



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 2, 2010  
AGENDA

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

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

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning

**BRIEFINGS:**

Garland Road Vision Study – I-635, past the Dallas Arboretum and White Rock Spillway, to the intersection of Garland Road, Gaston and East Grand Avenues

David Schleg, Strategic Planning, Sustainable Development and Construction

Communications/Preparation Before a Hearing

Casey Burgess, Assistant City Attorney

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S101-013**  
(CC District 8)

An application to create a 2.18 acre lot from a tract of land containing all of Lot 10 and a tract of land in City Block 7960 and located at 7621 Cantura Drive east of Riverwood Dr.

Owner: Jose M. Coahuilas

Surveyor: Texas Heritage Surveying, Inc.

Application Filed: November 8, 2010

Zoning: R-7.5(A)

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

- (2) **S101-014**  
(CC District 6) An application to replat a 16.655 acre tract of land into six lots in City Block 6144 on property bounded by Webb Chapel Road, El Centro Drive, Marsh Lane and Northwest Highway  
Applicant/Owner: Bachman Lake Village, Inc.  
Surveyor: Kimley-Horn and Associates  
Application Filed: November 11, 2010  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S101-015**  
(CC District 6) An application to create a 23.0117 acre lot from a tract of land in City Block 6069 on Harry Hines Boulevard northwest of Regal Row  
Applicant/Owner: Dallas County Park Cities Municipal Utility District  
Surveyor: Spooner & Associates, Inc.  
Application Filed: November 15, 2010  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items:

- (4) **S101-011**  
(CC District 13) An application to replat a 3.544 acre tract of land containing all of Lots 1 and 2 of City Block C/5534 to create one 1.539 acre lot and one 2.015 acre lot fronting on Catina Lane and Lennox Lane  
Applicant/Owner: Patricia Deason Miller and Catina Inc., LLC  
Surveyor: Surdukan Surveying, Inc.  
Application Filed: November 3, 2010  
Date Notices Sent: November 15, 2010  
Zoning: R-1ac.(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M101-003**  
Carolyn Horner  
(CC District 14) Minor amendment to the site plan for Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign in an area bounded by Elm Street, Akard Street, Main Street and Stone Place.  
Staff Recommendation: **Approval**  
Applicant: Reynolds Outdoor Media  
Representative: Hughes Kirby LTD

**M101-002**

Richard Brown  
(CC District 13)

Minor amendment to the development plan and landscape plan for Planned Development District No. 353 for a Private School and Single Family Residential Uses on the northwest corner of Inwood Road and Willow Lane.

Staff Recommendation: **Approval**

Applicant: The Jesuit College Preparatory School of Dallas, Inc.

Representative: David Berend

Zoning Cases – Individual

1. **Z090-160(RB)**  
Richard Brown  
(CC District 4)

An application for a Planned Development District for R-5(A) Single Family District Uses on property zoned an R-5(A) Single Family District on property on the northwest line of Fellows Lane, north of the terminus of Kiska Street.

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

Applicant: Dallas Area Habitat for Humanity

Representative: Suzan Kedron

2. **Z090-219(RB)**  
Richard Brown  
(CC District 8)

An application for a Planned Development District for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Gayglen Drive, Oklaunion Drive, Komalty Drive, and Longbranch Lane.

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

Applicant: Dallas Independent School District

Representative: Karl Crawley

3. **Z090-237(RB)**  
Richard Brown  
(CC District 14)

An application for an amendment to the development plan and conditions for Planned Development District No. 543 for a Public school and R-7.5(A) Single Family District Uses, with Historic District Designation (H/53 and H/120) on property bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane.

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

Applicant: Dallas Independent School District

Representative: Karl Crawley

Development Code Amendments

**DCA090-003**  
David Cossum

**DCA 090-003** Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to provide appropriate standards for community gardens.

Staff Recommendation: **Approval**

ZOC Recommendation: **Approval**

**DCA101-003**  
David Cossum

Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to create a new convenience store with drive-through use and appropriate standards for the use.

Staff Recommendation: **Approval**

ZOC Recommendation: **Approval**

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Other Matters

Minutes: November 18, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, December 2, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, December 2, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 090-010** - Consideration of amending the Dallas Development Code to amend parking regulations.

### **EXECUTIVE SESSION NOTICE**

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

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

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 2, 2010****FILE NUMBER:** S101-013**Subdivision Administrator:** Paul Nelson**LOCATION:** 7621 Cantura Drive east of Riverwood Dr.**DATE FILED:** November 8, 2010**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.18 ac.**MAPSCO:** 68G**APPLICANT/OWNER:** Jose M. Coahuilas

**REQUEST:** An application to create a 2.18 acre lot from a tract of land containing all of Lot 10 and a tract of land in City Block 7960 and located at 7621 Cantura Drive east of Riverwood Dr.

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

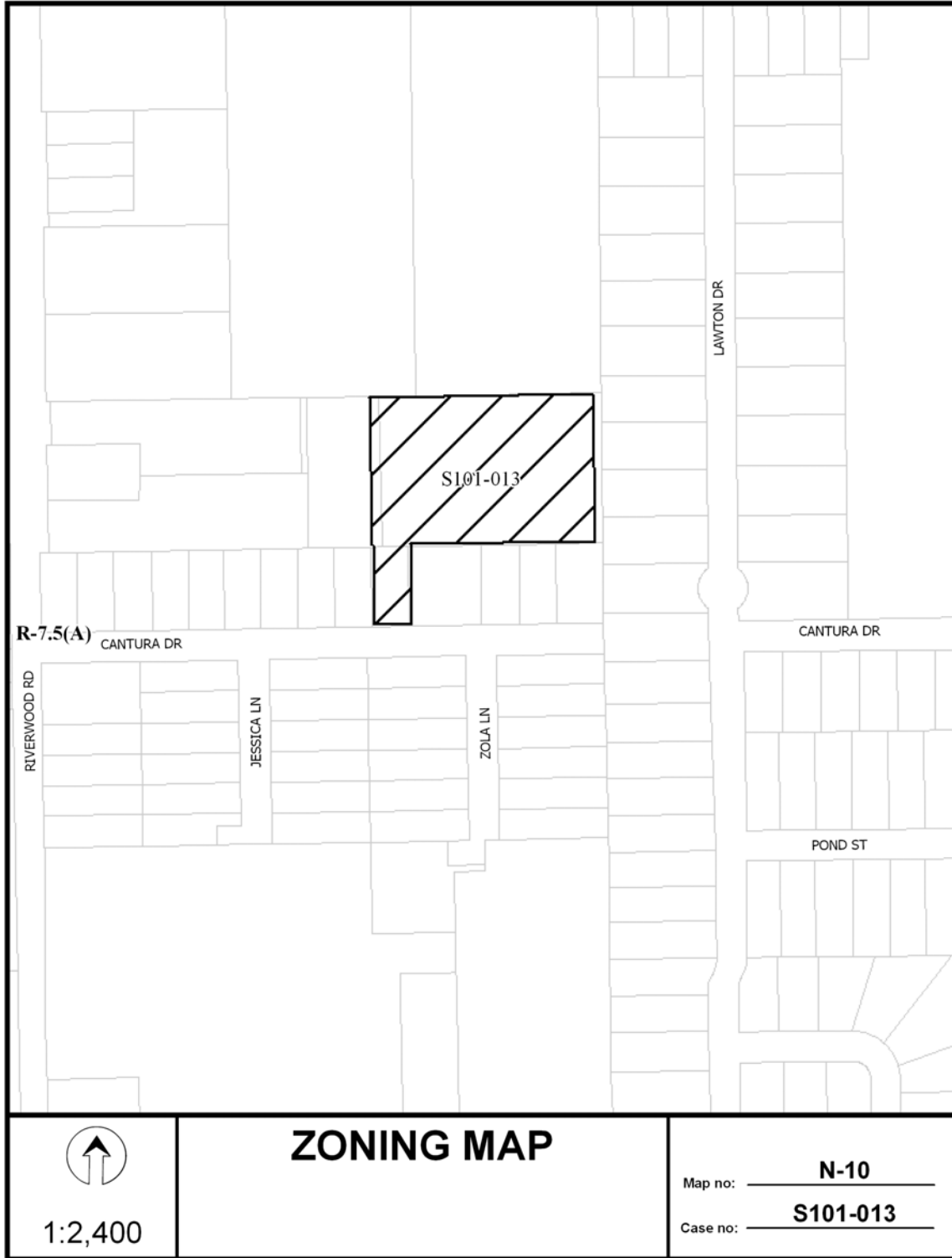
**STAFF RECOMMENDATION:** The request complies with the requirements of the R-7.5(A) district regulations. The parcel is significantly larger than other lots in the area. The vast majority of the lots in the area are in an unrecorded subdivision which means technically the lots do not exist; therefore, staff recommends approval subject to compliance with the following conditions:

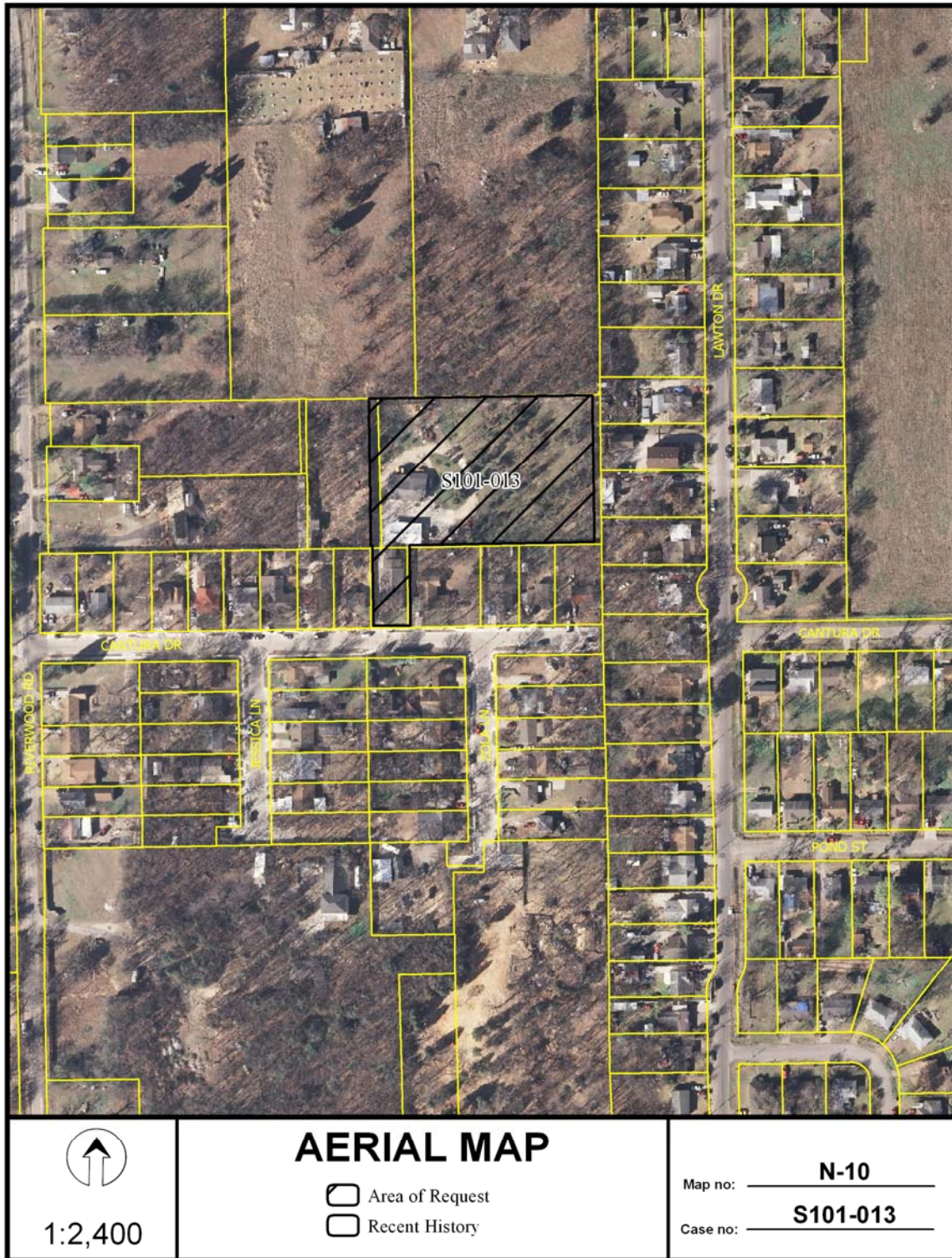
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. 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 City Plan Commission in a format that is compatible with the "Microstation" format.
7. The final plat is limited to a maximum of 1 lot.
8. 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.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200,

Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

10. On the final plat dedicate 28 feet of ROW from the established centerline, or dedicate a street easement, Public Utility and Sidewalk Easement to equal 28 feet from the established centerline of Cantura Drive.
11. On the final plat show and label all additions within 150 feet of this plat.
12. On the final plat the existing boundary line overlap must be resolved, agreed upon, recorded and shown on the final plat prior to submittal of the final plat for signature by the chairperson.
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. On the final plat label the property as Lot 10A, City Block 7960.







**CITY PLAN COMMISSION****THURSDAY, DECEMBER 2, 2010****FILE NUMBER:** S101-014**Subdivision Administrator:** Paul Nelson**LOCATION:** Webb Chapel Road, El Centro Drive, Marsh Lane and Northwest Highway**DATE FILED:** November 11, 2010**ZONING:** CR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 16.655 ac.**MAPSCO:** 23Z**APPLICANT/OWNER:** Bachman Lake Village, Inc.

**REQUEST:** An application to replat a 16.655 acre tract of land into six lots in City Block 6144 on property bounded by Webb Chapel Road, El Centro Drive, Marsh Lane and Northwest Highway.

**SUBDIVISION HISTORY:**

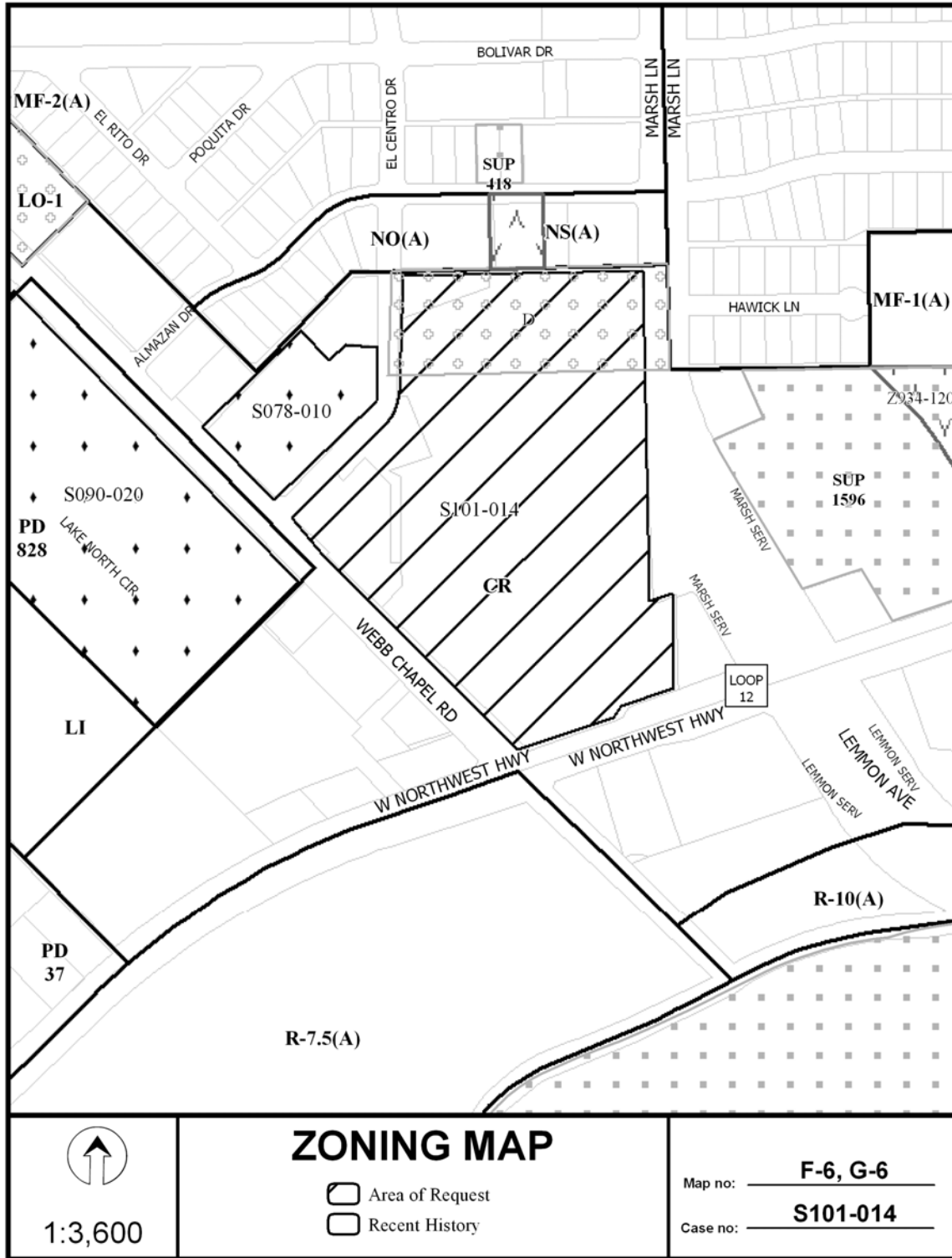
1. S090-020 was an application on property west of this request site on Webb Chapel Road and was to create one 10.617 acre lot and one 0.657 acre lot from an 11.450 acre tract of land in City Block 5775 and located at 9461 Webb Chapel Road northwest of Northwest Highway. The application was approved December 3, 2009 but has not been recorded yet.
2. S078-010 was an application to plat a tract of land adjacent on the northwest of the subject request in City Blocks 6144 & 1/6144 into one 2.214 acre lot on the north corner of Webb Chapel Road and El Centro Drive. The request was approved as an Administrative Approval on November 1, 2007 and was recorded on June 24, 2008.

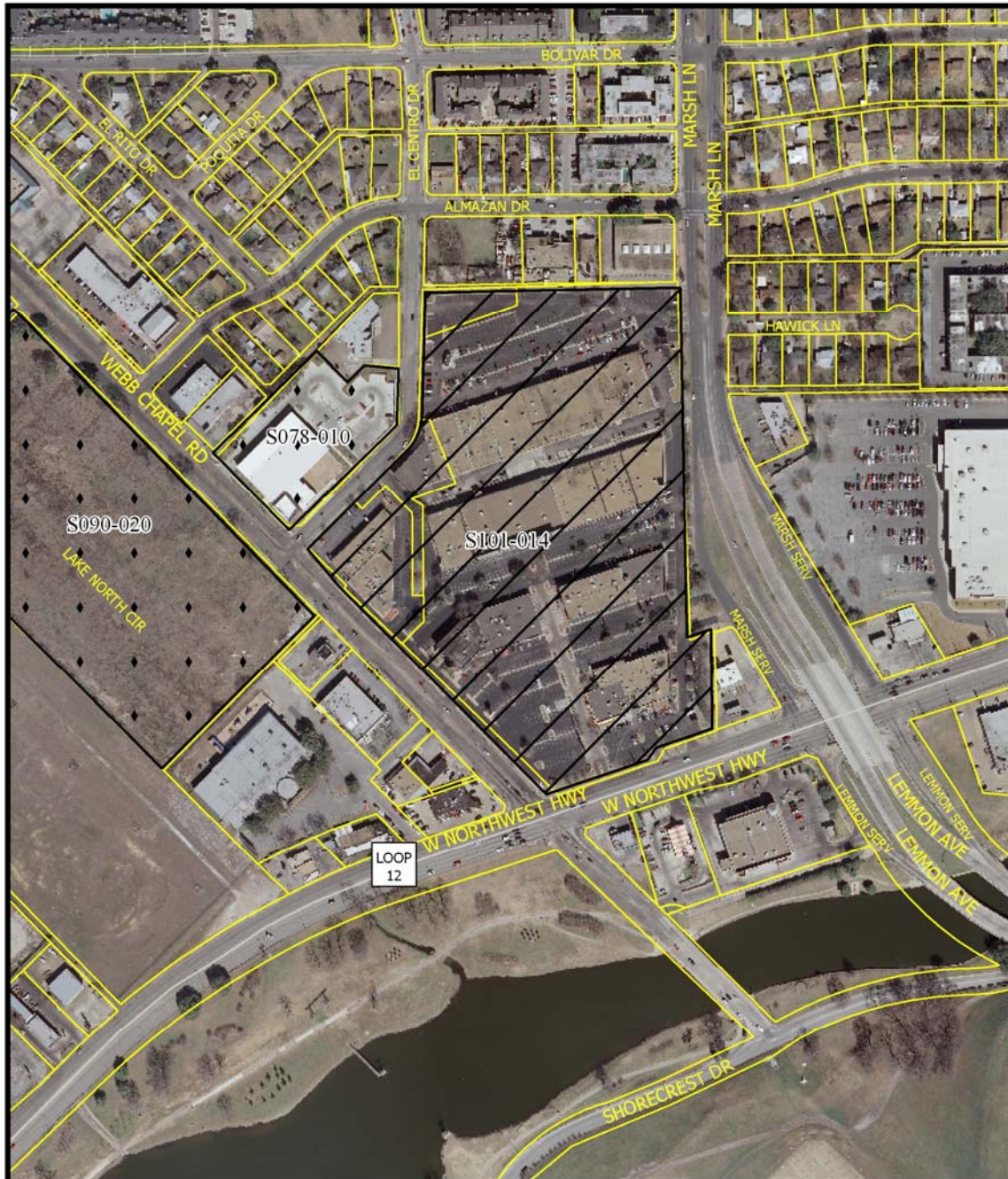
**STAFF RECOMMENDATION:** The request complies with the requirements of the CR district regulations; therefore, staff recommends approval subject to compliance with the following conditions:




1. The final plat must conform with 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. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. 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 City Plan Commission in a format that is compatible with the "Microstation" format.
7. The final plat is limited to a maximum of 6 lots.

8. 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.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
11. On the final plat dedicate 28 feet of ROW from the established centerline, or dedicate a street easement, Public Utility and Sidewalk Easement to equal 28 feet from the established centerline of El Centro Drive.
12. On the final plat dedicate 53.5 feet of ROW from the established centerline of Northwest highway.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Webb Chapel Road and El Centro Drive.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at El Centro drive and the alley, and at Marsh Lane and the alley.
15. On the final plat dedicate a 20 foot by 20 foot corner clip at Northwest Highway and Webb Chapel Road.
16. On the final plat add a note stating that access to or modification of Northwest Highway requires TXDOT approval.
17. On the final plat show all boundary dimensions.
18. On the final plat show the easement width on El Centro Drive.
19. On the final plat, include a note that the site is within the 65 Ldn contour of Love Field and that this noise level may require special construction standards for certain uses per the building code.
20. Prior to submitting the final plat for signature by the chairman provide information showing that the building east of and adjacent to proposed Lot 6 is not over the lot line.
21. On the final plat show and label all properties and easements within 150 feet of this plat.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. Existing water and wastewater mains must be shown on the plat per Chapter 51A-8.403(a)(1)(A)(xii).

25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
26. New water and/or wastewater easements must be shown.
27. Water/wastewater main extension is required by Private Development Contract.
28. On the final plat add a note that "No private water/wastewater services are to cross established lot lines.
29. On the final plat Label the new lots as "Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 in City Block 5/6144.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Map no: <u>          F-6, G-6          </u> Case no: <u>          S101-014          </u>
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DATE: November 19, 2010

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 2, 2010****FILE NUMBER:** S101-015**Subdivision Administrator:** Paul Nelson**LOCATION:** Harry Hines Boulevard northwest of Regal Row**DATE FILED:** November 15, 2010**ZONING:** IM**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 23.0117 ac.      **MAPSCO:** 33L**APPLICANT/OWNER:** Dallas County Park Cities Municipal Utility District

**REQUEST:** An application to create a 23.0117 acre lot from a tract of land in City Block 6069 on Harry Hines Boulevard northwest of Regal Row.

**SUBDIVISION HISTORY:**

1. S067-137 was an application on property west of this request site on Webb Chapel Road and was to create one 10.617 acre lot and one 0.657 acre lot from an 11.450 acre tract of land in City Block 5775 and located at 9461 Webb Chapel Road northwest of Northwest Highway. The application was approved December 3, 2009 but has not been recorded yet.
2. S045-024 was an application at Stemmons Freeway and Regal Row, west of the current request, to create a 2.262 acre lot in City Block B/6374. The request was approved on April 12, 2007 but has not been recorded.

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

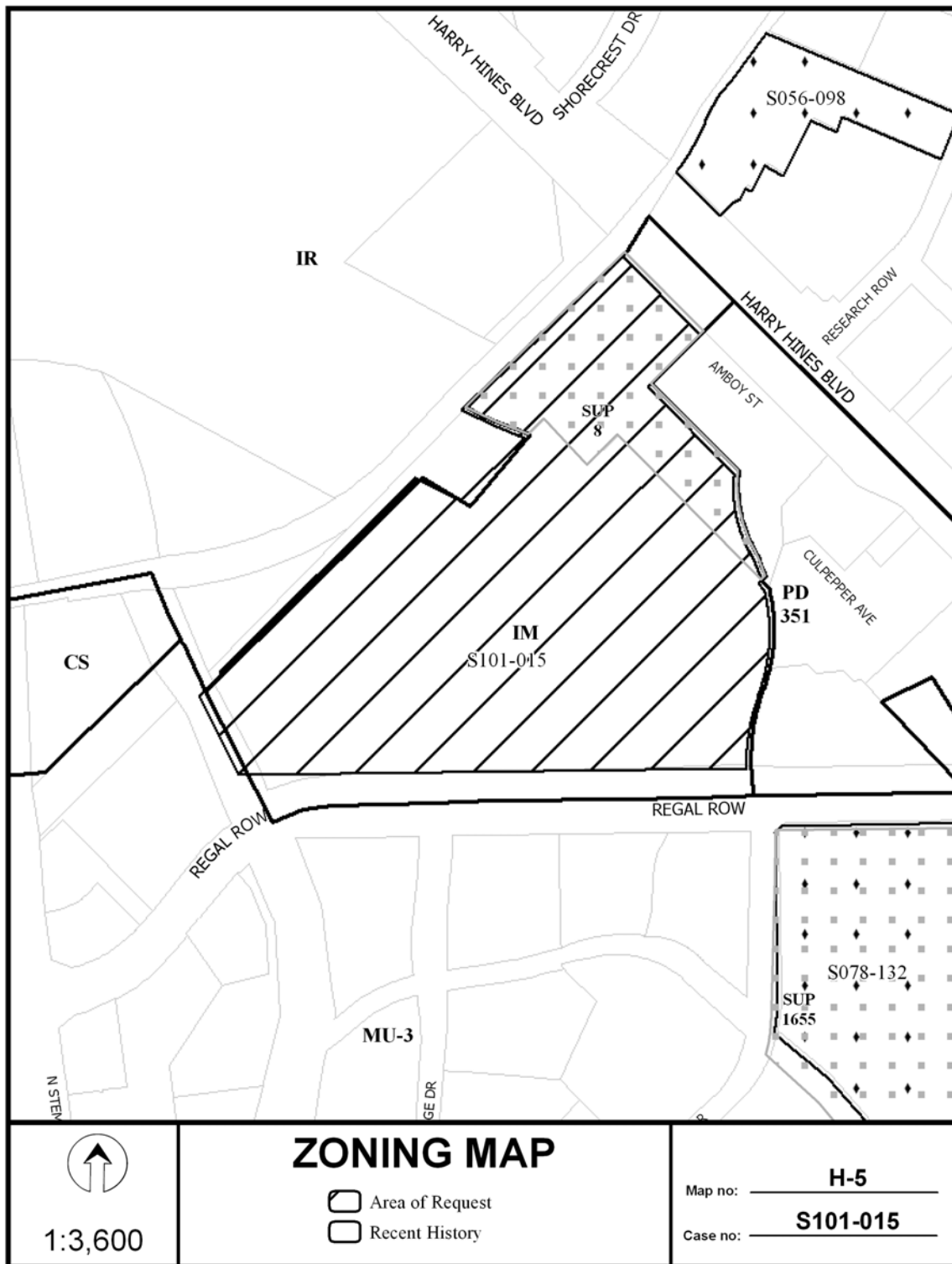
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. 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 City Plan Commission in a format that is compatible with the "Microstation" format.
7. The final plat is limited to a maximum of one lot.
8. 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.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
  10. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
  11. On the final plat dedicate 65 feet of ROW from the established centerline of Harry Hines Blvd.
  12. On the final plat provide ROW, design and construction for Shorecrest Drive from Regal Row to the north property line. Coordinate the Shorecrest Drive alignment with the Survey Section of Public Works and Transportation.
  13. Determine the 100 year water surface elevation across the plat.
  14. 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. Include additional paragraph in owner's certificate (pertaining to floodplain)
  16. Specify minimum fill and minimum finished floor elevations.
  17. Set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
  18. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for.
  19. The property is in the Nobles Branch Sump (WSE 409.3). All Construction for any proposed development must be above 409.3 feet in elevation. For the areas where the existing elevation is below 409.3 feet and development is proposed, there must be a fill permit applied for and approved by the Public Works and Transportation Department and the Minimum Finished Floor elevation will have to be established thru fill permit process.
  20. On the final plat show all recorded additions within 150 feet of the plat boundary.
  21. On the final plat add the "not withstanding statement" to the Owner's dedication statement.
  22. On the final plat clarify that there are no dedicated street rights of way within the plat boundaries.
  23. 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.
  24. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the

Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission. A signed Fire Protection Certificate is also required prior to the approval of an "Early Release Building Permit" application.

