



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, January 5, 2012  
AGENDA

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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.

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

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**BRIEFINGS:**

Proposed amendments to parking requirements

David Cossum, Assistant Director, Sustainable Development & Construction

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-045**  
(CC District 8)

An application to create a 0.928 acre lot from a tract of land in City Block 8823 located at the terminus of Applegate Drive, northeast of Seagoville Road and northwest of W. Lawson Road.

Applicant/Owner: Pedro Rodriguez

Surveyor: Carroll Consulting Group., Inc.

Application Filed: December 7, 2011

Zoning: R-10(A)

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

- (2) **S112-046**  
(CC District 3) An application to replat an 18.4517 acre lot in City Block 5973 into one 9.9989 acre lot and one 8.4528 acre lot on property bounded by Wynnewood Drive, Pratt Street and Zang Boulevard.  
Applicant/Owner: WCH Limited Partnership  
Surveyor: Piburn & Carson, LLC  
Application Filed: December 12, 2011  
Zoning: MF-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S112-047**  
(CC District 13) An application to replat all of lot 2 in City Block 6/6606 and a tract of land in City Block 6602 into one 1.5612 acre lot and one 2.1881 acre lot on Satsuma Drive and Dennis Road.  
Applicant/Owner: Royal Indian, LP  
Surveyor: Votex Surveying Inc.  
Application Filed: December 13, 2011  
Zoning: IR  
Staff Recommendation: **Denial** of removal of the building line; **approval** of the plat, subject to compliance with the conditions listed in the docket.
- (4) **S112-050**  
(CC District 14) An application to replat a 2.007 acre tract of land in City Block 242 into one lot 1928 Ross Avenue and bordered by Ross Avenue, Harwood Street, San Jacinto Street and St. Paul Street.  
Applicant/Owner: First United Methodist Church  
Surveyor: Halff Associates, Inc.  
Application Filed: December 14, 2011  
Zoning: CA-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-051**  
(CC District 6) An application to replat a 6.3147 acre tract of land containing all of Lot 1 in City Block A/4021 and a tract of land in City Block 4021 into one 1.6543 acre lot and one 2.7494 acre lot on Sylvan Avenue between IH-30 and Fort Worth Avenue.  
Applicant/Owner: Lynette Exploration, LLC  
Surveyor: Votex Surveying  
Application Filed: December 15, 2011  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S112-052**  
(CC District 13)
- An application to create a 0.68 acre lot from a tract of land in City Block 5213 on property located at Greenville Avenue and Meadow Road, southwest corner.  
Applicant/Owner: Brian Nebel/Greenville Associates  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 15, 2011  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats

- (7) **S112-048**  
(CC District 13)
- An application to replat a 12.89 acre tract of land containing part of Lot 5, and all of Lot 6 in City Block 7/5580 into one lot **and** to remove 2 existing platted building lines from Lots 5 and 6 on property located on Northwest Highway between Inwood Road and Meadowbrook Drive.  
Applicant/Owner: Lovers Lane United Methodist Church; John H. Jackson  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: December 12, 2011  
Notices Sent: 18 notices sent December 16, 2011  
Zoning: PD 815, R-1Ac.(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S112-049**  
(CC District 13)
- An application to replat a tract of land containing all of Lot 1, abandoned alley right of way, **and** to remove the existing platted side yard building line on Lot 1 in City Block A/5509 to create one 0.504 acre lot located at 5807 Norway Road.  
Applicant/Owner: Snyder Investments  
Surveyor: Terra Corp  
Application Filed: November 13, 2011  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- W112-003**  
Neva Dean  
(CC District 2)
- An application for a waiver of the two-year waiting period in order to submit an application for a new subarea within the Cedars West Subarea to allow a restaurant with a drive-through on the south corner of Cadiz Street and Riverfront Boulevard.  
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

- 1110271014**  
Carolyn Horner  
(CC District 2)
- An application for a Certificate of Appropriateness for the installation of a monument sign approximately 18 square feet at 1014 Main Street.  
Applicant: John Eidson  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**
- 1111235001**  
Carolyn Horner  
(CC District 2)
- An application for a Certificate of Appropriateness for the installation of a building identity monument sign approximately 50 square feet at 408 W. Park/1835 Young Street.  
Applicant: Kim Hlas  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-112(MW)**  
Megan Wimer  
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Bruton Road and Masters Drive.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: 7-Eleven, Inc.  
Representative: Gardere Wynne Sewell LLP
2. **Z112-129(MW)**  
Megan Wimer  
(CC District 3)
- An application for an RR Regional Retail District on property zoned an IR Industrial Research District on the west side of South Walton Walker Boulevard, north of West Ledbetter Drive.  
Staff Recommendation: **Approval**  
Applicant/Representative: Ricardo Valdez
3. **Z112-116(OTH)**  
Olga Torres Holyoak  
(CC District 9)
- An application to renew Specific Use Permit No. 1729 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northwest side of Garland Road, between Easton Road and Lochwood Boulevard.  
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Champions Life Christian Church  
Representative: Cecilio Robles

4. **Z112-118(WE)**  
Warren Ellis  
(CC District 5)  
An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the north side of Lake June Road, west of St. Augustine Road.  
Staff Recommendation: **Approval**  
Applicant/Representative: Rodolfo & Socorro Hernandez
5. **Z112-130(RB)**  
Richard Brown  
(CC District 10)  
An application for a CR Community Retail District on property zoned an LI Light Industrial District on the west corner of IH 635 and Royal Lane.  
Staff Recommendation: **Approval**  
Applicant: Quik Trip Corporation  
Representative: James R. Schnurr

Zoning Cases – Under Advisement

6. **Z101-335(RB)**  
Richard Brown  
(CC District 8)  
An application for a Planned Development District for Mixed Uses on property zoned an MU-2 Mixed Use District, MF-2(A) Multifamily District, and the termination of Specific Use Permit No. 1621 for Child-care facility and Private school on both sides of Westmoreland Road, north of Wheatland Road.  
Staff Recommendation: **Hold under advisement**, with the public hearing left open, until January 19, 2012.  
Applicant: Inspiring Body of Christ  
Representative: Audra Buckley  
U/A From: November 17, 2011 AND December 15, 2011.

Zoning Cases – Individual

7. **Z112-122(RB)**  
Richard Brown  
(CC District 12)  
An application for the renewal of and amendment to Specific Use Permit No. 1682 for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District at the southeast corner of Midway Road and Frankford Road.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Beer Girls, LLC  
Representative: Jim Beer

Other Matters

Consideration of appointment to the following CPC Committee:

**Zoning Ordinance committee (ZOC)**

**(List of committee members available with CPC Coordinator)**

Minutes: December 15, 2011

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, January 5, 2012**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, January 5, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m.

Note: The official Zoning Ordinance Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for agenda items.

### 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, JANUARY 5, 2012****FILE NUMBER:** S112-045**Subdivision Administrator:** Paul Nelson**LOCATION:** 13102 Greengrove Ln.**DATE FILED:** December 7, 2011**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 0.929 Acres    **MAPSCO:** 70-F**APPLICANT:** Pedro Rodríguez, Jr.

**REQUEST:** An application to create a 0.928 acre lot from a tract of land in City Block 8823 located at the terminus of Applegate Drive northeast of Seagoville Rd. and northwest of W. Lawson Rd.

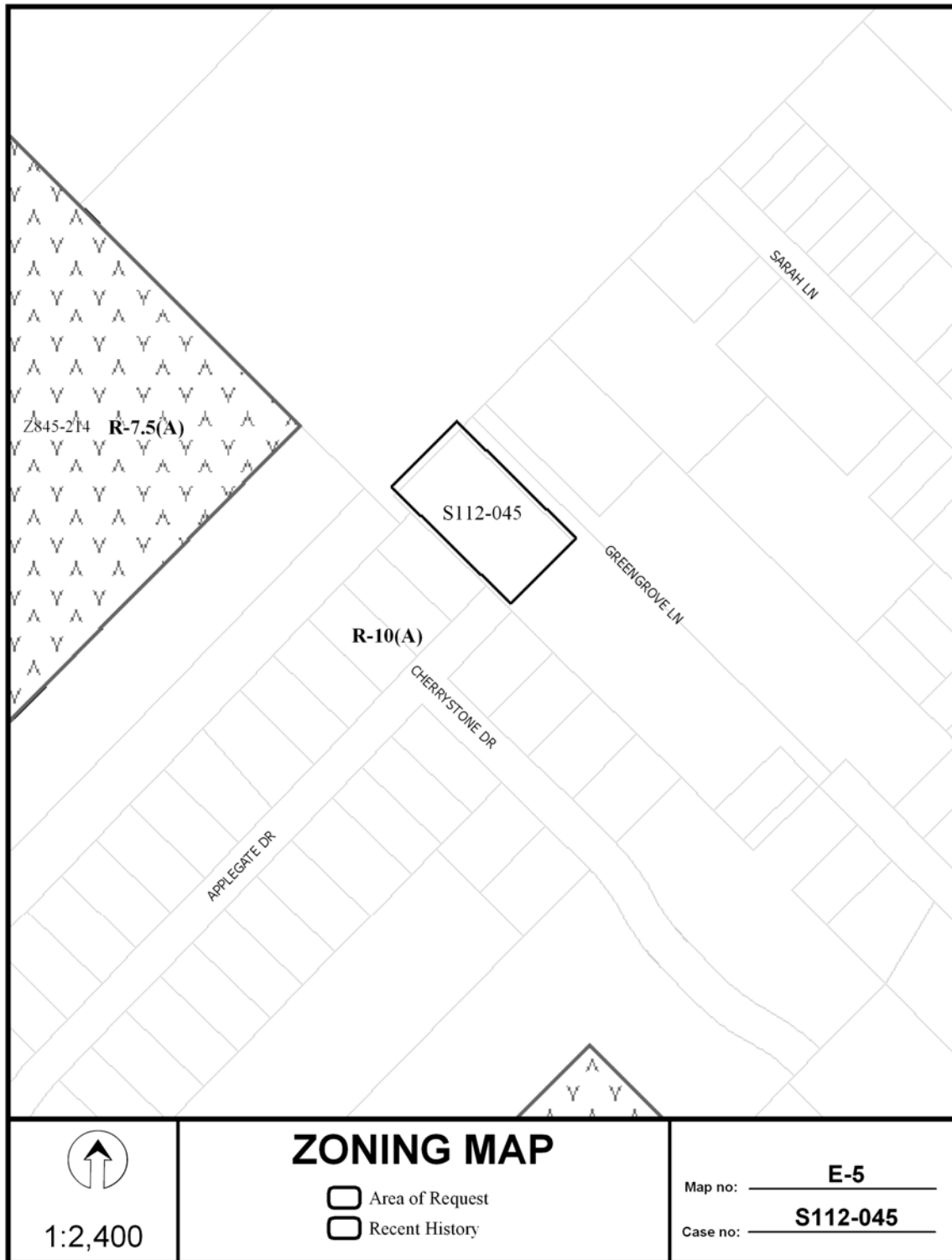
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

