	1	LF
258	514" x 516" x 518" PLANK	1	LF
259	516" x 518" x 520" PLANK	1	LF

PROPOSED LANDSCAPE PLAN

10/10/2010 10:10:10 AM
10/10/2010 10:10:10 AM

GENERAL LANDSCAPE NOTES

1. All plant material shall be installed in accordance with the following specifications:
2. All plant material shall be installed in accordance with the following specifications:
3. All plant material shall be installed in accordance with the following specifications:
4. All plant material shall be installed in accordance with the following specifications:
5. All plant material shall be installed in accordance with the following specifications:
6. All plant material shall be installed in accordance with the following specifications:
7. All plant material shall be installed in accordance with the following specifications:
8. All plant material shall be installed in accordance with the following specifications:
9. All plant material shall be installed in accordance with the following specifications:
10. All plant material shall be installed in accordance with the following specifications:

TREE PROTECTION NOTES

1. All trees shall be protected in accordance with the following specifications:
2. All trees shall be protected in accordance with the following specifications:
3. All trees shall be protected in accordance with the following specifications:
4. All trees shall be protected in accordance with the following specifications:
5. All trees shall be protected in accordance with the following specifications:
6. All trees shall be protected in accordance with the following specifications:
7. All trees shall be protected in accordance with the following specifications:
8. All trees shall be protected in accordance with the following specifications:
9. All trees shall be protected in accordance with the following specifications:
10. All trees shall be protected in accordance with the following specifications:

OPEN SPACE

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

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MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

DESIGN STANDARDS TABLE

ITEM	DESCRIPTION	REQUIREMENT	REMARKS
1	MINIMUM OPEN SPACE	25.00%	
2	MINIMUM OPEN SPACE	25.00%	
3	MINIMUM OPEN SPACE	25.00%	
4	MINIMUM OPEN SPACE	25.00%	
5	MINIMUM OPEN SPACE	25.00%	
6	MINIMUM OPEN SPACE	25.00%	
7	MINIMUM OPEN SPACE	25.00%	
8	MINIMUM OPEN SPACE	25.00%	
9	MINIMUM OPEN SPACE	25.00%	
10	MINIMUM OPEN SPACE	25.00%	

MANDATORY PROVISIONS - TREE PLANTING ZONE

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

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MINIMUM OPEN SPACE: 25.00%

LANDSCAPE PLANTING MATERIALS

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

MINIMUM OPEN SPACE: 25.00%

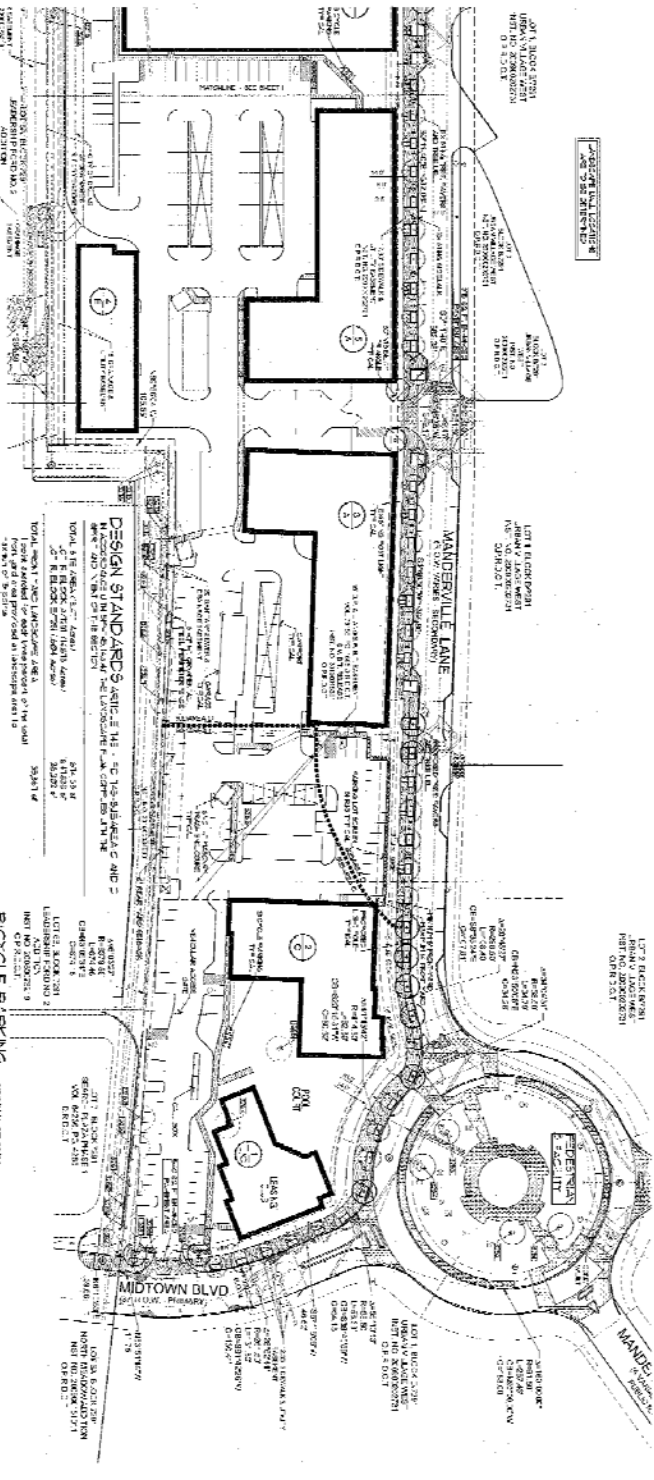
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2LS

10/10/2010 10:10:10 AM

MIDTOWN - EMBREY

EMBRY PARINERS, LTD

DALLAS, TEXAS

ENVIRO DESIGN

LANDSCAPE ARCHITECTURE

SUITE 100

EXISTING CONCEPTUAL PLAN



VICINITY MAP
N.T.S.

Sub-District A (10.939 Acres)		
Issue	Min.	Max.
Height (ft)	None	270'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	80
Lot Coverage	None	90%
Front Yard Setback (ft. from Roadway Zone)*	10'	20'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for news frontage

Sub-District B (32.952 Acres)		
Issue	Min.	Max.
Height (ft)	None	240'
Commercial/Residential FAR	None	4.00
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from Roadway Zone)*	10'	10'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for news frontage

Planned Development
District
No. 745

Planned Development
District No. 745

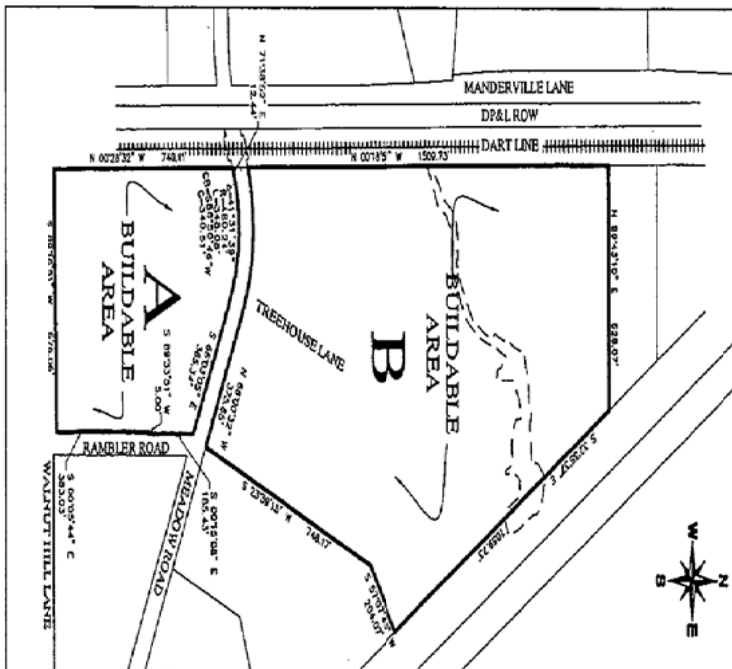


Exhibit 745A
1 of 2
CONCEPTUAL PLAN
MEADOW ROAD AND RAMBLER ROAD



Exhibit 745A
(1 of 2)
2713
09 2659

Approved
City Plan Commission
September 24, 2009

EXISTING CONCEPTUAL PLAN



Exhibit 745A
(2 of 2)

28713
09 2659
JUNE 2009
CASE XXX-XXX
CONCEPTUAL PLAN
MEADOW ROAD AND RAMBLER ROAD

Z089-233

Sub-District C (13,009 Acres)		
Issue	Min.	Max.
Height (ft)	None	240'
Commercial/Residential FAR	None	2.85
Residential Density (Dwelling Units/Acre)	None	120
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	10'	14'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for news frontage

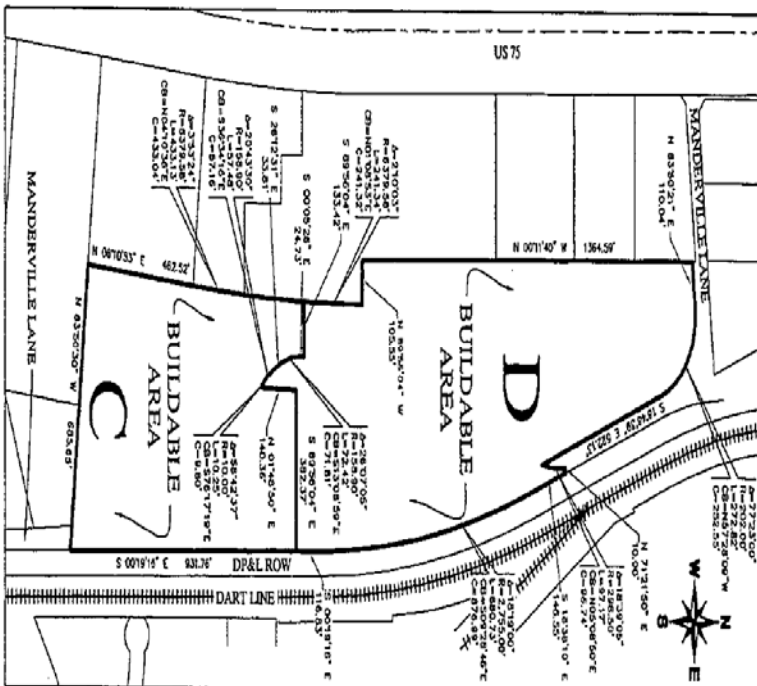
Sub-District D (26,128 Acres)		
Issue	Min.	Max.
Height (ft)	None	56'
Commercial/Residential FAR	None	2.25
Residential Density (Dwelling Units/Acre)	None	100
Lot Coverage	None	90%
Front Yard Setback (ft. from "Roadway Zone")*	8'	14'
Rear/Side Yard Setback (ft. from Property Line)*	6'	None

* - Except for news frontage

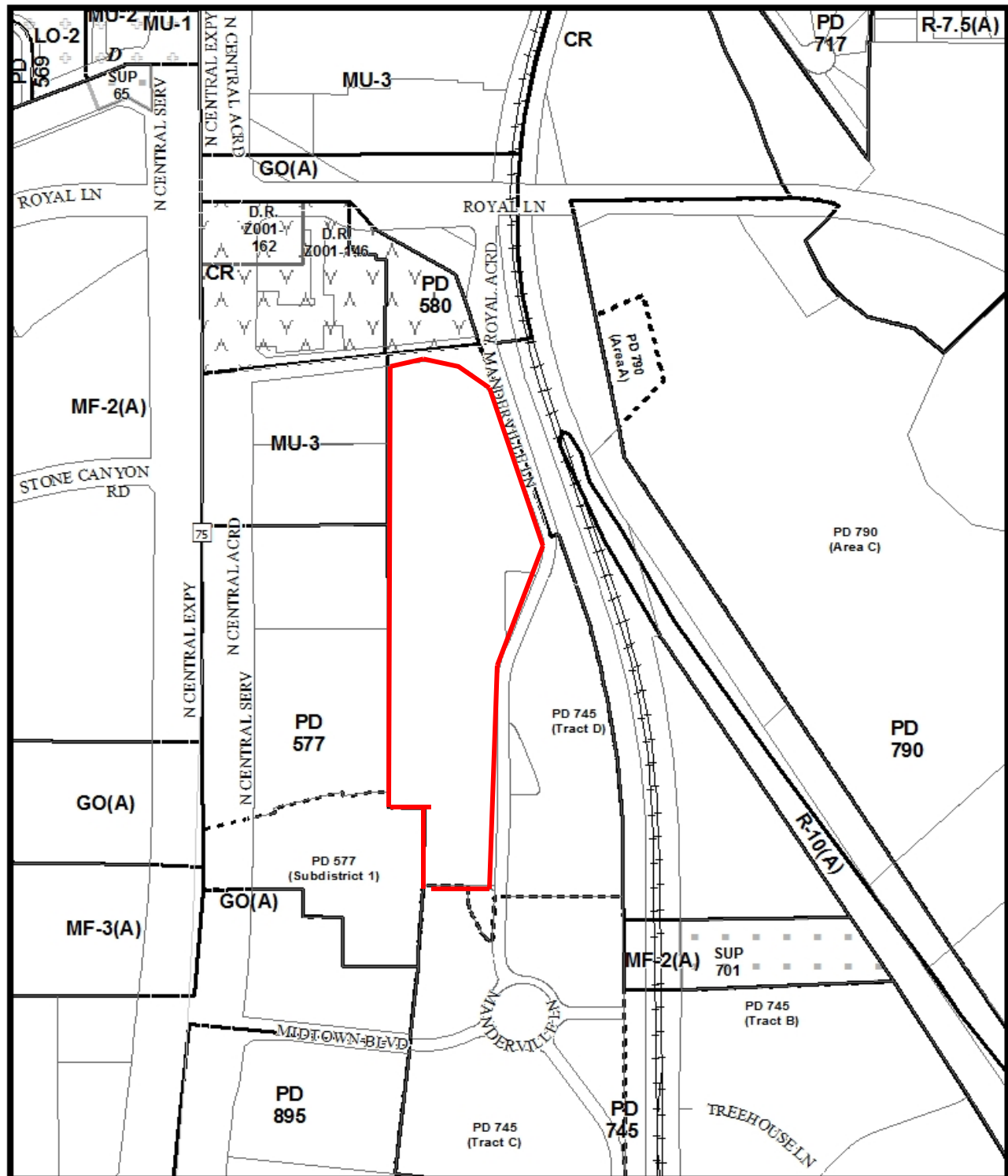
Planned Development
District
No. 745

Planned Development
District No. 745

Approved
City Plan Commission
September 24, 2009



ZONING MAP



1:4,368

Case ID: D134-011

AERIAL MAP



1:4,368

Case ID: D134-011

FILE NUMBER: M134-024**DATE FILED:** February 28, 2014**LOCATION:** Audelia Road and McCree Road, Northeast Corner**COUNCIL DISTRICT:** 10**MAPSCO:** 27 U**SIZE OF REQUEST:** Approx. 4.97 Acres**CENSUS TRACT:** 130.04

MISCELLANEOUS DOCKET ITEM**Minor Amendment for Development Plan and Landscape Plan**

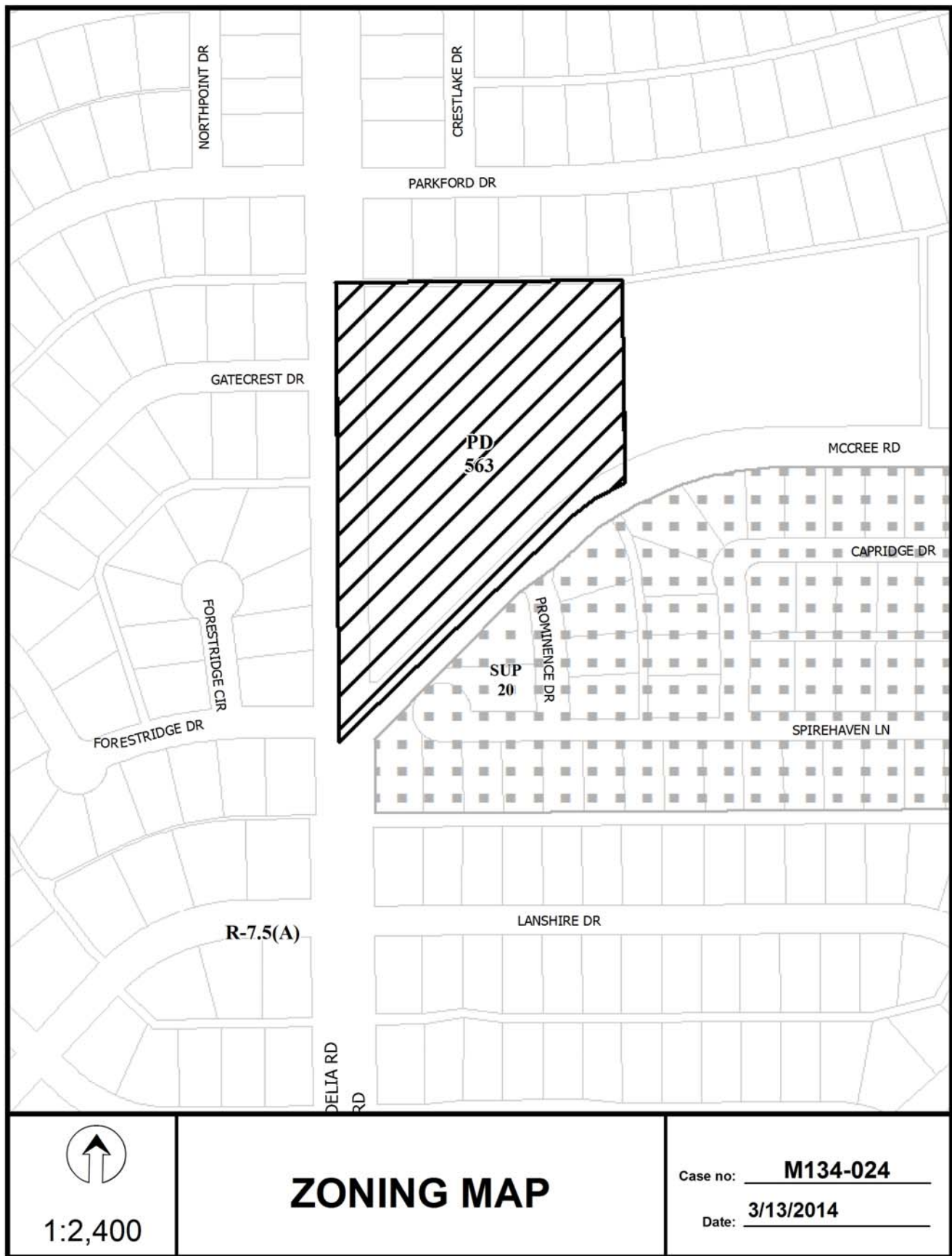
On October 27, 1999, the City Council passed Ordinance No. 24072 which established Planned Development District No. 563 for a Private school, Child-care facility, and R-7.5(A) Single Family District Uses on property at the above location. The PDD was subsequently amended by Ordinance No. 24694.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for an expansion of one of the northernmost structures (474 square feet) while reconfiguring a previously approved landscape buffer. This PDD was created with certain landscaping materials to buffer this institutional use from the adjacent residential area to the north (i.e., tree plantings, landscaped areas between the northern property line and northern building facades).

The attached plans provide for the requested building expansion as well as revisions to the landscape buffer abutting the north façade of the expansion.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On May 8, 2014, the City Plan Commission held this item under advisement until May 22, 2014.



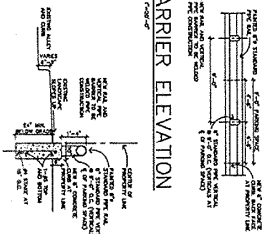
DEVELOPMENT PLAN



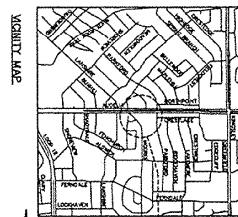
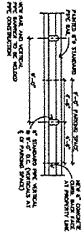
AUDELIA ROAD
22' WIDE OF R/W

McCREE ROAD

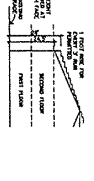
BARRIER SECTION



BARRIER ELEVATION



PHASE FOUR HEIGHT ENVELOPE



7.20.09

DEV
7.20.09
7.20.09
7.20.09
7.20.09

ST. JAMES EPISCOPAL CHURCH DETAILED
9845 McCREE ROAD DEVELOPMENT PLAN
DALLAS, TEXAS

ST. JAMES EPISCOPAL CHURCH
9845 McCREE ROAD
DALLAS, TEXAS 75238
214-348-1345

ARTHUR WEINMAN
ARCHITECTS
2777 CAMP FINE BLVD. SUITE 200, FORT WORTH, TEXAS 76116
817-737-0977 FAX 817-737-2323



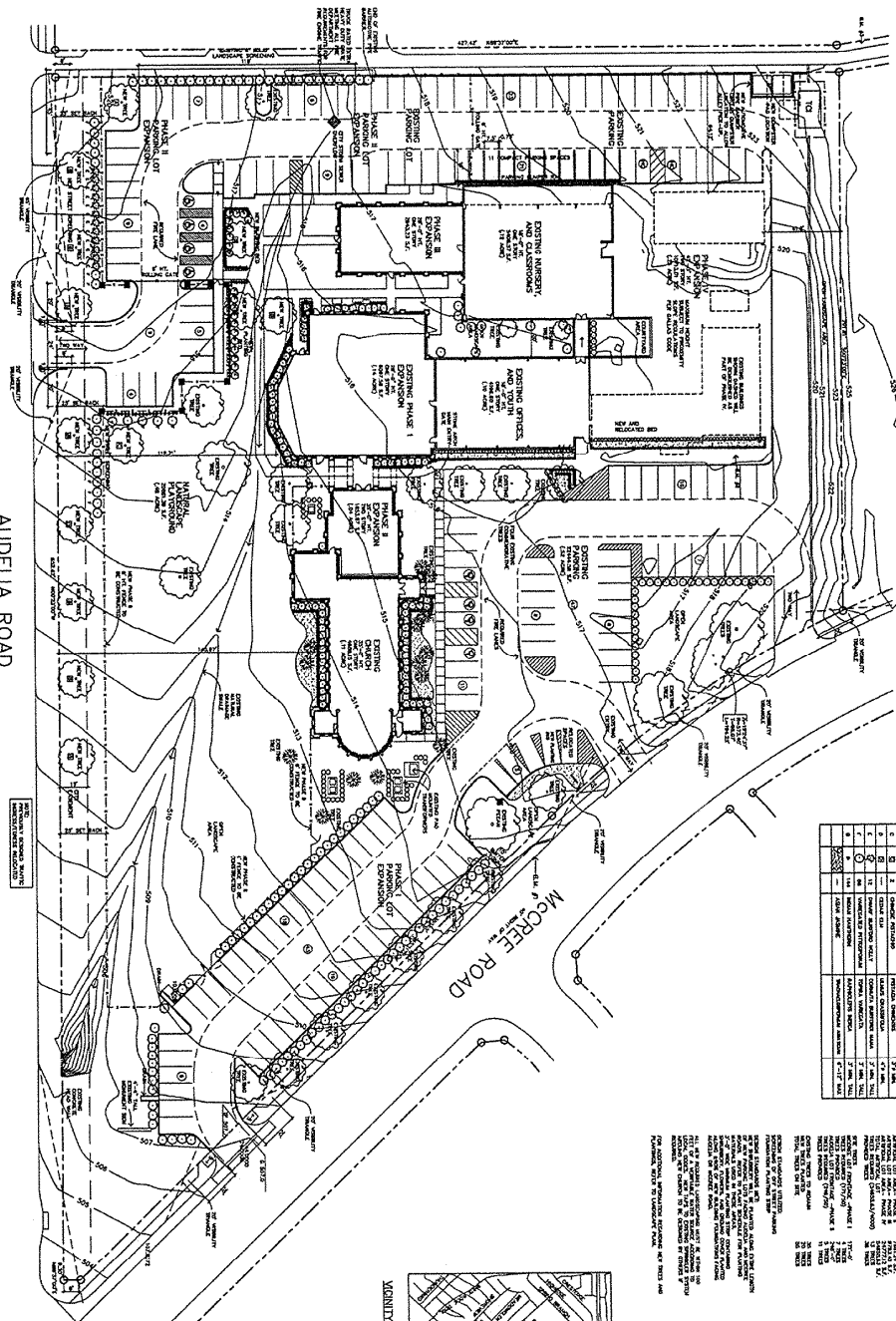
Proposed Development Plan

LANDSCAPE PLAN



AUDELLA ROAD

MCCREE ROAD



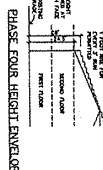
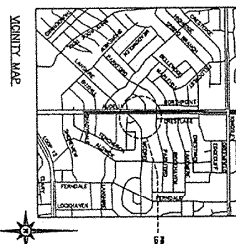
PLANT SCHEDULE			
NO.	SYMBOL	COMMON NAME	REMARKS
1	1	SPREADER	7' WIDE
2	2	SPREADER	7' WIDE
3	3	SPREADER	7' WIDE
4	4	SPREADER	7' WIDE
5	5	SPREADER	7' WIDE
6	6	SPREADER	7' WIDE
7	7	SPREADER	7' WIDE
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95	95	SPREADER	7' WIDE
96	96	SPREADER	7' WIDE
97	97	SPREADER	7' WIDE
98	98	SPREADER	7' WIDE
99	99	SPREADER	7' WIDE
100	100	SPREADER	7' WIDE

GENERAL NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.

PHASE FOUR HEIGHT ENVELOPE:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS LANDSCAPE ARCHITECTS ASSOCIATION (TLAA) PRACTICE MANUAL.



1/2" = 1' 0"

LAND
1/2" = 1' 0"

ST. JAMES EPISCOPAL CHURCH LANDSCAPE PLAN
9845 MCCREE ROAD
DALLAS, TEXAS

ST. JAMES EPISCOPAL CHURCH
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ARTHUR WEINMAN
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817-757-0677 FAX 817-757-5203



DEVELOPMENT PLAN



AUDELIA ROAD

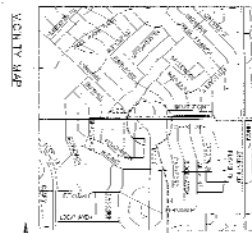
MCOREE ROAD

BARRIER SECTION

BARRIER ELEVATION



1. 1/2" = 1' - 0"	2. 1/4" = 1' - 0"	3. 1/8" = 1' - 0"	4. 1/16" = 1' - 0"
5. 1/32" = 1' - 0"	6. 1/64" = 1' - 0"	7. 1/128" = 1' - 0"	8. 1/256" = 1' - 0"
9. 1/512" = 1' - 0"	10. 1/1024" = 1' - 0"	11. 1/2048" = 1' - 0"	12. 1/4096" = 1' - 0"
13. 1/8192" = 1' - 0"	14. 1/16384" = 1' - 0"	15. 1/32768" = 1' - 0"	16. 1/65536" = 1' - 0"
17. 1/131072" = 1' - 0"	18. 1/262144" = 1' - 0"	19. 1/524288" = 1' - 0"	20. 1/1048576" = 1' - 0"
21. 1/2097152" = 1' - 0"	22. 1/4194304" = 1' - 0"	23. 1/8388608" = 1' - 0"	24. 1/16777216" = 1' - 0"
25. 1/33554432" = 1' - 0"	26. 1/67108864" = 1' - 0"	27. 1/134217728" = 1' - 0"	28. 1/268435456" = 1' - 0"
29. 1/536870912" = 1' - 0"	30. 1/1073741824" = 1' - 0"	31. 1/2147483648" = 1' - 0"	32. 1/4294967296" = 1' - 0"
33. 1/8589934592" = 1' - 0"	34. 1/17179869184" = 1' - 0"	35. 1/34359738368" = 1' - 0"	36. 1/68719476736" = 1' - 0"
37. 1/137438953472" = 1' - 0"	38. 1/274877906944" = 1' - 0"	39. 1/549755813888" = 1' - 0"	40. 1/1099511627776" = 1' - 0"
41. 1/2199023255552" = 1' - 0"	42. 1/4398046511104" = 1' - 0"	43. 1/8796093022208" = 1' - 0"	44. 1/17592186044416" = 1' - 0"
45. 1/35184372088832" = 1' - 0"	46. 1/70368744177664" = 1' - 0"	47. 1/140737488355328" = 1' - 0"	48. 1/281474976710656" = 1' - 0"
49. 1/562949953421312" = 1' - 0"	50. 1/1125899906842624" = 1' - 0"	51. 1/2251799813685248" = 1' - 0"	52. 1/4503599627370496" = 1' - 0"
53. 1/9007199254740992" = 1' - 0"	54. 1/18014398509481984" = 1' - 0"	55. 1/36028797018963968" = 1' - 0"	56. 1/72057594037927936" = 1' - 0"
57. 1/144115188075855872" = 1' - 0"	58. 1/288230376151711744" = 1' - 0"	59. 1/576460752303423488" = 1' - 0"	60. 1/1152921504606846976" = 1' - 0"
61. 1/2305843009213693952" = 1' - 0"	62. 1/4611686018427387904" = 1' - 0"	63. 1/9223372036854775808" = 1' - 0"	64. 1/18446744073709551616" = 1' - 0"
65. 1/36893488147419103232" = 1' - 0"	66. 1/73786976294838206464" = 1' - 0"	67. 1/147573952589676412928" = 1' - 0"	68. 1/295147905179352825856" = 1' - 0"
69. 1/590295810358705651712" = 1' - 0"	70. 1/1180591620717411303424" = 1' - 0"	71. 1/2361183241434822606848" = 1' - 0"	72. 1/4722366482869645213696" = 1' - 0"
73. 1/9444732965739290427392" = 1' - 0"	74. 1/18889465931478580854784" = 1' - 0"	75. 1/37778931862957161709568" = 1' - 0"	76. 1/75557863725914323419136" = 1' - 0"
77. 1/151115727451828646838272" = 1' - 0"	78. 1/302231454903657293676544" = 1' - 0"	79. 1/604462909807314587353088" = 1' - 0"	80. 1/1208925819614629174706176" = 1' - 0"
81. 1/2417851639229258349412352" = 1' - 0"	82. 1/4835703278458516698824704" = 1' - 0"	83. 1/9671406556917033397649408" = 1' - 0"	84. 1/19342813113834066795298816" = 1' - 0"
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89. 1/618970019642690137449562112" = 1' - 0"	90. 1/1237940039285380274899124224" = 1' - 0"	91. 1/2475880078570760549798248448" = 1' - 0"	92. 1/4951760157141521099596496896" = 1' - 0"
93. 1/9903520314283042199192993792" = 1' - 0"	94. 1/19807040628566084398385987584" = 1' - 0"	95. 1/39614081257132168796771975168" = 1' - 0"	96. 1/79228162514264337593543950336" = 1' - 0"
97. 1/158456325028528675187087900672" = 1' - 0"	98. 1/316912650057057350374175801344" = 1' - 0"	99. 1/633825300114114700748351602688" = 1' - 0"	100. 1/1267650600228229401496703205376" = 1' - 0"



BASE POINT ELEVATION

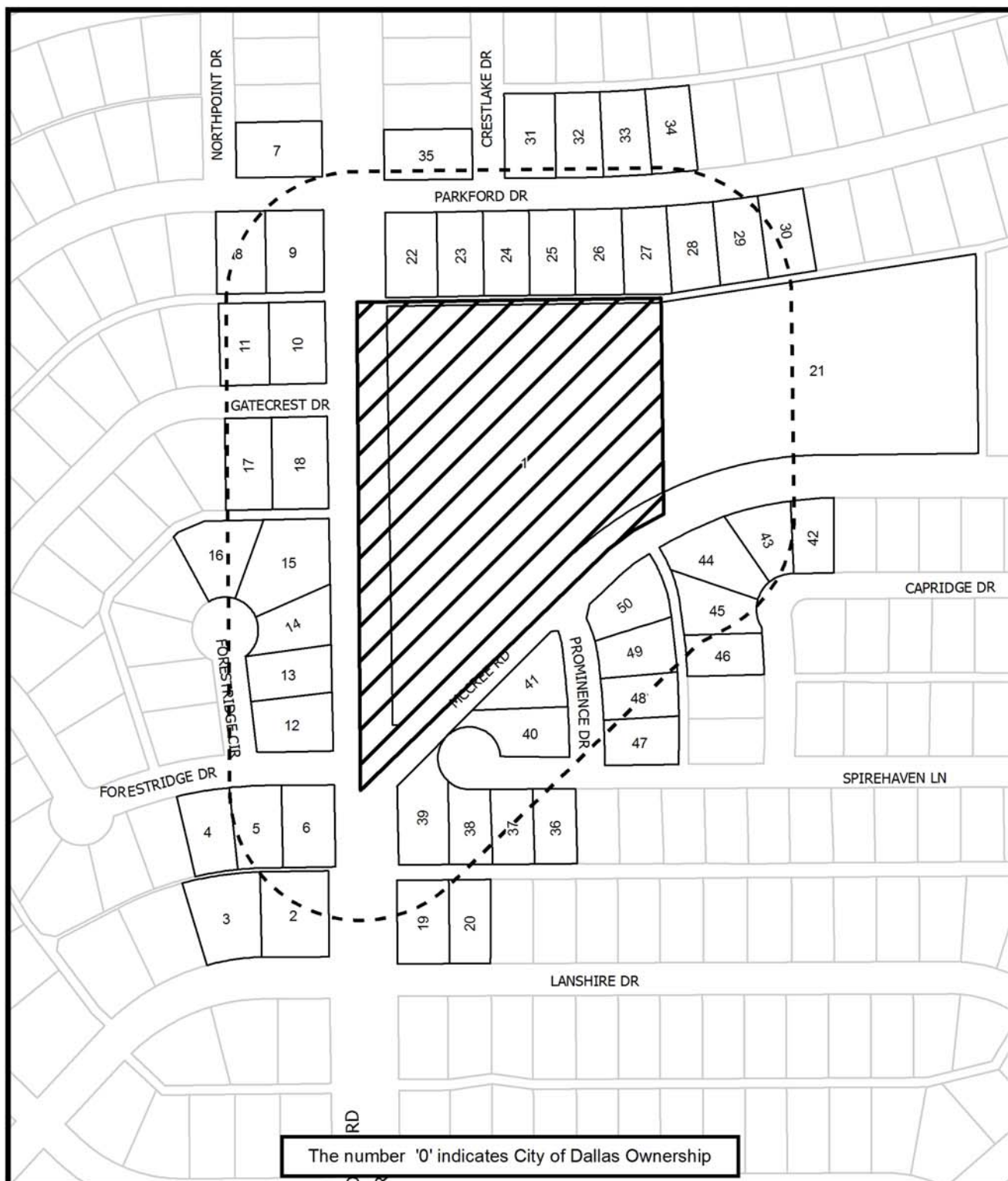
ST. JAMES EPISCOPAL CHURCH DETAILED
9845 MCCREE ROAD) DEVELOPMENT PLAN
DALLAS, TEXAS

ST. JAMES EPISCOPAL CHURCH
9845 MCCREE ROAD
DALLAS, TEXAS 75238
214-348-1345

ARTHUR WEINMAN
ARCHITECTS
1777 CAMP BONE BLVD., SUITE 320, FORT WORTH, TEXAS 76104
817-341-0817 FAX: 817-341-2943

[illegible]

PHASE FOUR - EIGHT ENVELOPES



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

50

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M134-024**

Date: **3/13/2014**

3/13/2014

Notification List of Property Owners

M134-024

50 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9845 MCCREE RD	CORPROATION OF EPISCOPAL DIOCESE OF DALL
2	9737 LANSHIRE DR	SCOTT MARY LEE
3	9729 LANSHIRE DR	JENKINS ALLEN W & LIDA
4	9720 FORESTRIDGE DR	GRAVES ARMAND D
5	9730 FORESTRIDGE DR	WALTON GERALD E
6	9736 FORESTRIDGE DR	GIPSON JAMES POLK EST OF
7	9206 NORTHPOINT DR	BROWNING THOMAS C III & ADRIANNE C
8	9760 PARKFORD DR	BOWEN SHANE M
9	9764 PARKFORD DR	HOLLOWAY DONALD LEE
10	9755 GATECREST DR	LEWIS GRETCHEN & PAUL A
11	9749 GATECREST DR	GRUBB CHARLES M & BETHANY
12	9747 FORESTRIDGE CIR	KELLY CATHY DIANNE
13	9743 FORESTRIDGE CIR	WEINBERGER BRIAN A & MARILYN A
14	9739 FORESTRIDGE CIR	PARKER JOSEPH H
15	9735 FORESTRIDGE CIR	MILLER MARC C
16	9731 FORESTRIDGE CIR	GORE RICHARD DEATON
17	9748 GATECREST DR	CHEEK CARTER
18	9754 GATECREST DR	MONTES LYDIA
19	9805 LANSHIRE DR	SMITH ERIC H & DEBORA COOPER SMITH
20	9809 LANSHIRE DR	KALKA MELISSA DAWN &
21	9919 MCCREE RD	LAKE HIGHLANDS CHURCH OF CHRIST
22	9806 PARKFORD DR	CAROPRESI SADIE B TR SADIE B CAROPRESI T
23	9812 PARKFORD DR	LARA HOMERO
24	9818 PARKFORD DR	WORLEY DALLAS R
25	9824 PARKFORD DR	COULTER AMBER
26	9830 PARKFORD DR	DUNLAP CAROLYN C

3/13/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9836 PARKFORD DR	COLBERT MM ANIQUE
28	9842 PARKFORD DR	HEFNER MICHAEL R & SUSAN D THENNES
29	9848 PARKFORD DR	DUNCAN JEANNETTE
30	9854 PARKFORD DR	CLARK ROBERT C ETAL
31	9819 PARKFORD DR	KYLE THOMPSON & BENNETT LINDSAY
32	9825 PARKFORD DR	HART MELISSA P
33	9831 PARKFORD DR	STEINHEBEL KELLY S
34	9837 PARKFORD DR	BUCHANAN MAC V
35	9205 CRESTLAKE DR	GERIK JAMES E & CYNTHIA A
36	9816 SPIREHAVEN LN	WIRE DAVID PATRICK TR & ALISON WIRE TR
37	9812 SPIREHAVEN LN	COX KAREN E
38	9808 SPIREHAVEN LN	RENTZ THEODORE H TR & RENTZ CAROLYN C TR
39	9804 SPIREHAVEN LN	Taxpayer at
40	9003 PROMINENCE DR	KIRSOP DOUGLAS L & DENISE E SAGER
41	9011 PROMINENCE DR	TERRELL WESLEY G &
42	9927 CAPRIDGE DR	ADAMS JAMES FLOYD & KATHLEEN P
43	9923 CAPRIDGE DR	REYNOLDS RACHEL WALLACE
44	9919 CAPRIDGE DR	LAMBERTH THOMAS & LORRI
45	9915 CAPRIDGE DR	BRAUN ROBERT B & MARGARET L
46	9911 CAPRIDGE DR	SMITH GEAN ELBERT & EDITH M
47	9004 PROMINENCE DR	MACQUIGG ROBERT A & GEORGANNA M
48	9008 PROMINENCE DR	BROOME DAVID B& JOLEA
49	9012 PROMINENCE DR	HURMIS DARRELL D & KIMBERLY L
50	9016 PROMINENCE DR	FROST SCOTT M & DANA M

FILE NUMBER: Z134-147(RB)

DATE FILED: December 20, 2013

LOCATION: McKinney Avenue and Hester Avenue, South Corner

COUNCIL DISTRICT: 14

MAPSCO: 35 R

SIZE OF REQUEST: Approx. 1.3 Acres

CENSUS TRACT: 7.02

APPLICANTS: See attached

REPRESENTATIVE: Tommy Mann

OWNERS: See attached

REQUEST: An application for an amendment to and expansion of Planned Development Subdistrict (PDS) No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned PDS No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193.

SUMMARY: The purpose of the request is to provide for a mixed use development with an increase in development rights for the residential portion of the request.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and staff's recommended conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request, subject to the attached plans and conditions based upon:

1. *Performance impacts upon surrounding property* – Due to the intensity of the proposed development, impact on adjacent properties (lighting, noise, odor) could exist.
2. *Traffic impact* – With the introduction of nonresidential uses, along with the anticipated increase in density, the proposed development will create an increase in trip generations.
3. *Comprehensive Plan or Area Plan Conformance* – The concept of a mixed use development, exclusive of the requested development rights, is in compliance with the designated Building Block for the area. Additionally, the request as recommended by staff in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. It should be noted staff supports the vision of the redevelopment, inclusive of the attached design criteria and streetscape requirements, but has determined the proposed scale of development in relation to the site's dimensional controls is not in character with the area.

BACKGROUND INFORMATION:

- The request site is currently developed with a multiple family use and a carwash use (existing PDS No. 71 boundary), with the expansion area also developed with multiple family dwellings.
- The applicant is requesting an amendment to and expansion of PDS No. 71 in order to introduce retail uses (GR Subdistrict Uses) as well as permitting an increase in development rights.

Zoning History:

File Number	Request, Disposition, and Date
1. Z867-264	In January, 1988, the City Council approved an MF-3 Subdistrict subject to volunteered deed restrictions that prohibit certain uses, limit floor area, structure height, and density.
2. Z045-141	On June 22, 2005, the City Council denied an MF-3 Subdistrict on property zoned an MF-2 Subdistrict.

Thoroughfare/Street

Existing & Proposed ROW

McKinney Avenue

Minor Arterial; 80' & 80' ROW

Hester Avenue

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 request and has determined the proposed development will not significantly impact the level of service of adjacent streets.

STAFF ANALYSIS:

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The site is developed with multiple family dwellings and a car wash at the southern end of the site. The applicant is proposing to remove all improvements to support a multiple family development with ground level retail.

The applicant has worked with staff to achieve closure on the above stated objectives. Nos. 1, 2, and 3 are provided for in the applicant's redevelopment of the property. Lack of compliance with Nos. 4 and 6 due to the significant increase in structure height and density of the project. With respect to No. 7, staff has determined the attached landscape plan is consistent with the spirit of PDD No. 193, thus this objective is not applicable to the applicant's submission.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and

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

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 existing PDS No. 71 property is developed with multiple family dwelling units situated on the northern 35,750 square feet of the site with a car wash on the southern portion of the site (approx. 7,150 square feet of land area). The expansion area (approx. 14,300 square feet of land area) is developed with two story multiple family uses as provided by the MF-2 Subdistrict.

The applicant is proposing to remove all improvements and redevelop the site with a mix of multiple family uses and ground level retail uses. The requested amendment/expansion of PDS No. 71 will consider the following: 1) revise permitted uses from an MF-2 Multiple Family Subdistrict to a GR General Retail Subdistrict; 2) revise building setbacks; 3) deletion of additional setbacks for structure heights greater than 36 feet; 4) encroachments of certain structural elements into the required yards; 5) increase in structure height; 6) increase in dwelling unit density; 7) introduction of floor area to provide for nonresidential uses; 8) increase in lot coverage; 9) alternate landscape requirements,

Surrounding land use predominately consists of multiple family residential uses west and north of the site. Nonresidential uses are found on properties to the east/southeast that have frontage on Insurance Lane and/or the southbound service road of North Central Expressway. Expansion of an adjacent multiple family development that fronts along the southbound service road of North Central Expressway at Hester Avenue is currently under construction [84 foot structure height inclusive of parking, 208 dwelling units (approx.. 130 du/acre)]. Retail and restaurant uses are found along Knox Street, as well as the parcels along both sides of McKinney Avenue between Knox Street and the applicant's southern property line.

While staff is appreciative of the applicant's willingness to garner support from the Oak Lawn Committee, area property owners, as well providing various levels of

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consideration to staff's suggestions related to design criteria and streetscape improvements, there are certain development standards that cannot be supported due to the site's physical boundary in relation to the requested increase in development rights (i.e., minimal depth to permit separation of building from adjacent residential). For comparison purposes, the adjacent MF-3 Subdistrict development possesses approximately three times the depth as that of the request site, and is further deed restricted to a maximum height of 58 feet and 42 feet (depending on site orientation) and a maximum density of approximately 73 dwelling units per acre. This site boundary permits the additional setbacks required by PDD No. 193 (2:1 ratio for structures exceeding 36 feet). Additionally, while staff does support the introduction of retail uses at street level along this portion of McKinney Avenue, there do remain certain uses permitted in the GR Subdistrict that could have a negative impact on the adjacent residential uses in the immediate area. As a result, the attached recommended amending conditions reflect staff's identification of such uses.

With respect to the increase in density, staff has determined this project is not considered a transit oriented development in that the lack of close proximity to a transit station does not exist. Specifically, Mockingbird Station is situated approximately 6,600 feet northeast of the site while CityPlace Station is situated approximately 7,715 feet to the south. Generally, consideration of increased development rights and the associated building massing for TOD's are situated within one-quarter mile walking distance (1,320 feet) from a transit station with reduced headways during peak hours.

Staff is supportive of the introduction of nonresidential uses at this location. As the site possesses a cornerside lot location thus allowing for a wrap of ground level activity within the blockface, there are some concerns related to certain uses permitted in the GR Subdistrict that could be problematic to coexistence with the surrounding residential uses. As a result, staff has identified those uses that are recommended to be prohibited in this subdistrict.

Lastly, the requested traffic impact analysis was based on a build-out of 200 multiple family dwelling units and 17,700 square feet of floor area for retail uses. The development standards noted in the attached conditions capture these development rights.

It should be noted that staff does support the vision of the applicant's request; however, differences do remain and are noted in the attached conditions. The city attorney has reviewed the applicant requested/staff recommended draft revised ordinance for PDS No. 71, which is attached for CPC's consideration.

Landscaping: The applicant has worked with the city's arborist to address a presence of connectivity between hardscape requirements and proposed building mass with anticipated pedestrian/tenant/retail patron activity. To that result, the attached landscape plan has been reviewed and is supported by staff.

ZONING/ MAP NO.	PDS 71 (existing)	MF-2 (expansion area)	PROPOSED
LAND AREA	42,900 SF	14,300 SF	1.31 ACRES
USES	MF-2 MULTIPLE FAMILY SUBDISTRICT	MULTIPLE FAMILY	GR SUBDISTRICT USES
F/S/R SETBACKS	15'/10'/10' PLUS ADDL. SETBACK >36' OF STR. HT.	15'/10'/15'	NO ADDL SETBCKS >36' STRUCTURE HT.
DENSITY	70 DWELLING UNITS (71 DU/ACRE)	NO MAXIMUM (GENERALLY, 28-32 DU/ACRE)	205 DU'S (158 DU/ACRE)
FLOOR AREA	NO MAXIMUM	NO MAXIMUM	14,000 SF FOR NONRES.; MULTIPLE FAMILY-NO MAXIMUM
HEIGHT	60' + 12' /MECHANICALS	36'	85' + 12'/MECHANICALS (75' AND 85' SECTIONS)
STORIES	FOUR	NO MAXIMUM	NO MAXIMUM
LOT COVERAGE	60%	60%-RESIDENTIAL	85%
LANDSCAPE	PDD 193	PDD 193	ALTERNATE REGS (SEE ATTACHED DRAFT ORD)
OFF-STREET PARKING	2 SPACES/DU	CODE	CODE PLUS ALTERNATE LOADING SPACE DESIGN
SIGNS	NON-BUSINESS	NON-BUSINESS	BUSINESS
MISC	N/A	N/A	SIDEWALK CONNECTIVITY, DESIGN CRITERIA

OFFICERS AND DIRECTORS

Applicants/

Prospective Buyers:

TCDFW DEVELOPMENT, INC.

Director: Scott A. Dyche
Director: Michael Duffy

TCDFW ACQUISITIONS, LLC

Managing Member: TCDFW Development, Inc.
-Director: J. Christopher Kirk
-Director: Michael Duffy

Owners:

COURTYARDS AT KNOX PARK, LTD.

General Partner: RBT, Inc.
-President: Tim L. Cantrell
-Vice President: Bridgette Semmler

BPKK, LTD.

General Partner: BPKK Management, LLC
-Manager: Peggy M. O'Boyle

JAMES D. & SUZANNE S. GABERINO, LTD.

General Partner: Gaberino Management Company, Inc.
-President: James D. Gaberino
-Director: James D. Gaberino
-Vice President: Suzanne S. Gaberino

SFA 73, LTD.

General Partner: SFA 73 Management, LLC
-Manager: Cynthia Anne Nelson

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS
Division S-71. Subdistrict 71.**

SEC. S-71.101. LEGISLATIVE HISTORY.

PD Subdistrict 71 was established by Ordinance No. 26344, passed by the Dallas City Council on May 10, 2006.

SEC. S-71.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 71 is established on property located on the south corner east side of McKinney Avenue and south of Hester Avenue, ~~and north of Knox Street~~. The size of PD Subdistrict 71 is approximately 1.313 acres, ~~42,900 square feet of land~~.

SEC. S-71.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division: [-]

(1) SUBDISTRICT means a subdistrict of PD 193.

(2) PRIVATE OPEN SPACE means an area that is open to all occupants of the building and is unobstructed to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed

(3) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level façade.

~~(c d)~~ Unless otherwise stated, all references to articles, divisions, or sections in this division ordinance are to articles, divisions, or sections in Chapter 51.

~~(d e)~~ This subdistrict is considered to be a residential zoning district. ~~(Ord. 26344)~~

SEC. S-71.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-71A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-71.105. MAIN USES PERMITTED.

(a) Except as otherwise provided in this section, ~~the~~ only main uses

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permitted in this subdistrict are those main uses permitted in ~~the MF-2 Multiple-Family GR General Retail Subdistrict~~, subject to the same conditions applicable in the ~~MF-2 Multiple-Family GR General Retail Subdistrict~~, as set out in Part I of this article. For example, a use permitted in ~~the MF-2 Multiple-Family GR General Retail Subdistrict~~ only by specific use permit (SUP); a use subject to development impact review (DIR) in the ~~MF-2 Multiple-Family GR General Retail Subdistrict~~ is subject to DIR in this subdistrict; etc.

Applicant requested:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m., Saturday.
--

Staff recommended:

(b) Medical clinic is limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday.
--

(c) The following uses are prohibited.

(1) Medical Uses.

- Medical or scientific laboratory.
- Ambulance service.

(2) Educational Uses.

- Business school.
- College, university, or seminary.
- College fraternity or sorority house.

(3) Recreation and Entertainment Uses.

- Private recreation club or area.
- Inside commercial amusement.
- Outside commercial amusement.
- Theater.

(4) Bar and Restaurant Uses.

- Bar, lounge, or tavern.
- Drive-through restaurant.
- Private club.
- Dance hall.

(5) Retail Uses.

- Liquor store.
- Pawn shop.
- Motor vehicle related uses.

(6) Motor Vehicle Related Uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Service station.
- Commercial parking lot or garage.

(7) Commercial Uses.

- Building repair or maintenance shop.
- Plumbing, electrical, air conditioning, and heating shop.
- Tool and equipment rental (inside display only).
- Duplication shop.
- Custom print shop.
- Venetian blind or window shade repair, assembly, and sales.

(8) Storage and Waste Uses.

- Recycling buy back center.
- Recycling collection center.

SEC. S-71.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-71.107.7 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 Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the ~~MF-2 Multiple-Family~~ GR General Retail Subdistrict apply in this subdistrict.

~~(b) Multiple family uses. The following restrictions apply to multiple family uses.~~

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(b) Front yard. Except as provided in this subsection, minimum front yard ~~Minimum front yard must be provided as shown on the development plan.~~ is ten feet.

(1) No additional setback for any portion of a building over 36 feet in height.

(2) Canopies and awnings may project to the property line on McKinney Avenue subject to a minimum clearance of eight feet from the sidewalk.

(3) The northwest building corner may encroach into the required front yard, limited in the location as shown on the development plan.

(c) Side and Rear Yard. ~~Minimum side and rear yards must be provided as shown on the development plan.~~

(1) Minimum side and rear yard is ten feet.

(2) No additional setback is required for any portion of a building over 36 feet in height.

(3) Cantilevered roof eaves and balconies may project up to five feet into the required side and rear yards.

(d) Density. Maximum number of dwelling units is ~~70~~ 205.

(e) Height.

Applicant requested:

(A <u>1</u>) <u>Except as provided in this section, m</u> Maximum structure height is 60 <u>75</u> feet, except in the location noted on the development plan.

Staff recommended:

Retain maximum structure height of 60 feet.

~~(B) — The following structures may project a maximum of 12 feet above the maximum structure height: elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof-mounted mechanical equipment, chimney and vent stacks.~~

~~(C) — Parapet walls may project a maximum of four feet above the maximum structure height.~~

Applicant requested:

(2) <u>Maximum structure height for mezzanine levels is 85 feet and limited to the locations shown on the roof plan.</u>
--

Staff recommended:

Retain maximum structure height of 60 feet.

(3) The following may project a maximum of 12 feet above the maximum height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room(s).

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Ornamental cupola or dome.

(F) Skylights.

(G) Observation deck.

(H) Clerestory.

(I) Visual screens which surround roof mounted mechanical equipment.

(J) Chimney and vent stacks.

(4) Parapet walls may project a maximum of ~~four~~ six feet above the maximum structure height.

(f) Lot coverage. Maximum lot coverage is ~~60~~ 85 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Floor Area.

(1) Except as provided in this subsection, maximum floor area for all nonresidential uses is 14,000 square feet.

(A) Maximum floor area for all restaurant uses is 8,000 square feet.

(B) No maximum floor area for multiple family uses.

SEC. S-71.108. OFF--STREET PARKING AND LOADING.

~~(a) For multiple family uses, two spaces per dwelling unit are required.~~

(a) Except as provided in this section, consult the use regulations (Section 7, PD 193) for the specific off-street parking and loading regulations for each use.

~~(b) For all other uses, off-street parking and loading must be provided in accordance with Part I of this article.~~

~~(b) Large and medium off-street loading spaces may have a minimum width of 10 feet.~~

SEC. S-71.109. URBAN DESIGN STANDARDS.

(a) For a building on the Property greater than three stories in height, the following regulations apply.

(b) Minimum eight foot-wide sidewalks with a minimum 6 feet unobstructed along McKinney Avenue. Minimum six foot-wide sidewalks along Hester Avenue. Tree wells are allowed within the sidewalk at a maximum spacing of 30 feet on-center with pedestrian street lamps spaced at 45 feet to 60 feet spacing with the exception of visibility triangles and vehicular drives.

(c) A minimum of two of each of the following pedestrian amenities must be provided along the McKinney Avenue street frontage:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks.

(d) Facades.

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

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

(e) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

(1) Architecturally prominent public entrances,

(2) Canopies,

(3) Awnings,

(4) Attached towers, or

(5) Turrets.

Z134-147(RB)

(f) Ground level residential entrances. For residential uses on the ground level, direct access from the sidewalk must be provided for at least 75 percent of the dwelling units.

(g) Ground level transparency. Except as provided in this subsection, facades facing McKinney Avenue must have a minimum transparency of 50 percent for the portion of the building on the ground level between grade and 12 feet in height. A minimum of 60 percent of the required minimum transparency must allow views into the ground-story use to a minimum depth of four feet. Windows must be clear or unpainted, or, if treated, must be transparent or translucent. Spandrel glass and backpainted glass are not considered transparent for purposes of this requirement. This provision does not apply to parking structures.

(h) Street level nonresidential uses.

(1) A minimum of 10,000 square feet of floor area on the ground level of any building must contain at least one of the following use categories:

(A) Restaurant uses.

(B) Retail uses.

(C) Professional, personal service and custom craft uses [maximum 8,500 square feet of office uses].

(2) The following uses are prohibited within 85 feet of the north property line located along Hester Avenue as shown on the development plan.

(A) Bar and Restaurant uses.

(B) Retail uses.

(C) Professional, personal service and custom craft uses.

(D) Medical uses.

(E) Motor vehicle related uses.

(F) Commercial uses.

(i) Minimum private open space. For a development on the Property containing 100 or more dwelling units, a minimum of 6,000 square feet of private open space must be provided. Private open space may be located on top of a parking structure.

SEC. S-71.109 10. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended. ~~(Ord. 26344)~~

SEC. S-71.110 11. LANDSCAPING.

(a) ~~Landscaping and screening must be provided in accordance with Part I of this article.~~ Landscaping must be provided as shown on the landscape plan.

(b) Plant materials must be maintained in a healthy, growing condition. (Ord. 26344)

SEC. S-71.114 2. SIGNS.

(a) ~~Except as provided in the section, s~~ Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) No signage may be illuminated within 85 feet of the north property line located along Hester Avenue.

SEC. S-71.112 3. 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) Development and use of the Property much comply with Part I of this article.

SEC. S-71.113 14. 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.

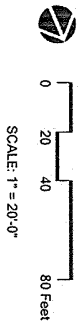
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this ~~subdistrict~~Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city, as applicable. ~~(Ord. 26344)~~

SEC. S-71.114 ZONING MAP.

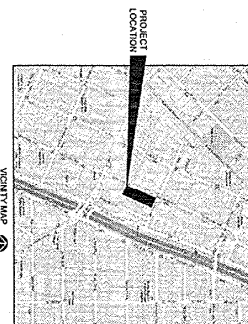
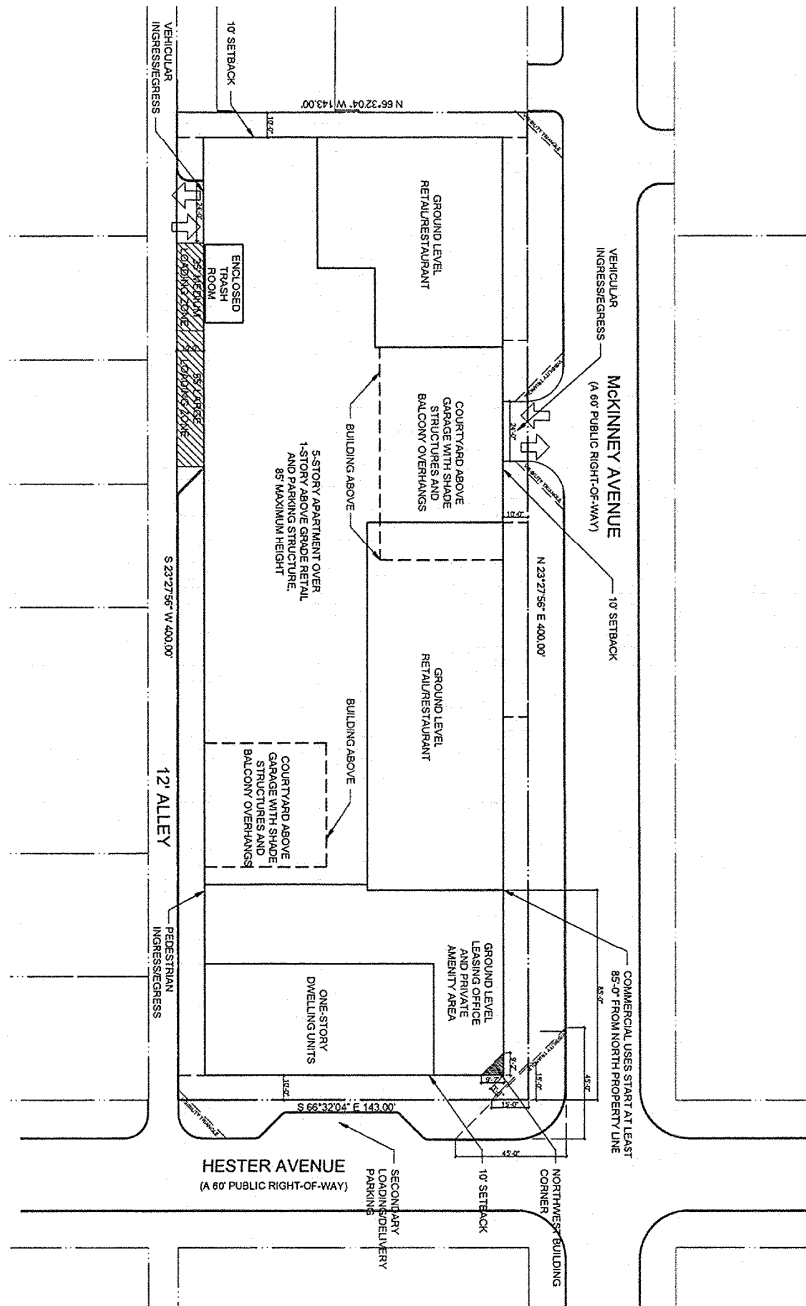
~~PD Subdistrict S-71 is located on Zoning Map No. H-7.~~

DEVELOPMENT PLAN McKinney and Hester Dallas, Texas

Job #: 1326
File Name: Development Plan-13.dwg
Date: 05.12.2014
Drawn by: EB, BT



Good Fulton & Farrell Architects
2000 Harvard Street
Suite 200
Dallas, Texas 75201
214.333.1500 / F
214.333.1502 / M
info@gfa.com



PROJECT DATA TABLE

SITE	57,200 SF, 1.31 AC
DENSITY	205 MAX DWELLING UNITS
LOT COVERAGE	85%
STRUCTURE HEIGHT	8'-0"
FLOOR AREA RATIO (FAR) (MAX)	4.0
MINIMUM SIDE YARD SETBACK	10'

PERCENTAGE OF TOTAL REQUIRED PARKING

USE CATEGORY	Area (sq. feet)	Required Parking	Provided Parking	Percentage
Residential	205	114	308	308%
Leasing Office	2,100	110	7	7%
Retail	8,200	1120	31	31%
Restaurant (estimated)	5,500	1100	55	55%
Office/Leasehold	0	0	0	0%
TOTAL		334	391	407%

Percentage of Total of Required Parking: 77.3% (22.7% 100.0%)

*MINIMUM PARKING CREDITS TO BE DETERMINED AT TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION

ROOF PLAN
McKinney and Hester
Dallas, Texas

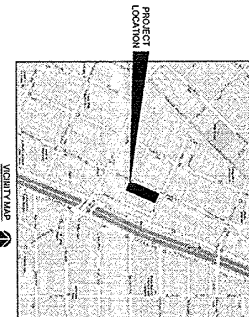
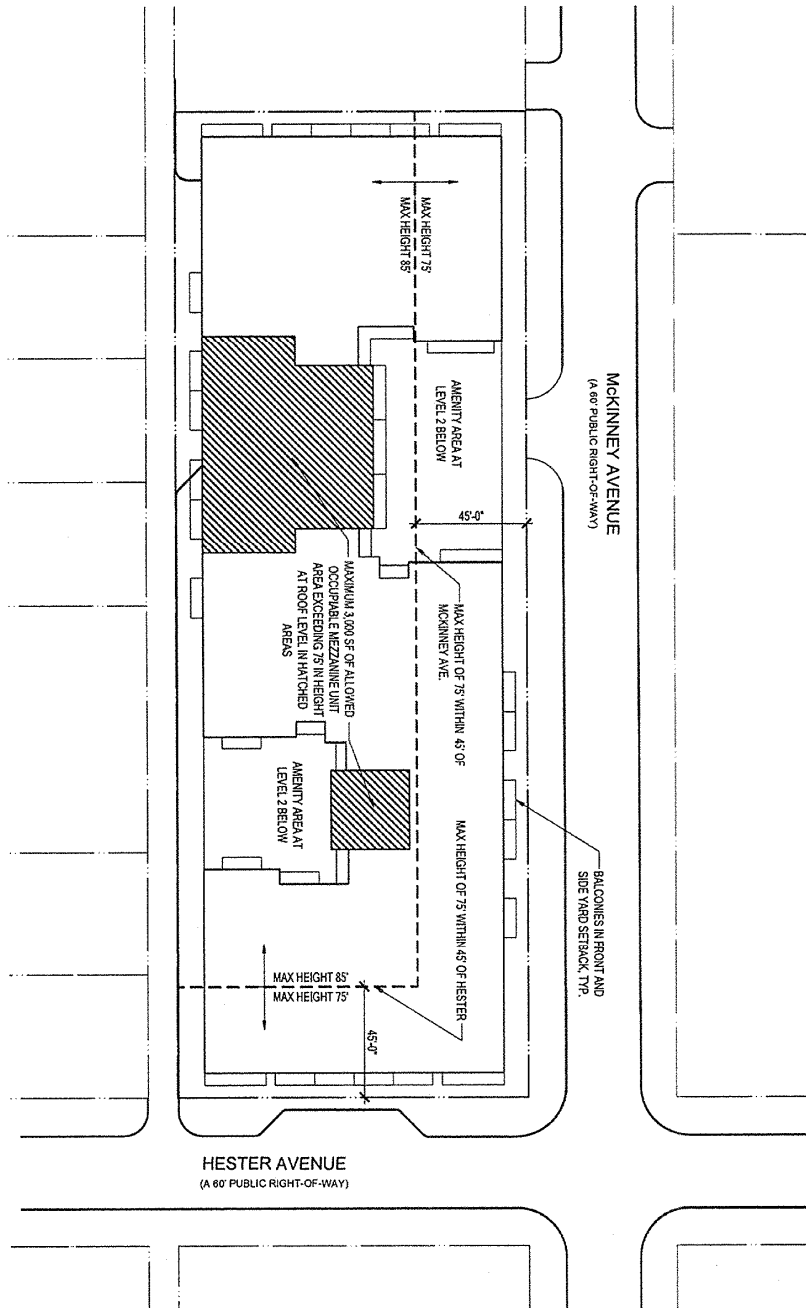
Job # 13249
Final Review Development Plan v3.dwg
Date: 05/14/2014
Drawn by: ELS, BT



0 20 40 80 Feet
SCALE: 1" = 20'-0"

Good Fulton & Farrell Architects
2000 Northwest Blvd.
Suite 300
Dallas, Texas 75201

24.4.2013/14
E.L.S./B.T.