25. On the final plat label the new lot as "Lot 7 in City Block A/6069.





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>          H-5          </u> Case no: <u>          S101-015          </u>
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DATE: November 19, 2010

**CITY PLAN COMMISSION**

**THURSDAY, DECEMBER 2, 2010**

**FILE NUMBER:** S101-011

**Subdivision Administrator:** Paul Nelson

**LOCATION:** 4610 Catina Ln. and 10645 Lennox Ln.

**DATE FILED:** November 3, 2010

**ZONING:** R-1ac(A)

**CITY COUNCIL DISTRICT:** 13      **SIZE OF REQUEST:** 3.554 Ac.      **MAPSCO:** 24G

**APPLICANT/OWNER:** Patricia Deason Miller & Catina, Inc., Ltd.

**REQUEST:** An application to replat a 3.544 acre tract of land containing all of Lots 1 and 2 in City Block C/5534 to create one 1.539 acre lot and one 2.015 acre lot fronting bounded by Welch Road, Catina Lane and Lennox Lane.

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

**DATE NOTICES SENT:** 13 notices were sent on November 15, 2010 to property owners within 200 feet of the boundary of the request.

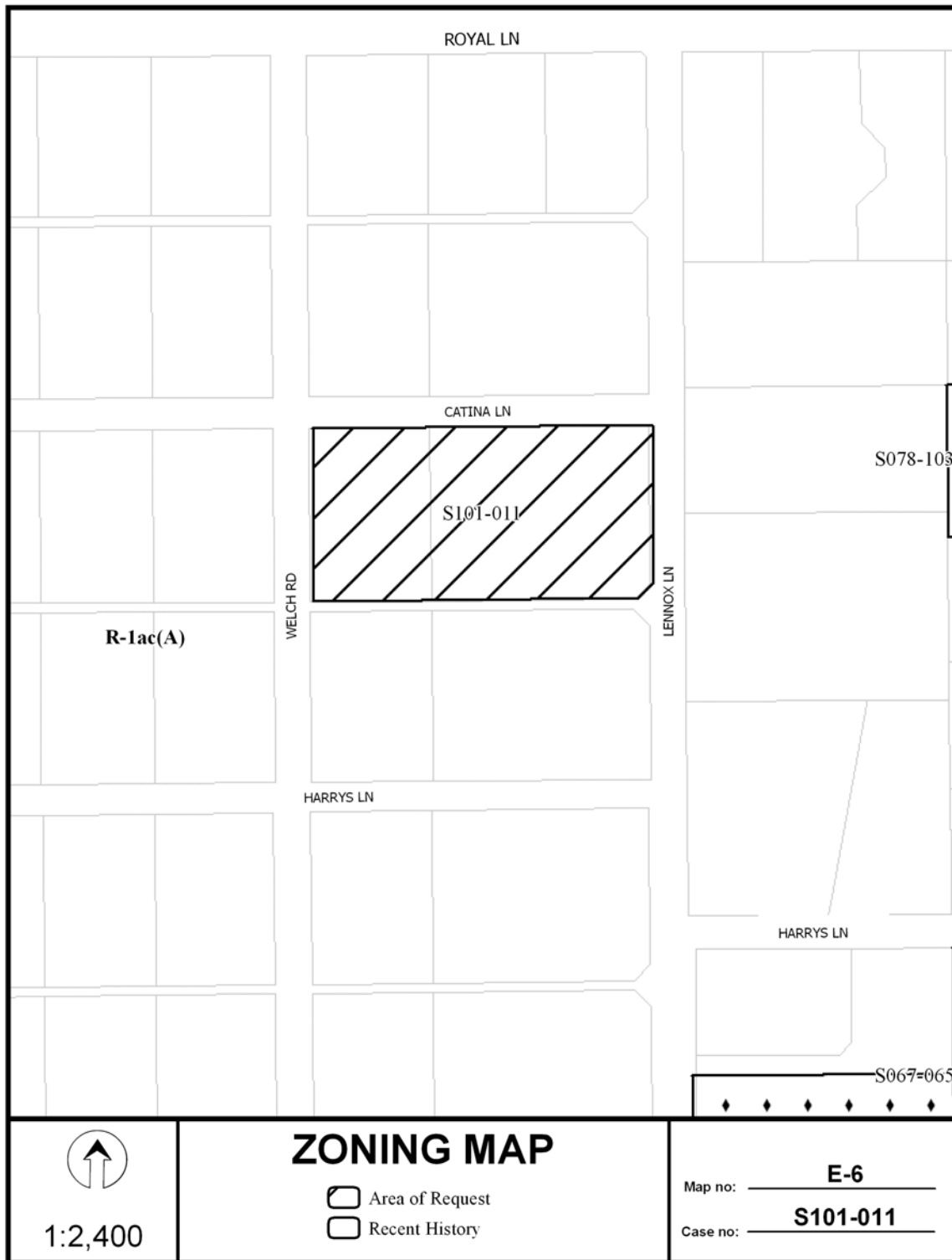
**STAFF RECOMMENDATION:** The proposed plat complies with the R-1ac.(A) requirements. The request does not result in additional lots but will only result in a side lot line being shifted between two existing lots. The new lots presently comply with the lot area requirement of the zoning and will continue to comply with the lot area requirement after the plat is recorded.

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..."

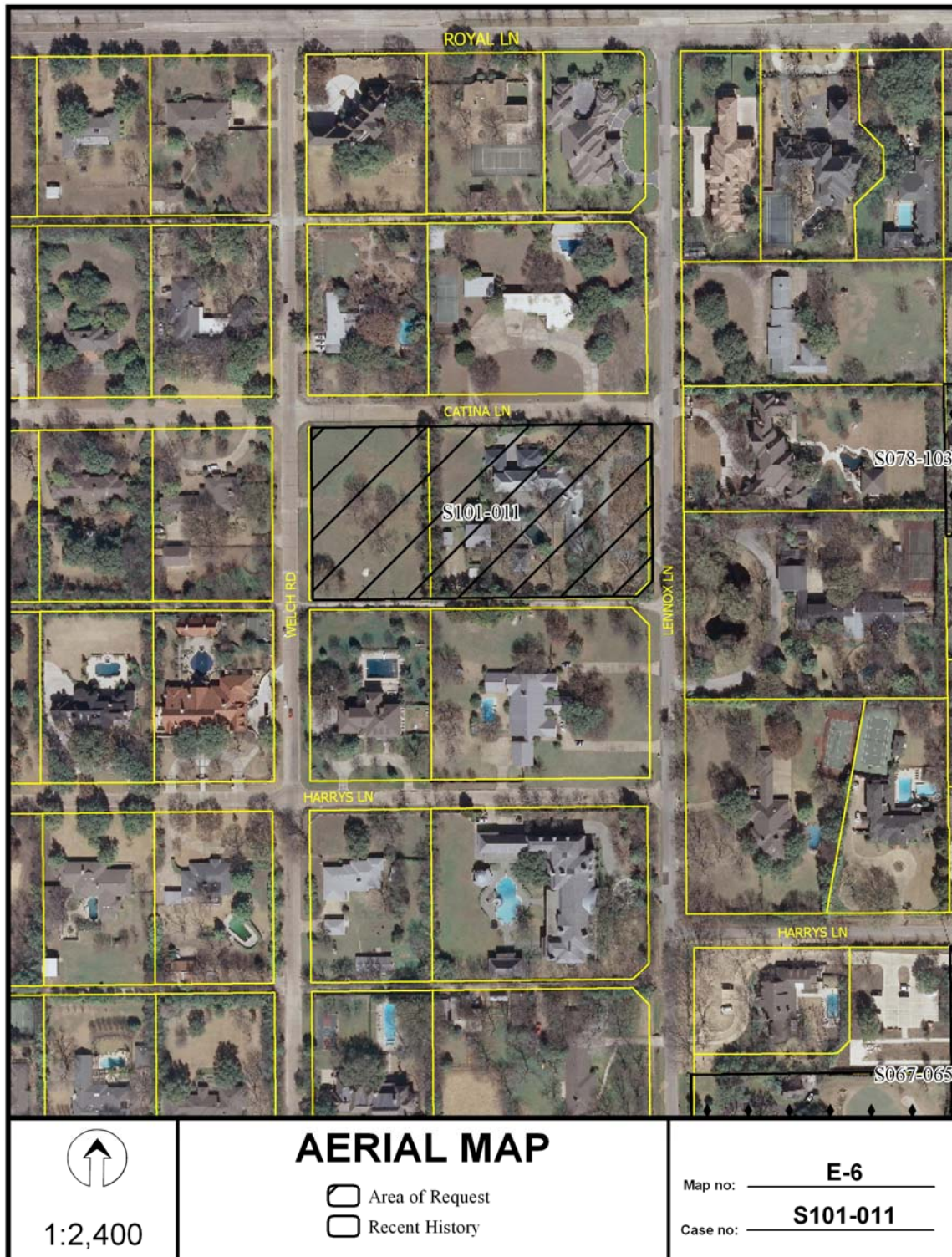
The staff has determined that the lots are consistent with other parcels in the area and will not impact the overall density of the area and will continue to meet the minimum lot area requirements of the district; therefore, the staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.

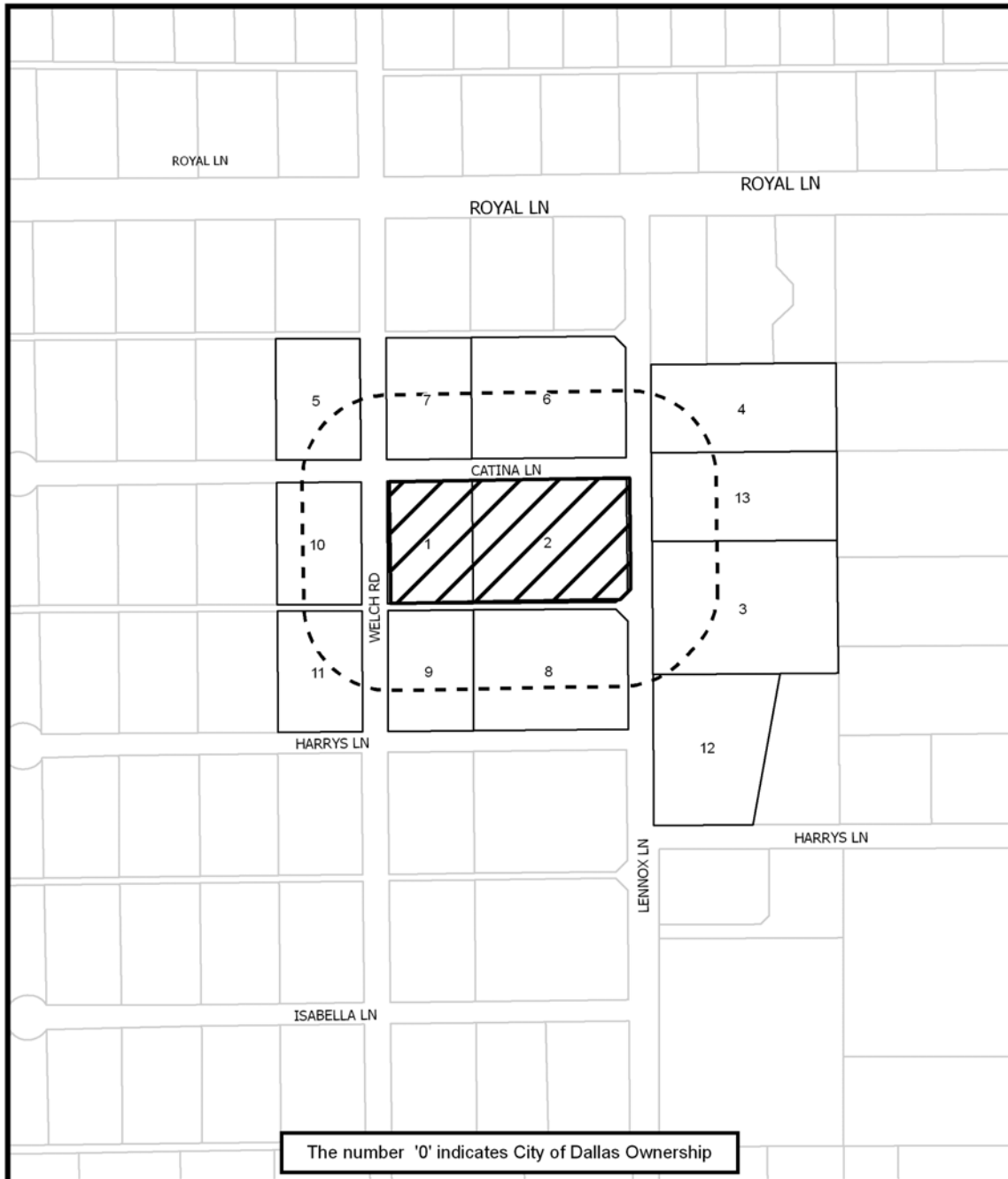
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments 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. The final plat is limited to a maximum of two lots.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat dedicate a 10 foot by 10 foot corner clip at Catina Lane and Welch Road and at Cantina Lane and Lennox Lane.
12. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Welch Road and the existing alley.
13. On the final plat change the addition name.
14. On the final plat add the lien holder's subordination agreement for both owners.
15. On the final plat remove the "not withstanding statement" in the owner's dedication statement.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. Water/wastewater main extension may be required by Private Development Contract.
18. On the final plat label the lots as 1A and 2A in City Block C/5534.



DATE: November 19, 2010







 <b>1:3,600</b>	<b>NOTIFICATION</b>	Map no: <u>          <b>E-6</b>          </u>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">13</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u>          <b>S101-011</b>          </u>

DATE: November 19, 2010

## ***Notification List of Property Owners***

### ***S101-011***

#### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4610 CATINA	CATINA INV LLC
2	10645 LENNOX	MILLER PATRICIA DEASON
3	10640 LENNOX	SILVERTHORNE MARY ROSE ESTATE OF
4	10742 LENNOX	HERSH KENNETH A SUITE 600
5	4555 CATINA	FARROW EDWIN M
6	10707 LENNOX	SHEAR EDWARD P & PHYLLIS M LF EST TRUSTEES
7	4609 CATINA	WISCHKOWSKY RICHARD W & SHANNON R
8	10625 LENNOX	DAY ROBERT C & ANTOINETTE M
9	4609 HARRYS	GOLDSTEIN ROBERT & AMANDA
10	4562 CATINA	MEDITZ RICHARD A
11	4555 HARRYS	BASS CHRISTY GASTON
12	10626 LENNOX	JUTRAS ROBERT N & DORIS L
13	10714 LENNOX	HERSH KENNETH A

***Monday, November 22, 2010***

**FILE NUMBER:** M101-003

**DATE FILED:** October 2, 2010

**LOCATION:** An area bounded by Elm Street, Akard Street, Main Street, and Stone Place

**COUNCIL DISTRICTS:** 14

**MAPSCO:** 45K

**SIZE OF REQUEST:** Approx. 0.3443 Acres

**CENSUS TRACT:** 0031.01

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**APPLICANT:** Reynolds Outdoor Media

**OWNER:** Hughes Kirby LTD

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Site Plan

On January 13, 2010 the City Council passed Ordinance No. 27782 which established Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign at the above referenced location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a realignment of the videoboard. The videoboard would be repositioned to a north and south facing position.

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. 1791.

**Staff Recommendation:** Approval.



1:1,200

# ZONING MAP

Map no:           J-7          

Case no:           M101-003          

DATE: October 28, 2010

Site Plan

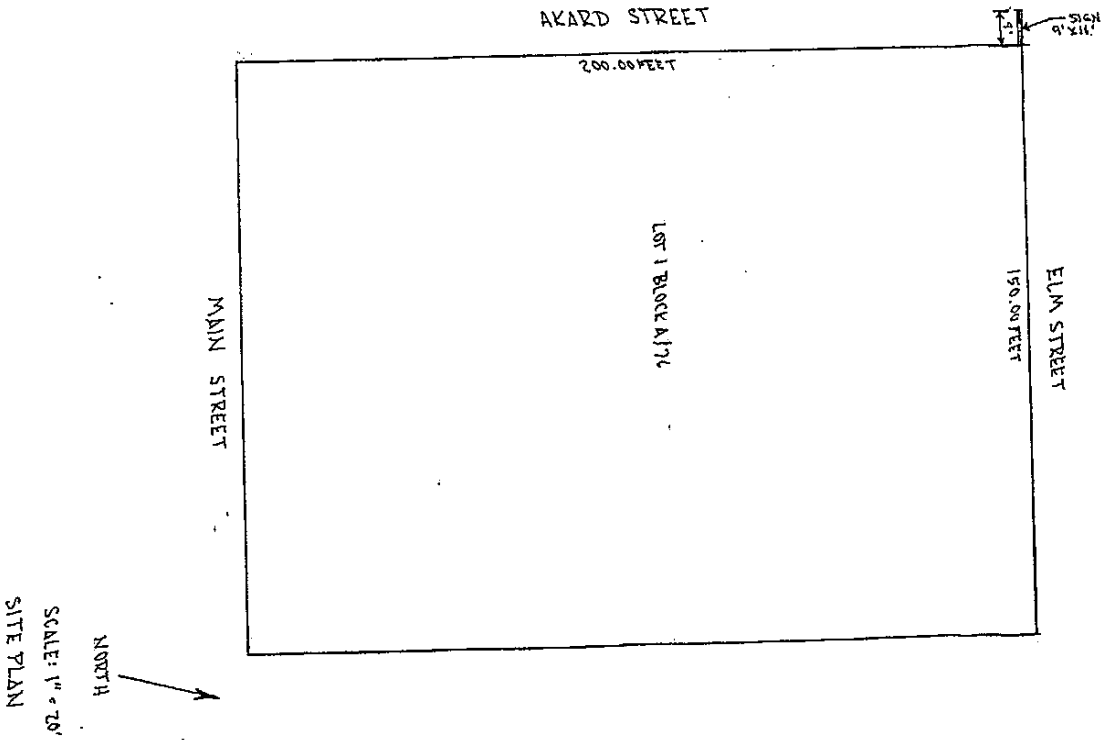
100191

27782

Specific Use Permit  
No. 1791

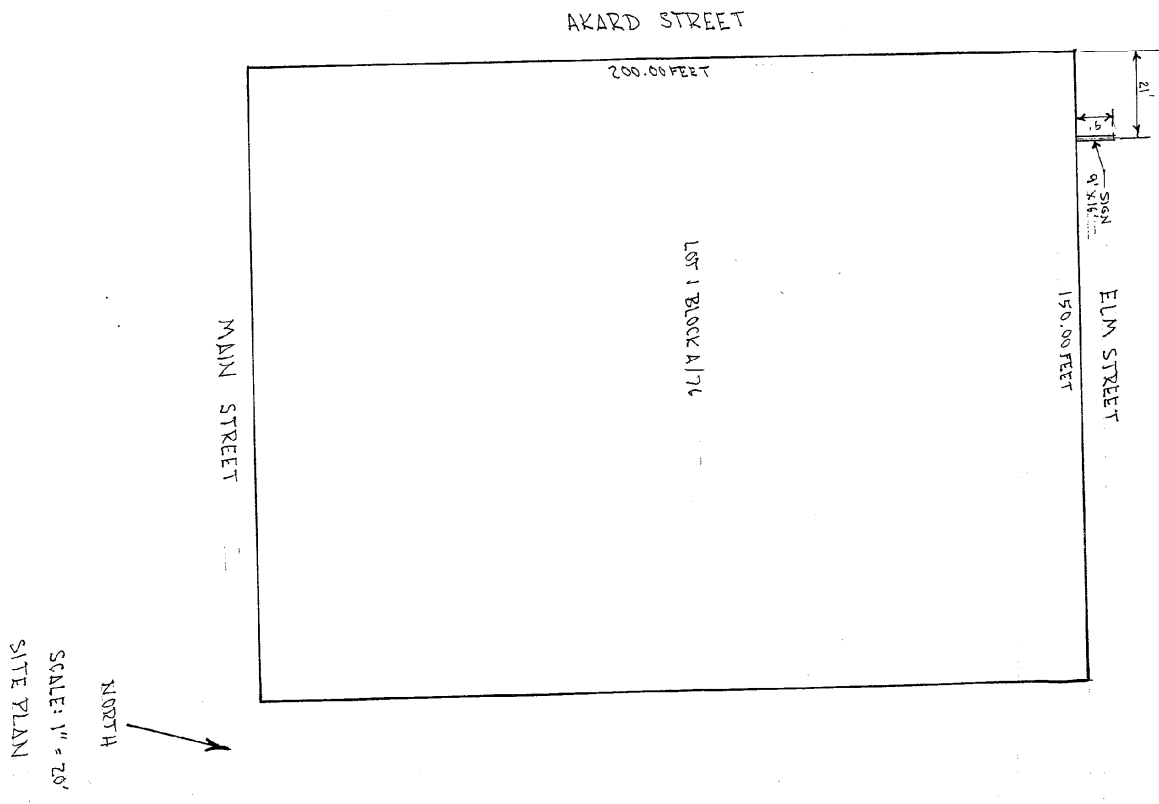
Approved  
City Plan Commission  
December 3, 2009

REVISED 9/10



M101-003

Proposed Site Plan



SCALE: 1" = 20'  
 SITE PLAN

100191  
 27782

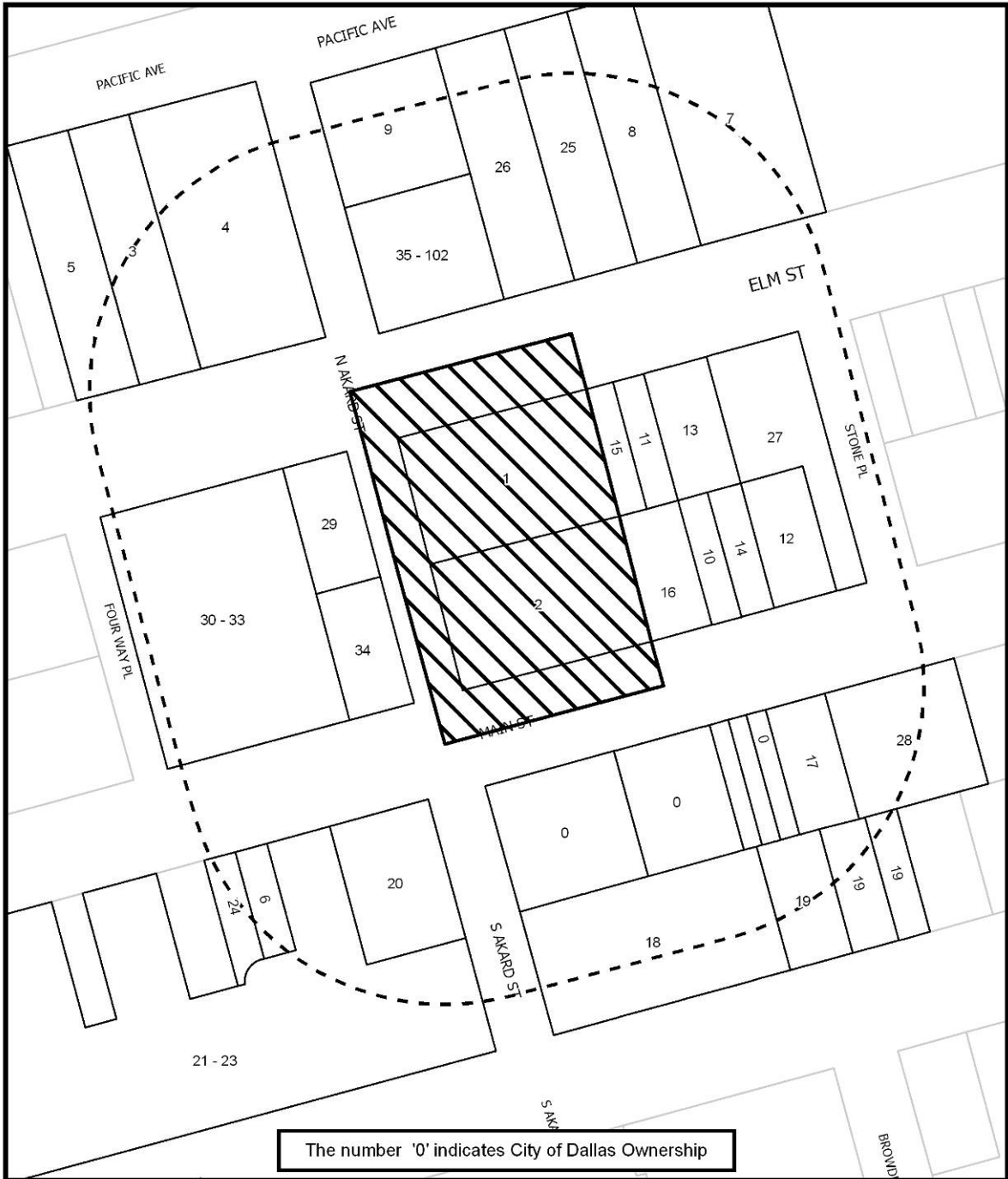
APPROVED BY  
 CITY COUNCIL  
 JAN 13 2010

*Rebecca Heston*  
 City Secretary

Specific Use Permit  
 No. 1791

Approved  
 City Plan Commission  
 December 3, 2009

**Existing Site Plan**



 <p>1:1,200</p>	<h2 style="text-align: center;">NOTIFICATION</h2> <p><b>200'</b> AREA OF NOTIFICATION</p> <p><b>102</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	<p>Map no: <u>          J-7          </u></p> <p>Case no: <u>          M101-003          </u></p>
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DATE: October 28, 2010

**Notification List of Property Owners**

**M101-003**

**102 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	1502 ELM	HUGHES KIRBY LTD %HUGHES DEV LP
2	1509 MAIN	HUGHES KIRBY LTD %HUGHES DEVELOPMENT LP
3	1403 ELM	K & HT CORPORATION % PACIFIC CENTURY
TRUST		
4	1405 ELM	SCIROEV TEXAS PARTNERS LP ET AL ATTN
BARBARA		
5	1409 ELM	K & HT CORPORATION % PACIFIC CENTURY
TRUST		
6	1404 MAIN	1404 MAIN BUILDING LLC
7	1600 PACIFIC	RICCHI DALLAS INVESTMENTS LLC
8	1600 PACIFIC	FIRST NATIONAL BANK % ERIC YOLLIK
9	208 AKARD	MZEIN HOLDINGS LP
10	1517 MAIN	FONBERG PETER D TR ET AL SUITE 203
11	1514 ELM	B & R INVESTMENT CO
12	1521 MAIN	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
FARRELL		
13	1516 ELM	MCKINNEY AVENUE HOLDINGS LTD
14	1519 MAIN	1519 MAIN LP
15	1512 ELM	CADE SARAH G TRUST ET AL
16	1515 MAIN	LEGAL AID OF NORTHWEST TE
17	1520 MAIN	MAIN STREET INVESTORS JV
18	1401 COMMERCE	HOLTZE MAGNOLIA LLLP ATTN: STEVEN HOLTZE
19	1505 COMMERCE	1600 MAIN STREET HOLDINGS LP
20	1412 MAIN	BN 1412 MAIN LP
21	1315 COMMERCE	ADOLPHUS ASSOC JV
22	1315 COMMERCE	ADOLPHUS ASSOC JV
23	1315 COMMERCE	DALLAS COMMERCE ASSOC LP % ADOLPHUS
ASSOC		
24	1402 MAIN	TIER DEVELOPMENT GROUP LC
25	1511 ELM	GENERO INVESTMENT COMPANY SUITE 102
26	1511 ELM	JACKSON DAVID INDEPENDENT EXEC ALLEN
JACKSON III		