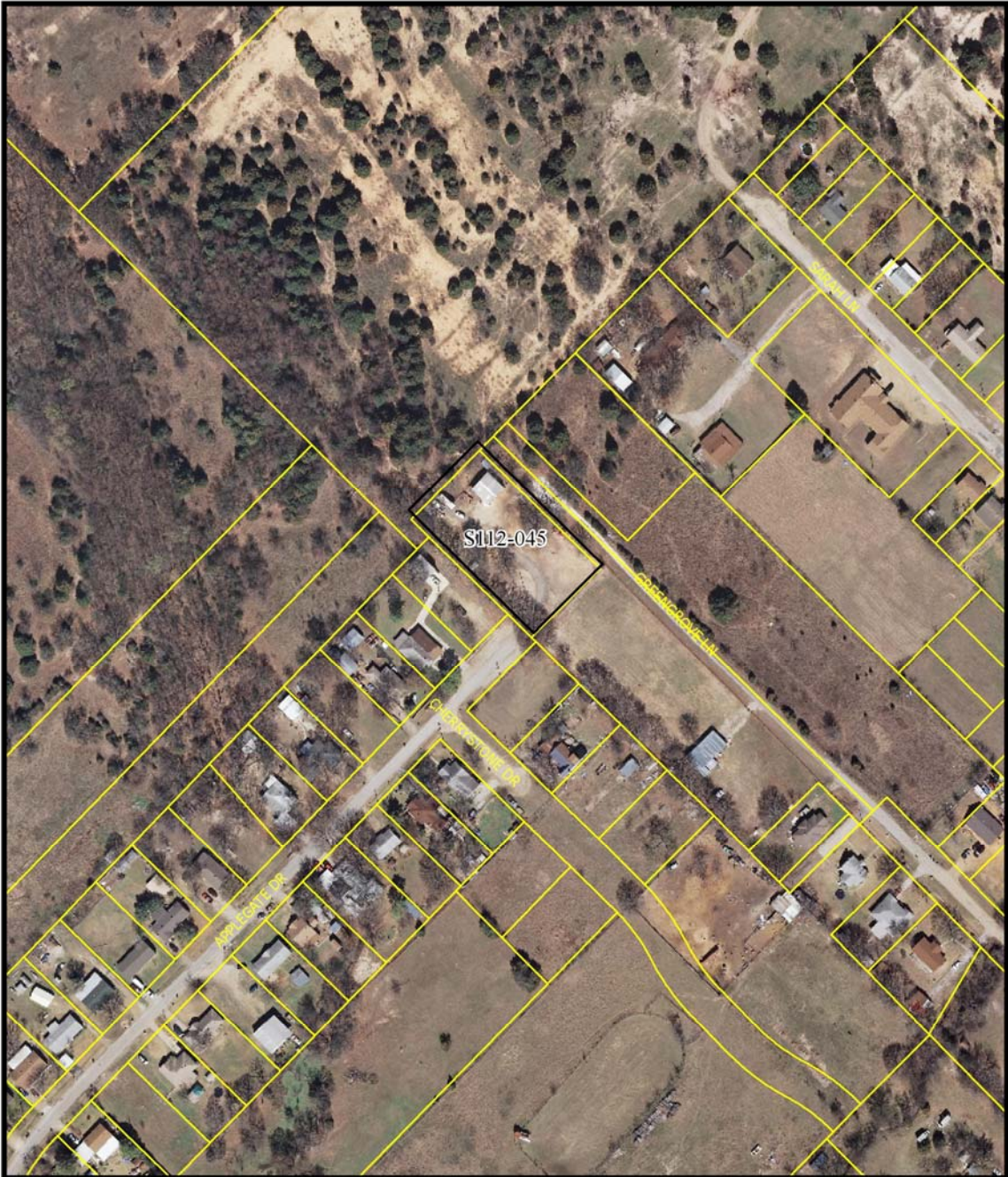
**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the R-10(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Greengrove Lane.
12. Provide a detailed Lot Grading Plan prepared by a Professional Engineer.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. Water/wastewater main extension is required by Private Development Contract.
16. On the final plat show how all adjoining ROW was created.
17. The point of beginning must be tied to an existing platted lot corner, addition corner or block corner.
18. On the final plat identify the property as Lot 1, City Block 2/8823.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Map no: <u>      E-5      </u> Case no: <u>      S112-045      </u>
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12/16/2011



**CITY PLAN COMMISSION****THURSDAY, JANUARY 5, 2012****FILE NUMBER:** S112-046**Subdivision Administrator:** Paul Nelson**LOCATION:** Wynnewood Drive, Pratt Street and Zang Boulevard**DATE FILED:** December 13, 2011**ZONING:** MF-1(A)**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 18.4517 Acres    **MAPSCO:** 54Q**APPLICANT:** WCH Limited Partnership

**REQUEST:** An application to replat an 18.4517 acre lot in City Block 5973 into one 9.9989 acre lot and one 8.4528 acre lot on property bounded by Wynnewood Drive, Pratt Street and Zang Boulevard.

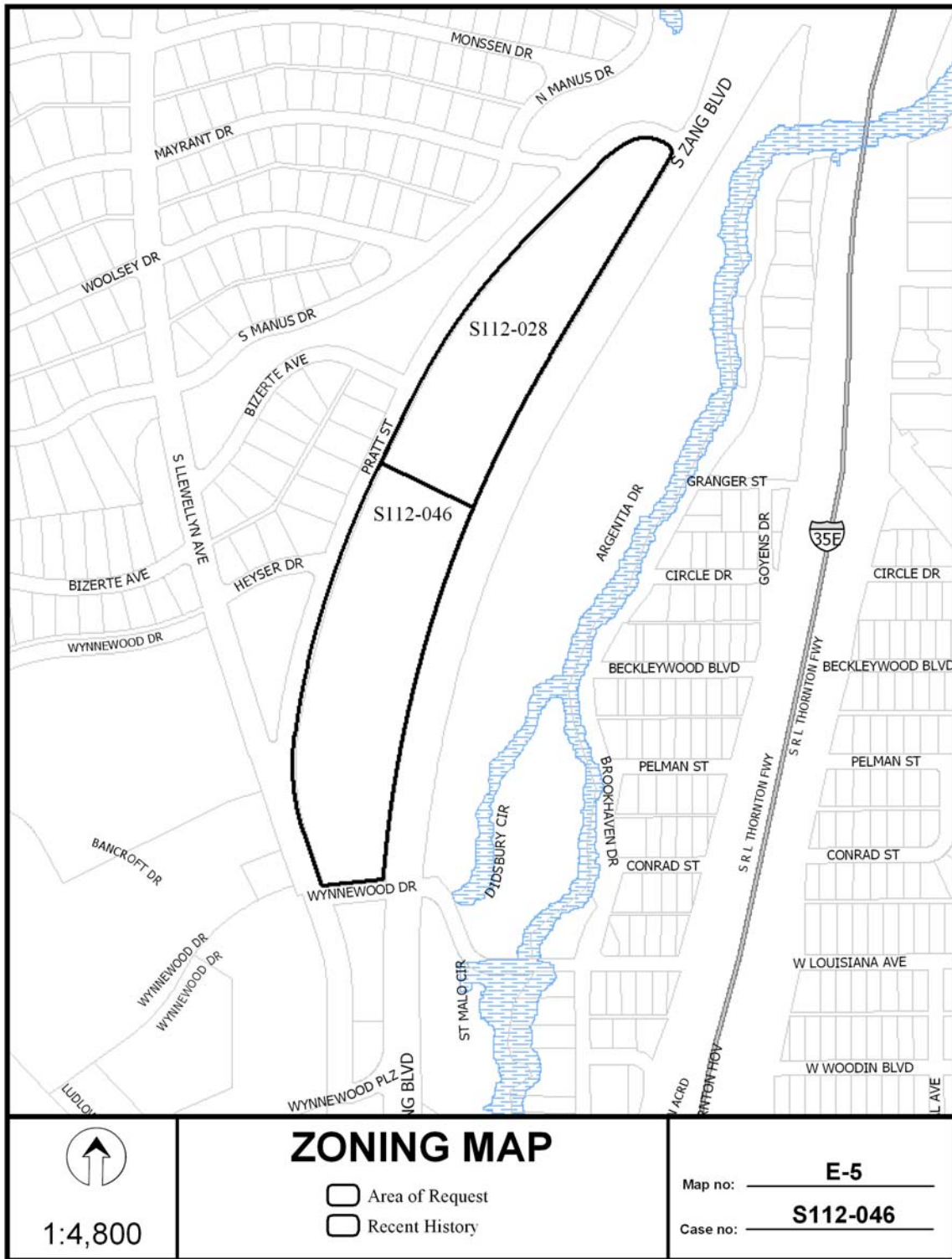
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the MF-1(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

