



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 20, 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 Follow-up

Bert Vandenberg, Assistant City Attorney, City of Dallas

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S134-081**
(CC District 4)

An application to replat a 0.20-acre tract of land containing all of Lot 2 in City Block 29/4228 into two 0.10-acre lots on property located on 1214 Illinois Avenue at 2306 Britton Avenue, southeast corner.

Applicant/Owner: Benito & Guadalupe Mojica

Surveyor: Precise Survey

Application Filed: February 19, 2014

Zoning: CS

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

- (2) **S134-082**
(CC District 6)
- An application to replat all of Lots 28, 29, 30 and part of Lot 63 all in City Block 6/6836 into one 0.6045-acre lot on property located on Oak Lawn Avenue at Market Center Boulevard, east corner.
Applicant/Owner: Prescott Interests 1300 Oak Lawn, Ltd. A Texas Limited Partnership
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 19, 2014
Zoning: PD 621, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-084**
(CC District 2)
- An application to replat a 6.956-acre tract of land containing part of City Block 5745 to create one lot on property located on Harry Hines Boulevard at Medical District Drive, southeast corner.
Applicant/ Owner: Dallas County Hospital District, dba Parkland Health and Hospital System
Surveyor: Pacheco-Koch Engineering, Inc.
Application Filed: February 20, 2014
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-088**
(CC District 13)
- An application to replat a 2.4318-acre tract of land containing part of Lot 4 in City Block 5213 ½ into one 0.5678-acre lot, and one 1.8640-acre lot on property located on Rambler Road at Walnut Hill Lane, northwest corner.
Applicant/ Owner: Texas Health System
Surveyor: Survey Consultants, Inc.
Application Filed: February 20, 2014
Zoning: MC-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S134-089**
(CC District 1)
- An application to replat a 9.603-acre tract of land containing all of Lot 1 in City Block A/3533; part of Lots 1 through 7 and all of Lots 8 through 10, and part of abandoned Windomere Avenue into one lot on property located on S. Edgefield Street between W. Brooklyn Avenue and W. 12th Street.
Applicant/ Owner: Dallas Independent School District
Surveyor: Gonzalez and Schneeberg Surveyors & Engineers
Application Filed: February 20, 2014
Zoning: PD 306
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S134-092**
(CC District 8)
- An application to replat a 0.2930-acre lot from a tract of land containing part of Lot 14 in City Block 7861 of Sunnyside Acres Addition, an unrecorded Addition, into one lot on property located on Murdock Road south Fairport Road.
Applicant/ Owner: Arnulfo R. Medina
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 20, 2014
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S134-093**
(CC District 2)
- An application to replat a 1.592-acre lot from a tract of land containing part of Lot 2 and all of Lots 3, 4, 5, 6, and 7 in City Block 8/827 into one lot on property located on Simpson Street at Hill Avenue, south corner.
Applicant/ Owner: The Dallas Elderly Housing Corporation
Surveyor: Lane's Southwest Surveying
Application Filed: February 20, 2014
Zoning: MF-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S134-095**
(CC District 2)
- An application to create one 2.974-acre lot from a tract of land in City Block A/5361 on property located on State Highway 78 (Garland Road) at Barnes Bridge Road, south corner.
Applicant/ Owner: J-K Williams, LLC
Surveyor: Peeples Land Surveying, PLLC
Application Filed: February 24, 2014
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S134-096**
(CC District 2)
- An application to replat a 3.229-acre tract of land containing all of Lots 1 and 2 in City Block F/10, all of Lot 8 in City Block 110, a tract of land in City Block 110, and a tract of land in City Block 100; Evergreen Street to be abandoned and bounded all bounded by Ervay Street, Young Street, St. Paul Street and Marilla Street.
Applicant/ Owner: Alterra 500 South Ervay Street
Surveyor: Piburn & Carson, LLC
Application Filed: February 25, 2014
Zoning: CA-1(A)

Building Line Removal:

- (10) **S134-080**
(CC District 13)
- An application to replat all of Lot 1A in City Block B/1524 to create one 1.744 acre lot, one 0.063 acre common area, and to remove the existing platted 19 foot building line along the southeast line of Cole Avenue and to remove the platted 9 foot building line along the northwest line of N. Fitzhugh Avenue from a 1.807 acre tract of land located on N. Fitzhugh Avenue between Cole Avenue and McKinney Avenue.
- Applicant/ Owner: Hope Cottage, Inc.
Surveyor: Adams Surveying Company, LLC
Application Filed: February , 2013
Zoning: PD 193(PDS 100)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S134-083**
(CC District 5)
- An application to replat all of Lots 1, 2, 3, 4, and 5 in City Block 2/6182 into one 1.464-acre lot and one 0.372-acre lot and reduction of a portion of the existing 60 foot platted building line by 16.20 feet along the west line of South Buckner Boulevard on property located on South Buckner Boulevard at Jennie Lee Lane, southwest corner.
- Applicant/ Owner: Fadi Qarem, Almass Investment Group, LP, a Texas Limited Partnership
Surveyor: CBG Surveying, Inc.
Application Filed: February 19, 2014
Zoning: PD 366
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S134-086**
(CC District 6)
- An application to replat a 1.047-acre lot from a tract of land containing part of Lot 23 in City Block 39/7180 and part of City Block 7179 into one lot on property located on Bernal Drive northeast of S. Walton Walker Blvd.
- Applicant/ Owner: Hector and Juana Ornelas
Surveyor: Surveying Associates
Application Filed: February 20, 2014
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S134-090**
(CC District 11)
An application to replat a 7.015-acre tract of land containing all of Lots 6, 7, and 8 in City Block 43/7460 and all of Block 43-A/7460, and part of abandoned Crestway Drive right-of-way into one lot on property located on Forest Lane, west of Wooded Gate Drive.
Applicant/ Owner: Unity Church of Dallas
Surveyor: A&W Surveyors, Inc.
Application Filed: February 21, 2014
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S134-091**
(CC District 11)
An application to replat a 4.42-acre tract of land containing all of Lots 1, 2 and 3 in City Block 42A/7460 and all of Lots 5, 6, 7, and 8 in City Block 42/7460 and an abandoned 15 foot alley right-of-way in City Block 42A/7460 into a 19 lot Shared Access Development on property located on Forest Lane at Creekway Drive.
Applicant/ Owner: Unity Church of Dallas
Surveyor: A&W Surveyors, Inc.
Application Filed: February 21, 2014
Zoning: PD 905
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S134-094**
(CC District 2)
An application to replat a 0.357 acre tract of land containing all of Lots 16A and 16B in City Block 8/2023 into one lot on property located at 16A Turtle Creek Bend.
Applicant/ Owner: Allen and Carol Questrom
Surveyor: CBG Surveying, Inc.
Application Filed: February 21, 2014
Zoning: PD 193(TH-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M134-019**
Richard Brown
(CC District 10)
An application for a minor amendment to the site plan for Specific Use Permit No. 651 for a College in the southeast quadrant of Walnut Street and Abrams Road.
Staff Recommendation: **Approval**
Applicant: DCCCD Facilities Management
Representative: Dallas May

D123-026

Olga Torres Holyoak
(CC District 13)

An application for a development plan for Planned Development District No. 874, on the south line of Bandera Avenue, west of Hillcrest Road.

Staff Recommendation: **Approval**

Applicant: Bandera Apartments, LLC

Representative: Masterplan, Gladys Bowens

D134-003

Olga Torres Holyoak
(CC District 1)

An application for a development plan for Planned Development District No. 894, on the southeast corner of South Zang Boulevard and West Louisiana Avenue.

Staff Recommendation: **Approval**

Applicant: WCH Limited Partnership

Representative: Bannister Engineering, David Greer

W134-008

Megan Wimer
(CC District 7)

An application for a waiver of the two-year waiting period in order to submit an application to amend the development plan and conditions for Planned Development District No. 884, on the northeast corner of Gross Road and Peavy Road.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

Zoning Cases – Consent:

1. **Z123-350(RB)**

Richard Brown
(CC District 7)

An application for an amendment to and expansion of Planned Development District No. 849 with the expansion area zoned Tracts 1 and 3 of Planned Development District No. 716 and an R-5(A) Single Family Subdistrict of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property generally bounded by Bertrand Avenue, Imperial Street, Montie Street, Lagow Street, Hatcher Street, and Scyene Road.

Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1 development plan, Tract 1 landscape plan, and conditions.

Applicant: Frazier Revitalization, Inc.

Representative: Andrea Hills

2. **Z134-111(RB)**

Richard Brown
(CC District 14)

An application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District, on property at the southwest corner of Milton Street and Amesbury Drive.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: Stillwater Residential Partners, LLC

Representative: Karl Crawley

3. **Z134-112(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District, on property bounded by Milton Street, Birchbrook Drive, and Amesbury Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Stillwater Residential Partners, LLC
Representative: Karl Crawley
4. **Z134-130(RB)**
Richard Brown
(CC District 11)
- An application for an amendment to Planned Development District No. 291 for MF-2(A) Multifamily District Uses and RR Regional Retail District Uses on property located on the northeast corner of Verde Valley Lane and the Dallas North Tollway.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's revised conditions.
Applicant: Sabino/Renaissance Parc, LP
Representative: Jonathan Wood
5. **Z123-359(WE)**
Warren Ellis
(CC District 4)
- An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the north side of Ann Arbor Avenue, east of South Marsalis Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Ann Arbor Retail Corp.
Representative: Hisham Awadelkariem
6. **Z134-159(WE)**
Warren Ellis
(CC District 8)
- An application for the renewal of Specific Use Permit No. 1966 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 Regional Retail District with a D-1 Liquor Control Overlay south of Great Trinity Forest Way (Loop 12), east of Oklaumon Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Soon Young Kang
Representative: Chick Kang

7. **Z134-161(WE)**
Warren Ellis
(CC District 13)

An application for a Planned Development District for R-1ac(A) Single Family District uses on property zoned an R-1ac(A) Single Family District on the north side of Park Lane, west of Preston Road.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Alan B. and Lee Ann White

Representative: Tommy Mann, Laura Hoffman, Winstead PC
8. **Z123-365(MW)**
Megan Wimer
(CC District 2)

An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: Alliance Residential Company, LLC

Representative: Robert Baldwin
9. **Z123-371(OTH)**
Olga Torres Holyoak
(CC District 8)

An application for renewal of and an amendment to Specific Use Permit No. 1899 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay located on the north corner of South Belt Line Road and Seagoville Road.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

Applicant: Abed Ammouri

Representative: Hisham Awadelkariem
10. **Z123-330(LHS)**
L. Holmes Stringfellow
(CC District 2)

An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IM Industrial Manufacturing District on the east corner of Forest Park Road and Bomar Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: Dallas Airmotive

Representative: Robert Baldwin
11. **Z134-122(LHS)**
L. Holmes Stringfellow
(CC District 6)

An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District located south of the terminus of South Northlake Road, south of Belt Line Road.

Staff Recommendation: **Hold under advisement until April 3, 2014.**

Applicant: CW Shoreline Land, Ltd.

Representative: Luillo Pena, Billingsley Co.

Zoning Cases – Under Advisement:

12. **Z123-193(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development Subdistrict for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west line of Cole Avenue, north of Hester Avenue.
Staff Recommendation: **Denial**
Applicant: Travis Cole 2012 Apartments, LP
Representative: Dallas Cothrum, MASTERPLAN
U/A From: December 19, 2013 and January 23, 2014
13. **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: **Hold under advisement until April 17, 2014.**
Applicant: David & Hector Varela
Representative: Santos Martinez, Masterplan
U/A From: December 5, 2013 and February 6, 2014
14. **Z123-346(WE)**
Warren Ellis
(CC District 6)
An application for an amendment to Specific Use Permit No. 1241 for a utility or government installation other than listed on property zoned an IR Industrial Research District on the west line of Irving Boulevard, north of Quaker Street.
Staff Recommendation: **Approval**, subject to a revised site plan, revised landscape plan and revised conditions.
Applicant: City of Dallas
Representative: Vincent Lewis
U/A From: January 23, 2014 and February 6, 2014
15. **Z123-269(MW)**
Megan Wimer
(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 greater than 3,500 square feet on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southeast corner of Moberly Lane and South Buckner Boulevard.
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.
Applicant: Amirali Q. Vidhani, Sole Business Owner
Representative: Pamela Craig
U/A From: February 20, 2014 and March 6, 2014

Zoning Cases – Individual:

16. **Z123-298(RB)**
Richard Brown
(CC District 7)
- An application for a WMU-3 Walkable Mixed Urban Use District within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property zoned as a CC Community Commercial Subdistrict and an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property located at the east corner of Hatcher Street and Racell Street. Consideration will also be given to the granting of a Planned Development District for Mixed Uses.
Staff Recommendation: **Approval**, subject to a Shopfront (-SH) Overlay.
Applicant: KKBK Partners, LLC
Representative: Craig Grant

Road Hump Appeal:

Lavendale Avenue, between Camelia Road and Royalton Drive

- Kerry Elder
(CC District 11)
- Consideration of an appeal regarding the eligibility of Lavendale Avenue, between Camelia Road and Royalton Drive for the City's Road Hump Program
Staff Recommendation: **No objection**
-

Other Matters

Minutes: March 6, 2014

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 20, 2014

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, March 20, 2014, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 078-016** – Consideration of amending the Dallas Development Code to amends regulation pertaining to outside storage and screening requirements.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-081**Subdivision Administrator:** Paul Nelson**LOCATION:** Illinois Avenue at Britton Avenue, southeast corner**DATE FILED:** February 19, 2014**ZONING:** CS**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.20-acre**MAPSCO:** 55T**APPLICANT/OWNER:** Benito & Guadalupe Mojica

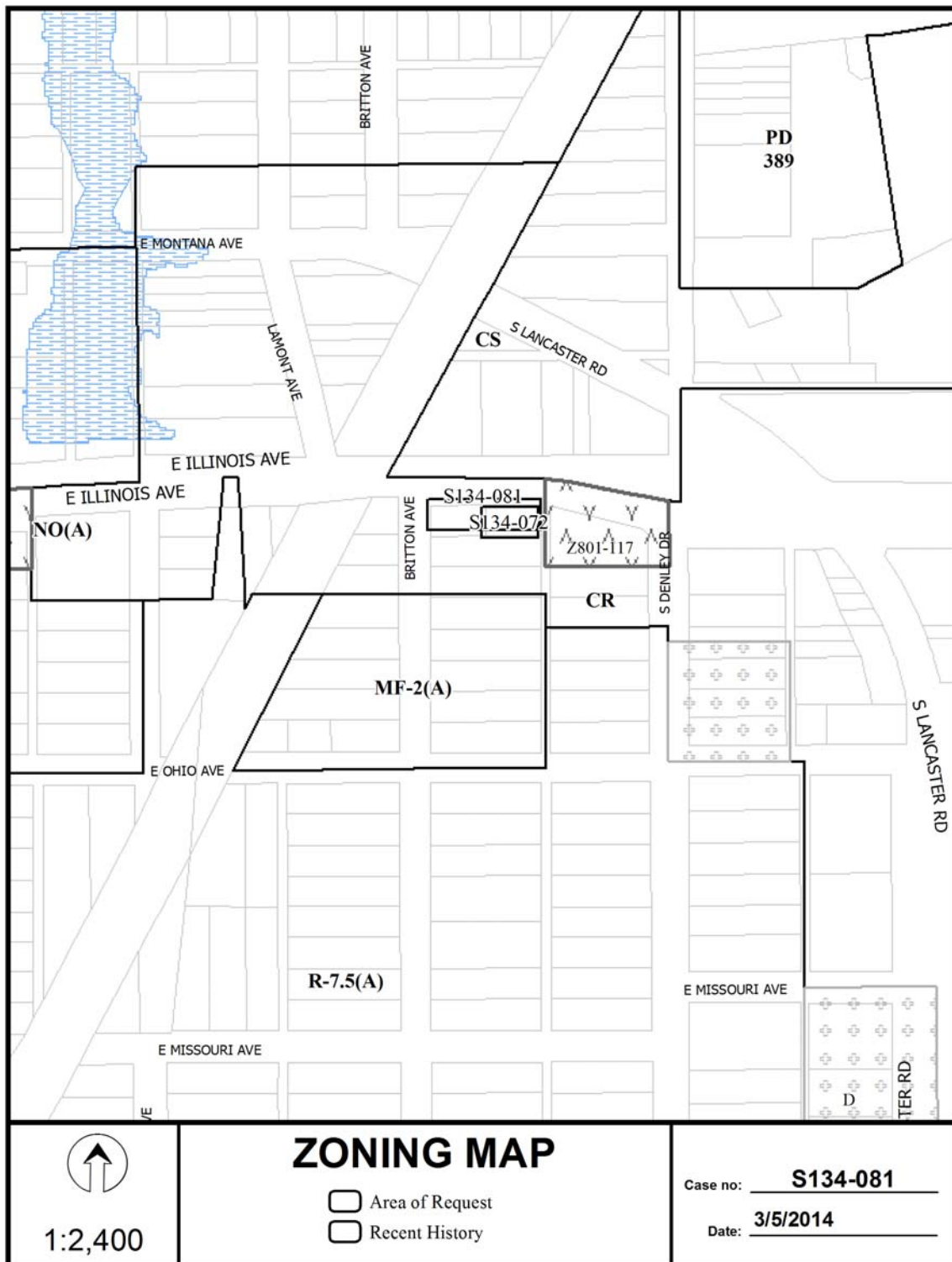
REQUEST: An application to replat a 0.20-acre tract of land containing all of Lot 2 in City Block 29/4228 into two 0.10-acre lots on property located on 1214 Illinois Avenue at 2306 Britton Avenue, southeast corner.

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

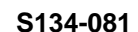
STAFF RECOMMENDATION: The request complies with the requirements of the CS District; therefore, staff recommends approval subject to compliance with the following conditions:

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 new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 26.5 feet of right-of-way from the established centerline of Britton Avenue.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Britton Avenue and East Illinois Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show the distance/width of right-of-way for Illinois Avenue at a minimum of 2 locations.
18. On the final plat remove the "E." from E. Illinois Avenue.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed wastewater service locations and service sizes.
21. Wastewater main extension is required by Private Development Contract.
22. On the final plat define the boundary lines of Britton Avenue, Illinois Avenue and the 15 foot public alley.
23. On the final plat delete the street name label "Jefferson Boulevard" and the reference to "100 foot public right-of-way" north of Illinois Avenue.
24. The buildings on Lot 2A and Lot 2B must be checked for fire resistance compliance prior to submittal of the final plat with fire protection.
25. On the final plat identify the property as Lots 2A and 2B in City Block 29/4228.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-082**Subdivision Administrator:** Paul Nelson**LOCATION:** Oak Lawn Avenue at Market Center Boulevard, east corner.**DATE FILED:** February 19, 2014**ZONING:** PD 621, Subdistrict 1**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.6045-acre **MAPSCO:** 44H**OWNER/APPLICANT:** Prescott Interests 1300 Oak Lawn, Ltd., A Texas Limited Partnership

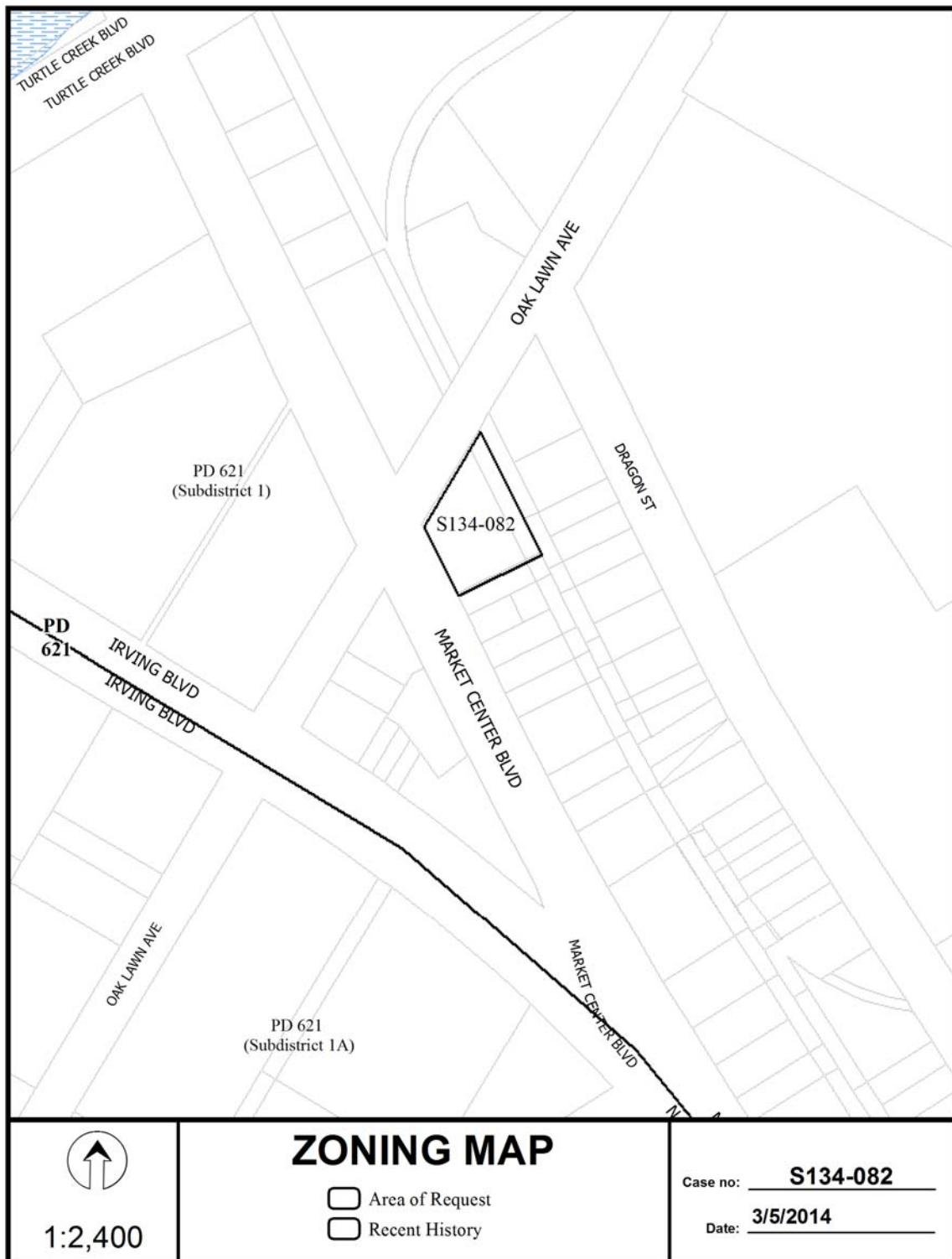
REQUEST: An application to replat all of Lots 28, 29, 30 and part of Lot 63 in City Block 6/6836 into one 0.6045-acre lot on property located on Oak Lawn Avenue at Market Center Boulevard, east corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 621, Subdistrict 1; 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 new or existing structure 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 Section approval."
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Oak Lawn Avenue.
14. On the final plat dedicate 65 feet of right-of-way from the established centerline of Market Center Boulevard.
15. Location is in the Industrial Boulevard Sump (WSE 400.1). All construction for any proposed development must be above the 400.1 foot elevation. For the areas where the existing elevation is below 400.1 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.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat show two control monuments.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
20. New water and/or wastewater easements need to be shown.
21. Wastewater main extension may be required by Private Development Contract.
22. On the final plat identify the property as Lot 28A in City Block 6/6836.





CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-084**Subdivision Administrator:** Paul Nelson**LOCATION:** Harry Hines Boulevard at Medical District Drive, southeast corner**DATE FILED:** February 20, 2014**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 6.596-acre **MAPSCO:** 34U**OWNER:** Dallas County Hospital District, dba Parkland Health and Hospital System

REQUEST: An application to replat a 6.956-acre tract of land containing part of City Block 5745 to create one lot on property located on Harry Hines Boulevard at Medical District Drive, southeast corner.

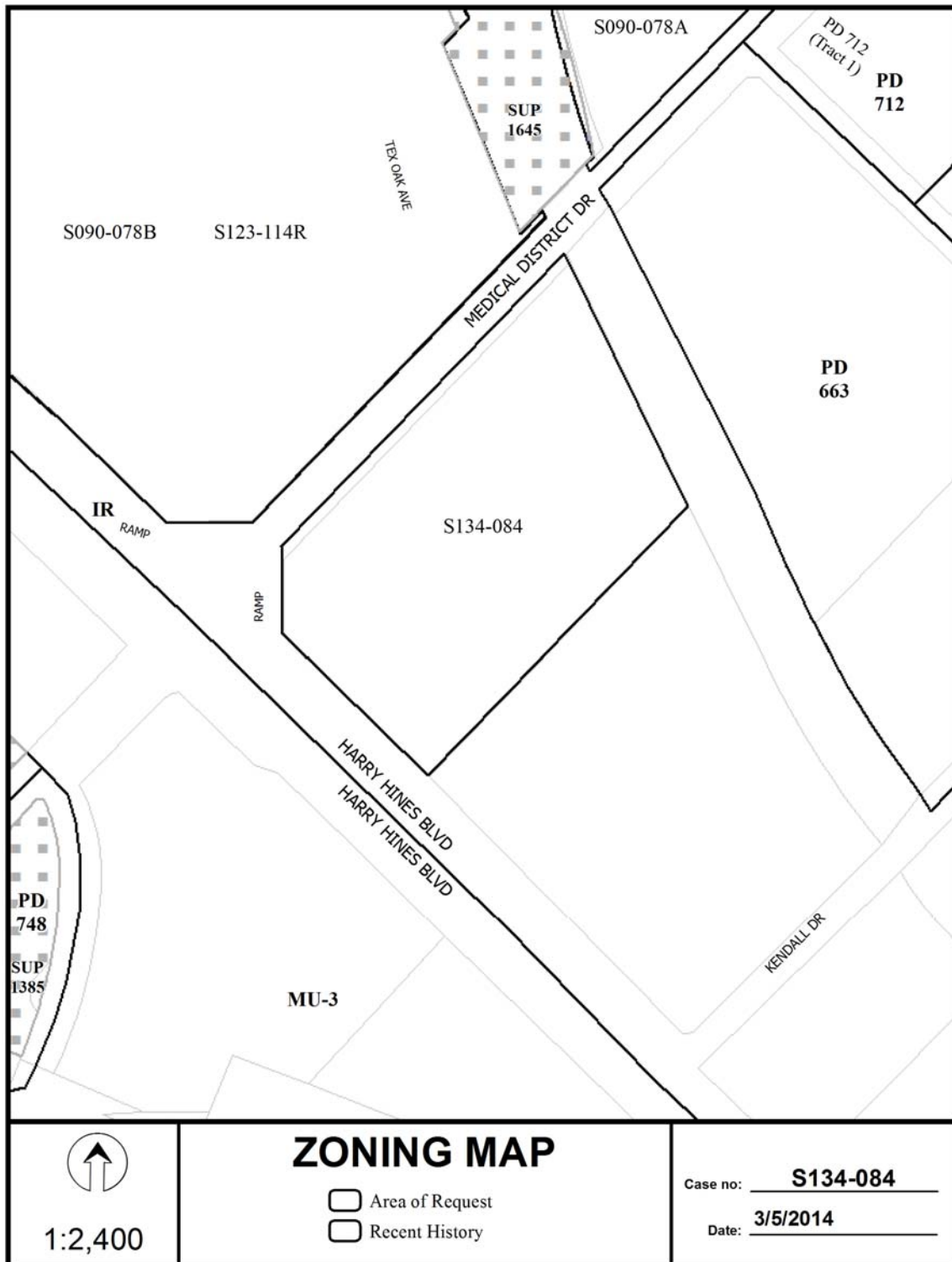
SUBDIVISION HISTORY:

1. S123-114R was an application on the northwest side of Medical District Drive to revise the previously approved preliminary plat (S123-114) to replat 37.699 acres containing part of Lot 15, all of Lots 32, 33, Lots 1 through 14 in City Block 5749, all of Lot 34A in City Block 5749, and an abandoned portion of Tex Oak Street, Redfield Street, all of Lofland Street and part of a 15 foot alley on property located at the northwest corner of Harry Hines Boulevard and Medical District Drive. The application was approved on August 22, 2013 and has not been recorded.
2. S123-114 was an application on the northwest side of Medical District Drive to replat a 37.70 acre tract of land containing all of Lot 1A and to remove the 15 foot platted setback line from Lot 1A in City Block A/5748, and to replat Lots 1 through 15, 32, 33, and 34A in City Block A/5749 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street. The application was approved on April 4, 2013 and has not been recorded.
3. S090-078 was an application northwest of the current request to create one 24.435 acre lot, and one 34.185 acre lot from Lot 1, City Block A/5748; Lot 2, Block A/5748; part of Lot 6 and all of Lot 7 in Block 5750; Lots 15 through 30 in City Block 5749; part of Blocks 1/2373, A/5747, A/5748, 5749, 5750 and 5751 and located on Harry Hines Blvd., Medical District Drive, and Maple Avenue.. The request was approved on April 15, 2010. Phase A (Area between the DART Rail line and Maple Avenue) was recorded on December 28, 2010. Phase B (the hospital site) was recorded on November 4, 2011.
4. S045-308 was an application on the same property as the present request to create one 6.596 acre lot from a tract of land in City Block 5745 and located at Medical District Drive at Harry Hines Boulevard, southeast corner. The request was approved on August 18, 2005 but was never recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the 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 new or existing structure 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. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show the distance/width of right-of-way for Harry Hines Boulevard at a minimum of 2 locations.

16. On the final plat add a street name label for "Tex Oak Avenue" north of Medical District Drive.
17. Add street name labels for any other unlabeled street, roadway, street easement or roadway easement within 150 feet of the area being replatted whether they are recorded, posted on street name signs or planned for use in addressing.
18. On the final plat provide $\frac{1}{2}$ of the right-of-way of 130 feet for Harry Hines Boulevard as required by the Thoroughfare Plan.
19. On the final plat provide $\frac{1}{2}$ of the right-of-way of 90 feet for Medical District Drive as required by the Thoroughfare Plan.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
21. Water/wastewater main extension may be required by Private Development Contract.
22. On the final plat identify the property as Lot 2 in City Block 5745.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-088**Subdivision Administrator:** Paul Nelson**LOCATION:** Rambler Road at Walnut Hill Lane, northwest corner**DATE FILED:** February 20, 2014**ZONING:** MC-1**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.4318-acre **MAPSCO:** 26K**OWNER:** Texas Health System

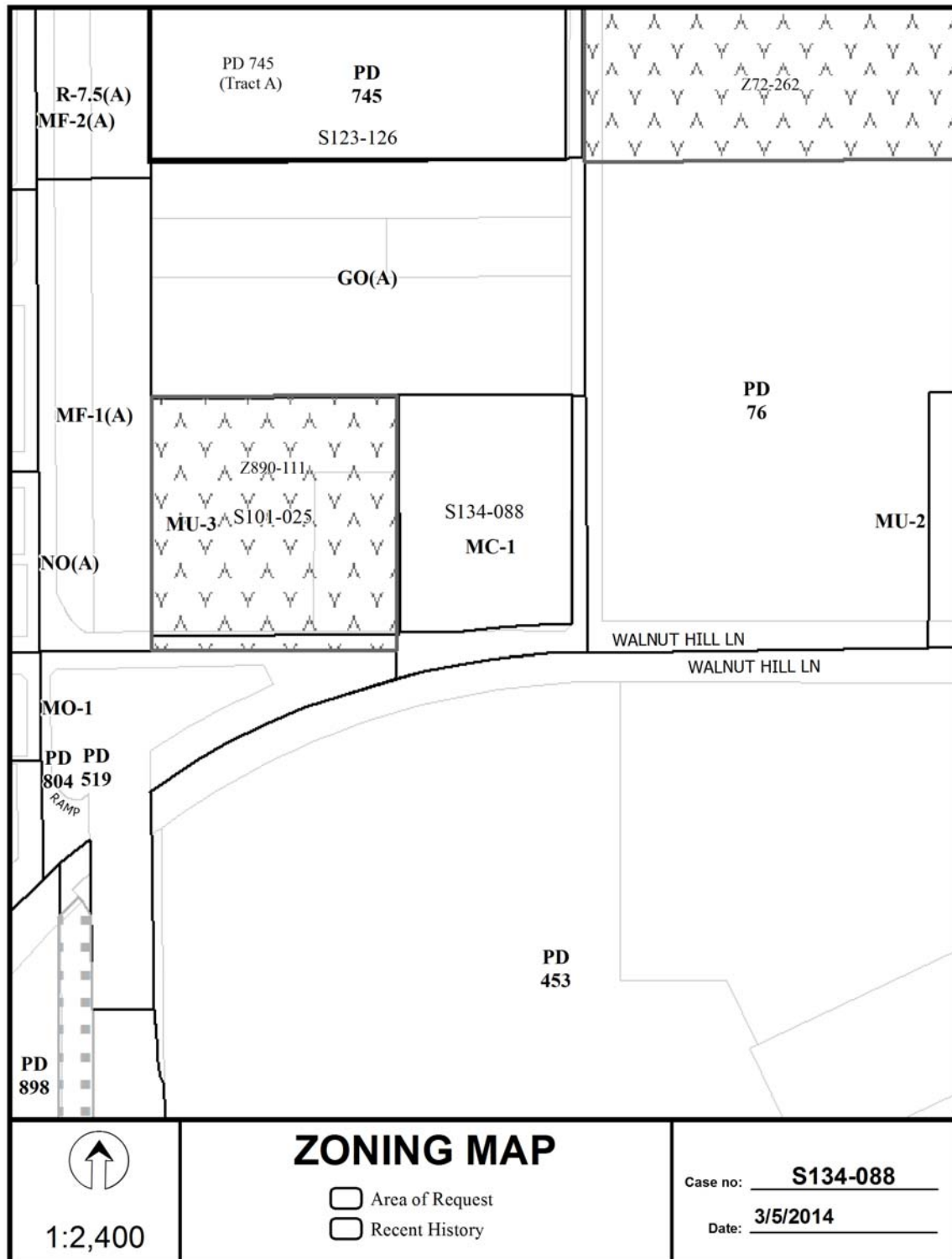
REQUEST: An application to replat a 2.4318-acre tract of land containing part of Lot 4 in City Block 5213 ½ into one 0.5678-acre lot, and one 1.8640-acre lot on property located on Rambler Road at Walnut Hill Lane, northwest corner.

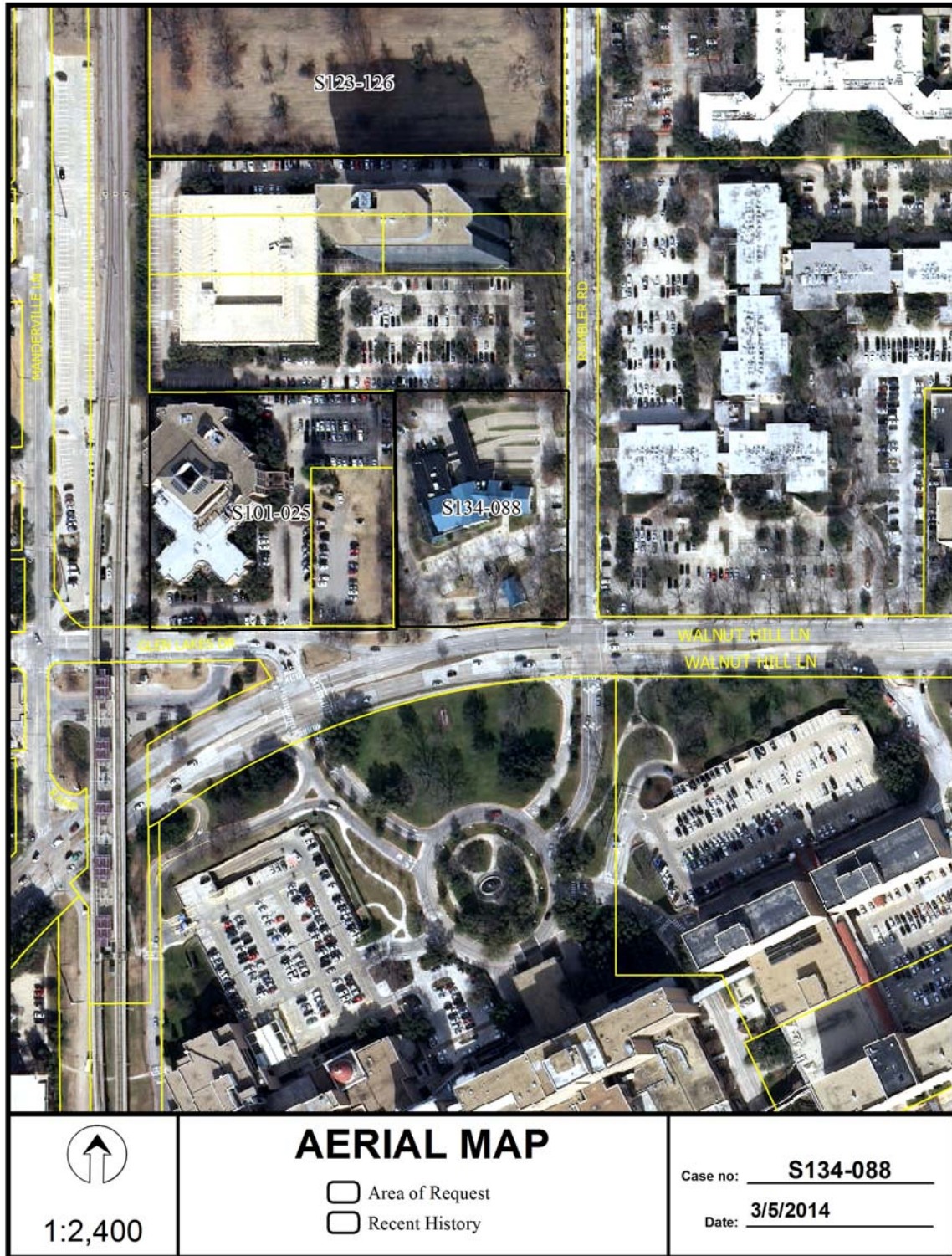
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

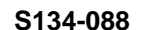
STAFF RECOMMENDATION: The request complies with the requirements of the MC-1 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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 new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2 lots.
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. On the final plat dedicate a 10 foot by 10 foot corner clip at Rambler Road and Walnut Hill Lane.
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show the distance/width of right-of-way for Walnut Hill Lane at a minimum of 2 locations.
16. On the final plat add a street name label for Glen Lakes Drive in its right-of-way.
17. On the final plat add a street name label for Walnut Hill Lane to show where it splits from Glen Lakes Drive.
18. On the final plat correct the City Block number on the face of the plat.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
20. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat identify the property as Lots 2 and 3, , in City Block D/5213.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-089**Subdivision Administrator:** Paul Nelson**LOCATION:** S. Edgefield Street between W. Brooklyn Avenue and W. 12th Street**DATE FILED:** February 20, 2014**ZONING:** PD 306**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 9.603-acre**MAPSCO:** 54E**OWNER:** Dallas Independent School District

REQUEST: An application to replat a 9.603-acre tract of land containing all of Lot 1 in City Block A/3533; part of Lots 1 through 7 and all of Lots 8 through 10, and part of abandoned Windomere Avenue into one lot on property located on S. Edgefield Street between W. Brooklyn Avenue and W. 12th Street.

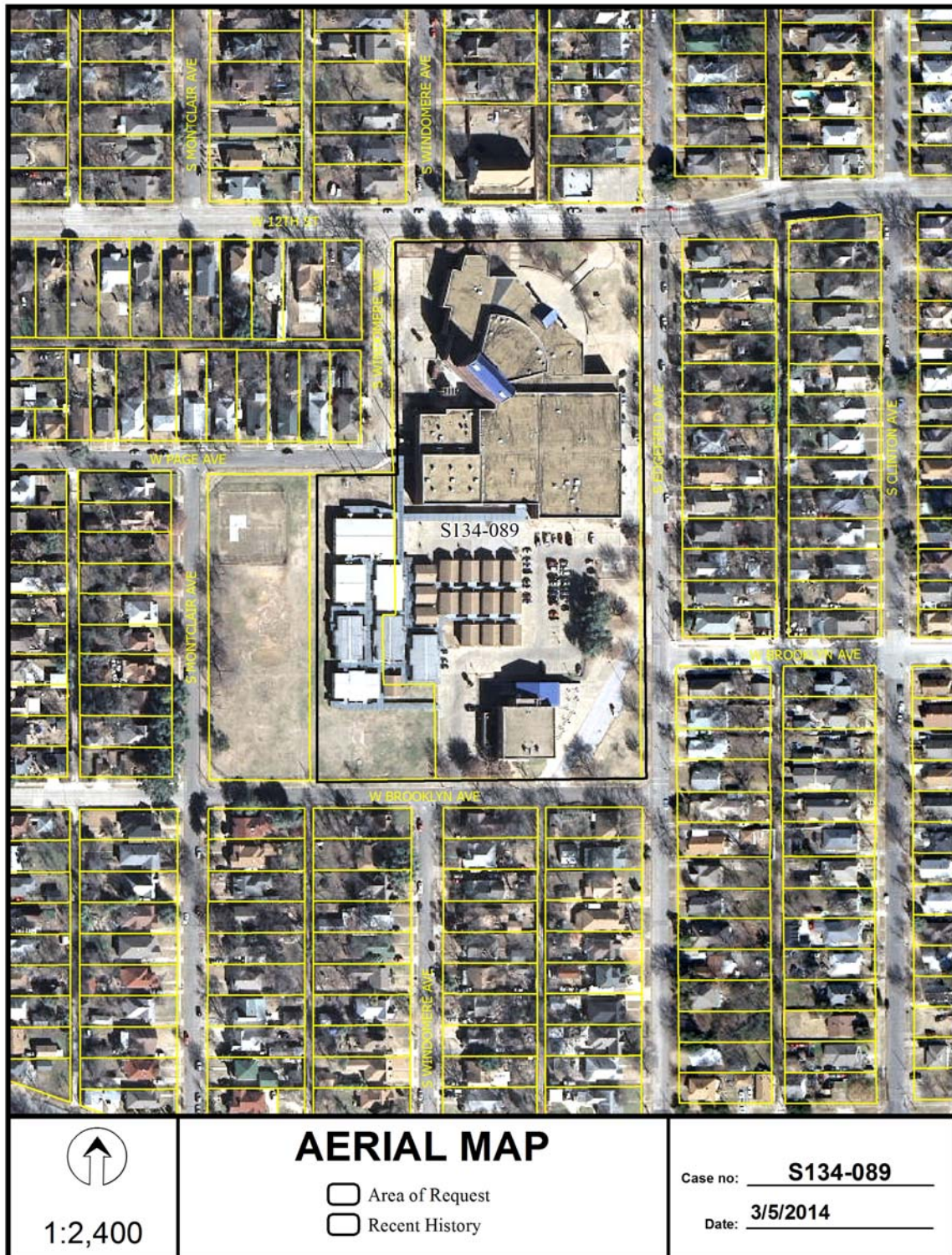
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

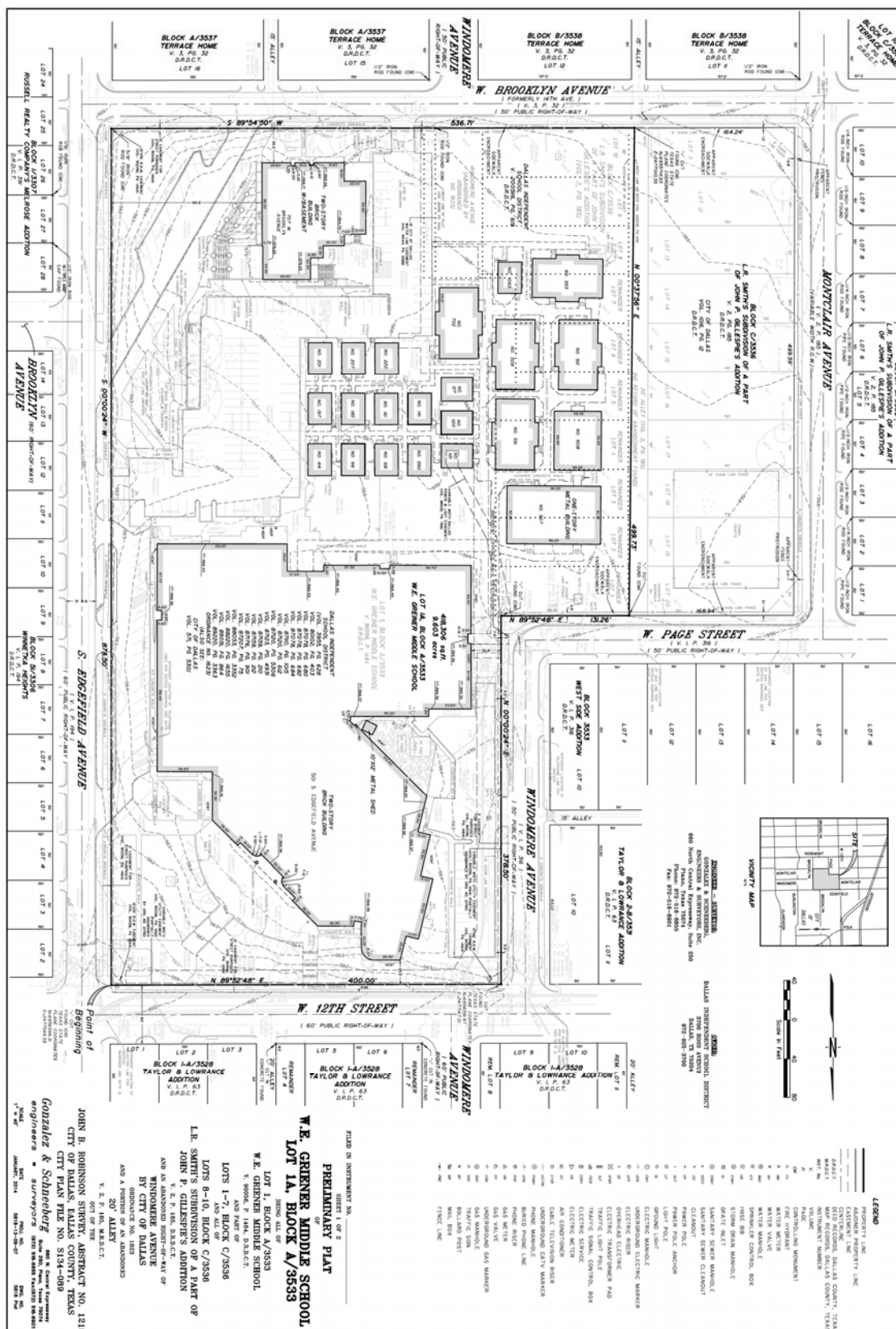
STAFF RECOMMENDATION: The request complies with the requirements of PD 306; therefore, staff recommends approval subject to compliance with the following conditions:

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 new or existing structure 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 lot.
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. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
16. Water/wastewater main extension may be required by Private Development Contract.
17. 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.
18. On the final plat change W. Page Street to Page Avenue.
19. On the final plat provide abandonment ordinance numbers for all abandoned street and/or alley right-of-way.
20. On the final plat identify the property as Lot 1A in City Block A/3533.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-092**Subdivision Administrator:** Paul Nelson**LOCATION:** Murdock Road south of Fairport Road**DATE FILED:** February 20, 2014**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.2930-acre**MAPSCO:** 68C**OWNER:** Arnulfo R. Medina

REQUEST: An application to replat a 0.2930-acre lot from a tract of land containing part of Lot 14 in City Block 7861 of Sunnyside Acres Addition, an unrecorded Addition, into one lot on property located on Murdock Road south of Fairport Road.

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

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...".

The request is larger than the minimum lot size of the R-7.5(A) district. The proposed lot configuration is similar to other lots in the area with some lots being larger and other lots being equal in size with the proposed lot; 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 new or existing structure 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 lot.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
16. Fire hydrant(s) required by Private Development Contract.
17. On the final plat identify the property as Lot 14C, in City Block 7861.

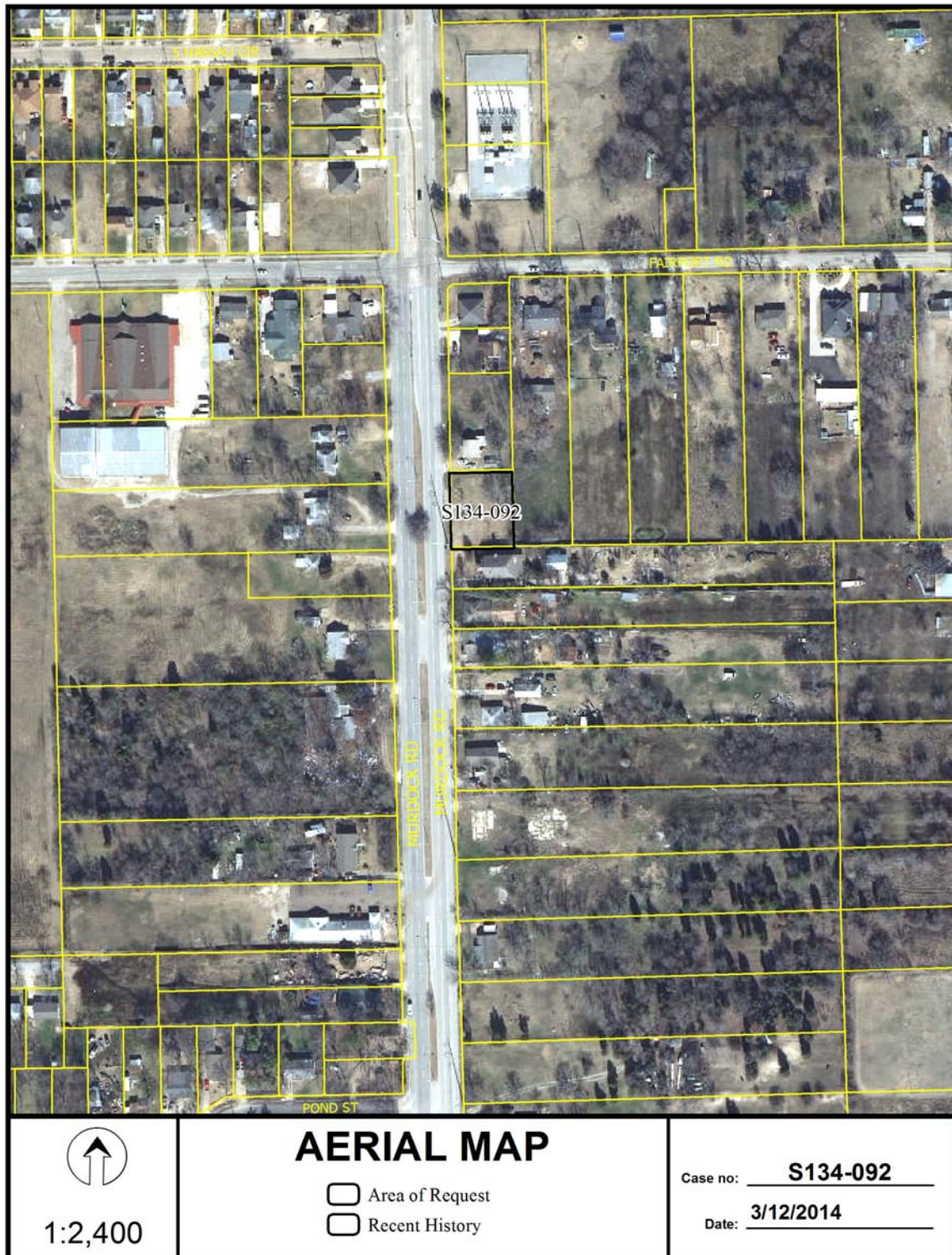


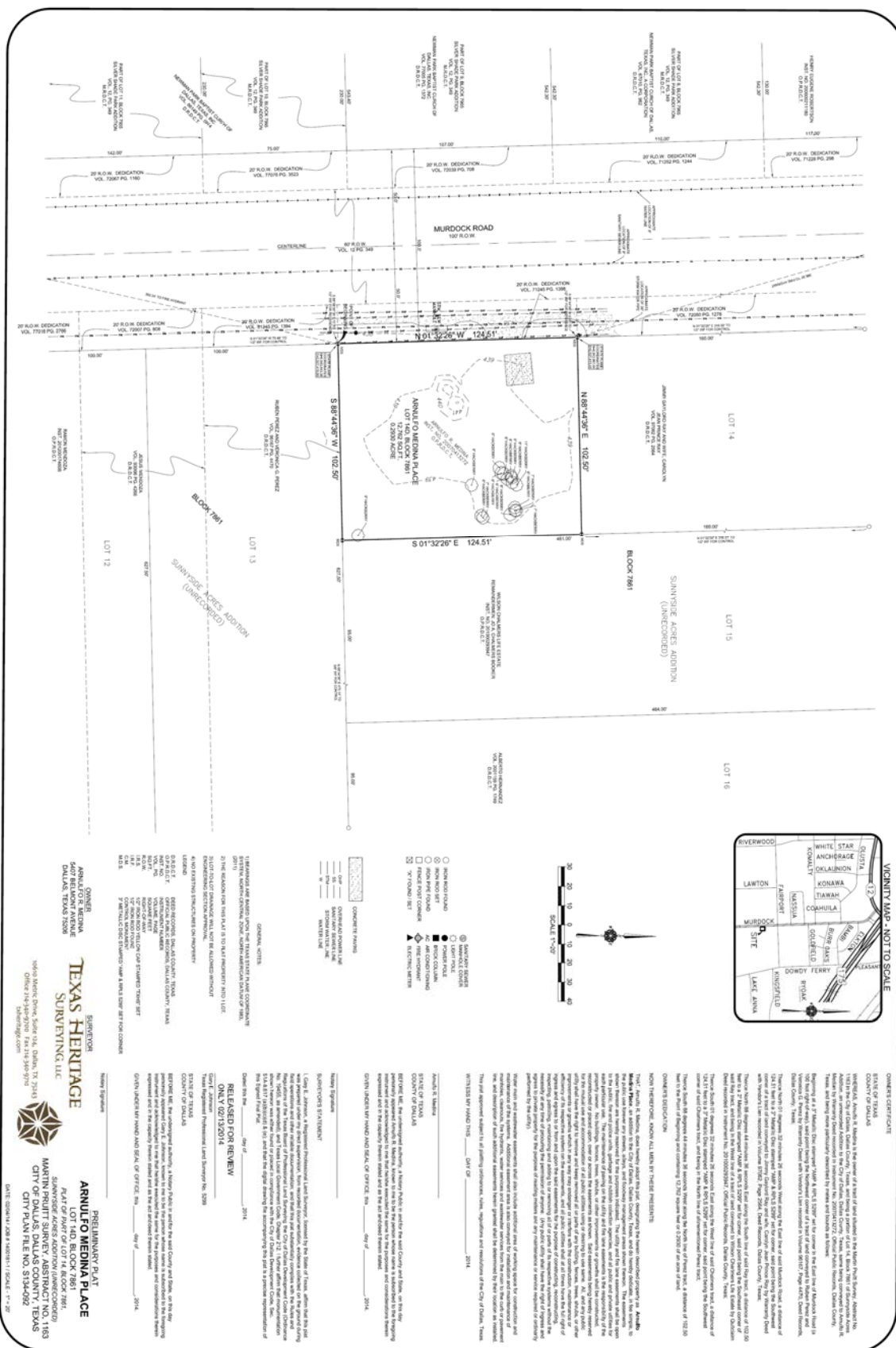
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ZONING MAP

- ☐ Area of Request
- ☐ Recent History

Case no: S134-092
Date: 3/5/2014





CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-093**Subdivision Administrator:** Paul Nelson**LOCATION:** Simpson Street at Hill Avenue, south corner**DATE FILED:** February 21, 2014**ZONING:** MF-3(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 1.592-acre**MAPSCO:** 46 J**OWNER:** The Dallas Elderly Housing Corporation

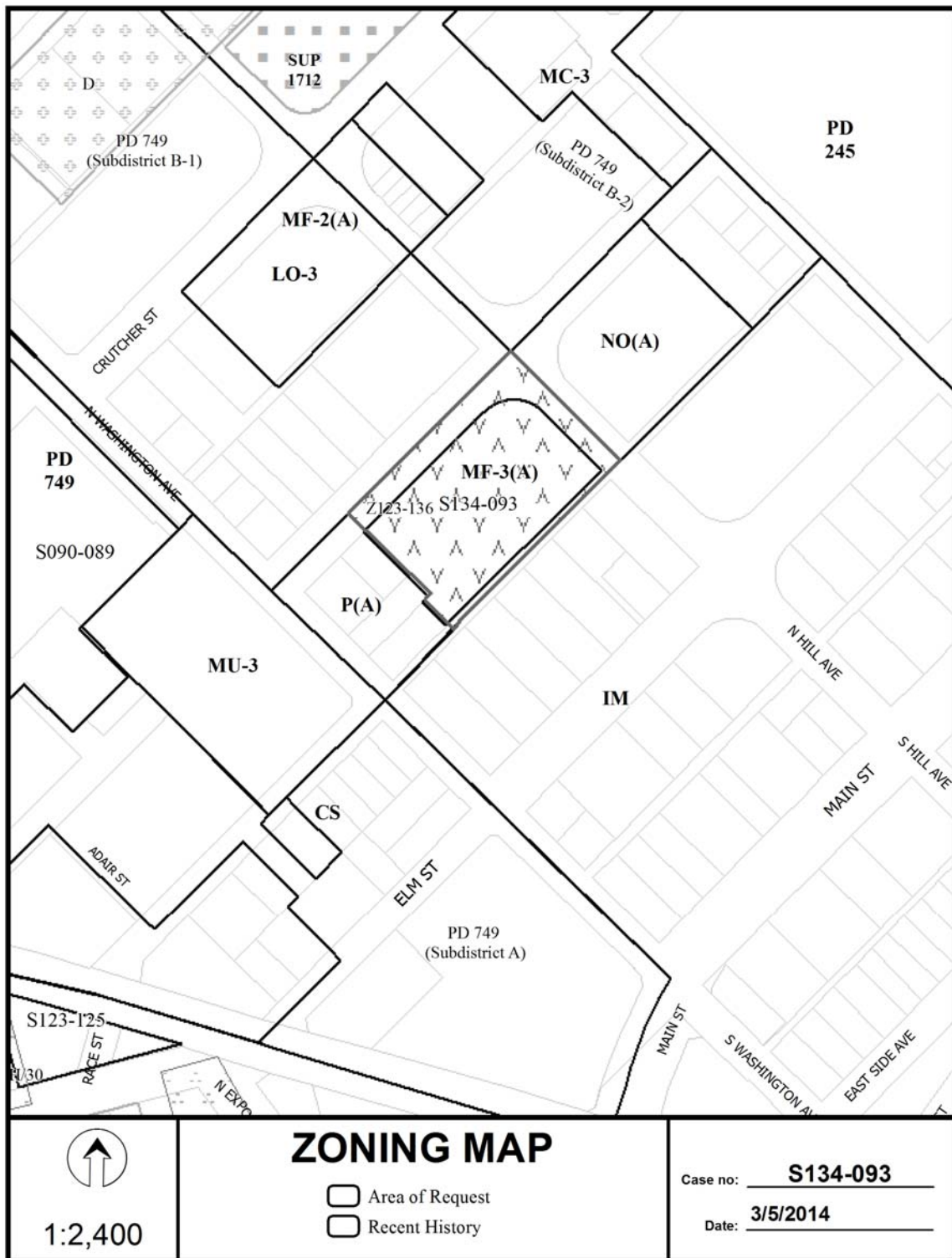
REQUEST: An application to replat a 1.592-acre lot from a tract of land containing part of Lot 2 and all of Lots 3, 4, 5, 6, and 7 in City Block 8/827 into one lot on property located on Simpson Street at Hill Avenue, south corner.

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

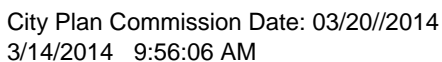
STAFF RECOMMENDATION: The request complies with the requirements MF-3(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 new or existing structure 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 Section approval."
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Race Street and Hill Avenue.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat two control monuments must be shown.
17. 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/wastewater service locations and service size.
18. Water main extension may be required by Private Development Contract.
19. On the final plat identify the property as Lots 2A in City Block 8/827.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-095**Subdivision Administrator:** Paul Nelson**LOCATION:** State Highway 78 (Garland Road) at Barnes Bridge Road, south corner**DATE FILED:** February 24, 2014**ZONING:** CS**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 2.974-acres**MAPSCO:** 39 C**OWNER:** J-K Williams, LLC

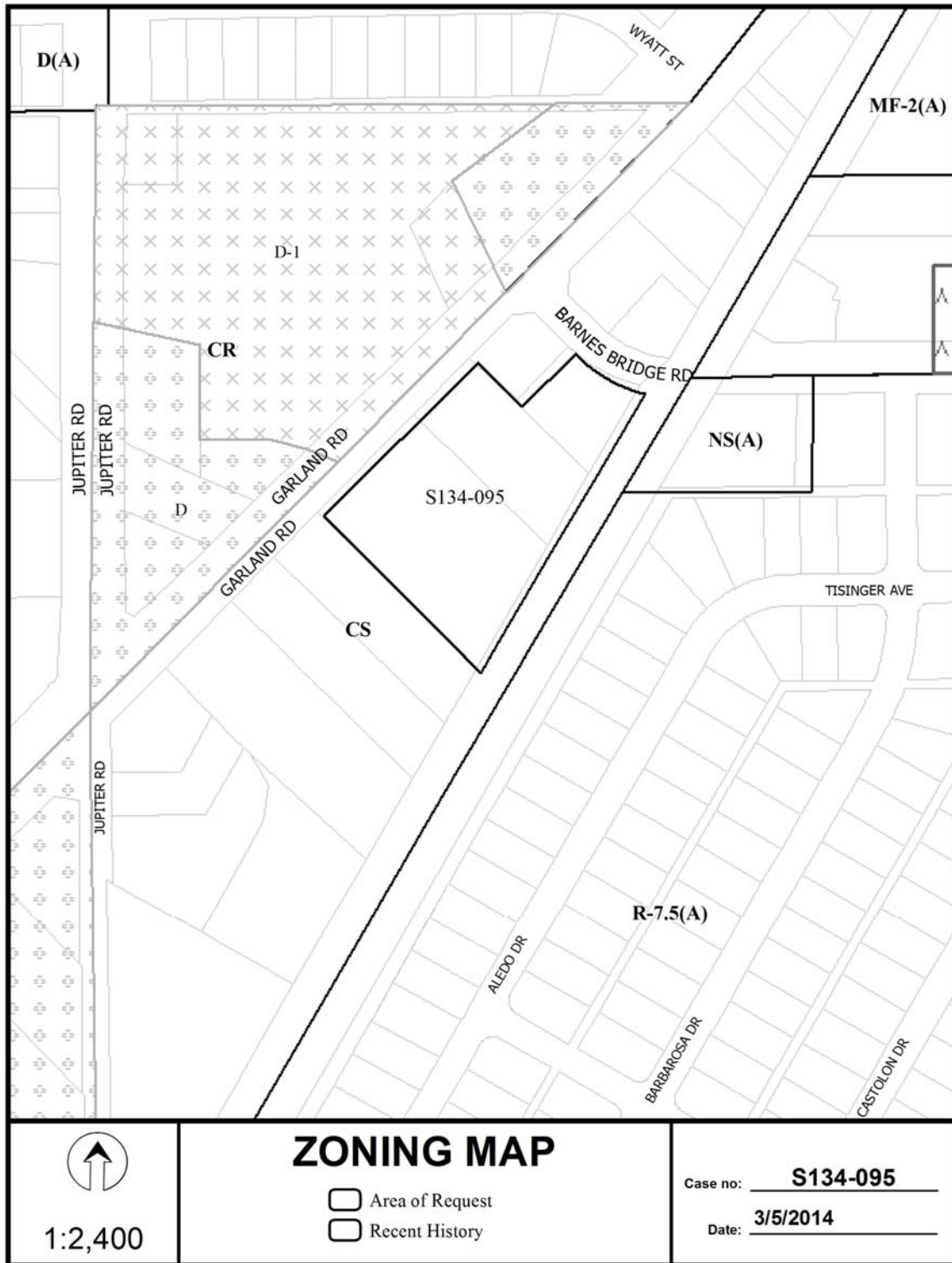
REQUEST: An application to create one 2.974-acre lot from a tract of land in City Block A/5361 on property located on State Highway 78 (Garland Road) at Barnes Bridge Road, south corner.

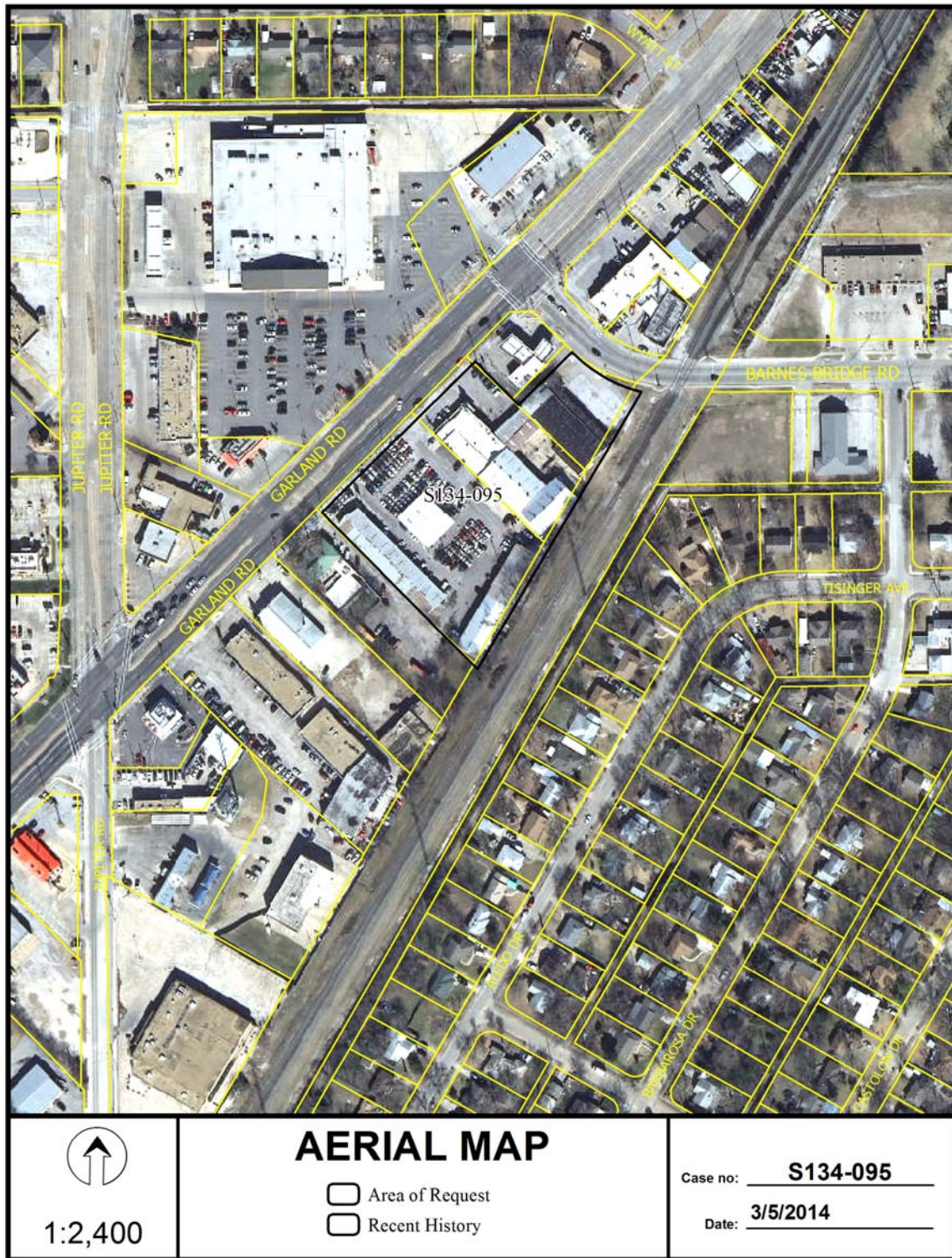
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

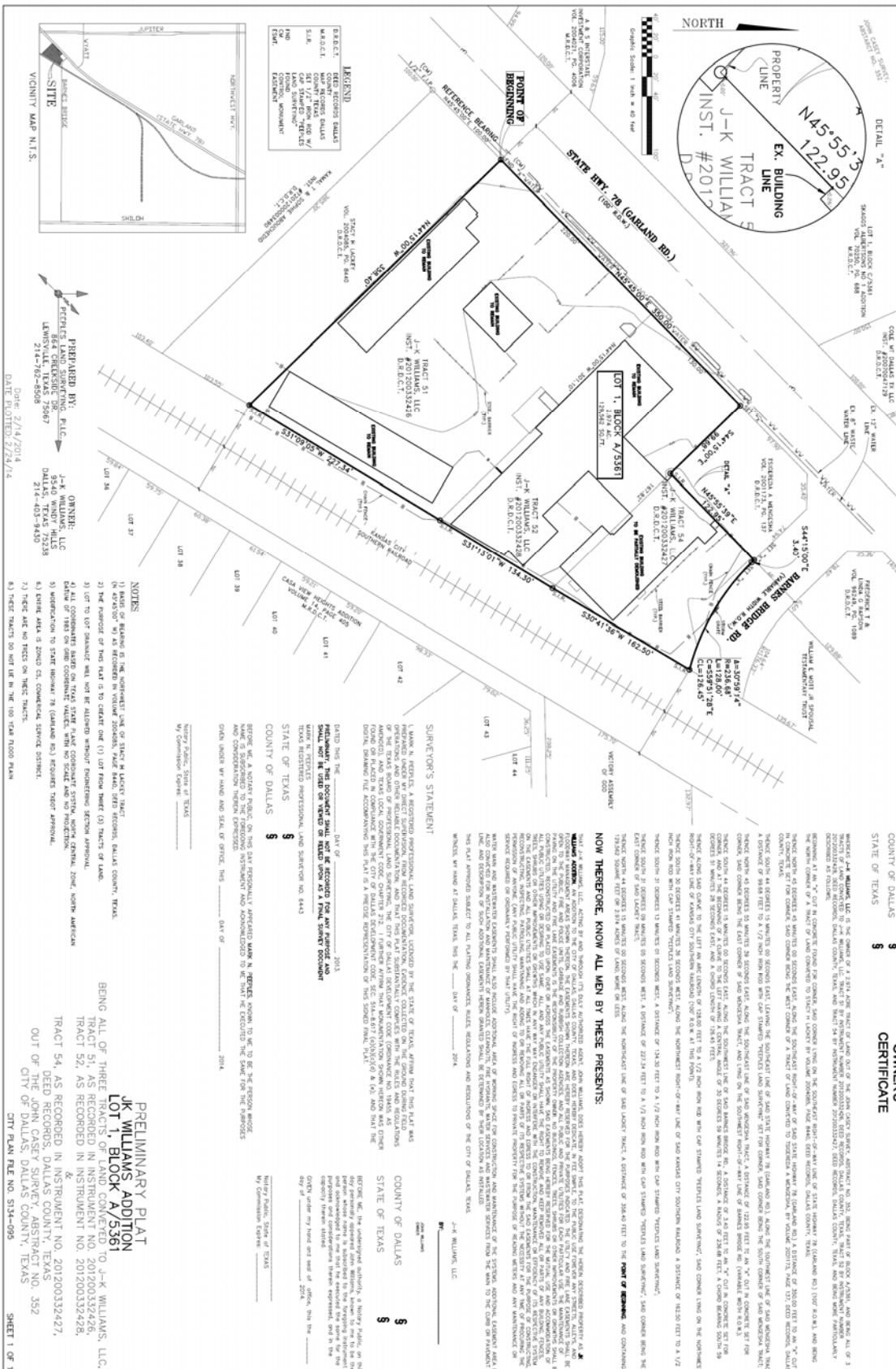
STAFF RECOMMENDATION: The request complies with the requirements CS; therefore, staff recommends approval subject to compliance with the following conditions:

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 new or existing structure 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 Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat monument all set corners per the monumentation ordinance.
16. 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/wastewater service locations and service size.
17. On the final plat change "State Highway 78 (Garland Road)" to "Garland Road (State Highway No. 78)".
18. On the final plat identify the property as Lots 1 in City Block X/5361.







CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-096**Subdivision Administrator:** Paul Nelson**LOCATION:** Ervay Street, Young Street, St. Paul Street and Marilla Street.**DATE FILED:** February 21, 2014**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 3.229-acres **MAPSCO:** 45 Q**OWNER:** Alterra 500 South Ervay Street

REQUEST: An application to replat a 3.229-acre tract of land containing all of Lots 1 and 2 in City Block F/10, all of Lot 8 in City Block 110, a tract of land in City Block 110, and a tract of land in City Block 100; Evergreen Street to be abandoned and bounded by Ervay Street, Young Street, St. Paul Street and Marilla Street.

SUBDIVISION HISTORY:

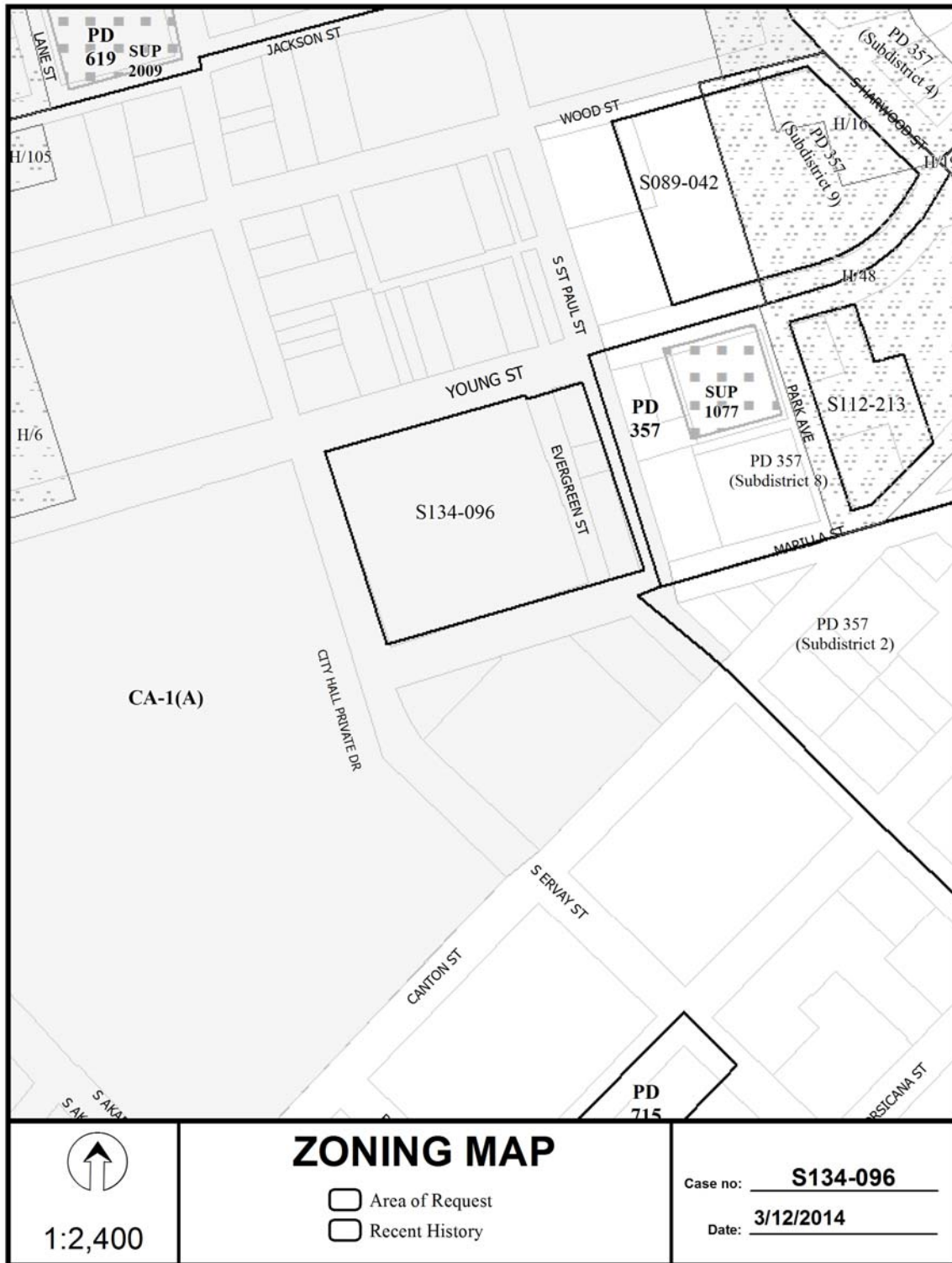
1. S112-213 was an application east of the present request to create a 0.9598 acre lot from a tract of land in City Block 118 on property located on Young Street at Park Avenue. The request was approved on November 1, 2012 and has not been recorded.
2. S123-279 was an application to replat a 3.229-acre tract of land containing all of Lots 8, 9 and 10 in City Block 110; all of City Block F/100, and Evergreen Street to be abandoned on property located between Marilla Street, Ervay Street, Young Street, and St. Paul Street.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 new or existing structure 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 Section approval."
13. On the final plat dedicate 60 feet of right-of-way from the established centerline of Young Street.
14. On the final plat dedicate 32 feet of right-of-way from the established centerline of St. Paul Street.
15. On the final plat dedicate 32 feet of right-of-way from the established centerline of Marilla Street.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Young Street and St. Paul Street.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at St. Paul Street and Marilla Street.
18. On the final plat dedicate a 10 foot by 10 foot corner clip at Marilla Street and Ervay Street.
19. On the final plat dedicate a 10 foot by 10 foot corner clip at Ervay Street and Young Street.
20. On the final plat dedicate 35 feet of right-of-way from the established centerline of Ervay Street.
21. On the final plat show how all adjoining right-of-way was created.
22. On the final plat show the recording information on all existing easements within 150 feet of the property.

23. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
24. On the final plat two control monuments must be shown.
25. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
26. On the final plat show the distance/width of right-of-way for Young Street at a minimum of 2 locations.
27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
28. 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/wastewater service locations and service size.
29. Water/wastewater main extension is required by Private Development Contract.
30. On the final plat provide an ordinance number for the proposed abandonment of Evergreen Street.
31. On the final plat identify the property as Lot 1 in City Block F/100.





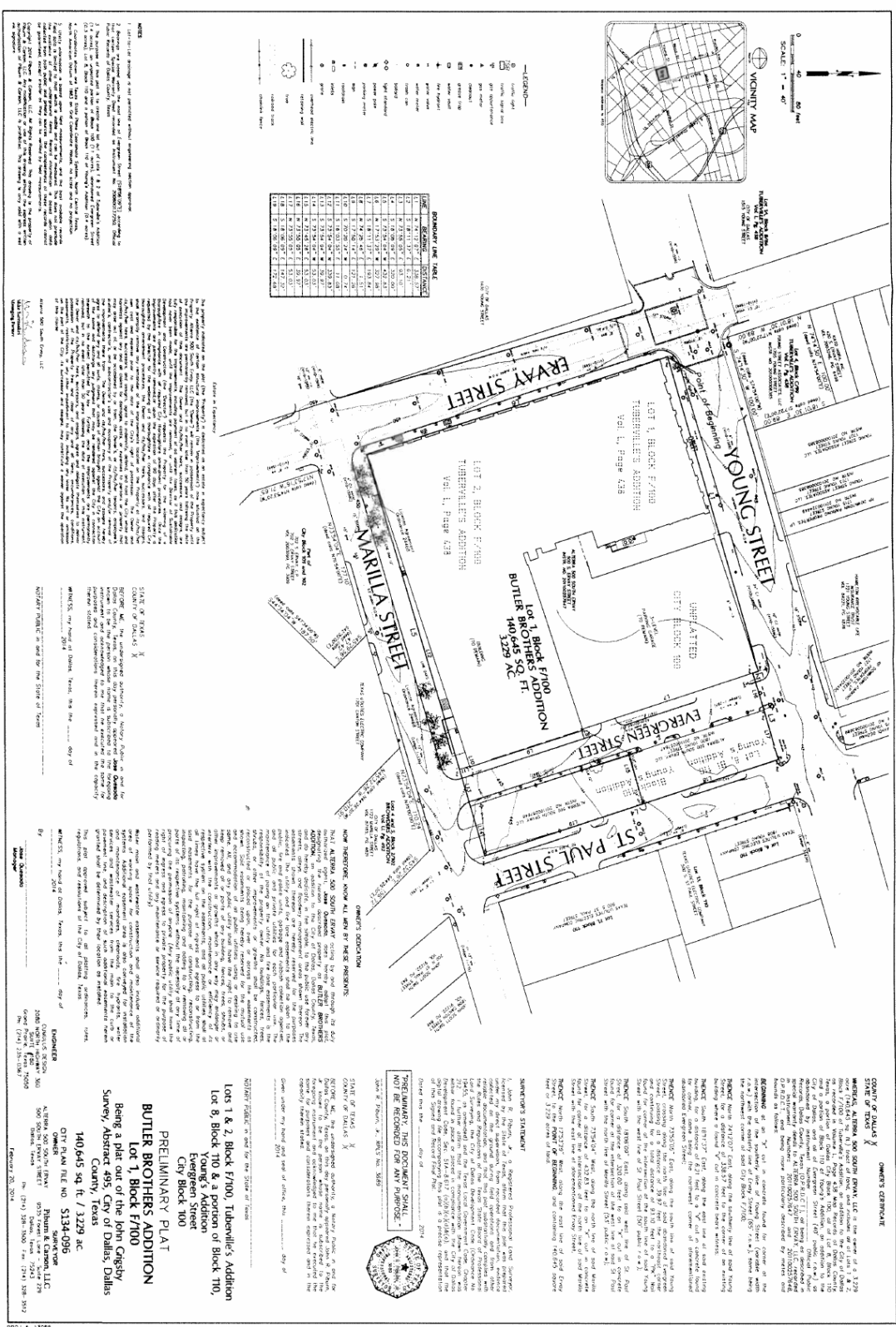
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S134-096**

Date: **3/12/2014**



CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-080**Subdivision Administrator:** Paul Nelson**LOCATION:** North Fitzhugh Avenue between Cole Avenue and McKinney Avenue**DATE FILED:** February 20, 2014**ZONING:** PD 193(PDS 100)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.744**MAPSCO:** 35U**OWNER:** Hope Cottage, Inc.

REQUEST: An application to replat all of Lot 1A in City Block B/1524 to create one 1.744 acre lot, one 0.063 acre common area, and to remove the existing platted 19 foot building line along the southeast line of Cole Avenue and to remove the platted 9 foot building line along the northwest line of N. Fitzhugh Avenue from a 1.807 acre tract of land located on N. Fitzhugh Avenue between Cole Avenue and McKinney Avenue.

SUBDIVISION HISTORY

1. S134-051R Was an application to revise a previously approved preliminary plat (S134-051) to create one 1.296-acre lot and one 0.363-acre lot on land located in City Block 4/1518 located at the northwest corner of Elizabeth Street and North Central Expressway (U.S. Highway 75). The application was approved on March 06, 2014 and has not been recorded.
2. S123-230 was an application to replat a 7.112 acre tract of land containing all of Lots 1 through 18, an abandoned alley in City Block 6/1511; and all of Lots 1 through 8 in City Block 5/1517, all of Lots 5 through 7 in City Block 1/1517, and an abandoned portion of Cambridge Street on property located at 3966 McKinney Avenue. The application was approved on August 22, 2013 but was not recorded.

STAFF RECOMMENDATION: The request complies with the requirements PD 193(PDS 100); 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 new or existing structure 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. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat all utility easement abandonments must be shown with the correct recording information.
16. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
17. On the final plat note the alley abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .
19. 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/wastewater service locations and service size.
20. Water/wastewater main relocations is required by Private Development Contract.
21. On the final plat identify the property as Lots 1B and 1C in City Block b/1524



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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S134-080**

Date: **3/12/2014**

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-083**Subdivision Administrator:** Paul Nelson**LOCATION:** S. Buckner Boulevard at Jennie Lee Lane, southwest corner**DATE FILED:** February 19, 2014**ZONING:** PD 366**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.836-acres**MAPSCO:** 58C**OWNER:** Fadi Qarem, Almass Investment Group, LP

REQUEST: An application to replat all of Lots 1, 2, 3, 4, and 5 in City Block 2/6182 into one 1.464-acre lot and one 0.372-acre lot and reduction of a portion of the existing 60 foot platted building line by 16.20 feet along the west line of South Buckner Boulevard on property located on South Buckner Boulevard at Jennie Lee Lane, southwest corner..

SUBDIVISION HISTORY:

1. S112-101 was an application to replat all of Lots 1 and 2 in City Block C/6193 located northeast of the present request into one 0.712-acre lot on property located on southeast corner of Jennie Lee Lane and Buckner Boulevard.

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 reduction of the 60 feet building line will allow the setbacks of the planned development district govern the development.

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

- Notices were not sent because this is a nonresidential development.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will allow development on this property to be consistent with the development plan for the property.

“(iv) adversely affect the plan for the orderly development of the subdivision.”

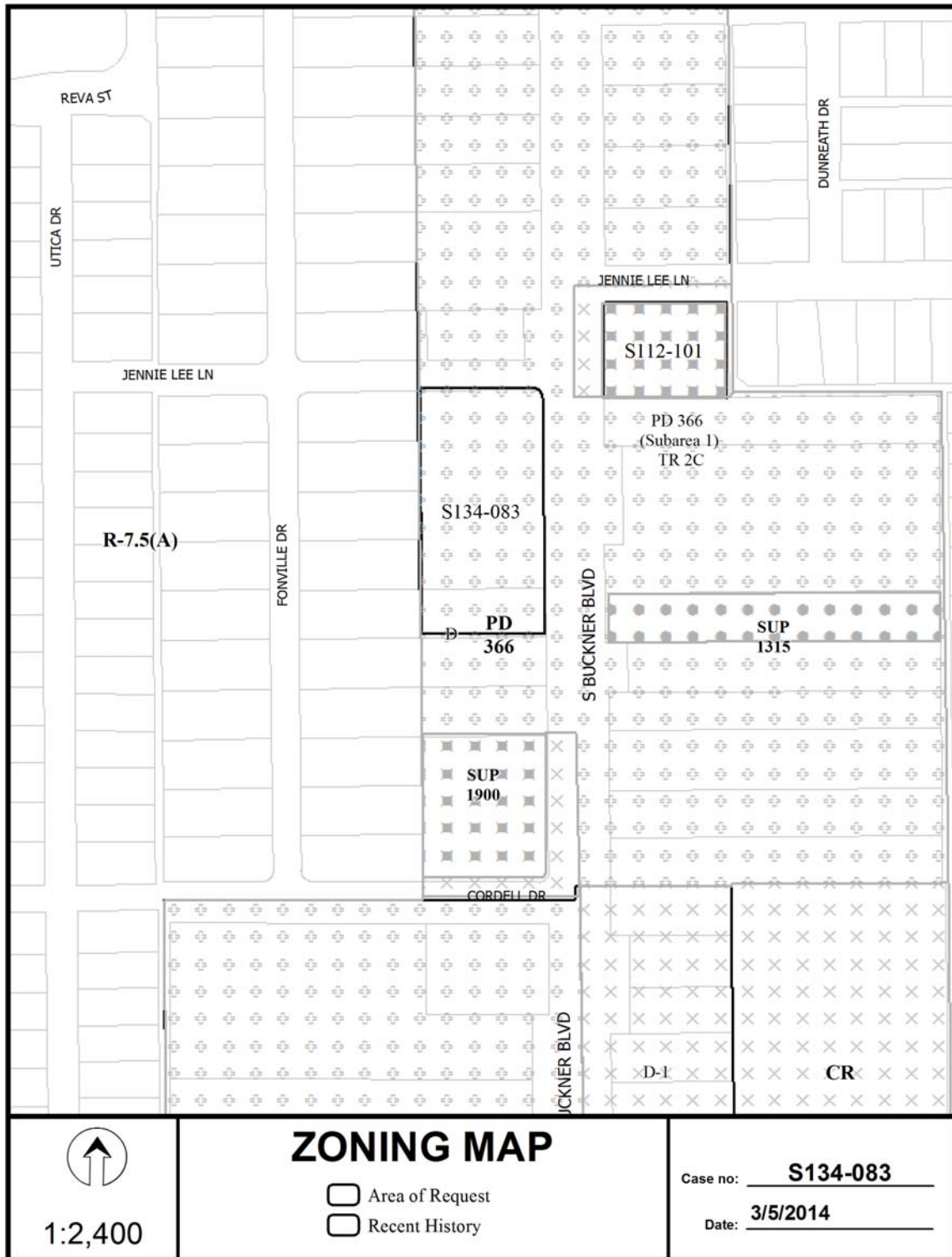
- This will allow compliance with the existing encroachment structure by 16.20 feet to wrap around the east side of the structure

STAFF RECOMMENDATION: - BUILDING LINE REMOVAL: The staff recommends **approval** of the reduction of the 60 foot platted building line to “wrap around” the east section of the structure.

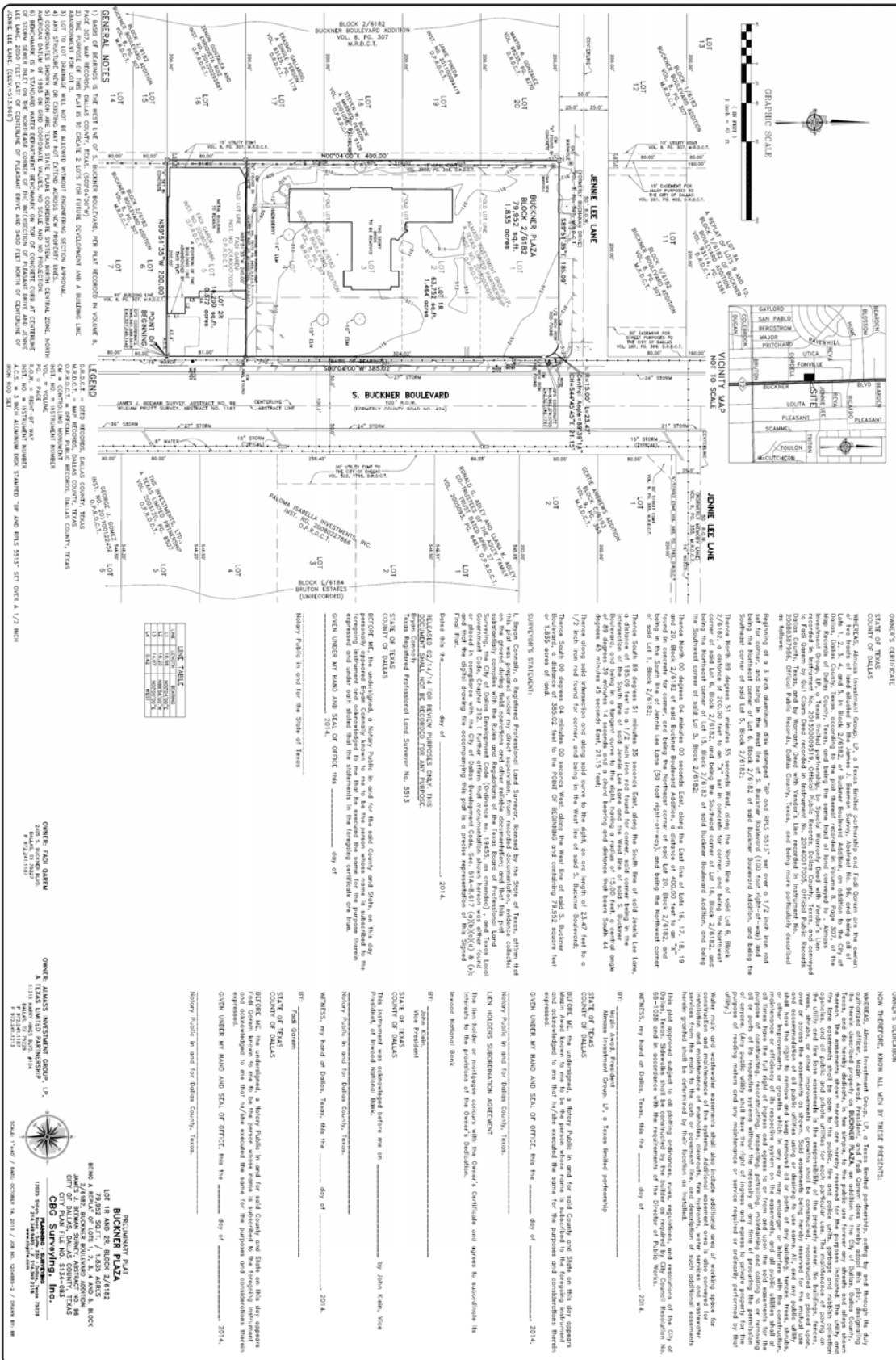
STAFF RECOMMENDATION FOR PLAT: The request complies with the requirements of PD 366 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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 new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Jennie Lee Lane.

14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat two control monuments must be shown.
16. On the final plat choose a different addition name.
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/wastewater service locations and service size.
18. 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.
19. On the final plat identify the property as Lots 1A and 4A in City Block 2/6182.







CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2014****FILE NUMBER:** S134-086**Subdivision Administrator:** Paul Nelson**LOCATION:** Bernal Drive northeast of S. Walton Walker Blvd**DATE FILED:** February 20, 2014**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.047-acre**MAPSCO:** 42 P**APPLICANT/OWNER:** Hector and Juana Ornelas

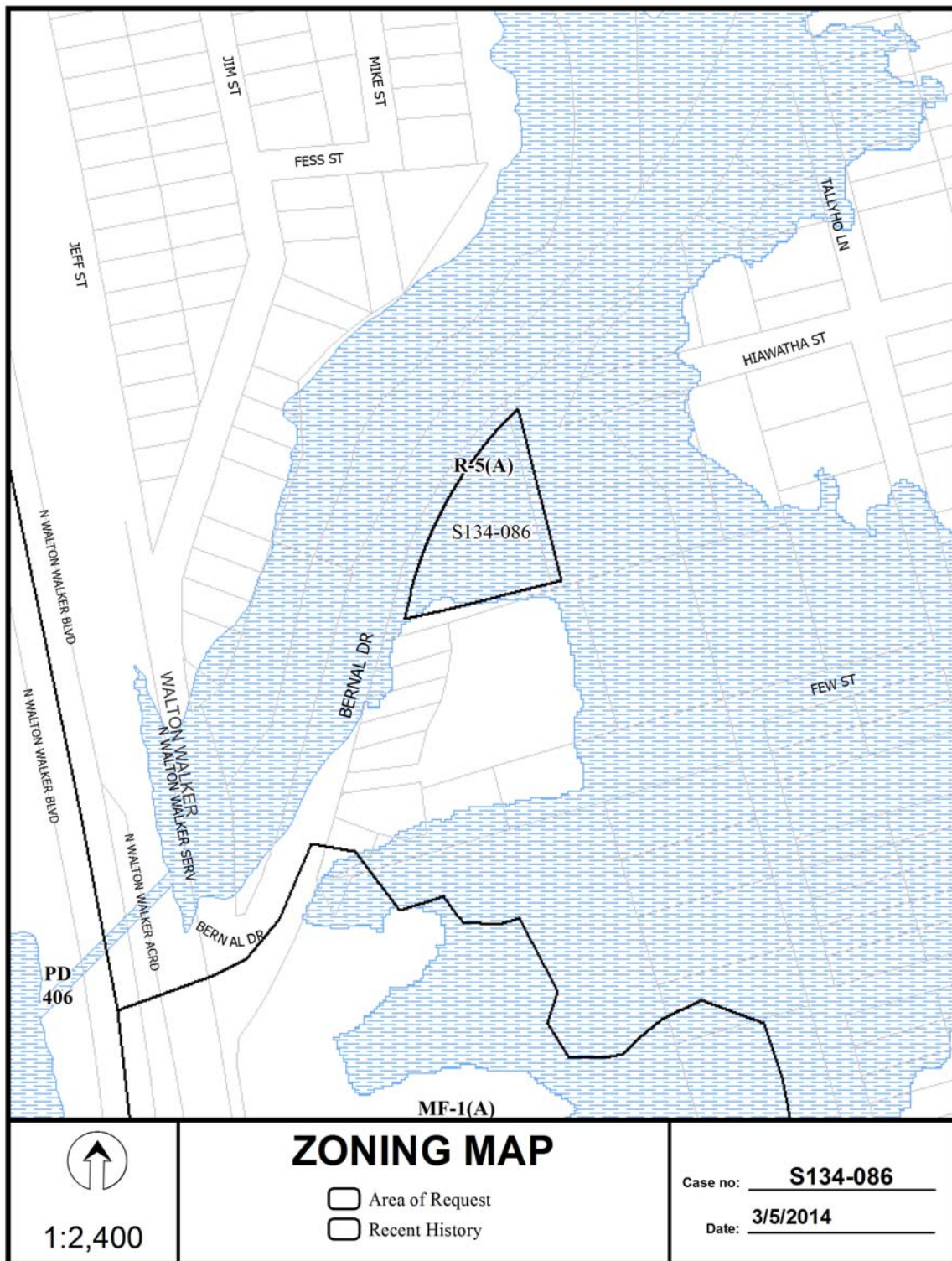
REQUEST: An application to replat a 1.047-acre lot from a tract of land containing part of Lot 23 in City Block 39/7180 and part of City Block 7179 into one lot on property located on Bernal Drive northeast of S. Walton Walker Blvd.