**Thursday, October 28, 2010**



<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	1520 ELM	STONE PLACE MALL INV1 LTD
28	1530 MAIN	DUNHILL 1530 MAIN LP
29	1414 ELM	ELM 1414 PPTIES, LTD
30	1407 MAIN	DLD PROPERTIES
31	1407 MAIN	DLD PROPERTIES
32	1407 MAIN	DRED PROPERTIES LTD
33	1407 MAIN	DCAR PROPERTIES LTD
34	1415 MAIN	GS RENAISSANCE LTD PS
35	1505 ELM	CHRISTIAN LARRY & PATRICIA R
36	1505 ELM	DUCOTEY WARREN 2002 TR % JOANNE D
ANTERHAUS TR		
37	1505 ELM	JOBE REAGAN V
38	1505 ELM	RAY OBIE R
39	1505 ELM	BUTLER KELLY A % PATRICIA BUTLER
40	1505 ELM	DELEON JOSE & ALMA FLORES UNIT 205
41	1505 ELM	NORRIS SONJA # 301
42	1505 ELM	1505 ELM STREET OWNERS ASN
43	1505 ELM	LANGAN PATRICK
44	1505 ELM	LEAVERTON KEVIN O
45	1505 ELM	DOHERTY MARK & BLANCA
46	1505 ELM	SCHMIDT MICHAEL
47	1505 ELM	HARTLINEDIAZ PATRICIA UNIT 402
48	1505 ELM	BREWER STEPHEN D & ERIN K
49	1505 ELM	BECKMAN JAMIE W
50	1505 ELM	SYMPHONY PROPERTIES LLC
51	1505 ELM	STAMM REGINA UNIT 501
52	1505 ELM	HERTIG KELSEY
53	1505 ELM	FLAUGH CHRISTOPHER C
54	1505 ELM	FEDERAL HOME LOAN MTG
55	1505 ELM	GHASSEMIEH KAMBIZ & MANDANA MALEK
56	1505 ELM	PIGG CHRISTINE
57	1505 ELM	BUSBY MELINDA Z

**Thursday, October 28, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	1505 ELM	BASSAMPOUR FATEMAH &
59	1505 ELM	IKER GREGORY MARK UNIT 604
60	1505 ELM	SONNETT JOHN
61	1505 ELM	BRAIR GHASSAN B # 701
62	1505 ELM	MAGAN NAVIN UNIT 702
63	1505 ELM	SLATTERY DAVID E UNIT 703
64	1505 ELM	STEVENS KATHERINE A
65	1505 ELM	POTTER BRITON J III & ELIZABETH A
66	1505 ELM	KONYA JEFFREY F & ERIN J MCMILLAN
67	1505 ELM	ESTERLINE ELAYNE
68	1505 ELM	SINGER ARTURO
69	1505 ELM	JONES REBECCA J
70	1505 ELM	YELLOTT JAY D
71	1505 ELM	SCHWARTZ DEBORAH
72	1505 ELM	RICHARD C WERNON
73	1505 ELM	KEDRON LUCEA SUZAN
74	1505 ELM	ANTERHAUS ROBERT H & JOANNE D
75	1505 ELM	MUNOZ ROLANDO & DONNA W
76	1505 ELM	MCKNIGHT BILLY REA
77	1505 ELM	DILENA R J
78	1505 ELM	L & M PPTIES
79	1505 ELM	HOLLOWAY MICHAEL S & SUSAN CANTRELL
80	1505 ELM	FRAZEE STEVEN K STE 1005
81	1505 ELM	DANE EUGENE # 1101
82	1505 ELM	GRAU CARLA
83	1505 ELM	MCLAIN WILLIAM T & TIRZAH K
84	1505 ELM	MITTELSTET STEPHEN K UNIT 1104
85	1505 ELM	ABENDSCHEIN FREDERICK UNIT 1105
86	1505 ELM	ROBERTSON RON & DONNA
87	1505 ELM	EDWARDS GARY DON & JANIE FAY
88	1505 ELM	COLLETT BRIAN J TR LIFE EST & CHERYL TR LI

**Thursday, October 28, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	1505 ELM	NIENDORFF CARL A IV # 1204
90	1505 ELM	HALL MICHAEL D
91	1505 ELM	PATTERSON BENJAMIN
92	1505 ELM	FURRH JAMES MADISON & GAIL ROSBOROUGH
FURRH		
93	1505 ELM	HARVEY JEFFREY M # 1403
94	1505 ELM	SWAYDEN CHRISTOPHER G UNIT 1404
95	1505 ELM	SWAIM GARY DON #1501
96	1505 ELM	ROBERTS FINES OLIVER
97	1505 ELM	VARDEMAN RYAN UNIT 1503
98	1505 ELM	GAGE SHAWN C
99	1505 ELM	VILLANUEVA CHRIS S
100	1505 ELM	WILSON ADDISON G IV
101	1505 ELM	SCRIPPS FREDERIC SCOTT
102	1505 ELM	BLUE STAR MORTGAGE INC

**FILE NUMBER:** M101-002

**DATE FILED:** October 1, 2010

**LOCATION:** Inwood Road and Willow Lane, Northwest Corner

**COUNCIL DISTRICT:** 13

**MAPSCO:** 14V, Z

**SIZE OF REQUEST:** Approx. 27.2 Acres

**CENSUS TRACT:** 96.03

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**APPLICANT/OWNER:** The Jesuit College Preparatory School of Dallas, Inc.

**REPRESENTATIVE:** David Berend

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Development Plan and Landscape Plan

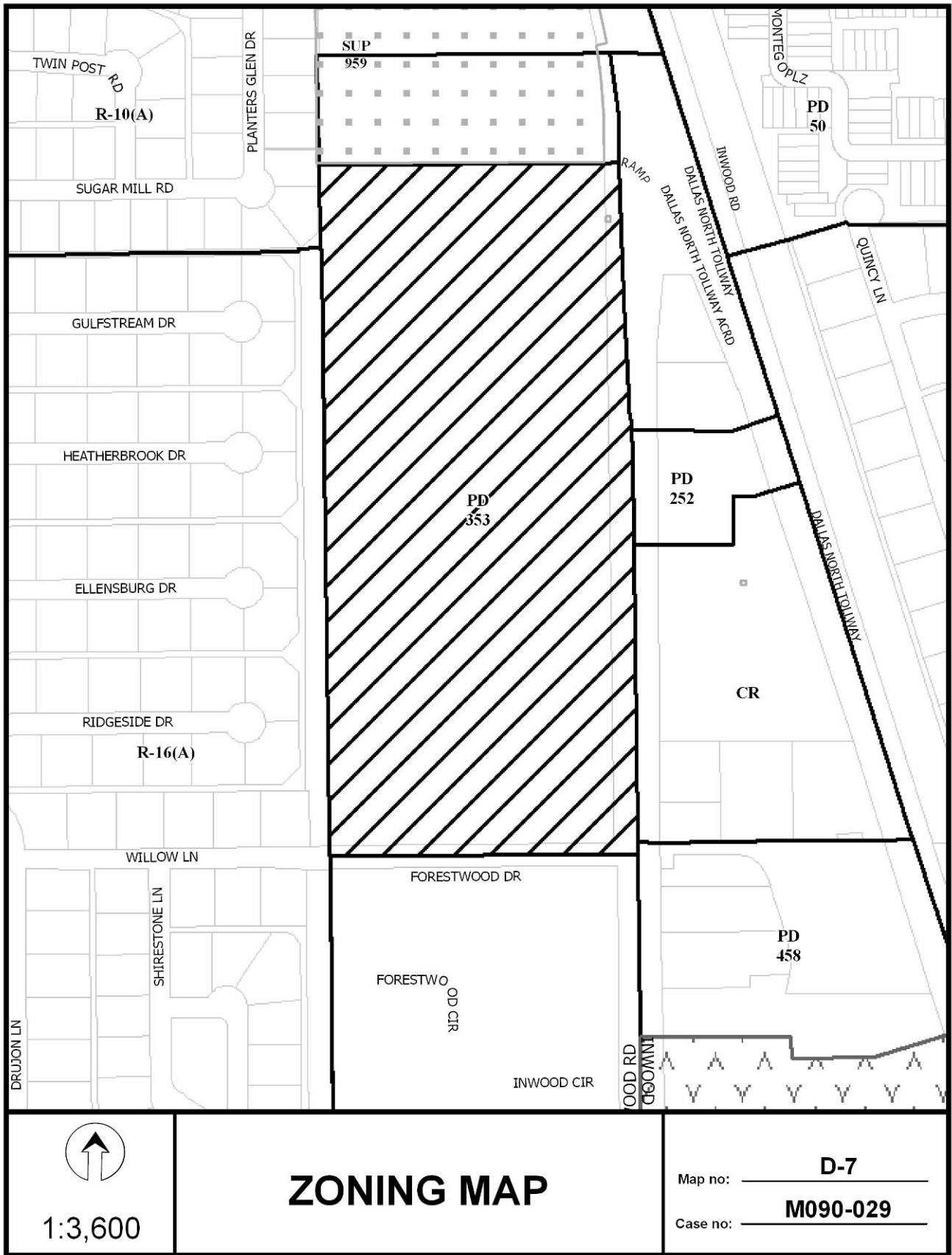
On June 24, 1992, the City Council passed Ordinance No. 21337 which established Planned Development District No. 353 for a Private School and Single Family Residential Uses on property at the above location. The PDD was subsequently amended by Ordinance No. 21976 which provided for a new conceptual plan for future tennis courts.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for revisions within the northern half of the property, specifically addressing expanded building footprints, revised surface parking area, and retention of an existing drive approach along the Inwood Road frontage.

The landscape plan has been revised to provide consistency with the proposed improvements.

The above referenced items do not impact the other provisions required by the ordinance regulating the PDD and comply with the provisions for consideration of a minor amendment to a development plan and landscape plan.

**STAFF RECOMMENDATION:** Approval



DATE: March 09, 2010



DATE: 10/22/14	NO.
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**HKS**

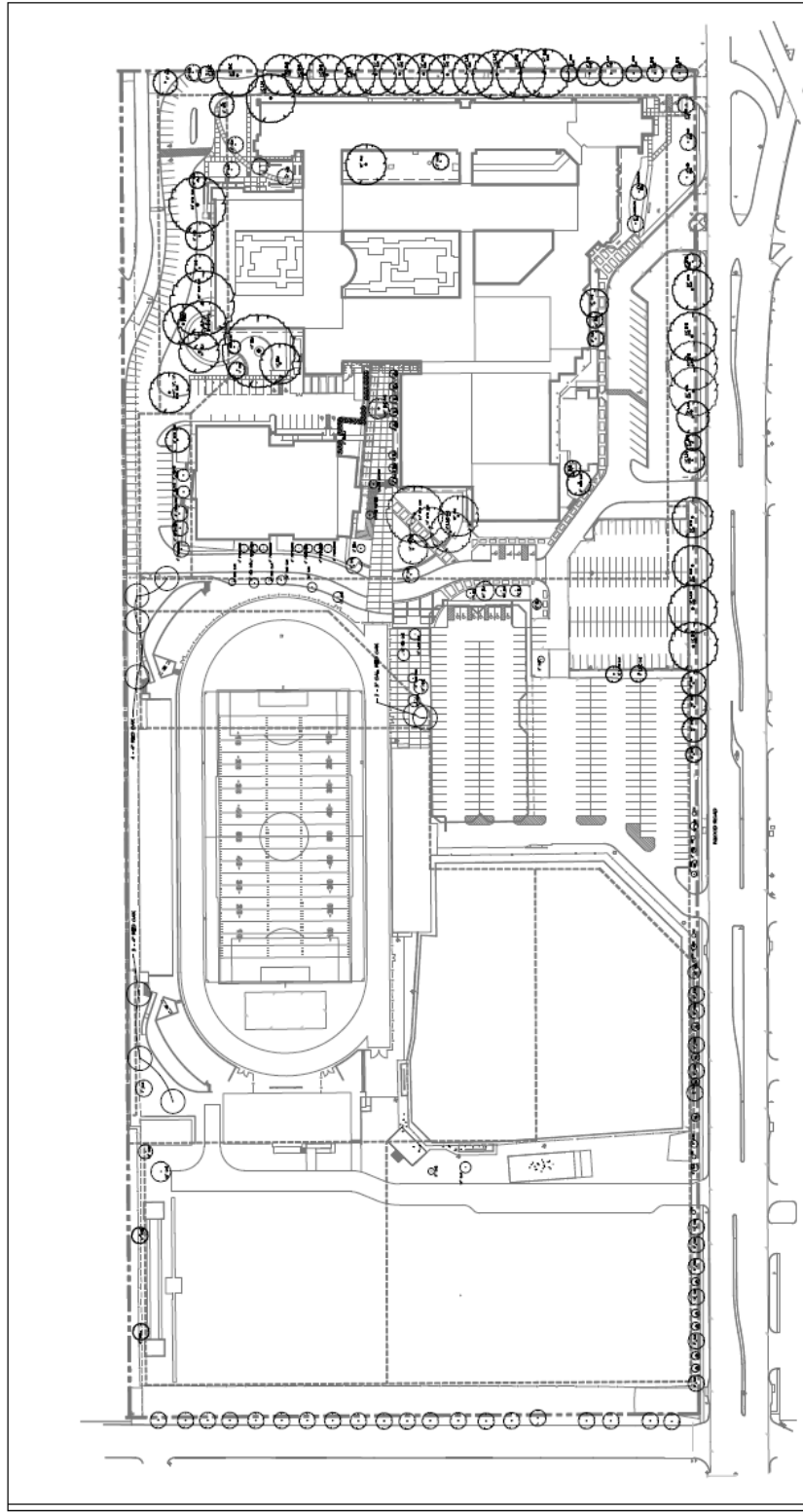
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PLANNING  
ENGINEERING  
LANDSCAPE ARCHITECTURE  
INTERIOR DESIGN  
ENVIRONMENTAL DESIGN  
CONSTRUCTION MANAGEMENT  
PROGRAM MANAGEMENT  
OPERATIONS & MAINTENANCE  
SUSTAINABILITY  
SCAFFOLDING  
CONSTRUCTION SAFETY  
CONSTRUCTION LOGGING  
CONSTRUCTION PHOTOGRAPHY  
CONSTRUCTION VIDEOGRAPHY  
CONSTRUCTION MONITORING  
CONSTRUCTION ADMINISTRATION  
CONSTRUCTION MANAGEMENT  
CONSTRUCTION PROGRAM MANAGEMENT  
CONSTRUCTION OPERATIONS & MAINTENANCE  
CONSTRUCTION SUSTAINABILITY  
CONSTRUCTION SCAFFOLDING  
CONSTRUCTION SAFETY  
CONSTRUCTION LOGGING  
CONSTRUCTION PHOTOGRAPHY  
CONSTRUCTION VIDEOGRAPHY  
CONSTRUCTION MONITORING  
CONSTRUCTION ADMINISTRATION

JESUIT COLLEGE PREPARATORY  
SCHOOL OF DALLAS  
FOOTBALL STADIUM RENOVATION



DATE: 04-23-10  
PROJECT: JESUIT COLLEGE PREPARATORY SCHOOL OF DALLAS FOOTBALL STADIUM RENOVATION  
DRAWING: LANDSCAPE PLAN  
SCALE: AS SHOWN  
DATE: 04-23-10  
PROJECT: JESUIT COLLEGE PREPARATORY SCHOOL OF DALLAS FOOTBALL STADIUM RENOVATION  
DRAWING: LANDSCAPE PLAN  
SCALE: AS SHOWN

**L1.00**



**1 LANDSCAPE PLAN**

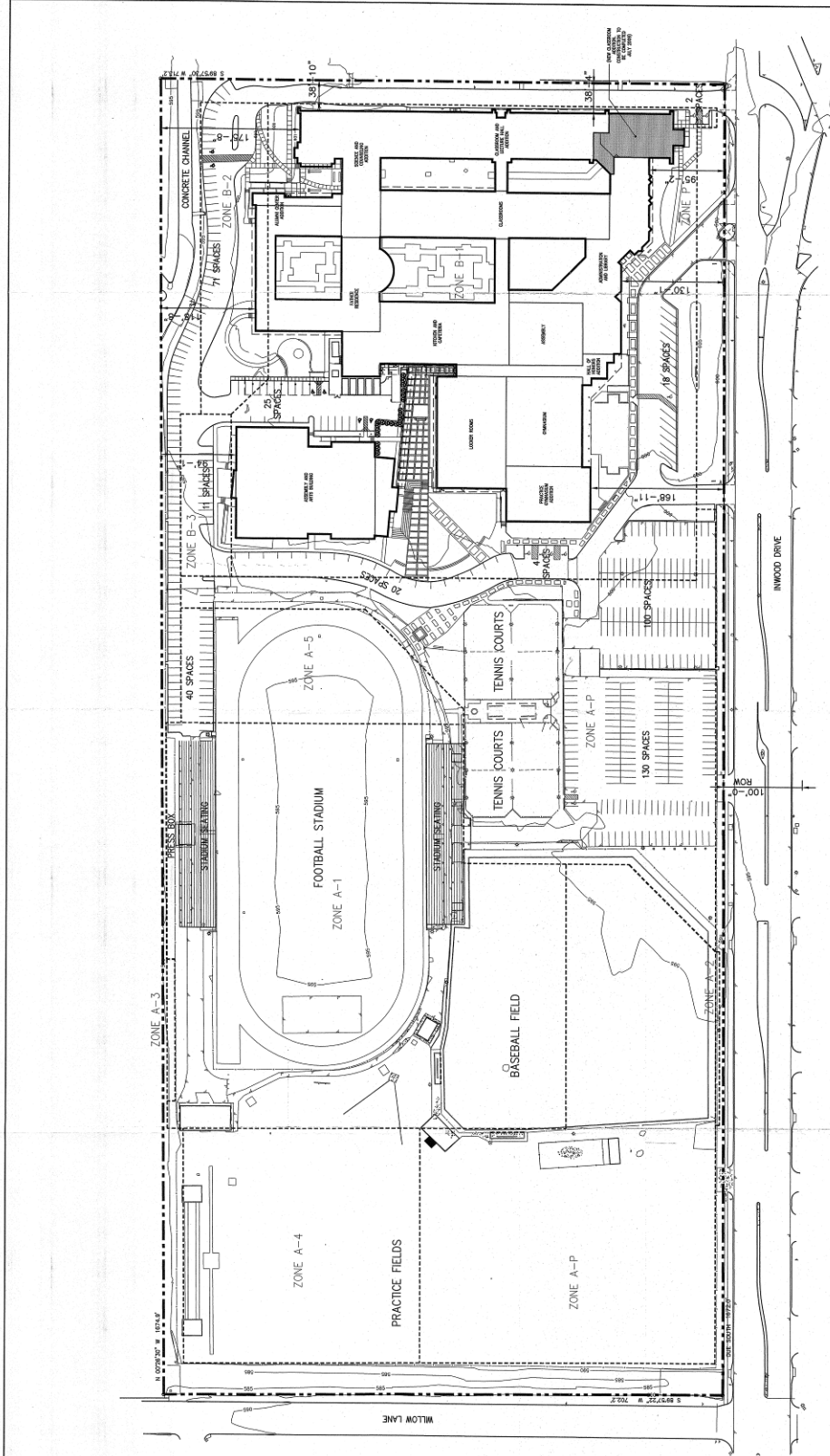
PLANNED DEVELOPMENT DISTRICT # 203

**LEGEND**

- EXISTING TREE TO REMAIN
- NEW 1" CAL. RED OAK

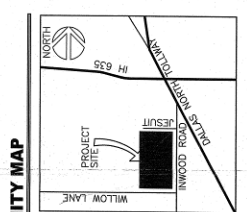
**VICINITY MAP**  
NO SCALE

**SCALE**  
0 25' 50' 100' 200'

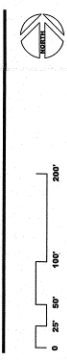


USE	BUILDING SQUARE FEET	GROUND F.L.E. SQUARE FEET	# OF STORIES	BUILDING HEIGHT
ADMINISTRATION & LIBRARY	16,100 SF	1,000 SF	1 STORY	22'-10"
ALUMNI CENTER	1,500 SF	1,500 SF	1 STORY	14'-0"
ASSEMBLY & ARTS	27,000 SF	810,000 SF	3 STORIES	42'-0"
CLASSROOMS & LECTURE HALL	31,000 SF	116,700 SF	2 STORIES	22'-10"
FATHER RESURANCE	11,000 SF	17,200 SF	1 STORY	12'-0"
GYMNASIUM	3,000 SF	3,000 SF	1 STORY	30'-0"
LOCKER ROOMS	2,000 SF	2,000 SF	1 STORY	20'-0"
KITCHEN & CAFETERIA	17,700 SF	17,700 SF	1 STORY	14'-0"
PRACTICE GYMNASIUM	7,700 SF	7,700 SF	1 STORY	30'-0"
SCIENCE & COUNSELING	24,200 SF	12,100 SF	2 STORIES	22'-10"
NEW CLASSROOM ADDITION	11,200 SF	81,400 SF	2 STORIES	22'-10"
<b>166,500 TOTAL SQUARE FEET @ GROUND FLOOR</b>		<b>166,500 TOTAL SQUARE FEET @ GROUND FLOOR</b>		
<b>277,410 TOTAL SQUARE FEET OF COMPLEX</b>		<b>277,410 TOTAL SQUARE FEET OF COMPLEX</b>		

**PARKING DATA (PANNED DEVELOPMENT DISTRICT #353)**  
 PARKING PROVIDED: 422 SPACES  
 ADJACENT OFFSITE PARKING: 92 SPACES  
**TOTAL PARKING: 514 PARKING SPACES**  
 MINIMUM PARKING REQUIRED: 48 SENIOR CLASSROOMS AT 9.5 SPACES/CLASSROOM = 456 SPACES



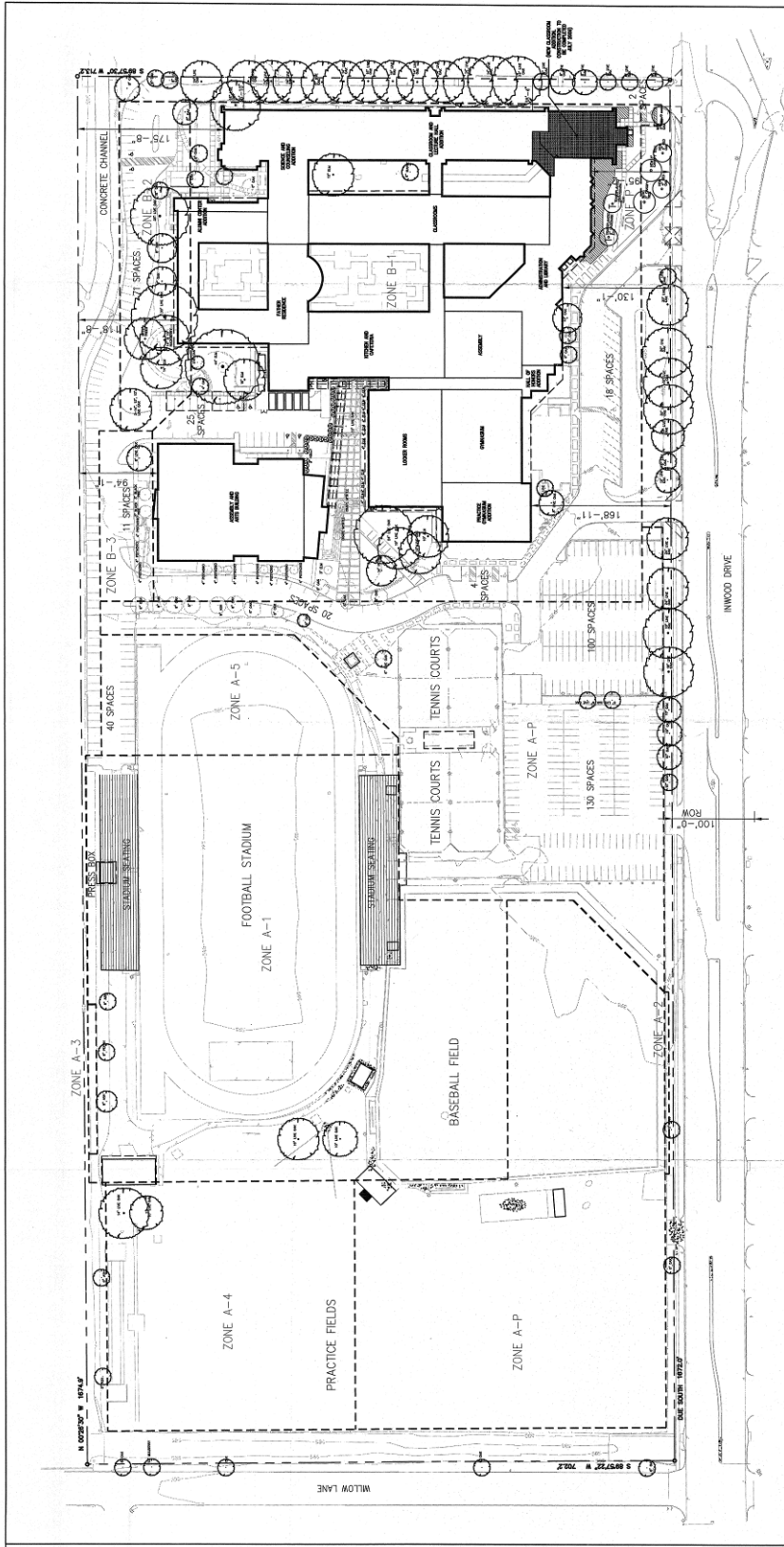
**DETAILED DEVELOPMENT PLAN**



DATE: 10/28/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 12187.000  
 DATE: OCTOBER 28, 2008  
 PROJECT: JESUIT COLLEGE PREPARATORY SCHOOL CLASSROOM ADDITION

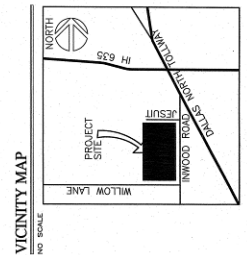
**Existing Development Plan**



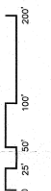


PLANNED DEVELOPMENT DISTRICT #893  
**LEGEND**

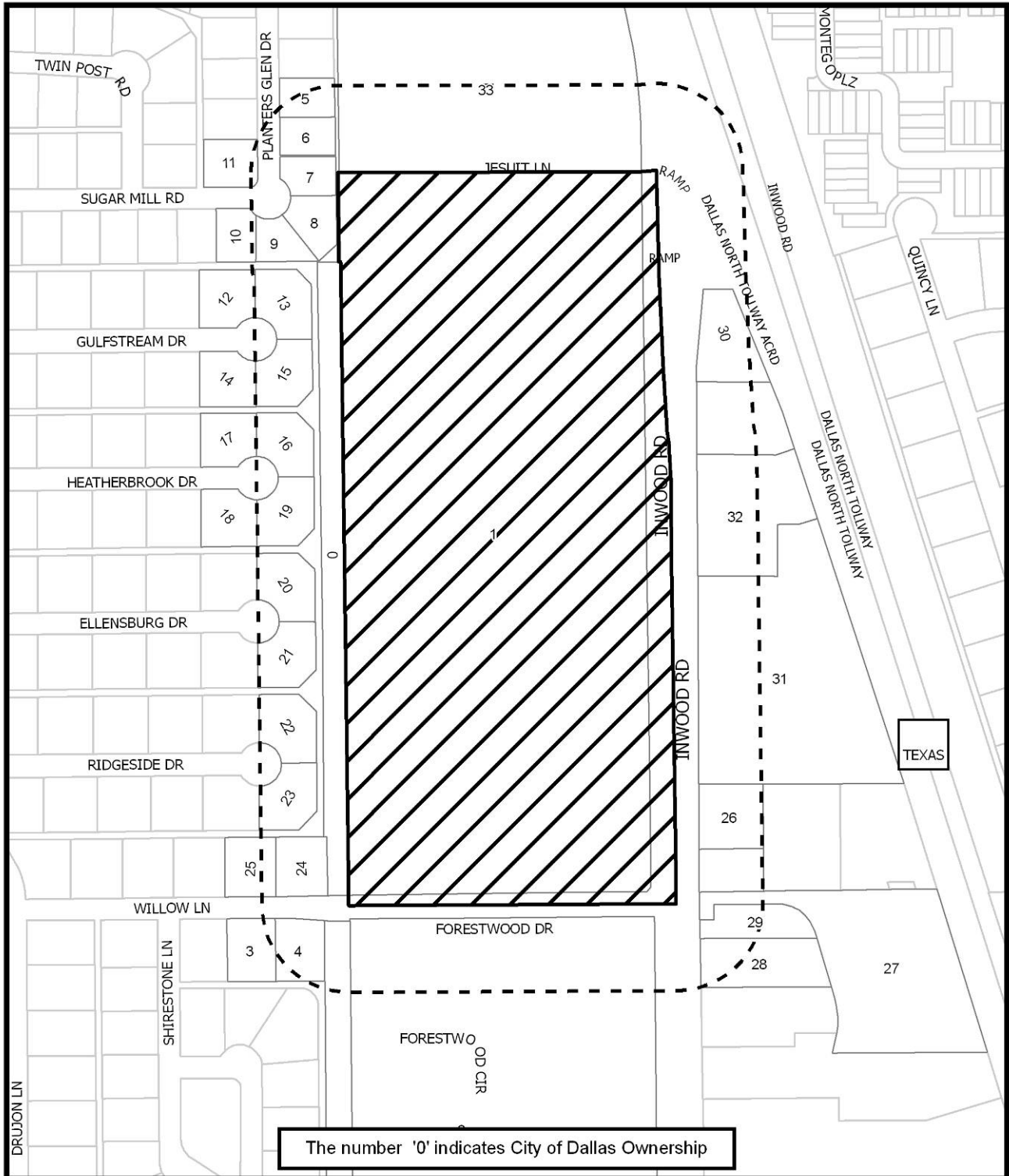
- EXISTING TREE TO REMAIN
  - TRANSPLANTED TREE (CALIPER INDICATED)
  - NEW TREE (CALIPER INDICATED)
  - SHRUBS AND GRASSCOVER
- | CROWN/LEAF  | STEM | SIZE    | QUANTITY | TOTAL SIZE |
|-------------|------|---------|----------|------------|
| RED OAK     | NEW  | 4" CAL. | 3        | 12"        |
| JACOBINUS   | NEW  | 2" CAL. | 2        | 4"         |
| GRAPTY TREE | NEW  | 2" CAL. | 2        | 4"         |