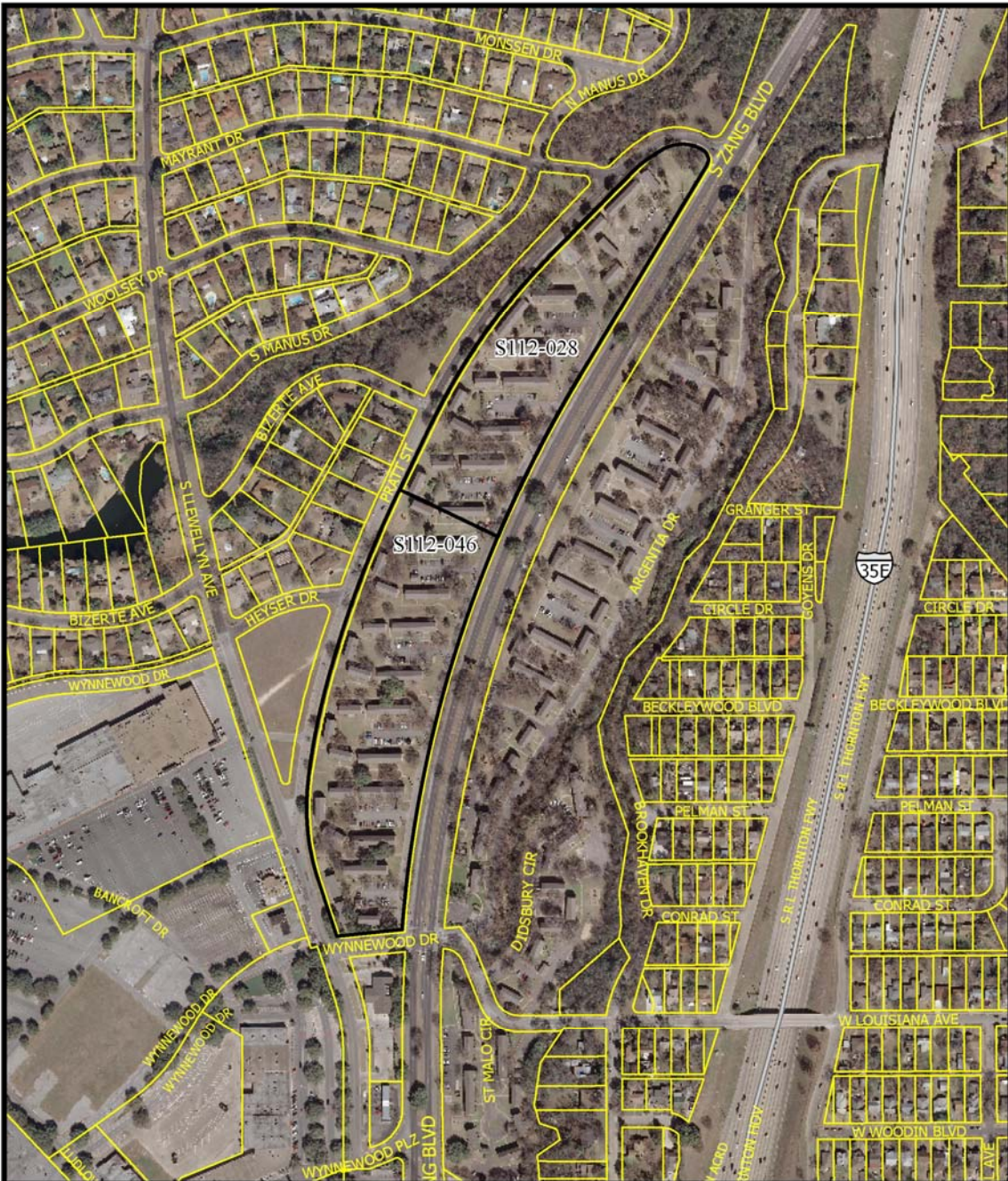
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms to 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 of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from




the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval.
13. .On the final plat dedicate a 15 foot by 15 foot corner clip at Zang Boulevard and Wynnewood Drive.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Llewellyn Avenue and Wynnewood Drive.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. 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.
17. New water and/or wastewater easements need to be shown.
18. On the final plat show how all adjoining ROW were created.
19. .Monument all set corners per the monumentation ordinance.
20. A complete tree survey must be submitted the Chief Arborist for the property prior to the issuance of an "Early Release" building permit or submittal of the final plat for the chairman's signature on lot 1B.
21. On the final plat identify the property as Lot 1 and 2, City Block H/5973.

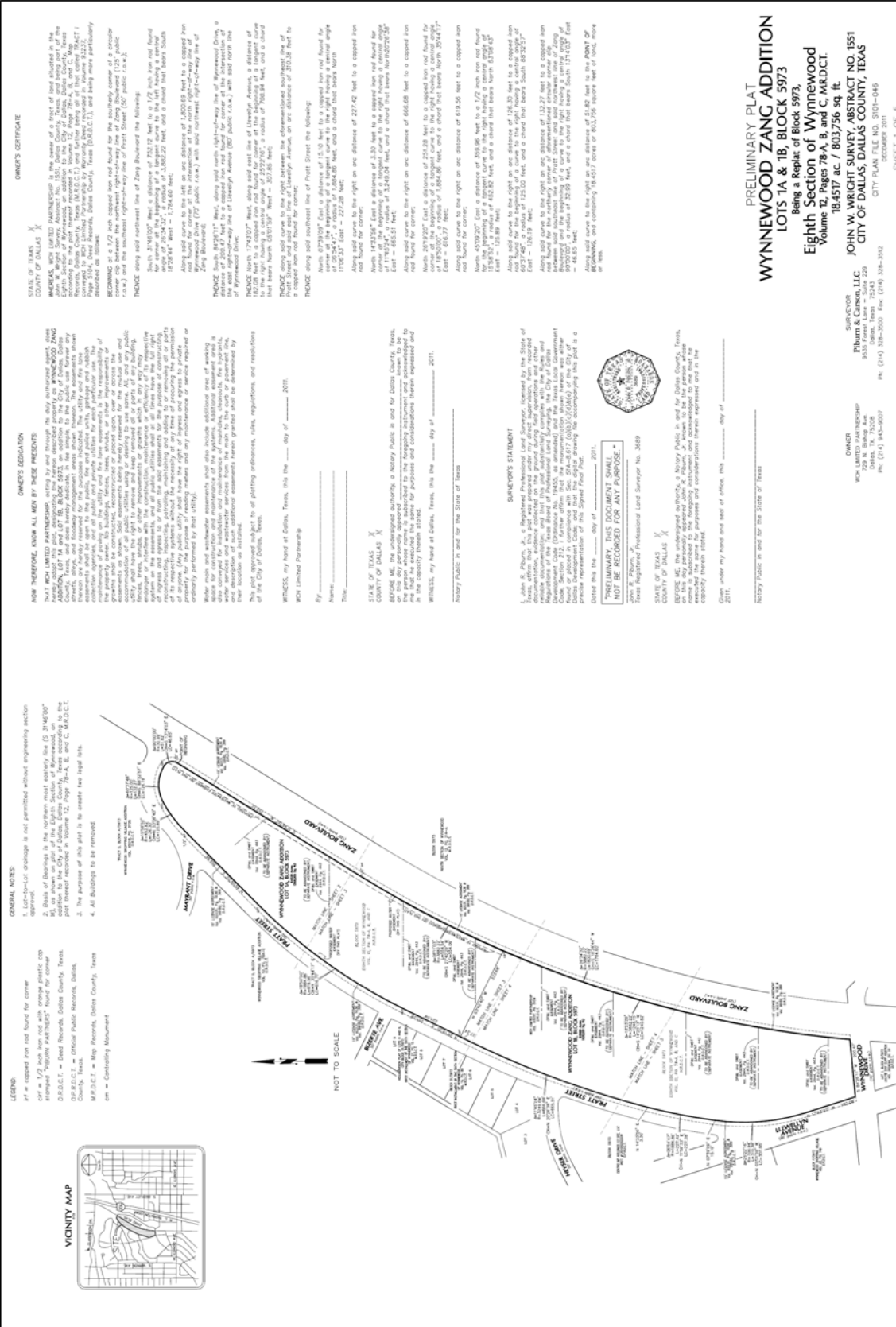






 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Map no: <u>      E-5      </u> Case no: <u>      S112-046      </u>
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12/16/2011



STATE OF TEXAS X  
 COUNTY OF DALLAS X

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

**WITNESS**, my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**  
 I, John B. Phelan, a Registered Professional Land Surveyor, being duly sworn, depose and say that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts and circumstances as shown to me by the owner of the property described herein, and that I am duly qualified to perform the duties of a land surveyor in the State of Texas.