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

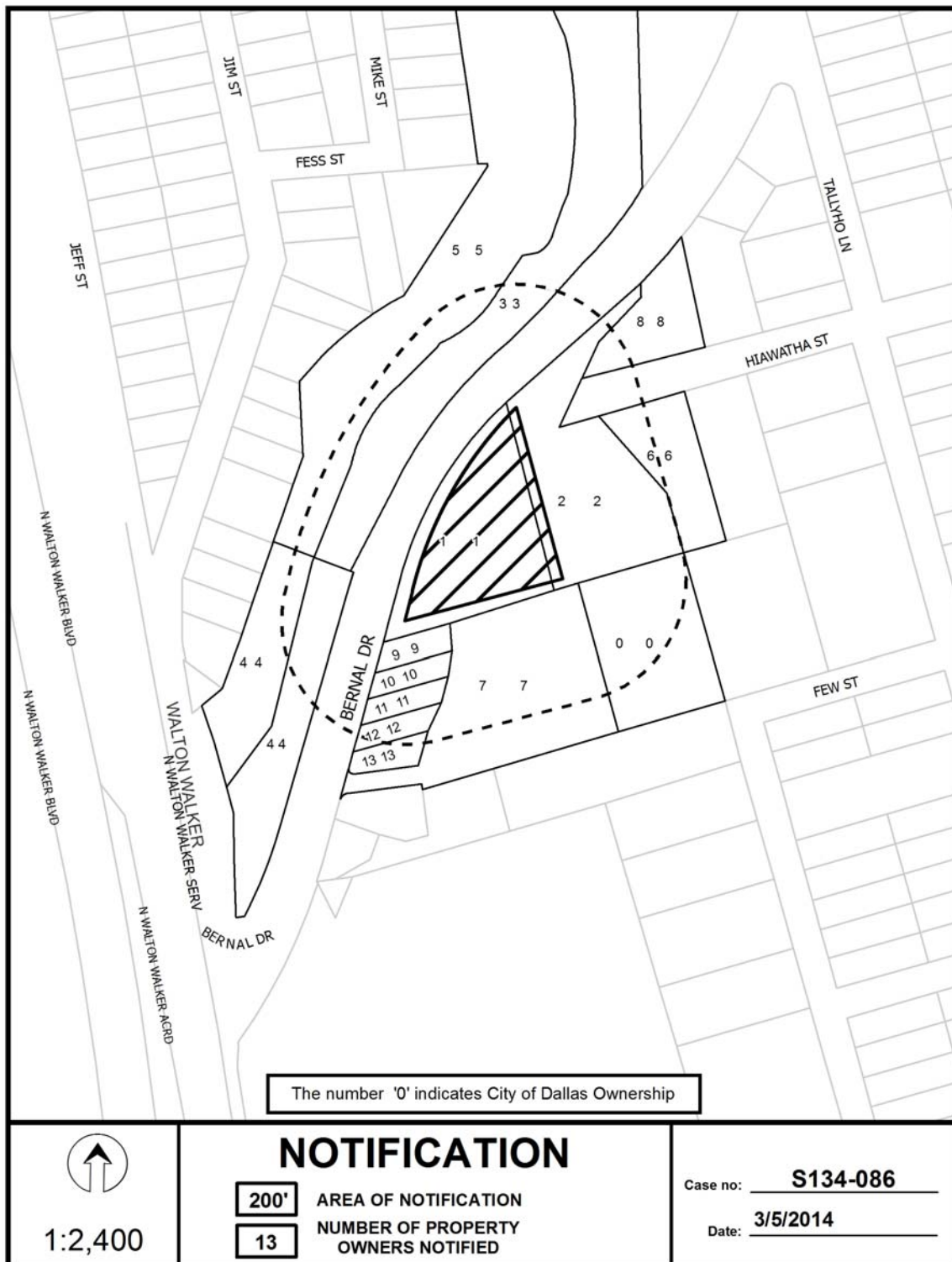
STAFF RECOMMENDATION: The request complies with the requirements of R-5(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 new or existing structure 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 Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. On the final plat show how all adjoining right-of-way was created.
21. On the final plat show the recording information on all existing easements within 150 feet of the property.
22. On the final plat show the correct recording information for the subject property.
23. On the final plat identify the property as Lot 23A in City Block 39/7180.







2/24/2014

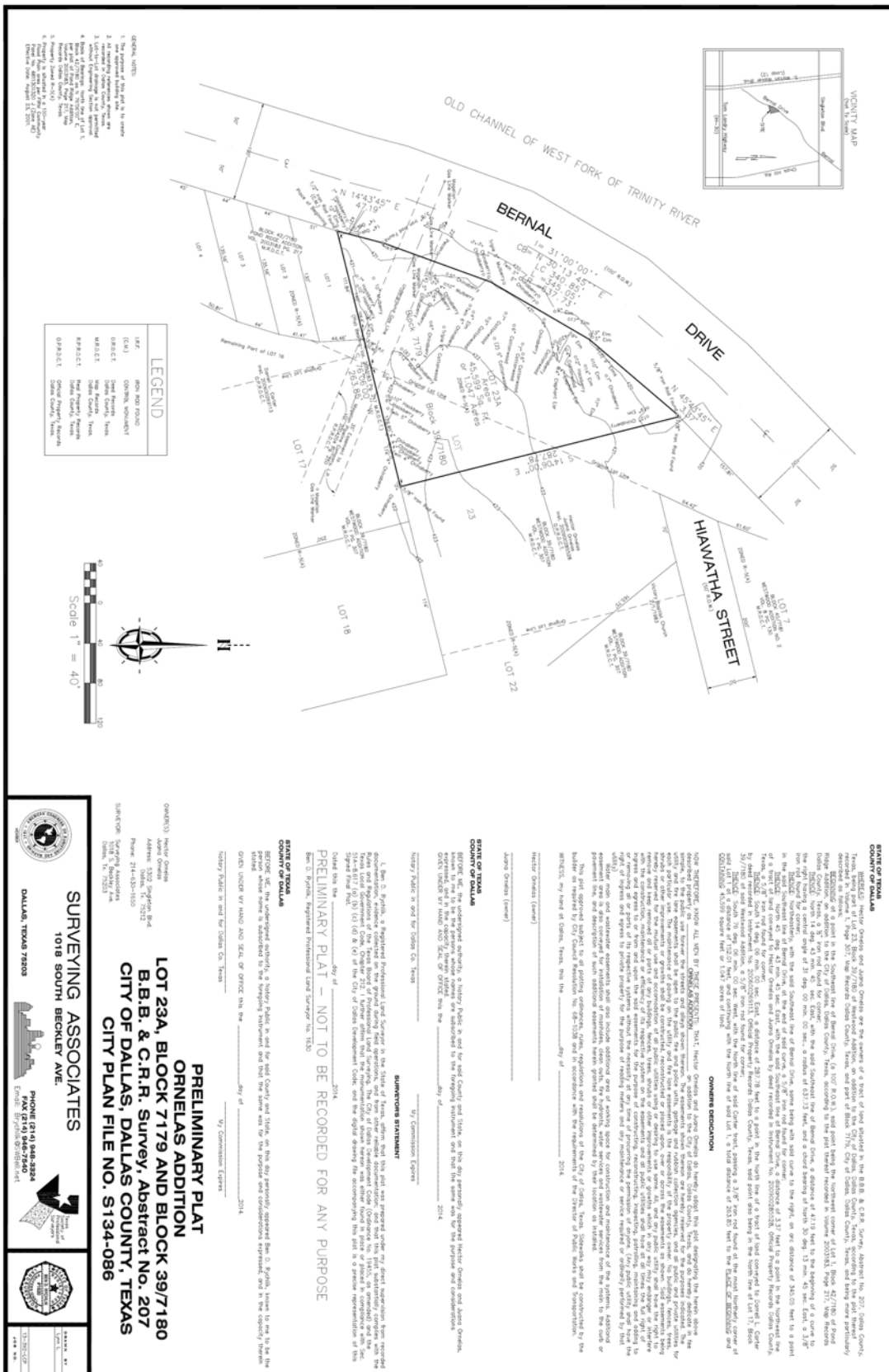
Notification List of Property Owners

S134-086

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5708 BERNAL DR	ORNELAS HECTOR & JUANA
2	5732 HIAWATHA ST	ORNELAS HECTOR & JUANA
3	5600 SINGLETON BLVD	COMMAND PPTIES INC ETAL % WM HOOPER REALTORS
4	5809 BERNAL DR	RIDGECREST BAPTIST CH
5	5700 MARTINEZ TRL	DINSMOOR G W
6	5726 HIAWATHA ST	VICTORY BAPTIST CHURCH
7	5730 BERNAL DR	CARTER DARRELL L
8	5726 BERNAL DR	DAVIS MAX STE 1053
9	5810 BERNAL DR	VASQUEZ JOSE
10	5812 BERNAL DR	SARAVIA MARIA DEL CARMEN
11	5814 BERNAL DR	MOODY JOEY EDWARDS SR & MARGIE A
12	5816 BERNAL DR	DOMINGUEZ MARIO
13	5818 BERNAL DR	LOPEZ CELESTINO M

Monday, February 24, 2014



CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2014****FILE NUMBER:** S134-090**Subdivision Administrator:** Paul Nelson**LOCATION:** Forest Lane, west of Wooded Gate Drive**DATE FILED:** February 21, 2014**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 7.015-acres **MAPSCO:** 15 Y**APPLICANT/OWNER:** Unity Church of Dallas

REQUEST: An application to replat a 7.015-acre tract of land containing all of Lots 6, 7, and 8 in City Block 43/7460 and all of Block 43-A/7460, and part of abandoned Crestway Drive right-of-way into one lot on property located on Forest Lane, west of Wooded Gate Drive.

SUBDIVISION HISTORY:

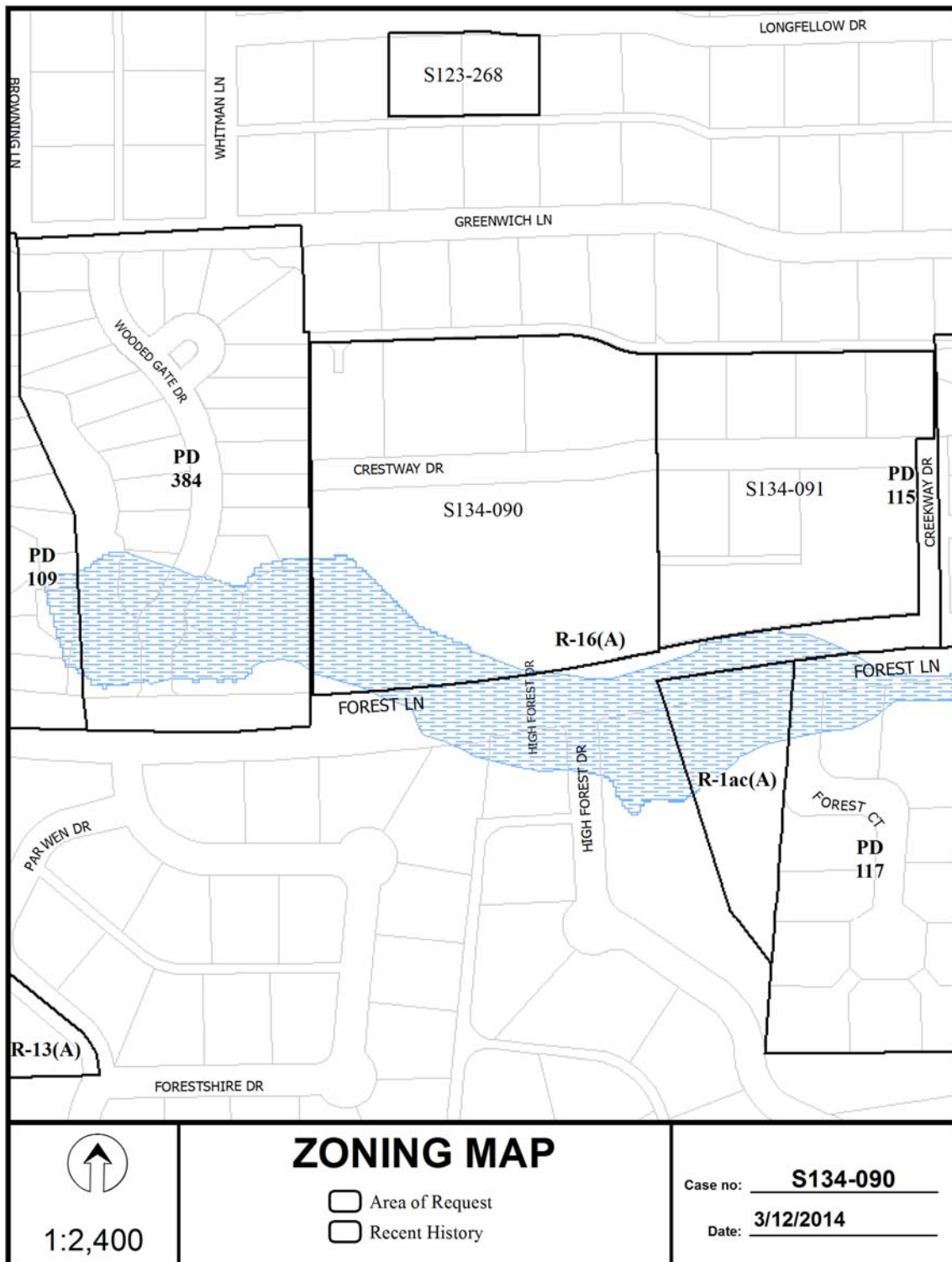
1. S134-091 is an application to replat a 4.42-acre tract of land containing all of Lots 1, 2 and 3 in City Block 42A/7460 and all of Lots 5, 6, 7, and 8 in City Block 42/7460 and an abandoned 15 foot alley right-of-way in City Block 42A/7460 into a 19 lot Shared Access Development on property located on Forest Lane at Creekway Drive.

STAFF RECOMMENDATION: The request complies with the requirements of R-16(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
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 new or existing structure 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 Section approval."
13. On the final plat dedicate 60 feet of right-of-way from the established centerline of Forest Lane.
14. On the final plat provide a temporary turn around for Crestway Drive per Section 51A-8.506(b)(1). When a temporary dead-end street is shown on a plat , a temporary circular or "T" shaped turnaround must be provided and shown as an easement on the subdivision plat, and must be indicated on the plat be a dotted line. Temporary turnaround easement will be terminated at such time that turnaround is no longer necessary to serve the shared access development.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. 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.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show how all adjoining right-of-way was created.
23. On the final plat show the recording information on all existing easements within 150 feet of the property.
24. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.

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/wastewater service locations and service size.
27. 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.
28. Water/wastewater main extension is required by Private Development Contract.
29. On the final plat note the abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .
30. On the final plat show "High Forest Drive" and add a street name label in its right-of-way south of Forest Lane.
31. On the final plat identify the property as Lot 6A in City Block 43/7460.





2/25/2014

Notification List of Property Owners

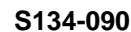
S134-090

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6607 CRESTWAY DR	UNITY CHURCH OF DALLAS
2	6525 FOREST LN	UNITY CHURCH OF DALLAS EXEMPT 1974
3	16 WOODED GATE DR	BARKER WADE N
4	6414 FORESTSHIRE DR	GRANT J KIRLAND & CARMEN J
5	6410 FORESTSHIRE DR	BEST ROBERT J & DAPHNE
6	6406 FORESTSHIRE DR	LIAO ROBERT & VALERIE
7	6402 FORESTSHIRE DR	UNGERMAN JOSH & ELLEN
8	6600 FOREST LN	GORDON WILLIAM K III
9	6554 GREENWICH LN	HANSON GEORGE & JENNIFER
10	6610 GREENWICH LN	SIMS STEVEN LAWRENCE & STACY JEAN
11	6516 GREENWICH LN	DARDAGANIAN STEPHEN G
12	6522 GREENWICH LN	FLATT EDWARD L & KATHERINE M
13	6532 GREENWICH LN	WILSON JEFFREY A & LAURA C
14	6544 GREENWICH LN	GLASS MICHAEL E & DIANE C
15	6550 GREENWICH LN	HELMS EUGENE W & NORMA J TRUSTEE
16	11737 HIGH FOREST DR	BARNES JAMIE MORETON & LAVONNA KUHNERT
17	28 WOODED GATE DR	FOREST ON THE CREEK JV % JERRY SKIBELL M
18	3 WOODED GATE DR	WATKINS SANDRA
19	5 WOODED GATE DR	SCHONWALD AVRUM
20	7 WOODED GATE DR	SKIBELL JEROME M & JOAN L
21	2 WOODED GATE DR	OSIRIS TRUSTEES LIMITED & PO BOX437
22	4 WOODED GATE DR	MCCARTY JUSTIN S JR & MARY KAY
23	6 WOODED GATE DR	BARNES MARY M REVOCABLE TRUST
24	8 WOODED GATE DR	WOODS FRITZI G & TIMOTHY C
25	10 WOODED GATE DR	PRENGLER AARON & JACKIE
26	12 WOODED GATE DR	TILLOTSON JOHN R & SYLVIA M

2/25/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	14 WOODED GATE DR	BOYD BARBARA K WHITE
28	18 WOODED GATE DR	THOMPSON OTIS R
29	20 WOODED GATE DR	GOODMAN PHILIP & JUDITH
30	22 WOODED GATE DR	HOLLAND CHARLES J JR ETAL



CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-091**Subdivision Administrator:** Paul Nelson**LOCATION:** Forest Lane, west of Wooded Gate Drive**DATE FILED:** February 21, 2014**ZONING:** PD 905**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 4.42-acre**MAPSCO:** 15 Y**APPLICANT/OWNER:** Unity Church of Dallas

REQUEST: An application to replat a 4.42-acre tract of land containing all of Lots 1, 2 and 3 in City Block 42A/7460 and all of Lots 5, 6, 7, and 8 in City Block 42/7460 and an abandoned 15 foot alley right-of-way in City Block 42A/7460 into a 19 lot Shared Access Development on property located on Forest Lane at Creekway Drive.

SUBDIVISION HISTORY:

1. S134-090 is an application to replat a 7.015-acre tract of land containing all of Lots 6, 7, and 8 in City Block 43/7460 and all of Block 43-A/7460, and part of abandoned Crestway Drive right-of-way into one lot on property located on Forest Lane, west of Wooded Gate Drive.

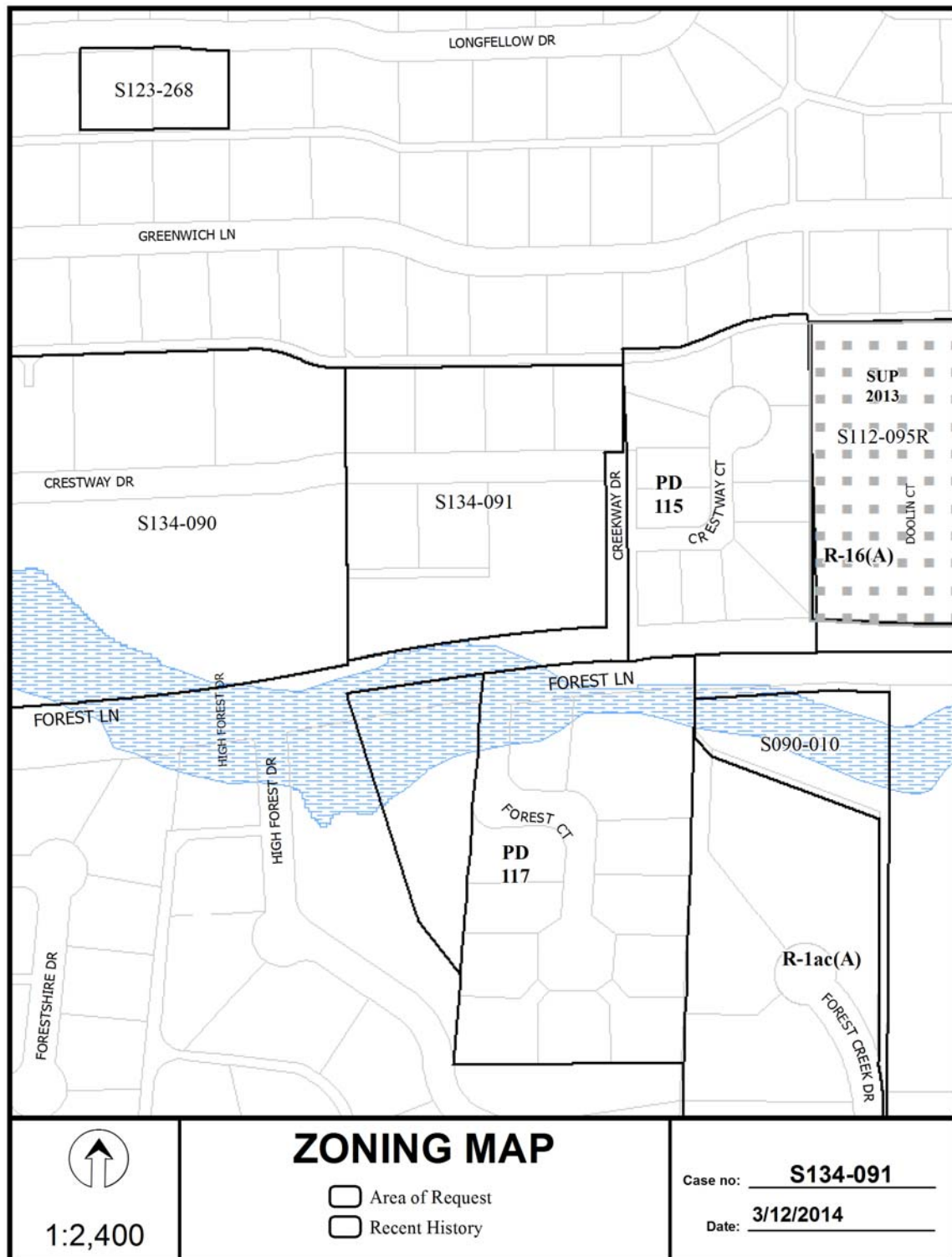
STAFF RECOMMENDATION: The request complies with the requirements of R-16(A); therefore, staff recommends approval subject to compliance with the following conditions:

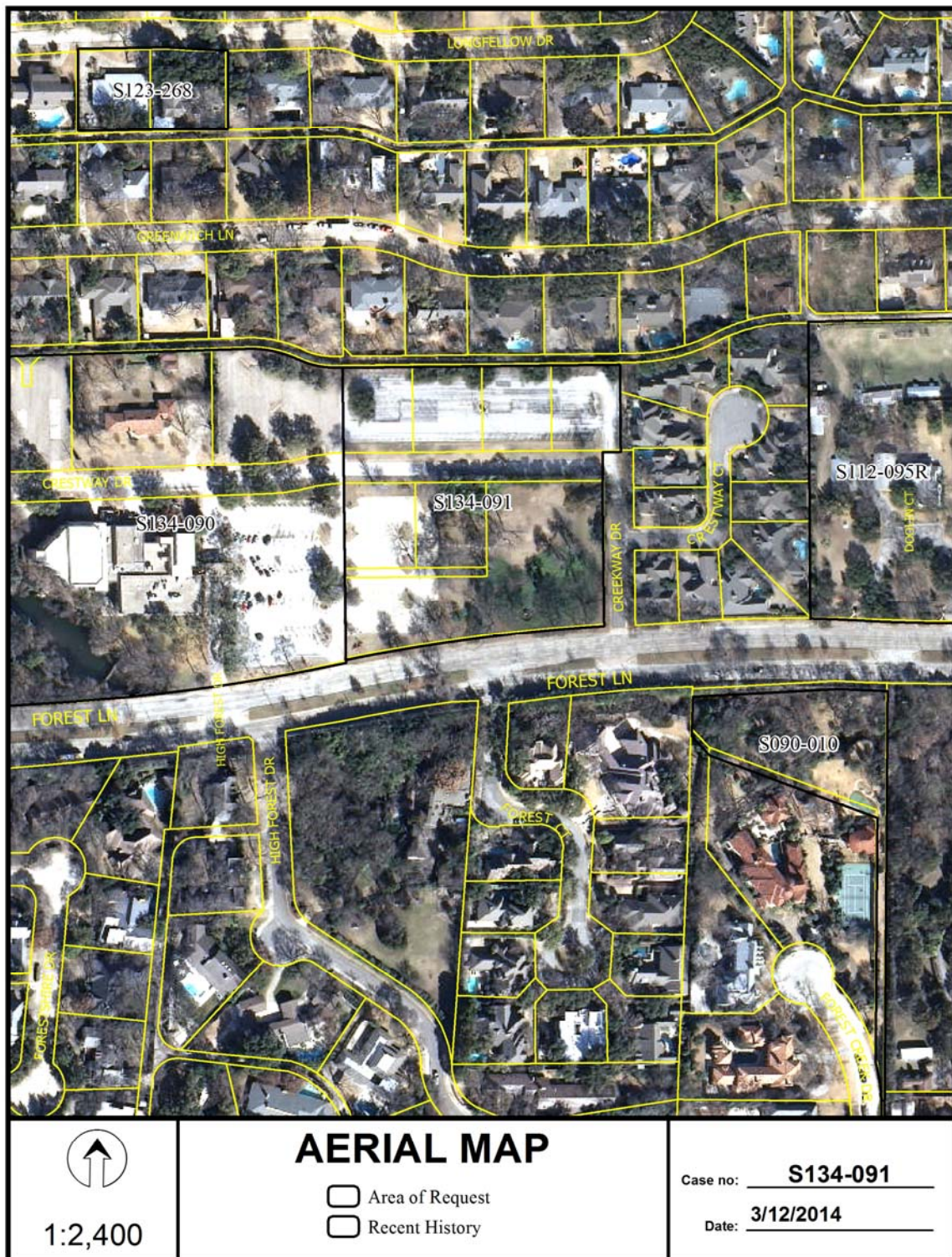
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

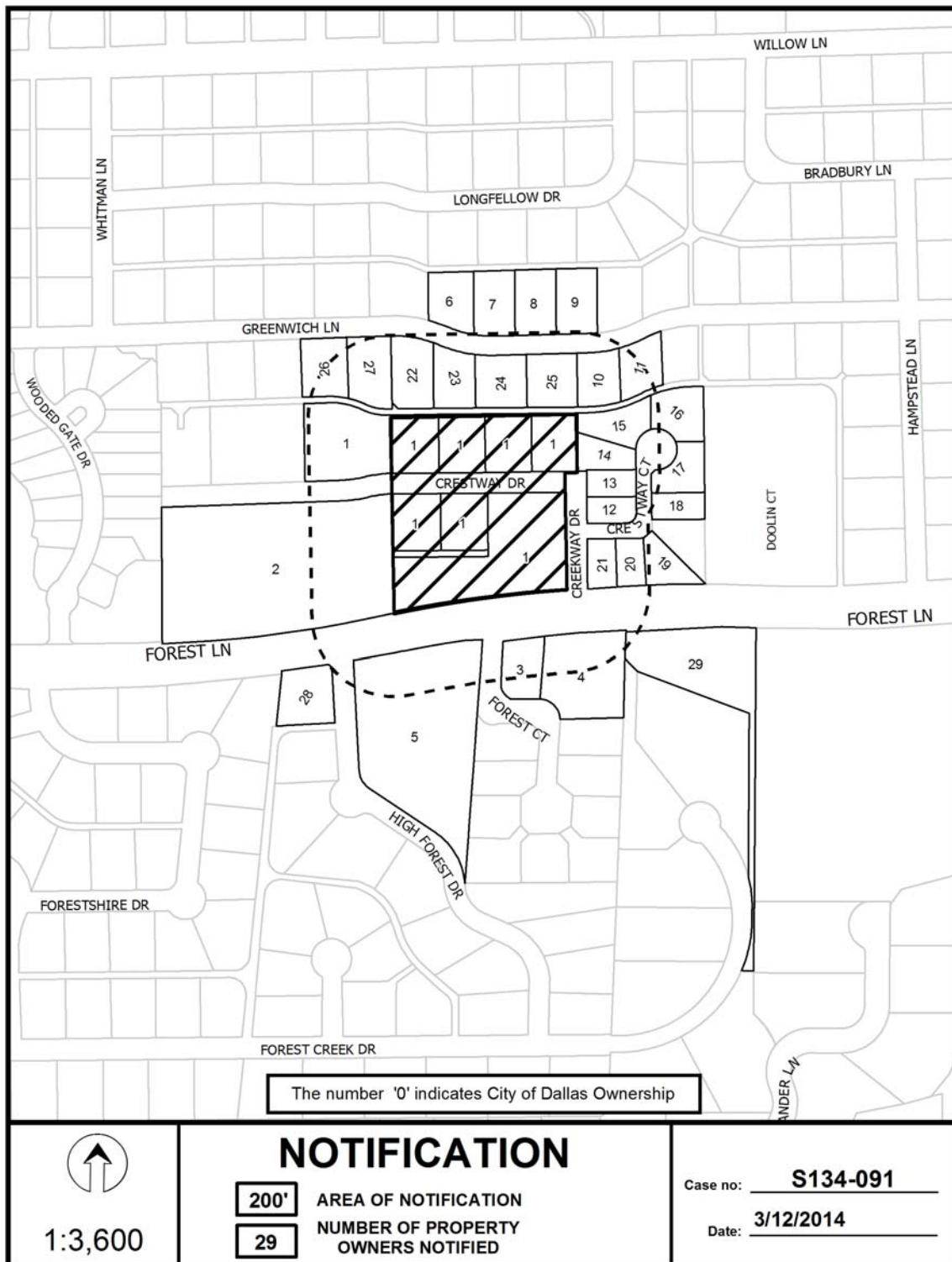
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. 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 19.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 60 feet of right-of-way from the established centerline of Forest Lane.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Creekway Drive.
15. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
16. 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.
17. 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.
18. 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 unless otherwise amended by PD 905.
19. 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.
20. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
21. 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.

22. Include the words "Shared Access Development" in the title block of the final plat.
23. Add a note to the final plat stating "This development is restricted to single family dwellings only."
24. The final plat shall limit the number of lots to a maximum of 19 single family lots.
25. 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.
26. 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."
27. If a guard house is provided, it must be at least 30 feet from the shared access point.
28. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way.
29. 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.
30. The Shared Access Area agreement must be recorded by separate instrument and the recording information placed on the face of the plat.
31. On the final plat show how all adjoining right-of-way was created.
32. On the final plat show the recording information on all existing easements within 150 feet of the property.
33. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
34. On the final plat two control monuments must be shown.
35. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
36. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water/wastewater service locations and service size.
37. Water/wastewater main extension is required by Private Development Contract.
38. On the final plat note the abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____ .
39. On the final plat show "Forest Court" and add a street name label in its right-of-way south of Forest Lane.
40. Contact the street name coordinator for help selecting two appropriate name for the mutual access easement.

41. On the final plat identify the property as Lots 5A through 5U in City Block 42/7460.







2/25/2014

Notification List of Property Owners

S134-091

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6625 CRESTWAY DR	UNITY CHURCH OF DALLAS
2	6525 FOREST LN	UNITY CHURCH OF DALLAS EXEMPT 1974
3	11734 FOREST CT	MCKAMY BOBBIE TRUSTEE
4	11726 FOREST CT	MCKAMY BOBBIE N TRUSTEE
5	6600 FOREST LN	GORDON WILLIAM K III
6	6609 GREENWICH LN	THOMPSON JOHN G
7	6617 GREENWICH LN	BEAL MICHELLE MCKANNA
8	6625 GREENWICH LN	VAN WEY KAY L
9	6633 GREENWICH LN	MOLINE DAVID KENNETH
10	6634 GREENWICH LN	ABBOTT DAN E LF ESTATE
11	6642 GREENWICH LN	LINDSAY JOSEPH H JR TRUST
12	6629 CRESTWAY CT	RADMAN BETTY L
13	6633 CRESTWAY CT	EISENBERG ALAN LEE
14	6637 CRESTWAY CT	SMISER RAYBOURN H III
15	6643 CRESTWAY CT	RHEUDASIL MYRNA
16	6649 CRESTWAY CT	FIRTH ROSEMARIE
17	6657 CRESTWAY CT	WILKINS T LEE & LINDA A WILKINS
18	6667 CRESTWAY CT	SIMPSON JAMES A & KATHERINE E
19	6673 CRESTWAY CT	BODDY DIANE JOHNSON
20	6677 CRESTWAY CT	SHIRLEY W JOHN
21	6681 CRESTWAY CT	CASPERSON PAUL C & CYNTHIA L
22	6554 GREENWICH LN	HANSON GEORGE & JENNIFER
23	6610 GREENWICH LN	SIMS STEVEN LAWRENCE & STACY JEAN
24	6618 GREENWICH LN	SPIVEY THOMAS A
25	6628 GREENWICH LN	GEISBAUER JEFFREY & JESSICA
26	6544 GREENWICH LN	GLASS MICHAEL E & DIANE C

2/25/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6550 GREENWICH LN	HELMS EUGENE W & NORMA J TRUSTEE
28	11737 HIGH FOREST DR	BARNES JAMIE MORETON & LAVONNA KUHNERT
29	11700 FOREST CREEK DR	OAK FOREST EST HOMEOWNERS ASSOC

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2014****FILE NUMBER:** S134-094**Subdivision Administrator:** Paul Nelson**LOCATION:** 16A Turtle Creek Bend**DATE FILED:** February 21, 2014**ZONING:** PD 193, (TH-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.357-acre**MAPSCO:** 35 T**APPLICANT/OWNER:** Allen and Carol Questrom

REQUEST: An application to replat a 0.357 acre tract of land containing all of Lots 16A and 16B in City Block 8/2023 into one lot on property located at 16A Turtle Creek Bend.

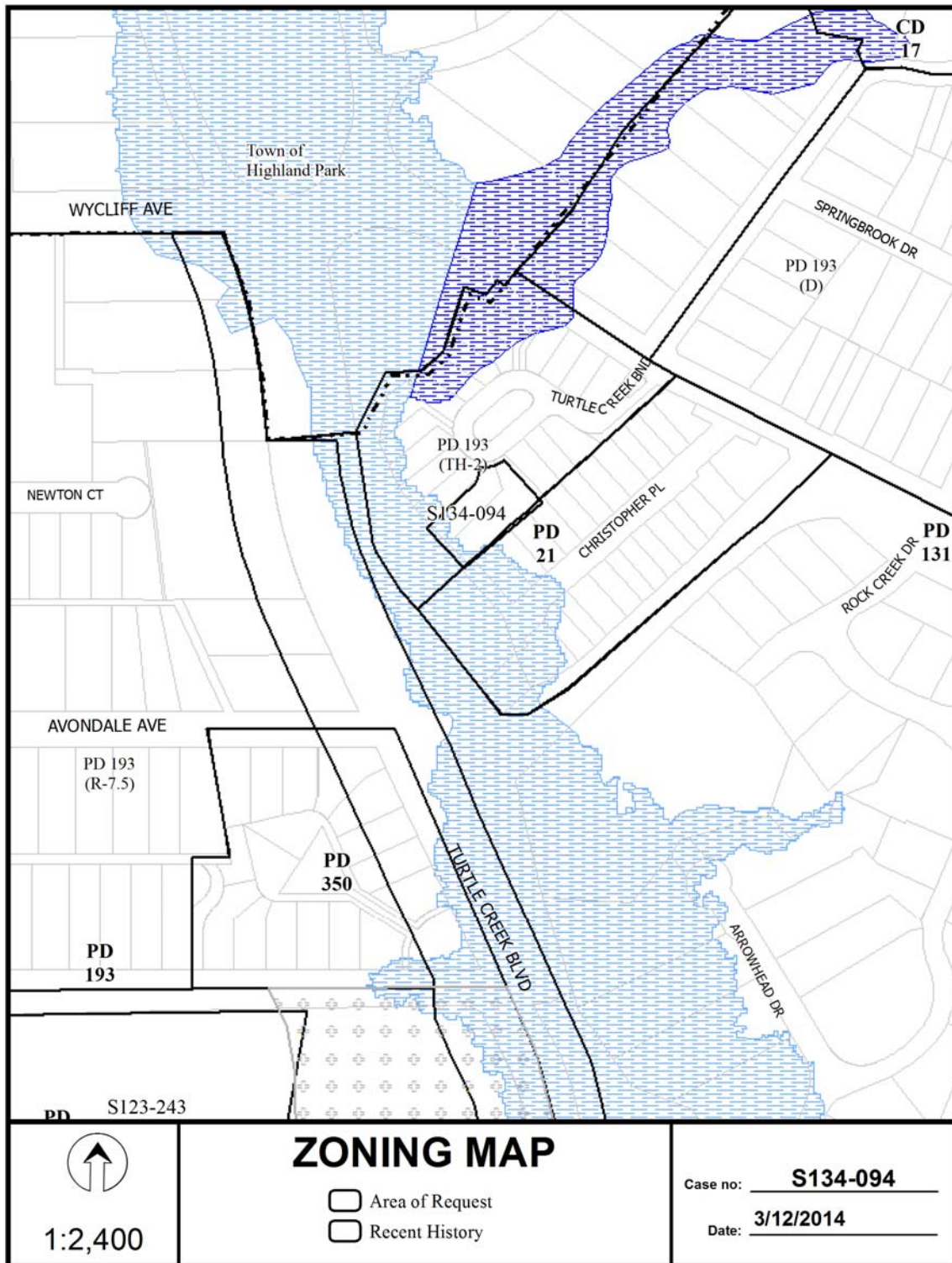
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

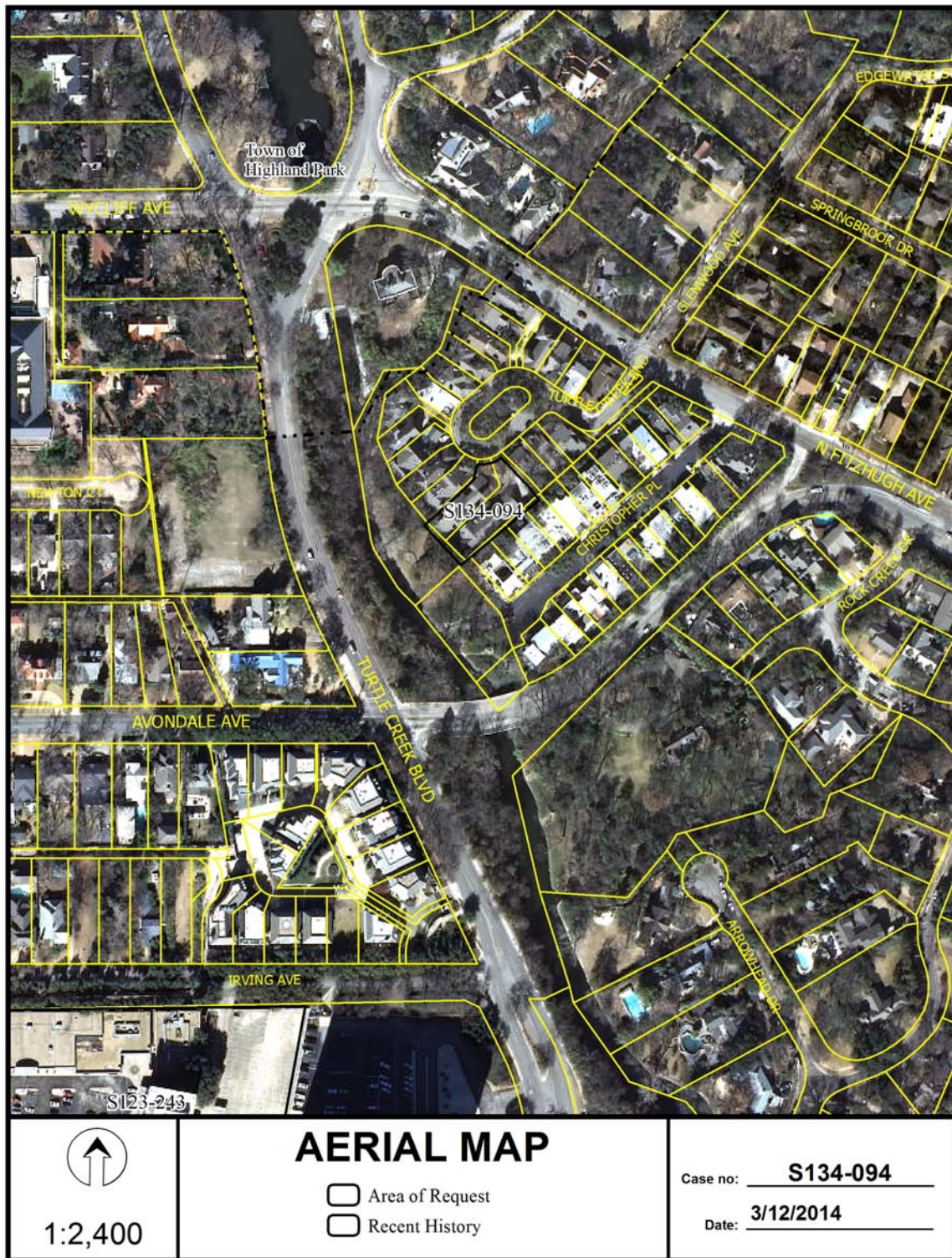
STAFF RECOMMENDATION: The request complies with the requirements of PD 193, (TH-2); therefore, staff recommends approval subject to compliance with the following conditions:

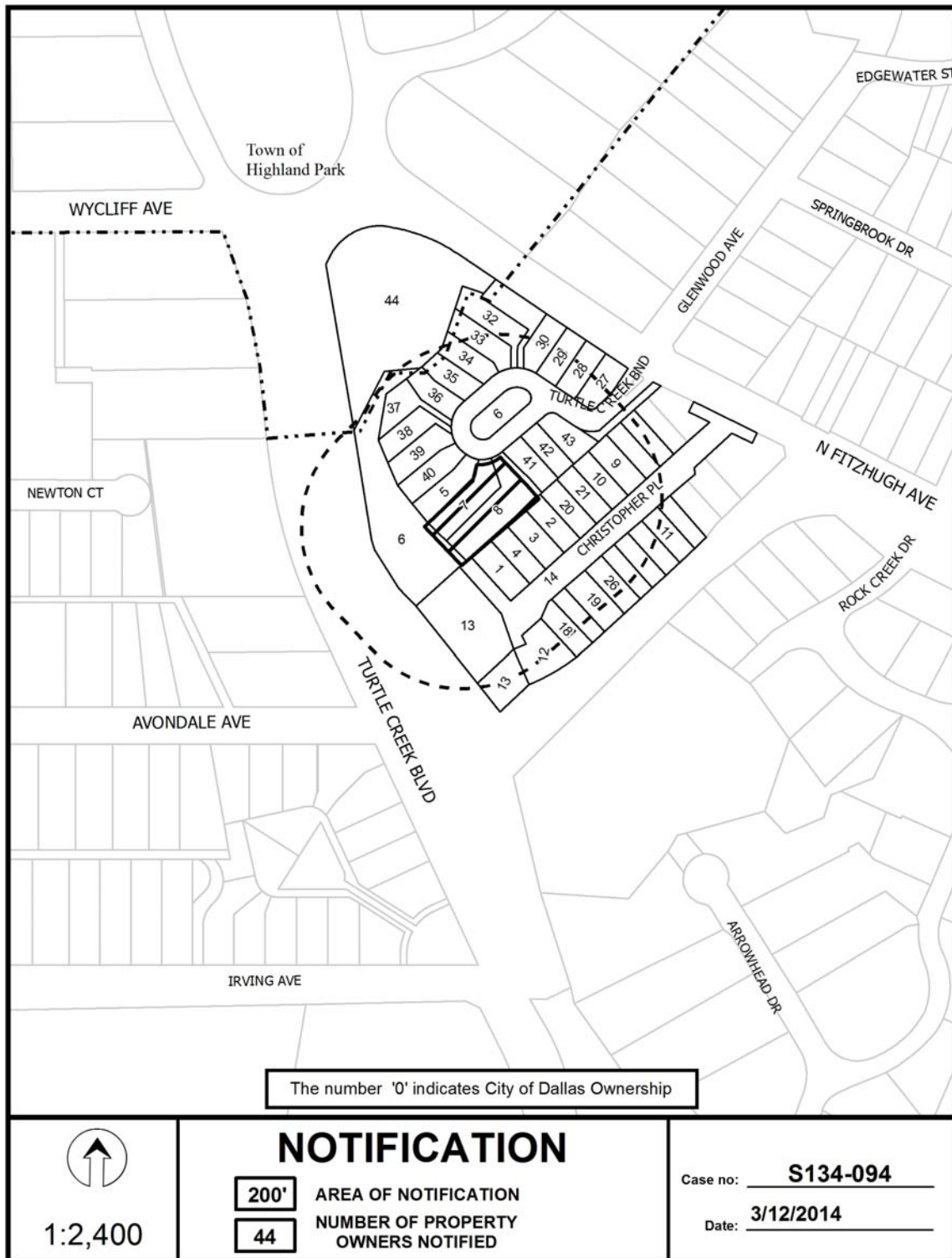
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 new or existing structure 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 Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. On the final plat show the recording information on all existing easements within 150 feet of the property.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water/wastewater service locations.
22. 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.
23. On the final plat "Christoher Place" to "Christopher Place".
24. On the final plat identify the property as Lot 16C in City Block 8/2023.







2/25/2014

Notification List of Property Owners
S134-094

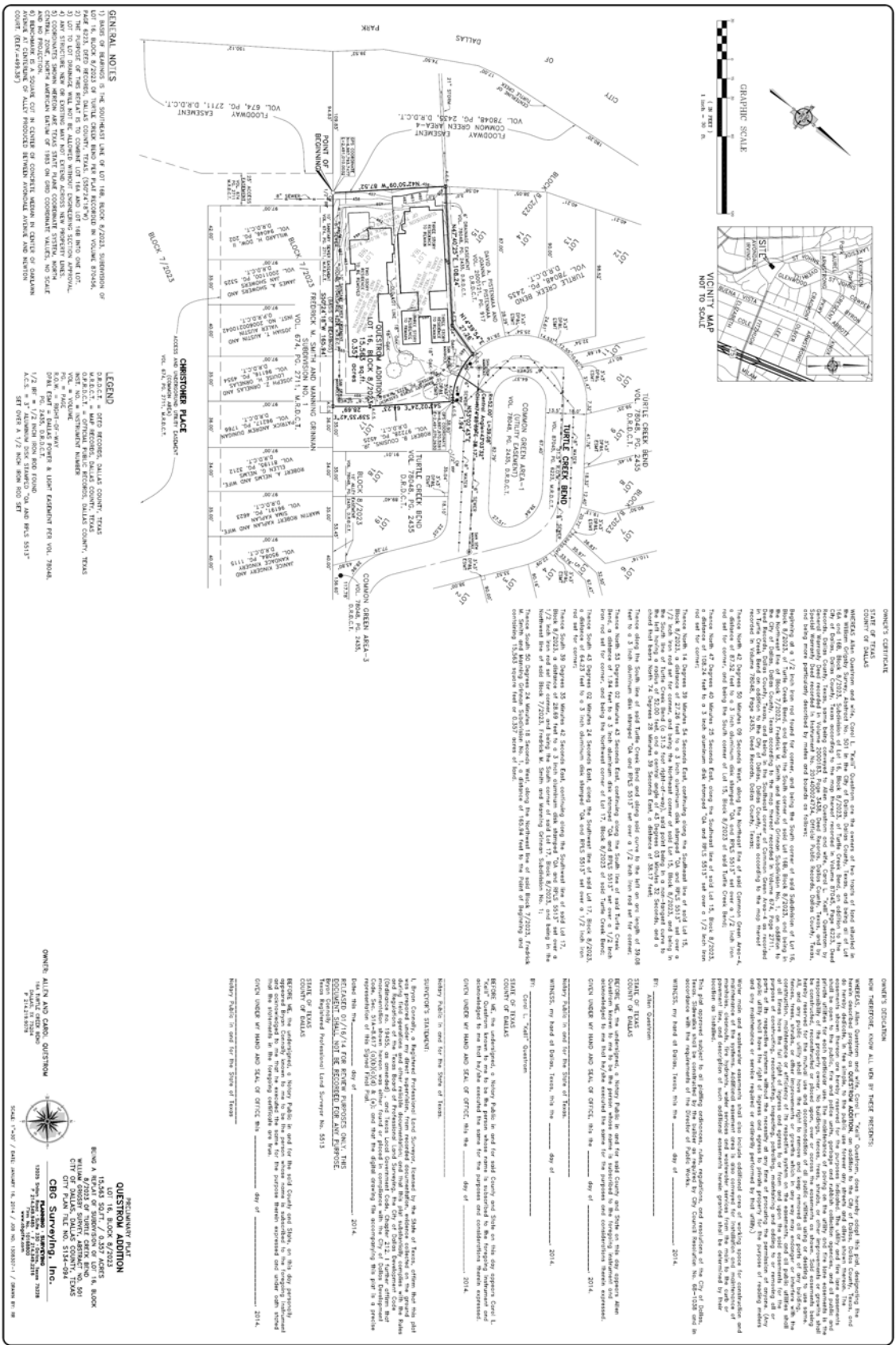
44 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4677 CHRISTOPHER PL	DOW WILLARD H II
2	4671 CHRISTOPHER PL	ORNELAS JOSEPH Z & LOUISE H ORNELAS
3	4673 CHRISTOPHER PL	AUSTIN JOSIAH & VALER
4	4675 CHRISTOPHER PL	SHOWERS JAMES A & JAN SHOWERS
5	15 TURTLE CREEK BEND	PISTENMAA DAVID A & JOANNA L
6	1 TURTLE CREEK BEND	TURTLE CRK BEND HMOWNRS % KEN BURDIN
7	16 TURTLE CREEK BEND	QUESTROM ALLEN & CAROL L
8	16 TURTLE CREEK BEND	NOEL MARION W
9	4645 CHRISTOPHER PL	KINGERY JANICE
10	4655 CHRISTOPHER PL	KAPLAN MARTIN R
11	4646 CHRISTOPHER PL	DUMMER DAVID W &
12	4678 CHRISTOPHER PL	THE SLPSSR REVOCABLE LIVING TRUST
13	1 CHRISTOPHER PL	CHRISTOPHER PL ASSN
14	1 CHRISTOPHER PL	CHRISTOPHER PLACE ASSN
15	4656 CHRISTOPHER PL	MILLER GEORGINA LOIS & NEALE JAMES W
16	4650 CHRISTOPHER PL	MOORE JULIA
17	4668 CHRISTOPHER PL	CHAYT WOLF & BRIDGIT C
18	4670 CHRISTOPHER PL	BOWERS JAMES G & DEBRA E
19	4666 CHRISTOPHER PL	JERNIGAN NANCY F
20	4665 CHRISTOPHER PL	DUNIGAN PATRICK ANDREW STE 205
21	4659 CHRISTOPHER PL	NELMS ROBERT A & ELLEN
22	4625 CHRISTOPHER PL	WOOD JOHN K & LOUISE K
23	4643 CHRISTOPHER PL	PAUL LYLE RICHARD & MARILYN W
24	4648 CHRISTOPHER PL	BURT WILTON MCPHERSON
25	4636 CHRISTOPHER PL	LATIMER EARL O II
26	4660 CHRISTOPHER PL	HOWDESHELL RITA I

2/25/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1 TURTLE CREEK BEND	LAFFERTY CHRISTINE PMB 321
28	2 TURTLE CREEK BEND	HOCHBERG LAWRENCE P
29	3 TURTLE CREEK BEND	DUFFY MICHAEL E & DENISE
30	4 TURTLE CREEK BEND	OSTROW DAVID
31	5 TURTLE CREEK BEND	SHANNON MANNING B
32	6 TURTLE CREEK BEND	VALANT JOHN R & NANCY VALANT
33	7 TURTLE CREEK BEND	HOLDEN JOHN B JR & CAROL H
34	8 TURTLE CREEK BEND	BURDIN MARY M & KENNETH M
35	9 TURTLE CREEK BEND	COLN C DALE & SHIRLEY TR LIFE EST
36	10 TURTLE CREEK BEND	BRESIN SHARON MARIE & RODGERS TOMMY
37	11 TURTLE CREEK BEND	CULLUM MARGARET ANNE
38	12 TURTLE CREEK BEND	MAHONY LYNN
39	13 TURTLE CREEK BEND	BOWER ANN KNIGHT EST OF
40	14 TURTLE CREEK BEND	GREGG HELEN L LIVING TR
41	17 TURTLE CREEK BEND	COUSINS ROBERT B JR
42	18 TURTLE CREEK BEND	PARKER JW
43	19 TURTLE CREEK BEND	QUICK JAMES E & VICKI D
44	4100 ST JOHNS DR	PORKY REALTY INVESTMENTS LP

1



FILE NUMBER: M134-019

DATE FILED: February 3, 2014

LOCATION: Abrams Road and Walnut Street, Southeast Quadrant

COUNCIL DISTRICT: 10

MAPSCO: 17 P, Q, S, T, and U

SIZE OF REQUEST: Approx. 244.62 Acres

CENSUS TRACT: 190.34

APPLICANT/OWNER: DCCCD Facilities Management

REPRESENTATIVE: Dallas May

MISCELLANEOUS DOCKET ITEM

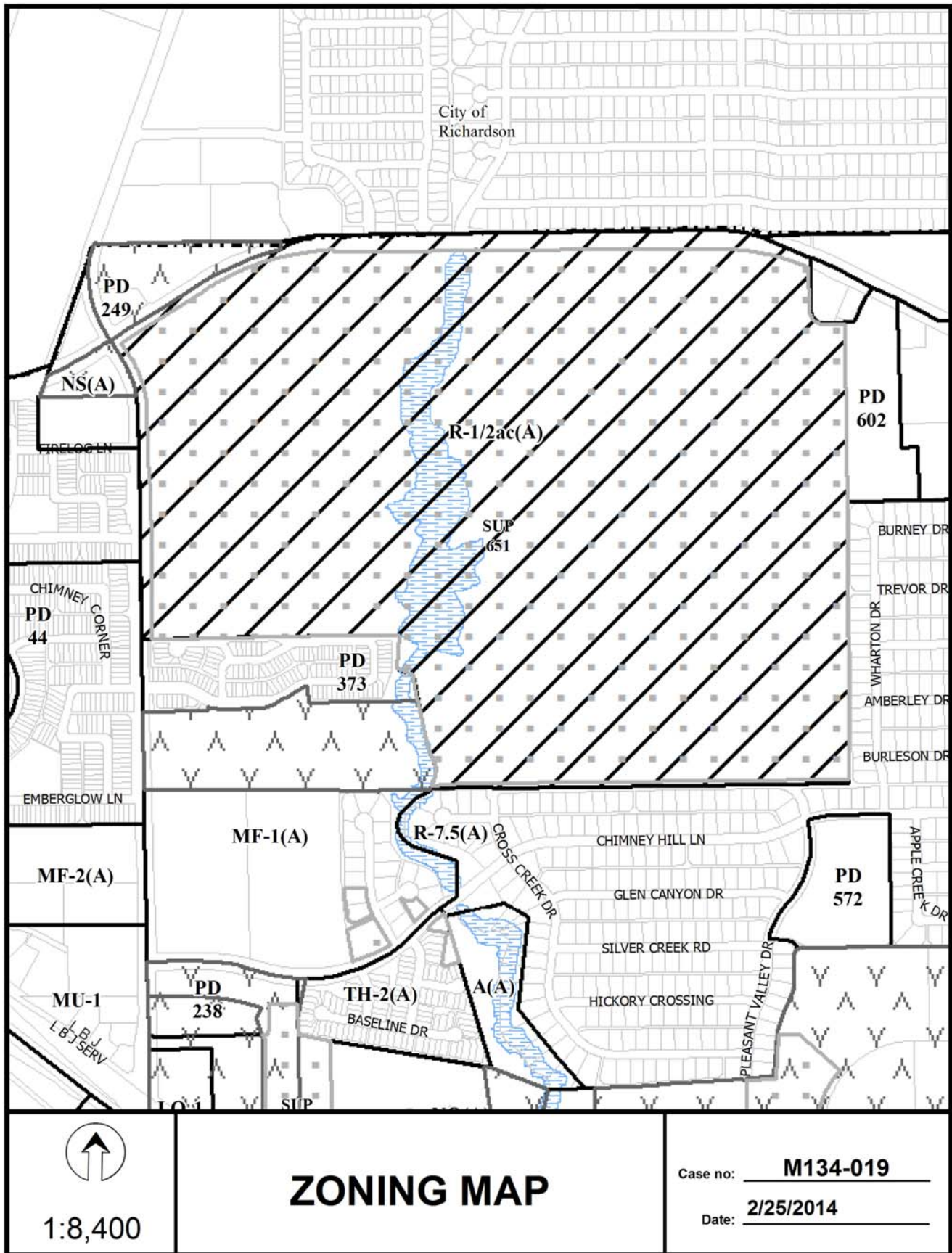
Minor Amendment for Site Plan

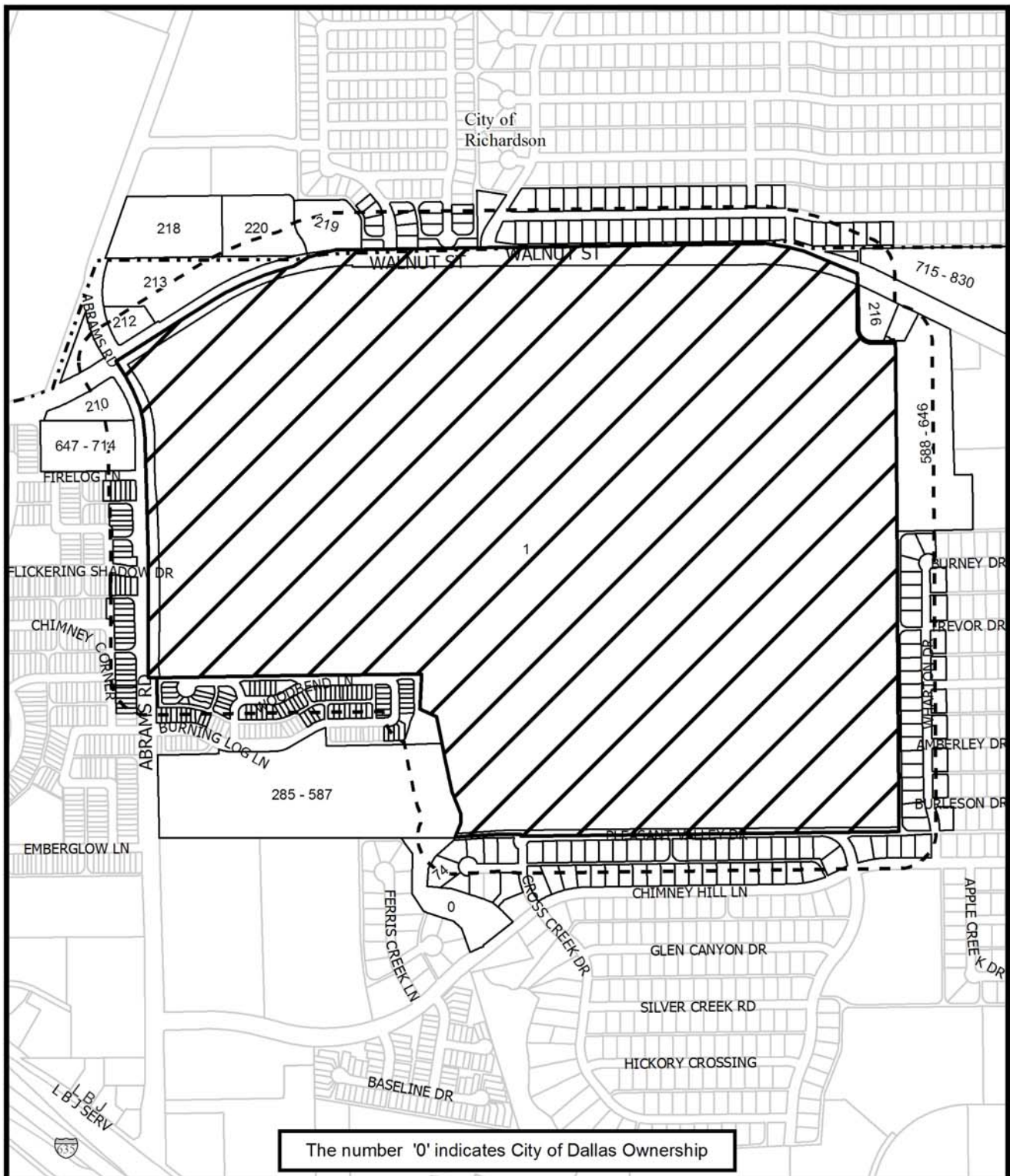
On June 10, 1974, the City Council passed Ordinance No. 14577 which established Specific Use Permit No. 651 for a College [Richland College] on property at the above location. The ordinance was subsequently amended by Ordinance Nos. 20189, 21848, and 24788.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for an approximate ten foot-tall above ground storage tank which will replace two previously utilized tanks. For orientation purposes, this area is approximately 500 feet south of Walnut Road.

The request complies with the provisions for consideration of a minor amendment to a site plan and does not impact any of the conditions regulating SUP No. 651.

Staff Recommendation: Approval.





1:8,400

NOTIFICATION

200'
830

AREA OF NOTIFICATION
NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **M134-019**

Date: **2/25/2014**

2/24/2014

Notification List of Property Owners

M134-019

830 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9500 WALNUT ST	DALLAS COUNTY COMMUNITY COLLEGE
2	9464 CHIMNEY CORNER LN	CHIMNEY HILL HOME OWNERS % CLASSIC PROPE
3	9520 CHIMNEY CORNER	GREEN CYNTHIA
4	9516 CHIMNEY CORNER	4252 CAT HAVEN REVOCABLE TRUST
5	9512 CHIMNEY CORNER	VANNER BRUCE
6	9508 CHIMNEY CORNER	BRABHAM MONICA L PMB 512
7	9504 CHIMNEY CORNER	ST REBOR INVESTMENTS INC
8	9460 CHIMNEY CORNER	SELTZER ROBERT MICHAEL
9	9456 CHIMNEY CORNER	DICKSON JILL P
10	9452 CHIMNEY CORNER	GUSTAFSON JUDITH P
11	9446 CHIMNEY CORNER	WERNER CHERRY
12	9442 CHIMNEY CORNER	GOODE FAMILY TRUST FRANKLYN & BARBARA GO
13	9438 CHIMNEY CORNER	WOLDEMICHAEL KIBRA A & ABEBE BANTENNEW T
14	9434 CHIMNEY CORNER	YEARY JOSHUA LEE
15	9430 CHIMNEY CORNER	WHISENANT JAMES F
16	9426 CHIMNEY CORNER	ORANGE LAURA E
17	9422 CHIMNEY CORNER	CATON BEVERLY B ESTATE OF
18	9418 CHIMNEY CORNER	PESKUSKI JOHN W
19	9414 CHIMNEY CORNER	WILSON ANTHONY JR
20	9410 CHIMNEY CORNER	PARRISH VALERIE J
21	9406 CHIMNEY CORNER	PIERSON TUCKER C & LINDSAY
22	9402 CHIMNEY CORNER	REHLANDER NATHANAEL & ERIN A
23	9600 WALNUT ST	COMBINED AMERICA PROP % WINDSOR PRPTIES
24	12601 WHARTON DR	TIPPS WILLIAM L
25	12607 WHARTON DR	SONIA WILLIAM E JR
26	12611 WHARTON DR	YEE JONATHAN & SARAH

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12617 WHARTON DR	SOWARD MARY L TRUSTEE SOWARD FAMILY TRUS
28	12621 WHARTON DR	NGUYEN RIEN V
29	12625 WHARTON DR	JONES ASHLEY MICHELLE & HANCOCK JOSHUA
30	9701 BURNEY DR	ABGTRANSPORT LLC
31	9708 BURNEY DR	ALARCON MARIA E
32	9701 TREVOR DR	WALKER KENNY R &
33	12533 WHARTON DR	SMITH ROSEANA L
34	12531 WHARTON DR	PETTERBORG LARRY J & MARY E
35	12529 WHARTON DR	NORWOOD FRANK R & MARY E
36	12525 WHARTON DR	BULLOCK JEFFREY B
37	12521 WHARTON DR	SCHWANKE RYAN & ADRIANNE
38	12517 WHARTON DR	GAUGLITZ BLANDINA DEE & ARMAND A GAUGLIT
39	12511 WHARTON DR	RIVERO RAFAEL
40	12507 WHARTON DR	GUERRA ERIC TRUST % CADENCE TRUST
41	12501 WHARTON DR	BUFORDHOULIHAN CASSANDRA BERNARD M HOULI
42	12433 WHARTON DR	SIMONSON LILA FAMILY TRUST
43	12429 WHARTON DR	SQUYRES ROBERT T & NANCY K
44	12425 WHARTON DR	SPINDEN JIM & BEVERLY J
45	12421 WHARTON DR	SANDER AARON JAMES
46	12411 WHARTON DR	PRESSLER DALE R
47	9702 TREVOR DR	HERTNER HANS P
48	9701 WINDHAM DR	WHITACRE ROGER S & LINDA L STARRY
49	9702 WINDHAM DR	THURMAN ROBERT B & LAURA F
50	9701 AMBERLEY DR	DAVIS SHIRLEY G
51	9244 FLICKERING SHADOW DR	NIXON ANN J
52	9246 FLICKERING SHADOW DR	FIELDS NANCY A
53	9248 FLICKERING SHADOW DR	KOBEY CAROLYN
54	9250 FLICKERING SHADOW DR	AMGEV 2020 MOROMBA FELICIANO
55	9252 FLICKERING SHADOW DR	MINNIEFIELD LATOSHA S
56	9802 BENT BRANCH LN	RODEN LYNN A
57	9804 BENT BRANCH LN	DUNCAN JOANN TRUST

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9806 BENT BRANCH LN	TESFATSION HANA
59	9808 BENT BRANCH LN	AZAD MOHAMMED H & NELOFER
60	9810 BENT BRANCH LN	KENDALL KATHERINE K
61	9812 BENT BRANCH LN	WALLACE KENNETH R
62	9814 BENT BRANCH LN	POWELL LI ZHANG
63	9816 BENT BRANCH LN	INTEBI DAVID EDWARD
64	9818 BENT BRANCH LN	TURNER BARBARA
65	9820 BENT BRANCH LN	LASLEY GARY P
66	9228 FIRELOG LN	HERRIDGE MARILYN D
67	9230 FIRELOG LN	MCGEE MARGARET J
68	9232 FIRELOG LN	SMITH JEREMY JOHN & ASHLEY R
69	9234 FIRELOG LN	CHRISTIAN RE DONNA
70	9236 FIRELOG LN	SAKTAWI AISHAH & MAURYCE SOWELL
71	9238 FIRELOG LN	JACKSON SHARON F
72	9818 CROSS CREEK CT	KOHOUT JAMES A
73	9806 CROSS CREEK CT	SULLIVAN JOHN L JR
74	9802 CROSS CREEK CT	SIMPSON MAXMILLIAN C & LAURA M
75	9801 CROSS CREEK CT	KIRBY TERRY
76	9805 CROSS CREEK CT	JONES ROBERT T
77	9809 CROSS CREEK CT	GARRISON ANNE L &
78	9815 CROSS CREEK CT	MAHER LAURENCE III & BRITTANY
79	12538 PLEASANT VALLEY DR	REED JANICE & MICHAEL DUVAL
80	12534 PLEASANT VALLEY DR	MOELLER STEVEN L & LYNN R
81	12530 PLEASANT VALLEY DR	HOFEDITZ KEVIN P & PATRICIA H
82	12526 PLEASANT VALLEY DR	LABOWITZ FRED S &
83	12522 PLEASANT VALLEY DR	MORRIS M ELIZABETH
84	12518 PLEASANT VALLEY DR	DEPTUCH ANDRZEJ & DOROTA
85	12514 PLEASANT VALLEY DR	HANSEN LYNDAL
86	12510 PLEASANT VALLEY DR	BEASLEY ROBIN L
87	12506 PLEASANT VALLEY DR	ROSCOVIVUS THOMAS R
88	12502 PLEASANT VALLEY DR	HENTSCHEL BENJAMIN J & DANA M

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	12442	PLEASANT VALLEY DRROSE DAVID N & CONSTANCE D
90	12438	PLEASANT VALLEY DRCHUSKUL THREECHOK & PATCHAREE
91	12434	PLEASANT VALLEY DRANDERSON STEVEN D & MARIA A
92	12430	PLEASANT VALLEY DRBEARDEN ELSUEL C & JACQUELYN
93	12426	PLEASANT VALLEY DRPANTELO JUDY S
94	12422	PLEASANT VALLEY DRADAIR SUSAN
95	12418	PLEASANT VALLEY DRTHOTTAPPALLIL ANNAMMA
96	12414	PLEASANT VALLEY DRWHITE BRUCE ALAN
97	12410	PLEASANT VALLEY DRSETHI BINA P
98	12406	PLEASANT VALLEY DRMASSEY JASPER W
99	12402	PLEASANT VALLEY DRNICHOLS NANCY L
100	12401	PLEASANT VALLEY DRHOCATE CRISPIN & JESSICA
101	10023	CHIMNEY HILL LN KINNEY KENNETH & BARBARA
102	10019	CHIMNEY HILL LN GOODWIN SCOTT
103	10015	CHIMNEY HILL LN CASILLAS ABEL J
104	10009	CHIMNEY HILL LN SHAW MICHAEL S
105	10005	CHIMNEY HILL LN SMITH MICHAEL L & DELECIA W
106	10001	CHIMNEY HILL LN BURKE VIRGINIA M
107	9955	CHIMNEY HILL LN PLANCE NORM L & JAN E PLANCE
108	9951	CHIMNEY HILL LN TUCKER AUBIN & JOAN
109	9947	CHIMNEY HILL LN SESSIONS LEONARD A & LINDA L
110	9943	CHIMNEY HILL LN KNUDSEN OLIN ROLF & CAROLYN
111	9939	CHIMNEY HILL LN RICHARD SUSAN C
112	9935	CHIMNEY HILL LN DELCAMBRE GARY & MELINDA J
113	9931	CHIMNEY HILL LN EDDLEMON V CARLENE
114	9927	CHIMNEY HILL LN APPLE THOMAS O TR
115	9923	CHIMNEY HILL LN CLARK RODNEY
116	9919	CHIMNEY HILL LN CHASE HOME FINANCE LLC
117	9915	CHIMNEY HILL LN FLOOD COLLIN L
118	9909	CHIMNEY HILL LN SATTAR MARIANNA & RUMI
119	9905	CHIMNEY HILL LN SCODELLER CATHI A

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12402 CROSS CREEK DR	DUY FRANZ
121	10103 CHIMNEY HILL LN	STEELE GEORGE G & LILLIE
122	10107 CHIMNEY HILL LN	MASSOUD JENNIFER E
123	10111 CHIMNEY HILL LN	MAUPIAN BRIAN
124	10115 CHIMNEY HILL LN	TURNER TRAVIS & NANCY TURNER
125	10119 CHIMNEY HILL LN	GRUBER ROBERT P & KATHERINE M O
126	9702 AMBERLEY DR	MEIERHOFER ADAM & BRANDY
127	9701 BURLESON DR	DAILY PHILIP L & MARILYN M
128	9702 BURLESON DR	HUNT AUSTIN PAUL & CYNTHIA YOUNG
129	8422 BURNINGLOG LN	CREEKBEND HOMEOWNER ASSOC %RIDDLE & WILL
130	12804 WOODBEND CT	TURNER JEANY S
131	12808 WOODBEND CT	REDDY ANIL & RADHIKA
132	12812 WOODBEND CT	AYUB IJAZ
133	12816 WOODBEND CT	AYUB LIAZ
134	12824 WOODBEND CT	AMADI CAROLINE
135	12828 WOODBEND CT	CARTER J PERRY & YOUNG EUI
136	12832 WOODBEND CT	BELL CHARLES T & SHEILA M
137	12836 WOODBEND CT	CURTIS LINDA G
138	12850 WOODBEND CT	CALLOWAY LISA R
139	12927 WOODBEND CT	TEELEBRHAN YONATAN
140	12923 WOODBEND LN	HANCE APRIL
141	12919 WOODBEND LN	JOHNSON ALTHEA
142	12915 WOODBEND LN	AHN ANDY & CINDY AHN
143	12839 BURNINGLOG LN	WESS MARLENE
144	12835 BURNINGLOG LN	CROPSEY VIRGINA LYNN & THOMAS S CRUM
145	12831 BURNINGLOG LN	GUARRAIA COLLEEN MCKINNEY
146	12827 BURNINGLOG LN	KIM SANGLIM A
147	12823 BURNINGLOG LN	RATHER LUCINDA
148	12819 BURNINGLOG LN	WILSON KIMBERLY & DAN CHU
149	12815 BURNINGLOG LN	GUDZ FLOYD SVETLANA I
150	12811 BURNINGLOG LN	IAU MARIO KAM SANG & IU KUAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	12807 BURNINGLOG LN	RICKS WENDY P
152	13005 WOODBEND LN	HAYES GARY
153	13009 WOODBEND LN	ADENIRAN OLUWATOYEN O & ADEKUNLE A
154	13015 WOODBEND LN	PAGE ROBERT L & KRISTI A
155	13019 WOODBEND LN	DZYUBA VITALIY
156	13023 WOODBEND LN	MWALILINO JANET
157	13027 WOODBEND LN	WILBURN VIVIAN Y
158	13008 WOODBEND LN	HE ZHENGJU
159	13012 WOODBEND LN	FANEROS PATRICIA A
160	13016 WOODBEND LN	CARBAJALMADRID ALFREDO
161	13020 WOODBEND LN	KWAN JOE
162	13024 WOODBEND LN	ISAWYER PROPERTIES LLC
163	13028 WOODBEND LN	RANDO ROBERT LOUIS & CONNIE
164	13032 WOODBEND LN	HUANG YONG YING
165	13036 WOODBEND LN	DYE ROBERT
166	13040 WOODBEND LN	HUD % MCB
167	13044 WOODBEND LN	MULINDI BETTY W & MOSES M
168	13048 WOODBEND LN	WOLDEGERIMA MUSIE
169	13052 WOODBEND LN	PHAN TRUNG
170	13108 WOODBEND LN	RIDDLE JOAN
171	13112 WOODBEND LN	EL NAIRAB GLOANNA
172	13116 WOODBEND LN	SIEFERT JULIE A
173	13120 WOODBEND LN	GOW HING L & SANTA C
174	13124 WOODBEND LN	KING SHIHCHIA
175	13128 WOODBEND LN	FLEMING CYNTHIA A
176	13132 WOODBEND LN	VAUGHN MICHAEL P
177	13136 WOODBEND LN	MELAKE BAREH H & TEKLEHEIMANOT GHIDAY E
178	13140 WOODBEND LN	ISAEV AGEY & VALENTINA
179	13144 WOODBEND LN	CHEN CHANG J
180	13148 WOODBEND LN	TAHIR HAYAT
181	13152 WOODBEND LN	WALKER TERESA R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	13203 WOODBEND LN	PARK HEE MOON & JUNG JA
183	13207 WOODBEND LN	SIMPSON SANDRA SHUGART
184	13211 WOODBEND LN	LEE MARY
185	13215 WOODBEND LN	CRISS CYNTHIA A
186	13219 WOODBEND LN	CAVETT SHARON RENEE
187	13131 BURNINGLOG LN	WEEKS JOHN E
188	13127 BURNINGLOG LN	CAO PHONG
189	13123 BURNINGLOG LN	IHEKE MARTIN
190	13119 BURNINGLOG LN	LIMA SYLVIA R
191	13115 BURNINGLOG LN	WALKER BRIAN M
192	13111 BURNINGLOG LN	PULLEN BRADLEY D & ALISA L
193	13109 BURNINGLOG LN	PARKER CRYSTAL L
194	13105 BURNINGLOG LN	OPALEYE GRACE I
195	13031 BURNINGLOG LN	FITZHUGH MARIA D
196	13027 BURNINGLOG LN	SWORD KENNETH S
197	13023 BURNINGLOG LN	HENNIG BRIAN
198	13019 BURNINGLOG LN	NGUYEN NINH
199	13144 BURNINGLOG LN	WHITE LILLIAN RENEE
200	13148 BURNINGLOG LN	ROBERSON TINA N
201	13152 BURNINGLOG LN	WALTON INEZ A
202	13156 BURNINGLOG LN	SLATER AUTUMN R
203	13234 WOODBEND LN	CENTRAL MINERAL RESOURCE
204	13230 WOODBEND LN	BRADFORD JERRY C
205	13224 WOODBEND LN	DIETZ DAVID BRIAN % BEAL BANK
206	13220 WOODBEND LN	MCKNIGHTG DAVID APT 1G
207	13216 WOODBEND LN	RUIZ RICARDO D
208	13212 WOODBEND LN	HAYES VERONICA A
209	13208 WOODBEND LN	ALI SHEMSIA
210	9410 WALNUT ST	RICHLAND CROSSING LLC
211	12500 ABRAMS RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
212	13010 ABRAMS RD	7 ELEVEN INC ONE ARTS PLAZA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9401 WALNUT ST	KOREAN PRESBYTERIAN CHURCH OF DALLAS
214	9686 WALNUT ST	SPRING CREEK CAR WASH 4 LLC
215	9686 WALNUT ST	GARWELL LP PMB 353
216	9664 WALNUT ST	N B VENTURES INC
217	12417 WHARTON DR	MATTA ANIBAL
218	1301 ABRAMS RD	BINNERI CHURCH PRESBYTERIAN CHURCH OF D
219	445 WALNUT ST	ABERFELDY II LIMITED PARTNERSHIP
220	1221 ABRAMS RD	ABERFELDY IV LIMITED PARTNERSHIP
221	1227 WHISPERING OAKS LN	RICE KENNETA A
222	1229 WHISPERING OAKS LN	LOZON LAWRENCE J
223	1231 WHISPERING OAKS LN	LITTLE BOBBY G & DONNIE J
224	1233 WHISPERING OAKS LN	WOOSLEY FREDRIC LYNN & MARTHA KAY
225	1226 WHISPERING OAKS LN	HUFFMAN WILLIAM H & CARLA
226	1228 WHISPERING OAKS LN	PATTERSON COLE SULLIVAN
227	1230 WHISPERING OAKS LN	HOLCOMB JAMES D & JULIA
228	1232 WHISPERING OAKS LN	OSBORN FRANCES
229	1241 RICHLAND OAKS DR	EYOITA ADOLPHUS
230	1239 RICHLAND OAKS DR	MAITLAND STANLEY
231	1237 RICHLAND OAKS DR	STONE VIRGINIA &
232	1235 RICHLAND OAKS DR	CREEKMORE DANIEL
233	1240 RICHLAND OAKS DR	MATHER KIRK THOMAS
234	1238 RICHLAND OAKS DR	NGUYEN DUONG
235	1236 RICHLAND OAKS DR	STECK JOHN F & JOANN M
236	1234 RICHLAND OAKS DR	MARGOL STUART STE 108
237	1232 RICHLAND OAKS DR	EDWARDS D L
238	1200 RICHLAND DR	HILLS STEVEN LEE
239	531 WENTWORTH DR	HINDERLITER CANTU AMIE& DON II
240	529 WENTWORTH DR	MUELLER JONATHAN R & KATHLEEN J
241	527 WENTWORTH DR	SCHELLHAMMER GREGG
242	525 WENTWORTH DR	GONZALEZ AURA V
243	523 WENTWORTH DR	BAKER LARRY & CAROL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	521 WENTWORTH DR	PROFFITT KAYLA R
245	519 WENTWORTH DR	SHARP LISA K
246	517 WENTWORTH DR	CREACY JERRY & MAUREEN
247	515 WENTWORTH DR	ALBERT DONNIE R
248	513 WENTWORTH DR	BUXTON G EDWARD III
249	511 WENTWORTH DR	CHAN WAYNE W M
250	509 WENTWORTH DR	LINN RICHARD E
251	507 WENTWORTH DR	WINNETTE LYLE C & EDNA O
252	505 WENTWORTH DR	VONPREISSG WARREN J
253	503 WENTWORTH DR	BULATOVIC STEFANIE L & VLADIMIR BULATOVI
254	501 WENTWORTH DR	TORRES JOSE L & ROSA
255	500 WENTWORTH DR	WALL GARY C & JENNIFER M MOEHLMANN
256	502 WENTWORTH DR	502 WENTWORTH DR LAND TR
257	504 WENTWORTH DR	DAVIS WANDA M
258	506 WENTWORTH DR	SWICK CHARLES D & LANELL
259	508 WENTWORTH DR	MARES JUAN M & JAN HILL
260	510 WENTWORTH DR	MORASKI JERRY F
261	512 WENTWORTH DR	BROWN JAMES W
262	514 WENTWORTH DR	OTTO KEITH VAUGHN & BONNIE ENGLISH
263	516 WENTWORTH DR	PROPEB BARRY & DANETTE
264	518 WENTWORTH DR	CAMPBELL JESSE & RUBY
265	520 WENTWORTH DR	JOHNSTON COYT R
266	522 WENTWORTH DR	STAPP JOHN A & PENNELOPE S
267	524 WENTWORTH DR	HARRIS ANDREA
268	526 WENTWORTH DR	ELIAS FUAD & EDIS T GARAS
269	528 WENTWORTH DR	LEE JANIS BOBBITT
270	530 WENTWORTH DR	ABBOTT PHILLIP G & JANICE K
271	532 WENTWORTH DR	KIRKPATRICK ALAN L
272	534 WENTWORTH DR	SAND JOHN J & DEBRA G
273	536 WENTWORTH DR	OKECHUKWU DOMINIC S & MABEL U
274	538 WENTWORTH DR	SHAKERI SHAHROKH & MERSIHA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	540 WENTWORTH DR	LOUGHBOROUGH DANIEL J
276	601 WENTWORTH DR	JAMES JAY L & SCOTTIE A
277	603 WENTWORTH DR	ALBARGHOUSHI HASSAN & SUHAYLA
278	600 WENTWORTH DR	HULL BRYAN D & ANGELIQUE R HULL
279	602 WENTWORTH DR	FERRELL ERIC BEN & NANCY ANNETTE
280	604 WENTWORTH DR	ABDALLA NUMAN
281	606 WENTWORTH DR	MCINTIRE RICHARD G & DYANA
282	608 WENTWORTH DR	MCDANIEL JAMES S & GLENNA S
283	610 WENTWORTH DR	MAJURE SACHIKO
284	612 WENTWORTH DR	HARRISON WILLIAM D & MILDRED
285	12480 ABRAMS RD	LUU NHI HOANG & HOA THI VU UNIT 101
286	12480 ABRAMS RD	SIGNATURE LEASING & MGMT INC % RICHARD S
287	12480 ABRAMS RD	CORTEZ KYONG C & LUIS A CORTEZ
288	12480 ABRAMS RD	KIM CONNIE AE BLDG A UNIT 104
289	12480 ABRAMS RD	TTS PROPERTIES INC
290	12480 ABRAMS RD	HEBERT YON Y
291	12480 ABRAMS RD	KAMAL SYED ET AL
292	12480 ABRAMS RD	MAZA CARMICHELLE
293	12480 ABRAMS RD	RAMIREZ ALBERT VELA
294	12480 ABRAMS RD	DESOTELL WENDY SUE
295	12480 ABRAMS RD	HENTHORN KYLE L &
296	12480 ABRAMS RD	A P INVESTMENTS LLC
297	12480 ABRAMS RD	L3 PPTIES LLC
298	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
299	12480 ABRAMS RD	SOUKUP JOHN INVESTMENTS LLC
300	12480 ABRAMS RD	KAO FRANK SHEUE-FENG
301	12480 ABRAMS RD	VYAS BHALCHANDRA V
302	12480 ABRAMS RD	ZHUANG YUAN
303	12480 ABRAMS RD	TEXAN MUTUAL LLC
304	12480 ABRAMS RD	TRIANA FRANK
305	12480 ABRAMS RD	SETKA TEXAS INV LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	12480 ABRAMS RD	ALZAYADI IBRAHIM N
307	12480 ABRAMS RD	KIRK CHRISTINA L
308	12480 ABRAMS RD	LUUA THAI HOANG
309	12480 ABRAMS RD	BRIGHAM MICHAEL L
310	12480 ABRAMS RD	PIERCE JOHN R & BLANCA R
311	12480 ABRAMS RD	CHAIBI MOHAMMED STE 2901 C
312	12480 ABRAMS RD	ZAVERI M AFZAL
313	12480 ABRAMS RD	YUNG LEE & KIMMY LEE
314	12480 ABRAMS RD	JUN EUN JOO
315	12480 ABRAMS RD	CAVETT RENEE
316	12480 ABRAMS RD	THAI PHUNG
317	12480 ABRAMS RD	IM YOUNG WOON & JUNG YOUNG JA
318	12480 ABRAMS RD	FISHER ROBERT W & ROSANNE FISHER
319	12480 ABRAMS RD	SUN SIVOURN
320	12480 ABRAMS RD	MAINDELLE DENISE ETAL BLDG C UNIT 2924
321	12480 ABRAMS RD	THAI ANTHONY VIET
322	12480 ABRAMS RD	NGO HUY BLDG C UNIT 2926
323	12480 ABRAMS RD	SEAWRIGHT SUZANNE
324	12480 ABRAMS RD	FEEDAI INVESTMENTS INC
325	12480 ABRAMS RD	PRIBADI MATTHEW
326	12480 ABRAMS RD	CARUTH SHARELLE P BLDG D
327	12480 ABRAMS RD	JAN MUHAMMADS S
328	12480 ABRAMS RD	MILLER CATHERINE J M % WILLIAM MILLER
329	12480 ABRAMS RD	HAND TIFFANY
330	12480 ABRAMS RD	PRIBADI EMANUEL & LILIANA
331	12480 ABRAMS RD	RIVERA EUGENIO F & ALEXANDRIA
332	12480 ABRAMS RD	TRAN DUNG TO
333	12480 ABRAMS RD	NASIR SYED M
334	12480 ABRAMS RD	ONE CLEAR KEY PROPERTY SOULTIONS LLC DBA
335	12480 ABRAMS RD	GOOCH STEPHEN E ET AL
336	12480 ABRAMS RD	WASHAMERICA INC BLDG E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	12480 ABRAMS RD	LEAKE CHARLES H JR
338	12480 ABRAMS RD	LEE CHANG SIK & SUN J LEE BLDG E UNIT 70
339	12480 ABRAMS RD	FLY WILLIAM W & MADELINE
340	12480 ABRAMS RD	FLORES HECTOR HUGO & BLDG E UNIT 708
341	12480 ABRAMS RD	GRIEDER PETE
342	12480 ABRAMS RD	GRIEDER PETER J & PAM GRIEDER
343	12480 ABRAMS RD	ABDOLVAHAB MOHAMMAD S
344	12480 ABRAMS RD	TRUONG CANH TRONG &
345	12480 ABRAMS RD	NAZAR ENTERPRISES LLC SUITE 900
346	12480 ABRAMS RD	BAYLESS JOHN R
347	12480 ABRAMS RD	WILLIAMS JERVIS
348	12480 ABRAMS RD	ALTAMIRA HOLDINGS AS TR
349	12480 ABRAMS RD	LE DENNY BLDG F UNIT 2606
350	12480 ABRAMS RD	TESFAMICHAEL RESOM A & ET UX
351	12480 ABRAMS RD	CHEN SHERMAN & JENNIFER C
352	12480 ABRAMS RD	DALVENTURA HERMELA O BLDG F #2621
353	12480 ABRAMS RD	ALI MUHAMMAD YSUF
354	12480 ABRAMS RD	WARREN EDWIN B SR UNIT 2624
355	12480 ABRAMS RD	ALAMGIR MUHAMMAD T & NUSRAT T ALAMGIR
356	12480 ABRAMS RD	ALEXANDER IVY
357	12480 ABRAMS RD	LAU CHAI FAI & JACKIE # 334
358	12480 ABRAMS RD	HAZRATI YASSAMIN
359	12480 ABRAMS RD	KIM SOON OK
360	12480 ABRAMS RD	KHAN NAJMA J
361	12480 ABRAMS RD	DOCKERY HOWARD
362	12480 ABRAMS RD	EPSTEIN CAROLINE P
363	12480 ABRAMS RD	H & L INVESTMENT PROP LLC
364	12480 ABRAMS RD	H & L INV PPTIES LLC
365	12480 ABRAMS RD	WHEELER JOHN C III
366	12480 ABRAMS RD	C & C RESIDENTIAL PPTIES INC
367	12480 ABRAMS RD	KHAN ABDUL NASIR J BLDG G UNIT 222

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	12480 ABRAMS RD	RASMUS MARIAM S BLDG G UNIT 223
369	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
370	12480 ABRAMS RD	CREEKBEND 225 LAND TRUST %ROBERT ORTIZ D
371	12480 ABRAMS RD	AKKINENI RAVI K & SRISAI V
372	12480 ABRAMS RD	HULTSCH DAVID E & NAJMA A JEBARI
373	12480 ABRAMS RD	CHEN ZHANHONG &
374	12480 ABRAMS RD	BERRY JUSTIN KELLY
375	12480 ABRAMS RD	HAWKINS VICKI J
376	12480 ABRAMS RD	BW PROPERTIES
377	12480 ABRAMS RD	TALUKDER NAZEEN
378	12480 ABRAMS RD	TTS PROPERTIES LP
379	12480 ABRAMS RD	AZAR PARVIZ C
380	12480 ABRAMS RD	HUSAIN ANISA P % ROSE HUSAIN
381	12480 ABRAMS RD	MERINO EDUARDO G
382	12480 ABRAMS RD	DUONG HA UNIT 324
383	12480 ABRAMS RD	AZAR PARVIZ COOL
384	12480 ABRAMS RD	KAILANI AHMAD A
385	12480 ABRAMS RD	LEE AMIE #401
386	12480 ABRAMS RD	FEEDAL INVESTMENTS INV
387	12480 ABRAMS RD	LI JINFENG YI PANG
388	12480 ABRAMS RD	KIM TONY & PYONG SUN
389	12480 ABRAMS RD	CHANG JIYOUN
390	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
391	12480 ABRAMS RD	KANG DEHUA & YIJUN LU
392	12480 ABRAMS RD	CHOE CHOL WOO & HYUN SOON CHOE
393	12480 ABRAMS RD	KIM JUHUN
394	12480 ABRAMS RD	BROWN JERRY D
395	12480 ABRAMS RD	ANGEL MIGUEL &
396	12480 ABRAMS RD	TANNER MICHAEL K
397	12480 ABRAMS RD	THACH WANNARA UNIT 502
398	12480 ABRAMS RD	ZHENG LI PING UNIT 503

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	12480 ABRAMS RD	WILSON CARL O EST OF UNIT 504
400	12480 ABRAMS RD	LOPEZ RENALDO BLDG K UNIT 505
401	12480 ABRAMS RD	GLORIOSO RODNEY B K506
402	12480 ABRAMS RD	WHITEHEAD DAVID
403	12480 ABRAMS RD	HUMPHREYS KENNETH R
404	12480 ABRAMS RD	SHAH VIREN & MILAN
405	12480 ABRAMS RD	DO VANG & NGA NGUYET DUONG
406	12480 ABRAMS RD	NEATHERLIN JAMES W & JUNE TRUE
407	12480 ABRAMS RD	YANG PING
408	12480 ABRAMS RD	CHINNAPAREDDY SRIKANTH # 602
409	12480 ABRAMS RD	KIRK DONNA REXBOAT & KAREN KIRK KIMBALL
410	12480 ABRAMS RD	CLARK WENDELL BLDG L UNIT 604
411	12480 ABRAMS RD	KEOUTH PAUL
412	12480 ABRAMS RD	AHSAN MOHAMMED K & UNIT 251
413	12480 ABRAMS RD	HAN JIA
414	12480 ABRAMS RD	WILSON KELON BLDG L UNIT 608
415	12480 ABRAMS RD	NZIMBU CAROLINE
416	12480 ABRAMS RD	OWENS KARLEE M
417	12480 ABRAMS RD	LAU SAU YEE
418	12480 ABRAMS RD	WHITTEN WAYLAND E
419	12480 ABRAMS RD	SHARIFF SABIH J & TALAT S
420	12480 ABRAMS RD	VAZQUEZ ROSA I
421	12480 ABRAMS RD	LAM LINDA KIM & JACKSON HOANG TRAN
422	12480 ABRAMS RD	KHAN MOHAMMED KHALID
423	12480 ABRAMS RD	CHOI UNHEE UNIT 2801
424	12480 ABRAMS RD	WEIDMAN DEAN E
425	12480 ABRAMS RD	SPECK KAREN A
426	12480 ABRAMS RD	COMINSKY JEFF B % RAK INVESTMENTS
427	12480 ABRAMS RD	HOGMIRE SUE SONG BLDG M UNIT 2808
428	12480 ABRAMS RD	CREEKBEND CONDO HOMEOWNERS ASSN INC
429	12480 ABRAMS RD	KHAN MOHAMMAD TARIQ

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	12480 ABRAMS RD	MARLIN CLAIRE M & BRUCE W UNIT 2824 BLDG
431	12480 ABRAMS RD	SINCLAIR LIVING TRUST LOUIS A & SUSAN LA
432	12480 ABRAMS RD	SURLES LEON
433	12480 ABRAMS RD	BALOGUN LANRE BLDG M UNIT 2828
434	12482 ABRAMS RD	GORDON MICHAEL
435	12482 ABRAMS RD	KHAN KHURSID A
436	12482 ABRAMS RD	TOSAC INVESTMENTS INC
437	12482 ABRAMS RD	NGO TRUNG PHUOC & QUA THI TRAN
438	12482 ABRAMS RD	TUFFOUR DANIEL
439	12482 ABRAMS RD	WELLS MARIA J APT 807
440	12482 ABRAMS RD	HAROUTUNIAN MEHRDAD & BARBARA
441	12482 ABRAMS RD	KONG HONG & STACIE KONG
442	12482 ABRAMS RD	HOSSAIN MDZAHED & SHAHANARA BOSSAIN
443	12482 ABRAMS RD	CHERN YANPING CHIU
444	12482 ABRAMS RD	H U D % PPTY DISP BRANCH
445	12482 ABRAMS RD	HSU JASON
446	12482 ABRAMS RD	DALAL OMKAR & VIDHI DALAL
447	12482 ABRAMS RD	LE TAM THANH
448	12482 ABRAMS RD	L3 PROPERTIES LLC
449	12482 ABRAMS RD	SETKA TEXAS INV
450	12482 ABRAMS RD	GRIGGS EDWARD CHRISTOPHER
451	12482 ABRAMS RD	KHAN KHURSID A DR &
452	12482 ABRAMS RD	KAILANI AHMAD & SUSAN
453	12482 ABRAMS RD	DELACRUZ JOEL A TRUSTEE & DOLORES G TRUS
454	12482 ABRAMS RD	HUANG TSU PING
455	12482 ABRAMS RD	KHAN ABDUL NASIR JAMAL UNIT 222
456	12482 ABRAMS RD	FEEDAL INVESTMENTS INC
457	12482 ABRAMS RD	LU JESSICA P
458	12482 ABRAMS RD	ACEVEDO IRMA ESQUEDA
459	12482 ABRAMS RD	BALOGUN LANRE BLDG P UNIT 1023
460	12482 ABRAMS RD	HOANG HUONG