DETAILED LANDSCAPE PLAN  
 PHASE THREE



**Existing  
 Landscape Plan**



  
 1:3,600

## NOTIFICATION

200' AREA OF NOTIFICATION  
33 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no:           D-7            
 Case no:           M090-029          

DATE: March 09, 2010

## *Notification List of Property Owners*

### *M090-029*

#### *33 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12345 INWOOD	JESUIT HIGH SCHOOL
2	5133 FOREST	DANIEL A H
3	5018 WILLOW	DARTSON CURTIS & DARTSON WILLIE MAE
4	5026 WILLOW	HARRIS MARGARET D
5	12524 PLANTERS GLEN	ANSIAUX ROBERT R & ROBERTA L
6	12520 PLANTERS GLEN	KENDALL ATHALIA N
7	12512 PLANTERS GLEN	GEORGIA GLENN M
8	12506 PLANTERS GLEN	HUKILL NATHAN & MARY LAI
9	5024 SUGAR MILL	VOWELL MARK L & SHANNON
10	5020 SUGAR MILL	POLZER JOHN S & SARAH E
11	12515 PLANTERS GLEN	CADENA MINERVA N
12	4941 GULFSTREAM	LAW GORDON & LAUREN LAW
13	4949 GULFSTREAM	STACK DAVID E & MARY E
14	4940 GULFSTREAM	FRANZ JOHN D & LISA A FRANZ
15	4948 GULFSTREAM	SHROPSHIRE DANIEL BRIAN & PATRICIA MARY
16	4927 HEATHERBROOK	PETERMAN DAVID A
17	4923 HEATHERBROOK	TROMPERT JANET TR & JACK TROMPERT TR
18	4922 HEATHERBROOK	MENTGEN JAMES M & AMY S
19	4926 HEATHERBROOK	OBRIEN SCOT W & ANNE W
20	4935 ELLENSBURG	MCCARTHY JAMES E
21	4934 ELLENSBURG	GARRETT TIM & LINDE E
22	4949 RIDGESIDE	GANUCHEAU DAVID
23	4948 RIDGESIDE	JOHNSTON MICHAEL T & LISA
24	5025 WILLOW	WEAVER JOSEPH & MARGARET
25	5017 WILLOW	TRAN HIEP VAN & SAU THI
26	12214 INWOOD	JESUIT COLLEGE PREP SCHOOL OF DALLAS INC

*Tuesday, March 09, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12200 INWOOD	EXTRA SPACE PPTIES 26 LLC PTA EX # 514
28	12130 INWOOD	SRI REAL ESTATE PROPERTIES
29	12170 INWOOD	K & M PRIVETT INC
30	12370 INWOOD	BOLTS & BOLTS RETAIL STOR % EVERFAST INC
31	12240 INWOOD	INWOOD WILLOW INV PROP LTD % WILSON BRUCE #1600
32	12340 INWOOD	RADER HOMER J JR
33	12607 INWOOD	ROMAN CATH DIOCESE DALLS % BISHOP KEVIN FARRELL

*Tuesday, March 09, 2010*

**FILE NUMBER:** Z090-160(RB)

**DATE FILED:** February 17, 2010

**LOCATION:** Northwest Line of Fellows Lane, North of the Terminus of Kiska Street

**COUNCIL DISTRICT:** 4

**MAPSCO:** 56 V

**SIZE OF REQUEST:** Approx. 2.894 Acres

**CENSUS TRACT:** 114.02

---

**APPLICANT:** Dallas Area Habitat for Humanity

**REPRESENTATIVE:** Suzan Kedron

**OWNER:** Dallas Neighborhood Alliance for Habitat

**REQUEST:** An application for a Planned Development District for R-5(A) Single Family District Uses on property zoned an R-5(A) Single Family District.

**SUMMARY:** The applicant is requesting a Planned Development District in order to provide specific development standards for a 22 lot single family development.

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

**BACKGROUND INFORMATION:**

- The request site is undeveloped.
- The applicant proposes to develop the site with 22 single family detached dwelling units.
- The applicant has requested a PDD [when compared to the existing R-5(A) District] for consideration of the following: 1) provide for revised minimum lot size; 2) permit off-street parking within a required front yard as well as providing for tandem parking; 3) permit porches to encroach into the side yard; 4) provide for an increase in density; and, 5) alternate tree mitigation regulations.
- The existing uses and development standards afforded by the R-5(A) District will be retained.

**Zoning History:** There have been no recent zoning requests in the area.

<b><u>Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Fellows Lane	Local; 50' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** The request site is located in an area considered a Residential Neighborhood. 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.

**LAND USE ELEMENT**

GOAL 1.2 Promote desired development.

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

GOAL 2.5 Foster a city of great neighborhoods.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

An additional directive (GOAL 6.5) suggests that residential developments should provide access to parks, open spaces, and recreational opportunities.

**Land Use Compatibility:** The request site is undeveloped. The applicant proposes to develop the site with 22 single family detached structures with alternative development standards from those required by the existing R-5(A) District: 1) provide for revised minimum lot size; 2) permit off-street parking within a required front yard as well as providing for tandem parking; 3) permit porches to encroach into the side yard; 4) provide for an increase in density; and, 5) alternate tree mitigation regulations.

The site is located within an area developed with low-density single family uses. In addition, an institutional (church) use is developed on property to the south as well as South Central Park to the east. Discussions have been held with various city departments to ensure the development is compatible with the vision for development/redevelopment efforts within the Joppa community.

Staff has determined the increase in density and small deviation in minimum lot size for the proposed single family development is a compatible alternative to the existing single family uses in the immediate area. Other considerations requested by the applicant have been reviewed by staff and are supported, however, one issue remains unresolved.

As noted above, forwardDallas! emphasizes a need to link residential neighborhoods to various components considered as quality of life amenities. Staff is concerned that the applicant is not complying with this directive. As noted on the attached development plan, this new residential area will 'turn its back' to the park. Staff has provided various options for the applicant to consider to provide for such infrastructure.

As a result of this analysis, staff supports the applicant's request subject to a revised development plan providing for access to the park.

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

**Landscaping:** The site possesses significant natural tree massing along its perimeter. The submitted tree survey will preserve many of these trees, along with typical Article X landscape requirements for single family uses. The applicant has worked with the chief arborist to request an incentive to maintain trees on the property. As a result of these efforts, the attached conditions provide for an enhanced tree mitigation credit.



**Dallas Area Habitat for Humanity, Inc.**

**2010 Annual Board Election Resolution  
(To be elected at the annual board  
meeting of the Board of Directors)**

**DIRECTORS**

**RESOLVED**, that the following person are hereby elected to the Board of Directors and the office or offices set forth below opposite their respective names, each of such persons to serve until the next annual meeting of the Board of Directors of the Corporation. All of the directors must be residents of Texas.

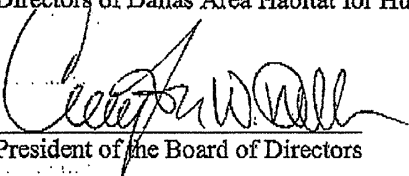
**Officers:**

Crayton Webb—Chairman of the Board  
Stephen Goldmann—Vice-Chairman  
Matt Adams—Immediate Past President  
Stan Barnett—Audit and Finance Committee Chair  
Sara Evans—Secretary

**At Large Members:**

Paula Blackmon	Judy Schmidt
Al Childs	Mark Shank
Betsy del Monte	John Slates
Mike Fechner	Jaime Spellings
Randy Golden	James J. Sullivan
Maloree Hood	Aisha Thomas
Ralph C. Jones	Michael Wallis
Suzan Kedron	Bill Wright
Judith Lindo	
David Michel	
Evelyn Miller	

**BE IT KNOWN** that this resolution was voted on and approved by the Board of Directors of Dallas Area Habitat for Humanity, Inc. on January 29, 2010.

  
\_\_\_\_\_  
President of the Board of Directors

1/29/10  
Date

**Z090-160**

[Date]

**APPLICANT’S PROPOSED  
PLANNED DEVELOPMENT 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 located north of Fellows Lane at the intersection of Kiska Street and Fellows Lane. The size of PD \_\_\_\_\_ is approximately 2.894 acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article TANDEM PARKING means one parking space in front of another parking space.

(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. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_A: development plan.
- (2) Exhibit \_\_\_B: Joppa Fellows master tree replacement plan.

**SEC. 51P- \_\_.105. DEVELOPMENT PLAN.**

(a) For single family uses, 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.

(b) For all other uses, 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- \_\_.106. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family 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 R-5(A) Single Family District is subject to DIR in this district; etc.

**SEC. 51P- \_\_.107. 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- \_\_.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 R-5(A) Single Family District apply.

(b) Front yard. For single family uses, porches may encroach up to three feet into the required front yard.

(c) Side and rear yard.

(1) Minimum side yard is five feet. The continuity of the established setback along Fellows Lane is not required to be maintained.

(2) Minimum rear yard is five feet.

(3) For single family uses, porches may encroach up to three feet into the required side yard.

(d) Density. Maximum number of dwelling units is 22.

- (e) Height. Maximum structure height is 26 feet.
- (f) Lot coverage. Maximum lot coverage is 38 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. Minimum lot size is 3,400 square feet.
- (h) Stories. Maximum number of stories above grade 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) Single family.
  - (1) Two spaces per dwelling unit are required.
  - (2) Tandem parking is permitted.
- (c) Location. Parking may be located in the front yard.

**SEC. 51P- \_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_.111. LANDSCAPING.**

- (a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Planters. Planters may be used to satisfy the requirements of Article X provided that the soil requirements of Article X are met.
- (c) Maintenance. Plant materials must be maintained in a healthy, growing condition.
- (d) 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 landscaping in the parkway. "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) 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.

(3) 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.

\_\_\_\_\_(e) 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 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.

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

**SEC. 51P-\_\_\_.112. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.**

(a) In general. Except as provided in this section, tree preservation, removal and replacement must comply with Article X.

(b) Existing tree credits. For each tree protected per Section 51A-10.136, or relocated on the same property, a 1.5:1 caliper inch credit is allowed. The tree must be in a healthy condition and suitable for protection as determined by the building official. The building official may accept technical information from credentialed professionals to support the health designation of the tree.

(c) Tree replacement.

(1) For each large canopy tree replaced on the Property, a 2:1 caliper inch credit is allowed.

(2) For each small canopy tree replaced on the Property, a 1:1 caliper inch credit is allowed.

(3) Trees planted within a five mile radius of this district receive a 2:1 caliper inch credit. The owner is required to provide all information on tree planting locations as stipulated under Section 51A-10.135(a)(2).

(d) A Joppa Fellows master tree replacement plan must be submitted to and approved by building official (See Exhibit \_\_\_\_\_ B).

(e) Tree replacement is required prior to the final building inspection for any residential structure shown on the development plan.

**SEC. 51P- \_\_\_.113. SIGNS.**

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

*Staff recommended:*

**SEC. 51P- \_\_ .114. SIDEWALKS.**

- (a) The board may not grant a variance to the sidewalk requirements.
- (b) Sidewalk waivers are prohibited.

**SEC. 51P- \_\_ .115. ADDITIONAL PROVISIONS.**

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

**SEC. 51P- \_\_ .116. COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_ .117. ZONING MAP.**

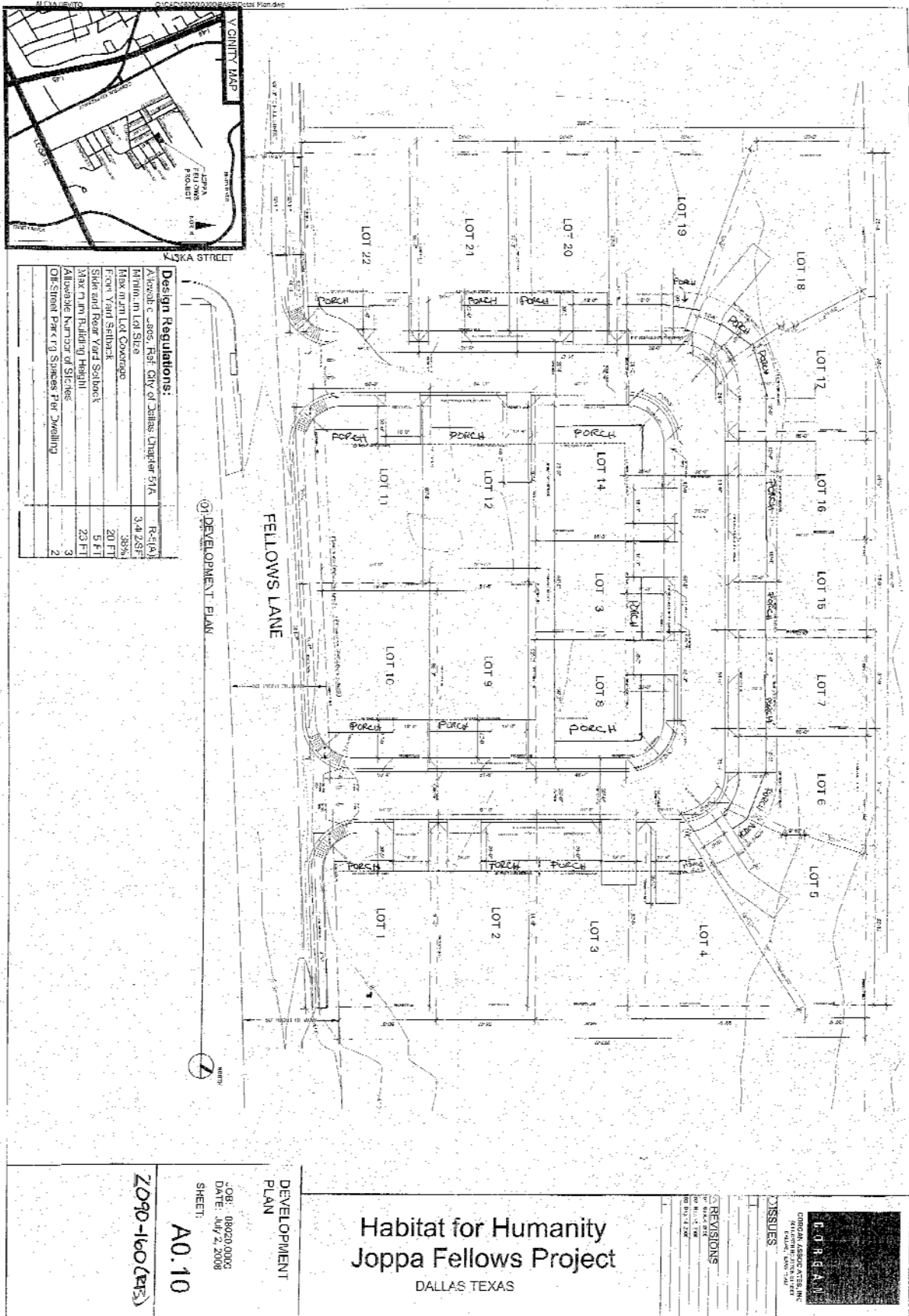
PD \_\_\_\_\_ is located on Zoning Map No. M - 8 and M - 9.”

EXHIBIT \_\_\_\_\_ A

JOPPA FELLOWS MASTER TREE REPLACEMENT PLAN

<u>LOCATION</u>	<u># OF TREES</u>	<u># OF CALIPER INCHES</u>	<u>CREDIT RATIO</u>	<u>TOTAL # OF CALIPER INCHES</u>
<b>ON-SITE</b>				
Good trees remaining	97	1,241	1.5:1	1,861.5
Good trees to be removed	-84	-1,071	1:1	-1,071
Total of trees to be planted	53	106	2:1	212





**Design Regulations:**

Allowable Uses, Ref: City of Dallas Chapter 51A	Residential
Minimum Lot Size	3,442 SF
Maximum Lot Coverage	38.8%
Front Yard Setback	20 FT
Side and Rear Yard Setback	5 FT
Maximum Building Height	23 FT
Allowable Number of Stories	3
Off-Street Parking Spaces Per Dwelling	2

DEVELOPMENT PLAN  
 JOB: 08020.0003  
 DATE: July 2, 2008  
 SHEET:  
**A0.10**  
 Z090-160 (RB)

**Habitat for Humanity  
 Joppa Fellows Project**  
 DALLAS, TEXAS

**REVISIONS**

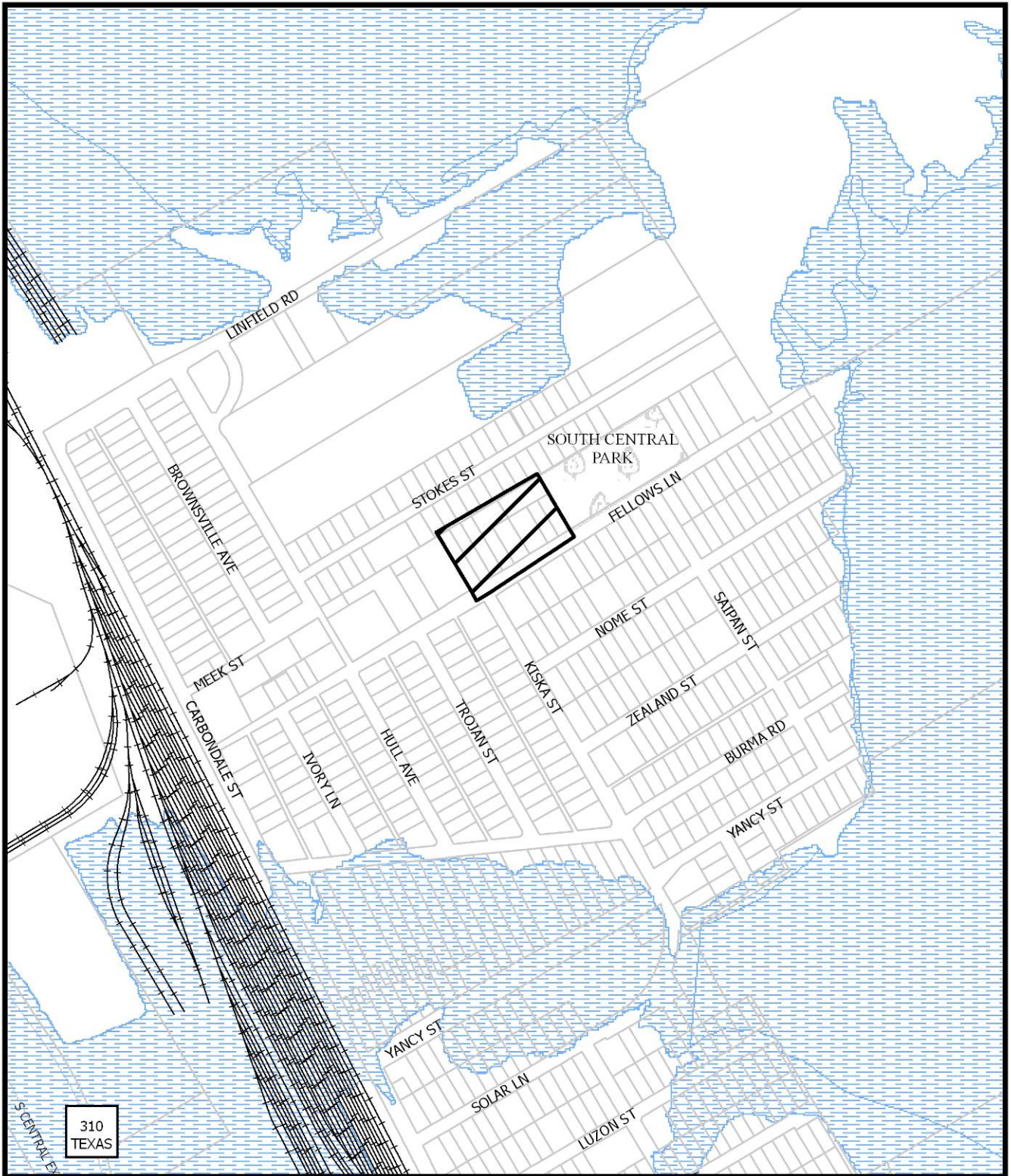
NO.	DATE	DESCRIPTION

**ISSUES**

NO.	DATE	DESCRIPTION

OMEGA ASSOCIATES, INC.  
 608 R.E.A.N.  
 10000 W. LBJ Fwy., Suite 1000  
 Dallas, Texas 75243

**Proposed  
 Development Plan**



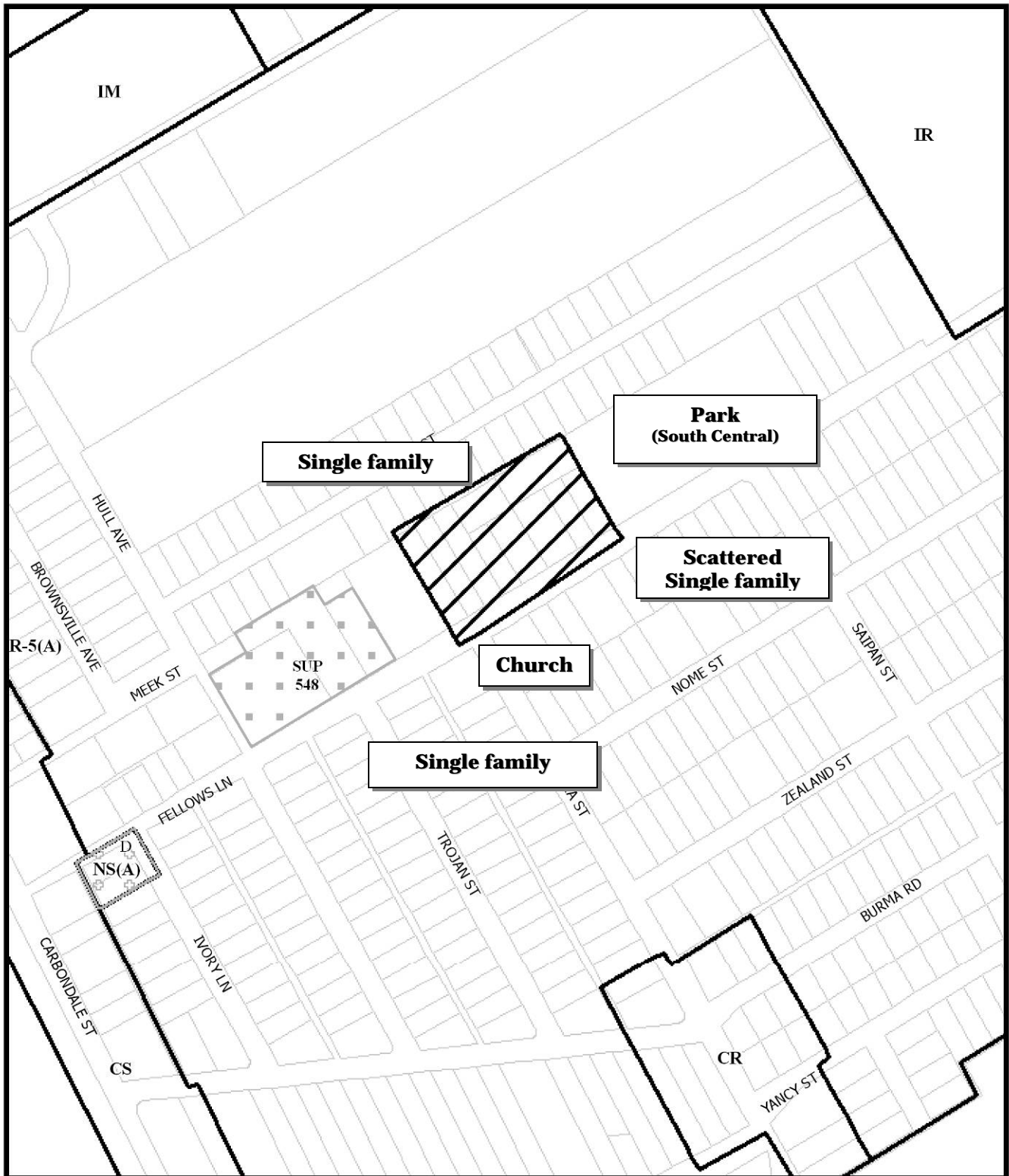
1:6,000

# VICINITY MAP

Map no: **M-8, M-9**

Case no: **Z090-160**

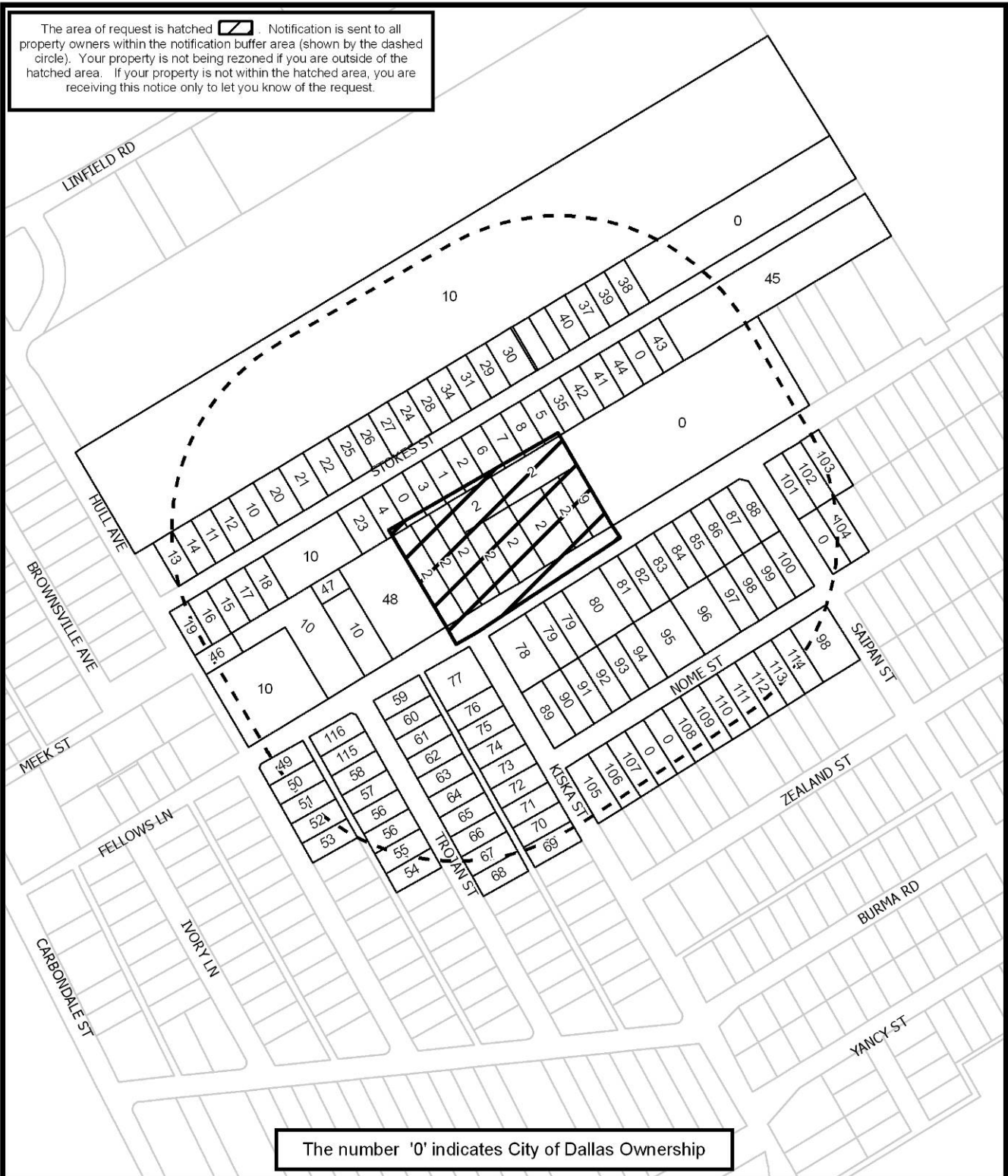
DATE: November 15, 2010



 1:3,600	<h1>ZONING AND LAND USE</h1>	Map no: <u>          M-8, M-9          </u> Case no: <u>          Z090-160          </u>
--	----------------------------------	---