**NOTARY PUBLIC**  
 John B. Phelan, Notary Public  
 State of Texas  
 My Commission Expires \_\_\_\_\_, 2011.

**GENERAL NOTES**  
 1. All easements are shown as they exist on the date of this survey.  
 2. Block of bearings is the system used for all bearings and distances.  
 3. The purpose of this plat is to create two legal lots.  
 4. All buildings to be removed.

**LEGEND**  
 EF = Easement from and found for owner  
 1/2" = 1/2" wide iron rod with wing plastic cap  
 D.B.C.C. = Deed Records, Dallas County, Texas  
 M.A.D.C.C. = Map Records, Dallas County, Texas  
 C.M. = Controlling Monument

**WITNESS**, my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 Notary Public in and for the State of Texas

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**  
 John B. Phelan, Registered Professional Land Surveyor No. 3889  
 STATE OF TEXAS  
 COUNTY OF DALLAS

**OWNER**  
 WYNNEWOOD ZANG ADDITION  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PH: (214) 328-3500 Fax: (214) 328-3512

**PRELIMINARY PLAT**  
**WYNNEWOOD ZANG ADDITION**  
**LOTS 1A & 1B, BLOCK 5973**  
 Being a Replat of Block 5973  
 Eighth Section of Wynnewood  
 Volume 12, Pages 78, B, and C, M.A.D.C.C.  
 184577 ac / 803,756 sq. ft.  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN COMMISSION 101-01-046  
 SHEET 1 OF 5

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

**WITNESS**, my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**  
 I, John B. Phelan, a Registered Professional Land Surveyor, being duly sworn, depose and say that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts and circumstances as shown to me by the owner of the property described herein, and that I am duly qualified to perform the duties of a land surveyor in the State of Texas.

**NOTARY PUBLIC**  
 John B. Phelan, Notary Public  
 State of Texas  
 My Commission Expires \_\_\_\_\_, 2011.

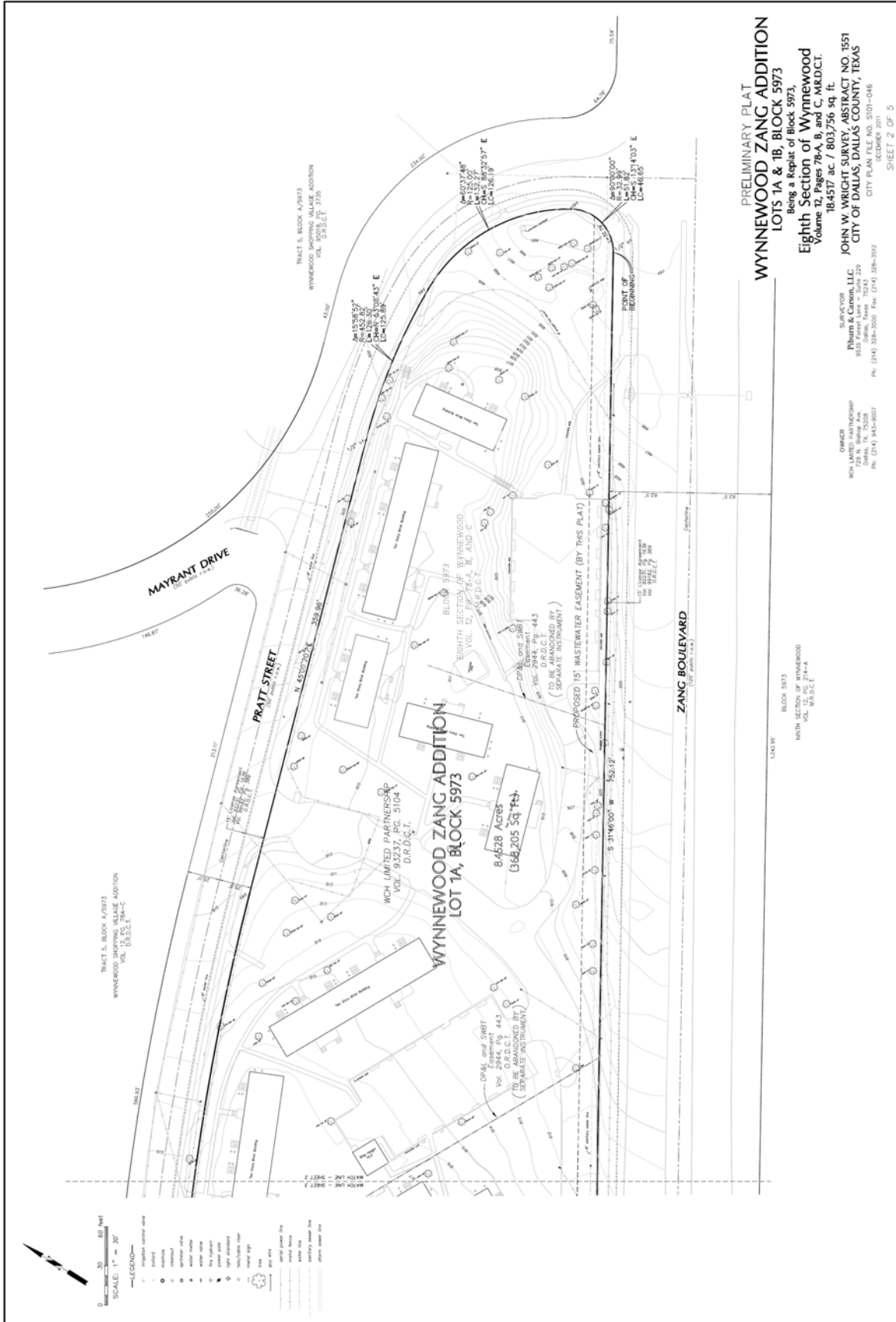
**OWNER**  
 WYNNEWOOD ZANG ADDITION  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PH: (214) 328-3500 Fax: (214) 328-3512

**PRELIMINARY PLAT**  
**WYNNEWOOD ZANG ADDITION**  
**LOTS 1A & 1B, BLOCK 5973**  
 Being a Replat of Block 5973  
 Eighth Section of Wynnewood  
 Volume 12, Pages 78, B, and C, M.A.D.C.C.  
 184577 ac / 803,756 sq. ft.  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN COMMISSION 101-01-046  
 SHEET 1 OF 5

City Plan Commission Date: 01/05/2012  
 12/22/2011 2:07:54 PM

2(e)

S112-046

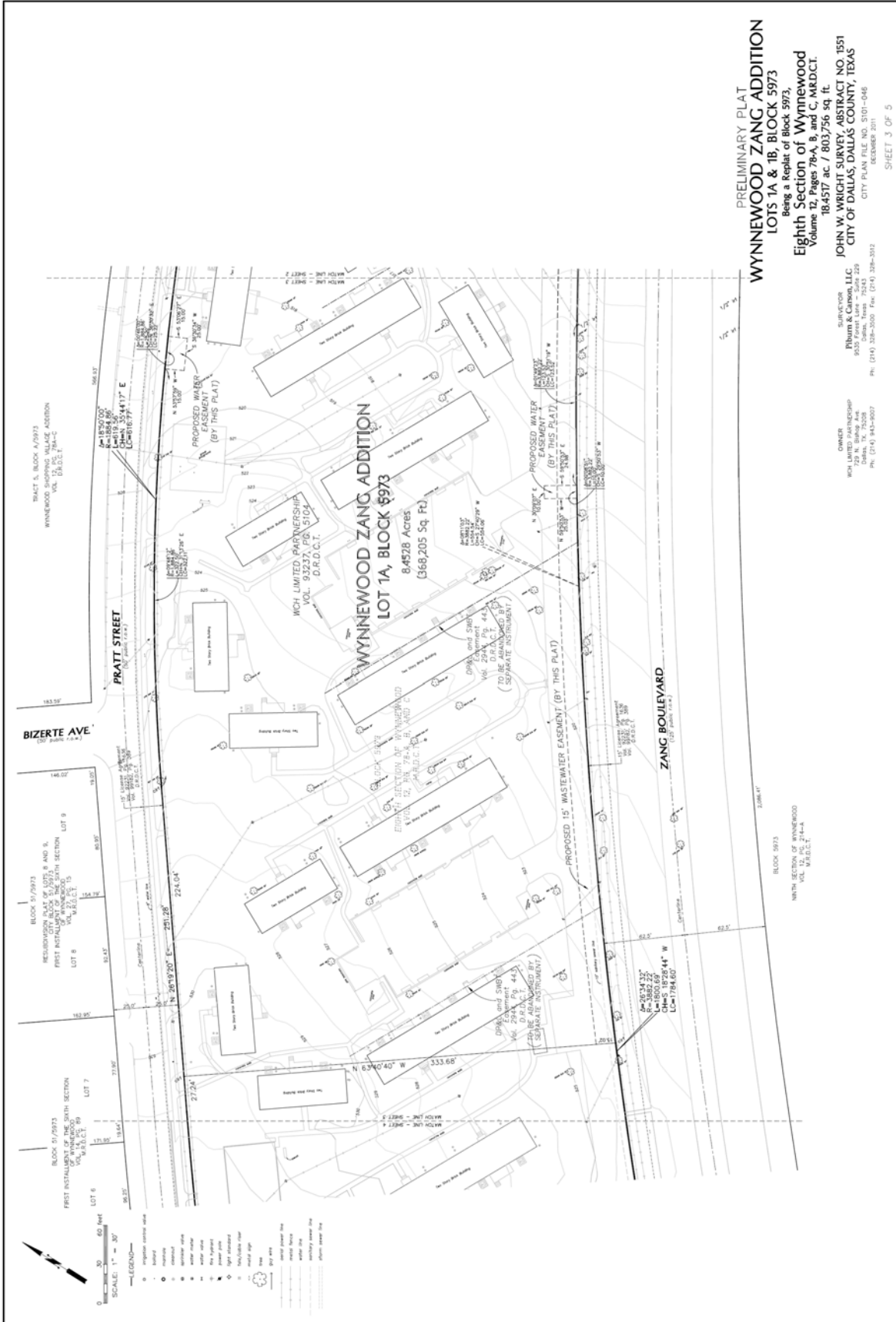


PRELIMINARY PLAT  
**WYNNEWOOD ZANG ADDITION**  
 LOTS 1A & 1B, BLOCK 5973  
 Being a Replat of Block 5973,  
 Eighth Section of Wynnewood  
 Volume 12, Pages 78-A, B, and C, M.R.D.C.T.  
 18,457 ac. / 803,756 sq. ft.  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5101-046  
 DECEMBER 2011  
 SHEET 2 OF 5