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	12482 ABRAMS RD	TRAN JEANNIE
462	12482 ABRAMS RD	MASANGA LATONYA M UNIT 1302
463	12482 ABRAMS RD	SULTAN FAHEEM & SHAKIRA
464	12482 ABRAMS RD	TRAN ALEX & TRAN QUAN
465	12482 ABRAMS RD	LEE EUNG JAE
466	12482 ABRAMS RD	CHOW HUNG
467	12482 ABRAMS RD	TRINH CHARLIE
468	12482 ABRAMS RD	SHAMIS VERONIKA
469	12482 ABRAMS RD	NGUYEN HUNG GIA
470	12482 ABRAMS RD	CARTER VAUCHON
471	12482 ABRAMS RD	HU JINTANG
472	12482 ABRAMS RD	ARSHAD SAIMA
473	12482 ABRAMS RD	WILLIAMS LAWRENCE A
474	12482 ABRAMS RD	CHEA HENG
475	12482 ABRAMS RD	NGUYEN AARON &
476	12482 ABRAMS RD	LEAKE CHARLES H JR
477	12482 ABRAMS RD	KEONINE JOSEPH
478	12482 ABRAMS RD	HONG YAN
479	12482 ABRAMS RD	PORTER ERRON UNIT #1201
480	12482 ABRAMS RD	PALMER JOSEPH ISAAC BLDG S UNIT 1202
481	12482 ABRAMS RD	SON MAN C BLDG S UNIT 1203
482	12482 ABRAMS RD	RAMSEY CHARLES H JR
483	12482 ABRAMS RD	SAMAD KIRAN
484	12482 ABRAMS RD	MALDONADO ELEUTERIO
485	12482 ABRAMS RD	HILL CYNTHIA LYNN &
486	12482 ABRAMS RD	ROMANO VINCENT P
487	12482 ABRAMS RD	ALI AMJAD BLDG S UNIT 1225
488	12482 ABRAMS RD	GUEVARA ANTONIA
489	12482 ABRAMS RD	NGUYEN YEN HOANG
490	12482 ABRAMS RD	KHAN MOHAMMAD TARIQ
491	12482 ABRAMS RD	QUARLES SHARON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	12482 ABRAMS RD	CHOWDHURY NIZAM & SHAMIMA
493	12482 ABRAMS RD	PARK KI CHOON
494	12482 ABRAMS RD	NORUWA STELLA
495	12482 ABRAMS RD	ALFORD HENRY PEAT III
496	12482 ABRAMS RD	TRAN THANH BLDG T UNIT 1407
497	12482 ABRAMS RD	ZAIDI JAMIL A & SHAHEEN JAMIL ZAIDI
498	12482 ABRAMS RD	NASIR MUHAMMAD ANWER & ANJUM NASIR
499	12482 ABRAMS RD	BALOGUN LANRE THOMAS COOK BUS PARK
500	12482 ABRAMS RD	ALLEN GRACE S BLDG T UNIT 1423
501	12482 ABRAMS RD	BRADFORD RHONDA E
502	12482 ABRAMS RD	NASIR MUHAMMAD ANWER
503	12482 ABRAMS RD	MAHMOUD EMAMI UNIT NO 1426
504	12482 ABRAMS RD	LEE KUEI LAN
505	12482 ABRAMS RD	NASIR MUHAMMAD ANWER & MUHAMMAD ASLAM NA
506	12484 ABRAMS RD	NURAHMED SALEH & SADIA ABDURAHMAN
507	12484 ABRAMS RD	BUI HONG
508	12484 ABRAMS RD	YU KEVIN KENSEN BLDG U UNIT 1504
509	12484 ABRAMS RD	CREEKBEND MANAGEMENT & CONSTRUCTION INC
510	12484 ABRAMS RD	IROKWE NDUDIM
511	12484 ABRAMS RD	NURAHMED SALEH & SADIA J ABDURAHMAN
512	12484 ABRAMS RD	TESFAMICHAEL AMLESET STE 1523
513	12484 ABRAMS RD	ELKHATIB ANAS ADNAN
514	12482 ABRAMS RD	TATUM JOHN A III
515	12482 ABRAMS RD	SADIQ MAROOF & NOOR J SADIQ
516	12482 ABRAMS RD	NGUYEN PHUONG
517	12482 ABRAMS RD	JAN MUHAMMAD W UNIT 2504
518	12482 ABRAMS RD	HARLOW TROY & SUSAN J
519	12482 ABRAMS RD	LAM HEANG
520	12484 ABRAMS RD	ALWANDA ENTERPRISES INC
521	12484 ABRAMS RD	GHIMIRE MAHESH & KRISHNA
522	12484 ABRAMS RD	TOSAC INVESTMENTS INC P

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	12484 ABRAMS RD	HUSAIN SALMAN
524	12484 ABRAMS RD	PHILIP K M & ALEYAMMA PHILIP
525	12484 ABRAMS RD	MARZAK INV LLC
526	12484 ABRAMS RD	MARZAK INVESTMENTS LLC
527	12484 ABRAMS RD	AFSAR SHAHNAZ & MOHAMMED AFSAR
528	12484 ABRAMS RD	M&N ONE PROPERTIES LLC
529	12484 ABRAMS RD	HUYNH KHANH & NGUYET
530	12484 ABRAMS RD	DISMUKE ERNEST A UNIT 1704
531	12484 ABRAMS RD	PUMPHREY SUSAN M
532	12484 ABRAMS RD	AZAD ABUL
533	12484 ABRAMS RD	NASIM RUKHSANA
534	12484 ABRAMS RD	SHAH VIREN & MILAN
535	12484 ABRAMS RD	CREEKBEND CON ASSOC BLDG Y UNIT 1723
536	12484 ABRAMS RD	AYUB AZAD
537	12484 ABRAMS RD	ALIU MICHAEL
538	12484 ABRAMS RD	SHAH VIREN & SHAH MILAN
539	12484 ABRAMS RD	HEIDTMAN FRANK HENRY
540	12484 ABRAMS RD	KURUKULASURIYA KUSHAN J & NIROSHINI S
541	12484 ABRAMS RD	KURUKLASURIYA KUSHAN J & NIROSHINI S
542	12484 ABRAMS RD	KURUKULASRIYA KUSHAN J & NIROSHINI S
543	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & KURUKULASURIYA N
544	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & NIROSHINI
545	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & NIOSHINI S
546	12484 ABRAMS RD	KURUKULASURIVA KUSHAN J & NIROSHINI S
547	12484 ABRAMS RD	SALGADO INDRANI V
548	12484 ABRAMS RD	KURUKUKASURIYA KUSHAN J & NITOSHINI S
549	12484 ABRAMS RD	LEWIS CARLA BLDG A-A UNIT 2401
550	12484 ABRAMS RD	YESHITILA WENDWESN
551	12484 ABRAMS RD	JOHNSON BONNIE MABLE
552	12484 ABRAMS RD	HILL PATRICK J
553	12484 ABRAMS RD	SUTTICE DENISE D

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	12484 ABRAMS RD	ASIAMA BLANKSON
555	12484 ABRAMS RD	AYOZIE AGNUS
556	12484 ABRAMS RD	MUSTAFA AHMED & ROQAYYA SHAHAB
557	12484 ABRAMS RD	VIRGI SHIRAZ
558	12484 ABRAMS RD	TERRELL KIZZY M BLDG CC UNIT #2103
559	12484 ABRAMS RD	LEE TAI YAM & KIT MAN KWOK
560	12484 ABRAMS RD	BENTON AMANDA M BLDG CC UNIT 2105
561	12484 ABRAMS RD	SOTO CLARA A
562	12484 ABRAMS RD	AFSAR SHAHNAZ &
563	12484 ABRAMS RD	GARZA JOSE G
564	12484 ABRAMS RD	TANO DEBORA
565	12484 ABRAMS RD	MORALES RUDY & LYDIA
566	12484 ABRAMS RD	PASHA ESTHER S BLDG DD UNIT 1901
567	12484 ABRAMS RD	BAIG AMIN A
568	12484 ABRAMS RD	BAKSHI IFFAT & NAZIR
569	12484 ABRAMS RD	NAZAR ENTERPRISE LLC
570	12484 ABRAMS RD	YAMA SHETU
571	12484 ABRAMS RD	PERVEEN SHAHEENA & AKHTAR SAEED KHAN
572	12484 ABRAMS RD	BAKSHI AFSHAN A
573	12484 ABRAMS RD	AUSAF FARUQ & AYESHA
574	12484 ABRAMS RD	AKHAND SHAHED H
575	12484 ABRAMS RD	FARUQ AYESHA BLDG DD UNIT 1924
576	12484 ABRAMS RD	AUSAF AMIR
577	12484 ABRAMS RD	FEEDAI INVESTMENTS INC
578	12484 ABRAMS RD	LEE YUNG & KIMMY LEE
579	12484 ABRAMS RD	TRAN AN QUOC
580	12484 ABRAMS RD	DIAZ LAURA LEDESMA
581	12484 ABRAMS RD	TINCO ORLANDO & ROSALBA ARIAS
582	12484 ABRAMS RD	JASON REALTY SERVICES LLC
583	12484 ABRAMS RD	KONG FONG
584	12484 ABRAMS RD	COSS ADRIANA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	12484 ABRAMS RD	JOHN SOUKUP INVESTMENTS LLC
586	12484 ABRAMS RD	JOHN SOUKUP INVESTMENTS LLC
587	12484 ABRAMS RD	WANG HONG MEI
588	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
589	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
590	9696 WALNUT ST	BRUCE M DEBONA
591	9696 WALNUT ST	JLOH AND COMPANY LLC
592	9696 WALNUT ST	TAM JEANNIE
593	9696 WALNUT ST	SYNERGY SILICON TENOLOGIES
594	9696 WALNUT ST	APOLLO JEN LLC
595	9696 WALNUT ST	NGUYEN KEVIN UNIT 1106
596	9696 WALNUT ST	JONES JOHN P & PATRICIA
597	9696 WALNUT ST	FINK GREG UNIT 1212
598	9696 WALNUT ST	WILLIAMS KAREN NIEMANN
599	9696 WALNUT ST	MARKHAM JENNIFER BLDG N UNIT 1401
600	9696 WALNUT ST	NGUYEN AN BA & KIM T
601	9696 WALNUT ST	TRAN ELAINE
602	9696 WALNUT ST	ATLANTIC NATIONAL TRUST LLC
603	9696 WALNUT ST	DUONG TUAN ANH & VO THUY THI
604	9696 WALNUT ST	LEE ELLEN
605	9696 WALNUT ST	NGUYEN KIM TRANG
606	9696 WALNUT ST	DAO PHUOC
607	9696 WALNUT ST	BARNES HAL THOMAS
608	9696 WALNUT ST	YE SHENG LI
609	9696 WALNUT ST	GOLDCHANCE INC
610	9696 WALNUT ST	WEI SHIAO YEN
611	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
612	9696 WALNUT ST	MISSION POINT ENTERPRISES
613	9696 WALNUT ST	HE DANNI
614	9696 WALNUT ST	LIU JASON
615	9696 WALNUT ST	LAU HUMPHREY

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	9696 WALNUT ST	JOSEPH LIJO
617	9696 WALNUT ST	SANCHEZ ALEX BLDG T UNIT 2008
618	9696 WALNUT ST	CHENG YU JU
619	9696 WALNUT ST	SHARIFF MOHAMMAD MUKHTAR
620	9696 WALNUT ST	LOH & KIM FAMILY TRUST
621	9696 WALNUT ST	NGUYEN THANHAN
622	9696 WALNUT ST	TRAN DANH THANH & 1138
623	9696 WALNUT ST	LE BINH THI
624	9696 WALNUT ST	LO SOOK FANG
625	9696 WALNUT ST	LOH S A FAMILY TRUST
626	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
627	9696 WALNUT ST	ATLANTIC NATIONAL TRUST LLC SUITE 400
628	9696 WALNUT ST	SOO LIN O APT 402
629	9696 WALNUT ST	BUI BAT D & BICH H TRINH
630	9696 WALNUT ST	LEUNG YUET M
631	9696 WALNUT ST	HAO QIONGYAN UNIT 407
632	9696 WALNUT ST	XU YAN
633	9696 WALNUT ST	SATO MICHIKO # 503
634	9696 WALNUT ST	VU HIEU DINH # 507 BLDG E
635	9696 WALNUT ST	LE PHONG
636	9696 WALNUT ST	MORRISON ERROL G
637	9696 WALNUT ST	CHUNG CUONG BLDG G UNIT 701
638	9696 WALNUT ST	ANWAR SADIA
639	9696 WALNUT ST	DARYAPAYMA BAHRAM & NAHID ABTAHI
640	9696 WALNUT ST	SCHUBERT CHRISTINE
641	9696 WALNUT ST	TRAN ELAINE N
642	9696 WALNUT ST	TRANG HUONG TU
643	9696 WALNUT ST	NGO THUQUYNH THI
644	9696 WALNUT ST	GELINO DON F BLDG I UNIT 902
645	9696 WALNUT ST	ALVAREZ JOSE & TERESA
646	9696 WALNUT ST	NGUYEN HOAI T

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	12921 ABRAMS RD	KUTI HENRY & GBEMINIYI ODUNEYE APT 101
648	12921 ABRAMS RD	CLARK SUZANNE
649	12921 ABRAMS RD	BEKELE FANTAYE
650	12921 ABRAMS RD	NGUYEN CHAU BU
651	12921 ABRAMS RD	ISLAM MOHAMMED
652	12921 ABRAMS RD	VO MY THI-THAI
653	12921 ABRAMS RD	GEBRIEAL ESYAS
654	12921 ABRAMS RD	THOMPSON BURNELL
655	12921 ABRAMS RD	AVALOS OSCAR E BLDG B UNIT 201
656	12921 ABRAMS RD	SHANTA SHARMIN L BLDG B UNIT 202
657	12921 ABRAMS RD	RUBIN MARIA INEZ F
658	12921 ABRAMS RD	GARCIA IGNACIO BLDG B UNIT 204
659	12921 ABRAMS RD	LANDERS ROBERT J
660	12921 ABRAMS RD	JONES HELEN K
661	12921 ABRAMS RD	SANTANA THOMAS UNIT 207
662	12921 ABRAMS RD	GARCIA LUIS & ADRIANA BONAVIGO
663	12921 ABRAMS RD	CLARKE MICHAEL WOOLLCOMBE
664	12921 ABRAMS RD	KHAN AZFAR A BLDG C UNIT 302
665	12921 ABRAMS RD	LEAVERTON JOHN &
666	12921 ABRAMS RD	KHAN AZFAR
667	12921 ABRAMS RD	NUNO FAVIOLA G
668	12921 ABRAMS RD	RAZZAQUE KASHIF BLDG C UNIT 306
669	12921 ABRAMS RD	FERSTER DAVID BLDG C UNIT 307
670	12921 ABRAMS RD	KHAN ZEERAK & AZFAR
671	12921 ABRAMS RD	LAUGHRIDGE JASON
672	12921 ABRAMS RD	DRESSE SIRGUTE
673	12921 ABRAMS RD	VARGHESE SIBY A
674	12921 ABRAMS RD	ORTIZ CAROMILL
675	12921 ABRAMS RD	SANTANA THOMAS #313
676	12921 ABRAMS RD	CONNER CHARLES D II
677	12921 ABRAMS RD	NUNN MARTHA M BLDG C UNIT 315

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	12921 ABRAMS RD	KHAN MUSARAT & SHAKIR
679	12921 ABRAMS RD	FALLIN JANICE I UNIT 401 BLDG D
680	12921 ABRAMS RD	BEDIAKO KOFI A UNIT 402
681	12921 ABRAMS RD	MARSLAND ANN MARIE
682	12921 ABRAMS RD	GARCIA LUIS
683	12921 ABRAMS RD	BATY CHANDRA N
684	12921 ABRAMS RD	MILKESSA FEYERA & BEZUAYEHU FREHIWOT UNI
685	12921 ABRAMS RD	HUGHES JANET & UNIT 407
686	12921 ABRAMS RD	HIRE JANET M TR HIRE FAMILY REV LIV TR
687	12921 ABRAMS RD	WOLDEGIORGIS YONAS A
688	12921 ABRAMS RD	COPANI ADEM & AFERDITA UNIT 502
689	12921 ABRAMS RD	LIU XUNYOU BLDG E UNIT 503
690	12921 ABRAMS RD	MENGENA YOHANNES APT 504
691	12921 ABRAMS RD	BRYAN BRANDY E
692	12921 ABRAMS RD	RAIDIN KHURSHID BLDG E UNIT 506
693	12921 ABRAMS RD	BLINNE MARY PAT
694	12921 ABRAMS RD	DENBOBA DANIEL &
695	12921 ABRAMS RD	GALVEZ ODILIA & REYNALDO # 601
696	12921 ABRAMS RD	DANG TONY TAM UNIT 602
697	12921 ABRAMS RD	YOUSUF TAUQEER
698	12921 ABRAMS RD	DICKINSON JERI
699	12921 ABRAMS RD	PAYTON SHERRILL RENEE
700	12921 ABRAMS RD	BESHAWORED ABRAHAM
701	12921 ABRAMS RD	RICE CYNDI L
702	12921 ABRAMS RD	GESIT GETACHEW A &
703	12921 ABRAMS RD	LUSK MARTINA J & JOSEPH M
704	12921 ABRAMS RD	TROTTER MEEGAN C UNIT 610
705	12921 ABRAMS RD	MURILLO MIGUEL L
706	12921 ABRAMS RD	SHELTON ALBERT E & JANET D SHELTON
707	12921 ABRAMS RD	BONHAM JAMES L JR & CARMEN
708	12921 ABRAMS RD	SNYDER SANDRA KAY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	12921 ABRAMS RD	PRIDE RECHELLE
710	12921 ABRAMS RD	BIRDINE TWANNA
711	12921 ABRAMS RD	FULTON NANCY C UNIT 705
712	12921 ABRAMS RD	RETA MESELU
713	12921 ABRAMS RD	GRIFFITH JOE H & PATSY E
714	12921 ABRAMS RD	PATINO RICHARD & NATALIE BALES
715	9611 WALNUT ST	PAUDEL RAJENDRA &
716	9611 WALNUT ST	BUI BAT D
717	9611 WALNUT ST	PATUWATHAVITHANE CHATURA
718	309611 WALNUT ST	LIN MEI CHIN BLDG A UNIT 1105
719	9611 WALNUT ST	STITH BETTIE L
720	9611 WALNUT ST	CHENG MING
721	9611 WALNUT ST	KOPOI DONALD AMADU
722	9611 WALNUT ST	BIRDSONG MANEEWAN
723	9611 WALNUT ST	BLOUNT DEBORAH J UNIT 1206
724	9611 WALNUT ST	HICKMAN STEVEN C
725	9611 WALNUT ST	UZO KENNETH U #1304
726	9611 WALNUT ST	KOPOI MARGARET
727	9611 WALNUT ST	KOPOI DONALD A
728	9613 WALNUT ST	VENEGAS ELKA L
729	9613 WALNUT ST	VARGAS RICARDO
730	9613 WALNUT ST	VARGAS MARIA ROCIO BLDG B UNIT 2103
731	9613 WALNUT ST	LUNDEN BRETT C B-2105
732	9613 WALNUT ST	BEVELY BETTY
733	9613 WALNUT ST	ALEMAYEHU DANIEL
734	9613 WALNUT ST	LE NHAN & NGHIA
735	9613 WALNUT ST	PARAYAO VALERIANO & SEBASTIEN HOHL
736	9613 WALNUT ST	ALBERTSON JEFFREY DEAN & SHERRI LYNN
737	9613 WALNUT ST	AU JAMES K
738	9615 WALNUT ST	HOGAR COMMUNITY REINVESTMENT LLC
739	9615 WALNUT ST	DEPASS KIMBERLY ANN

2/24/2014

Label #	Address	Owner
740	9615 WALNUT ST	ALLEN PATRICIA A
741	9615 WALNUT ST	WHITE RICHARD E & BARBARA F
742	9615 WALNUT ST	FARUQ AYESHEA & FARUQ AUSAF
743	9615 WALNUT ST	GOSHU ALEMISEHAI
744	9615 WALNUT ST	LAC HOLDINGS & INVESTMENTS LLC
745	9615 WALNUT ST	DAVID LAC & METRO RESIDENTIAL INV
746	9615 WALNUT ST	WRIGHT TIMOTHY J
747	9617 WALNUT ST	COFFEY ALICIA
748	9617 WALNUT ST	HALL CAMERON G & CASSANDRA J MAHRER
749	9617 WALNUT ST	AU KWOK KWONG
750	9617 WALNUT ST	OCHO UCHECHUKWU LAWRENCE
751	9617 WALNUT ST	LEE MISTY T
752	9617 WALNUT ST	TRIMPE CHRISTOPHER W BLDG D UNIT 4106
753	9617 WALNUT ST	MAFIANA OSAI PAT N UNIT 4107
754	9617 WALNUT ST	DAVIS JACQUELINE
755	9601 WALNUT ST	SAINI DYAL S & DHARM B
756	9601 WALNUT ST	NGUYEN AN B
757	9601 WALNUT ST	LEE RENA BLDG 1 UNIT 5103
758	9601 WALNUT ST	TRAN HOANG V & KIMBERLY LUU
759	9601 WALNUT ST	BUI BAT
760	9601 WALNUT ST	WALKER ROY BLDG E UNIT 5201
761	9601 WALNUT ST	TRAN PHONG
762	9601 WALNUT ST	MCCUNE THERESA
763	9601 WALNUT ST	SHAWISH AHMAD A & SOUAD S ZAHER
764	9601 WALNUT ST	MARSHALL CHARMAINE NADINE
765	9601 WALNUT ST	LI ANGELA
766	9601 WALNUT ST	RIVAS MIRNA BLDG E UNIT 5303
767	9601 WALNUT ST	ALSAID NIZAR F
768	9621 WALNUT ST	OKELU HILARY U
769	9621 WALNUT ST	ALDREDGE KATHY SMITH
770	9621 WALNUT ST	LE PHAT

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	9621 WALNUT ST	WEATHERSPOON JAMES JR
772	9621 WALNUT ST	PARAYAO VALERIANO F
773	9621 WALNUT ST	BRENT SHANNON
774	9621 WALNUT ST	HOFF DAVID E
775	9621 WALNUT ST	VU11313 LLC
776	9621 WALNUT ST	KOPOI DORA MAMITY
777	9621 WALNUT ST	BOYKIN J HARVEY
778	9619 WALNUT ST	BYRNE PATRICK V #7101
779	9619 WALNUT ST	EVANS KEVIN R BLDG G 7102
780	9619 WALNUT ST	TRAN DAVID
781	9619 WALNUT ST	AKEREDOLU PHYLLIS
782	9619 WALNUT ST	O NU BE
783	9619 WALNUT ST	THIXTON MARCUS T
784	9619 WALNUT ST	BELACHEW TEFAYE & YESHI T ZELEKE
785	9619 WALNUT ST	KHAN AMJAD UNIT 7108
786	9623 WALNUT ST	MITCHELL JAN & SAUNDRA HARRIS
787	9623 WALNUT ST	AUSAF FARUQ & AYESHA FARUQ
788	9623 WALNUT ST	LIYANGE MINAKSHI P
789	9623 WALNUT ST	LIYANAGE MINAKSHIP P
790	9623 WALNUT ST	LIYANAGE MINAKSHI
791	9623 WALNUT ST	LIU QING BLDG H UNIT 8107
792	9623 WALNUT ST	LIYANAGE DEEPAL & LIYANAGE MINAKSHI
793	9623 WALNUT ST	LIYANAGE DEEPAL & MINAKSHI
794	9623 WALNUT ST	PARKER DEANNA D BLDG H UNIT 8205
795	9623 WALNUT ST	TIJANI ALIMAH O UNIT 8206
796	9603 WALNUT ST	COLLINS MONICA
797	9603 WALNUT ST	NGUYEN AI HIEN THI
798	9603 WALNUT ST	TRAN THU THI
799	9603 WALNUT ST	NGUYEN CAM VAN THI
800	9603 WALNUT ST	UKUWELA GIHAN
801	9603 WALNUT ST	HUNDO LLC STE 374

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
802	9603 WALNUT ST	TRAN CHI LAN
803	9603 WALNUT ST	PIERSON NISHAKARN
804	9603 WALNUT ST	NGO LUCKY PHUOC & DIEM M UNIT 9304 BLDG
805	9603 WALNUT ST	BOTEJU SYDNEY & BERNARD BOTEJU
806	9603 WALNUT ST	BOTEJU BERNARD
807	9609 WALNUT ST	NGUYEN KEVIN
808	9609 WALNUT ST	LEE CHARLES D & NGUYEN T DANG
809	9609 WALNUT ST	NGUYEN HUY
810	9609 WALNUT ST	PARAYAO REMIGIO F
811	9609 WALNUT ST	NGUYEN LIEN THI KIM
812	9609 WALNUT ST	WANYANA ETHEL K
813	9609 WALNUT ST	SIKANDER KHURRAM # 10204
814	9609 WALNUT ST	TRAN THONG KHAC
815	9609 WALNUT ST	YEARWOOD KATHERINE
816	9609 WALNUT ST	CORTES DANIELLE L BLGD K UNIT 10303
817	9609 WALNUT ST	PEABERRY PROPERTIES LLC
818	9609 WALNUT ST	BUSARI ABDULJELEEL O
819	9609 WALNUT ST	STUART PRANEET B BLDG K UNIT 10306
820	9607 WALNUT ST	THAI MATTHEW BLDG L UNIT 11101
821	9607 WALNUT ST	RIZVI SYED N UNIT 11105
822	9607 WALNUT ST	LIM ARTHUR H
823	9607 WALNUT ST	VARGAS NOEL
824	9605 WALNUT ST	LO ADA
825	9605 WALNUT ST	PARAYAO VIVIAN
826	9605 WALNUT ST	PARAYAO REMIGIO
827	9605 WALNUT ST	MADISON RANI # 12107
828	9605 WALNUT ST	LEE RONG K
829	9605 WALNUT ST	ALKHABBAZ AMIRA UNIT 12204
830	9605 WALNUT ST	NGUYEN AN BA & KIMTRANG T NGUYEN

FILE NUMBER: D123-026

DATE FILED: September 18, 2013

LOCATION: On the south line of Bandera Avenue, west of Hillcrest Road

COUNCIL DISTRICT: 13

MAPSCO: 25-V

SIZE OF REQUEST: 2.521 acres

CENSUS TRACT: 77.00

MISCELLANEOUS DOCKET ITEM

Development Plan:

Owner/Applicant: Bandera Apartments, LLC

Representative: MASTERPLAN, Gladys Bowens

On October 24, 2012, the City Council passed Ordinance No. 28830 which established Planned Development District No. 874, on this property.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of 176 multifamily units. The plan meets all the requirements of the PDD.

STAFF RECOMMENDATION: Approval

Partners and Officers

LIST OF OFFICERS

Bandera Apartments, LLC

John Dirik Oudt, Member

Lang Partners, LLC

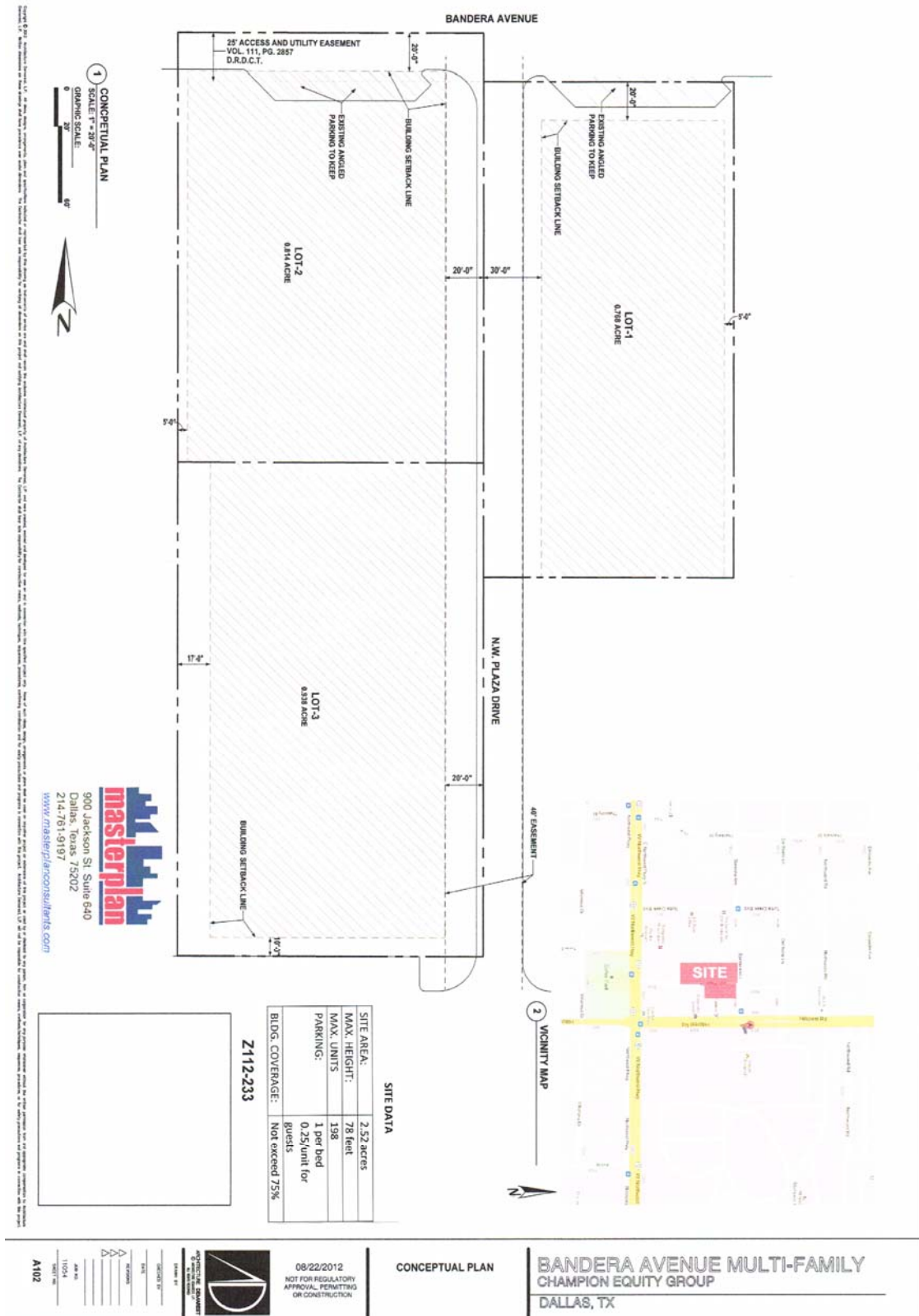
Kyle Oudt, Member

John Dirik Oudt, Member

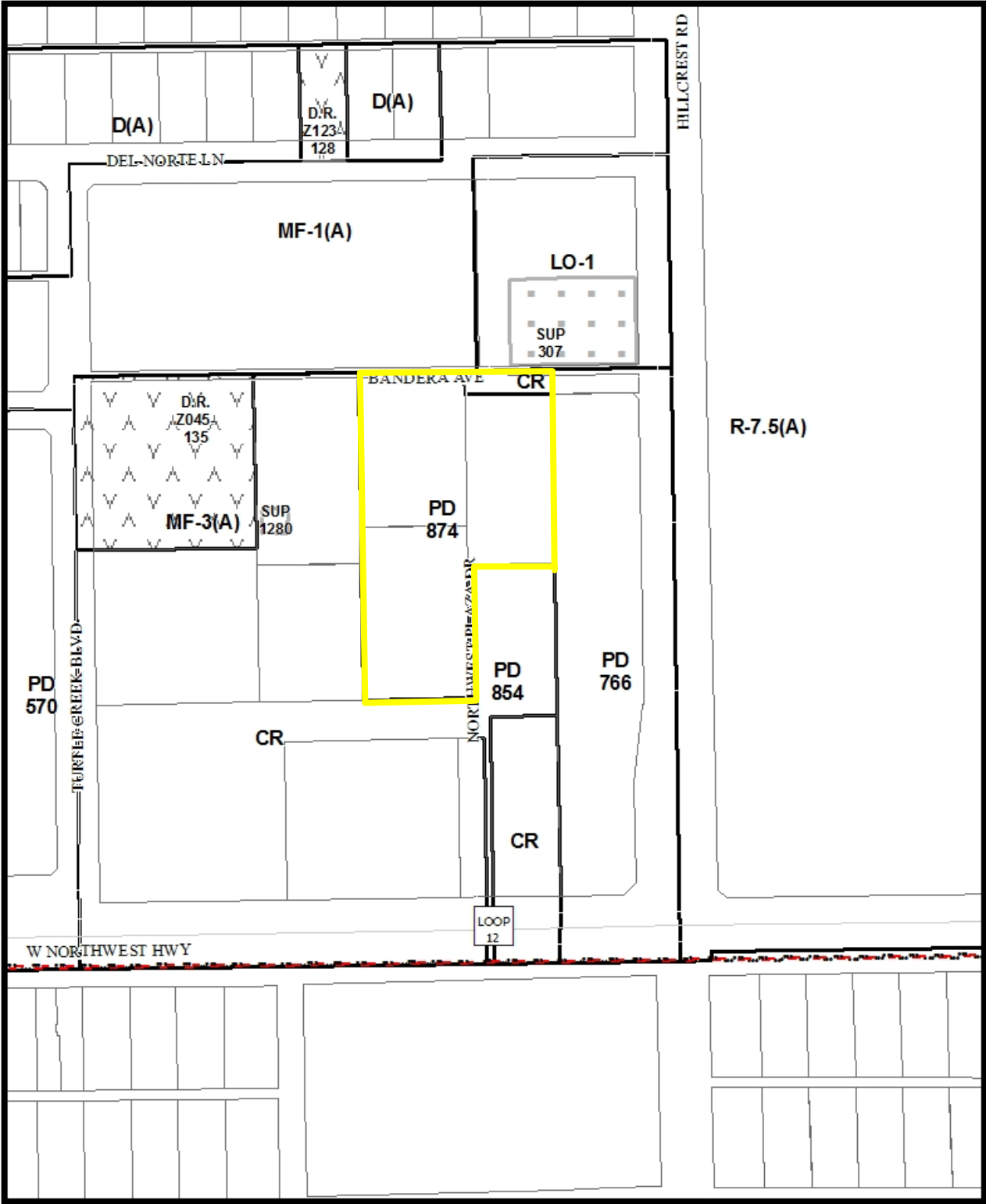
John R. Ausburn, Member

Matt Johnson, Member

EXISTING CONCEPTUAL PLAN



ZONING MAP



1:2,162

Case ID: D123-026

AERIAL MAP



1:2,162

Case ID: D123-026

FILE NUMBER: D134-003

DATE FILED: November 15, 2013

LOCATION: Southeast corner of South Zang Boulevard and West Louisiana Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54-Q

SIZE OF REQUEST: 3.982 acres

CENSUS TRACT: 62.00

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: WCH Limited Partnership

Representative: Bannister Engineering, David Greer

Development Plan:

On August 14, 2013, the City Council passed Ordinance No. 29097 which established Planned Development District No. 894. The PD contains approximately 3.982 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 161 apartment units. The plan meets the requirements of PDD 894.

STAFF RECOMMENDATION: Approval

Partners and Officers

Wynnewood Family Housing, LP; property owner

Wynnewood Family Housing GP, LLC; general partner

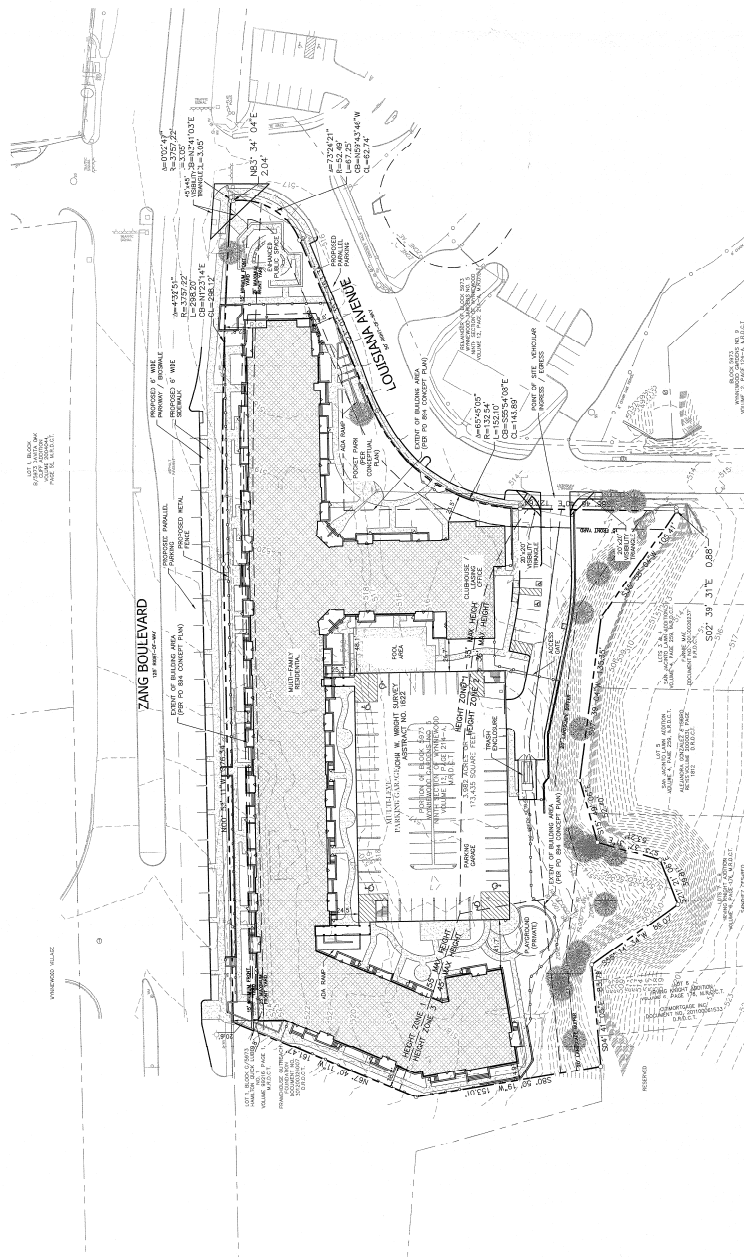
Central Dallas CDC; managing member of Wynnewood Family Housing GP, LLC

- John Greenan; Executive Director

Banc of America CDC; Special Limited Partner of Wynnewood Family Housing, LP

- Darren Smith; Senior Vice President

- Brian L. Roop; Senior Vice President



DEVELOPMENT PLAN DATA			
Site Name	17A-05-01	17A-05-01	1,382 Acres
Latitude	48.04° N	101.53° W	1,382 Acres
Mapping Agency	Redwood	48.04° N	101.53° W
Mapping Date	2/20/07	48.04° N	101.53° W
City/County / Leasing Office	Calaveras / Leasing Office	48.04° N	101.53° W
Coordinates	48.04° N	101.53° W	1,382 Acres
Ownership	48.04° N	101.53° W	1,382 Acres
Imperial Conversion	48.04° N	101.53° W	1,382 Acres
Units	48.04° N	101.53° W	1,382 Acres
One Bedroom	48.04° N	101.53° W	1,382 Acres
Two Bedroom	48.04° N	101.53° W	1,382 Acres
Three Bedroom	48.04° N	101.53° W	1,382 Acres
Four Bedroom	48.04° N	101.53° W	1,382 Acres
Five Bedroom	48.04° N	101.53° W	1,382 Acres
Test Allowed	48.04° N	101.53° W	1,382 Acres
Parking	48.04° N	101.53° W	1,382 Acres
Group Parking	48.04° N	101.53° W	1,382 Acres
Total Proposed	48.04° N	101.53° W	1,382 Acres
On Street Parking (units)	48.04° N	101.53° W	1,382 Acres
Building Information	48.04° N	101.53° W	1,382 Acres
Number of Units	48.04° N	101.53° W	1,382 Acres
Height Zone	48.04° N	101.53° W	1,382 Acres
Zone 1	48.04° N	101.53° W	1,382 Acres
Zone 2	48.04° N	101.53° W	1,382 Acres
Zone 3	48.04° N	101.53° W	1,382 Acres
Zone 4	48.04° N	101.53° W	1,382 Acres
Zone 5	48.04° N	101.53° W	1,382 Acres
Zone 6	48.04° N	101.53° W	1,382 Acres
Zone 7	48.04° N	101.53° W	1,382 Acres
Zone 8	48.04° N	101.53° W	1,382 Acres
Zone 9	48.04° N	101.53° W	1,382 Acres
Zone 10	48.04° N	101.53° W	1,382 Acres
Zone 11	48.04° N	101.53° W	1,382 Acres
Zone 12	48.04° N	101.53° W	1,382 Acres
Zone 13	48.04° N	101.53° W	1,382 Acres
Zone 14	48.04° N	101.53° W	1,382 Acres
Zone 15	48.04° N	101.53° W	1,382 Acres
Zone 16	48.04° N	101.53° W	1,382 Acres
Zone 17	48.04° N	101.53° W	1,382 Acres
Zone 18	48.04° N	101.53° W	1,382 Acres
Zone 19	48.04° N	101.53° W	1,382 Acres
Zone 20	48.04° N	101.53° W	1,382 Acres
Zone 21	48.04° N	101.53° W	1,382 Acres
Zone 22	48.04° N	101.53° W	1,382 Acres
Zone 23	48.04° N	101.53° W	1,382 Acres
Zone 24	48.04° N	101.53° W	1,382 Acres
Zone 25	48.04° N	101.53° W	1,382 Acres
Zone 26	48.04° N	101.53° W	1,382 Acres
Zone 27	48.04° N	101.53° W	1,382 Acres
Zone 28	48.04° N	101.53° W	1,382 Acres
Zone 29	48.04° N	101.53° W	1,382 Acres
Zone 30	48.04° N	101.53° W	1,382 Acres
Zone 31	48.04° N	101.53° W	1,382 Acres
Zone 32	48.04° N	101.53° W	1,382 Acres
Zone 33	48.04° N	101.53° W	1,382 Acres
Zone 34	48.04° N	101.53° W	1,382 Acres
Zone 35	48.04° N	101.53° W	1,382 Acres
Zone 36	48.04° N	101.53° W	1,382 Acres
Zone 37	48.04° N	101.53° W	1,382 Acres
Zone 38	48.04° N	101.53° W	1,382 Acres
Zone 39	48.04° N	101.53° W	1,382 Acres
Zone 40	48.04° N	101.53° W	1,382 Acres
Zone 41	48.04° N	101.53° W	1,382 Acres
Zone 42	48.04° N	101.53° W	1,382 Acres
Zone 43	48.04° N	101.53° W	1,382 Acres
Zone 44	48.04° N	101.53° W	1,382 Acres
Zone 45	48.04° N	101.53° W	1,382 Acres
Zone 46	48.04° N	101.53° W	1,382 Acres
Zone 47	48.04° N	101.53° W	1,382 Acres
Zone 48	48.04° N	101.53° W	1,382 Acres
Zone 49	48.04° N	101.53° W	1,382 Acres
Zone 50	48.04° N	101.53° W	1,382 Acres
Zone 51	48.04° N	101.53° W	1,382 Acres
Zone			

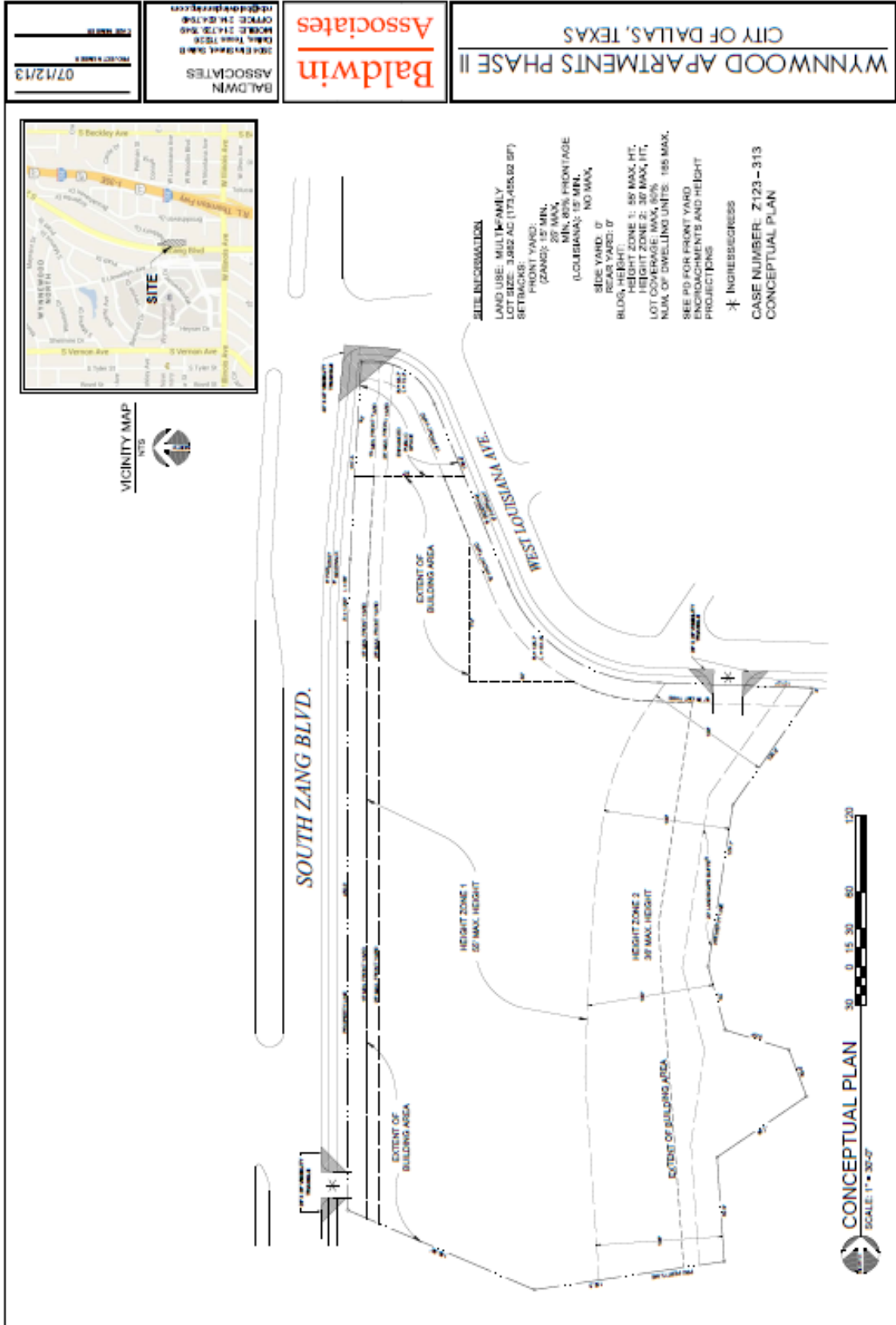
PLANNED DEVELOPMENT DISTRICT No. 894				
DEVELOPMENT PLAN				
HIGHTPOINT FAMILY				
ZANG BOULEVARD AND LOUISIANA AVENUE				
D:34-003				
CITY OF DALLAS, TEXAS				
DESIGN	DRAWN	DATE	SCALE	NOTES
DOP	DOP	02/09/14		1"=40' 3/11/14 8419

BENCHMARK

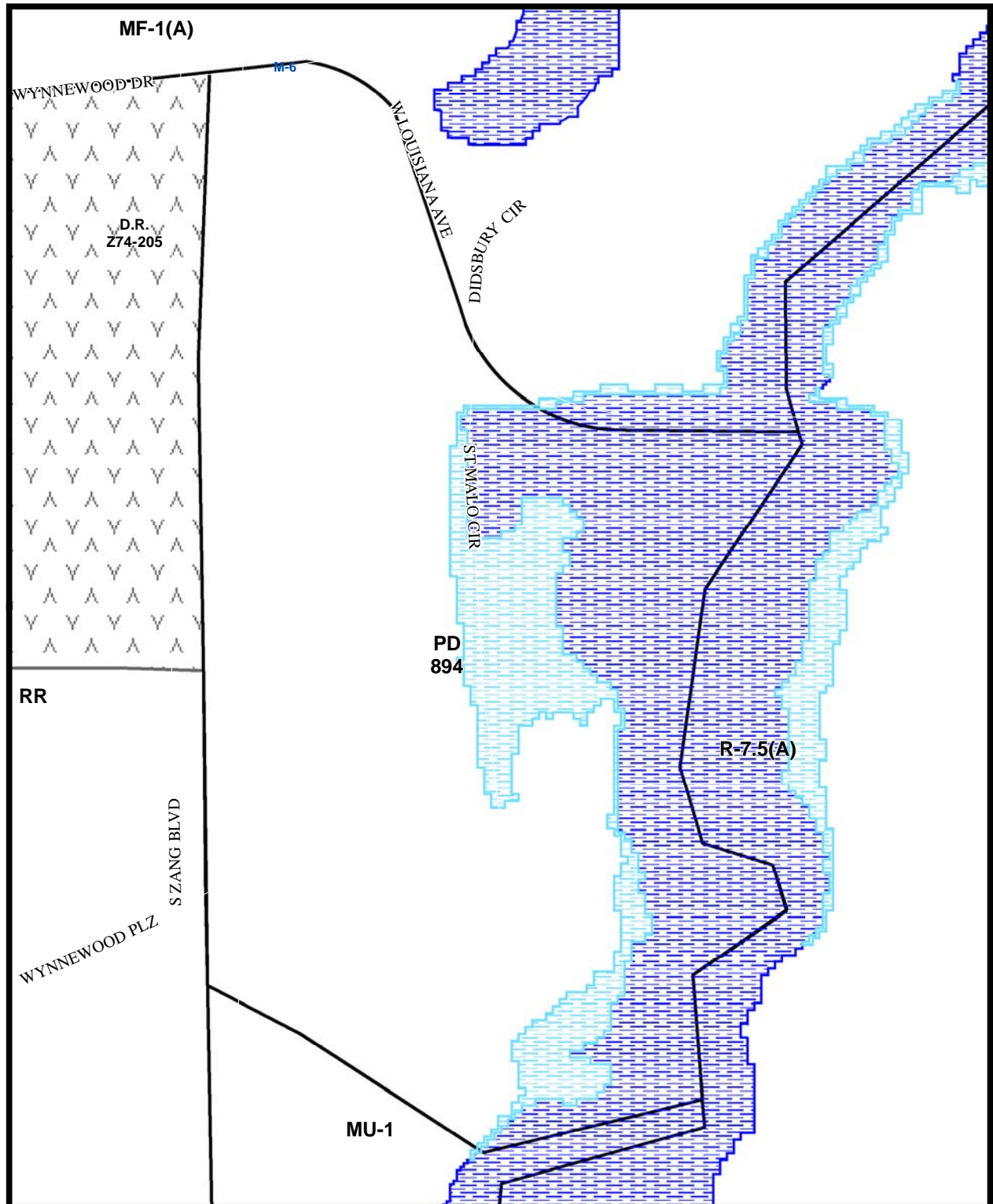
CITY OF DALLAS WATER DEPARTMENT (BID#MARK #184), A SQUARE CUT ON TOP OF A CONCRETE MEDIAN IN THE CENTER OF 2400 BOULEVARD AND ON THE NORTH SIDE OF PARKER STREET.
MADEPO 54-6-7
ESTABLISHED 17/02/2008
ELEVATION=447.792

CITY OF DALLAS WATER DEPARTMENT (BID#MARK #184), A SQUARE CUT ON TOP OF A CONCRETE MEDIAN IN THE CENTER OF 2400 BOULEVARD AND ON THE NORTH SIDE OF PARKER STREET.
MADEPO 54-6-1
ESTABLISHED 17/11/2008
ELEVATION=53.610

EXISTING CONCEPTUAL PLAN



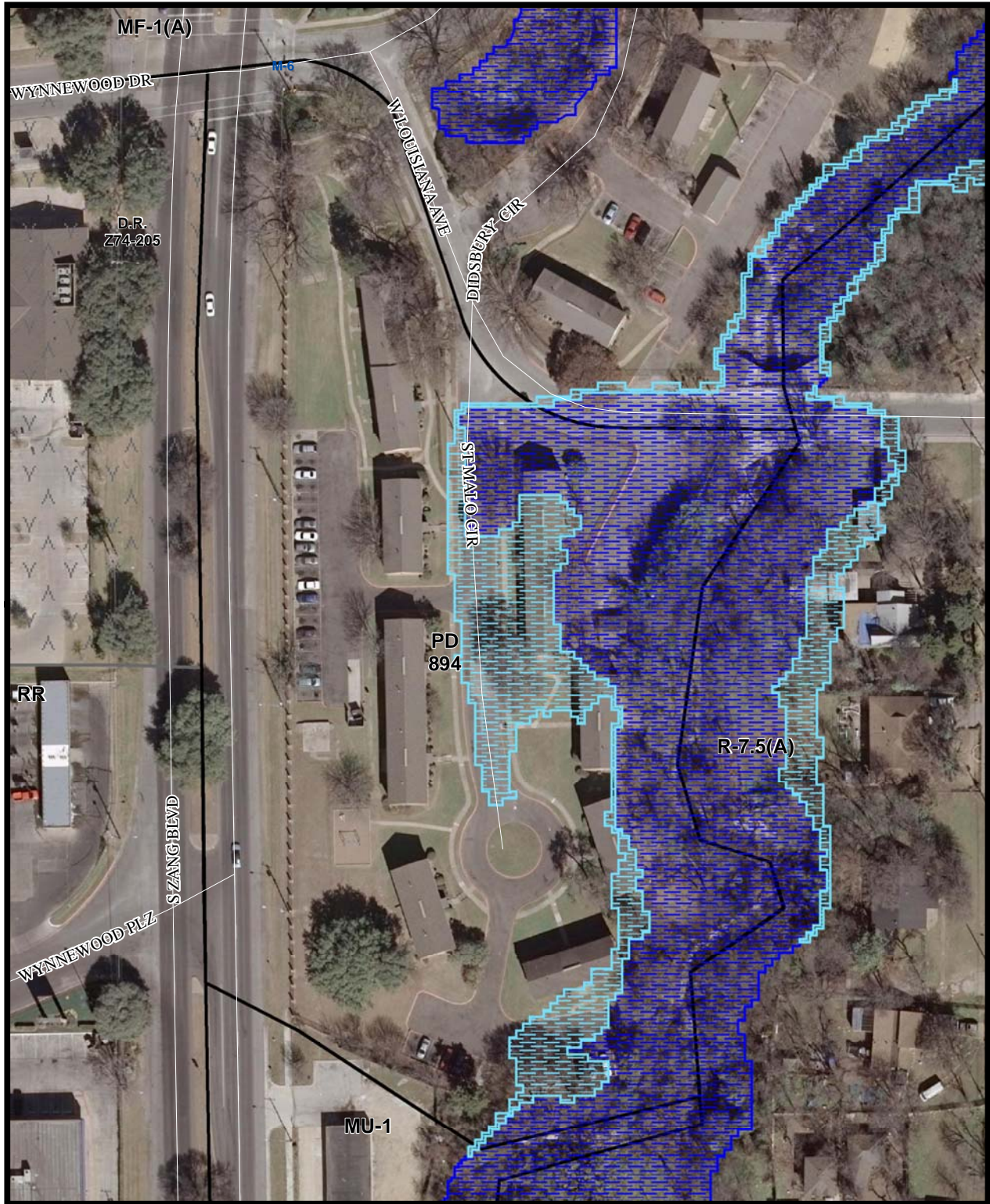
ZONING MAP



1:1,059

Case ID: D134-003

AERIAL MAP



1:1,059

Case ID: D134-003

FILE NUMBER: W134-008**DATE FILED:** February 21, 2014**LOCATION:** Northeast corner of Gross Road and Peavy Road**COUNCIL DISTRICT:** 7**MAPSCO:** 38-U**SIZE OF REQUEST:** ±11.59 acres**CENSUS TRACT:** 123.01**MISCELLANEOUS DOCKET ITEM:**Representative: Karl A. Crawley, MasterplanApplicant/Owner: Dallas Independent School DistrictWaiver of Two-Year Waiting Period

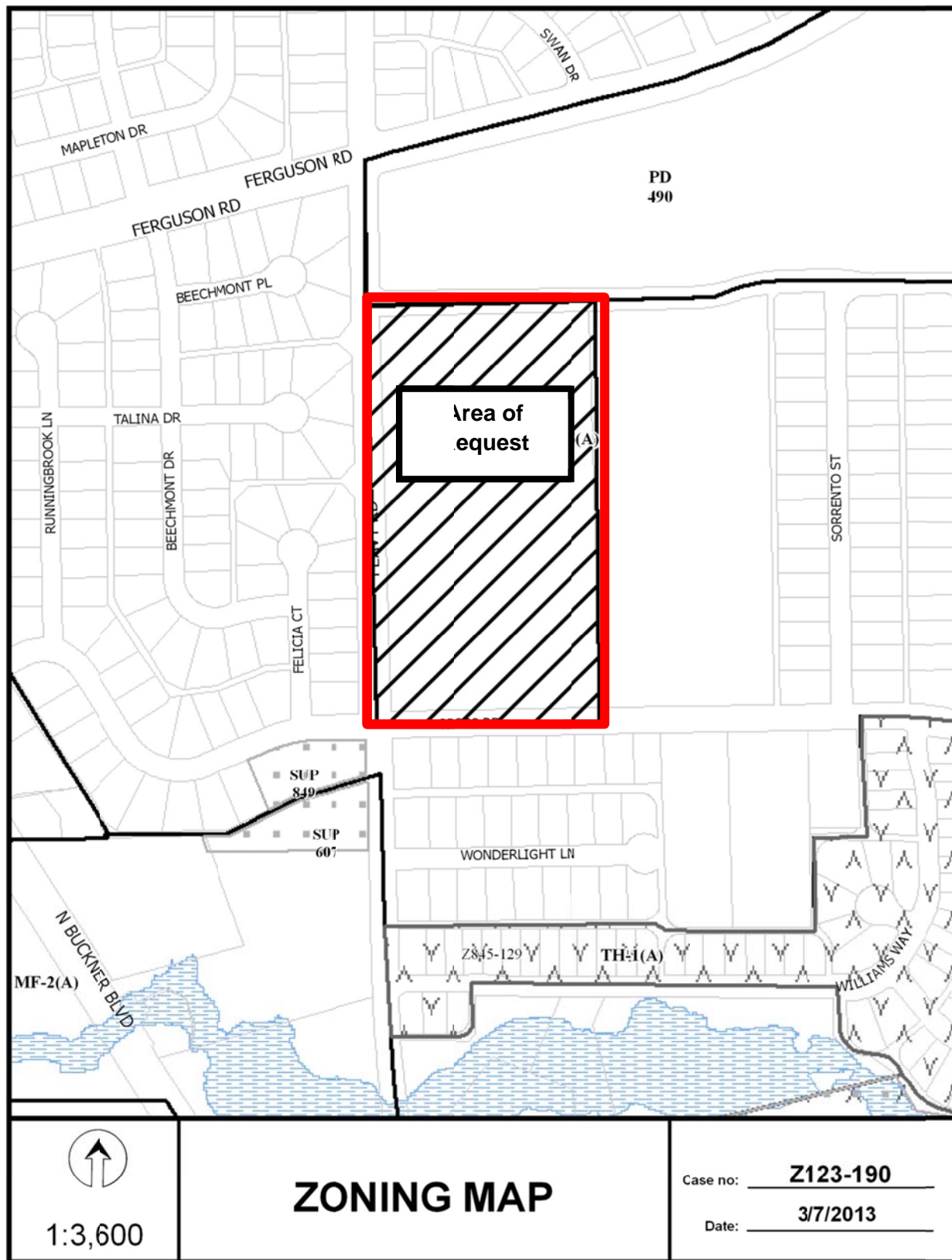
Upon the City Plan Commission's recommendation to approve, City Council approved a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school on property zoned an R-7.5(A) Single Family District.

The applicant requests a waiver of the two-year waiting period to allow the submittal of application to amend the development plan and conditions for Planned Development District No. 884.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to April 24, 2015 without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing."

As stated in the application, "Due to cost savings achieved during the course of the 2008 Bond Program, additional funds have become available in order to construct a new addition for the school and eliminate a number of modular classrooms". The Council-approved development plan depicts that future expansion was anticipated. Therefore, staff supports this request.

Staff Recommendation: Approval



APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z123-190(MW)

Location Gross Road and Peavy Road, northeast corner

Date of last CPC or CC Action April 24, 2013

Applicant's Name, Address & Phone Number Karl A Crawley, Masterplan

900 Jackson St., Ste 640 Dallas TX 75202 214 761 9197

Property Owner's Name, Address and Phone No., if different from above

Dallas Independent School District, 3801 Herschel, Dallas TX 75219.

972 925 7210

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

Due to cost savings acheieved during the course of the 2008 Bond Program,
additional funds have become available in order to construct a new addition for
the school and eliminate a number of modular
classrooms


Applicant's Signature

SEE ATTACHED
Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

2.21.14 JH
Date Received
Fee: **\$300.00**

W134-008

FILE NUMBER: Z123-350(RB)

DATE FILED: August 7, 2013

LOCATION: Property generally bounded by Bertrand Avenue, Imperial Street, Montie Street, Lagow Street, Hatcher Street, and Scyene Road

COUNCIL DISTRICT: 7

MAPSCO: 46-V, 47-S

SIZE OF REQUEST: Approx. 7.29 Acres

CENSUS TRACT: 27.02

APPLICANT: Frazier Revitalization, Inc.

REPRESENTATIVE: Andrea Hills

OWNERS: See attached

REQUEST: An application for an amendment to and expansion of Planned Development District No. 849 with the expansion area zoned Tracts 1 and 3 of Planned Development District No. 716 and an R-5(A) Single Family Subdistrict of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant is proposing to develop the eastern half (Tract 1) of the property with a medical clinic while providing for the development of certain non-residential uses within the western half (Tract 2) of the site.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, Tract 1 development plan, Tract 1 landscape plan, and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Based on the transitional nature of the neighborhood to properties fronting on Scyene Road and the site's proximity to the Hatcher DART station, performance impacts on the adjacent area is anticipated to be positive.
2. *Traffic impact* – The request will not significantly impact the surrounding roadway system in that the proposed development will generate less vehicle trips/day when compared to an expectation of development permitted under the existing zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan's designation for the area, that being a Transit Center or Multi-Modal Corridor.
4. *Miscellaneous Factors* – The proposed medical clinic to be developed within the eastern half of the property will possess certain design and landscaping requirements while providing pedestrian access options (for both area residents as well as the clinic's patients/family members and employees) to the adjacent DART station. Additionally, the western half of the site will provide for neighborhood serving nonresidential uses while providing for development in scale with the adjacent residential and institutional uses.

BACKGROUND INFORMATION:

- The request site consists of multiple parcels and zoning: 1) PDD No. 849 is undeveloped; 2) Tract 1 and part of Tract 3 in PDD No. 716 is partially developed with surface parking supporting an institutional use (church and community service center) developed in the balance of the PDD's Tract 3 boundary; and, 3) an undeveloped parcel zoned for R-5(A) Single Family Subdistrict Uses within PDD No. 595.
- The applicant has requested an amendment to and expansion of PDD No. 849 providing for a medical clinic within the eastern half of the site boundary, with future development rights for certain community serving retail and office uses for the western portion (no current development plans for this tract at time of application).
- The above referenced expansion areas represent an approximate 3.1-acre expansion of PDD No. 849.

Zoning History:

1. Z123-298 A WMU-3 Form District on property zoned CC and RS-C Subdistricts in PDD No. 595. Pending the March 20, 2014 CPC public hearing.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within a Transit Center or Multi-Modal Corridor. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.4 Capitalize on transit oriented development opportunities.

Goal 2.2 Align land use strategies with economic development priorities.

Policy 2.2.2 Maximize development opportunities around DART stations.

Long Range Plan: The City of Dallas was awarded a Housing and Urban Development (HUD) Community Challenge Planning Grant to enhance transit-oriented development (TOD) through focused planning aimed at developing workforce, mixed income, and

mixed-use housing at multiple DART light rail stations. The focus will be system-wide, Red, Blue, and Green lines that are anchored by the following stations:

- Red Line-Park Lane Station
- Blue Line-VA Medical Station, Lancaster/Kiest Station
- Green Line-MLK Station, Hatcher Station

The site lies north (across Scyene Road) from the DART Hatcher Station. A consistent theme of these respective studies is to ensure that the significant investment in these DART stations is utilized. Moreover, the vision is to connect each of the stations to future transit-oriented development, thus creating a connected place. Development within walking distance of the station must ensure connectivity to the station. This should include creating appropriate pedestrian pathways, enhanced entryways, and using best practices regarding multimodal access.

The area around the Hatcher Station is envisioned to become a more pedestrian accessible area, with infrastructure to accommodate both foot and bicycle traffic, inclusive of safer paths of travel particularly along Hatcher Street, Scyene Road, Second Avenue, and Spring Avenue.

Development/redevelopment is envisioned to include a vibrant mix of employment, retail and housing. Buildings in this area may range from small shops and townhomes to mid-rise commercial and residential, with appropriate transitions to single-family neighborhoods. This area should provide strong pedestrian-friendly links to transit with streetscape enhancements along Scyene Road and Hatcher Street.

Land Use Compatibility: The request site is undeveloped. The applicant is proposing to amend and expand PDD No. 849; provide for two tracts with the eastern half (Tract 1) being developed with an approximate 45,000-square-foot medical clinic and dedicated employee parking area, with future plans for the balance of the site (Tract 2) that will permit certain community serving office and retail uses.

The site fronts approximately 1,125 feet along the north line of Scyene Road. DART's Hatcher Station, which is also served by three local bus routes, is located south of the site. Low-density, single family uses remain the dominate land use in the area, supported by various institutional uses (churches, community service center) to the west/northwest. It should be noted the balance of the site's property boundaries front on various streets, thus an efficient ability to access planned and expected neighborhood serving uses anticipated for the property.

At this time, an application for the abandonment of certain rights-of-way are being considered, which will require approval by the City Council at a future public hearing:

- the north/south section of Montie Street, between Scyene Road and Imperial Street; and

- the west/east section of a public alley, between the above-referenced Montie Street and Hatcher Street.

Per the attached plans, it is anticipated that an abandonment for the following street section will be forthcoming:

- the west/east section of Imperial Street, between the above referenced Montie Street and Lagow Street.

As noted in this document, more than half of the site is governed by PDD No. 849 with the expansion area possessing two different zoning districts. While the existing uses and development standards will be revised, the table provided in this material will provide for a comparison of existing/proposed, with the latter ensuring a compatible mix of uses and development standards that will encourage an interaction between the development and area residents, ensuring visually interesting and easily accessible options as individuals traverse the site and adjacent uses.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendment and expansion of PDD No. 849 and determined it will not significantly impact the surrounding street system.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Bertrand Avenue	Local; 50' ROW
Imperial Street	Local; 40' ROW
Montie Street	Local; 50' ROW
Lagow Street	Local; 60' ROW
Hatcher Street	Minor Arterial; 80' & 80' ROW
Scyene Road	Principal Arterial; 107' & 107' ROW

Off-Street Parking: Off-street parking will be provided as required in the Dallas Development Code.

Landscape/Sidewalks: The applicant has worked with staff to ensure Tract 1 provides for various expanded landscape pockets and sidewalk connections, with specific attention paid to these materials at the southeast corner of the development. These areas will encourage a pleasant visitor and pedestrian experience as people arrive and leave the medical clinic or continue to the adjacent residential areas. A north/south side

sidewalk section through the visitor parking area possessing contrasting sidewalk treatment (i.e., pavers, stamped/stained concrete) will be provided so as to allow pedestrians surrounding the property to safely and efficiently transition along the right-of-way to access the DART station. Lastly, landscape buffering and light standard provisions are to be present within the employee parking area for this tract.

With respect to Tract 2, similar enhanced areas (Scyene Road/Bertrand Avenue and Bertrand Avenue/Imperial Street) as those provided for in Tract 1 (Scyene Road/Hatcher Street) will anchor the development's presence at its western boundary. The balance of required landscaping for this tract will require compliance with Article X.

ZONING/ MAP NO.	PDD 849 (EXISTING)	PDD 716	R-5(A) W/I PDD 595	REQUEST (AGGREGATE)
LAND AREA	4.19 ACRES	~1.78 ACRES	~1.32 ACRES	7.29 ACRES
USES	MF-2(A) AND CR DISTRICT USES, EXCL. LIQUOR STORE, PAWN SHOP	R-5(A), CHURCH, COMM. SVC. CNTR. SURF. PKG. (CHURCH AND CSC, ONLY)	R-5(A); MARKET GARDEN (SUP), SURF. REM. PKG. FOR INST. USES (SUP)	CERTAIN NON- RESIDENTIAL USES; TR 1-MEDICAL CLINIC
F/S/R SETBACKS	10'/10'/10'	20'/10'/10'* 5' S/R FOR SF	20'/10'/10'* *5' S/R FOR SF	TR 1-15'/0'/0' TR 2- 15'(MN)/30'(MX) BERTRAND, IMPERIAL S/R-0'/0'
DENSITY	136 DU'S	NO MAXIMUM (GENERALLY, 5-7 DU'S)	NO MAXIMUM (GENERALLY, 5-7 DU'S)	N/A
FLOOR AREA	OFFICE, RETAIL-10K SF ALL OTHER-NO MAX	CHURCH, CSC-46K SF; OTHER-NO MAX.	NO MAXIMUM	TR 1-45,000 SF TR 2-48,000 SF
HEIGHT	60', NO RESIDENTIAL PROXIMITY SLOPE	RES.-30'; NONRES.-54'; CHURCH, CSC-45'	30'	TR 1-35' TR 2-36'
STORIES	N/A	NO MAXIMUM	NO MAXIMUM	TR 1-ONE TR 2-THREE
LOT COVERAGE	80%	CHURCH, CSC-60%; OTHER, 45% RES., 25% NONRES.	45%-RESIDENTIAL 25%-NONRESIDENTIAL	TR 1-80% TR 2-80%
LANDSCAPE	ART X/POINT ACCUM. PER OFFERING	CHURCH, CSC-ONE DESIGN STD., SCREEN FENCE IN FRONT YARD	ART. X	TR 1-TRACT SPECIFIC TR 2-ART X
OFF-STREET PARKING	NONRES.-1/250 SF MF-2/DU OTHER USES-CODE; PKG. IN FRONT YARD; ENTIRE PDD CONSIDERED ONE LOT	CODE; ENTIRE PDD CONSIDERED ONE LOT	CODE	CODE; ENTIRE PROPERTY CONSIDERED ONE LOT
SIGNS	MF-NON-BUSINESS; OFF., RETAIL- BUSINESS	NON-BUSINESS	NON-BUSINESS	TR 1-BUSINESS PLUS TWO MONUMENT SIGNS TR 2-BUSINESS
MISC	N/A	N/A	N/A	SIDEWALK CONNECTIVITY, PEDESTRIAN AREAS, LANDSCAPE AREAS

**Board of Directors and Officer Information
Land Bounded by Scyene Road, Bertrand Avenue, Imperial Street,
Montie Street, Lagow Street and Hatcher Street**

Frazier Revitalization, Inc. – Please see attached list of Board Members

Frazier HS, LP. – Please see attach list of Board Members

True Lee Baptist Church

3907-11 Bertrand Avenue, Dallas, TX 75210

- Donald R. Parish, Sr. – Director
- Willie Brown – Director
- Donnell Hunter – Director

Greater Mt. Calvary Church of God

Board of Directors

4122 Bertrand Avenue, Dallas, TX 75210

- HB Horn, Jr. – Director/CEO/Pastor
- Tracy Taylor – Director/Emeritus Chairman of Deacons
- Annie R. Wilder – Director/Senior Advisor
- Margaret Thomas – Secretary
- Gwen Horn – First Lady
- Lynda McMath – Treasurer
- L. Carolyn Adams -
- Elmer Thomas -
- Thomas Ray Green – Assistant Pastor

Z123-350

F R I
FRAZIER REVITALIZATION INC

A proud neighborhood, building its future.

5646 Milton Street, Suite 407
Dallas, TX 75206

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***Board Chairman**
**** Business Member**
*****Board Secretary**
******Community Members**

Z123-350

Frazier HS, LP

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***Board Chairman**
**** Business Member**
*****Board Secretary**
******Community Members**

Z123-350

Greater Mt Calvary Church of God In Christ of Dallas

Board of Directors

HB Ho , Jr (CEO)

Gwen 3rn (First Lady)

Marga t Thomas (Executive Secretary)

Lynda cMath (Treasurer)

Tomm Ray Green (Assistant Pastor)

Tracy ylor (Emeritus Chairman of Deacons)

Elmer 3omas

L. Carr n Adams

Annie uth Wilder (Senior Advisor)

Z123-350.

RECOMMENDED AMENDING CONDITIONS

ARTICLE 849.

PD 849

SEC. 51P-849.101. LEGISLATIVE HISTORY.

PD 849 was established by Ordinance No. 28208 passed by the Dallas City Council on May 25, 2011.

SEC. 51P-849.102. PROPERTY LOCATION AND SIZE.

PD 849 is established on property generally bounded by Imperial Street to the north, Hatcher Street to the east, Scyene Road to the south, and Lagow Street to the west. The size of PD 849 is approximately ~~4.19~~ 7.29 acres.

SEC. 51P-849.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51 A.

SEC.51P-849.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 849A: conceptual plan.
- (2) Exhibit 849B: ~~seasonal colors~~ Tract 1 development plan
- (3) Exhibit 849C: Tract 1 landscape plan

SEC. 51 P-849.105. CONCEPTUAL PLAN.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 849A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) The number and location of ingress/egress points shown on the conceptual plan are approximate, however the number of ingress/egress points for each

street frontage cannot be increased. Final location must be provided on a city plan commission approved development plan.

SEC. 51P-849.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a 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.

(b) For Tract 1, use and development must comply with the attached Tract 1 development plan.

(c) The provision of Section 51A-4.702(g) regarding the submission of a development plan within six months after approval of this district by the city council does not apply.

(d) For a temporary office on Tract 2, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-849.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the ~~MF-2(A) Multifamily~~ CR Community Retail District, subject to the same conditions applicable in the ~~MF-2(A) Multifamily~~ CR Community Retail District , as set out in Chapter 51A. For example, a use permitted in the ~~MF-2(A) Multifamily~~ CR Community Retail District only by (SUP) is permitted in this district only by SUP; a use subject to a development impact review (DIR) in the ~~MF-2(A) Multifamily~~ CR Community Retail District is subject to DIR in this district, etc.

The following additional main use is also permitted by right:

-- Community Service Center.

(b) ~~Tract 2. Except as provided in this section, the only main uses permitted in Tract 2 are those main uses permitted in the CR Community Retail District and Surface Parking District, except that a Community Service Center is allowed by right. The following main uses are prohibited:~~

- Liquor store.
- Pawn shop.
- Alternative financial establishment.
- Auto service center.
- Motor vehicle fueling station.

SEC. 51P-849.108. 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-849.109. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) ~~Front yard.~~ Minimum front yard is ten feet.
- (b) ~~Side and rear yard.~~ Minimum side and rear yard is ten feet.
- (c) ~~Density.~~ Maximum number of dwelling units is 136.
- (d) ~~Floor area.~~ For office uses and retail and personal service uses, maximum floor area is 10,000 square feet. For all other nonresidential uses, no maximum floor area.
- (e) ~~Height.~~
 - (1) ~~Maximum structure height is 60 feet.~~
 - (2) ~~The residential proximity slope requirements in Section 51 A-4.412 do not apply.~~
- (f) ~~Lot coverage.~~ Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface lots and underground parking structures are no.
- (g) ~~Lot size.~~ For single family and duplex uses, minimum lot size is 1,000 square feet. For all other uses, n ~~No minimum lot size.~~

(a) Front yard.

(1) Tract 1. Except as provided in this subsection, minimum front yard is 15 feet. The screening wall along Hatcher Street may encroach five feet into the front yard.

(2) Tract 2.

(A) Except as provided in this subsection, minimum front yard is 15 feet and the maximum front yard is 30 feet.

(B) Minimum front yard on Scyene Road is 15 feet.

(C) For a temporary office, minimum setback from Imperial Street is 120 feet and minimum setback from Bertrand Street is 100 feet.

(b) Side and rear yard. For Tract 1 and Tract 2, no minimum setback.

(c) Floor area.

(1) Tract 1. Maximum floor area is 45,000 square feet.

(2) Tract 2. Except as provided in this subsection, maximum floor area is 48,000 square feet. Maximum floor area for a temporary office is 1,500 square feet.

(e) Height.

(1) Tract 1. Maximum structure height is 35 feet.

(2) Tract 2. Maximum structure height is 36 feet.

(f) Stories.

(1) Tract 1. Maximum number of stories is one.

(2) Tract 2. Maximum number of stories is three.

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

(g) Lot size. No minimum lot size.

SEC. 51P-849.110. OFF-STREET PARKING AND LOADING.

(a) In general.

(1) 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.

(2) Required parking may be located within the front yard.

(3) The entire district is considered one lot for parking purposes.

(4) For a temporary office, a minimum of five off-street parking spaces are required.

~~(b) Nonresidential uses. A maximum of one off-street parking space per 250 square feet of floor area is required.~~

~~(c) Multifamily. Two off-street parking spaces per dwelling unit are required.~~

SEC. 51P-849.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-849.112. LANDSCAPING.

~~(a) — In general.~~

~~(1) — A landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district.~~

~~(2) — Landscaping must be provided as shown on the landscape plan.~~

~~(3) — Plant materials must be maintained in a healthy, growing condition.~~

~~(b) — Landscape plan. Landscape plans must comply with Section 51 A-10.123 and must include:~~

~~(1) — the tabulation of points earned for landscape standards listed in Subsection (d); and~~

~~(2) — demonstrate compliance with the mandatory provisions in Subsection (c).~~

~~(c) — Points.~~

~~(1) — Points are awarded for providing specific landscape standards as listed in Subsection (d).~~

~~(2) — A minimum of 65 points must be earned and tabulated on the landscape plan.~~

~~(d) — Landscape standards.~~

~~(1) — Tree, landscape, or pedestrian lighting. (Total possible points = 20)~~

~~(A) — Ten points each are awarded for tree lighting, light bollards, light poles, building façade lighting, or landscaped area lighting, up to a maximum of 20 points.~~

~~(B) — Points are awarded if one lighting fixture is provided for every 150 feet of street frontage.~~

~~(C) — Lighting must be at least 1.0 footcandle in intensity over adjacent pedestrian areas and hooded to minimize the light cast on any adjacent single family uses.~~

~~(2) — Tree canopy zone. (Total possible points = 10)~~

~~(A) — Ten points are awarded for providing canopy trees within 30 feet of the back of the projected street curb for every 30 feet of street frontage, excluding vehicular and pedestrian entrances and exits.~~

~~(B) — Canopy trees planted in accordance with this subparagraph may count toward the required canopy trees in Paragraph (c)(2).~~

~~(3) — Paving materials. (Total possible points = 20)~~

~~(A) — pavers of colored concrete, brick, or stone;~~

~~(B) — stamped, textured, or colored concrete;~~

~~(C) — exposed aggregate; or~~

~~(D) — exterior grade tile.~~

~~(4) — Seasonal color. (Total possible points = 15) Points may be awarded as follows for providing landscape areas with seasonal color. Plants provided in the landscape areas must comply with the plant species and seasonal changes required in Exhibit 849B.~~

~~(A) — five points are awarded for a landscape area that is at least one-fourth of a square foot multiplied by the number of feet of street frontage.~~

~~(B) — Ten points are awarded for a landscape area that is at least one-half of a square foot multiplied by the number of feet of street frontage.~~

~~(C) — Fifteen points are awarded for a landscape area that is at least three-fourths of a square foot multiplied by the number of feet of street frontage.~~

~~(5) — Private open space and pedestrian amenities. (Total possible points = 25)~~

~~(A) — Five points are awarded for each 200 square feet of private open space provided. Private open space may have pedestrian seating, public art, and a water feature.~~

~~(B) — One point is awarded for each pedestrian street furniture grouping of at least two benches, one bicycle rack, and a trash receptacle, up to a maximum of five points.~~

~~(6) — Parking lot trees. (Total possible points = 20) Twenty points are awarded for providing one parking lot tree within the interior of a surface parking lot for every fifteen parking spaces.~~

~~(7) — Intersection open space. (Total possible points = 15) Fifteen points are awarded for providing open space of at least 100 square feet abutting a visibility triangle.~~

~~(8) — Parking concealment for surface parking. (Total possible points = 5)~~

~~(A) — Five points are awarded if surface parking is screened from a street using one or more of the following materials:~~

~~(i) — A minimum three-foot high solid masonry wall.~~

~~(ii) — Hedge like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is~~

~~at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.~~

~~(B) — Along Seyene Road, screening within the parkway must be approved by the Texas Department of Transportation.~~

~~(e) — Mandatory provisions.~~

~~(1) — Street trees.~~

~~(A) — Except as provided in this subsection, street trees must be provided in accordance with Article X.~~

~~(B) — Excluding visibility triangles and vehicular entrances and exits, street trees must be provided for every 50 feet of street frontage.~~

~~(C) — Small trees may be used to satisfy the street tree requirement when the building official determines that buildings or overhead utility lines interfere with potential growth.~~

~~(D) — Street trees located within the parkway may count toward satisfying tree mitigation requirements.~~

~~(2) — Canopy trees.~~

~~(A) — One canopy tree must be provided within 30 feet of the back of the projected street curb for every 50 feet of street frontage, excluding vehicular and pedestrian entrances and exits.~~

~~(B) — Canopy trees maybe planted in the parkway.~~

~~(3) — Landscape buffer. Along Imperial Street, a landscape buffer must be provided in accordance with Article X.~~

~~(f) — Landscape completion. All landscaping must be completed in accordance with the approved landscape plan before a certificate of occupancy may be issued for any use on the lot.~~

~~(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 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 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, 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 related 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, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right of way.~~

~~(f) — Parkway landscape permit.~~

~~(1) — It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related 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 properly owner is not required to comply with any parkway landscaping 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 requirement of this section 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.~~

(a) Tract 1. Landscaping must be provided as shown on the Tract 1 landscape plan.

(b) Tract 2. A landscape plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(1) Except as provided in this section, landscaping for Tract 2 must comply with Article X.

(A) A minimum of 2,000 square feet of publicly accessible open space must be provided on the Property between the intersection of Scylene Road and Bertrand Avenue and the building and contain a minimum of the following:

(i) Benches or seatwalls to accommodate a minimum of six people.

(ii) A minimum of one trash receptacle.

(iii) Enhanced paving, wherever paving is provided.

(iv) Pedestrian scaled lighting.

(B) A minimum of 1,500 square feet of land area solely containing landscape materials and enhanced pavement must be provided on the Property between the intersection of Bertrand Avenue and Imperial Street and the building and contain a minimum of the following at time of installation:

(i) one large canopy tree with a minimum caliper of three inches.

(ii) one small tree with a minimum height of six feet.

(iii) two large evergreen shrubs, each with a minimum height of three feet.

(iv) a minimum of 200 square feet of enhanced pavement.

(v) balance of this area to include natural grass, groundcover, or other natural plant materials.

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

SEC.51P-849.1I3. SIGNS.

~~(a) MF 2(A) Multifamily District Uses. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(b) Office, retail, and personal uses. Signs for office uses and for retail and personal service uses must comply with the provisions for business zoning districts in Article VII.~~

Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(1) Tract 1.

(A) Monument Sign No. 1. Maximum height is eight feet and maximum effective area is 200 square in the location as shown on the Tract 1 development plan.

(B) Monument Sign No. 2. Maximum height is eight feet and maximum effective area is 150 square in the location as shown on the Tract 1 development plan.

SEC. 51P-849.114. ADDITIONAL PROVISIONS.

(a) Parking lot lighting. Maximum height of the light standards, as measured to the top of the fixture, is 18 feet. Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

(c) Tract 2. Vehicular access to areas for delivery, trash pick-up and service areas is prohibited along Bertrand Avenue and Imperial Street. All loading areas and trash receptacles must be screened from Bertrand Avenue and Imperial Street. A building located between these areas and the street is considered to meet this screening requirement.

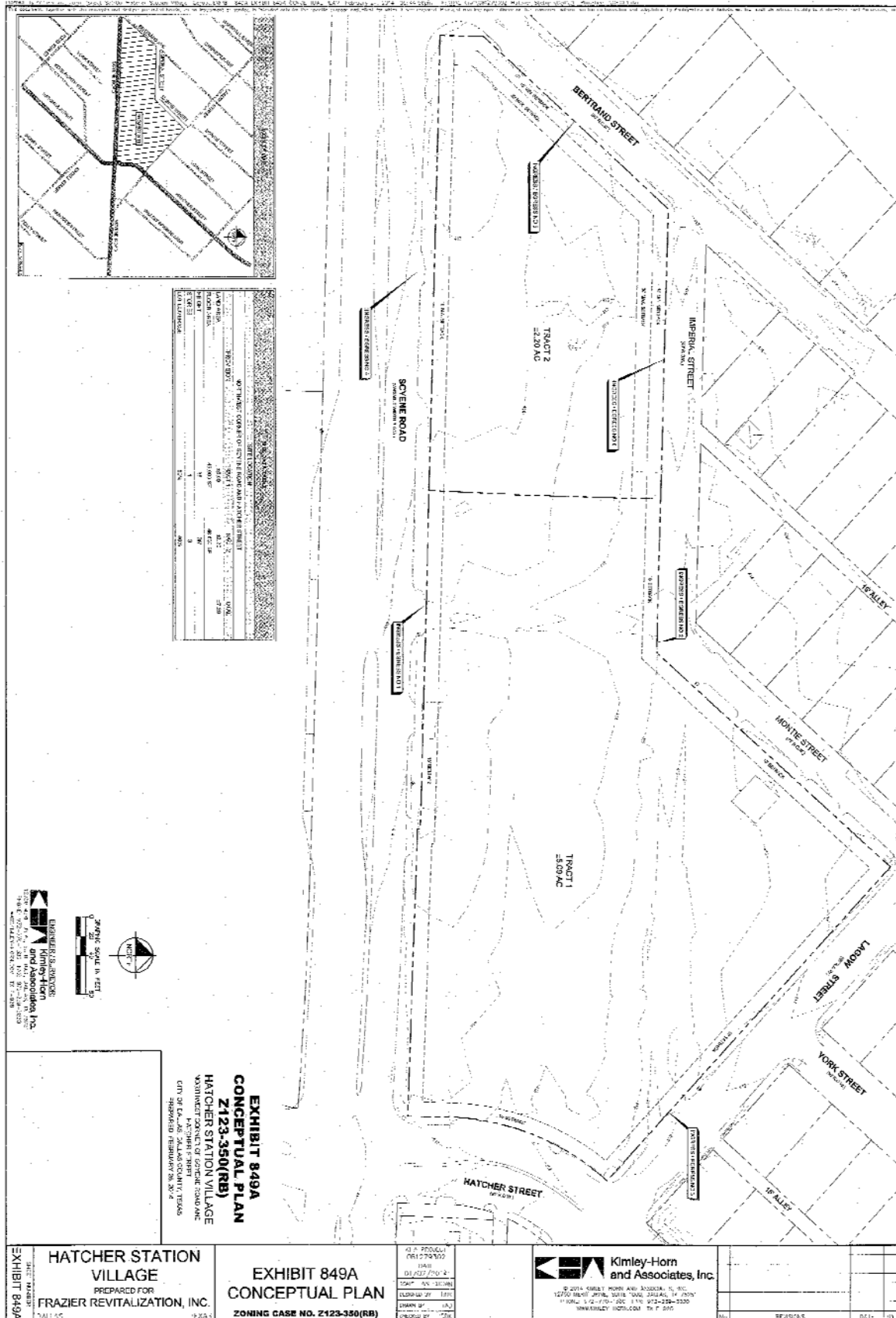
(d) The Property must be properly maintained in a state of good repair and neat appearance.

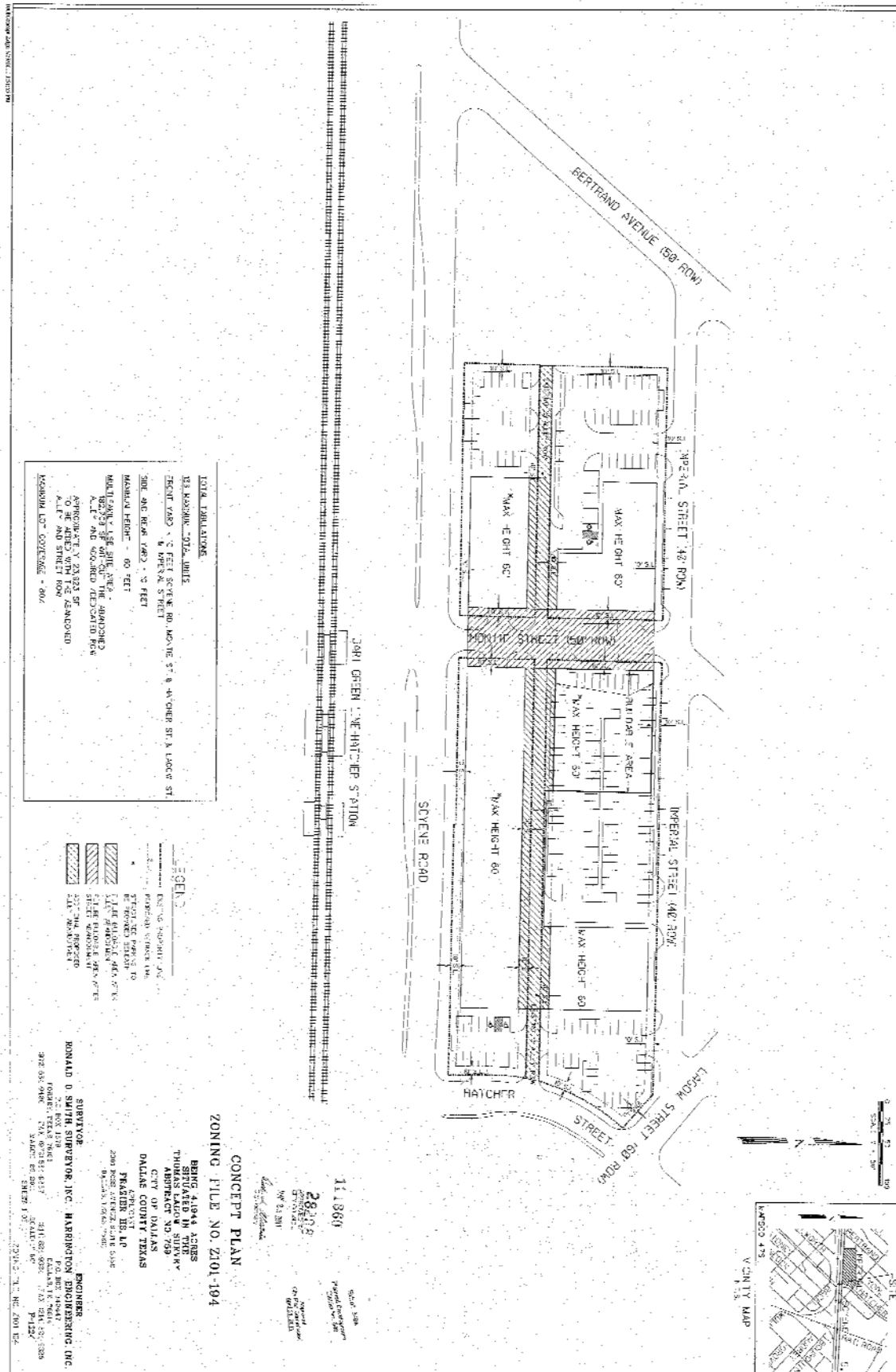
(e) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

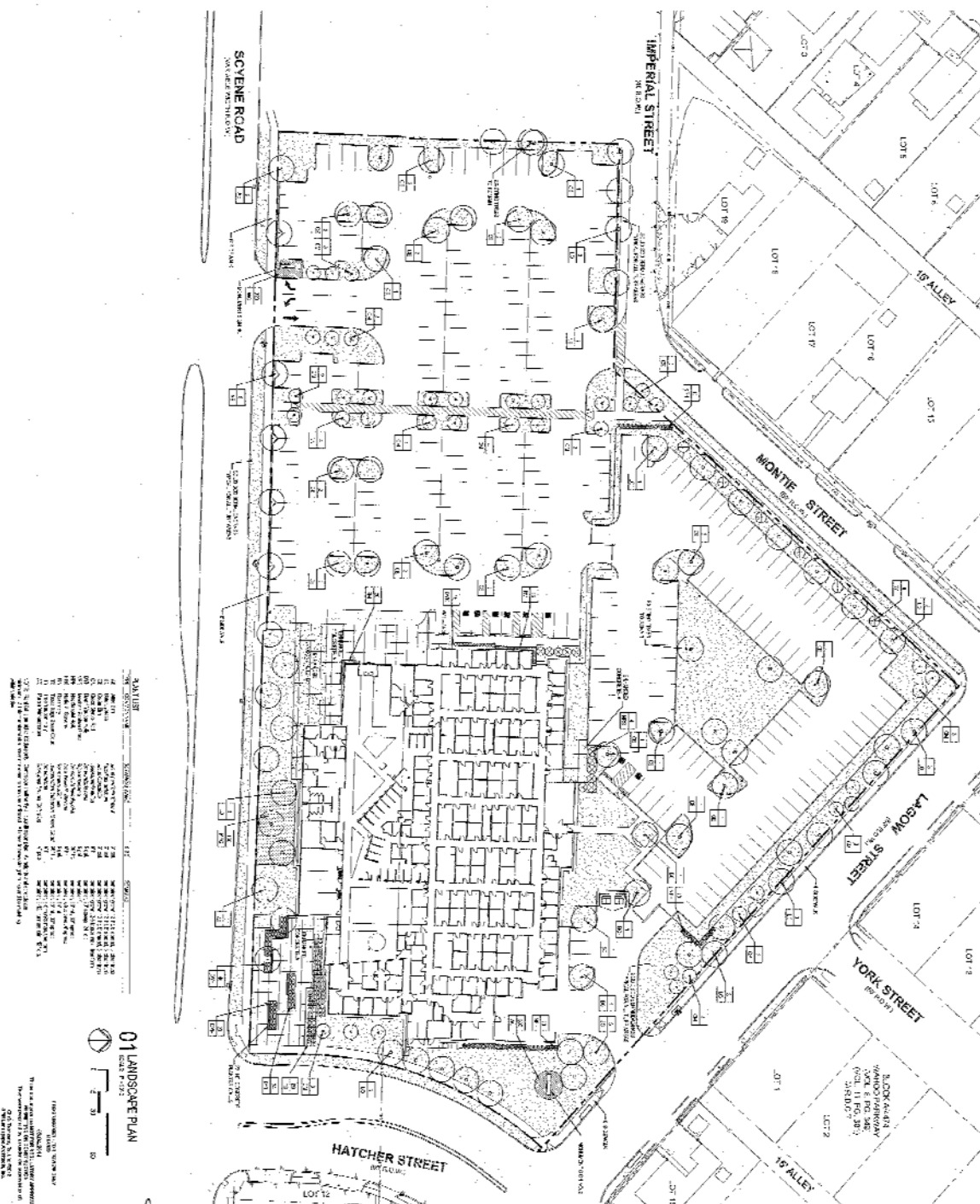
SEC. 51P-849.115. COMPLIANCE WITH CONDITIONS.

(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.