DATE: November 15, 2010

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



The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**500'**

AREA OF NOTIFICATION

**116**

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **M-8, M-9**

Case no: **Z090-160**

DATE: November 15, 2010

## ***Notification List of Property Owners***

### ***Z090-160***

#### ***116 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4708 STOKES	DALLAS NEIGHBORHOOD ALLIANCE HABITAT
2	7 STOKES	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
3	4704 STOKES	BURNS MATTIE ESTELL P
4	4646 STOKES	CLEMONS BUILDERS
5	4728 STOKES	TREJO BERNARDA
6	4716 STOKES	DALLAS NEIGHBORHOOD ALLIANCE HABITAT INC
7	4720 STOKES	SOUTH DALLAS LAND COMPANY SUITE 1099
8	4724 STOKES	QUINTANILLA RUMALDA V
9	4713 FELLOWS	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT INC
10	7822 STOKES	WWM PTR TRUST
11	4615 STOKES	BROOKS CARA
12	4619 STOKES	QUINTANILLA RUMALDA V
13	4607 STOKES	NEW ZION MISSIONARY BAPTIST CHURCH
14	4611 STOKES	HOWARD ELI
15	4614 STOKES	JG COOPER DEVELOPMENT
16	4608 STOKES	NEW ZION BAPTIST CHURCH
17	4616 STOKES	TAPLIN JIM W
18	4620 STOKES	PROCTOR CHRISTINE J EST % BILLY J PROCTOR
19	4604 STOKES	NEW ZION BAPTIST CHURCH
20	4627 STOKES	DOBIN MARCELL & LORETTA
21	4635 STOKES	DOBIN LATARA
22	4639 STOKES	KENNEYBREW SHEMEKA
23	4640 STOKES	DUNN NATASHA
24	4707 STOKES	CLEMONS SANDRA
25	4645 STOKES	DALLAS NEIGHBORHOOD &
26	4649 STOKES	ROGERS JESSE MORENO & NICOLASA

***Monday, November 15, 2010***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4703 STOKES	EDWARDS ARCHIRENE
28	4711 STOKES	BANKS AKIVA LESHEA
29	4723 STOKES	RENFRO W L & L D EST OF
30	4727 STOKES	HERNANDEZ JOSE MARTIN & JUANA MARIA PRADO
31	4719 STOKES	RUBLES BARBARA
32	4731 STOKES	HARRIS WILLIE
33	4729 STOKES	SOLOMAN GARY
34	4715 STOKES	MCDUFFIE JABRILLE
35	4732 STOKES	MYRICK JACQUELINE
36	4735 STOKES	VIERA LEOSVALDO
37	4743 STOKES	RHIM WALTER J
38	4751 STOKES	ABBS RUBY
39	4747 STOKES	ABBS RUBY ETAL
40	4739 STOKES	BLUESTIL LLC
41	4740 STOKES	QUINTANILLA RUMALDO V
42	4736 STOKES	BROWN OPAL
43	4752 STOKES	STEARN IKE % ODIS
44	4744 STOKES	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITTAT
45	4804 STOKES	DALLAS DEMOLITION
46	7814 HULL	NEW ZION BAPTIST CHURCH
47	4629 FELLOWS	GRAND CT OF TEX HERONS OF JERRICO
48	4637 FELLOWS	BECK ELLIS & MYLEND A SNELL
49	7904 HULL	WILLIS GWENDOLYN RUTH ESTATE OF
50	7908 HULL	SCOTT YOLANDA M
51	7912 HULL	MURPHY BETTYE J ESTATE OF %G D MURPHY
52	7916 HULL	JEFFERS TANISA L
53	7920 HULL	GONZALES ANTONIO
54	7931 TROJAN	FIELDS CORA LEE ESTATE %PARKER & MCPHERSON
55	7927 TROJAN	DALLAS AREA HABITAT FOR HUMANITY
56	7923 TROJAN	MATA LISANDRO J & MATA RUAN
57	7915 TROJAN	INOCAN STEFAN

*Monday, November 15, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7909 TROJAN	HERNANDEZ ESTEBAN
59	7904 TROJAN	ALLEN GLADYS
60	7908 TROJAN	ANDERSON PETE
61	7912 TROJAN	MONTGOMERY ALVIN LONNIE % MOLLY E JOHNSON
62	7916 TROJAN	JOHNSON MOLLY ETAL
63	7920 TROJAN	NASH CORNELL
64	7924 TROJAN	JACQUEZ VICTOR
65	7928 TROJAN	CARROLL RAYMOND L
66	7932 TROJAN	JOHNSON JANIE
67	7936 TROJAN	MOTT CHARLES EST % D DAVID GARRETT
68	7940 TROJAN	MARTIN CLEOPHUS JR
69	7937 KISKA	GREEN LADEIDRA
70	7935 KISKA	STEELE C R
71	7931 KISKA	DERROUGH LEO LEWIS & TAMECKIA ROCHELL
72	7927 KISKA	EVANS TROYVIKA YVETTEE
73	7923 KISKA	CLENDENEN KIMBERLY
74	7919 KISKA	BASSAMPOUR SADAT ATTN: AL SANI
75	7915 KISKA	RHODES ODIS BOB JR
76	7911 KISKA	JOHNSON JUANE JR & GLENDA R
77	4638 FELLOWS	ERVIN LEON B JR ETAL
78	4706 FELLOWS	CHRISTIAN MISSIONARY BAPTIST CHURCH
79	4724 FELLOWS	CHRISTIAN MISSIONARY BAPTIST CHURCH
80	4724 FELLOWS	TO FEED THE CHURCH OF GOD WHICH HE HATH
81	4728 FELLOWS	MOANING IDONIA
82	4732 FELLOWS	ALLEN GLADYS LOUISE
83	4736 FELLOWS	ALLEN GLADYS LOUISE
84	4740 FELLOWS	TRAYLOR DARS A
85	4744 FELLOWS	YOUNG FRED LEE EST OF
86	4750 FELLOWS	ABDULKHAALIQ AMATULLAH M
87	4752 FELLOWS	WEEMS CURTIS & VICTORIA
88	4756 FELLOWS	HUNTER LORAIN

*Monday, November 15, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4701 NOME	HATCH VERENIA
90	4705 NOME	BAGBY RANDLE J
91	4711 NOME	PEOPLES BENNIE LEE JR
92	4715 NOME	PEOPLE EARNEST P & LEATHA M
93	4719 NOME	HULL RUBY
94	4723 NOME	ESTUS CLARENCE % H S PARKS
95	4731 NOME	PETERS OLLIE
96	4735 NOME	SHOFNER EFFIE
97	4743 NOME	SMITH FINNELL
98	4752 NOME	MOSQUE OF ALLAH INC
99	4751 NOME	YANEZ PEDRO
100	4755 NOME	MORGAN LAKEISHA R &
101	4804 FELLOWS	SCRUGGS OTIS
102	4808 FELLOWS	CROCKETT HELEN RUTH
103	4812 FELLOWS	PETAWAY HARRIET
104	4807 NOME	HOWARD MARTIN F
105	4702 NOME	CANTU ROBERTO & DIANE A
106	4708 NOME	ROBERTSON GLORIA
107	4712 NOME	DOBIN KATHERINE
108	4724 NOME	RAGLAND LARRY S
109	4728 NOME	ALLAHS HOUSE OF ISLAM
110	4732 NOME	PETERS JOE CURTIS ET AL
111	4736 NOME	BROWN TOM % JOE C PETERS
112	4740 NOME	WAGNER RONALD QUINN
113	4744 NOME	MOSELY GARY
114	4748 NOME	HEART OF TEXAS FOUND INC % JANET MORTENSON
115	7907 TROJAN	PERRY THOMAS WESLEY JR % M.ROSBOROUGH
116	7903 TROJAN	IBARRA LUIS

*Monday, November 15, 2010*





**FILE NUMBER:** Z090-219(RB)

**DATE FILED:** June 24, 2010

**LOCATION:** Property bounded by Gayglen Drive, Oklaunion Drive, Komalty Drive, and Longbranch Lane

**COUNCIL DISTRICT:** 8

**MAPSCO:** 58 Y, X

**SIZE OF REQUEST:** Approx. 9.93 Acres

**CENSUS TRACT:** 116.01

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**APPLICANT/OWNER:** Dallas Independent School District

**REPRESENTATIVE:** Karl Crawley

**REQUEST:** An application for a Planned Development District for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant is requesting a Planned Development District in order to provide for an expansion of the existing public elementary school.

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

**BACKGROUND INFORMATION:**

- The request site consists of typical improvements associated with a public elementary school.
- The applicant is proposing an expansion area within the northeast quadrant of the site.
- The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) provide for alternative screening methods for surface parking areas; and, 4) provide for alternative landscape requirements.
- The existing uses and development standards afforded by the R-7.5(A) District will be retained.

**Zoning History:** There have been no recent zoning requests in the area.

<b><u>Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Gayglen Drive	Local; 60' ROW
Oklaunion Drive	Local; 100' & 100' ROW
Komalty Drive	Local; 60' ROW
Longbranch Lane	Local; 60' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** The request site is located in an area considered a Residential Neighborhood. 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.

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 consists of typical improvements associated with a public elementary school. The application provides for an expansion area within the northeast quadrant of the site.

The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) provide for alternative screening methods for surface parking areas; and, 4) provide for alternative landscape requirements.

The school is located within an established low density residential area consisting of single family structures. Undeveloped property zoned for R-7.5(A) District Uses and Woodland Springs Park are found south and southwest, respectively, from the single family uses fronting on Komalty Drive. The proposed improvements within the expansion area are in scale with those improvements existing on the site and will be required to provide for landscaping in close proximity to this area.

In summary, staff recognizes the existing use as part of the fabric of this residential area and supports the request subject to the attached development plan and conditions.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, staff is recommending periodic reviews to the plan initially submitted with this application so as to ensure traffic patterns do not impact the built environment.

**Landscaping:** The site possesses landscaping that is typically found on older school campuses. The applicant has requested consideration of alternate landscaping that meets the spirit of Article X. Landscaping shown on the development plan has been reviewed by staff and is supported as such, with the addition of specific requirements for any expansion of the school.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, Ph.D., J.D.
District 2	Jack Lowe
District 3	Bruce Parrott, Secretary
District 4	Nancy Bingham
District 5	Lew Blackburn, Ph.D., First Vice President
District 6	Carla Ranger, Second Vice President
District 7	Jerome Garza
District 8	Adam Medrano, President
District 9	Bernadette Nutall

**RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT DISTRICT**

**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 generally bounded by Gayglen Drive, Oklaunion Drive, Komalty Drive, and Longbranch Lane. The size of PD \_\_\_\_ is approximately 9.93 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 are to articles, divisions, or sections in Chapter 51A.

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

**SEC. 51P- \_\_\_\_ .104. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit \_\_A: development plan.

(2) Exhibit \_\_B: traffic management plan.

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

(a) For a public school other than an open-enrollment charter school, 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.

(b) For all other uses, 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- \_\_\_\_ .106.                      MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district, etc.

(b) A public school other than an open-enrollment charter school is permitted by right.

**SEC. 51P- \_\_\_\_ .107.                      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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**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 R-7.5(A) Single Family District apply.

(b) Setbacks.

(1) For a public school other than an open-enrollment charter school, minimum setback on Gayglen Drive is 18 feet.

(2) For a public school other than an open-enrollment charter school, minimum setback on Oklaunion Drive, Komalty Drive, and Longbranch Lane is 20 feet.

(c) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 114,250 square feet.

(d) Lot coverage. For a public school other than an open-enrollment charter school, maximum lot coverage is 30 percent. Aboveground parking

structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

**SEC. 51P- \_\_\_\_ .109. OFF-STREET PARKING AND LOADING.**

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) For a public school other than an open-enrollment charter school, parking may be provided in the required yards.

**SEC. 51P- \_\_\_\_ .110. TRAFFIC MANAGEMENT PLAN.**

- (a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_ B).
- (b) Queuing. Except as provided in the traffic management plan, queuing is only permitted inside the Property. Except as provided in the traffic management plan, student drop-off and pick-up are not permitted within city rights-of-way.
- (c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2012. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;



- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

**SEC. 51P- \_\_\_\_ .111. FENCING.**

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards.

**SEC. 51P- \_\_\_\_ .112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_ .113. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

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

**SEC. 51P- \_\_\_\_\_.114.                      SIGNS.**

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

(b) For a public school other than an open-enrollment charter school, one detached sign with a maximum height of 25 feet, an effective area of 150 square feet, and a minimum setback of 15 feet is permitted in the location shown on the development plan.

**SEC. 51P- \_\_\_\_\_.115.                      EXPANSION AREA.**

(a) Except as provided in this section, any improvements to be located in the expansion area shown on the development plan must be approved through the minor amendment process or zoning change process prior to the issuance of a building permit.

(b) A minor amendment is not required if off-street parking is provided on the most recently approved development plan that accommodates for modular classrooms to be located within the expansion area.

**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

Z090-219(RB)

full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**SEC. 51P-\_\_\_\_.118.**

**ZONING MAP.**

PD \_\_\_\_\_ is located on Zoning Map Nos. M-10 and N-10.”

Traffic Management Plan For  
WILLIAM A. BLAIR ELEMENTARY SCHOOL  
7720 Gayglen Drive

Prepared for the DISD and the City of Dallas

By

Master Code, Inc.  
7309 Bay Chase Drive, Arlington, TX 76016  
Phone: 214 957 5024

*Z090-219*



June, 2010

*R*  
*9/15/2010*

**Blair Elementary School**  
7720 Gayglen Dr.  
Traffic Management Plan (TMP) School Year 2011-2012

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The Site	1
Queuing Analysis	2
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**Blair Elementary School**

7720 Gayglen Dr.

Traffic Management Plan (TMP) School Year 2011-2012

**Introduction:**

William A. Blair Elementary School was constructed at its present location in the late 1960's. The facilities have been expanded throughout the years. The school has approximately 730 students in 36 homeroom classrooms. At this time the District is proposing to construct a new two-story classroom addition in order to eliminate the need for modular classrooms. **The number of students will remain the same.**

**Overview:**

Blair is presently served by four buses. The school day is from 7:55 a.m. to 3:00 p.m. Classes begin at 8:00 a.m. Buses arrive between 7:30 and 7:55 a.m..

**The Site:**

The school is surrounded on all four sides by streets, including Longbranch Lane, Gayglen Drive, Oklaunion Drive and Komalty Drive, a further description of the surrounding streets follows. The site was platted in 1988. Each of the adjacent streets has a minimum of 60 feet of right of way and at least 36 feet of pavement. The pavement width allows either queuing or parking in the outside lanes and a free travel lane. Longbranch and Gayglen both have School Zones. There are two streets that intersect Gayglen on the north side of the school.

**Blair Elementary School**  
 7720 Gaylen Dr.  
 Traffic Management Plan (TMP) School Year 2011-2012

**Queuing Analysis:**

**Queuing Analysis:**

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
K	6	20	120	8:00 a.m.	3:00 p.m.
1	6	20	120	8:00 a.m.	3:00 p.m.
2	6	20	120	8:00 a.m.	3:00 p.m.
3	6	20	120	8:00 a.m.	3:00 p.m.
4	6	20	120	8:00 a.m.	3:00 p.m.
5	6	20	120	8:00 a.m.	3:00 p.m.
			720		
Subtotal Grades K-5					
<b>Total</b>	<b>36</b>		<b>720</b>	8:00 a.m.	3:00 p.m.

The four buses that serve the school carry approximately 160 students. Observation and information provided by the school principal shows approximately 75% of the remaining students walk to the campus, with a large percentage of those being assisted by a parent or other caregiver. Taking into account the number of students arriving by bus (160 students) and approximately 75% of the remaining, (420 students) arriving as pedestrians, leaves approximately 140 students using parent drop off/pick up

**REFERENCE TTI REPORT: "OPERATIONS AND SAFETY AROUND SCHOOL: OVERVIEW OF PROJECT ACTIVITIES AND FINDINGS"**  
 BY TEXAS DEPARTMENT OF TRANSPORTATION & US DEPARTMENT OF HIGHWAYS

**Table 43. South Carolina DOT Recommendations for On-site Stacking Length**

School Type	Student Population	Loop Drive Stacking Length (Linear Feet)
Elementary	200 - 600	900 - 1200
	600 - 1400	1200 - 1500
Middle	200 - 600	900 - 1200
	600 - 1200	1200 - 1500
High	400 - 800	800 - 1200
	800 - 2500	1200 - 1500

Note:  
 For high school populations greater than 2,500 students, consider two separate student pick up/drop-off loops

2.

**Blair Elementary School**

7720 Gayglen Dr.

Traffic Management Plan (TMP) School Year 2011-2012

According to the above chart the remaining student population would require a stacking length of a maximum of 1200 feet.

The school district in conjunction with the Department of Public Works/Transportation has developed a system of No Parking and Bus Zones on the streets in order to accommodate the pick-up and drop-off of students.

The school is surrounded on four sides by existing streets. The four buses that serve the school currently queue in the parking lot on Longbranch Lane. An area in front of the school on Gayglen is designated as a Bus Zone to allow pick up and drop off of students riding the bus. Gayglen is also designated as One Way, eastbound from the intersection with Whitestar. Vehicles traveling south on Whitestar can turn either right or left but westbound traffic is not allowed on Gayglen turning the morning drop-off and afternoon pick-up times. The use of the One-Way street facilitates queuing on both sides of Gayglen from Whitestar to Oklaunion. This allows more than the specified length of queuing during the afternoon peak. In order to provide safe pedestrian access to the north side of Gayglen from the school, crossing guards and crosswalks are located at the intersection of Whitestar and Gayglen.

**RECOMMENDATION**

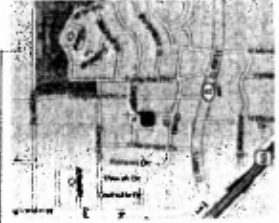
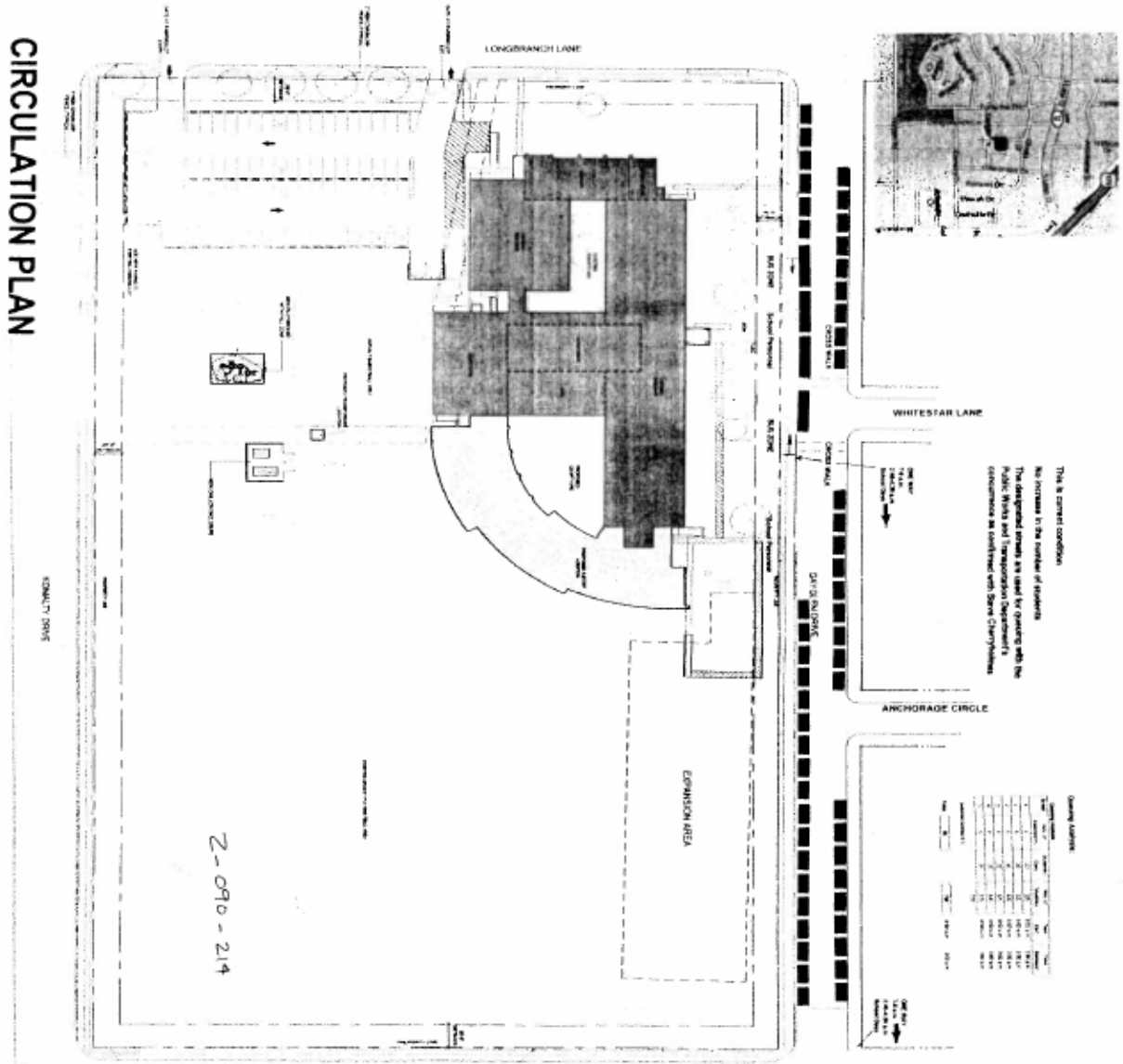
As there is no change in student population, DISD to continue using the system of pick-up and drop-off which has been used for a number of years and the use of designated streets for bus loading and unloading.

3.



CIRCULATION PLAN

Exhibit A



This is current condition. No provision is to be made for students. The designated zones are used for grading with the Public Works and Transportation Department's convenience as indicated with Street Closures.

Quantity Schedule

Item	Quantity	Unit	Notes
1. ...	...	...	...
2. ...	...	...	...
3. ...	...	...	...
4. ...	...	...	...
5. ...	...	...	...
6. ...	...	...	...
7. ...	...	...	...
8. ...	...	...	...
9. ...	...	...	...
10. ...	...	...	...

2-090-214



**W.A. BLAIR ELEMENTARY SCHOOL**  
 DALLAS INDEPENDENT SCHOOL DISTRICT  
 2008 BOND PROGRAM  
 7720 GAYLEN DRIVE | DALLAS, TEXAS 75217



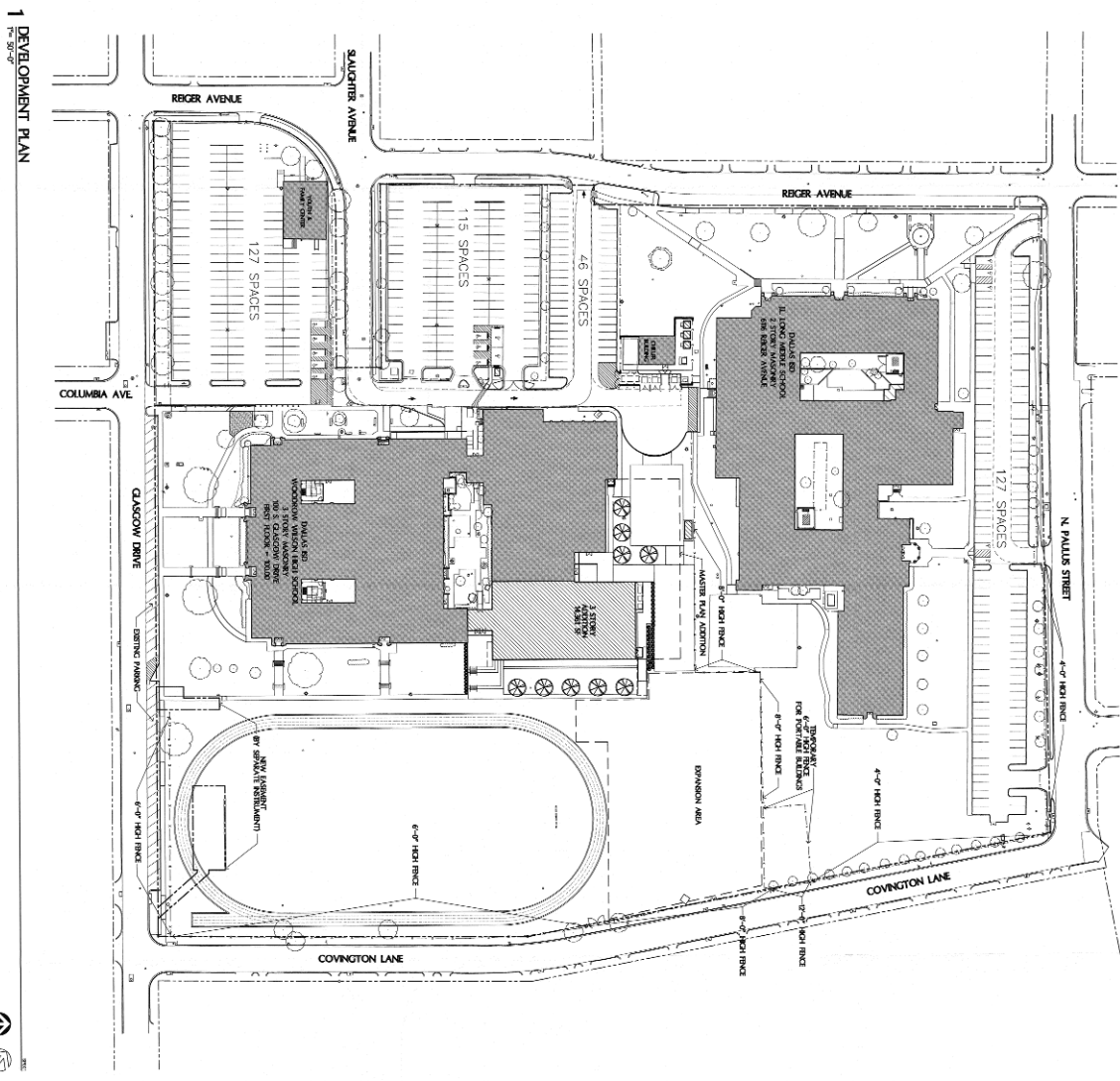
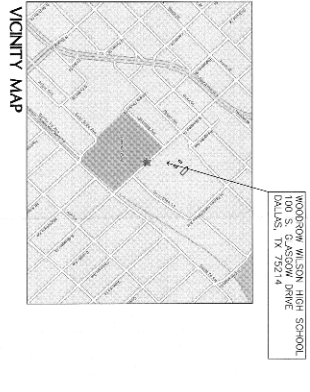
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
●	MULLENBERGIA LINDENBERGERI	LINDENBERRY	3 GAL. RE. PLAN	
⊗	QUERCUS VIRGINIANA	LIVE OAK	3"-5" RE. PLAN	
○		EXISTING TREE	VARIES	PROTECT ALL EXISTING TREES

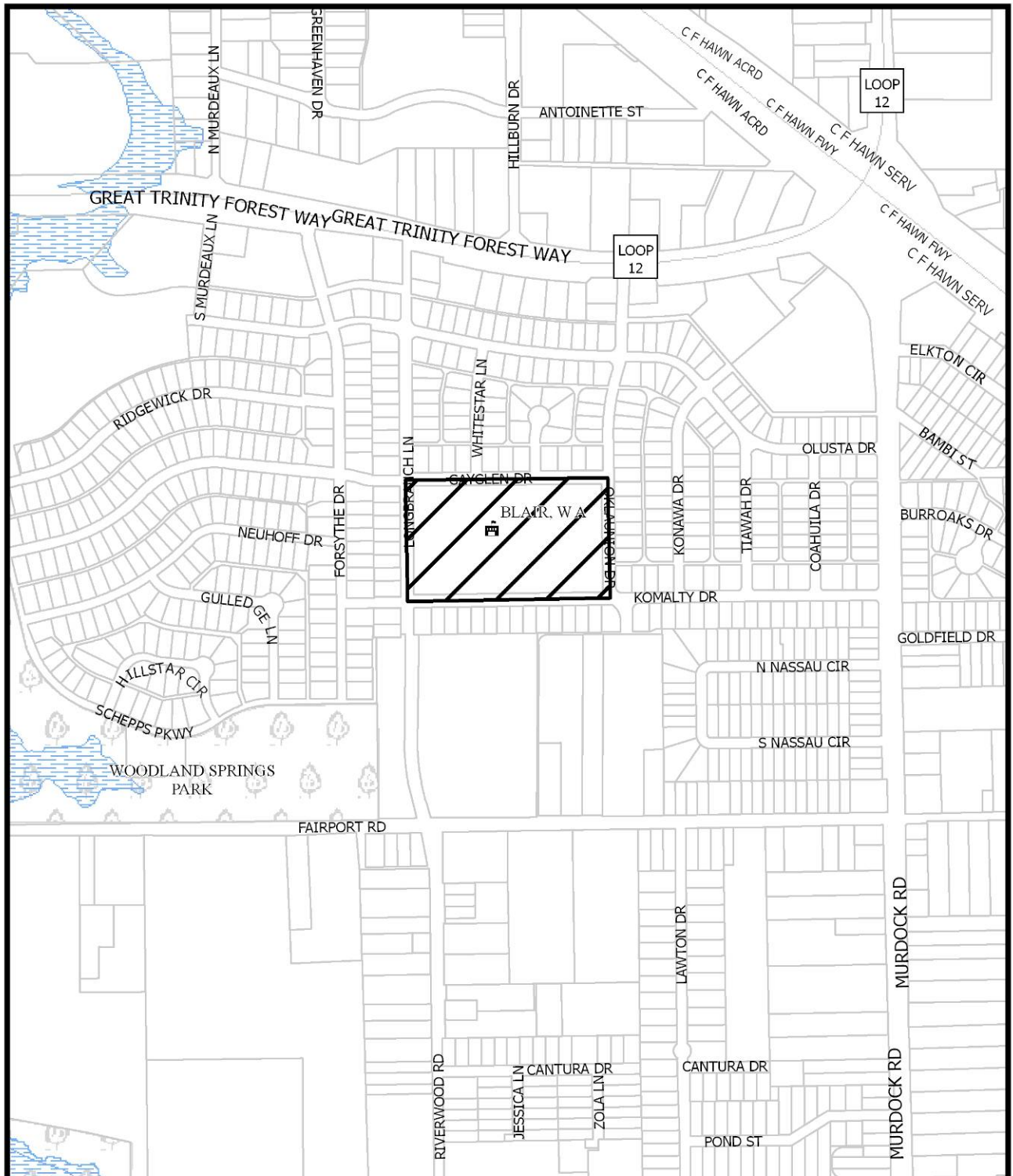
J. L. LONG MIDDLE SCHOOL:	
EXISTING MIDDLE SCHOOL FLOOR AREA	142,000 SF
TOTAL MIDDLE SCHOOL CLASSROOMS	62
OVERALL BUILDING HEIGHT	50 FT