LANDSCAPE PLAN

McKinney and Hester
Dallas, Texas



Job #: 13249
File Name: D13891-SP-1-1.dwg
Date: 01.15.2014
Drawn by: DW, JH, CC

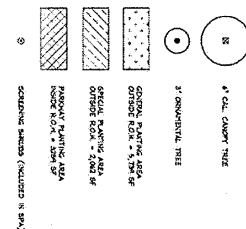
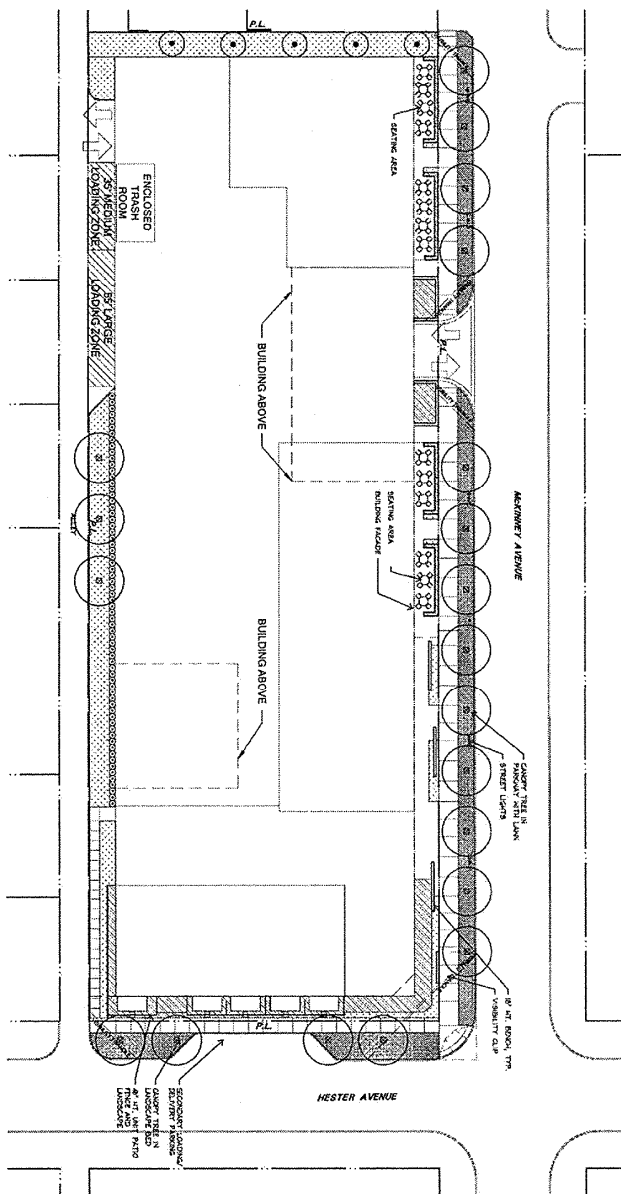
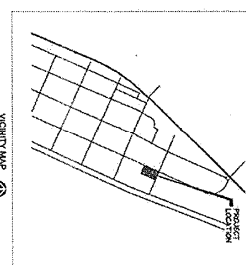


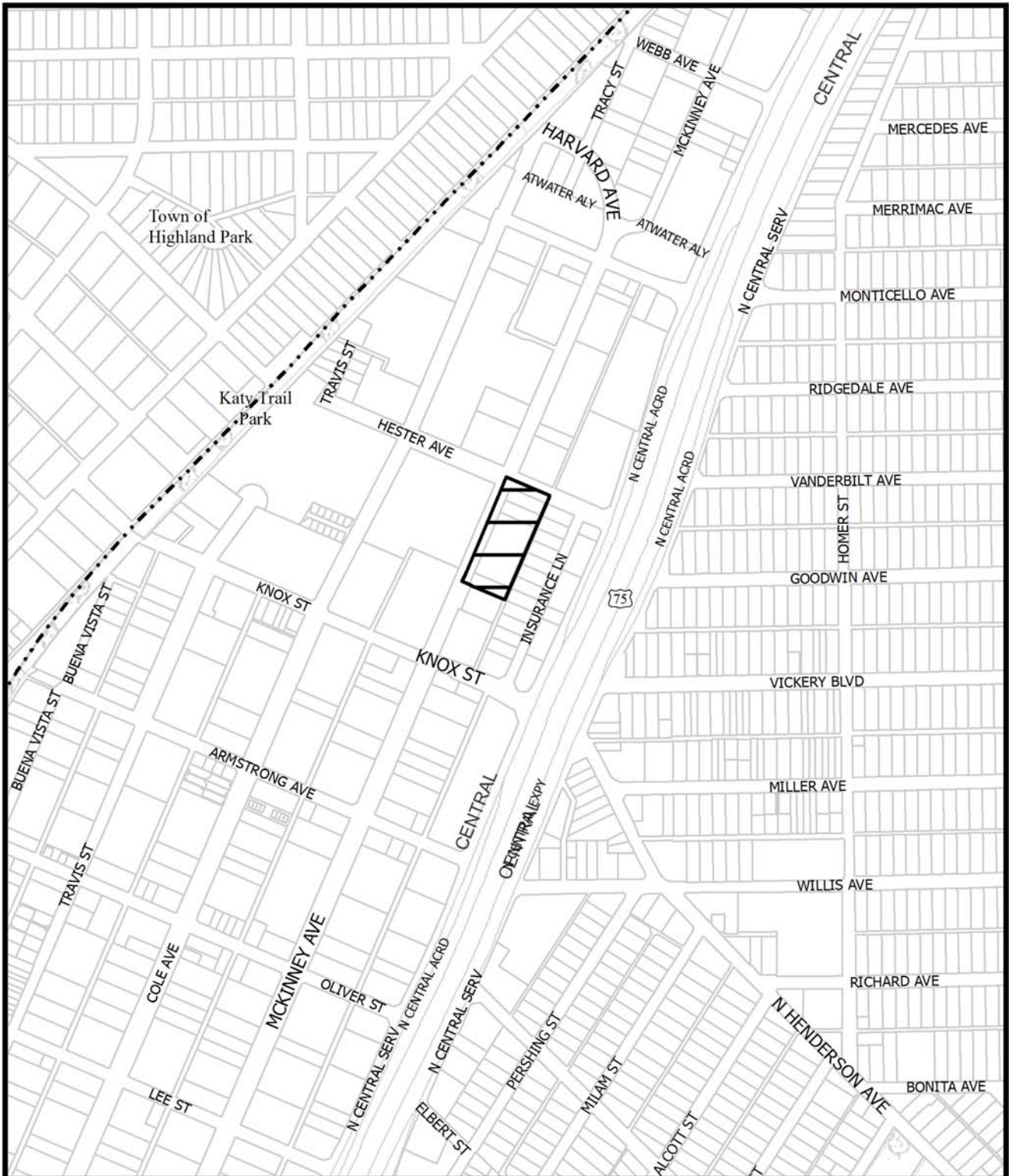
20 40 80 Feet
SCALE: 1" = 20'-0"



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Z123-147

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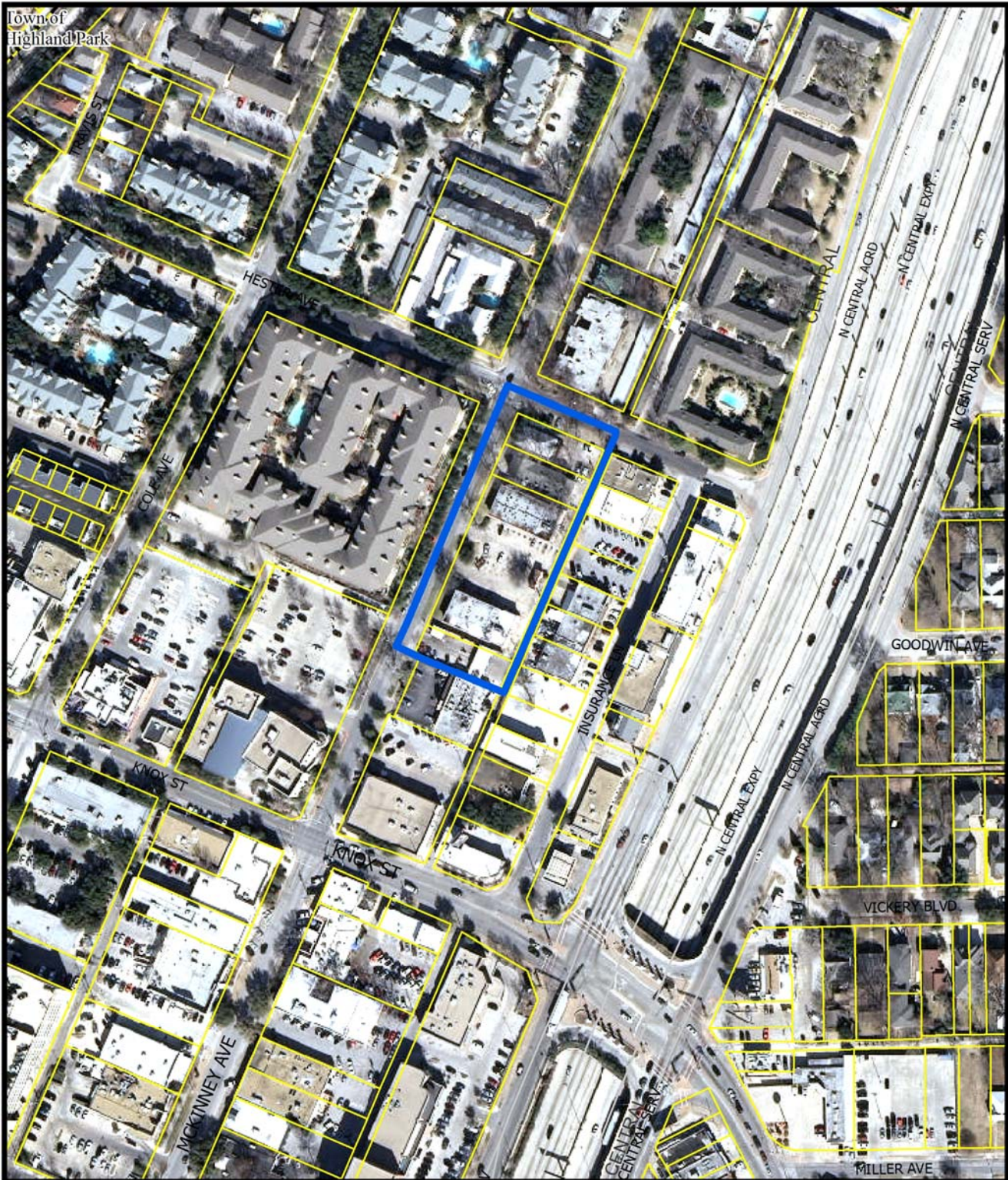


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VICINITY MAP

Case no: **Z134-147**

Date: **2/27/2014**

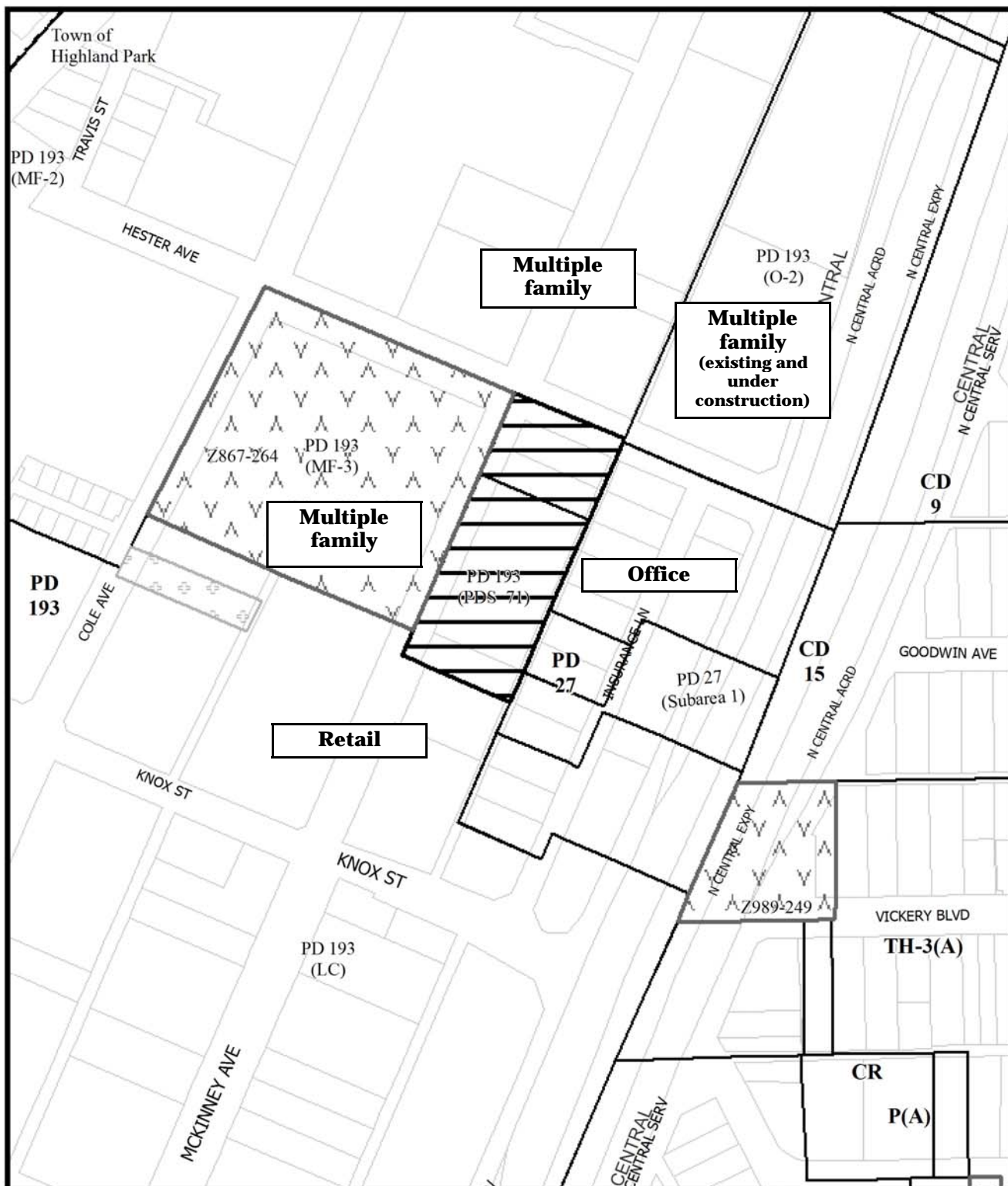


1:2,400

AERIAL MAP

Case no: **Z134-147**

Date: **2/27/2014**

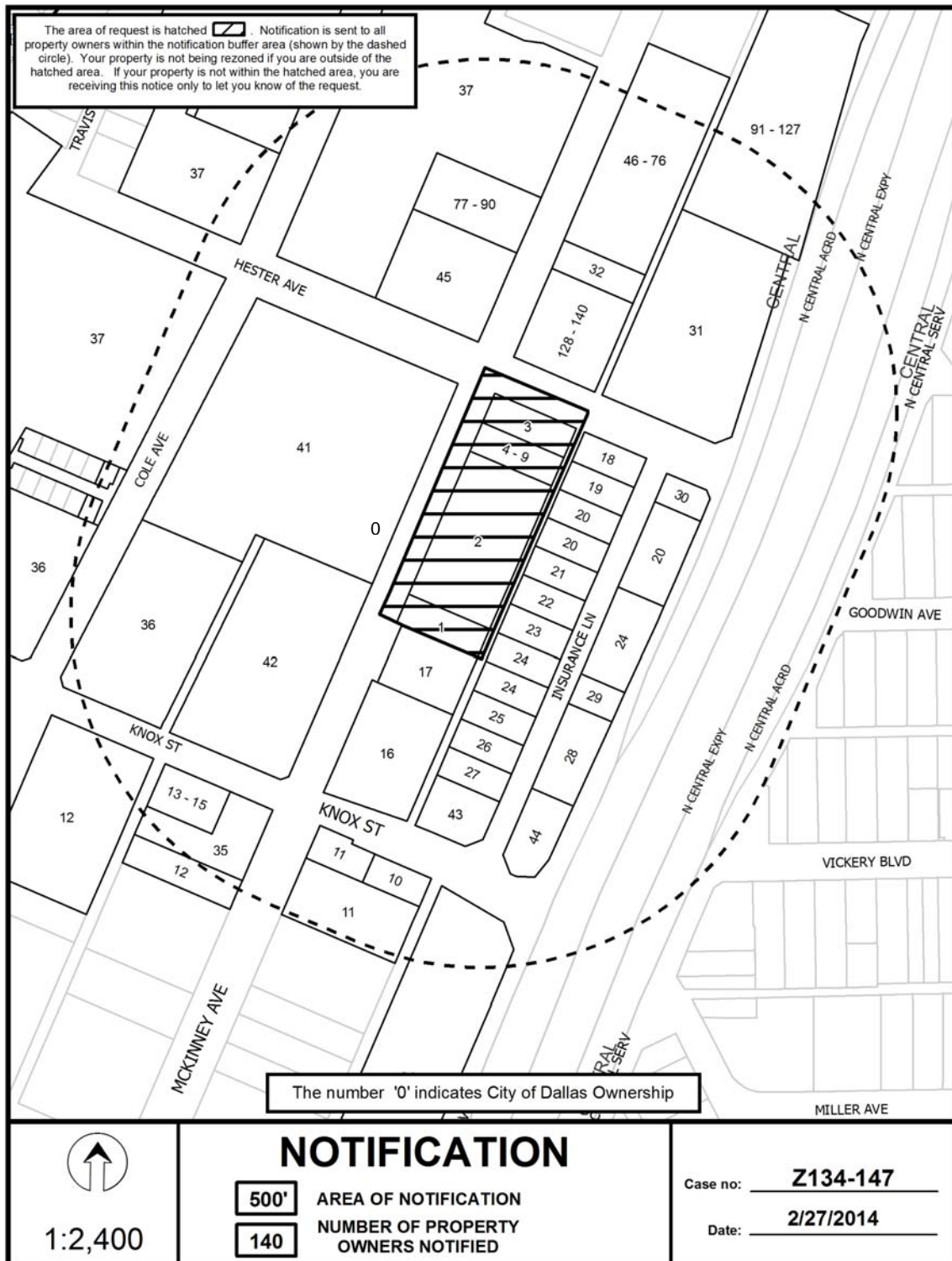


1:2,400

ZONING AND LAND USE

Case no: **Z134-147**

Date: **2/27/2014**



2/27/2014

Notification List of Property Owners***Z134-147******140 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4626 MCKINNEY AVE	GILLON CARUTH I LTD
2	4630 MCKINNEY AVE	CASA MONTERREY PS II ETAL
3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
4	4650 MCKINNEY AVE	ALDER WILLIAM JAC
5	4650 MCKINNEY AVE	GABERINO JAMES D & SUZANNE S LTD
6	4650 MCKINNEY AVE	TERSELICH METKA UNIT 2
7	4650 MCKINNEY AVE	WILLIAMS JAMES H
8	4650 MCKINNEY AVE	SHEPHERD REGINALD
9	4650 MCKINNEY AVE	ALDER JAC
10	3015 KNOX ST	NABHOLTZ KMCK PARTNERS LP SUITE 210
11	3025 KNOX ST	NABHOLTZ KMCK PARTNERS LP SUITE 105
12	4531 MCKINNEY AVE	GILLILAND PPTIES II LTD % LYNN GILLILAND
13	3107 KNOX ST	BUZZINI LP
14	3113 KNOX ST	SOUTHERLAND CATHERINE S
15	3119 KNOX ST	HILL HENRY L JR
16	4600 MCKINNEY AVE	KNOX STREET VILLAGE HOLDINGS INC
17	4616 MCKINNEY AVE	MCKINNEY KNOX JOINT % CENCOR REALTY SERV
18	4655 INSURANCE LN	ELIZABETH ANNE PPTIES LLC
19	4649 INSURANCE LN	ROBERT E LUNA FAMILY PARTNERSHIP LTD
20	4647 INSURANCE LN	4645 NORTH CENTRAL LLC 200 KNOX PLACE
21	4639 INSURANCE LN	SUMMERS STEPHEN J ET AL % GINGKO GROUP I
22	4633 INSURANCE LN	BEAIRD DAN INC
23	4631 INSURANCE LN	BEAIRD DAN L
24	4625 INSURANCE LN	MIHALOPOULOS FRANK STE 200
25	4619 INSURANCE LN	ARMSTRONG BUILDING LLC
26	4617 INSURANCE LN	TRIANGLE CHAPTER AMORC

2/27/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4611 INSURANCE LN	TRIANGLE LODGE AMORC
28	4617 CENTRAL EXPY	730 WEST SPRING VALLEY LTD SUITE 120
29	4627 INSURANCE LN	KNOX CENTRAL CORP %ROBERT M CLARK JR
30	4655 CENTRAL EXPY	ZANDER JAMES P 2ND FLOOR
31	4703 CENTRAL EXPY	KNOX APARTMENTS OWNER LLC SUITE 3275
32	4714 MCKINNEY AVE	KNIGHT WILLIAM R
33	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP STE 975
34	3001 KNOX ST	J EVANS FAMILY PARTNERSHIP KNOX LTD
35	3101 KNOX ST	GILLILAND PROPERTIES LTD SUITE 1000
36	3230 KNOX ST	KNOX STREET VILLAGE I INC SUITE 400
37	4647 COLE AVE	CIM/4649 COLE AVENUE LP SUITE 900
38	4625 COLE AVE	MODY PRASHANT
39	4625 COLE AVE	BLOOM KARYN
40	4625 COLE AVE	4625 COLE TOWNHOMES OWNER ASSOCIATION IN
41	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
42	3104 KNOX ST	KNOX STREET VILLAGE INC SUITE 400
43	3010 KNOX ST	VALLEY OAK INVESTMENTS LP
44	4611 CENTRAL EXPY	ORR VENTURE LTD
45	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
46	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
47	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H BLDG A UNI
48	4728 MCKINNEY AVE	NUNEZ RAUL & NUNEZ MADELEINE
49	4728 MCKINNEY AVE	WEISFELD RONALD A
50	4728 MCKINNEY AVE	KNOBLER DONALD R
51	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
52	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C BLDG B UNIT 104
53	4728 MCKINNEY AVE	WEISERT TARI SUITE 105
54	4728 MCKINNEY AVE	GIANNASI TAYLOR BLDG B UNIT 106
55	4728 MCKINNEY AVE	STANTON LIVING TRUST
56	4722 MCKINNEY AVE	BUCK JAMES L
57	4728 MCKINNEY AVE	SCHIMMING VERNON H & NICHOLAS

Z134-147(RB)

BAXAVANIS

Z134-147(RB)

2/27/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4728 MCKINNEY AVE	ROCHESTER SARAH BLDG B UNIT 111
59	4728 MCKINNEY AVE	VILLANUEVA JORGE A #112
60	4722 MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
61	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
62	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
63	4728 MCKINNEY AVE	CRUZ MANUEL
64	4728 MCKINNEY AVE	CUELLAS JOSHUA J BLDG B UNIT 207
65	4728 MCKINNEY AVE	CRONK JOHN A
66	4728 MCKINNEY AVE	PISPIDIKIS RENA
67	4728 MCKINNEY AVE	MALINA JAMES
68	4728 MCKINNEY AVE	SCHUTZ ERIK R
69	4728 MCKINNEY AVE	FANNIE MAE
70	4728 MCKINNEY AVE	SYNODIS DONNA L &
71	4728 MCKINNEY AVE	KILGORE CHRISTOPHER H
72	4722 MCKINNEY AVE	ROZIER PETER B UNIT 115
73	4722 MCKINNEY AVE	MCDONALD BILLY LANE BLDG C UNIT 116
74	4722 MCKINNEY AVE	KNIGHT WILLIAM R
75	4722 MCKINNEY AVE	KNIGHT WILLIAM
76	4722 MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
77	4717 MCKINNEY AVE	MCCUTCHEN MARK D
78	4717 MCKINNEY AVE	BERRON CLAUDIA UNIT B
79	4717 MCKINNEY AVE	SCHAFER CHRISTOPHER & TRACI R
80	4717 MCKINNEY AVE	POLSON JULIE E
81	4717 MCKINNEY AVE	ROHLEDER MARCIE M
82	4717 MCKINNEY AVE	ODONNELL GARY & JULIE
83	4717 MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
84	4719 MCKINNEY AVE	MURRY SCOTT M UNIT A
85	4719 MCKINNEY AVE	HABIBI KAMIL UNIT B
86	4719 MCKINNEY AVE	MATTHEWS AMANDA L
87	4719 MCKINNEY AVE	BUSH DARLA S UNIT D
88	4719 MCKINNEY AVE	TRAN HONG

2/27/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4719 MCKINNEY AVE	AYATS MAS OTILIA UNIT 4719F
90	4719 MCKINNEY AVE	BAUMANN RACHEL K
91	4803 CENTRAL EXPY	HOPKINS DIANA P
92	4805 CENTRAL EXPY	VANSTRAATEN MARINUS P WESTBURY PARK COND
93	4807 CENTRAL EXPY	PHILLIPS DAVID G & SAMANTHA A
94	4809 CENTRAL EXPY	CHUNG YU LIN
95	4811 CENTRAL EXPY	CLINE MARY M
96	4815 CENTRAL EXPY	BARTELL ANGELLE
97	4817 CENTRAL EXPY	BERRY LISA E & BLDG A UNIT 4817
98	4819 CENTRAL EXPY	FRANKLIN CHARLESZETTA
99	4821 CENTRAL EXPY	PHILLIPS ANN BLDG A UNIT 4821
100	4823 CENTRAL EXPY	VAN STRAATEN M P WESTBURY PARK CONDOS
101	4825 CENTRAL EXPY	GARCIA PATRICIA E
102	4827 CENTRAL EXPY	VAN STRAATEN MARINUS P WESTBURY PARK CON
103	4829 CENTRAL EXPY	MORRIS TAMECA
104	4831 CENTRAL EXPY	KING CHRISTEN C ET AL BLDG A UNIT 4831
105	4833 CENTRAL EXPY	CERVANTES JULIO CESAR
106	4837 CENTRAL EXPY	COSBY DIANA &
107	4839 CENTRAL EXPY	LINE WINSTON B
108	4839 CENTRAL EXPY	LEE MICHAEL EDWARD UNIT 4839B
109	4839 CENTRAL EXPY	CODDINGTON CAROLYN P
110	4839 CENTRAL EXPY	GARCIA WAYNE
111	4841 CENTRAL EXPY	PECK ROBBIN M
112	4841 CENTRAL EXPY	SUMLIN RICHARD K
113	4841 CENTRAL EXPY	ROSE GREGORY D
114	4841 CENTRAL EXPY	COSBY DIANA C
115	4843 CENTRAL EXPY	JJ REAL ESTATE LLC
116	4843 CENTRAL EXPY	MARCOULIDES JAMES E
117	4843 CENTRAL EXPY	KNOBLER DONALD G
118	4843 CENTRAL EXPY	MORALES ADRIANA
119	4845 CENTRAL EXPY	THRESHER BRENDA ANN

2/27/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4845 CENTRAL EXPY	LEWIS DON V
121	4847 CENTRAL EXPY	CLORE CHRISTINE W &
122	4847 CENTRAL EXPY	KRAUSE MARTHA H
123	4847 CENTRAL EXPY	SMITH REBECCA KAY
124	4847 CENTRAL EXPY	LOPEZ BENJAMIN
125	4849 CENTRAL EXPY	COSBY COLE THOMAS & GRIER HUTTON
126	4849 CENTRAL EXPY	COSBY DIANA
127	4849 CENTRAL EXPY	SPARKS KRISTEN A BLDG D UNIT 4849D
128	4708 MCKINNEY AVE	COWAN GERALDINE
129	4708 MCKINNEY AVE	APPLE JAROLD LEE
130	4708 MCKINNEY AVE	GRAY JUSTIN L
131	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
132	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
133	4708 MCKINNEY AVE	VEVERA MARK C STE 126
134	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
135	4708 MCKINNEY AVE	LANDON LANA K
136	4704 MCKINNEY AVE	TORRES ALFREDA
137	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
138	4704 MCKINNEY AVE	MUELLER JASON E & KANDRA H
139	4708 MCKINNEY AVE	OWENS GARY ALLEN
140	4704 MCKINNEY AVE	LOERA SANDRA V

FILE NUMBER: Z134-172(CG)

DATE FILED: February 21, 2014

LOCATION: Northwest corner of Singleton Boulevard and Peoria Avenue

COUNCIL DISTRICT: 6

MAPSCO: 42-R

SIZE OF REQUEST: ±1.29 acres

CENSUS TRACT: 106.01

APPLICANT/OWNER: David and Rodolfo Flores

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

SUMMARY: The purpose of this request is to continue operation of a ballroom/banquet hall with a dance floor.

STAFF RECOMMENDATION: Approval for a two-year period.

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The site is currently being used for a commercial amusement inside use with a Class A dance hall for special events. The applicant proposes to continue this use on the property and is not requesting any changes to the existing conditions or site plan.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing use does not appear to negatively impact the adjacent properties, which are predominately industrial. The continuation of the use is consistent with the established development pattern in this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The commercial amusement inside use is considered compatible with the adjacent land uses, and was not considered detrimental to the public health, safety, or general welfare of the city when the SUP was originally issued.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing site plan and use of the property complies with zoning regulations and standards.

BACKGROUND INFORMATION:

- The request site is currently developed with a banquet hall, office, personal service, and auto service center (tire shop).
- The applicants are seeking to continue operation of the ballroom/banquet hall for special event rental. The existing has been in operation since April 2012. The SUP expired on April 25, 2014.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW / Proposed ROW
Singleton Boulevard	Principle Arterial	80 ft. / 100 ft.
Peoria Avenue	Local	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not make a specific land use recommendation related to the request. The *forwardDallas!* Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. They 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 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.

Community Retail Districts may be appropriate at key intersections to support the surrounding neighborhood. Specific Use Permits help are utilized to ensure compatibility of certain uses at the edges of these neighborhoods.

Land Use Compatibility:

The surrounding land uses are residential to the north, vacant retail to the east, retail to the west, and industrial uses to the south. Adjacent property is sparsely developed with single-family uses and vacant parcels.

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

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR 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

The banquet hall is compatible with the surrounding uses with its ingress and egress on Singleton Boulevard. Staff recommended approval of the initial SUP for a short period for reevaluate of land use compatibility with the neighborhood. The property owners have complied with the conditions of SUP 1954.

Parking/Traffic:

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

The requirement for off-street parking for a dance floor pursuant to the Dallas Development Code is one space per 25 square feet of floor area and for a commercial amusement inside is one space per 100 square feet of floor area. The applicant is providing the required 109 off-street parking spaces.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. Staff has recently reviewed the existing landscaping and indicated applicant's compliance with Article X.

Dallas Police Department: A copy of a police report of the offenses is provided below. Staff has divided the report into two sections which will show any offenses prior to the SUP and any offenses applicant received after receiving the SUP in 2012.

Offenses prior to Specific Use Permit – April 24, 2010 to April 24, 2012

Search Records - Offense									Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1
0056004-Y	03/01/2011	FLORES, DAVID	CRIMINAL MISCHIEF/VANDALISM	04615		SINGLETONBLVD	421	4029	14082



Offenses received after Specific Use Permit – April 25, 2012 to May 16, 2014

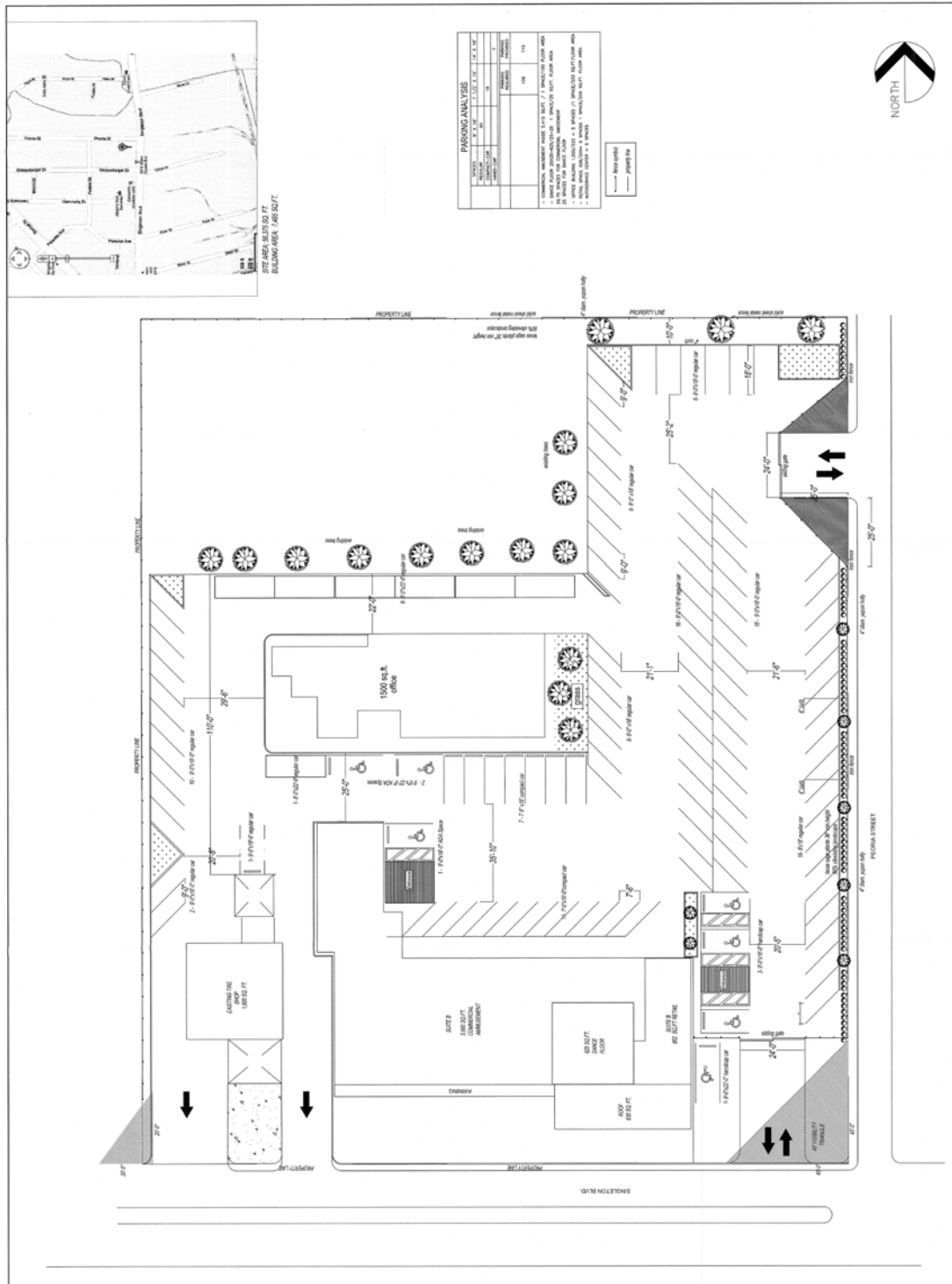
Search Records - Offense									Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1
0240547-A	09/18/2013	GARZA,SANDRA	OTHER OFFENSES	04615		SINGLETONBLVD	421	4029	26760
0274418-Z	11/03/2012	CORTEZ,DAGO,BERTO	CRIMINAL MISCHIEF/VANDALISM	04615		SINGLETONBLVD	421	4029	14081

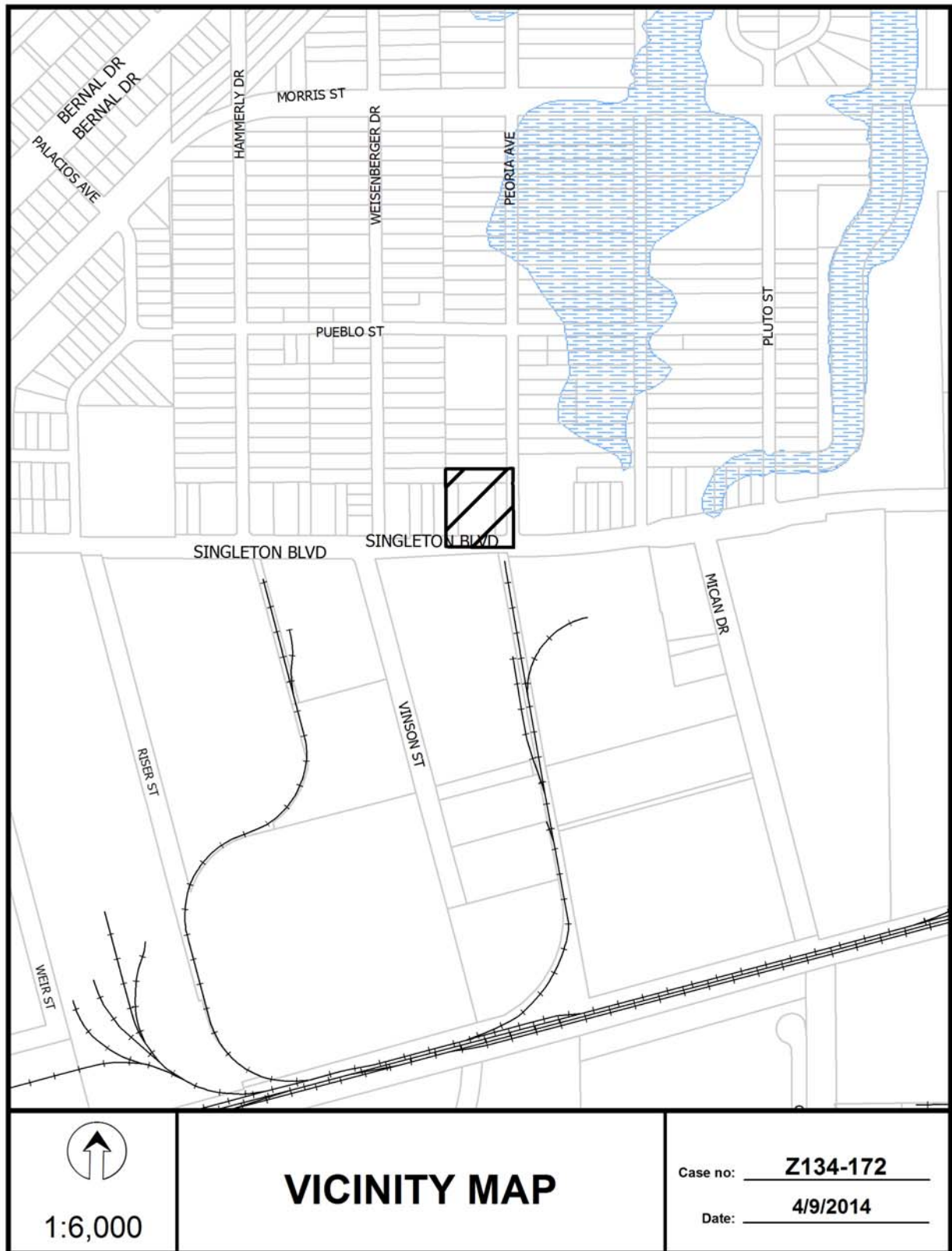
EXISTING SUP CONDITIONS

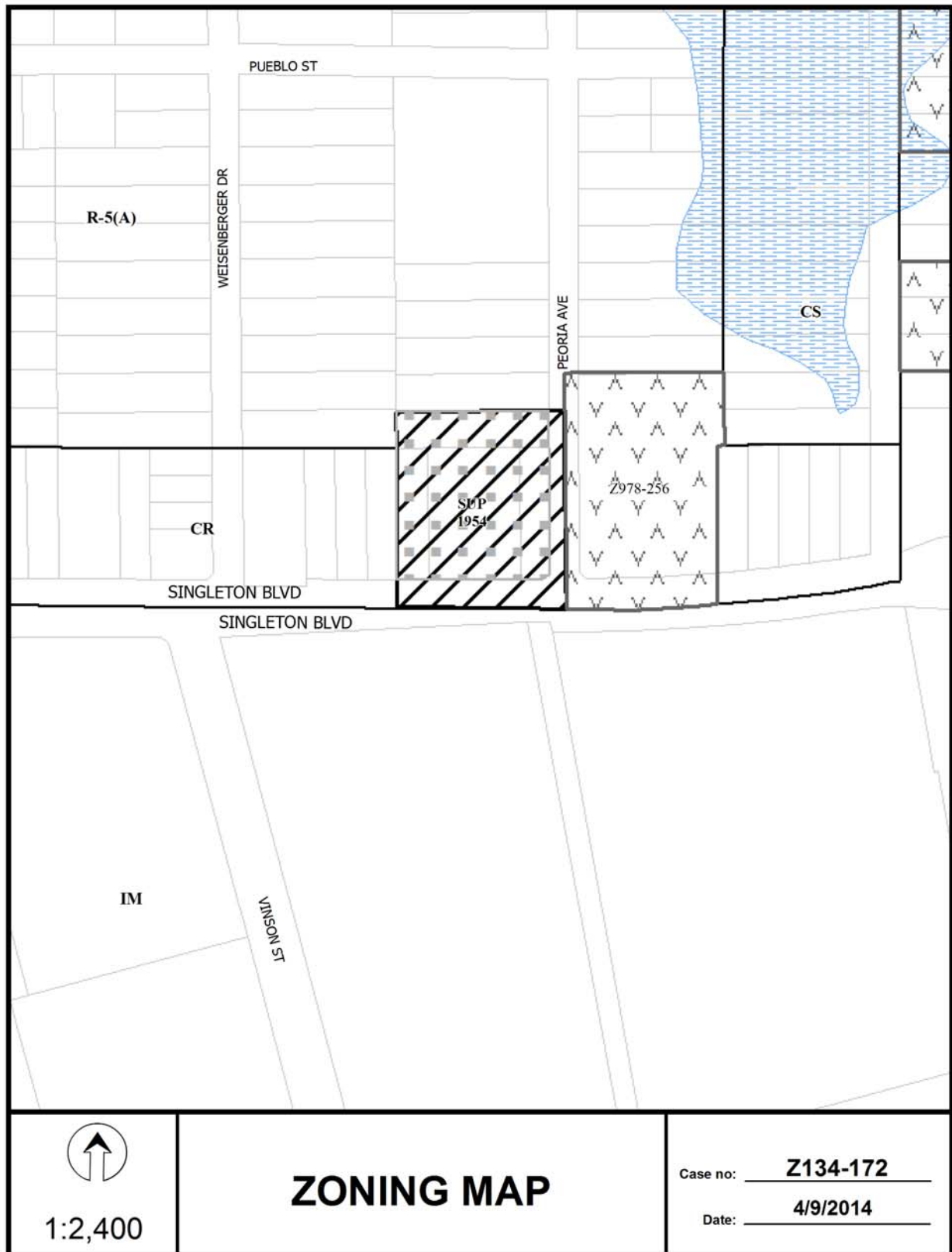
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically expires on (two years).
4. FLOOR AREA: The dance floor may not exceed 625 square feet in the location shown on the site plan.
5. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.
6. LANDSCAPING: Landscaping must be provided in accordance with the attached site plan.
7. PARKING: Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirement.
8. SCREENING: Before the issuance of a certificate of occupancy, a solid screening fence must be installed along the northern property line in the location shown on the site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

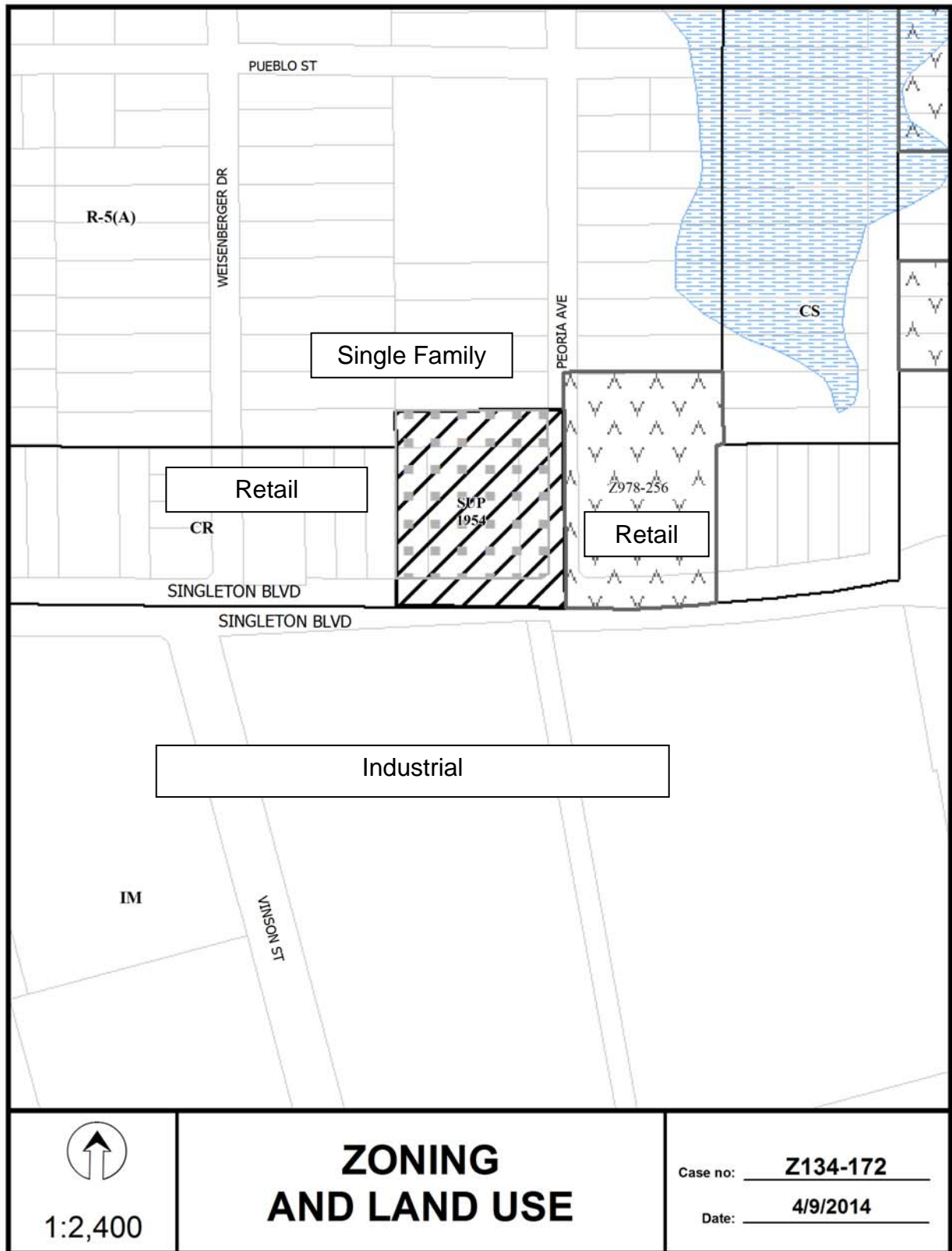
EXISTING SITE PLAN

 urban infrastructure planning architecture 1704 San Felipe Street HOUSTON, TEXAS 77057 MAN: 713.821.1850 e-mail: arch@urbanupa.com	Project: Flores Ballrooms 4611 West Loop South DALLAS, TEXAS	SITE PLAN		job number: 037/011	scale: 1/16"=1'-0"	date: March, 2012	Sheet Number: A-1
	Project: Flores Ballrooms 4611 West Loop South DALLAS, TEXAS			job number: 037/011	scale: 1/16"=1'-0"	date: March, 2012	Sheet Number: A-1

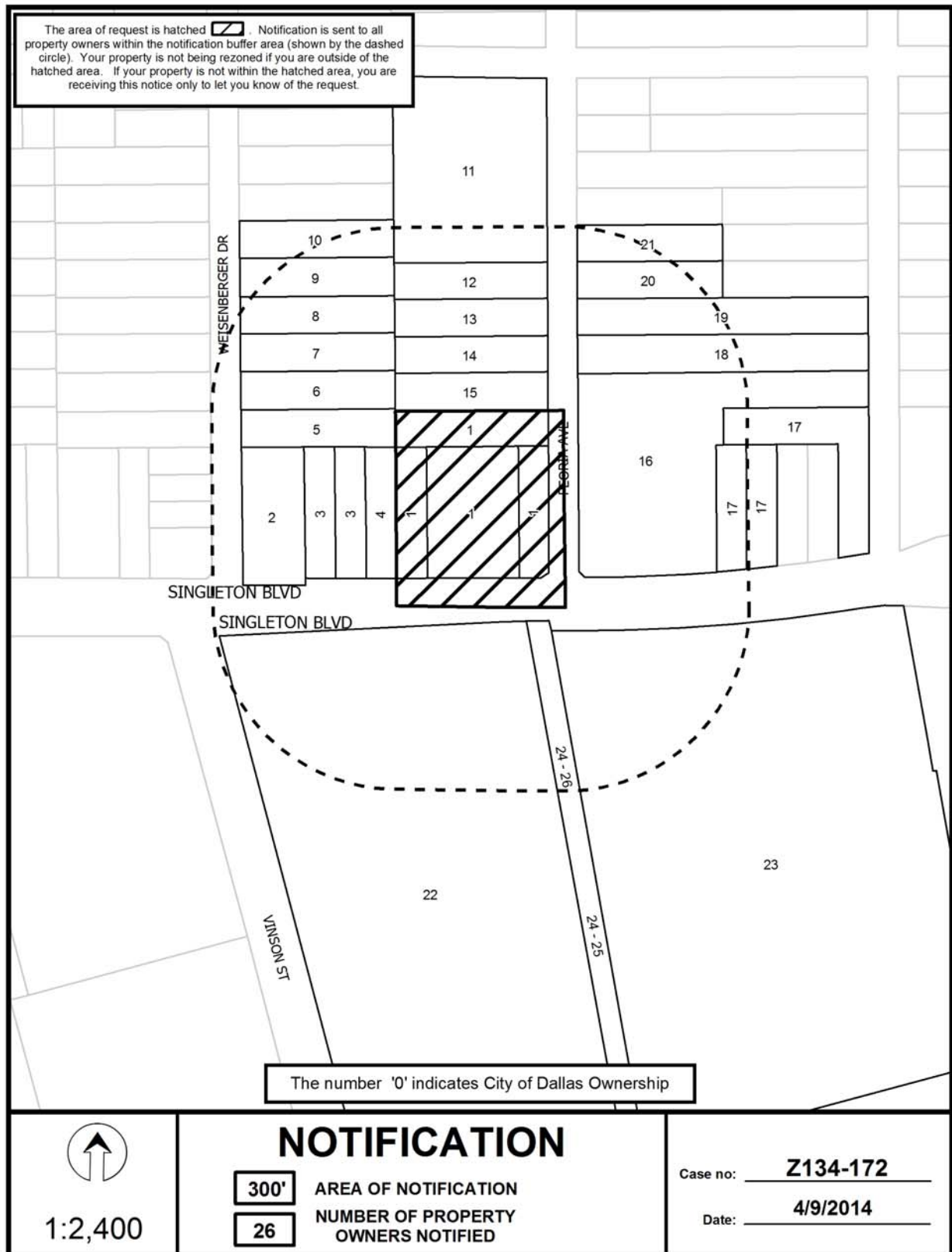












4/9/2014

Notification List of Property Owners***Z134-172******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3021 PEORIA AVE	FLORES DAVID &
2	4639 SINGLETON BLVD	CHU DAVID
3	4631 SINGLETON BLVD	CHU DAVID C
4	4623 SINGLETON BLVD	CHU DAVID CHAEWUNG
5	3020 WEISENBERGER DR	HERNANDEZ ADRIANA
6	3026 WEISENBERGER DR	IBARRA LUVIA & RUBEN
7	3030 WEISENBERGER DR	PEREZ GAMALIEL JR
8	3102 WEISENBERGER DR	MARTINEZ GABERIEL H
9	3108 WEISENBERGER DR	PENA FLORENTINA EST OF %EDUARDO H PENA
10	3112 WEISENBERGER DR	QUEZADA ALEJANDRA P DELGADO
11	3125 PEORIA AVE	FIRST BAPTIST CHURCH
12	3107 PEORIA AVE	DABOUB CATHERINE MARY
13	3103 PEORIA AVE	SANCHEZ MARIO
14	3031 PEORIA AVE	VARGAS ANTONIO & LUCILA
15	3025 PEORIA AVE	RAMOS JESUS ANTONIO & MARIA DEL CARMEN R
16	4535 SINGLETON BLVD	BENITEZ FREDIS DBA BENITEZ AUTO SALES
17	4519 SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
18	3030 PEORIA AVE	SALAZAR MANUEL & HILDA MARGARITA SALAZAR
19	3102 PEORIA AVE	LUNA JOHN JR & GENOVEVA LUNA
20	3108 PEORIA AVE	LUNA JOHN & GENOVEA
21	3112 PEORIA AVE	LUNA JOHN & GENOVEVA
22	4606 SINGLETON BLVD	RYERSON JOSEPH T
23	4528 SINGLETON BLVD	HEAT TREATMENT SVCS INC % RHODIA-L MCNUL
24	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
25	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
26	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT

Planner: Olga Torres-Holyoak

FILE NUMBER: Z134-195(OTH) **DATE FILED:** December 24, 2013

LOCATION: Northwest corner of Samuell Boulevard and Hunnicut Road

COUNCIL DISTRICT: 7 **MAPSCO:** 47-H

SIZE OF REQUEST: Approx. 0.32 acres **CENSUS TRACT:** 122.06

APPLICANT/REPRESENTATIVE: Yub Khanal

OWNER: Karen Doan

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

SUMMARY: The purpose of this request is to allow the existing general merchandise or food store to sell alcohol for off-premise consumption.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible the adjacent uses. The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This use is not expected to contribute to or deter from the welfare of adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could have a reduced time period or not be renewed if the applicant does not comply.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community. The existing general merchandise or food store must comply 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 protection of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The property is developed with a 2,080-square-foot building and presently utilized for a general merchandise store 3,500 square feet or less. The applicant proposes to sell alcohol for off-premise consumption.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on this property requires a specific use permit.
- The surrounding land uses are: to the north, undeveloped and freeway; to the east, undeveloped; to the south, Hospital, retirement home, community service center, multifamily; and to the west, office/showroom warehouse. These different uses south of the subject property are beyond the required 300-foot distance.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Samuel Boulevard	State Highway	120 feet
Hunnicut Road	Local	50 feet

Land Use:

	Zoning	Land Use
Site	RR	Public school
North	RR	Single Family
East	RR	Single Family
South	MF-2(A), R-7.5(A)	Hospital, Retirement home, community service center, multifamily
West	RR	Office/showroom/warehouse

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan identifies the request site as being in an Urban Neighborhood building block. The Plan does not make a specific land use recommendation related to the request.

Urban Neighborhoods will offer a wide range of housing options including single-family detached dwellings, condos and townhomes. The forward Dallas project plans to develop various shops and offices in these areas so that the residents can get all necessary services and job opportunities within the walking distance. Also, various parks, pathways, pedestrian oriented landscaping, transit stops and road will be developed.

STAFF ANALYSIS:**Land Use Compatibility:**

The property is located in the northwest corner of Samuel Boulevard and Hunnicut Road, and it is in a kind of isolated location. It is separated by a 120-foot right-of-way for Samuel Boulevard, and is adjacent to nonresidential uses. The proposed use will not be a detriment to the area.

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

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. No additional development is proposed.

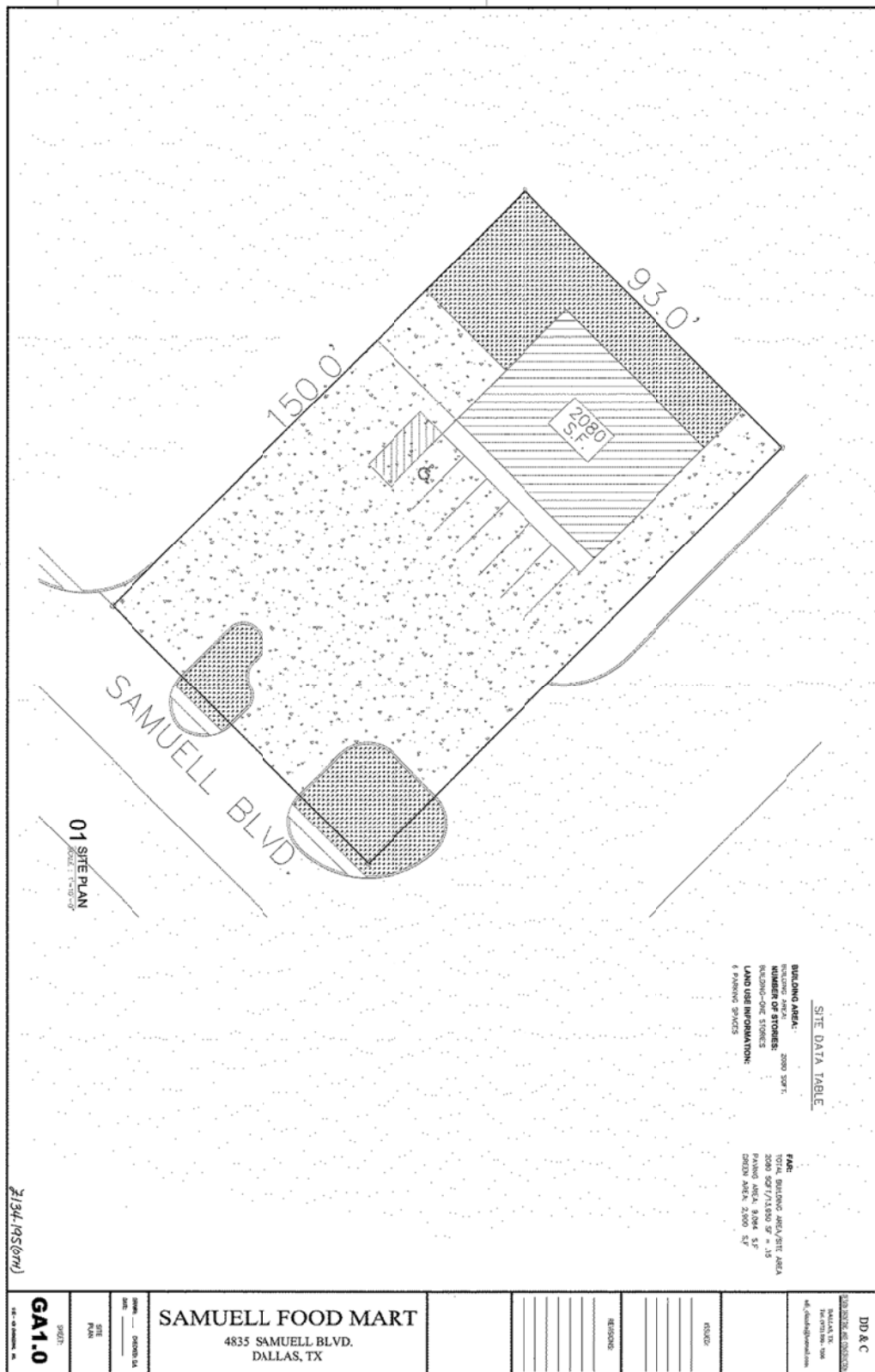
Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 10 spaces being provided per the attached site plan.

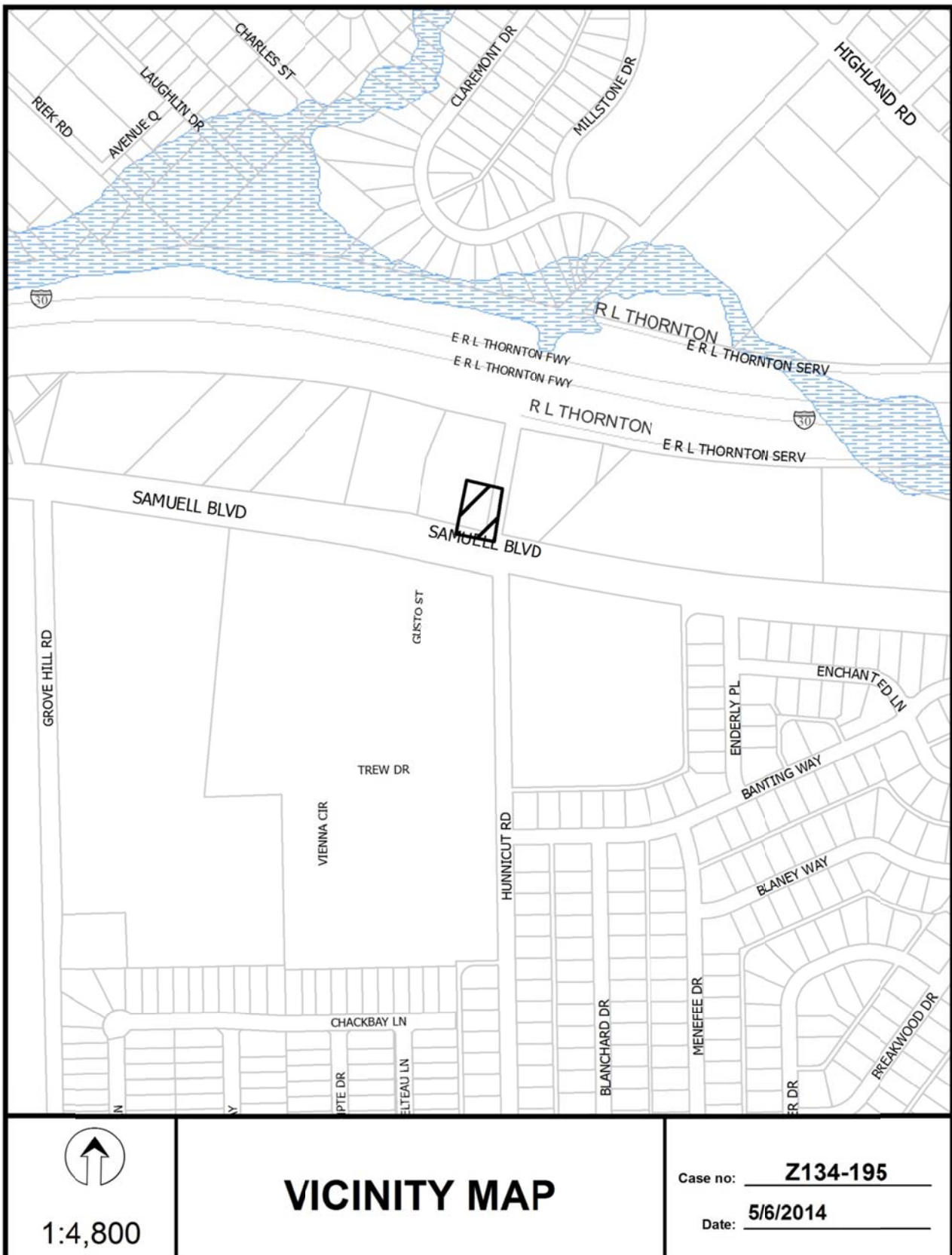
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the trips generated by the sale of alcohol at the site will not have a negative impact on the surrounding street system.