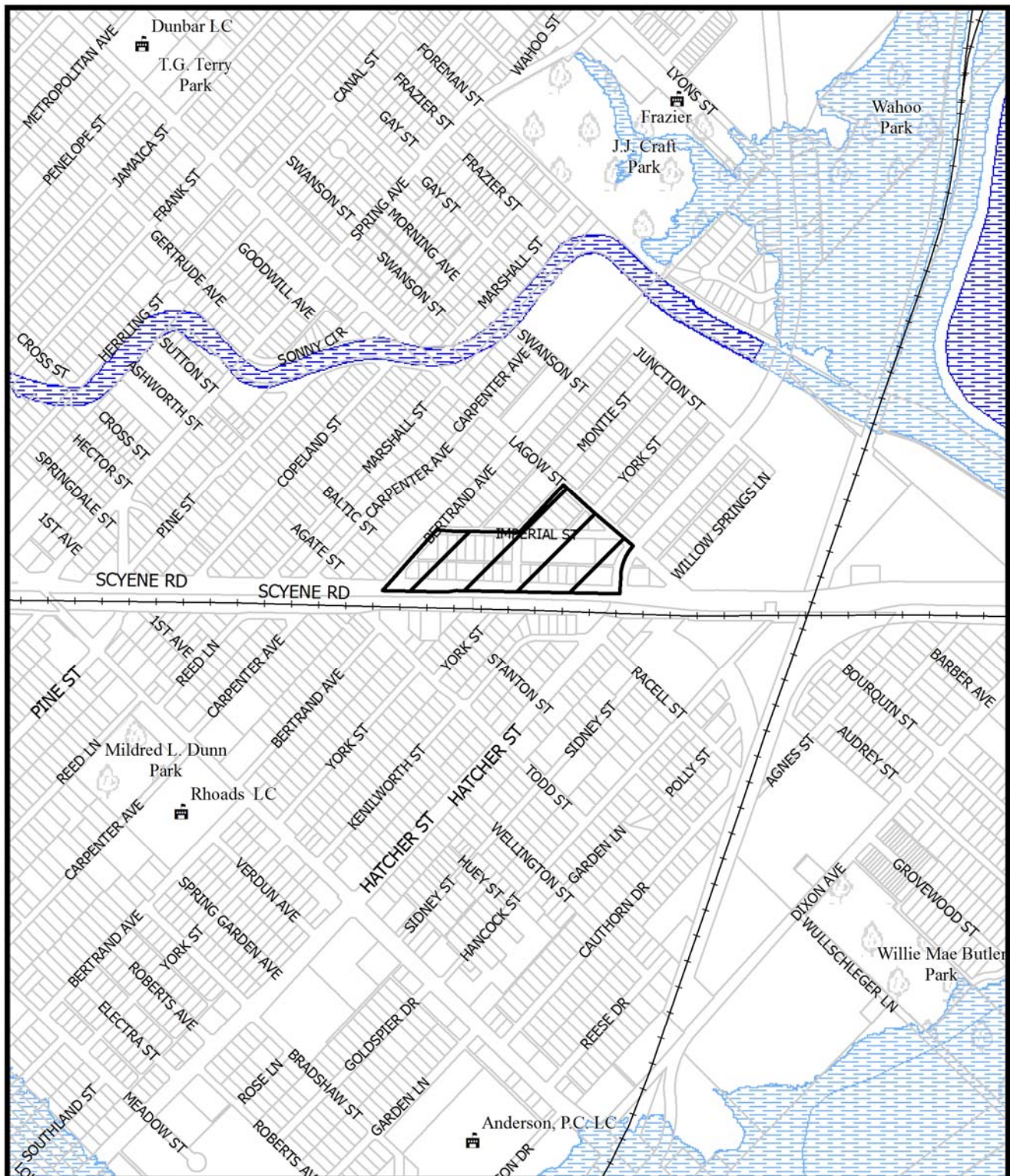
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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







HATCHER STATION
VILLAGE CLINIC

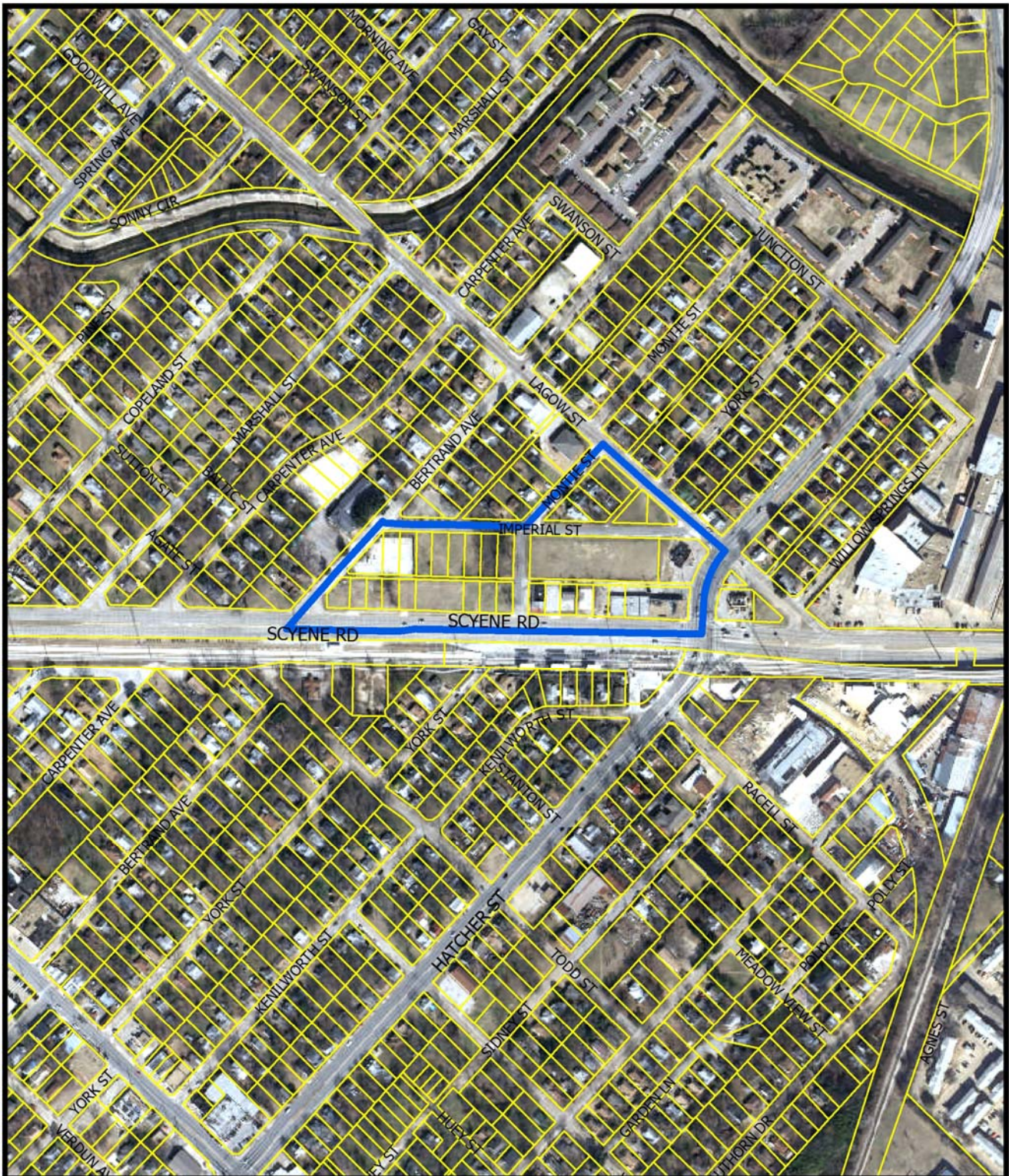


1:8,400

VICINITY MAP

Case no: **Z123-350**

Date: **11/12/2013**

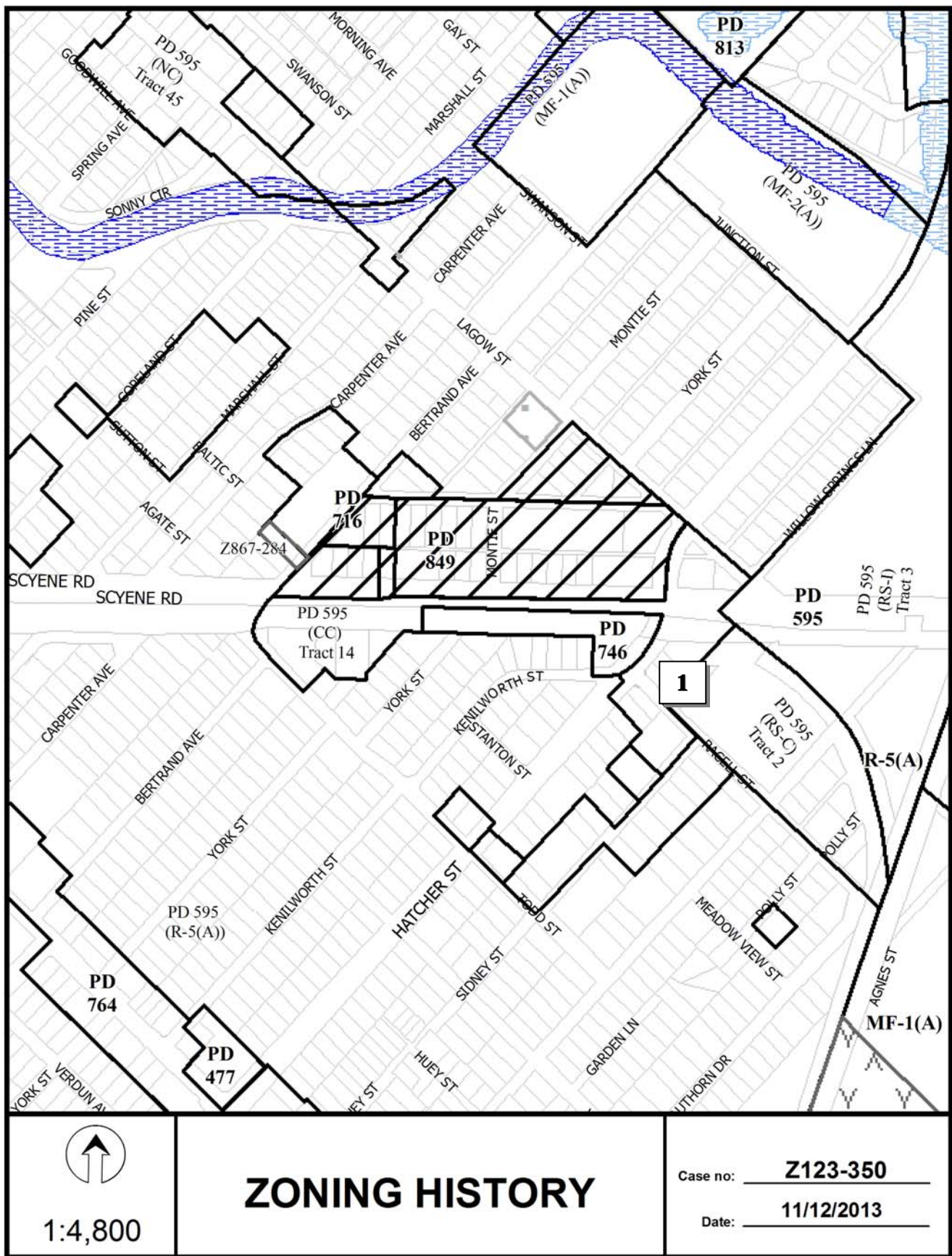


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AERIAL MAP

Case no: **Z123-350**

Date: **11/12/2013**



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

The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership

The number '0' indicates City of Dallas Ownership



500'

233

NUMBER OF PROPERTY OWNERS NOTIFIED

Date: 11/12/2013

11/12/2013

Notification List of Property Owners***Z123-350******233 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4526 SCYENE RD	FRAZIER REVITALIZATION
2	4542 SCYENE RD	TRUE LEE BAPTIST CH
3	4546 SCYENE RD	TRUE LEE BAPTIST CH
4	4007 CARPENTER AVE	FRAZIER REVITALIZATION INC
5	4507 IMPERIAL ST	TRUE LEE BAPT CHURCH
6	3906 CARPENTER AVE	TRUE LEE MISSIONARY
7	4602 SCYENE RD	FRAZIER REVITALIZATION INC
8	4612 SCYENE RD	FRAZIER HS LP
9	3910 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
10	4014 MONTIE ST	GREATER MT CALVARY CHURCH OF GOD IN CHRI
11	4022 MONTIE ST	THOMPSON A F MRS & SWANSON FRANK V
12	4300 SCYENE RD	LOGAN WYATT JR
13	3716 MARSHALL ST	RODRIGUEZ DIANE M
14	3701 CARPENTER AVE	WEDDINGTON CHRIS
15	3724 MARSHALL ST	WORKS G W & CO SUITE 4580
16	3715 CARPENTER AVE	HEROD JOHNNY J JR & ANGEL J BROWN
17	3732 MARSHALL ST	TIMELY INC
18	3806 MARSHALL ST	HOWARD JAMES CURTIS JR
19	3801 CARPENTER AVE	LEWIS GAYLE
20	3814 MARSHALL ST	GIBBS MARY & DON
21	3712 CARPENTER AVE	MORGAN PARK LTD
22	3714 CARPENTER AVE	BELL BRUCE KNIGHT DELBERT
23	3720 CARPENTER AVE	JAMES DORIS FAYE
24	3724 CARPENTER AVE	DENMAN LINDA
25	3728 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
26	3732 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3804 CARPENTER AVE	J TC LLC
28	3811 BERTRAND AVE	BRYANT EULA MORRIS
29	3809 BERTRAND AVE	JONES VELMA L
30	3803 BERTRAND AVE	TRUSTEES OF TRUE LEE
31	3801 BERTRAND AVE	BRYANT JUDY GRACE
32	3630 CARPENTER AVE	PATTERSON ALBERT
33	3634 CARPENTER AVE	LEWIS CLEMONTINE
34	3642 CARPENTER AVE	GREATER TRUE LIGHT MISSIONARY BAPT CHURC
35	4401 SCYENE RD	WESTBROOK LULA BLAIR
36	3638 CARPENTER AVE	CUNIGAN MATTIE J
37	4403 SCYENE RD	GASSETT FRANCES S
38	3703 BERTRAND AVE	JTREO INC STE 100
39	3707 BERTRAND AVE	MITCHELL EARNESTINE
40	3711 BERTRAND AVE	HOPKINS PAULA G
41	3715 BERTRAND AVE	BROWN CHARLES
42	3723 BERTRAND AVE	DALLAS CITY OF ETAL
43	3727 BERTRAND AVE	BLAIR DOROTHY MAE
44	3731 BERTRAND AVE	TOPLETZ HAROLD &
45	3706 BERTRAND AVE	HEARN RUTH
46	3710 BERTRAND AVE	HOPKINS LEONARD BERNARD JR
47	3714 BERTRAND AVE	HARRIS IANTHIA
48	3718 BERTRAND AVE	CHECKERED ENTERPRISES LP
49	3722 BERTRAND AVE	DEARMAN J E
50	3711 YORK ST	TAYLOR WANDA JO
51	3715 YORK ST	CD COMPUTERS INC DBA THAMES REAL ESTATE
52	3719 YORK ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
53	3723 YORK ST	LANG ROY LEE & CLARA
54	3727 YORK ST	LANG JASON R
55	3722 YORK ST	DALLAS CITY OF & ETAL
56	4015 BERTRAND AVE	ALTON CATHERINE &
57	4003 BERTRAND AVE	HORNE LOTTIE MILES ESTATE OF

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3902 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
59	3914 CARPENTER AVE	TRUE LEE MISSIONARY BC
60	4002 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH INC
61	4006 CARPENTER AVE	SIMS WALTER
62	4010 CARPENTER AVE	SIMS JEWEL EST OF
63	4011 CARPENTER AVE	BEACHAM JOE E
64	4003 CARPENTER AVE	BUCKLEY SANDRA FAY
65	3915 CARPENTER AVE	BROWN BILLY R
66	3911 CARPENTER AVE	ESCOBEDO MARIA LORENA
67	3905 CARPENTER AVE	GIVENS RODERICK & RONALD GIVENS
68	3906 MARSHALL ST	MORGAN LONNIE JR ESTATE OF
69	3912 MARSHALL ST	TEMPLETON GREEN ERICA L
70	3918 MARSHALL ST	TAYLOR HELEN &
71	4002 MARSHALL ST	STILL MULLENS % BOBBIE STUBBLEFIELD
72	4006 MARSHALL ST	GONZALES AURELIO
73	4111 CARPENTER AVE	DARRETT SHONTA D
74	4107 CARPENTER AVE	AMOS CELESTINE
75	4103 CARPENTER AVE	TOLIVER NATHANIEL
76	4010 MARSHALL ST	ROSE HOMER JR EST OF
77	4123 BERTRAND AVE	RIVERSIDE MISSIONARY BAPTIST CHURCH
78	4115 BERTRAND AVE	ALLEN MARGIE J
79	4111 BERTRAND AVE	ZALE TONY LTD
80	4107 BERTRAND AVE	CLARK LORINE O
81	4103 BERTRAND AVE	HORN H B JR TR & GWENDOLYN J HORN TR
82	4019 BERTRAND AVE	HORN H B JR & GWENDOLYN J HORN REV LIV T
83	4102 CARPENTER AVE	JUMA DANIEL
84	4106 CARPENTER AVE	CD COMPUTERS INC DBA THAMES REAL ESTATE
85	4110 CARPENTER AVE	HUNT E A
86	4114 CARPENTER AVE	GASTON PERRY & TOMMIE LEE SMITH
87	4118 CARPENTER AVE	BARTLEY L B & MARGIE
88	4126 CARPENTER AVE	ALLEN WYOMIA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4507 SCYENE RD	WILLIAMS J LOUISE
90	4527 SCYENE RD	DALLAS AREA RAPID TRANSIT
91	4531 SCYENE RD	DAVIS LEO D
92	3833 YORK ST	DIXON ALFRED
93	3823 YORK ST	WILSON KATIE M
94	3819 YORK ST	DAVIS LEO EST OF
95	3815 YORK ST	TATE DORIS
96	3811 YORK ST	HARTFIELD SHARON ELAINE & HOWARD E HARTF
97	3803 YORK ST	SELMA VENTURES LTD
98	4526 TODD ST	STAFFORD DONALD A
99	3802 YORK ST	COLEMAN WILLIE MAE
100	3806 YORK ST	HARRISON MATTHEW APT 411
101	3810 YORK ST	LOGAN MONYA JATAUN
102	3814 YORK ST	ENGLAND WAYNE
103	3816 YORK ST	SMITH AVIS & JOHNNY SNEED
104	3822 YORK ST	MONROE NANCY F EST OF
105	3826 YORK ST	HOLLINS GLADYS JONES
106	3830 YORK ST	ALEXANDER ERMA EST OF
107	3834 YORK ST	PITTMAN R J
108	3838 YORK ST	MACILLAS LETICIA & VICTORIANAS MANCILLAS
109	3814 KENILWORTH ST	BERRY SANDRA B
110	3818 KENILWORTH ST	LAREDO BENITO
111	3819 HATCHER ST	WILLIAMS J LOUISE & ANDREW WILLIAMS
112	3902 KENILWORTH ST	NEWSON INVESTMENTS
113	3906 KENILWORTH ST	NEWSON INVESTMENTS
114	3910 KENILWORTH ST	JOHNSON RONNIE SAM & WANDA ELAINE
115	3903 HATCHER ST	NATHAN LOUTISHIA MRS ESTATE OF
116	3907 HATCHER ST	BLAIR DONALD L
117	3915 HATCHER ST	SEGURA FRANCISCA
118	3919 HATCHER ST	MURPHY LONNIE & BEATRICE
119	3927 HATCHER ST	POURAHMADI MOE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3803 KENILWORTH ST	DEARMAN JOHN
121	3817 KENILWORTH ST	BREWSTER DWAYNE
122	3823 KENILWORTH ST	TOPLETZ DENNIS DO
123	3905 KENILWORTH ST	NEWSON INVESTMENTS
124	3915 KENILWORTH ST	CHISM VELMA R
125	3919 KENILWORTH ST	LOWERY EVETTE
126	3923 KENILWORTH ST	LOWERY EUETTE EST OF
127	3927 KENILWORTH ST	NGO VIET Q
128	3931 KENILWORTH ST	BRACKENS PATRICIA
129	3935 KENILWORTH ST	MAY LAKENDRA D LF EST REM: JAMES FISHER
130	3939 KENILWORTH ST	WHITE ERNEST L
131	4002 HATCHER ST	KKBK PROPERTIES LLC STE 711
132	4002 HATCHER ST	FORTY DEGREES LLC
133	3908 HATCHER ST	REED OTIS & VIOLET
134	3914 HATCHER ST	WALLACE SYLVESTER
135	3918 HATCHER ST	WILSON MAXINE BUCHANAN
136	3922 HATCHER ST	EVANS HELEN DELOISE SCOTT
137	3926 HATCHER ST	3926 HATCHER LLC
138	3930 HATCHER ST	PATRICK ALTON
139	3934 HATCHER ST	DRCE TRUST
140	4107 HANCOCK ST	KIRK RAGSDALE 1 LLC
141	3919 SIDNEY ST	TONY AA INVESTMENT CORP
142	3934 SIDNEY ST	CHARALAMBOPOULOS FAY
143	4812 RACELL ST	KKBK PROPERTIES LLC STE 711
144	4828 RACELL ST	HUSSAIN FAREED &
145	4700 SCYENE RD	BLAINES MOTOR SUPPLY INC
146	4230 BERTRAND AVE	NOIL JOSEPH
147	4303 MONTIE ST	PITTMAN NATHANIEL
148	4231 MONTIE ST	FUENTES JUAN
149	4230 MONTIE ST	ESPINOZA PETRA
150	4302 MONTIE ST	ESPINOZA PETRA & ESPINOZA SONIA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4303 YORK ST	DUNN BILLY T
152	4231 YORK ST	HUNT ANNIE
153	4202 BERTRAND AVE	TAYLOR PARALEE
154	4206 BERTRAND AVE	ABOVO CORP
155	4210 BERTRAND AVE	RIVERSIDE MISS BAPT CH
156	4214 BERTRAND AVE	RIVERSIDE MISSIONARY BAPTIST CHURCH
157	4218 BERTRAND AVE	TAYLOR JAMES A
158	4226 BERTRAND AVE	FAULKNER JOHN A
159	4227 MONTIE ST	CALDERON JOSE & ANDREA
160	4223 MONTIE ST	LONG JERRY
161	4219 MONTIE ST	PETROFF NICHOLAS
162	4215 MONTIE ST	BURTON FLORIDA M EST OF
163	4211 MONTIE ST	KASTNER CYNTHIA MCCORD
164	4207 MONTIE ST	JOHNSON BESSIE M
165	4203 MONTIE ST	KEATON GEORGE JR & REGINALD SMALL
166	4202 MONTIE ST	BROOKS LEROY JR EST OF
167	4206 MONTIE ST	TAYLOR ELIZABETH
168	4210 MONTIE ST	SNEED BETTY
169	4214 MONTIE ST	HAWKINS A C
170	4218 MONTIE ST	GOWANS LORENE
171	4226 MONTIE ST	4226 MONTIE FAMILY LAND TRUST
172	4227 YORK ST	BROWN RUBY FAYE
173	4223 YORK ST	WILLIAMS LINDA E & JOHN H
174	4219 YORK ST	JONES C W
175	4215 YORK ST	MANGRUM BILLIE
176	4211 YORK ST	GREEN LULA FLORENCE W
177	4207 YORK ST	PEMBERTON MARY
178	4203 YORK ST	CRISS BENNIE FRANK & LOTTIE STEVENSON
179	4202 YORK ST	YBARBO JOHNNY
180	4206 YORK ST	MILLER BEN JR
181	4214 YORK ST	FRAZIER HELEN JEAN

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4222 YORK ST	WHITEMON MARY J
183	4226 YORK ST	TAYLOR LOFTIN ESTATE OF % LULA TAYLOR
184	4230 YORK ST	WILLIAMS JASPER ESTATE OF
185	4302 YORK ST	HILL MORRIS H JR ETAL
186	4203 HATCHER ST	WILLIAMS LESS ESTATE OF
187	4207 HATCHER ST	COLEMAN LILLIE MAE EST OF % DONNIE COLEM
188	4211 HATCHER ST	MILTON BILLY & ANGELA R
189	4215 HATCHER ST	MAYS MACY LODIS
190	4219 HATCHER ST	DILLARD VERONICA A &
191	4223 HATCHER ST	ALLSTAR HATCHER STREET TRUST G BELL TRUS
192	4231 HATCHER ST	PARSEEC BOBBIE JEAN
193	4303 HATCHER ST	TERRELL BEZOLIA
194	4202 HATCHER ST	TOLLIVER LUTHER M
195	4206 HATCHER ST	TOLLIVER LUTHER M JR
196	4210 HATCHER ST	JONES ROBERNETTA SNEED & ROBERT W SR
197	4214 HATCHER ST	SNEED JOHN APT 207
198	4218 HATCHER ST	TRUNNELL KATHRYN
199	4226 HATCHER ST	GREEN JOYCE M
200	4230 HATCHER ST	LIGGINS ESTER M
201	4302 HATCHER ST	HOGG GLORIA
202	4203 WILLOW SPRINGS LN	HOOKER JULIUS JR
203	4207 WILLOW SPRINGS LN	EDMOND DAPHENE ETAL
204	4211 WILLOW SPRINGS LN	BAKER MORRIS
205	4215 WILLOW SPRINGS LN	BROOKS NATHANIEL TR
206	4219 WILLOW SPRINGS LN	WILLIAMS PATRICIA SUE PORTIA ANN WILLIAM
207	4223 WILLOW SPRINGS LN	TUCKER PORTIA A W & PATRICIA S WILLIAMS
208	4227 WILLOW SPRINGS LN	HOWARD EGUSTA
209	4231 WILLOW SPRINGS LN	HOLLEY LUTHER EST OF
210	4303 WILLOW SPRINGS LN	JOHNSON JAMES W
211	4656 SCYENE RD	SPERRY SHANNON
212	4658 SCYENE RD	FENDER H R C/O MATT HARTMAN

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4132 HATCHER ST	SPERRY SHANNON DBA CHRUCHS CHICKEN
214	3914 BERTRAND AVE	JOHNSON SADIE M
215	3918 BERTRAND AVE	TURNER JOHNNIE L S
216	4002 BERTRAND AVE	BLAIR DONALD L
217	4006 BERTRAND AVE	REEVES CURTIS
218	4102 BERTRAND AVE	GREATER MT CALVARY CHURCH OF GOD IN CHRI
219	4106 BERTRAND AVE	HARLAN WILLIE G & MARY ANN
220	4116 BERTRAND AVE	COLLINS ROSHUNDER RENEE GABRIEL
221	4118 BERTRAND AVE	MOUNT CALVARY CHURCH OF GOD IN CHRIST
222	4122 BERTRAND AVE	MAGNOLIA CHURCH OF GOD IN CHRIST
223	3223 LAGOW ST	DRAYTON PAUL LODGE 9 F&AM
224	4015 MONTIE ST	GREATER MOUNT CALVARY CHURCH OF GOD IN C
225	4011 MONTIE ST	MOSS LUCILLE ET AL
226	4003 MONTIE ST	SIMS IRA JR
227	4522 IMPERIAL ST	DOBIN EUGENE & MARY
228	3907 BERTRAND AVE	TRUE LEE BAPTIST CHURCH
229	3132 LAGOW ST	RIVERSIDE BAPTIST CHURCH
230	4006 HATCHER ST	KKBK PROPERTIES LLC
231	4006 HATCHER ST	DART
232	3931 SIDNEY ST	TEXAS OUR HOME INC %EDWIN G SHIELDS
233	3931 SIDNEY ST	TEXAS OUR HOME INC %EDWIN SHIELDS

FILE NUMBER: Z134-111(RB)

DATE FILED: October 13, 2013

LOCATION: Milton Street and Amesbury Drive, Southwest Corner

COUNCIL DISTRICT: 14

MAPSCO: 36 B, F

SIZE OF REQUEST: Approx. 3.009 Acres

CENSUS TRACT: 79.13

APPLICANT: Stillwater Residential Partners, LLC

OWNER: Alden Amesbury, Enterprise, LLC

REPRESENTATIVE: Karl Crawley, MasterPlan

REQUEST: An application for a Planned Development Subdistrict for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to redevelop the property with 240 multifamily units. The applicant is requesting a PDD for consideration of the following: 1) to increase in dwelling unit density; 2) to increase in structure height; 3) to increase in lot coverage; and 4) to permit certain improvements to encroach into the required front and side yard.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Performance impacts upon surrounding property* – As a proposed residential development, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – While the request represents an increase in density over that currently permitted, it is anticipated the increase in trip generation will not be proportionate to the additional density, partly to the fact tenants will be able to walk to adjacent retail and transit (bus and rail).
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. The applicant has worked with staff to ensure various provisions (i.e., design criteria, wide sidewalks) are provided to ensure compatibility with adjacent residential uses and provides for connectivity to the site's close proximity to established retail areas and the DART Lovers Lane Station.

BACKGROUND INFORMATION:

- The property is developed with multifamily dwellings spanning the site within various structures.
- The applicant proposes to demolish the existing improvements and redevelop the property with 240 multifamily dwelling units.

Zoning History:

File Number	Request, Disposition, and Date
1. Z067-259	On September 24, 2008, the City Council approved a PDD for certain Mixed Uses.
2. Z134-112	A PDD for MF-1(A) Multifamily District Uses – Pending the March 20, 2014 CPC public hearing.

<u>Street</u>	<u>Existing & Proposed ROW</u>
Amesbury Drive	Local; 50' ROW
Milton Street	Local; 50' ROW

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

STAFF ANALYSIS

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 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 site is currently developed with various multifamily structures. All improvements will be removed, with the applicant providing for a new multifamily development. See accompanying table for a comparison of existing/proposed provisions.

The site is located at the intersection of two streets, both possessing significant frontage. The applicant has worked with staff to ensure that certain design criteria is

incorporated into the development with sensitivities to the residential character of the area. As noted above, all ground level/street facing dwelling units will be required to provide access to the respective units. Along with certain design criteria and a commitment to wide sidewalks, the proposed development will possess significant visual interest and enhanced pedestrian/tenant interactions.

As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 1,800 feet from the Milton/Amesbury corner to the rail platform), the development sits just outside of typically acceptable walking distances (one-quarter mile). Staff has determined the secured pathway to the station, as well as an established retail area (within one-quarter mile walking distance) does warrant consideration of supporting increased densities in this area.

Off-Street Parking: Off-street parking will be provided as required by the Dallas Development Code (one space for each bedroom with not less than one space per dwelling unit). As noted on the attached development plan, all required parking will be internalized with no spaces between the street facing facades and the respective street frontages.

Landscaping: Compliance with Article X will be required prior to issuance of a certificate of occupancy for the new development.

Provision	Existing MF-1(A)	Proposed PDD
F/S/R YARD SETBACKS	15'/10'/10' ASSUMES MULTIFAMILY STURCTURES	10'/10'/10' CERTAIN PROJECTIONS MAY ENCROACH FIVE FEET INTO REQUIRED FRONT YARD AND BALCONIES FOUR FEET INTO THE SIDE YARD
DENSITY	NO MAX; GENERALLY DEVELOPS TO A RANGE OF 25-28 DU/ACRE DEPENDING ON UNIT MIX	240 DU'S (80 DU/ACRE)
FLOOR AREA RATIO	NO MAXIMUM	NO MAXIMUM
STRUCTURE HEIGHT/STORIES	36 FEET/NO MAX	48 FEET/THREE, PLUS 12 FEET FOR MECHANICALS, ETC
LOT COVERAGE	60%	80% (EXCLUDE LAND AREA FOR NON-POOL COURTYARD)
LANDSCAPING	ARTICLE X	ARTICLE X
OFF-STREET PARKING	CODE	CODE
MISCELLANEOUS	N/A	SIX FOOT-WIDE SIDEWALKS; DESIGN CRITERIA

Z134-111(RB)

OWNER:

Alden Amesbury Enterprise, LLC
Dennis T. Wong, Sole Manager

Applicant:

Stillwater Residential Partners. LLC
Stillwater Capital Investments, LLC; Manager
Aaron Sherman, Member
Robert Elliot, Member
Richard Coady, Member
Leeds Real Estate Consulting, Inc.; Manager
Jason D. Leeds, Director

“ARTICLE

PD

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

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

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

PD ____ is established on property located at the southwest corner of Amesbury Drive and Milton Street. The size of PD ____ is approximately 3.009 acres.

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

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

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

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

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

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

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

The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only

by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

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

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

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Front yard.

(1) The minimum front yard is 10 feet.

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

(A) cantilevered roof eaves and balconies; and

(B) stoops and stairs that do not exceed eight feet in width and four feet in height.

(3) The following are allowed to be located in the required front yard:

(A) retaining walls with a maximum height of four feet;

(B) fences with a maximum height of four feet; and

(C) railings for stairs, stoops, porches, and patios with a maximum height of 42 inches;

(4) Any fence located in the required front yard have at least 50 percent open surface.

(c) Side yard.

(1) The minimum side yard is 10 feet.

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

(d) Density. Maximum number of dwelling units is 240.

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

(f) Height. Except as provided in this subsection, maximum structure height for a multifamily use is 48 feet to the highest point of the structure.

(1) The following structures may project a maximum of twelve feet above the maximum structure height:

- (A) Elevator penthouse or bulkhead.
- (B) Mechanical equipment room.
- (C) Cooling tower.
- (D) Tank designed to hold liquids.
- (E) Ornamental cupola or dome.
- (F) Skylights.
- (G) Clearstory.
- (H) Visual screens which surround roof mounted mechanical equipment.
- (I) Chimney and vent stacks.
- (J) Parapet wall, limited to a height of four feet.

(g) Lot coverage. Except as provided in this subsection, maximum lot coverage is 80 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(1) For purposes of this subsection, the land area for the non-pool courtyard located as shown on the attached development plan is exempt from lot coverage calculations.

(h) Lot size. For a multifamily use, no minimum lot size.

- (i) Stories. Maximum number of stories is four.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.110. URBAN DESIGN CONSIDERATIONS.

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

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

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

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

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

- (4) Deep inset windows;

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

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

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

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

- (b) Each ground floor, street facing unit must have direct access to the street through use of individual walkways or the sharing of a walkway between two units.

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

- (A) benches,
- (B) trash receptacles, and
- (C) bicycle racks (at least one five-bike rack must be provided).

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

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

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

(a) Minimum sidewalk width is six feet.

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

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

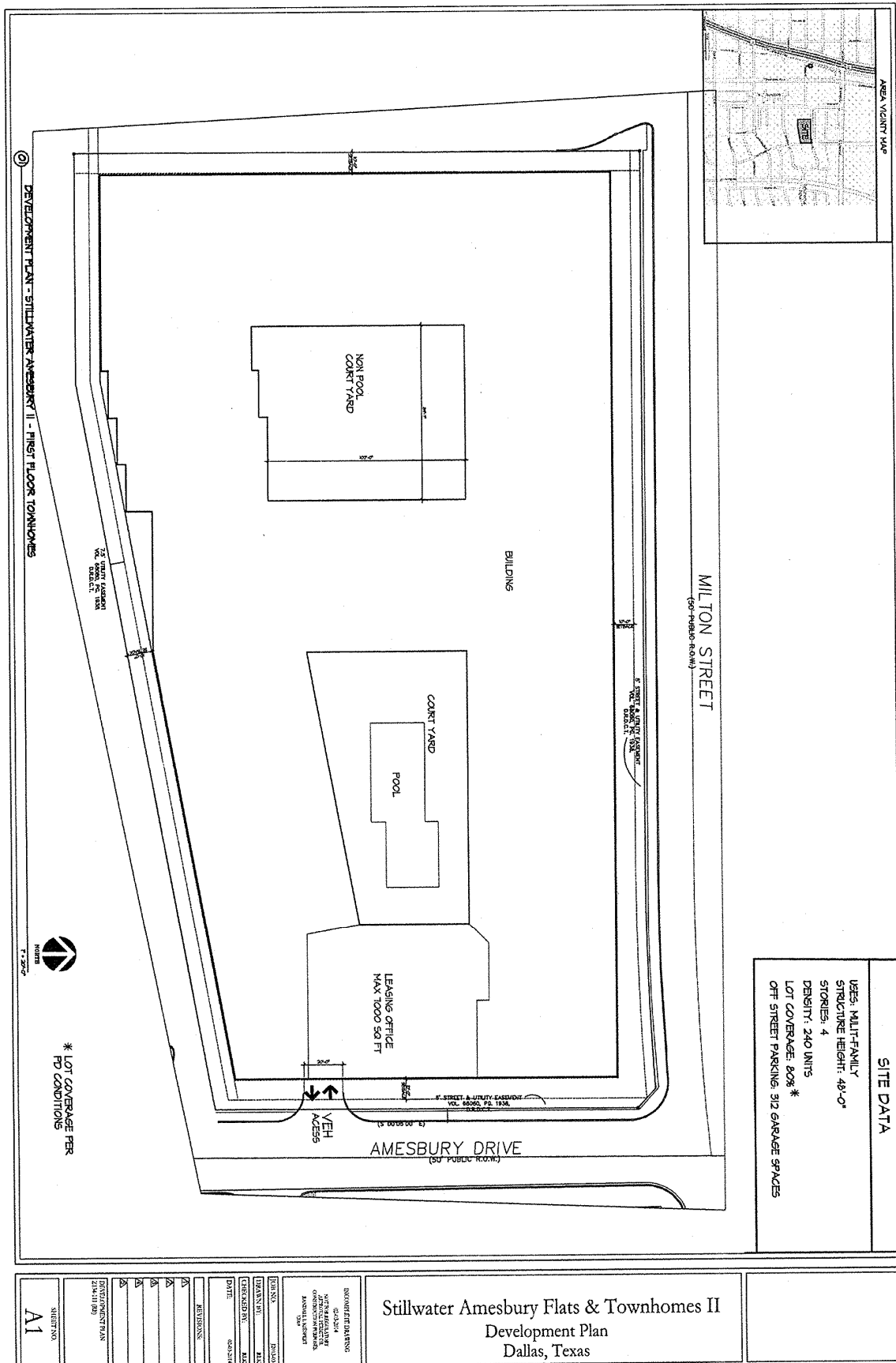
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

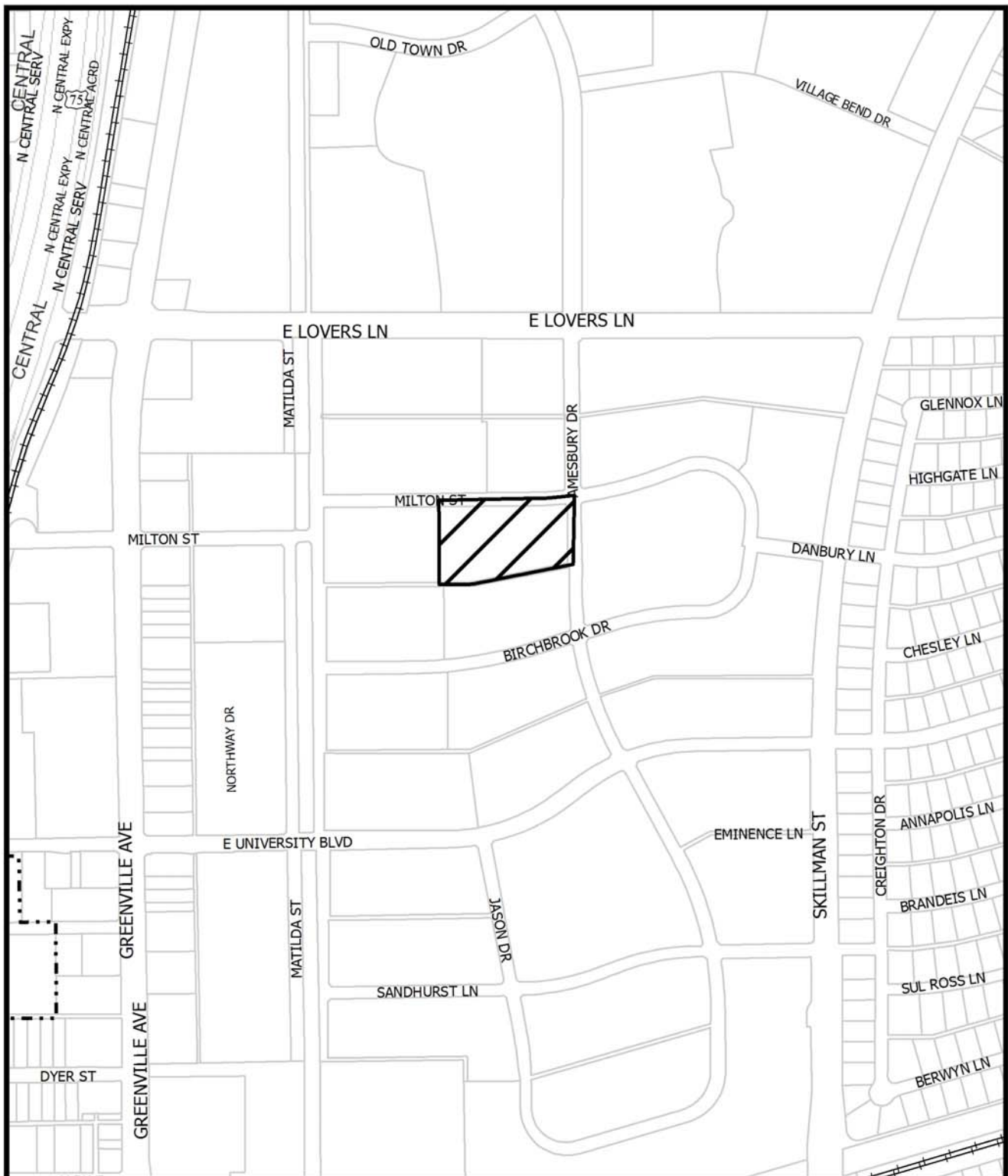
SEC. 51P-____.115.

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 article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.



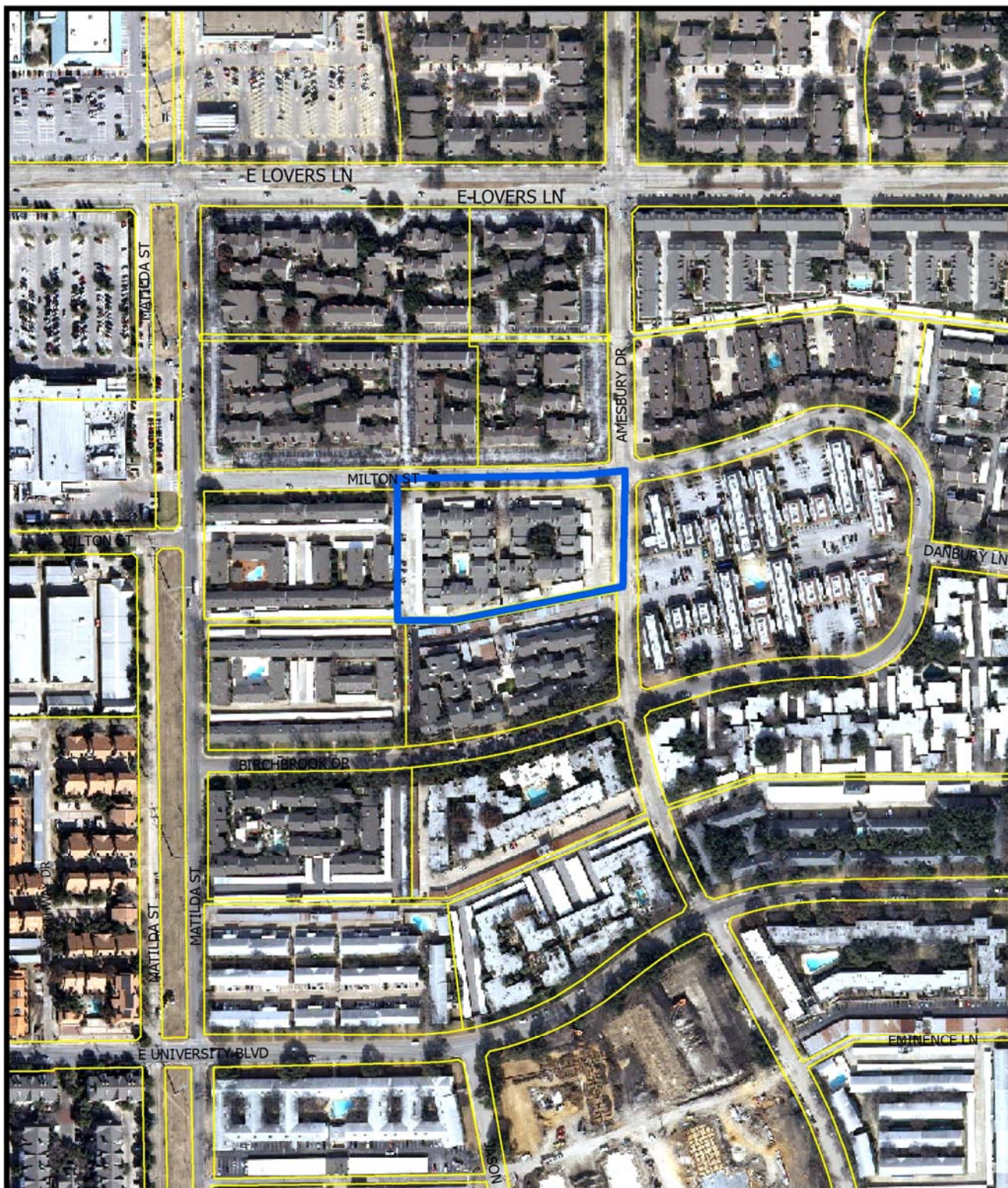


1:6,000

VICINITY MAP

Case no: Z134-111

Date: 12/3/2013

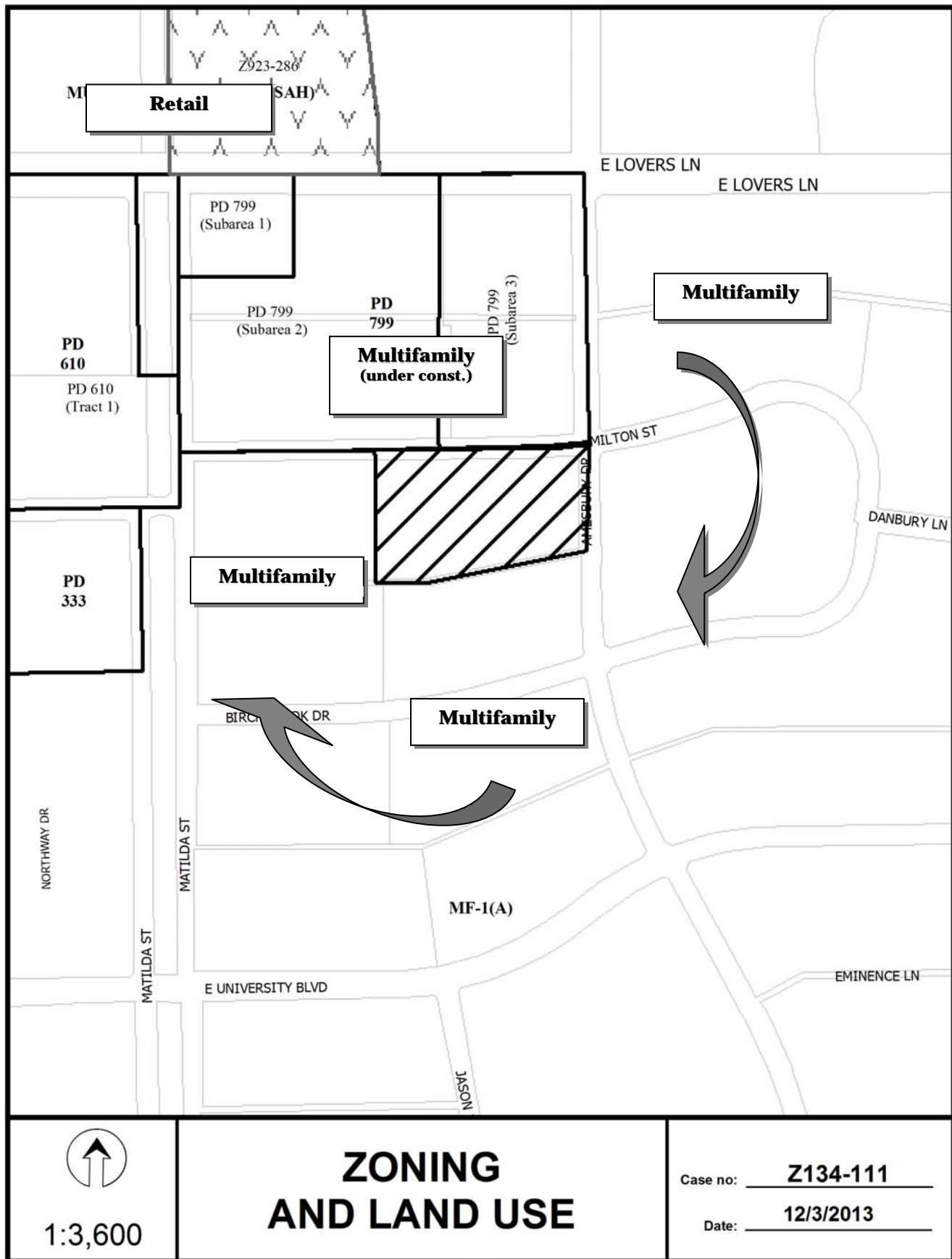


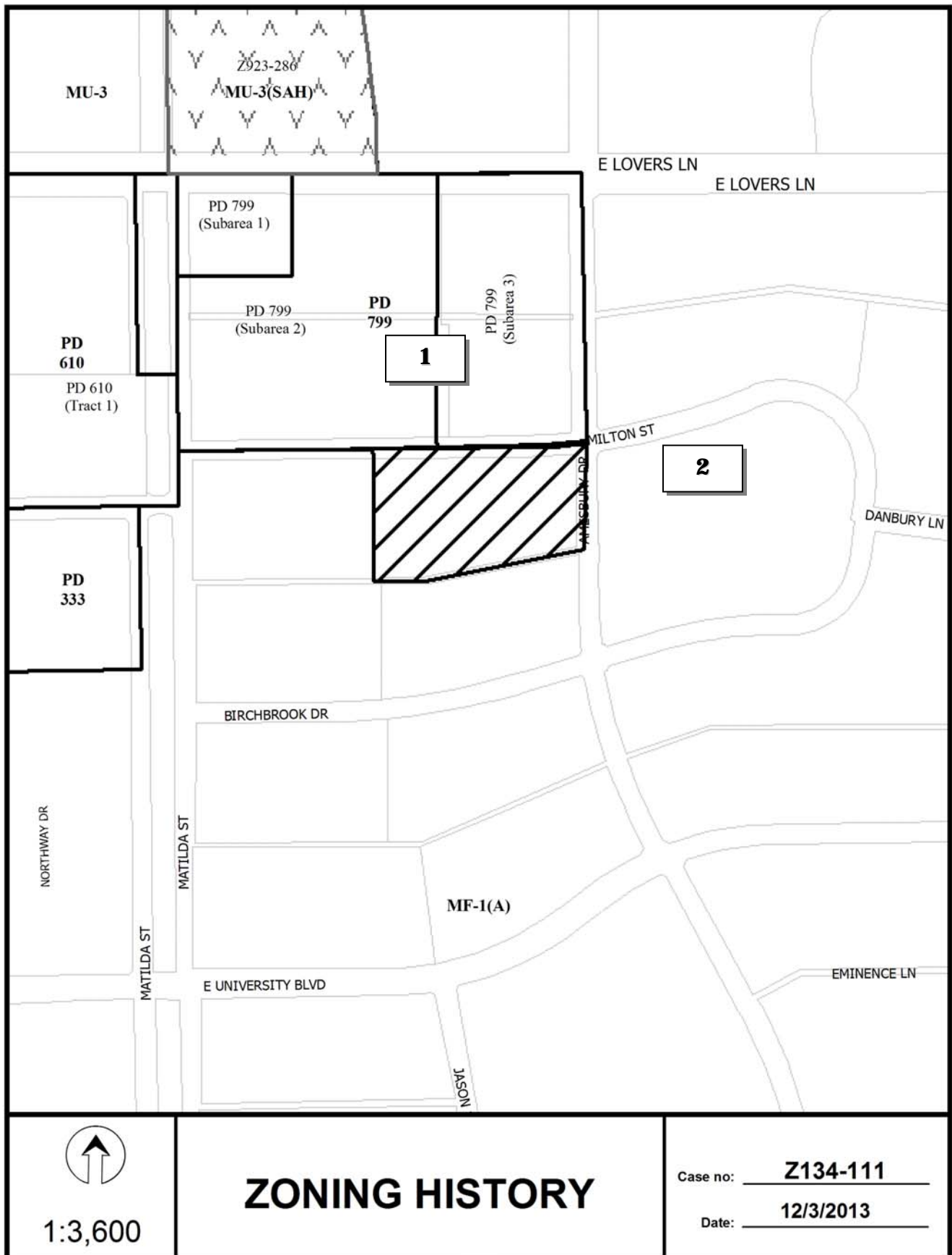
1:3,600


AERIAL MAP

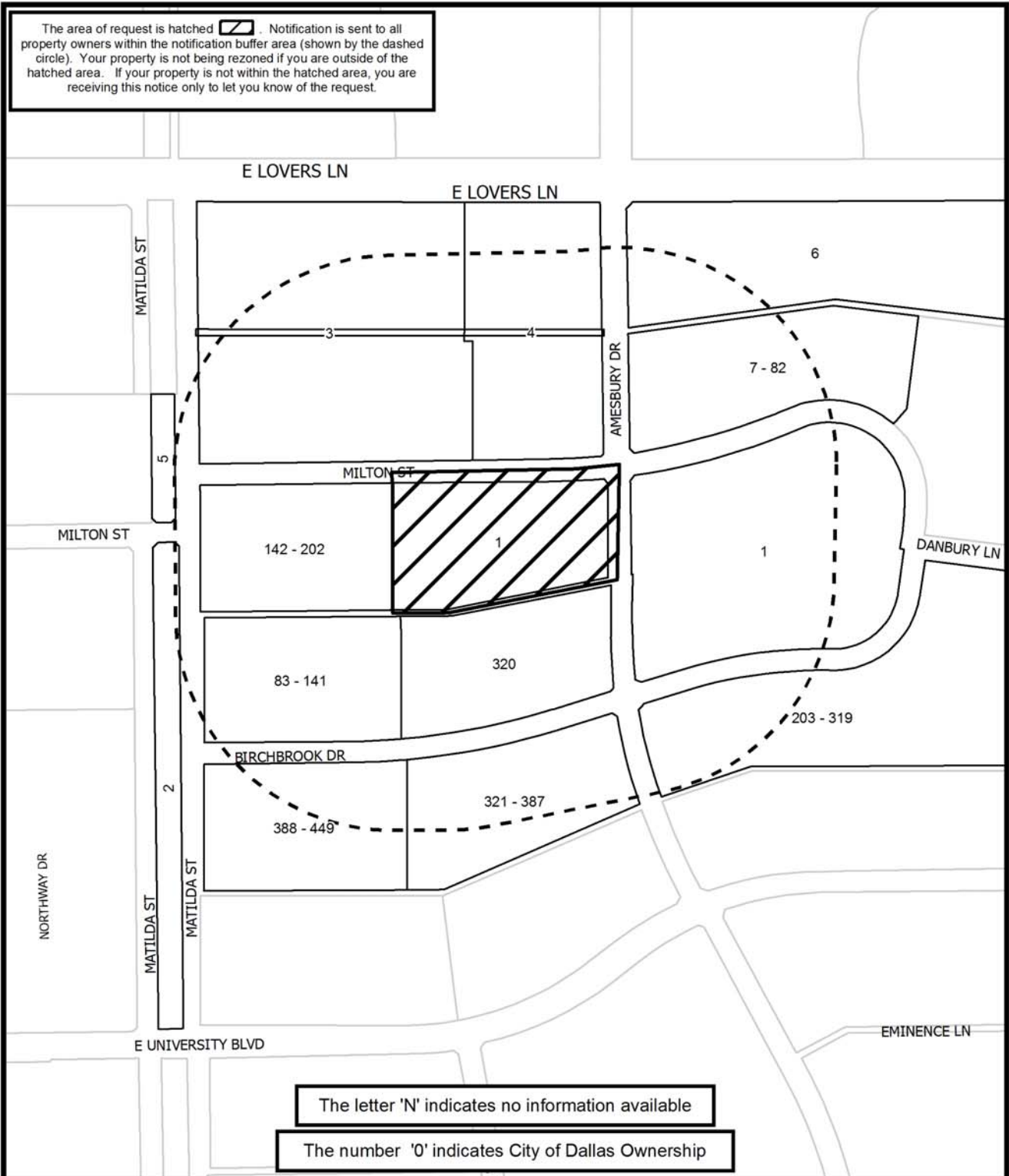
Case no: Z134-111

Date: 12/3/2013





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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

449

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-111**

Date: **12/3/2013**

12/3/2013

Notification List of Property Owners***Z134-111******449 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5025 AMESBURY DR	ALDEN AMESBURY ENTERPRISE LLC
2	4500 GREENVILLE AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	5936 LOVERS LN	LOVERS TRADITION II LP
4	5936 LOVERS LN	CT LOVERS LANE APARTMENTS LP SUITE 1200
5	4500 GREENVILLE AVE	TXU ELECTRIC & GAS
6	6044 LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
7	5130 AMESBURY DR	CHAVEZ CONSUELO BERNAL UNIT 120
8	5130 AMESBURY DR	REINHART COLIN
9	5130 AMESBURY DR	SILVA GENARO
10	5132 AMESBURY DR	COUSINO JAY FREDERICK & LORI SUE COUSINO
11	5132 AMESBURY DR	LABARBA FRANK JR
12	5132 AMESBURY DR	SALGADO GARY PMB 272
13	5130 AMESBURY DR	JONES TERRY P & REBECCA B
14	5130 AMESBURY DR	COUSINO JAY & LORI
15	5130 AMESBURY DR	PARKER LORI
16	5132 AMESBURY DR	ARRANGEMENT CONDO HOA
17	5132 AMESBURY DR	G4 LLC
18	5132 AMESBURY DR	MORANTE JAVIER
19	5136 AMESBURY DR	BUFORD R LEE BLDG B UNIT 107
20	5136 AMESBURY DR	CASTELLANOS JOSEFA
21	5138 AMESBURY DR	GOLDEN STEPHANIE W &
22	5138 AMESBURY DR	RICKRICH WHITE LLC
23	5138 AMESBURY DR	COUSINO JAY
24	5136 AMESBURY DR	GILBREATH CYNTHIA
25	5136 AMESBURY DR	STRAIN ELIZABETH A
26	5138 AMESBURY DR	CCHIRCA ANTONIO

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5138 AMESBURY DR	PHILLIPS ROGER
28	5140 AMESBURY DR	BARONET ALICE K BLDG C UNIT 112
29	5140 AMESBURY DR	CHAVEZ RIGOBERTO & ADRIANA ELENA ALVAREZ
30	5142 AMESBURY DR	KRANICH GEORGE W
31	5142 AMESBURY DR	KRANICH GEORGE W
32	5142 AMESBURY DR	ERNST BOBBIE JEAN
33	5140 AMESBURY DR	BRIDGES WILLIAM SAMUEL JR
34	5140 AMESBURY DR	CVIJETIC GORAN
35	5142 AMESBURY DR	FERIA JULIA V BLDG C UNIT 215
36	5142 AMESBURY DR	GARZA ERICK UNIT 216
37	5142 AMESBURY DR	KENNEDY CAROLE K BLDG C UNIT 217
38	5148 AMESBURY DR	AVIVA INVESTMENTS LP
39	5148 AMESBURY DR	FELLOWS HOWARD F JR & GLADYS J
40	5148 AMESBURY DR	SIGAUD JOSE UNIT 120
41	5148 AMESBURY DR	KELLER PHILLIP LANCE BLDG D UNIT 121
42	5148 AMESBURY DR	JOHNSON MARGARET E
43	5148 AMESBURY DR	KAROVA RENI TZVETANOVA APT 12
44	5148 AMESBURY DR	NEGA AKLIL BLDG D UNIT 220
45	5148 AMESBURY DR	BROTHERTON KATHERINE UNIT 221
46	5150 AMESBURY DR	STEVENS MICHAEL W BLDG E UNIT 122
47	5150 AMESBURY DR	FAITH DORIS
48	5150 AMESBURY DR	SABOGAL ANDREW
49	5150 AMESBURY DR	GRAY GARY T
50	5150 AMESBURY DR	LOZANO JR LINO GARZA & RUTH VELEZ
51	5150 AMESBURY DR	WATKINS BUSTAMANTE PARTNERS LTD
52	5150 AMESBURY DR	SIKORSKI JOSEPH
53	5154 AMESBURY DR	COLE MICHAEL
54	5154 AMESBURY DR	DEVITO JILL UNIT 128
55	5154 AMESBURY DR	MORENO BARBARA BLDG F UNIT 129
56	5154 AMESBURY DR	STARK RANDY
57	5154 AMESBURY DR	ORTEGA TABITHA C & JOSE B BLDG F UNIT 2

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5154 AMESBURY DR	HOLMES WILLIAM H
59	6001 MILTON ST	GHENNET MICHELE
60	6003 MILTON ST	WELCH JO T
61	6005 MILTON ST	VANGRUBER Yael
62	6007 MILTON ST	DAMETIE TADELE
63	6009 MILTON ST	DUNN ZENEBECH
64	6011 MILTON ST	FISHER RENEE C
65	6015 MILTON ST	NORMAN THOMAS E UNIT 136
66	6017 MILTON ST	DAVENPORT LESLIE C
67	6019 MILTON ST	HUPP ANDREW & EKATERINA KONOVALOVA
68	6021 MILTON ST	IBRAHIM MARY
69	6023 MILTON ST	SMITH CLAELE
70	6025 MILTON ST	CARTER KEVIN R & BARBARA
71	6033 MILTON ST	DAMARYS QUINTANA D
72	6035 MILTON ST	SMITH MARLYS L
73	6037 MILTON ST	MULLENNIX BERRY J & REGINA A CO-TRUSTEES
74	6039 MILTON ST	ROBBINS MYRA ELIZABETH UNIT 145
75	6041 MILTON ST	COCANOUGH ANDREW MARK
76	6043 MILTON ST	FRERICH BRADLEY J
77	6045 MILTON ST	PATTERSON BRIAN S
78	6047 MILTON ST	NAKPAIRAT SOPON & ANN M
79	6049 MILTON ST	RESENDEZ JENNIFER
80	6051 MILTON ST	CORSE CATHY DOWDY TR
81	6053 MILTON ST	MERCHED CHADI J
82	6055 MILTON ST	MOLHOEK DAVID C
83	5805 BIRCHBROOK DR	BLACKMAN CLAIRE R NO 101A
84	5805 BIRCHBROOK DR	SMITH CHRISTINA
85	5811 BIRCHBROOK DR	MCMILLAN DARLENE J
86	5811 BIRCHBROOK DR	LUEDTKE GRETCHEN M
87	5805 BIRCHBROOK DR	ATKINS ENGLISH E APT 201
88	5805 BIRCHBROOK DR	KALKER AVIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5811 BIRCHBROOK DR	MCDANIEL STEPHEN D & CONSTANCE E
90	5811 BIRCHBROOK DR	ELLIOTT WENDY
91	5819 BIRCHBROOK DR	EMMONS MIKE BLDG B UNIT 105
92	5819 BIRCHBROOK DR	JONES TRICIA L UNIT 205
93	5833 BIRCHBROOK DR	PLIMPTON PAMELA UNIT 108
94	5833 BIRCHBROOK DR	FANTINI DAVID P
95	5825 BIRCHBROOK DR	CLUMPNER JUSTIN & ANASTASIA L VILLESCHAS
96	5833 MILTON ST	BELL ELLEN M APT 209
97	5833 BIRCHBROOK DR	TWAY DUANE C & CONSTANCE
98	5010 MATILDA ST	AGUILAR JOSE I UNIT 110
99	5010 MATILDA ST	MCBEATH SHERRY L
100	5010 MATILDA ST	ABBOTT JUDITH P
101	5010 MATILDA ST	ZAVITKOVSKY F KARL & ROBIN WOODS- ZAVITKO
102	5016 MATILDA ST	MORGAN BRYAN II
103	5016 MATILDA ST	BLANKENSHIP JAMES T & DONALD J STANLEY
104	5020 MATILDA ST	DUPUY CHARLOTTE B APT 114-E
105	5020 MATILDA ST	VERSCOYLE JOAN
106	5016 MATILDA ST	RAMP MARIA
107	5016 MATILDA ST	PEDIGO PATRICK J & SAMIA J
108	5020 MATILDA ST	BULLENTINI ROBERT &
109	5020 MATILDA ST	WHISNANT DENISE BLDG E UNIT 215
110	5026 MATILDA ST	ZABY VINCENT RAY
111	5026 MATILDA ST	BRYSON MARK H
112	5026 MATILDA ST	JONES BRADY
113	5026 MATILDA ST	SALDANA LILIANA J UNIT 217
114	5032 MATILDA ST	THOMPSON LAURALEE
115	5032 MATILDA ST	TSADA NEGUSE & AMET SELAI
116	5032 MATILDA ST	FORTENBERRY AUSTIN BLDG G UNIT 218
117	5032 MATILDA ST	QUEEN DAVID ROBERT BLDG G UNIT 219
118	5038 MATILDA ST	FANTINI DAVID #120
119	5038 MATILDA ST	ANDERSON LORANNA R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5038 MATILDA ST	ANSLEY WILLIAM F SUITE 220
121	5038 MATILDA ST	BENAVIDES NATHAN
122	5044 MATILDA ST	SHEEHAN MARY L TRUSTEE
123	5044 MATILDA ST	DRISKELL STANLEY B SR ARVIN
124	5050 MATILDA ST	ALLEN STEPHANIE M
125	5050 MATILDA ST	BURCH RICHARD M &
126	5056 MATILDA ST	TAYLOR TIMOTHY F
127	5056 MATILDA ST	GARCIA ERIC
128	5062 MATILDA ST	GOLDER MELANIE M & WILLIAM E
129	5062 MATILDA ST	SOTELO ANTONIA
130	5068 MATILDA ST	ROBERTSON JESSICA R BLDG I UNIT 130
131	5068 MATILDA ST	DICKINSON DUDLEY
132	5044 MATILDA ST	MONGARAS JAMES J
133	5044 MATILDA ST	HARMAN MICHAEL J
134	5050 MATILDA ST	GOROM MEGAN R
135	5050 MATILDA ST	YANG VICTOR
136	5056 MATILDA ST	ANSTEAD CLIFFORD R UNIT 226
137	5056 MATILDA ST	GOLDIN LILIA
138	5062 MATILDA ST	KIDANE TEFAMARIAN & TSIGIE NEGUSSIE
139	5062 MATILDA ST	IBRAHIM DANA L
140	5068 MATILDA ST	ASSEFA HAILE A BLDG I UNIT 230
141	5068 MATILDA ST	WELCH JULIE
142	5804 MILTON ST	JACKSON OLIVIA ZENA UNIT 101
143	5804 MILTON ST	HOPKINS PEGGY
144	5808 MILTON ST	SELVADURAI JOHNSON J & SABRINA Lolla M S
145	5808 MILTON ST	ROSE SHEILA DIANNE UNIT 104
146	5804 MILTON ST	FANTA SOLOMON BLDG A UNIT #204
147	5804 MILTON ST	ACEVEDO MARIA C
148	5808 MILTON ST	WANG SUIJUN & QING CHUAN LI
149	5808 MILTON ST	YILMA ALEMNESH F
150	5812 MILTON ST	BAKEWELL THOMAS B UNIT 105

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5812 MILTON ST	BERNSTEIN IRL D & MARSHA P
152	5816 MILTON ST	FIELDS MARION LYNN
153	5816 MILTON ST	COFFEY BARBARA
154	5820 MILTON ST	DANIEL RAVI
155	5820 MILTON ST	BUTTS DWAYNE M
156	5816 MILTON ST	CORONADO ELIAS & MARIA T
157	5816 MILTON ST	BAGG DAVID S
158	5820 MILTON ST	WULF JOSHUA
159	5820 MILTON ST	BENSKIN NORA & STEPHEN R BENSKIN
160	5098 MATILDA ST	JONES RANDY L & LU ANN
161	5098 MATILDA ST	PORRAS MARLENE YEPEZ
162	5098 MATILDA ST	DIAZ OSCAR UNIT 210
163	5098 MATILDA ST	COLEMAN BENNIE J JR BLDG D UNIT 211
164	5090 MATILDA ST	HUTTASH HARRY JAMES
165	5090 MATILDA ST	MOORE PARWIN
166	5088 MATILDA ST	VANDERHEYDEN TERRANCE
167	5088 MATILDA ST	DELGADO CABRERA JUAN UNIT 115
168	5090 MATILDA ST	HAYNES KELLY UNIT 212
169	5090 MATILDA ST	SHELMIRE DOROTHY M BLDG 3 UNIT 213
170	5088 MATILDA ST	CHONG YANWAH
171	5088 MATILDA ST	TORREZ JESSIE N
172	5086 MATILDA ST	COTTLE LAWRENCE W JR TRUST AGREEMENT
173	5086 MATILDA ST	MULLER DANIEL V BLDG F UNIT #117
174	5086 MATILDA ST	WILLIAMS DENA M
175	5086 MATILDA ST	VATCOKSKAY JOHN R & JULIE ANNE TROST
176	5084 MATILDA ST	LUNA GERARDO
177	5084 MATILDA ST	CELAYA ROSARIO A BLDG G UNIT 119
178	5084 MATILDA ST	MACALUSO MATTIE G UNIT 218
179	5084 MATILDA ST	ABREHAM HAILE S MR UNIT G-219
180	5082 MATILDA ST	BASU AMIT & EUGENIA D BASU SIDHARTHA A
181	5082 MATILDA ST	PATTERSON DORIS MARIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5082 MATILDA ST	GILVALENZUELA LIBRADA
183	5082 MATILDA ST	LOWRANCE CHRISTOPHER K UNIT 221
184	5072 MATILDA ST	SAVAGE SHANNON COOPER UNIT 122
185	5072 MATILDA ST	BARRIOS ALBERT & DEBRA D BARRIOS
186	5074 MATILDA ST	SUPUNYABOOT SUNISA BLDG I UNIT 124
187	5074 MATILDA ST	DAVIS JANIS BLDG I UNIT 125
188	5076 MATILDA ST	WEISS JERRY I
189	5076 MATILDA ST	AGANLIC MUHAMED BLDG I UNIT 127
190	5078 MATILDA ST	PEDIGO PATRICK J & SAMIA
191	5078 MATILDA ST	DALLAS AREA HABITAT FOR HUMANITY INC
192	5080 MATILDA ST	BOGGS NANCY A
193	5080 MATILDA ST	ROCK HIVE LLC
194	5072 MATILDA ST	BIADAILIGNE HABTAMU SERKALEM S ARARSA
195	5072 MATILDA ST	HAGEDORN ELEANOR DIVIS TRUST FROST BANK
196	5074 MATILDA ST	EATON DONNA &
197	5074 MATILDA ST	ROUNGRONG PORNTHIP & MICHAEL SAGER
198	5076 MATILDA ST	KING PAUL & VICKIE MASSIE
199	5076 MATILDA ST	GRIMES MATHEW
200	5078 MATILDA ST	REDA FREWEINI ASMEROM
201	5078 MATILDA ST	PUMPHANG KRAISORN
202	5080 MATILDA ST	POLJAK MILENA
203	4944 AMESBURY DR	STAFFORD CLYDE JR & JACQUELINE
204	4944 AMESBURY DR	GARRETT H FRANCES
205	4944 AMESBURY DR	MCEOWEN JONATHAN SCOTT BLDG A STE 201
206	4944 AMESBURY DR	SCRIMA ELIZABETH
207	4944 AMESBURY DR	MCGUIRE JIMMIE W II & KERI M WOODWARD
208	4944 AMESBURY DR	PROBST LEAH SUZANNE
209	4944 AMESBURY DR	CIMO JUDY A UNIT 105
210	4944 AMESBURY DR	NERO FRANCES J TRUST THE
211	4944 AMESBURY DR	RICHARDS IAN J & MARIA C
212	4944 AMESBURY DR	LEWIS SARAH & UNIT 204

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4944 AMESBURY DR	BURK ANN R
214	4944 AMESBURY DR	LUDWIN CLAUDIA BLDG B UNIT 206
215	4944 AMESBURY DR	SNYDER JEREMY M & UNIT 107
216	4944 AMESBURY DR	SUNG CAROLINE
217	6020 BIRCHBROOK DR	FLOOD SHIRLEY K 108-D
218	6020 BIRCHBROOK DR	RHODES ROBERT L ETAL
219	6020 BIRCHBROOK DR	SCHERMANN GARRY R
220	6020 BIRCHBROOK DR	SCHMID JACK R APT 208
221	6020 BIRCHBROOK DR	KARLOS RICHARD L & KARLOS PAMELA P QUEAL
222	6020 BIRCHBROOK DR	PARIS ROY BLDG D UNIT 210
223	6020 BIRCHBROOK DR	TYRA JOE CLIFFORD UNIT 111
224	6020 BIRCHBROOK DR	WEBB HELEN F UNIT 112
225	6020 BIRCHBROOK DR	VINTON PATRICIA A APT 212
226	6026 BIRCHBROOK DR	MAY LAURA L
227	6026 BIRCHBROOK DR	PAUL CAMMIE K UNIT 115
228	6026 BIRCHBROOK DR	COLBY LISA FAY BLDG F UNIT 214
229	6026 BIRCHBROOK DR	EMORY CYNTHIA APT 215
230	6026 BIRCHBROOK DR	LASKA DAVID &
231	6026 BIRCHBROOK DR	MORGAN STEPHEN T
232	6026 BIRCHBROOK DR	RICKRICH WHITE LLC
233	6026 BIRCHBROOK DR	WILLIAMS R L BLDG G
234	6026 BIRCHBROOK DR	DRAKE RONALD G BLDG G UNIT 216
235	6026 BIRCHBROOK DR	HENDERSON JAY M APT 217
236	6026 BIRCHBROOK DR	WHITE LINDA LOUISE
237	6026 BIRCHBROOK DR	DEBROW CHRISTOPHER B
238	6030 BIRCHBROOK DR	BURNETTE MARY UNIT 120
239	6030 BIRCHBROOK DR	MARTIN DONALD RAY UNIT 121
240	6030 BIRCHBROOK DR	FAKIER KURT UNIT 122
241	6030 BIRCHBROOK DR	OFSTAD NORMAN & PAULINE
242	6030 BIRCHBROOK DR	ANDERSON DOUGLAS W & UNIT 220
243	6030 BIRCHBROOK DR	ARRINGTON JAMES M UNIT 221

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6030 BIRCHBROOK DR	LE BOEUF RAYMOND J APT 222
245	6030 BIRCHBROOK DR	LA BARBA CHRISTOPHER L
246	6030 BIRCHBROOK DR	MARTIN BARRY W BLDG I UNIT 124
247	6030 BIRCHBROOK DR	CAIN MARGARET C APT 125
248	6030 BIRCHBROOK DR	ALLEN MARK S & KAREN
249	6036 BIRCHBROOK DR	ONEILL SANDRA J
250	6036 BIRCHBROOK DR	BLACK CAROL A
251	6036 BIRCHBROOK DR	VEYTSMAN ARTHUR
252	6036 BIRCHBROOK DR	STRASMICK DEBBIE # 227 J
253	6036 BIRCHBROOK DR	YEE SAM K JR
254	6036 BIRCHBROOK DR	DUNCAN THOMAS FAMILY TRUST CONNIE THOMAS
255	6036 BIRCHBROOK DR	PACKER GREGORY D
256	6036 BIRCHBROOK DR	HILL DOROTHY A & JOSEPH M JR BLDG K UNIT
257	6036 BIRCHBROOK DR	MENDE GENE
258	6036 BIRCHBROOK DR	DURTSCHI CHARLES A & PANSY G BLDG K UNIT
259	6036 BIRCHBROOK DR	LAPARCHE LORELLE M
260	6036 BIRCHBROOK DR	BROWN KIMBRA L BLDG K UNIT 231
261	6046 BIRCHBROOK DR	KLEIN KEVIN W
262	6046 BIRCHBROOK DR	MACCORKLE LAURA R UNIT 133
263	6046 BIRCHBROOK DR	CANTWELL NANCY
264	6046 BIRCHBROOK DR	DAVIS SANDRA M BLDG L UNIT 135
265	6046 BIRCHBROOK DR	GLASER RICHARD E JR
266	6046 BIRCHBROOK DR	BERRY VERNON H JR & CAROLYN BULLARD
267	6046 BIRCHBROOK DR	MARTIN RUBY N APT 235
268	6040 BIRCHBROOK DR	BUEHRING CAROL C APT 136
269	6040 BIRCHBROOK DR	STONEBRAKER JOHN
270	6040 BIRCHBROOK DR	FORESTER GENE & TAMMY
271	6040 BIRCHBROOK DR	SUMTER RONALD S & GREHAM JOHN F
272	6040 BIRCHBROOK DR	NICHOLS GREGORY L & KATHLEEN
273	6050 BIRCHBROOK DR	MORGAN WILLIAM DAVID JR BLDG N UNIT 139
274	6050 BIRCHBROOK DR	GARRETT BENTLEY T UNIT 140

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6050 BIRCHBROOK DR	VAN UUM JOHANNES C H & EUGENIA VAN UUM
276	6050 BIRCHBROOK DR	GILMORE DEAN H BLDG N UNIT 240
277	6050 BIRCHBROOK DR	DAVIS SARA B APT 141
278	6050 BIRCHBROOK DR	HOPKINS THOMAS LELAND & CYNTHIA DAUN
279	6050 BIRCHBROOK DR	BOUDREAUX JANE A
280	6050 BIRCHBROOK DR	SUMMERFIELD DONNA J APT 145
281	6050 BIRCHBROOK DR	CROSSLAND MARY ELLEN BLDG O UNIT 241
282	6050 BIRCHBROOK DR	COLLINS JOHN
283	6050 BIRCHBROOK DR	HAIK SAMIEL BLDG O APT 244
284	6050 BIRCHBROOK DR	MCQUARTERS EDDIE L JR & MCQUARTERS TAMMY
285	6050 BIRCHBROOK DR	DELANEY ANNE M BLDG P UNIT 143
286	6050 BIRCHBROOK DR	ANDERSON ANDREA & ANDERSON ERIC
287	4933 SKILLMAN ST	COX LAUREN
288	4933 SKILLMAN ST	CLAY MICHAEL S
289	4933 SKILLMAN ST	BOUDREAUX JANE A LIFE ESTATE
290	4933 SKILLMAN ST	BUGBEE DAVID L
291	4933 SKILLMAN ST	RODRIGUEZ JULIO BLDG Q UNIT 247
292	4933 SKILLMAN ST	THORNTON JEAN UNIT 248
293	4933 SKILLMAN ST	WISEMAN PAUL L & APT 249
294	4933 SKILLMAN ST	WATSON TIMOTHY C
295	4933 SKILLMAN ST	BEDELL MARY E #151
296	4933 SKILLMAN ST	GATHINGS JOYCE
297	4933 SKILLMAN ST	MARTIN JAMES DWAYNE UNIT 251
298	4949 SKILLMAN ST	TAGG DEBRA B & PAUL F
299	4949 SKILLMAN ST	HURDLE STEVEN W BLDG S UNIT 152
300	4949 SKILLMAN ST	SUMTER SCOTT S
301	4949 SKILLMAN ST	BENNATT MOLLY BLDG S UNIT 253
302	4949 SKILLMAN ST	YOUNG LINDA
303	4949 SKILLMAN ST	DEUTSCH BLANCHE I & KARL RONALD
304	4949 SKILLMAN ST	NORTON IMA EST OF
305	4949 SKILLMAN ST	HARBOUR ERIN & STAACH BRANDON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4949 SKILLMAN ST	HANSEN GLADYS M # 255
307	4949 SKILLMAN ST	PLAISANCE WILLIAM G
308	6060 BIRCHBROOK DR	HERRERA MARTHA E APT 157
309	6060 BIRCHBROOK DR	CHATFIELD EVELYN
310	6060 BIRCHBROOK DR	MARSH FREDERICK W JR
311	6060 BIRCHBROOK DR	SANTILLO A C
312	6060 BIRCHBROOK DR	GLEBOFF STEPHEN G & DEE M BLDG V UNIT 15
313	6060 BIRCHBROOK DR	DAVIS JUNE M
314	6060 BIRCHBROOK DR	HORTON SAUNDRA
315	6060 BIRCHBROOK DR	HOLLAND MARJORIE BRUCE
316	6060 BIRCHBROOK DR	DEMERS MICHEL BLDG V UNIT 259
317	6060 BIRCHBROOK DR	SEIFERT CHARLOTTE
318	6060 BIRCHBROOK DR	HOLLAND JOHN B & JENICE ANITA HOLLAND
319	6060 BIRCHBROOK DR	BANKSTON HAZEL & EMILIE SPANIEL
320	5909 BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC
321	5916 BIRCHBROOK DR	REA MALCOM & LINDA G
322	5916 BIRCHBROOK DR	BOX DOROTHY B APT 123
323	5916 BIRCHBROOK DR	IBARRA GUADALUPE UNIT A124
324	5916 BIRCHBROOK DR	CROWDER MORGEN KING & CARL CROWDER
325	5916 BIRCHBROOK DR	REDDEN TRENT APT 126
326	5916 BIRCHBROOK DR	GROSS BARBARA LYNN BLDG A UNIT 127
327	5916 BIRCHBROOK DR	MCGRAW MARISSA E & BRUCE A MCGRAW
328	5916 BIRCHBROOK DR	CHUMBLEY JESSICA
329	5916 BIRCHBROOK DR	BURRESON KATHRYN C & KATHERINE B GILLIAM
330	5916 BIRCHBROOK DR	GRAY BRENDA UNIT 133
331	5916 BIRCHBROOK DR	QUICK JAMES E & VICKI D BLDG A UNIT 134
332	5916 BIRCHBROOK DR	OCONNELL AMY C UNIT 135
333	5916 BIRCHBROOK DR	HALL LINDSEY
334	5916 BIRCHBROOK DR	WOLFE ROSE H UNIT 137
335	5916 BIRCHBROOK DR	BARLOEO HEIDI M UNIT 222
336	5916 BIRCHBROOK DR	JOHNSON JEFFREY & AMY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	5916 BIRCHBROOK DR	EDSON THOMAS APT 224
338	5916 BIRCHBROOK DR	TALLEY RENEE S BLDG A UNIT 225
339	5916 BIRCHBROOK DR	CUNNINGHAM WILLIAM R JR #8L
340	5916 BIRCHBROOK DR	GRIFFITH RICKEY S UNIT 227
341	5916 BIRCHBROOK DR	DEFRANGE JAMES A
342	5916 BIRCHBROOK DR	FORMAN ERIC W APT 229
343	5916 BIRCHBROOK DR	WATSON STACEY L & RITTER JOHN AARON
344	5916 BIRCHBROOK DR	ELLSBERRY MARTHA M
345	5916 BIRCHBROOK DR	RENTZ CONRAD & SUSAN
346	5916 BIRCHBROOK DR	CUMBIE LINDA & CLYDE CUMBIE
347	5916 BIRCHBROOK DR	KRUEGER REBECCA C & WILLIAM P
348	5916 BIRCHBROOK DR	MINEHANE MICHELLE &
349	5916 BIRCHBROOK DR	EDMONDSON SHAINA N BLDG A UNIT 236
350	5916 BIRCHBROOK DR	MILLER CLAUDE VINCENT JR
351	5930 BIRCHBROOK DR	NUMAX PPTIES LLC
352	5924 BIRCHBROOK DR	JOHNSON JEFFREY UNIT 102
353	5930 BIRCHBROOK DR	VAUGHN LISLE & SHARON APT 104
354	5930 BIRCHBROOK DR	CLARKE NORMA RUTH UNIT 105 BLDG B
355	5924 BIRCHBROOK DR	PULLIAM ROBERT
356	5924 BIRCHBROOK DR	SCOTT GLENN
357	5924 BIRCHBROOK DR	GRIFFITH RICK
358	5924 BIRCHBROOK DR	KELTNER MELANIE J
359	5924 BIRCHBROOK DR	GILBERT SARA BLDG B UNIT 111
360	5930 BIRCHBROOK DR	CHRISTMAN MELISSA A UNIT 201
361	5924 BIRCHBROOK DR	NULPH WENDY D
362	5924 BIRCHBROOK DR	GRAHAM LOUISE M
363	5924 BIRCHBROOK DR	JACKSON RANDY K
364	5930 BIRCHBROOK DR	MARKHOFF STEVEN STE 1520
365	5924 BIRCHBROOK DR	WHITLATCH ALLAN
366	5924 BIRCHBROOK DR	NASUHUGLU JAMIE APT 207
367	5924 BIRCHBROOK DR	DUNLAP ELIJAH THOMAS & NANCY KAY FAMILY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	5924 BIRCHBROOK DR	BEAL ROBERT &
369	5924 BIRCHBROOK DR	PEREZ ALBERTO
370	5930 BIRCHBROOK DR	LANE JIM
371	5930 BIRCHBROOK DR	REICHENSTEIN JAKE M & EMILY
372	5924 BIRCHBROOK DR	MAUPIN MATT APT 114
373	5930 BIRCHBROOK DR	WEISFELD RONALD A
374	5924 BIRCHBROOK DR	BANFIELD SANDRA & ESCALANTE MICHAEL A &
375	5930 BIRCHBROOK DR	BYRD JOYCE UNIT 117
376	5930 BIRCHBROOK DR	FLEMING WALTER LEE III
377	5930 BIRCHBROOK DR	CARLSON CARPENTER MAXINE BLDG C UNIT 119
378	5930 BIRCHBROOK DR	KRATUS ROBERT
379	5924 BIRCHBROOK DR	BRAGG JAMIE L
380	5924 BIRCHBROOK DR	KINCEL ALISON F APT 237
381	5924 BIRCHBROOK DR	FOREMAN MELISSA BLDG C UNIT 214
382	5924 BIRCHBROOK DR	SHIMPS ANTHONY
383	5930 BIRCHBROOK DR	LEACH KEN W
384	5930 BIRCHBROOK DR	BAIG MOHAMMAD AHMAD BLDG C UNIT 217
385	5930 BIRCHBROOK DR	MONAGHAN CAROLINA D
386	5930 BIRCHBROOK DR	RUSSELL ARGARTHA
387	5930 BIRCHBROOK DR	RIVERA ANTONIO
388	5806 BIRCHBROOK DR	MARQUEZ NURIS C
389	5806 BIRCHBROOK DR	5919 BIRCHBROOK DRIVE ASSOCIATES LLC
390	5806 BIRCHBROOK DR	PRIHODA LINDSEY
391	5806 BIRCHBROOK DR	MORELAND WENDY
392	5806 BIRCHBROOK DR	CURTIS JEFREY N
393	5806 BIRCHBROOK DR	JONES JESSICA L
394	5806 BIRCHBROOK DR	MOUNT EMILY E
395	5806 BIRCHBROOK DR	FERNANDEZ FAMILY LIVING TRUST LUIS O FER
396	5806 BIRCHBROOK DR	CURTIS ADAM RYAN
397	5806 BIRCHBROOK DR	VINES KAREN M
398	5806 BIRCHBROOK DR	SANTAMARIA ANTHONY IV & KRISTIN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	5806 BIRCHBROOK DR	ROBINSON JENELLE
400	5816 BIRCHBROOK DR	SHAW HASMIK
401	5816 BIRCHBROOK DR	HAIRE TIFFANY D
402	5816 BIRCHBROOK DR	JACKSON COLE ELLIOT
403	5816 BIRCHBROOK DR	TAYLOR CARL & NELL
404	5816 BIRCHBROOK DR	MINTON AMY C
405	5816 BIRCHBROOK DR	DARAKHSHAN DUSTIN
406	5816 BIRCHBROOK DR	WARD BROOKE
407	5816 BIRCHBROOK DR	SHARRY GREG &
408	5816 BIRCHBROOK DR	HERRING KRISTIN
409	5816 BIRCHBROOK DR	HOFFMAN SPESS L
410	5816 BIRCHBROOK DR	BARMASSE MATTHEW & KIM M GRANIERI
411	5836 BIRCHBROOK DR	WATSON ALEX JAMES
412	5836 BIRCHBROOK DR	STERN ALEXIS B
413	5836 BIRCHBROOK DR	KLEINFELDT JAMES BRADLEY & JANA HANZELOV
414	5836 BIRCHBROOK DR	FRANKLIN CHRISTOPHER
415	5836 BIRCHBROOK DR	HINE PATRICIA ANN
416	5836 BIRCHBROOK DR	EBERHART CARL & KATHY
417	5836 BIRCHBROOK DR	FENTON MARILYN D
418	5836 BIRCHBROOK DR	COLLAZO RAFAEL &
419	5836 BIRCHBROOK DR	DONCKERS ERICA
420	5806 BIRCHBROOK DR	GILLELAND MATTHEW & CATHERINE
421	5806 BIRCHBROOK DR	MILLER STACEY
422	5806 BIRCHBROOK DR	STORK ELIZABETH
423	5806 BIRCHBROOK DR	CONWAY MICHELLE SHARLENE
424	5806 BIRCHBROOK DR	HAQUE AMBER
425	5806 BIRCHBROOK DR	MOON YOUNG AH
426	5806 BIRCHBROOK DR	UPTMOOR JOHN J
427	5806 BIRCHBROOK DR	GRUPPEN MARCON AB
428	5806 BIRCHBROOK DR	BYNUM AVERY
429	5806 BIRCHBROOK DR	PATEL SONAL R

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	5816 BIRCHBROOK DR	FALCON EMILY T &
431	5816 BIRCHBROOK DR	TODD EMBER RAE
432	5816 BIRCHBROOK DR	FERRIS AMANDA
433	5816 BIRCHBROOK DR	GARCIA ISMAEL
434	5816 BIRCHBROOK DR	RASCHLE EMIL & KERSTIN
435	5816 BIRCHBROOK DR	MARTINEZ RAUL UNIT 218
436	5816 BIRCHBROOK DR	JANULIS STEPHANIE ANNE
437	5816 BIRCHBROOK DR	BAKER ANDREW J
438	5816 BIRCHBROOK DR	STERNER THOMAS M & MARCIA K
439	5816 BIRCHBROOK DR	JEELANI FARAZA
440	5836 BIRCHBROOK DR	STEIN BETSY ANN UNIT 225
441	5836 BIRCHBROOK DR	SMITH LISA & CONTRERAS MARK
442	5836 BIRCHBROOK DR	MCMULLAN DAVID R
443	5836 BIRCHBROOK DR	LAW SIN YAN HEDY
444	5836 BIRCHBROOK DR	SEABAUGH JOHN E
445	5836 BIRCHBROOK DR	5919 BIRCHBROOK DRIVE ASSOCIATES LLC ATT
446	5836 BIRCHBROOK DR	GUISCARDO ALEJANDRO ESTEBAN
447	5836 BIRCHBROOK DR	JOHNSTON JENNIFER M
448	5836 BIRCHBROOK DR	WOODRUFF K BRENT III UNIT 235
449	5836 BIRCHBROOK DR	DRABEK JUSTIN

FILE NUMBER: Z134-112(RB)

DATE FILED:

LOCATION: Property bounded by Milton Street, Birchbrook Drive, and Amesbury Drive

COUNCIL DISTRICT: 14

MAPSCO: 36-B, -F

SIZE OF REQUEST: Approx. 6.8 Acres

CENSUS TRACT: 79.13

APPLICANT: Stillwater Residential Partners, LLC

OWNER: Alden Amesbury Enterprise, LLC

REPRESENTATIVE: Karl Crawley

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to redevelop the property with 325 multifamily units. The applicant is requesting a PDD for consideration of the following: 1) to increase in dwelling unit density; 2) to increase in structure height; 3) to increase in lot coverage; and 4) to permit certain improvements to encroach into the required front yard.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Performance impacts upon surrounding property* – As a proposed residential development, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – While the request represents an increase in density over that currently permitted, it is anticipated the increase in trip generation will not be proportionate to the additional density, partly to the fact tenants will be able to walk to adjacent retail and transit (bus and rail).
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. The applicant has worked with staff to ensure various provisions (i.e., design criteria, wide sidewalks) are provided to ensure compatibility with adjacent residential uses and provides for connectivity to the site's close proximity to established retail areas and the DART Lovers Lane Station.

BACKGROUND INFORMATION:

- The property is developed with multifamily dwellings spanning the site within various structures.
- The applicant proposes to demolish the existing improvements and redevelop the property with 325 multifamily dwelling units.

Zoning History:

File Number	Request, Disposition, and Date
1. Z067-259	On September 24, 2008, the City Council approved a PDD for certain Mixed Uses.
2. Z134-111	A PDD for MF-1(A) Multifamily District Uses. Pending the March 20, 2014 CPC public hearing.

<u>Street</u>	<u>Existing & Proposed ROW</u>
Amesbury Drive	Local; 50' ROW
Milton Street	Local; 50' ROW
Birchbrook Drive	Local; 50' ROW

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

STAFF ANALYSIS

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 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 site is currently developed with various multifamily structures. All improvements will be removed, with the applicant providing for a new multifamily development. See table accompanying table for a comparison of existing/proposed provisions.

The entire site enjoys 100 percent street frontage. The applicant has worked with staff

to require certain design criteria is incorporated into the development with sensitivities to the residential character of the area. As noted above, all ground level/street facing dwelling units will be required to provide access to the respective units. Along with certain design criteria and a commitment to wide sidewalks, the proposed development will possess significant visual interest and enhanced pedestrian/tenant interactions.

As DART's Lovers Lane Station (Red Line) is situated to the west (approximately 2,300 feet from the Milton/Amesbury corner to the rail platform), the development sits just outside of typically acceptable walking distances (one-quarter mile). Staff has determined the secured pathway to the station, as well as an established retail area (within one-quarter mile walking distance) does warrant consideration of supporting increased densities in this area.

Off-Street Parking: Off-street parking will be provided as required by the Dallas Development Code (one space for each bedroom with not less than one space per dwelling unit). As noted on the attached development plan, all required parking will be internalized with no spaces between the street facing facades and the respective street frontages.

Landscaping: Compliance with Article X will be required prior to issuance of a certificate of occupancy for the new development.

Provision	Existing MF-1(A)	Proposed PDD
F/S/R YARD SETBACKS	15'/10'/10' ASSUMES MULTIFAMILY STURCTURES	15'/10'/10' CERTAIN PROJECTIONS MAY ENCROACH FIVE FEET INTO REQUIRED FRONT YARD
DENSITY	NO MAX; GENERALLY DEVELOPS TO A RANGE OF 25-28 DU/ACRE DEPENDING ON UNIT MIX	325 DU'S (48 DU/ACRE)
FLOOR AREA RATIO	NO MAXIMUM	NO MAXIMUM
STRUCTURE HEIGHT/STORIES	36 FEET/NO MAX	48 FEET/THREE
LOT COVERAGE	60%	80%
LANDSCAPING	ARTICLE X	ARTICLE X
OFF-STREET PARKING	CODE	CODE
MISCELLANEOUS	N/A	SIX FOOT-WIDE SIDEWALKS; DESIGN CRITERIA

Z134-112(RB)

OWNER:

Alden Amesbury Enterprise, LLC
Dennis T. Wong, Sole Manager

Applicant:

Stillwater Residential Partners. LLC
Stillwater Capital Investments, LLC; Manager
Aaron Sherman, Member
Robert Elliot, Member
Richard Coady, Member
Leeds Real Estate Consulting, Inc.; Manager
Jason D. Leeds, Director

“ARTICLE

PD

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

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

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

PD ____ is established on property located at the southeast corner of Amesbury Drive and Milton Street. The size of PD ____ is approximately 6.8 acres.

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

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

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

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

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

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

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

The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily District only by specific use permit (SUP) is permitted in this district only

by SUP; a use subject to development impact review (DIR) in the MF-1(A) Multifamily District is subject to DIR in this district; etc.

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

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

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Front yard.

(1) Minimum front yard is 15 feet.

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

(A) cantilevered roof eaves and balconies; and

(B) stoops and stairs that do not exceed eight feet in width and four feet in height.

(3) The following may be located in the required front yard:

(A) retaining walls with a maximum height of four feet;

(B) fences with a maximum height of four feet;

(C) railings for stairs, stoops, and porches with a maximum height of 42 inches; and

(D) patios.

(4) Any fence located in the required front yard have at least 50 percent open surface.

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

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

(e) Height. Maximum structure height for a multifamily use is 48 feet as measured to the mid-point of the roof.

(f) Lot size. No minimum lot size.

(g) Stories. Maximum number of stories is three.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

SEC. 51P- _____.112. URBAN DESIGN CONSIDERATIONS.

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

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

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

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

(4) Deep inset windows;

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

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

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

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

(b) Each ground floor, street facing unit must have direct access to the street through use of individual walkways or the sharing of a walkway between two units.

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

(A) benches,

(A) trash receptacles, and

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

SEC. 51P- _____.113.

SIGNS.

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

SEC. 51P- _____.114.

ADDITIONAL PROVISIONS.

(a) Minimum sidewalk width is six feet.