WOODROW WILSON HIGH SCHOOL:	
EXISTING HIGH SCHOOL FLOOR AREA	168,000 SF
BUILDING DEMOLITION	6,700 SF
ADDITION FLOOR AREA	14,361 SF
FUTURE ADDITION FLOOR AREA	44,600 SF
TOTAL HIGH SCHOOL CLASSROOMS	85
OVERALL BUILDING HEIGHT	64 FT

SITE INFORMATION:	
TOTAL SITE AREA	18,051 ACRES
TOTAL EXISTING FLOOR AREA	319,000 SF
ADDITION FLOOR AREA	39,400 SF
FUTURE ADDITION FLOOR AREA	44,600 SF
YOUTH & FAMILY CENTER FLOOR AREA	3,860 SF
EXPANSION AREA	44,149 SF
TOTAL LOT COVERAGE	40%
TOTAL PARKING	415 SPACES



<p>Dallas Independent School District</p>	<p>DALLAS INDEPENDENT SCHOOL DISTRICT WOODROW WILSON HIGH SCHOOL &amp; J. L. LONG MIDDLE SCHOOL DALLAS, TEXAS</p>	<p>BROWN REYNOLDS WATFORD</p>
<p>DATE: 11/05/2010 PROJECT NO.: 29176.00 BD PACKAGE: 046</p>		

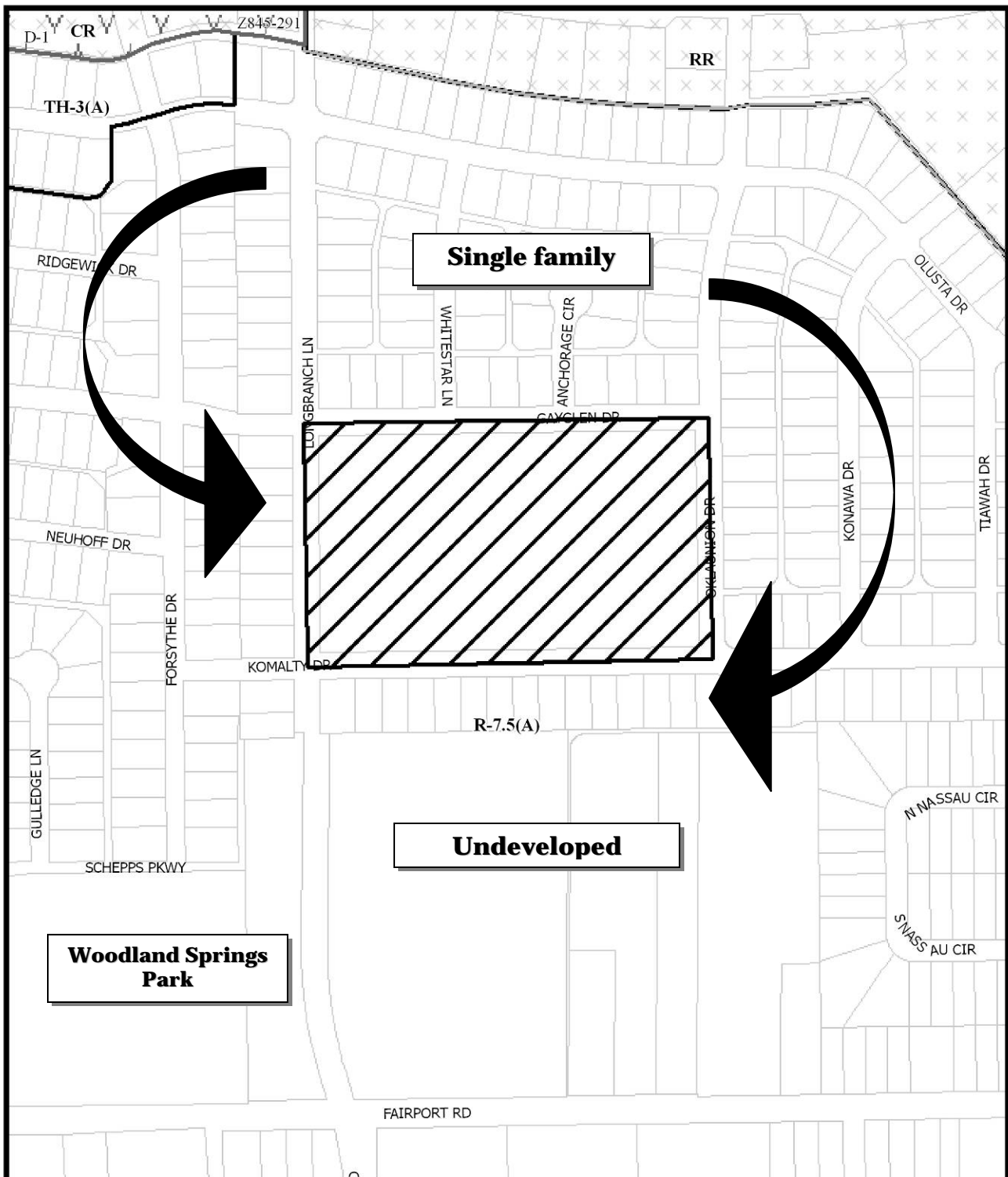


  
 1:7,200

# VICINITY MAP


Map no:           M-10, N-10            
 Case no:           Z090-219          

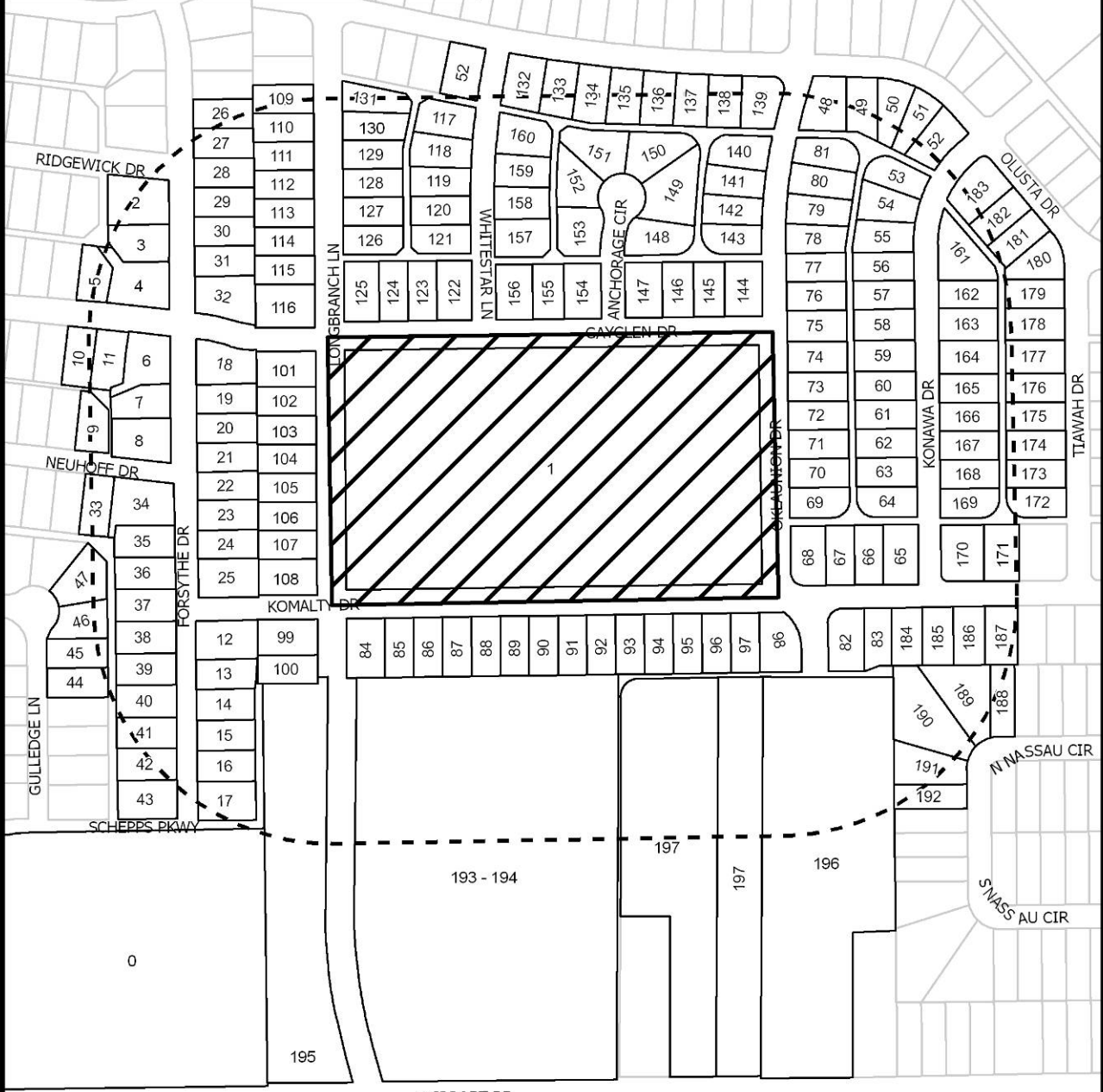
DATE: November 12, 2010




 1:3,600	<h1>ZONING AND LAND USE</h1>	Map no: <u>          M-10, N-10          </u> Case no: <u>          Z090-219          </u>
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DATE: November 12, 2010

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



The number '0' indicates City of Dallas Ownership

  
1:3,600

## NOTIFICATION

**500'** AREA OF NOTIFICATION  
**197** NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: M-10, N-10  
Case no: Z090-219

DATE: November 12, 2010

## ***Notification List of Property Owners***

### ***Z090-219***

#### ***197 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7720 GAYGLEN	Dallas ISD
2	309 FORSYTHE	ROBINSON BILLY G
3	315 FORSYTHE	SHOFNER CAROL
4	323 FORSYTHE	JENKINS HOWARD E & LAURA
5	7537 GAYGLEN	RAMIREZ RODOLFO
6	407 FORSYTHE	PUENTE GABRIELA
7	411 FORSYTHE	HARPER C R
8	417 FORSYTHE	BIRDSONG ELROY
9	7533 NEUHOFF DR	BROOKS ROBERT R
10	7536 GAYGLEN	ROBERTSON ROMNEY N
11	7540 GAYGLEN	WOULARD RAS JR & WOULARD MARZELLA H
12	506 FORSYTHE	RICHARDSON CARL R
13	510 FORSYTHE	MIRBAHAEDDIN MAJID
14	516 FORSYTHE	MURRAY JOHN H JR
15	520 FORSYTHE	ANDERSON JAMES P & HARLINE
16	526 FORSYTHE	BREWER GWENDOLYN
17	532 FORSYTHE	CARTER SONIA
18	406 FORSYTHE	NUNN IRENE H
19	410 FORSYTHE	PHILLIPS IVAN H
20	416 FORSYTHE	HANDY LORA CLARK
21	420 FORSYTHE	RAFTER WALKER REAL EST I
22	426 FORSYTHE	BRAGGS WILLIAM A
23	430 FORSYTHE	MAYS MACY L JOHNSON
24	436 FORSYTHE	ALEXANDER RAVIS E
25	440 FORSYTHE	HAILEY RUFUS
26	220 FORSYTHE	WINN GLADYS P

***Friday, November 12, 2010***

<i>Label # Address</i>			<i>Owner</i>
27	226	FORSYTHE	THOMAS CHARLES D & SANDRUS FAYE
28	304	FORSYTHE	TYLER ANN
29	308	FORSYTHE	RYNA JOSE M
30	314	FORSYTHE	BOWSER JAMES E
31	318	FORSYTHE	PRICE THELMA JO
32	324	FORSYTHE	GULLEY THOMAS D EST OF
33	7536	NEUHOFF DR	CHAPARRAL ASSETS LTD
34	431	FORSYTHE	DANIELS LEO
35	437	FORSYTHE	IHEKERE JOHN
36	441	FORSYTHE	CASTEEL LARUTH
37	445	FORSYTHE	GRIFFIN BOBBIE &
38	505	FORSYTHE	FRANKLIN FRANKIE
39	509	FORSYTHE	REDMON EDDIE W
40	515	FORSYTHE	TAPIA MANAGEMENT LLC
41	519	FORSYTHE	HOGG EARNEST L
42	525	FORSYTHE	YOUNG BOB T
43	531	FORSYTHE	FALCON THOMAS G
44	516	GULLEDGE	JUERGENS RICHARD BRETT
45	510	GULLEDGE	WILLIAMS HERBERT C & SHIRLEY A WILLIAMS
46	506	GULLEDGE	THOMAS ANNE
47	444	GULLEDGE	WILLIS ROY L & SHIRLEY A
48	7904	OLUSTA	MAE FANNIE
49	7910	OLUSTA	MOSLEY VERNA L
50	7918	OLUSTA	BRACKENS JOYCELYN W &
51	7926	OLUSTA	PHILLIPS DEMETA
52	7932	OLUSTA	LENOVITZ J MARSHALL
53	309	KONAWA	THORPE FREDRICK D & NORMA
54	315	KONAWA	CHAVEZ MURIEL T
55	319	KONAWA	GRIMES BARBARA ANN
56	323	KONAWA	POZAS JOSE SANTOS & JOSE MOLINA
57	327	KONAWA	HAMILTON NANCY B

*Friday, November 12, 2010*

<i>Label # Address</i>			<i>Owner</i>
58	331	KONAWA	DRENNAN INVESTMENTS I LLC
59	335	KONAWA	PHELPS WALLACE B
60	339	KONAWA	COOK CURTIS L & HEIKE G
61	403	KONAWA	JERNIGAN IRENE EST OF
62	407	KONAWA	YELDELL EARLEAN
63	411	KONAWA	HILL LADELL JR
64	415	KONAWA	SAMPSON LEON K JR
65	7923	KOMALTY	SMITH DOROTHY T
66	7917	KOMALTY	RAY ALFRED V & ROBERT M
67	7911	KOMALTY	JOHNSON NOVIS JEAN & JESSE L JOHNSON
68	7905	KOMALTY	MCLEMORE TABETHA
69	426	OKLAUNION	WILLIAMS GARY & MARY
70	422	OKLAUNION	PERKINS ANNIE
71	418	OKLAUNION	MARTINEZ ROMAN M & CONNIE
72	414	OKLAUNION	HAMILTON GLADYS V
73	410	OKLAUNION	DUNLEVY DOROTHY
74	406	OKLAUNION	DUARTE RAQUEL & FELIPE TUDON
75	316	OKLAUNION	GUEL FELIPE T
76	312	OKLAUNION	WASHINGTON BETTYE JO
77	308	OKLAUNION	SHARPER JAMES
78	304	OKLAUNION	MAZA OSCAR
79	218	OKLAUNION	UMANZOR JAVIER
80	214	OKLAUNION	DAVIS CHARLES RAYMOND
81	210	OKLAUNION	WILLIS ELIZA
82	7912	KOMALTY	HALL GEORGE RALPH
83	7918	KOMALTY	WELLS SHIRLEY ANN
84	7706	KOMALTY	WILKINS FAMILY TRUST
85	7710	KOMALTY	WELLS ARTHUR
86	7716	KOMALTY	ESPINOZA FRANCISCO J & MARIA HILDA
87	7720	KOMALTY	SEGOVIA ARTURO
88	7726	KOMALTY	NOLAN LINDA J

*Friday, November 12, 2010*



<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7730 KOMALTY	BENITEZ BALTAZAR O
90	7736 KOMALTY	TALLEY PAT GIST &
91	7740 KOMALTY	JOHNSON EILEEN
92	7804 KOMALTY	SCOTT MARTHA ANN
93	7810 KOMALTY	BATRES CLAUDIA M
94	7814 KOMALTY	OLIVER BONNIE L
95	7818 KOMALTY	DANIELS ROBERT D & CARRIE JEANETTE
96	7822 KOMALTY	BROADNAX ROBERT
97	7828 KOMALTY	SANCHEZ RANULFO
98	7832 KOMALTY	VALDEZ JUAN J & MARIA DELOURDES
99	505 LONGBRANCH	KJT FLYING PPTIES LLC
100	509 LONGBRANCH	JACKSON MARY R EST OF
101	405 LONGBRANCH	PCTOR BONNIE F LIFE ESTATE REM: MARY E
SPRINGER		
102	409 LONGBRANCH	ESPINOZA FRANCISO & MARIA H
103	415 LONGBRANCH	JB III INVESTMENTS INC
104	419 LONGBRANCH	CUBA FAYE R
105	425 LONGBRANCH	LARK ROBERT L JR
106	429 LONGBRANCH	RODRIGUEZ MARIA A
107	433 LONGBRANCH	TAMEZ JOSE LUIS
108	439 LONGBRANCH	WALKER HELEN JACKSON
109	215 LONGBRANCH	WILLIAMS PATRICIA
110	219 LONGBRANCH	KANNADY ROBERT J
111	225 LONGBRANCH	WILLIAMS JOHN W
112	303 LONGBRANCH	GERARD WALTER S
113	307 LONGBRANCH	ROSEBUD CHERYL
114	311 LONGBRANCH	FUTTY JOSEPH JR
115	317 LONGBRANCH	FORD BILLY R
116	323 LONGBRANCH	TATUM WILLIE M
117	211 WHITESTAR	ESPINOZA FELIPE
118	215 WHITESTAR	BANKS LAWRENCE E & MARY L
119	307 WHITESTAR	CARTER GLORIA

*Friday, November 12, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	311 WHITESTAR	GARCIA JAMIE G &
121	317 WHITESTAR	BURLESON ANNA R
122	7721 GAYGLEN	GARCIA JUAN III & ZITA F
123	7715 GAYGLEN	DSILVA MELANIE
124	7709 GAYGLEN	PERKINS PHILLIP B ESTATE OF % BOBBIE WALKER
125	7705 GAYGLEN	MILLER MELO D
126	312 LONGBRANCH	DAY DANNY EUGENE
127	308 LONGBRANCH	DE AVILA RUBEN & ANGELICA
128	304 LONGBRANCH	TYSON JESSIE
129	226 LONGBRANCH	BANKS IVORY JAMES & LUCILLE MARIE
130	220 LONGBRANCH	CURLEE WILLIAM S & JOYCE
131	216 LONGBRANCH	AUBREY GEORGE H
132	7804 OLUSTA	CHAVEZ LUZ PATRICIA
133	7810 OLUSTA	AVELLANEDA RUFINO
134	7816 OLUSTA	REDWINE WILLIE MAE
135	7822 OLUSTA	HOOPER MILTON & IRMA D
136	7830 OLUSTA	PHIFER EDDIE CHARLES
137	7836 OLUSTA	OSTEEN EDDIE JR
138	7838 OLUSTA	ADAMS PERRY JR
139	7842 OLUSTA	CORDERO CRUZ JESSICA SANCHEZ
140	211 OKLAUNION	CORDERO VIDAL ALEXANDER
141	215 OKLAUNION	SNEED R L
142	219 OKLAUNION	HARRIS CLIFFORD E SR % JUANITA PENA
143	305 OKLAUNION	TUCKER PENITA
144	7829 GAYGLEN	GUERERRO JUAN & ANN
145	7825 GAYGLEN	SIAS FELIX
146	7819 GAYGLEN	ALEJOS ANTONIO
147	7815 GAYGLEN	JOHNSON HERBERT L
148	312 ANCHORAGE	HUNT E A
149	308 ANCHORAGE	SMITH BETTY L &
150	304 ANCHORAGE	WEST JAMES

*Friday, November 12, 2010*

<i>Label # Address</i>			<i>Owner</i>
151	303	ANCHORAGE	MAYES RAYMOND
152	307	ANCHORAGE	BEASLEY JANNETTE LASHON M
153	311	ANCHORAGE	WIMBLEY LARRY J & BESSIE
154	7805	GAYGLEN	JOHNSON MICHAEL E
155	7737	GAYGLEN	LA REN CORP
156	7731	GAYGLEN	BELL SHIRLEY ANN
157	316	WHITESTAR	GUZMAN JULIAN
158	310	WHITESTAR	WILSON ARTHUR L
159	306	WHITESTAR	WILSON GEORGE L JR
160	212	WHITESTAR	MENDEZ MARIA
161	322	KONAWA	DELIRA AMADO DELGADO
162	328	KONAWA	INURRIGARRO DAVID & LINDA S INURRIGARRO
163	332	KONAWA	GRANT DORA
164	336	KONAWA	WALKER RAFTER REAL EST VI
165	340	KONAWA	URQUHART TROY
166	402	KONAWA	LAOS GLORIA
167	406	KONAWA	SMITH NIGEL O
168	410	KONAWA	JONES ZENIA RACHELE
169	414	KONAWA	SANDERS DANNY E
170	7933	KOMALTY	VILLA SILVIA
171	7939	KOMALTY	SQUARE BERNICE
172	415	TIAWAH	KELLY CURTIS LEE & VERA
173	411	TIAWAH	HESSON FAMILY LIVING TRUST
174	407	TIAWAH	WALKER JOHNNIE V
175	403	TIAWAH	JIMMERSON WILLIE M
176	321	TIAWAH	SEGOVIA JOSE L & MARTHA
177	317	TIAWAH	MURPHY GLORIA J ESTATE OF
178	311	TIAWAH	ASKEY MILLARD LEE
179	307	TIAWAH	MARQUEZ MIRNA G
180	7960	OLUSTA	COLEMAN JOANN CARTER
181	7956	OLUSTA	1G CAPITAL LLC

*Friday, November 12, 2010*

<i>Label # Address</i>			<i>Owner</i>
182	7950	OLUSTA	THOMAS L D
183	7946	OLUSTA	ORTIZ JOSE F & CYNTHIA D
184	7924	KOMALTY	DIBBLES LULA M
185	7928	KOMALTY	DAVIS SHANNA
186	7934	KOMALTY	ROBINSON BEATRICE ETAL
187	7940	KOMALTY	CASTILLO ANITA
188	7923	NASSAU	BLANCO MARIA INES
189	7919	NASSAU	SOLIS MARIA & JAVIER JASSO
190	7915	NASSAU	SOLIS MARIA
191	7911	NASSAU	MIRANDA JOSE & MARYETTE
192	7907	NASSAU	SOLIS MARIA N
193	7505	FAIRPORT	BILAL JACQUELYN
194	7505	FAIRPORT	BILAL JACQUELYN
195	515	LONGBRANCH	NEW PROVIDENCE MISSIONARY BAPTIST CHURCH
196	7707	FAIRPORT	RODRIGUEZ IGNACIO & DOLORES
197	7703	FAIRPORT	LUCAS C C

Z090-219(RB)

**FILE NUMBER:** Z090-237(RB)

**DATE FILED:** July 30, 2010

**LOCATION:** Area generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36 Z, 46 D

**SIZE OF REQUEST:** Approx. 17.414 Acres

**CENSUS TRACT:** 13.01

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**APPLICANT:** Dallas I.S.D., Owner

**REPRESENTATIVE:** Karl Crawley

**REQUEST:** An application for an amendment to the development plan and conditions for Planned Development District No. 543 for a Public school and R-7.5(A) Single Family District Uses, with Historic District Designation (H/53 and H/120).

**SUMMARY:** The applicant is requesting consideration of an expansion area for the high school.

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

**BACKGROUND INFORMATION:**

- The request site is developed with both a public high school (Woodrow Wilson) and middle school (J. L. Long), along with typical improvements associated with a public school campus. Additionally, a youth and family center use operates from a structure within the extreme northwest quadrant of the site.
- The applicant proposes an expansion area for the high school.
- The existing uses and development standards afforded by the R-7.5(A) District will be retained.

**Zoning History:** There have been no recent zoning requests in the area.

<b><u>Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Glasgow Drive	Local; 50' ROW
Reiger Avenue	Local; 50' ROW
Paulus Avenue	Local; 50' ROW
Covington Lane	Local; 50' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** The request site is located in an area considered a Residential Neighborhood. 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.

**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 both a public high school (Woodrow Wilson) and middle school (J. L. Long), along with typical improvements associated with a public school campus, inclusive of a youth and family center. Additionally, a youth and family center use operates from a structure within the extreme northwest quadrant of the site.

The applicant has requested consideration to provide an expansion area for the high school. The PDD will continue to retain all uses and development standards provided by an R-7.5(A) District.

The school is located within a low-to-medium density residential area, consisting predominately of single family and duplex structures. The exception to this residential construction are two multifamily developments, located at the north corner of Reiger Avenue and Glasgow Avenue, and east of the site along Paulus Avenue. Lastly, Randall Park is situated on property to the west/southwest across Glasgow Drive.

In summary, staff recognizes the existing use as part of the fabric of this residential area and supports the request subject to the attached development plan and conditions.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, staff is recommending periodic reviews to the plan initially submitted with this application so as to ensure traffic patterns do not impact the built environment.

**Landscaping:** PDD No. 543 requires landscaping for the school campus to comply with that on the development plan that regulates the property. Additionally, all future buildable areas have approved landscape requirements that will apply to the proposed expansion area.

**Historic Overlays:** The property possesses the H/53 and H/120 designations. On July 6, 2010, the Landmark Commission conceptually approved a Courtesy Review [CR090-002(MD)] for the Woodrow Wilson addition. Furthermore, final plans, elevations, and details will require final Landmark review prior to the issuance of any building permits.



DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, Ph.D., J.D.
District 2	Jack Lowe
District 3	Bruce Parrott, Secretary
District 4	Nancy Bingham
District 5	Lew Blackburn, Ph.D., First Vice President
District 6	Carla Ranger, Second Vice President
District 7	Jerome Garza
District 8	Adam Medrano, President
District 9	Bernadette Nutall

**AMENDING CONDITIONS-ARTICLE 543.**

**PD 543.**

**SEC. 51P-543.101. LEGISLATIVE HISTORY.**

PD 543 was established by Ordinance No. 23833, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23833 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

**SEC. 51P-543.102. PROPERTY LOCATION AND SIZE.**

PD 543 is established on property generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane. The size of PD 543 is approximately 17.414 acres

**SEC. 51P-543.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply to this article. In this article, an accessory youth and family center means a multi-functional facility sponsored or operated by a school as part of the school use where a combination of social, recreational, welfare, health, habilitation, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.

(b) Unless otherwise stated, all ~~[code]~~ 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-543-103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 543A: development plan.
- (2) Exhibit 543B: traffic management plan.

**SEC. 51P-543.104. DEVELOPMENT PLAN.**

(a) For a public school other than an open-enrollment charter school. ~~d[D]~~development and use of the Property ~~[for a public school]~~ must comply with the development plan (Exhibit 543A). If there is [In the event of] a conflict between the text [provisions] of this article and the development plan, the text [provisions] of this article controls.

(b) For all other permitted uses, 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 [or] landscape plan do not apply[, and no development plan is required].

**SEC. 51P-543.105. MAIN USES PERMITTED.**

(a) ~~Public school.~~

~~(b)~~ Except as provided in this section [~~Subsection (a)~~], the only main uses permitted [~~in this district~~] are those main [~~all~~] uses permitted in the R-7.5(A) Single Family District, [~~as amended,~~] subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A [~~the Dallas Development Code, as amended~~]. For example, a use permitted in the R-7.5(A) Single Family District only by s[pecific] u[se] p[ermit] (SUP) [~~only~~] is permitted in this [~~planned development~~] district only by SUP; a [~~-A~~] use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this [~~planned development~~] district, etc.