PROPOSED CONDITIONS

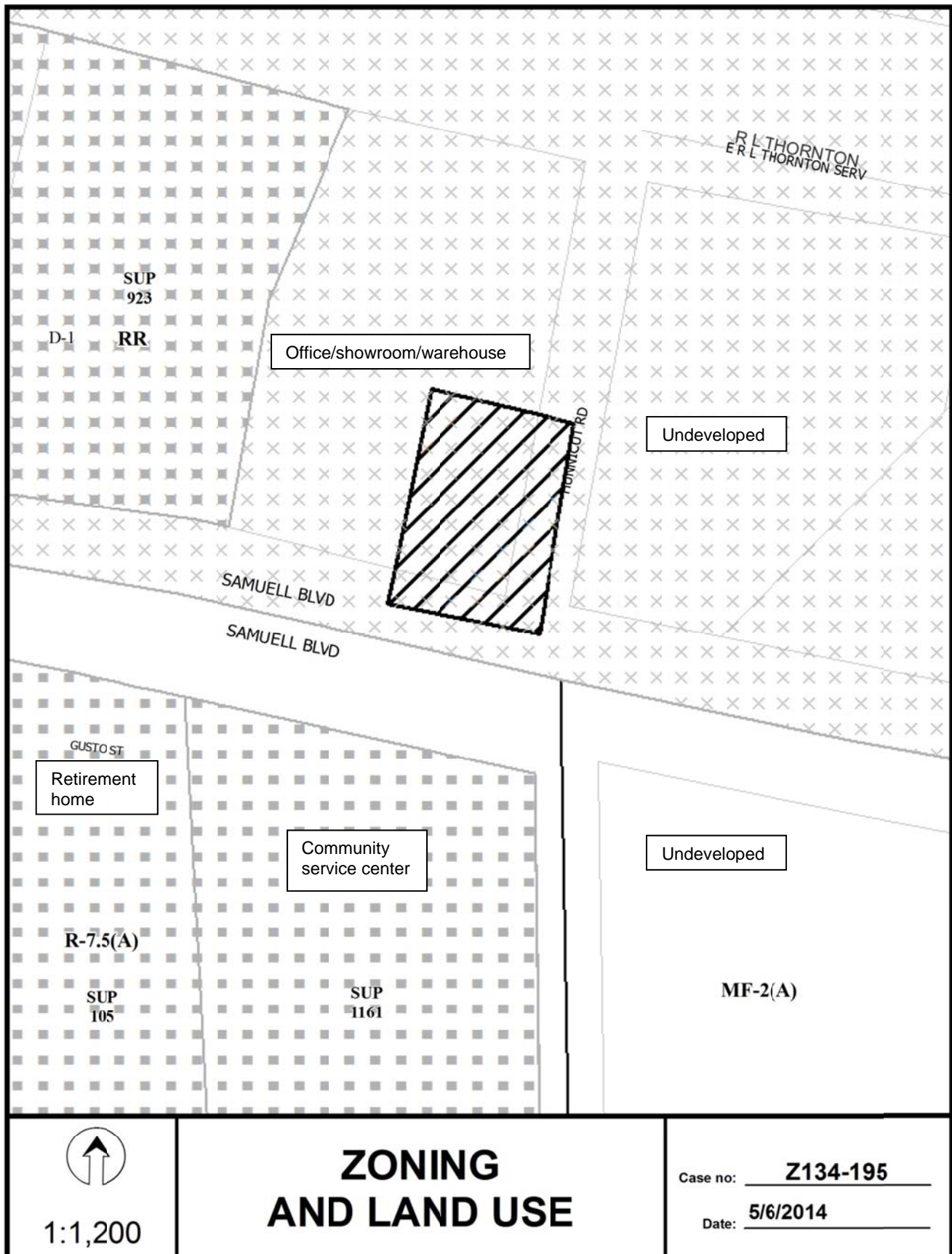
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-year period from the passage of this ordinance), 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. DRIVE-THROUGH WINDOW: Use of a drive-through window for retail sales of alcoholic beverages is prohibited.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be provided in the location shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.


PROPOSED SITE PLAN

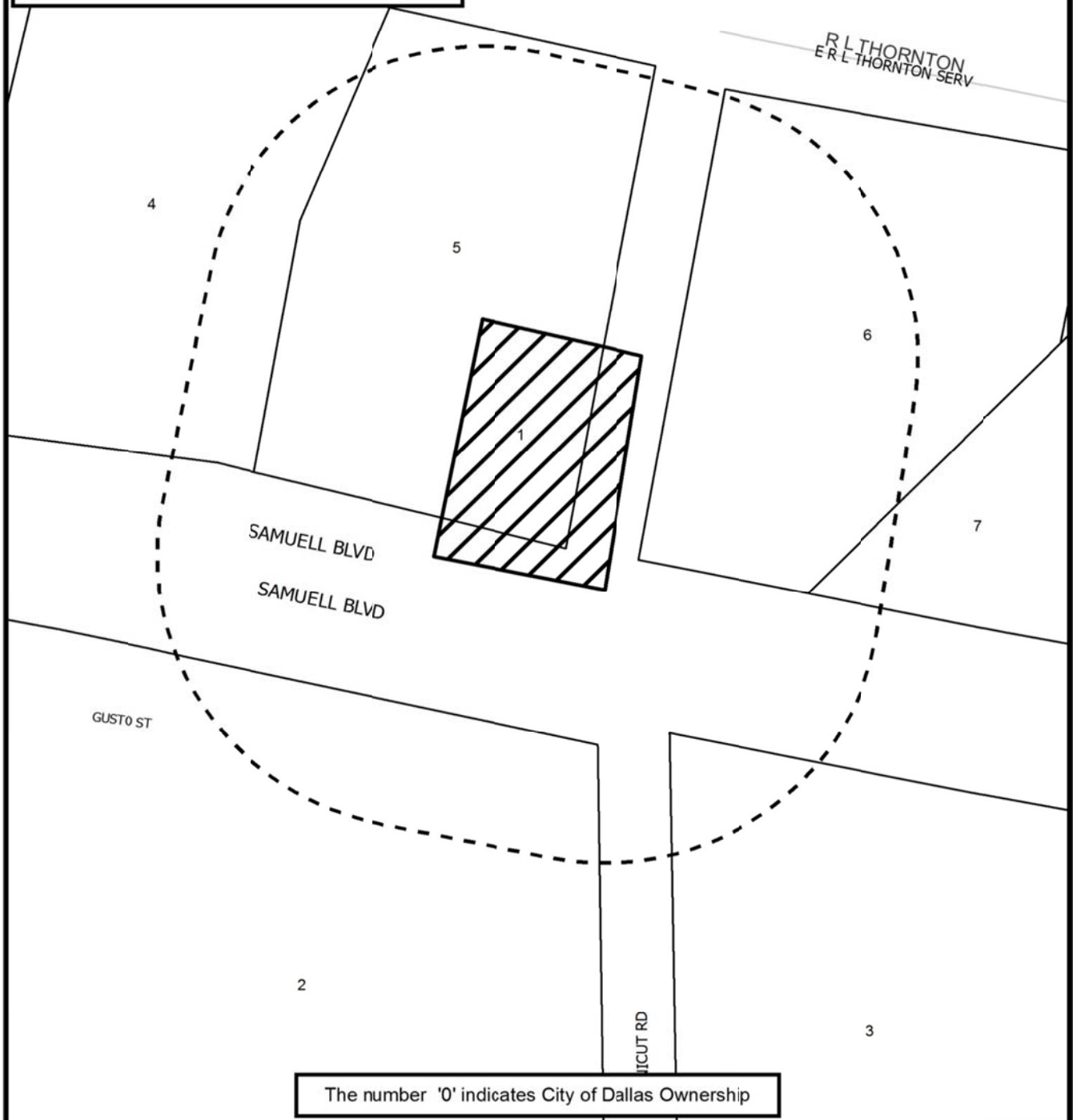








The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

7

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-195**

Date: **5/6/2014**

Notification List of Property Owners

Z134-195

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4835 SAMUELL BLVD	THAI THU NGA T
2	4800 SAMUELL BLVD	BUCKNER RETIREMENT SERVICES INC
3	5000 SAMUELL BLVD	MAYAN PALMS HLD LLC
4	4803 SAMUELL BLVD	RS TEXAS INV LP
5	7677 HUNNICUT RD	RS TEXAS INVESTMENTS LP
6	4901 SAMUELL BLVD	DALLAS COUNTY SCHOOLS
7	5351 SAMUEL BLVD	DALLAS COUNTY SCHOOLS

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2014****Planner: Warren F. Ellis****FILE NUMBER:** Z134-200(WE) **DATE FILED:** May 20, 2014**LOCATION:** North side of Bruton Road, west of North St. Augustine Drive**COUNCIL DISTRICT:** 7 **MAPSCO:** L-7**SIZE OF REQUEST:** Approx. 11.2 acres **CENSUS TRACT:** 120

APPLICANT: Bruton Apartments, Ltd.**OWNER:** Dallas I, Ltd.**REPRESENTATIVE:** Michael Davis, Davis Business Services**REQUEST:** An application for a Planned Development District for MU-2 Mixed Uses District uses and the termination of deed restrictions on property zoned an MU-2 Mixed Use District.**SUMMARY:** The purpose of this request is to allow for the construction of a mixed use development. The proposed development will consist of approximately 264 units and approximately 10,000 square feet of retail and personal service uses. The existing deed restrictions to be terminated limit the maximum number of dwelling units that could be developed on site to 240 units, restricts the maximum floor area for retail and personal service uses to 10,000 square feet and limits the maximum height of the structures to 4 stories.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions and approval of the termination of the deed restrictions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval the Planned Development District based upon:

1. *Performance impacts upon surrounding property* – The request for a Planned Development District for MU-2 Mixed Use District uses will allow for the construction of a mixed use development. The proposed development will consist of multifamily, retail and personal service uses is compatible with the land uses in the surrounding areas.
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 *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block. This building block primarily supports single-family neighborhoods. However, certain land uses are appropriate along edges and at key intersections.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant has submitted this Planned Development as opposed to straight zoning because the setbacks and parking requirements in MU-2 are more restrictive. In addition, the existing deed restrictions limit the number of stories and floor area a development could have on site, which are being maintained as part of the PD. However, the applicant proposes to meet all other standards in MU-2. Staff is supportive of the reduction in parking due to the close proximity to public transportation.

BACKGROUND INFORMATION:

- The request site is currently undeveloped. The applicant proposes to develop a 264-unit multifamily development that will have approximately 10,000 square feet of retail and personal service space. The proposed development will be designed to limit the retail uses to the general public but will provide access to the tenants of the multifamily through several controlled access gates.
- Currently, there are deed restrictions on the property that limits the maximum units, stories and floor area for retail and personal service and office uses. The applicant proposes to terminate the existing deed restrictions but will incorporate two of the three restrictions into the PDD conditions. The restrictions that will be inserted into the Planned Development Conditions are:
 1. The minimum amount of area occupied by retail and personal service and office uses combined shall be ten thousand (10,000) square feet; and

2. The maximum structure height shall be four (4) stories, exclusive of roof-top structures, such as mechanical equipment rooms, elevator penthouses or bulkheads, cooling towers, skylights, clerestories, chimneys and vent stacks, amateur communications towers, and visual screens which surround roof mounted mechanical equipment.
- The City of Dallas Economic Development Department has collaborated with the applicant to assist with funding for the proposed mixed use development.
 - A townhome development is located to the north and west of the request site. There is a car wash and general merchandise or food store with a fueling station located east and south of the site. Properties east of the site, across North St. Augustine Road are developed with multifamily, retail and personal service uses. A portion of the property is also undeveloped. South of the site, across Bruton Road, is developed with a fire station. In addition, a large portion of the property, across Bruton Road, is undeveloped.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	100 ft.	100 ft.
North St. Augustine Drive	Collector	60 ft.	60 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the surrounding street system can accommodate the anticipated traffic associated with the proposed development.

Surrounding Land Uses:

	Zoning	Land Use
Site	MU-2(A)-D-1	Undeveloped
North	TH-2(A)	Townhomes
South	R-7.5(A), SUP No. 717	Undeveloped, Fire Station
East	MF-2(A), CR-D-1,	Multifamily, Undeveloped, Retails & personal service
West	TH-2(A)	Townhomes

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several

goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Building Block.

The 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.

This building block primarily supports single-family neighborhoods. However, certain land uses are appropriate along edges and at key intersections.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MU-2 - existing Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD - Proposed Mixed uses	15'	10'/10'	1.6 FAR base 2.0 FAR maximum + bonus for residential	4 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

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

Parking: The applicant is proposing a reduction of the off-street parking for the proposed 264-multifamily units. The off-street parking requirement for multifamily uses is 1 space per bedroom. The number of spaces required for the proposed development, which includes guest parking is 634 spaces. The applicant is proposing to provide 512 spaces.

LIST OF OFFICERS
Bruton Apartments, Ltd.

- J. David Heller, Manager
- T. Richard Bailey, Jr., Manager
- Alan F. Scott, Manager

LIST OF OFFICER
Dallas I, Ltd.

- Mike Harland, General Partner

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 north line of Bruton Road and west of North St. Augustine Drive. The size of PD _____ is approximately 11.7 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) MARKET GARDEN means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production.

(d) This district is considered to be a non-residential zoning district.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ____A: development plan.

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

(a) 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-____.107. MAIN USES PERMITTED.

(a) The uses permitted in this district are the same as those uses permitted in the MU-2(A) Mixed Use District, subject to the same conditions applicable in the MU-2(A) Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-2(A) Mixed Use District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the MU-2(A) Mixed Use District is subject to DIR in this planned development district; etc.

-- Market garden

The following uses are not permitted in this district.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Labor hall. [SUP]
- Medical or scientific laboratory.
- Tool or equipment rental.

(c) Retail and Personal Service uses

- Alcoholic beverage establishment
- Liquor store
- Pawn shop

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

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

- (a) Side Yard. Minimum yard is 15 feet

Staff's Recommendation

(b) Rear yard. Minimum rear yard is 10 feet.
--

Applicant's Proposal

(b) Rear yard. Minimum rear yard is 0 feet.

(c) Density. Maximum number of dwelling units is 264 units.

(d) Stories. Maximum number of stories is four (4) stories, exclusive of roof-top structures, such as mechanical equipment rooms, elevator penthouses or bulkheads, cooling towers, skylights, clerestories, chimneys and vent stacks, amateur communications towers, and visual screens which surround roof mounted mechanical equipment.

(e) Maximum floor area: The minimum amount of area occupied by retail and personal service and office uses combined shall be ten thousand (10,000) square feet.

SEC. 51P-____.110. FENCE.

(a) A minimum 6-foot perimeter fence is required as shown on the development plan. The perimeter fence may be constructed of wrought iron, masonry, wood or any combination.

(b) A perimeter fence and a retaining wall are permitted in the setbacks.

SEC. 51P-____.111. OFF-STREET PARKING AND LOADING.

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

(b) A minimum of 512 off-street parking spaces is required.

SEC. 51P-____.112. ACCESS.

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

SEC. 51P-____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.114. 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-____.115. SIGNS.

Signs must comply with the provisions for 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.

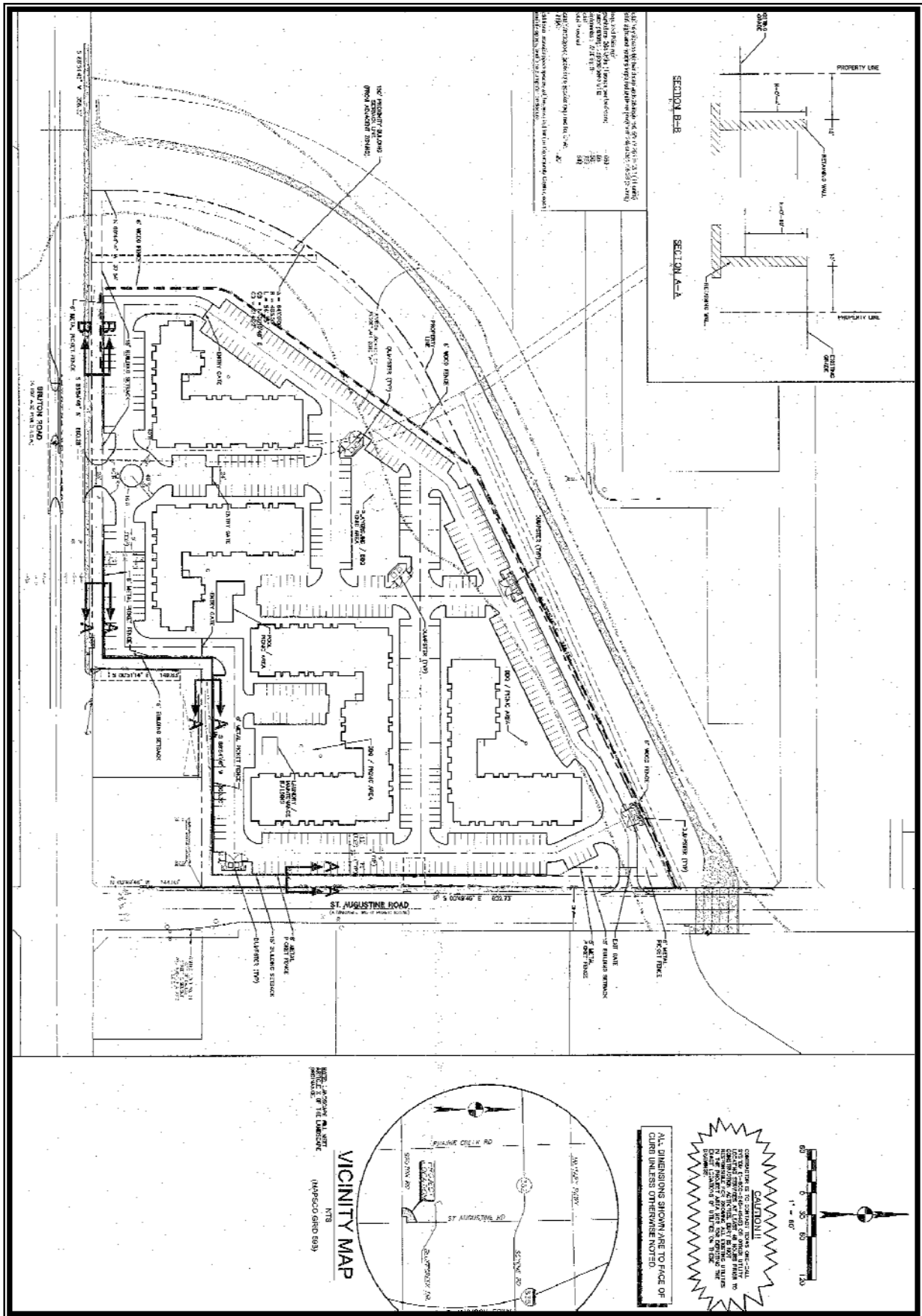
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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.

PROPOSED DEVELOPMENT PLAN



(3) The maximum structure height shall be four (4) stories, exclusive of roof-top structures, such as mechanical equipment rooms, elevator penthouses or bulkheads, cooling towers, skylights, clerestories, chimneys and vent stacks, amateur communications towers, and visual screens which surround roof mounted mechanical equipment.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

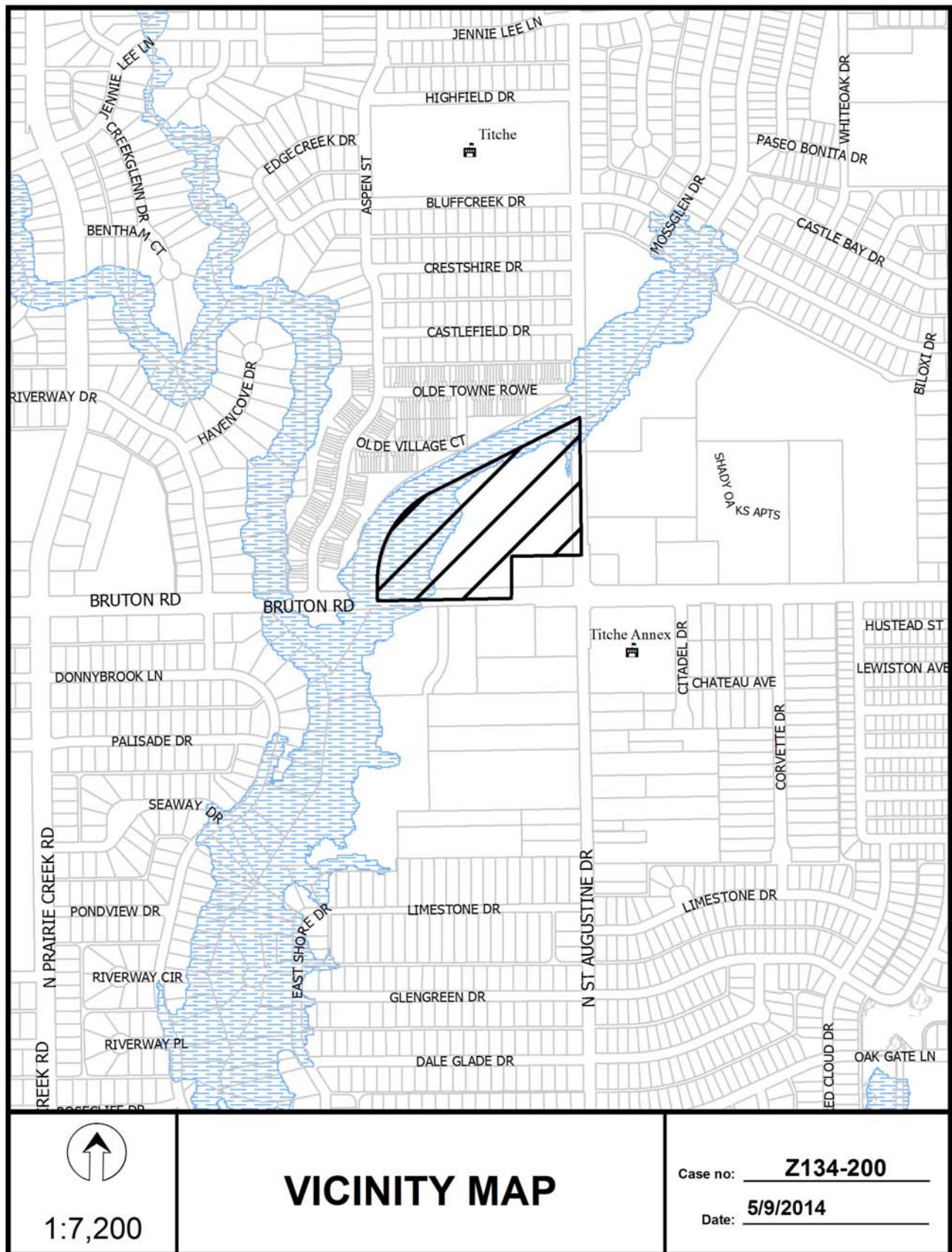
The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

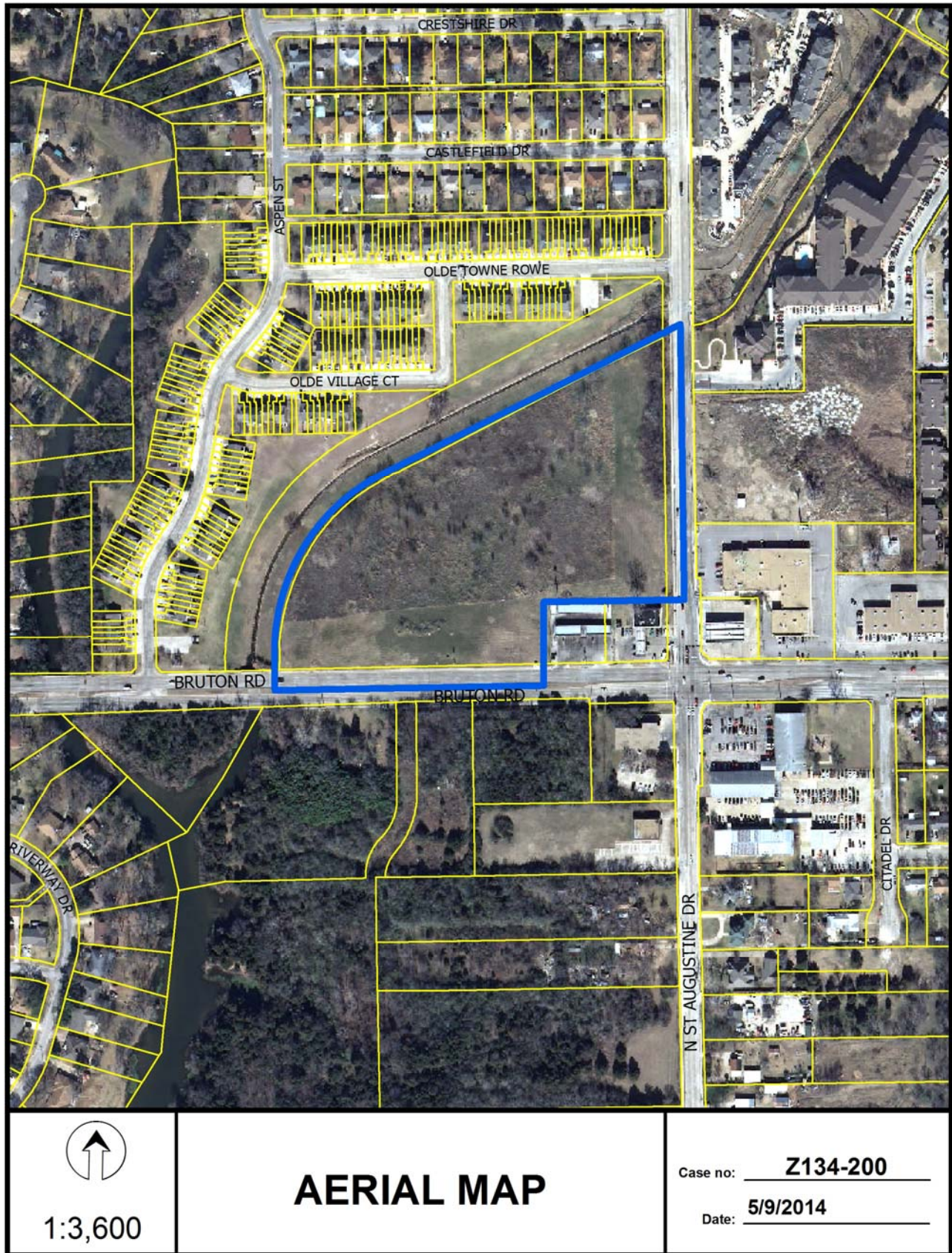
VII.

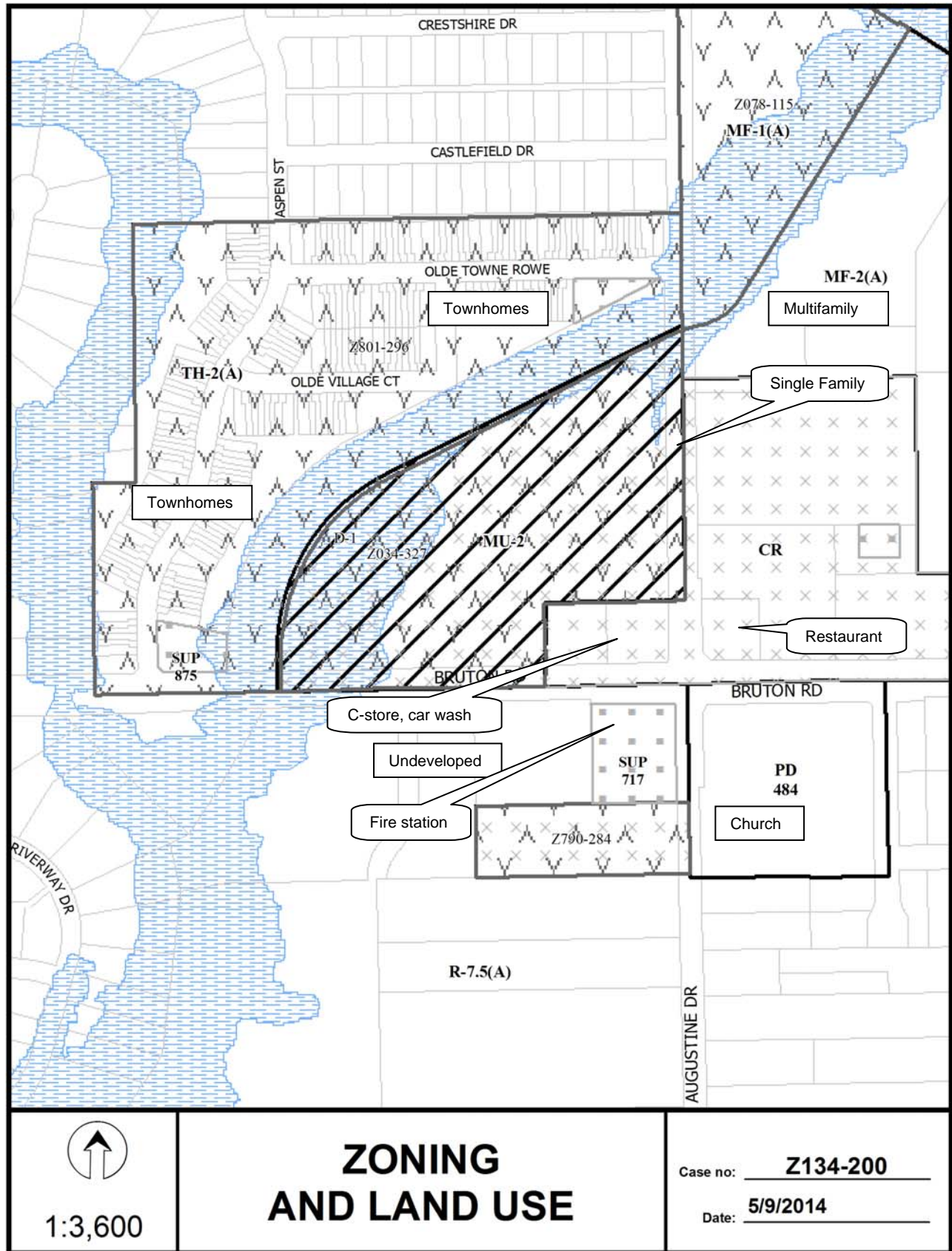
Unless stated otherwise in this instrument, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

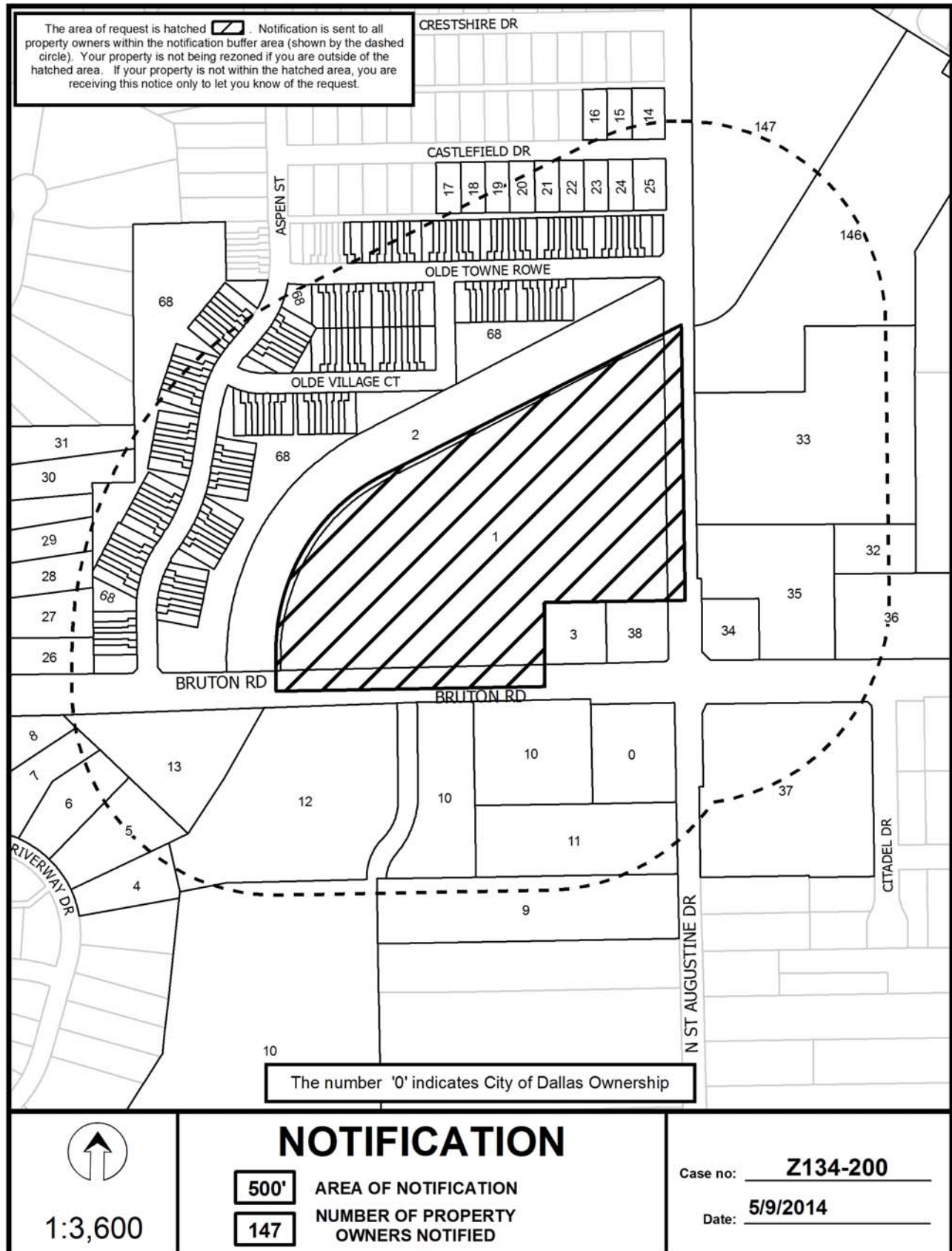
VIII.

Except for the Privileged Liens filed by the City of Dallas in Volume 91063, Page 1141, Volume 94073, Page 2153, Volume 2003132, Page 19677, and Volume 2004210, Page 8966, Real Property Records, Dallas County, Texas, the Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.









Notification List of Property Owners

Z134-200

147 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9415 BRUTON RD	DALLAS I LTD % MIKE HARLAND
2	9203 BRUTON RD	VLG BY CREEK HOMEOWNERS % PRINCIPAL MGMT
3	9513 BRUTON RD	AKITA PARTNERS LLC
4	2016 RIVERWAY DR	WILLINGHAM J C
5	2024 RIVERWAY DR	BOLES HUBERT J & JEAN ANN
6	2032 RIVERWAY DR	HINES KELSEY R
7	2040 RIVERWAY DR	CAZARES RITA & ARRIGA SERGIO
8	9318 BRUTON RD	GOODENJACKSON GLADYS F
9	2017 ST AUGUSTINE RD	THOMSON NORMAN C
10	9534 BRUTON RD	MARSAW BELINDA
11	2029 ST AUGUSTINE RD	NEW LIFE FULL GOSPEL CHURCH
12	9400 BRUTON RD	MARSAW BELINDA
13	9350 BRUTON RD	MEADOWS JOHN A
14	9577 CASTLEFIELD DR	MARKET HOMES LTD SUITE 402
15	9571 CASTLEFIELD DR	ASTORGA PEDRO A & MARIA CRUZ ASTORGA
16	9567 CASTLEFIELD DR	MA ST PARTNERS 1
17	9536 CASTLEFIELD DR	ROBLEDO RAUL &
18	9540 CASTLEFIELD DR	PRESLEY JACKIE L
19	9546 CASTLEFIELD DR	AGUIRRE FRANK
20	9550 CASTLEFIELD DR	MARTINEZ CLEMENTE GILBERTO
21	9556 CASTLEFIELD DR	HUDSPETH ROBERT C & HELEN R
22	9560 CASTLEFIELD DR	THURMAN FRED L APT 1615
23	9566 CASTLEFIELD DR	MORELOCK WILLIAM D & FRANCES M MORELOCK
24	9570 CASTLEFIELD DR	RODRIGUEZ JAIME
25	9576 CASTLEFIELD DR	SAUCEDO OLIVIA
26	2106 RIVERWAY DR	WASHINGTON MARGARET

5/9/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2112 RIVERWAY DR	CLARK KATHY JO
28	2118 RIVERWAY DR	GREEN EARNESTINE
29	2124 RIVERWAY DR	REEVES BERNARD & DORIS ANN
30	2136 RIVERWAY DR	LOUDERMILL BEVERLY
31	2142 RIVERWAY DR	BRADLEY BRENDA G SMITH
32	2300 ST AUGUSTINE RD	SANDVIC INV LTD &
33	2200 ST AUGUSTINE RD	IGLESIA NUEVA VISION INC
34	9607 BRUTON RD	SILWAD INC
35	2120 ST AUGUSTINE RD	MAHAL PROPERTIES LTD
36	9709 BRUTON RD	DALLAS MEDICAL HOLDINGS
37	9610 BRUTON RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
38	9535 BRUTON RD	LE THAI VAN & TRAM P VU
39	9595 OLDE TOWNE ROWE	LEMUS NERY RAMIREZ
40	9591 OLDE TOWNE ROWE	MARINSIK DANIEL S & LILY A
41	9587 OLDE TOWNE ROWE	WG DEVELOPMENT LLC
42	9579 OLDE TOWNE ROWE	DWORAK JOSEPH %TIM BREWER
43	9571 OLDE TOWNE ROWE	JPMORGAN CHASE BANK NA
44	9559 OLDE TOWNE ROWE	BREWER TIM & LUCINDA % TIM D BREWER
45	9555 OLDE TOWNE ROWE	MUNOZ OTILIA G
46	9551 OLDE TOWNE ROWE	VOLARIK BOREK C & LIDA
47	9543 OLDE TOWNE ROWE	CROW GENIKA
48	9539 OLDE TOWNE ROWE	ESCALANTE ENTERPRISES
49	9535 OLDE TOWNE ROWE	FREENEY CLIFFORD
50	9531 OLDE TOWNE ROWE	4 STAR HOUSING INC
51	9527 OLDE TOWNE ROWE	ORTEGA LUIS OSWALDO
52	9523 OLDE TOWNE ROWE	DALLAS JOCS LLC
53	9519 OLDE TOWNE ROWE	A3 WIRELESS LLC STE 154
54	9507 OLDE TOWNE ROWE	CLARK MANWELL
55	9503 OLDE TOWNE ROWE	NATTRESS KEVIN & INGE
56	9499 OLDE TOWNE ROWE	CONAGHAN MARTHA
57	9495 OLDE TOWNE ROWE	OKC HOLDINGS LLC

5/9/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9491 OLDE TOWNE ROWE	VILLAGE BY THE CREEK OWNERS ASSOC INC
59	9487 OLDE TOWNE ROWE	VILLAGE 693 TRUST % HAL O COLLIER TRUSTE
60	9479 OLDE TOWNE ROWE	MUNOZ OTILIA
61	9475 OLDE TOWNE ROWE	ALACAN MARKETING CORP
62	9467 OLDE TOWNE ROWE	VILLAGE BY THE CREEK OWNR
63	9463 OLDE TOWNE ROWE	GARDEN CHARLES E
64	9459 OLDE TOWNE ROWE	ESKIMO INVESTMENTS LLC
65	9455 OLDE TOWNE ROWE	BELL LINDA C APT 10203
66	9447 OLDE TOWNE ROWE	FUTEX PPTY COMPANY NO 1 LLC
67	9435 OLDE TOWNE ROWE	NICKEL DAVID R STE 100
68	9999 OLDE TOWNE ROWE	VILLAGE BY THE CREEK HOA STE 1275
69	2136 ASPEN ST	OLIVEROS LEILA L
70	2140 ASPEN ST	DADDY JACK PROPERTIES
71	2144 ASPEN ST	FUTEX PPTY COMP NO 1 LLC
72	2146 ASPEN ST	ESCALANTE ENTERPRISES
73	2148 ASPEN ST	ORTEGA JAIME
74	2150 ASPEN ST	VILLAGE BY THE CREEK OWNERS ASSN INC
75	2158 ASPEN ST	ISETT MIKE
76	2162 ASPEN ST	PEREZ FELICITAS
77	2166 ASPEN ST	KORNBLUTH GEORGE
78	2186 ASPEN ST	EWE LLC
79	2190 ASPEN ST	NEUGEN CHRISTOPHER
80	2192 ASPEN ST	MEDINA AMELIA
81	2198 ASPEN ST	MERCHANT FARZANA REVOCABLE TRUST
82	9402 OLDE VILLAGE CT	NICKEL DAVID
83	9414 OLDE VILLAGE CT	REED RUTH N PROFIT SHARING PLAN 401K PLA
84	9418 OLDE VILLAGE CT	MENDOZA JUAN & MONICA
85	9422 OLDE VILLAGE CT	BREWER TIM & % TIM D BREWER
86	9426 OLDE VILLAGE CT	RHODES WILLA
87	9442 OLDE VILLAGE CT	ESKIMO INV LLC
88	9446 OLDE VILLAGE CT	DFW DEALS LLC

5/9/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9450 OLDE VILLAGE CT	HERWIG MARGARET
90	9462 OLDE VILLAGE CT	APEX FINANCIAL CORP
91	9410 OLDE TOWNE ROWE	TUTSON KIMBERLYN KAYE
92	9418 OLDE TOWNE ROWE	BREWER TIM & TIM BREWER
93	9446 OLDE TOWNE ROWE	HASHAWAY MAE BELLE
94	9450 OLDE TOWNE ROWE	PETRISAK REVOCABLE TRUST
95	9454 OLDE TOWNE ROWE	BREWER TIM % TIM D BREWER
96	9462 OLDE TOWNE ROWE	MARTIN TIMOTHY L
97	9466 OLDE TOWNE ROWE	VILLAGE BY THE CREEK OWNE ASSOCIATION IN
98	9460 OLDE TOWNE ROWE	VILLAGE BY THE CREEK HOA %PRINCIPLE MGMT
99	9491 OLDE VILLAGE CT	VILLAGE BY THE CREEK HOA %PRINCIPLE MGMT
100	9483 OLDE VILLAGE CT	TOLBERT JERRY DBA ESCALANTE ENTERPRISES
101	9479 OLDE VILLAGE CT	ALACAN MARKETING CORPORATION
102	9471 OLDE VILLAGE CT	BREWER TIM & LUCINDA A % TIM D BREWER
103	9467 OLDE VILLAGE CT	BREWER TIM & LUCINDA %TIM BREWER
104	9459 OLDE VILLAGE CT	DFW DEALS LLC
105	9451 OLDE VILLAGE CT	BREWER TIM & LUCINDA A TIM BREWER
106	9447 OLDE VILLAGE CT	MURPHY FELTON
107	9443 OLDE VILLAGE CT	ALACAN MARKETING INC
108	9439 OLDE VILLAGE CT	THOMAS JAY & GLORIA A
109	2258 ASPEN ST	RUIZ LOYDA D
110	2254 ASPEN ST	HARRELL SAMPSON J
111	2250 ASPEN ST	FUTEX PROPERTY CO NO 1 LLC
112	2240 ASPEN ST	CONTRERAS CLAUDIA
113	2236 ASPEN ST	COLCHADO JESUS BARROW
114	2103 ASPEN ST	VILLAGE BY THE CREEK OWNERS ASSN INC
115	2107 ASPEN ST	VERGARA ZAVALA BLANCA ESTELA
116	2111 ASPEN ST	PETTY & PETTY INC
117	2115 ASPEN ST	GSLs LLC
118	2119 ASPEN ST	JACKSON JOHN A
119	2123 ASPEN ST	NAVARRO GERMAN

5/9/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2127 ASPEN ST	FREENEY CLIFFORD
121	2135 ASPEN ST	GREENBLATT LESLIE STE 106-512
122	2137 ASPEN ST	REECE SOPHIA
123	2145 ASPEN ST	LEGATE MARTHA
124	2149 ASPEN ST	WOODS JOE ANN
125	2153 ASPEN ST	MCNAIR STANFORD & SYLVIA
126	2161 ASPEN ST	THOMAS HOPE CRISS
127	2165 ASPEN ST	BAXAVANIS NICHOLAS
128	2169 ASPEN ST	MEDINA RAUL
129	2173 ASPEN ST	JONES JESSE W II
130	2181 ASPEN ST	WG DEVELOPMENT
131	2189 ASPEN ST	FREENEY CLIFFORD
132	2197 ASPEN ST	SIMPSON JUANITA
133	2203 ASPEN ST	WG DEVELOPMENT LLC
134	2221 ASPEN ST	HARRIS WILLIE O JR
135	2223 ASPEN ST	HARRIS WILLIE O
136	2235 ASPEN ST	C & P FAMILY REVOCABLE TR
137	2245 ASPEN ST	VADAKKENCHERRY PARAMESWARAN
138	2247 ASPEN ST	AQUILERA JUAN & IMELDA AQUILERA
139	2249 ASPEN ST	QUILLIN BONNIE
140	9494 OLDE TOWNE ROWE	MORALES HORLANDO
141	9506 OLDE TOWNE ROWE	STAPP CARL R & BETTY C
142	9510 OLDE TOWNE ROWE	UNITED STATES OF AMERICA STE 300
143	9518 OLDE TOWNE ROWE	MORELES GRISELDA
144	9534 OLDE TOWNE ROWE	ANTHONY THRESIAMMA
145	9550 OLDE TOWNE ROWE	BALDERASGAMEZ JESUS A
146	2222 ST AUGUSTINE RD	ST AUGUSTINE ESTATE APTS
147	2314 ST AUGUSTINE RD	CRESTSHIRE VILLAGE LTD

FILE NUMBER: Z134-202(WE) **DATE FILED:** March 24, 2014

LOCATION: Oak Lawn Avenue and Brown Street, east corner

COUNCIL DISTRICT: 14 **MAPSCO:** 45-A

SIZE OF REQUEST: Approx. 0.35 acres **CENSUS TRACT:** 5.0

APPLICANT / OWNER: Long Term Realty Capital, Ltd.
Mr. Barry Hancock, President – Sole Owner

REPRESENTATIVE: Duncan Fulton

REQUEST: An application for a Specific Use Permit for a bank or saving and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow the applicant to construct a one-story, 4,026-square-foot bank with a drive-in window service on site.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed bank or savings and loan office with a drive in-window service should not impact the surrounding uses negatively. The proposed development is compatible in scale with the adjacent retail uses along the Oak Lawn Avenue corridor.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – This proposed bank with a drive in-window service fronts on a major arterial where the various retail and office uses operate as well as on the a designated Special Retail Street. The Special Retail Street designated long specific street in the Oak Lawn Area promotes a more walkable pedestrian friendly environment along the streetscape. The proposed SUP, if approved, will have conditions that are associated with the use.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The request for a Specific Use Permit will allow the applicant to construct a one-story, 2,497-square-foot restaurant with a drive-through on approximately 0.523 acre site.
- The request site is located on a Special Retail Street. A Special Retail Street within PDD No. 193 has specific off-street parking, and maneuvering and walking distance requirements for the main use.
- The request site has frontage on Oak Lawn Avenue and is adjacent to a variety of retail, office and multiple family uses. Southwest of the request site, across a Brown Street is developed with multiple family uses and a restaurant use.

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

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	GR	Undeveloped
Northeast	GR, MF-3	Office, Multiple Family
Southeast	MF-3	Multiple Family
Northwest	GR	Bank, Retail &personal service
Southwest	GR, MF-2	Restaurant, Multiple 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 being within the Urban Neighborhood Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*.

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:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS for a bank or saving and loan office meets objectives 2, 4 through 7. The request does not meet the remaining objectives, 1, and 3. The building's orientation to meet the urban form criteria would be in conflict with objection 4 in maintaining the character of the surrounding uses as well as meet the requirements for the Special Retail Street. The applicant proposes to construct a 4,026 square foot bank or saving and loan office that will have a drive through.

STAFF ANALYSIS:

Land Use Compatibility: The applicant's request for a Specific Use Permit will allow for the construction of a one-story, 4,026 square-foot bank or saving and loan office. The applicant will install a minimum 6-foot high, solid screening fence along the property line that is adjacent to the multiple family uses. In addition, the speaker box will be oriented toward the adjacent office use to prevent any noise that may affect the residents in the adjacent multiple family uses.

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

Staff's recommendation is for approval for a five year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan and conditions.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GR General Retail	10'	0/0'	2:1 FAR	120'	80%	None	Residential uses, Bar & Restaurant uses, Office

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Oak Lawn Avenue	Principal Arterial	70 ft.	70 ft.
Brown Street	Local Street	40 ft.	40 ft.

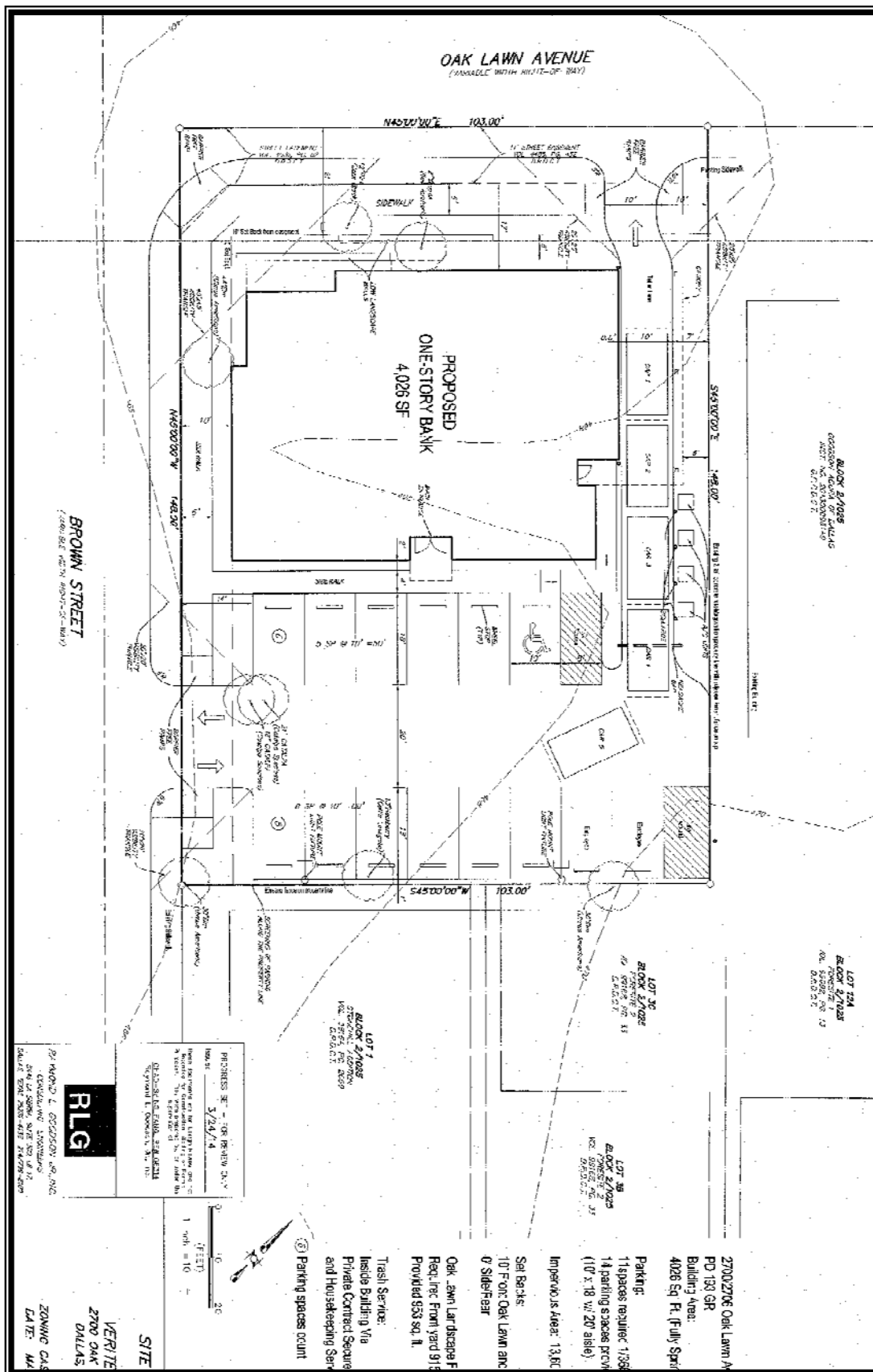
Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

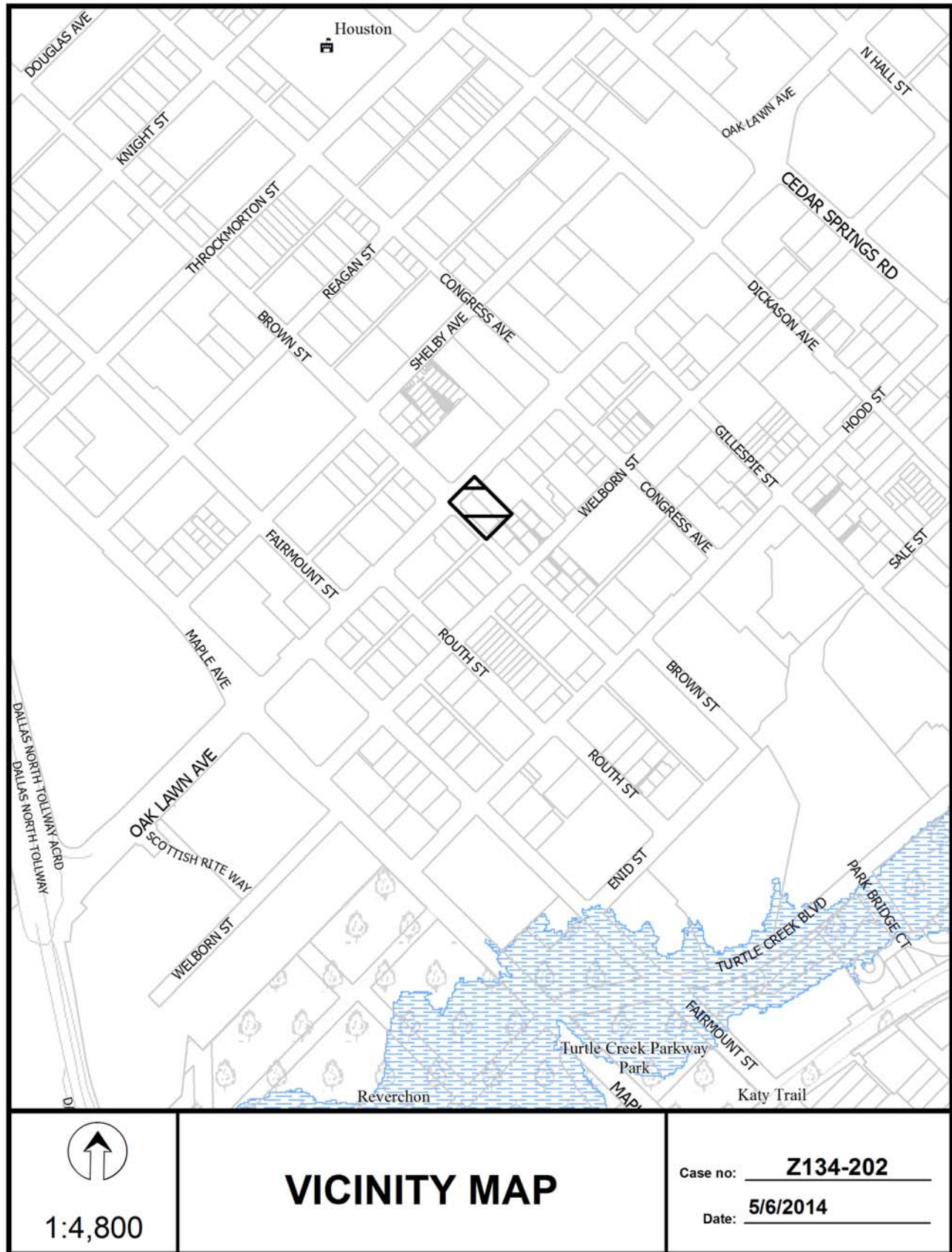
Parking: The off-street parking requirement for a bank or saving and loan office is 1 space per 366 square feet of floor area. The off-street parking regulation requires 11 spaces and the applicant is providing 14 spaces.