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

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

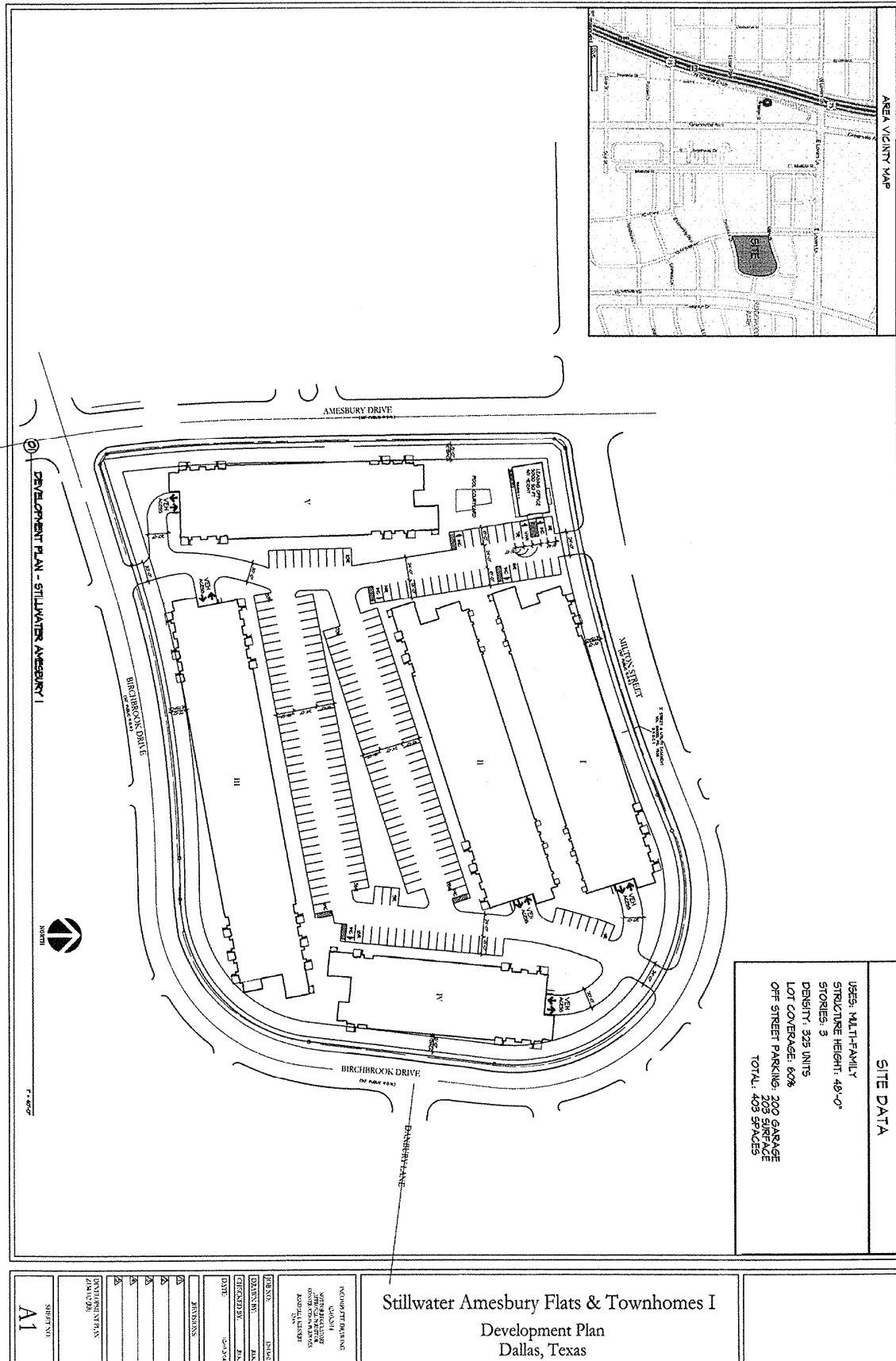
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

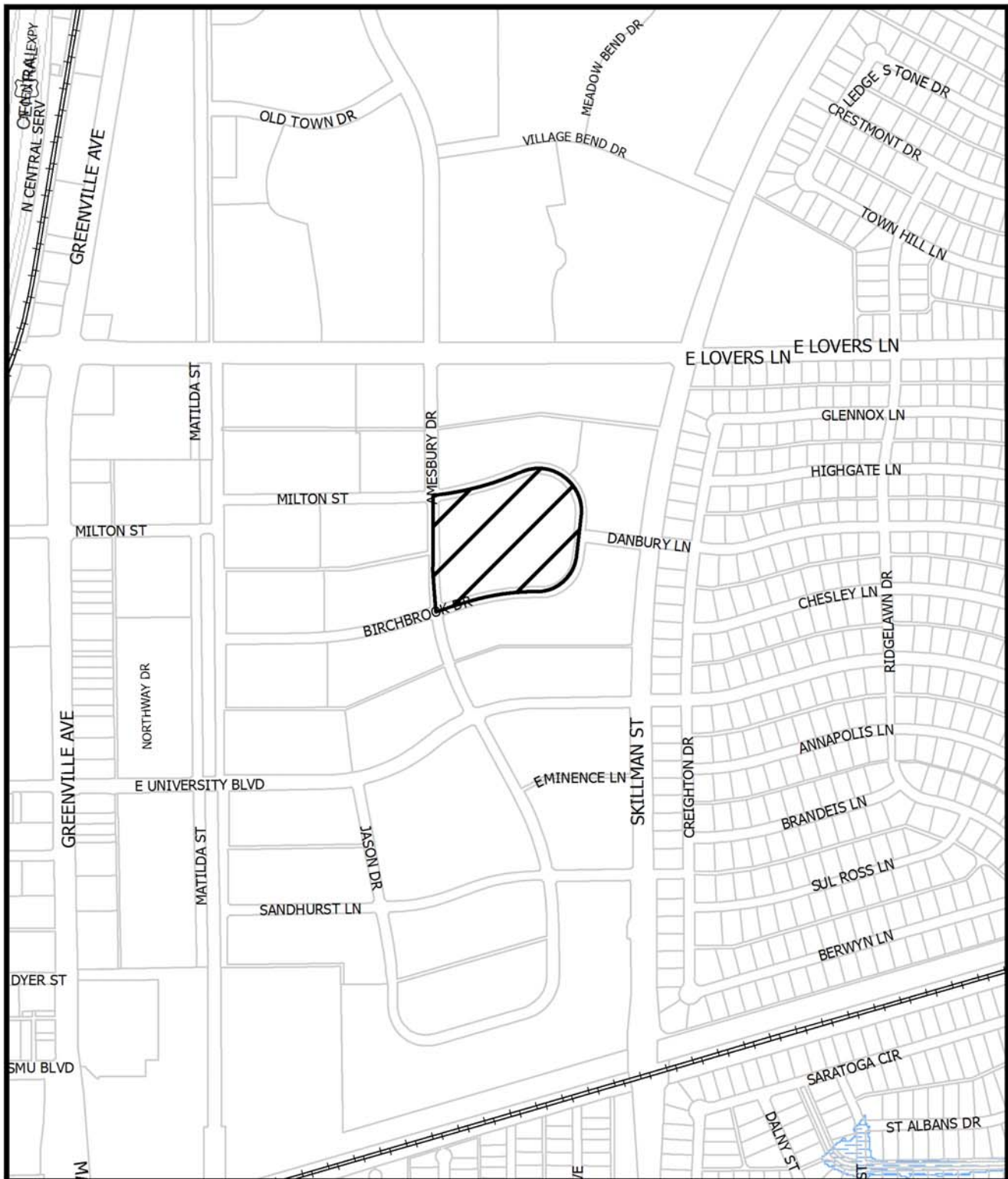
SEC. 51P-____.114.

COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the 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 article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.



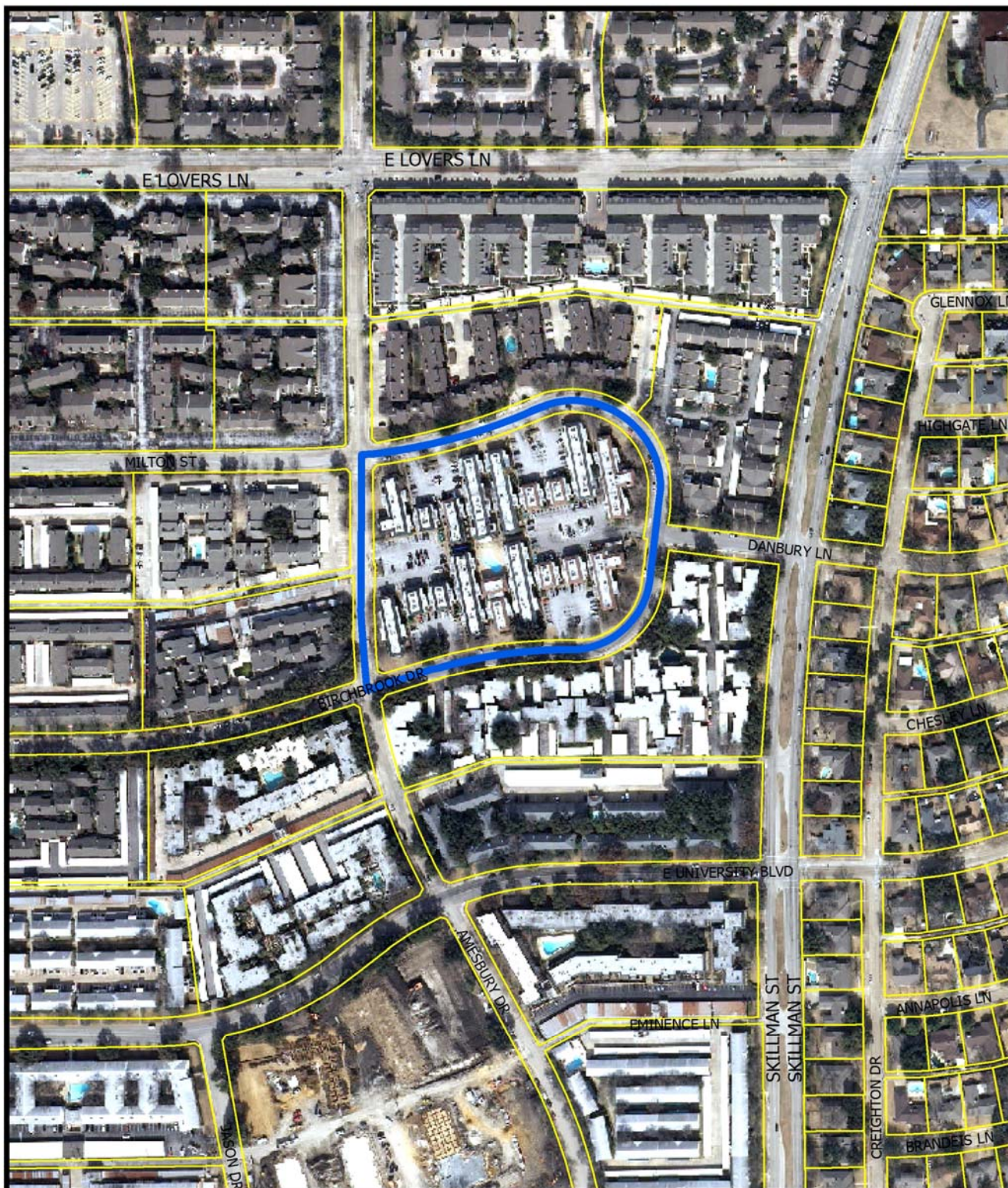


1:7,200

VICINITY MAP

Case no: **Z134-112**

Date: **12/3/2013**

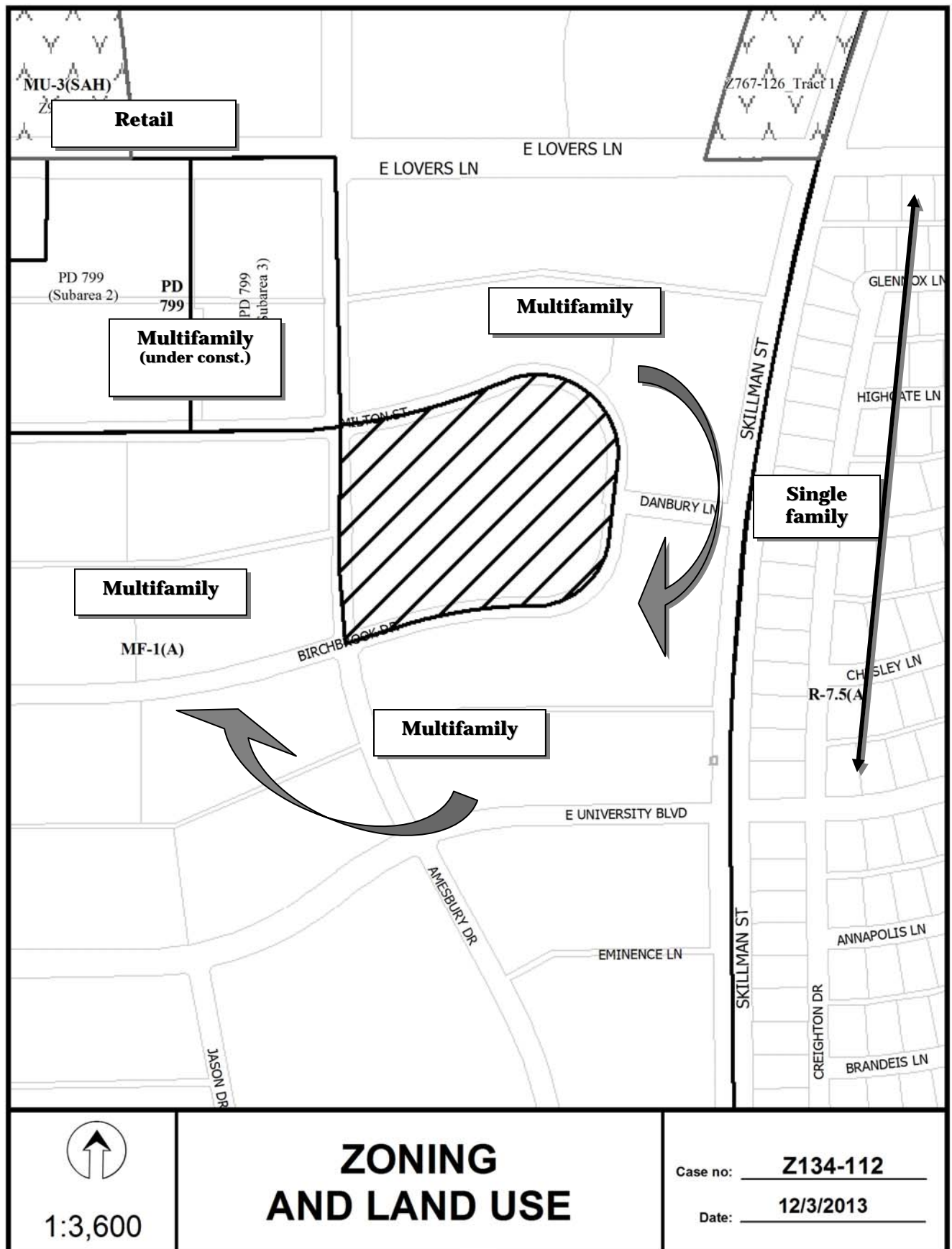


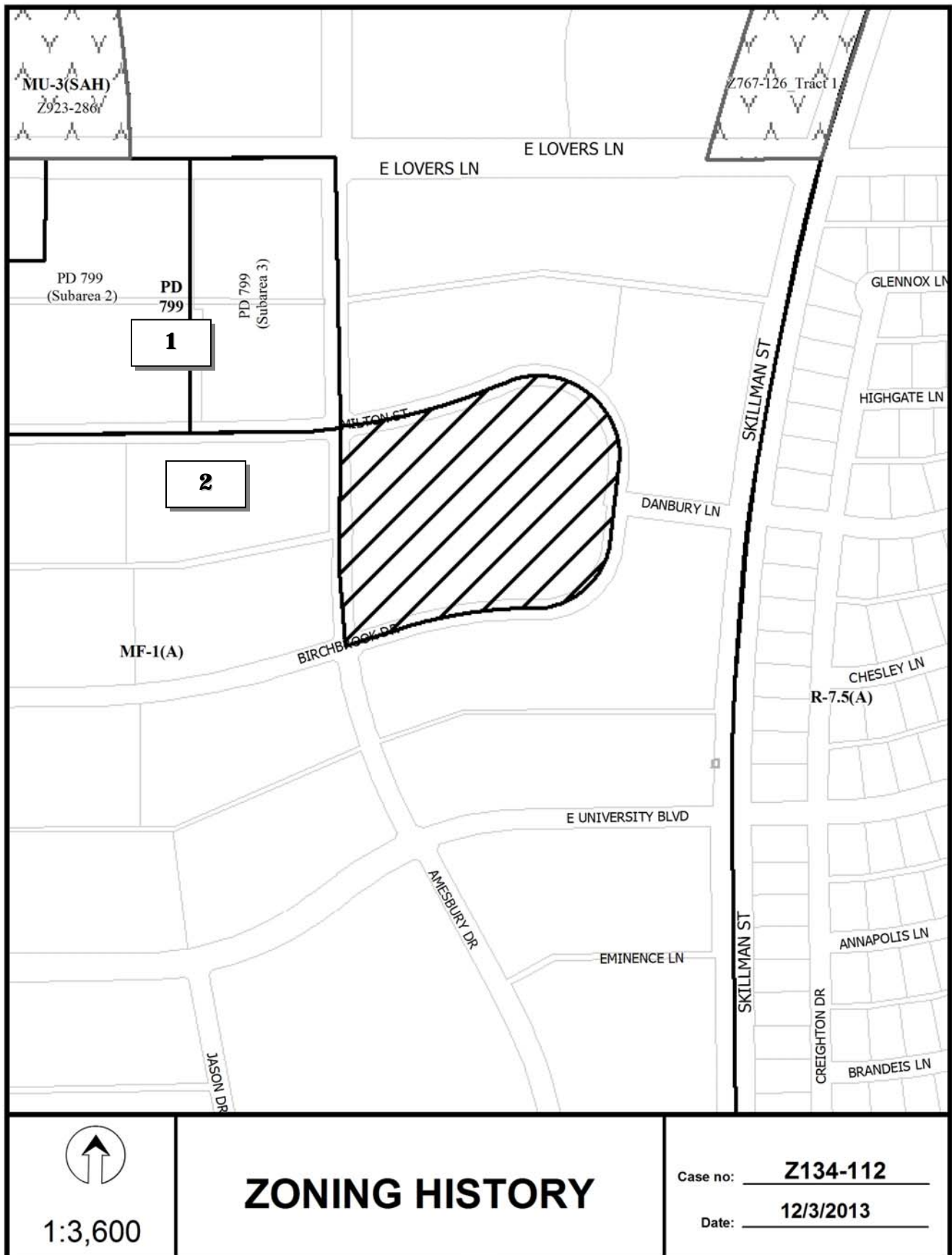
1:3,600


AERIAL MAP

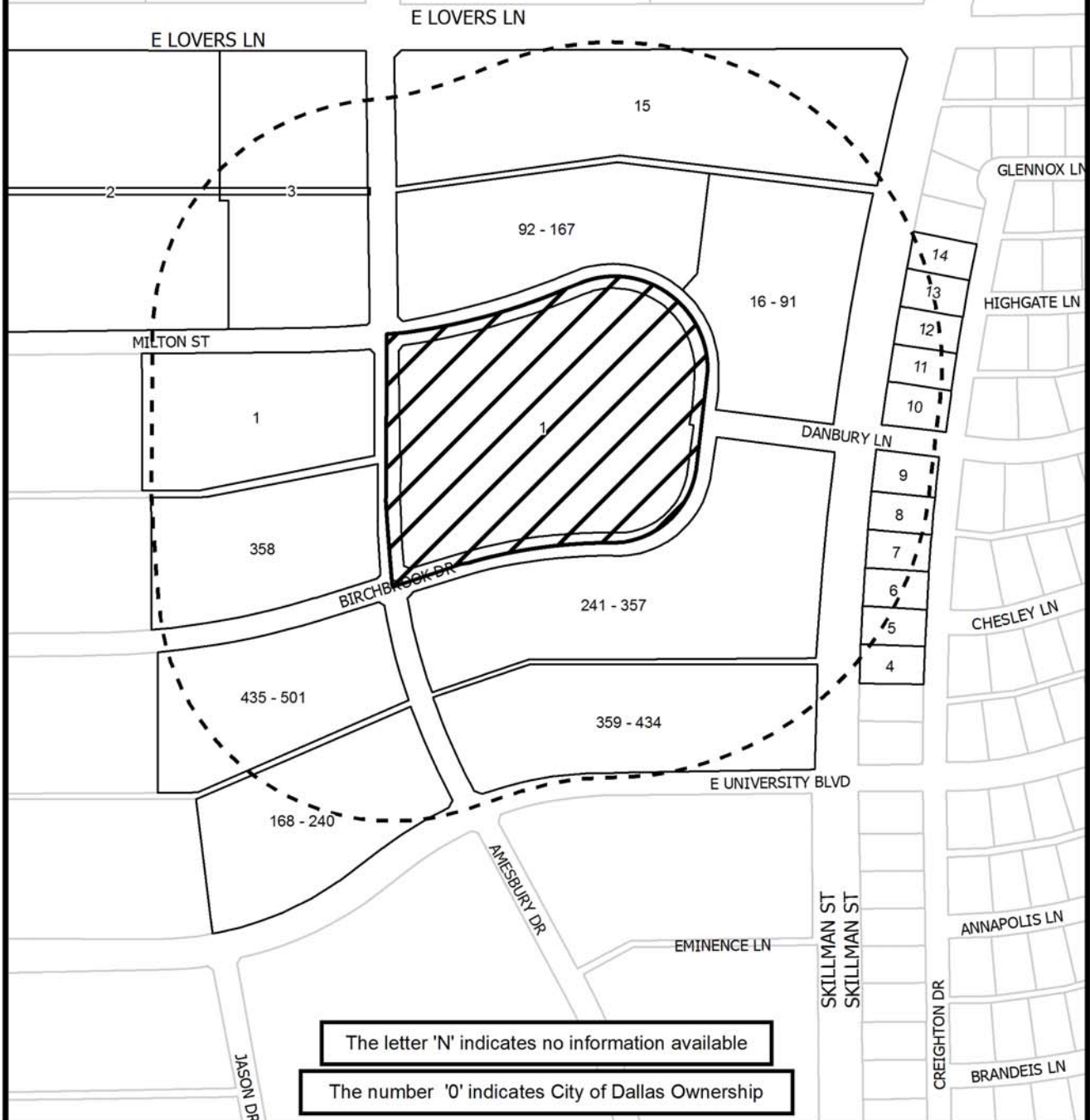
Case no: Z134-112

Date: 12/3/2013





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



1:3,600

NOTIFICATION

500'
501

AREA OF NOTIFICATION
NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **Z134-112**

Date: **12/3/2013**

12/3/2013

Notification List of Property Owners***Z134-112******501 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5025 AMESBURY DR	ALDEN AMESBURY ENTERPRISE LLC
2	5936 LOVERS LN	LOVERS TRADITION II LP
3	5936 LOVERS LN	CT LOVERS LANE APARTMENTS LP SUITE 1200
4	4921 CREIGHTON DR	VOGEL ANN M & JESUS
5	4927 CREIGHTON DR	MATASSA FRANCES
6	4933 CREIGHTON DR	BEKKER ALEX
7	4939 CREIGHTON DR	RUPPEL DORIS ELIZABETH
8	4947 CREIGHTON DR	DONNELLY BRENDA &
9	4955 CREIGHTON DR	BOLT JOHN M
10	5007 CREIGHTON DR	TODORA ANN
11	5015 CREIGHTON DR	TODORA STEVEN T & STEPHANIE
12	5021 CREIGHTON DR	WEIR THOMAS C & ROSALIE S
13	5027 CREIGHTON DR	WILSON ROBERT H JR
14	5105 CREIGHTON DR	DAVIS DAVID M
15	6044 LOVERS LN	BEHRINGER HARVARD LOVERS LANE REIT I LLC
16	6005 DANBURY LN	SMALL LEE REVOCABLE TRUST
17	6005 DANBURY LN	KRISHNAMURTHI DEEPA
18	6005 DANBURY LN	RODRIGUEZ YOLANDA BLDG G UNIT 104
19	6005 DANBURY LN	EQUITY TRUST COMPANY FBO PETER VASQUEZ I
20	6005 DANBURY LN	REESE DEEANN
21	6005 DANBURY LN	VANIAN DANIEL J TR & CAROL M VANIAN TR
22	6005 DANBURY LN	VIGER ANGELA & EDWARD TIMOTHY
23	6011 DANBURY LN	ARNOLD COLIN & SHARON ARNOLD
24	6011 DANBURY LN	GOLDMAN AYA & EREZ
25	6011 DANBURY LN	GUERRERO VERONICA BLDG B UNIT 107
26	6011 DANBURY LN	GOLDMAN SAM

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6011 DANBURY LN	RING INTERNATIONAL LLC
28	6011 DANBURY LN	WEISFELD RONALD A
29	6011 DANBURY LN	MORENO BARBARA
30	5003 SKILLMAN ST	US BANK NA
31	5003 SKILLMAN ST	BAXAVANIS NICHOLAS &
32	5003 SKILLMAN ST	FRASER LEWIS J III
33	5003 SKILLMAN ST	LAM SUI LUN
34	5003 SKILLMAN ST	BAXAVANIS NICHOLAS &
35	5003 SKILLMAN ST	LESTER JULIA CLAIRE
36	5003 SKILLMAN ST	STOKES RYAN K & MARRI P
37	5003 SKILLMAN ST	FITZGERALD STEVEN &
38	5003 SKILLMAN ST	MAJESTIC SKIES SERIES LLC
39	5003 SKILLMAN ST	BOWSHEWICZ TORY & JOHN BOWSHEWICZ
40	5003 SKILLMAN ST	STOKES RYAN K & MARRI P
41	5005 SKILLMAN ST	MORGAN PARK LTD & EATON ROAD LTD
42	5005 SKILLMAN ST	LEVITAN INVESTMENTS LLC
43	5005 SKILLMAN ST	KEEFE JANET R EST OF BLDG D UNIT 116
44	5005 SKILLMAN ST	GEBREDINGIL TESFA
45	5003 SKILLMAN ST	HABTEGEBRIEL ZEWDITU &
46	5005 SKILLMAN ST	5005 SKILLMAN LAND TRUST %CASEY MEYERS T
47	5005 SKILLMAN ST	REDICK MICHAEL BLDG D UNIT 216
48	5005 SKILLMAN ST	WILSON KATHRYN BLDG D
49	5103 SKILLMAN ST	LLN PROPERTIES LLC
50	5103 SKILLMAN ST	GARCIA MARY
51	5105 SKILLMAN ST	CLIFFORD INVESTMENTS INC
52	5103 SKILLMAN ST	CHUNG FRANK F BLDG E UNIT 219
53	5105 SKILLMAN ST	LEVITAN MICHAEL M
54	5111 SKILLMAN ST	VANIAN MARY TRUSTEE VANIAN MARITAL TRUST
55	5111 SKILLMAN ST	DONOVAN JAMES
56	5111 SKILLMAN ST	SHEGERE AMELEWRK H
57	6061 MILTON ST	HSU YU JEN

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5111 SKILLMAN ST	DECKARD JOHN & DEBORAH C DEBBIE
59	5107 SKILLMAN ST	BEANE STEVEN E & ANN
60	5111 SKILLMAN ST	HIPPS CLARENCE E & MARILYN A
61	5111 SKILLMAN ST	FLORES CARLOS T & ALEYDA R FLORES
62	5111 SKILLMAN ST	FISHER ROBERT W & ROSANNE FISHER
63	5111 SKILLMAN ST	LEVITAN INVESTMENTS LLC
64	5111 SKILLMAN ST	EQUITY TRUST CO % FBO LAUREL J LONG IRA
65	5111 SKILLMAN ST	ACOSTA VIRGINIA BLDG F UNIT 228
66	5111 SKILLMAN ST	HAMMONDS DEXTER UNIT 229
67	5111 SKILLMAN ST	GEBRIEL TESSGAY BLDG F UNIT 230
68	6061 MILTON ST	YAMMANEE SUKANYA
69	6065 MILTON ST	GREGG GARY L TR & CINDY L TR
70	6065 MILTON ST	ADAM RONALD
71	6067 MILTON ST	LOVE ERIC
72	6067 MILTON ST	HILL WILLIAM & STEPHEN
73	6065 MILTON ST	STOCKERT ANDREA D TRUST
74	6065 MILTON ST	SABUNCUYAN ARDAS & NIRVA
75	6067 MILTON ST	ROBERTS MARK S BLDG G UNIT 235
76	6077 MILTON ST	GOLDMAN EREZ & AYA
77	6077 MILTON ST	SOLIZ DANIEL & KIMBERLY
78	6073 MILTON ST	RAY ANDREW J
79	6073 MILTON ST	HSU YUJEN
80	6077 MILTON ST	KIT JOHN S & VICHUDA C KIT
81	6077 MILTON ST	MATEVOSYAN KARINE
82	6073 MILTON ST	DAVIS DWAYNE G & SUSAN C
83	6073 MILTON ST	OTTON RICHARD SUITE 320
84	6081 MILTON ST	LEE NORMAN R & PAT ANN M TRUSTEES
85	6081 MILTON ST	CARDENAS LEONARD
86	6081 MILTON ST	JACKMAN SADIE
87	6081 MILTON ST	BRYANT JUDY K
88	6081 MILTON ST	PARSONS VIROJ & VICTOR V NOPARAT

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6081 MILTON ST	KERWIN THOMAS M
90	6081 MILTON ST	SANI AL &
91	6081 MILTON ST	KIMMEL LARRY
92	5130 AMESBURY DR	CHAVEZ CONSUELO BERNAL UNIT 120
93	5130 AMESBURY DR	REINHART COLIN
94	5130 AMESBURY DR	SILVA GENARO
95	5132 AMESBURY DR	COUSINO JAY FREDERICK & LORI SUE COUSINO
96	5132 AMESBURY DR	LABARBA FRANK JR
97	5132 AMESBURY DR	SALGADO GARY PMB 272
98	5130 AMESBURY DR	JONES TERRY P & REBECCA B
99	5130 AMESBURY DR	COUSINO JAY & LORI
100	5130 AMESBURY DR	PARKER LORI
101	5132 AMESBURY DR	ARRANGEMENT CONDO HOA
102	5132 AMESBURY DR	G4 LLC
103	5132 AMESBURY DR	MORANTE JAVIER
104	5136 AMESBURY DR	BUFORD R LEE BLDG B UNIT 107
105	5136 AMESBURY DR	CASTELLANOS JOSEFA
106	5138 AMESBURY DR	GOLDEN STEPHANIE W &
107	5138 AMESBURY DR	RICKRICH WHITE LLC
108	5138 AMESBURY DR	COUSINO JAY
109	5136 AMESBURY DR	GILBREATH CYNTHIA
110	5136 AMESBURY DR	STRAIN ELIZABETH A
111	5138 AMESBURY DR	CCHIRCA ANTONIO
112	5138 AMESBURY DR	PHILLIPS ROGER
113	5140 AMESBURY DR	BARONET ALICE K BLDG C UNIT 112
114	5140 AMESBURY DR	CHAVEZ RIGOBERTO & ADRIANA ELENA
ALVAREZ		
115	5142 AMESBURY DR	KRANICH GEORGE W
116	5142 AMESBURY DR	KRANICH GEORGE W
117	5142 AMESBURY DR	ERNST BOBBIE JEAN
118	5140 AMESBURY DR	BRIDGES WILLIAM SAMUEL JR
119	5140 AMESBURY DR	CVIJETIC GORAN

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5142 AMESBURY DR	FERIA JULIA V BLDG C UNIT 215
121	5142 AMESBURY DR	GARZA ERICK UNIT 216
122	5142 AMESBURY DR	KENNEDY CAROLE K BLDG C UNIT 217
123	5148 AMESBURY DR	AVIVA INVESTMENTS LP
124	5148 AMESBURY DR	FELLOWS HOWARD F JR & GLADYS J
125	5148 AMESBURY DR	SIGAUD JOSE UNIT 120
126	5148 AMESBURY DR	KELLER PHILLIP LANCE BLDG D UNIT 121
127	5148 AMESBURY DR	JOHNSON MARGARET E
128	5148 AMESBURY DR	KAROVA RENI TZVETANOVA APT 12
129	5148 AMESBURY DR	NEGA AKLIL BLDG D UNIT 220
130	5148 AMESBURY DR	BROTHERTON KATHERINE UNIT 221
131	5150 AMESBURY DR	STEVENS MICHAEL W BLDG E UNIT 122
132	5150 AMESBURY DR	FAITH DORIS
133	5150 AMESBURY DR	SABOGAL ANDREW
134	5150 AMESBURY DR	GRAY GARY T
135	5150 AMESBURY DR	LOZANO JR LINO GARZA & RUTH VELEZ
136	5150 AMESBURY DR	WATKINS BUSTAMANTE PARTNERS LTD
137	5150 AMESBURY DR	SIKORSKI JOSEPH
138	5154 AMESBURY DR	COLE MICHAEL
139	5154 AMESBURY DR	DEVITO JILL UNIT 128
140	5154 AMESBURY DR	MORENO BARBARA BLDG F UNIT 129
141	5154 AMESBURY DR	STARK RANDY
142	5154 AMESBURY DR	ORTEGA TABITHA C & JOSE B BLDG F UNIT 2
143	5154 AMESBURY DR	HOLMES WILLIAM H
144	6001 MILTON ST	GHENNET MICHELE
145	6003 MILTON ST	WELCH JO T
146	6005 MILTON ST	VANGRUBER Yael
147	6007 MILTON ST	DAMETIE TADELE
148	6009 MILTON ST	DUNN ZENEBECH
149	6011 MILTON ST	FISHER RENEE C
150	6015 MILTON ST	NORMAN THOMAS E UNIT 136

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6017 MILTON ST	DAVENPORT LESLIE C
152	6019 MILTON ST	HUPP ANDREW & EKATERINA KONOVALOVA
153	6021 MILTON ST	IBRAHIM MARY
154	6023 MILTON ST	SMITH CLAELE
155	6025 MILTON ST	CARTER KEVIN R & BARBARA
156	6033 MILTON ST	DAMARYS QUINTANA D
157	6035 MILTON ST	SMITH MARLYS L
158	6037 MILTON ST	MULLENNIX BERRY J & REGINA A CO-TRUSTEES
159	6039 MILTON ST	ROBBINS MYRA ELIZABETH UNIT 145
160	6041 MILTON ST	COCANOUGH ANDREW MARK
161	6043 MILTON ST	FRERICH BRADLEY J
162	6045 MILTON ST	PATTERSON BRIAN S
163	6047 MILTON ST	NAKPAIRAT SOPON & ANN M
164	6049 MILTON ST	RESENDEZ JENNIFER
165	6051 MILTON ST	CORSE CATHY DOWDY TR
166	6053 MILTON ST	MERCHED CHADI J
167	6055 MILTON ST	MOLHOEK DAVID C
168	5907 UNIVERSITY BLVD	MARSHALL AARON APT 101
169	5907 UNIVERSITY BLVD	CAMACHO GERARD M
170	5907 UNIVERSITY BLVD	GAST JASON T
171	5907 UNIVERSITY BLVD	MANDALA STEPHEN & JESSICA
172	5907 UNIVERSITY BLVD	DUPONT JASON
173	5907 UNIVERSITY BLVD	LISENBY DANA UNIT 203
174	5915 UNIVERSITY BLVD	KONOPA OTTO #00110
175	5915 UNIVERSITY BLVD	KILHOFFER GREGORY N
176	5915 UNIVERSITY BLVD	BANK OF AMERICA NA SV-35
177	5915 UNIVERSITY BLVD	VENABLE JOSEPH R ET AL
178	5915 UNIVERSITY BLVD	YONGLOVE GEOFF & BELINDA
179	5915 UNIVERSITY BLVD	GLENN STEPHEN T
180	5915 UNIVERSITY BLVD	HARTLEY TIMOTHY & ZOE CAULDER BLDG 5915
181	5917 UNIVERSITY BLVD	SONDECKER PENNY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5917 UNIVERSITY BLVD	GORDILLO DIEGO M & CLAUDIA
183	5917 UNIVERSITY BLVD	VAN LERBERGHE WIM H
184	5917 UNIVERSITY BLVD	VOIGT ALEXANDER R
185	5917 UNIVERSITY BLVD	BURBANK ELI T
186	5917 UNIVERSITY BLVD	BGY INVESTMENTS LP
187	5919 UNIVERSITY BLVD	SIMON DREW SCOTT & ANNA
188	5919 UNIVERSITY BLVD	FLEMING DAGMAR B
189	5919 UNIVERSITY BLVD	SAAVEDRA BRUNA BLDG 5919 UNIT 138
190	5919 UNIVERSITY BLVD	EICHSTADT ANDRESS & ALEX LEE
191	5919 UNIVERSITY BLVD	MEDCALF PAUL ERIC
192	5919 UNIVERSITY BLVD	DAVIS CHARLES C UNIT 238
193	5927 UNIVERSITY BLVD	EARSLEY JAMES L
194	5927 UNIVERSITY BLVD	NIELSEN STEVEN BLDG 5927 UNIT 118
195	5927 UNIVERSITY BLVD	BEAUDRY GABRIELLE
196	5927 UNIVERSITY BLVD	FREED CLAYTON N
197	5931 UNIVERSITY BLVD	STOVALL BILLY J II
198	5931 UNIVERSITY BLVD	PARKER PRISCILLA & STANLEY
199	5927 UNIVERSITY BLVD	GROGMAN RYAN # 217
200	5927 UNIVERSITY BLVD	DENNIS RICHARD G UNIT 218
201	5927 UNIVERSITY BLVD	GILSON LISA # 219
202	5927 UNIVERSITY BLVD	GILBERT JENNIFER C UNIT 220
203	5927 UNIVERSITY BLVD	GLASS MARK W
204	5931 UNIVERSITY BLVD	ORTEGON ANTHONY L & COURTNEY
205	5931 UNIVERSITY BLVD	SHU KEE J
206	5931 UNIVERSITY BLVD	KOKIC SUMMER
207	5931 UNIVERSITY BLVD	ORTEGON ANTHONY
208	5931 UNIVERSITY BLVD	STEPHENSON SALLY TAYLOR
209	5931 UNIVERSITY BLVD	WALIA SUMMIT S UNIT 223
210	5931 UNIVERSITY BLVD	PAI JAMES
211	5931 UNIVERSITY BLVD	ELLIS CHAD M UNIT 225
212	5931 UNIVERSITY BLVD	SMITH BISSELL & MARIA C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5937 UNIVERSITY BLVD	KING PRESTON A
214	5937 UNIVERSITY BLVD	MILES RACHEL UNIT 128
215	5937 UNIVERSITY BLVD	THACKER RORY BLDG 5937 UNIT 129
216	5937 UNIVERSITY BLVD	PERRYMAN DALE UNIT #130
217	5937 UNIVERSITY BLVD	GALVAN DAVID UNIT 227
218	5937 UNIVERSITY BLVD	BAYNARD PAUL T & UNIT 228
219	5937 UNIVERSITY BLVD	CHATTERJEE BASUDEB &
220	5937 UNIVERSITY BLVD	HEGRANES JONATHAN B UNIT #230
221	5911 UNIVERSITY BLVD	CHAMBWE FUNGISAL BLDG 5911A UNIT 104
222	5911 UNIVERSITY BLVD	STERN STACEY N & DEBORAH APT 3008
223	5911 UNIVERSITY BLVD	ALEXANDER SINDHU M UNIT 106 BLDG 5911A
224	5911 UNIVERSITY BLVD	ABBOTT CHRISTINE F BLDG 5911A UNIT 107
225	5911 UNIVERSITY BLVD	MONACELLI CHRISTOPHER A UNIT 204
226	5911 UNIVERSITY BLVD	CHUMBLEY KEVIN WAYNE
227	5911 UNIVERSITY BLVD	SESSION SAMUEL A UNIT 206
228	5911 UNIVERSITY BLVD	ALVES NATHALIE Y
229	5911 UNIVERSITY BLVD	SHAW TIFFANY LEIGH UNIT 109
230	5911 UNIVERSITY BLVD	HENSLEY WILLIS & DAO X TANG
231	5911 UNIVERSITY BLVD	BUTCHER KALE
232	5925 UNIVERSITY BLVD	DICKEY BERT G IV #133
233	5925 UNIVERSITY BLVD	ROSILES ASHLEIGH S #134
234	5925 UNIVERSITY BLVD	FLORES YVETTE BLDG 5925A UNIT 135
235	5925 UNIVERSITY BLVD	CHRISTENSEN KATHRINE #233
236	5925 UNIVERSITY BLVD	CAFFALL DANIEL C APT 234
237	5925 UNIVERSITY BLVD	THWEATT JANETTE
238	5925 UNIVERSITY BLVD	SMITH MARIA A
239	5925 UNIVERSITY BLVD	CONERLY LAMAR A III # 132
240	5925 UNIVERSITY BLVD	HAMLIN CURTIS C # 232
241	4944 AMESBURY DR	STAFFORD CLYDE JR & JACQUELINE
242	4944 AMESBURY DR	GARRETT H FRANCES
243	4944 AMESBURY DR	MCEOWEN JONATHAN SCOTT BLDG A STE 201

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4944 AMESBURY DR	SCRIMA ELIZABETH
245	4944 AMESBURY DR	MCGUIRE JIMMIE W II & KERI M WOODWARD
246	4944 AMESBURY DR	PROBST LEAH SUZANNE
247	4944 AMESBURY DR	CIMO JUDY A UNIT 105
248	4944 AMESBURY DR	NERO FRANCES J TRUST THE
249	4944 AMESBURY DR	RICHARDS IAN J & MARIA C
250	4944 AMESBURY DR	LEWIS SARAH & UNIT 204
251	4944 AMESBURY DR	BURK ANN R
252	4944 AMESBURY DR	LUDWIN CLAUDIA BLDG B UNIT 206
253	4944 AMESBURY DR	SNYDER JEREMY M & UNIT 107
254	4944 AMESBURY DR	SUNG CAROLINE
255	6020 BIRCHBROOK DR	FLOOD SHIRLEY K 108-D
256	6020 BIRCHBROOK DR	RHODES ROBERT L ETAL
257	6020 BIRCHBROOK DR	SCHERMANN GARRY R
258	6020 BIRCHBROOK DR	SCHMID JACK R APT 208
259	6020 BIRCHBROOK DR	KARLOS RICHARD L & KARLOS PAMELA P QUEAL
260	6020 BIRCHBROOK DR	PARIS ROY BLDG D UNIT 210
261	6020 BIRCHBROOK DR	TYRA JOE CLIFFORD UNIT 111
262	6020 BIRCHBROOK DR	WEBB HELEN F UNIT 112
263	6020 BIRCHBROOK DR	VINTON PATRICIA A APT 212
264	6026 BIRCHBROOK DR	MAY LAURA L
265	6026 BIRCHBROOK DR	PAUL CAMMIE K UNIT 115
266	6026 BIRCHBROOK DR	COLBY LISA FAY BLDG F UNIT 214
267	6026 BIRCHBROOK DR	EMORY CYNTHIA APT 215
268	6026 BIRCHBROOK DR	LASKA DAVID &
269	6026 BIRCHBROOK DR	MORGAN STEPHEN T
270	6026 BIRCHBROOK DR	RICKRICH WHITE LLC
271	6026 BIRCHBROOK DR	WILLIAMS R L BLDG G
272	6026 BIRCHBROOK DR	DRAKE RONALD G BLDG G UNIT 216
273	6026 BIRCHBROOK DR	HENDERSON JAY M APT 217
274	6026 BIRCHBROOK DR	WHITE LINDA LOUISE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6026 BIRCHBROOK DR	DEBROW CHRISTOPHER B
276	6030 BIRCHBROOK DR	BURNETTE MARY UNIT 120
277	6030 BIRCHBROOK DR	MARTIN DONALD RAY UNIT 121
278	6030 BIRCHBROOK DR	FAKIER KURT UNIT 122
279	6030 BIRCHBROOK DR	OFSTAD NORMAN & PAULINE
280	6030 BIRCHBROOK DR	ANDERSON DOUGLAS W & UNIT 220
281	6030 BIRCHBROOK DR	ARRINGTON JAMES M UNIT 221
282	6030 BIRCHBROOK DR	LE BOEUF RAYMOND J APT 222
283	6030 BIRCHBROOK DR	LA BARBA CHRISTOPHER L
284	6030 BIRCHBROOK DR	MARTIN BARRY W BLDG I UNIT 124
285	6030 BIRCHBROOK DR	CAIN MARGARET C APT 125
286	6030 BIRCHBROOK DR	ALLEN MARK S & KAREN
287	6036 BIRCHBROOK DR	ONEILL SANDRA J
288	6036 BIRCHBROOK DR	BLACK CAROL A
289	6036 BIRCHBROOK DR	VEYTSMAN ARTHUR
290	6036 BIRCHBROOK DR	STRASMICK DEBBIE # 227 J
291	6036 BIRCHBROOK DR	YEE SAM K JR
292	6036 BIRCHBROOK DR	DUNCAN THOMAS FAMILY TRUST CONNIE THOMAS
293	6036 BIRCHBROOK DR	PACKER GREGORY D
294	6036 BIRCHBROOK DR	HILL DOROTHY A & JOSEPH M JR BLDG K UNIT
295	6036 BIRCHBROOK DR	MENDE GENE
296	6036 BIRCHBROOK DR	DURTSCHI CHARLES A & PANSY G BLDG K UNIT
297	6036 BIRCHBROOK DR	LAPARCHE LORELLE M
298	6036 BIRCHBROOK DR	BROWN KIMBRA L BLDG K UNIT 231
299	6046 BIRCHBROOK DR	KLEIN KEVIN W
300	6046 BIRCHBROOK DR	MACCORKLE LAURA R UNIT 133
301	6046 BIRCHBROOK DR	CANTWELL NANCY
302	6046 BIRCHBROOK DR	DAVIS SANDRA M BLDG L UNIT 135
303	6046 BIRCHBROOK DR	GLASER RICHARD E JR
304	6046 BIRCHBROOK DR	BERRY VERNON H JR & CAROLYN BULLARD
305	6046 BIRCHBROOK DR	MARTIN RUBY N APT 235

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6040 BIRCHBROOK DR	BUEHRING CAROL C APT 136
307	6040 BIRCHBROOK DR	STONEBRAKER JOHN
308	6040 BIRCHBROOK DR	FORESTER GENE & TAMMY
309	6040 BIRCHBROOK DR	SUMTER RONALD S & GREHAM JOHN F
310	6040 BIRCHBROOK DR	NICHOLS GREGORY L & KATHLEEN
311	6050 BIRCHBROOK DR	MORGAN WILLIAM DAVID JR BLDG N UNIT 139
312	6050 BIRCHBROOK DR	GARRETT BENTLEY T UNIT 140
313	6050 BIRCHBROOK DR	VAN UUM JOHANNES C H & EUGENIA VAN UUM
314	6050 BIRCHBROOK DR	GILMORE DEAN H BLDG N UNIT 240
315	6050 BIRCHBROOK DR	DAVIS SARA B APT 141
316	6050 BIRCHBROOK DR	HOPKINS THOMAS LELAND & CYNTHIA DAUN
317	6050 BIRCHBROOK DR	BOUDREAUX JANE A
318	6050 BIRCHBROOK DR	SUMMERFIELD DONNA J APT 145
319	6050 BIRCHBROOK DR	CROSSLAND MARY ELLEN BLDG O UNIT 241
320	6050 BIRCHBROOK DR	COLLINS JOHN
321	6050 BIRCHBROOK DR	HAIK SAMIEL BLDG O APT 244
322	6050 BIRCHBROOK DR	MCQUARTERS EDDIE L JR & MCQUARTERS TAMMY
323	6050 BIRCHBROOK DR	DELANEY ANNE M BLDG P UNIT 143
324	6050 BIRCHBROOK DR	ANDERSON ANDREA & ANDERSON ERIC
325	4933 SKILLMAN ST	COX LAUREN
326	4933 SKILLMAN ST	CLAY MICHAEL S
327	4933 SKILLMAN ST	BOUDREAUX JANE A LIFE ESTATE
328	4933 SKILLMAN ST	BUGBEE DAVID L
329	4933 SKILLMAN ST	RODRIGUEZ JULIO BLDG Q UNIT 247
330	4933 SKILLMAN ST	THORNTON JEAN UNIT 248
331	4933 SKILLMAN ST	WISEMAN PAUL L & APT 249
332	4933 SKILLMAN ST	WATSON TIMOTHY C
333	4933 SKILLMAN ST	BEDELL MARY E #151
334	4933 SKILLMAN ST	GATHINGS JOYCE
335	4933 SKILLMAN ST	MARTIN JAMES DWAYNE UNIT 251
336	4949 SKILLMAN ST	TAGG DEBRA B & PAUL F

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337	4949 SKILLMAN ST	HURDLE STEVEN W BLDG S UNIT 152
338	4949 SKILLMAN ST	SUMTER SCOTT S
339	4949 SKILLMAN ST	BENNATT MOLLY BLDG S UNIT 253
340	4949 SKILLMAN ST	YOUNG LINDA
341	4949 SKILLMAN ST	DEUTSCH BLANCHE I & KARL RONALD
342	4949 SKILLMAN ST	NORTON IMA EST OF
343	4949 SKILLMAN ST	HARBOUR ERIN & STAACH BRANDON
344	4949 SKILLMAN ST	HANSEN GLADYS M # 255
345	4949 SKILLMAN ST	PLAISANCE WILLIAM G
346	6060 BIRCHBROOK DR	HERRERA MARTHA E APT 157
347	6060 BIRCHBROOK DR	CHATFIELD EVELYN
348	6060 BIRCHBROOK DR	MARSH FREDERICK W JR
349	6060 BIRCHBROOK DR	SANTILLO A C
350	6060 BIRCHBROOK DR	GLEBOFF STEPHEN G & DEE M BLDG V UNIT 15
351	6060 BIRCHBROOK DR	DAVIS JUNE M
352	6060 BIRCHBROOK DR	HORTON SAUNDRA
353	6060 BIRCHBROOK DR	HOLLAND MARJORIE BRUCE
354	6060 BIRCHBROOK DR	DEMERS MICHEL BLDG V UNIT 259
355	6060 BIRCHBROOK DR	SEIFERT CHARLOTTE
356	6060 BIRCHBROOK DR	HOLLAND JOHN B & JENICE ANITA HOLLAND
357	6060 BIRCHBROOK DR	BANKSTON HAZEL & EMILIE SPANIEL
358	5909 BIRCHBROOK DR	LA CIMA NEWPORT PARTNERS LLC
359	6019 UNIVERSITY BLVD	WORTH ANNE L BLDG A UNIT 100
360	6019 UNIVERSITY BLVD	FAYNAN JEFFREY B & JULEE UNIT 101 BLDG A
361	6021 UNIVERSITY BLVD	WOLFE STEVEN C & PATTI L
362	6021 UNIVERSITY BLVD	M M MULTIPLE HOLDINGS LLC
363	6019 UNIVERSITY BLVD	VATICALOS ROBERT L & ETAL BLDG A UNIT 20
364	6019 UNIVERSITY BLVD	PIERCE JAN BLDG A UNIT 201
365	6021 UNIVERSITY BLVD	TOWNSWICK MARIYA A BLDG A APT 202
366	6021 UNIVERSITY BLVD	MARTIN CHRISTENE P UNIT 203
367	6023 UNIVERSITY BLVD	DESALME ROGER A APT 104

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6023 UNIVERSITY BLVD	HAMEDI ALYSSA N & HAMEDI HAMID R & TYANN
369	6023 UNIVERSITY BLVD	HERRING CHARLES W
370	6023 UNIVERSITY BLVD	LISING JOHN B & ALICIA STE 205
371	6029 UNIVERSITY BLVD	SCHOCK SUMMER S UNIT #106
372	6029 UNIVERSITY BLVD	SOLIS BRUCE A BLDG C APT 107
373	6029 UNIVERSITY BLVD	BARNETT ANGELA
374	6029 UNIVERSITY BLVD	BENEKE ROBERT L
375	6029 UNIVERSITY BLVD	GAMEZ CARLA CONTRERAS
376	6029 UNIVERSITY BLVD	SMITH KIMBERLY D UNIT 111
377	6029 UNIVERSITY BLVD	BANK OF AMERICA NA
378	6027 UNIVERSITY BLVD	PRICHARD JULIA A M
379	6027 UNIVERSITY BLVD	MEYERS KAREN LINNET
380	6027 UNIVERSITY BLVD	BOLLES CATHRYN TR ATTN: BARBARA EVANS
381	6027 UNIVERSITY BLVD	SUNIO MARIA L UNIT 213
382	6027 UNIVERSITY BLVD	WILSON LORI M BLDG D UNIT 214
383	6027 UNIVERSITY BLVD	BERGERON MICHELE V
384	6025 UNIVERSITY BLVD	ORTON ASHLEA D BLDG E APT 116
385	6025 UNIVERSITY BLVD	HENSEY MARY LOUISE BLDG E APT 117
386	6017 UNIVERSITY BLVD	KRAUTTER REEDITH
387	6017 UNIVERSITY BLVD	CASEY KAREN S
388	6017 UNIVERSITY BLVD	COUCH THERESA A &
389	6017 UNIVERSITY BLVD	PEREZ KARINA
390	6017 UNIVERSITY BLVD	ZACKEY BOBBIE R UNIT 122F
391	6017 UNIVERSITY BLVD	SNAVELY LINDA K BLDG F APT 218
392	6017 UNIVERSITY BLVD	SHELLEY JASON # 219
393	6017 UNIVERSITY BLVD	BOYD KAREN UNIT 220
394	6017 UNIVERSITY BLVD	HAMMOND JIMMIE
395	6017 UNIVERSITY BLVD	JOHNSON CATHERINE
396	6015 UNIVERSITY BLVD	LAW RACHEL M UNIT 123
397	6015 UNIVERSITY BLVD	VERHEIN M KERLIN UNIT 124
398	6015 UNIVERSITY BLVD	VIA ROBERT M APT 125

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	6015 UNIVERSITY BLVD	TUCKER FRANCIS TRUST APT 126
400	6015 UNIVERSITY BLVD	BAUGHER LAUREN
401	6015 UNIVERSITY BLVD	KNUTH CHARLOTTE
402	6015 UNIVERSITY BLVD	MCLURE RICHARD D
403	6015 UNIVERSITY BLVD	NWABUISI ROSE & AUGUSTINE BLDG G UNIT 22
404	6015 UNIVERSITY BLVD	BOONE JAMES VANNES JR BLDG G APT 225
405	6015 UNIVERSITY BLVD	BOSCH LYNN S
406	6015 UNIVERSITY BLVD	RICHARDSON GREGORY D & CHRISTEN G
407	6015 UNIVERSITY BLVD	MARCUM MELISSA & #228
408	6009 UNIVERSITY BLVD	GILLESPIE LINDA SHARON #129
409	6009 UNIVERSITY BLVD	BEASLEY WILLIAM SCOTT
410	6009 UNIVERSITY BLVD	SIFFORD LEWIS R
411	6007 UNIVERSITY BLVD	MOSELEY JULIAN P JR EST OF
412	6007 UNIVERSITY BLVD	CHANDLER GAY EDNA UNIT 133
413	6007 UNIVERSITY BLVD	MCKELVEY RICHARD S & CHELSEA R & MCKELVE
414	6007 UNIVERSITY BLVD	MAXWELL SARAH H UNIT 136
415	6007 UNIVERSITY BLVD	TOZER RICHARD F
416	6005 UNIVERSITY BLVD	ROSALES MARIA B BLVD J UNIT 138
417	6005 UNIVERSITY BLVD	FLAY KATHERINE A & JOHN CLARK
418	6005 UNIVERSITY BLVD	PAQUET STEVE UNIT 140
419	6005 UNIVERSITY BLVD	REYNOLDS SEAN BLDG J UNIT 141
420	6005 UNIVERSITY BLVD	LAMMERS ELIZABETH L #142
421	6005 UNIVERSITY BLVD	CARR RACHEL G UNIT 143
422	6005 UNIVERSITY BLVD	FOWLER NATALIE J BLDG J UNIT 144
423	6011 UNIVERSITY BLVD	CHAPMAN MARK C APT 245
424	6011 UNIVERSITY BLVD	DAY JOHN
425	6011 UNIVERSITY BLVD	CARPENTER GRANT ALLEN BLDG K APT 247
426	6011 UNIVERSITY BLVD	SHALLEY JACOB H & HAYLEY
427	6011 UNIVERSITY BLVD	DANIEL DEIDRE D
428	6011 UNIVERSITY BLVD	DEVER LAURA E # 147
429	6013 UNIVERSITY BLVD	LAMB DAVID B JR FAMILY LIVING TRUST PAUL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	6013 UNIVERSITY BLVD	JONES BRANDY R UNIT 149
431	6013 UNIVERSITY BLVD	WEIRICH ANTHONY W
432	6013 UNIVERSITY BLVD	ELDER WILLIAM
433	6013 UNIVERSITY BLVD	LAPIANA NAOMI
434	6013 UNIVERSITY BLVD	BOBADILLA JULIO C ETAL STE 250
435	5916 BIRCHBROOK DR	REA MALCOM & LINDA G
436	5916 BIRCHBROOK DR	BOX DOROTHY B APT 123
437	5916 BIRCHBROOK DR	IBARRA GUADALUPE UNIT A124
438	5916 BIRCHBROOK DR	CROWDER MORGEN KING & CARL CROWDER
439	5916 BIRCHBROOK DR	REDDEN TRENT APT 126
440	5916 BIRCHBROOK DR	GROSS BARBARA LYNN BLDG A UNIT 127
441	5916 BIRCHBROOK DR	MCGRAW MARISSA E & BRUCE A MCGRAW
442	5916 BIRCHBROOK DR	CHUMBLEY JESSICA
443	5916 BIRCHBROOK DR	BURRESON KATHRYN C & KATHERINE B GILLIAM
444	5916 BIRCHBROOK DR	GRAY BRENDA UNIT 133
445	5916 BIRCHBROOK DR	QUICK JAMES E & VICKI D BLDG A UNIT 134
446	5916 BIRCHBROOK DR	OCONNELL AMY C UNIT 135
447	5916 BIRCHBROOK DR	HALL LINDSEY
448	5916 BIRCHBROOK DR	WOLFE ROSE H UNIT 137
449	5916 BIRCHBROOK DR	BARLOEO HEIDI M UNIT 222
450	5916 BIRCHBROOK DR	JOHNSON JEFFREY & AMY
451	5916 BIRCHBROOK DR	EDSON THOMAS APT 224
452	5916 BIRCHBROOK DR	TALLEY RENEE S BLDG A UNIT 225
453	5916 BIRCHBROOK DR	CUNNINGHAM WILLIAM R JR #8L
454	5916 BIRCHBROOK DR	GRIFFITH RICKEY S UNIT 227
455	5916 BIRCHBROOK DR	DEFRANGE JAMES A
456	5916 BIRCHBROOK DR	FORMAN ERIC W APT 229
457	5916 BIRCHBROOK DR	WATSON STACEY L & RITTER JOHN AARON
458	5916 BIRCHBROOK DR	ELLSBERRY MARTHA M
459	5916 BIRCHBROOK DR	RENZ CONRAD & SUSAN
460	5916 BIRCHBROOK DR	CUMBIE LINDA & CLYDE CUMBIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	5916 BIRCHBROOK DR	KRUEGER REBECCA C & WILLIAM P
462	5916 BIRCHBROOK DR	MINEHANE MICHELLE &
463	5916 BIRCHBROOK DR	EDMONDSON SHAINA N BLDG A UNIT 236
464	5916 BIRCHBROOK DR	MILLER CLAUDE VINCENT JR
465	5930 BIRCHBROOK DR	NUMAX PPTIES LLC
466	5924 BIRCHBROOK DR	JOHNSON JEFFREY UNIT 102
467	5930 BIRCHBROOK DR	VAUGHN LISLE & SHARON APT 104
468	5930 BIRCHBROOK DR	CLARKE NORMA RUTH UNIT 105 BLDG B
469	5924 BIRCHBROOK DR	PULLIAM ROBERT
470	5924 BIRCHBROOK DR	SCOTT GLENN
471	5924 BIRCHBROOK DR	GRIFFITH RICK
472	5924 BIRCHBROOK DR	KELTNER MELANIE J
473	5924 BIRCHBROOK DR	GILBERT SARA BLDG B UNIT 111
474	5930 BIRCHBROOK DR	CHRISTMAN MELISSA A UNIT 201
475	5924 BIRCHBROOK DR	NULPH WENDY D
476	5924 BIRCHBROOK DR	GRAHAM LOUISE M
477	5924 BIRCHBROOK DR	JACKSON RANDY K
478	5930 BIRCHBROOK DR	MARKHOFF STEVEN STE 1520
479	5924 BIRCHBROOK DR	WHITLATCH ALLAN
480	5924 BIRCHBROOK DR	NASUHUGLU JAMIE APT 207
481	5924 BIRCHBROOK DR	DUNLAP ELIJAH THOMAS & NANCY KAY FAMILY
482	5924 BIRCHBROOK DR	BEAL ROBERT &
483	5924 BIRCHBROOK DR	PEREZ ALBERTO
484	5930 BIRCHBROOK DR	LANE JIM
485	5930 BIRCHBROOK DR	REICHENSTEIN JAKE M & EMILY
486	5924 BIRCHBROOK DR	MAUPIN MATT APT 114
487	5930 BIRCHBROOK DR	WEISFELD RONALD A
488	5924 BIRCHBROOK DR	BANFIELD SANDRA & ESCALANTE MICHAEL A &
489	5930 BIRCHBROOK DR	BYRD JOYCE UNIT 117
490	5930 BIRCHBROOK DR	FLEMING WALTER LEE III
491	5930 BIRCHBROOK DR	CARLSON CARPENTER MAXINE BLDG C UNIT 119

Z134-112(RB)

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	5930 BIRCHBROOK DR	KRATUS ROBERT
493	5924 BIRCHBROOK DR	BRAGG JAMIE L
494	5924 BIRCHBROOK DR	KINCEL ALISON F APT 237
495	5924 BIRCHBROOK DR	FOREMAN MELISSA BLDG C UNIT 214
496	5924 BIRCHBROOK DR	SHIMPS ANTHONY
497	5930 BIRCHBROOK DR	LEACH KEN W
498	5930 BIRCHBROOK DR	BAIG MOHAMMAD AHMAD BLDG C UNIT 217
499	5930 BIRCHBROOK DR	MONAGHAN CAROLINA D
500	5930 BIRCHBROOK DR	RUSSELL ARGARTHA
501	5930 BIRCHBROOK DR	RIVERA ANTONIO

FILE NUMBER: Z134-130(RB)

DATE FILED: November 12, 2013

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

COUNCIL DISTRICT: 11

MAPSCO: 14 H

SIZE OF REQUEST: Approx. 11.0277 Acres

CENSUS TRACT: 136.74

APPLICANT/OWNER: Sabino/Renaissance Parc, LP

REPRESENTATIVE: Jonathan Wood

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

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

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

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

BACKGROUND:

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

Zoning History:

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

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

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with multiple structures

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

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

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

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

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

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

SABINO/RENAISSANCE PARC, LP

3701 Executive Center Drive, Suite 110

Austin, Texas 78731

Telephone (512) 494-5934

E-mail: sbrannon@ix.netcom.com

11 September 2013

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

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

Dear Ladies and/or Gentlemen:

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

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

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

3701 Executive Center Drive, Suite 110
Austin, Texas 78731

Sincerely,
SABINO /RENAISSANCE PARC, LP



SHAUN BRANNON
President

Z134-130

RECOMMENDED AMENDING CONDITIONS

ARTICLE 291.

PD 291.

SEC. 51P-291.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-291.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

SEC. 51P-291.104. CONCEPTUAL PLAN.

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

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

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

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

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

SEC. 51P-291.106. USES.

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

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

SEC. 51P-291.107. SETBACKS.

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

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

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

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

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

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

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

(a) Front yard.

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

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

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

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

SEC. 51P-291.108. HEIGHT.

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

SEC. 51P-291.108.1. STORIES.

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

SEC. 51P-291.109. LOT COVERAGE.

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

SEC. 51P-291.110. FLOOR AREA.

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

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

SEC. 51P-291.111 DENSITY.

Maximum dwelling unit density is 660 dwelling units.

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

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

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

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

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

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

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

SEC. 51P-291.113. ROAD IMPROVEMENTS.

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

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

SEC. 51P-291.114. SIGNS.

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

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

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

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

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

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

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

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

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

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

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

(4) Deep inset windows;

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

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

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

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

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

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

(1) benches,

(2) trash receptacles, and

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

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

SEC. 51P-____.116.

LANDSCAPING.

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

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

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

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

SEC. 51P-291.117 5. GENERAL REQUIREMENTS.

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

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

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

SEC. 51P-291.118 6. PAVING.

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

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

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

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

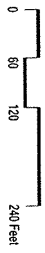
(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city. And you could move it to compliance w conditions?

SEC. 51P-291.118. ZONING MAP.

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

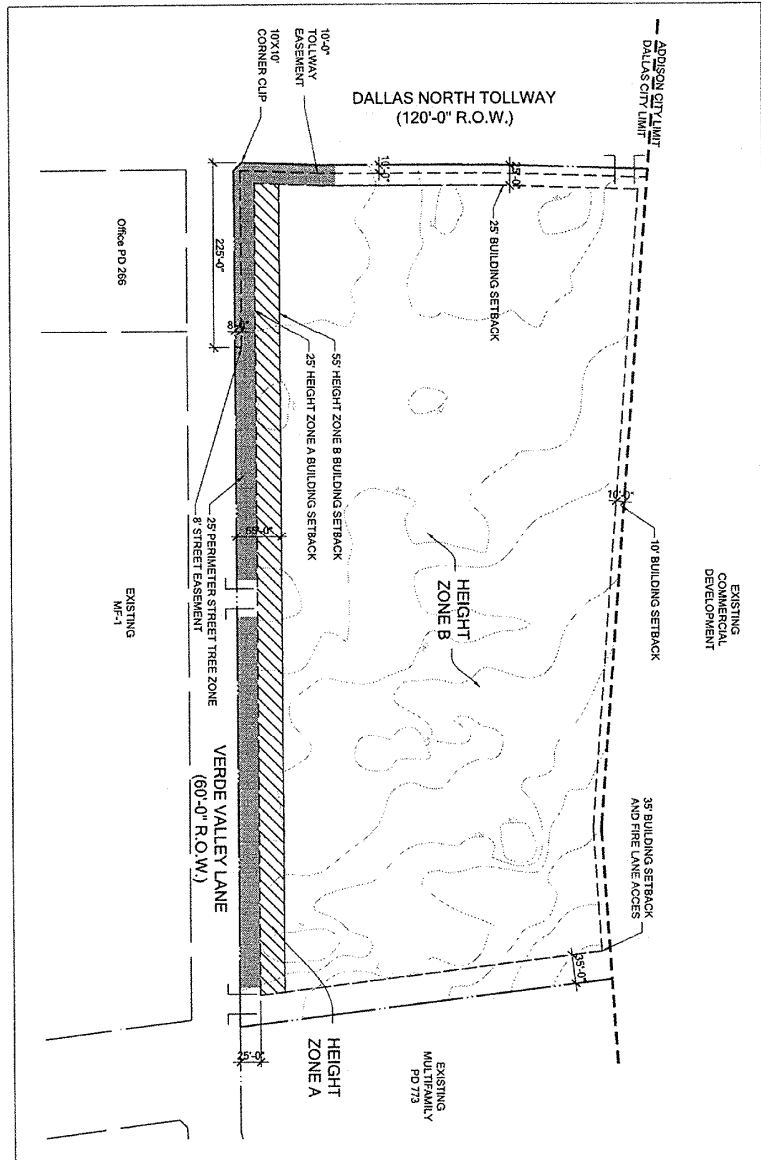


GFF Planning

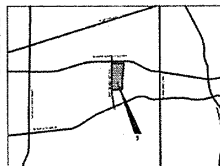


CONCEPTUAL PLAN

Case: Z134-130 (RB)



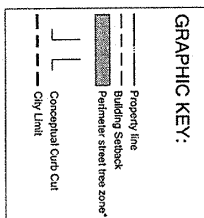
VICINITY MAP



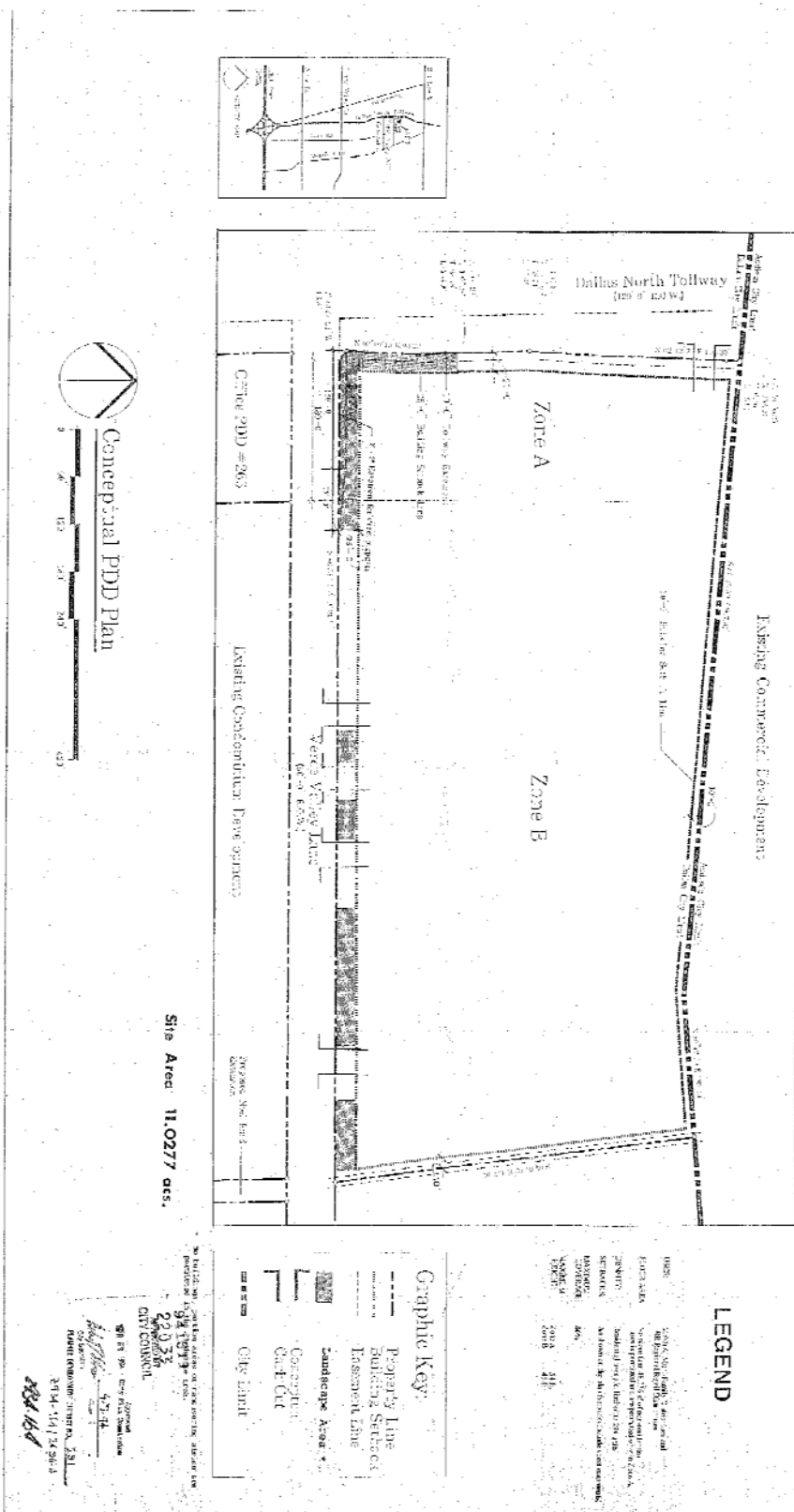
LEGEND

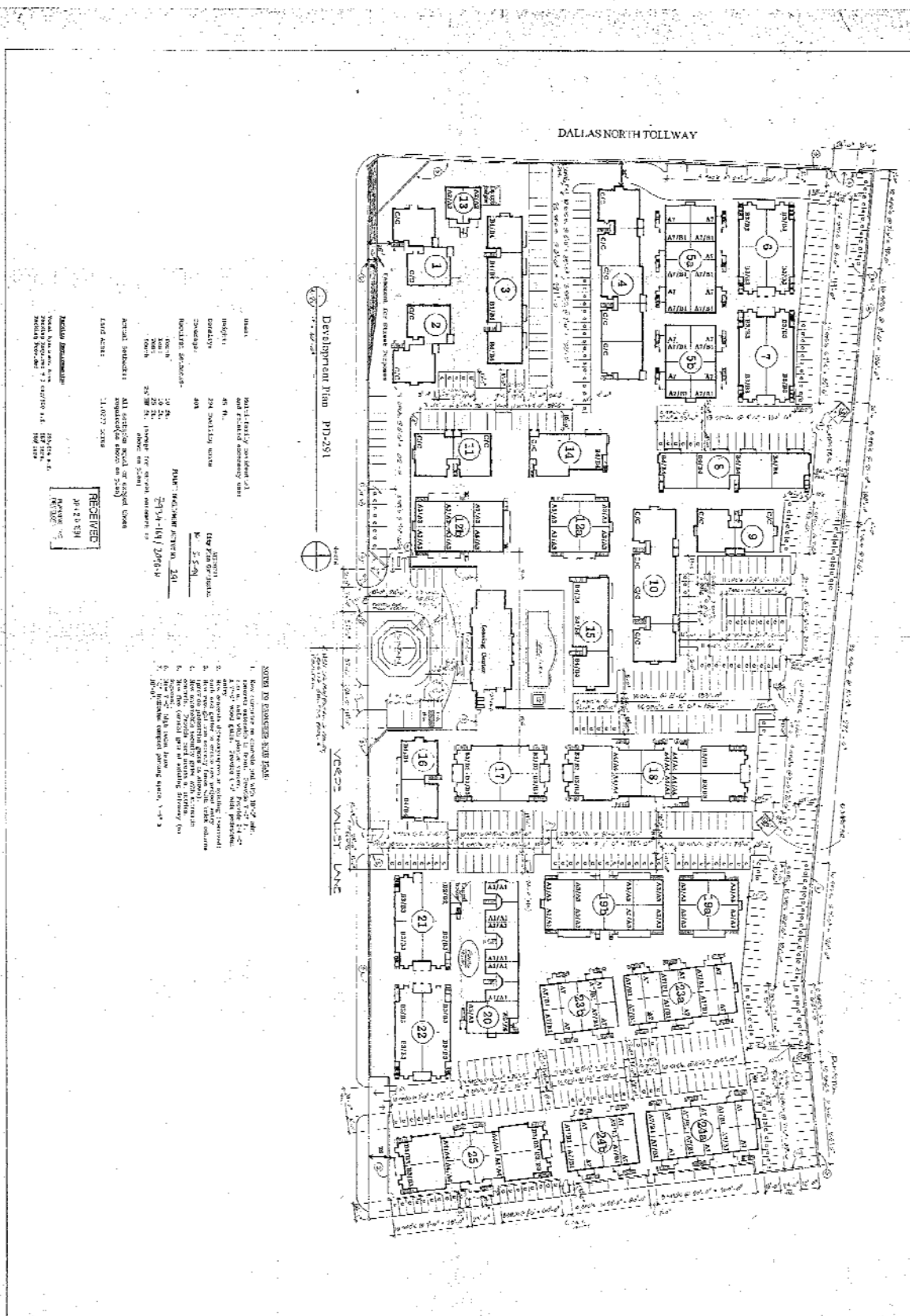
SITE AREA: 11.0277 acres
DENSITY: Maximum of 650 dwelling units.
MAXIMUM COVERAGE: 80%
MAXIMUM HEIGHT: Height Zone A - 45'
MAXIMUM STORES: Height Zone A - 3 stories
 Height Zone B - 5 stories
 No Maximum
FLOOR AREA: No Maximum

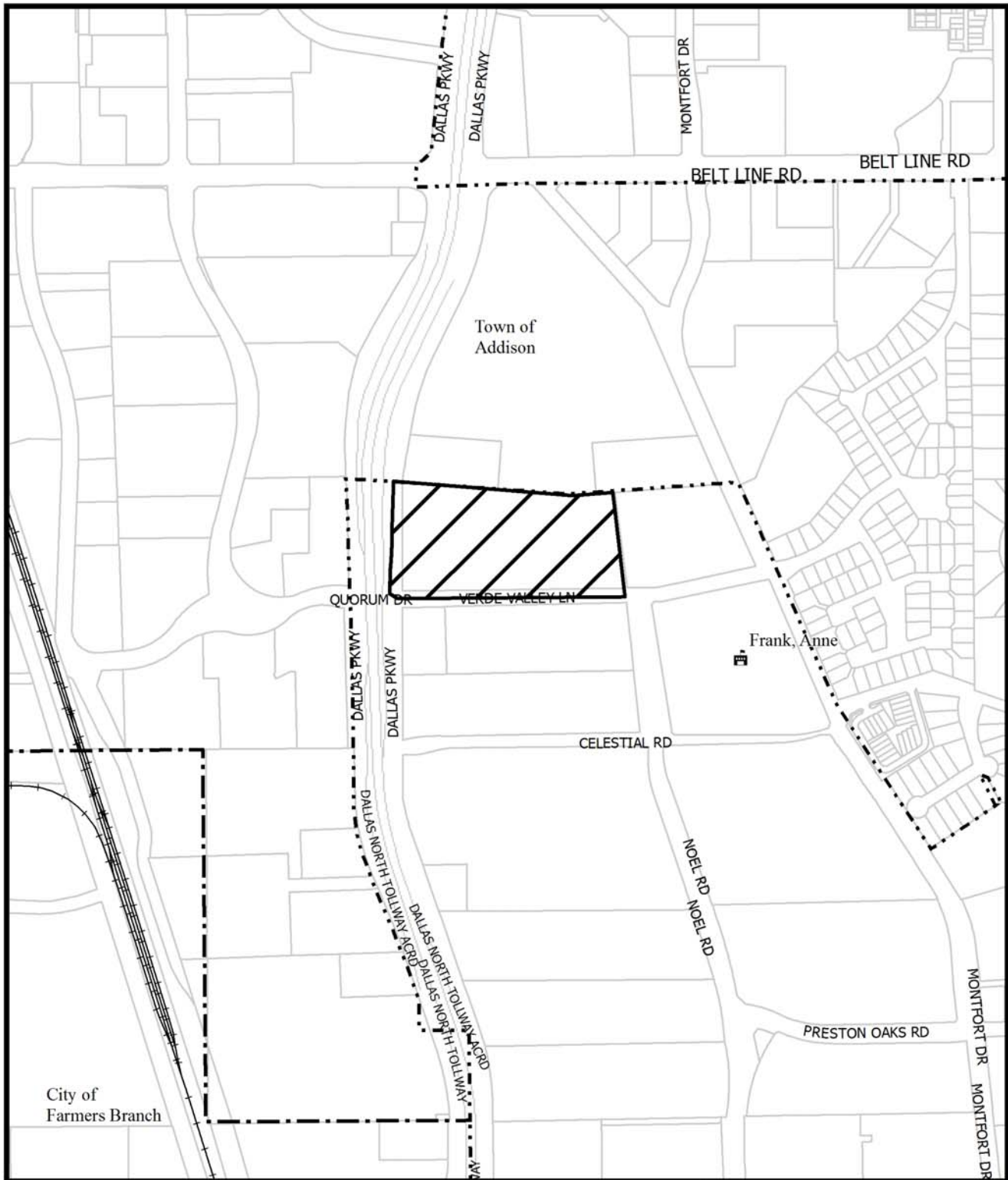
GRAPHIC KEY:



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





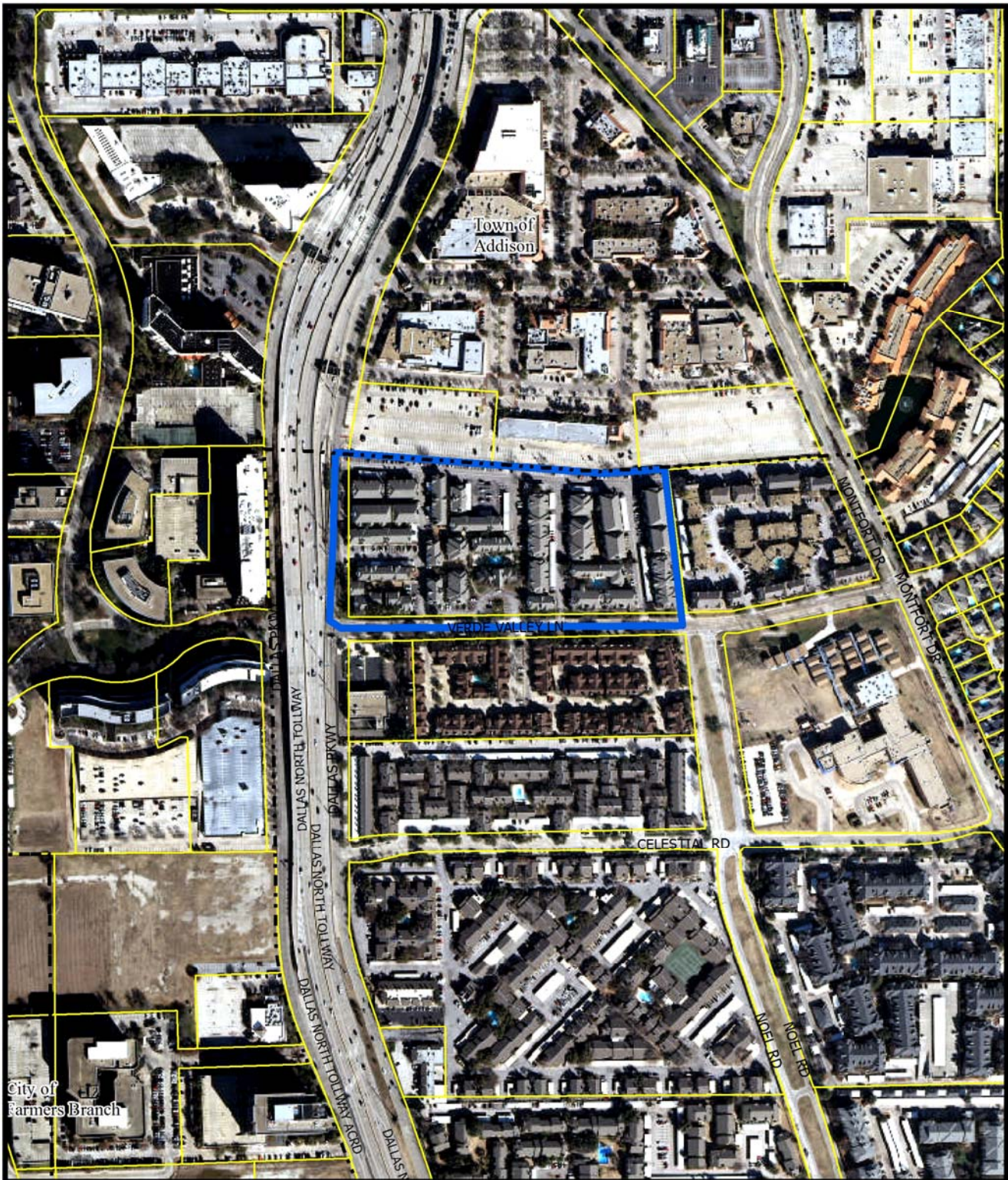


1:7,200

VICINITY MAP

Case no: **Z134-130**

Date: **12/23/2013**

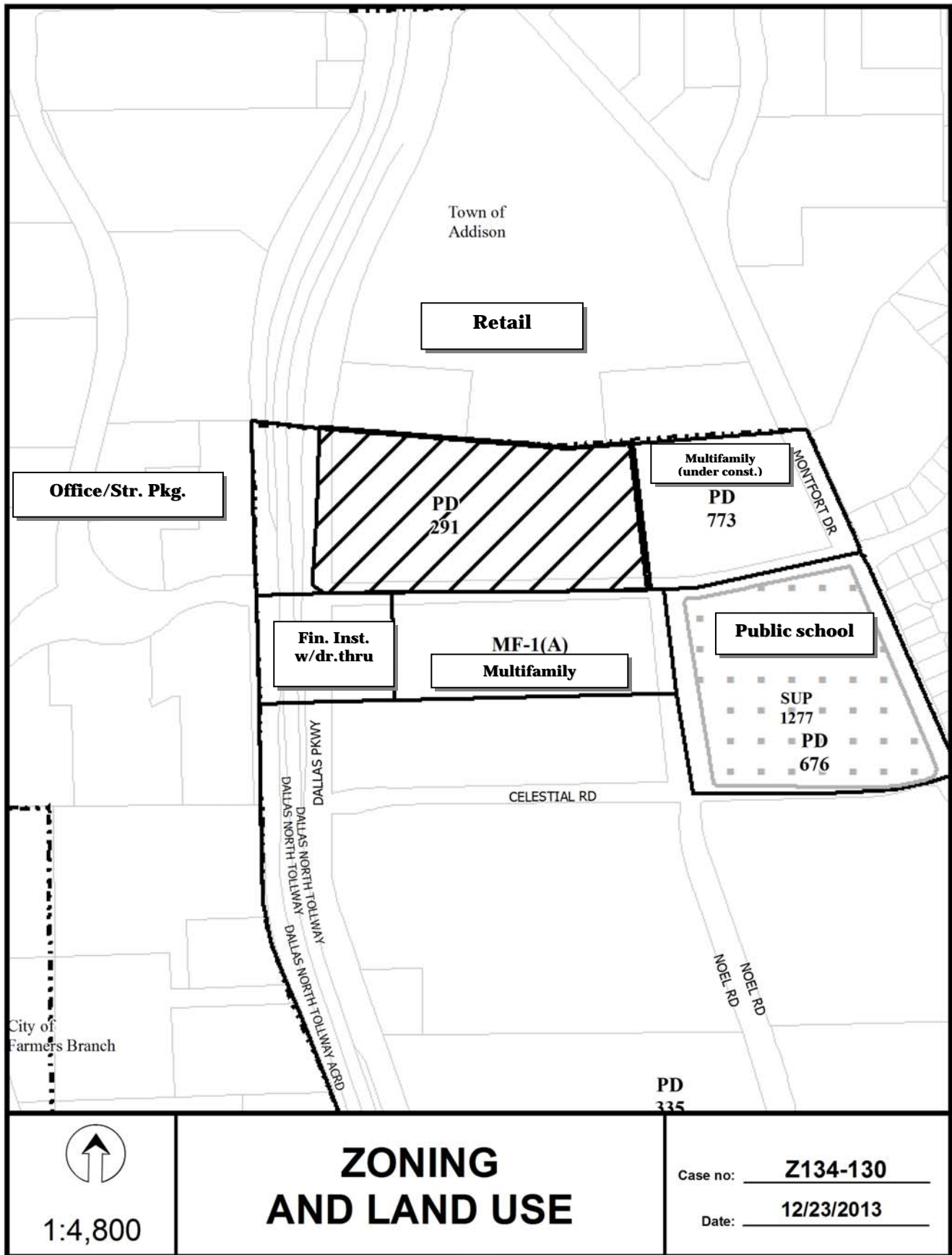


1:4,800

AERIAL MAP

Case no: **Z134-130**

Date: **12/23/2013**



The area of request is hatched [hatched box]. 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.

Town of Addison

10

11

9

8

2

2

1

4

VERDE VALLEY LN

6

13 - 147

5

7

CELESTIAL RD

DALLAS NORTH TOLLWAY

DALLAS PKWY

MONTFORT DR

MONTFORT DR

NOEL RD

NOEL RD

City of Farmers Branch

The number '0' indicates City of Dallas Ownership

 1:4,800	<h1>NOTIFICATION</h1>		Case no: <u> Z134-130 </u>
	<div>500'</div> <div>147</div>	AREA OF NOTIFICATION NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 12/23/2013 </u>

12/20/2013

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

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

Z134-130(RB)

12/20/2013

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

Z134-130(RB)

12/20/2013

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

Z134-130(RB)

12/20/2013

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

Z134-130(RB)

12/20/2013

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

Planner: Warren F. Ellis

FILE NUMBER:	Z123-359 (WE)	DATE FILED:	August 19, 2013
LOCATION:	North side of Ann Arbor Avenue, east of South Marsalis Avenue		
COUNCIL DISTRICT:	4	MAPSCO:	65-E
SIZE OF REQUEST:	Approx. 0.2619 acres	CENSUS TRACT:	59.01

APPLICANT:	Ann Arbor Retail Corp.
OWNER:	Hoang Chau & Tu Huynh
REPRESENTATIVE:	Hisham Awadelkariem
REQUEST:	An application for the renewal of Specific Use Permit No. 1931 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.
SUMMARY:	The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store [Sam's Grocery Store].
STAFF RECOMMENDATION:	<u>Approval</u> for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to 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 additional alcohol use within the general merchandise or food store does not affect the land use compatibility with surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The alcohol use has not deterred or enhanced adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – This use has not been a detriment to the public health, safety or general welfare of the community. This SUP has conditions that are associated with the use. An SUP could be revoked, have a reduced time period or not be renewed if it is found that the use is a detriment to the public health, safety or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all zoning regulations and standards. The Dallas Police has determined that the request site is in compliance with Chapter 12B, a certificate of registration required for each physically separate convenience store.

BACKGROUND INFORMATION:

- In January 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for a two year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Local	60 ft.	60 ft.

Land Use:

Zoning	Land Use
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Site	CR-D-1 w/SUP 1931	General Merchandise store
North	R-7.5(A)	Single Family
South	CR	Retail & personal service
East	CR-D	Car Wash
West	RR-D	C-store

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 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.

STAFF ANALYSIS:

Land Use Compatibility:

The surrounding land uses consist of a car wash, a general merchandise or food store 3,500 square feet or less and single family uses. South of the request site, across Ann Arbor Avenue, is developed with a retail development. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Dry Liquor Control Overlay.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police Department has determined that the request site meets the standards in Chapter 12B.

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

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office




Landscaping: There are no changes to the site. So, no additional landscaping is required.

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 18 spaces with 18 spaces being provided per the attached site plan. The remaining parking spaces are designated for other retail and personal service uses. There are no changes to the site and the parking is being provided the same as when the SUP was initially approved.





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

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 offences prior to the SUP and any offences applicant received after receiving the SUP in 2012.