**OWNER**  
 WCH LIMITED PARTNERSHIP  
 8055 Dallas, Texas 75243  
 PH: (214) 944-1007

**SURVEYOR**  
 Pharris & Carlson, LLC  
 8055 Dallas, Texas 75243  
 PH: (214) 338-2000 Fax: (214) 338-1012

BLOCK 5973  
 EIGHTH SECTION OF WYNNEWOOD  
 VOL. 12, P.C. 71-A  
 M.R.D.C.T.



**PRELIMINARY PLAT**  
**WYNWOOD ZANG ADDITION**  
**LOTS 1A & 1B, BLOCK 5973**

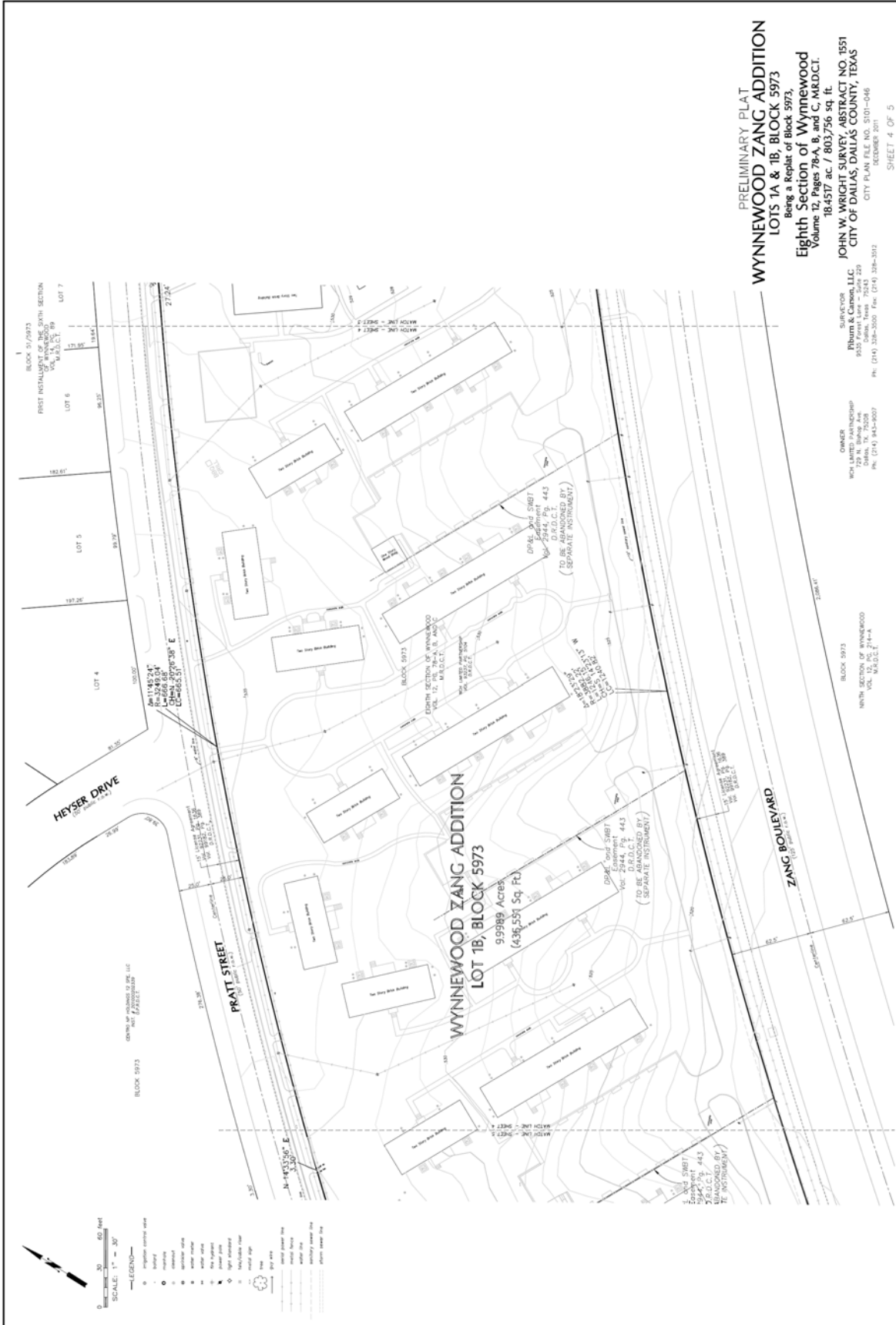
Being a Replat of Block 5973.

**Eighth Section of Wynewood**  
**Volume 12, Pages 78-A, B, and C, M&D.C.T.**  
 18.457 ac. / 803,756 sq. ft.

**OWNER**  
 WYNWOOD PARTNERSHIP  
 1329 DALLAS STREET  
 DALLAS, TX 75208  
 PH: (214) 943-8007

**SURVEYOR**  
 THOMAS CARROLL, LLC  
 6325 W. LAKOTA AVE.  
 DALLAS, TX 75243  
 PH: (214) 350-3500 Fax: (214) 338-3512

**JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
 CITY PLAN FILE NO. 5101-046  
 DECEMBER 2011  
 SHEET 3 OF 5



**PRELIMINARY PLAT**  
**WYNNEWOOD ZANG ADDITION**  
**LOTS 1A & 1B, BLOCK 5973**

Being a Replat of Block 5973,

**Eighth Section of Wynnewood**  
 Volume 12, Pages 78-A, B, and C, M.R.D.C.T.

18.4517 ac. / 803,756 sq. ft.

**JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. 5101-046  
 DECEMBER 2011

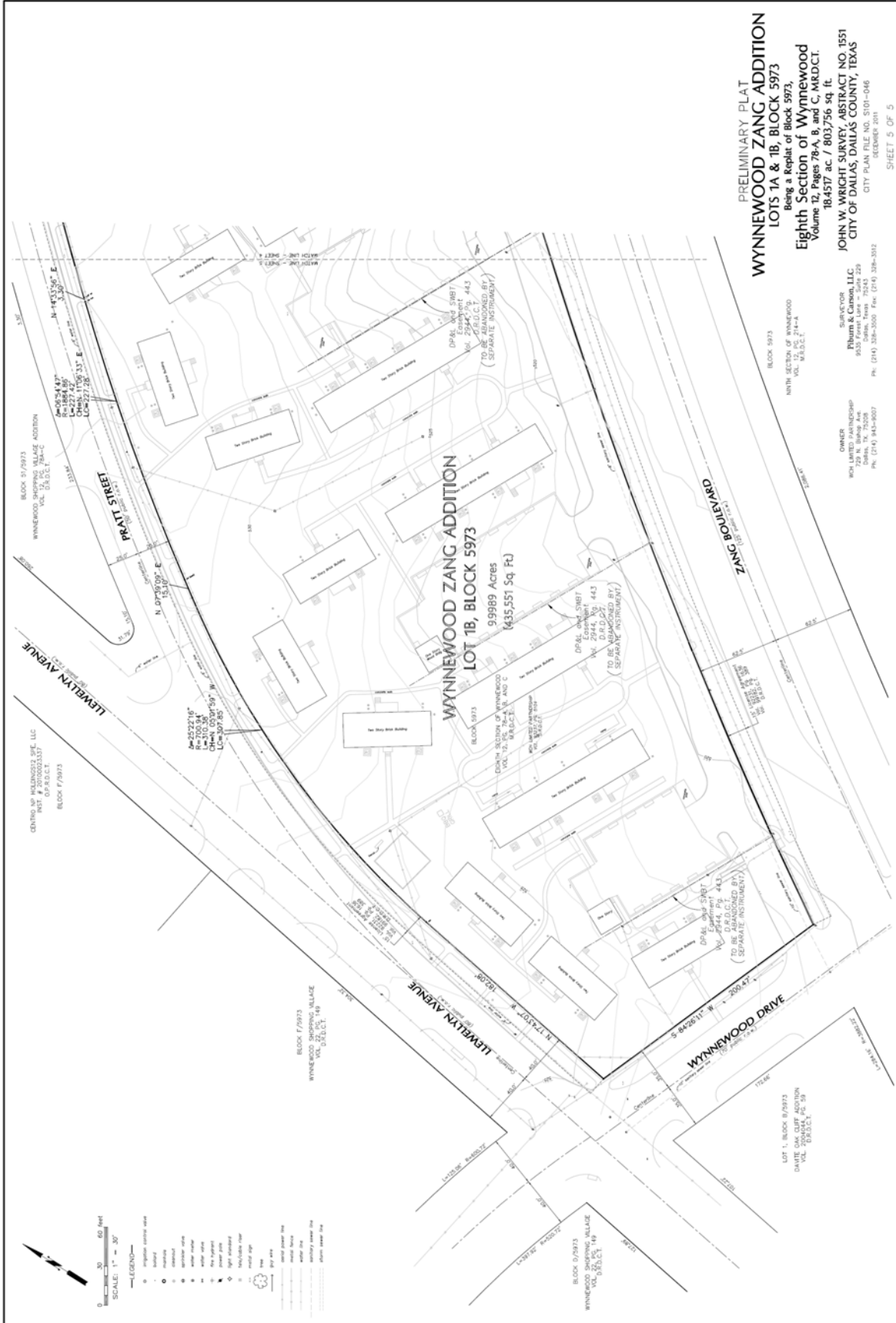
SHEET 4 OF 5

**OWNER**  
 WCH LIMITED PARTNERSHIP  
 6255 S. GREENWAY  
 DALLAS, TX 75208  
 PH: (214) 943-5007

**SURVEYOR**  
 Fithum & Carson, LLC  
 6255 S. GREENWAY  
 DALLAS, TEXAS 75243  
 PH: (214) 338-3500 Fax: (214) 338-3512

**BLOCK 5973**  
 NORTH SECTION OF WYNNEWOOD  
 VOL. 12, P. 78-A, B, AND C, M.R.D.C.T.

**BLOCK 5974**  
 SOUTH SECTION OF WYNNEWOOD  
 VOL. 12, P. 78-A, B, AND C, M.R.D.C.T.



PRELIMINARY PLAT  
**WYNNEWOOD ZANG ADDITION**  
 LOTS 1A & 1B, BLOCK 5973  
 Being a Replat of Block 5973,  
 Eighth Section of Wynnewood  
 Volume 12, Pages 78-A, B, and C, M.R.D.C.T.  
 18.457 ac. / 803,756 sq. ft.  
 JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S101-046  
 REDEMPTION 2011  
 SHEET 5 OF 5

OWNER  
 WPL LIMITED PARTNERSHIP  
 6725 Dallas, Texas 75228  
 PH: (214) 943-8007

SURVIVOR  
 Phum & Carson, LLC  
 6725 Dallas, Texas 75228  
 PH: (214) 338-3500 Fax: (214) 338-3512

**CITY PLAN COMMISSION****THURSDAY, JANUARY 5, 2012****FILE NUMBER:** S112-047**Subdivision Administrator:** Paul Nelson**LOCATION:** Satsuma Drive and Dennis Road**DATE FILED:** December 13, 2011**ZONING:** IR**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 2.1881 Acres.    **MAPSCO:** 23A**APPLICANT/OWNER:** Royal Indian, LP

**REQUEST:** An application to replat all of lot 2 in City Block 6/6606 and a tract of land in City Block 6602 into one 1.5612 acre lot and one 2.1881 acre lot on Satsuma Drive and Dennis Road.

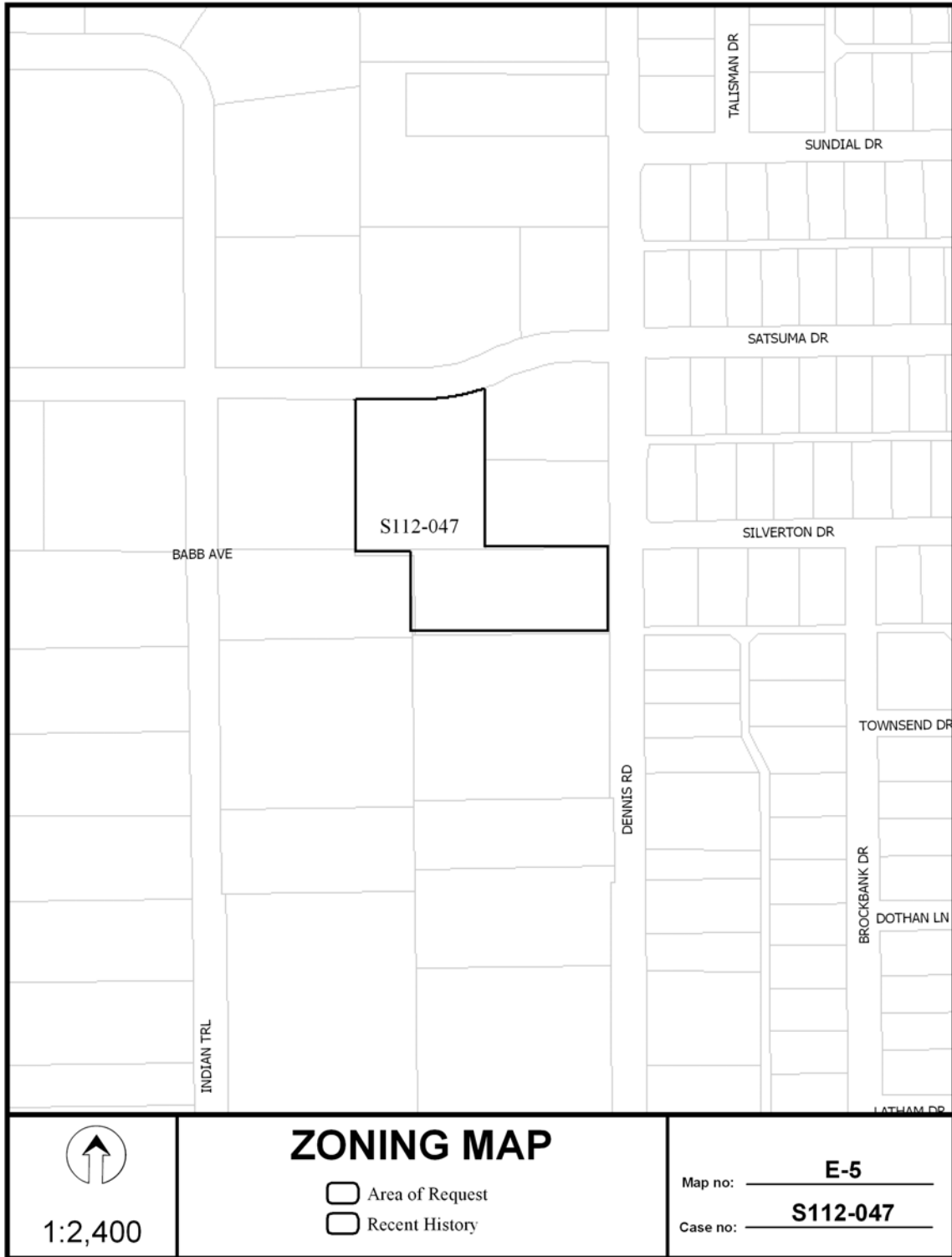
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the IR District; 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. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."

11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat show how all adjoining ROW was created.
13. On the final plat list utility easements as retained within abandonment's when stated in ordinance.
14. Verify that the awning shown on Lot 1, Block 6/6606.is or is not hanging over property line onto lot 2.
15. Verify who owns the 1.0 foot between the alley abandonment and Royal Indian tract.
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. On the final plat identify the property as Lot 2A and Lot 4, Block 6/6606.









**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**FILE NUMBER:** S112-050

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Ross Avenue, Harwood Street San Jacinto Street and St. Paul Street

**DATE FILED:** December 14, 2011

**ZONING:** CA-1(A)

**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 2.007 Acres    **MAPSCO:** 45K

**APPLICANT:** First United Methodist Church of Dallas

**REQUEST:** An application to replat a 2.007 acre tract of land in City Block 242 into one lot at 1928 Ross Avenue and bordered by Ross Avenue, Harwood Street San Jacinto Street and St. Paul Street.