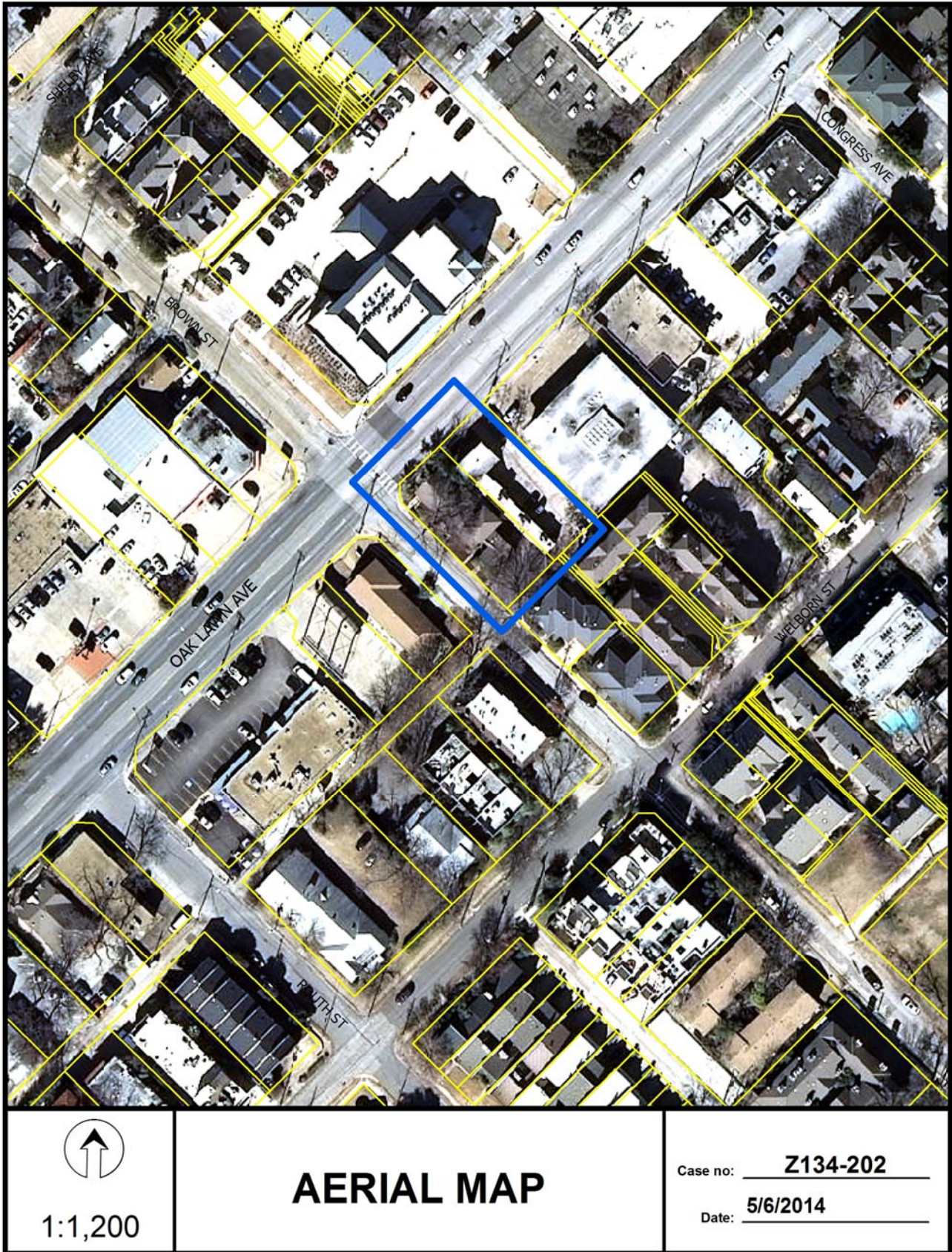
PROPOSED PDS CONDITIONS

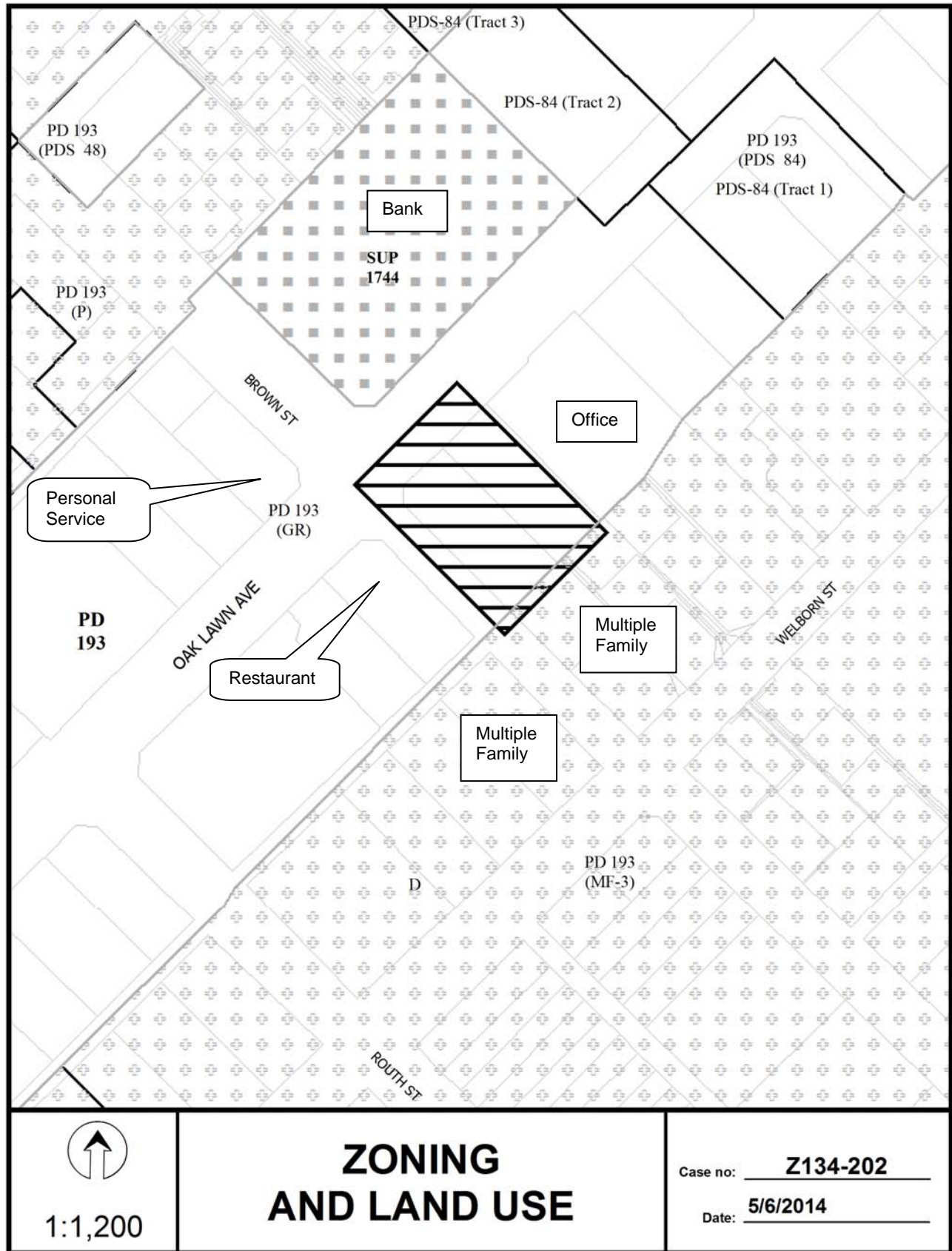
1. USE: The only use authorized by this specific use permit is a bank and saving and loan office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten-years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-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 application for automatic renewal is strictly enforced.)
4. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. FENCE: A minimum of six-foot solid fence must be provided in the location as shown on the site plan.
6. SPEAKER BOX. The speaker box must be located as shown on the site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

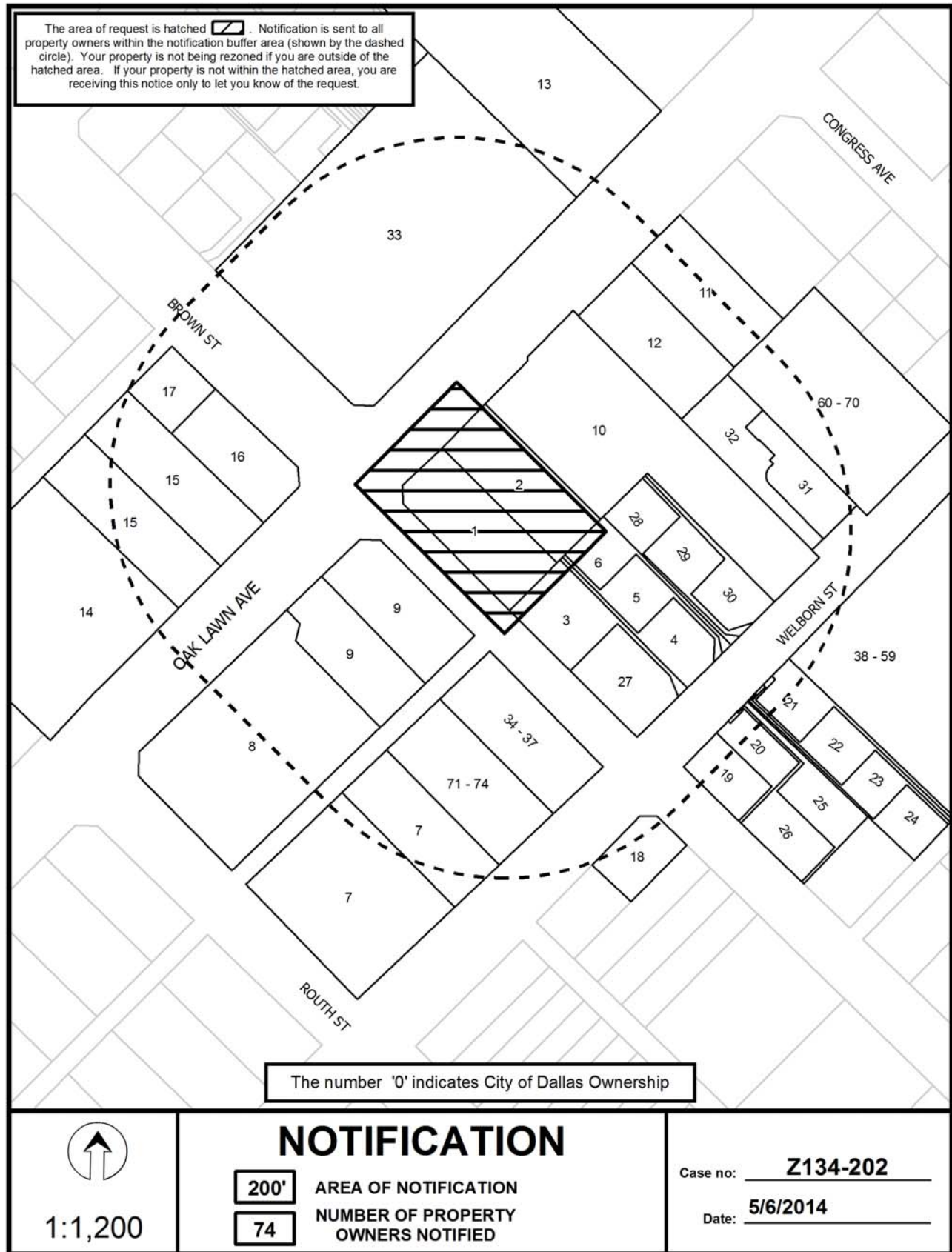
PROPOSED SITE PLAN











Notification List of Property Owners

Z134-202

74 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2700 OAK LAWN AVE	EVANS JOHN R III & BONNIE
2	2706 OAK LAWN AVE	M L PUGH ENTERPRISES INC
3	3708 BROWN ST	MOZISEK ARNOLD R JR
4	2701 WELBORN ST	WEINSTEIN TONI ELLEN
5	2703 WELBORN ST	MOZISEK ANDY
6	2705 WELBORN ST	GORMAN CAROLINE ELIZABETH & MOORE ERIC D
7	2601 WELBORN ST	WINHAVIR LP
8	2604 OAK LAWN AVE	BERLIN GAIL M & RONALD P BERLIN
9	2612 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
10	2710 OAK LAWN AVE	GOODSON ACURA OF DALLAS LLC
11	2722 OAK LAWN AVE	CANNON YOUNG PPTIES LP
12	2720 OAK LAWN AVE	CANNON YOUNG PPTIES LP
13	2727 OAK LAWN AVE	CANNON YOUNG PPTIES LP STE 200
14	2615 OAK LAWN AVE	OAK LAWN PARTNERS LP
15	2621 OAK LAWN AVE	GLASS CARS INC
16	2629 OAK LAWN AVE	OAK LAWN RESTAURANTS LLC
17	3811 BROWN ST	HANKS JAMES C III & MICHELE S
18	2630 WELBORN ST	GALANOS NICHOLAS S PMB 381
19	2704 WELBORN ST	HURLEY LEAH
20	2704 WELBORN ST	YORK CRAIG H & NICOLE S GEORGOULIS
21	2704 WELBORN ST	DAHL SCOT W
22	2704 WELBORN ST	GIRI BALA K
23	2704 WELBORN ST	CODIANA JOHANNA D UNIT F
24	2704 WELBORN ST	CARTER GREGORY S & CAROLYN N
25	2704 WELBORN ST	HERVEY LARRY D & ARTHUR MONSIVAIS
26	2704 WELBORN ST	ALEXANDERHALL LLC

5/5/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3704 BROWN ST	BLAGG JIM C & NIXON EMILY A
28	2707 WELBORN ST	BERRONG JAMES D
29	2709 WELBORN ST	BRUNGER PHILIP & MELISSA
30	2711 WELBORN ST	HICKS BILLY H & TERI R
31	2723 WELBORN ST	JANSON CHRISTOPHER & MEAGHAN KROENER
32	2719 WELBORN ST	2719 WELBORN DRIVE LLC
33	2703 OAK LAWN AVE	AMERICAN NATIONAL BANK OF TEXAS ATTN ROB
34	3703 BROWN ST	JOHNSON ARTHUR D & FLORENCE C
35	3705 BROWN ST	ALCOCER FERNANDO G
36	3707 BROWN ST	EAST COURTNEY E &
37	3709 BROWN ST	JOHNSON JANETTE
38	2728 WELBORN ST	LINN DIANE E
39	2700 WELBORN ST	SATYU PPTIES LLC
40	2728 WELBORN ST	LINN DIANE E UNIT 127
41	2700 WELBORN ST	ORMSBY BRETT
42	2700 WELBORN ST	BUTLER GERALD W
43	2700 WELBORN ST	DUBBELDE TODD UNIT 228
44	2700 WELBORN ST	WEISFELD RONALD A
45	2700 WELBORN ST	DEAN ASAD & SHAMA DEAN
46	2700 WELBORN ST	SOMES FAMILY TRUST UNIT 235
47	2700 WELBORN ST	MCFARLAIN RANDALL R
48	2700 WELBORN ST	RYAN SCOTT
49	2700 WELBORN ST	DULOCK ALBERT V JR
50	2700 WELBORN ST	SADEQ ABU & TANIA HAQUE
51	2700 WELBORN ST	HAVELKA JUDY
52	2700 WELBORN ST	ANDERSON DENISE
53	2700 WELBORN ST	VENEGAS ARTURO
54	2700 WELBORN ST	LESZINSKI SLAWOMIR
55	2700 WELBORN ST	MERTENS KATHLEEN
56	2700 WELBORN ST	CARPENTER BLAIR &
57	2700 WELBORN ST	ROMERO ESTELA ALEJANDRA UNIT 211

5/5/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2700 WELBORN ST	WALKER JOHN POWELL
59	2700 WELBORN ST	YSASAGA PATRICIA MARGARET
60	2727 WELBORN ST	HUMPHRIES JOHN F JR
61	2727 WELBORN ST	LEE MINDY MAO
62	2727 WELBORN ST	CARIERE JOHN
63	2727 WELBORN ST	CARIERE JOHN PAUL
64	2727 WELBORN ST	TRUONG DUY D
65	2727 WELBORN ST	WALGAMA RUWANI M UNIT 106
66	2727 WELBORN ST	MEQUET DAVID &
67	2727 WELBORN ST	GILBERT JR RICHARD A
68	2727 WELBORN ST	DEPPERSCHMIDT MARK
69	2727 WELBORN ST	THE SHREVEPORT GROUP LLC
70	2727 WELBORN ST	TRUONG DUY D & WEIWEI JUAN
71	2615 WELBORN ST	VU KIM UNIT A
72	2615 WELBORN ST	OMEARA RAYMOND J
73	2615 WELBORN ST	PORCELLI JOSEPH # 101-541
74	2615 WELBORN ST	RAMMING JULIANNE UNIT D

CITY PLAN COMMISSION

THURSDAY, MAY 22, 2014
Planner: Danielle R. Jiménez

FILE NUMBER: Z134-204(DJ)

DATE FILED: March 21, 2014

LOCATION: West side of Greenville Avenue, south of Sears Street

COUNCIL DISTRICT: 14

MAPSCO: 36-X

SIZE OF REQUEST: ±0.346 acre

CENSUS TRACT: 0010.02

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT: Matt Tobin

OWNER: 1919-27 Greenville, Ltd.

REQUEST: An application for an amendment to and the renewal of Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay.

SUMMARY: The purpose of this request is to allow the existing establishment [The Blind Butcher] to continue to operate after midnight. The amendment would permit the 750-square-foot covered patio and the 1,300-square-foot uncovered patio to be utilized after midnight, as well. The applicant is also requesting that the time limit be extended from one year to two years.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The request is adjacent to other personal services/retail uses and establishments operating with Specific Use Permits for late-hours. Therefore, staff has determined that the proposed use is compatible with surrounding uses and community facilities.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The SUP renewal does not appear to negatively impact the adjacent properties. The continuation of the existing use is consistent with the established development pattern in this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed renewal and amendment do not appear to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based upon the existing site plan and existing remote parking agreement, the request complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The 0.346-acre request site is developed with a 7,451-square-foot multi-tenant building occupied with restaurant, retail, and personal service uses. The applicant utilizes a 1,875-square-foot space within the building, as well as the adjoining 750-square-foot covered patio, 1,300-square-foot uncovered patio, and a 350-square-foot sidewalk patio, as a restaurant without drive-in or drive-through service.
- On August 28, 2013, the City Council approved Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period at this location, without the inclusion of the uncovered and covered rear patios.
- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PDD No. 842, a Specific Use Permit for late-hours is required in order for the establishment to operate after midnight.
- Specific Use Permit No. 1905, approved on September 14, 2011 and renewed on December 11, 2013, permits a late-hours establishment limited to restaurant

without drive-in or drive-through service within a different leasable space on the request site (Greenville Avenue Pizza Company).

- The request site is surrounded by alcoholic beverage establishments and retail uses to the north; retail uses and multifamily residential housing to the east; alcoholic beverage establishments and retail uses to the south; and retail uses and single-family residential housing to the west.

Zoning History:

1. **1. Z956-215/10063-C(KC)/SUP No. 1289.** On August 14, 1996, the City Council approved a Specific Use Permit for a bar, lounge or tavern for a permanent time period; subject to a site plan and conditions.
2. **Z101-263: SUP No. 1879.** On August 10, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a three-year period; subject to a site plan and conditions.
3. **Z101-264: SUP No. 1880.** On August 10, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period; subject to a site plan and conditions.
4. **Z123-259: SUP No. 1889.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a two-year period; subject to a site plan and conditions. Case No. Z101-210 established the SUP.
5. **Z101-303: SUP No. 1890.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period; subject to a site plan and conditions.
6. **Z101-318: SUP No. 1903.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period; subject to a site plan and conditions.
7. **Z123-304: SUP No. 1904.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service for a two-year period; subject to a site plan and conditions. Case No. Z101-323 established the SUP.

8. **Z123-362: SUP No. 1905.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period; subject to a site plan and conditions. Case No. Z101-326 established the SUP.
9. **Z123-315: SUP No. 1912.** On October 26, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a two-year period; subject to a site plan and conditions. Case No. Z101-295 established the SUP.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	50 feet
Sears Street	Local	50 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 842 with SUP No. 1905	Restaurant; retail and personal services
North	PDD No. 842 with SUP No. 1889 and 1890	Alcoholic Beverage Establishments and Retail
East	PDD No. 842 with SUP No. 1880	Retail and Multifamily Residential
South	PDD No. 842 with SUP No. 1289, SUP No. 1912, & SUP No. 1903	Alcoholic Beverage Establishments and Retail
West	PDD No. 842	Retail and Single-Family Residential

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Allowing certain uses by Specific Use Permits helps address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor.

Comprehensive Plan:

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

Main streets are modeled after the American tradition of "main street" as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the "main street," density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the "main street" to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

In general, the proposed use is consistent with the goal and policy of the comprehensive plan.

STAFF ANALYSIS:

Land Use Compatibility:

The main uses permitted in PDD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PDD No. 842 was created to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods.

A late-hours establishment is defined in PDD No. 842 as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The PD gives additional criteria for evaluating a request for a specific use permit:

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

Factor	Disposition
(1) The number of citations issued by police to patrons of the establishment.	None within the past year.
(2) The number of citations issued by police for noise ordinance violations by the establishment.	None within the past year.

(3) The number of arrests for public intoxication or disorderly conduct associated with the establishment	None within the past year.
(4) The number of Texas Alcoholic Beverage Code violations of the establishment	None within the past year.
(5) The number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment	None within the past year.

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.

While the request site does not have immediate residential adjacency, the applicant proposes a noise attenuation condition to address the establishment's patio seating. The Truck Yard, a retail establishment, also serves as a buffer between the Blind Butcher and single-family residential uses.

Reported offense calls requiring police activity in the past year:

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0081576-A	04/03/2013	Butler, Craig	AUTO THEFT	01919		GREENVILLEAVE	144	1161	07612	

This offense occurred prior to the issuance date (December 18, 2013) of the Blind Butcher's Certificate of Occupancy.

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 renewal and allowing the outdoor areas to be utilized after hours will not have a detrimental impact on the surrounding roadway system.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Based on the applicant's floor calculations, the ±1,875-square foot restaurant with a ±750-square foot covered patio (2,625 total square feet) requires 26 spaces.

Based on documentation provided by the applicant and confirmed by Building Inspection, 92 spaces are required for all uses on the building site. The building site retains 59 delta credits, 19 spaces are provided onsite, and 14 spaces are provided through a remote parking agreement (5614 Sears Street). However, this does not reflect the potential sidewalk patio, which will require one off-street parking space.

Landscaping:

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

Sidewalk Patio:

The owner or operator must obtain a private license for the sidewalk patio, with copy provided to the building official, before the outdoor patio may be used by customers. Parking for the sidewalk patio must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

List of Partners/Principals/Officers

Owner:

1919-27 Greenville, Ltd.

Hope Street LLC

Larry Vineyard, General Partner/Manager of 1919-27 Greenville, Ltd.

Limited Partners:

AJ Associates, SULU Joldings, L.P. – Larry Vineyard

KTR Investments, LLC - Larry Vineyard

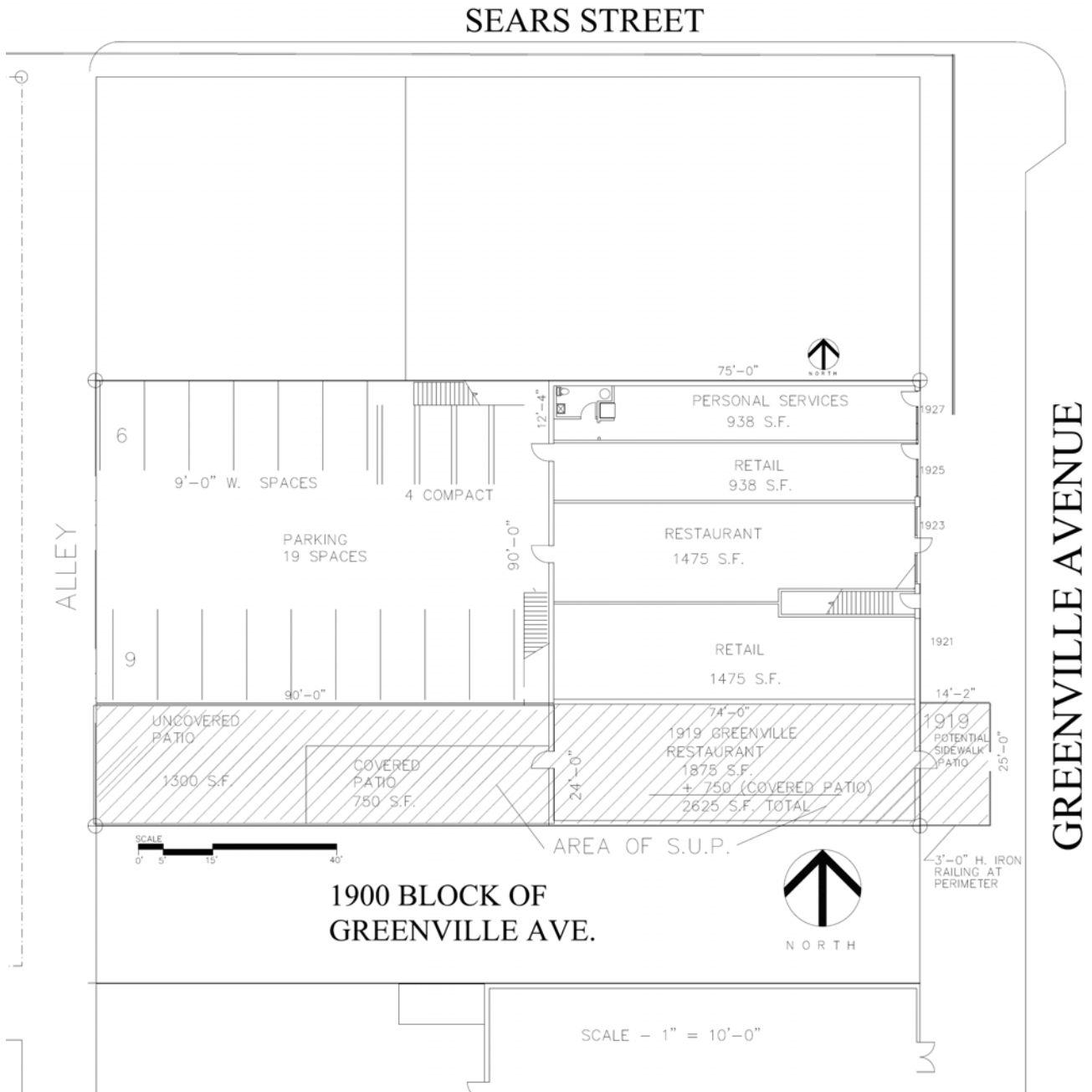
Z134-204
Recommended Conditions

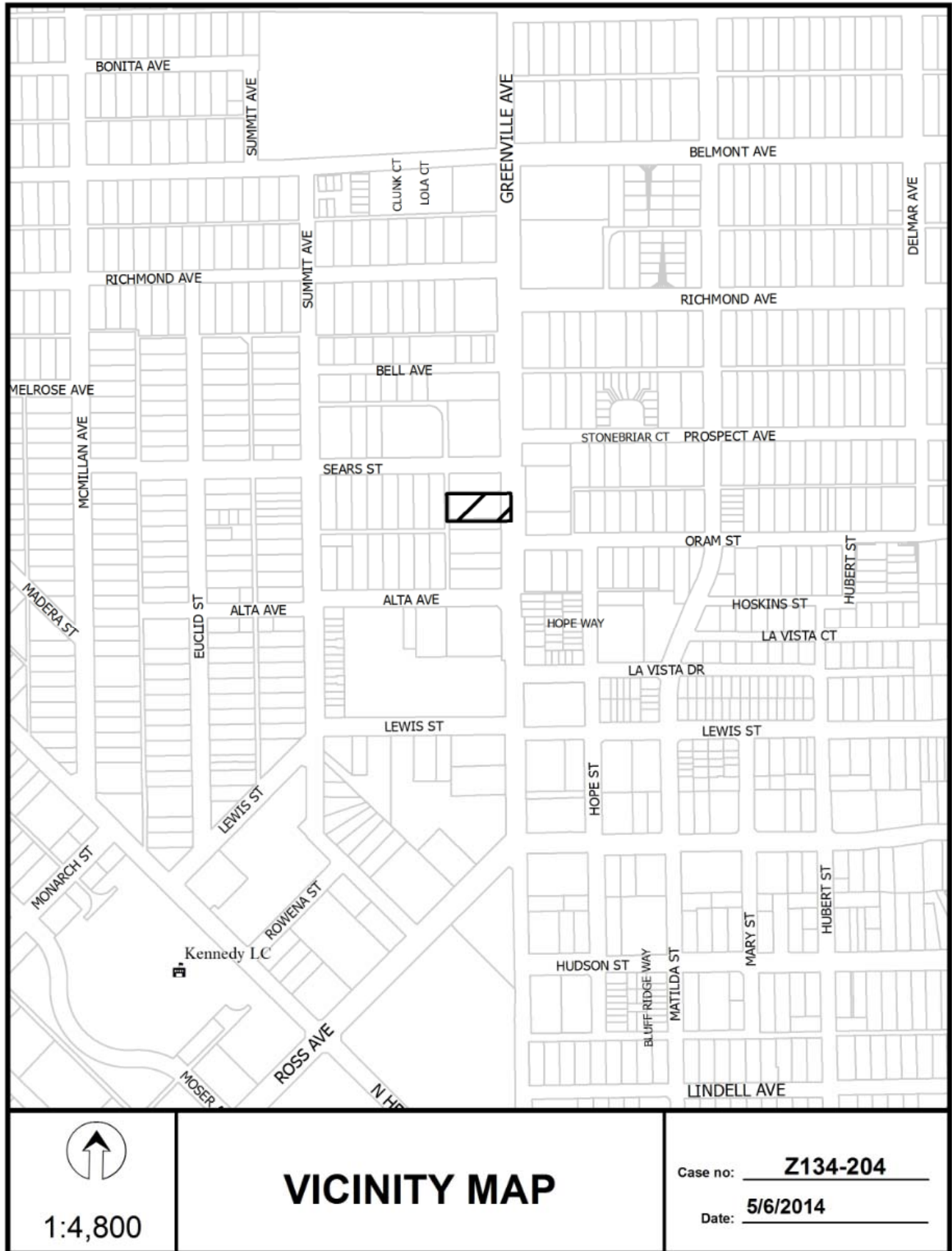
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 28, 2014~~ (two years).
4. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
5. FLOOR AREA:
 - A. The maximum floor area is 2,625 square feet in the location shown on the attached site plan.
 - ~~B. The maximum land area for the sidewalk patio is 350 square feet in the location shown on the attached site plan.~~
6. OUTDOOR USE: Other than the floor area, this use is authorized in the following areas denoted on the attached site plan:
 - A. The sidewalk patio, maximum land area of 350 square feet; and
 - B. The uncovered patio, maximum land area of 1,300 square feet.
7. HOURS OF OPERATION: The late hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. Food must be made available to the public for purchase during this time. All customers must be removed from the Property by 2:15 a.m.
8. NOISE ATTENUATION: The exterior brick wall along the rear patio must be sound-proofed in a manner so that the decibel limit does not exceed 63 d(B)a at the property line.
9. [7.] OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers is prohibited.
10. [8.] PARKING: Off-street parking must be provided in accordance with Planned Development District No. 842 and the MD-1 Modified Delta Overlay No. 1.
11. [9.] SIDEWALK PATIO: The owner or operator must obtain a private license for the sidewalk patio, with copy provided to the building official, before the outdoor

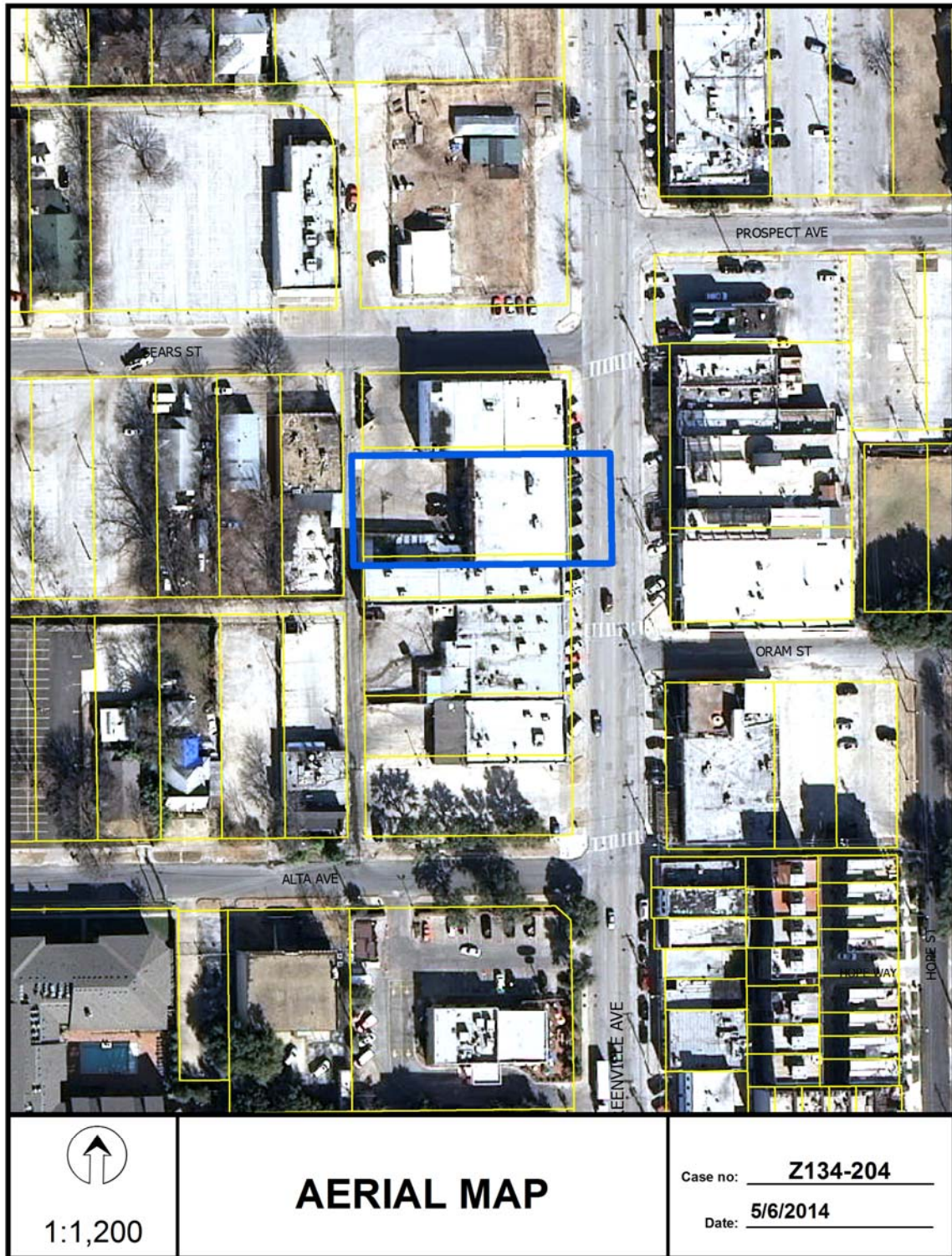
patio may be used by customers. Parking for the sidewalk patio must be provided in accordance with Planned Development District No. 842 and the MD-1 Modified Delta Overlay No. 1.

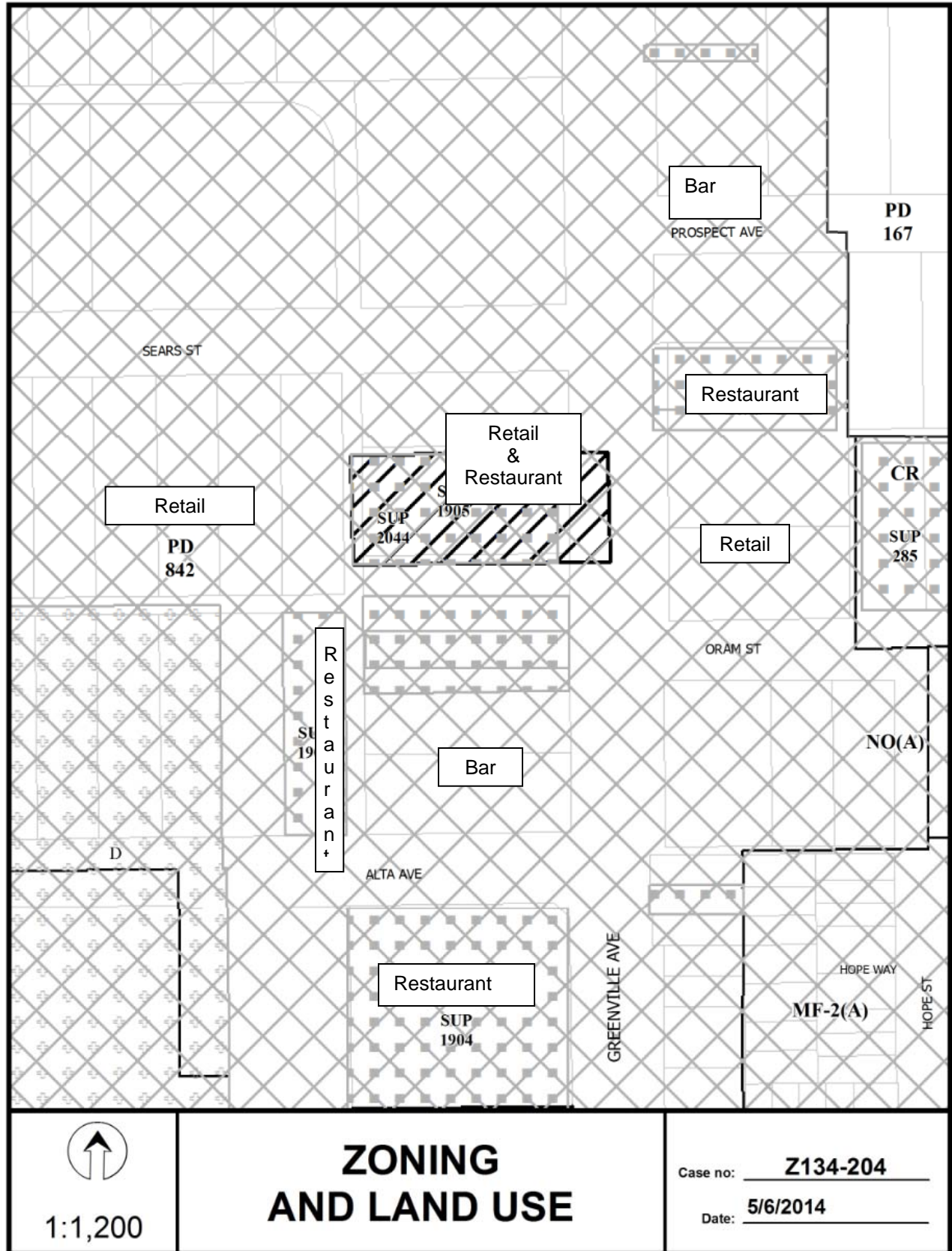
12. ~~[10.]~~ MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. ~~[14.]~~ GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

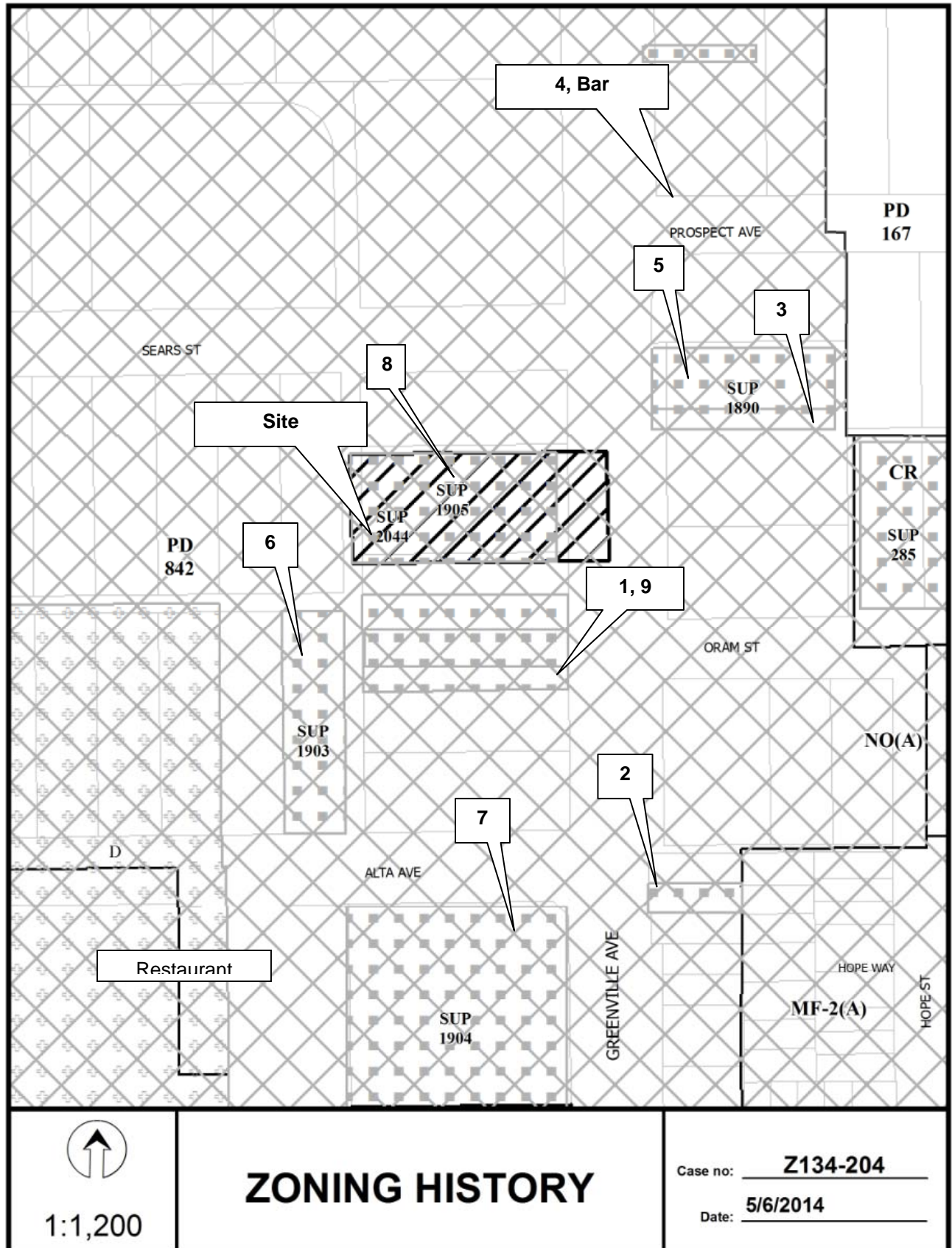
Proposed Site Plan

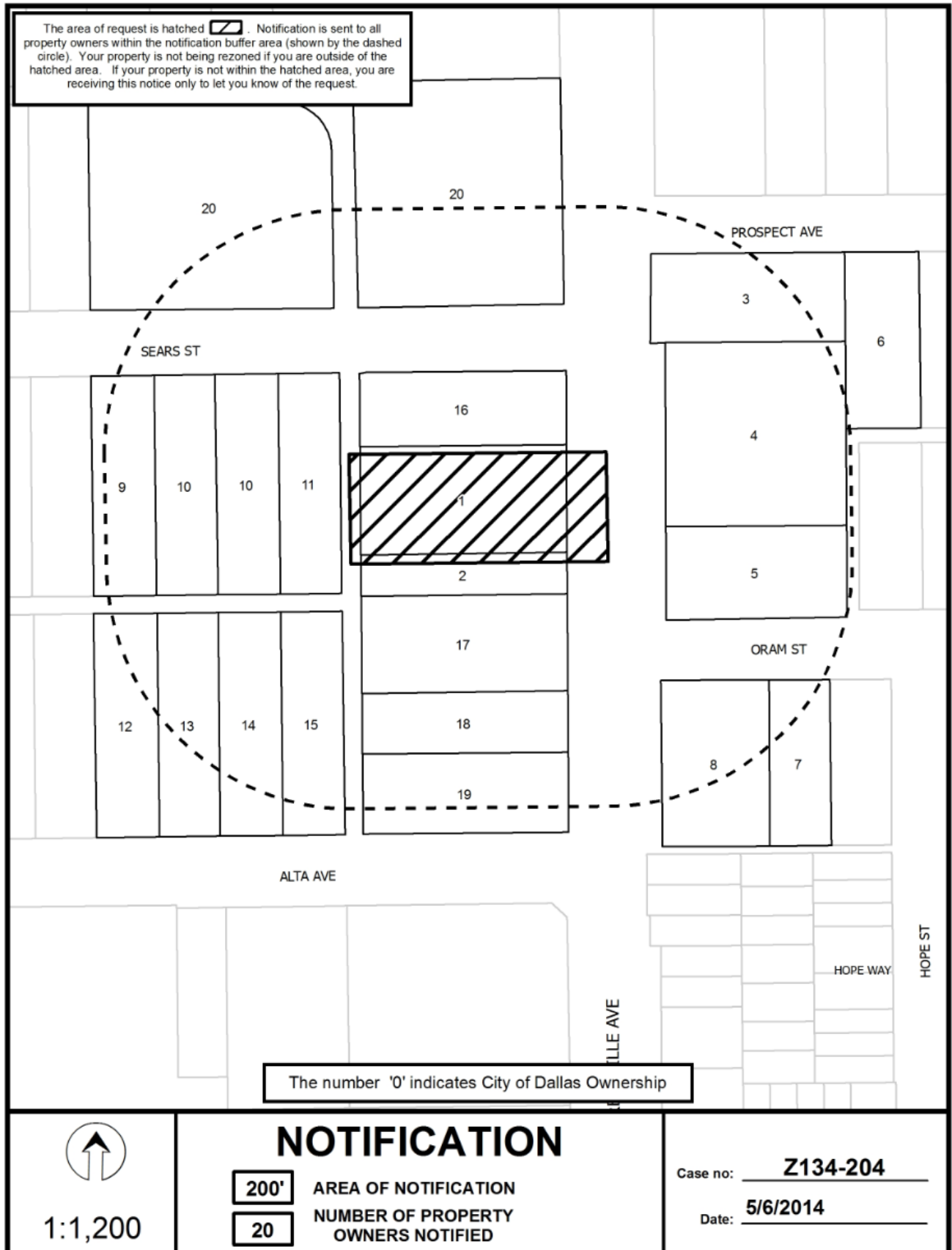












5/5/2014

Notification List of Property Owners
Z134-204

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
2	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
3	2026 GREENVILLE AVE	ANDRES FAMILY TRUST
4	2004 GREENVILLE AVE	LAVO PROPERTIES LLC
5	2000 GREENVILLE AVE	LANDE PAUL & PAUL LANDE EMP PR SH TR
6	5716 PROSPECT AVE	ANDRES FAMILY TRUST 200
7	5710 ORAM ST	SOURIS MINOS
8	1920 GREENVILLE AVE	LOWGREEN PS
9	5618 SEARS ST	GREENVILLE HOLDINGS CO STE 260
10	5622 SEARS ST	5624 SEARS STREET LTD
11	5628 SEARS ST	ANDRES FAMILY TRUSTS
12	5619 ALTA AVE	THACKER RICHARD E JR
13	5623 ALTA AVE	SHIELDS WILLIAM OLIVER
14	5627 ALTA AVE	WSVV
15	5631 ALTA AVE	WSVV LLC
16	1931 GREENVILLE AVE	GENARO TRUST 1 % THOMAS ODDO
17	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP SUITE 500
18	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
19	1903 GREENVILLE AVE	LOWGREEN PS % SHULA NETZER
20	5623 SEARS ST	2001 GREENVILLE VENTURE LTD

FILE NUMBER: Z123-274 (WE) **DATE FILED:** April 29, 2013

LOCATION: East line of North Walton Walker Freeway, south of West Jefferson Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 52- B & F

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela

REPRESENTATIVE: Santos Martinez, MasterPlan

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

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION & STATUS: On December 5, 2013, and February 6, 2014, the City Plan Commission held this case under advisement until March 20, 2014 to allow the applicant to meet with the adjacent property owners to discuss the zoning case. The applicant has submitted deed restrictions that are currently under review. On April 17, 2014, the City Plan Commission held this case under advisement until May 8, 2014. However, staff is requesting to hold this case under advisement until May 22, 2014, to allow for a companion case to be heard at the same time. Because the companion case is still under review, the applicant has requested that this application go forward for consideration.

BACKGROUND INFORMATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – The proposed RR Regional Retail District may have a negative impact on the residential uses due to the type of uses that are permitted within the RR District such as machinery, heavy equipment or truck sales and services, outside sales, and vehicle display, sales and services. These uses are not compatible or conducive to a low-density residential development but are more suitable to serve a regional area.
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. The request site fronts on the Walton Walker frontage Road and North Ira Avenue. However, any utilization of the internal streets to access this site (North Ira Avenue) could have a negative impact upon the residential neighborhood dependent upon the type of RR Regional Retail District uses.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The plan shows the request site located in a Residential Building Block. NS(A) Neighborhood Service District or low-intensity office districts could be more compatible because the Comprehensive Plan envisions some of these low-intensity uses at certain locations along major roadways adjoining residential neighborhoods.

BACKGROUND INFORMATION:

- The applicant's request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site. The applicant has expressed that the site may be used for vehicle overflow from a proposed vehicle display, sales and service. A zoning case is being proposed to permit a vehicle display, sales and service use on a property located on Jefferson Boulevard (companion case).
- The applicant has held several meetings within the community to discuss the proposed zoning case. As a result of the meetings, the attendees recommended that certain uses are prohibited from being developed on the site. The applicant has agreed to volunteered deed restrictions that reflects the community's recommendation to prohibit specific uses on the site.
- The request site is adjacent to an R-7.5(A) Single Family District where the development is primarily single family uses. The property north of the site is undeveloped.

Zoning History: There are two zoning changes requested in the area.

1. **Z123-275** An application for an RR-D Regional Retail District and deed restrictions volunteered by the applicant with retention of a D Overlay on property zoned a CR-D Community Retail District (companion case).
2. **Z134-201** An application for a CS-D Commercial Service District with retention of a D Overlay on property zoned a CR-D Community Retail District. (not shown on the history map)

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped, Single Family
North	R-7.5(A)	Undeveloped
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Walton Walker Freeway

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

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

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

STAFF ANALYSIS:

Land Use Compatibility: A portion of the 0.76-acre site is undeveloped with the remainder of the site being developed with single family uses. The site is located in a residential area where a portion of the street frontage is on North Walton Walker Service Road and several residential streets.

The applicant's request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible when adjacent to low residential uses.

Staff is concerned that any encroachment of the RR Regional Retail District into a residential area could have a negative impact on the surrounding uses. Even though the site has street frontage on a service road and residential street and will be limited in the structure height due to the residential adjacency, an RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low-density residential development.” There is an undeveloped tract of land that is zoned for CR-D Community Retail District uses that is located north of the request site at the southeast corner of North Walton Walker Freeway and West Jefferson Boulevard that could be developed to serve the adjacent neighborhood.

Staff’s recommendation is for denial.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

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

Thoroughfares/Streets:

<u>Thoroughfare/Street</u>	<u>Type</u>	<u>Existing ROW</u>	<u>Proposed ROW</u>
N. Walton Walker	Variable lane widths		
North Ira Avenue	Local	50 ft.	50 ft.

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

**Applicant's Proposed
Deed Restrictions**

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, David Varela, a _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the _____ Survey, Abstract No. _____, City Block _____, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Instrument Number _____, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following main uses are prohibited:

Industrial uses.

- Gas drilling and production
- Temporary concrete or asphalt batching plant.

Institutional and community services uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

Miscellaneous uses.

--Carnival or circus (temporary). [By special authorization of the building official].

Office uses.

--Alternate financial establishment.

Recreational uses.

- County club with private membership.
- Private recreation center, club or area.
- Public park, playground, or golf course.

Residential uses.

--College dormitory, fraternity, or sorority house.

Retail and personal service uses.

- Alcoholic beverage establishment.
- Car wash [limited to a tunnel service use only].
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Liquor store.
- Pawn shop.
- Swap or buy shop.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

Wholesale, distribution, and storage uses.

- Recycling buy back center.

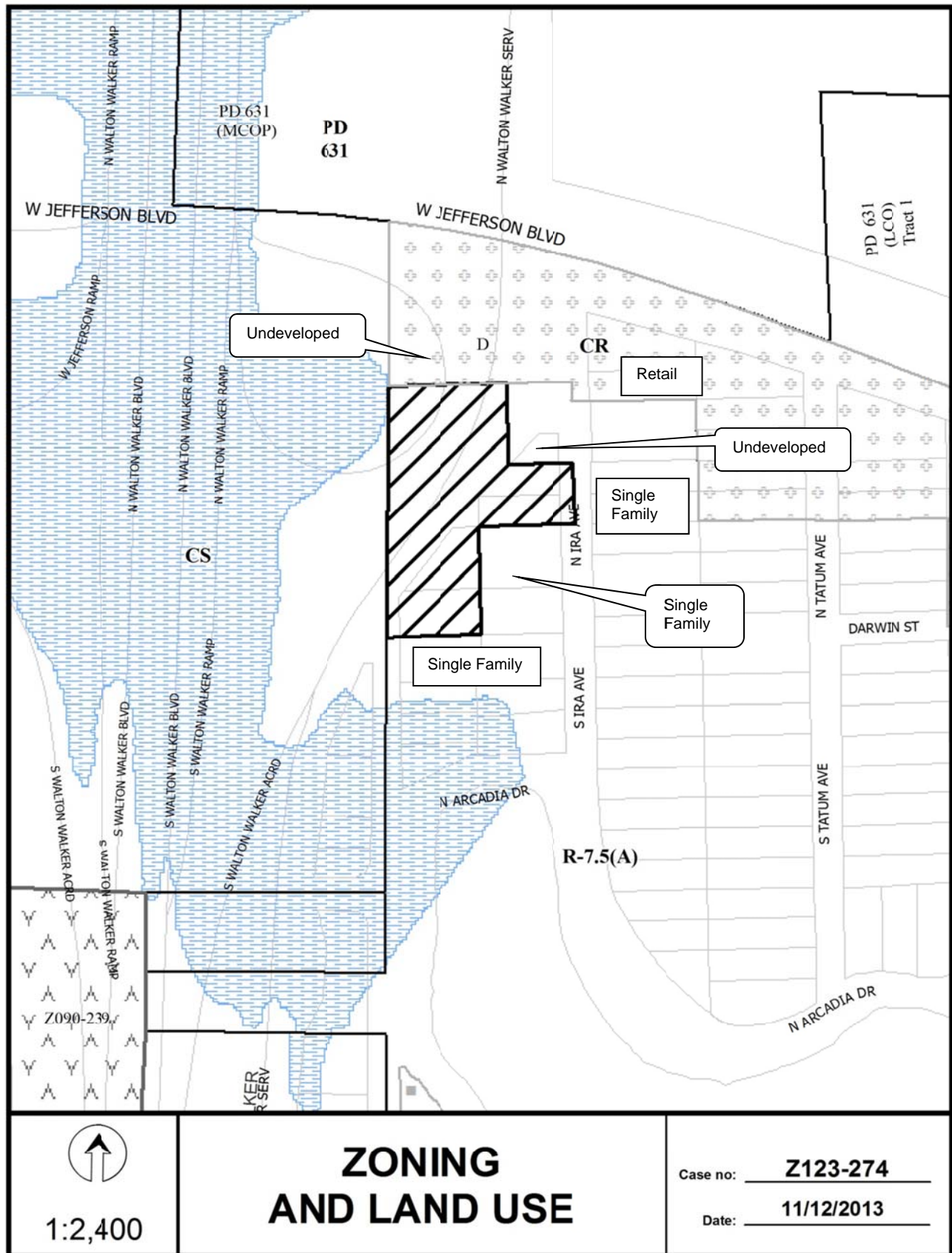
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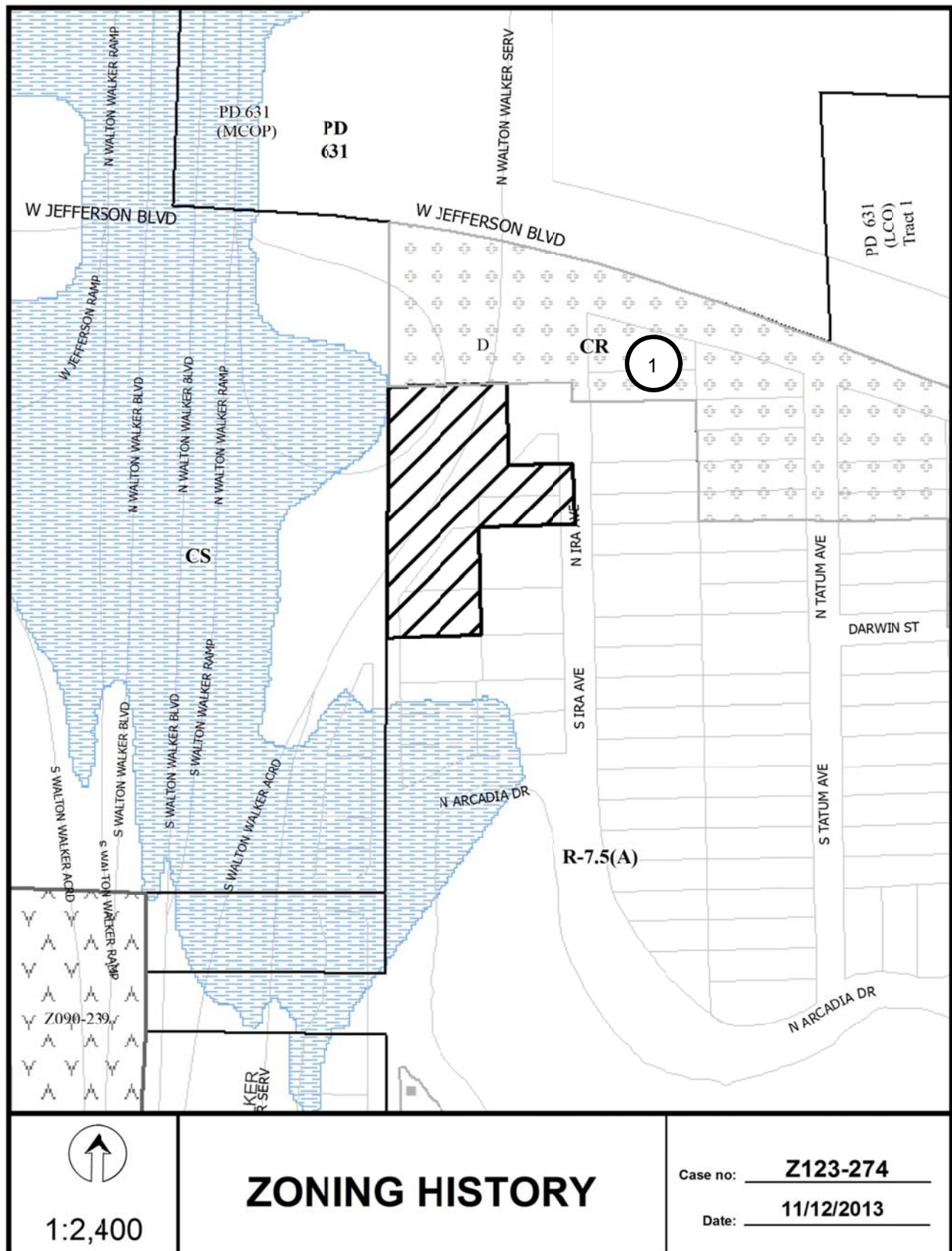
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the

Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.





Notification List of Property Owners

Z123-274

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	119 IRA AVE	VARELA DAVID
2	206 IRA AVE	VARELA DAVID
3	108 SMITH ST	VARELA HECTOR & SANDRA
4	110 IRA AVE	COUCH TAWANA
5	106 IRA AVE	CENTRO DE ADORACION
6	106 IRA AVE	MENDEZ PATRICIA LOT 18
7	110 IRA AVE	ALEMAN LINDA
8	118 IRA AVE	JONES LEROY A %EMMA JEAN JONES
9	111 IRA AVE	FOSTER CLEOPLE & WM ODENEAL
10	103 IRA AVE	LERMA DIONISIO ARROYO
11	104 SMITH ST	ESPARZA RAUL TORRES & MARIA DELORES
12	101 IRA AVE	ALVAREZ JOSE DE JESUS & LILIA MARIBEL
13	106 SMITH ST	MORALES MARIA GUILLERMINA
14	107 IRA AVE	COOK JOHN H
15	115 IRA AVE	VILLANEDA MARIA GUADALUPE
16	110 SMITH ST	ANDRADE HILARIO LEIVA & RAMOS CIRILA LEI
17	114 SMITH ST	GONZALEZ MARIA LUISA
18	103 SMITH ST	TARRANT JOAN SMITH
19	103 SMITH ST	WEBSTER LOLA B
20	107 SMITH ST	STARNES ALTON L
21	202 IRA AVE	GONZALES BERNARDINO O

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2014****Planner: Richard E. Brown**

FILE NUMBER: Z123-332(RB)**DATE FILED:** May 23, 2013**LOCATION:** Area generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street**COUNCIL DISTRICT:** 2**MAPSCO:** 35 V, Z**SIZE OF REQUEST:** Approx. 4.78 Acres**CENSUS TRACT:** 9

APPLICANT: Bridgeview Real Estate**REPRESENTATIVE:** Rob Baldwin**OWNERS:** See Attached**REQUEST:** An application for an amendment to Planned Development District No. 820 for certain Mixed Uses.**SUMMARY:** The applicant is requesting an amendment to the existing Planned Development District for consideration of revised development standards.**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan and staff's recommended conditions.**PRIOR CPC ACTION:** On May 8, 2014, the City Plan Commission recommended to hold this item under advisement until May 22, 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 a proposed mixed use development, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – Previously approved traffic impact analysis (September, 2009) submitted with the application that created this PDD is still relative and supported by engineering staff.
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 rezoning, 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.

BACKGROUND:

- The request site is developed with a mix of medium density residential (multifamily) and retail uses.
- On April 14, 2010, the City Council approved the creation of PDD No. 820.
- As PDD No. 820 was created with a conceptual plan (requiring development plans for the various tracts to be approved by City Plan Commission), no development plans have been submitted for any part of the site since the above referenced City Council action.
- The applicant proposes to redevelop the site with a mix of uses, consistent with the vision when the PDD was initially considered.
- The requested amending conditions submitted by the applicant will address the following: 1) setbacks; 2) maximum density and triggers; 3) structure height; 4) lot coverage; 5) off-street parking; 6) residential proximity slope regulations; and, 7) Mission Avenue improvements.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z056-262	An MF-2(A) District on property zoned an MF-1(A) District. Approved by the City Council on August 23, 2006.
2. Z067-185	A PDD for MF-2(A) District Uses on property zoned an MF-2(A) District and a CR District. Approved by the City Council on August 8, 2007.
3. Z067-318	NSO (Cochran Heights). Approved by the City Council on January 9, 2008.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Bennett Avenue	Local; 60' ROW
Homer Street	Local; 45'ROW
Mission Avenue	Local; 45' ROW
Mannett Street	Local; 50' ROW
Fitzhugh Avenue	Minor Arterial; 100' 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 initial request in September, 2009. That TIA was based on a build out of 350 multifamily dwelling units, 25,000 square feet of floor area for retail uses, and 25,000 square feet of floor area for office uses. As no new development is proposed nor has there been any changes in land use or trip generations throughout the immediate area, engineering staff is comfortable with its relevance at this time. Certain roadway improvements and notes regarding ingress/egress (on the approved conceptual plan) were required. At this time, the applicant has revised its vision for the presence of ground level retail uses within Tract 2, thus the attached roadway improvements are being revised to provide a safer pedestrian accessible area along Mission Avenue. Engineering staff is supportive of this, subject to approval of the Streets Section of Public Works/Transportation. Additionally, should the applicant wish to remove existing No Parking signs along various sections of the site's street frontage, a separate application/petition will be

required. This process will require engineering staff to ensure sight lines and traffic flow are not impacted by the anticipation of introducing on-street parking.

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 a mix of retail uses. The applicant proposes to redevelop the site with a mix of uses, along with specific landscape and design criteria requirements. The City Council approved the creation of PDD No. 820 in April, 2010. To date, no redevelopment of the property has been provided. The applicant has determined certain revisions to the development standards are necessary to see the property develop. Specifically: 1) setbacks; 2) maximum density and triggers; 3) structure height; 4) lot coverage; 5) off-street parking; 6) residential proximity slope regulations; and, 7) Mission Avenue improvements.

The site will continue to be regulated by a conceptual plan that provides for two tracts. Each tract possesses significant street frontages along with multiple ingress/egress points, the latter to ensure local streets serving the adjacent residential areas are not

impacted by the anticipated development:

Tract 1 (*westernmost portion*)-bounded by Bennett Avenue, Homer Street*, and Fitzhugh Avenue.

Tract 1 (*easternmost portion*)-entire parcel bounded by Bennett Avenue, Mission Avenue, Fitzhugh Avenue, and Homer Street*.

Tracts 2 bounded by Bennett Avenue, Manett Street, Fitzhugh Avenue, and Mission Avenue.

*The applicant will be requesting the abandonment of the Homer Street section between Bennett Avenue and Fitzhugh Avenue.

Surrounding land use consists predominately of low-to-medium residential uses. Various office (inclusive of financial institution) and retail uses are developed west of the site. As noted above, two of the three most recent land use requests involved an increase in development rights for residential development. The remaining request involved the enhanced stability of the Cochran Heights neighborhood via the adoption of a Neighborhood Stabilization Overlay District.

Staff has determined a mixed use development remains appropriate at this location. Anticipated ingress/egress can be accommodated by the existing capacity of Bennett Avenue and Fitzhugh Avenue. As noted in the table below, certain differences remain between the applicant's request and staff's recommendation.

Parking: Required off-street parking is not being amended at this time. What has been presented is an ability to utilize on-street parking for anticipated retail uses. It is anticipated future retail (as is the situation with existing retail uses on the property) will continue to reach area residents outside of the anticipation of the addition of residential uses on the site. As is the situation with mixed use developments, on-street parking for these nonresidential uses will be supported, however to ensure a healthy mix of uses do exist, these on-street spaces may only count towards required (retail) parking when an minimum of 20,000 square feet of floor area is provided, along with the previously approved minimum of 30 dwelling units per acre.

As this PDD was approved prior to the recent development code requiring bicycle parking, the applicant has agreed to provide this amenity per the City Council action (February, 2013) adopting approval of the bicycle parking ordinance.

Landscaping: The site possesses minimal plantings. The applicant is proposing

landscaping to comply with Article X as well as certain pedestrian amenities as referenced in the previously approved conditions. This will provide for a focus of street level improvements not currently existing in the immediate area.

Sidewalks: The applicant has requested an ability to reduce unobstructed sidewalk width due to any potential utility conflicts. As provided herein, traffic-calming measures are proposed, in part, to slow down vehicular traffic through a part of the site. It is envisioned that pedestrian activity will increase through in this area.

Staff is supporting on-street parking for retail based on the assumption that previously approved unobstructed sidewalk width is provided. These areas are critical to ensure safety for tenants, employees, and visitors.

Provision*	Existing PDD 820	Applicant revisions	Staff comments (if appl.)
F/S/R YARD SETBACKS	15'/10'/10'	15'/10'/10', EXCEPT MISSION AT 10'	N/A
ADDITIONAL ENCROACHEMENT INTO A REQUIRED YARD	UNENCL. BALCONIES, PATIOS, AWNINGS, STAIRS, STOOPS IF <12' IN WIDTH AND <50% OF A FAÇADE	ADDITION OF RETAINING WALLS, PATIOS, STEPS PERMITTED TO ENCROACH	N/A
USES	CERTAIN NONRESIDENTIAL USES WHEN \leq 10% OF TOTAL FLOOR AREA FOR TRACTS 2, 2A	TRACT 2-ADDITION OF GMFS>3,500 SF	NOT SUPPORTIVE OF LARGER SCALE RETAIL SPACES
DENSITY	MINIMUM DENSITY OF 30 DU/ACRE WITH MAXIMUM OF 73 DU/ACRE	MINIMUM DENSITY OF 30 DU/ACRE WITH MAXIMUM OF 77 DU/ACRE (WITH 20K SF NONRESIDENTIAL USES)	RETAIN MAXIMUM DENSITY
STRUCTURE HEIGHT	60' SUBJECT TO RESIDENTIAL PROXIMITY SLOPE, PLUS 12' FOR CERTAIN ELEMENTS	63' , RPS AT 36'; CERTAIN ELEMENTS MAY PROJECT;	SUPPORT 63' BUT SUBJECT TO EXISTING RPS PROVISIONS
LOT COVERAGE	80%	85%	N/A
LANDSCAPING	ARTICLE X PLUS STREET AND SITE TREE REGULATIONS	N/A	N/A
OFF-STREET PARKING	N/A	ON-STREET PARKING COUNTS TOWARD REQUIRED WHEN <20K SF OF NONRESIDENTIAL PROVIDED	
SIDEWALKS	8' WITH 6' UNOBSTRUCTED	8' WITH 6' UNOBSTRUCTED, BUT PERMIT LESS IF UTILITY CONFLICT	MAINTAIN UNOBSTRUCTED (REQ. SIDEWALK EASEMENT FROM P/O)
URBAN DESIGN	N/A	N/A	N/A

*Only those regulations being requested for amendment are provided. Remaining conditions for PDD No. 820 are unchanged and valid.