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school.

**SEC. 51P-543.106. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) An accessory youth and family center is [~~a permitted accessory use within this planned development district, but it is only~~] permitted in the location shown on the development plan.

**SEC. 51P-543.107. 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 contained in Division 51A-4.400. If there is [~~In the event of~~] 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 R-7.5(A) Single Family District apply.

(b) Front yard.

(1) Except as provided in this section, f[or a public school] other than

~~an open-enrollment charter school, minimum front yard is 25 feet setbacks must be provided as shown on the development plan.~~

~~(2) For a youth and family center, no minimum front yard. For all other permitted uses, minimum front yard is 25 feet.~~

~~(c[b]) Side and rear yard.~~

~~[(1)] For a public school other than an open-enrollment charter school, minimum side and rear yard is 25 feet as shown on the development plan.~~

~~[(2)] For single family structures, minimum side and rear yard is five feet.~~

~~(3) For all other permitted uses, minimum side yard is 10 feet and minimum rear yard is 15 feet.~~

~~(c) Density. No maximum dwelling unit density.]~~

~~(d) Height.~~

~~(1) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.~~

~~(2) Unless further restricted under Paragraph (1) above, no maximum structure height for a public school other than an open-enrollment charter school.~~

~~(3) Unless further restricted under Paragraph (1) above, maximum structure height for all other permitted uses is 30 feet.~~

~~(e) Stories. No maximum number of stories.~~

~~(f)] Lot coverage.~~

~~(1) For a public school other than an open-enrollment charter school, maximum lot coverage is 40 [37] percent. For purposes of this provision, the Property is considered one lot.~~

~~(2) [For all other permitted uses, maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.~~

~~(3)] Aboveground parking structures are included in lot coverage calculations, s[S]urface parking lots and underground parking structures are not [included in lot coverage calculations].~~

~~(f[g]) Lot size.~~

~~(1) For a public school other than an open-enrollment charter school [use], no minimum lot size.~~

(2) For all other permitted uses, minimum lot size is 7,500 square feet.

(g[h]) Floor area.

(1) ~~For a public school other than an open-enrollment charter school, maximum floor area [for a public school use] is 350,000 [275,000] square feet.~~

(2) For an accessory youth and family center, maximum floor area ~~[for the accessory youth and family center] is 3,860 [3,250] square feet.~~

### **SEC. 51P-543.108. OFF-STREET PARKING AND LOADING.**

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

(b) Public school other than an open-enrollment charter school.

(1) ~~Off-street parking [for a public school use] must be located as shown on the development plan. The number of required off-street parking spaces, based on the number of classrooms in existence on March 24, 1999 [at the time of passage of Ordinance No. 23833], is 356. [Additional off-street parking must be provided in compliance with Section 51A-4.201(17) when additional classrooms are located or constructed within the “buildable areas” shown on the development plan.]~~

(2) If additional classrooms are built in the expansion areas shown on the development plan, off-street parking must be provided per the Dallas Development Code.

(3) Parking may be provided in the required yards.

~~[(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.]~~

### **SEC. 51P- \_\_\_\_\_.108.1. TRAFFIC MANAGEMENT PLAN.**

(a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_ B).

(b) Queuing. Except as provided in the traffic management plan, queuing is only permitted inside the Property. Except as provided in the traffic management plan, student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2012. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

**SEC. 51P-543.109. FENCING FOR A PUBLIC SCHOOL USE.**

For a public school other than an open-enrollment charter school ~~[use]~~, fencing must be provided as shown on the development plan. Fencing is permitted in the required yards.

**SEC. 51P-543.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-543.111. LANDSCAPING.**

(a) In general. Except as provided in this section ~~[below]~~, landscaping ~~[for a public school use must be provided as shown on the development plan prior to issuance of a certificate of occupancy on the Property. Landscaping for all other permitted uses]~~ must be provided in accordance with Article X.

(b) Public school other than an open-enrollment charter school.

(1) Landscaping must be provided as shown on the development plan prior to the issuance of a certificate of occupancy.

(2) Prior to final inspection of the accessory youth and family center, two trees, a minimum of three caliper inches, must be planted beside the accessory youth and family center buildings as shown on the development plan.

(3[e]) For any structure located or constructed within the “expansion [buildable] areas” shown on the development plan after March 24, 1999 ~~[the passage of Ordinance No. 23833]~~, street trees must be planted in accordance with the following requirements:

(A[4]) Street trees are required within a 300 foot radius of a new structure. The required trees must be planted within six months of the issuance of the building permit for the new structure.

(B[2]) The trees listed in Section 51A-10.134(b) must be used to satisfy the street tree requirements.

(C[3]) Street trees must be a minimum of three caliper inches in size and planted no further apart than 30 feet, measured from the center of the tree to the center of the tree.

(D[4]) All street trees must be irrigated by an automatic irrigation system installed to comply with industry standards or they must be planted within 100 feet of a verifiable water supply.

(c[d]) Maintenance. Plant material must be maintained in a healthy, growing

condition.

**SEC. 51P-543.112. SIGNS.**

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

**SEC. 51P-543.113. INGRESS-EGRESS FOR A PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL [USE].**

Ingress and egress for a public school other than an open-enrollment charter school [use] must be provided as shown on the development plan.

**SEC. 51P-543.114. VISUAL OBSTRUCTION REGULATIONS.**

Except as provided in this section, development must comply with the visual obstruction regulations contained in Section 51A-4.602(d). For a public school other than an open-enrollment charter school [use], a chain link fence, as shown on the development plan, may be located in the visibility triangle.

**SEC. 51P- .114.1. EXPANSION AREA.**

(a) Except as provided in this section, any improvements to be located in the expansion area shown on the development plan must be approved through the minor amendment process or zoning change process prior to the issuance of a building permit.

(b) A minor amendment is not required if off-street parking is provided on the most recently approved development plan that accommodates for modular classrooms to be located in the expansion area.

**SEC. 51P-543.115. 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

**SEC. 51P-543.116. COMPLIANCE WITH CONDITIONS.**

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



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(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of [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.

**SEC. 51P-543.117. ZONING MAP.**

PD 543 is located on Zoning Map No. I-8.

Traffic Management Plan For  
**WOODROW WILSON HIGH SCHOOL**  
100 S. Glasgow Drive

and

**J. L. LONG MIDDLE SCHOOL**  
6116 Reiger Avenue

Prepared for the DISD and the City of Dallas

By

**Master Code, Inc.**  
7309 Bay Chase Drive, Arlington, TX 76016  
Phone: 214 957 5024



July, 2010

Z090-237(RB)

**Wilson High School and  
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

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The Site	1
Queuing Analysis	2
Recommendation	4

**Wilson High School and  
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

**Introduction:**

Woodrow Wilson High School was constructed at its present location in the early 1930's. The facilities have been expanded throughout the years. The school has approximately 1800 students in 84 homeroom classrooms. At this time the District is proposing an approximately 14000 square foot addition for classrooms, labs and a new corridor connection. There are **no** additional classroom planned and the **number of students will remain the same**, modular units will be removed from the campus.

J.L. Long Middle School was opened a few years after Woodrow Wilson High School. The facilities have been expanded throughout the years. The school has approximately 1000 students in 48 homeroom classrooms. There are **no** additional classroom planned for the middle school and the **number of students will remain the same**

**Overview:**

Wilson is presently served by 2 buses on 2+ routes. The school day is from 8:15 a.m. to 3:45 p.m. Bus arrival is between 7:50 and 8:10 a.m. Classes begin at 8:15 a.m. Long is also served by two buses on 2+ routes. The school day is from 8:30 a.m. to 3:30 p.m. Bus arrival is between 8:10 and 8:30 a.m. Classes begin at 8:30 a.m.

**The Site:**

The campus for the two schools is surrounded on four sides by streets, including Glasgow Drive, Reiger Avenue, N. Paulus Street and Covington Lane, a further description of the surrounding streets follows. The site contains one tract is approximately 18 acres in size. The high school with the addition will have a floor area of approximately 185,000 square feet with an additional Expansion Area. The middle school presently has a floor area of approximately 142,000 square feet with no additional floor are planned at this time.

1.

**Wilson High School and  
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

**Queuing Analysis:**

Wilson H.S.

**Queuing Analysis:**

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
9	21	21	441		
10	21	21	441		
11	21	21	441		
12	21	21	441		
			1764		

Subtotal Grades 9-12

Total   8:15 a.m. 3:45 p.m.

**Queuing Analysis:**

Long M.S.

**Queuing Analysis:**

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
6	16	21	336		
7	16	21	336		
8	16	21	336		
			1008		

Subtotal Grades 6-8

Total   8:30 a.m. 3:30 p.m.

The staggered class times for the two schools let the surrounding street system recover from one school drop-off or pick-up to the other.

Wilson High School: The two buses that serve the school carry approximately 80 students. In addition to these 80 students another approximately 150 students drive personal vehicles to the campus and park in student parking lots. An observation of the morning drop-off and afternoon pick-up points out that of the 150 students arriving by personal vehicle approximately 50% carpooled with at least one other student. This equates to approximately 225 students arriving by personal vehicle. According to the District on a typical day an average of 5% of the student body departs the campus at a time different than the majority of the students. This is usually later than the final dismissal time and may be athletics, band or for academic reasons.

2.

**Wilson High School and Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

Using this average means 88 students would not leave the campus during the afternoon dismissal which is the critical time period for analysis. Subtracting an additional 25% who live within walking distance and walk to school or who may take a DART bus to and from school, will yield an approximate number of students that are picked up by personal vehicles. This number is 930 students.

**REFERENCE TTI REPORT: “OPERATIONS AND SAFETY AROUND SCHOOL: OVERVIEW OF PROJECT ACTIVITIES AND FINDINGS”**  
 BY TEXAS DEPARTMENT OF TRANSPORTATION & US DEPARTMENT OF HIGHWAYS

**Table 43. South Carolina DOT Recommendations for On-site Stacking Length**

School Type	Student Population	Loop Drive Stacking Length (Linear Feet)
Elementary	200 - 600	900 – 1200
	600 – 1400	1200 – 1500
Middle	200 - 600	900 – 1200
	600 – 1200	1200 – 1500
High	400 - 800	800 – 1200
	800 - 2500	1200 - 1500

Note:  
 For high school populations greater than 2,500 students, consider two separate student pick up/drop-off loops

According to the above chart the remaining student population would require a stacking length of a maximum of 1500 feet.

Long Middle School: The two buses that serve the school carry approximately 80 students. According to the District on a typical day an average of 5% of the student body departs the campus at a time different than the majority of the students. This is usually later than the final dismissal time and may be athletics, band or for academic reasons. Using this average means 50 students would not leave the campus during the afternoon dismissal which is the critical time period for analysis. Subtracting an additional 25% who live within walking distance and walk to school or who may take a DART bus to and from school, will yield an approximate number of students that are picked up by personal vehicles. This number is 628 students. There will be a few vehicles that will queue to pick up middle school students and then move to the high school to pick up another student, this number should be minimal and if not subtracted the total queue would be more conservative than removing those vehicles.

According to the above chart the remaining student population would require a stacking length of a maximum of 1500 feet. Which is the same amount needed for the high school, allowing for some late dismissal and overlap

The school district in conjunction with the Department of Public Works/Transportation has developed a system of No Parking and Bus Zones on the streets in order to accommodate the pick-up and drop-off of students.

### 3.

The school is surrounded on four sides by existing streets. The western boundary of the school is Reiger Avenue which is an approximately 27 foot pavement width road section within 50 feet of right of way. Currently Reiger has a school zone and a Bus Loading zone. Reiger is also designated as One-Way northbound between Glasgow and Paulus between 7:30 – 9 a.m and 2:45 – 4 p.m., in front of the middle school. The bus loading for the middle school takes place in an area outside of the travel lanes for Reiger and will continue in that location. The northern boundary of the campus is Paulus Street which is a 53 foot right-of-way with a thirty six foot road section. There is a No Parking at anytime on the north side of Paulus across from the school. The western boundary of the campus is Covington Lane which is developed with 27 feet of pavement within 50 feet of right of way. Finally, the southern boundary of the campus is Glasgow Drive which is developed with 27 feet of pavement in 50 feet of right of way. The length of Glasgow directly in front of the high school has angled head-in parking out of the travel lanes.

The frontages around the school have more than adequate width and frontages to allow queuing in length greater than needed for either school. There is enough frontage to queue at least 100 cars

## **RECOMMENDATION**

Z090-237(RB)

DISD to continue using the system of pick-up and drop-off which has been used for a number of years and the use of a designated parking lot and area for bus loading and unloading.

**4.**



**Queueing Analysis**

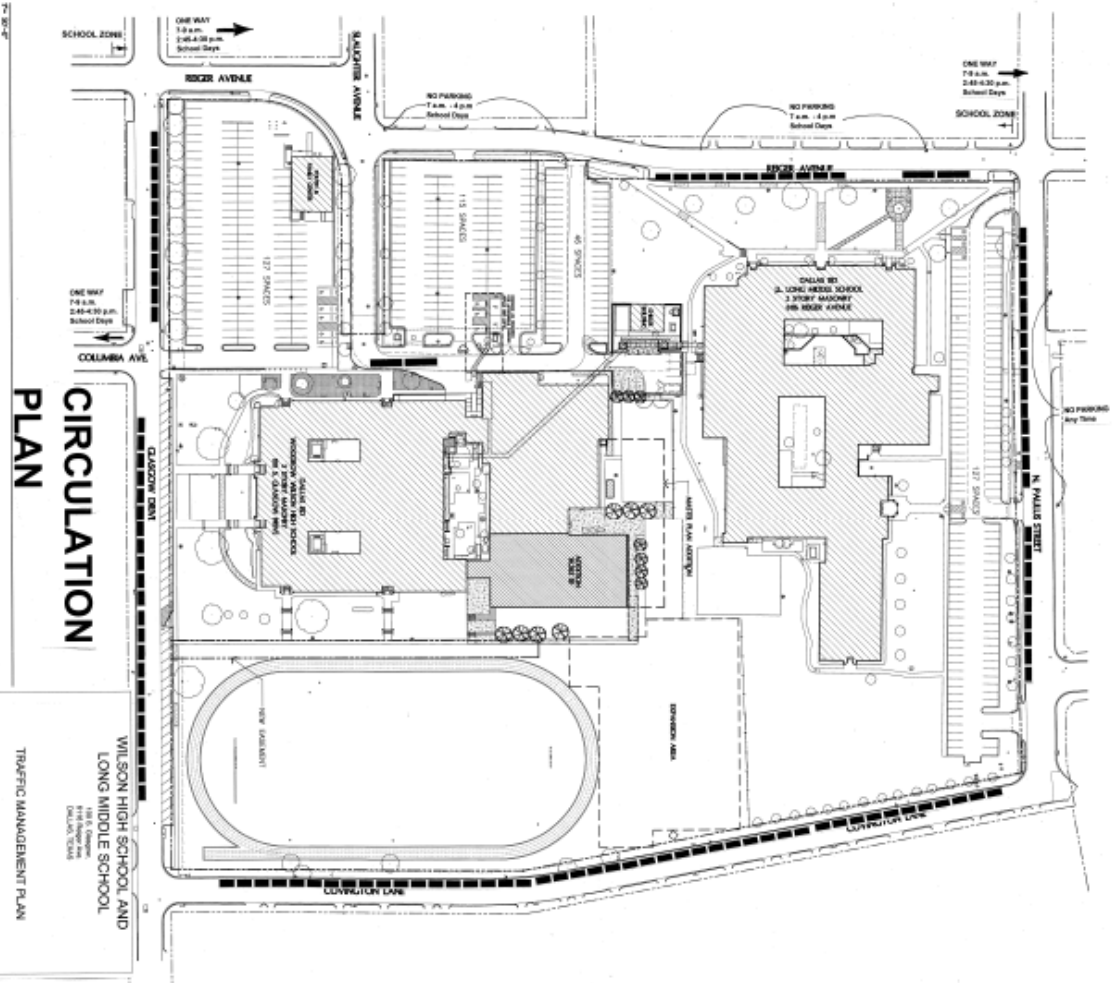
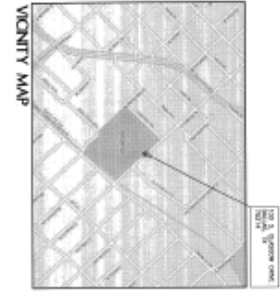
Direction	Queue Length	Queue Time	Queue Delay	Queue Length	Queue Time	Queue Delay
Northbound	10	1.0	1.0	10	1.0	1.0
Southbound	10	1.0	1.0	10	1.0	1.0
Westbound	10	1.0	1.0	10	1.0	1.0
Eastbound	10	1.0	1.0	10	1.0	1.0

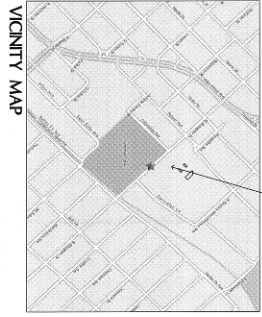
  

**Queueing Analysis**

Direction	Queue Length	Queue Time	Queue Delay	Queue Length	Queue Time	Queue Delay
Northbound	10	1.0	1.0	10	1.0	1.0
Southbound	10	1.0	1.0	10	1.0	1.0
Westbound	10	1.0	1.0	10	1.0	1.0
Eastbound	10	1.0	1.0	10	1.0	1.0

This is current condition.  
 No increase in students.  
 The designated streets are used for queuing with Public Works concurrence as confirmed with Steve Chernyashin.





WOODROW WILSON HIGH SCHOOL  
101 S. GLASGOW DRIVE  
DALLAS, TX 75214

**SITE INFORMATION:**

TOTAL SITE AREA	18,051 ACRES
TOTAL EXISTING FLOOR AREA	310,000 SF
ADDITION FLOOR AREA	39,400 SF
FUTURE ADDITION FLOOR AREA	44,600 SF
YOUTH & FAMILY CENTER FLOOR AREA	3,860 SF
EXPANSION AREA	44,145 SF
TOTAL LOT COVERAGE	40%
TOTAL PARKINGS	415 SPACES

**WOODROW WILSON HIGH SCHOOL:**

EXISTING HIGH SCHOOL FLOOR AREA	168,000 SF
BUILDING DEMOLITION	6,700 SF
ADDITION FLOOR AREA	14,361 SF
FUTURE ADDITION FLOOR AREA	44,600 SF
TOTAL HIGH SCHOOL CLASSROOMS	85
OVERALL BUILDING HEIGHT	64 FT

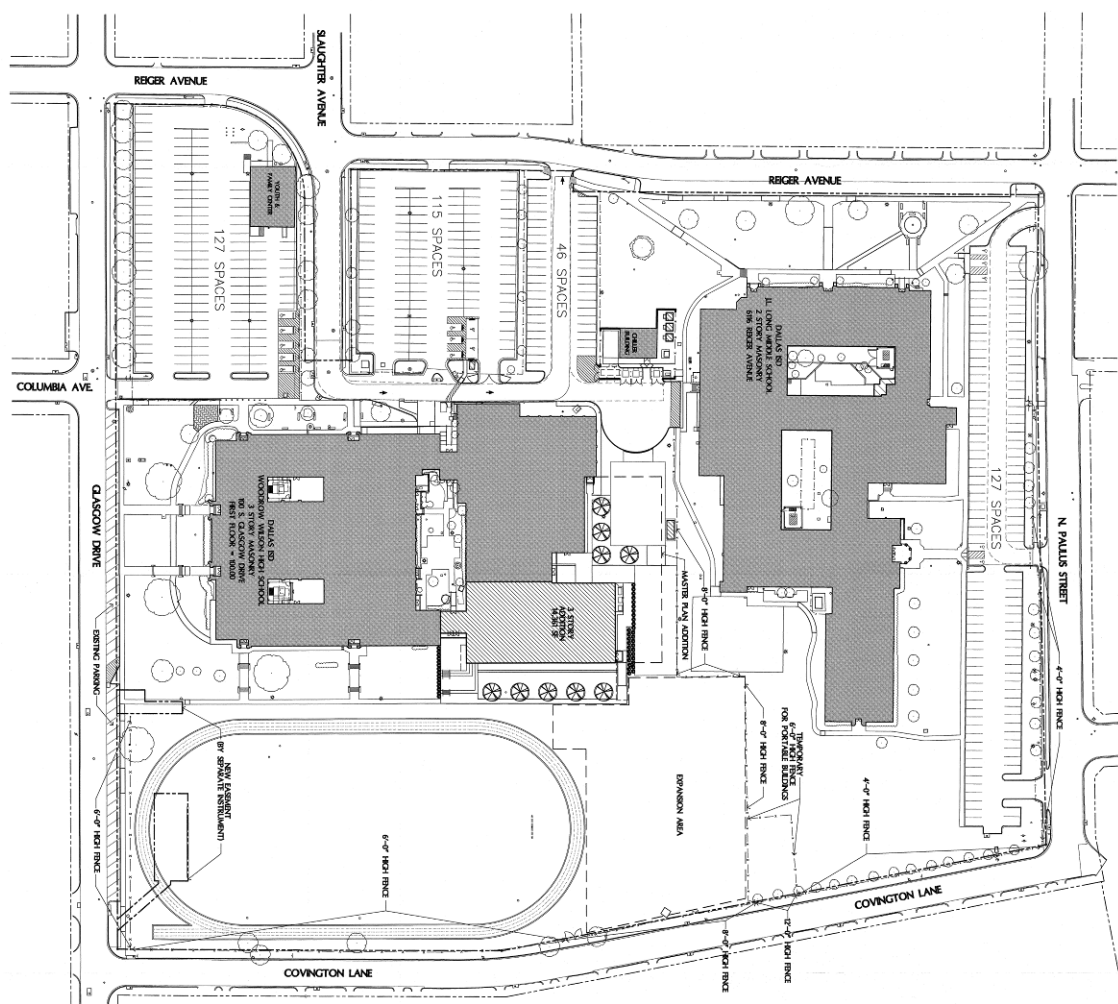
**J. L. LONG MIDDLE SCHOOL:**

EXISTING MIDDLE SCHOOL FLOOR AREA	142,000 SF
TOTAL MIDDLE SCHOOL CLASSROOMS	62
OVERALL BUILDING HEIGHT	50 FT

**LANDSCAPE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
●	WUHLBERGIA LINDHEIMERI	3 GAL. RE. PLANT		
⊗	QUERCUS VIRGINIANA	LIVE OAK	3"-5" CAL.	RE. PLANT
○	EXISTING TREE	VARIES	VARIES	PROTECT ALL EXISTING TREES

**1 DEVELOPMENT PLAN**



DATE: 11/05/2010  
PROJECT NO.: 29176.00  
BD PACKAGE: 046

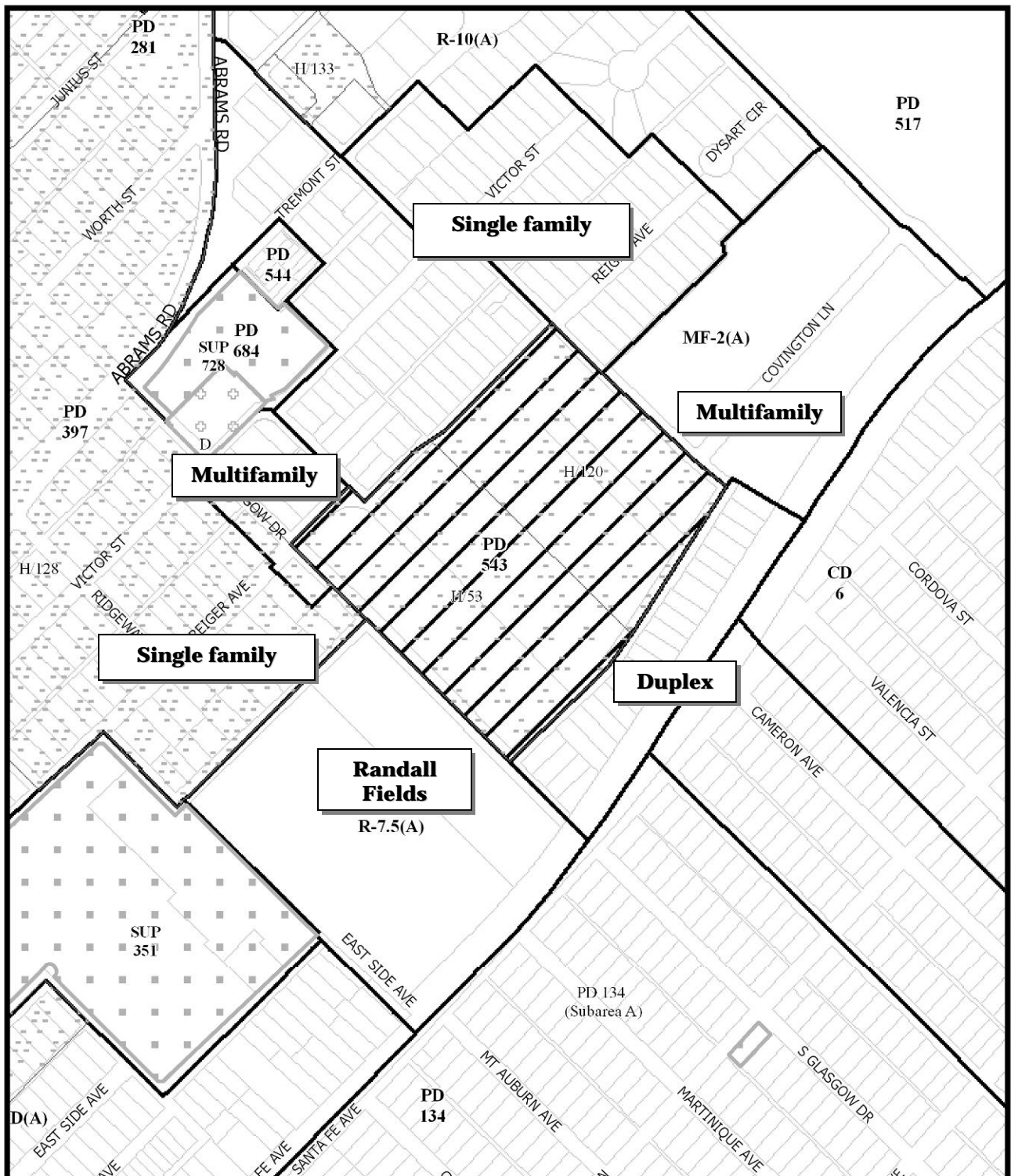
BRW ARCHITECTS  
BROWN REYNOLDS WATFORD

DALLAS INDEPENDENT SCHOOL DISTRICT  
WOODROW WILSON HIGH SCHOOL  
& J. L. LONG MIDDLE SCHOOL  
DALLAS, TEXAS

**Proposed Development Plan**




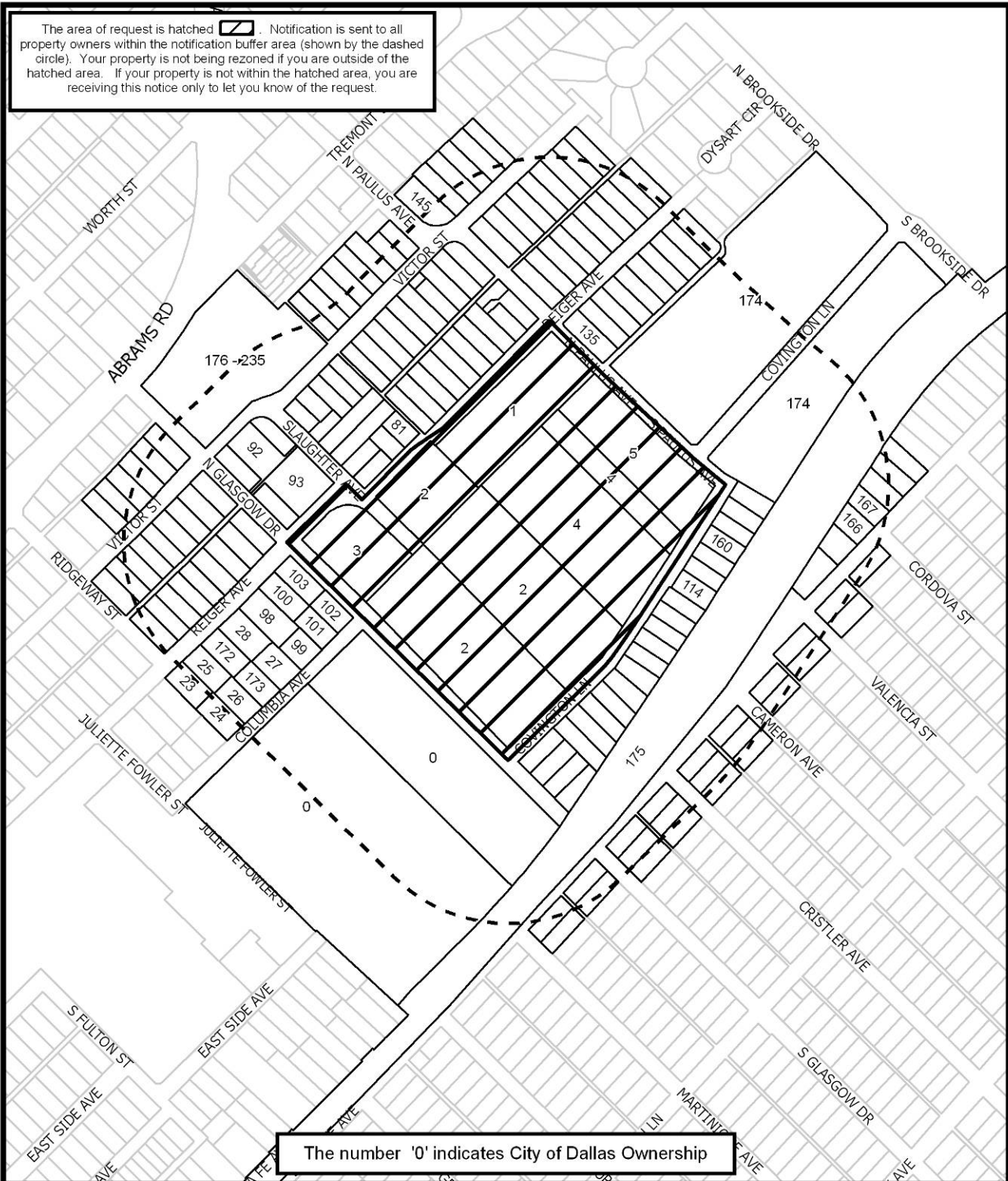




 1:4,800	<h1>ZONING AND LAND USE</h1>	Map no: <u>          I-8          </u> Case no: <u>          Z090-237          </u>
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DATE: November 12, 2010