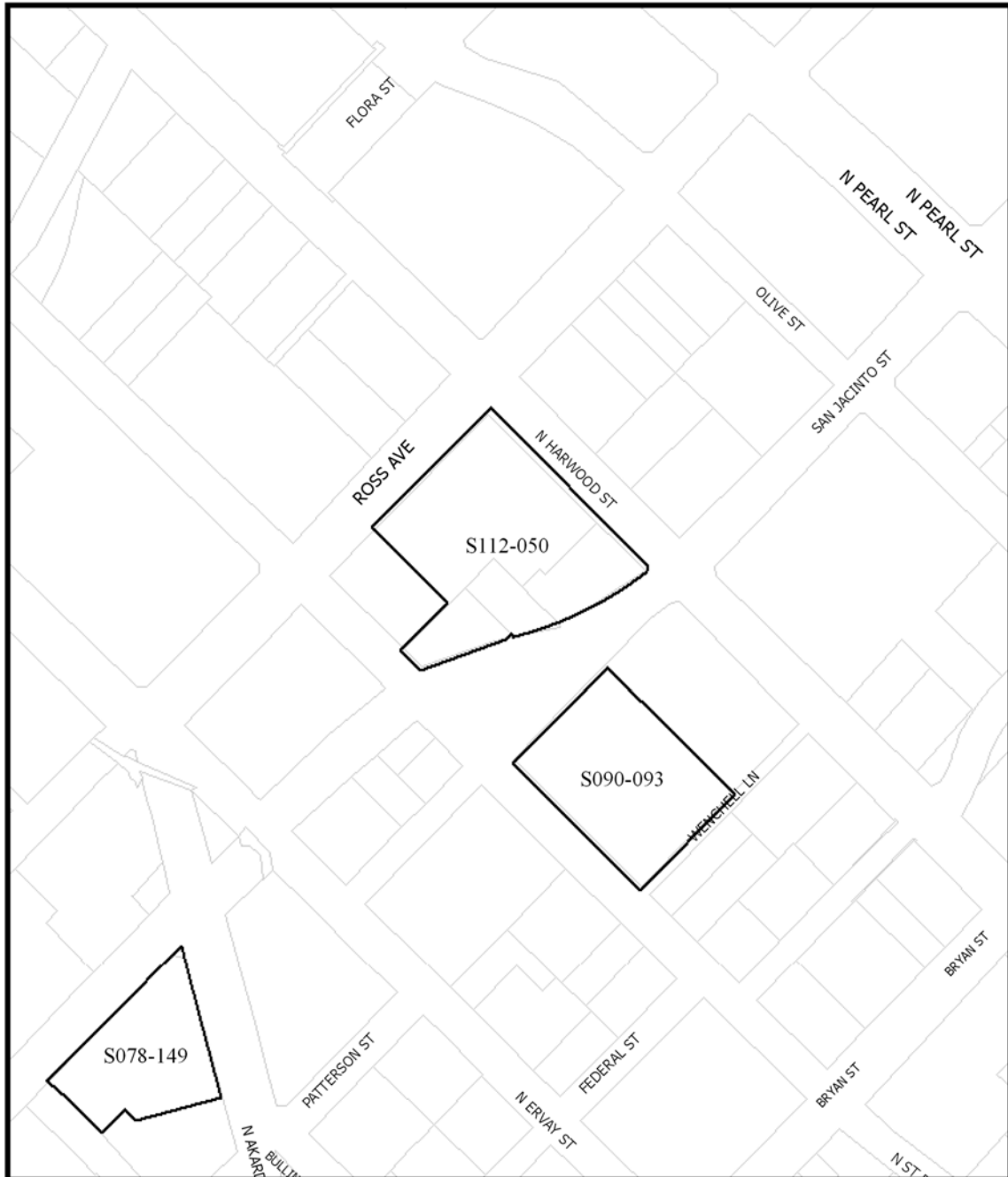
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

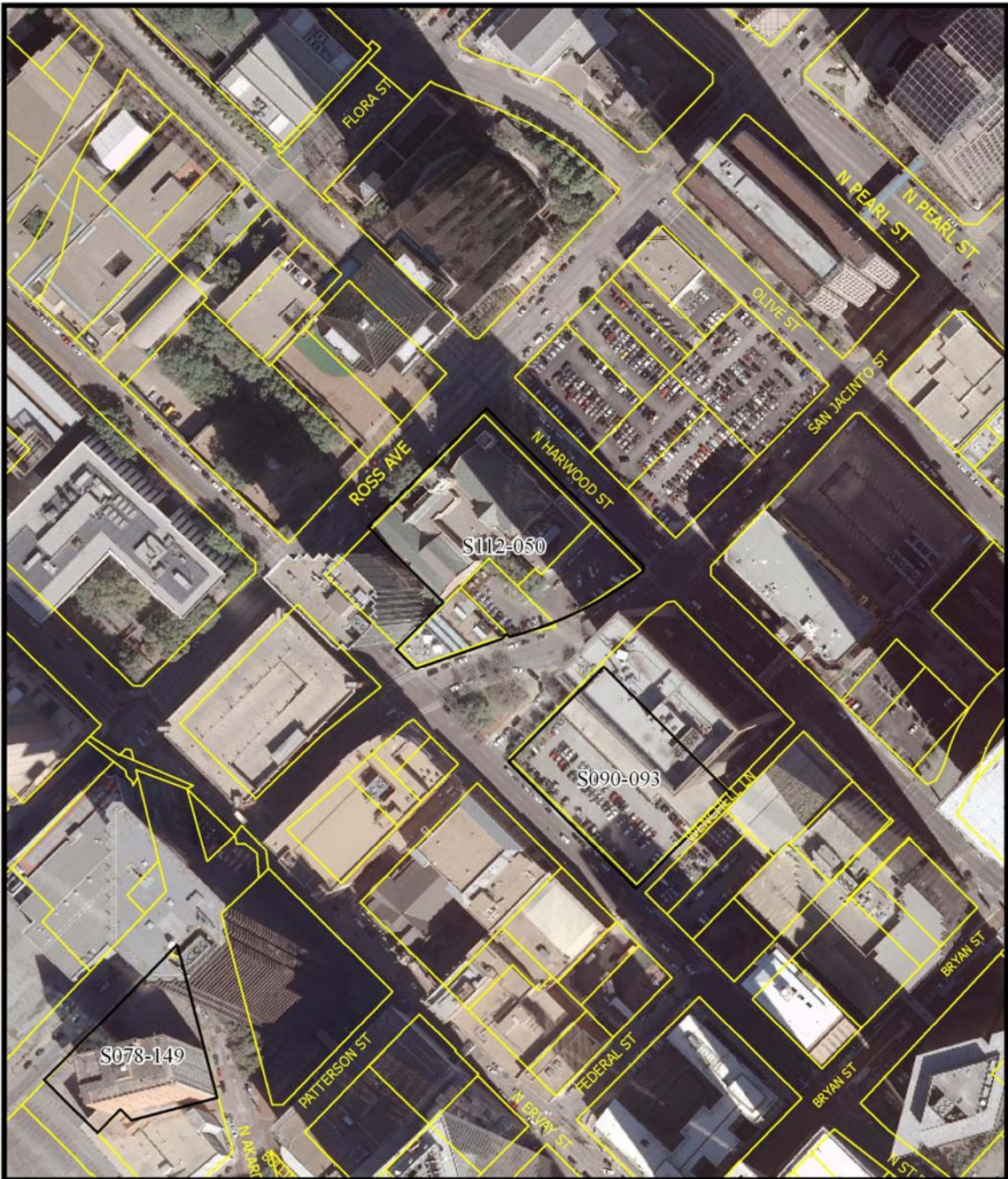
the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval.
13. On the final plat dedicate 32 feet of ROW from the established centerline of Harwood Street.
14. On the final plat dedicate 32 feet of ROW from the established centerline of San Jacinto Street
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Ross Avenue.
16. On the final plat dedicate a 15 foot by 15 foot corner clip at St. Paul Street and San Jacinto Street.
17. On the final plat dedicate a 15 foot by 15 foot Harwood Street and San Jacinto Street.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
20. 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.
21. Water/wastewater main extension may be required by Private Development Contract.
22. On the final plat show how all adjoining ROW was created.
23. On the final plat show the distance/width of ROW for San Jacinto Street.
24. Submit a letter for alternate monumentaion.
25. Prior to submittal of the final plat for the Chairman's signature it must be demonstrated the plat is in compliance with 51A-8.503(e)(2) requiring that proposed lot lines not create a structure not in strict compliance with the Dallas Building Code.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>          E-5          </u> Case no: <u>          S112-050          </u>
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12/16/2011



 1:2,400	<h3>AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Map no: <u>      E-5      </u> Case no: <u>      S112-050      </u>
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12/16/2011

**OWNER'S DECLARATION**  
I, the undersigned, hereby declare that I am the owner of the above described property and that I am duly qualified to execute and convey the same.

**STATE OF TEXAS**  
COUNTY OF DALLAS

**OWNER'S STATEMENT**  
I, the undersigned, hereby declare that I am the owner of the above described property and that I am duly qualified to execute and convey the same.

**STATE OF TEXAS**  
COUNTY OF DALLAS

**SURVYOR'S STATEMENT**  
I, the undersigned, being duly licensed and qualified as a Surveyor in the State of Texas, do hereby certify that I am a duly licensed and qualified Surveyor in the State of Texas, and that I have surveyed the above described property and that I am duly qualified to execute and convey the same.

**STATE OF TEXAS**  
COUNTY OF DALLAS

**OWNER'S STATEMENT**  
I, the undersigned, hereby declare that I am the owner of the above described property and that I am duly qualified to execute and convey the same.

**STATE OF TEXAS**  
COUNTY OF DALLAS

**SURVYOR'S STATEMENT**  
I, the undersigned, being duly licensed and qualified as a Surveyor in the State of Texas, do hereby certify that I am a duly licensed and qualified Surveyor in the State of Texas, and that I have surveyed the above described property and that I am duly qualified to execute and convey the same.

**STATE OF TEXAS**  
COUNTY OF DALLAS

**GENERAL NOTES**  
1. THE BASIS OF PLACING IS THE SOUTHWEST CORNER OF THE LOT.  
2. LOT 1, BLOCK 242, OF CHURCH ADDITION, CITY OF DALLAS, TEXAS, BEING 0.2727 ACRES (87,422 SQ. FT.) MORE OR LESS.  
3. THE BOUNDARIES SHOWN ARE THE PROPERTY OF THE CITY OF DALLAS, TEXAS.  
4. EASEMENTS SHOWN ON SITE TO REMAIN.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.  
**PRELIMINARY PLAT**  
**FIRST UNITED METHODIST CHURCH ADDITION**  
**LOT 1, BLOCK A242**  
AN ADDITION TO THE CITY OF DALLAS, TEXAS, BEING 0.2727 ACRES (87,422 SQ. FT.) MORE OR LESS, AS SHOWN ON THE CITY PLAT FILED IN THE CITY PLAT FILE NO. 312-050.  
**HALFF**  
1111 WEST WOODWAY AVE., SUITE 200, DALLAS, TEXAS 75219  
TEL: 214-761-2000 FAX: 214-761-2001  
COUNTY CLERK, CITY OF DALLAS  
SHEET 001



**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**FILE NUMBER:** S112-051

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Sylvan Avenue between IH-30 and Fort Worth Avenue

**DATE FILED:** December 15, 2011

**ZONING:** PD 714 Subdistrict 1B

**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 6.3147 Acres    **MAPSCO:** 44T, U

**APPLICANT:** Lynette Exploration, LLC

**REQUEST:** An application to replat a 6.3147 acre tract of land containing all of Lot 1 in City Block A/4021 and a tract of land in City Block 4021 into one 1.6543 acre lot and one 2.7494 acre lot on Sylvan Avenue between IH-30 and Fort Worth Avenue.