Offences prior to a Specific Use Permit – January 12, 2009 to January 11, 2012

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Prope								
Virtual Viewer - Public Access								
  								
Search Records - Offense								Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area
0027366...	01/28/2010	MATTHEWS, BRIAN, K.	TRAFFIC MOTOR ...	00717		ANNARB...	751	4302
0053531...	03/03/2011	MASTERS, CHARLES	TRAFFIC MOTOR ...	00717		ANNARB...	751	4302
0093204...	04/13/2011	NEAL, LAVORIS	FOUND PROPERTY	00717		ANNARB...	751	4302
0139150...	05/14/2009	THOMAS, FATRA	THEFT	00717		ANNARB...	751	4302
0143473...	05/24/2010	*SAM'S FOOD MARKET	BURGLARY	00717		ANNARB...	751	4302
0165033...	06/05/2009	*GODS GOSPEL TEMPLE...	THEFT	00717		ANNARB...	751	4302
0182178...	07/08/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	00717		ANNARB...	751	4302
0183040...	07/12/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	00717		ANNARB...	751	4302
0184896...	06/25/2009	*SAMS FOOD MART	THEFT	00717		ANNARB...	751	4302

Offences received after Specific Use Permit – January 12, 2012 to March 5, 2014

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Prope								
Virtual Viewer - Public Access								
  								
Search Records - Offense								Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area
001748...	01/21/2012	*SAMS	FORGERY & COUNT...	00717		ANNARB...	751	4302
002150...	01/26/2014	JOHNSON, BOBBY	OTHER OFFENSES	00717		ANNARB...	751	4302
006164...	03/14/2012	HUSSEIN, ADBEL	ASSAULT	00717		ANNARB...	751	4302
006673...	03/19/2012	POLK, BEVERLY	TRAFFIC MOTOR VE...	00717		ANNARB...	751	4302
009962...	04/23/2012	*SAM GROCERY STORE	THEFT	00717		ANNARB...	751	4302
024439...	09/30/2012	JOHNSOHN, MONA	AUTO THEFT-UUMV	00717		ANNARB...	751	4302
024649...	10/03/2012	FOWLER, KENDREON	AUTO THEFT-UUMV	00717		ANNARB...	751	4302

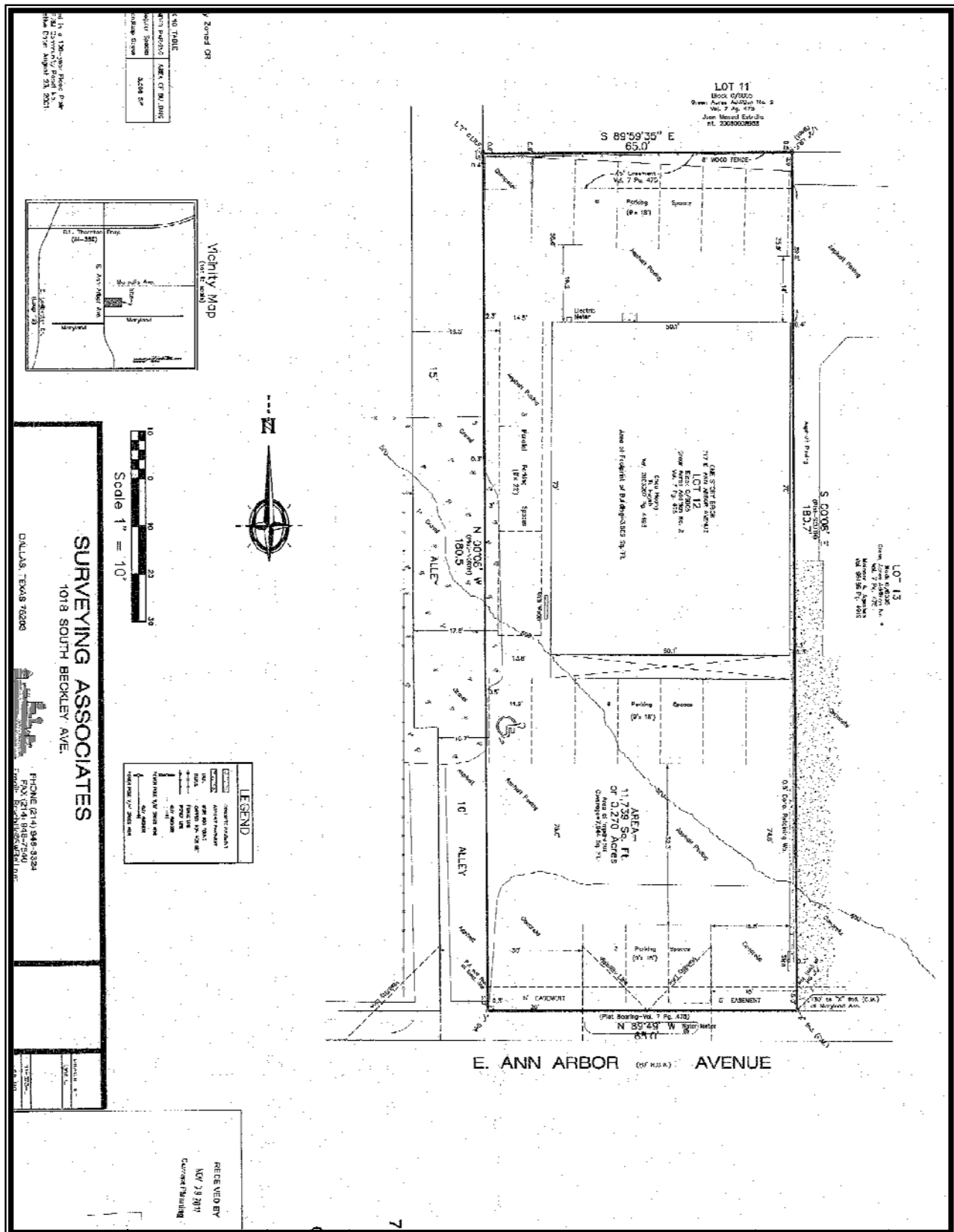
<p>LIST OF OFFICERS Ann Arbor Retail Corp</p>
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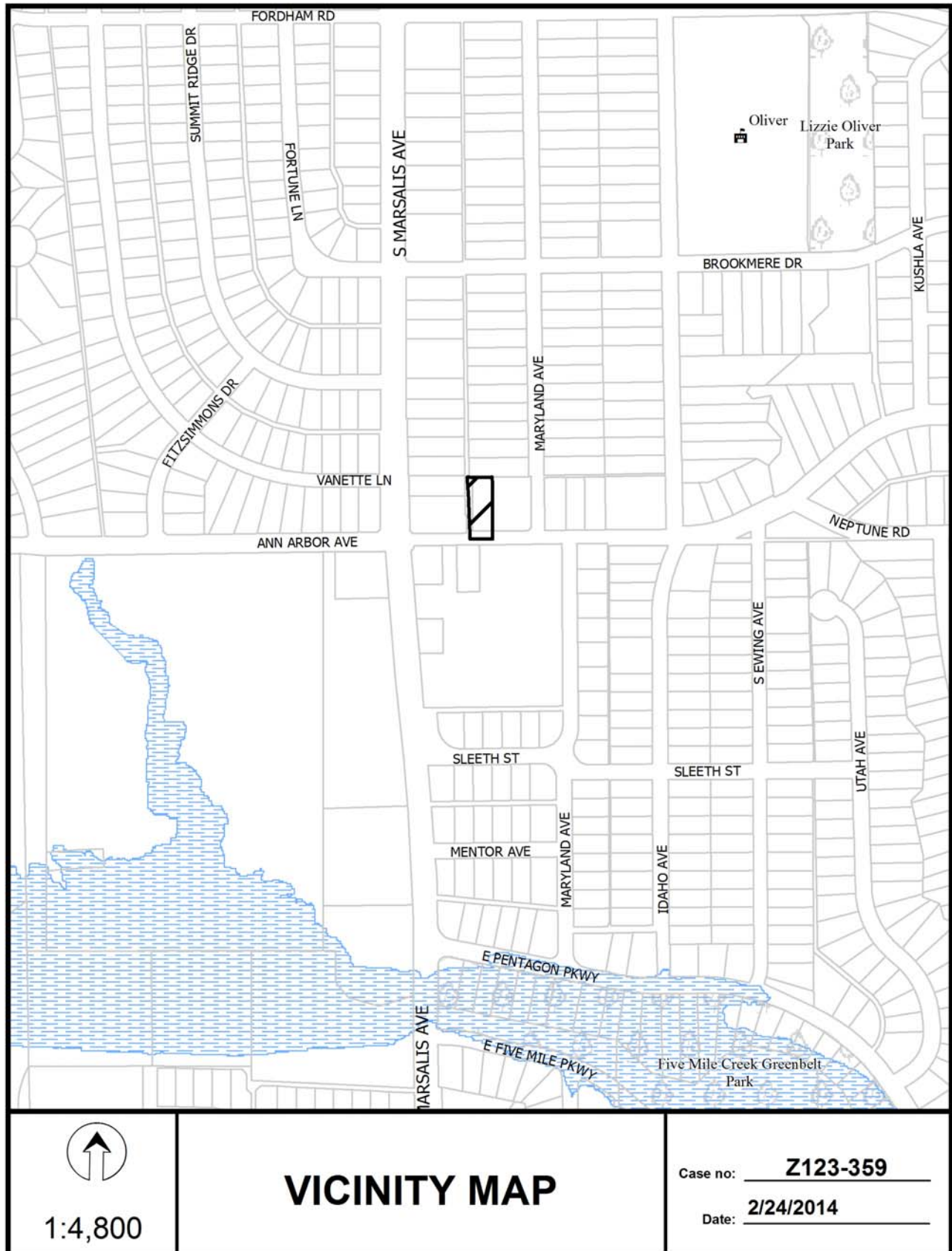
- Karim P. Rashid Member
- Rehan S. Merchant Member

PROPOSED SUP CONDITIONS

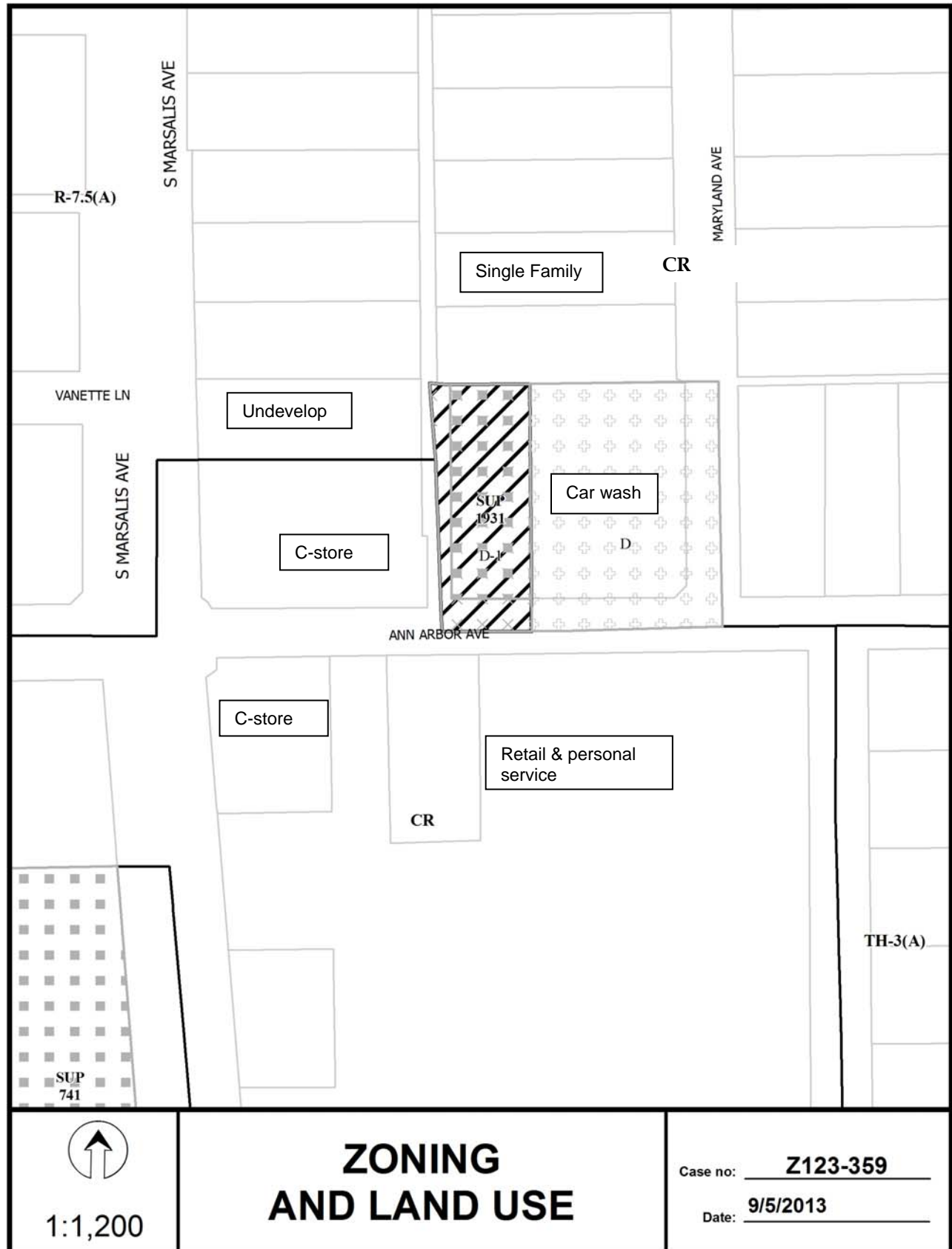
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~[January 11, 2014]~~, (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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

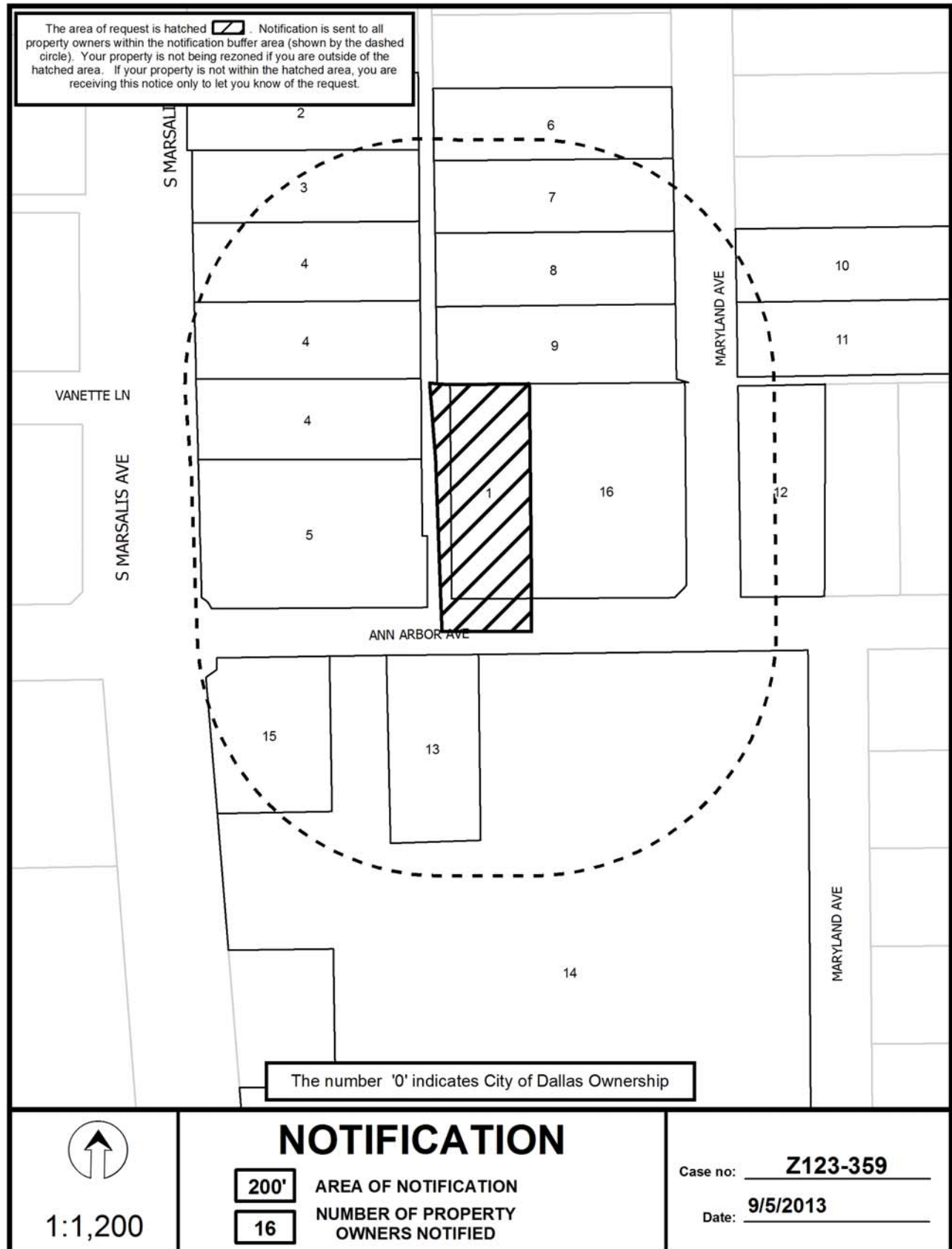
APPROVED SITE PLAN











Notification List of Property Owners

Z123-359

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	717 ANN ARBOR AVE	HOANG CHAU & TU HUYNH
2	4304 MARSALIS AVE	HAWKINS PATRICIA JO ANN
3	4310 MARSALIS AVE	HAWKINS PATRICIA DEAL
4	4314 MARSALIS AVE	HAWKINS PATRICIA
5	4328 MARSALIS AVE	GHIMIRE SUNITA S
6	4237 MARYLAND AVE	HOLCOMB IRMA GONZALEZ
7	4241 MARYLAND AVE	PALACIOS HERMAN
8	4247 MARYLAND AVE	CTMC GROUP LLC
9	4251 MARYLAND AVE	ESTRELLA JUAN MANUEL
10	4246 MARYLAND AVE	MAYAGALLEGOS ANGEL & OFELIA VILLA DEMAYA
11	4250 MARYLAND AVE	GREATER ANN ARBOR BAPTIST CHURCH
12	803 ANN ARBOR AVE	RAMIREZ ALFONSO
13	710 ANN ARBOR AVE	HERRON ALFRED STE 103
14	4404 MARSALIS AVE	GALLOWAY HERRON REALTORS INC
15	4404 MARSALIS AVE	JEFFERS J C
16	727 ANN ARBOR AVE	AGESHEN MALCOLM A

Planner: Warren F. Ellis**FILE NUMBER:** Z134-159(WE) **DATE FILED:** February 10, 2012**LOCATION:** South of Great Trinity Forest Way (Loop 12), east of Oklaumon Drive**COUNCIL DISTRICT:** 8 **MAPSCO:** 58-Y**SIZE OF REQUEST:** Approx. 20,908.8 sq. ft. **CENSUS TRACT:** 116.01

APPLICANT / OWNER: Soon Young Kang**REPRESENTATIVE:** Chick Kang**REQUEST:** An application for the renewal of Specific Use Permit No. 1966 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 Regional Retail District with a D-1 Liquor Control Overlay.**SUMMARY:** The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store.**STAFF RECOMMENDATION:** Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to 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 additional alcohol use within the general merchandise or food store does not affect the compatibility with surrounding uses from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use has had neither a positive nor negative contribution to the welfare of adjacent properties. The SUP has conditions that associated with the use to mitigate any potential negative impacts. An SUP could be revoked, 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* – This use has not been found to be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. The Dallas Police has determined that the request site is in compliance with Chapter 12B, a certificate of registration required for each physically separate convenience store.

BACKGROUND INFORMATION:

- In June 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for a two year period.

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

1. Z101-155 On April 27, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay. (not shown on map)
2. Z101-202 On June 8, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.

3. Z101-361 On December 14, 2011, the City Council approved a Specific Use Permit for sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Subdistrict 5 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

4. Z112-188 On June 27, 2012, the City Council approved Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Great Trinity Forest Way (Loop 12)	Local	Variable width lane	Variable width lane
Oklaumon Drive	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	RR-D-1	General Merchandise store
North	RR-D-1	General Merchandise store, restaurant
South	R-7.5(A)	Single Family
East	RR-D-1	Restaurant, Service Station & general Merchandise store
West	RR-D-1	Vacant

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being on a Multi-modal Corridor.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer

dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 20,908.8 square foot site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is located within an existing retail shopping center. The applicant proposes to continue selling alcohol for off-premise consumption in the existing convenience store.

The surrounding land uses consist of retail and general merchandise stores. There is single family development that is located east of the request site. The adjacent uses consist primarily of retail and general merchandise stores.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with Chapter 12B.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

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>					
RR-D-1 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: No changes to the site are proposed. Therefore, no additional landscaping is required.

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 applicant will provide the required 15 spaces on site with the remaining parking spaces being designated for other retail and personal service uses. Again, this is the same parking configuration that was approved on the initial site plan.

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

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 offences prior to the SUP and any offences applicant received after receiving the SUP in 2012.

Offences prior to a Specific Use Permit – June 27, 2009 to June 27, 2012

<div>  DALLAS POLICE DEPARTMENT <div> UCR Codes Year Codes Properties </div> </div>								
Virtual Viewer – Public Access								
  								
Search Records - Offense								Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area
000307...	01/04/2010	*SUPER MERCADO HU...	ROBBERY	07932	S	LO...	354	4530
002565...	01/31/2012	*HUNT'S; FOOD STORE	THEFT	07932		LO...	354	4530
003613...	02/11/2011	*CHUCK'S PIZZA	THEFT	07932	S	LO...	354	4530
004715...	02/24/2011	*HUNT'S GROCERY	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530
004796...	02/27/2012	BURRELL, VIVIAN	TRAFFIC MOTOR VEHICLE	07932		LO...	354	4530
007388...	03/17/2010	KING, DONALD	ASSAULT	07932	S	LO...	354	4530
008037...	04/04/2012	CUTSHALL, ROBERT	OTHER OFFENSES	07932	S	LO...	354	4530
008411...	04/04/2011	BABALOLA, TAJUDEEN	THEFT	07932	S	LO...	354	4530
008748...	04/12/2012	*PINK STAR BEAUTY S...	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530
010040...	04/12/2010	WILLIAMS, CHAVOUS	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530
010249...	04/13/2010	PATTERSON,SHAVONNA	ASSAULT	07932	S	LO...	354	4530
012824...	05/25/2012	SMITH,DONALD	ACCIDENTAL INJURY - PUB...	07932	S	LO...	354	4530
012890...	05/09/2010	ADEL,AHMED	AUTO THEFT-UUMV	07932	S	LO...	354	4530
013382...	05/24/2011	*SUPER MERCADO HU...	THEFT	07932	S	LO...	354	4530
014399...	05/24/2010	GOMEZ, YOLANDA	ROBBERY	07932	S	LO...	354	4530
015442...	06/23/2012	CHAMBERS,CONNIE	ROBBERY	07932	S	LO...	354	4530
017733...	07/06/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	07932	S	LO...	354	4530
018085...	06/27/2010	*HUNT'S FOOD STORE	BURGLARY	07932	S	LO...	354	4530
018303...	07/12/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	07932	S	LO...	354	4530
018349...	06/29/2010	*CHUCK'S PIZZA	THEFT	07932	S	LO...	354	4530
019042...	06/30/2009	LUSK, MASSELYN	THEFT	07932	S	LO...	354	4530
019123...	07/20/2011	HERNANDEZ, JAVIER	AUTO THEFT-UUMV	07932	S	LO...	354	4530
019212...	07/02/2009	*HUNTS FOOD	THEFT	07932	S	LO...	354	4530
020337...	07/17/2010	*ONE HOUR QUALITY C...	THEFT	07932	S	LO...	354	4530
021764...	08/03/2010	*MOTION PICTURE ASS...	FORGERY & COUNTERFEITI...	07932	S	LO...	354	4530
021765...	08/03/2010	*RECORDING INDUSTR...	FORGERY & COUNTERFEITI...	07932	S	LO...	354	4530
022795...	08/27/2011	MILLS, MAE	THEFT	07932	S	LO...	354	4530
022970...	08/04/2009	*HUNT'S FOOD STORE	THEFT	07932	S	LO...	354	4530
023145...	08/17/2010	KEMP, TOMMY	TRAFFIC MOTOR VEHICLE	07932	S	LO...	354	4530
024589...	08/18/2009	MOHSSEN,ADEL	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530

Cont.

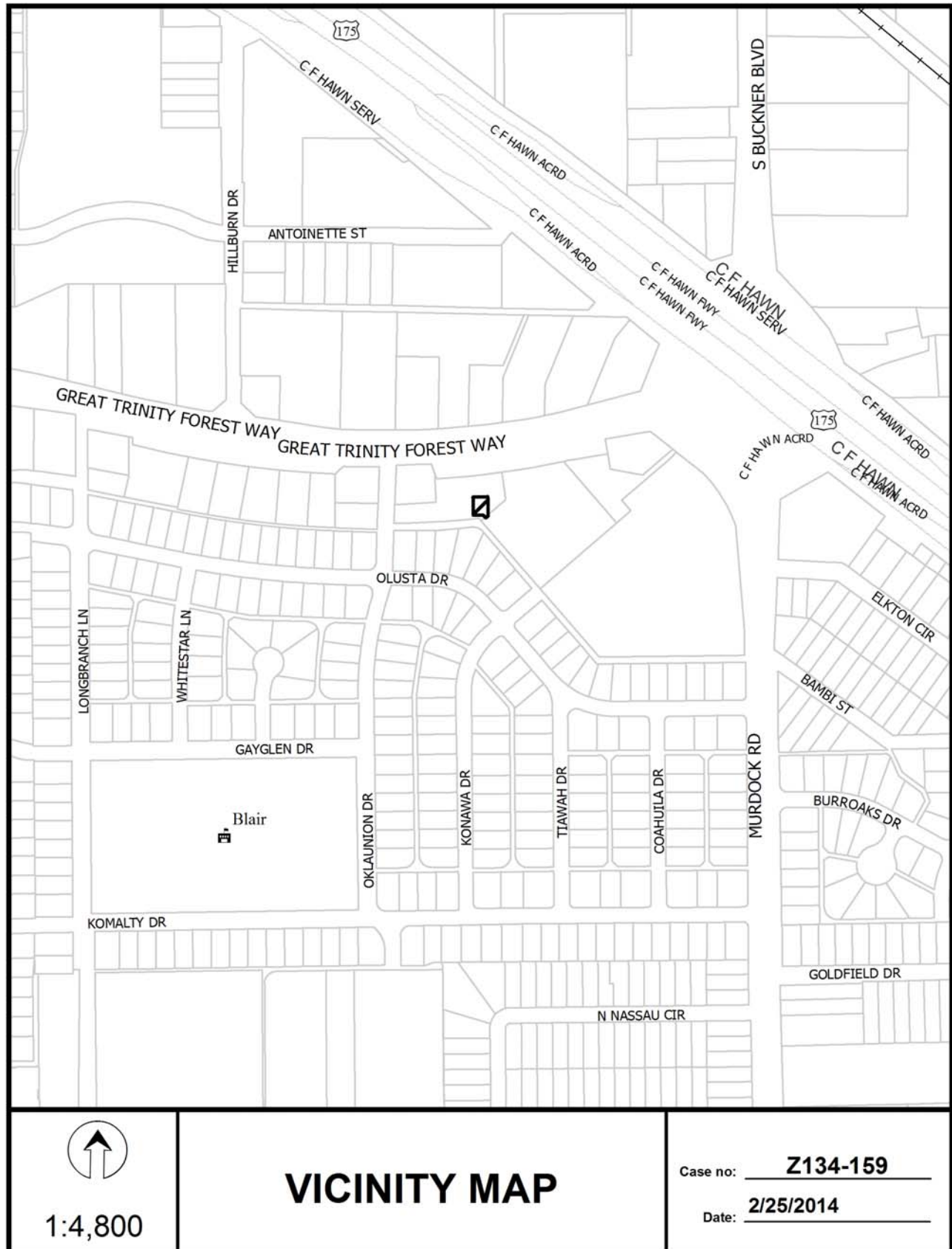
 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Properties								
Virtual Viewer - Public Access								
  								
Search Records - Offense								Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Stree	Beat	Reporting Area
024675...	08/19/2009	*ABE'S STORE	THEFT	07932	S	LO...	354	4530
025868...	09/29/2011	YAP,LORNA	OTHER OFFENSES	07932	S	LO...	354	4530
025936...	09/24/2011	*HUNTS GROCERY	THEFT	07932	S	LO...	354	4530
027001...	09/27/2010	*METRO PCS	ROBBERY	07932	S	LO...	354	4530
028440...	10/12/2010	*HUNT GROCERY STORE	THEFT	07932	S	LO...	354	4530
029017...	10/16/2010	*HUNTS FOOD STORE	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530
029801...	10/27/2010	*HUNT'S FOOD STORE	BURGLARY	07932	S	LO...	354	4530
030061...	11/14/2011	*HUNT'S FOOD STORE	THEFT	07932	S	LO...	354	4530
030421...	11/02/2010	NULL,TRACY	TRAFFIC MOTOR VEHICLE	07932	S	LO...	354	4530
030522...	11/03/2010	BATREZ,VUILLERMINA	THEFT	07932	S	LO...	354	4530
030565...	10/13/2009	*CHUCK'S PIZZA	BURGLARY	07932	S	LO...	354	4530
032271...	10/27/2009	SMITH, LUVENIA, P	THEFT	07932	S	LO...	354	4530
034266...	11/18/2009	BURNS,ANGELA,	CRIMINAL MISCHIEF/VAND...	07932	S	LO...	354	4530
034963...	10/08/2009	SIMON,CARL	OTHER OFFENSES	07932	S	LO...	354	4530
037671...	12/23/2009	HILL,CYNTHIA	TRAFFIC MOTOR VEHICLE	07932	S	LO...	354	4530

Offences received after Specific Use Permit – June 28, 2012 to March 5, 2014

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Properties								
Virtual Viewer - Public Access								
  								
Search Records - Offense								Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Stree	Beat	Reporting Area
0021992...	01/27/2013	HART,ANGELA	ROBBERY	07932	S	LOO...	354	4530
0043816...	02/22/2014	COOK, ALEXANDRA	CRIMINAL MISCHIEF/V...	07932		LOO...	354	4530
0109322...	05/03/2013	HODGE,WILLY,	AUTO THEFT-UUMV	07932	S	LOO...	354	4530
0172592...	07/13/2012	*METRO WEBB COMPANY	THEFT	07932		LOO...	354	4530
0180491...	07/21/2012	*PINK STAR BEAUTY SU...	THEFT	07932	S	LOO...	354	4530
0184673...	07/26/2012	CAMANCHO,ABRAHAM	ASSAULT	07932		LOO...	354	4530
0251543...	10/09/2012	*HUNT'S SUPERMARKET	BURGLARY	07932		LOO...	354	4530
0285822...	11/07/2013	@CITY OF DALLAS	FOUND PROPERTY	07932		LOO...	354	4530
0298897...	11/23/2013	*PINK STAR BEAUTY	BURGLARY	07932		LOO...	354	4530
0313433...	12/12/2013	*HUNTS FOOD STORE	CRIMINAL MISCHIEF/V...	07932	S	LOO...	354	4530

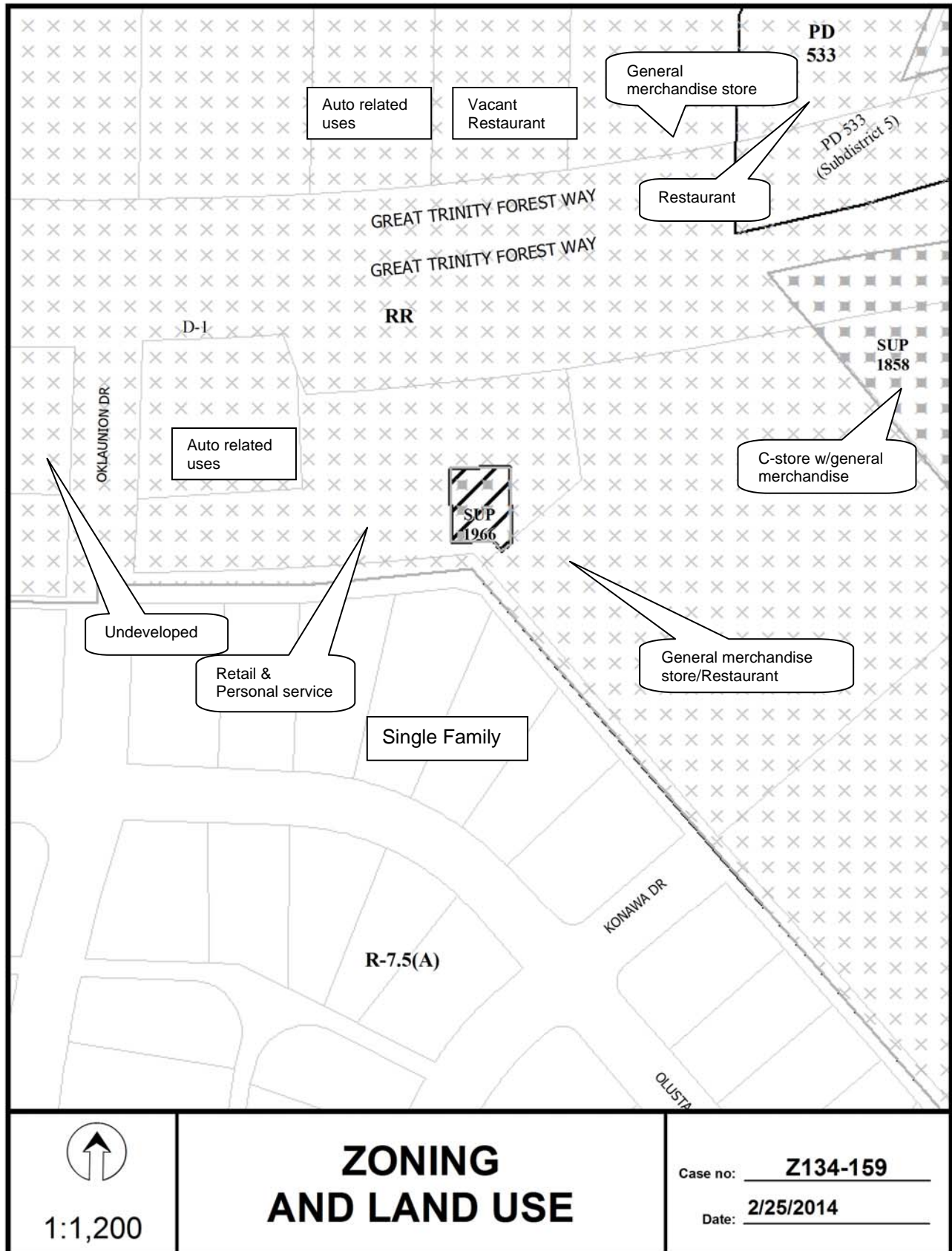
PROPOSED SUP CONDITIONS

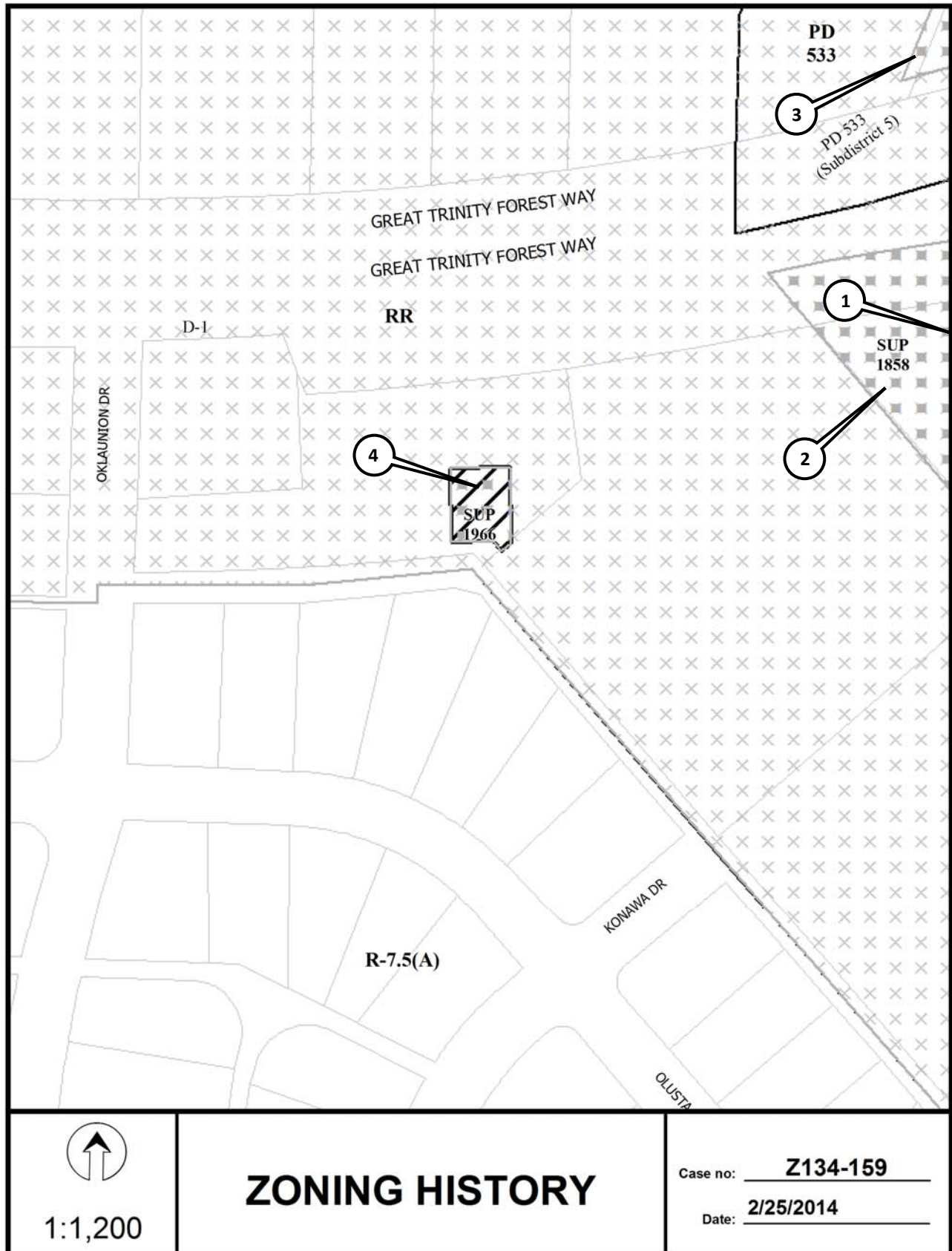
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~June 27, 2014~~], (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. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

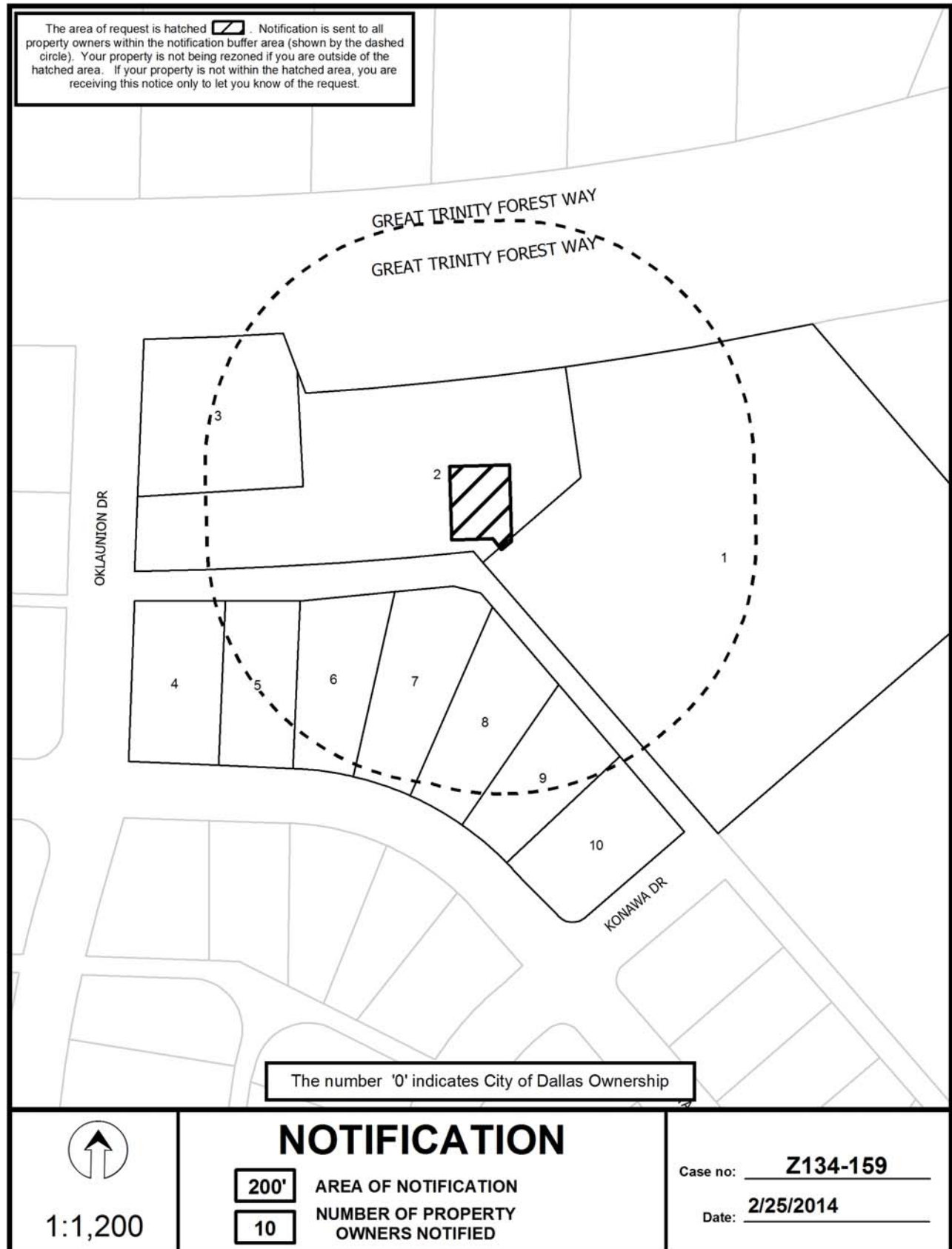


Z134-159WE)









Notification List of Property Owners

Z134-159

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
2	7932 GREAT TRINITY FOREST WAY	KANG CHUCK
3	7900 GREAT TRINITY FOREST WAY	ALABED NAIM &
4	7905 OLUSTA DR	MERCADO MARCELINO
5	7909 OLUSTA DR	RAMIREZ ALFREDO
6	7915 OLUSTA DR	MEDINA LUIS
7	7919 OLUSTA DR	LIEF PETERSON ENTERPRISES LLC
8	7923 OLUSTA DR	FELICIANO LIRA
9	7927 OLUSTA DR	COZBY SAMMY J & HARRIET MAE
10	7933 OLUSTA DR	NINO JOSE JESUS & VICTORIA

Planner: Warren F. Ellis**FILE NUMBER:** Z134-161(WE) **DATE FILED:** January 30, 2014**LOCATION:** North side of Park Lane, west of Preston Road**COUNCIL DISTRICT:** 13 **MAPSCO:** 15-Y**SIZE OF REQUEST:** Approx. 32,438.16 sq. ft. **CENSUS TRACT:** 206

APPLICANT / OWNER: Alan B. and Lee Ann White**REPRESENTATIVE:** Tommy Mann and Laura Hoffman, Winstead PC**REQUEST:** An application for a Planned Development District for R-1ac(A) Single Family District uses on property zoned an R-1ac(A) Single Family District.**SUMMARY:** The purpose of this request is to permit the applicant to decrease the lot size requirement to 30,000 square feet so that the two lots can be replatted into one larger lot. The two lots are currently zoned R-1ac(A). The total area of the two lots combined is less than 1 acre, the required lot size of the existing zoning. Therefore, the only way these two lots can be combined via replat is to rezone. All other regulations for the R-1ac(A) District will be maintained.**STAFF RECOMMENDATION:** Approval, subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Reducing the lot size to 30,000 square feet on the subject site will actually decrease the density because both lots will have to be combined into one lot. Lot sizes range between 15,438 and 42,828 square feet, which means they are nonconforming to the current zoning on the property. Combining these two lots to have an area consistent with other lots in the block will have no negative performance impacts on surrounding property.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request to decrease the potential number of dwelling units will have no 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 and is in compliance with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – Even though the applicant is combining two lots, the combined lots will continue to create a nonconformity of the lot size in the R-1ac(A) Single Family District. Staff has reviewed various options to resolve the applicant's request; but, the only viable option is to create a Planned Development District.

BACKGROUND INFORMATION:

- In 1989, prior to the Chapter 51A Development Code transitions, the single family development was zoned for an R-1ac Single Family District. However, the plat maps reveal that the average lot sizes within the block are between 15,438 and 42,828 square feet; thus making the single family dwellings nonconforming.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Park Lane	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed decrease will have no impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-1ac(A)	Undeveloped, Single Family
North	R-1ac(A)	Single Family
South	R-1ac(A)	Single Family
East	R-1ac(A)	Single Family
West	R-1ac(A)	Single Family

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

Combining the two lots into one to allow for the construction of an attached garage on the existing single family home will create a lot size below the required 1 acre size. However, the lot sizes are consistent with the adjacent properties.

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.

STAFF ANALYSIS:

Land Use Compatibility: The 32,438.16-square-foot site is developed with a single family dwelling on a portion of the site and the remaining site is undeveloped. The request site is located within a single family development. The single family uses that are on the same block as the request site do not meeting the minimum lot size of an R-1ac(A) Single Family District and are therefore a nonconforming use.

Staff has discussed various options with the representative and the only viable solution was to create a Planned Development District. Combining the two lots would decrease the level of nonconformity; however, the plat regulations require conformity with the zoning regulations. The Board of Adjustment cannot vary the lot size requirement and the Building Official has determined that the property is not a building site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-1ac(A) - Existing Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family
PDD - Proposed Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family

PROPOSED PDD CONDITIONS

ARTICLE

PD

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

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

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

PD _____ is established on property on the north side of Park Lane, west of Preston Road. The size of PD _____ is approximately 32,438.16 square feet of land.

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

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- _____.104. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule and landscape plan do not apply.

SEC. 51P- _____.105. MAIN USES PERMITTED.

The uses permitted in this district are the same as those uses permitted in the R-1ac(A) Single Family District, subject to the same conditions applicable in the R-1ac(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-1ac(A) Single Family 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 R-1ac(A) Single Family District is subject to DIR in this planned development district; etc.

SEC. 51P-____.106.

ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory helistop
- Accessory medical/infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside sales
- Accessory pathological waste incinerator

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private)

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided below, the yard, lot, and space regulations contained in Section 51A-4.112(4), "R-1ac(A) Single Family District," apply to this planned development district.

(b) Lot size. The minimum lot size is 30,000 square feet.

SEC. 51P-____.109.

OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

SEC. 51P-____.110.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111.

ADDITIONAL PROVISIONS.

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

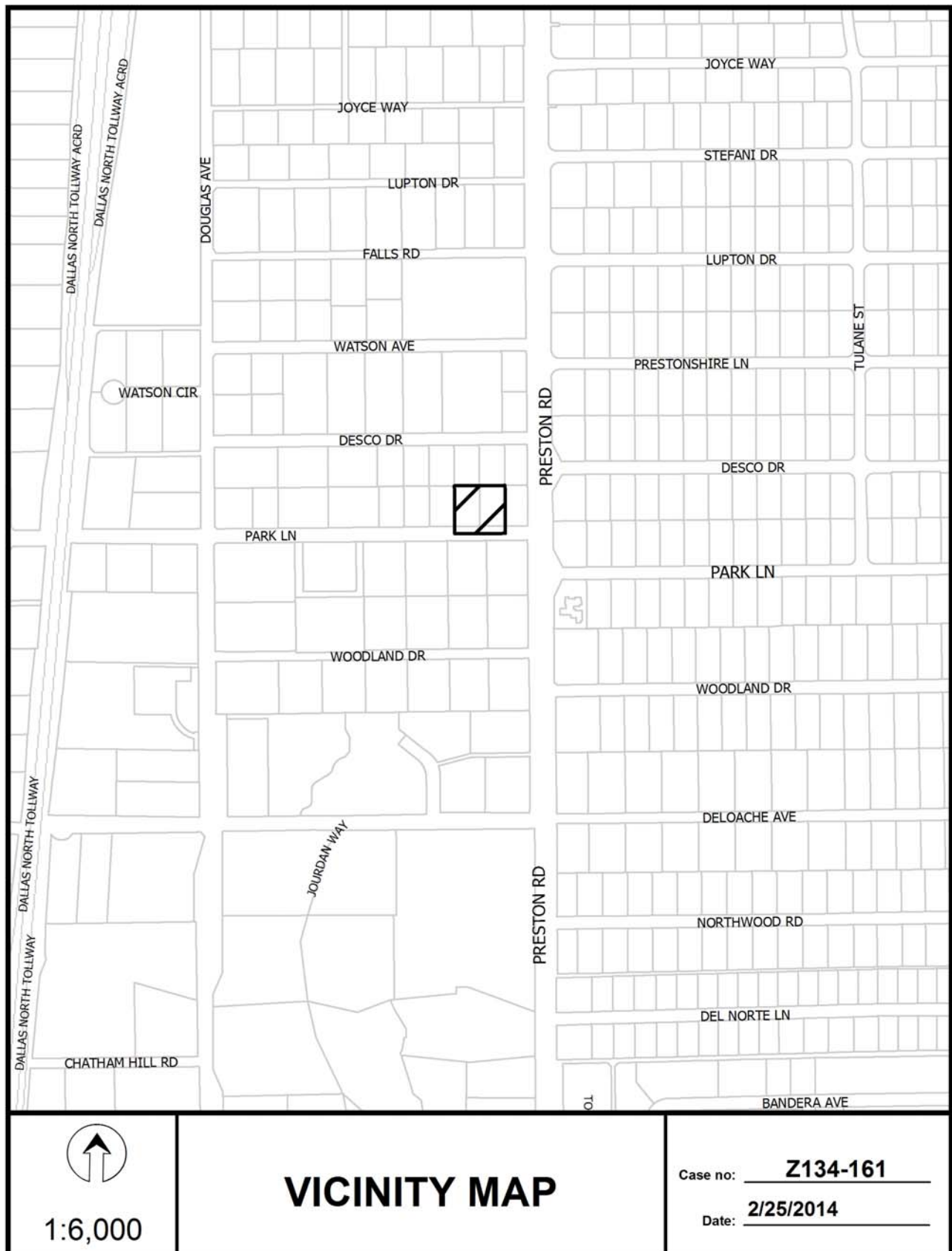
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

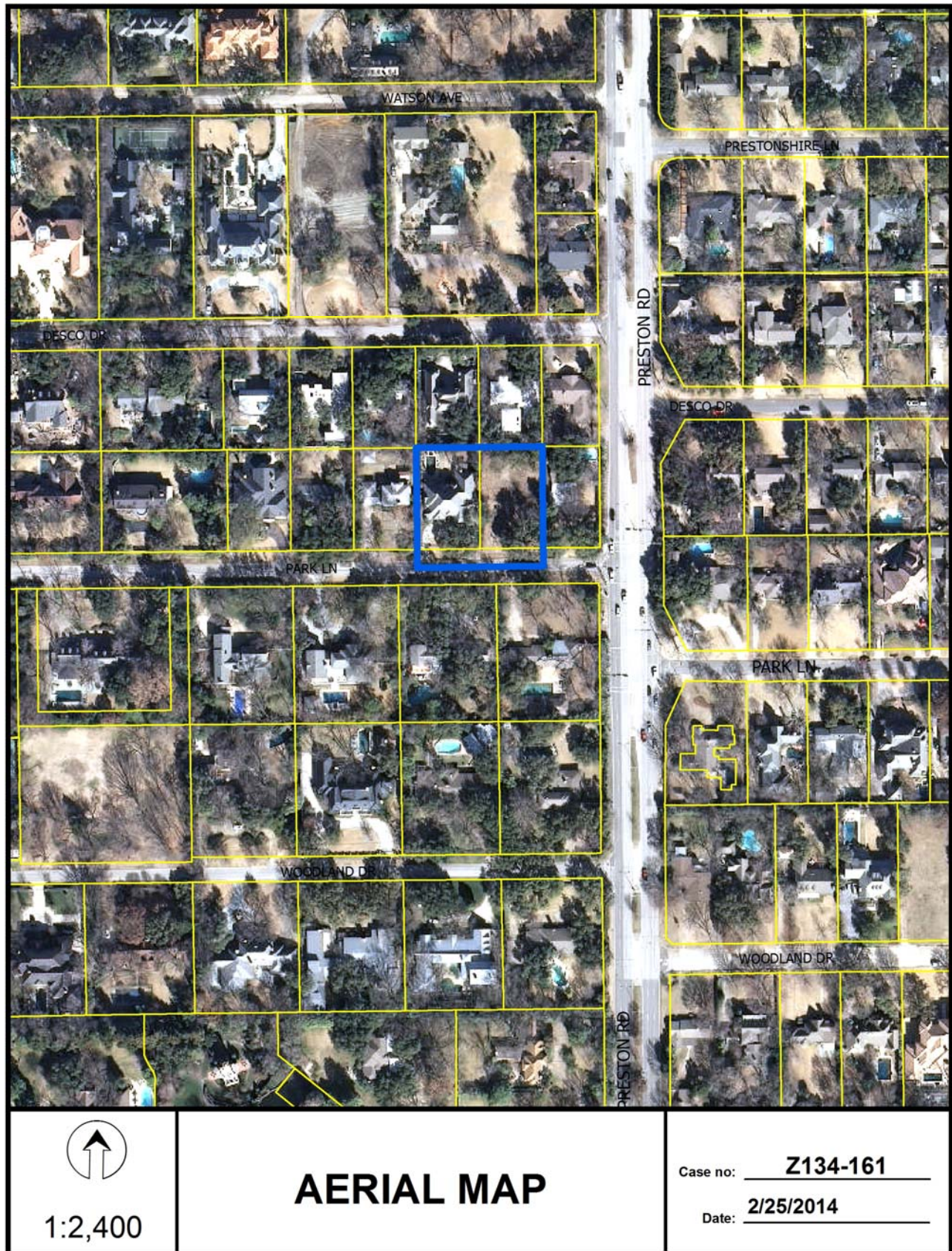
SEC. 51P-____.112.

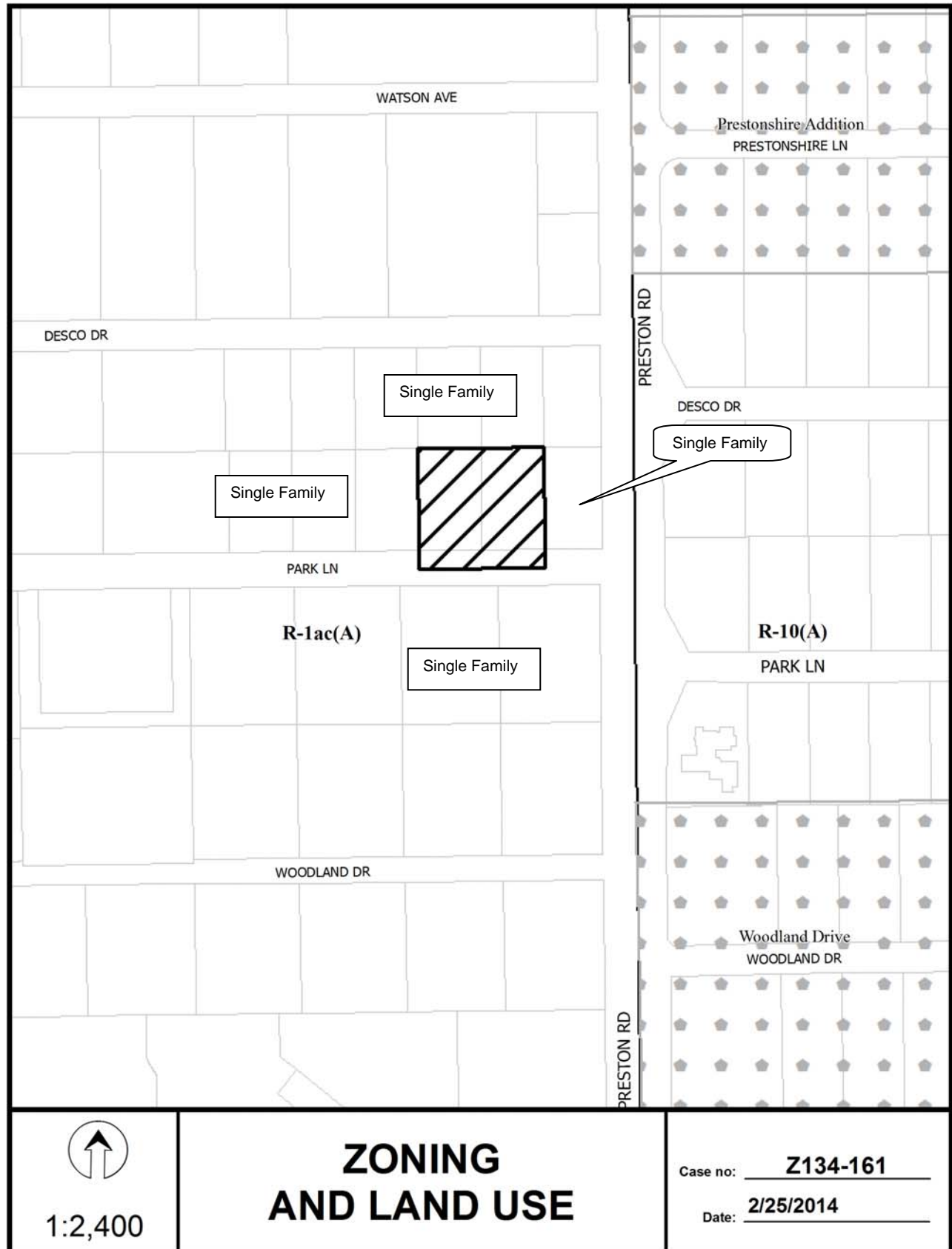
COMPLIANCE WITH CONDITIONS.

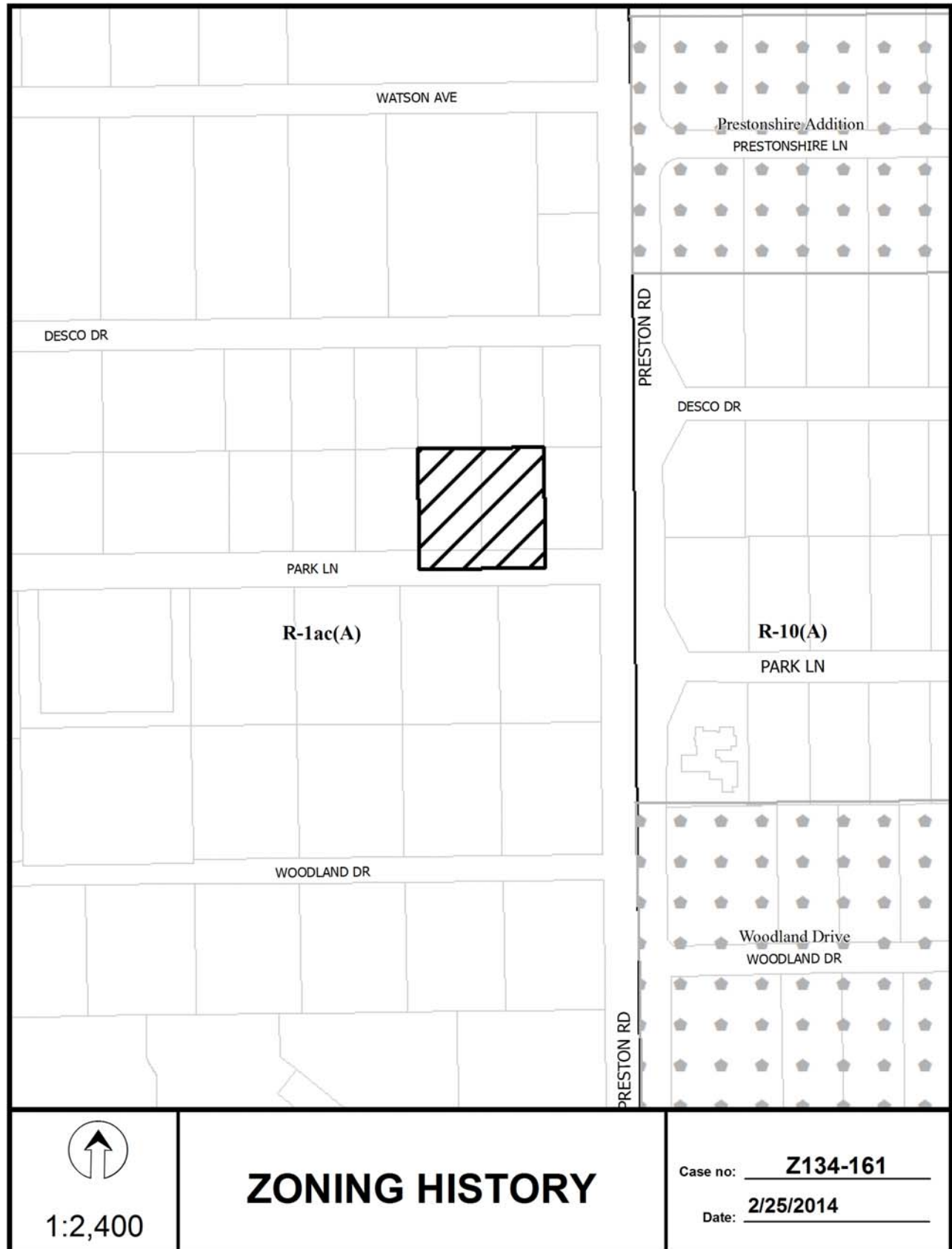
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

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



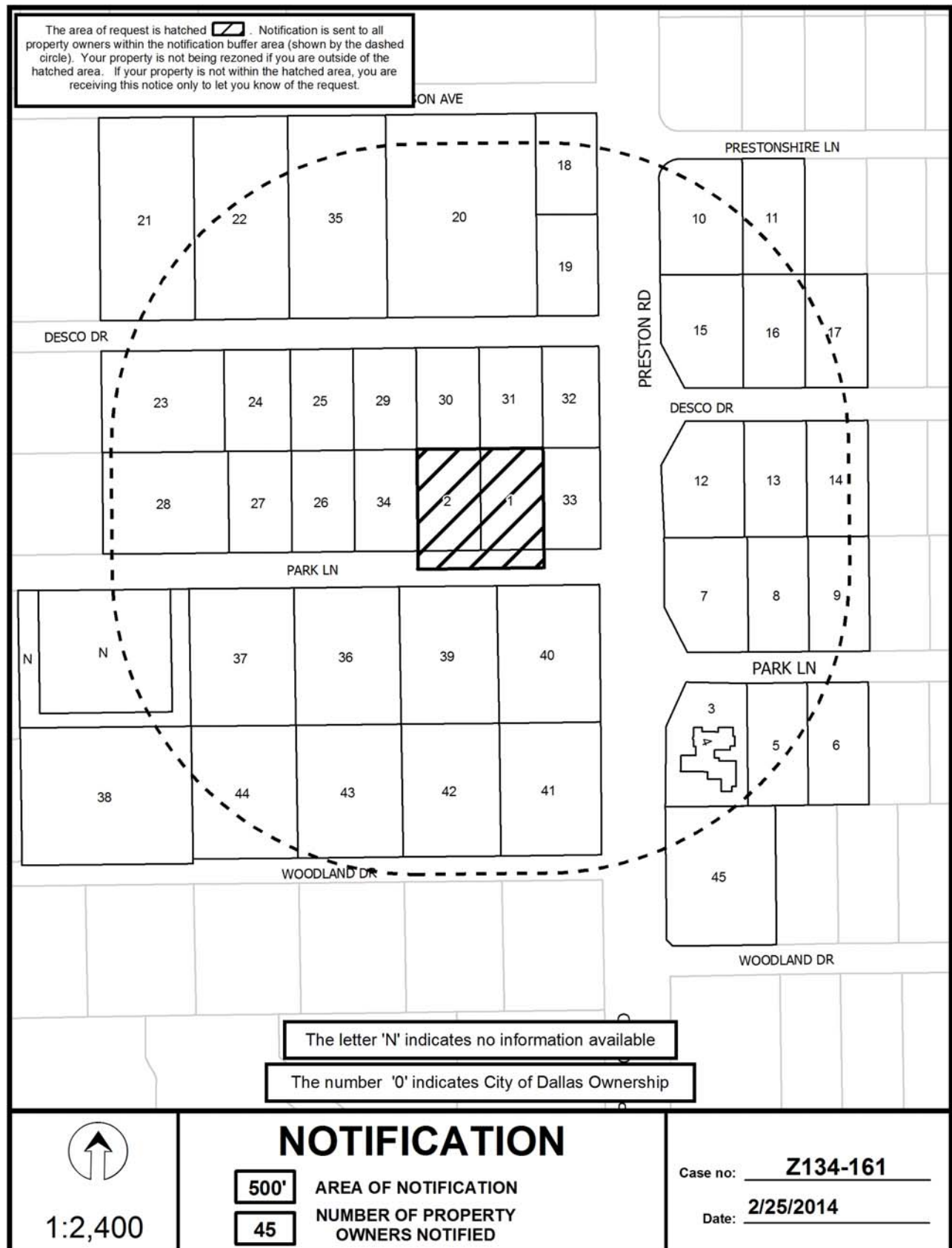






ZONING HISTORY

Case no: **Z134-161**
 Date: **2/25/2014**



Notification List of Property Owners

Z134-161

45 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5939 PARK LN	WHITE ALAN B & WHITE LEE ANN
2	5931 PARK LN	WHITE ALAN B
3	6010 PARK LN	STONECOURT FAMILY LTD PS
4	6010 PARK LN	JONES RALPH H & MARY JANE
5	6016 PARK LN	SAWERS J KEMP & KATHRYN SAWERS
6	6026 PARK LN	DONNELL JOSEPH BRADFORD
7	6011 PARK LN	MALONEY MICHAEL THOMAS & CYNTHIA A
8	6019 PARK LN	SANCHEZ JOSE A
9	6027 PARK LN	FENYVES STEVEN & SHEILA
10	6010 PRESTONSHIRE LN	HOSSEINY DAVID & SHAHNAZ
11	6018 PRESTONSHIRE LN	VANPELT PAULINA
12	6010 DESCO DR	DOWELL JAMES THOMAS
13	6018 DESCO DR	DUTTER GEORGE S & SALLY N
14	6026 DESCO DR	COHAN ROBERT M
15	6011 DESCO DR	JACKSON LEE F &
16	6019 DESCO DR	ANDERSON ROBERT & AMY
17	6027 DESCO DR	GUNNIN MARK C & JENNIFER
18	5946 WATSON AVE	ATILAS MICHELLE A MENDEZ & LUIS R ATILES
19	5947 DESCO DR	ANDERSON DAVID
20	5931 DESCO DR	ZIEGLER JENNIFER
21	5839 DESCO DR	LEVY JOHN I & CAROL R
22	5909 DESCO DR	BRIGGS FAMILY TRUST % WALKER & ASSOC
23	5846 DESCO DR	HALL SYDNEY
24	5908 DESCO DR	NEWMAN GORDON H & LYNDIA W
25	5914 DESCO DR	STRAUSS THEODORE
26	5915 PARK LN	YATER MARK A & LINDA P

2/24/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5907 PARK LN	NAMDAR MARJANEH & SHAWN
28	5841 PARK LN	SKIBELL ANDREA & RICHARD
29	5922 DESCO DR	GLASS JEFFREY & NORMA M
30	5930 DESCO DR	CARREKER JAMES D TR
31	5938 DESCO DR	SUSS RICHARD A & ETAL
32	5946 DESCO DR	LEWIS JAMES L & IRIS A LEWIS TR ET AL
33	5947 PARK LN	BECKMAN ANDREW R
34	5923 PARK LN	YANIGAN JEANNE L
35	5915 DESCO DR	AYVAZIAN VAHAN & JENNIFER
36	5920 PARK LN	SAUSTAD NANCY W & DAVID C
37	5910 PARK LN	MCGOLDRICK JAMES
38	5833 WOODLAND DR	5833 WOODLAND LONESTAR TRUST JEFFERY OWE
39	5934 PARK LN	BABILLA TERRENCE M & MOLLY E
40	5946 PARK LN	PATHOS PETER M
41	5951 WOODLAND DR	HARRISON FRANK W III
42	5941 WOODLAND DR	MCREYNOLDS JOHN W & ANN
43	5929 WOODLAND DR	HORTON THOMAS W & JANET P
44	5909 WOODLAND DR	WEISBROD CARL & JAMIE
45	6015 WOODLAND DR	SUDBURY DAVID M & HOLLY

FILE NUMBER: Z123-365(MW)

DATE FILED: August 30, 2013

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

COUNCIL DISTRICT: 2

MAPSCO: 36-W

SIZE OF REQUEST: ±4.1 acres

CENSUS TRACT: 9.00

REPRESENTATIVE: Robert Baldwin

APPLICANT: Alliance Residential Company, LLC

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

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

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

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon the following:

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

BACKGROUND INFORMATION:

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

Zoning History:

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

Traffic:

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

Thoroughfares/Streets:

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

Surrounding Land Uses:

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

STAFF ANALYSIS:**Comprehensive Plan:**

The subject site is identified as being within an Urban Neighborhood on the *forwardDallas!* Vision Illustration, adopted June 2006. Urban neighborhoods are predominantly residential, but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single family detached dwellings, townhomes and low- to mid-rise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residents.

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

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

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

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

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

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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

Land Use Compatibility:

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

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

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

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

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

Development Standards:

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

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

Parking:

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

Landscaping:

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

Partners/Principals/Officers:

Applicant: Alliance Residential Company

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

Owners: Urban Southwest – East Dallas, LP

General Partner: Urban Southwest – East Dallas, GP

Ben Weil, Manager

2301 Garrett Partners, LTD.

General Partner: Citivest, Inc.

David McQuaid, President

Proposed Conceptual Plan

CONCEPTUAL PLAN
Alliance Monarch Apartments
Dallas, Texas

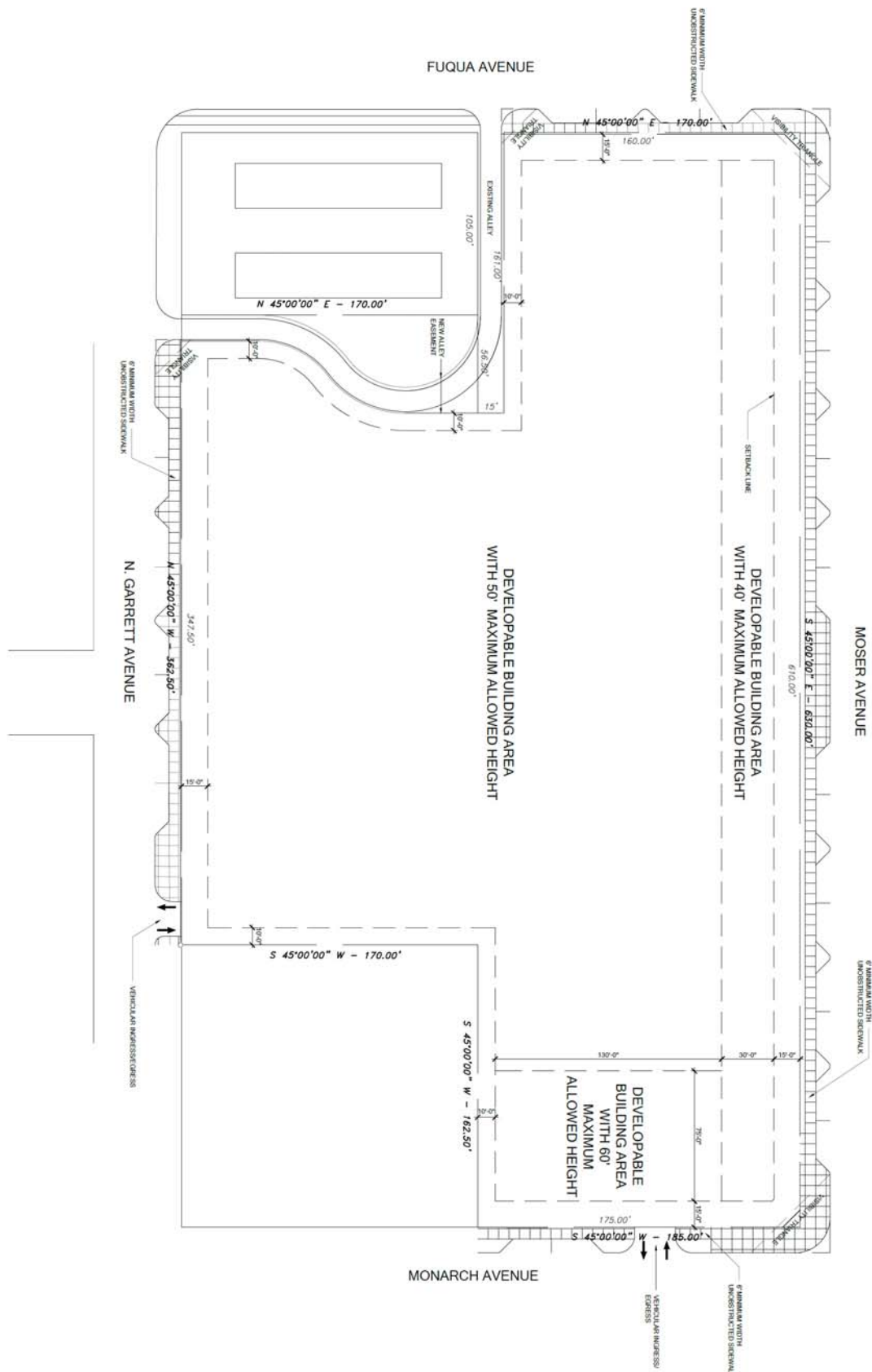
Job #: 13152.00
File Name: Site-Conceptual-Plan-01.dwg
Date: 01/09/2014
Drawn by: ELB, ZLF, MLF, RW, NN



0 15 30 60 Feet



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



Z123-365
Proposed PDD Conditions

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

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

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

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

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

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51 A.

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

SEC. 51P-____.104. EXHIBIT.

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

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

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

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

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

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

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

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

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

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

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

(a) Front yard.

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

(b) Side and rear yard.

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

- (4) The following are allowed to be located in required side or rear yards:
 - (A) Fences with a maximum height of six feet.
 - (B) Railings for stairs, stoops, porches, and patios with a maximum height of 42 inches.
 - (c) Density. Maximum number of dwelling units is 325.
 - (d) Facade location. A portion of the front facade equal to at least 70 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points and the required recessed areas on the Moser Avenue facade, must be located within the area between the minimum and maximum setback. The remainder of the front facade (less than 30 percent of the length of the lot) must comply only with the minimum front yard setback.
 - (e) Ground-story transparency. A minimum of 30 percent along Moser Avenue and Garrett Avenue.
 - (f) Upper-story transparency. A minimum of 20 percent for floors two through four. There will be no openings on the fifth floor facing Moser Avenue.
 - (g) Pedestrian entrance. Pedestrian entrances are required along Moser Avenue and Garrett Avenue.
 - (h) Blank wall area. The maximum length for a blank wall is 30 feet.
 - (i) Floor area ratio. No maximum floor area ratio.
 - (j) Height.
 - (1) Except as provided in this subsection, maximum structure height is 50 feet. No portion of a structure may be located above the residential proximity slope.
 - (2) Moser Avenue. Maximum structure height is 40 feet within 45 feet of Moser Avenue in the area shown on the conceptual plan.
 - (3) Monarch Avenue. Maximum structure height is 60 feet along Monarch Avenue in the area shown on the conceptual plan.
 - (4) Projections.
 - (A) A Clerestory may project a maximum of 12 feet above the maximum structure height.
 - (B) An elevator penthouse or bulkhead may project a maximum of 12 feet above the maximum structure height if located a minimum of 50 feet from the Moser Avenue property line.

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

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

(f) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Except as provided in this section, maximum number of stories is four.

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

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

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

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

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

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

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

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

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

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

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

horizontally, or vertically.

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

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

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

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

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

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

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

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

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

(a) In general. Sec Article VI.

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

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

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

(1) Fixture (luminaire).

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

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

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

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

(2) Light source (lamp).

(A) The light source must be concealed.

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

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

(d) Specific lighting standards.

(1) Security lighting.

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

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

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

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

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

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

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

(5) Excessive illumination.

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

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

SEC. 51P-___.113. LANDSCAPING.

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

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

(c) Parkway trees.

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

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

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

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

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

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

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

SEC. 51P-____.114. SIDEWALKS.

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

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

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

SEC. 51P-____.115. SIGNS.

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

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

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

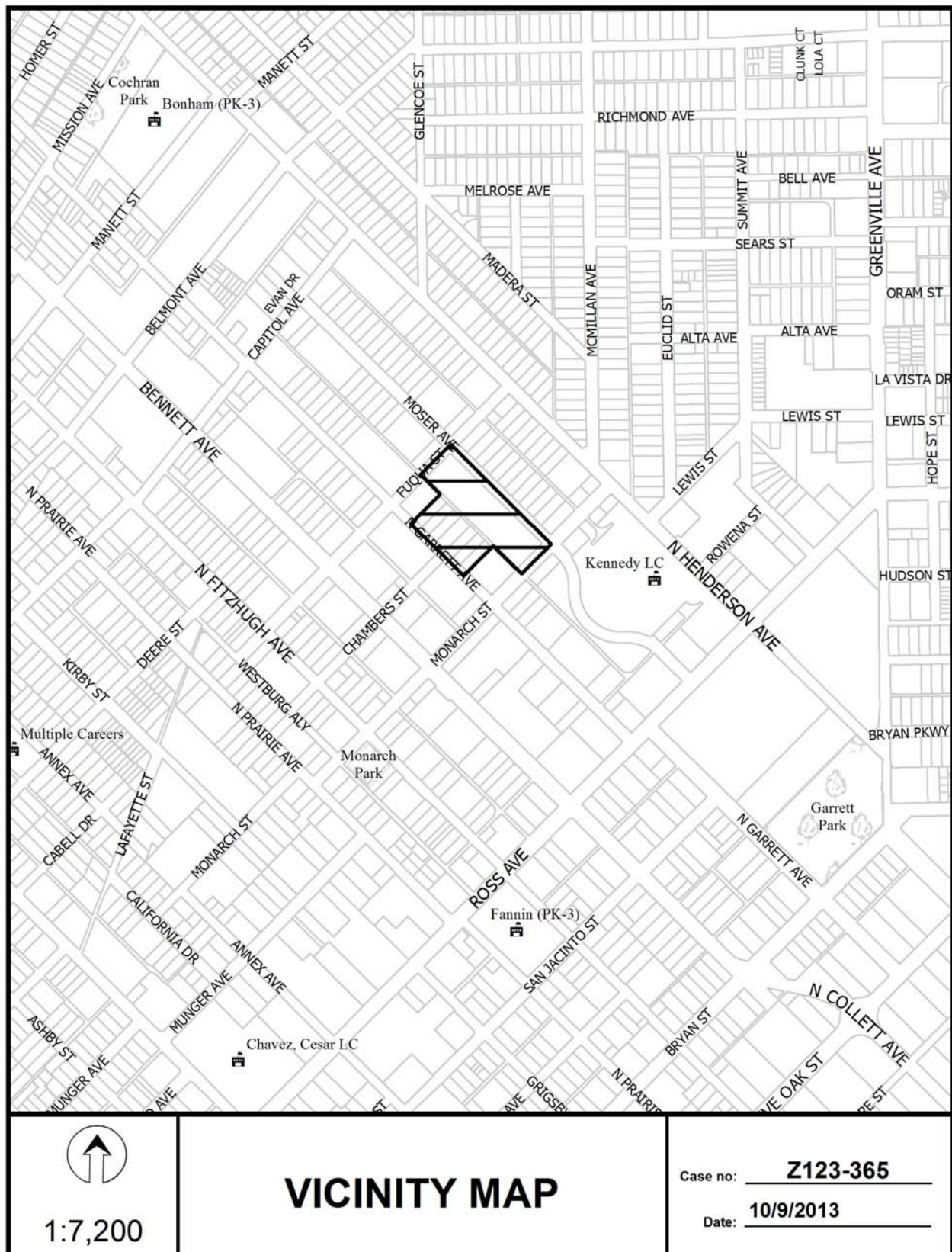
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

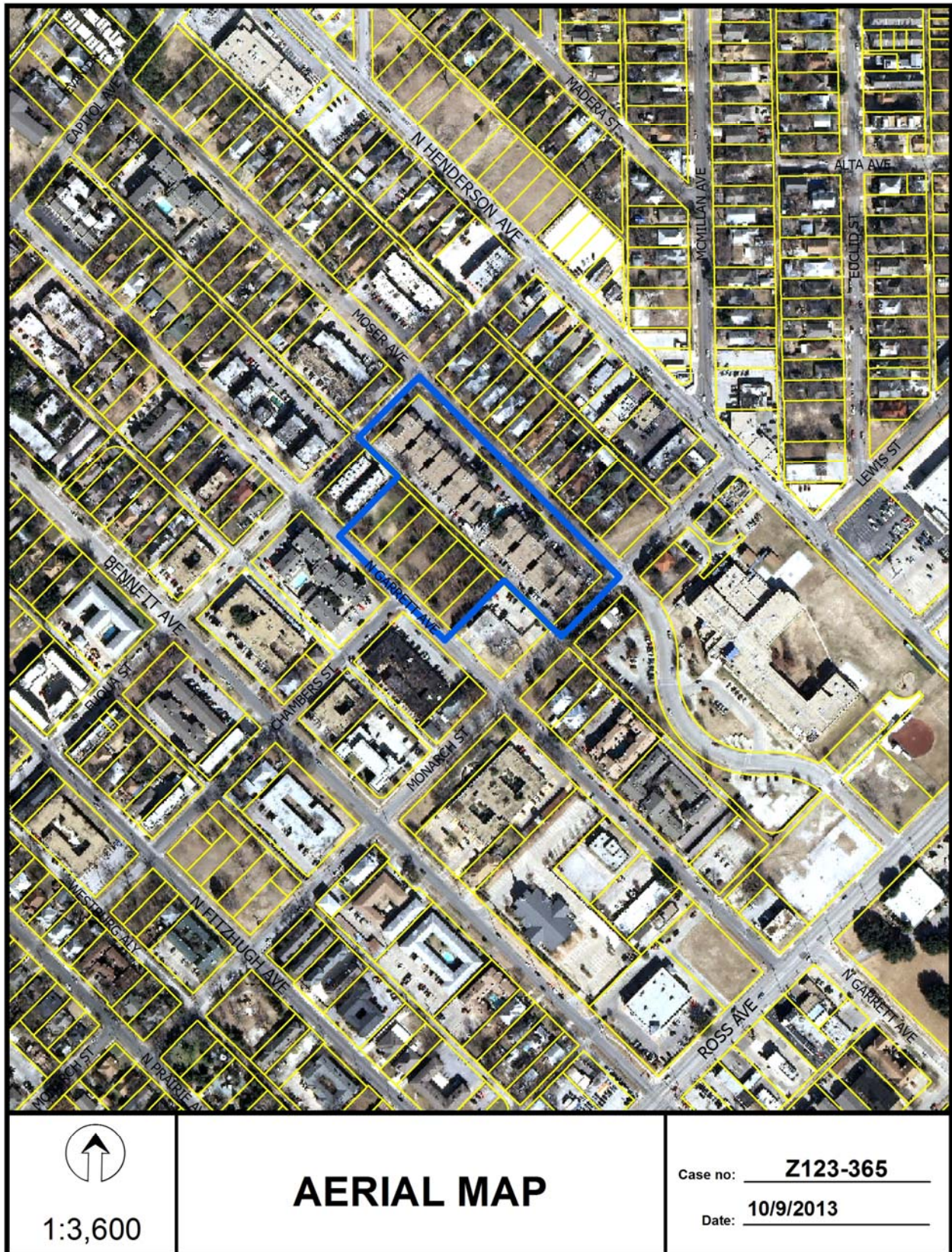
(c) During construction, the Property must be fenced and secured nightly and on Sundays, and the owner shall ensure that no work is performed outside of the times allowed by city regulations.

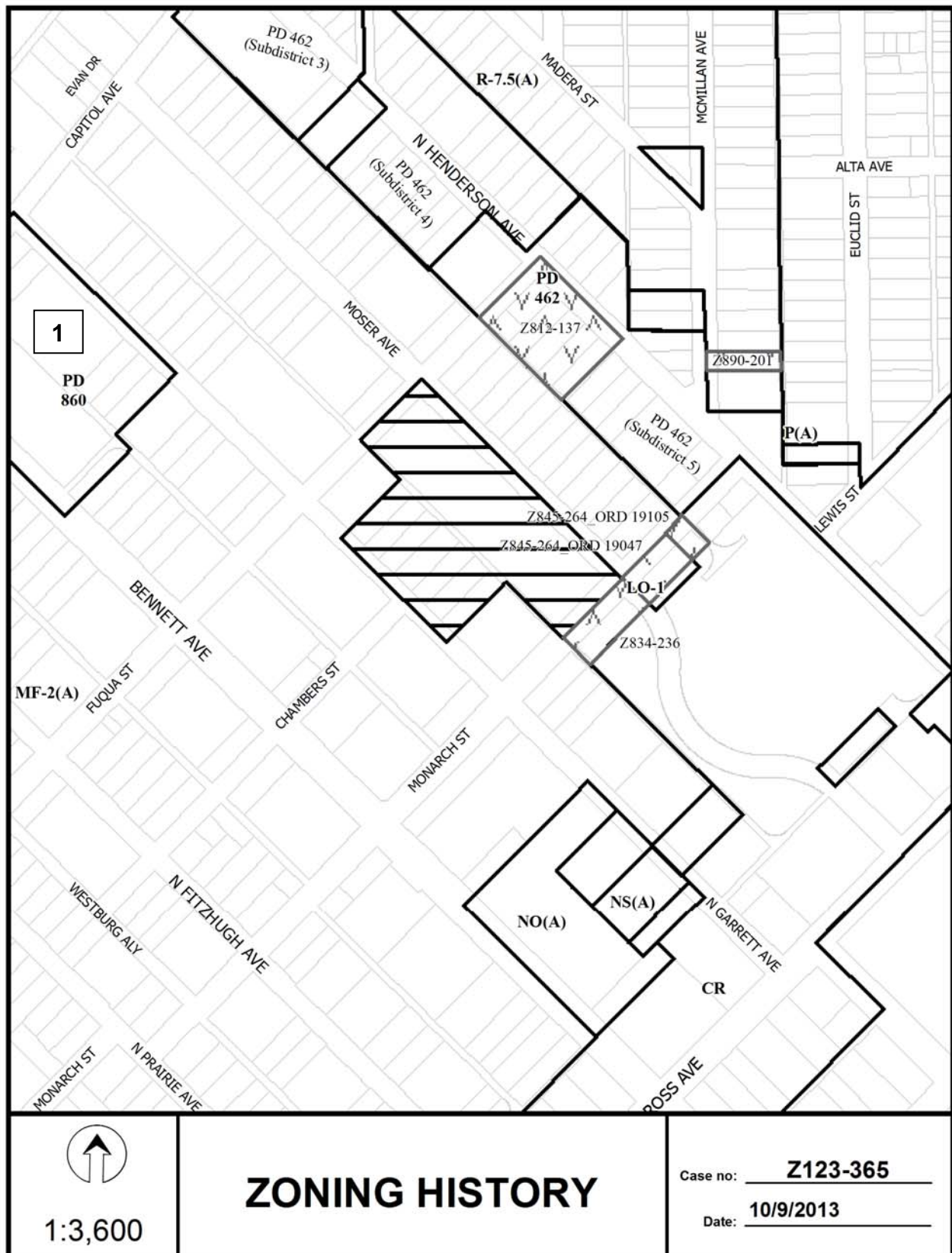
SEC. 51P-____ 117. COMPLIANCE WITH CONDITIONS.

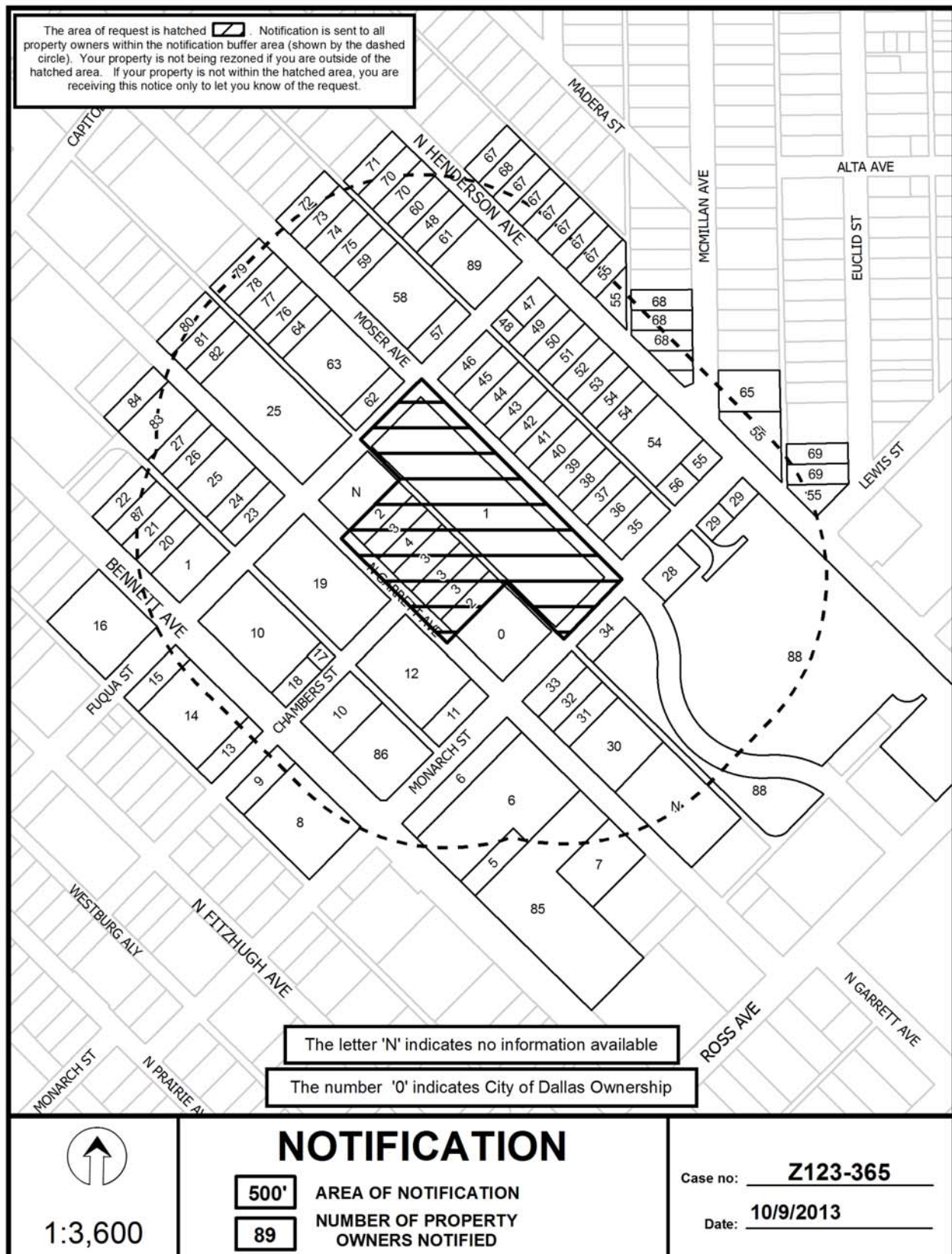
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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









10/3/2013

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

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

10/3/2013

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

10/3/2013

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

Z123-365(MW)

10/3/2013

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

FILE NUMBER: Z123-371(OTH)

DATE FILED: September 9, 2014

LOCATION: North corner of South Belt Line Road and Seagoville Road

COUNCIL DISTRICT: 8

MAPSCO: 70-E

SIZE OF REQUEST: ±0.584 acres

CENSUS TRACT: 171.01

REPRESENTATIVE: Hisham Awadelkariem

APPLICANT: Abed Ammouri

OWNER: Hamza Alkam & Abed Ammouri

REQUEST: An application for renewal of and an amendment to Specific Use Permit No. 1899 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell beer and wine for off-premise consumption in conjunction with the existing convenience store. Changes to the site layout triggered the need for an amendment to the SUP site plan.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised 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 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The alcohol use has not deterred or enhanced adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – This use has not been a detriment to the public health, safety or general welfare of the community. This SUP has conditions that are associated with the use. An SUP could be revoked, have a reduced time period or not be renewed if it is found that the use is a detriment to the public health, safety or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Staff will update the Commission at the briefing pending findings about this operation's compliance with Chapter 12B.

BACKGROUND INFORMATION:

- The ±0.584 acre request site is developed with a 3,195 square feet building for a general merchandise or food store (convenience store) which includes gas pumps.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- Specific Use Permit No. 1899 was approved on September 28, 2011 for a two-year period and expired September 28, 2013.

Surrounding Zoning History:

1. **Z101-137:** On April 13, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet for a two-year period with eligibility for additional five year periods, subject to a site plan and conditions on property zoned a CR-D-1 Community Retail District with a

D-1 Dry Liquor Control Overlay on property located on the east side of Beltline Road, south of Seagoville Road.

2. **Z112-108:** On June 27, 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on the northwest corner of Seagoville Road and South Belt Line Road.
3. **Z123-157:** On February 11, 2013, the City of Dallas approved the automatic renewal of SUP No. 1838 for the sale of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less, located at 1050 S Belt. The automatic renewal is for an additional five-year time period, pursuant to Section 51A-4219 of Chapter 51A Part II of the Dallas Development Code, of the Dallas City Code, as amended.

Surrounding Land Use:

	Zoning	Land Use
Site	CR-D-1; SUP 1899	Convenience Store with fuel pumps; with beer/wine
North	CR-D-1	Undeveloped
Southeast	CR-D-1	Undeveloped
South	CR-D-1	Grocery store with beer/wine
Southwest	CR-D-1	Convenience store with fuel pumps

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Belt Line Road	Principal arterial	80 feet
Seagoville Road	Minor arterial	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site is being along a Transit or Multi-Modal Corridor

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

Land Use Compatibility:

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

The applicant's request, subject to the attached conditions, is consistent with the requirements of the Dallas Development Code. Therefore, staff recommends approval

Z123-371(OTH)

for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR-D-1	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

Parking:

Parking must be provided as shown in the site plan. The parking on the site has been reconfigured, however, the changes do not affect the number of required parking spaces nor the traffic flow on the site.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

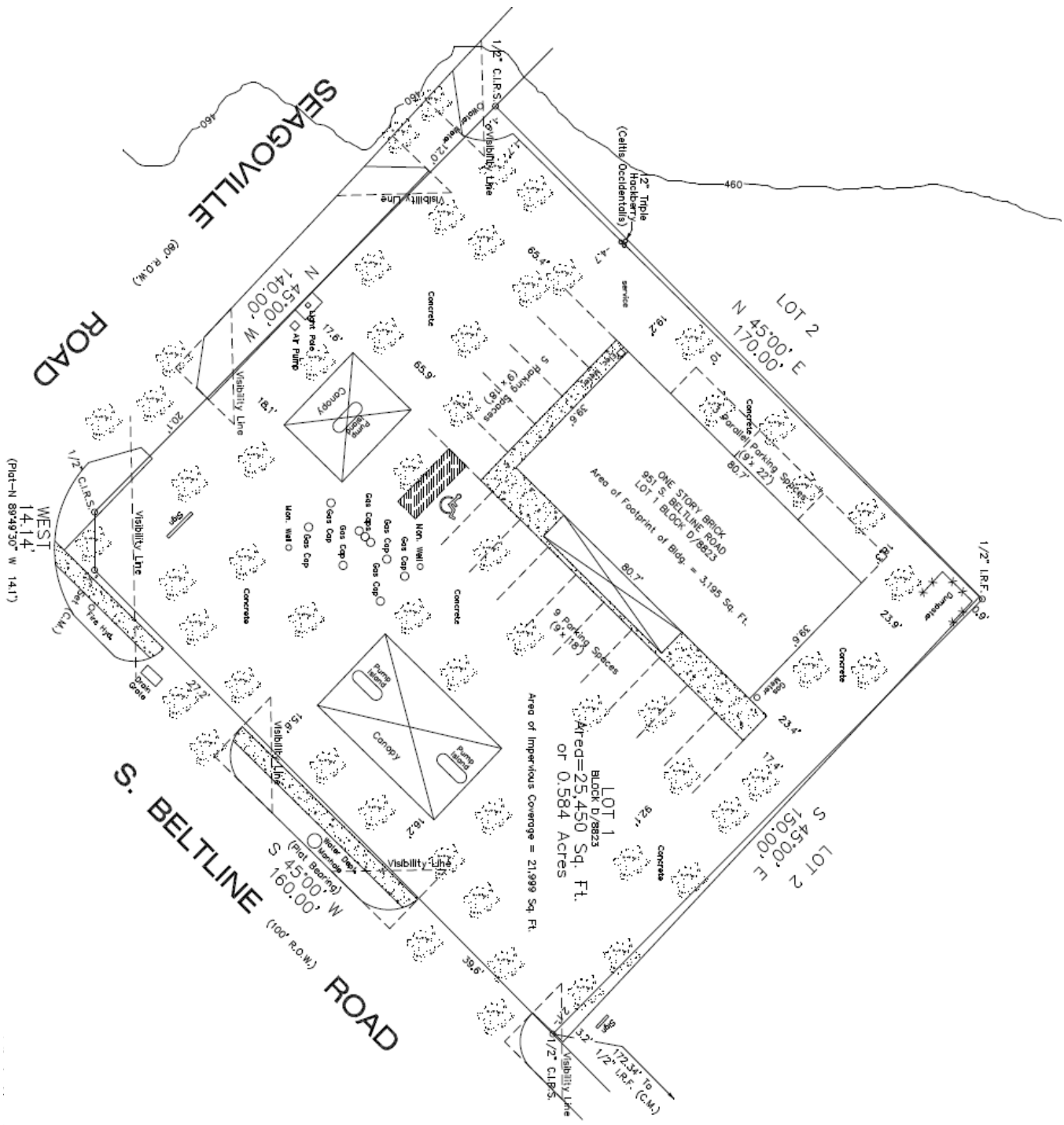
Police Report:

Specific Use Permit No. 1899 was approved on September 8, 2011. An online search of the Dallas Police Department's offense incident reports for the period from September 8, 2011 to February 25, 2014 was requested, and it revealed no incidents involving the police.