Bridgeview Partners

Tom Fraser - SENIOR PARTNER

John Lanier – SENIOR PARTNER

Carl Wolfsberger - SENIOR PARTNER

Greg Woodliff - SENIOR PARTNER

Ownership Information for the Land Bounded by
Fitzhugh, Bennett and Manett

Owner	Entity	Officers
Fitzhugh Investments Attn: Chris Escobedo 1222 N. Winnetka Ave Dallas, TX 75208	Fitzhugh Investments, Inc. 717 Winding Bend Circle Highland Village, TX 75077	Rizwan Sheikh, President 717 Winding Bend Circle Highland Village, TX 75077
John Khoury 2727 Irving Blvd. Dallas, TX 75207	Individual	
Shammy Chowdhury 4912 Mission St. Dallas, TX 75206	Individual	
Joe B. Manzanares ETAL 4722 Belmont Ave. Dallas, TX 75204	Individual	
Luis Enrique Castillo and Paulina Hernandez 4920 Mission St. Dallas, TX 75206	Individual	
Maria Lopez 4926 Mission St. Dallas, TX	Individual	
Esperanza Apartments, LLC 25 Highland Park Village – Suite 100-360 Dallas, Texas 75202	Esperanza Apartments, LLC 25 Highland Park Village – Suite 100-360 Dallas, Texas 75202	The Daniel B. Stuart Trust The Kimberly L. Stuart Trust Daniel Stuart, Jr. 4401 Druid Lane Dallas, TX 75206
Fitzhugh Associates 11825 Highway 10 W. Suite # 100 San Antonio, TX 78230	Fitzhugh GP, LLC, General Partner 11825 IH 10 West - #100 San Antonio, TX 75230	Joel Katz, President Continental Concepts, General Partner of Fitzhugh GP, LLC 11825 IH 10 West - #100 San Antonio, TX 75230
Luis Martinez 2722 N. Fitzhugh Ave. Dallas, TX 75204	Individual	

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS
ARTICLE 820.
PD 820

SEC. 51P-820.101. LEGISLATIVE HISTORY.

PD 820 was established by Ordinance No. _____, passed by the Dallas City Council on April 14, 2010.

SEC. 51P-820.102. PROPERTY LOCATION AND SIZE.

(a) PD 820 is established on property bounded by Fitzhugh Avenue, Bennett Avenue and Manett Street. The size of PD 820 is approximately 4.78 acres.

(b) This district is divided into two ~~three~~ tracts: Tract 1; and Tract 2; ~~and Tract 2A.~~

SEC 51P-820.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) MIXED USE PROJECT means a development on ~~one building site~~ the Property consisting of residential uses with a combination of one or both of the following use categories: office, residential, and retail and personal service uses.

(2) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(3) ORIGINAL BUILDING means a building in existence on April 14, 2010, the date of creation of this district.

(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) Tracts 1 and 2 are considered to be nonresidential zoning districts. ~~Tract 2A is considered to be a residential zoning district.~~

SEC. 51P-820.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 820A: conceptual plan.

SEC. 51P-820.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 820A). If there is a conflict between the text of this article and the conceptual plan, the text of

this article controls.

SEC.51P-820.106. 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-820.107. MAIN USES PERMITTED.

- (a) Tract 1.
 - (1) Agricultural uses.
 - None permitted
 - (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - (3) Industrial uses.
 - None permitted.
 - (4) Institutional and community service uses.
 - Adult day care facility. [SUP]
 - Child-care facility. [SUP]
 - Church.
 - Community service center. [SUP]
 - Library, art gallery, or museum.
 - (5) Lodging uses.
 - None permitted.
 - (6) Miscellaneous uses.
 - Temporary construction or sales office.
 - (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [SUP]
 - Office.
 - (8) Recreation uses.
 - None permitted.
 - (9) Residential uses.

Applicant requested:

- Duplex. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet.]*
- Handicapped group dwelling unit. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet.]*
- Multifamily. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet.]*
- Single family. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet.]*

Staff recommended:

- Duplex. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses.]*
- Handicapped group dwelling unit. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses.]*
- Multifamily. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses.]*
- Single family. *[Allowed as part of a mixed-use project if the total floor area for nonresidential uses exceeds 20,000 square feet and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses.]*

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP if greater than 3,000 square feet of floor area.]*
- Commercial amusement (inside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

(11) Transportation uses.

- None permitted.

(12) Utility and public service uses.

- None permitted.

(13) Wholesale, distribution, and storage uses.

- None permitted.

(b) Auto service center uses and liquor store uses in Tract 1. Auto service center uses and liquor store uses in Tract 1 with a valid certificate of occupancy on April 14, 2010 are nonconforming uses subject to the following regulations:

(1) The floor area may not be expanded to exceed the floor area existing on April 14, 2010.

(2) The right to operate ceases if the use is discontinued for a period of six months or more. The Board of Adjustment may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.

(3) The right to operate ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent.

(c) Tracts 2 and 2A.

(1) The following uses are allowed by right:

(A) Residential uses.

- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- Single family.

(B) Retail and personal service uses.

- Commercial parking lot or garage. [RAR]

(2) The following uses are allowed if the nonresidential use occupies at least 10 percent of the total floor area of all uses developed on Tracts 2 and 2A combined:

(A) Commercial and business service uses.

- Catering service.
- Custom business services.

(B) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Church.

- Community service center. *[SUP]*
- Library, art gallery or museum.
- (C) Miscellaneous uses.
 - Temporary construction or sales office.
- (D) Office uses.
 - Financial institution without drive-in window.
 - Office.
- (E) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Commercial amusement (inside). *[SUP]*
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.

Applicant requested:

- General merchandise or food store greater than 3,500 square feet.

Staff recommendation:

Does not support this retail use addition.
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- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

SEC. 51P-820.108. ACCESSORY USES.

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

(b) The following accessory use is not permitted:

- Accessory helistop.

(c) The following accessory use is permitted by SUP only:

- Pedestrian skybridge. *[Only allowed between Tracts 1 and 2]*

SEC. 51P-820.109. 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 51A-4.400. If there is a conflict between this section and Division 51 A-4.400, this section controls.)

(a) Front yard.

- (1) Except as provided in this subsection, m ~~Minimum~~ front yard is 15 feet.
- (2) Minimum front yard on Mission Avenue is 10 feet.
- (3) Steps, retaining walls, and patios may encroach five feet into the required front yard.

(b) Side and rear yard.

- (1) Except as provided in this subsection, minimum side and rear yard is 10 feet.
- (2) No side and rear yard is required for single family uses.
- (3) Steps, retaining walls, and patios may encroach five feet into the required front yard.

(c) Density.

Applicant requested:

(1) Maximum dwelling unit density is 73 units per acre. If a minimum of 20,000 square feet of nonresidential uses are located on the Property, maximum dwelling unit density is 77 units per acre.

Staff recommended (see italics, below, should CPC consider the above):

(2) Maximum dwelling unit density is 73 units per acre. If a minimum of 20,000 square feet of nonresidential uses are located on the Property and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses, maximum dwelling unit density is 77 units per acre.

Staff recommended (if CPC does not consider the applicant requested amending density, above):

(3) Retain: Maximum dwelling unit density is 73 units per acre <u>if a minimum of 20,000 square feet of nonresidential uses are located on the Property and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses.</u>
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- (2) Minimum dwelling unit density for multifamily uses is 30 units per acre.

(d) Floor area ratio.

- (1) Except as provided in this section, M ~~maximum~~ floor area ratio for all uses

combined is 3.0.

(2) A minimum of 20,000 square feet of nonresidential uses must located on the Property on the ground floor of one or more structures.

(e) Height.

Applicant requested:

(1) Except as provided in this subsection, maximum structure height is 63 ~~60~~ feet.

(2) If any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through a 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.

Staff recommended:

(1) Except as provided in this subsection, maximum structure height is 63 ~~60~~ feet.

(2) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through a slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(f) Lot coverage. Maximum lot coverage is 85 ~~80~~ percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size.

(1) Minimum lot size for handicapped group dwelling unit and single family uses is 2,000 square feet.

(2) Minimum lot size for duplex uses is 4,000 square feet

(3) No minimum lot size for other uses.

(h) Stories.

(1) Except as provided in this subsection, no maximum number of stories.

(2) For a parking garage, maximum number of stories above grade is six.

(h) Architectural features.

(1) Window sills, bay windows, belt courses, cornices, fireplace chimneys, and other architectural features may project up to three feet in the required front, side, or rear yard setbacks.

(2) Unenclosed balconies, unenclosed patios, awnings, stairs, retaining walls, and stoops may project up to six feet in the required front, side, or rear yard setbacks if the encroachment does not exceed 15 42 feet in width. The total area of these encroachments is limited to 50 percent of the area of any facade.

(3) Roof-mounted mechanical equipment must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way

SEC. 51P-820.110. DWELLING UNIT MIX.

The following dwelling unit mix must be achieved across the district:

- (1) One-bedroom units: At least 55% of total units.
- (2) Two-bedroom units: No more than 35% of total units.
- (3) Three or more bedroom units: No more than 15% of total units.

SEC.51P-820-111. OFF-STREET PARKING AND LOADING.

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

(b) For residential uses, 1.3 parking spaces are required per dwelling unit.

(c) The Property is considered one lot for off-street parking purposes, except that a minimum of one off-street parking space per dwelling unit must be provided on the building site in which the dwelling unit is located.

Applicant requested:

(d) <u>When a minimum of 20,000 square feet of nonresidential floor area is permitted on the Property, on-street parking immediately adjacent to the building site can be counted towards the required parking for nonresidential uses.</u>

Staff recommended:

(d) <u>When a minimum of 20,000 square feet of nonresidential floor area is permitted on the Property, and no single nonresidential use exceeds 4,000 square feet of floor area for the first 20,000 square feet of floor area for nonresidential uses, on-street parking immediately adjacent</u>
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to the building site can be counted towards the required parking for nonresidential uses.

- (e) Bicycle parking must be provided in accordance with Division 51A-4.200.
- (f) Required residential off-street parking that is not located on the building site must be located:
 - (1) within a structure connected by a pedestrian sky bridge or an above-grade pedestrian-walkway to the building site on which the dwelling unit is located; or
 - (2) on an abutting building site.
- (e) For nonresidential uses, required off-street parking that is not located on the building site must be located within a walking distance of 600 feet from the use served by the parking. The distance may be increased to 800 feet, subject to approval of the building official, unless the extension would:
 - (1) significantly discourage patrons of the use from using the remote parking;
 - (2) unreasonably endanger the safety of persons or property; or
 - (3) not otherwise be in the public interest.

SEC. 51P-820.112. ROADWAY IMPROVEMENTS.

Prior to approval of a final plat for any portion of Tracts-2 ~~or 2A~~, the following must be provided, with final design and construction approved by the director of public works and transportation:

- ~~(1) A continuous left turn lane on Mission Avenue.~~
- ~~(2) A dedicated left turn lane on northbound Mission Avenue at Bennett Avenue.~~
- ~~(3) A dedicated left turn lane on Southbound Mission Avenue at Bennett Avenue.~~
- ~~(4) A dedicated left turn at Mission Avenue at Fitzhugh Avenue.~~

Mission Street is to be improved and restricted to two lanes, with two-way traffic. The roadway is to be reduced to 24 feet in width as a means of “calming” the traffic through this area. Parallel parking spaces may be provided on both sides of the street, subject to approval by the streets section of public works and transportation.

SEC. 51P-820.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-820-114. LANDSCAPING.

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

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

(c) Parkway trees.

(1) Tree planting zone. Parkway trees must be located within the tree planting zone. The tree planting zone is the area parallel to and between the curb and the sidewalk. Trees planted within the tree planting zone may count toward site tree and street tree requirements. Any tree planted within 18 inches of pavement must have a tree grate.

(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.

(3) Type. Parkway trees must be a type that is recommended for local area use by the building official. Small trees are required underneath overhead power lines.

(4) Height and caliper. Parkway trees must have a minimum height of 14 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 planting. If there is a conflict between the height of the trees required at planting and overhead power lines, the building official may approve acceptable trees to be planted under the overhead power lines.

(5) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree.

(6) Structural soil. Structural soil is required to be used under sidewalks for all large trees.

(7) Planting areas. Planting areas must be a minimum of 25 square feet per tree.

(d) Sidewalks.

Applicant requested:

(1) A minimum eight-foot-wide sidewalk with at least six feet of unobstructed width must be provided along Bennett Avenue, Manett Street, and Fitzhugh Avenue. <u>An unobstructed width of less than six feet is allowed if there is a conflict with required utilities.</u>
--

Staff recommended:

(1) A minimum eight-foot-wide sidewalk with at least six feet of unobstructed width must be provided along Bennett Avenue, Manett Street, and Fitzhugh Avenue.
--

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

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

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

(g) Private license granted.

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

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

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

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

(h) Parkway landscape permit.

~~(1) It is the responsibility of the property owner to apply for and obtain a~~

~~parkway landscape permit before locating trees, landscaping, pedestrian amenities, or related landscape amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

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

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

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

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

SEC. 51P-820.115. URBAN DESIGN GUIDELINES.

(a) Mandatory design requirements. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(1) Crime prevention through environmental design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained from the Department of Sustainable Development and Construction, or contact the building inspection plans examiner for information on CPTED review standards.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total facade area.

(4) Facade openings. The percentage of a front facade containing openings must

be between 10 and 90 percent. For purposes of this paragraph, "front facade" means any facade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(7) Facade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any facade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary facade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that facade area, excluding windows and doors.

(8) Parking structures. All aboveground parking structures must be wrapped by a building or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property to the east and shining into the airspace above neighboring property by a minimum four foot wall. Above the first floor, and on the first floor facing Cochran Heights, all openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation, unless the parking structure is considered "enclosed" with the required ventilation devices in which case the exterior walls can be completely solid.

(9) Lighting. Exterior lighting must be decorative. Lighting must be directed downward and away from adjacent properties. At least two decorative street lamps are required per block.

(c) Design options. Plans for new construction or a major modification of a structure must incorporate at least two of the following design options:

(1) Retail uses. A minimum of 20,000 square feet of the ground floor area ~~one half of the ground floor area~~ is allocated to nonresidential uses.

(2) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the length of the non-residential facade facing a street. To qualify, the arcade or awning must have a minimum depth of three-and-one-half feet.

(3) Public art. Provide public art that is visible from the street at all times.

(4) Seasonal color. Provide a landscape area for seasonal color that is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the

property has. The plants in the landscape area must be changed at least twice a year with appropriate seasonal colors. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.-

(5) Water features. Provide a water feature such as a fountain, pool, mechanical water jet, or similar water device. ~~The water feature must be visible from a public right-of-way.~~

Water features. Provide a water feature such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(6) Flags and banners. Provide flags and banners with a combined effective area equal to 10 percent of the building first floor facade area. To qualify, the flags or banners may not fall within the definition of "sign" contained in Article VII.

(7) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(9) Pedestrian seating. Provide pedestrian seating in an area that covers one-half of the width of the building.

(10) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this paragraph, "decorative pavement" means pavers of colored concrete, brick, or stone.

(11) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this paragraph, "open space" means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.

SEC.51P-820.116. SIGNS.

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

(b) Blade signs projecting over the sidewalk are permitted if an eight foot clearance above the sidewalk is provided.

SEC 51P-820.117. NOTICE OF APPLICATIONS TO PRIVATE ENTITIES.

A copy of any application for a change in zoning; an approval or amendment of a conceptual plan, development plan, or landscape plan; a minor amendment; or a variance or special exception must be submitted by certified mail to the designated representative of the Cochran Heights Homeowner Association at the address on the city's early notification list at

least 30 days prior to the submission to the city.

SEC. 51 P-820.118. ADDITIONAL PROVISIONS.

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

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

(c) No sidewalk waivers or variances are permitted.

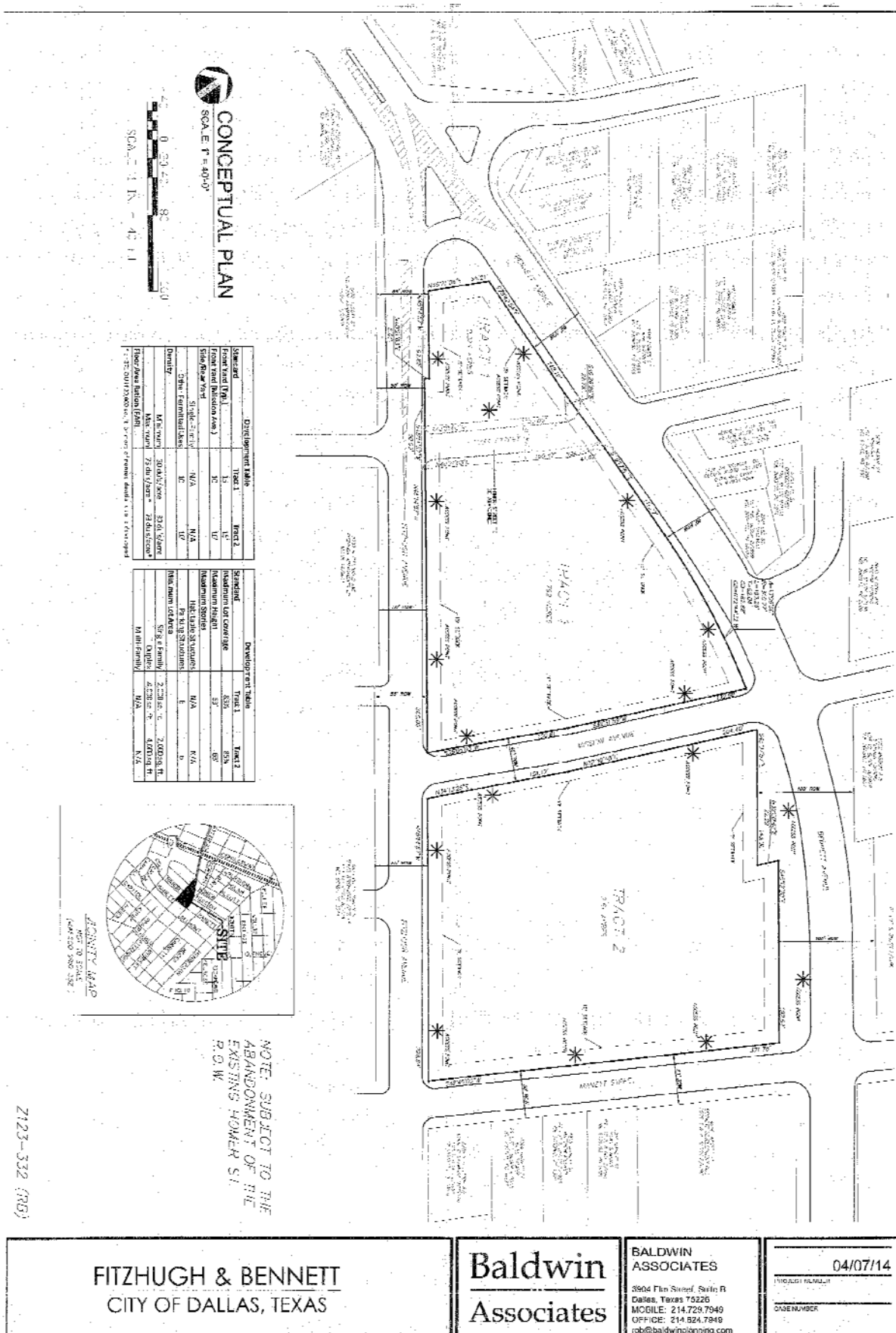
SEC. 51 P-820.119. COMPLIANCE WITH CONDITIONS.

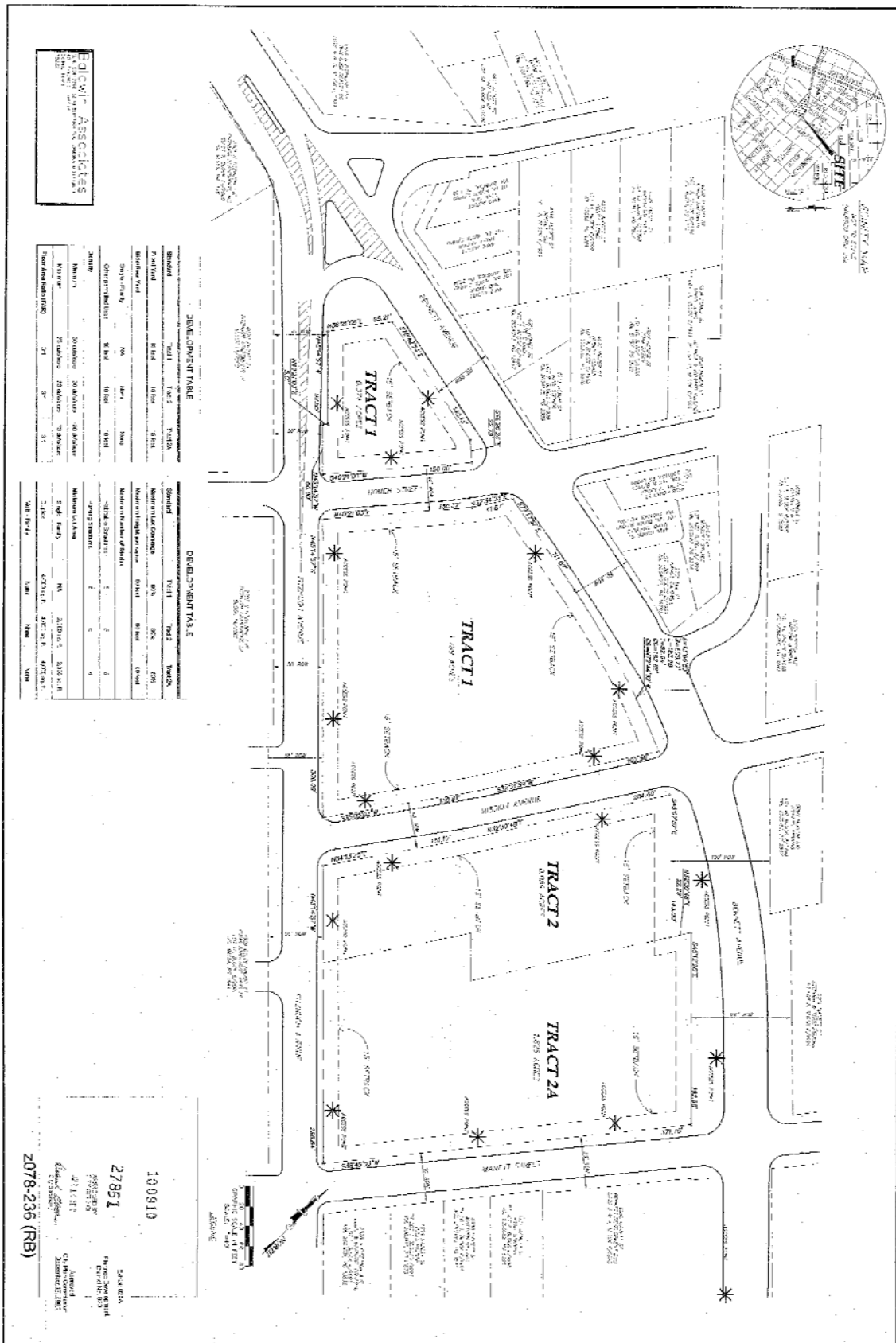
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

~~SEC. 51P-820.120. ZONING MAP.~~

~~PD 820 is located on Zoning Map Nos. 1-7 and 1-8.~~





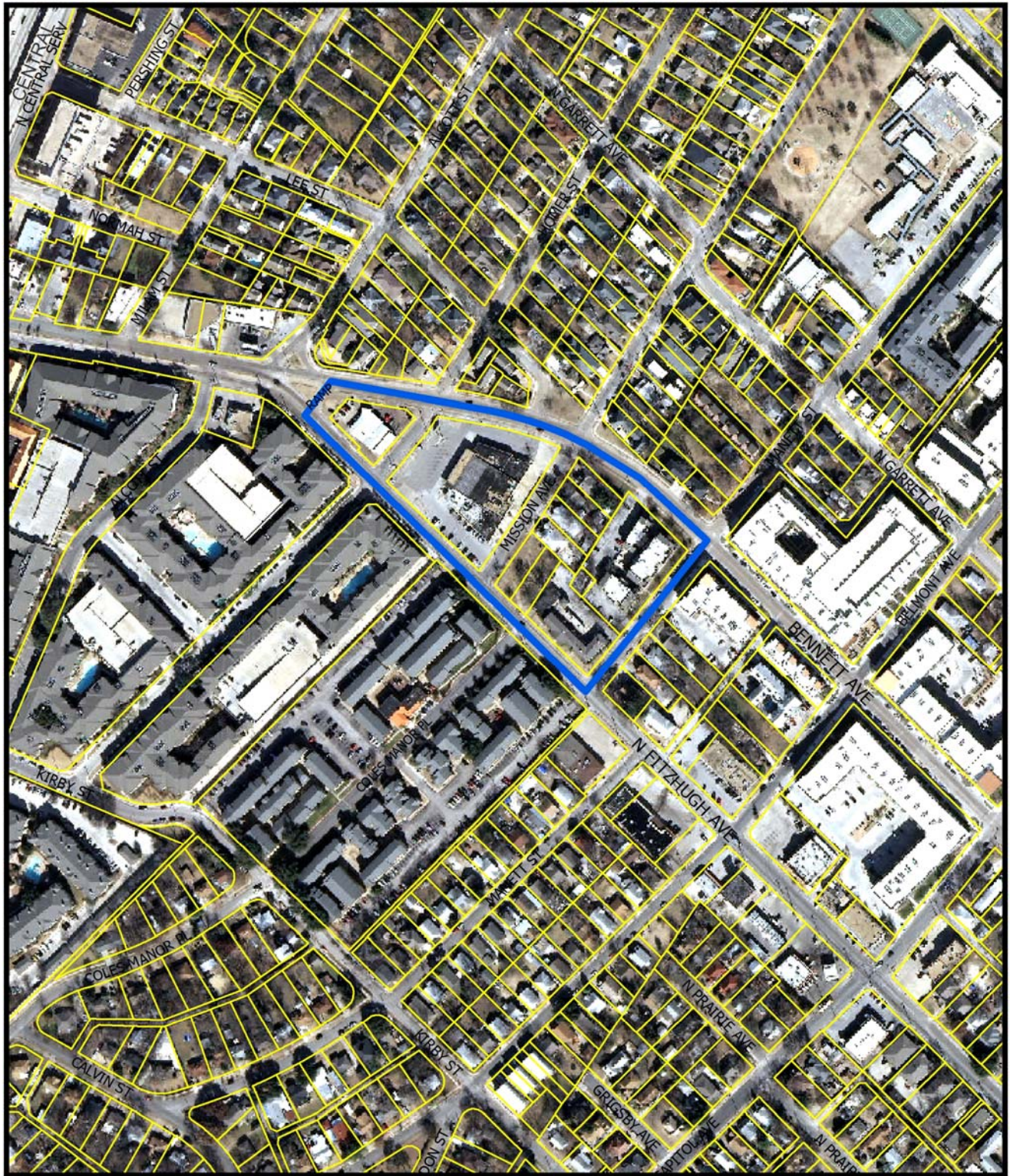


1:7,200

VICINITY MAP

Case no: **Z123-332**

Date: **3/12/2014**

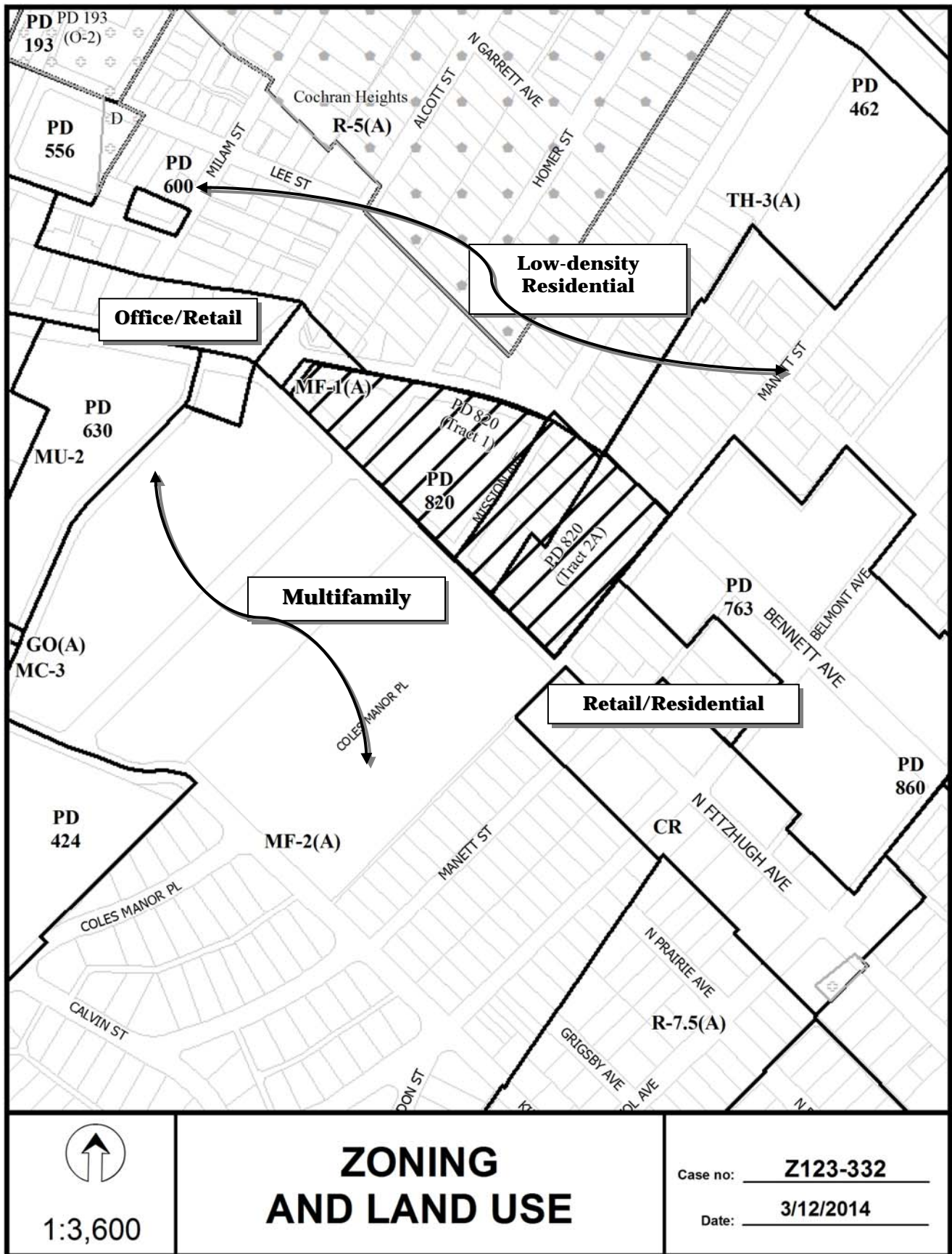


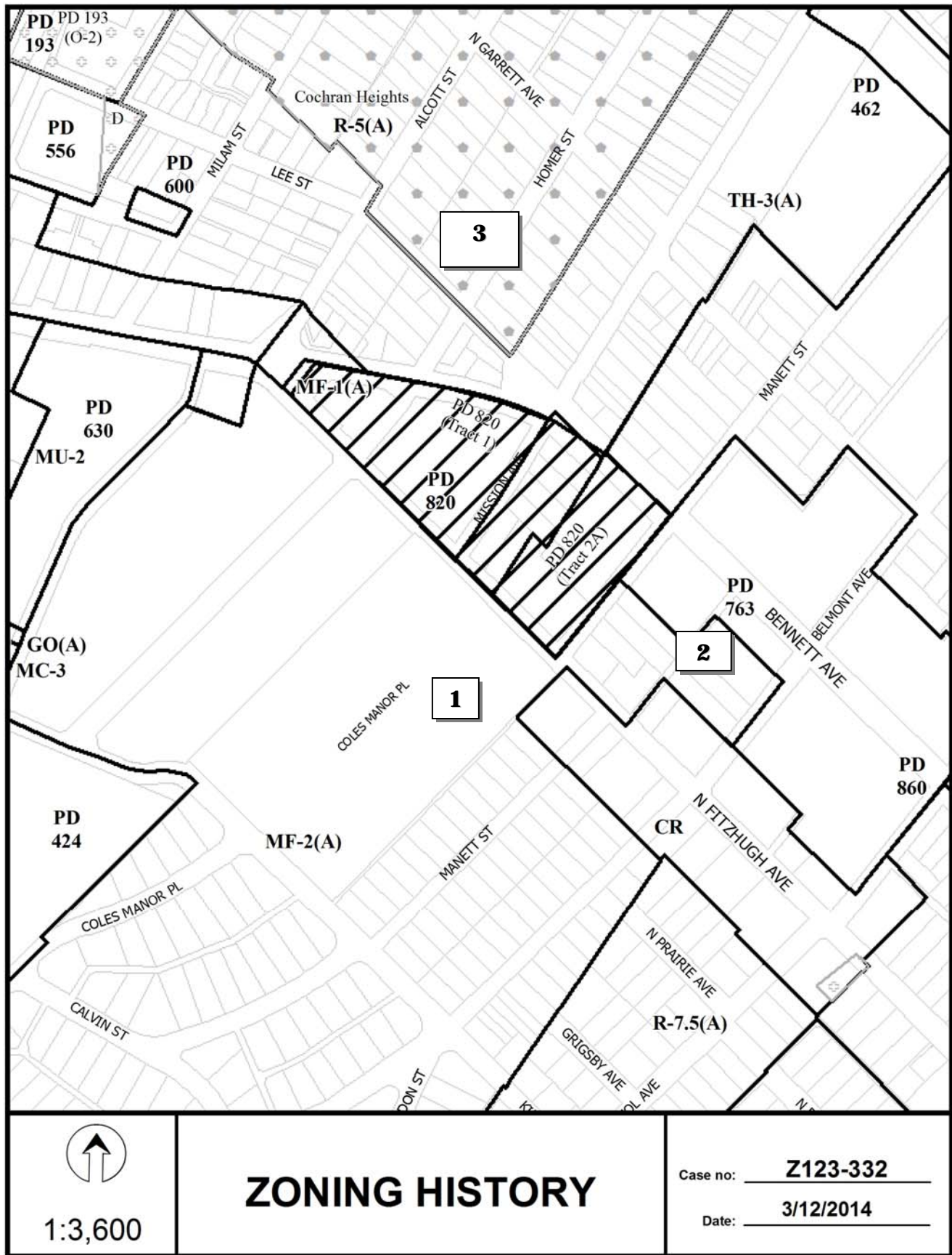
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AERIAL MAP

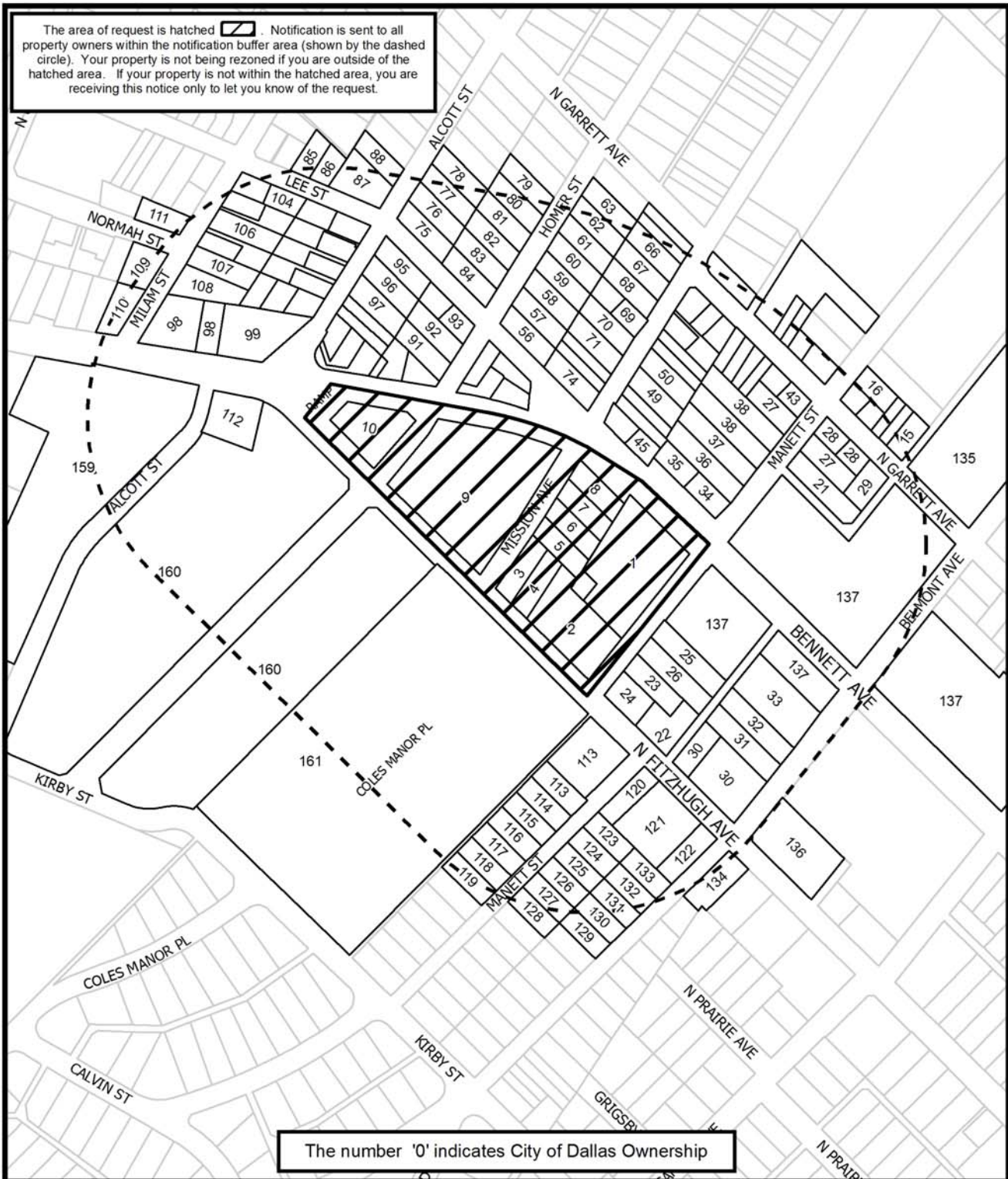
Case no: **Z123-332**

Date: **3/12/2014**





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.



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

178

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-332**

Date: **3/12/2014**

3/12/2014

Notification List of Property Owners***Z123-332******178 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4919 MANETT ST	ESPERANZA APARTMENTS LLC STE 100-360
2	4909 MANETT ST	FITZHUGH ASSOCIATES LTD
3	2622 FITZHUGH AVE	KHOURY JOHN
4	2618 FITZHUGH AVE	FITZHUGH INVESTMENTS ATTN: CHRIS ESCOBED
5	4912 MISSION AVE	CHOWDHURY SHAMMY
6	4918 MISSION AVE	MANZANARES JOE B ETAL
7	4922 MISSION AVE	CASTILLO LUIS ENRIQUE & PAULINA HERNANDE
8	4926 MISSION AVE	LOPEZ MARIA D C
9	2640 FITZHUGH AVE	FITZHUGH ASSOCIATES LTD STE 100
10	2722 FITZHUGH AVE	MARTINEZ LUIS
11	2608 GARRETT AVE	KELLY SHANE
12	2608 GARRETT AVE	WELLS NICHOLAS R & JJULIE E
13	2606 GARRETT AVE	VILLEGAS ENRIQUE
14	5103 MANETT ST	FUENTES MANUEL
15	2518 GARRETT AVE	MONTOYA PEDRO
16	5104 MANETT ST	ESCOBELO ANDRES J
17	5100 MANETT ST	TAUTFEST SCOTT
18	5102 MANETT ST	SKY PROFESSIONAL INVESTMENTS INC
19	2524 GARRETT AVE	BUI KIM A
20	2522 GARRETT AVE	ANDREWS JANET DLENE
21	5020 MANETT ST	B AND K PROPERTIES LTD
22	2518 FITZHUGH AVE	LARKSPUR MF PARTNERS I LP
23	4904 MANETT ST	PALMER JULES I & STEPHANIE
24	2528 FITZHUGH AVE	OSUAGWU EDDIE & UKAMAKA
25	4914 MANETT ST	SIMMONS RYAN
26	4908 MANETT ST	HSU YUAN HONG

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5026 MANETT ST	GARNICA MARIO
28	5030 MANETT ST	GREEN EARTH INVESTMENTS LLC
29	2519 GARRETT AVE	AZUL PROPERTIES LLC
30	2508 FITZHUGH AVE	SIDERIS GEORGE K
31	4911 BELMONT AVE	WANG ALERN TR & HUEI-YUIN WANG TR
32	4915 BELMONT AVE	WANG ALERN & HUEI YUING TRUSTEES
33	4919 BELMONT AVE	HIBBERT MICHEL D TR
34	5001 MANETT ST	SYED SHAHZAD M
35	5003 MANETT ST	SNSC GARRETT COMPANY LLC
36	5009 MANETT ST	AJOONI INVESTMENTS LLC
37	5015 MANETT ST	GONZALES BENITO & ANGELA
38	5021 MANETT ST	SNFT 2 LLC
39	2617 GARRETT AVE	MORAS CHRISTOPHER T
40	2619 GARRETT AVE	ARMSTRONG LAUREN &
41	2609 GARRETT AVE	WITTIG CRAIG C & KATHRYN D
42	2611 GARRETT AVE	BOSWELL BRADLEY G
43	5029 MANETT ST	WEST DUSTIN A
44	5031 MANETT ST	WEST DUSTIN ALLEN
45	5000 MISSION AVE	JOHNSON HUNTER
46	5002 MISSION AVE	TAPPLY KYLE &
47	5006 MISSION AVE	KENT RYAN & KRISTEN
48	5004 MISSION AVE	PASCUAL MARTIN A & MAYA W
49	5010 MISSION AVE	SHIPLEY CHARLOTTE IRREVOCABLE TRUST ROBE
50	5014 MISSION AVE	GONZALEZ ALBERT
51	5018 MISSION AVE	HIBBS DOUGLAS
52	5016 MISSION AVE	LOMBARD ANTHONY J
53	5022 MISSION AVE	CRAWFORD ALLEN & GREGORY CRAWFORD
54	5020 MISSION AVE	SUKI WADE A
55	5100 MISSION AVE	PERCENTI DONALD & MAUREEN
56	5000 HOMER ST	NY KHENGLIM
57	5006 HOMER ST	CAMPBELL DANNY C

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5008 HOMER ST	GOUDEAU JARROD J
59	5014 HOMER ST	WILLIAMS JIMMY
60	5018 HOMER ST	SALON ESTATE LLC
61	5022 HOMER ST	STONE GARY RAY DBA GRS INVESTMENTS
62	5026 HOMER ST	MOHAN KOKILA
63	5030 HOMER ST	UPHUES CHRISTOPHER
64	5035 MISSION AVE	SHELLY ROBERT L
65	5033 MISSION AVE	JONES JEFFREY A
66	5031 MISSION AVE	SHRESTHA ANUP
67	5027 MISSION AVE	COUCH COURTNEY & COUCH BROOKE
68	5023 MISSION AVE	PADRON CRUZ M & MARIA ELENA
69	5017 MISSION AVE	HILL MARILYN K
70	5015 MISSION AVE	DUNAWAY DAVID D
71	5011 MISSION AVE	SELLS TONY E
72	5007 MISSION AVE	NAVARRO JUAN FRANCISCO
73	5009 MISSION AVE	DEARTH BRIAN & SHU CHIH TING
74	5003 MISSION AVE	MORENO HECTOR R
75	5002 ALCOTT ST	NEWELL ROBINSON E
76	5006 ALCOTT ST	BRANCH GREGORY F
77	5008 ALCOTT ST	BRANCH ELIZABETH
78	5014 ALCOTT ST	PADRON CRUZ & ELENA
79	5023 HOMER ST	FLORES RAUL & REBECCA GONZALEZ FLORES
80	5019 HOMER ST	QUILLEN TONEY & CAROLYN
81	5015 HOMER ST	WHITLEY TONI SUZANNE
82	5011 HOMER ST	VO LIEN THI
83	5007 HOMER ST	MANN PAUL THOMAS II
84	5003 HOMER ST	LEPREMIER INVESTMENTS LLC
85	2816 LEE ST	MORENO ANGEL
86	2810 LEE ST	ANGUIANO CIPRIANO JR
87	5001 ALCOTT ST	HARGROVE DAVID M
88	5005 ALCOTT ST	STRAVA LIZA

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4919 HOMER ST	KOSTER PROPERTIES LTD
90	4919 HOMER ST	STEINER JUNE A
91	4923 HOMER ST	KOSTER ROBERT L
92	4927 HOMER ST	BAZAN JOHN
93	4929 HOMER ST	KINCAID MELINDA J & HOWARD B
94	4931 HOMER ST	CLARY CHRISTOPHER MONROE
95	4930 ALCOTT ST	SHANAHAN KAREN
96	4924 ALCOTT ST	TREJO EUSTORGIO RIVERA
97	4922 ALCOTT ST	GUIDICI RONEY P
98	2818 FITZHUGH AVE	JOHNSON PAGE H &
99	2802 FITZHUGH AVE	KWIK CHEK REALTY CO %TAX DPT NO 12179
100	4929 ALCOTT ST	SCHOONOVER DAVID L
101	4927 ALCOTT ST	WINGARD HELEN M & WINGARD MICHAEL R
102	4931 ALCOTT ST	COBB G KENT & MARY CRONIN SUITE 110 BOX
103	2807 LEE ST	GRANT NOREEN
104	4936 MILAM ST	WARDRUP DIANE M
105	4934 MILAM ST	BOWERS CHARLOTTE
106	4928 MILAM ST	SEDDIGHZADEH CAMERON
107	4920 MILAM ST	GRANT DEIRDRE E
108	4912 MILAM ST	JOHNSON PAGE H & GERALD L JOHNSON JR
109	2903 NORMAH ST	SATIRIPS RLTY LLC STE 200
110	2900 FITZHUGH AVE	SATIRIPS REALTY LLC SUITE 200
111	4927 MILAM ST	SJR MILAM LP 2ND FLOOR
112	2801 FITZHUGH AVE	FITZHUGH INVESTMENTS INC
113	2543 FITZHUGH AVE	TURTON JAMES R
114	4815 MANETT ST	CHAVEZ GABRIEL RAMOS & MARIA DELALUZ C
115	4811 MANETT ST	HERNANDEZ CASIMIRA
116	4805 MANETT ST	VASQUEZ MARIA
117	4803 MANETT ST	MENDEZ MOSES S &
118	4731 MANETT ST	LUNA GERARDO & TERESA
119	4727 MANETT ST	GUZMAN MARIO & JUANA

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2519 FITZHUGH AVE	SHUNAIL CORPORATION
121	2505 FITZHUGH AVE	CAPITOL CORNER LTD
122	2503 FITZHUGH AVE	MANZANARES JOE B
123	4818 MANETT ST	MANZANARES JOE B & PILAR
124	4814 MANETT ST	WEISFELD RONALD &
125	4810 MANETT ST	CHAVEZ BELEN & JUAN
126	4804 MANETT ST	VASQUEZ JOSE ANGEL & ISIDRA
127	4802 MANETT ST	EVANS ANTHONY & FELICIA CHARMINE
128	4730 MANETT ST	PARAMO NOHEMI HERRERA & RAYMOND LOPEZ PA
129	4803 BELMONT AVE	MIRANDA GERARDO & ELIZABETH
130	4807 BELMONT AVE	MARTINEZ THOMAS
131	4811 BELMONT AVE	MARTINEZ RODOLFO SR
132	4815 BELMONT AVE	GARCIA RAUL B & ROSA THELMA GARCIA
133	4819 BELMONT AVE	MANZANARES J B
134	4824 BELMONT AVE	ARBELAEZ NODIER & ALDEMAR ALZATE
135	2505 HENDERSON AVE	HENDERSON BELMONT APTS PO LTD PARTNERSHI
136	2420 FITZHUGH AVE	ROADE PROPERTIES LTD
137	2400 BENNETT AVE	BELMONT BENNETT AVE LLC %CAMDEN PPTY TRU
138	5026 MISSION AVE	CHENG MICHAEL
139	2627 GARRETT AVE	TATUM MICHAEL DAVID
140	2623 GARRETT AVE	WALKER ROBERT
141	4928 HOMER ST	FAULKNER JEFFREY C
142	2703 LEE ST	GRAVES GREGORY K
143	4926 HOMER ST	CAPPELLO DAVID
144	2701 LEE ST	CALDWELL NANCY V
145	4910 ALCOTT ST	SHAH VIPUL JUDIT SHAH
146	4906 ALCOTT ST	PAYSON BRIAN
147	4902 ALCOTT ST	UNGER SHEI
148	4918 ALCOTT ST	WOLF DONALD SCOTT & CATHY LYNN
149	4911 ALCOTT ST	KEEFER ANN TIDMORE

3/12/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
150	4913 ALCOTT ST	PATEL NIMIT N
151	4915 ALCOTT ST	DAF REAL ESTATE HOLDING INC
152	4917 ALCOTT ST	HUDNALL DAVID TYSON
153	4919 ALCOTT ST	BOEING CARL D
154	4921 ALCOTT ST	FEGARAS LEONIDAS
155	4923 ALCOTT ST	GROPPEL DONNA J
156	4932 MILAM ST	GREENSPAN MICHAEL
157	4930 MILAM ST	RIST MICHAEL D
158	4926 MILAM ST	RODRIGUES LAUREN MARIE
159	2819 FITZHUGH AVE	WRPV XI VUE FH DALLAS LP
160	4878 ALCOTT ST	BEHRINGER HARVARD FITZHUGH REIT LLC
161	4829 COLES MANOR ST	TEXAS BIRCHWOOD APTS LP % SOUTHWEST HOUS
162	5111 MANETT ST	BALLEW JOHN W UNIT 101
163	5111 MANETT ST	YAGER RICHARD UNIT 102
164	5111 MANETT ST	ECKMANN DOUGLAS H &
165	5111 MANETT ST	DHANANI RESHMA
166	5111 MANETT ST	DAWS TYLER J
167	5111 MANETT ST	WILCOX JASON A UNIT 106
168	5111 MANETT ST	YATES DAVID
169	5111 MANETT ST	BAYAHIBE PROPERTIES LLC STE 308
170	5111 MANETT ST	MENDOZA MELISSA D
171	5111 MANETT ST	CAICEDO SUSIE M
172	5111 MANETT ST	PODRAZA AARON
173	5111 MANETT ST	CORONADO ALMA D
174	5111 MANETT ST	ECKMANN DOUGLAS H & COURTNEY S
175	5111 MANETT ST	HUMBLE MELANIE R & WAINNER MATTHEW CODY
176	5111 MANETT ST	FORTENBERRY ZEKE
177	5111 MANETT ST	KIM MIHW UNIT 209
178	5111 MANETT ST	HALLMAN CHRISTOPHER R

FILE NUMBER: Z123-211(WE) **DATE FILED:** October 7, 2013
LOCATION: West line of Westchester Drive between Sherry Lane and Luther Lane
COUNCIL DISTRICT: 11 **MAPSCO:** 15-Y
SIZE OF REQUEST: Approx. 32,900 sq. ft. **CENSUS TRACT:** 132

APPLICANT: Premier American Financial, LLC

OWNER: Marie Cunningham Investments, LTD

REPRESENTATIVE: Robert Baldwin
Baldwin Associates

REQUEST: An application for the creation of a new Tract within Tract IV of Planned Development District No. 314, the Preston Center Special Purpose Center.

SUMMARY: The requested to create a new Tract within Tract IV portion of Planned Development District No. 314 will allow for the construction of a 260-unit multifamily unit development.

STAFF RECOMMENDATION: Denial

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation of denial is based upon:

1. *Performance impacts upon surrounding property* – The request to create a new Tract within Tract IV portion of Planned Development District No. 314 will allow for the redevelopment of a portion of the site to accommodate a 29-story, 240-unit multifamily development. The proposed development could have a potential negative impact on the surrounding area due to the proposed floor area ratio, height and density. The request site is located within the center of the Preston Center Planned Development District and is surrounded by a mix of retail and personal service uses and office uses. The proposed development will significantly increase the development rights within a small area and is not consistent with the overall development in Planned Development District No. 314, the Preston Center Special Purpose District.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request to construct a multifamily development will have minimal impact on the street system. However, since the proposal includes a provision to dramatically increase the FAR on the site relative to any existing zoning in the area, planning staff believes a broader study is necessary to determine what development intensity can ultimately be supported in the area, prior to approving individual requests to dramatically increase development rights within the Planned Development District.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Business Center or Corridor and is in compliance with the Comprehensive Plan. The only specific study for the area was the Preston Center Special Study Area Report completed in 1989 as part of the city wide zoning transition from Chapter 51 to Chapter 51A zoning districts which resulted in the creation of Planned Development No. 314. That study recommended zoning consistent with MU-2 zoning with an FAR of 2:1 and maximum height of 120 feet.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The new creation of a Tract within Tract IV will allow the applicant to increase the development rights to permit the construction of a 29 story, 260-unit multifamily development. Under the current development rights within Tract IV, the applicant is permitted to construct an office or residential use that does not exceed 120 feet in height, or 9 stories and a 2.0 floor area ratio. The applicant is proposing to increase the floor area ratio from 2.0 to 11.0. Since Planned Development 314 grew out of a special study of the area, staff cannot support the substantial increase in FAR and height on this site without there first being a more comprehensive re-examination of appropriate development for the Preston Center area.

BACKGROUND INFORMATION:

- The applicant's request for the creation of a new Tract within Tract IV of Planned Development District No. 314 is threefold: 1) increase the development rights for uses in the MU-2 District, 2) permit an increase in the floor area ratio from 2.0 to 11.0, and 3) limit the primary use of a structure over 120 feet in height to a residential development. The residential development will have a minimum of 290,000 square feet of floor area.
- Planned Development No. 314, the Preston Center Special Purpose District, was adopted on July 26, 1989. The Planned Development District resulted from the Preston Center Special Study Area Report as part of the city wide zoning transition, from Chapter 51 to Chapter 51A zoning districts.
- Planned Development No. 314 has been amended approximately 8 times since the adoption of the PD. None of those amendments resulted in a greater FAR or height than was previously allowed in another sub-area, though some did modify floor area and height from what was previously allowed on that tract. One amendment did allow for greater FAR in exchange for limiting floor area for non-residential uses and increased floor area for residential uses.
- The request site is currently developed with a 3-story medical office building with a parking structure on the western portion of the property.
- The land uses surrounding the request site are developed with mixed of retail and personal service uses and office uses.

Zoning History: There have been four recent zoning changes requested in the area.

1. Z090-135 On Wednesday, April 28, 2010, the City Council approved an amendment to, and an expansion of, Planned Development District No. 314, the Preston Center Special Purpose District on property zoned an MF-1(A) Multifamily District at the southwest corner of Preston Road and Weldon Howell Parkway.
2. Z090-225 On June 20, 2007, the City Council approved an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an amendment to the site plan and conditions for Specific Use Permit No. 744 for a Bank with drive-in windows at the southwest corner of Preston Road and Weldon Howell Parkway.

3. Z112-145 On Wednesday, September 12, 2012, the City Council approved the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District at the southwest corner of Douglas Avenue and Northwest Highway.
4. Z112-244 On Wednesday, August 22, 2012, the City Council approved an amendment to Specific Use Permit No. 1062 for a restaurant without drive-in or drive through service on property within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District on the south line of Northwest Highway, between Douglas Avenue and the Dallas North Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Westchester Drive	Local	56 ft.	56 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. The analysis is based upon the Traffic Impact Analysis Report (TIA) the applicant provided during the application submittal.

Surrounding Land Uses:

Zoning	Land Use
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Site	PDD No. 314, Tract IV	Medical building
North	PDD No. 314, Tract III	Fitness Center
South	PDD No. 314, Tract VI	Retail
East	PDD No. 314, Tract IV	Office
West	PDD No. 314, Tract VI	Retail

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 a Business Center or Corridors.

This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. 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. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

HOUSING

GOAL 3.1 Ensure a sustainable and efficient long-range housing supply

Policy 3.1.2 Encourage alternatives to single family housing developments for homeownership

The applicant's proposal to retain the multifamily component within the development is not in compliance with the overall character of the surrounding area nor does it comply with the intent of the Preston Center Special Study area.

AREA PLAN:

Preston Center Special Study: The Dallas City Council approved the Preston Center Special Study in 1989 which envisioned Tract IV as being developed with a mix of retail and office uses. This study was completed as part of the city wide zoning transition from Chapter 51 to Chapter 51A zoning districts which resulted in the creation of Planned Development No. 314. That study recommended zoning consistent with MU-2 zoning with an FAR of 2:1 and maximum height of 120 feet on this tract. The applicant's proposal is to construct a 29-story, 260 unit multifamily development in the center of the Present Center development. The proposed development is not in compliance with the overall character of the surrounding area nor does it comply with the intent of the Preston Center Special Study area.

STAFF ANALYSIS:

Land Use Compatibility: The 32,900 square foot site is developed with a 3-story medical office building with a parking structure on the western portion of the property. The applicant's request to create a new Tract within Tract IV of Planned Development District No. 314 will increase the floor area for permitted residential uses within the proposed development. The request is threefold: 1) increase the development rights for uses in the MU-2(A) District; 2) permit an increase in the floor area ratio from 2.0 to 11.0; and 3) limit the primary use of a structure over 120 feet in height to a residential development. The residential development will have a minimum of 290,000 square feet of floor area.

The MU-2(A) Mixed Use District uses that are permitted within Tract IV are limited to a maximum height of 120 feet with a floor area ratio of 2.0 is consistent with the overall vision of the Preston Center Special Study Area (1989). While the applicant is proposing to increase the development rights to allow for a 29-story, 260-unit multifamily development to be development on the site, the Traffic Impact Analysis Report indicates that the proposed development will generate lees traffic on the surrounding street system than a typical medical office building built our with the current square footage or an office building built out at the currently allowed 2.0 FAR.

Staff is concerned that the impact of increasing the development rights on this site combined with the potential build out of Preston Center could impact the street system and change the overall character area. If additional development rights for the area can be supported, it is important to determine what areas within Preston Center are appropriate for such increases in development rights. Supporting such increases in an incremental fashion will not result in the best outcome. The applicant is proposing a maximum floor area of 290,000 square feet of floor area to develop a luxury multifamily development while increasing the floor area ratio from 2.0 to 11.0. The maximum FAR for Tract 4 immediately east and west of the site is 2.0, the FAR for Tract 6 south of the site is 0.75 and the FAR for the area north of the request site

between Douglas and Preston Road along Northwest Highway is limited to 2.0. Only the portion of the Preston Center Planned Development District between the North Dallas Tollway and Douglas has a greater FAR of 4.0. Staff is concerned that the applicant's proposal is not consistent with the overall intent of PDD No. 314 and the Preston Center Special Study Area, which envisions development consistent with development rights and uses similar to the MU-2 mixed use district.

The Preston Center Special Study (1989), concentrated on the height and traffic impact the Preston Center will have on the surrounding area. As a result of the study, the vision was to allow for mix of uses and height zones within the Preston Center as the proposed development transitioned toward the residential areas. Staff is concerned that as the area redevelops and builds out Preston Center could create a significant impact on the traffic system and change the overall character of the area if a comprehensive study of the potential built out is not studied. A collaborative effort with the stake holders and community is vital to the overall vision and development of the Preston Center as it relates to creating a more walkable, pedestrian friendly environment. Approximately 8 pages of the plan is devoted to traffic and parking and called for developing a coordinated Transportation Management Plan for the area and even establishing a Transportation Management Organization. Due to the complexity of getting all the property owners to agree to an assessment to support such an effort, this part of the plan was never implemented.

Staff is supportive of the development of residential uses within the PDD No. 314. Staff could, and has, supported increased floor area for residential developments when supported by fowardDallas! and area plans. Examples of this are prevalent and the Oak Lawn and Uptown areas where increased FAR for residential development has been supported, typically from an FAR of around 4 to an FAR between 4.5 and 5. The Oak Lawn Special Purpose District has built into it provisions to increase FAR from 4.0 in some districts to 4.5 for developments which include a significant residential component. However, staff cannot support an almost 6 fold increase in FAR in exchange for residential development.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD – Tract IV Existing	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	120' 9 stories	100%	Proximity Slope Visual Intrusion	Office, Multifamily, Bank
PDD – Tract IV Applicant's Proposal	15'	20' adjacent to residential OTHER: No Min.	11.0 FAR Min 290,000 sq. ft.	119' 29 stories	100%	Proximity Slope Visual Intrusion	Office, Multifamily, Bank

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

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the Traffic Impact Analysis provided by the applicant and has determined that a proposed development of 250 residential units will not

result in a significant impact on the level of service on the surrounding street system. However, staff remains concerned that without looking at the build-out potential of Preston Center, it is pre-mature to support a dramatic increase in development rights on a particular tract .

LIST OF OFFICERS
Marie Cunningham Investments, LTD

- Deborah L. King, Partner
- Lynda L. Legge, Partner

LIST OF OFFICERS
Marie Cunningham Investments, LTD

- Luke Crossland, President
- William Costello, Vice President & Secretary

<p>PROPOSED APPLICANT'S PDD CONDITIONS</p>

ARTICLE 314.

PD314.

Preston Center Special Purpose District

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997.

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue, Westchester Drive, and the Dallas North Tollway on the west. The size of PD 314 is approximately 68.534 acres.

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

(1) BAR, LOUNGE, OR TAVERN USE means the "bar, lounge, or tavern" use defined in Section 51 A-4.210.

(2) DIR means development impact review pursuant to Division 51 A-4.800.

(3) FORMER PLANNED DEVELOPMENT DISTRICT NO. 6 means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.

(4) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.

(5) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

(6) OFFICE USES means those uses defined in Section 51A-4.207.

(7) OWNER means the owner or owners, from time to time, of property in this district.

(8) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(9) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A-4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum.

(10) RAR means residential adjacency review pursuant to Division 51 A-4.800.

(10.1) REMOTE COMMUNITY CENTER means a multi-functional facility sponsored or operated by a church as an accessory use to the church use where a combination of social, recreational, or educational activities are provided to church members and their families.

(11) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.

(12) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(13) SECTION means a section of this article.

(14) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, or Subarea A in Tract IV.

(15) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.

(16) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(17) SUP means specific use permit.

(18) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(19) TRACT means one of the tracts referred to in Section 314.105 of this article.

(20) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(21) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51 A-4.210, which is entitled "Retail and Personal Service Uses."

(b) Unless otherwise stated, the definitions contained in CHAPTER 51A apply to this article. In the event of a conflict, this section controls.

(c) Unless otherwise stated, all references to code sections in this article refer to sections in CHAPTER 51 A.

(d) In Tract V, development and use of the Property must comply with the development plan (Exhibit 3I4D). If there is a conflict between the text of this article and the development plan, the text of this article controls. In the rest of the district, no development plan is required and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(e) The interpretations in CHAPTER 51 A, including Section 51A-2.101, "Interpretations," apply to this article.

(f) The phrase "the only uses permitted are those permitted in the ... district" means that the uses indicated are permitted in this district under precisely the same conditions (e.g. SUP, DIR, RAR, etc.) as permitted in the referenced district.

(g) In the event of a conflict between this article and Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively (see Exhibit 314A), this article controls.

(h) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district and each tract within this district is considered to be a "nonresidential zoning district."

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397.

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into [~~six~~] seven tracts: Tracts I, II, III, IV, V, VI and VII. In addition, Tract I contains a designated "Subarea A," Tract II contains a designated "Subarea A," and Tract IV contains a designated "Subarea A" and "Subarea B." The boundaries of all tracts, including Subareas A in Tract I, II, and IV, and Subarea B in Tract IV are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A in Tracts I, II, and IV, and Subarea B in Tract IV is labeled Exhibit 314C. In the event of a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 and Exhibit 314B control over the graphic description in Exhibit 314C.