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

 <b>1:4,800</b>	<h1>NOTIFICATION</h1> <div style="display: flex; justify-content: space-around;"> <div data-bbox="479 1701 560 1753"> <b>500'</b> </div> <div data-bbox="584 1711 868 1743"> <b>AREA OF NOTIFICATION</b> </div> </div> <div style="display: flex; justify-content: space-around;"> <div data-bbox="479 1753 560 1806"> <b>235</b> </div> <div data-bbox="584 1753 868 1806"> <b>NUMBER OF PROPERTY OWNERS NOTIFIED</b> </div> </div>	<p>Map no: <u>          <b>I-8</b>          </u></p> <p>Case no: <u>          <b>Z090-237</b>          </u></p>
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DATE: November 12, 2010

## ***Notification List of Property Owners***

### ***Z090-237***

#### ***235 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6116 REIGER	Dallas ISD JOHN L LONG JR MIDDLE SCH
2	6311 REIGER	Dallas ISD WOODROW WILSON HIGH SCH
3	100 GLASGOW	Dallas ISD
4	6411 COVINGTON	Dallas ISD JOHN L LONG JR HIGH SCH
5	6429 COVINGTON	Dallas ISD JOHN J LONG JR HIGH SCH
6	404 MARTINIQUE	JAIMES ENRIQUE & MARGARITA C
7	400 MARTINIQUE	SANCHEZ JAIME
8	407 GLASGOW	GERMAN NANCY
9	401 GLASGOW	MORENO GUADALUPE SANCHEZ
10	6211 VICTOR	HALIMAN SHAMALEE
11	404 GLASGOW	SVENDSGAARD JASON E
12	400 GLASGOW	TORRES ROSA & EDUARDO
13	405 CRISTLER	RAMIREZ MODESTA M EST OF
14	401 CRISTLER	BUENO ALFREDO & ROSALIN BUENO
15	408 CRISTLER	HGTA LTD PS
16	404 CRISTLER	RAMIREZ PEDRO
17	400 CRISTLER	THORNTON CHRISTIAN M
18	411 CAMERON	MEDINA JOSE MANUEL
19	407 CAMERON	MEDINA JOSE MANUEL
20	403 CAMERON	RAMOS HECTOR & PASCUALA LISALDE
21	404 CAMERON	MECCA APRIL INC
22	400 CAMERON	SUAREZ CIRO
23	5834 REIGER	BOVEE PAUL R
24	5837 COLUMBIA	JURGENSEN CHRIS L & DONNA L
25	5906 REIGER	ANDERSON JOSEPH H MRS EST % MARY LOU
HERRIN		
26	5907 COLUMBIA	GRESHAM WILLIAM CARTER II

*Friday, November 12, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5919 COLUMBIA	ARCHIBALD JOHN G & HELEN D
28	5918 REIGER	URQUHART FISHER CAROL L
29	5919 VICTOR	BALDAZO JOSE LUIS SR
30	5915 VICTOR	FRAZIER EVELYN A
31	5900 VICTOR	ZUNIGA RAMIRO
32	5906 VICTOR	MOMARY ROBERT DOUGLAS & SARAH LEIGH
33	5910 VICTOR	CASTRO DELORES VICTORIA
34	5914 VICTOR	HINOJOSA JOSE M &
35	5918 VICTOR	LONG CHRISTOPHER
36	5917 REIGER	MCCUDDY JOHNNY C
37	5915 REIGER	SUTTON ANN DICKINSON
38	5911 REIGER	WILEMAN CAROL A & MICHAEL WILEMAN
39	5907 REIGER	WILD ANDREW B & STEPHANIE LEE WILD
40	5901 REIGER	CASTLEBERRY CHARLOTTE & PAUL C BERAN
41	6101 VICTOR	HARTMANN WILLIAM J & MICHELLE M
42	6107 VICTOR	PERRY COURTNEY LAUREL
43	6109 VICTOR	JONES WILLIAM WARREN TR & PHYLLIS E JONES
TR		
44	6115 VICTOR	COVELL PETER LLOYD
45	6119 VICTOR	7 BRIDGECastle LLC #104-PMB205
46	6123 VICTOR	AMPARO DALLAS LP PMB 205
47	6127 VICTOR	SHRIME LAKEWOOD INV LLC
48	6131 VICTOR	MOWERY DORRIE C
49	6137 REIGER	BEADLE BRIAN
50	6100 VICTOR	GIBBONS CONRAD C
51	6106 VICTOR	FRIDAY RONALD C
52	6110 VICTOR	WHITLOCK MICHAEL JON
53	6114 VICTOR	TYGART JOHN MARK & TERRI RENE
54	6116 VICTOR	EDEN MICHAEL A
55	6122 VICTOR	EDEN MICHAEL A & MELONY A
56	6126 VICTOR	MORELL ROBERT K & BRETT TAYLOR
57	6128 VICTOR	MELKOWITS MASON C

*Friday, November 12, 2010*



<i>Label # Address</i>			<i>Owner</i>
58	6132	VICTOR	CROMEENS PHILIP K & PAMELA
59	6138	VICTOR	MORELL ROBERT K & BRETT TAYLOR-MORELL
60	311	PAULUS	MCREYNOLDS CHASITY
61	6135	REIGER	CALLAHAN JOAN M
62	6131	REIGER	SUNDGAARD MELANIE B
63	6125	REIGER	REICHARDT WILLIAM D
64	6121	REIGER	MARRERO RUBY M & MARRERO MIGUEL M
65	6119	REIGER	HELLER SEWLYN & DOROTHY
66	6113	REIGER	MILYO KEITH G
67	6111	REIGER	LUSH SUSAN R
68	6111	REIGER	LUSH SUSAN R
69	6105	REIGER	LEWIS BILLY R
70	6101	REIGER	YEEDA CECILIA B
71	6026	VICTOR	MARTIN BEVERLY A
72	6022	VICTOR	SHEETS TRAVIS A
73	6034	VICTOR	BELMORE ERNEST E JR
74	6038	VICTOR	ZANDER RONALD LEE
75	6030	VICTOR	JENKINS RONALD
76	318	SLAUGHTER	FRANK MEGHAN
77	314	SLAUGHTER	TREVINO RICHARD
78	310	SLAUGHTER	MARSHALL JASON C
79	304	SLAUGHTER	DMT INC
80	6039	REIGER	HOLMAN DAN H
81	6045	REIGER	VELAZQUEZ PABLO A & HEATHER D
82	302	SLAUGHTER	BREWINGTON MICHAEL D II
83	5935	VICTOR	BEAL MARK MCWATERS NANCY
84	5931	VICTOR	BISHOP MARGARET LEIGH
85	5929	VICTOR	LINDSEY BILLIE
86	5925	VICTOR	HAMMOND MATTHEW
87	5922	VICTOR	LEWIS PAUL STE 120-189
88	5926	VICTOR	STANCO MICHELE JENNY B

*Friday, November 12, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5930 VICTOR	STREETER TIM &
90	5934 VICTOR	EAKINS GREG
91	320 GLASGOW	LAKWOOD WEST SHORE PPTY VENTURE I LTD
92	6014 VICTOR	LAKWOOD WEST SHORE PPTY VENTURE I LTD
93	6015 REIGER	HOME TEAM PRODUCTIONS LLC
94	6003 REIGER	PITTS MACK ALBERT
95	5931 REIGER	LABARBA JEFFREY L % JOHN HOLMES & CO
96	5927 REIGER	LESTER ANDREW P
97	5921 REIGER	ACKERMAN ROBERT L
98	5926 REIGER	MARTINEZ ANNA STEWART & SALVADOR L
99	5925 COLUMBIA	ALDANA HECTOR M
100	5930 REIGER	NEWTON GLORIA
101	5931 COLUMBIA	PATRICK LARRY T & PATRICIA A
102	203 GLASGOW	DOTTER LAURIE
103	5936 REIGER	LAKWOOD WEST SHORE VENTURE I LTD
104	6302 COVINGTON	JOHNSON ED
105	6306 COVINGTON	SULLINS CHRISTOPHER J
106	6308 COVINGTON	HERNANDEZ NANCEY & MICHAEL
107	6312 COVINGTON	OFFENBURGER KRISTY A
108	6318 COVINGTON	JENSON CARIE YVONNE
109	6322 COVINGTON	WILLIAMSON JACK H ESTATE % SHIRLEY
WILLIAMSON		
110	6402 COVINGTON	CARRILLO MARISELA
111	6406 COVINGTON	SAUCEDO SANTOS R
112	6410 COVINGTON	DEAN JOE A & WANDA G
113	6218 COVINGTON	TORRES VERONICA
114	6412 COVINGTON	DEAN JOE A
115	306 GLASGOW	ELLIS C B
116	310 GLASGOW	ELLIS CRAIG B
117	314 GLASGOW	NAJERA MIGUEL A & MARIA T TRANIDAD
118	302 GLASGOW	TELLO ESPERANZA
119	6214 COVINGTON	RODRIGUEZ MICHAEL S

*Friday, November 12, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	407 VALENCIA	GOODEN CASEY & ERIN GOODMAN-GOODEN
121	403 VALENCIA	WOOD ALICE G & GLORIA KAY WOOD
122	406 VALENCIA	EHMANN CHARLES RICHARD A/K/A CHARLES R
EHMANN		
123	402 VALENCIA	MULCAHY MARY
124	403 CORDOVA	DELGADO PAUL & KERRIE BOETTCHER
125	6201 REIGER	FAIRLEY CHRIS & ASHLEY
126	6207 REIGER	LONERGAN JAMES
127	6211 REIGER	SCOLES SARA J &
128	6215 REIGER	MELBY CLAIRE A
129	6219 REIGER	SHUFELDT STEPHEN F &
130	6223 REIGER	GORMAN MARY T TRUSTEE EST OF
131	6227 REIGER	KEMP CHARLES E
132	6231 REIGER	BEVEL PHYLLIS
133	6235 REIGER	KEARNS ROBERT J & LAURA B
134	6239 REIGER	STROOPE COURTNEY D & DONALD C
135	6200 REIGER	GULLEDGE MARY T
136	6206 REIGER	WIGGS SHERLYN R
137	6210 REIGER	YOUPA CHRIS ETAL
138	6214 REIGER	MILLER CODY L
139	6218 REIGER	DELACRUZ ROBERTO C
140	6222 REIGER	FRUHWIRTH RICKEY E
141	6226 REIGER	HOTCHKISS TROY R & GINA L
142	6230 REIGER	FRAZER MARTHA V
143	6234 REIGER	MARHANKA EDWARD C & CYNTHIA
144	6238 REIGER	GWIN ROBERT D
145	400 PAULUS	LONG CHRISTOPHER R
146	6203 VICTOR	YOUNG HARVEY D & LOIS R
147	6207 VICTOR	RAINES MONICA S
148	6213 VICTOR	BARTH CAROL ROSE
149	6219 VICTOR	WILLIAMS HEATHER
150	6200 VICTOR	HOROWITZ IRA

*Friday, November 12, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6206 VICTOR	WATKINS SANDRA L
152	6210 VICTOR	GABBAY ROY &
153	6214 VICTOR	IBARRA GUADALUPE
154	6218 VICTOR	LEWIS VERNON E JR &
155	6222 VICTOR	NORRIS RANDALL K & MARLA
156	6226 VICTOR	FRAGA MARTHA A V
157	6230 VICTOR	YANK KIMBER & GLEN
158	6232 VICTOR	MONZINGO CATHY
159	6619 SANTA FE	ROBINETTE ERIN O
160	6426 COVINGTON	MORENO OMAR
161	6430 COVINGTON	DAVIS EVELYN M
162	6434 COVINGTON	MIX PATTI KAY
163	6438 COVINGTON	WATSON JIM A APT 5500
164	6509 SANTA FE	RAY SHAWN & LAURA
165	6517 SANTA FE	WOODWARD STEPHEN B & CHRIS S
166	6523 SANTA FE	GANNON MARY S &
167	6603 SANTA FE	KERN JONATHAN & KRISTEN
168	6609 SANTA FE	HARDI JANIS
169	6615 SANTA FE	WILKINS BRYAN K
170	6422 COVINGTON	GUERRERO BEN S LF EST
171	6418 COVINGTON	HOME ALONE CORP THE
172	5912 REIGER	SLAUGHTER VANNA KAY
173	5915 COLUMBIA	GENTRY MARTHA NAVAR
174	101 BROOKSIDE	JEFFERSON AT LAKEWOOD LP % FRANK B
SCHUBERT JR		
175	8008 ELAM	DART
176	1600 ABRAMS	DUFFEY JEFFREY R
177	1600 ABRAMS	CELESTE ERIC J & VICKIE E
178	1600 ABRAMS	GUMMER CHARLES J
179	1600 ABRAMS	RUBLE NICOLE LYNN &
180	1600 ABRAMS	KUENZI MARIBETH
181	1600 ABRAMS	KING ASHLEY RYAN

*Friday, November 12, 2010*

<i>Label # Address</i>			<i>Owner</i>
182	1600	ABRAMS	DOLL JEFFREY ALLEN UNIT 14 BLDG 2
183	1600	ABRAMS	COSTA KENIA MARTINS
184	1600	ABRAMS	PARKER PAMELA COX UNIT 16
185	1600	ABRAMS	FELDMANN MICHAEL V & CHRISTINE S
186	1600	ABRAMS	ROBERTSON STEPHEN & AIMEE BLDG 2 UNIT 18
187	1600	ABRAMS	MANOR JAMES DOUGLAS
188	1600	ABRAMS	MESTRE JOSEPH BROOK UNIT 10
189	1600	ABRAMS	TAYLOR JAMES H
190	1600	ABRAMS	WHITTINGTON J RICHARD & ODBJORG L
191	1600	ABRAMS	HAYWORTH RICHARD
192	1600	ABRAMS	LIPPERT CRYSTAL & STEVEN UNIT 1
193	1600	ABRAMS	HUBER ZANE
194	1600	ABRAMS	THAKRAR AMAR UNIT #3
195	1600	ABRAMS	THORNE JACQUELINE D
196	1600	ABRAMS	DEWAR CHRISTOPHER JAY UNIT 5
197	1600	ABRAMS	NIEDZIELSKI ANTHONY UNIT 6
198	1600	ABRAMS	ACHARYA VEENA K
199	1600	ABRAMS	RHODES KYLE C BLDG 4 UNIT 8
200	1600	ABRAMS	INTERRANTE STACY S & CHRISTOPHER ROSS
201	1600	ABRAMS	KEARNS BRAIN M
202	1600	ABRAMS	KEEPERS ROBERT
203	1600	ABRAMS	LOUIS ANDREW CLIFFORD
204	1600	ABRAMS	MCCOY BETTY H
205	1600	ABRAMS	BALDWIN BELINDA M UNIT 30
206	1600	ABRAMS	ELLISON JOSHUA RYAN BLDG 6 UNIT 31
207	1600	ABRAMS	BARTON LUCAS & MICAH
208	1600	ABRAMS	LYLE KRISTINA H
209	1600	ABRAMS	SIMPSON ELIZABETH BLDG 6 UNIT 34
210	1600	ABRAMS	CHI CYNTHIA YVONNE
211	1600	ABRAMS	DARR DAN & KRISTA
212	1600	ABRAMS	HOLT ERIK R & REBECCA J

*Friday, November 12, 2010*

<i>Label # Address</i>			<i>Owner</i>
213	1600	ABRAMS	VALLERY KRISTEN M
214	1600	ABRAMS	AKINWOLEMIWA YEWANDE
215	1600	ABRAMS	CYS KENT
216	1600	ABRAMS	CLARDY CASEY & TANYA
217	1600	ABRAMS	BLUE ERIC C
218	1600	ABRAMS	SUMNER JULIE DENISE STE 53 BLDG 8
219	1600	ABRAMS	KRAJEWSKI CARRIE
220	1600	ABRAMS	KNIGHT JENNIFER BLDG 8 UNIT 55
221	1600	ABRAMS	HENDERSON JEFF ALLEN &
222	1600	ABRAMS	MAGEE LESLIE G
223	1600	ABRAMS	WILKINSON SETH DAVID
224	1600	ABRAMS	BAGGETT LINDSEY
225	1600	ABRAMS	SOLE KATHLEEN M & GARY LEE
226	1600	ABRAMS	SIPES TREVOR D &
227	1600	ABRAMS	KINNEY JENNIFER L
228	1600	ABRAMS	SULLIVAN DANIEL V BLDG 9 UNIT 44
229	1600	ABRAMS	ANDREWS JESS & CEESUN SUMURDY
230	1600	ABRAMS	HOCKADAY KRISTINE E
231	1600	ABRAMS	RASHEED SAKINA UNIT 47
232	1600	ABRAMS	EDMISTON MARSHA A & HOWARD P
233	1600	ABRAMS	MANN WILLIAM JACK JR
234	1600	ABRAMS	HUMPHREY JAY THOMAS STE 50
235	1600	ABRAMS	KAPIOLTAS TOM

Z090-237(RB)

*Friday, November 12, 2010*

**FILE NUMBER:** DCA 090-003 (DC)

**DATE INITIATED:** 6-1-09

**TOPIC:** Community Gardens

**COUNCIL DISTRICT:** All

**CENSUS TRACT:** All

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**PROPOSAL:** Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to establish appropriate regulations for a community garden use under the existing crop production use in Chapter 51A and the existing farm use in Chapter 51.

**SUMMARY:** The purpose of the amendment is to develop appropriate regulations to allow for community gardens on tracts of land less than 3 acres when the community garden is not accessory to another use on the property such as a public park, school or church.

**STAFF RECOMMENDATION:** Approval.

**ZONING ORDINANCE COMMITTEE RECOMMENDATION:** Approval.



**BACKGROUND INFORMATION:**

- Currently, community gardens are allowed on lots with another permitted use such as a public park, school or church. In these instances the gardens are treated no differently than other gardens or landscaping associated with these types of uses.
- When not accessory to another use, community gardens would be classified as crop production which is not a permitted use on lots less than 3 acres. On a lot or tract of land greater than 3 acres, crop production is permitted by right in all residential and non-residential districts except for Central Area, Parking and Urban Corridor Districts.
- The proposed amendments would allow community gardens by right in all districts. The amendments establish requirements limiting the location and size of any accessory structures related to the use.
- The City Council Transportation and Environment Committee (TEC) was briefed on issues related to community gardens on five occasions between June of 2009 and August of 2010.
- The Zoning Ordinance Committee (ZOC) was first briefed on this topic in January of this year. ZOC considered this issue again at two hearings in October and made a final recommendation at its November 4, 2010 meeting.
- Most of the deliberations on this topic in front of both ZOC and the TEC focused on potential negative impacts of the use in residential areas. There was little concern with the use in non-residential areas. To date, however, staff has not experienced any major issues with existing community gardens in residential areas associated with churches and schools.

**ZOC Action** (November 4, 2010)

In the matter of DCA 090-003, it was moved to approve the presented draft ordinance on the proposed amendments to establish appropriate regulations for community gardens.

**Motion:** Brandon Bolin  
**2<sup>nd</sup>:** Patty Tafoya Valenzuela

Result: Passed: 5 to 0

For: Anglin, Bagley, Bolin, Tafoya Valenzuela and Wolfish

Against: 0

Absent: Gomez and Jones

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-4.201; creating a new community garden use under crop production; providing appropriate standards for the use; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Paragraph (3), “Crop Production,” of Section 51A-4.201, “Agricultural Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Crop production.

(A) Definitions. In this paragraph:

(i) COMMUNITY GARDEN means an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

(ii) FARM means a[An] area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain [wheat], field forage, and other plant crops intended to provide food or fiber.

(B) Districts permitted: By right in all [~~residential and nonresidential districts except the P(A), central area, and urban corridor~~] districts.

(C) Required off-street parking: None. No handicapped parking is required.

(D) Required off-street loading: None.

(E) Additional provisions for community gardens:

(i) A community garden must comply with the regulations for the zoning district in which the community garden is located.

(ii) For a community garden in a residential district, the combined floor area of structures may not exceed 200 square feet and must be erected in the rear 30% of the lot.

(iii) Animal grazing and animal production are prohibited.

(v) For a community garden in a residential district, signage is limited to a single, non-illuminated, flat sign of no more than six square feet.

(F) Additional provisions for farms:

(i) A person shall not operate a farm [~~this use~~] upon an area less than three acres.

(ii) [~~Crop products include but are not limited to vegetables, fruits, trees, and grain.~~]

~~(iii)~~ Structures may be erected for a private pen, barn, shed, or silo for the treating, and storing of products raised on the premises. A dwelling unit is permitted either as part of this structure or as a separate structure.

~~(iii)~~~~(iv)~~Animal grazing is allowed as part of this use; however, animal production, as defined in Section 51A-4.201(1), is not permitted.”

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

SECTION 3. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

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

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**FILE NUMBER:** DCA 101-003 (DC)

**DATE INITIATED:** 10-11-10

**TOPIC:** Convenience Store with Drive-Through Use

**COUNCIL DISTRICT:** All

**CENSUS TRACT:** All

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**PROPOSAL:** Consideration of amendments to Chapter 51 and Chapter 51A, the Dallas Development Code, to create a new convenience store with drive-through use and appropriate standards for the use and conforming amendments to other retail uses to clarify when the new use applies.

**SUMMARY:** The purpose of the amendment is to develop appropriate regulations for retail stores which sell convenience goods, foods and beverages which are less than 10,000 square feet in floor area and have a drive through.

**STAFF RECOMMENDATION:** Approval.

**ZONING ORDINANCE COMMITTEE RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- City Council has previously concluded that retail stores which sell convenience items such as food, beverages, household and pharmaceutical items merit specific regulations 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. To that end, regulations were established for a registration program for convenience stores and requirements were established 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.
- It has been observed that convenience stores with drive through facilities have additional impacts on adjacent streets and uses. For stores with less than 10,000 square feet, which may not have an adequate site area to accommodate appropriate stacking, vehicles may stack up and obstruct traffic on adjacent streets at peak times. In addition, the hours of operation of such uses may have negative impacts on adjacent uses due to the character of the use serving vehicles outside of an enclosed structure or in a drive through structure open to the outside.
- The proposed amendment also makes conforming amendments to the general merchandise or food store use and liquor store use to clarify when the new convenience store with drive through use applies.

**ZOC Action** (November 18, 2010)

In the matter of DCA 101-003, it was moved to accept staff's recommendation on the proposed amendments but direct staff to examine and report to the City Plan Commission appropriate wording to clarify that self service gas pumps do not constitute a drive through use and the wording related to the description of convenience goods to clarify that description.

**Motion:** Michael Anglin

**2<sup>nd</sup>:** Ann Bagley

Result: Passed: 5 to 0

For: Anglin, Bagley, Bolin, Jones, and Wolfish

Against: 0

Absent: Gomez and Tafoya Valenzuela

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.211 and 51A-4.210; creating a new convenience store with drive-through use and providing appropriate standards for the use; making conforming amendments to the general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, and liquor store uses; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city council finds this code amendment is necessary to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime that occurs in convenience stores, lessen the congestion in the streets caused by drive-through facilities, improve air quality, and ensure the compatibility of convenience stores with surrounding uses; and

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. [*Amend the district regulations in Chapter 51 to list the use*]

SECTION 2. That Paragraph (10), “Liquor Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51,

“Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Subparagraph (E), “Additional Provisions,” to read as follows:

“(E) Additional provisions: If a use has drive-in or drive-through service and has less than 10,000 square feet of floor area, the use shall be classified as a convenience store with drive-through under Paragraph (23).”

SECTION 3. That Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (23), “Convenience Store with Drive-Through,” to read as follows:

“(23) Convenience store with drive-through.

(A) Definition: A business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, that has drive-in or drive-through service and has less than 10,000 square feet of floor area. For purposes of this definition, CONVENIENCE GOODS means food, beverage, household, personal care, and pharmaceutical items. A gasoline pump is not considered a drive-in or drive-through service. [*Similar to the definition in Dallas City Code §12B-2*]

(B) Districts permitted: Specific use permit required in SC, GR, LC, HC, and industrial districts.

(C) Required off-street parking: One space for each 200 square feet of floor area.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A minimum of two stacking spaces must be provided. See Section 51-4.304 for more information regarding off-street stacking spaces generally.

(ii) The accessory outside sale and display of furniture is permitted if the furniture is:

(aa) customarily used outside; and

(bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.



(iii) The accessory outside sale and display of furniture, other than the furniture described in Section 51-4.211(23)(E)(ii), is permitted only on Saturday and Sunday.

(iv) This use must comply with Chapter 12B, “Convenience Stores,” of the Dallas City Code.”

SECTION 4. *[Amend the district regulations in Chapter 51A to list the use]*

SECTION 5. That Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (9.1), “Convenience Store with Drive-Through,” to read as follows:

“(9.1) Convenience store with drive-through.

(A) Definition: A business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, that has drive-in or drive-through service and has less than 10,000 square feet of floor area. For purposes of this definition, CONVENIENCE GOODS means food, beverage, household, personal care, and pharmaceutical items. A gasoline pump is not considered a drive-in or drive-through service. *[Similar to the definition in Dallas City Code §12B-2]*

(B) Districts permitted: By SUP only in CR, RR, CS, IR, IM, MU-2, MU-3, and multiple commercial districts.

(C) Required off-street parking: One space per 200 square feet of floor area.

(D) Required off-street loading: One space.

(E) Additional provisions:

(i) A minimum of two stacking spaces must be provided. See Section 51A-4.304 for more information regarding off-street stacking spaces generally.

(ii) The outside sale, display, or storage of furniture is permitted if the furniture is:

(aa) customarily used outside; and

(bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(iii) The outside sale, display, or storage of furniture, other than the furniture described in Section 51A-4.210(b)(9.1)(E)(ii), is permitted only on Saturday and Sunday.

(iv) This use must comply with Chapter 12B, "Convenience Stores," of the Dallas City Code."

SECTION 6. That Subparagraph (A) of Paragraph (13), "General Merchandise or Food Store 3,500 Square Feet or Less," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(A) Definition: A retail store with a floor area of 3,500 square feet or less for the sale of general merchandise or food. 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. The term "food store" includes a grocery store, delicatessen, [~~and~~] convenience store without drive-through, and specialty foods store[s]. This use does not include other uses in this article that are specifically listed."

SECTION 7. That Subparagraph (A) of Paragraph (14), "General Merchandise or Food Store Greater than 3,500 Square Feet," of Subsection (b), "Specific Uses," of Section 51A-4.210, "Retail and Personal Service Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(A) Definition: A retail store with a floor area greater than 3,500 square feet but less than 100,000 square feet for the sale of general merchandise or food. 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. The term "food store" includes a grocery store, delicatessen, [~~and~~] convenience store without drive-through, and specialty foods store[s]. This use does not include other uses in this article that are specifically listed."

SECTION 8. That Subparagraph (E), “Additional Provisions,” of Paragraph (17), “Liquor Store,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Additional provisions:

(i) If this use has a drive-through facility, a minimum of two stacking spaces must be provided. See Section 51A-4.304 for more information regarding off-street stacking spaces generally.

(ii) If a use has drive-in or drive-through service and has less than 10,000 square feet of floor area, the use shall be classified as a convenience store with drive-through under Paragraph (9.1).”

SECTION 9. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 10. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 11. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 12. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.