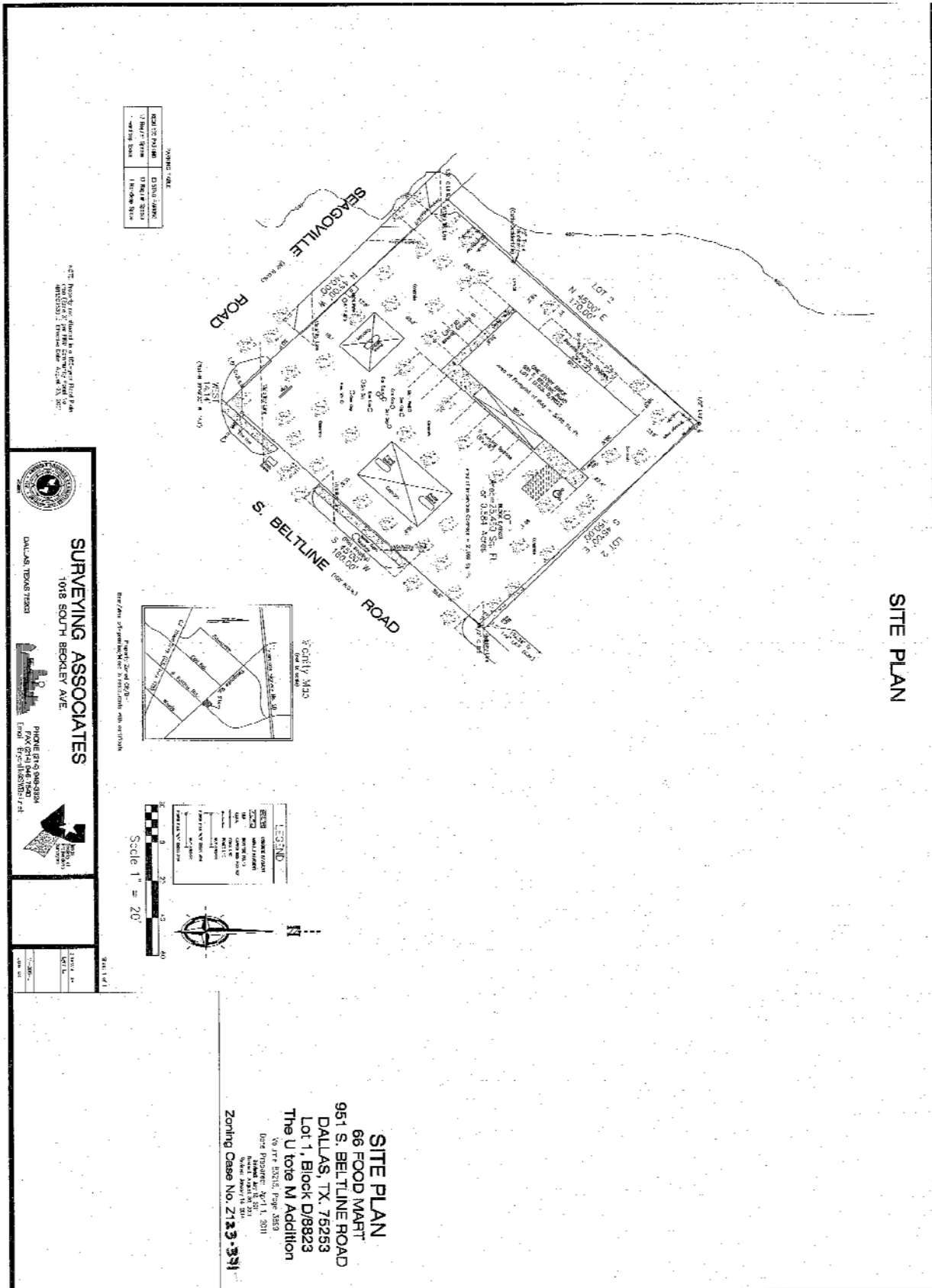
CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.). ~~This specific use permit expires on September 28, 2013.~~
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

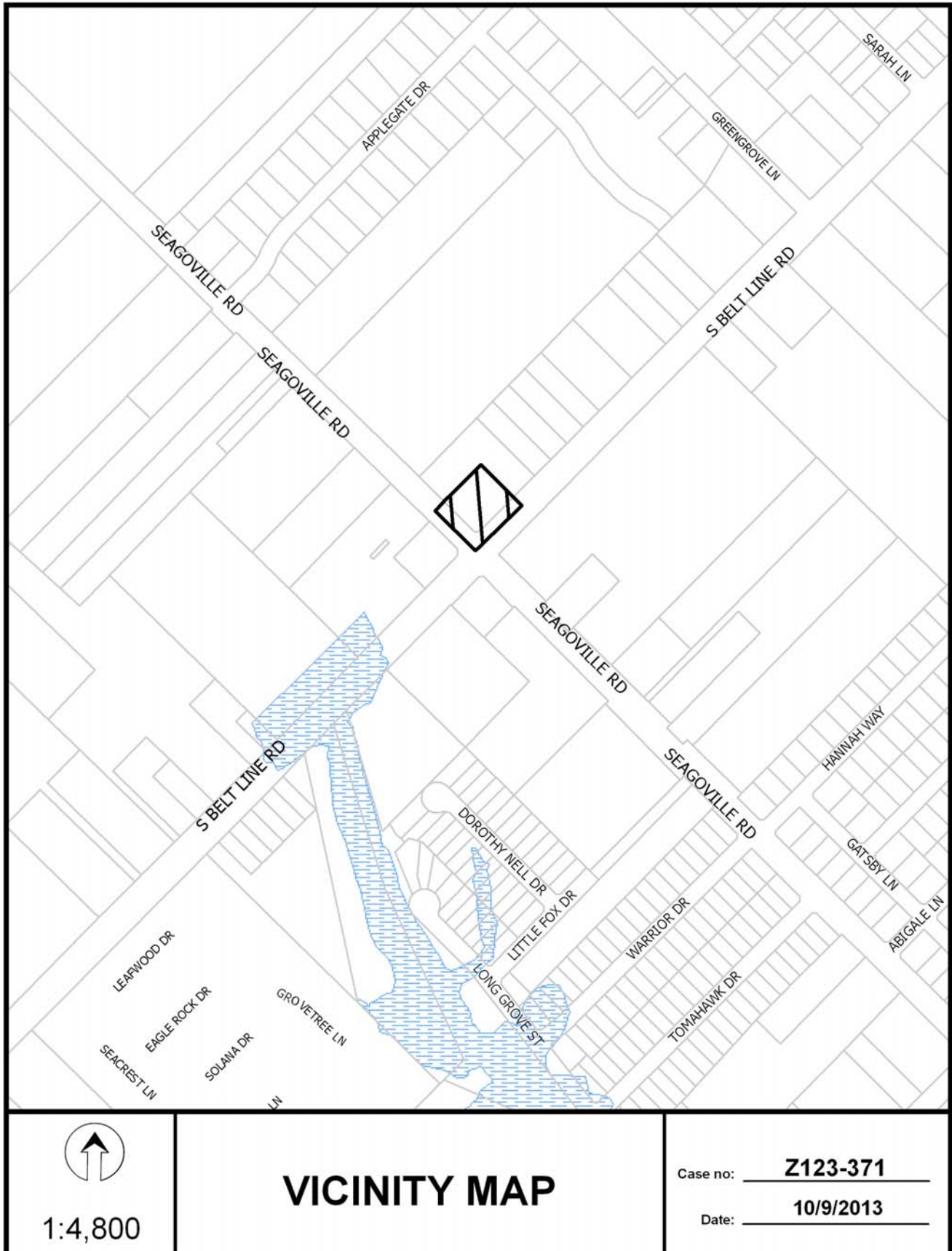
Existing Site Plan

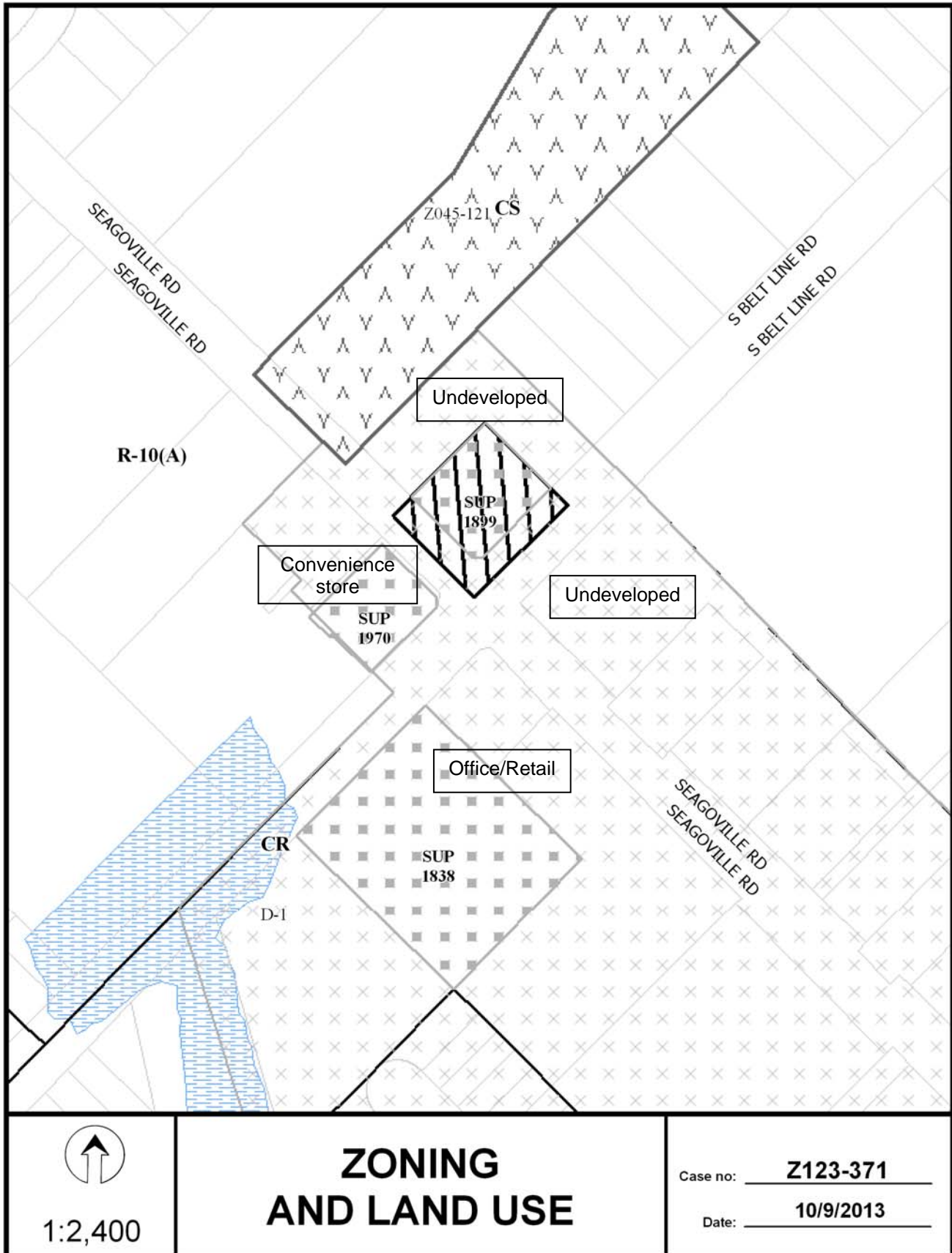


PROPOSED SITE PLAN

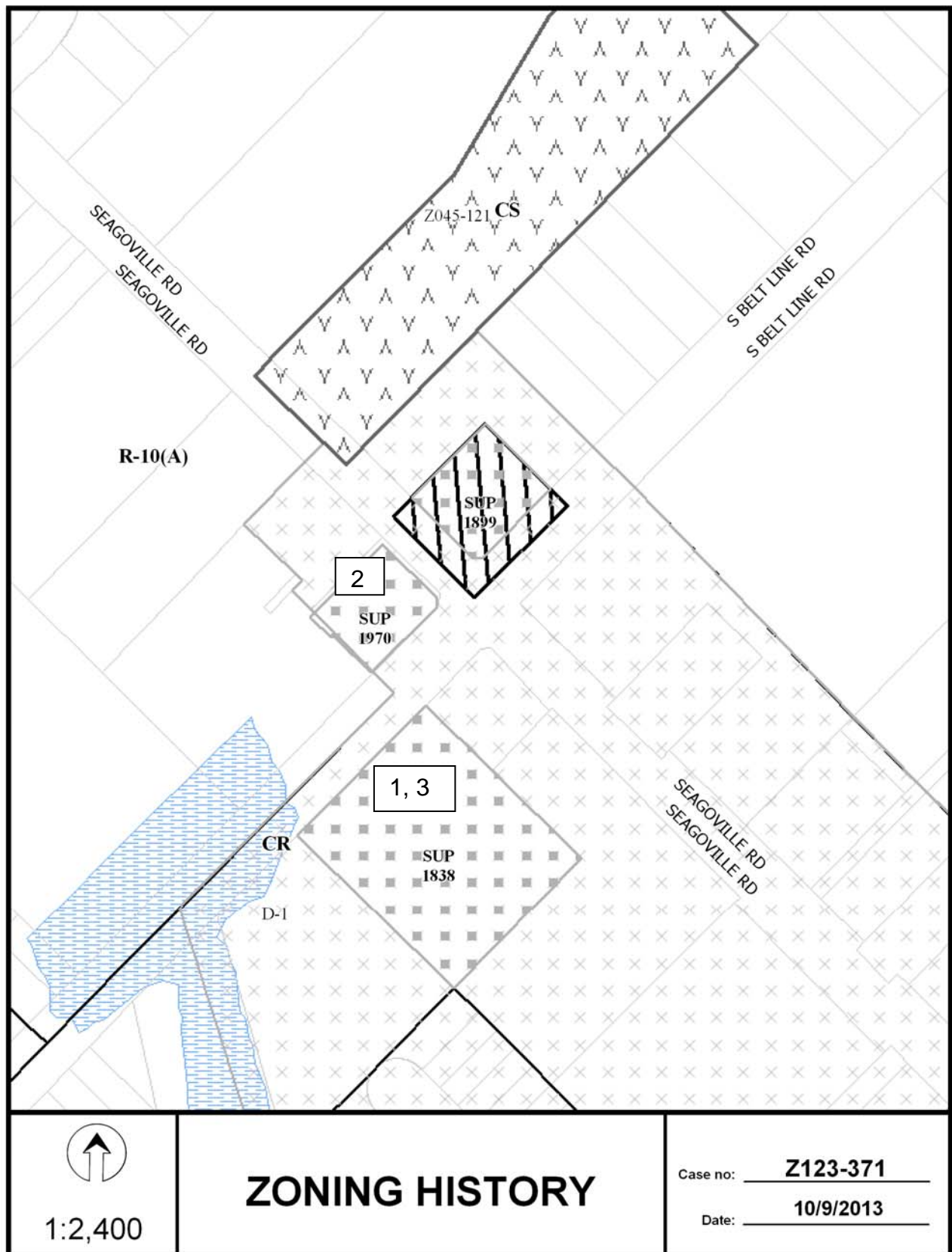


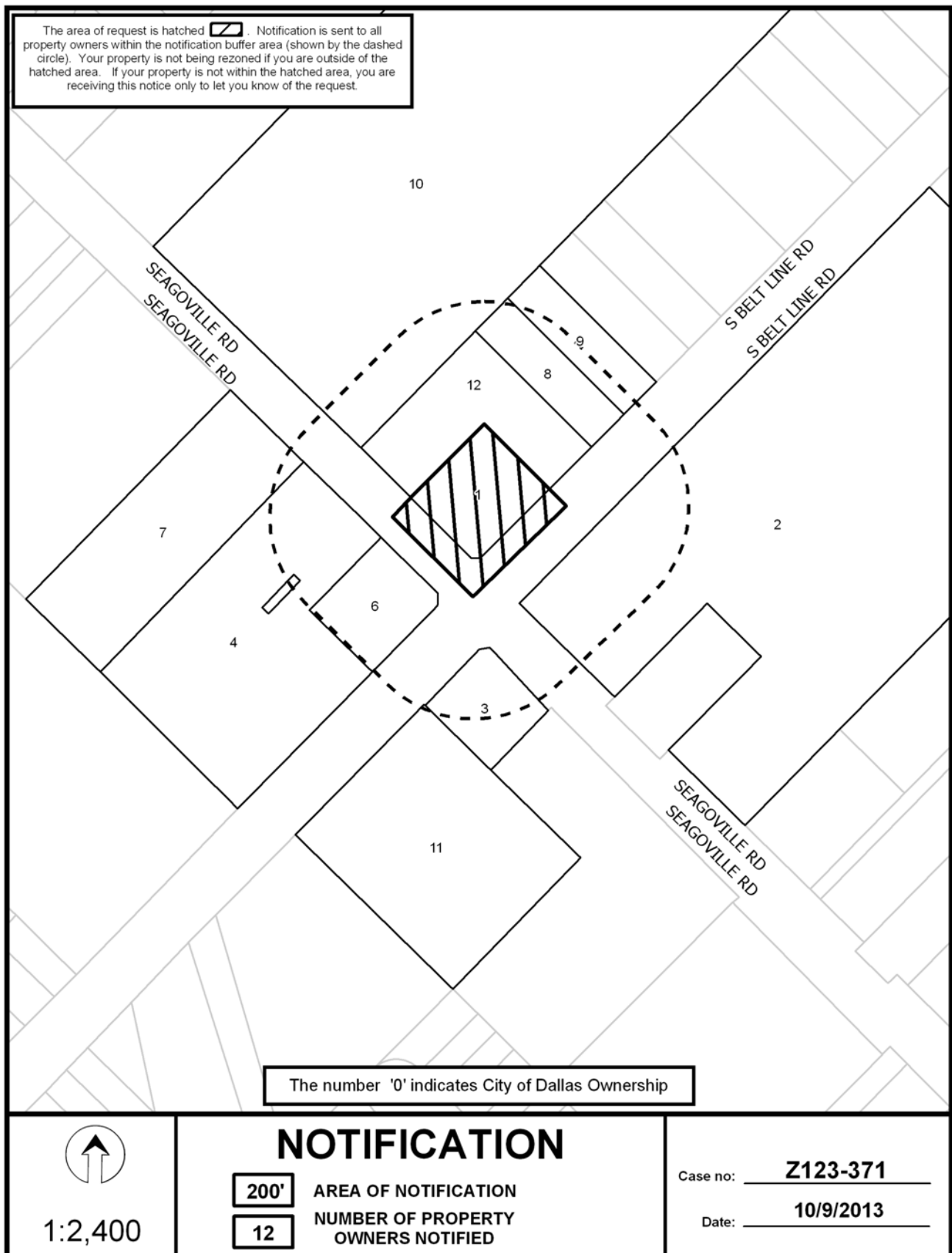
Z123-371(OTH)











10/3/2013

Notification List of Property Owners

Z123-371

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	951 BELTLINE RD	AMMOURI ABED
2	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
3	1000 BELTLINE RD	ALKAM HAMZA
4	1025 BELTLINE RD	FLOYD CHARLES M
5	1001 BELTLINE RD	FLOYD CHARLES M & BARBARA
6	15130 SEAGOVILLE RD	MEMON SHAHZAD
7	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE
8	937 BELTLINE RD	AMMOURI ABED & HAMZA ALKAM
9	933 BELTLINE RD	BUNCH SHEILA
10	15029 SEAGOVILLE RD	FORD TOM W
11	1050 BELTLINE RD	BOWMAW INC % BOBBY WRIGHT
12	915 BELTLINE RD	ALKAM HAMZA & ABED AMMOURI

FILE NUMBER: Z123-330(LHS)

DATE FILED: July 5, 2013

LOCATION: East corner of Forest Park Road and Bomar Avenue

COUNCIL DISTRICT: 2

MAPSCO: 34-P, T

SIZE OF REQUEST: Approx. 14.09 acres

CENSUS TRACT: 4.06

REPRESENTATIVE: Rob Baldwin

APPLICANT/OWNER: Dallas Airmotive

REQUEST: An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow for redevelopment of the property with retail and office uses up to a maximum of 195,500 square feet and multifamily uses with a maximum density of 724 dwelling units. Buildings will have a maximum height of 115 feet and eight stories.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As redevelopment will provide for a replacement of an existing industrial use with a new multifamily/retail development, negative impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – The additional traffic will cause the necessity for restriping on Bomar and Forest Park. These improvements will mitigate the impact of the additional trips on the roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed zoning is supported by *forwardDallas!* and the *Stemmons Corridor - Southwestern Medical District Area Plan*.

BACKGROUND INFORMATION:

- The request site is currently developed with an industrial use, specifically repairing and servicing of airplane turbine engines.
- The proposed use is a mixed use development containing multifamily, retail, hotel, and office/medical office.
- The proposed development will provide public pedestrian connectivity through the site and enhanced urban design elements.

Zoning History:

1. Z112-228 On August 22, 2012, the City Council approved a WR-5 Walkable Residential District on property zoned an MU-2 Mixed Use District.
2. Z101-328 On December 14, 2011, the City Council approved a CS Commercial Service District on property zoned an MU-2 Mixed Use District.
3. Z067-320 On January 9, 2008, City Council approved an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and approved the termination of existing deed restrictions.
4. Z078-182 On May 14, 2008, the City Council approved a MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District.
5. Z078-288 On November 10, 2008, the City Council approved a MU-2 Mixed Use District on property zoned an IR Industrial Research District.

Z123-330(JH)

6. Z112-232 On August 8, 2012, the City Council approved an amendment to Planned Development District No. 865.
7. Z089-186 On April 24, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Maple Avenue	Collector	60 ft.
Bomar Avenue	Local	56 ft.
Forest Park Road	Local	70 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and supports the request subject to the infrastructure improvements identified.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Stemmons Corridor - Southwestern Medical District Area Plan

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan. In June 2010, the City Council adopted the Stemmons Corridor - Southwestern Medical District Area Plan which identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be as predominately medical related offices and facilities, however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "...should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

Land Use Compatibility:

The surrounding land uses are residential to the east and south, undeveloped floodway to the north, medical office to the southwest, and office, college, and medical office uses related to UT Southwestern. To the east, some light industrial and office uses are scattered along Maple Avenue as the area has transitioned in the past from industrial and related uses to more multifamily uses.

The site is in close proximity to the Inwood DART rail station, though just outside of a half-mile walking distance. The site and surrounding area has been transitioning since 2008 with multifamily developments in an area that was previously a mix of light and heavy industrial (inside) uses with scattered single family uses on the east side of Maple Avenue. The proximity of the DART rail station and the UT Southwestern campus are creating the need for additional housing options.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PD Mixed Use	10' – 20'	0"	Specific density and floor area listed (no FAR listed)	115'	80%	Design, landscaping, sidewalks	Multi-family, office, retail
Existing							
IM Industrial Manufacturing	0'	0'	0.75 for retail/office combined	110'	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Parking:

Parking will be in accordance with Article IV of the Dallas Development Code except that on-street parking along Bomar Avenue may count as required parking.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code, with an exception in the PD conditions for spacing of street trees at 1 tree per 50 feet in the retail parking area rather than 1 per 35 feet of street frontage.

List of Partners/Principals/Officers

Dallas Airmotive

Hugh E. McElroy, Jr.	President
Allan Douglas Meador	Treasurer, Vice President
Joseph P Kulik	Secretary
Nandakumar Madireddi	Senior Vice President
Doris Hastings	Vice President
Dennis DiMarco	Vice President
Michael T. Cumnock	Vice President
Roger B. Harmon	Vice President
Richard D. Rector	Assistant Treasurer
Joseph I. Goldstein	Assistant Secretary
Paul A. Hechenberger	Assistant Secretary
Nandakumar Madireddi	Director
Hugh E. McElroy, Jr.	Director
Allan Douglas Meador	Director

**DRAFT PD CONDITIONS
Z123-330**

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located along Maple Avenue and Bomar Avenue. The size of PD ____ is approximately 14.08 acres.

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

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(a) Exhibit ____A: conceptual plan.

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

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

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

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. Development plans may be submitted in phases or for any portion of the Property. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district; etc.

(b) The following main uses are prohibited:

- Alternative financial establishment.
- Attached non-premise sign.
- Auto service center.
- Car wash.
- Carnival or circus (temporary).
- Cemetery or mausoleum
- College dormitory, fraternity, or sorority house.
- Commercial amusement (outside).
- Country club with private membership.
- Duplex.
- Financial institution with drive-in window.
- Gas drilling and production
- Group residential facility.
- Labor hall.
- Mini-warehouse.
- Overnight general purpose shelter.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- Recycling buy-back center
- Residential hotel.
- Restaurant with drive-in or drive-through service.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental.

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 types of 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. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Setbacks.

(1) Front yard.

(A) Minimum front yard is 10 feet.

(B) Maximum front yard – Bomar Avenue. The maximum front yard is 20 feet along at least 70 percent of the frontage.

(C) Maximum front yard – Forest Park Road. The maximum front yard is 20 feet along at least 70 percent of the frontage.

(D) Maximum front yard – Maple Avenue. The maximum front yard is 20 feet along at least 30 percent of the frontage.

(2) Side and rear yard. No minimum side or rear yard is required.

(3) Urban form and tower spacing setback. No urban form or tower spacing setback is required.

(4) Projections. Ordinary projections of canopies, balconies, stoops, bay windows, awnings, and other architectural features may project five feet into the required setback.

(b) Density. Maximum density is 724 dwelling units.

(c) Floor area. Maximum floor area for non-residential uses is 195,500 square feet.

(d) Height and stories. Maximum height is 115 feet and maximum eight stories.

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

(f) Lot size. No minimum lot size.

SEC. 51P-____.110. URBAN DESIGN ELEMENTS

(a) Architectural elements.

(1) Residential building transparency. The following transparency requirements apply to a building containing only residential uses.

(A) Ground-story transparency. A minimum of 30 percent of a street facing facade along Maple Avenue and 25 percent along Bomar Avenue is required.

(B) Upper-story transparency. A minimum of 20 percent of a street-facing facade is required.

(2) Commercial and mixed use building transparency.

(A) Ground-story transparency. A minimum of 50 percent of a street facing facade is required.

(B) Upper-story transparency. A minimum of 20 percent of a street-facing facade is required.

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

(4) Building articulation. To break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street facing facade.

(5) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, attached tower or turret, are required at the building public entry points.

(6) Parking structure facades must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area. Solid screening of a minimum 42 inches from the floor level within the parking structure is required to screen vehicles and vehicle headlights. Other openings must be screened with decorative or architectural grill work or other visual screening materials that provide ventilation. Cable guard strands must not be visible from the exterior of the parking structure.

(b) Pedestrian amenities.

(1) A pedestrian connection through the property must be provided in the general location shown on the conceptual plan. The pedestrian connection must be a minimum eight foot wide sidewalk with a minimum five foot wide planting area. A public access easement is required for the pedestrian connection to ensure the

connection is permanently available to the public. The pedestrian connection may not be gated or obstructed.

(2) A minimum of two benches and two trash receptacles are required along each street frontage.

(3) Pedestrian scale lighting must be provided at an average of one lighting fixture per 75 feet of street frontage. Lighting fixtures may be attached or detached.

(4) A minimum sidewalk width of eight feet must be provided with a minimum unobstructed width of five feet. Trees and tree grates are sidewalk obstructions.

(5) Pedestrian crossings at driveways must be distinguished by a change in surface materials such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.

(c) Open space. Open space must be provided in the minimum area shown on the conceptual plan. Open space cannot be parked or driven upon.

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

(a) In general. Except as provided in this section, consult the use regulations in Sections 51A-13.400 through 51A-13.412 for the specific off-street parking and loading requirements for each use.

(b) On-street parking located on Bomar Avenue immediately adjacent to the property may count towards the off-parking requirement.

(c) The single bay of parking area shown on the conceptual plan must be setback from Maple Avenue as shown in the typical section on the conceptual plan.

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

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

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

(b) Street trees.

(1) One street tree for every 50 feet of street frontage is required along Forest Park Road.

- (2) One street tree for every 35 feet of street frontage is required along Bomar Avenue and Maple Avenue.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. TRAFFIC IMPROVEMENTS.

(a) Before issuance of a certificate of occupancy for a multifamily use, the Bomar approach at the intersection with Forest Park Road must be restriped to provide one lane for shared left-through-maneuvers and an exclusive lane for right-turn maneuvers, subject to the Director of Street Services approval.

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.

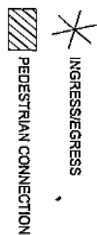
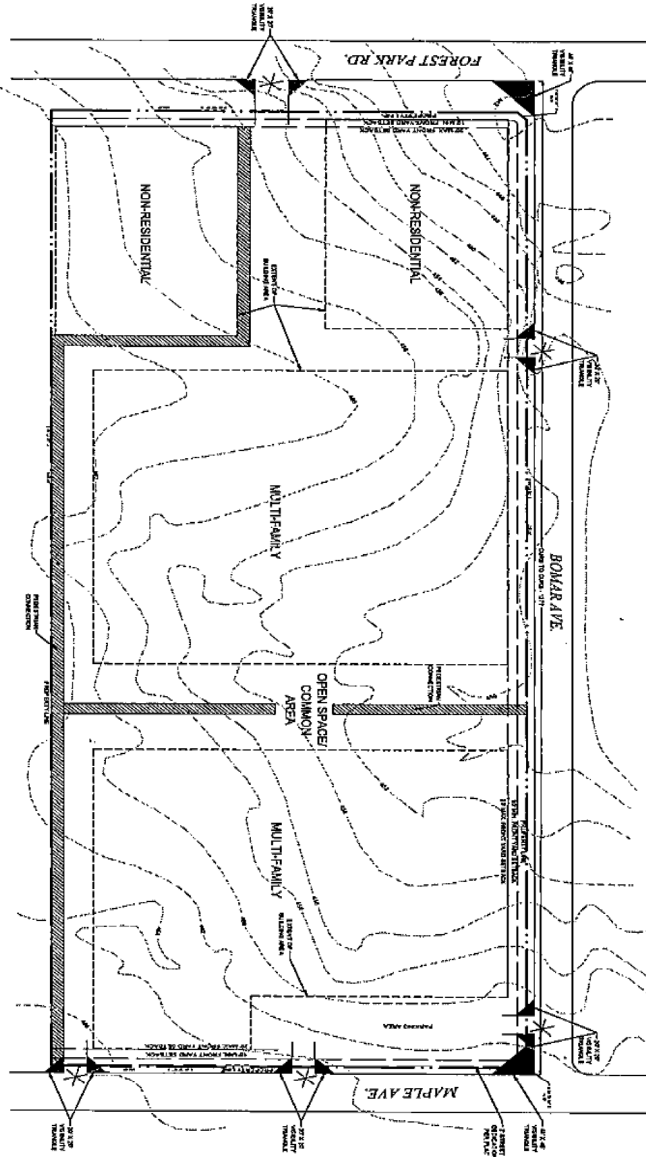
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to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

CONCEPTUAL PLAN
SCALE: 1" = 80'-0"

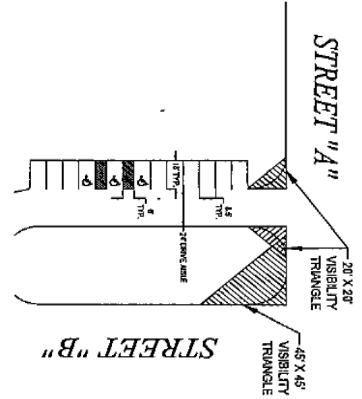


CONCEPTUAL PLAN
CASE NUMBER: Z123 - 330

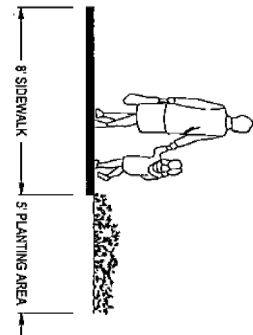


SITE INFORMATION
LAND USE: MIXED-USE
ZONING: PD
LOT SIZE: 14.093 AC (613,891.08 SQ. FT.)
SETBACKS:
FRONT YARD: 10' MIN./20' MAX.
SIDE YARD: 0'
REAR YARD: 0'
BLDG. HEIGHT: 2 STORY MIN.
GROUND STORY: 15' MIN./30' MAX.
LOT COVERAGE: 80%

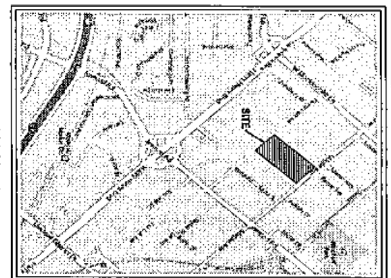
A
TYP. SINGLE BAY PARKING
SCALE: 1" = 30'-0"



A
TYP. SECTION
PEDESTRIAN CONNECTION
SCALE: 1" = 2'-0"



VICINITY MAP
NTS

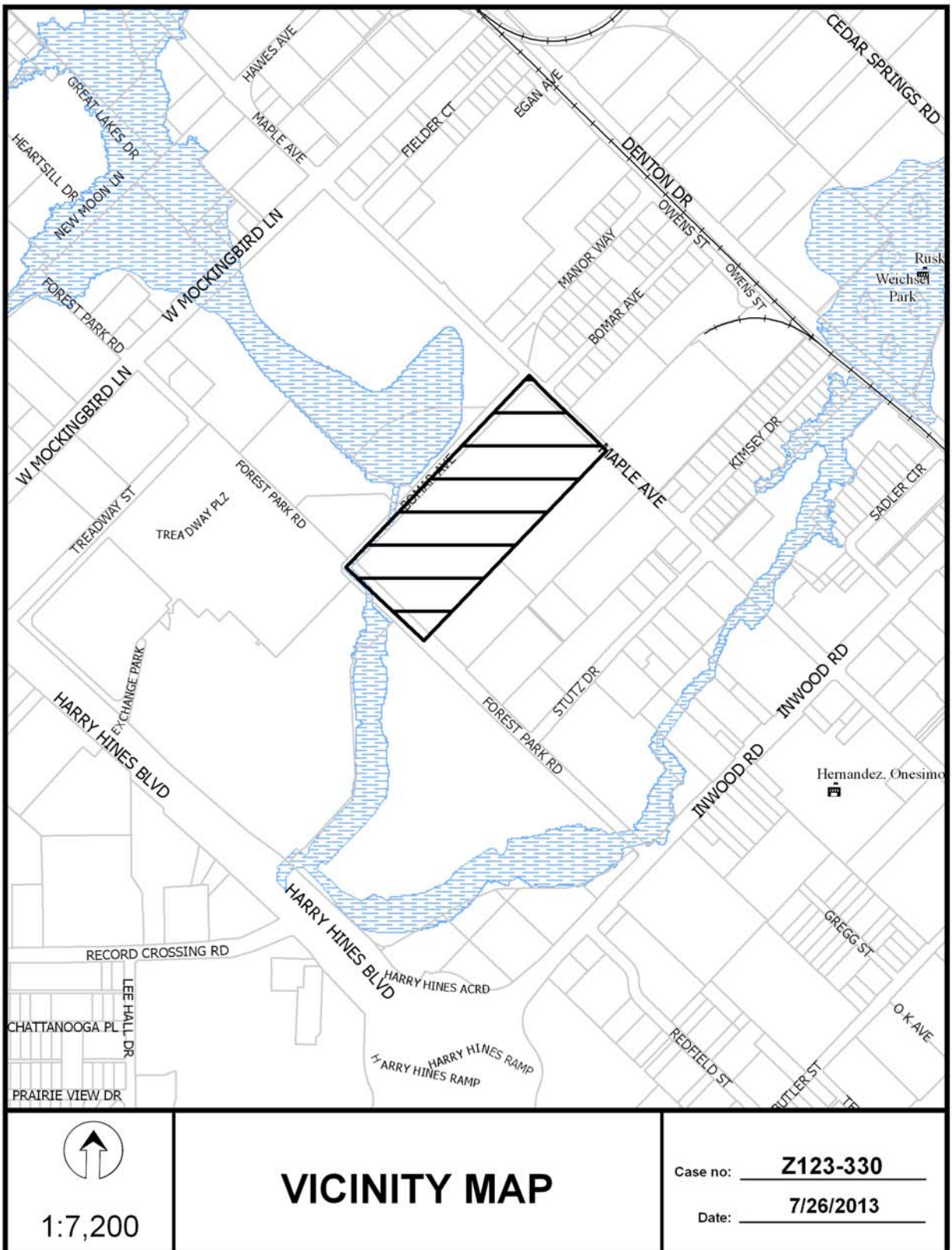


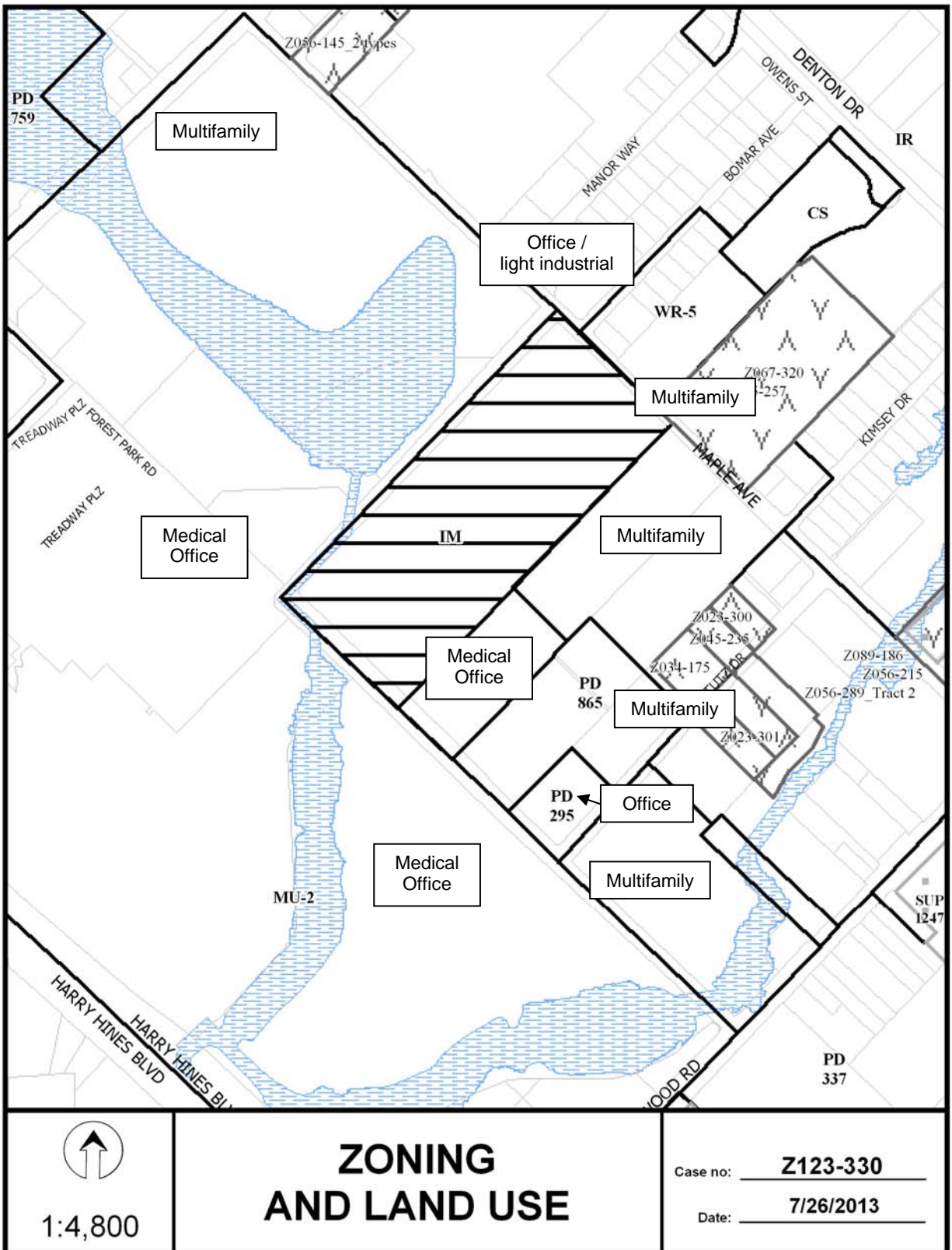
DALLAS AIRMOTIVE SITE
CITY OF DALLAS, TEXAS

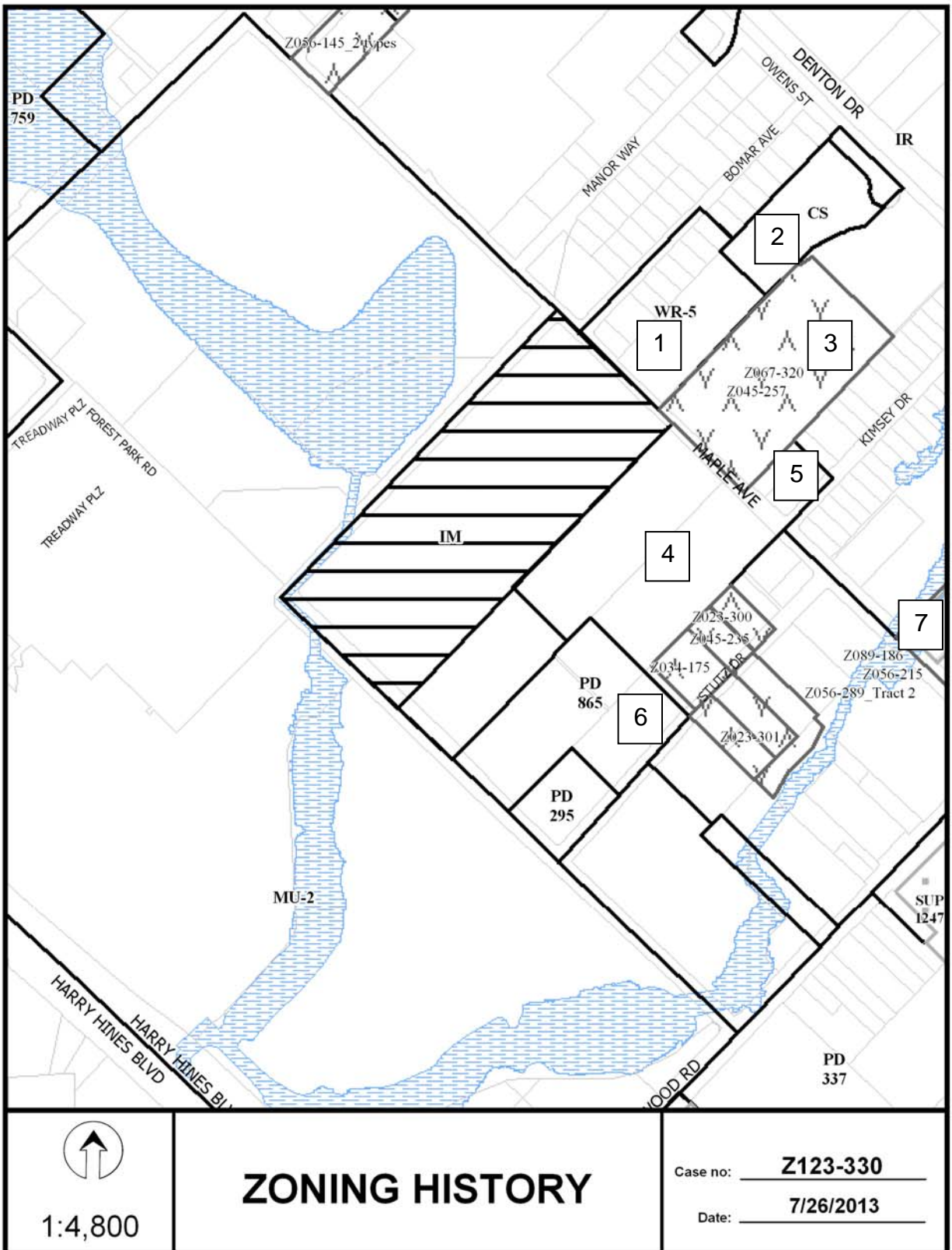
Baldwin
Associates

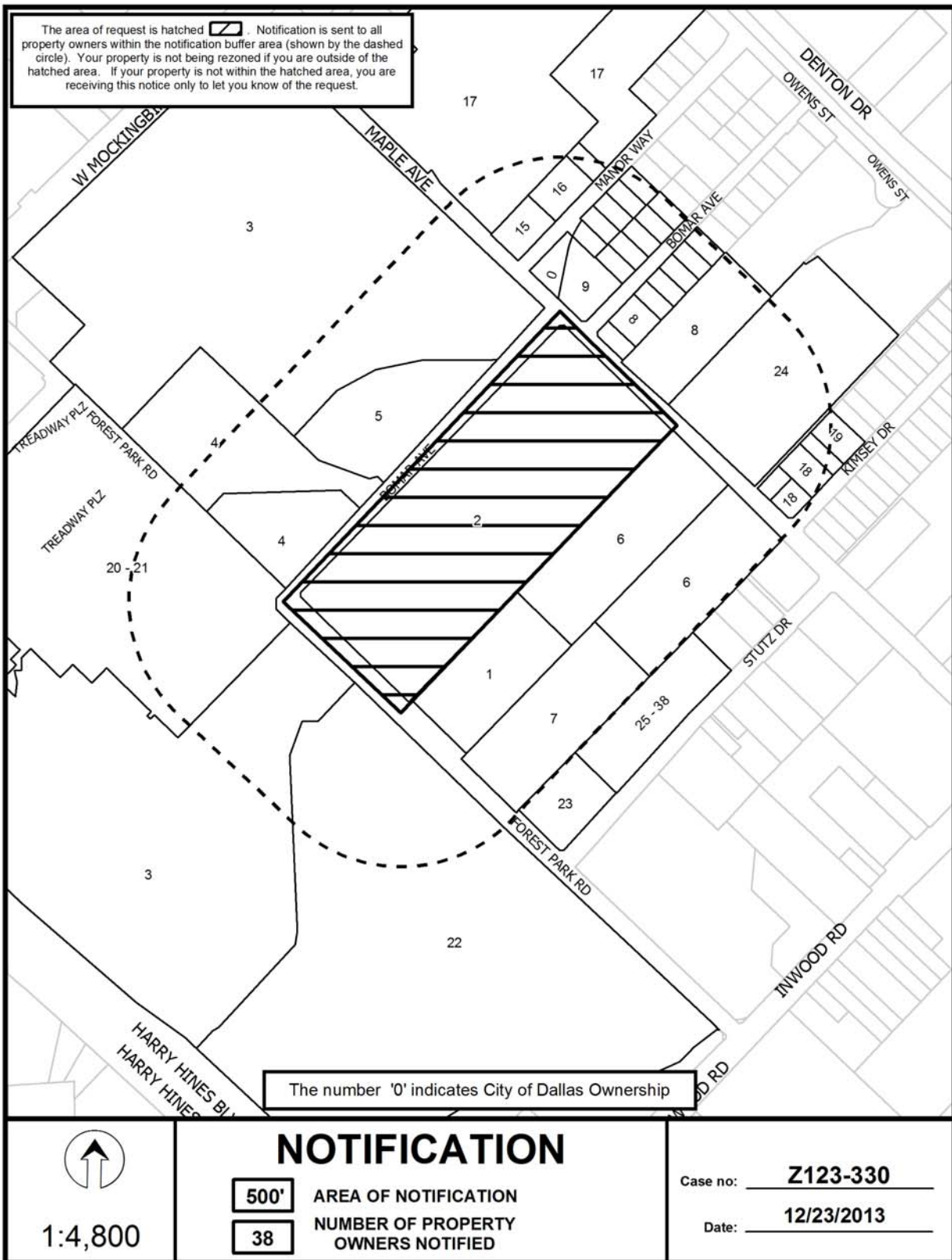
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.726.7940
OFFICE: 214.624.7848
rob@baldwinplanning.com

03/05/14
PROJECT NUMBER
CASE NUMBER









12/20/2013

Notification List of Property Owners

Z123-330

38 Property Owners Notified

Label #	Address	Owner
1	6010 FOREST PARK RD	DALLAS NEPHROS LAND COMPANY LP
2	6114 FOREST PARK RD	DALLAS AIRMOTIVE INC
3	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
4	6222 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
5	2351 BOMAR AVE	UNIVERSITY OF TEXAS % REAL ESTATE OFFICE
6	5919 MAPLE AVE	CRP-GREP MAPLE OWNER LLC STE 2100
7	5940 FOREST PARK RD	AMD APARTMENTS LIMITED PARTNERSHIP % ASS
8	2504 BOMAR AVE	ENCORE MF MAPLE LP
9	6200 MAPLE AVE	3605 INWOOD ROAD LP
10	2523 BOMAR AVE	TRIGLETH GEARY
11	2603 BOMAR AVE	SMART MORRIS E
12	2607 BOMAR AVE	MARTIN J C
13	2602 MANOR WAY	BAUTISTA ROBERT IV
14	2606 MANOR WAY	TRAVIS DOUG
15	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
16	2515 MANOR WAY	REYNA FELIPE O
17	2603 MANOR WAY	CANYON FONBERG I LP
18	5908 MAPLE AVE	RED BARN HOLDINGS LP
19	2519 KIMSEY DR	STARK FRIEDRICH % CHRISTINA STARK
20	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
21	6303 FOREST PARK RD	BOARD OF REGENTS OF THE UNIVERSITY OF TX
22	6000 HARRY HINES BLVD	BOARD OF REGENTS UNIV TX % REAL ESTATE O
23	5920 FOREST PARK RD	S W PROFESSIONAL BLDG LTD SUITE 525
24	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
25	2295 STUTZ RD	AMD APARTMENTS LIMITED PARTNERSHIP % TRA
26	2325 STUTZ RD	VU DAVID D & VU TUNG V & TUYETYEN

Z123-330(JH)

12/20/2013

Label # Address			Owner
27	2325	STUTZ RD	SHAY JERRY L & CHU CHUNG YI
28	2325	STUTZ RD	JEFFRIES CHRISTOPHER
29	2335	STUTZ RD	FLORIANI JOSEPH F &
30	2335	STUTZ RD	NEUMANN CHARLES DAVID
31	2335	STUTZ RD	LI HELEN
32	2325	STUTZ RD	CHU NAM ANTHONY BLDG 2 UNIT 46
33	2325	STUTZ RD	POWELL JAMES
34	2325	STUTZ RD	BAUTISTA RICHARD M & JOANN I
35	2335	STUTZ RD	LIN KATHY
36	2335	STUTZ RD	KIM DAVID
37	2335	STUTZ RD	PATEL ANKUR
38	2325	STUTZ RD	RESERVE AT STUTZ RD LLC

FILE NUMBER: Z134-122(LHS)

DATE FILED: November 1, 2013

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

COUNCIL DISTRICT: 6

MAPSCO: 11-A

SIZE OF REQUEST: Approx. 6.2 acres

CENSUS TRACT: 141.27

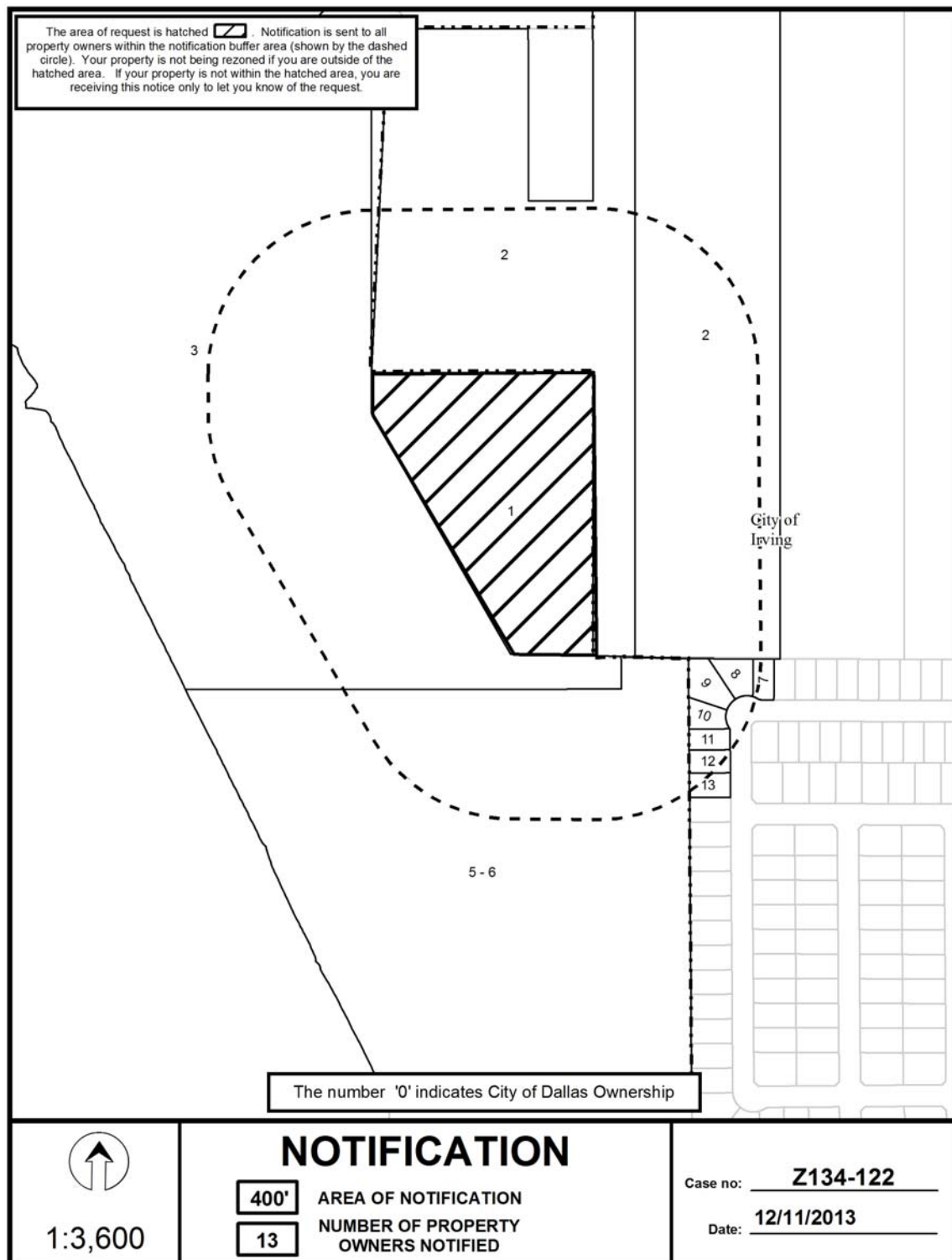
REPRESENTATIVE/APPLICANT: Luillo Pena, Billingsley Company

OWNER: CW Shoreline Land, Ltd.

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

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

STAFF RECOMMENDATION: Hold until April 3, 2014



Notification List of Property Owners

Z134-122

13 Property Owners Notified

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

Planner: Warren F. Ellis**FILE NUMBER:** Z123-193(WE) **DATE FILED:** February 7, 2013**LOCATION:** West line of Cole Avenue, north of Hester Avenue**COUNCIL DISTRICT:** 14 **MAPSCO:** 35-R**SIZE OF REQUEST:** Approx. 2.39 acres **CENSUS TRACT:** 7.02

APPLICANT / OWNER: Travis Cole 2012 Apartments, LP**REPRESENTATIVE:** Dallas Cothrum
MASTERPLAN**REQUEST:** An application for a Planned Development Subdistrict for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District.**SUMMARY:** The request site is currently zoned for MF-2 Multiple Family Subdistrict uses and could be developed with multiple family uses; however, due to certain limitations to the MF-2 development standards, the applicant requests a Planned Development Subdistrict to increase the density from 78-units to 258 units and to increase the maximum structure height from 36 feet to 89 feet.**STAFF RECOMMENDATION:** Denial**PREVIOUS ACTION:** On December 19, 2013, the City Plan Commission held this case under advisement until January 23, 2014 as a result of a property owner within the notification postponing the case. On January 23, 2014, the City Plan Commission held this case under advisement until March 20, 2014, to allow the applicant to revise and submit revisions of the development plan and conditions to staff for review. At this time, staff has not received any revisions to the development plan or conditions to review and provide comments to the applicant.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed increase in height and density is not compatible with the surrounding neighborhood because the scale of the proposed development is not consistent with the surrounding development.
2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has determined that the increased density will not have a detrimental impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The proposed mid-rise development is not consistent with the surrounding development pattern. The existing development consists of low-rise multifamily developments.
4. *Justification for PDS Planned Development Subdistrict Zoning as opposed to a straight zoning district* – A straight zoning district to allow the desired density would allow less restrictive setbacks. Therefore, the applicant submitted this rezoning request as a PD to restrict some of the by right zoning entitlements that straight zoning would permit.
5. Staff could support a less dense development with a decreased building height that is consistent with the adjacent multiple family and office uses. In addition, the applicant is requesting to include the private license agreement in the conditions. The private license is a process that is separate from zoning and cannot be approved as part of this request.

BACKGROUND INFORMATION:

- The applicant's request for a Planned Development Subdistrict will allow for a portion of the city block on Cole Avenue to be redeveloped with luxury apartments. The applicant proposes to demolish the existing 78-unit multiple family development and construct a 258-unit multifamily development that will have an interior parking structure and fitness center.
- The two office buildings that are adjacent to the request site have deed restrictions limiting the maximum structure height to 36 feet. There is an additional requirement in the deed restrictions that affects the office building abutting the request site that indicates, "a masonry screening wall six (6) feet in height shall be constructed and maintained along the south line of lot 2".

Zoning History: There were three zoning requests and two Board of Adjustment requests in the area.

1. **Z812-242** On August 11, 1982, the City Council approved an O-2 Office District with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple Family District.
2. **Z812-293** On October 20, 1982, City Council approved an O-2 Office District with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple Family District.
3. **BDA989-240** On August 17, 1999, the Board of Adjustment granted the applicant's request for a variance to the off-street parking regulations of eight (8) spaces.
4. **BDA989-241** On August 17, 1999, the Board of Adjustment granted the applicant's request for a variance to the off-street parking regulations of eleven (11) spaces.
5. **Z045-141** On June 22, 2005, the City Council recommended denial of a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict, within PD No. 193, the Oak Lawn Special Purpose District, on the West line of Cole Avenue, between Hester Avenue and Monticello Avenue (request site).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cole Avenue	Local Street	50 ft.	50 ft.

Land Use:

	Zoning w/in PD No. 193	Land Use
Site	MF-2 Subdistrict	Low rise apartments
North	O-2 w/Deed Restrictions	Office
South	MF-2 Subdistrict	Low rise apartments
East	MF-2 Subdistrict	Low rise apartments
West	City of Highland Park	Katy Trail and Single Family

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

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

The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The proposed mid-rise development is not consistent with the surrounding development pattern. The existing development consists of low-rise multifamily developments.

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 multiple family development meets only objective (1).

STAFF ANALYSIS:

Land Use Compatibility: The 2.39 acre site is developed with multifamily uses. The area's physical character consists primarily of multifamily and offices uses. The building heights that are contiguous to the request site are limited to a height of 36 feet. The Katy Trail is located northwest of the request site that delineates the city limits between the City of Dallas and the City of Highland Park.

The applicant's request for a Planned Development Subdistrict is to redevelop a portion of the city block on Cole Avenue to accommodate luxury apartments. The applicant proposes to raze the existing multiple family development and construct a 258 multifamily unit development that will have an interior parking structure and fitness center. The attached development plan shows that the proposed building height would not exceed 89 feet in height with an exception of certain uses that can project an additional 12 feet above the structures height. (see applicant's conditions for the type specific uses that may extended beyond 89 feet). In addition, the development will have several height zones along the west portion of the development, which is adjacent to the Katy Trails, as the structure height increases over 45 feet. By providing additional urban form setbacks along the Katy Trial, the applicant is trying to avoid creating a canyon effect along a portion of the Trail.

The current MF-2 Multiple Family Subdistrict allows the property to be used for medium density apartment development as well as more restrictive uses such as townhouses, duplexes, and single family dwellings. The MF-2 Multiple Family Subdistrict permits a maximum structure height of 36 feet.

Staff is concerned that the proposed density as well as the proposed height is not conducive or compatible to the surrounding uses. The adjacent multiple family uses and office uses are limited to a maximum building height of 36 feet.

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>					
Planned Development District No. 193 MF-2 Subdistrict	15'	10'15'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%		Multifamily, duplex, single family
Proposed PDS (Multiple Family)	20'	15'/20'	258 units	89' 8 stories	80%		Multiple Family

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193, the Oak Lawn Special Purpose District. The proposed development will have to comply with the landscaping requirement in PDD No. 193.

Traffic: The Engineering Section of the Department of Development Services has reviewed the request and determined that the increase in density will not have a detrimental impact upon the surrounding street system.

Miscellaneous – Conditions: Staff has reviewed and cannot support the applicant's conditions. The proposed development will not be compatible in scale with the surrounding development. The surrounding area is developed with low density multiple family uses with a maximum height of 36 feet. In addition, staff cannot support the applicant inserting the private license agreement for landscaping in the Planned Development conditions. Staff no longer includes the language into the PD conditions.

<p>LIST OF OFFICERS Travis Cole 2012 Apartments, LP</p>
--

- R. P. Otto Maly
- Mike Decker
- Leon Backers

**APPLICANT'S PROPOSED PDS
CONDITIONS**

“ARTICLE

PD

SEC. S-.101. LEGISLATIVE HISTORY.

PD Subdistrict was established by Ordinance No., passed by the Dallas City Council on _____, 2014.

SEC. S- .102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____is established on property located along Cole Avenue south of Monticello Avenue, east of the Katy Trail and north of Hester Avenue. The size of PD Subdistrict ____is approximately 2.39 acres.

SEC. S- .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and in 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) **BLADE SIGN** means a sign projecting perpendicularly from a main building façade and is visible from both sides.

(2) **STOOP** means a small porch leading to the entrance of a residence.

(3) **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.

(4) **PARKWAY** means that portion of a street right-of-way between the projected street curb and the lot line of the property

(5) **KATY TRAIL LANDSCAPE ZONE** means the area between the western property line and the Katy Trail public park hike and bike trail.

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

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

SEC. S- .104. DEVELOPMENT PLAN

Development and use of the Property must comply with the Development Plan (Exhibit __) before the issuance of any building permit to authorize work on the Property. Development Plans may be submitted in phases. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

SEC. S- .105. MAIN USES PERMITTED.

The uses permitted in this district are those permitted in the Multiple Family-2 District of Planned Development District 193.

SEC. S-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.

- Amateur communication tower
- Open storage (except during construction)
- Private stable

c) In this subdistrict, the following accessory uses are permitted accessory to a single family, duplex, and a multiple family use, provided that these accessory uses are primarily for the use of the occupants of the building, are contained entirely within the main building housing the multiple family use and connected parking garage, and have no exterior signage or advertising.

-- Community center (private), specifically including but not limited to such amenities as health studio areas, wine storage areas, hot tubs, pools, steam rooms, poolside refreshment areas, offices (e.g. business centers, internet cafes, etc) theaters, pool tables, meeting rooms, demonstration/party kitchens or similar facilities.

SEC. S-108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) Setbacks are as follows:

- (1) Front – 20 feet.
- (2) Side – 15 feet
- (3) Rear (adjacent to the Katy Trail) –20 feet

(b) In general, there is no minimum setback for structures other than buildings. Canopies, balconies, stoops, bay windows, swings, fences, retaining walls, building projections, street furniture, planting bins, pergolas, cabanas, stairs, and outdoor amenities may extend into a setback provided that a minimum horizontal sidewalk clearance of 6 feet and a minimum vertical clearance for any building projections of ten feet is maintained.

(c) Height. Maximum structure height in this district is 89 feet except as otherwise provided in this section:

(1) For structures located within 20 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowed height is 45 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(2) For structures located within 38 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowed height is 78 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(3) For structures located within 59 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowable height is 89 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(d) Lot Coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; however, if the top of a parking garage is an interior courtyard that is landscaped with a minimum of 60 percent water features, living plant materials, or hardscape features, and such garage does not exceed 20 feet above ground level, it does not count towards coverage. Surface parking lots and underground structures are not included in lot coverage calculations.

(e) Density. Maximum number of dwelling units is 258.

(f) Urban form. No urban form setback is required. No tower spacing is required.

(g) Lot size. No minimum lot size.

- (h) Stories. No minimum or maximum numbers of stories or levels.

SEC. S- .109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally with the following exceptions:

(b) Multiple family uses. No parking for an accessory community center (private) use in conjunction with a multiple family use is required. For multiple family uses, a total of 1.5 spaces per unit is required.

- (d) The use of tandem parking is allowed for residential uses only.

SEC. S- .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

In general. Except as provided in this section, see Article VI, "Environmental Performance Standards."

SEC. S-____.111. DESIGN STANDARDS

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

SEC. S-112. LANDSCAPING.

(a) In general. Landscaping must be provided in accordance with the requirements of Section 51P-193.126, with this district considered to be a MF Subdistrict for landscape requirements.

(b) Installation date. Landscaping must be installed within six months after the issuance of a certificate of occupancy.

(c) Sidewalks. Sidewalks along Cole Avenue must have a minimum width of six feet, and a minimum unobstructed width of four feet.

- (d) Special landscape and open space provisions.

(1) Tree grates. Any tree within 18 inches of a curb must be protected by a tree grate.

(e) Katy Trail Landscape Zone. Landscaping in the area between the western property line and the Katy Trail must be consistent with the planting plan of the City of

Dallas Park and Recreation plan for the trail and approved by the Director of Park and Recreation and subject to the safety requirements of the franchise or public utility.

(f) 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 landscaping requirements of this subsection. 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 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 requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this paragraph.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, 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 paragraph, 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 related 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, related amenities, or the premises. The granting of a license for landscaping and related amenities under this

paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

SEC. S- .113. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts.

(b) For multiple family uses, one additional premise sign is permitted as a blade signs. The effective area for the blade sign may not exceed 68 square feet for each side. Blade signs must be attached to a main structure and may not be internally lighted.

(c) Signs may extend into a required yard a maximum of five feet.

SEC. S- .114. ADDITIONAL PROVISIONS.

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

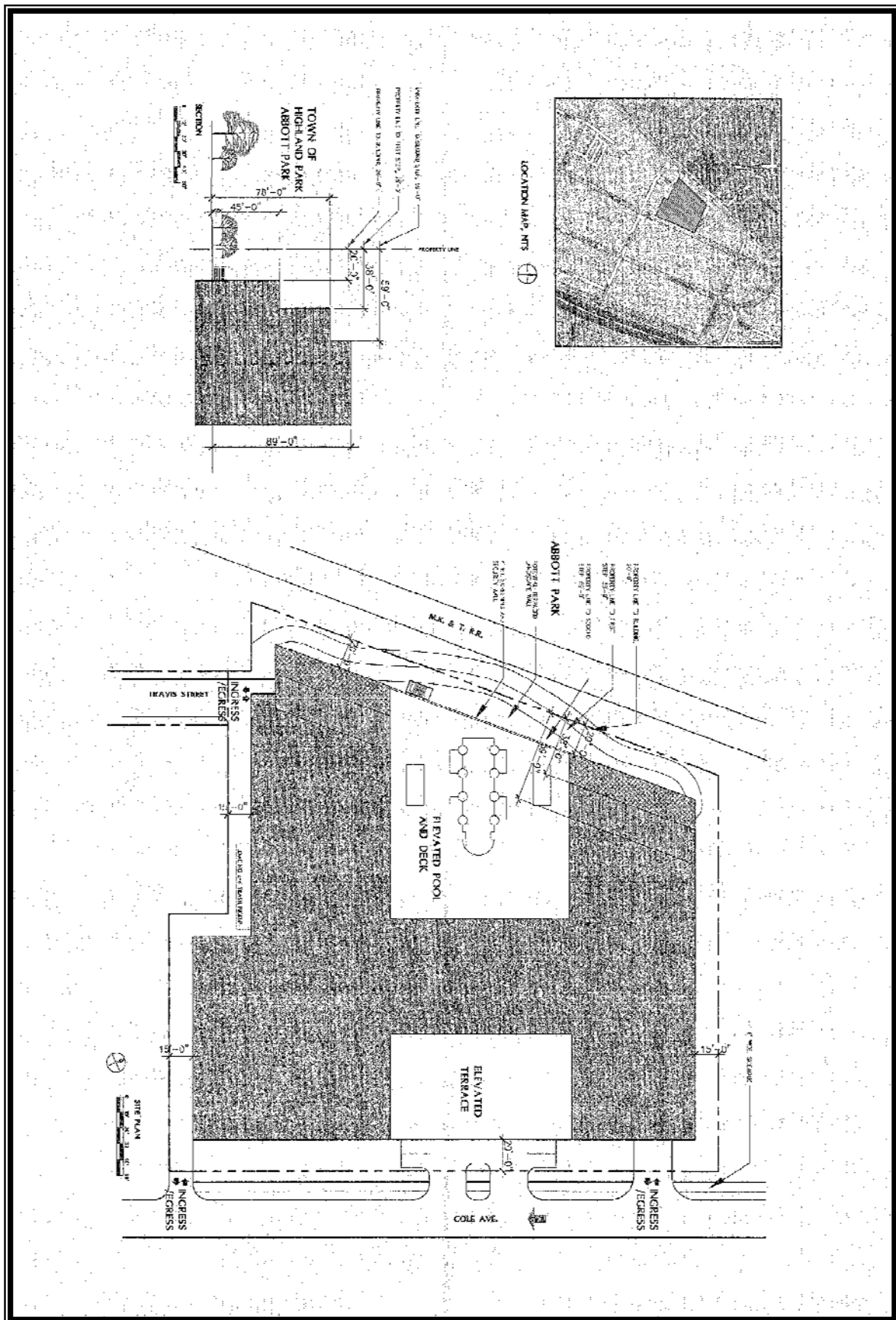
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

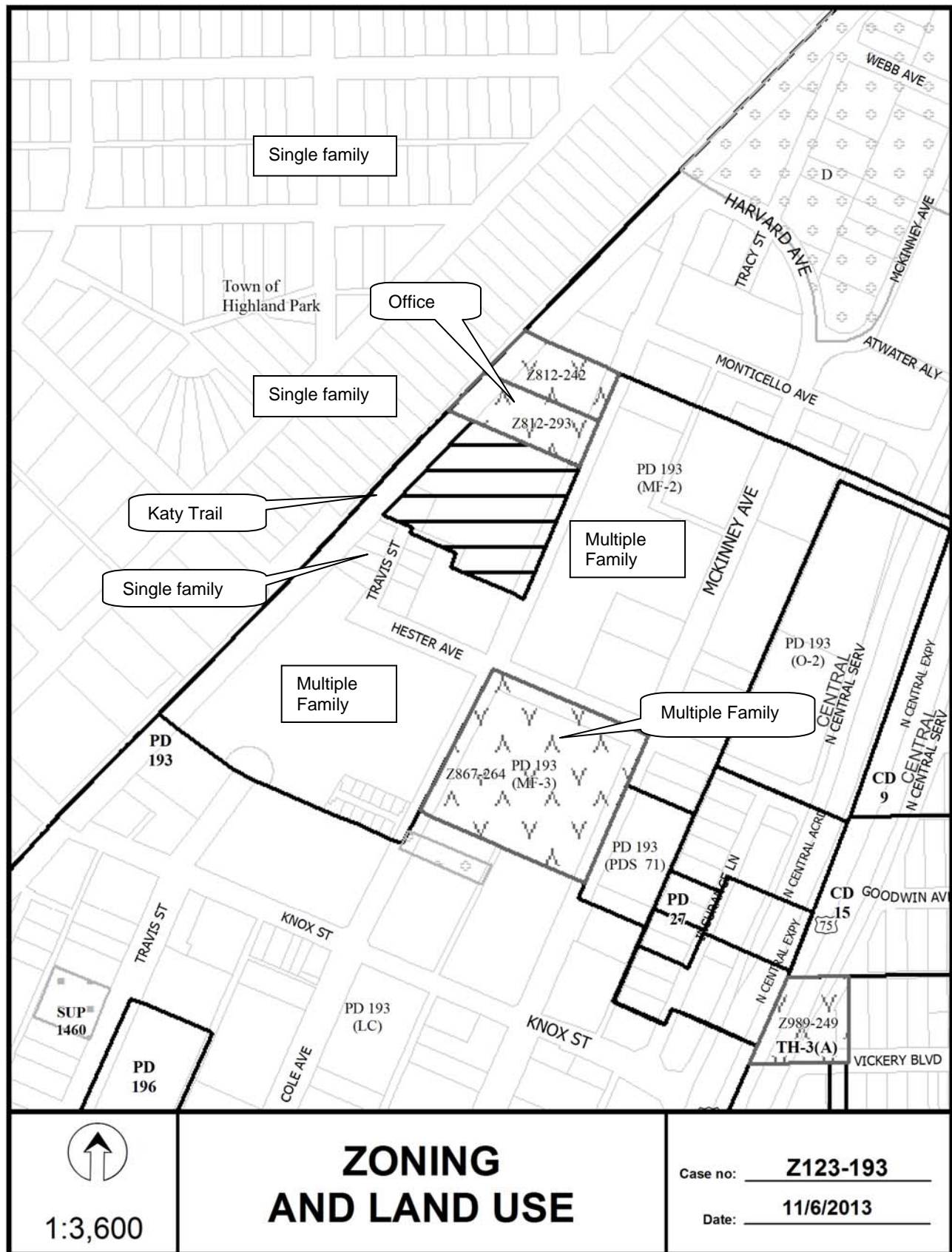
SEC. S-115. COMPLIANCE WITH CONDITIONS.

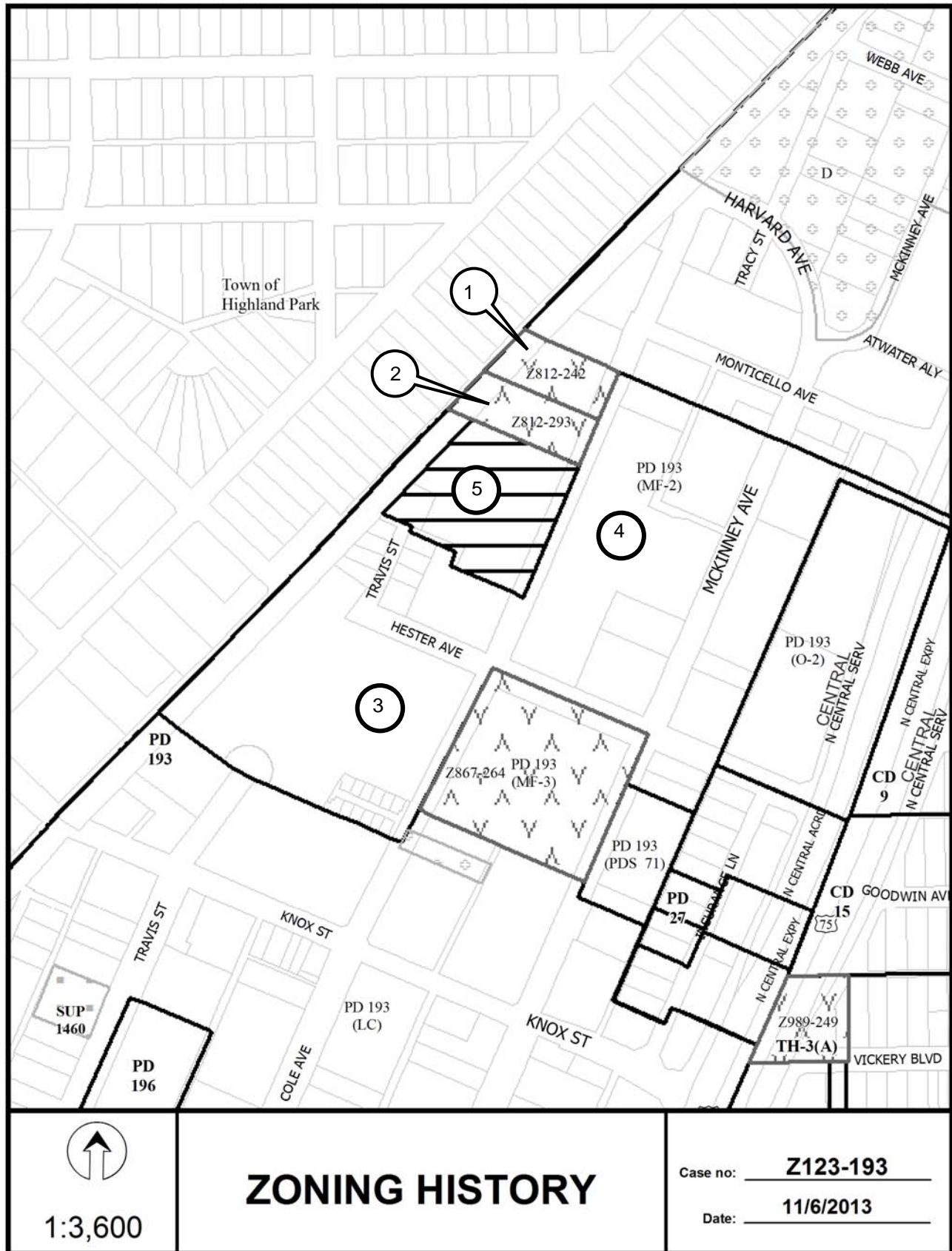
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

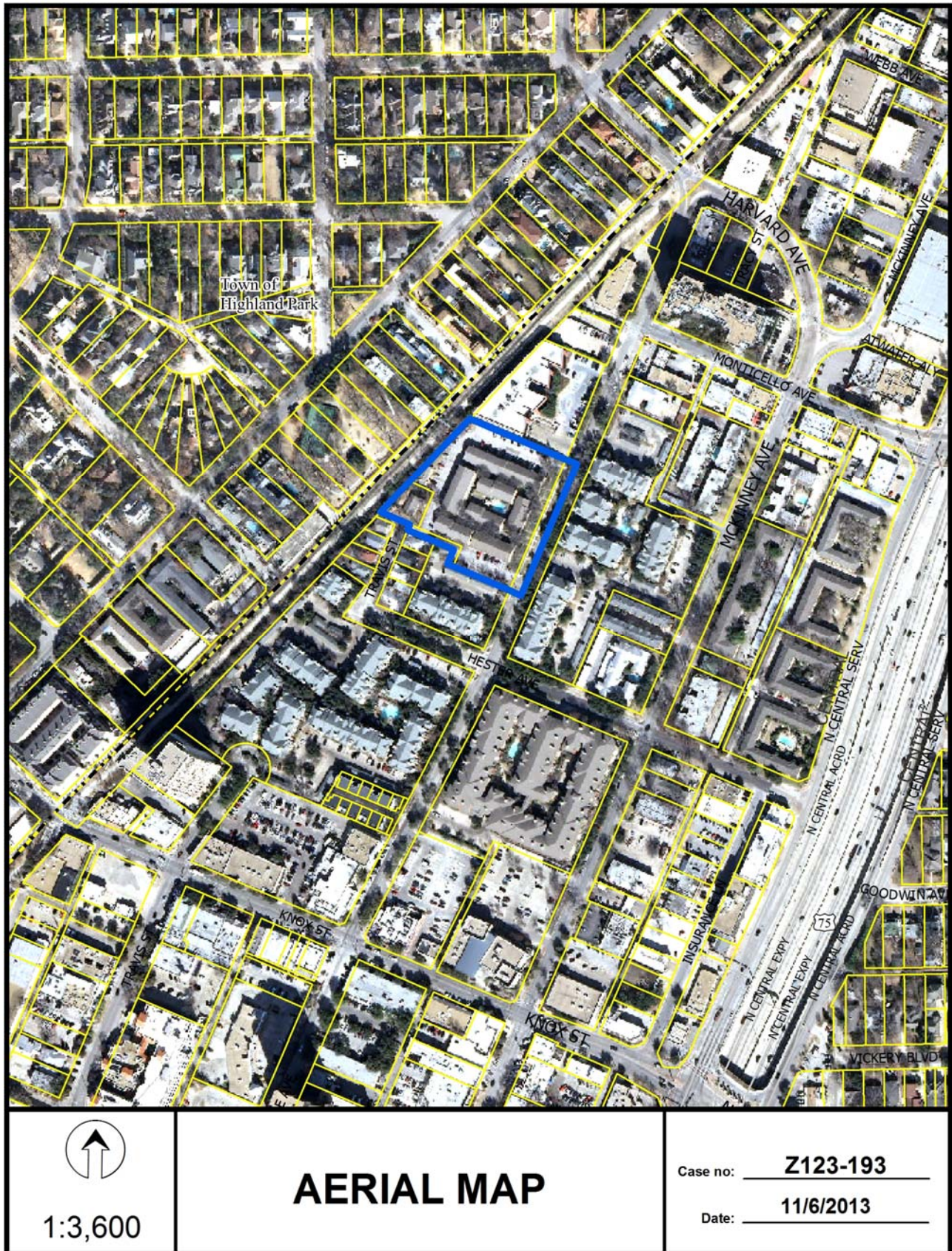
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this Subdistrict until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules,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

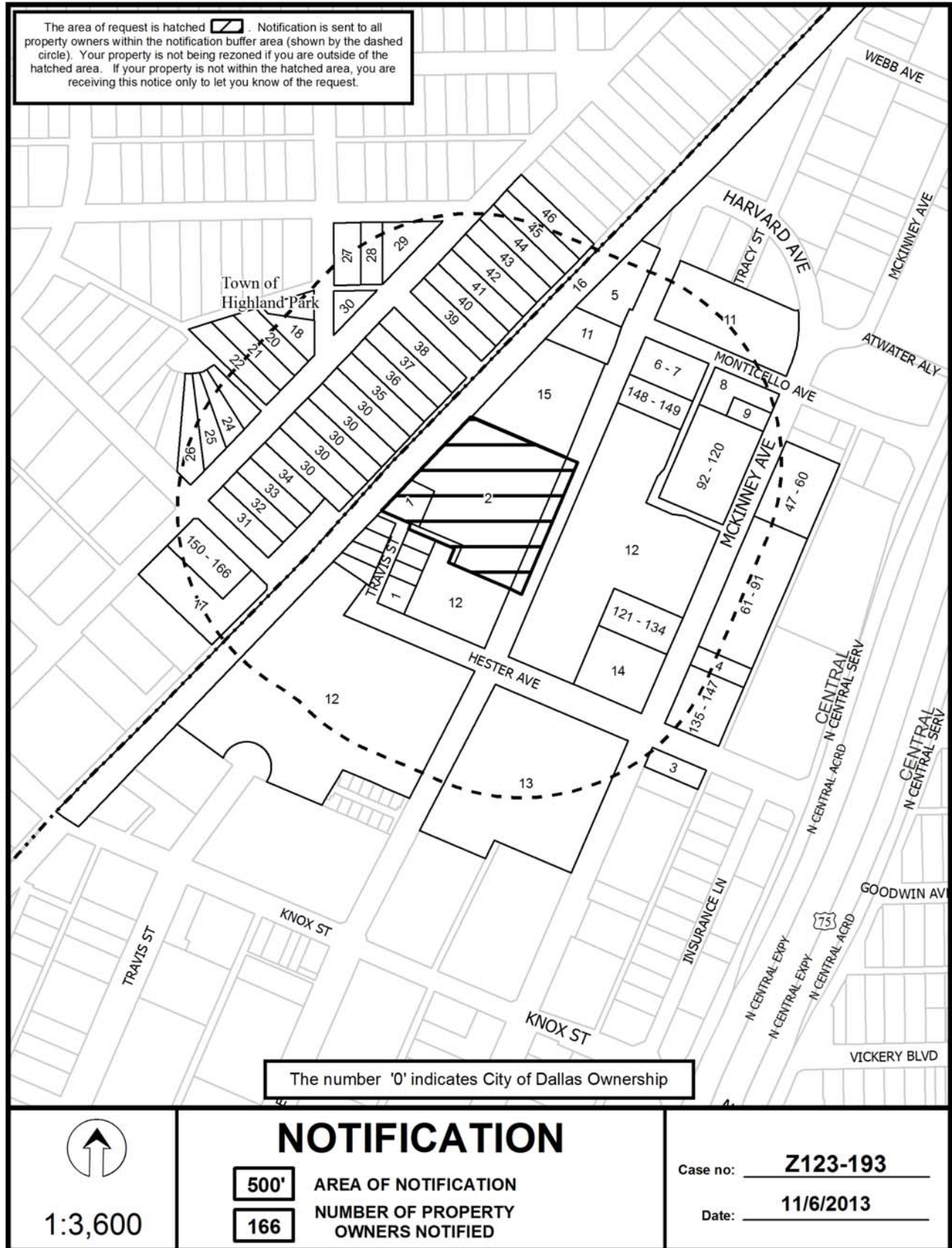
PROPOSED DEVELOPMENT PLAN











Notification List of Property Owners

Z123-193

166 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4717 TRAVIS ST	TRAVIS COLE APARTMENTS 2012 LP
2	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP STE 975
3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
4	4714 MCKINNEY AVE	KNIGHT WILLIAM R
5	4901 COLE AVE	HUNSICKER APPRAISAL CO INC
6	4824 COLE AVE	DUNLAP SWAIN LESSEE
7	4824 COLE AVE	DUNLAP SWAIN CO
8	3109 MONTICELLO AVE	COLE CLAUDETTE C &
9	4829 MCKINNEY AVE	HANCE ROY L
10	4715 TRAVIS ST	HEED CYNTHIA LOUISE
11	4825 COLE AVE	WESTDALE MONTICELLO LP
12	4647 COLE AVE	CIM/4649 COLE AVENUE LP SUITE 900
13	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
14	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
15	4809 COLE AVE	RAIM COLE AVENUE LP % REALTY AMERICA INV
16	401 BUCKNER BLVD	DART
17	4708 ABBOTT AVE	DBS REAL ESTATE LP C/O S & S APARTMENTS
18	4817 AUBURNDALE AVE	BLACKBURN HOWARD
19	4819 AUBURNDALE AVE	SWEET MAMEAUX LLC
20	4815 ABBOTT AVE	GAUNT THOMAS E
21	4813 ABBOTT AVE	HERRING ADAM LEIF & ALEXIS M MCCROSSEN
22	4811 ABBOTT AVE	RALSTON DOUGLAS R & BARBARA P
23	4807 ABBOTT AVE	KERRANE EDWARD B
24	4805 ABBOTT AVE	NETTUNE GREGORY R & RACHAL E
25	4803 ABBOTT AVE	SEALEY SARA RUTH
26	4801 ABBOTT AVE	ISOM ISAAC & BRYNN

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3419 LINDENWOOD AVE	3419 LINDENWOOD LTD
28	3417 LINDENWOOD AVE	CAZORLA EUGENIO
29	3415 LINDENWOOD AVE	HUBBARD REVOCABLE TRUST HUBBARD RODNEY D
30	4820 AUBURNDALE AVE	HIGHLAND PARK TOWN OF
31	4800 ABBOTT AVE	OWENS GRETA PILGRIM
32	4802 ABBOTT AVE	SACHSE PATRICK D & ANTONINA KNELL SACHSE
33	4804 ABBOTT AVE	WILLIAMS J R
34	4806 ABBOTT AVE	ELMGREN KENNETH N & ELMGREN BELINDA B
35	4818 ABBOTT AVE	HIGHLAND PARK TOWN OF
36	4820 ABBOTT AVE	ELCOCK WALTER B & LAURA K
37	4822 ABBOTT AVE	TAYLOR CAROLYN FRANCES
38	4824 ABBOTT AVE	GERTZ ELIZABETH BOONE
39	4900 ABBOTT AVE	BARTOLUCCI SUZANNE S SUITE 208
40	4902 ABBOTT AVE	SHIPP BERT NICOLO
41	4904 ABBOTT AVE	DAVIDOW SETH
42	4906 ABBOTT AVE	RUBIN MARTIN JAY
43	4908 ABBOTT AVE	MORGAN BLANCHE WILLIAMS
44	4910 ABBOTT AVE	LECHTENBERG ROBERT K & BARBARA A
45	4912 ABBOTT AVE	ISTRE TODD
46	4914 ABBOTT AVE	MARTHENS WILLIAM R
47	4810 MCKINNEY AVE	FALCONE A WAYNE &
48	4810 MCKINNEY AVE	FALCONE A WAYNE
49	4810 MCKINNEY AVE	FALCONE AW FAMILY LP
50	4810 MCKINNEY AVE	FALCONE A W FAMILY THE
51	4810 MCKINNEY AVE	YK-2525 TURTLE CREEK 319 LLC
52	4810 MCKINNEY AVE	BOLES MARGARET
53	4810 MCKINNEY AVE	FALCONE A W FAMILY LTD PS
54	4810 MCKINNEY AVE	BEASLEY NORMA L % A WAYNE FALCONE
55	4810 MCKINNEY AVE	TRINITY ABSTRACT & TITLE
56	4810 MCKINNEY AVE	FALCONE A W FAMILY THE A WAYNE FALCONE &
57	4810 MCKINNEY AVE	B & W INVESTMENTS

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4810 MCKINNEY AVE	VICK BURNICE JIM
59	4810 MCKINNEY AVE	FALCONE A W FAMILY THE A WAYNE FALCONE &
60	4810 MCKINNEY AVE	FALCONE A W FAMILY LP
61	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
62	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H BLDG A UNI
63	4728 MCKINNEY AVE	NUNEZ RAUL & NUNEZ MADELEINE
64	4728 MCKINNEY AVE	WEISFELD RONALD A
65	4728 MCKINNEY AVE	KNOBLER DONALD R
66	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
67	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C BLDG B UNIT 104
68	4728 MCKINNEY AVE	WEISERT TARI SUITE 105
69	4728 MCKINNEY AVE	GIANNASI TAYLOR BLDG B UNIT 106
70	4728 MCKINNEY AVE	STANTON LIVING TRUST
71	4722 MCKINNEY AVE	BUCK JAMES L
72	4728 MCKINNEY AVE	SCHIMMING VERNON H & NICHOLAS BAXAVANIS
73	4728 MCKINNEY AVE	ROCHESTER SARAH BLDG B UNIT 111
74	4728 MCKINNEY AVE	VILLANUEVA JORGE A #112
75	4722 MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
76	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
77	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
78	4728 MCKINNEY AVE	CRUZ MANUEL
79	4728 MCKINNEY AVE	CUELLAS JOSHUA J BLDG B UNIT 207
80	4728 MCKINNEY AVE	CRONK JOHN A
81	4728 MCKINNEY AVE	PISPIDIKIS RENA
82	4728 MCKINNEY AVE	MALINA JAMES
83	4728 MCKINNEY AVE	SCHUTZ ERIK R
84	4728 MCKINNEY AVE	FANNIE MAE
85	4728 MCKINNEY AVE	SYNODIS DONNA L &
86	4728 MCKINNEY AVE	KILGORE CHRISTOPHER H
87	4722 MCKINNEY AVE	ROZIER PETER B UNIT 115
88	4722 MCKINNEY AVE	MCDONALD BILLY LANE BLDG C UNIT 116

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4722 MCKINNEY AVE	KNIGHT WILLIAM R
90	4722 MCKINNEY AVE	KNIGHT WILLIAM
91	4722 MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
92	4805 MCKINNEY AVE	MCDANIEL LLOYD H & BARBARA JEAN GRAY
93	4805 MCKINNEY AVE	NOLLEY FRANCES EMILY
94	4805 MCKINNEY AVE	JONES SANDRA G
95	4805 MCKINNEY AVE	JONES LAURA E
96	4805 MCKINNEY AVE	KUNTZ DONALD G & BETTY M KUNTZ
97	4805 MCKINNEY AVE	WILDBERGER PAUL L &
98	4805 MCKINNEY AVE	LLAUDER FITZGERALD
99	4805 MCKINNEY AVE	SHIN TITUS N UNIT 204
100	4805 MCKINNEY AVE	SURLS LYNN D STE 617
101	4805 MCKINNEY AVE	DANG YION LIVING TRUST
102	4805 MCKINNEY AVE	VILLAGRAN ABEL
103	4805 MCKINNEY AVE	MCCLURE MICHAEL L & JANIS UNIT 108 BLDG
104	4805 MCKINNEY AVE	RIZOS DAWN M
105	4805 MCKINNEY AVE	RIZOS DAWN M
106	4805 MCKINNEY AVE	HARRELL ROBERT R
107	4805 MCKINNEY AVE	SINGHAL VAIBHAV UNIT 206 B
108	4805 MCKINNEY AVE	SECORE RACHEL M BLDG B UNIT 207
109	4805 MCKINNEY AVE	FISHER MARCIA UNIT 208
110	4805 MCKINNEY AVE	AHMED MUSTAQUE
111	4805 MCKINNEY AVE	WIMAN ROSALIE MAIN STREET REALTY TRUST
112	4805 MCKINNEY AVE	GRAY JAMES & CAROL L
113	4805 MCKINNEY AVE	CHEN DANNY S & CELESTINA A CHEN
114	4805 MCKINNEY AVE	CHEN DANNY S TR& CELESTINA A CHEN TR
115	4805 MCKINNEY AVE	MCDANIEL LLOYD H & BARBARA
116	4805 MCKINNEY AVE	KEPLER JERRY &
117	4805 MCKINNEY AVE	LEE YEW KEONG
118	4805 MCKINNEY AVE	MCDANIEL BARBARA & LLOYD
119	4805 MCKINNEY AVE	MCDANIEL BARBARA G

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4805 MCKINNEY AVE	DAIL WILLIAM EARL UNIT 217 BLDG C
121	4717 MCKINNEY AVE	MCCUTCHEN MARK D
122	4717 MCKINNEY AVE	BERRON CLAUDIA UNIT B
123	4717 MCKINNEY AVE	SCHAFER CHRISTOPHER & TRACI R
124	4717 MCKINNEY AVE	POLSON JULIE E
125	4717 MCKINNEY AVE	ROHLEDER MARCIE M
126	4717 MCKINNEY AVE	ODONNELL GARY & JULIE
127	4717 MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
128	4719 MCKINNEY AVE	MURRY SCOTT M UNIT A
129	4719 MCKINNEY AVE	HABIBI KAMIL UNIT B
130	4719 MCKINNEY AVE	MATTHEWS AMANDA L
131	4719 MCKINNEY AVE	BUSH DARLA S UNIT D
132	4719 MCKINNEY AVE	TRAN HONG
133	4719 MCKINNEY AVE	AYATS MAS OTILIA UNIT 4719F
134	4719 MCKINNEY AVE	BAUMANN RACHEL K
135	4708 MCKINNEY AVE	COWAN GERALDINE
136	4708 MCKINNEY AVE	APPLE JAROLD LEE
137	4708 MCKINNEY AVE	GRAY JUSTIN L
138	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
139	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
140	4708 MCKINNEY AVE	VEVERA MARK C STE 126
141	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
142	4708 MCKINNEY AVE	LANDON LANA K
143	4704 MCKINNEY AVE	TORRES ALFREDA
144	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
145	4704 MCKINNEY AVE	MUELLER JASON E & KANDRA H
146	4708 MCKINNEY AVE	OWENS GARY ALLEN
147	4704 MCKINNEY AVE	LOERA SANDRA V
148	4818 COLE AVE	LESZINSKI LAWOMIR TRUSTEE
149	4818 COLE AVE	LESZINSKI SLAWOMIR TR
150	4712 ABBOTT AVE	KAP TRUST

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4712 ABBOTT AVE	ABBOTT PROPERTIES LTD
152	4712 ABBOTT AVE	SWOFFORD JANE REYBOLD TR
153	4712 ABBOTT AVE	JONES PHILLIP L &
154	4712 ABBOTT AVE	OWENS GRETA P
155	4712 ABBOTT AVE	MODY OMAR UNIT 201
156	4712 ABBOTT AVE	BRYAN ANDREW C
157	4712 ABBOTT AVE	ELLIOTT ALAN C & ELYNNE
158	4712 ABBOTT AVE	STYLE HOLDINGS LLC DBA STYLE ONE HOLDING
159	4712 ABBOTT AVE	DMCJ TRUST THE DEANNA BERNDT AVERETT TRU
160	4712 ABBOTT AVE	COE KELLEY BRUNER
161	4712 ABBOTT AVE	HOFMEISTER KENT STANLEY
162	4712 ABBOTT AVE	ROBERTS SUSAN E
163	4712 ABBOTT AVE	HUNSAKER KEVIN UNIT 206
164	4712 ABBOTT AVE	GAMBRELL JOHN E & ELIZABETH R
165	4712 ABBOTT AVE	STERLING TRUST COMPANY CUST FBO JUDY WIL
166	4712 ABBOTT AVE	BAILEY BARBARA A

Planner: Warren F. Ellis**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:** Hold under advisement until April 17, 2014.

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. Therefore, staff requests to hold this under advisement until April 17, 2014.

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. A specific type development has not expressed by the applicant at this time.
- 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 is one zoning change requested in the area.

1. **Z123-275** The applicant has submitted an application for an RR-D regional Retail District with retention of a D Overlay on property zoned a CR-D Community Retail District. A City Plan Commission tentative hearing date is April 17, 2014.

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 to hold under advisement until April 17, 2014.

Development Standards:

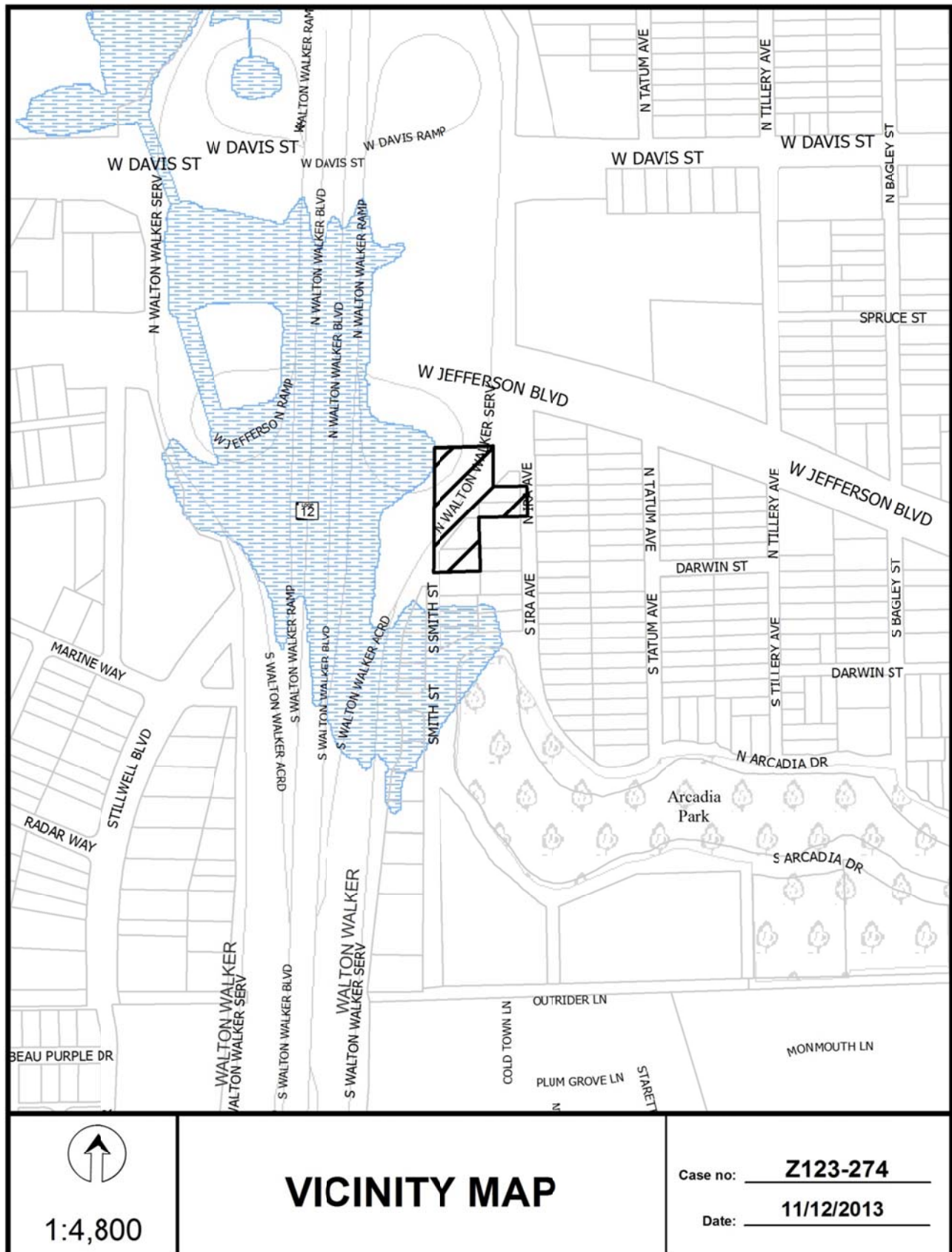
<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office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

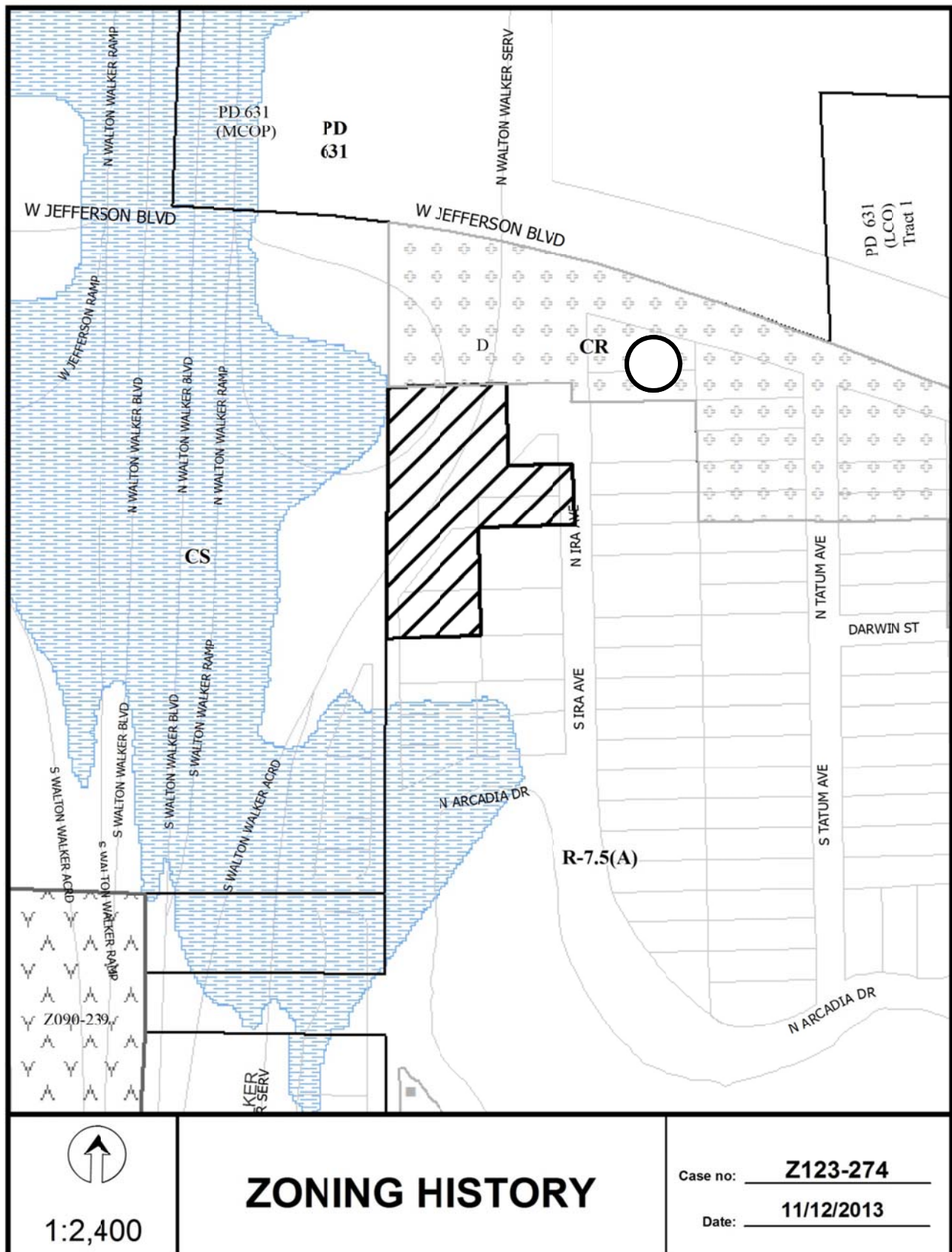
Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
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.