SEC. 51P-314.109. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS IV AND VII.

(a) Use regulations. The following use regulations apply in Tract IV and VII:

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are those permitted in the MU-2 district.

(2) In Tract IV, subarea B, if a building is erected to be in excess of 120 feet tall, the primary use of the building must be residential. Accessory uses, such as limited retail, personal service and restaurant uses are allowed, provided the combined floor area of the accessory uses do not exceed 5% of the total floor area.

(3) The "bar, lounge, or tavern" use is prohibited.

(4) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited;
and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.

(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts IV and VII:

- (1) Front yard. Minimum front yard is:
 - (A) 15 feet where adjacent to Preston Road; Douglas Avenue or Weldon Howell Parkway; and
 - (B) no minimum in all other cases.
- (2) Side and rear yards.
 - (A) In Tract IV, minimum side and rear yards are the same as those for the MU-2 district.
 - (B) In Tract VII, minimum side and rear yards are five feet.
- (3) Development Intensity
 - (A) In Tract IV, subarea B, a maximum of 260 dwelling units is allowed.
 - (B) In Tract IV, subarea B, a minimum of 290,000 square feet of development is required if the proposed building is greater than 120 feet in height.
- (4) Floor area ratio.
 - (A) In Tract IV, maximum floor area ratio is 2.0
 - (B) In Tract IV, subarea B, maximum floor area ratio is 11.0.
 - (C) In Tract VII, maximum floor area ratio is 1.0.
- (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 residential proximity slope.

(B) Preston Road slope. If any portion of a structure is over 45 feet in height, that portion may not be located above the plane projecting upward and outward from Preston Road at an angle of 26.5° (1 to 2 slope) through the line formed by the intersection of:

(i) the vertical plane extending through the Preston Road front yard setback line; and

(ii) the horizontal plane 45 feet above grade.

(C) Exception to slope restrictions. Structures listed in Section 51A-4.408(a)(2) may project through the slopes described in Subparagraphs (A) and

(B) to a height not to exceed the maximum structure height, or 12 feet above the slopes, whichever is less.

(D) Maximum structure height.

(i) Unless further restricted under Subparagraphs (A) and (B), maximum structure height is 120 feet.

(ii) In Tract IV, subarea B, maximum structure height is 316 feet.

(iii) In Tract VII, maximum structure height is 45 feet.

(5) Lot coverage.

(A) In Tract IV, maximum lot coverage is 100.

(B) In Tract VII, maximum lot coverage is 80 percent.

(6) Stories. Maximum number of stories above grade is nine in Tracts IV and VII and 29 in Tract IV, subarea B. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(7) Floor area.

(A) In Tract IV, subarea A may not have more than 30,000 square feet of retail and personal service uses.

(B) In Tract VII, maximum floor area is 42,000 square feet.

(c) Required off-street parking and loading. The following off-street parking regulations apply in Tracts IV and VII:

(1) Except as otherwise provided in this subsection, required off-street parking must be provided for each use in accordance with Chapter 51 A.

(2) In Tract IV, subarea B, if a building is erected to exceed 120 feet in height, each residential dwelling unit must provide one parking space per bedroom, with a minimum of two (2) parking spaces per unit, located in a parking structure.

(3) In Subarea A, the off-street parking requirement is 1,306 spaces. Subsection (e), "Off-Street Parking Reduction Option," of Section 51P-314.111 of this article does not apply to property located in Subarea A.

(4) No parking spaces are required for a remote community center.

(5) Tract VII is considered one lot for parking purposes.

(6) Required off-street parking for a church may be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(7) All uses in Tract IV, subarea B must provide off-street loading

facilities.

(d) Landscaping regulations. Landscaping in Tracts IV and VII must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

(e) Development impact review in Tracts IV and VII. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. (Ord. Nos. 20397; 20619; 23277; 24914; 26708)

(f) Exterior building materials. If a building is erected to exceed 45 feet in height, the exterior building materials must be comprised of at least 40% glass.

(g) Off street parking. All off street parking must be screened from view from a public street.

SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.

(a) The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(b) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection (c) of Section 11 of Ordinance No. 20397.

(c) The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397.

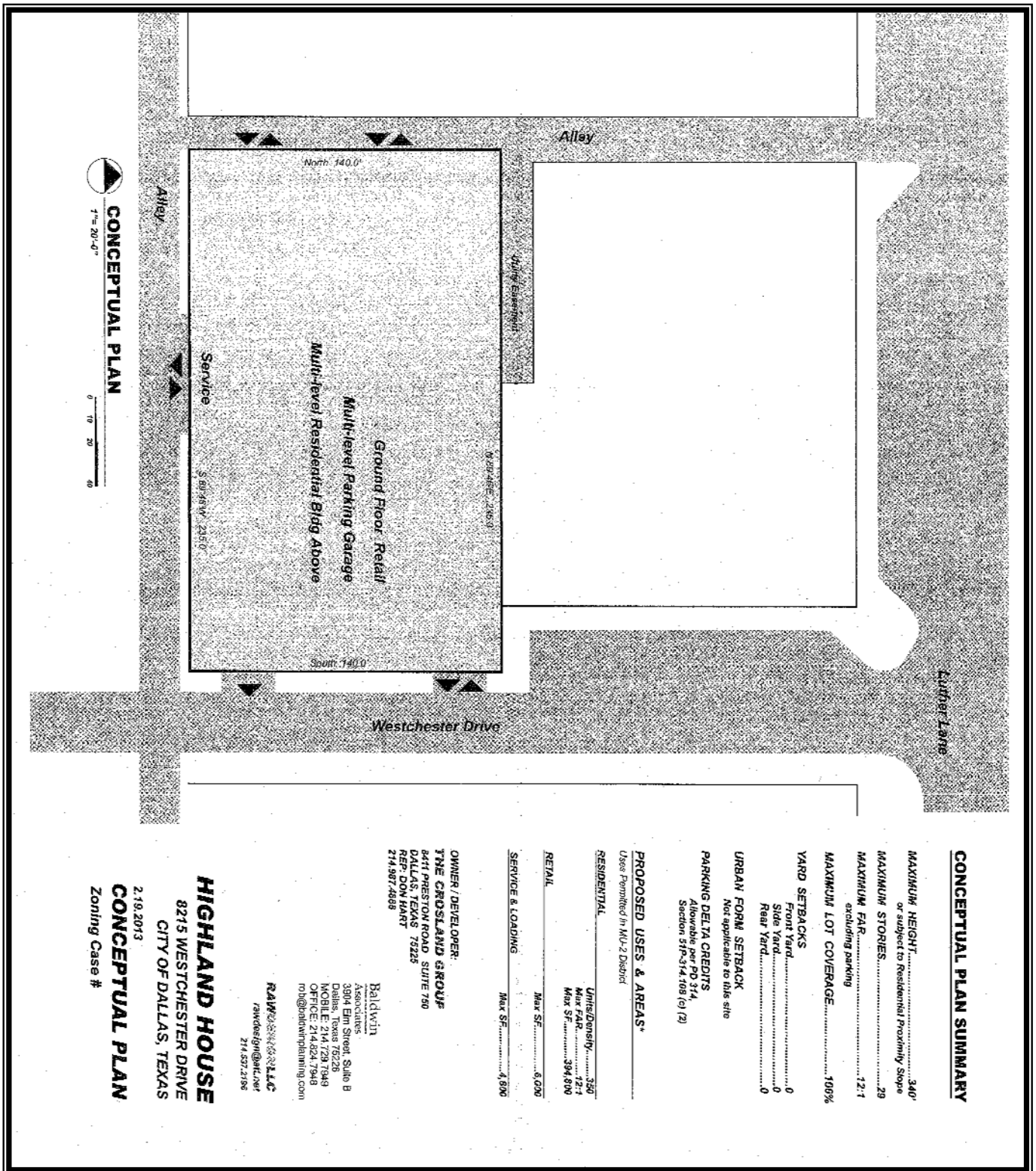
SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city.

[SEC. 51P-314.115. ZONING MAPS.]

~~[PD 314 is located on Zoning Map Nos. F-7 and G-7.]~~

PROPOSED CONCEPTUAL PLAN



CONCEPTUAL PLAN SUMMARY

MAXIMUM HEIGHT.....	34'
or subject to residential Proximity Slope	
MAXIMUM STORIES.....	29
MAXIMUM FAR.....	12.1
excluding parking	
MAXIMUM LOT COVERAGE.....	100%
YARD SETBACKS	
Front Yard.....	0
Side Yard.....	0
Rear Yard.....	0
URBAN FORM SETBACK	
Not applicable to this site	
PARKING DELTA CREDITS	
Allowable per PD 314	
Section 317-314.108 (c) (2)	

PROPOSED USES & AREAS*

Uses Permitted in MU-2 District

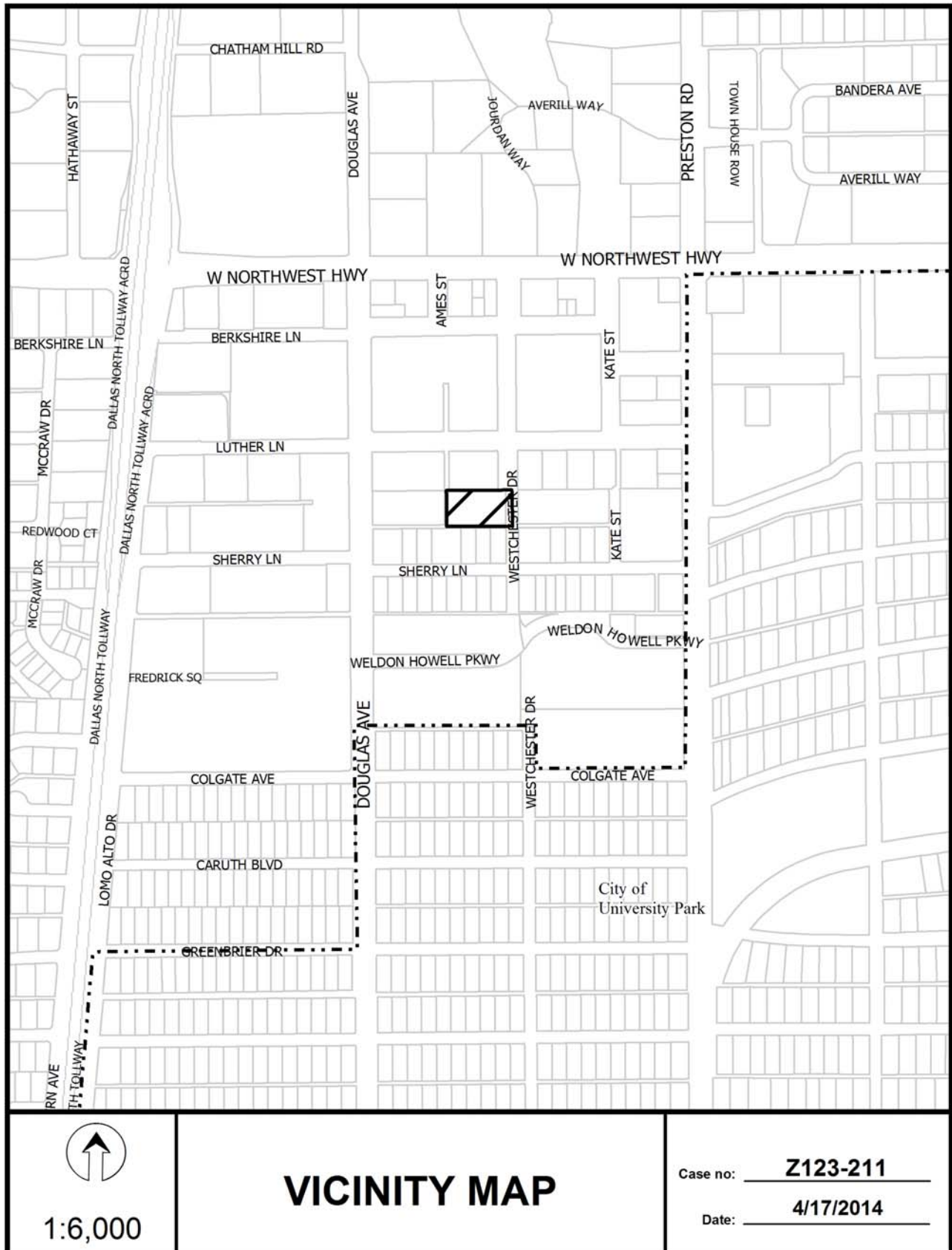
RESIDENTIAL	Units/Density.....	350
	Max FAR.....	12.1
	Max SF.....	394,800
RETAIL	Max SF.....	6,000
SERVICE & LOADING	Max SF.....	4,800

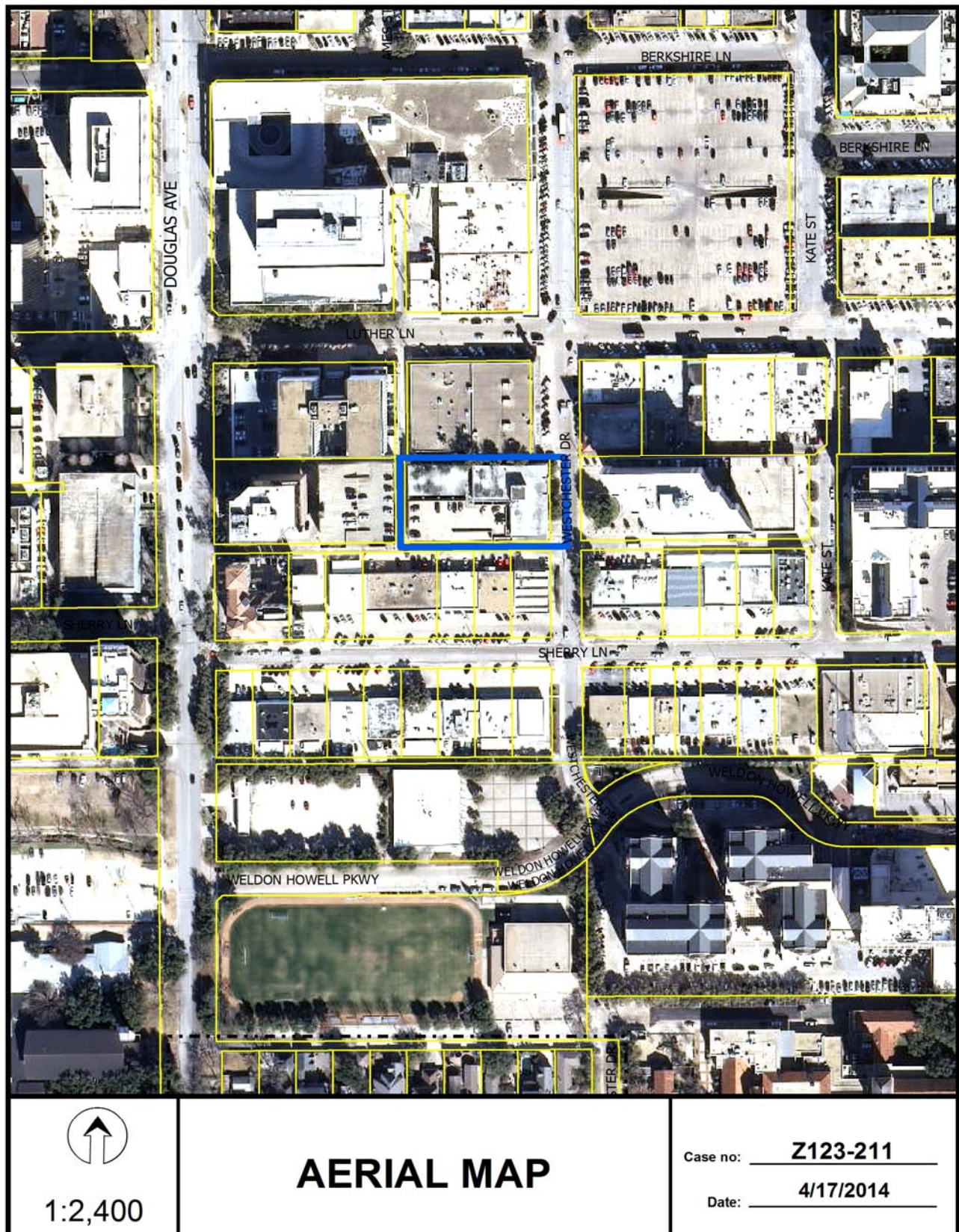
OWNER/DEVELOPER:
THE CROSLAND GROUP
 8411 PRESTON ROAD, SUITE 750
 DALLAS, TEXAS 75225
 REP: DON HART
 214.907.4868

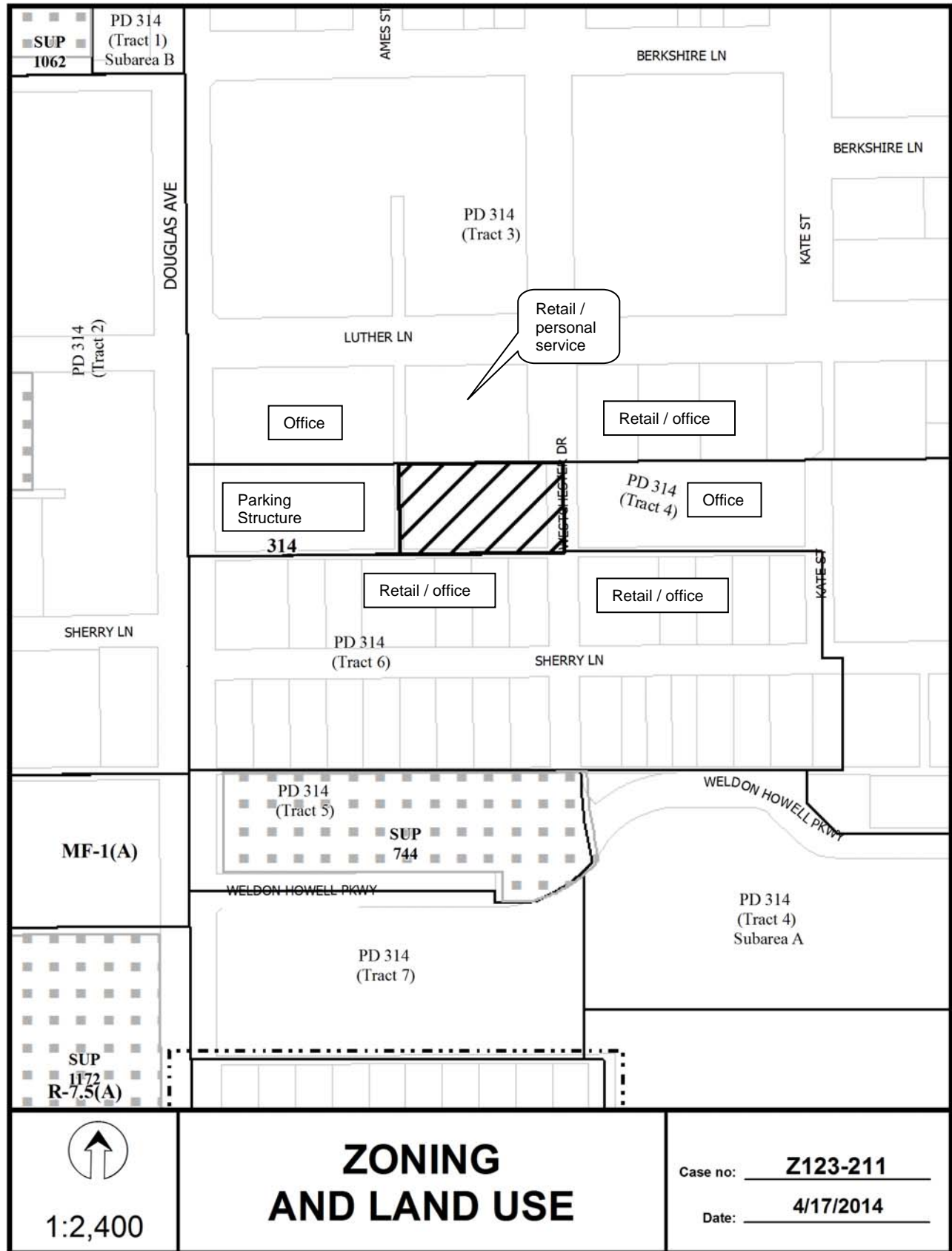
Baldwin
 Architect
 3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.624.7948
 mb@baldwinplanning.com

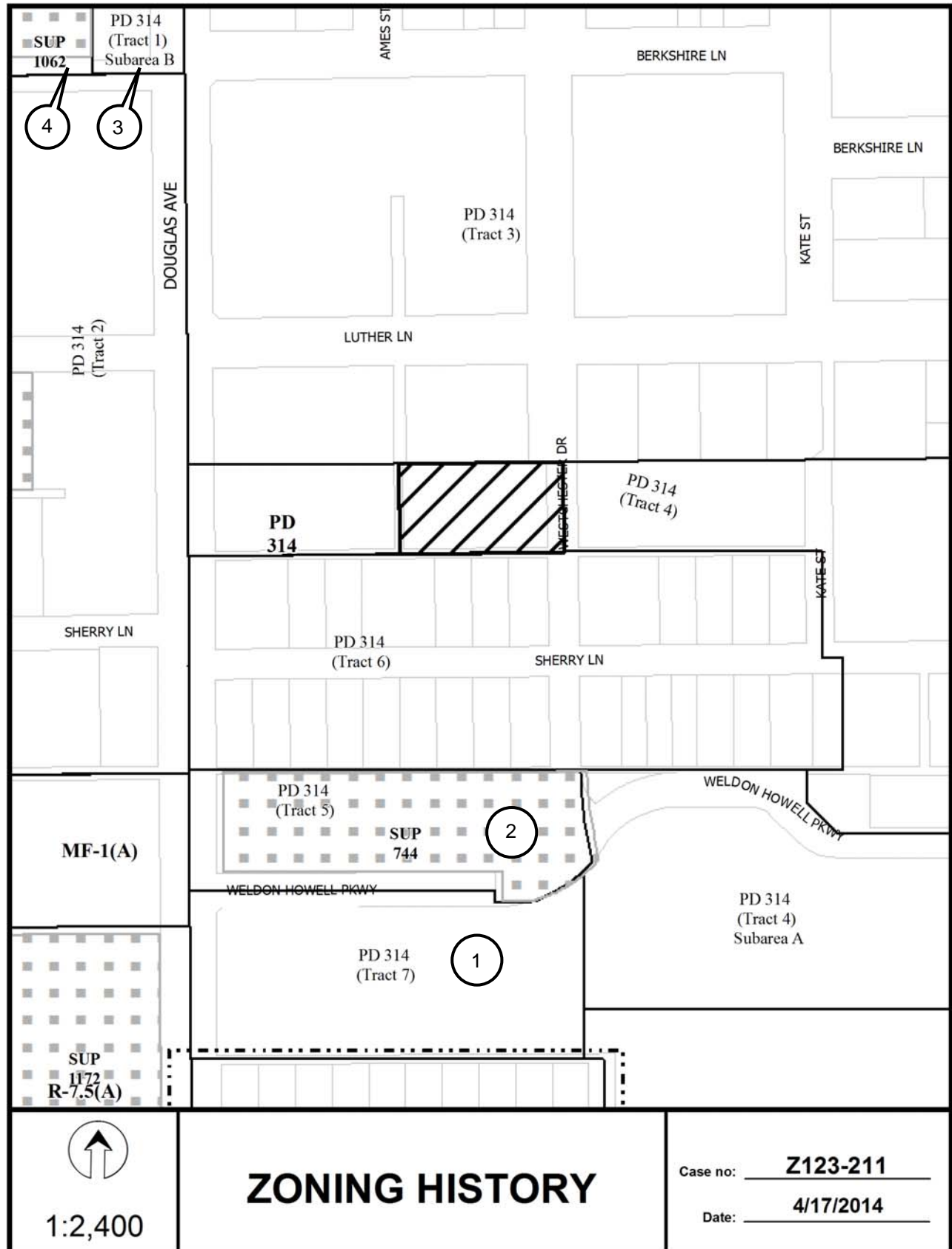
RAWCO, INC.
 7400 Design@Baldwin
 214.537.2196

HIGHLAND HOUSE
 8215 WESTCHESTER DRIVE
 CITY OF DALLAS, TEXAS
 2.19.2013
CONCEPTUAL PLAN
 Zoning Case #









Notification List of Property Owners

Z123-211

58 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8215 WESTCHESTER DR	LEGGE LYNDA L TRUSTEE & MARIE CUNNINGHAM
2	6132 LUTHER LN	KATE LUTHER LP % RYAN LLC
3	6126 LUTHER LN	RAMSBOTTOM PARTNERS LP
4	6110 LUTHER LN	MCEVOY A PATRICK ET AL
5	6100 LUTHER LN	TREK RESOURCES INC 915 ONE ENERGY SQUARE
6	6100 LUTHER LN	TREK RESOURCES INC 915 ONE ENERGY SQUARE
7	6038 LUTHER LN	RB PASS LLC
8	8226 DOUGLAS AVE	DOUGLAS PLAZA LAND LLC
9	6110 SHERRY LN	HIGHLAND PARK PLASTIC SURGERY CENTER LLC
10	6114 SHERRY LN	RHINO VENTURE LP
11	6120 SHERRY LN	LMVA PPTIES LLC
12	6128 SHERRY LN	K & JOSEY TEXAS LTD ETAL % W W WILLINGHA
13	6134 SHERRY LN	BECKMANN LAND LLC ATTN: DR R H BECKMANN
14	6140 SHERRY LN	BANTA REAL ESTATE LP
15	6150 SHERRY LN	BV SHERRY LP
16	6160 SHERRY LN	ROSEBRIAR SHERRY LN LP
17	6010 SHERRY LN	TOMLIN FAMILY LTD
18	6012 SHERRY LN	6012 SHERRY LANE LTD
19	6020 SHERRY LN	KIDWELL JOHN M PROPERTIES INC
20	6030 SHERRY LN	MOORE FAMILY PROPERTY CO NO 2 LTD
21	6036 SHERRY LN	KINGDOM SARAH REED
22	6044 SHERRY LN	PRESTON GRAND INC
23	6050 SHERRY LN	J & J AHN LP
24	6060 SHERRY LN	K & B SHERRY TX LTD & W W WILLINGHAM III
25	6072 SHERRY LN	SHERRY LANE BUILDING LLC
26	6023 SHERRY LN	BV SHERRY II LP

4/17/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6031 SHERRY LN	SHERRY LANE INV INC %EDWIN P ORNISH
28	6071 SHERRY LN	6071 SHERRY LN VENTURE LTD
29	8222 DOUGLAS AVE	CF02 DALLAS LLC
30	6103 SHERRY LN	OCONNOR - SHERRY LANE LTD
31	6125 SHERRY LN	6121 SHERRY LLC % MR CRAIG EVANS, MGR
32	6137 SHERRY LN	YATER C M & SONS MFG JLRS INC
33	6141 SHERRY LN	PAYNE JONATHAN M III
34	6147 SHERRY LN	THP SHERRY LANE LTD
35	8214 WESTCHESTER DR	CCP PC OFFICE LP
36	8333 DOUGLAS AVE	CFO DT III LLC
37	8235 DOUGLAS AVE	RMC DOUGLAS LP C/O RM CROWE INTEREST LP
38	8117 WESTCHESTER DR	BV CP PRESTON CENTER LP
39	8301 WESTCHESTER DR	USA PRESTON CTR PAVILION
40	8300 DOUGLAS AVE	CFO DT II LLC %LIONSTONE GROUP ATTN: JOH
41	8200 DOUGLAS AVE	MILLCREEK SHERRY DOUGLAS
42	8201 PRESTON RD	TRT PRESTON SHERRY LLC
43	8111 PRESTON RD	KBSIII PRESTON COMMONS LLC % KBS CAPITAL
44	8120 WESTCHESTER DR	KBSIII PRESTO COMMONS LLC % KBS CAPITAL
45	8181 DOUGLAS AVE	WILLIS LISA HART
46	8181 DOUGLAS AVE	GARDNER GARY A & HELEN A GARDNER
47	8181 DOUGLAS AVE	SLIGER TRUST THE
48	8181 DOUGLAS AVE	MABREY JAMES L
49	8181 DOUGLAS AVE	JONES JEFFREY L & PATTIE M
50	8181 DOUGLAS AVE	BROWN CHRISTINE D FAMILY LP
51	8181 DOUGLAS AVE	DEASON DARWIN TR & KATERINA PANOS TR
52	8181 DOUGLAS AVE	CAMP BARBARA S SUITE 105
53	8181 DOUGLAS AVE	JAGMIN CHRIS L & LISA K
54	8181 DOUGLAS AVE	DORAN RESIDENCE TRUST % U S TRUST
55	8181 DOUGLAS AVE	WILLIAMSON JOHN D JR & ROBERTA V
56	8181 DOUGLAS AVE	JACKSON MELVIN
57	8181 DOUGLAS AVE	RILEY SANDRA A 8TH FLOOR

Z123-211(WE)

4/17/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8181 DOUGLAS AVE	DEASON DARWIN UNIT 9

FILE NUMBER: Z134-150(WE) **DATE FILED:** January 2, 2014

LOCATION: Northwest line of Live Oak Street, southwest of Skiles Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-H

SIZE OF REQUEST: Approx. 40,000 sq. ft. **CENSUS TRACT:** 22.00

APPLICANT: Weekly Homes, LLC

OWNER: Orion Sky Development Company, LLC

REPRESENTATIVE: Robert Baldwin, Baldwin and Associates

REQUEST: An application for a new subarea in Subarea 10 of Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a single-family shared access development. Several of the proposed homes along Carmel Street will not meet the distance requirement for a garage door and will require modifications to the setbacks. The maximum number of dwelling units proposed is 27 units.

STAFF RECOMMENDATION: **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation of denial is based upon:

1. *Performance impacts upon surrounding property* – While the proposed use compatible with the surrounding area, the number of exceptions to the existing requirements of the existing Planned Development is inconsistent with the development in the area.
2. *Traffic impact* – The surrounding roadway system can accommodate the anticipated number of trips from this development. However, there are concerns that reducing the garage door setbacks with the requirement to prohibit on-street parking could create a traffic hazard internal and external to the development.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block and is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The requests to reduce the garage door setbacks from the standard 20 feet to 5 feet, reduce the amount of required parking and to eliminate the landscaping along Carmel Street in order to accommodate more density when there are no apparent hardships from a land use perspective do not justify the need for a PD amendment to permit these exceptions.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is proposed to be developed with a single-family shared access development for 27 units.
- The request site is adjacent to several multifamily developments within Subareas 7 and 10 of PDD No. 298. The property south of the request site, across Live Oak, is developed with surface parking and an office building.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Live Oak	Minor Arterial	80 ft.	80 ft.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 298, Subarea 10	Undeveloped
Northeast	TH-2(A)	Multifamily
Southeast	PDD No. 298, Subarea 10	Office, Surface parking
Northwest	PDD No. 298, Subarea 7	Multifamily
Southwest	PDD No. 298, Subarea 10	Multifamily

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Plan identifies the request site as being in a Residential Building Block.

The 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.

Shared access developments were developed to accommodate single-family development on infill lots. The regulations for these developments accommodate more units by decreasing typical street width requirements. These developments are consistent with the Plan. However, the

STAFF ANALYSIS:

Land Use Compatibility: The 40,000 square foot site is undeveloped and is adjacent to several multifamily developments. The applicant's request for new subarea within Subarea 10 in Planned Development District No. 298, the Bryan Area Special Purpose District is twofold: 1) modify the parking regulations that relates to the garage door setbacks and 2) eliminate the landscaping requirements for street trees along Carmel Street.

The applicant proposes to construct 27 dwelling units in a single family shared access development. The proposed new subarea for the single family development will mirror the development standards and regulations in subarea 10, except for the changes stated above. The proposed development could be developed with any modifications to reduce the garage setbacks from a street from 20 feet to 5 feet and eliminate landscape requirements from street trees. Staff cannot support the applicant's request for a new

subarea within subarea 10 because the proposed development could be developed with the same development standards and regulations in PDD No. 298. The applicant could reduce the number of units or modify the overall design along Carmel Street to develop the single family access development.

The adjacent multifamily development that were developed within subarea 10 using the same development standards the applicant is requesting to modify.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
PDD No. 298 - existing Subarea 10	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
PDD No. 298 - proposed Subarea 10	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping will be in accordance with Landscaping requirements in PDD No. 298, the Bryan Place Special Purpose District.

(c) Special Parking provisions for single-family residential uses in Subarea 10B.

(1) Garages facing Carmel Street may be within five feet of the property line provided each unit is equipped with an electric garage door opener.

Parking: The applicant's request to shorten the driveway length on each lot, to reduce the required number of guest parking spaces from seven to six, and the provision of "no on-street parking signs" is anticipated to create the need for more parking. As a result, visitors and residents may park in illegal or unsafe locations

LIST OF OFFICERS
Orion Sky Development Company, LLC

- Scott A. Larson, President
- Dondi Kickirollo, Vice President

LIST OF OFFICER
Weekly Homes, LLC

- Davis Weekly, Chairman /CEO
- Dick Weekly, Vice President
- John Johnson, COO
- Heather Humphrey, CFO
- John Burchfield, General Council
- Ladd Fargo, Authorized Representative

APPLICANT'S PROPOSED PDD CONDITIONS
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ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

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

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

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

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

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

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

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

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

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 298A: subarea boundary map.
- (2) Exhibit 298B: Subarea 9 requirements.
- (3) Exhibit 298C: major street and pedestrian linkage systems.
- (4) Exhibit 298D: standard construction details for barrier free ramps.
- (5) Exhibit 298E: use chart.
- (6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, and 4.
- (7) Exhibit 298G: development plan for Subarea 11.
- (8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.
- (9) Expanded District Exhibit 2981-1: master parking and floor area plan supplement for the Baylor
- (10) Exhibit 2981-2: total floor area tabulation form for the Baylor Expanded District.
- (11) Exhibit 298J: tabulation of total floor area in Subarea 12A.

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the [46]17 subareas of the Bryan Area SPD is provided as Exhibit 298A.

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) Development and use of Subarea 11 and Subarea 10A must comply with the development plan for Subarea 11 (Exhibit 298G).

(c) Development and use of Subarea 10A must comply with the development plan for Subarea 10A (Exhibit 298).

SEC. 51P-298.106. LANDSCAPING.

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

(2) Street trees.

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

(i) Each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

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

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

(iv) In Subarea 10B, street trees are not required along Carmell Street.

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

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

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

(ii) Fifty feet along all other streets.

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

(i) conform to city standards and specifications; and

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

(E) Points for street trees. Each tree provided in accordance with Paragraph (C)(i) is awarded eight points. Each tree provided in accordance with Paragraph (C)(ii) is awarded six points.

(3) Front yard landscaping and parkway landscaping.

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

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

(4) Sidewalks.

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

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

(C) In Subarea 10B, sidewalks are not required along Carmell Street.

(5) Pedestrian amenities.

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

- (i) provide a minimum of 1.5 foot-candles; and
- (ii) be mounted at a height no greater than 14 feet.

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

(6) Parkway landscape permit.

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

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

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

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

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

SEC.51P-298.110. MAXIMUM HEIGHTS.

Unless further restricted under Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD arc as follows:

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

SEC.51P-298.112. SETBACKS.

(1) Front yard.

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

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

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

(D) No maximum front yard setback is required in Subarea 1A for structures in existence on November 10, 2010.

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

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

(2) Side yard.

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

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

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

(D) No side yard setback is required in Subarea 1A for structures in existence on November 10, 2010.

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

SEC. 51P-298.113. MAXIMUM COVERAGE.

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

Subarea	Maximum Lot Coverage (percent)
1 and 1A	91)
3	70*
	80***
4	90
5	90
6	80
7	70*
	90**
8	70*
	80***
10 [and] 10A, and <u>10B</u>	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

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

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

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

SEC.51P-298.114. SIGNS.

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

SEC. 51P-298.115. PARKING REQUIREMENTS.

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

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

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

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

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

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

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

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

(i) Bar, lounge, or tavern;

(ii) Catering service;

(iii) Country club with private membership; or

(iv) Restaurant without drive-in or drive-through service.

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

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

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

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

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

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

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

(c) Special Parking provisions for single-family residential uses in Subarea 10B.

(1) Garages facing Carmel Street may be within five feet of the property line and no visibility obstruction triangle is required provided each unit is equipped with an electric garage door opener.

(2) Single family uses with frontage on Carmel Street are not required additional guest parking but may utilize guest parking provided within a shared access development within Subarea 10B by a parking agreement.

(3) "No Parking" signs must be provided along Carmel Street adjacent to Subarea 10B to prevent on-street parking behind garages if any garage provides a setback of less than 20 feet along Carmel Street by developer subject to Street Department approval. At no time, no car should be parked in the parkway if the garage setback is less than 20 feet.

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

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

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1 and 1A	4:1
3	4:1
4	2:1

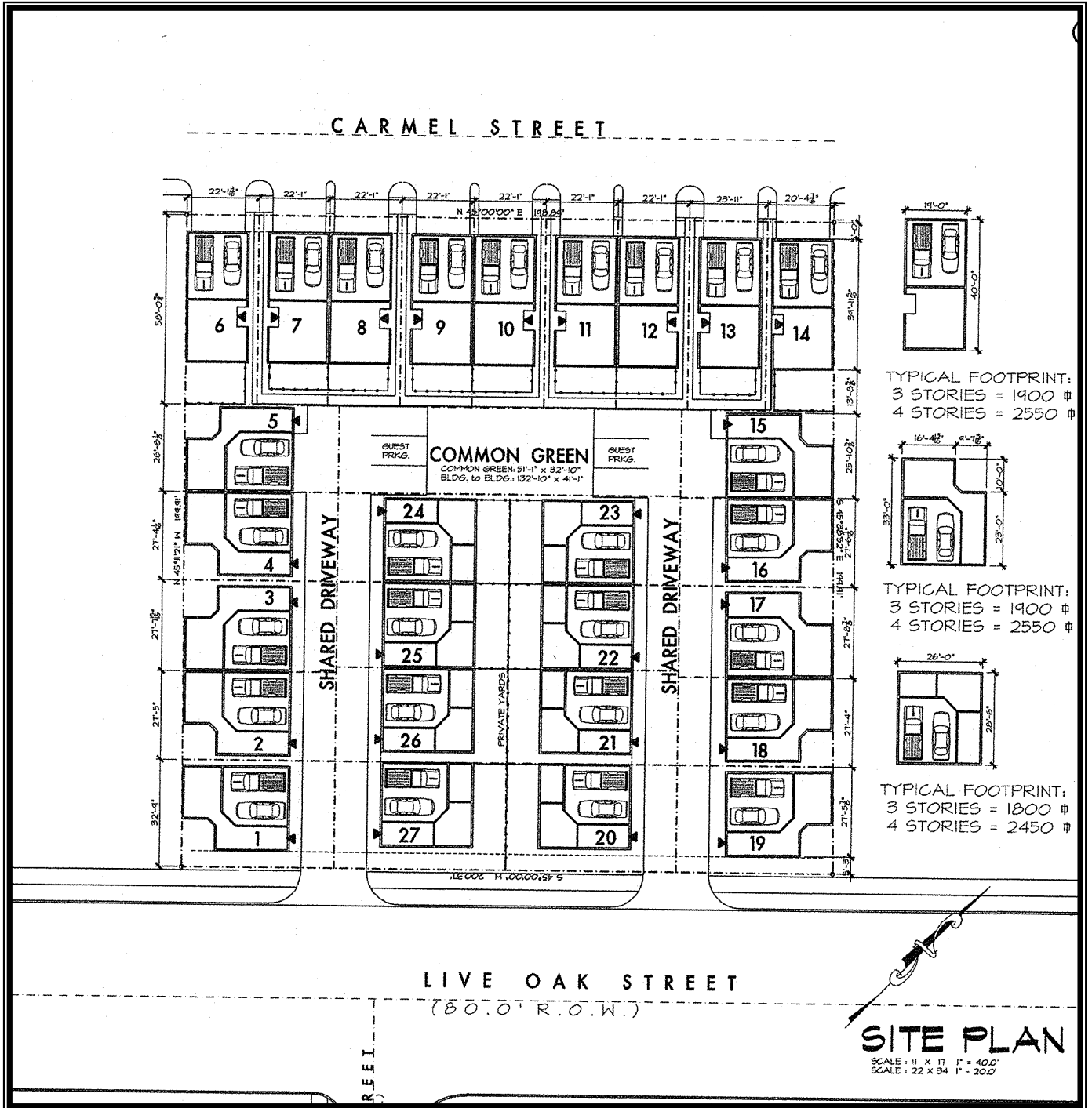
5	4:1
6	None
7	3:1*
	2:1**
8 2.5:1	
10 and 10A <u>and 10B</u>	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

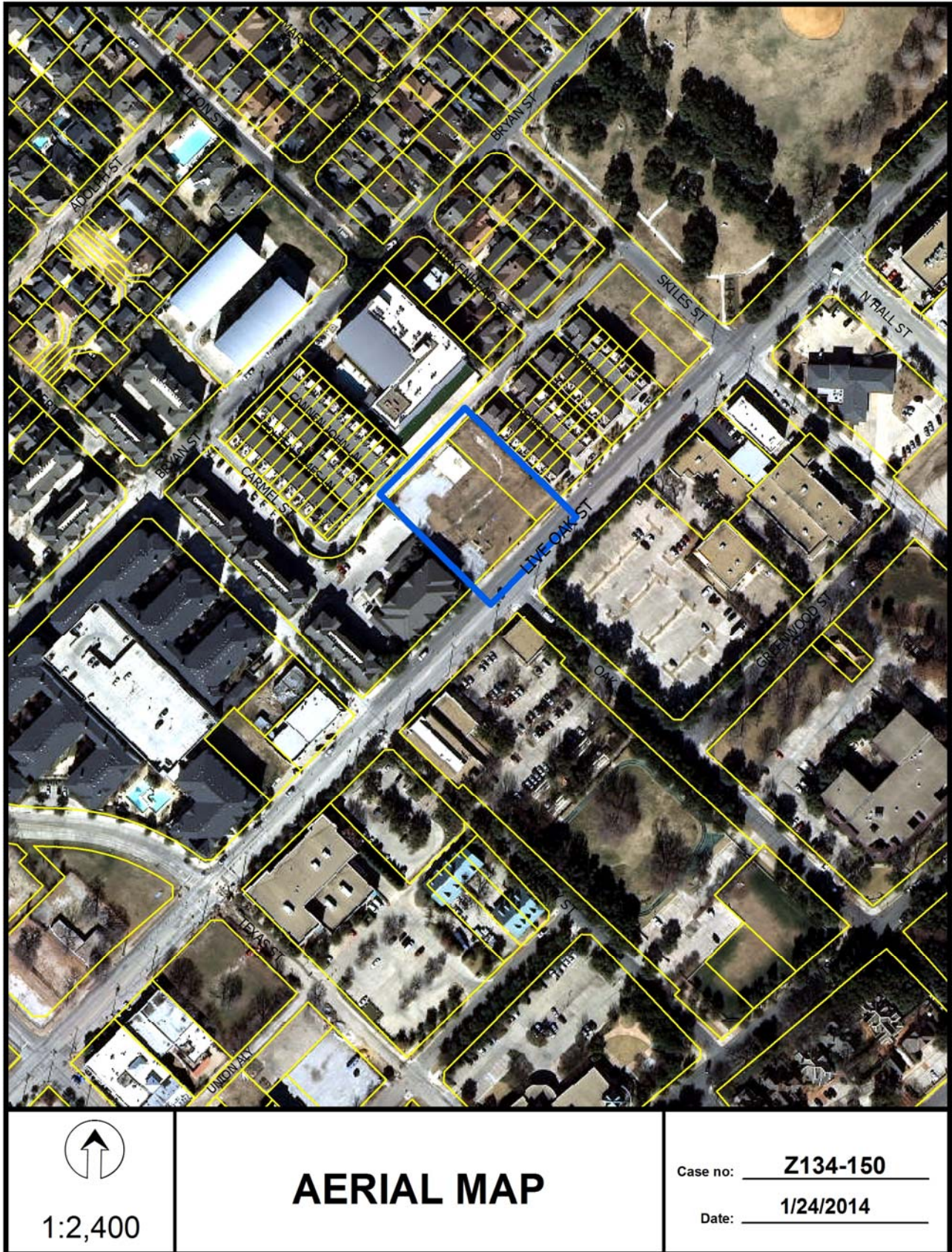
* Applies if at least one-half of the floor area of the structure is occupied by residential uses.

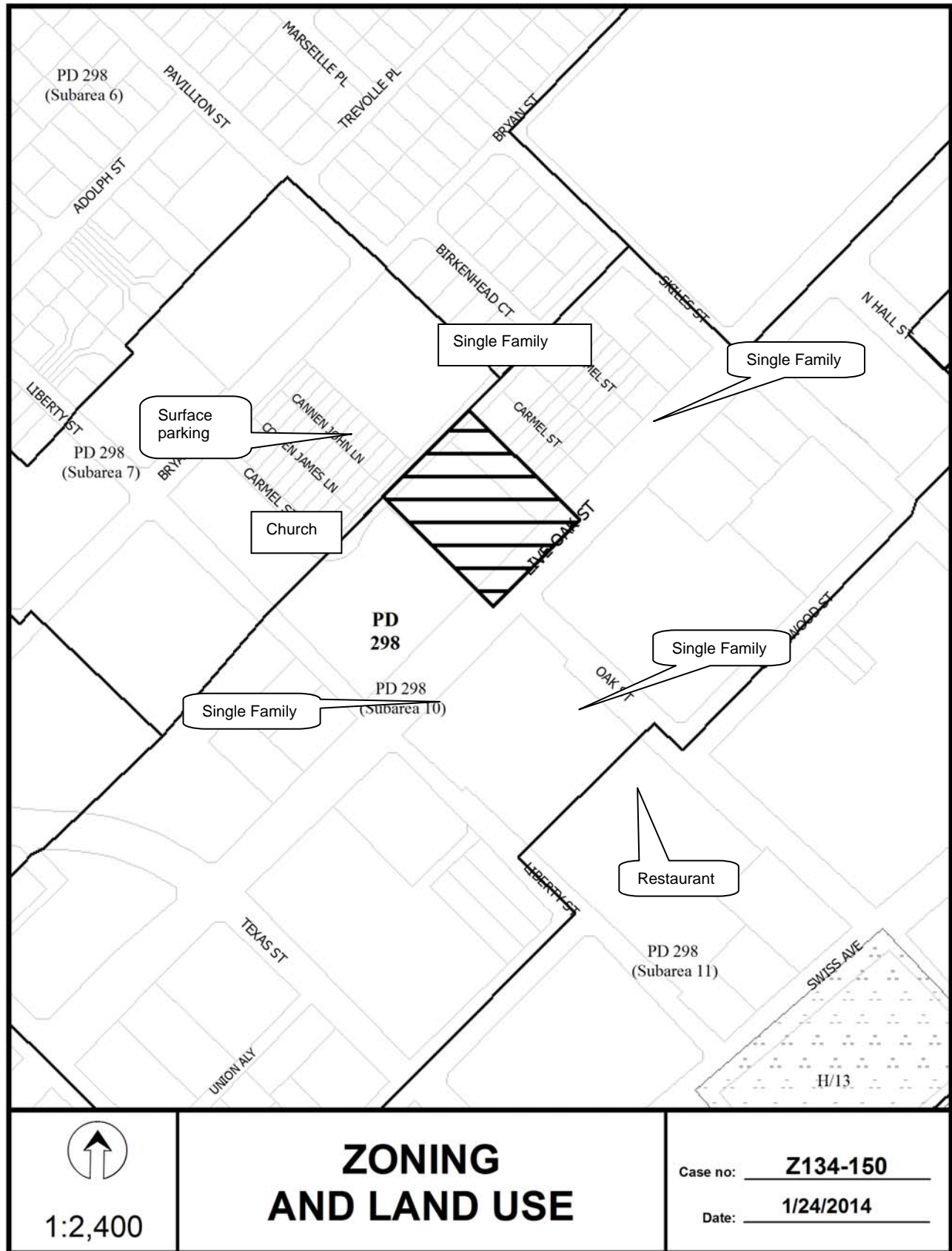
**Applies in all other cases.

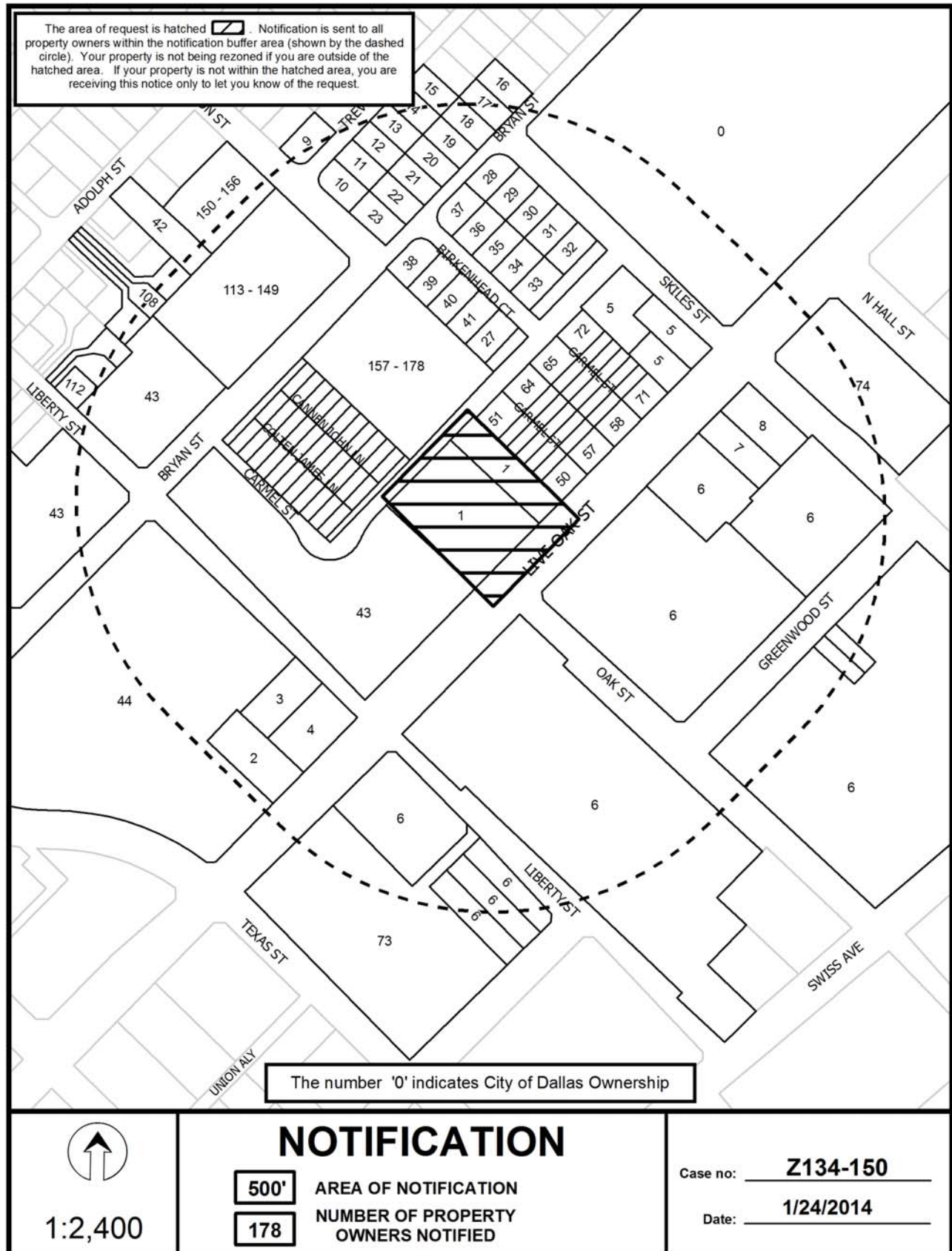
(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet.

PROPOSED DEVELOPMENT PLAN









Notification List of Property Owners

Z134-150

178 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3003 LIVE OAK ST	ORION SKY DEVELOPMENT CO LLC
2	2815 LIVE OAK ST	NER O W LLC
3	707 LIBERTY ST	YEUNG SHIU F
4	2817 LIVE OAK ST	LIVEOAK ENTREPRENEURS LTD
5	1315 SKILES ST	DALLAS EXALL PARK
6	1215 SKILES ST	MEADOWS FOUNDATION INC
7	3112 LIVE OAK ST	CANDY JERRY A & ARVUM B SCHONWALD
8	3116 LIVE OAK ST	CANDY JERRY A
9	816 PAVILLION ST	GILHANG JOEL BLANCO
10	3104 TREVOLLE PL	GEHLBACH DANIEL A & OWEN EMILY M
11	3108 TREVOLLE PL	ELNA JEAN KOOPMAN 2012 TRUST ELSA JEAN K
12	3112 TREVOLLE PL	FRAZIER DRAKE S A
13	3116 TREVOLLE PL	TSENG EUGENE Y
14	3120 TREVOLLE PL	KOCAN CHRISTOPHER N
15	3124 TREVOLLE PL	TESAURO RICHARD A & JUNE M
16	3203 BRYAN ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
17	3127 BRYAN ST	WEST DON M SUITE 400
18	3123 BRYAN ST	WILSON DAVID & ESTER
19	3119 BRYAN ST	WARREN DANNY
20	3115 BRYAN ST	HARRISON STEVEN R
21	3111 BRYAN ST	BRISTER BILL H & CAROLYN L
22	3107 BRYAN ST	JAMES MARGARET THOMPSON
23	3103 BRYAN ST	FULLER KENNETH D
24	3102 GREENWOOD ST	RODRIGUEZ IGNACIO V IGNACIA
25	3100 GREENWOOD ST	DENNING JOHN
26	3112 CARMEL ST	DALLAS EXALL PK INVEST LP SUITE 200

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1301 BIRKENHEAD CT	ZERVOPOULOS JOHN A
28	1337 SKILES ST	ICHILIAN ANNA A
29	1333 SKILES ST	MUKADAM SHAKIL
30	1329 SKILES ST	MORROW WOODROW
31	1325 SKILES ST	BLOOMGARDEN CHARLES W
32	1321 SKILES ST	BROWNSTEIN ROBERT & ZEPHORRAH BAKSH
33	1304 BIRKENHEAD CT	RANSOM COBBIE L
34	1308 BIRKENHEAD CT	CONWAY SHANNON
35	1312 BIRKENHEAD CT	HARMATH JAMES D
36	1316 BIRKENHEAD CT	SCHIMMELS JONATHAN
37	1320 BIRKENHEAD CT	SINCLAIR MARK
38	1319 BIRKENHEAD CT	BORUFF WILLIAM RAY
39	1315 BIRKENHEAD CT	THURMOND TRACY A & ALBERT & PEGGY THURMO
40	1311 BIRKENHEAD CT	BONCEK JEFFREY D
41	1307 BIRKENHEAD CT	BURNHAM JOEL
42	3024 ADOLPH ST	PEREZ NIEVES
43	906 ALLEN ST	AMLI AT BRYAN PL LP STE 2200
44	2801 LIVE OAK ST	CWS TEXAS ST LP & STE 500
45	3014 CARMEL ST	KNAPSCHAEFER DAVID
46	3016 CARMEL ST	STOGNER DEREK
47	3018 CARMEL ST	AOUN DENISE
48	3020 CARMEL ST	BUTTS BROTHERS PROPERTIES LLC
49	3022 CARMEL ST	GEMAR CHRISTIAN D
50	3024 CARMEL ST	TANG DUCK J & ESTHER K
51	3012 CARMEL ST	WAI CLIFFORD & BERTOCCHI MARISA
52	3036 CARMEL ST	GOZA RICHARD
53	3034 CARMEL ST	JOHNS SETH M
54	3032 CARMEL ST	RAO RAMAKRISHNA P
55	3030 CARMEL ST	HILL GLENWOOD F II
56	3028 CARMEL ST	HEMME JUSTIN
57	3026 CARMEL ST	MARTIN ALISHA M

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3118 CARMEL ST	GRIMMER AMY N
59	3116 CARMEL ST	BANDEALI AMBER P
60	3114 CARMEL ST	HANCOCK RAY
61	3112 CARMEL ST	REED VICKI CHERYL
62	3110 CARMEL ST	HARGRAVE CORY J
63	3108 CARMEL ST	POSPISIL KENNETH J
64	3038 CARMEL ST	MINNA LESLIE TRUSTEE
65	3106 CARMEL ST	DAY JOHN
66	3130 CARMEL ST	WILLIAMS LATODRA
67	3128 CARMEL ST	RODRIGUEZ MELISSA
68	3126 CARMEL ST	MACGREGOR JOHN J
69	3124 CARMEL ST	LOUDERMILK CHRISTIN
70	3122 CARMEL ST	DESIDERATA LLC % CAROLINE S MCENEANY
71	3120 CARMEL ST	LUCENTE JAMES
72	3132 CARMEL ST	REAMS BENJAMIN III & KATHLEEN
73	2800 LIVE OAK ST	VOLUNTEER CTR OF DALLAS
74	3206 LIVE OAK ST	LIVE OAK STATE BANK STE 207
75	3020 BRYAN ST	3020 BRYAN LAND LP SUITE 420
76	3020 BRYAN ST	3020 BRYAN LAND LP
77	723 COLTEN JAMES LN	TAYLOR JOHN J & TAYLOR JOHN B
78	721 COLTEN JAMES LN	HUNTER MALCOLM G JR
79	719 COLTEN JAMES LN	FREEMAN NATHANIEL
80	717 COLTEN JAMES LN	LEE CHARLES
81	715 COLTEN JAMES LN	CARBONELL MARIO M &
82	713 COLTEN JAMES LN	ZINGARO JOSEPH T
83	711 COLTEN JAMES LN	SALLIS MARCUS D
84	707 COLTEN JAMES LN	CHANCE MATTHEW R
85	705 COLTEN JAMES LN	PEEL BRYAN A
86	703 COLTEN JAMES LN	DONALDSON EDWARD TODD
87	745 CANNEN JOHN LN	CASTRICONE MICHAEL S SUITE 100-527
88	743 CANNEN JOHN LN	ESCAJADILLO WILLIAM MARTIN

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	741 CANNEN JOHN LN	OLIVAS ENRIQUE JR
90	739 CANNEN JOHN LN	LAKHMANCHUK IGOR &
91	737 CANNEN JOHN LN	DUGGER JAMES
92	710 COLTEN JAMES LN	DAY JOHN H
93	708 COLTEN JAMES LN	REEKIE MICHAEL MATTHEW
94	706 COLTEN JAMES LN	BEATS JAMES S & GUEVARA ANA MARIA FERNAN
95	704 COLTEN JAMES LN	TABOR LAURA C
96	702 COLTEN JAMES LN	VALUDOS MARK D & TELLEZ ANA J
97	744 CANNEN JOHN LN	DESKINS CASEY S
98	742 CANNEN JOHN LN	LEE PATRICK & MI HYON KIM
99	740 CANNEN JOHN LN	REED ADDISON F &
100	738 CANNEN JOHN LN	LANDKAMER JASON L
101	736 CANNEN JOHN LN	FITZGERALD MORGAN
102	734 CANNEN JOHN LN	GOODWIN TRAVIS
103	732 CANNEN JOHN LN	BRYANT DEANNA IRENE
104	728 CANNEN JOHN LN	PANNELL TIMOTHY
105	726 CANNEN JOHN LN	WORRELLBOWDOIN SARAH JANE
106	724 CANNEN JOHN LN	ANDERSON ELIZABETH L &
107	3016 ADOLPH ST	FLECK JAMES K
108	3014 ADOLPH ST	SEMPLE BETTY B
109	3012 ADOLPH ST	COHN DAN
110	818 LIBERTY ST	WARD JENAYA J
111	816 LIBERTY ST	DEGARMO SHARON LYNNE
112	814 LIBERTY ST	WILLIAMSON PATRICIA JEAN
113	3015 BRYAN ST	PATTEN DANIEL C UNIT 1A
114	3015 BRYAN ST	KIRTON SEAN A UNIT 1B
115	3015 BRYAN ST	CAMPOS JOSHUA
116	3015 BRYAN ST	TSAI RICHARD
117	3015 BRYAN ST	VANHUYSSEN PAUL & BRYNN
118	3015 BRYAN ST	TANANA VADZIM BLDG 3015 UNIT 1F
119	3015 BRYAN ST	CASTANEDA JAELE A

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3015 BRYAN ST	HUD
121	3015 BRYAN ST	TABOR LISA
122	3015 BRYAN ST	HOTT LISA
123	3015 BRYAN ST	NELSON KATHERINE
124	3015 BRYAN ST	CURRAN CHRISTIANNE UNIT 2D
125	3015 BRYAN ST	PITZ RALPH W
126	3015 BRYAN ST	ROTHERMEL LIANA RENNE
127	3015 BRYAN ST	HAIGLER JASON P
128	3015 BRYAN ST	GEORGE DANA M
129	3015 BRYAN ST	SAUSSUS GUY
130	3015 BRYAN ST	MODECKI CARL A JR
131	3015 BRYAN ST	BAIN THOMAS S
132	3015 BRYAN ST	VARGAS NORBERTO
133	3015 BRYAN ST	EDWARDS KARLA JACKSON
134	3015 BRYAN ST	KEY KYRA DENICE
135	3015 BRYAN ST	SRAMEK COURTNEY BROOKE
136	3015 BRYAN ST	SAUCEDO FRANCISCO H BLDG 3015 UNIT 3H
137	3025 BRYAN ST	GUERRA JAMES SUITE 311
138	3025 BRYAN ST	TABOR WILLIAM C III
139	3025 BRYAN ST	BRYAN STREET STATION LP
140	3025 BRYAN ST	ASHFORD IRVIN JR
141	3025 BRYAN ST	TIMMINS MARIA M
142	3025 BRYAN ST	TABOR WILLIAM C
143	3025 BRYAN ST	WILSON PAUL UNIT 1H
144	3025 BRYAN ST	CHEN YING BLDG 3025 UNIT 2A
145	3025 BRYAN ST	ALDERSON BENJAMIN & ALDERSON EMILY HUBBL
146	3025 BRYAN ST	NINALA RANIL R
147	3025 BRYAN ST	COLEMAN STEPHANIE L BLDG 3025 UNIT 2G
148	3025 BRYAN ST	VERMA AVESH RAJA
149	3025 BRYAN ST	HILL MARTHA J
150	817 PAVILLION ST	BANKS HELENA L & BLDG A UNIT 101

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	817 PAVILLION ST	HURT EDWARD H & DELORES C UNIT 102
152	817 PAVILLION ST	BARNES BRADLEY
153	817 PAVILLION ST	MARTINEZ JESSICA R
154	821 PAVILLION ST	GOODRICH JOHN
155	821 PAVILLION ST	POPE ETHAN M & JANET M
156	821 PAVILLION ST	COLGIN IRWIN EDWARD BLDG B UNIT 104
157	3030 BRYAN ST	BRYAN STREET LOFTS LP LOFT 301
158	3030 BRYAN ST	PIAZZA JENNIFER K DUFFY & GREGORY J
159	3030 BRYAN ST	BRYAN STREET LOFTS LP SUITE 104
160	3030 BRYAN ST	WINCHESTER JUDITH K UNIT 201
161	3030 BRYAN ST	LANGSTON HERBERT A & LANGSTON MELISSA K
162	3030 BRYAN ST	PATEL SAILESH H & KIRAN UNIT#203
163	3030 BRYAN ST	BUFORD REALTY LLC
164	3030 BRYAN ST	GARDNER STEPHEN H UNIT 206
165	3030 BRYAN ST	GUTIERREZ JORGE RAMIREZ
166	3030 BRYAN ST	DECKER NEIL A & ANN B
167	3030 BRYAN ST	SIDLEY TIMOTHY T UNIT 307
168	3030 BRYAN ST	ORTNER MARIA
169	3030 BRYAN ST	VERMETTE ANDRE R UNIT 309
170	3030 BRYAN ST	REEDER SALLY E
171	3030 BRYAN ST	SMITH THOMAS L & SHENLEY M
172	3030 BRYAN ST	DEWILDE CARL ANTHONY TRUSTEE THE DEWILDE
173	3030 BRYAN ST	HUDES MARSHALL H
174	3030 BRYAN ST	PECK DENNIS K & MABEL L
175	3030 BRYAN ST	STITT LINDSAY K
176	3030 BRYAN ST	MCDONOUGH RICHARD A
177	3030 BRYAN ST	HOLDMAN ORLANDO D
178	3030 BRYAN ST	MITCHELL RICHARD R & LISA A

FILE NUMBER: Z134-110(MW)

DATE FILED: October 11, 2013

LOCATION: Bounded by East Northwest Highway, Skillman Street, East Lovers Lane and east of Greenville Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36-B, C; 26 X-Y

SIZE OF REQUEST: ±309 acres

CENSUS TRACTS: 79.09, 79.10, 79.11, and 79.12

REPRESENTATIVES: Roger Albright and Tommy Mann

APPLICANT/OWNER: PC Village Apartments Dallas, LP, Village Green One Associates Limited and Village Green Two Associates Limited

REQUEST: An application for a Planned Development District and the termination of Specific Use Permit No. 416 for a private country club, Specific Use Permit No.1272 for a utility or government installation other than listed, and deed restrictions on property zoned MF-1(A) Multifamily District, MF-2(A) Multifamily District, CR Community Retail District, MU-3(SAH) Mixed Use District, and MC-1 Multiple Commercial District.