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

Planner: Warren F. Ellis**FILE NUMBER:** Z123-346(WE) **DATE FILED:** February 19, 2013**LOCATION:** West line of Irving Blvd., north of Quaker Street**COUNCIL DISTRICT:** 6 **MAPSCO:** 22-A**SIZE OF REQUEST:** Approx. 26.7 acres **CENSUS TRACT:** 100

APPLICANT/ OWNER: City of Dallas**REPRESENTATIVE:** Vincent Lewis**REQUEST:** An application for an amendment to Specific Use Permit No. 1241 for a utility or government installation other than listed on property zoned an IR Industrial Research District.**SUMMARY:** The purpose of this request is: 1) to allow for an amended site plan to reflect accurately the facilities and equipment that are on the property; and 2) to amend the landscape requirements and landscape plan due to a utility easement being located in the area designated for the plantings.**STAFF RECOMMENDATION:** Approval, subject to a revised site plan, revised landscape plan and revised conditions.**PREVIOUS ACTION:** On January 23, 2014, 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 city's arborist regarding submitting a landscape plan. As a result, a revised landscape plan has been submitted.

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 site is located within an industrial area of the city and is compatible with the surrounding uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The functions of the utility or government installation other than listed use contributes to the city functions in the management of the storm water systems throughout the City of Dallas.
3. *Not a detriment to the public health, safety, or general welfare* – The additional structures on the site are not a detriment to the public health, safety or general welfare of the general public.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The amendment to Specific Use Permit No. 1241 for utility or government installation other than listed will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed.

BACKGROUND INFORMATION:

- In May 1995, the City Council approved Specific Use Permit No. 1241 for a utility or government installation other than listed for a permanent time period.
- The applicant proposes to amend Specific Use Permit No. 1241 to identify newly constructed facilities and storage areas on site. The amendment will also permit the applicant to receive the appropriate certificate of occupancy for each facility that was constructed after the initial SUP was approved. The changes to the request are the site plan, landscape plan and the Article X requirements in the conditions.
- The request site is surrounded by industrial uses. A levy on the northern property line provides a natural buffer between the request site and the industrial and office uses.

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

1. Z134-128 On February 20, 2014, the City Plan Commission recommend denial without prejudice of an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, located south of Burgess Boulevard and east of Iberia Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Irving Boulevard	Principal Arterial	60 ft.	60 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 worksheet the applicant provides during the application submittal.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR w/SUP No. 1241	Outside storage, Office,
North	IR, IM	Undeveloped, Industrial
South	IR, IM	Industrial
East	IR, IM	Industrial
West	IR	Industrial

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 an Industrial area.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

The request is consistent with the Comprehensive Plan.

STAFF ANALYSIS:**Land Use Compatibility:**

It should be noted that a temporary certificate of occupancy based upon the new structures on the site have been issued in anticipation of this revision to the SUP. Upon City Council approval, a full certificate of occupancy will be issued.

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					
IR - Existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

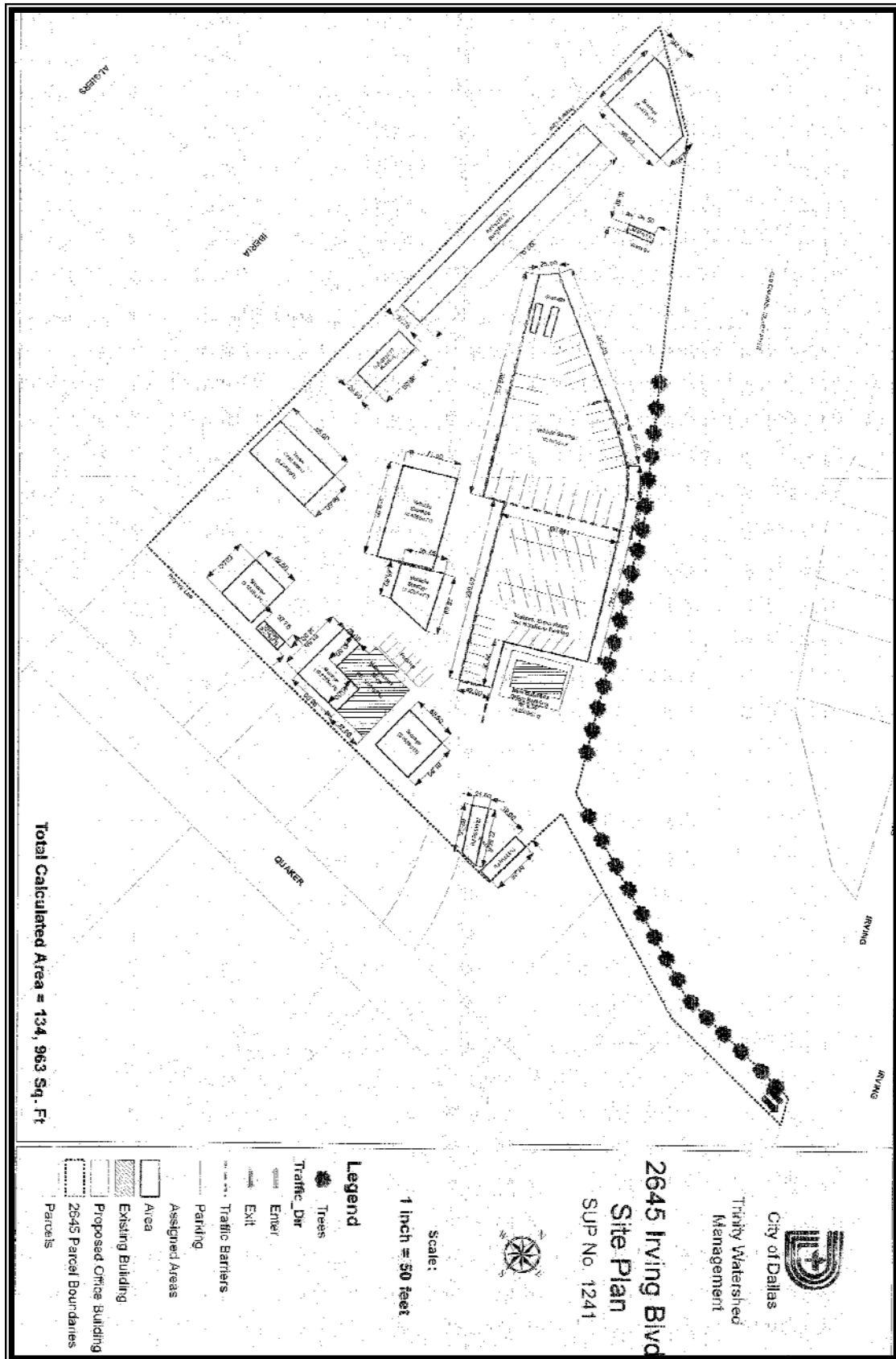
The approved site plan depicts a row of trees on the northern property line as well as several trees within the property. However, there are no trees on site and the entire site is paved. Since there is a utility easement that runs along the northern property line, staff supports an alternative landscaping plan for the site, which City Council may approve as part of the SUP request.

Parking: The off-street parking requirement for an office use is one space per 33 square feet of floor area. Based on the 4,256 square feet office space, the required on site is 18 spaces and the applicant will provide 33 spaces.

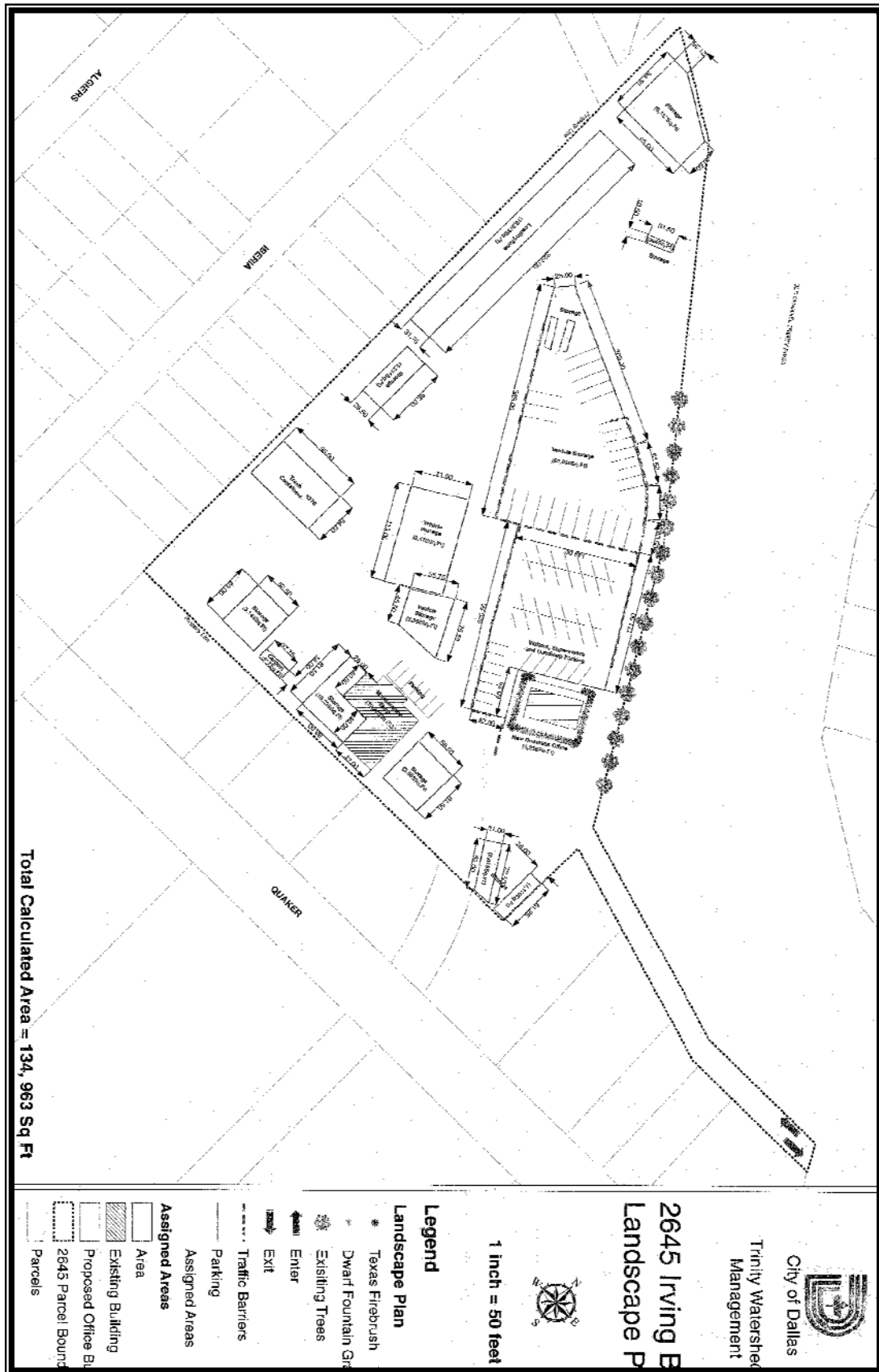
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is for a Governmental Installation other than listed.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan / landscape plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. ~~Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.~~ Plant materials must be maintained in a healthy, growing condition.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

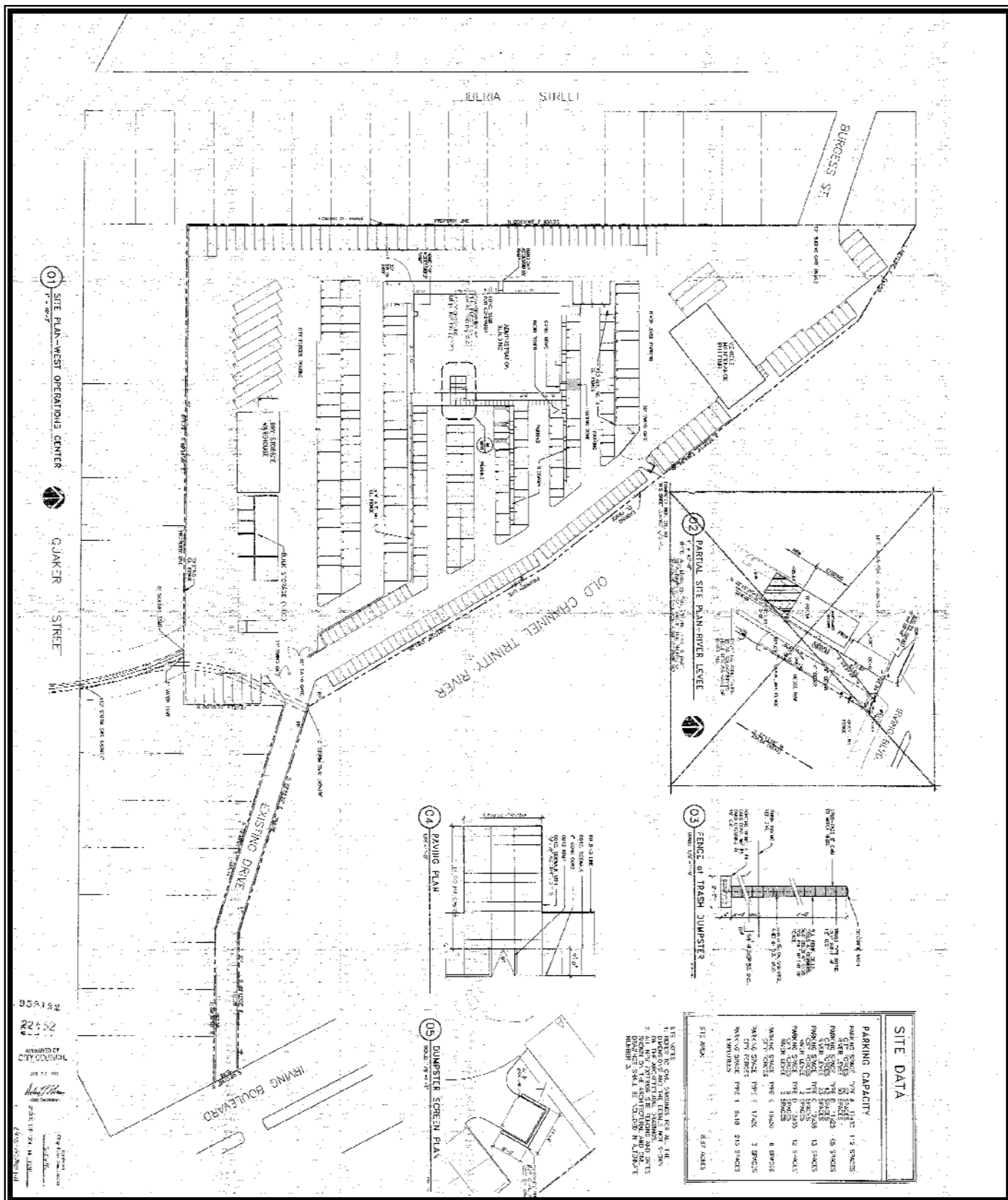
PROPOSED SITE PLAN



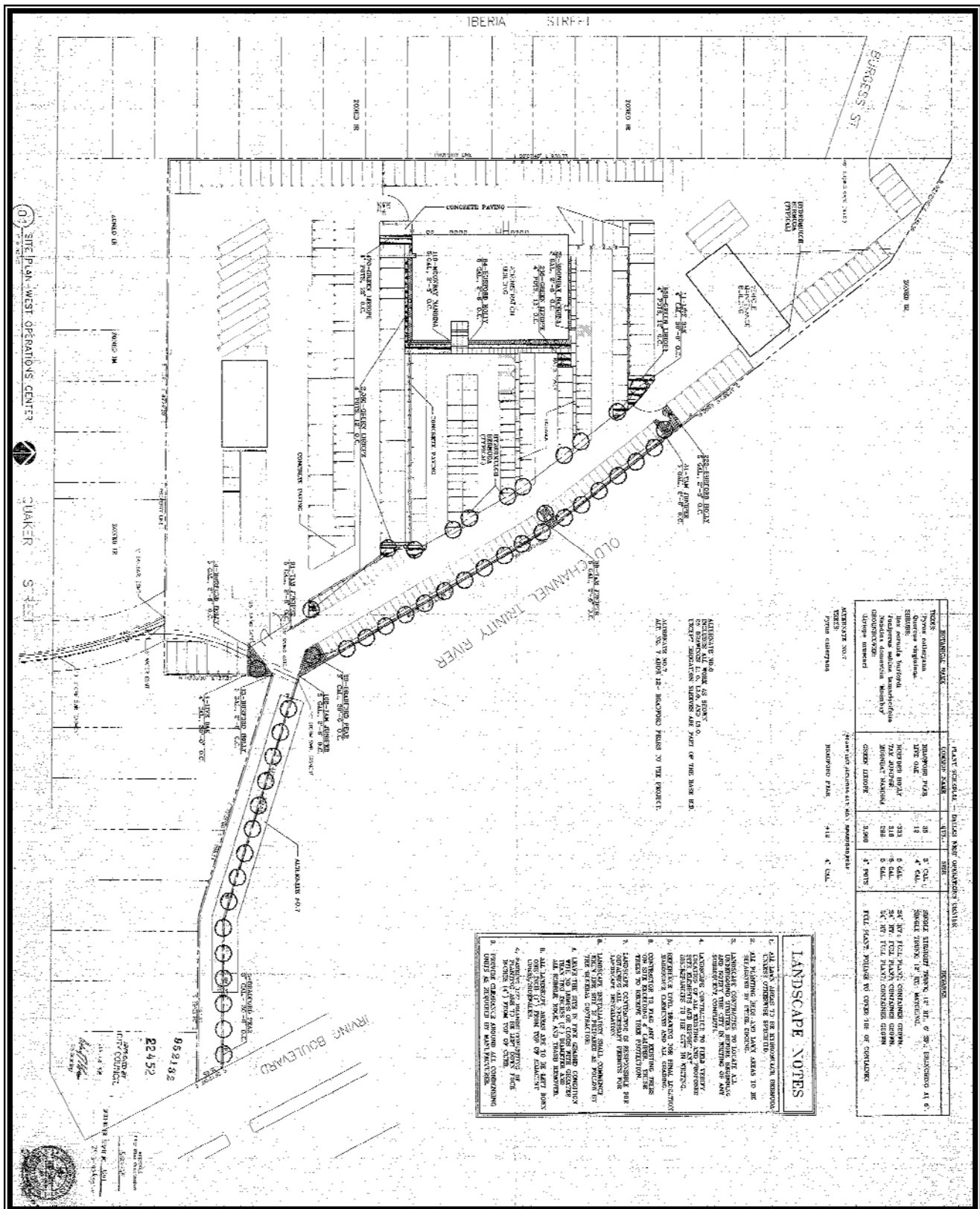
PROPOSED LANDSCAPE PLAN

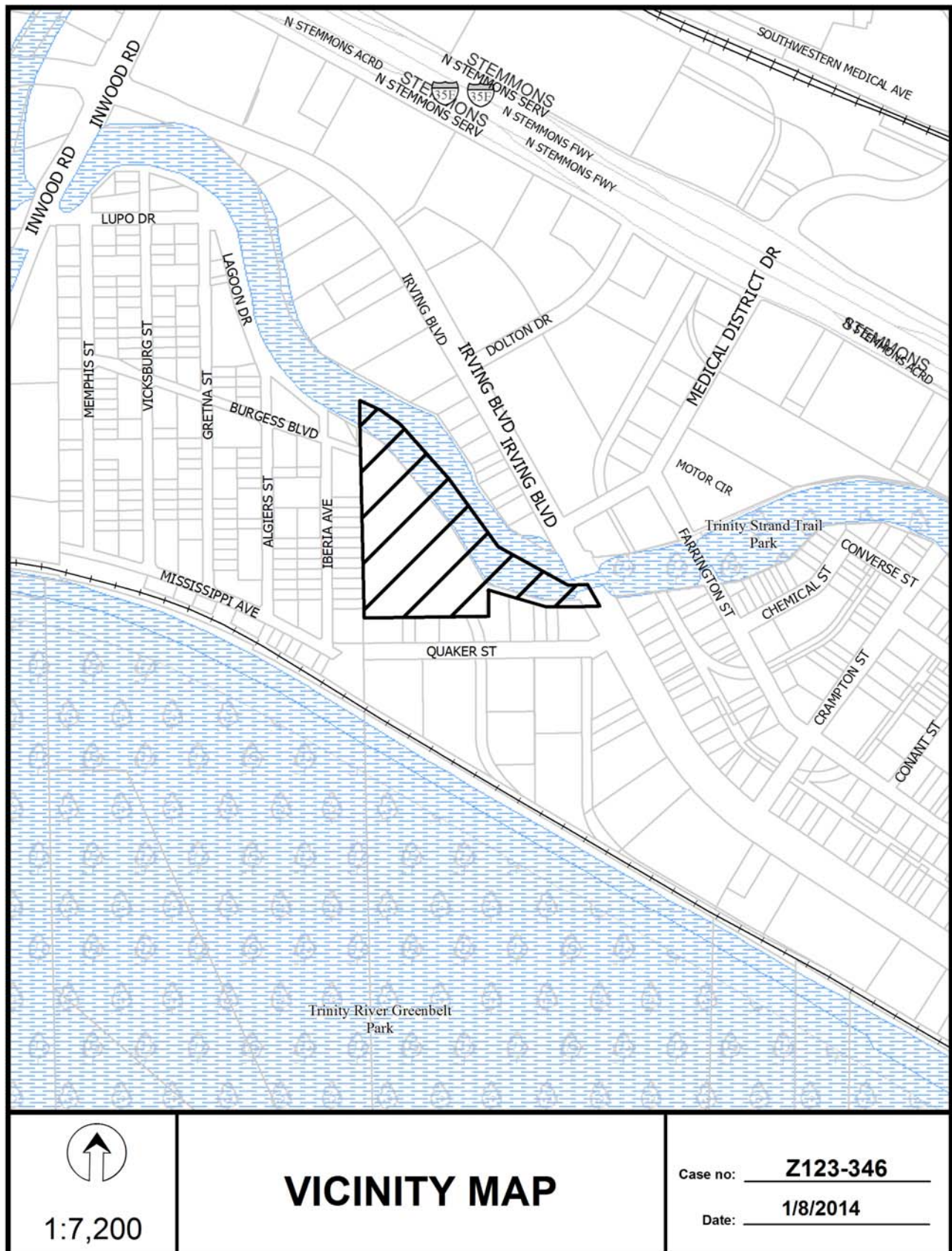


EXISTING SITE PLAN



EXISTING LANDSCAPE PLAN





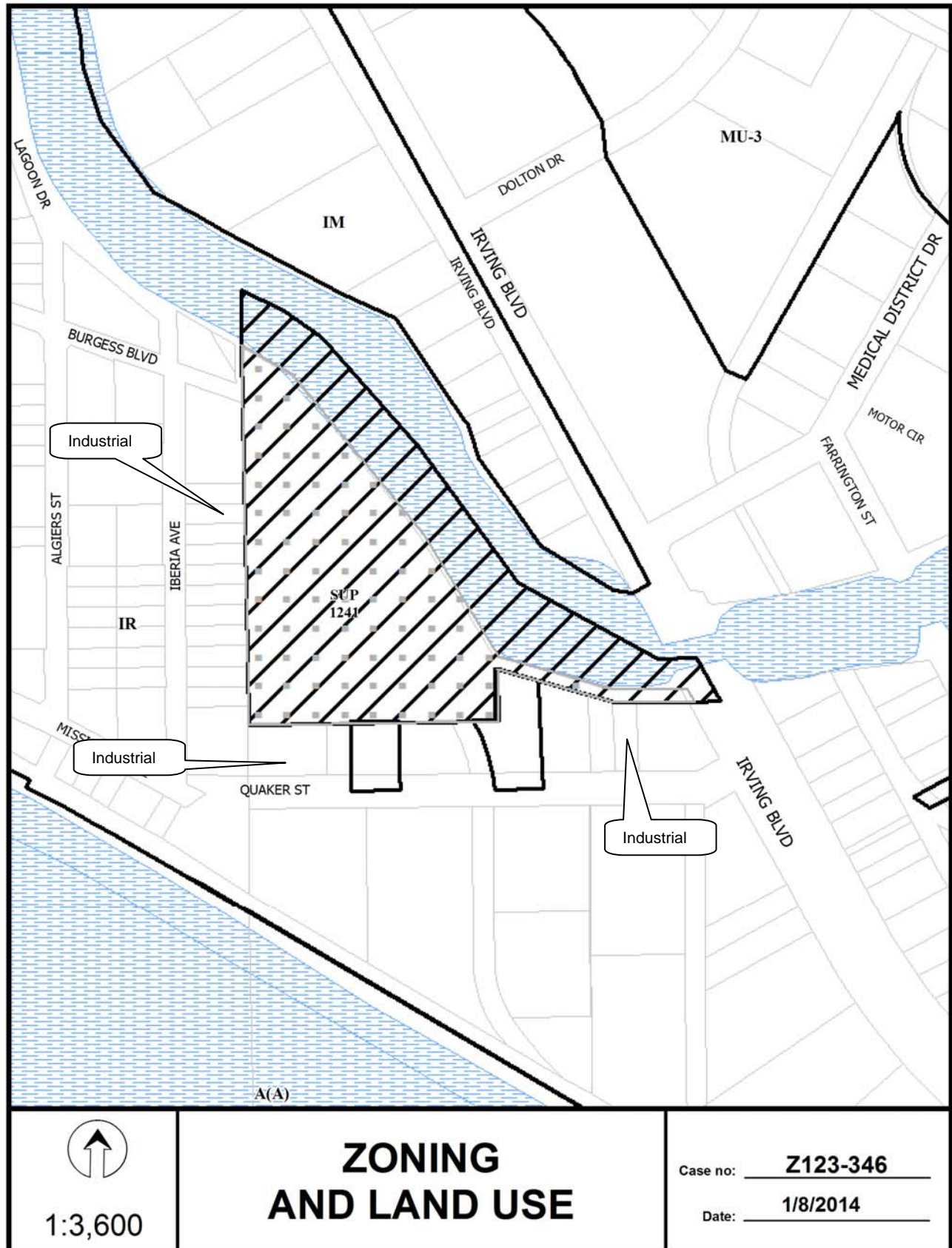


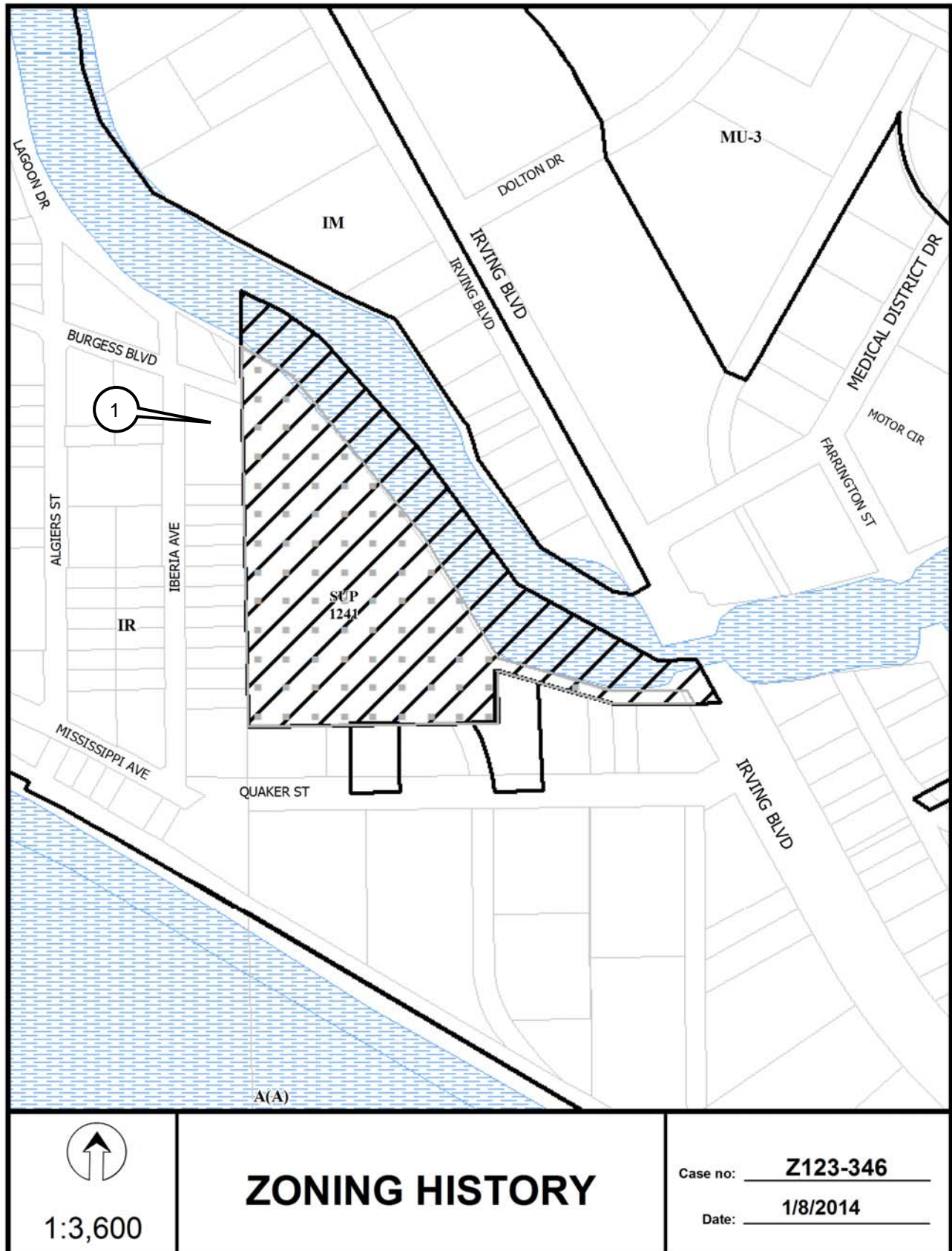
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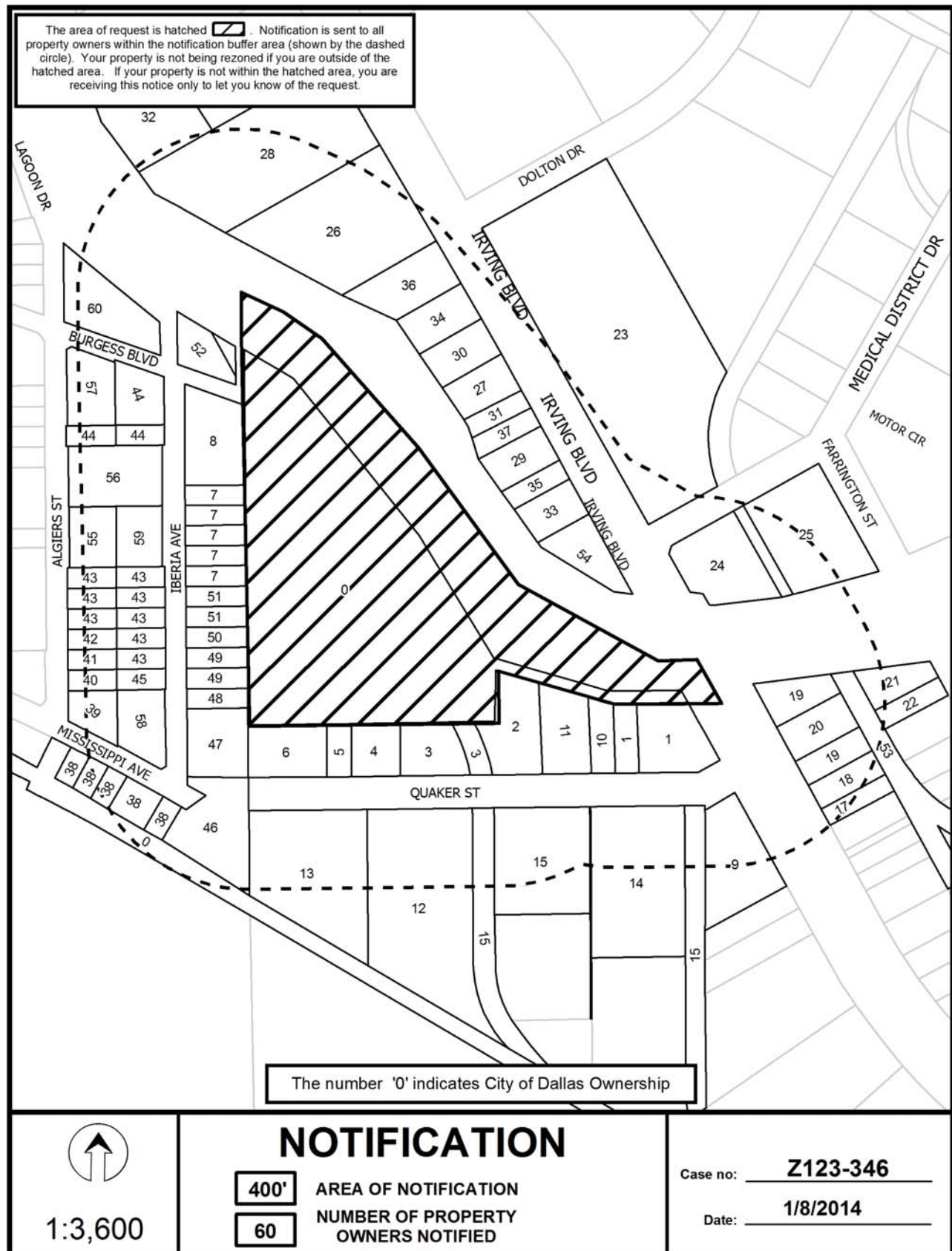
AERIAL MAP

Case no: **Z123-346**

Date: **1/8/2014**







Notification List of Property Owners

Z123-346

60 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2641 IRVING BLVD	WRN PROPERTIES LLC
2	1143 QUAKER ST	MONROE REALTY LTD
3	1133 QUAKER ST	FOGG RAYMOND L SR & FRANCES FOGG
4	1119 QUAKER ST	WILEY PROPERTY LTD
5	1109 QUAKER ST	1111 QUAKER STREET LLC
6	1101 QUAKER ST	HENDRIX DAVID C & MARGARET K HENDRIX
7	4742 IBERIA AVE	TODD E ROBERTS LANDSCAPE CO INC
8	4770 IBERIA AVE	MACHINE TOOL & REPAIR INC
9	2621 IRVING BLVD	STUART HOSE & PIPE CO INC ATTN JOHN UPTM
10	1165 QUAKER ST	ROBERSON COREY
11	1153 QUAKER ST	THE LARK COMPANY REAL ESTATE LLC
12	1130 QUAKER ST	LOVE FRANK G ENVELOPES
13	1108 QUAKER ST	JEWMOR HOLDINGS LTD LIABILITY CO
14	1188 QUAKER ST	QUAKER EQUITIES LTD % JIM LAKE PARTNERS
15	1144 QUAKER ST	QUAKER LTD
16	900 QUAKER ST	Q TEX JOINT VENTURE ET AL
17	2616 IRVING BLVD	GELINEAU KATTNER LLC
18	2622 IRVING BLVD	REB PROPERTY COMPANY LTD
19	2628 IRVING BLVD	REB PROPERTY CO LTD
20	2636 IRVING BLVD	MR SERVICE LP
21	2627 FARRINGTON ST	2619 FARRINGTON LLC
22	2619 FARRINGTON ST	TALB LLC
23	2730 IRVING BLVD	ANDREWS DISTRIBUTING COMPANY OF NORTH TE
24	1212 MEDICAL DISTRICT DR	TEXAS PINE COMPANY
25	1234 MEDICAL DISTRICT DR	GRAHAM BARRY
26	2759 IRVING BLVD	SANDERS BESS M LIVING TRUST &

1/8/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2737 IRVING BLVD	KHOURY SAMER
28	2777 IRVING BLVD	JLC IX PROPERTY FUND LTD # 101
29	2719 IRVING BLVD	WALNUT REALTY LTD
30	2743 IRVING BLVD	YOUNG OLIVE FRANCES P %RICHARD YOUNG
31	2729 IRVING BLVD	HUNT DENNY H
32	2783 IRVING BLVD	GUARDIAN ASSOCIATES LLC
33	2711 IRVING BLVD	MANNING MARK D &
34	2747 IRVING BLVD	KHOURY NICOLA I &
35	2717 IRVING BLVD	CRISMON CRAIG LANE
36	2755 IRVING BLVD	KELLY MOORE PAINT CO INC ATTN:REAL ESTAT
37	2727 IRVING BLVD	KHOURY NICOLA ISSS & SUZAN KHOURY ET AL
38	1202 MISSISSIPPI AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
39	4700 ALGIERS ST	ROBINSON JOHN R
40	4708 ALGIERS ST	FERGUSON WILLIAM
41	4708 ALGIERS ST	FERGUSON WILLIAM
42	4716 ALGIERS ST	FERGUSON WILLIAM
43	4720 ALGIERS ST	RAMIREZ MARIO F & RAMIREZ JOAQUINA L
44	4756 ALGIERS ST	THE SPOT STUDIO INC
45	4719 IBERIA AVE	OKAFOR TONY
46	1000 QUAKER ST	MACHINISTS TOOLS & SUPPL
47	1027 MISSISSIPPI AVE	HENDRIX MISSISSIPPI PARTNERS LLC
48	4720 IBERIA AVE	HAMBLIN STEVE & JEANETTE
49	4722 IBERIA AVE	VALDEZ SENOVIO
50	4728 IBERIA AVE	ALLEN LEE W & DANNY Q
51	4732 IBERIA AVE	ALLEN LEE W
52	4802 IBERIA AVE	UNIVERSAL FINANCE CO LP
53	2533 FARRINGTON ST	KNOBLER DONALD G
54	2705 IRVING BLVD	BATES & MYERS JV
55	4732 ALGIERS ST	ALGIERS ASSO LLC
56	4748 ALGIERS ST	ELECTRIC LIGHT & POWER COMPANY THE
57	4774 ALGIERS ST	CAPOTE PROPERTIES LP % WILLIAM L GILCREA

Z123-346(WE)

1/8/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4715 IBERIA AVE	PANNELL ASSET DEV LLC
59	4741 IBERIA AVE	MARTINEZ MATISSE M & SUITE C
60	4814 ALGIERS ST	ADLER PPTY COMPANIES LLP

FILE NUMBER: Z123-269(MW)

DATE FILED: May 7, 2013

LOCATION: Southeast corner of Moberly Lane and South Buckner Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 48-L

SIZE OF REQUEST: ±0.917 acre

CENSUS TRACT: 122.07

REPRESENTATIVE: Pamela Craig

APPLICANT: Amirali Q. Vidhani, Sole Business Owner

OWNER: Davis Issa

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

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

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.

PRIOR ACTIONS: Held under advisement on February 20, 2014 and March 6, 2014. There have been no changes to the proposal.

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 greater than 3,500 square feet is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±0.917-acre request site is developed with a ±9,667-square-foot multi-tenant shopping center. The area of the Specific Use Permit is limited to the ±3,768-square-foot convenience store, which adjoins an ±854-square-foot taqueria (restaurant without drive-in or drive-through service).
- The applicant does not propose changes to the existing building.

Surrounding Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Buckner Boulevard	Principal Arterial	100 feet – 150 feet
Moberly Lane	Local	60 feet

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
North	LI-D-1	Fraternal organization
East	LI-D-1	Warehouse
South	LI-D-1	Office/showroom
West	MF-2(A)	Multifamily

STAFF ANALYSIS:**Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Business Center or Corridor*. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the NorthPark 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.

The general merchandise use provides a service to this area. Generally, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

Land Use Compatibility:

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

A convenience store requires a certificate of registration to comply with Chapter 12B. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

Based on information provided by the Dallas Police Department (DPD), Neighborhood Police Unit, Southeast Patrol Division, the convenience store located at 4864 South Buckner is in DPD's system and passed inspection. Therefore, the referenced convenience store complies with Chapter 12B (Convenience Store) requirements.

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

Development Standards:

While the applicant does not propose any new construction or changes to the site, the development standards for the LI Light Industrial District are provided below.

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
LI Light Industrial	15'	30' adjacent to residential Other: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Parking:

Pursuant to the Dallas Development Code, a general merchandise or food store requires one space per 200 square feet of floor area. Therefore, the ±3,768-square-foot convenience store requires 19 spaces. The applicant has provided a parking analysis which indicates that 53 spaces are required for all uses on the site; 53 spaces are provided, as depicted on the site plan.









Landscaping:

Any new construction will require landscaping per Article X of the Dallas Development Code. No new construction is proposed by this application; additional landscaping is not required at this time.

Police Report:

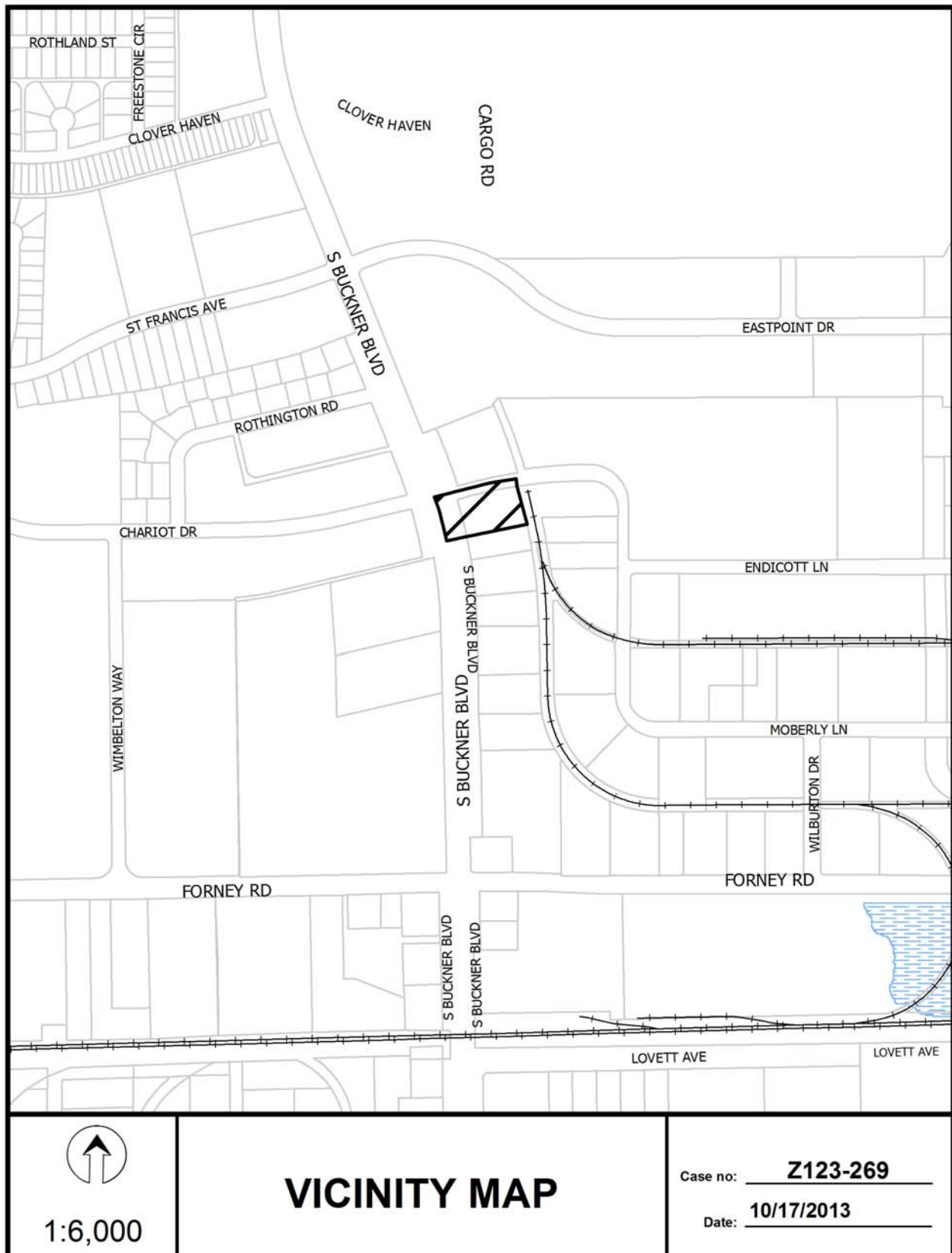
An online search of the Dallas Police Department's offense incident reports for the period from February 5, 2012 to February 5, 2014 revealed the following results:

<div>  DALLAS POLICE DEPARTMENT <div> UCR Codes Year Codes Property Class Codes </div> </div>										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0030116-A	02/06/2013	TAYLOR, EDWARD	ASSAULT	04864	S	BUCKNERB...	323	1218	08292	
0066603-A	03/20/2013	*ADVENTURAS	BURGLARY	04864	S	BUCKNERB...	323	1218	05328	
> 0091147-A	04/13/2013	*DEEZ CUTS AND STYLEZ	BURGLARY	04864	S	BUCKNERB...	323	1218	05331	
0092010-Z	04/16/2012	*MR. FOOD MART #7	BURGLARY	04864	S	BUCKNERB...	323	1218	05128	
0104315-Z	04/30/2012	*BEST DISCOUNT GROCERY	BURGLARY	04864	S	BUCKNERB...	323	1218	05327	
0104352-Z	04/30/2012	*METRO PCS	CRIMINAL MISCHIEF/VAN...	04864	S	BUCKNERB...	323	1218	14083	
0108833-A	05/03/2013	TAYLOR, EDWARD	THEFT	04864	S	BUCKNERB...	323	1218	06122	
0163962-Z	07/03/2012	@CITY OF DALLAS	FOUND PROPERTY	04864	S	BUCKNERB...	323	1218	43020	
0168998-A	07/04/2013	*SELMON TELECOM	BURGLARY	04864	S	BUCKNERB...	323	1218	05333	
0173870-A	07/08/2013	*BAJA AUTO INSURANCE	BURGLARY	04864	S	BUCKNERB...	323	1218	05331	
0182892-Z	07/23/2012	*MR FOOD MART #7	BURGLARY	04864	S	BUCKNERB...	323	1218	05327	
0188845-Z	07/30/2012	**DEEZ CUTZ AND STYLEZ	CRIMINAL MISCHIEF/VAN...	04864	S	BUCKNERB...	323	1218	14081	
0246119-A	09/24/2013	*DISCOUNT TOBACCO AN...	ROBBERY	04864	S	BUCKNERB...	323	1218	03711	
0247867-Z	10/04/2012	*GOLDEN CLIPPER BARBER&B	CRIMINAL MISCHIEF/VAN...	04864	S	BUCKNERB...	323	1218	14083	
0259354-A	10/09/2013	*DISCOUNT TOBACO	FORGERY & COUNTERFEI...	04864	S	BUCKNERB...	323	1218	10021	
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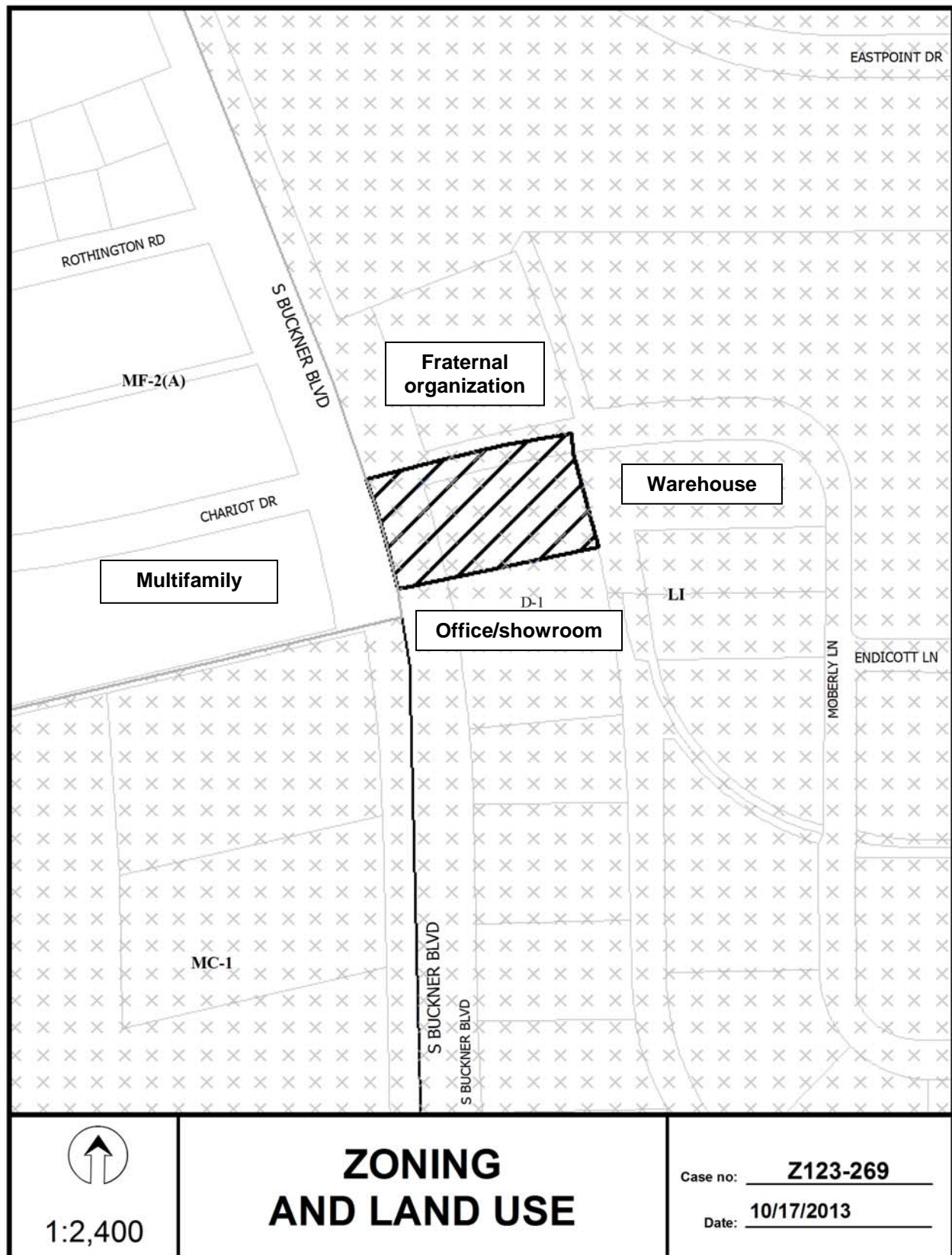
<div>  DALLAS POLICE DEPARTMENT <div> UCR Codes Year Codes Property Class Codes </div> </div>										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0299972-A	11/24/2013	*METRO PCS	ROBBERY	04864	S	BUCKNERB...	323	1218	03411	
0317476-Z	12/24/2012	*METRO PCS	THEFT	04864	S	BUCKNERB...	323	1218	06901	
0318151-Z	12/24/2012	*METRO PCS	BURGLARY	04864	S	BUCKNERB...	323	1218	05398	
0319850-A	12/19/2013	*DISCOUNT LIQUOR AND B...	ROBBERY	04864	S	BUCKNERB...	323	1218	03711	
0322083-A	12/22/2013	WILLIS, RODNEY	ASSAULT	04864	S	BUCKNERB...	323	1218	08212	
0324163-A	12/25/2013	*CONVENIENCE MART	ROBBERY	04864	S	BUCKNERB...	323	1218	03242	03742
   										Page 2 of 2 (21 items)
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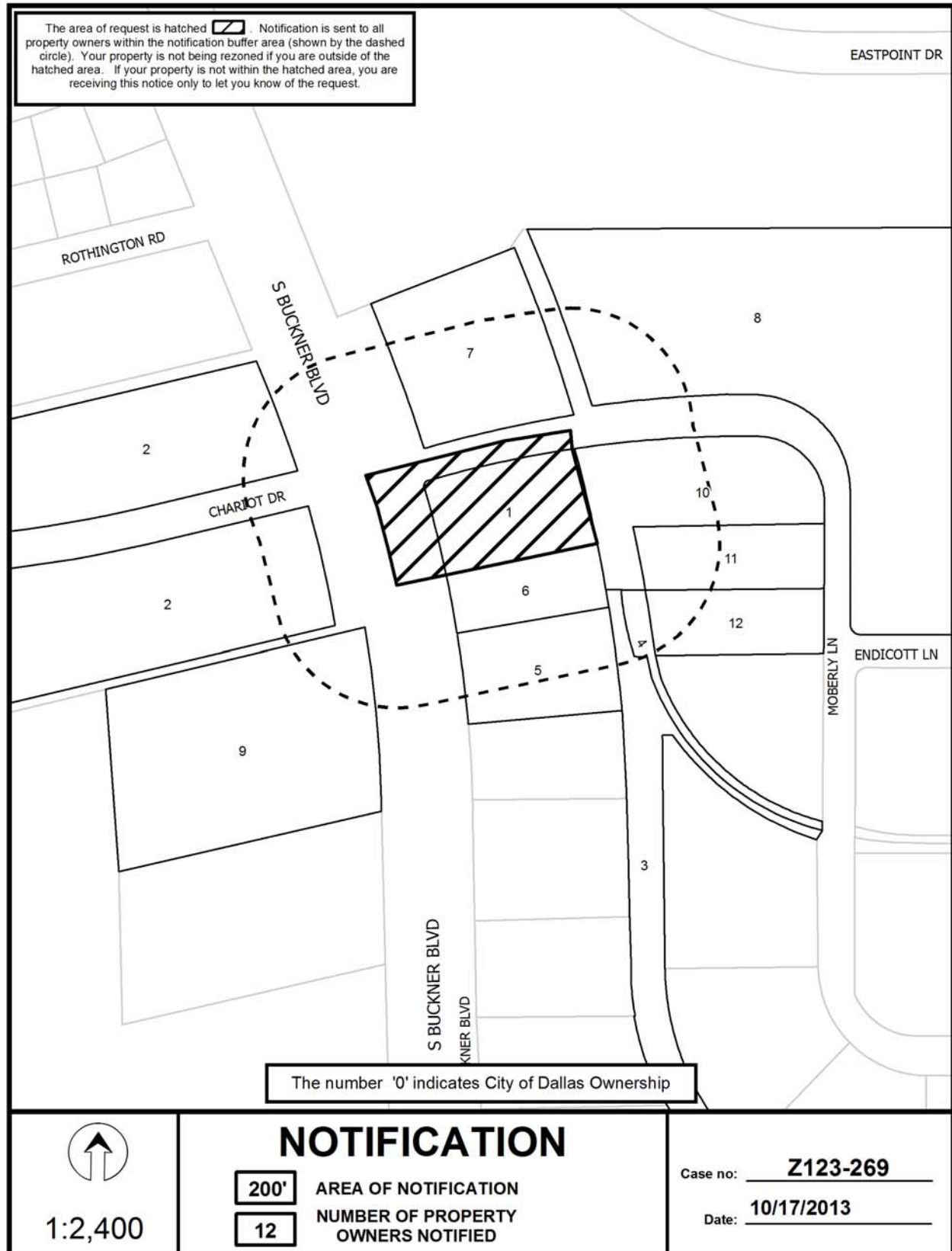
Z123-269
Proposed SUP Conditions

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









10/17/2013

Notification List of Property Owners

Z123-269

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4864 BUCKNER BLVD	ISSA DAVID O
2	8039 CHARIOT DR	SOLANA LLC
3	8100 MOBERLY LN	BUCKNER PARK INC STE 1900
4	8100 MOBERLY LN	BUCKNER PARK IND INC STE 1900
5	4844 BUCKNER BLVD	MIDWEST DRYWALL CO INC
6	4858 BUCKNER BLVD	NIRMEEN ENTERPRISES LLC
7	4912 BUCKNER BLVD	BUCKNER R C
8	8161 MOBERLY LN	AUSTIN COCA COLA BOTTLING
9	4801 BUCKNER BLVD	MEDICAL BROTHERS LP
10	8132 MOBERLY LN	DYKES WATLER C
11	8148 MOBERLY LN	HAFERTEPE SAMUEL G & LISA A
12	8156 MOBERLY LN	M A C BUILDING INC

FILE NUMBER: Z123-298(RB)

DATE FILED: June 31, 2013

LOCATION: Hatcher Street and Racell Street, East Corner

COUNCIL DISTRICT: 7

MAPSCO: 47-S

SIZE OF REQUEST: Approx. 20,218 Sq. Ft. **CENSUS TRACT:** 39.01

APPLICANTS/OWNERS: KKBK Partners, LLC

REPRESENTATIVE: Craig Grant

REQUEST: An application for a WMU-3 Walkable Mixed Urban Use District on property zoned a CC Community Commercial Subdistrict and an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. Consideration will also be given to the creation of a Planned Development District for Mixed Uses.

SUMMARY: The applicant is proposing to develop the property with a mix of multifamily and retail uses.

STAFF RECOMMENDATION: Approval, subject to a Shopfront (-SH) Overlay.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of a WMU-3 Form District, subject to a Shopfront (-SH) Overlay based upon:

1. *Performance impacts upon surrounding property* – Based on the transitional nature of the neighborhood and the site's proximity to the Hatcher DART station, performance impacts to surrounding property are anticipated to be positive.
2. *Traffic impact* – The request will not significantly impact the surrounding roadway system in that the proposed development will generate less vehicle trips/day when compared to an expectation of development permitted under the existing zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan's designation for the area, that being a Transit Center or Multi-Modal Corridor.
4. *Miscellaneous Factors* – The recently approved amendment to PDD No. 595 adopted form based zoning as a development tool to encourage investments in specific areas anticipated for development under form district guidelines [(1) approx. 140-acre area bounded by Lamar Street, Pennsylvania Avenue, IH 45, and Grand Avenue; (2) South Central Expressway; and, (3) Hatcher Street; and, Coombs Street and Harwood Street], as well as providing for future opportunities to consider form based zoning where existing improvements could be considered.

BACKGROUND INFORMATION:

On February 6, 2014, the CPC recommended approval of a WMU-3 Walkable Mixed Use Form District. Subsequently, the applicant submitted for permit applications and discovered their proposed development would not comply with the following regulation:

- Required minimum/maximum setback along a Primary Street
- Location of off-street parking in relation to a street frontage
- Dumpster location
- Development complying with the visibility obstruction regulations at the intersection of two streets (Hatcher Street and Racell Street)

The applicant was not comfortable making the necessary revisions to comply with their requested zoning.

On February 20, 2014, CPC reconsidered its initial recommendation and instructed staff to bring this application back to the Commission.

Staff suggested to the applicant that the RS-MU Regional Service Mixed Use Subdistrict within PDD No. 595 would provide the applicant flexibility of development. This

subdistrict is envisioned to be located in close proximity to regional transportation (rail, freeways, and thoroughfares). However, it was determined they could not comply with the following regulations required of the RS-MU Subdistrict:

- Required setback along Hatcher Street
- Required off-street parking
- Dumpster location
- Development complying with the visibility obstruction regulations at the intersection of two streets (Hatcher Street and Racell Street)

The applicant was not comfortable making the necessary revisions to comply with this zoning. Consequently, the only option to embrace the proposed development as envisioned by the applicant is the creation of a planned development district.

While staff has supported the applicant's proposed development from the beginning of this process, support cannot be given to the creation of a PDD. In terms of flexibility, both the initially requested form district zoning as well as staff's recommended RS-MU Subdistrict within PDD No. 595 (per discussions with the applicant after the February 6, 2014 CPC public hearing) are capable of providing for the development.

The application has not been amended. However, staff provided in the notice that consideration of a PDD could be given to this request. Therefore, the attached conditions and development plan have been are provided for the Commission's consideration.

Zoning History:

1. Z101-187 Amendment to and expansion of PDD No. 849. Pending the March 20, 2014 CPC public hearing.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within a Transit Center or Multi-Modal Corridor. Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this

incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.4 Capitalize on transit oriented development opportunities.

Goal 2.2 Align land use strategies with economic development priorities.

Policy 2.2.2 Maximize development opportunities around DART stations.

Goal 2.2 Answer the need for housing options.

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

Long Range Plan: The City of Dallas was awarded a Housing and Urban Development (HUD) Community Challenge Planning Grant to enhance transit-oriented development (TOD) through focused planning aimed at developing workforce, mixed income, and mixed-use housing at multiple DART light rail stations. The focus will be system-wide; Red, Blue, and Green lines that are anchored by the following stations:

- Red Line-Park Lane Station
- Blue Line-VA Medical Station, Lancaster/Kiest Station
- Green Line-MLK Station, Hatcher Station

The site lies north (across Scyene Road) from the DART Hatcher Station. A consistent theme of these respective studies is to ensure that the significant investment in these DART stations is utilized. Moreover, the vision is to connect each of the stations to future transit-oriented development, thus creating a connected place. Development within walking distance of the station must ensure connectivity to the station. This should include creating appropriate pedestrian pathways, enhanced entryways, and using best practices regarding multimodal access.

The area around the Hatcher Station is envisioned to become a more pedestrian accessible area, with infrastructure to accommodate both foot and bicycle traffic, inclusive of safer paths of travel particularly along Hatcher Street, Scyene Road, Second Avenue, and Spring Avenue.

Development/redevelopment is envisioned to include a vibrant mix of employment, retail and housing. Buildings in this area may range from small shops and townhomes to mid-rise commercial and residential, with appropriate transitions to single-family neighborhoods. This area should provide strong pedestrian-friendly links to transit with streetscape enhancements along Scyene Road and Hatcher Street.

Land Use Compatibility: The request site is undeveloped. The applicant is proposing to develop the site with ten multifamily dwelling units situated above approximately 2,200 square feet of retail space.

The site is located 80 feet east of the DART Hatcher Station, which is also served by three local bus routes: A DART utility structure abuts the site's northern property line, with the balance of the area to the east and southeast being developed with commercial uses. A retail use is situated south of the site across Racell Street. The predominant land use further south along Hatcher Street consists of low-density, single family uses.

The form based zoning districts were adopted by the City Council on February 25, 2009. The purpose of creating form based zoning, as stated in the new code, is to provide for an additional tool for the implementation of *forwardDallas!*, however, it does not prohibit the use of PDD's where applicable. Form based zoning encourages increased development rights that ultimately provide for a lesser dependence on the automobile (by providing pedestrian amenities and proximity to mass transit). Lastly, these districts should transition to existing adjacent developments while not negatively impacting the built environment. As noted above, form based zoning has been recognized as a viable zoning tool within the boundary of PDD No. 595.

To accommodate ground story retail and personal service uses adjacent to Hatcher Street (a primary street), the applicant proposes to designate a Shopfront Overlay (-SH). Within the Shopfront Overlay (-SH), the standards for a Mixed Use Shopfront development type will apply to at least the first 30 feet of the building measured inward from the street-facing façade. The standards for an Apartment development type will apply to the remainder of the development.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined it will not significantly impact the surrounding street system.

Thoroughfare/Street

Designation; Existing & Proposed ROW

Hatcher Street

Minor Arterial; 80' & 80' ROW

Racell Street

Local; 45' ROW

Parking: The requested form based zoning permits relief from typical off-street parking regulations (up to a maximum of 50% of the parking specified) with consideration given to proximity to mass transit, development of affordable housing, various alternative programs to reduce vehicle demand, financial incentives, tree preservation, and increased pedestrian amenities.

Without a specific mix of retail uses confirmed, off-street parking for the development will be established at time of permitting for the development.

(d) Shopfront Overlay (-SH).

(1) The Shopfront (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses.

(2) The -SH overlay may be applied over any WMU or WR district.

(3) The -SH overlay is intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")

(4) Where a -SH overlay designation has been applied to a WMU or WR district, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. In a WR district, uses allowed by the -SH overlay that are not allowed in a WR district may extend no more than the first 50 feet of the building measured inward from the street-facing facade.

(5) Any street designated with a -SH overlay is a primary street.

(6) The boundaries of a -SH overlay are not required to follow lot lines or match parcel boundaries.

(7) A shopfront overlay may be designated internal to a site in anticipation of a planned public or private street.

Z123-298(RB)

KKBK Partners, LLC

Jerry Hicks, President

Craig Gant, Corporate Secretary, General Counsel

Z123-298
Staff Recommended Conditions

ARTICLE ____.
PD ____.

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

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2011.

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

PD ____ is established on property located on the east corner of the intersection of Hatcher Street and Racell Street. The size of PD ____ is approximately 0.4646 acres.

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

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Definitions.

(1) BODY PIERCING means piercing of body parts, other than ears, to allow the insertion of jewelry.

(2) CATERING SERVICE means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.

(4) FOOD OR BEVERAGE STORE means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(5) GENERAL MERCHANDISE STORE means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

(6) LIVE-WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

(7) 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.

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

(9) OPEN SPACE means a portion of the Property that is accessible to all occupants of the site and principally open to the sky but allows for architectural elements such as colonnades, pergolas, and gazebos.

(10) PUBLIC OR PRIVATE SCHOOL means a public or private school as defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

(11) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(12) TOBACCO SHOP means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items.

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

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

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

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

- (a) Agricultural uses.
 - Community garden.
 - Market garden. [SUP]
- (b) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Job or lithographic printing. [3,500 square feet or less.]
- (c) Industrial uses.
 - None permitted.
- (d) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. [SUP]
 - Library, art gallery, or museum.
 - Public or private school. [SUP]

- (e) Lodging uses.
None permitted
- (f) Miscellaneous uses.
-- Temporary construction or sales office.
- (g) Office uses.
-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center. [SUP required for plasma or blood donation center.]
-- Office.
- (h) Recreation uses.
-- Private recreation center, club, or area. [SUP]
-- Public park, playground, or golf course.
- (i) Residential uses.
-- Duplex.
-- Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]
-- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
-- Live-work unit. [Only one dwelling unit per lot.]
-- Multifamily.
-- Retirement housing.
-- Single family.
- (j) Retail and personal service uses.
-- Business school.
-- Commercial parking lot or garage. [SUP]
-- Dry cleaning or laundry store.
-- Food or beverage store [SUP if less than 5,000 square feet.]
-- Furniture store.
-- General merchandise store 3,500 square feet or less.
-- General merchandise store greater than 3,500 square feet.
-- Health/fitness center
-- Household equipment and appliance repair.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Nursery, garden shop, or plant sales.
-- Personal service uses. [Massage establishment and tattoo or body piercing studio are prohibited.]
-- Restaurant without drive-in or drive-through service. [RAR]
-- Swap or buy shop. [SUP]
-- Theater.

- (k) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [SUP or city council resolution.]
- (l) Utility and public service uses.
 - Electrical substation. [SUP]
 - Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]
 - Police or fire station.
 - Post office.
 - Tower/antenna for cellular communication. [See Section 51A-4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]
- (m) Wholesale, distribution, and storage uses.
 - Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]

SEC. 51P-____.106. PROHIBITED USES

- (a) The following Uses are prohibited in this district:
 - Massage establishment
 - Tattoo or body piercing studio
 - Tobacco shop

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

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

- (b) The following additional accessory use is permitted in this district:
 - Accessory community center (private)

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

- (b) Front yard: Minimum front yard is five feet. Maximum front yard is 25 feet. A minimum of 70 percent of a street facing building facade must comply with the maximum setback requirement. Balconies and patios may encroach a maximum of six feet into the front yard at the second and third stories.
- (c) Side and rear yard. Minimum side and rear yard is 5 feet. Screened dumpsters may encroach into a side or rear yard.
- (d) Density. Maximum number of dwelling units is 40.
- (e) Floor Area Ratio. Maximum floor area ratio is 2.0. Structured parking does not count as floor area.
- (f) Height. Maximum structure height is 40 feet.
- (g) Residential proximity slope. The residential proximity slope does not apply in this district.
- (h) Lot Coverage. Maximum lot coverage is 80 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots, underground parking structures, and courtyards are not.
- (i) Stories. Maximum number of stories is three.

SEC. 51P-____.109. 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 and loading requirements for each use.
- (b) Multifamily. Required off-street parking is one and one-half space per dwelling unit. No additional visitor parking is required.
- (c) Non-residential use transit oriented development parking reduction. One space for each 560 square feet of floor area for the first 2,500 square feet of floor area of ground floor non-residential uses, otherwise consult the use regulations Division 51A- 4.200 for the specific off-street parking and loading requirements for each use.
- (d) Off street loading. No off street loading is required for the first 3000 square feet of ground level non-residential uses, otherwise consult the use regulations Division 51A- 4.200 for the specific off-street loading requirements for each use.

SEC. 51P-____.110. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS.

- (a) In general. Except as provided in this section, consult the regulations in Division 51A-4.602 for fence, screening and visual obstruction regulations.
- (b) Visual obstruction regulations. For the purposes of the visual obstruction regulations in Section 51A-4.602(d) “visibility triangle” means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines and points on each of the street curb lines 40 feet from the intersection.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING AND TREE MITIGATION.

(a) Landscaping and tree mitigation.

(1) Except as provided in this section, landscaping and tree mitigation must be provided in accordance with Article X.

(2) Trees planted in the parkway count toward both the site tree requirements and the tree mitigation requirements of Article X.

(3) Small trees may be used for any purpose under Article X for which large trees are otherwise required if potential conflicts exist with utilities, subject to approval by the building official.

(b) Street trees. The minimum number of required street 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. Required street trees must be spaced as uniformly as practicable.

(c) Open Space.

(1) At least ten percent of the Property must be provided as open space.

(2) Open space must be a contiguous open area of not less than 10 feet in width or length.

(3) On-site open space must be landscaped in accordance with the following requirements:

(A) One large canopy tree must be provided for every 2,500 square feet of required open space area. Two small canopy trees may be substituted per required large tree.

(B) Site trees must be evenly distributed throughout the development.

SEC. 51P-____.113. DESIGN STANDARDS FOR HATCHER STREET FRONTAGE.

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

(b) Hatcher Street facade design elements. Hatcher Street facades must incorporate the following design elements.

(1) A minimum of 50 percent of the Hatcher Street ground level facade must be transparent (must include at least 50 percent glass doors and windows).

(2) A minimum of 20 percent of the Hatcher Street façade above ground level must be transparent.

(3) Balconies must be provided on a minimum of 20 percent of the linear length of facades along Hatcher Street on all floors above street level.

SEC. 51P-____.114. SIGNS.

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

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

(a) Sidewalks.

(1) A minimum six-foot-wide sidewalk with at least four feet of unobstructed width must be provided along all Hatcher Street. A minimum four-foot-wide sidewalk must be provided along Racell Street.

(2) Tree grates, that are ADA-compliant, may count toward the minimum unobstructed sidewalk width.

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

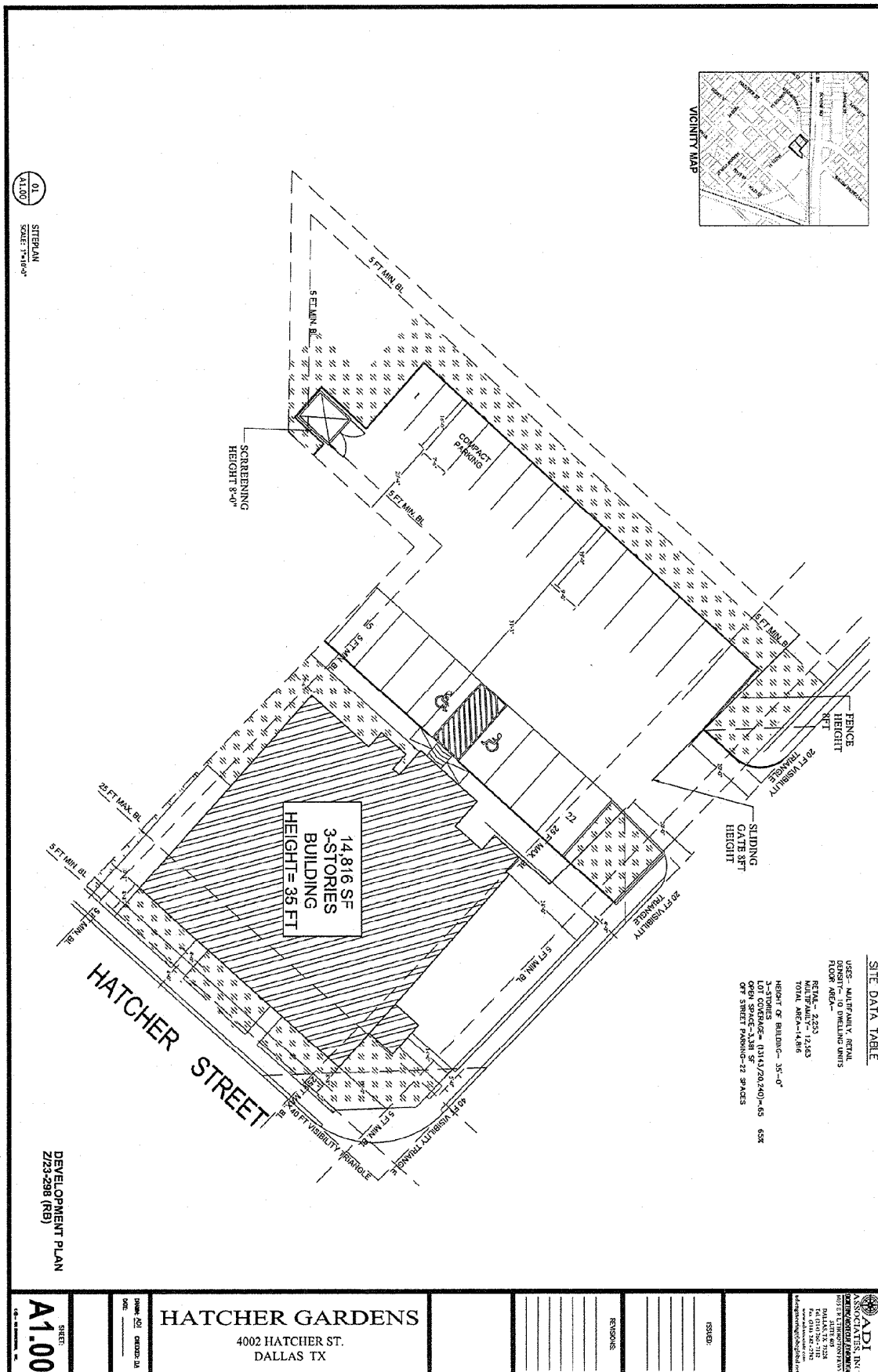
(b) The Property must be properly maintained in a state of good repair and neat appearance.

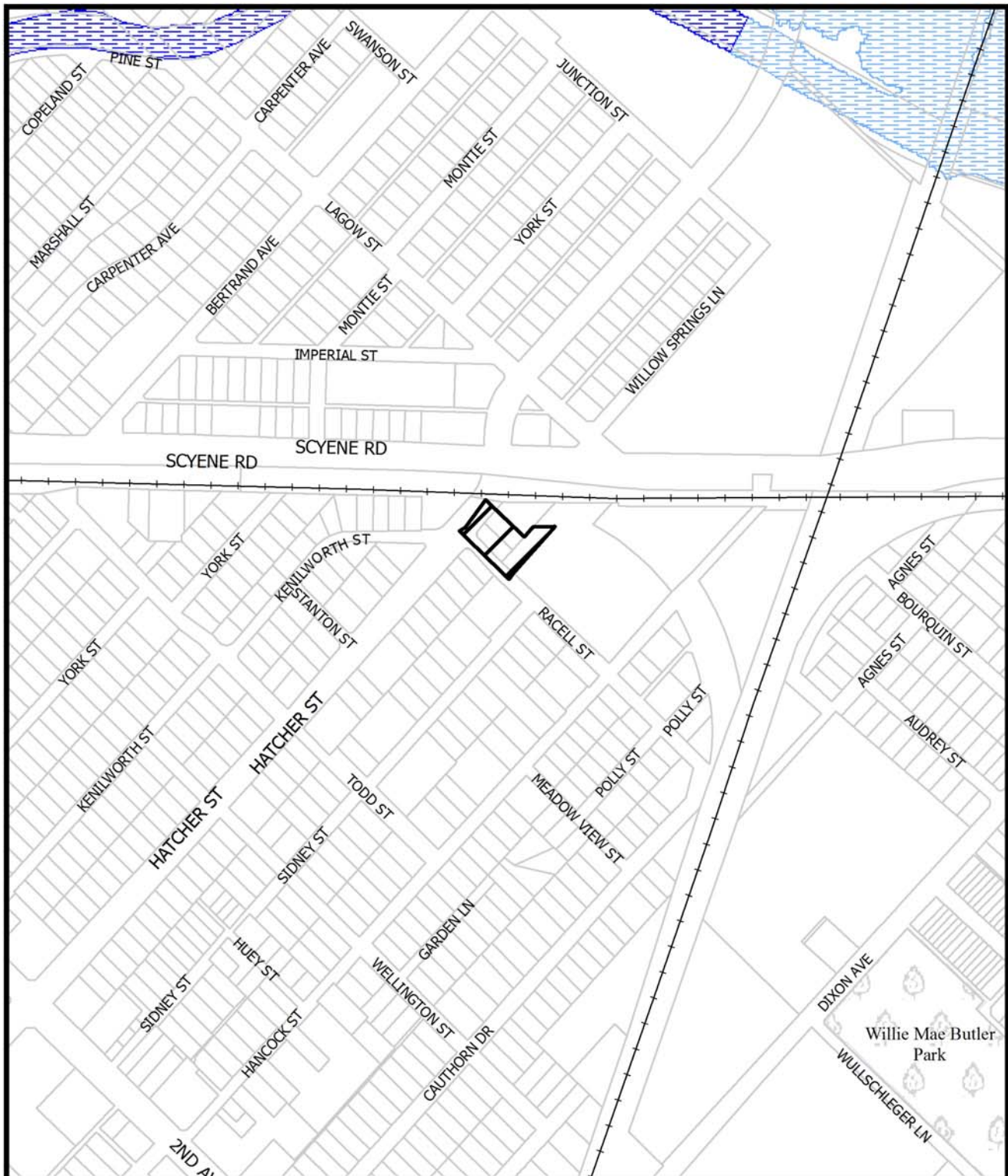
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



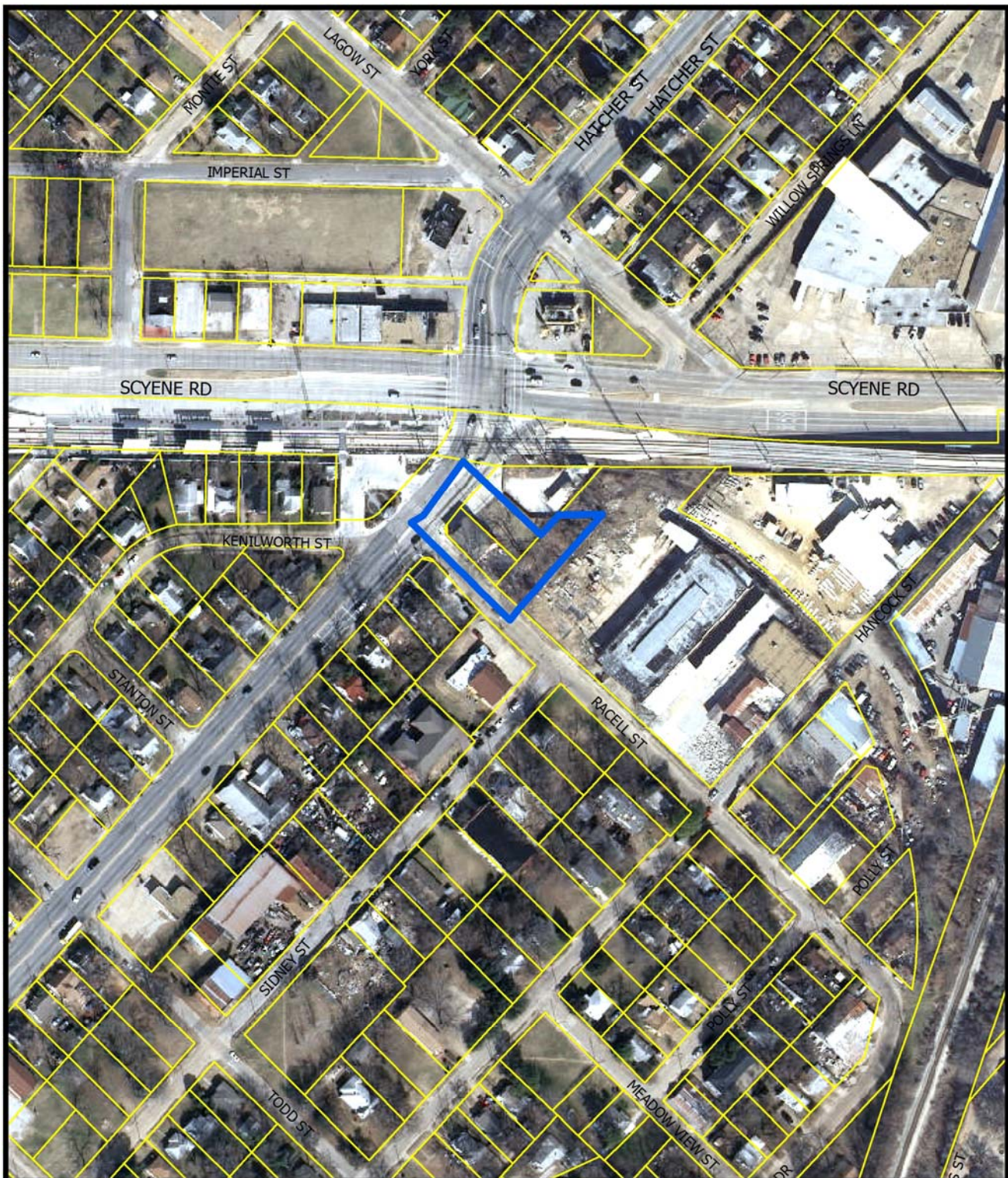


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VICINITY MAP

Case no: **Z123-298**

Date: **1/23/2014**

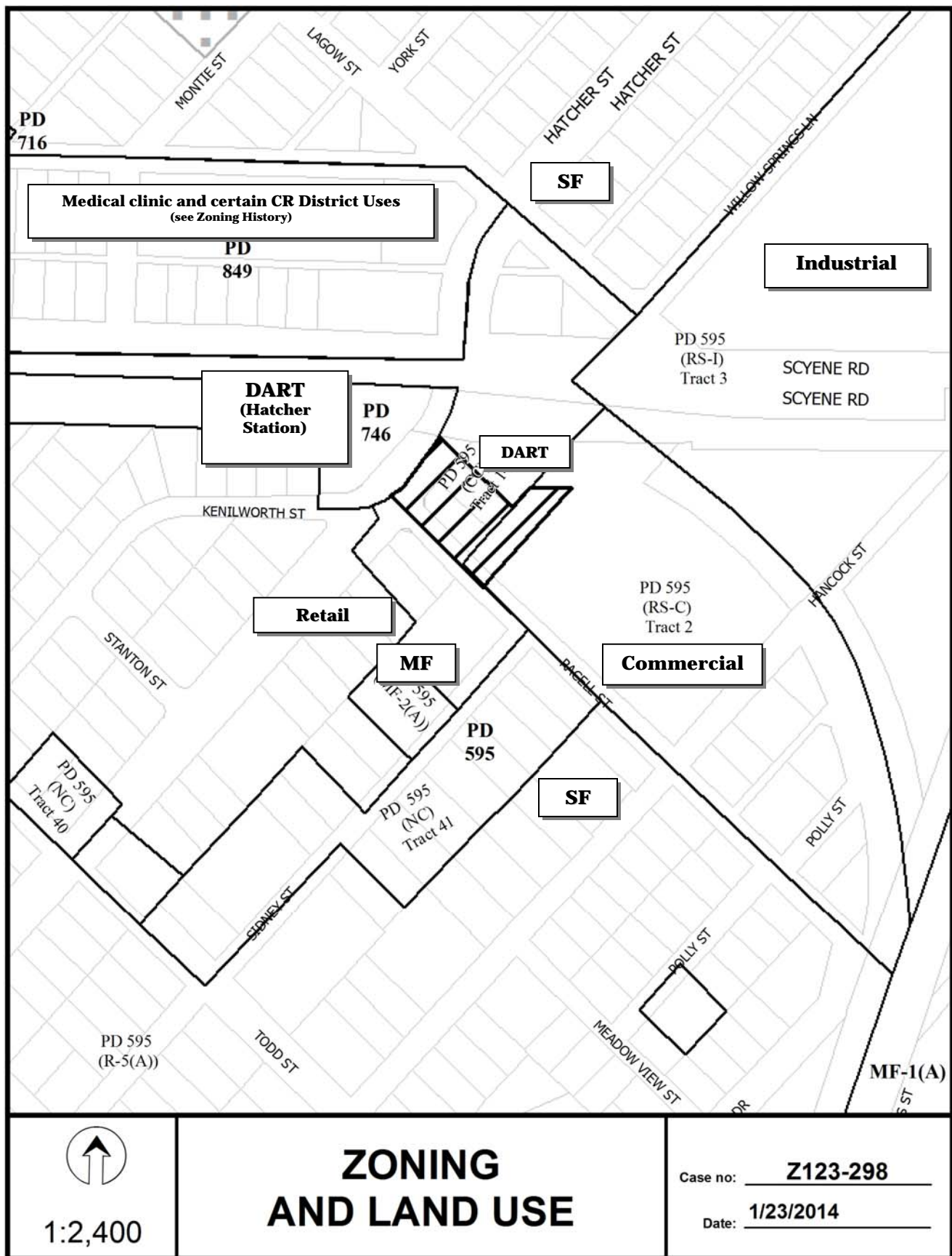


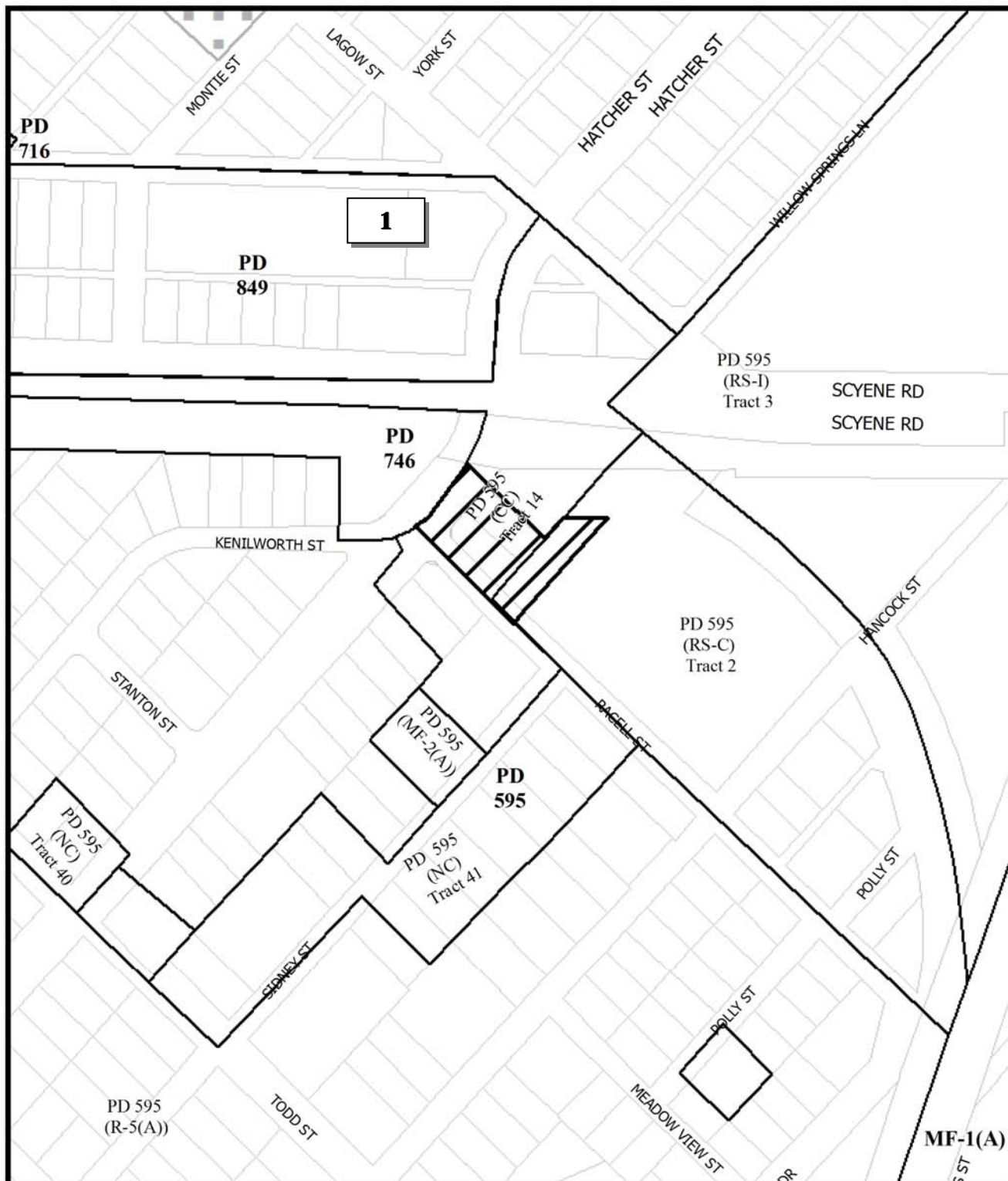
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AERIAL MAP

Case no: **Z123-298**

Date: **1/23/2014**






1:2,400

ZONING HISTORY

Case no: **Z123-298**

Date: **1/23/2014**

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



1:2,400

NOTIFICATION

500'
78

AREA OF NOTIFICATION
NUMBER OF PROPERTY
OWNERS NOTIFIED

Case no: **Z123-298**

Date: **3/7/2014**

3/7/2014

Notification List of Property Owners***Z123-298******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4002 HATCHER ST	KKBK PROPERTIES LLC STE 711
2	4002 HATCHER ST	FORTY DEGREES LLC
3	4812 RACELL ST	KKBK PROPERTIES LLC STE 711
4	4006 HATCHER ST	KKBK PROPERTIES LLC
5	4006 HATCHER ST	DART
6	4007 HATCHER ST	DALLAS AREA RAPID TRANSIT
7	3834 YORK ST	PITTMAN R J
8	3838 YORK ST	MACILLAS LETICIA & VICTORIANAS MANCILLAS
9	3902 HATCHER ST	HOLY TEMPLE APOSTOLIC CHURCH % OTIS REED
10	3902 KENILWORTH ST	NEWSON INVESTMENTS
11	3906 KENILWORTH ST	NEWSON INVESTMENTS
12	3910 KENILWORTH ST	JOHNSON RONNIE SAM & WANDA ELAINE
13	3916 KENILWORTH ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
14	3903 HATCHER ST	NATHAN LOUTISHIA MRS ESTATE OF
15	3907 HATCHER ST	BLAIR DONALD L
16	3915 HATCHER ST	SEGURA FRANCISCA
17	3919 HATCHER ST	MURPHY LONNIE & BEATRICE
18	3927 HATCHER ST	POURAHMADI MOE
19	3905 KENILWORTH ST	NEWSON INVESTMENTS
20	3915 KENILWORTH ST	CHISM VELMA R
21	3919 KENILWORTH ST	LOWERY EVETTE
22	3923 KENILWORTH ST	LOWERY EUETTE EST OF
23	3927 KENILWORTH ST	NGO VIET Q
24	3931 KENILWORTH ST	BRACKENS PATRICIA
25	3935 KENILWORTH ST	MAY LAKENDRA D LF EST REM: JAMES FISHER
26	3939 KENILWORTH ST	WHITE ERNEST L

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3908 HATCHER ST	REED OTIS & VIOLET
28	3914 HATCHER ST	WALLACE SYLVESTER
29	3918 HATCHER ST	WILSON MAXINE BUCHANAN
30	3922 HATCHER ST	EVANS HELEN DELOISE SCOTT
31	3926 HATCHER ST	3926 HATCHER LLC
32	3930 HATCHER ST	PATRICK ALTON
33	3934 HATCHER ST	DRCE TRUST
34	4107 HANCOCK ST	KIRK RAGSDALE 1 LLC
35	3919 SIDNEY ST	TONY AA INVESTMENT CORP
36	3921 HANCOCK ST	ZAVALA LEOCADIA CRUZ
37	3922 SIDNEY ST	COLEMAN JOHNNY
38	3945 HANCOCK ST	MASON DOROTHY EST OF
39	3934 SIDNEY ST	CHARALAMBOPOULOS FAY
40	3918 SIDNEY ST	A & A BOILER & MACHINERY COMPANY INC
41	4828 RACELL ST	HUSSAIN FAREED &
42	3930 SIDNEY ST	NOLEN RODNEY
43	3926 SIDNEY ST	MAYS RONNIE
44	3931 HANCOCK ST	CHURCH OF GOD IN
45	3819 SIDNEY ST	HOLY TEMPLE APOSTOLIC CHURCH % OTIS REED
46	3818 SIDNEY ST	BARNES LYNWOOD
47	3826 SIDNEY ST	VALDEZ CRESENCIO JR
48	3905 HANCOCK ST	SNEED JEROME
49	3911 HANCOCK ST	VAUGHN ROBERT E
50	3815 HANCOCK ST	PRINCE OF PEACE MISS BAPT CHURCH
51	3825 HANCOCK ST	PRINCE OF PEACE MISSIONARY BAPTIST CH
52	4771 SCYENE RD	TYSON WOOD PRODUCTS INC
53	3926 HANCOCK ST	PHILLIPS LOLA
54	3922 HANCOCK ST	PALACIOS CRUZ
55	3918 HANCOCK ST	GODS CHURCH IN CHRIST
56	3914 HANCOCK ST	BENNETT ERNIE
57	4002 HANCOCK ST	RODRIGUEZ JAVIER M

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4004 HANCOCK ST	POWELL CHARLES
59	4012 HANCOCK ST	LARA PEDRO
60	4700 SCYENE RD	BLAINES MOTOR SUPPLY INC
61	4203 HATCHER ST	WILLIAMS LESS ESTATE OF
62	4207 HATCHER ST	COLEMAN LILLIE MAE EST OF % DONNIE COLEM
63	4202 HATCHER ST	TOLLIVER LUTHER M
64	4206 HATCHER ST	TOLLIVER LUTHER M JR
65	4210 HATCHER ST	JONES ROBERNETTA SNEED & ROBERT W SR
66	4203 WILLOW SPRINGS LN	HOOKER JULIUS JR
67	4207 WILLOW SPRINGS LN	EDMOND DAPHENE ETAL
68	4211 WILLOW SPRINGS LN	BAKER MORRIS
69	4215 WILLOW SPRINGS LN	BROOKS NATHANIEL TR
70	4602 SCYENE RD	FRAZIER REVITALIZATION INC
71	4612 SCYENE RD	FRAZIER HS LP
72	4656 SCYENE RD	SPERRY SHANNON
73	4658 SCYENE RD	FENDER H R C/O MATT HARTMAN
74	4132 HATCHER ST	SPERRY SHANNON DBA CHRUCHS CHICKEN
75	4607 IMPERIAL ST	TRUE LEE MISSIONARY BAPTIST CHURCH
76	4622 IMPERIAL ST	FRAZIER REVITALIZATION INC
77	3931 SIDNEY ST	TEXAS OUR HOME INC %EDWIN G SHIELDS
78	3931 SIDNEY ST	TEXAS OUR HOME INC %EDWIN SHIELDS

LOCATION: LAVENDALE AVENUE BETWEEN CAMELIA ROAD AND ROYALTON DRIVE

COUNCIL DISTRICT: 11

MAPSCO: 25G

PLANNER: KERRY ELDER

REQUEST:

Consideration of an appeal regarding the eligibility of Lavendale Avenue between Camelia Road and Royalton Drive for the City's Road Hump Program.

BACKGROUND:

The City has a Policy that enables residents to obtain the installation of road humps on residential local streets. Since 1995, the City has installed over 600 road humps on 190 streets that had a demonstrated speeding problem. Road humps are an effective and appropriate roadway feature for safely reducing vehicle speeds when installed in accordance with defined specifications. Typically, they consist of a 12' pavement overlay with a parabolic cross section in the direction of traffic and extending curb to curb. At its highest point, it is 3 inches above the underlying roadway pavement. If all of the Policy's following criteria are met, a street can become eligible for the Program:

- Petition from at least 2/3rds of residents on the street;
- The street is local, low density residential;
- The street has more than 500 but less than 8000 vehicles per day;
- The street has no more than one lane of traffic in each direction;
- The street is not a Dallas Fire-Rescue emergency response route;
- Less than 20% opposition from homeowners within 200 feet of the street;
- The street has measured vehicle speeds of 35mph or greater.

The Policy allows an appeal to staff's initial determination of ineligibility for the program if the measured speed of vehicles on the street was greater than 30 mph but less than 35 mph. The amendment also provides for an appeal process to the City Council should the City Plan Commission deny the request.

APPLICATION:

In this particular application, the measured speed of vehicles on Lavendale Avenue was only 33 mph and, for that reason, staff initially determined that the street was ineligible for inclusion in the basic Road Hump Program. The applicant has requested an appeal and that is the subject of this hearing.

If the action of the City Plan Commission is to approve the eligibility of the street for the Program, the City will place the street on its list of streets eligible for road hump installation and proceed with the processing of the application according to current plans and specifications.

Lavendale Avenue contains predominately single family homes. The street is 26 feet wide with approximately 500 vehicles per day. Residents are concerned with fast traffic on their street. There is an existing stop sign on Lavendale Avenue at Tibbs Street.

STAFF RECOMMENDATION:

The Department of Street Services has no objection to this request.

Lavendale Avenue