SUMMARY: The applicant intends a phased redevelopment of the existing apartment community [The Village] with a mix of multifamily housing types and neighborhood-serving non-residential uses. The proposed Planned Development District will minimize surface parking and allow for the clustering of density to create connected, pedestrian accessible open space.

STAFF RECOMMENDATION: **Approval** of a Planned Development District, subject to a subdistrict map and conditions, **approval** of the termination of Specific Use Permit No. 416 and Specific Use Permit No.1272, and **approval** of the termination of deed restrictions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

1. *Performance impacts upon surrounding property:* The proposed redevelopment of the request site is compatible with the surrounding uses. Based on the existing transitional nature of the area and the site's proximity to the Lover's Lane DART station, performance impacts to surrounding property are anticipated to be positive.
2. *Traffic impact:* The proposed development, which will occur in phases, will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance:* The applicant's proposal to provide a mix of multifamily housing types and neighborhood-serving non-residential uses in this area of the City is consistent with the forwardDallas! Vision and complies with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant proposes a planned development district to allow for an increase in height, the clustering of density to allow for additional open space, and the dispersal of neighborhood-scale non-residential uses throughout the project. Provisions for design standards, the minimization of surface parking and pedestrian connectivity, items that cannot be addressed through straight zoning, are proposed for the planned development district.

BACKGROUND INFORMATION:

- The ±309-acre request site, known as "The Village", is comprised of 17 distinct apartment communities and is home to ±10,000 residents.
- Specifically, the site is developed with ±7,185 multifamily units and a ±16,945-square foot country club with private membership ("The Village Country Club", exclusive to residents and their guests), and accessory office and maintenance facilities. The county club includes a swimming pool, fitness center, tennis center, golf facilities (driving area and putting green) and a restaurant.
- The majority of the units were constructed in the 1970's with more recently constructed units adjacent to Northwest Highway.
- The applicant's stated project goal is to maintain the number of dwelling units and non-residential floor area allowed in the existing zoning districts while maximizing open space. This will be accomplished through an increase in height, the minimization of surface parking, the clustering of density, and the dispersal of neighborhood-scale non-residential uses throughout the project.

Zoning History:

1. **Z134-112:** On May 14, 2014, the City Council will consider an application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District.
2. **Z123-236:** On June 26, 2013, the City Council considered a City Plan Commission authorized hearing and approved certain revisions to Planned Development District No. 463, subject to a revised conceptual plan, a Tract III (Zone A and B) development plan, and conditions.
3. **Z101-201:** On Wednesday, September 28, 2011, the City Council approved an amendment to Planned Development District No. 799 subject to subject to a conceptual plan and conditions.
4. **Z090-214:** On Wednesday, January 12, 2011, the City Plan Commission recommended approval of an amendment to Planned Development District No. 742, subject to conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Amesbury Drive	Collector	80 feet
Caruth Haven Lane	Collector	60 feet to 115 feet
Lovers Lane	Minor arterial	100 feet
Northwest Highway	Principal arterial	107 feet
Shadybrook Lane	Collector	60 feet
Skillman Street	Principal arterial	100 feet
Southwestern Boulevard	Collector	80 feet

Traffic:

The Engineering Section of the Building Inspection Division, Department of Sustainable Construction and Development has reviewed the applicant's traffic impact analysis and determined that the requested amendment will not significantly impact the surrounding roadway system.

The Traffic Congestion Management Section of the Transportation Operations Division, Department of Street Services also reviewed the applicant's traffic impact analysis. Based on its review and experience with existing operations in the immediate area, the Section's staff issued a memorandum documenting a request for traffic operation

improvements. Improvements requested in the memorandum, dated May 8, 2014, include the following:

- Intersection improvements at Shady Brook Lane and Northwest Highway
- Intersection improvements at Amesbury Drive and Lovers Lane
- Intersection improvements at mid-block median opening at approximately 6050

While Current Planning Staff, with input from the City Attorney's Office, considered this request, there is no land use rationale for requiring these off-site improvements as conditions of the proposed planned development district. While not applicable at the time of zoning, the need for these improvements will be evaluated during permit review.

Adjacent Zoning and Land Use:

	Zoning	Land Use
North	MU-2; PDD No. 592 with SUP No. 1611; MF-3(A); PDD No. 531; PDD No. 742	Retail; multifamily
East	CR; MF-2(A); D(A); R-7.5(A)	Retail; multifamily; duplex; single family
South	MF-1(A); PDD No. 799	Multifamily
West	MU-3; MU-2; MU-2 (SAH)	Retail; office

STAFF ANALYSIS:

Comprehensive Plan:

According to the ***forwardDallas! Vision Illustration***, adopted June 2006, the request site is within an urban neighborhood building block. 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. 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 applicant's proposal to provide a mix of multifamily housing types and neighborhood-serving non-residential in this area of the City is consistent with the ***forwardDallas! Vision*** and further complies with the following goals and policies of the Comprehensive Plan.

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.

Goal 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

Policy 5.1.4 Enhance visual enjoyment of public space.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.2 Protect open space.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The proposed redevelopment of the request site with a mix of multifamily housing types and neighborhood serving non-residential uses is compatible with the surrounding uses, which include retail and multifamily uses to the north; multifamily, duplex and single family uses to the east, multifamily uses to the south, and retail and office uses to the west. The request site is located within a quarter-mile (1,320 feet) of the Lovers Lane DART station if measured from the nearest point of the station to the nearest point of the site.

To ensure a pedestrian-friendly streetscape within the planned development district, the applicant proposes a minimum of six-foot-wide sidewalk with at least four feet of unobstructed width, pedestrian amenities, façade wall changes and building transparency.

The applicant proposes three subareas within the planned development district, as summarized below:

Subarea A: MF-2(A) Multifamily District standards will be retained in this ±5.8-acre subarea. Existing deed restrictions, which ensure compatibility with the single family residential development adjacent to the east, will be incorporated into the PDD conditions. Specifically, the existing 25-foot landscape buffer, which includes an irregularly contoured berm, must be maintained along Skillman Avenue. Vehicle access to Skillman Avenue from Subarea A, except as required by the City of Dallas Fire Department, is prohibited.

Subarea B: The majority of the request site, 244 acres, is classified as Subarea B. This subarea is intended to accommodate medium density, mid-rise multifamily development, with a maximum height of 70 feet. Open space and neighborhood-serving non-residential uses, limited to a maximum floor area of 10,000 square feet, will be dispersed throughout the subarea.

Subarea C: This 59-acre subarea, centrally located within the request site, will serve as the district's activity center. This subarea is intended to accommodate high density, high-rise multifamily development with a maximum height of 160 feet and district-serving nonresidential uses, including an 80-room hotel. Density will be clustered in this subarea to accommodate district-serving open space.

The maximum density in Subareas A, B and C combined is 12,360 units. The maximum floor area for non-residential uses in Subareas B and C combined is 600,000

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR Community retail	15'	20' adjacent to residential Other : No Minimum	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail and personal service, office
MC-1 Multiple commercial-1	15'	20' adjacent to residential Other : No Minimum	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging
MF-2(A) Multifamily	15'	15'	No maximum	36'	60%	Proximity Slope	Multifamily, duplex, single family
MU-3 Mixed use-3	15'	20' adjacent to residential Other : No Minimum	3.2 FAR base 4.0 FAR maximum + bonus for	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail and personal service, lodging, residential, trade center
Proposed							
Planned Development District							
Subarea A	15'	15'	12,360 units 600,000 sf	36'	60%	Proximity Slope	Multifamily, duplex, single family
Subarea B	No minimum	No minimum		70'	80%	Proximity Slope	Multifamily; retail and personal service; hotel
Subarea C				160'	65%		

Parking:

Parking must be provided in accordance with Section 51A-4.200 of the Dallas Development Code, except as provided below:

- The property is considered one lot for off-street parking purposes.

- For nonresidential uses located within 1,320 feet of a DART light rail station, required parking may be reduced by 20% if an enhanced sidewalk, which provides the shortest walking pathway to the DART light rail station, is provided.
- For office and retail and personal service uses (except for restaurants and alcoholic beverage establishments), the director may grant a 20% reduction in the number of off-street parking spaces required for these uses if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.
- Tandem parking is permitted for residential uses only. Up to 50 percent of the total required parking spaces may be tandem.

In Subarea A, off-street parking is prohibited within 25 feet of Skillman Avenue. Along public street frontages, no more than two rows of off-street parking may be located between the sidewalk and building facade.

On-street parking may be located where approved by the building official. On all streets and private driveways other than public streets, on-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site.

Landscaping:

The applicant proposed landscaping in accordance with Article X with the following exceptions:

- Along Northwest Highway, street trees must be located on the property within 20 feet of the property boundary.
- Trees planted in the parkway may apply to tree replacement requirements of Article X.
- An existing healthy, protected, large tree with a diameter of 16 inches or greater that is preserved on the property may be credited by a factor of one-half the diameter of the preserved tree toward the required tree mitigation for the same property with tree removal authorized by, or in conjunction with, a building permit. For example, a tree with a diameter of 16 inches that is preserved on the removal property may reduce the overall tree replacement requirement for the permitted property by eight inches. Preserved trees must be fully protected according to a minimum of Article X standards prior to and during construction. All credits are subject to building official inspection and approval.

Open Space:

The applicant proposes to maintain a minimum of four percent of each building site as open space. In addition one square foot of on-site or off-site open space will be provided for every 20 square feet of floor area.

Off-site open space means the portion of the district that is accessible to all occupants of the district and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos.

On-site open space means the portion of a building site that is accessible to all occupants of the building site and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos and may include multi-use, landscaped parking plazas primarily for pedestrian use.

B.L. 54

DEPT. 720. 224

DEED RESTRICTIONS

4456 7.00 DEED
SENTS: 0 2 09/07/82

SITUATED in the John C. Cook Survey, Abstract No. 259, Dallas County, Texas, and being a part of City Block No. 5410 and being more particularly described as follows:

THENCE S 89° 49' 35" E, 84.45 feet along the south line of Old Town Drive;

THENCE S 0° 10' 25" W, 281.27 feet;

THENCE N 0° 10' 25", 282.00 feet along said east line to the Place of Beginning and containing 0.725 acres of land.

1. That such property may be used only for a building repair and maintenance shop, and for all uses authorized in a "MF-2" Multiple Family District under the Comprehensive Zoning Ordinance of the City of Dallas.

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DEED RESTRICTIONS - Page 1

7812-146/4409-E (CPD 2-11-12)

2. That said building repair and maintenance shop may be used only to provide maintenance and repairs for the apartment projects owned and operated by Lincoln Property Company XIX, LTD., a Texas Limited Partnership, in the area bounded by Northwest Highway, Skillman Avenue, Lovers Lane, and the Dallas Power and Light Company right-of-way on the West.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

These restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants

Deed restrictions (Z767-126) to be terminated:

DEED RESTRICTIONS

DEED RECORD

STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, WILLIAM W. CARUTH, JR., Trustee of Trusts created by Earle Clark Caruth on October 22, 1952, and the FIRST NATIONAL BANK IN DALLAS, Trustee of the six Trusts created by Earle Clark Caruth on October 22, 1952, the owners of the following described property situated in Dallas County, Texas, and being two tracts of land situated in the John C. Cook Survey, Abstract No. 258, and being part of City of Dallas Block No. 5411, Dallas County, Texas, and being more particularly described as follows, to-wit:

TRACT A.
BEGINNING at the point of intersection of the north R.O.W. line of Lovers Lane (100 ft. R.O.W.) with the northwest R.O.W. line of Skillman Street (100 ft. R.O.W.);

THENCE N 89° 06' 05" W, along the north R.O.W. line of Lovers Lane, a distance of 26.03 ft.;

THENCE in a northeasterly direction with a curve to the right, said curve having a tangent bearing of N 17° 0' 59" E, a central angle of 6° 45' 58" and a radius of 5804.58 ft., a distance of 685.47 ft. to a point in the southwest R.O.W. line of Village Bend Drive (60 ft. R.O.W.);

THENCE S 65° 55' 17" E, along the southwest R.O.W. line of Village Bend Drive, a distance of 25.0 ft. to a point in the northwest R.O.W. line of Skillman Street;

THENCE in a southwesterly direction along the northwest R.O.W. line of Skillman Street with a curve to the left, said curve having a tangent bearing of S 23° 46' 52" W, a central angle of 6° 41' 35" and a radius of 5779.58 ft., a distance of 675.15 ft. to the Point of Beginning and containing 0.3904 acres (17,008 sq. ft.) of land.

TRACT B.
BEGINNING at the point of intersection of the northeast R.O.W. line of Village Bend Drive (60 ft. R.O.W.) with the northwest R.O.W. line of Skillman Street (100 ft. R.O.W.);

THENCE N 65° 55' 17" W, along the northeast R.O.W. line of Village Bend Drive, a distance of 25.0 ft.;

THENCE in a northeasterly direction with a curve to the right, said curve having a tangent bearing of N 24° 22' 29" E, a central angle of 12° 46' 18" and a radius of 5804.58 ft., a distance of 1293.89 ft.;

THENCE S 69° 54' 30" E a distance of 26.16 ft. to a point in the northwest R.O.W. line of Skillman Street;

THENCE in a southwesterly direction, along the northwest R.O.W. line of Skillman Street with a curve to the left,

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said curve having a tangent bearing of S. 37° 13' 20" W, a central angle of 12° 50' 47" and a radius of 5779.58 ft., a distance of 1295.85 ft. to the Point of Beginning and containing 0.7431 acres (32,371 Sq. Ft.) of land.

That the undersigned owners do hereby impress all of the above described property with the following deed restrictions, to-wit:

1. That parking of motor vehicles shall be prohibited at all times.
2. That no motor vehicle access to Skillman Street shall be permitted across such tracts.
3. That said tracts shall be used for landscaping purposes only, including a berm, and no building shall be constructed thereon. Said berm shall have irregular contours, both vertical and horizontal, a minimum of two (2) feet and a maximum of four (4) feet in height.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and City Council of the City of Dallas. Notice of public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as the zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owners hereof do hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violations and for further remedy, the City of Dallas may withhold the certi-

Partners/Principals/Officers:

APPLICANT/OWNER:

PC Village Apartments Dallas, LP:

Mack Pogue - Chairman of the Board
J. Blake Pogue - President
Nancy Davis - Vice President/Secretary/Treasurer
Leigh Ann Everett - Assistant Secretary

Village Green One Associates Limited and Village Green Two Associates Limited:

Mack Pogue - Chairman of the Board/President
Nancy Davis - Vice President/Secretary/Treasurer
Gregory Courtwright - Vice President
Thomas Kuhlman - Vice President
Michael Peinado - Vice President
Leigh Ann Everett - Assistant Secretary

Z134-110
Proposed Conditions

The Village Special Purpose District

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.

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

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

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

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

(1) A-FRAME SIGN means a self-supported A-shaped sign with two visible sides that are located on or adjacent to a sidewalk.

(2) AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

(3) BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

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

(5) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(6) DISTRICT IDENTIFICATION SIGN means a sign that is a marker for the identification of the district.

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

(7) KIOSK SIGN means a multi-sided structure for the display of signage for uses within this district, way-finding maps, artwork, and special events.

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

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

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

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

(12) PUBLIC STREETS means Amesbury Drive, Caruth Haven Lane, Lovers Lane, Old Town Drive, Shadybrook Lane, Skillman Avenue, and Southwestern Boulevard.

(13) TANDEM PARKING means one parking space in front of another parking space making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

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

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: Subarea Map.

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

No conceptual plan is required for this special purpose district.

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

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

SEC. 51P-____.107. SUPPLEMENT TO BUILDING PERMIT APPLICATION.

(a) Each application for a building permit for new construction must include a tabulation in the form attached as Exhibit ____ which sets forth as applicable:

(1) the proposed number of dwelling units or the proposed floor area of non-residential uses;

(2) the existing number of dwelling units or existing floor area of non-residential uses in all of the subareas on the Property; and

(3) a calculation which provides sufficient information to verify that the proposed improvements comply with the maximum number of dwelling units, density, square footage and/or floor area ratio requirements of this article.

SEC. 51P-____.108. MAIN USES PERMITTED.

(a) Residential adjacency reviews (RAR) and Development Impact Reviews (DIR) are not required for uses in this district.

(b) In Subarea A, 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.

(b) In Subareas B and C, the following uses are the only main uses permitted:

- (1) Agricultural Uses.
 - Community garden
- (2) Commercial and Business Service Uses.
 - Building Repair and maintenance shop.
- (3) Institutional community service uses.
 - Community service center.
- (4) Lodging uses.
 - Hotel and motel. *[In Subarea C only]*
 - Extended stay hotel or motel. *[In Subarea C only]*
- (5) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (6) Recreation uses.
 - Private recreation center, club or area.

- feet.
- (7) Residential
 - Multifamily
 - Retirement housing
 - (8) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Convenience store with drive through.
 - Dry cleaning or laundry store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square
 - Gourmet marketplace.
 - Liquor store.
 - Motor vehicle facility station.
 - Personal services.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Surface parking.
 - Theater.
 - (9) Transportation uses.
 - Private street or alley.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.
 - (10) Utility and public service uses.

- Local utilities.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- (11) Wholesale, distribution, and storage uses.
 - Mini-warehouse.
 - Recycling drop-off container.

SEC. 51P-____.109. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217.

(b) The district is considered one lot with respect to uses that are accessory to residential main uses.

(c) A gourmet marketplace may include an accessory seating area.

110. YARD, LOT, AND SPACE REGULATIONS

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 5 1A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subarea A.

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

(2) Lot coverage. The subarea is considered one lot for purposes of this calculation. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(b) Subareas B and C.

(1) Front yard.

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

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

(2) Side and rear yard. No minimum.

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

(4) Urban form setback. Not required.

(5) Tower spacing. Not required.

(7) Floor area.

(A) The total maximum floor area for nonresidential uses is 600,000 square feet.

(B) In Subarea B, the maximum floor area of an individual retail or personal service use is limited to 10,000 square feet.

(C) A hotel, motel, extended stay hotel or motel is limited to 80 rooms.

(8) Height.

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

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

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

(D) Athletic field and tennis court lighting may not exceed 60 feet in height.

(9) Lot coverage. Each subarea is considered one lot for purposes of this calculation. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) Subarea B. Maximum lot coverage is 80 percent.

(C) Subarea C. Maximum lot coverage is 65 percent.

(10) Lot size. No minimum lot size.

(11) Stories. No maximum number of stories.

(c) All Subareas.

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

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

SEC. 51P-____.111. OFF-STREET PARKING AND LOADING.

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

(b) The property is considered one lot for off-street parking purposes.

(c) For nonresidential uses located within 1,320 feet of a DART light rail station, required parking may be reduced by 20% if an enhanced sidewalk is provided. The enhanced sidewalk must provide the shortest walking pathway to the DART light rail station.

(d) In this district, distance to a DART Station is measured from the nearest point of the station to the nearest point of the building site containing a nonresidential use.

(e) For uses that do not qualify for a reduction for proximity to a DART light rail station, parking must be provided in accordance with Division 51A-4.200, except as provided.

(1) Office and retail and personal service uses (except for restaurants and alcoholic beverage establishments). The director may grant a 20% reduction in the number of off-street parking spaces required for these uses under Division 51A-4.200 if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.

(d) Tandem parking.

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

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

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

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

(5) Tandem parking may not be used to provide guest parking.

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

(f) Along public street frontages, no more than two rows of off-street parking may be located between the sidewalk and building facade. On-street parking may be located where approved by the building official.

(j) On all streets and private driveways other than public streets, on-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site. On-street parking must be striped in accordance with standard city specifications.

SEC. 51P-____.112. URBAN DESIGN STANDARDS FOR PUBLIC STREET FRONTAGES

(a) Sidewalks.

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

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

(b) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along each public street frontage: benches, trash receptacles, and bicycle racks.

(c) Facade wall changes.

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

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

(d) Transparency.

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

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

(e) Ground floor dwelling units.

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

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

(f) Connectivity.

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

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

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

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

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

(7) Sidewalks, crosswalks, trails or bicycle paths within the public right-of-way may be utilized for satisfying the requirements of this section.

SEC. 51P- .113. LANDSCAPING AND TREE MITIGATION.

(a) 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) Along Northwest Highway, street trees must be located on the property within 20 feet of the property boundary.

(c) Trees planted in the parkway may apply to tree replacement requirements of Article X.

(d) An existing healthy, protected, large tree with a diameter of 16 inches or greater that is preserved on the property may be credited by a factor of one-half the diameter of the preserved tree toward the required tree mitigation for the same property with tree removal authorized by, or in conjunction with, a building permit. For example, a tree with a diameter of 16 inches that is preserved on the removal property may reduce the overall tree replacement requirement for the permitted property by eight inches. Preserved trees must be fully protected according to a minimum of Article X standards prior to and during construction. All credits are subject to building official inspection and approval.

SEC. 51P- .114. SKILLMAN AVENUE LANDSCAPE BUFFER

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

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

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

(d) Motor vehicle access to Skillman Avenue through Subarea A is prohibited except as required by the city.

SEC. 51P- .115. OPEN SPACE

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

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

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

SEC. 51P-____.116. SIGNS.

(a) Except as provided in this section, residential uses must comply with the requirements for nonbusiness zoning districts; signage for nonresidential uses must comply with the requirements for business zoning districts in Article VII.

(b) Non-monument signs are prohibited.

SEC. 51P-____.117. 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.

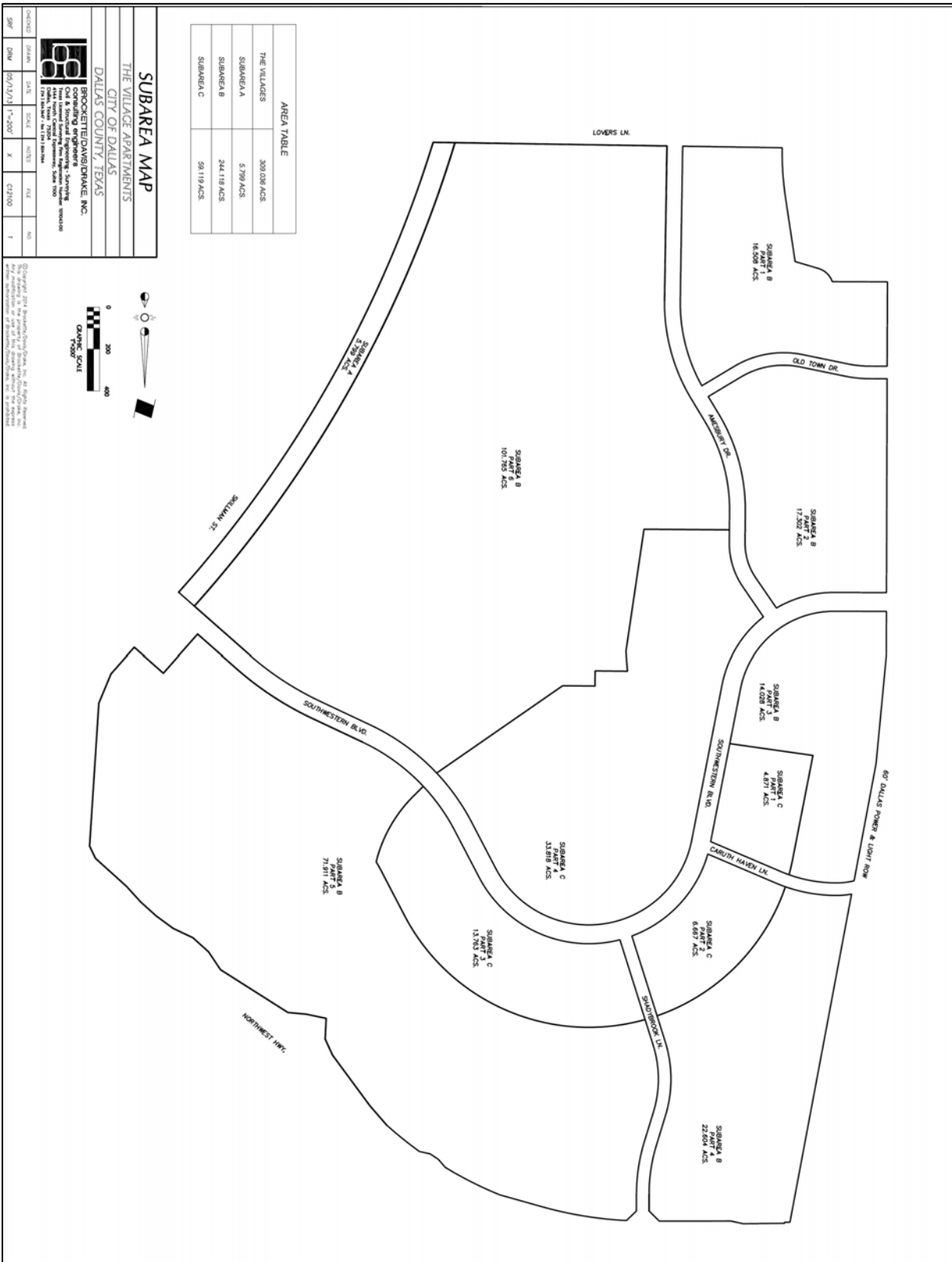
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

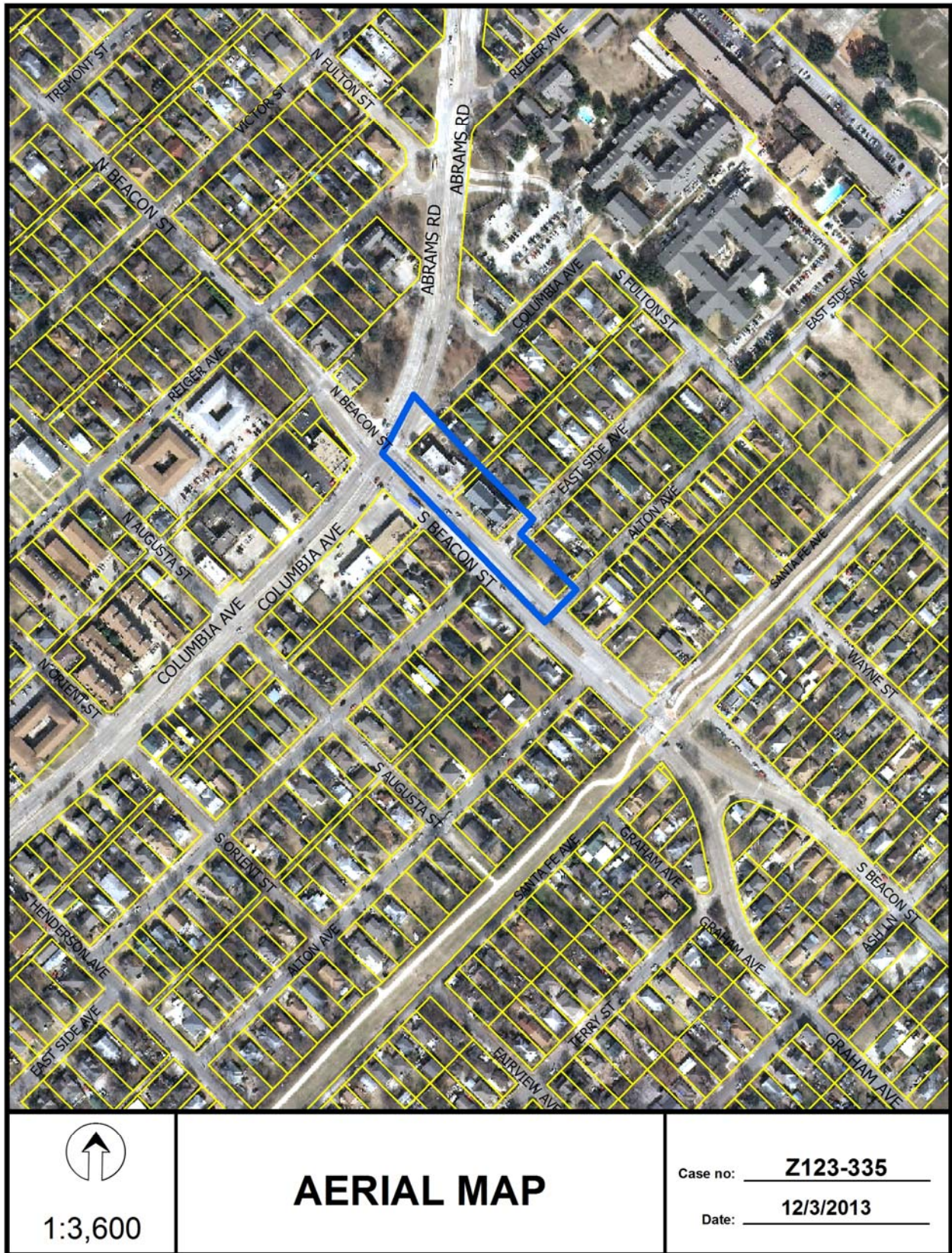
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be

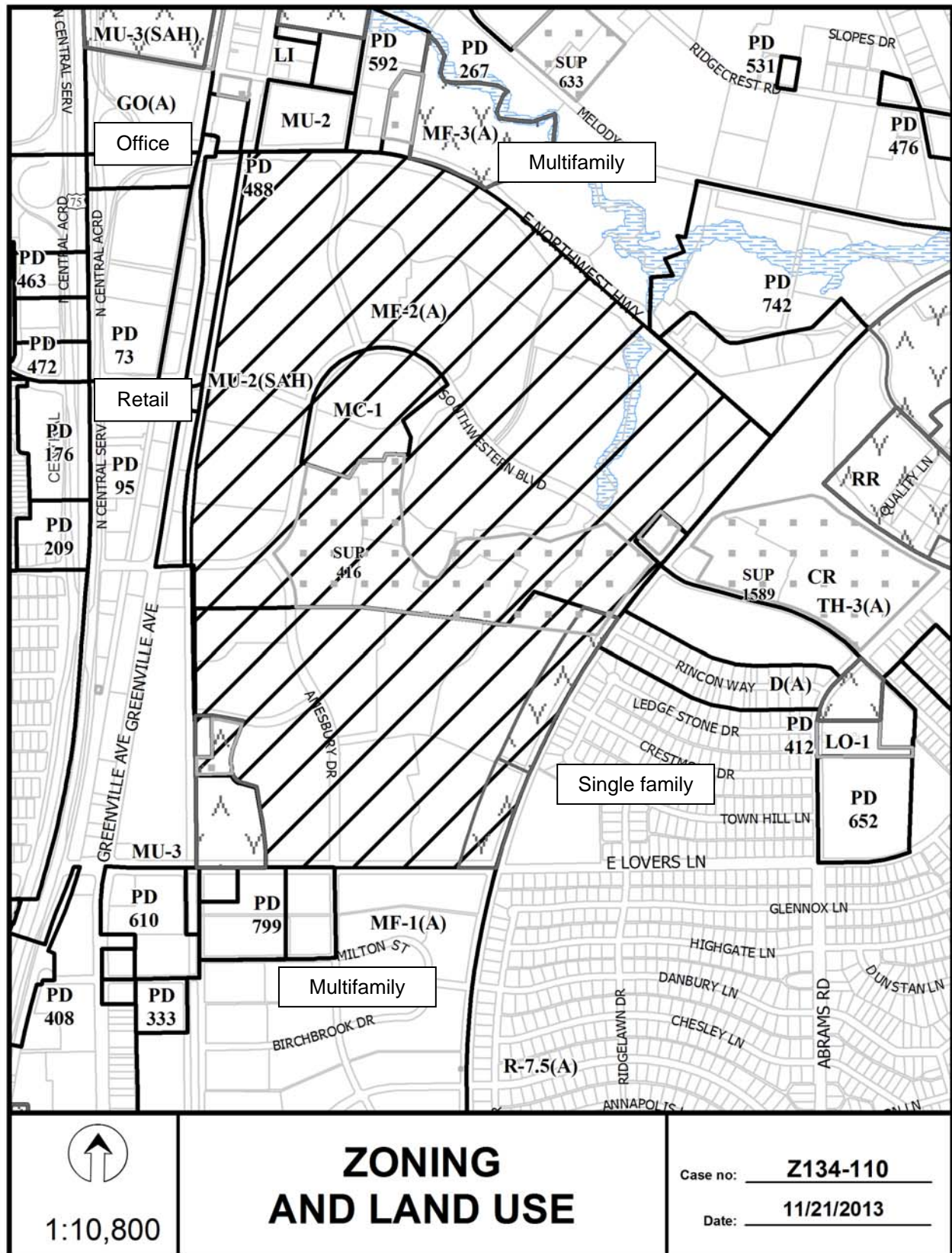
constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

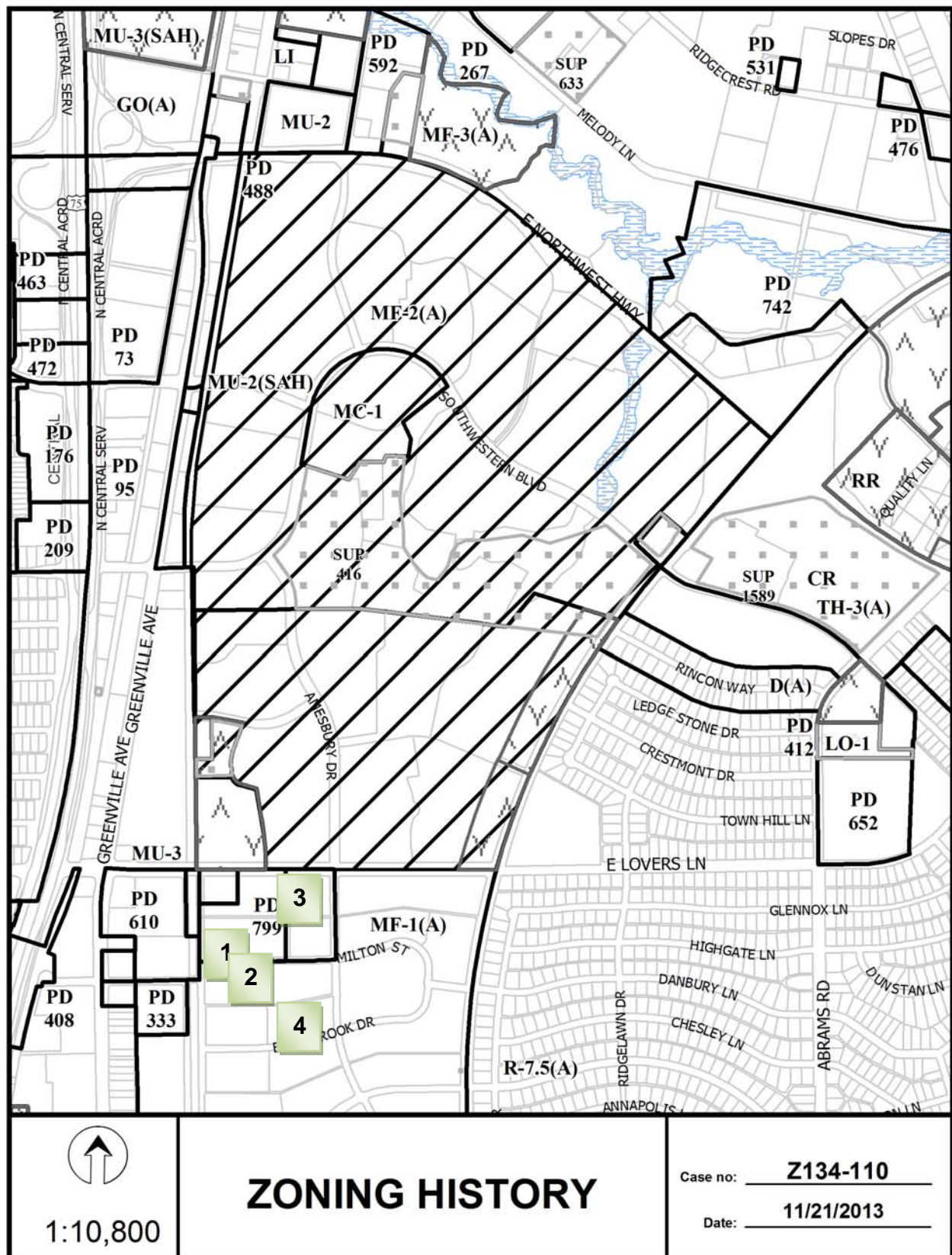
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules,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

Proposed Subarea Map











11/20/2013

Notification List of Property Owners***Z134-110******320 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5700 LOVERS LN	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	8131 SOUTHWESTERN BLVD	PC VILLAGE APTS DALLAS LP 3300 LINCOLN P
3	5350 AMESBURY DR	LINCOLN PROPERTY CO 3300 LINCOLN PLAZA
4	6060 VILLAGE BEND DR	VILLAGE GREEN TWO ASSOC 3300 LINCOLN PLA
5	5809 LOVERS LN	OT TEXAS GREENVILLE LP %WESTWOOD FINANCI
6	8603 SOUTHWESTERN BLVD	PC VILLAGE APTS DALLAS 3300 LINCOLN PLAZ
7	5803 GREENVILLE AVE	CARUTH W W JR
8	5809 GREENVILLE AVE	CENTRAL CONTROL COMPANY
9	5601 GREENVILLE AVE	GREENS VILLE ACQUISITION LTD
10	6101 GREENVILLE AVE	CARUTH H LTD
11	6500 GREENVILLE AVE	PEG OFFICE LLC
12	8080 CENTRAL EXPY	DALLAS NCX PROPERTIES
13	8150 CENTRAL EXPY	CCI-B CAMPBELL CENTRE LP %CAPITAL COMMER
14	8250 CENTRAL EXPY	GTIS AIMCAP DALLAS HOTEL LP
15	8350 CENTRAL EXPY	CCI-B CAMPBELL CENTRE LP % CAPITAL COMME
16	5600 NORTHWEST HWY	RODDIMEYER III LLC
17	6162 GREENVILLE AVE	PC VILLAGE APTS DALLAS LP C/O LINCOLN PR
18	5701 NORTHWEST HWY	EXTRA SPACE PPTIES FORTY THREE LLC
19	5811 BLACKWELL ST	ALBERT BLACKWELL HOLDINGS APT 704
20	5801 NORTHWEST HWY	HALF PRICE BOOKS RECORDS MAGAZINES INC
21	6727 SHADY BROOK LN	OPTIMUM PARK VALLEY LLC
22	5915 NORTHWEST HWY	BOOKMARK LLC
23	6730 SHADY BROOK LN	HALF PRICE BOOKS RECORDS MAGAZINES INC
24	5936 LOVERS LN	LOVERS TRADITION II LP
25	5936 LOVERS LN	CT LOVERS LANE APARTMENTS LP SUITE 1200
26	6109 HIGHGATE LN	PINO CARLOS J & ANNALY M

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6122 GLENNOX LN	LOVE AMY PROETZ
28	6116 GLENNOX LN	AMOS NELL E
29	6108 GLENNOX LN	FORREST JERRY & JEANNIE
30	5105 CREIGHTON DR	DAVIS DAVID M
31	5111 CREIGHTON DR	VANDERHILL STEVEN T & THEA J
32	5119 CREIGHTON DR	MU AUSTIN L P BLDG 2 UNIT 14
33	5123 CREIGHTON DR	SLAUGHTER ELISE C
34	6105 GLENNOX LN	KARLOS RICHARD L & PAMELA QUEAL
35	6111 GLENNOX LN	BOYDSTON ELIZABETH N & HARDY S
36	6117 GLENNOX LN	HILL JESSE W & FRANCES WILSON
37	6123 GLENNOX LN	WESTBROOK MARIAN TANNER EST OF
38	6129 GLENNOX LN	SILVER GABRIELA
39	6136 LOVERS LN	BURNS DAVID LEITER
40	6130 LOVERS LN	RING HAROLD
41	6124 LOVERS LN	CAMPSEY JORDAN D
42	6118 LOVERS LN	LANGAN JOHN J
43	6112 LOVERS LN	FLETCHER ANN M TR EST OF
44	6106 LOVERS LN	LEE EDWARD A SR EST OF
45	5858 GREENVILLE AVE	SOUTHWESTERN CORNER DEV LP
46	5800 GREENVILLE AVE	SOUTHWESTERN CORNER DEV
47	5500 GREENVILLE AVE	OT TX GREENVILLE LP STE 200
48	5960 GREENVILLE AVE	MCDONALDS CORP AMF OHARE 042 0451
49	6050 GREENVILLE AVE	SPIRIT MASTER FUNDING LLC
50	6110 GREENVILLE AVE	CARUTH RESIDENTIAL PARTN LTD PARTNERSHIP
51	6121 LOVERS LN	ZION LUTHERAN CHURCH EXEMPT 1957
52	6120 TOWN HILL LN	JONAS KATHARINE E & RUSSELL C JONAS III
53	6114 TOWN HILL LN	SARNO JOSEPH W
54	6108 TOWN HILL LN	GAGER KATHERINE M
55	6102 TOWN HILL LN	HUDSPETH HOWARD W & NANCY BROOKS HUDSPET
56	6100 TOWN HILL LN	PETTIGREW BETTY J
57	5407 LEDGESTONE DR	ODONNELL KATHLEEN

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5411 LEDGESTONE DR	BOYLE JERRAD M
59	5415 LEDGESTONE DR	MILLS MITCHELL
60	5421 LEDGESTONE DR	SEKULA JASON B & KATHLEEN M
61	5427 LEDGESTONE DR	MIKUS TIMOTHY AUGUST
62	5433 LEDGESTONE DR	MAGEE STEVEN JAY
63	6121 TOWN HILL LN	WOLCOTT BOB D & VIRGINIA N
64	6115 TOWN HILL LN	SWINDLE GEORGIA & CAROLYN J BUCKNER
65	6109 TOWN HILL LN	HAACKE LORRAINE GAIL
66	6103 TOWN HILL LN	MARABLE BLAKE & AMY L
67	6120 CRESTMONT DR	LAHAT GAL
68	6126 CRESTMONT DR	MOWREY JOHN R
69	6132 CRESTMONT DR	MARTINEZ MARIA TERESA
70	6138 CRESTMONT DR	KING RHETT
71	6139 CRESTMONT DR	DEMURO CHARLES W
72	6133 CRESTMONT DR	POLMA GEOFFREY R & GERDA L
73	6123 CRESTMONT DR	ANTHONY JAMES T & WOLFMAN JENNIFER
74	5530 LEDGESTONE DR	WOLSLEGEL JO ANN
75	5536 LEDGESTONE DR	RAY ANDREW G & ANGELA J
76	5540 LEDGESTONE DR	KIMBELL CHRISTOPHER H & TINA C
77	5546 LEDGESTONE DR	KRAUSE BARRY W & NORMA M
78	5547 LEDGESTONE DR	PHILLIPS RYAN EDWARD & RACHAEL RENEE
79	5543 LEDGESTONE DR	MCNEER CHRIS
80	5537 LEDGESTONE DR	RENNA VANESSA
81	5533 LEDGESTONE DR	STANZEL PAUL H & MARIAN E
82	5527 LEDGESTONE DR	ALEXANDER TYLER & MARTIN SARA
83	5523 LEDGESTONE DR	GREEN FOSTER
84	5519 LEDGESTONE DR	KIRBY SHIRLEY M
85	5515 LEDGESTONE DR	SNAPP JOHN D
86	5511 LEDGESTONE DR	CLARKSON DANIELLE A T
87	5505 LEDGESTONE DR	Taxpayer at
88	6033 NORTHWEST HWY	WRH CROSS CREEK LTD % WRH MORTGAGE INC

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5959 NORTHWEST HWY	FATH STRATFORD APARTMENTS LTD PS
90	6343 NORTHWEST HWY	DALLAS CHILDRENS THEATRE %ROBYN FLATT EX
91	6140 RINCON WAY	SIDERIS DINO
92	6120 RINCON WAY	STANZEL PAUL H
93	6106 RINCON WAY	WAGSTAFF DANIEL R & HALEY
94	6139 RINCON WAY	RANSPOT JAMES A & MARY C RANSPOT
95	6135 RINCON WAY	ZAFRIDES PETER & SOPHIA
96	6133 RINCON WAY	CHAMBERLIN HARMON E
97	6127 RINCON WAY	SHERIFF CLAYTON W
98	6121 RINCON WAY	MONSON LORETTA ANNE
99	6115 RINCON WAY	MARTINEZ EMILY
100	6105 RINCON WAY	BROWN EUGENE W
101	8750 CENTRAL EXPY	8750 NCE DALLAS LLC INSURANCE CO
102	6501 GREENVILLE AVE	SPOTLIGHT PROPERTIES CORP
103	6403 GREENVILLE AVE	DALLAS LUBE VENTURE LLC
104	6251 GREENVILLE AVE	CHASE BANK OF TX NA
105	6363 GREENVILLE AVE	HJC DEVELOPMENT I LTD STE 204
106	6449 GREENVILLE AVE	QUIK WAY OPERATING LLC
107	7700 CENTRAL EXPY	TEXAS 3 WAY LP STE 200
108	7830 CENTRAL EXPY	ROSEBRIAR CARUTH HAVEN LP
109	6061 GREENVILLE AVE	CARUTHH LTD STE 500
110	6306 GREENVILLE AVE	PC VILLAGE APT DALLAS LP C/O LINCOLN PRO
111	6336 GREENVILLE AVE	1420 GERONIMO LLC STE 200
112	6424 GREENVILLE AVE	C & K KING ENTERPRISES LLC
113	6044 LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
114	6300 NORTHWEST HWY	MEDALLION CENTER PARTNERS LP
115	6464 NORTHWEST HWY	CARUTH W W TRUST
116	5720 SKILLMAN ST	MEDALLION CENTER PROPERTY HOLDING CO LLC
117	5702 SKILLMAN ST	MEDALLION CENTER PARTNERS LP % 711 CORP
118	6001 SKILLMAN ST	RC TIMBER CREEK DUNHILL LP
119	9 SKILLMAN ST	EPC HOLDINGS 805 LLC % YONGE EGLINTON CT

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8910	SOUTHWESTERN BLVD AVERY SW HOLDINGS LLC % TA ASSOCIATES RE
121	6114	RINCON WAY STANZEL PAUL & MARIAN
122	401	BUCKNER BLVD DART
123	403	REUNION BLVD DALLAS AREA RAPID TRANSIT
124	6005	DANBURY LN SMALL LEE REVOCABLE TRUST
125	6005	DANBURY LN KRISHNAMURTHI DEEPA
126	6005	DANBURY LN RODRIGUEZ YOLANDA BLDG G UNIT 104
127	6005	DANBURY LN EQUITY TRUST COMPANY FBO PETER VASQUEZ I
128	6005	DANBURY LN REESE DEEANN
129	6005	DANBURY LN VANIAN DANIEL J TR & CAROL M VANIAN TR
130	6005	DANBURY LN VIGER ANGELA & EDWARD TIMOTHY
131	6011	DANBURY LN ARNOLD COLIN & SHARON ARNOLD
132	6011	DANBURY LN GOLDMAN AYA & EREZ
133	6011	DANBURY LN GUERRERO VERONICA BLDG B UNIT 107
134	6011	DANBURY LN GOLDMAN SAM
135	6011	DANBURY LN RING INTERNATIONAL LLC
136	6011	DANBURY LN WEISFELD RONALD A
137	6011	DANBURY LN MORENO BARBARA
138	5003	SKILLMAN ST US BANK NA
139	5003	SKILLMAN ST BAXAVANIS NICHOLAS &
140	5003	SKILLMAN ST FRASER LEWIS J III
141	5003	SKILLMAN ST LAM SUI LUN
142	5003	SKILLMAN ST BAXAVANIS NICHOLAS &
143	5003	SKILLMAN ST LESTER JULIA CLAIRE
144	5003	SKILLMAN ST STOKES RYAN K & MARRI P
145	5003	SKILLMAN ST FITZGERALD STEVEN &
146	5003	SKILLMAN ST MAJESTIC SKIES SERIES LLC
147	5003	SKILLMAN ST BOWSHEWICZ TORY & JOHN BOWSHEWICZ
148	5003	SKILLMAN ST STOKES RYAN K & MARRI P
149	5005	SKILLMAN ST MORGAN PARK LTD & EATON ROAD LTD
150	5005	SKILLMAN ST LEVITAN INVESTMENTS LLC

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5005 SKILLMAN ST	KEEFE JANET R EST OF BLDG D UNIT 116
152	5005 SKILLMAN ST	GEBREDINGIL TESFA
153	5003 SKILLMAN ST	HABTEGEBRIEL ZEWDITU &
154	5005 SKILLMAN ST	5005 SKILLMAN LAND TRUST %CASEY MEYERS T
155	5005 SKILLMAN ST	REDICK MICHAEL BLDG D UNIT 216
156	5005 SKILLMAN ST	WILSON KATHRYN BLDG D
157	5103 SKILLMAN ST	LLN PROPERTIES LLC
158	5103 SKILLMAN ST	GARCIA MARY
159	5105 SKILLMAN ST	CLIFFORD INVESTMENTS INC
160	5103 SKILLMAN ST	CHUNG FRANK F BLDG E UNIT 219
161	5105 SKILLMAN ST	LEVITAN MICHAEL M
162	5111 SKILLMAN ST	VANIAN MARY TRUSTEE VANIAN MARITAL TRUST
163	5111 SKILLMAN ST	DONOVAN JAMES
164	5111 SKILLMAN ST	SHEGERE AMELEWRK H
165	6061 MILTON ST	HSU YU JEN
166	5111 SKILLMAN ST	DECKARD JOHN & DEBORAH C DEBBIE
167	5107 SKILLMAN ST	BEANE STEVEN E & ANN
168	5111 SKILLMAN ST	HIPPS CLARENCE E & MARILYN A
169	5111 SKILLMAN ST	FLORES CARLOS T & ALEYDA R FLORES
170	5111 SKILLMAN ST	FISHER ROBERT W & ROSANNE FISHER
171	5111 SKILLMAN ST	LEVITAN INVESTMENTS LLC
172	5111 SKILLMAN ST	EQUITY TRUST CO % FBO LAUREL J LONG IRA
173	5111 SKILLMAN ST	ACOSTA VIRGINIA BLDG F UNIT 228
174	5111 SKILLMAN ST	HAMMONDS DEXTER UNIT 229
175	5111 SKILLMAN ST	GEBRIEL TESSGAY BLDG F UNIT 230
176	6061 MILTON ST	YAMMANEE SUKANYA
177	6065 MILTON ST	GREGG GARY L TR & CINDY L TR
178	6065 MILTON ST	ADAM RONALD
179	6067 MILTON ST	LOVE ERIC
180	6067 MILTON ST	HILL WILLIAM & STEPHEN
181	6065 MILTON ST	STOCKERT ANDREA D TRUST

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6065 MILTON ST	SABUNCUYAN ARDAS & NIRVA
183	6067 MILTON ST	ROBERTS MARK S BLDG G UNIT 235
184	6077 MILTON ST	GOLDMAN EREZ & AYA
185	6077 MILTON ST	SOLIZ DANIEL & KIMBERLY
186	6073 MILTON ST	RAY ANDREW J
187	6073 MILTON ST	HSU YUJEN
188	6077 MILTON ST	KIT JOHN S & VICHUDA C KIT
189	6077 MILTON ST	MATEVOSYAN KARINE
190	6073 MILTON ST	DAVIS DWAYNE G & SUSAN C
191	6073 MILTON ST	OTTON RICHARD SUITE 320
192	6081 MILTON ST	LEE NORMAN R & PAT ANN M TRUSTEES
193	6081 MILTON ST	CARDENAS LEONARD
194	6081 MILTON ST	JACKMAN SADIE
195	6081 MILTON ST	BRYANT JUDY K
196	6081 MILTON ST	PARSONS VIROJ & VICTOR V NOPARAT
197	6081 MILTON ST	KERWIN THOMAS M
198	6081 MILTON ST	SANI AL &
199	6081 MILTON ST	KIMMEL LARRY
200	5130 AMESBURY DR	CHAVEZ CONSUELO BERNAL UNIT 120
201	5130 AMESBURY DR	REINHART COLIN
202	5130 AMESBURY DR	SILVA GENARO
203	5132 AMESBURY DR	COUSINO JAY FREDERICK & LORI SUE COUSINO
204	5132 AMESBURY DR	LABARBA FRANK JR
205	5132 AMESBURY DR	SALGADO GARY PMB 272
206	5130 AMESBURY DR	JONES TERRY P & REBECCA B
207	5130 AMESBURY DR	COUSINO JAY & LORI
208	5130 AMESBURY DR	PARKER LORI
209	5132 AMESBURY DR	ARRANGEMENT CONDO HOA
210	5132 AMESBURY DR	G4 LLC
211	5132 AMESBURY DR	MORANTE JAVIER
212	5136 AMESBURY DR	BUFORD R LEE BLDG B UNIT 107

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5136 AMESBURY DR	CASTELLANOS JOSEFA
214	5138 AMESBURY DR	GOLDEN STEPHANIE W &
215	5138 AMESBURY DR	RICKRICH WHITE LLC
216	5138 AMESBURY DR	COUSINO JAY
217	5136 AMESBURY DR	GILBREATH CYNTHIA
218	5136 AMESBURY DR	STRAIN ELIZABETH A
219	5138 AMESBURY DR	CCHIRCA ANATOMIO
220	5138 AMESBURY DR	PHILLIPS ROGER
221	5140 AMESBURY DR	BARONET ALICE K BLDG C UNIT 112
222	5140 AMESBURY DR	CHAVEZ RIGOBERTO & ADRIANA ELENA ALVAREZ
223	5142 AMESBURY DR	KRANICH GEORGE W
224	5142 AMESBURY DR	KRANICH GEORGE W
225	5142 AMESBURY DR	ERNST BOBBIE JEAN
226	5140 AMESBURY DR	BRIDGES WILLIAM SAMUEL JR
227	5140 AMESBURY DR	CVIJETIC GORAN
228	5142 AMESBURY DR	FERIA JULIA V BLDG C UNIT 215
229	5142 AMESBURY DR	GARZA ERICK UNIT 216
230	5142 AMESBURY DR	KENNEDY CAROLE K BLDG C UNIT 217
231	5148 AMESBURY DR	AVIVA INVESTMENTS LP
232	5148 AMESBURY DR	FELLOWS HOWARD F JR & GLADYS J
233	5148 AMESBURY DR	SIGAUD JOSE UNIT 120
234	5148 AMESBURY DR	KELLER PHILLIP LANCE BLDG D UNIT 121
235	5148 AMESBURY DR	JOHNSON MARGARET E
236	5148 AMESBURY DR	KAROVA RENI TZVETANOVA APT 12
237	5148 AMESBURY DR	NEGA AKLIL BLDG D UNIT 220
238	5148 AMESBURY DR	BROTHERTON KATHERINE UNIT 221
239	5150 AMESBURY DR	STEVENS MICHAEL W BLDG E UNIT 122
240	5150 AMESBURY DR	FAITH DORIS
241	5150 AMESBURY DR	SABOGAL ANDREW
242	5150 AMESBURY DR	GRAY GARY T
243	5150 AMESBURY DR	LOZANO JR LINO GARZA & RUTH VELEZ

Z134-110 (MW)*11/20/2013*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5150 AMESBURY DR	WATKINS BUSTAMANTE PARTNERS LTD
245	5150 AMESBURY DR	SIKORSKI JOSEPH
246	5154 AMESBURY DR	COLE MICHAEL
247	5154 AMESBURY DR	DEVITO JILL UNIT 128
248	5154 AMESBURY DR	MORENO BARBARA BLDG F UNIT 129
249	5154 AMESBURY DR	STARK RANDY
250	5154 AMESBURY DR	ORTEGA TABITHA C & JOSE B BLDG F UNIT 2
251	5154 AMESBURY DR	HOLMES WILLIAM H
252	6001 MILTON ST	GHENNET MICHELE
253	6003 MILTON ST	WELCH JO T
254	6005 MILTON ST	VANGRUBER Yael
255	6007 MILTON ST	DAMETIE TADELE
256	6009 MILTON ST	DUNN ZENEBECH
257	6011 MILTON ST	FISHER RENEE C
258	6015 MILTON ST	NORMAN THOMAS E UNIT 136
259	6017 MILTON ST	DAVENPORT LESLIE C
260	6019 MILTON ST	HUPP ANDREW & EKATERINA KONOVALOVA
261	6021 MILTON ST	IBRAHIM MARY
262	6023 MILTON ST	SMITH CLAELE
263	6025 MILTON ST	CARTER KEVIN R & BARBARA
264	6033 MILTON ST	DAMARYS QUINTANA D
265	6035 MILTON ST	SMITH MARLYS L
266	6037 MILTON ST	MULLENNIX BERRY J & REGINA A CO-TRUSTEES
267	6039 MILTON ST	ROBBINS MYRA ELIZABETH UNIT 145
268	6041 MILTON ST	COCANOUGH ANDREW MARK
269	6043 MILTON ST	FRERICH BRADLEY J
270	6045 MILTON ST	PATTERSON BRIAN S
271	6047 MILTON ST	NAKPAIRAT SOPON & ANN M
272	6049 MILTON ST	RESENDEZ JENNIFER
273	6051 MILTON ST	CORSE CATHY DOWDY TR
274	6053 MILTON ST	MERCHED CHADI J

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6055 MILTON ST	MOLHOEK DAVID C
276	6157 SUMMER CREEK CIR	WYMAN ERIK R
277	6155 SUMMER CREEK CIR	DEVAUGHN TANYA R BLDG B
278	6153 SUMMER CREEK CIR	PRUGEL JEFFREYP
279	6151 SUMMER CREEK CIR	BROWN DAVID E
280	6149 SUMMER CREEK CIR	OWENS RICHARD
281	6147 SUMMER CREEK CIR	MAYER BENI M BLDG F UNIT 6147
282	6145 SUMMER CREEK CIR	PAULSEN SHARON BLDG G
283	6143 SUMMER CREEK CIR	WOOD THOMAS
284	6141 SUMMER CREEK CIR	PANTET DANNY W & UNIT I
285	6139 SUMMER CREEK CIR	VANLANDINGHAM JARED R
286	6137 SUMMER CREEK CIR	JONES BENJAMIN J & THERESA A
287	6135 SUMMER CREEK CIR	FERGUSON DANE L
288	6133 SUMMER CREEK CIR	HARP STEPHEN M &
289	6131 SUMMER CREEK CIR	MEZA LUIS & JENNIFER KNICKEL
290	6129 SUMMER CREEK CIR	THURSTON W BRYAN
291	6127 SUMMER CREEK CIR	WARNOCK RUTH
292	6125 SUMMER CREEK CIR	LAURENT THOMAS JOSEPH
293	6123 SUMMER CREEK CIR	WALLACE ROBERT J
294	6121 SUMMER CREEK CIR	CLAYTON JAMES L
295	6119 SUMMER CREEK CIR	FERTITTA JOSEPH V JR
296	6111 SUMMER CREEK CIR	PUTNEY CAROLYN
297	6115 SUMMER CREEK CIR	HADDEN JONATHAN ROBERT
298	6117 SUMMER CREEK CIR	WATLING ROBERT A
299	6109 SUMMER CREEK CIR	JALNOS MARVIN
300	6107 SUMMER CREEK CIR	SWIFT ROBERT D
301	6105 SUMMER CREEK CIR	UPATHAM PAUL & NICHOLAS UPATHAM
302	6103 SUMMER CREEK CIR	MCALLISTER LINDA C
303	6101 SUMMER CREEK CIR	BENNETT TRUDY
304	6102 SUMMER CREEK CIR	MASSEY JORDAN E & RILEY C
305	6104 SUMMER CREEK CIR	MILLER EMILY S

Z134-110 (MW)

11/20/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6106 SUMMER CREEK CIR	GONZALEZ-PERALES FAMILY LTD
307	6108 SUMMER CREEK CIR	MITCHELL STACI L
308	6110 SUMMER CREEK CIR	JARRELL JENNIFER C & ADRIAN N
309	6112 SUMMER CREEK CIR	6112 SUMMER CREEK LAND TR % JANE MCKINNE
310	6114 SUMMER CREEK CIR	MILLER ANTHONY E BLDG GG UNIT 6114
311	6132 SUMMER CREEK CIR	RAWLS PHILIP L STE 215
312	6134 SUMMER CREEK CIR	BEAULIEU COLLEEN T
313	6118 SUMMER CREEK CIR	PALMER ERIC J
314	6120 SUMMER CREEK CIR	GOFORTH KEVIN
315	6122 SUMMER CREEK CIR	BOGARD STEVEN M
316	6124 SUMMER CREEK CIR	ZABODYN CARRIE MICHELLE
317	6152 SUMMER CREEK CIR	JANKOVIC BO BOSILJKA MINIC
318	6126 SUMMER CREEK CIR	GUINN PEGGY A
319	6116 SUMMER CREEK CIR	FISHER RICHARD KENT
320	6262 MELODY LN	HP ACQUISITON LLC

FILE NUMBER: DCA134-006

DATE INITIATED: May 1, 2014

TOPIC: Digital Display Detached Non-Premise Sign

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amendments to Article VII, "Sign Regulations," Chapter 51A, the Dallas Development Code, to amend regulations pertaining to detached non-premise signs (billboards) to provide appropriate regulations for digital billboards.

SUMMARY: The digital display on certain detached billboard non-premise sign provisions will "sunset" on August 1, 2014. The ordinance is under review to determine whether the existing provisions should be extended, and if any amendments to the provisions should be considered.

SSDAC RECOMMENDATIONS: No change to the expiration date.

STAFF RECOMMENDATION: Approval of an amendment to change the expiration date to August 31, 2016.

BACKGROUND

- On April 21, 2014, the Economic Development Committee was briefed on the billboard ordinance passed by City Council on June 8, 2011.
- The Economic Development Committee requested that City staff proceed with consideration given to extending the expiration date.
- On May 13, 2014, the SSDAC members recommended no change to the current expiration date of August 1, 2014.
- Permit status to date:
 - All 50 location permits have been issued
 - 44 locations have been converted to include digital faces
 - 451 sign structures have been removed with 859 sign faces
 - The majority of sign faces removed were smaller signs on local arterials.

Special Sign District Advisory Committee Action
(May 13, 2014)

1. **DCA 134-006** - Consideration of amendments to Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, Dallas Development Code

After a lengthy discussion, with input from industry representatives and stakeholders, a motion was rendered.

Motion: It was moved to not extend the sunset date of August 1, 2014.

Maker: Van Dermark
Second: Gomez

For: 4 – Bauer, Van Dermark, Peadon
Result: Carried: 3 to 1

Against: 1 - Gomez
Absent: Phiffer
Conflict: 0

Speakers:

1. Santos Martinez (MasterPlan)
2. Jake Smith (Clear Channel)
3. Tanya Lillie (CBS Outdoor)
4. Don Glendenning (Scenic Dallas)
5. Tim Anderson (Clear Channel)
6. Mark Albert (Albert Outdoor)
7. James Ramsey (Impact Outdoor ADV.)

Non-Speakers:

1. Judy Jamison (Clear Channel)
2. Macey Davis (Clear Channel)

5-1-14

ORDINANCE NO. _____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-7.308; providing a new sunset date for digital display detached non-premise sign regulations; 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 Subsection (k), "Sunset," of Section 51A-7.308, "Digital Display on Certain Detached Non-Premise Signs," of Division 51A-7.300, "Provisions for Business Zoning Districts" of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

SSDAC Recommendation:

~~"(k) Sunset. This section expires on August 1, 2014, unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date."~~

Staff Recommendation:

"(k) Sunset. This section expires on August 31, 2016 [2014], unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date."

FILE NUMBER: SPSP123-001(CG)

DATE INITIATED: September 17, 2012

LOCATION: An area generally bounded by Maple Avenue, Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, West Mockingbird Lane and including all four corners of the intersections of North Stemmons Freeway at Medical District Drive, North Stemmons Freeway at Inwood Road, Harry Hines Boulevard at West Mockingbird Lane, Forest Park Road at West Mockingbird Lane, Maple Avenue at West Mockingbird Lane, Bomar Avenue at Maple Avenue, Stutz Drive at Maple Avenue, Inwood Road at Maple Avenue, Butler Street at Maple Avenue, New Orleans Place at Maple Avenue, and Medical District Drive at Amelia Street with the exception of the Parkland Special Provision Sign District

COUNCIL DISTRICT: 2, 6

MAPSCO: B-44, C-44, N-34, P-34, S-34,
T-34, U-34, W-34, X-34, Y-34

SIZE OF REQUEST: ±704 acres

CENSUS TRACT: 4.01, 4.03, 4.04, 100.00

REPRESENTATIVE: Robert Prejean (Southwestern Medical District)
Suzan Kendron (Jackson Walker, LLP)

OWNERS: See attached

PROPOSAL: Application for a Special Purpose Sign District (SPSD) for the Southwestern Medical campus to be known as the "Southwestern Medical PSD".

SUMMARY: The purpose of this request is to regulate both the construction of new signs and alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the Southwestern Medical District area while addressing the public's need to find and navigate through the Southwestern Medical District campus.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The City Plan Commission authorized the hearing to consider signage for the Southwestern Medical District on May 16, 2013.
- The Southwestern Medical District representatives submitted an application to expedite the zoning review process on December 17, 2013, to create a new Special Provision Sign District (SPSD) for property located on the UT-Southwestern Medical District campus.
- The existing land use is comprised of hospitals, residential, retail and commercial uses, and various supporting healthcare and educational facilities.
- City staff held several meetings with applicant's representatives to offer signage that is consistent with other signage immediately to and encompassing the adjacent medical district.
- During staff review, it was determined that 11 intersections within the request area be included for wayfinding signs that were not included in the original request. A request to amend the boundary is scheduled for City Plan Commission consideration on April 17, 2014.
- On April 8, 2014, the SSDAC considered and approved the proposed SSPD conditions and requested that City staff work with the applicant's representatives to address the matter of license agreements with the appropriate City departments.

STAFF ANALYSIS:

The Southwestern Medical District (SWMD) campus is immediately adjacent to the Parkland Hospital campus. With several major medical operations in close proximity (overlapping in some instances), the need for wayfinding and directional signage is essential for pedestrians and vehicular traffic. As development continues in and around the SWMD campus, the need grows daily to maneuver through the multiple entrances.

The applicant's intent is to efficiently and aesthetically designate entry points into the SWMD; offer clear directional pedestrian and vehicular signage for patients and visitors; promote special events and cultural activities; and ensure uniformity in the design of signage for gateway, movement control, trail blazer and district street topper signs. Staff concludes that the planning initiatives undertaken by both the UT-Southwestern Hospital and Parkland Hospital complement their partnering efforts to accommodate the end-users of both medical campuses that abut each other. Staff is recommending approval of the proposed wayfinding conceptual signage to create uniformity in the design signage to brand SWMD campus to distinctly differentiate its operation from the adjacent medical campus.

Arts District Sign District Advisory Committee (ADSAC) Minutes

(April 8, 2014)

1. **SPSD 123-001** - An application to create a new Special Provision Sign District on multiple tracts of land owned by the UT Southwestern Medical District on approximately 865 acres generally bounded by Maple Avenue on the northeast; Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, and Market Center Boulevard on the east; North Stemmons Freeway to the south; Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road and West Mockingbird Lane on the west.

Speakers:

1. Robert Prejean (Southwestern Medical District)
2. Suzan Kedron (Jackson-Walker)
3. Bernie Babendure (BDG)

Motion #1: It was moved to increase the number of small Movement Control Signs from 24 to 60.

Maker: Van Dermark
Second: Gomez
For: 4 – Bauer, Van Dermark, Gomez, Peadon
Result: Carried: 4 to 0
Against: 0
Absent: Phiffer
Conflict: 0

Motion #2: It was moved to strike the word “not” from the sentence to read, “*Southwestern Medical District identification signs may not contain changeable messages*” to allow changeable message signs.

Maker: Van Dermark
Second: Gomez
For: 4 – Bauer, Van Dermark, Gomez, Peadon
Result: Carried: 4 to 0
Against: 0
Absent: Phiffer
Conflict: 0

Motion #3: It was moved to approve all ordinance language (dated 3-13-14) with exception of right-of-way license boxed recommendations of the applicant and staff, and to request that staff work with the applicant as it relates to proposed city wide policy on granting private licenses.

Maker: Peadon
Second: Van Dermark
For: 4 – Bauer, Van Dermark, Gomez, Peadon
Result: Carried: 4 to 0
Against: 0
Absent: Phiffer
Conflict: 0



ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding new Division 51A-7.2300, “Southwestern Medical District Sign District,” to read as follows:

**“Division 51A-7.2300.
Southwestern Medical District Sign District.**

**SEC. 51A-7.2301. DESIGNATION OF SOUTHWESTERN MEDICAL
SPECIAL PROVISION SIGN DISTRICT.**

(a) As special provision sign district is hereby created to be known as the Southwestern Medical District Sign District.

(b) The district is that area within the boundaries described in Exhibit A attached to Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51A-7.2302. PURPOSE.

(a) The purpose of this division is to regulate both the construction of new signs and alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the Southwestern Medical District area while addressing the public’s need to locate and navigate toward the multiple hospital and medical office entrances efficiently.

(b) The objectives of this division include those listed in Section 51A-7.101 as well the following:

(1) To create an aesthetically attractive environment to cultivate a center for healthcare, education, biomedical research, and technology.

(2) To designate entries into the Southwestern Medical District.

(3) To communicate clear direction for patients and visitors to medical destinations in the district, and direct commuters passing through the district.

(4) To attract the public to the goods and services available in the district.

(5) To ensure that the size and orientation of signs are geared toward the high amount of pedestrian and vehicular traffic in the district.

(6) To enhance economic growth and community identity for local businesses and residents in the district.

(7) To ensure that significant architectural features in the district and buildings within the district are not obscured by inappropriate signs.

(8) To identify and promote special events and cultural activities in the district.

(9) To identify and highlight key features, local amenities, corridors, and communities in and adjacent to the district.

SEC. 51A-7.2303. DEFINITIONS AND INTERPRETATIONS.

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

(1) BANNER means a sign attached to or applied on a strip of cloth, vinyl, metal, or similar material and attached to a building, pole, or structure. Canopy signs and flags are not banners.

(2) CHANGEABLE MESSAGE SIGN means a sign displaying static images that may display different designs, messages, or advertisements and that may include LED/LCD elements, slide lettering, slated rotating surfaces, or other changeable message technology.

(3) CONSTRUCTION BARRICADE SIGN means a sign that is affixed to a construction barricade.

(4) DISTRICT OR THIS DISTRICT means the Southwestern Medical Sign District.

(5) EFFECTIVE AREA means the following:

(A) For a detached sign, the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are movable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view.

(B) For an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.

(C) For signs placed on a fence, non-enclosing wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure is not computed, and the effective area is to be measured by the rule for effective area for attached signs.

(6) FLAT ATTACHED SIGN means an attached sign projecting 24 inches or less from a building, and with face parallel to the building facade.

(7) GATEWAY SIGN is an entry monument sign that lets travelers know they are entering a distinct area of the district.

(8) GENERIC GRAPHICS mean a pattern of shapes, colors, or symbols that does not commercially advertise.

(9) GOVERNMENTAL TRAFFIC SIGN means a sign, signal, or other traffic control device installed by a governmental agency for the purpose of regulating, warning, or guiding vehicular or pedestrian traffic on a public roadway. Examples of these signs include stop signs, one-way signs, no parking signs, and electronic pedestrian and vehicular signalization devices and their fixtures.

(10) LOGO means a graphic or emblem that is used to identify, symbolize, and promote an entity or organization.

(11) MEDICAL INSTITUTION means healthcare, medical, educational, and research facilities and destinations in the district that can allow a helipad.

(12) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(13) MOVEMENT CONTROL SIGN means a sign that must direct vehicular or pedestrian movement onto or within this District and may include the name or logo of the district or of any premise located in this district.

(14) PERMANENT SIGN means any sign that is not a temporary sign as defined in this section.

(15) PROMOTIONAL MESSAGE means a message that identifies, promotes, or advertises a cultural activity within this district, any event being conducted, in whole or in part, in this district, or any special event being conducted in this district.

(16) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure the sign to a building facade or pole.

(17) SOUTHWESTERN MEDICAL DISTRICT IDENTIFICATION SIGNS means gateway signs, movement control signs, trailblazer signs, and district street topper signs.

(18) SPECIAL EVENT means a special event as defined in Chapter 42A of the Dallas City Code.

(19) TEMPORARY SIGN means a sign erected for a limited time that identifies an event or activity of limited duration. Examples include signs advertising the sale or lease of property, construction activity in progress, or a special or other cultural event.

(20) TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES means the latest publication of the Texas Manual on Uniform Traffic Control Devices published by the Texas Department of Transportation.

(21) TRAILBLAZER SIGN means a sign placed strategically to guide travelers to a particular destination within the district.

(22) VIDEOBOARD SIGN means a flat screen that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(23) WELCOME MESSAGE means a message that identifies and greets heads of state; foreign dignitaries; groups using city or county property in accordance with a contract, license, or permit; or government organizations.

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

(c) If there is a conflict between the text of this article and the Texas Manual on Uniform Traffic Control Devices, the Texas Manual on Uniform Traffic Control Devices controls for signs in the right-of way.

SEC. 51A-7.2304. SIGN PERMIT REQUIREMENTS.

(a) In general. Except as provided in this subsection, a person shall not alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit. A sign permit is not required to:

(1) Change the text on a changeable message sign or a protective sign.

(2) Erect or replace a banner on a street pole using the existing sign hardware. A sign permit is required to install sign hardware for a banner.

(3) Erect a temporary sign that is less than 50 square feet in effective area.

(4) Erect a non-illuminated sign with an effective area of 20 square feet or less.

(5) Erect governmental traffic signs.

(b) Sign permit procedures.

(1) Except as provided in this subsection, the procedures for obtaining a sign permit using the director procedure in Section 51A-7.505(4) apply in this district.

(2) For each sign permit application, a sign plan is required and must include:

(A) A map of the district boundaries with existing and proposed Southwestern Medical District identification signs shown.

(B) A table with the cumulative number of the existing and proposed Southwestern Medical District identification signs tabulated.

(c) Certificate of appropriateness required. No sign permit may be issued to authorize a sign in this district unless the director has first issued a certificate of appropriateness in accordance with this section.

(d) Review of application by director. The director shall review the application and approve or deny it within 30 days of its receipt.

(e) Appeals process. Any interested person may appeal the decision of the director by submitting a written request for appeal to him or her within 10 days of the decision. The appeal is sent to the city plan commission for review in accordance with Section 51A-7.505(6).

(f) No action taken in appeals process. If the city plan commission fails to make a decision on an appeal by the applicant within 30 calendar days of the date the written request for an appeal is filed with the director, the application shall be considered approved.

(g) Special event signs. Special event signs are governed by the special event permit regulations in Chapter 42A of the Dallas City Code.

SEC. 51A-7.2305. IMITATION OF TRAFFIC AND EMERGENCY SIGNS PROHIBITED.

No person shall erect or maintain any sign using any combination of forms, words, colors, or lights that imitate standard public traffic regulatory or emergency signs or signals.

SEC. 51A-7.2306. CREATION OF SITE.

Except for signs located wholly within the public right-of-way, the director shall not issue a sign permit until a site is established in one of the following ways:

(1) A lot is part of a plat that is approved by the city plan commission and filed in the plat records of Dallas County, Texas.

(2) Tracts that are governed by a detached sign unity agreement in accordance with Section 51A-7.213.

SEC. 51A-7.2307. GENERAL MAINTENANCE.

(a) In general. Sign and sign supports must be maintained in a state of good repair and neat appearance.

(b) Revocation of permit. The director may revoke, in writing, a sign permit if the sign has for a period of one year:

- (1) displayed obsolete advertising matter;
- (2) been without advertising matter; or
- (3) been damaged in excess of 50 percent of the cost of replacement of the sign.

(c) Nonconforming signs. No person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity with this chapter. No person may alter or repair a nonconforming sign where the effect of such repair shall be to enlarge or increase the structure of the nonconforming sign. For purposes of this section, monopole, metal, and wood are each an example of a “type” of sign and the term “repair” does not include maintenance or changes of words or other content on the face of a sign.

SEC. 51A-7.2308. GOVERNMENT TRAFFIC SIGNS.

Nothing in this division shall be construed to regulate the display of a government traffic sign.

SEC. 51A-7.2309. SIGNS IN AND OVER THE PUBLIC RIGHT-OF-WAY.

(a) Signs may be located in or projected over the public right-of-way subject to the Texas Manual on Uniform Traffic Control Devices, Article VI of Chapter 43 of the Dallas City Code, as amended, and the requirements of this section.

(b) All signs proposed in or projecting over the public right-of-way must be approved by the city’s traffic engineer. The city’s traffic engineer shall review the permit application for any sign located in or above the public right-of-way to ensure that the sign complies with the Texas Manual on Uniform Traffic Control Devices, other city ordinances and state laws, and will not pose a traffic or safety hazard or visibility obstruction.

SEC. 51A-7.2310. COMMERCIAL VERSUS NONCOMMERCIAL MESSAGES.

Notwithstanding any other provision in this division, any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this division that do not pertain to the content of the message displayed.

SEC. 51A-7.2311. GENERAL PROVISIONS FOR ALL SIGNS.

(a) Except as provided in this division, signs must comply with the provisions for business zoning districts in Article VII.

(b) Signs may be illuminated by back lighting or indirect lighting.

(c) The use of neon or single incandescent bulbs is not allowed.

(d) No illuminated sign with an effective area of 500 square feet or less may have a luminance greater than 300 foot lamberts, nor may any such sign have a luminance greater than 300 foot lamberts for any portion of the sign within a circle two feet in diameter.

(e) No illuminated sign with an effective area greater than 500 square feet may have a luminance greater than 200 foot lamberts, nor may any such sign have a luminance greater than 200 foot lamberts for any portion of the sign within a circle of two feet in diameter.

(f) The measurements of luminance are taken from any other premise or from any public right-of-way other than an alley.

(g) Changeable messages must follow the requirements of Section 51A-7.303(b).

(h) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(i) Signs are not allowed in a visibility triangle.

(j) There is no limit to the number of words permitted on a sign, unless otherwise restricted by the Texas Manual on Uniform Traffic Control Devices.

(k) All permanent signs must be premise signs, convey a noncommercial message, list the Southwestern Medical District name and logo, or the name of a hospital or medical or educational use.

(l) The use of fiberglass as a sign material is allowed.

(m) For detached signs, the use of plastic as an exterior face of a sign is prohibited. Plastic may be used as a backing for routed letters in a sign can or as decorative ornaments.

(n) Except for helipad signs, no sign may be painted onto the roof of a building, and no flat attached sign is permitted on the roof of a building.

SEC. 51A-7.2312. PROHIBITED SIGNS.

The following signs are prohibited in this District:

- (1) Videoboard signs.
- (2) Supergraphic signs.
- (3) Streamers, pennants, and inflatable seasonal decorations.

SEC. 51A-7.2313. SOUTHWESTERN MEDICAL DISTRICT IDENTIFICATION SIGNS.

- (a) In general.

(1) Southwestern Medical District identification signs designate the boundaries of the district and guide people coming to medical institution destinations within the district.

(2) No minimum setback applies to Southwestern Medical District identification signs.

(3) Southwestern Medical District identification signs may be located in the public right-of-way pursuant to the approval of the city's traffic engineer.

(4) Except for district street topper signs, Southwestern Medical District identification signs may be illuminated in compliance with guidelines found in the Texas Manual on Uniform Traffic Control Devices.

(5) Southwestern Medical District identification signs may contain changeable messages.

(b) Gateway signs. Gateway signs:

(1) A maximum of 10 gateway signs are allowed.

(2) Gateway signs must be monument signs.

(3) Gate way signs may not exceed:

(A) 150 square feet in effective area;

(B) 20 feet in height; and

(C) 8 feet in width; and

(4) Gateway signs may only identify the name or logo of this district or an abutting special provision sign district.

(5) Gateway signs may be internally or externally illuminated.

(6) Gateway signs may be located in the right-of-way, subject to the approval of the city's traffic engineer.

(c) Movement control signs.

(1) In general.

(A) Movement control signs must be a pole sign.

(B) Movement control signs may be located in or projecting over the right-of-way, subject to approval of the city's traffic engineer. A minimum clearance over public right-of-way must be maintained in accordance with the Texas Manual on Uniform Traffic Control Devices.

(C) Text size on movement controls signs is regulated by the Texas Manual on Uniform Traffic Control Devices

(2) Large movement control signs.

(A) A maximum of 14 large movement control signs are allowed.

(B) Large movement control signs may have a maximum effective area of 270 square feet.

(C) Large movement control signs may not exceed three separate panels.

(3) Medium movement signs.

(A) A maximum of 14 are allowed in this district.

(B) Medium movement control signs may have a maximum effective area of 120 square feet.

(C) Medium movement control signs may only contain one panel.

(4) Small movement control signs.

(A) A maximum of 60 small movement control signs are allowed.

(B) Small movement control signs may have a maximum effective area of 80 square feet.

(C) Small movement control signs may only contain one panel.

(d) Trailblazer signs.

(1) A trailblazer sign may be a pole sign or mounted on existing traffic signal posts.

(2) Trailblazer signs may have a maximum effective area of 12 square feet.

(3) Trailblazer signs may only contain one panel.

(4) Trailblazer signs must provide a minimum clearance over public right-of-way in accordance with the Texas Manual on Uniform Traffic Control Devices.

(e) District street topper signs.

- (1) District street topper signs must be mounted on a traffic control street pole
- (2) District street topper signs may have a maximum effective area of 30 square feet.
- (3) District street topper signs may only contain the name of the district.
- (4) District street topper signs may not be internally illuminated.

SEC. 51A-7.2314. BANNERS.

- (a) Banners may be illuminated.
- (b) A banner must display a promotional message, a welcome message, or generic graphics.
- (c) No more than 10 percent of the effective area of a banner may contain a welcome message that identifies and greets a group using city property in accordance with a contract, license, or permit.
- (d) In order to create uniformity throughout the district, it is encouraged for banners to contain the words or logos that identify a Southwestern Medical District sponsor of a cultural event or activity if the sponsor's name is part of the name of the activity or event on up to 10 percent of the effective area.
- (e) A banner having either a promotional message or a welcome message may not be erected more than 90 days prior to the beginning of the advertised activity or event, and must be removed no later than 15 days after that activity or event has ended. The sign hardware for a banner may be left in place between displays of a banner.
- (f) Banners may be mounted to street light poles.
- (g) Pole mounted banner signs are in addition to all other signs permitted on a premise and are subject to the following regulations:
 - (1) The banner and its hardware must:

- (A) meet the sign construction and design standards contained in the Dallas Building Code;
 - (B) be a minimum of eight feet and a maximum of 16 feet above grade;
 - (C) not project more than three feet from the pole on which it is mounted;
 - (D) not exceed eight square feet in effective area;
 - (E) be made out of weather-resistant and rust-proof material; and
- (2) No maximum number of pole mounted banners.
 - (3) A sign permit is not required to erect or remove a pole mounted banner.

SEC. 51A-7.2315. ATTACHED SIGNS.

Section 51A-7.305 applies to attached signs in this district.

SEC. 51A-7.2316. CONSTRUCTION BARRICADE SIGNS.

- (a) A sign affixed to a construction barricade may not be illuminated nor contain any moving parts.
- (b) A minimum 10 percent of the effective area of the sign must display the names of the owner, occupant, medical institution located within the district, or the Southwestern Medical District name, brand, or logo.
- (c) Except for traffic signs, signs on construction barricades located in the public right-of-way are prohibited.
- (d) A sign that is affixed to a construction barricade must be removed when the construction barricade is removed.
- (e) A construction barricade may be fully decorated with a graphic, except that:
 - (1) no decoration or part of the graphic may project more than two inches horizontally from the barricade facade, and
 - (2) no decoration or graphic may project more than four feet vertically above the top of the barricade.

Staff Recommendation:

No right-of-way license included in the SPSP.

Applicant Request:

SEC. 51A-7.2317. RIGHT-OF-WAY LICENSE.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of erecting Southwestern Medical District identification signs. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a sign permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the city.

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

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

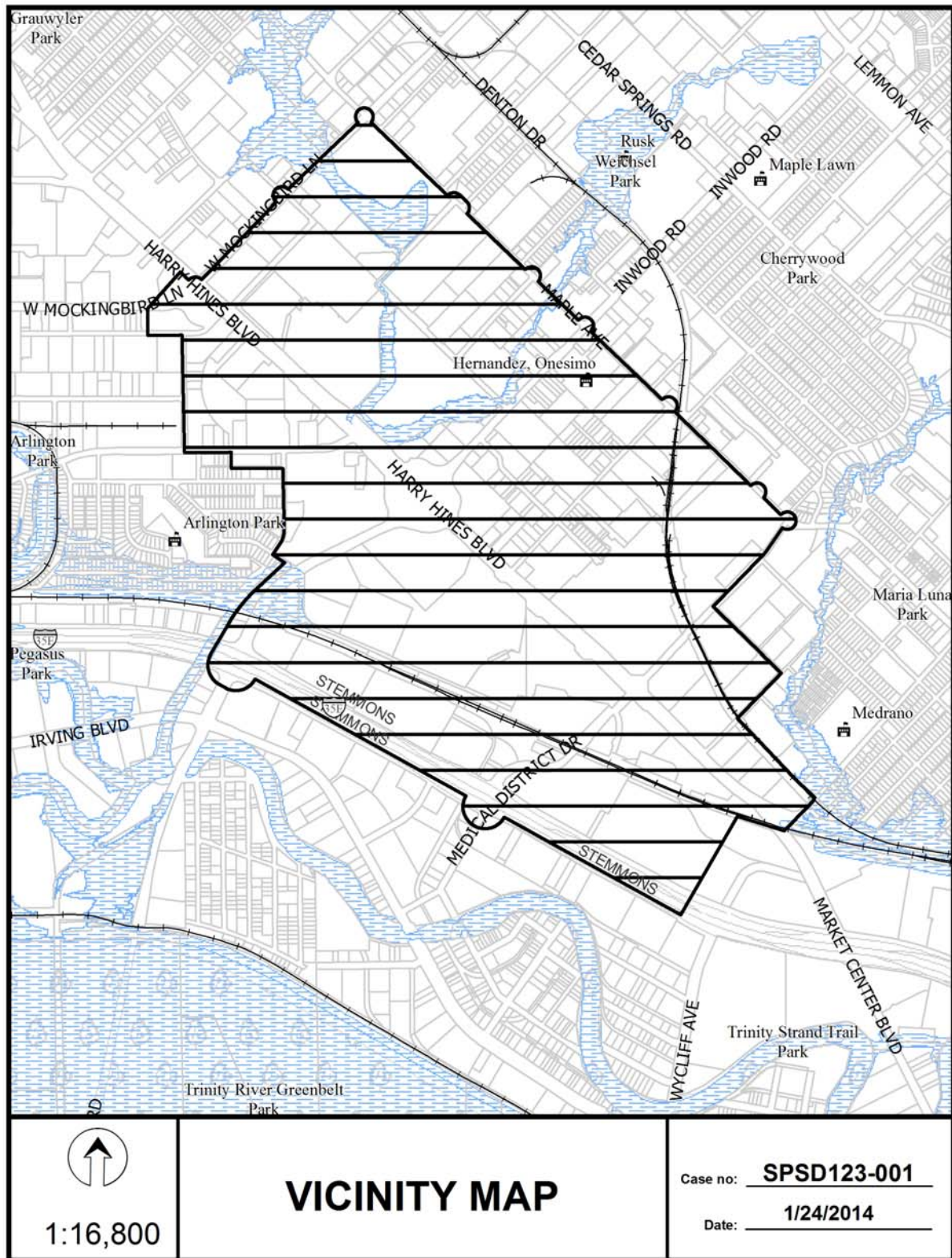
(b) Sign permit.

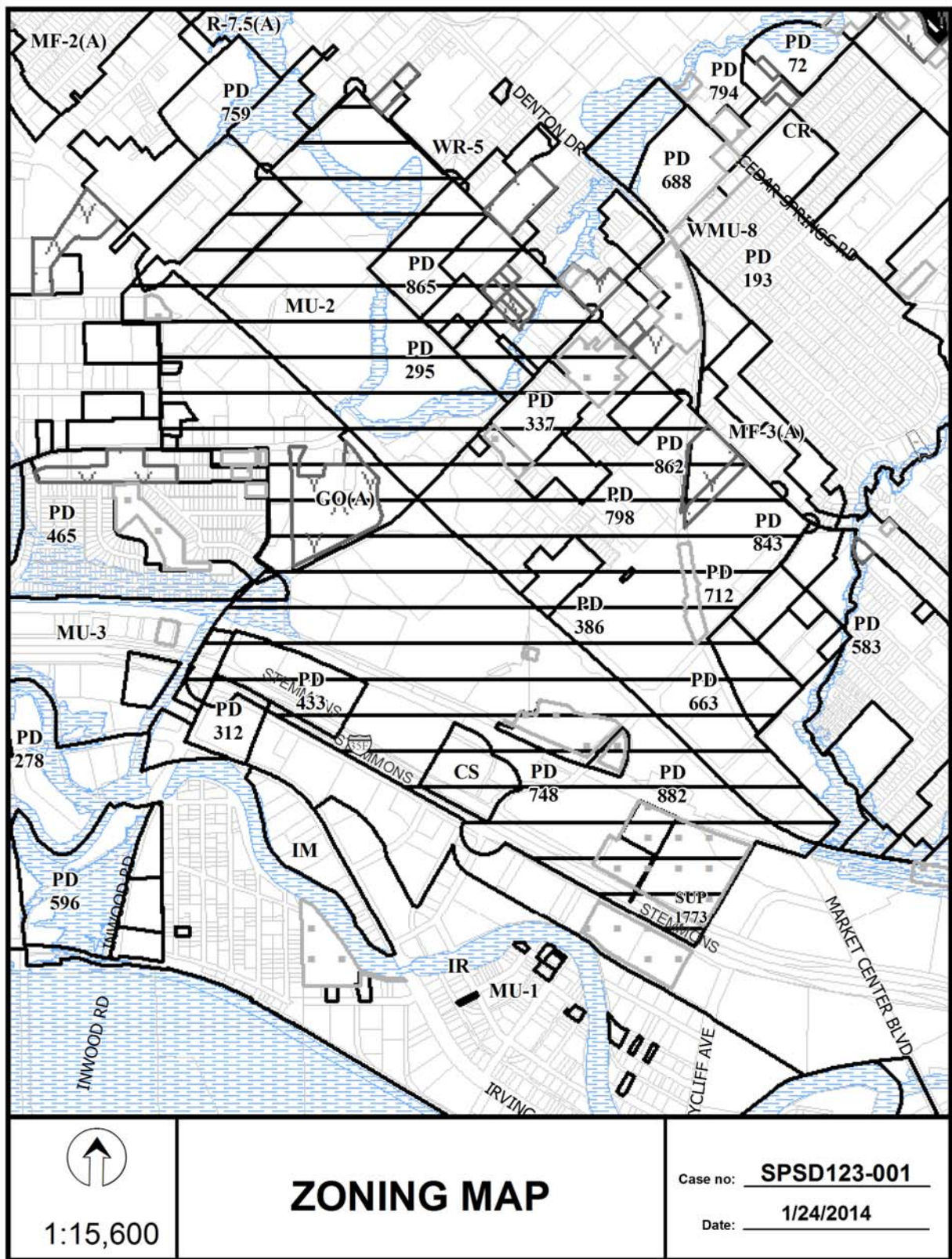
(1) It is the responsibility of the property owner to apply for and obtain a sign permit before locating signs or related amenities in the right-of-way. An application for a sign permit must be made to the building official. The application must be in writing on a form approved by the building official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

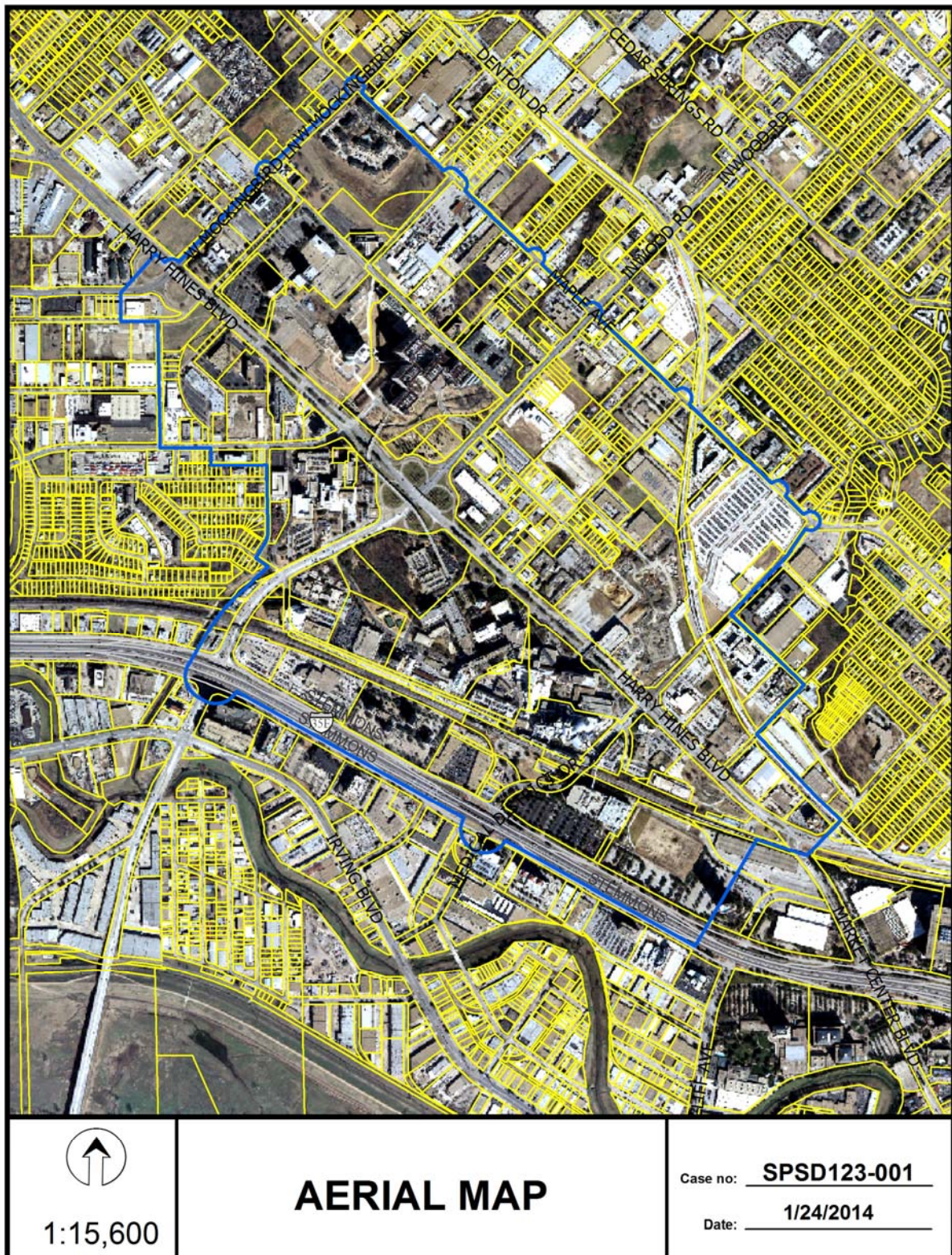
(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction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

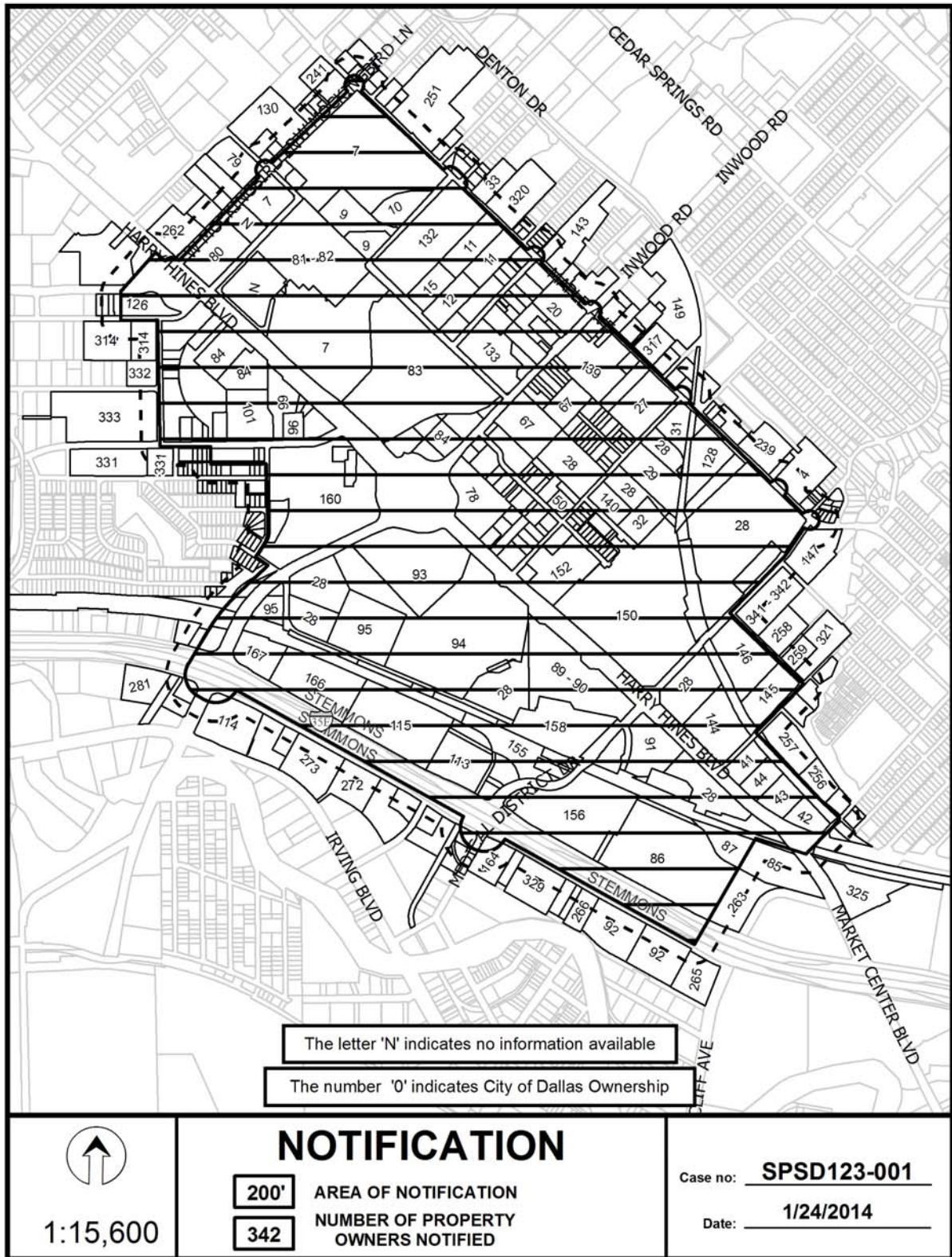
(3) A sign permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) The issuance of a sign permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of Southwestern Medical District identification signs in the public right-of-way.”









1/24/2014

Notification List of Property Owners***SPSD123-001******342 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5321 MAPLE AVE	MAPLE OFFICE PARTNERS LLC &
2	4934 MAPLE AVE	HUCKABEE W G
3	5000 MAPLE AVE	HUCKABEE PARTNERSHIP, LTD
4	5010 MAPLE AVE	SAN CARLOS ASSOC LP
5	2304 MOCKINGBIRD LN	WILLINGHAM REUBEN TR ETAL % EJW CHILDREN
6	6516 FOREST PARK RD	TAYLOR THOMAS W
7	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
8	2449 MOCKINGBIRD LN	GREENWAY-MOCKINGBIRD LP STE 100
9	6222 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
10	2351 BOMAR AVE	UNIVERSITY OF TEXAS % REAL ESTATE OFFICE
11	5919 MAPLE AVE	CRP-GREP MAPLE OWNER LLC STE 2100
12	5940 FOREST PARK RD	AMD APARTMENTS LIMITED PARTNERSHIP % ASS
13	5901 MAPLE AVE	RED BARN HOLDINGS LP
14	2419 STUTZ RD	SCHIEFFER PAUL W
15	6010 FOREST PARK RD	DALLAS NEPHROS LAND COMPANY LP
16	2310 STUTZ RD	VICEROY POST LP
17	2402 STUTZ RD	VICEROY INWOOD LP
18	5855 MAPLE AVE	STARK O V SOUTHLAND FARM STORE
19	2339 INWOOD RD	INWOOD SELF STOR FAM LP
20	5701 MAPLE AVE	KANO MAILE LTD SUITE 100
21	2436 INWOOD RD	D G BATTERY CO INC
22	5505 MAPLE AVE	HEWITT BILL FAMILY LIMITED PARTNERSHIP
23	5513 MAPLE AVE	3605 INWOOD ROAD LP
24	2402 INWOOD RD	BOARD OF REGENTS UNIVERSITY OF TX
25	5611 MAPLE AVE	CHANG CHI SHING & CHIEN LING
26	2444 INWOOD RD	G MEDINA ENTERPRISES INC

SPSD 123-001(CG)

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5415 MAPLE AVE	MAPLE BUTLER LLC STE 271
28	5220 TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
29	2420 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
30	2422 BUTLER ST	CENTRAL ENG & SUPPLY CO
31	2438 BUTLER ST	MAPLE OFFICE PARTNERS LLC ATTN: CHARLES
32	5280 TEX OAK AVE	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
33	2504 BOMAR AVE	ENCORE MF MAPLE LP
34	2500 MOCKINGBIRD LN	JUSBAR LTD
35	5454 MAPLE AVE	PIMENTAL HOLDINGS LLC
36	2515 INWOOD RD	MAPLEWOOD PARTNERS LTD
37	5850 MAPLE AVE	J A M TOWER PPTIES LTD
38	5830 MAPLE AVE	JAM TOWER LTD
39	2504 KIMSEY DR	GARCIA FRANCISCO
40	5800 MAPLE AVE	GAS PIPE INC
41	4646 HARRY HINES BLVD	DYNASTY CONSOLIDATED INDUSTRIES INC
42	4500 HARRY HINES BLVD	MARKET CENTER DFW HOTEL STE 1300
43	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS BOARD OF REGENTS
44	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS
45	2210 BUTLER ST	PAPPAS HARRIS PROPERTIES LLC
46	5406 HARRY HINES BLVD	FONBERG REAL ESTATE INV L % P D FONBERG
47	5427 REDFIELD ST	REDFIELD INVESTMENTS LP
48	5422 HARRY HINES BLVD	CRADDOCK LUMBER CO
49	5503 REDFIELD ST	SALVATION ARMY THE
50	5417 REDFIELD ST	REDFIELD INVESTMENT LP
51	5511 REDFIELD ST	EBERLINE JANE SANTOYO & BRENDA D ARRINGT
52	2213 BUTLER ST	LONG TERM REALTY CAPITAL
53	2203 BUTLER ST	MAJORS SCIENTIFIC BOOKS INC
54	2133 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
55	5527 REDFIELD ST	ILLES GEORGE M % RICK ILLES
56	5502 HARRY HINES BLVD	WENDYS INTERNATIONAL INC TAX DEPARTMENT
57	5400 HARRY HINES BLVD	YEUNG EDWINA

SPSD 123-001(CG)

1/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2415 BUTLER ST	OLMSTED KIRK PAPER CO
59	2411 BUTLER ST	TSEHAI TADESSE ET AL
60	2339 BUTLER ST	STAFFIN JEFF INC
61	2333 BUTLER ST	SANCHEZ JOSE
62	5415 GREGG ST	DOOLEY DAVID M
63	5423 GREGG ST	STRAUBMUELLER DOUGLAS K & J MORT STRAUBM
64	5431 GREGG ST	BAKER ALBERT L JR
65	5511 GREGG ST	BOARD OF REGENTS OF THE UNIVERSITY OF TE
66	5507 GREGG ST	BOARD OF REFENTS OF THE UNIVERSITY OF TE
67	5515 GREGG ST	BOARD OF REGENTS % REAL ESTATE OFFICE
68	5514 GREGG ST	LEE J KENNETH
69	5506 GREGG ST	DAVIS WALLACE E JR
70	5424 GREGG ST	PORRAS PONCIANO V
71	2342 INWOOD RD	DAVIS BETTY SUE
72	2202 INWOOD RD	BRYAN BURT CHAPMAN &
73	5601 REDFIELD ST	SALVATION ARMY THE DALLAS ARC
74	5527 REDFIELD ST	ILLES CO THE % PRESIDENT
75	5529 REDFIELD ST	TEXAS ELECTRONIC INC
76	2214 INWOOD RD	MESHU MANGEMENT CORP INC
77	5602 REDFIELD ST	BOARD OF REGENTS OF THE UNIVERSITY OF TX
78	5554 HARRY HINES BLVD	SALVATION ARMY THE
79	2221 MOCKINGBIRD LN	GENUINE PARTS COMPANY % FINANCE DEPT
80	6500 HARRY HINES BLVD	SALVATION ARMY THE %KENNETH E BREWER
81	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
82	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
83	6000 HARRY HINES BLVD	BOARD OF REGENTS UNIV TX % REAL ESTATE O
84	5900 HARRY HINES BLVD	BOARD OF REGENTS OF THE UNIV OF TEXAS SY
85	2525 MARKET CENTER BLVD	AM CAMPUS LP
86	2300 STEMMONS FWY	DALLAS MARKET CENTER CO 5TH FLOOR
87	2206 STEMMONS FWY	MARKET CENTER LAND LP STE 700
88	2500 BUTLER ST	TEXAS UTILITIES ELEC CO % STATE & LOCAL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5201 HARRY HINES BLVD	PARKLAND HOSPITAL CITY AND COUNTY HOSPIT
90	5235 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
91	4801 HARRY HINES BLVD	PARKLAND HOSPITAL CITY AND COUNTY HOSPIT
92	5300 HARRY HINES BLVD	County of Dallas ATTN COUNTY CLERK
93	2000 INWOOD RD	USA
94	5401 HARRY HINES BLVD	TEXAS STATE OF
95	5601 SOUTHWESTERN MEDICAL AVE	BOARD OF REGENTS OF UNIV % REAL ESTATE O
96	2011 RECORD CROSSING RD	BOARD OF REGENTS OF THE UNIVERSITY OF TE
97	6111 HARRY HINES BLVD	BOARD OF REGENTS UT SYSTM % REAL ESTATE
98	6019 HARRY HINES BLVD	BOARD OF REGENTS UT SYSTM ATTN: ALAN S P
99	6161 HARRY HINES BLVD	UNIVERSITY OF TEXAS SYST ATTN REAL ESTAT
100	6411 HARRY HINES BLVD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
101	1969 RECORD CROSSING RD	UNIV TX SYSTEM FOR UT SOUTHWEST MED CTR
102	6126 WYCHE BLVD	BOARD OF REGENTS OF THE UNIVERSITY OF TE
103	6124 WYCHE BLVD	BOARD OF REGENTS OF THE UNIVERSITY OF TE
104	6333 HARRY HINES BLVD	BOARD OF REGENTS OF THE UNIV OF TEXAS SY
105	6333 HARRY HINES BLVD	BOARD OF REGENTS OF THE UNIV OF TEXAS SY
106	1919 RECORD CROSSING RD	HONG GUN H
107	1921 RECORD CROSSING RD	MASAR HOLDING LTD %BASSAAM SAM ASSAAD
108	1929 RECORD CROSSING RD	DALLAS MEDICAL CARE INC
109	2606 STEMMONS FWY	SPEBO OIL COMPANY INC
110	2607 STEMMONS FWY	QUIK WAY REAIL AS II LTD TAX DEPT # 3410
111	1415 MEDICAL DISTRICT DR	MOORE DAVID J INC % RASH & CO
112	1415 MEDICAL DISTRICT DR	MOORE DAVID J INC %RASH & CO
113	2600 STEMMONS FWY	POLLOCK REALTY CORP STE 895
114	2777 STEMMONS FWY	GENERAL ELECTRIC CREDIT EQUITIES INC ATT
115	2730 STEMMONS FWY	2700 STEMMONS LP ETAL SUITE 388
116	1607 INWOOD RD	1607 INWOOD RD LLC ATTN:TAX DEPT#35409
117	2904 STEMMONS FWY	INDUSTRIAL PROPERTIES TEXAS LLC ATTN: JO
118	1916 RECORD CROSSING RD	MPT OF DALLAS LTACH LP % MEDICAL PPTIES
119	1919 PRAIRIE VIEW DR	UNIVERSITY OF TEXAS BOARD OF REGENTS

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120	1968	RECORD CROSSING RDMPT OF DALLAS LTACH LP STE 501
121	1943	CHATTANOOGA PL JOHNSON WILLIE LUCILLE
122	1939	CHATTANOOGA PL VIBRA HEALTHCARE REAL ESTATE CO LLC
123	1931	CHATTANOOGA PL BOARD OF REGENTS UNIVERSITY OF TX
124	1907	CHATTANOOGA PL ROBINS SANDRA DIANNE
125	1903	CHATTANOOGA PL PEREZ ENRIQUE A
126	1900	MOCKINGBIRD LN BURNETT BROTHERS TRUST DATED NOV 18, 200
127	1878	MOCKINGBIRD LN CARDER CHANEY PROPERTIES LLC
128	5225	MAPLE AVE MAEDC MAPLE APTS LLC SUITE 290
129	5219	MAPLE AVE MAPLE GARDENS LP
130	2345	MOCKINGBIRD LN MOCKINGBIRD VENTURE PARTNERS LLC
131	5920	FOREST PARK RD S W PROFESSIONAL BLDG LTD SUITE 525
132	6114	FOREST PARK RD DALLAS AIRMOTIVE INC
133	5720	FOREST PARK RD UNIFIED HOUSING OF INWOOD LLC
134	5720	FOREST PARK RD DALLAS AREA RAPID TRANSIT
135	2316	STUTZ DR AZM PROPERTIES LLC
136	2333	INWOOD RD LY & LY INVESTMENTS LP
137	2419	INWOOD RD VICEROY DAVENPORT LP
138	2424	STUTZ RD REED LISA A
139	5555	MAPLE AVE Dallas ISD ATTN OFFICE OF LEGAL SERVICES
140	2330	BUTLER ST DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
141	2525	MOCKINGBIRD LN PRESCOTT INTERESTS LTD STE 225
142	2506	INWOOD RD GINGERCREST INC
143	5760	MAPLE AVE ADLER PROPERTY CO LLP
144	4800	HARRY HINES BLVD AMERICAN NATL RED CROSS
145	4707	BENGAL ST RONALD MCDONALD HOUSE OF DALLAS FAMILY A
146	2140	MEDICAL DISTRICT DRAERC 2140 MEDICAL DISTRICT LLC
147	4901	MAPLE AVE KROGER MANAGEMENT NMTC DALLAS I LLC % TH
148	2311	MEDICAL DISTRICT DRKUMIVA GROUP LLC
149	2720	INWOOD RD DART
150	5134	HARRY HINES BLVD DALLAS COUNTY HOSPITAL DISTRICT DBA PARK

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5350 HARRY HINES BLVD	FONBERG PETER TR & 5350 HARRY HINES PTNR
152	5320 HARRY HINES BLVD	SALVATION ARMY THE
153	2222 INWOOD RD	BOARD OF REGENTS OF THE UNIVERSITY OF TE
154	2300 STEMMONS FWY	MARKET CENTER LAND LP
155	1419 MEDICAL DISTRICT DR	DALLAS & FT WORTH CITIES % MICHAEL PYLES
156	2302 STEMMONS FRWY	CHILDRENS MEDICAL CENTER OF DALLAS
157	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
158	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
159	5305 SOUTHWESTERN MEDICAL AVE	BOARD OF REGENTS OF THE UNIVERSITY OF TX
160	5959 HARRY HINES BLVD	UNIV OF TX SOUTHWESTERN MEDICAL CENTER A
161	5939 HARRY HINES BLVD	UNIV OF TX SOUTHWESTERN MEDICAL CENTER A
162	5700 LEE HALL DR	BOARD OF REGENTS OF THE UNIVERSITY OF TE
163	5920 WYCHE BLVD	KEITH BEN E COMPANY ATTN CRAIG WOODCOOK
164	2525 STEMMONS FWY	TRINITY INDUSTRIES
165	1300 MEDICAL DISTRICT DR	ANDREWS DISTRIBUTING COMPANY OF NORTH TE
166	2754 STEMMONS FWY	EDDINS ENTERPRISES INC ATTN MARK EDDINS
167	2760 STEMMONS FWY	EEI CAPITAL LTD
168	1525 INWOOD RD	PNYX LIMITED PS
169	1715 INWOOD RD	BOARD OF REGENTS OF THE UNIVERSITY OF TE
170	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
171	2415 STUTZ RD	HUNT SELWYN E
172	2415 STUTZ RD	KOTLA LALITHA
173	2415 STUTZ RD	DUGAS JUSTIN M
174	2415 STUTZ RD	UNZEITIG ALISON M &
175	2415 STUTZ RD	UNZEITIG ANDREW W
176	2415 STUTZ RD	CHOE JOEL
177	2415 STUTZ RD	MCPHAIL ERICA
178	2415 STUTZ RD	AMIN A HAFIZ & HALIMA
179	2415 STUTZ RD	GILES JASON M
180	2415 STUTZ RD	STAMM MARY C &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
181	2415 STUTZ RD	DELACRUZ AUDREY L
182	2326 STUTZ RD	HALL JUDY H UNIT 101
183	2326 STUTZ RD	NGUYEN LINH &
184	2326 STUTZ RD	RUSSELL JACY NICOLE
185	2326 STUTZ RD	GENTHON STEPHEN P & MARTA T
186	2326 STUTZ RD	MUTH CHARLES & MUTH PAULA
187	2326 STUTZ RD	PLATA ERNEST J & CECILIA R
188	2326 STUTZ RD	PERLMAN SUREKHA & JEFFREY H
189	2326 STUTZ RD	BALFOUR JAMES PAPPAS & CHASITY H
190	2326 STUTZ RD	YUAN ROBERT & RUBY
191	2326 STUTZ RD	WILLIAMS BENJAMIN JAMES & KATHERINE ANNE
192	2326 STUTZ RD	GOBLE GARY L
193	2326 STUTZ RD	CHRISTIANSON BRANDON & RACHEL UNIT 112
194	2326 STUTZ RD	CARRINGTON TOMMY F
195	2326 STUTZ RD	PERLMAN SUKEKHA
196	2326 STUTZ RD	DEMARCO BRENDAN M
197	2326 STUTZ RD	LIU YU YAN & BENNET T BLDG 4 UNIT 116
198	2326 STUTZ RD	CANO CHRISTOPHER A &
199	2326 STUTZ RD	LOHR CLAUDETTE O
200	2326 STUTZ RD	CAI XIN
201	2326 STUTZ RD	SIMMS LLC
202	2295 STUTZ RD	AMD APARTMENTS LIMITED PARTNERSHIP % TRA
203	2325 STUTZ RD	VU DAVID D & VU TUNG V & TUYETYEN
204	2325 STUTZ RD	SHAY JERRY L & CHU CHUNG YI
205	2325 STUTZ RD	JEFFRIES CHRISTOPHER
206	2335 STUTZ RD	FLORIANI JOSEPH F &
207	2335 STUTZ RD	NEUMANN CHARLES DAVID
208	2335 STUTZ RD	LI HELEN
209	2325 STUTZ RD	CHU NAM ANTHONY BLDG 2 UNIT 46
210	2325 STUTZ RD	POWELL JAMES
211	2325 STUTZ RD	BAUTISTA RICHARD M & JOANN I
212	2335 STUTZ RD	LIN KATHY

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213	2335 STUTZ RD	KIM DAVID
214	2335 STUTZ RD	PATEL ANKUR
215	2325 STUTZ RD	RESERVE AT STUTZ RD LLC
216	2403 STUTZ RD	WILLIAMS CARMEN M
217	2403 STUTZ RD	NGUYEN DON H
218	2403 STUTZ RD	WARE JEFFREY &
219	2403 STUTZ RD	MALDONADO GERARDO & BOBBIE J &
220	2403 STUTZ RD	EGBUNIWE CHIKE N
221	2407 STUTZ RD	GOMEZ JOSE V
222	2407 STUTZ RD	HARDEMAN PAULA A
223	2407 STUTZ RD	YALCIN ASLIGUL & PAUL C CHIN
224	2407 STUTZ RD	BIRDSONG ALEX
225	2407 STUTZ RD	PENA LLOPIS SAMUEL
226	2407 STUTZ RD	OKORAFOR ORIEJI L
227	2110 LUCAS DR	BENNERS WILL H III
228	2016 LUCAS DR	RUSTY GLENN DESIGNS INC
229	4924 MAPLE AVE	HUCKABEE WALTER G
230	2514 AMELIA ST	HUCKABEE W G
231	2511 AMELIA ST	HUCKABEE LOU G
232	2513 AMELIA ST	HUCKABEE LOU G
233	2515 AMELIA ST	MONTES DAVID
234	2521 AMELIA ST	JACINTO GRACIE & MICHAEL
235	5308 MAPLE AVE	MAYA FOODS INC
236	5320 MAPLE AVE	DUTCH MAPLE LTD STE 100
237	5326 MAPLE AVE	ES & S REALTY LLC
238	5312 MAPLE AVE	SCHWARTZ JERRY TRUSTEE & STEPHEN SCHWART
239	5225 FLEETWOOD OAKS DR	TOWN SQUARE JV
240	5120 MAPLE AVE	QUINTANILLA RAYMOND
241	6627 MAPLE AVE	6627 MAPLE AVE PS % WELLS FARGO NA
242	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
243	2515 MANOR WAY	REYNA FELIPE O

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6434 MAPLE AVE	6434 MAPLE PLACE LP
245	6418 MAPLE AVE	FURSTENBERG INV LLC
246	5404 DENTON DR	RP DENTWOOD SC LP
247	2508 KIMSEY DR	SILPAVIVAT CHAVALIT
248	2512 KIMSEY DR	STARK FRIEDRICH % CHRISTINA STARK
249	2518 KIMSEY DR	BANDA PEDRO
250	2522 KIMSEY DR	LYNN AMY INC
251	6333 DENTON DR	CANYON FONBERG I LP
252	4434 HARRY HINES BLVD	SPIROS VERGOS % BROOKHOLLOW NATL BK
253	2201 KINGS RD	CRASH INC
254	4699 PRODUCTION DR	RUPLEY HELEN GAIL
255	2023 LUCAS DR	WALRAVEN A T III & ANNE WALRAVEN R RUPE
256	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC ATTN: CHARLES M
257	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION SUITE 100
258	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD
259	4722 BENGAL ST	FOSTER M POOLE JR
260	2128 HAWES AVE	MOORE STEPHEN LOUIS
261	2130 HAWES AVE	JL & JB PROPERTIES INC
262	6612 HARRY HINES BLVD	MHJ LTD
263	2222 STEMMONS FWY	DMC PROPERTY LLC
264	2475 STEMMONS FWY	PINK FAMILY PARTNERSHIP UNIT 285
265	2325 STEMMONS FWY	SPL DALLAS HOSPITALITY LP
266	2451 STEMMONS FWY	LANDED LUCKY LP
267	2461 STEMMONS FWY	GOYEN PPTIES FAMILY LP
268	2505 STEMMONS FWY	KNOPF FAMILY LTD PS
269	2629 STEMMONS FWY	ESTISAM INC
270	1377 MEDICAL DISTRICT DR	TRINITY INDUSTRIES INC % CATHERINE GRYDE
271	1379 MEDICAL DISTRICT DR	TRINITY INDUSTRIES INC
272	2727 STEMMONS FWY	LA FS ESD LLC ET AL SUITE 1300
273	2735 STEMMONS FWY	ADP INC % WESTERN DIVISION
274	2707 STEMMONS FWY	PRESCOTT INTERESTS MIDWAY STE 225

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2707 STEMMONS FWY	TRINITY VALLEY PROP FUND 1350 MANUFACTUR
276	2701 STEMMONS FWY	PRESCOTT INTERESTS MIDWAY STE 225
277	2701 STEMMONS FWY	TRINITY VALLEY PROP FUND 1350 MANUFACTUR
278	2741 STEMMONS FWY	LARHESA PROPERTIES # 1 LP %FRED WURLITZE
279	2747 STEMMONS FWY	CHATHAM DALLAS HS LLC % CHATHAM LODGING
280	2910 STEMMONS FWY	DAVIS BURNS LP
281	2929 STEMMONS FWY	2929 STEMMONS REALTY GROUP LP
282	5617 ARLINGTON PARK DR	BECERRIL ADONAI PEREZ
283	5609 ARLINGTON PARK DR	BUTLER JULIA EST OF
284	5607 ARLINGTON PARK DR	CERDA JOSE G
285	5603 ARLINGTON PARK DR	JONES LILLIE LAURETA
286	5523 ARLINGTON PARK DR	DALLAS CITY OF
287	5519 ARLINGTON PARK DR	TASBY SAM
288	1910 PRAIRIE VIEW DR	SANCHEZ ARMANDO
289	1916 PRAIRIE VIEW DR	HMK LTD
290	1920 PRAIRIE VIEW DR	BOARD OF REGENTS OF THE UNIVERSITY OF TE
291	5627 LEE HALL DR	HUANG HAI HUA AKA CAROL HUANG
292	5615 LEE HALL DR	PORTAL 7 LLC
293	5602 ARLINGTON PARK DR	BROWN LEON ETAL
294	5606 ARLINGTON PARK DR	ARAYANO SANTOS
295	5614 ARLINGTON PARK DR	UNIVERSITY OF TEXAS SOUTHWEST MED CTR %R
296	1838 CHATTANOOGA PL	MOORE CHARLES E
297	1842 CHATTANOOGA PL	WHITTEN JANIE B TRUSTEE
298	1902 CHATTANOOGA PL	DIAMANTE HOMES INC
299	1906 CHATTANOOGA PL	CABANAS ROSA MARIA
300	1910 CHATTANOOGA PL	SCOTT CHARLES & TAMARA
301	1914 CHATTANOOGA PL	PERSON DOLLIE G
302	1918 CHATTANOOGA PL	DELEON JOSE F MD & PRISCILLA F
303	1922 CHATTANOOGA PL	CABRERA JOSE DE JESUS & RICARDO CABRERA
304	1915 PRAIRIE VIEW DR	CARTER CLARA A
305	1907 PRAIRIE VIEW DR	1250 WDT LTD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1902	RECORD CROSSING RDFIVE HANS
307	1851	CHATTANOOGA PL BRIONES FERMIN & JUANITA BRIONES
308	1847	CHATTANOOGA PL SANTAMARIA DANIEL SR & BEDA SANTAMARIA
309	1839	CHATTANOOGA PL HARRIS DREW
310	1835	CHATTANOOGA PL STANTON ERMA EST OF
311	1831	CHATTANOOGA PL HENDERSON SAMUEL
312	1715	BRIAR CLIFF RD BECKER LEWIS E
313	1702	BRIAR CLIFF RD GNG PROPERTIES INC
314	1840	PLANTATION RD BEN E KEITH COMPANY
315	1868	MOCKINGBIRD LN 1850 MOCKINGBIRD LLC
316	5610	MAPLE AVE HUIZENGA INC
317	5602	MAPLE AVE MAPLE DOUGLAS LP
318	2516	INWOOD RD FRIS CHKN LLC % CAJUN OPERATING CO ATTN
319	5606	MAPLE AVE SHARIFI HOLDINGS LLC SUITE 200
320	6008	MAPLE AVE AMLI 6008 MAPLE AVENUE LLC
321	4700	BENGAL ST TCF INTERESTS PARTNERSHIP LTD ATTN: LEGA
322	4816	BENGAL ST POOLE FOSTER M JR
323	2121	MOCKINGBIRD LN MESQUITE CREEK DEVELOPMENT INC
324	2111	MOCKINGBIRD LN MESQUITE CREEK DEV INC % MESQUITE CREEK
325	2100	STEMMONS FWY CNL DALLAS MARKET CENTER LP % ASSET MAGR
326	1893	MOCKINGBIRD LN CITY OF DALLAS HOUSING FINANCE CORPORATI
327	1893	MOCKINGBIRD LN CITY OF DALLAS HOUSING FINANCE CORP RM 5
328	2525	STEMMONS FWY TRINITY INDUSTRIES INC ATTN DICK MARTIN
329	2493	STEMMONS FWY CNL HOTEL INVESTORS INC %PROPERTY TAX DE
330	1521	INWOOD RD PRITY INVESTMENTS INC ATT: RAJAN PATEL
331	1700	RECORD CROSSING RDKEITH BEN E COMPANY
332	6101	WYCHE BLVD BEN E KEITH COMPANY
333	1805	RECORD CROSSING RDKEITH BEN E CO
334	1926	CHATTANOOGA PL WISE MARGARET F
335	1926	CHATTANOOGA PL WISE MARGARET F
336	1926	CHATTANOOGA PL KESTEL JOHN L SUITE C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	1851 PRAIRIE VIEW DR	AUSTIN TONI M
338	1851 PRAIRIE VIEW DR	EICHHORN FAMILY LIVING TRUST
339	1851 PRAIRIE VIEW DR	AUSTIN DAVID L
340	1851 PRAIRIE VIEW DR	WISE MARGARET F STE A
341	2222 MEDICAL DISTRICT DR	CRLP MEDICAL DISTRICT DRIVE LLC
342	2222 MEDICAL DISTRICT DR	GIC - MOTOR RETAIL, LP