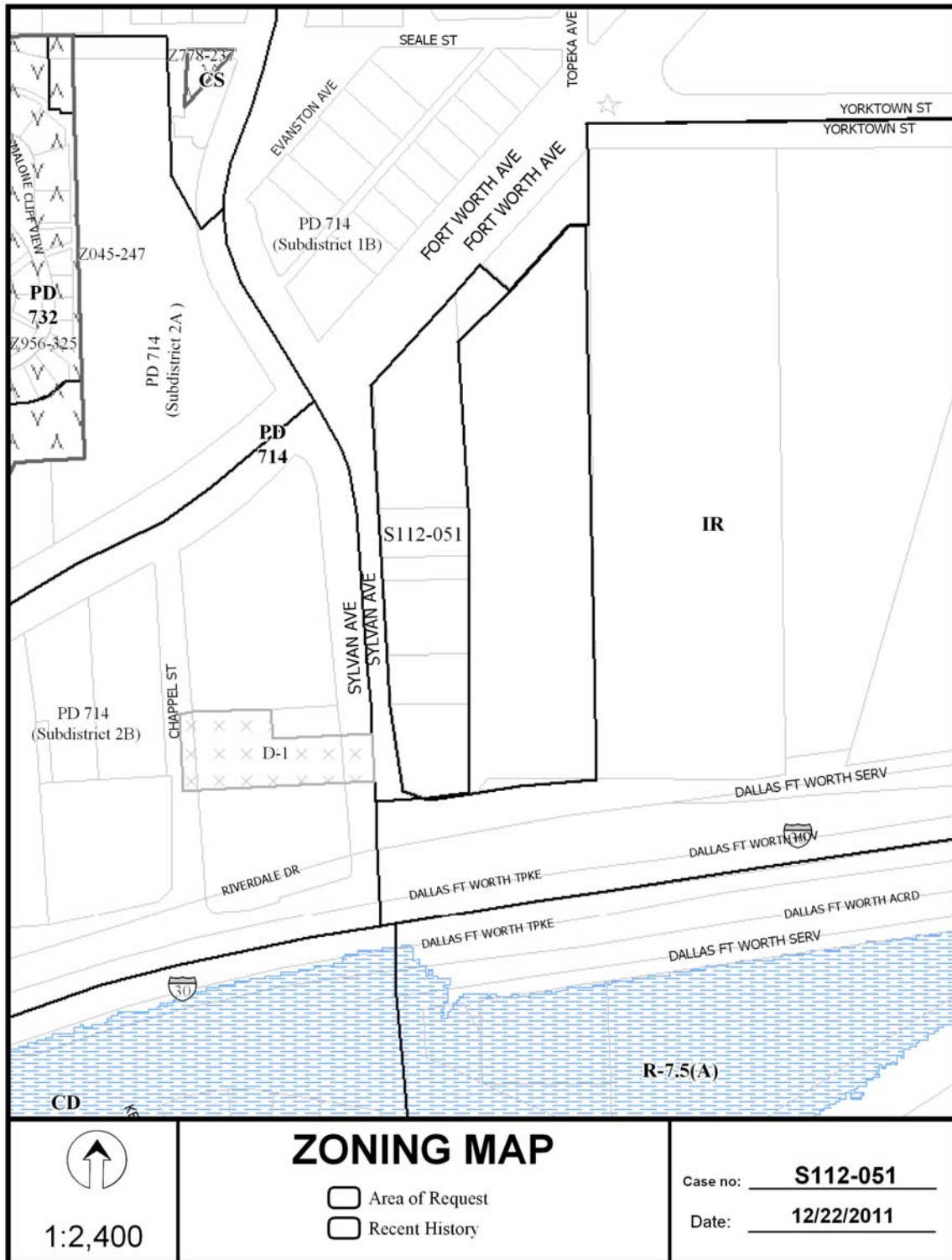
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the PD 714 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 5.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval.
13. Dedicate 50 feet ROW from established centerline of Sylvan Avenue.
14. Dedicate 15 foot by 15 foot corner clip at Sylvan Avenue and Fort Worth Avenue.
15. Any modification on IH-30 service road requires Tx. Dot approval
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 is required by Private Development Contract.
18. On the final plat show how all adjoining ROW was created.
19. On the final plat identify the property as Lot 1A and 1B-1E, Block A/4021.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S112-051</b>          </u> Date: <u>          <b>12/22/2011</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**FILE NUMBER:** S112-052

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Greenville Avenue and Meadow Road, southwest corner

**DATE FILED:** December 16, 2011

**ZONING:** MU-2

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 0.68 Acres

**MAPSCO:** 26L

**APPLICANT:** Brian Nebel/Greenville Associates

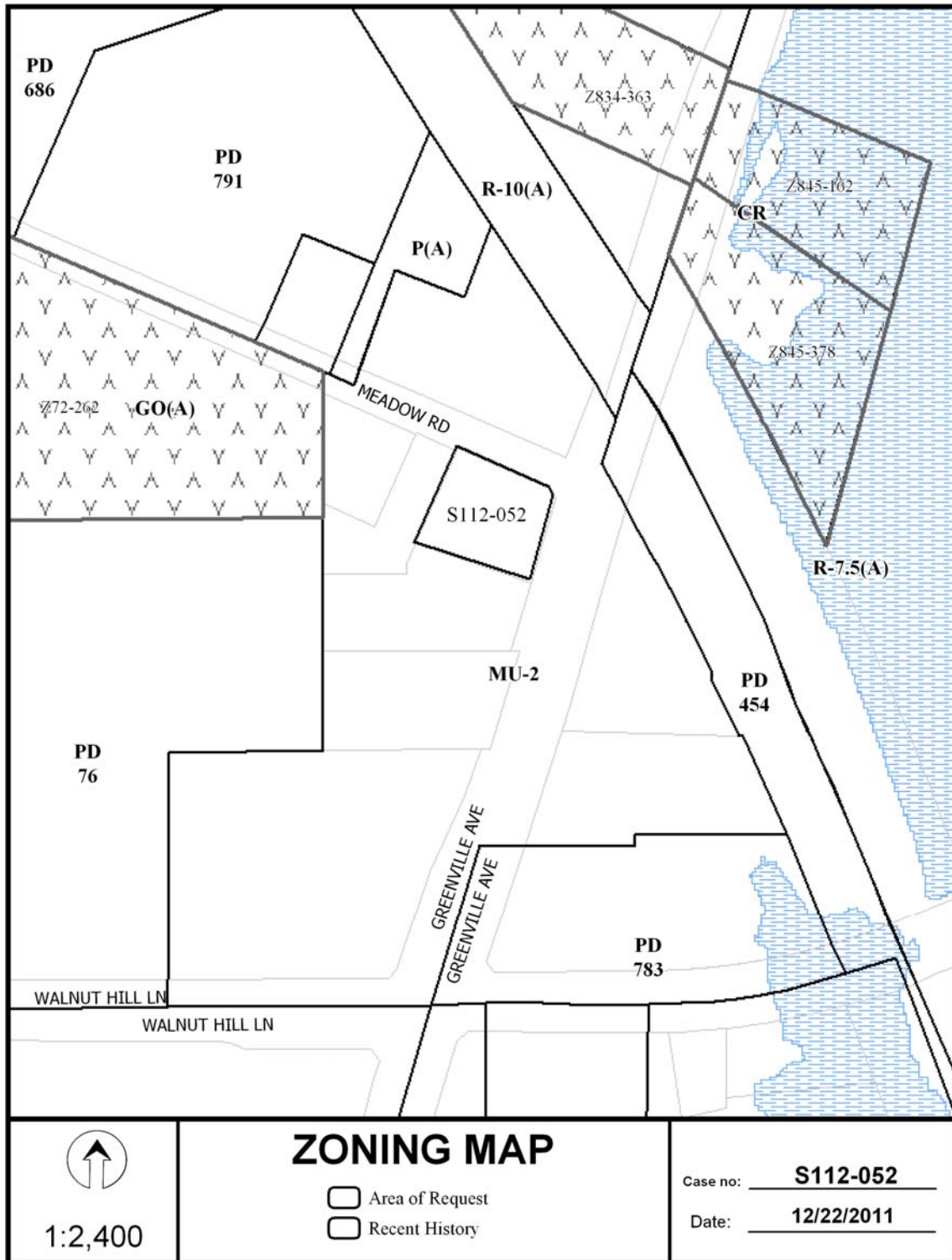
**REQUEST:** An application to create a 0.68 acre lot from a tract of land in City Block 5213 on property located at Greenville Avenue and Meadow Road, southwest corner.

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

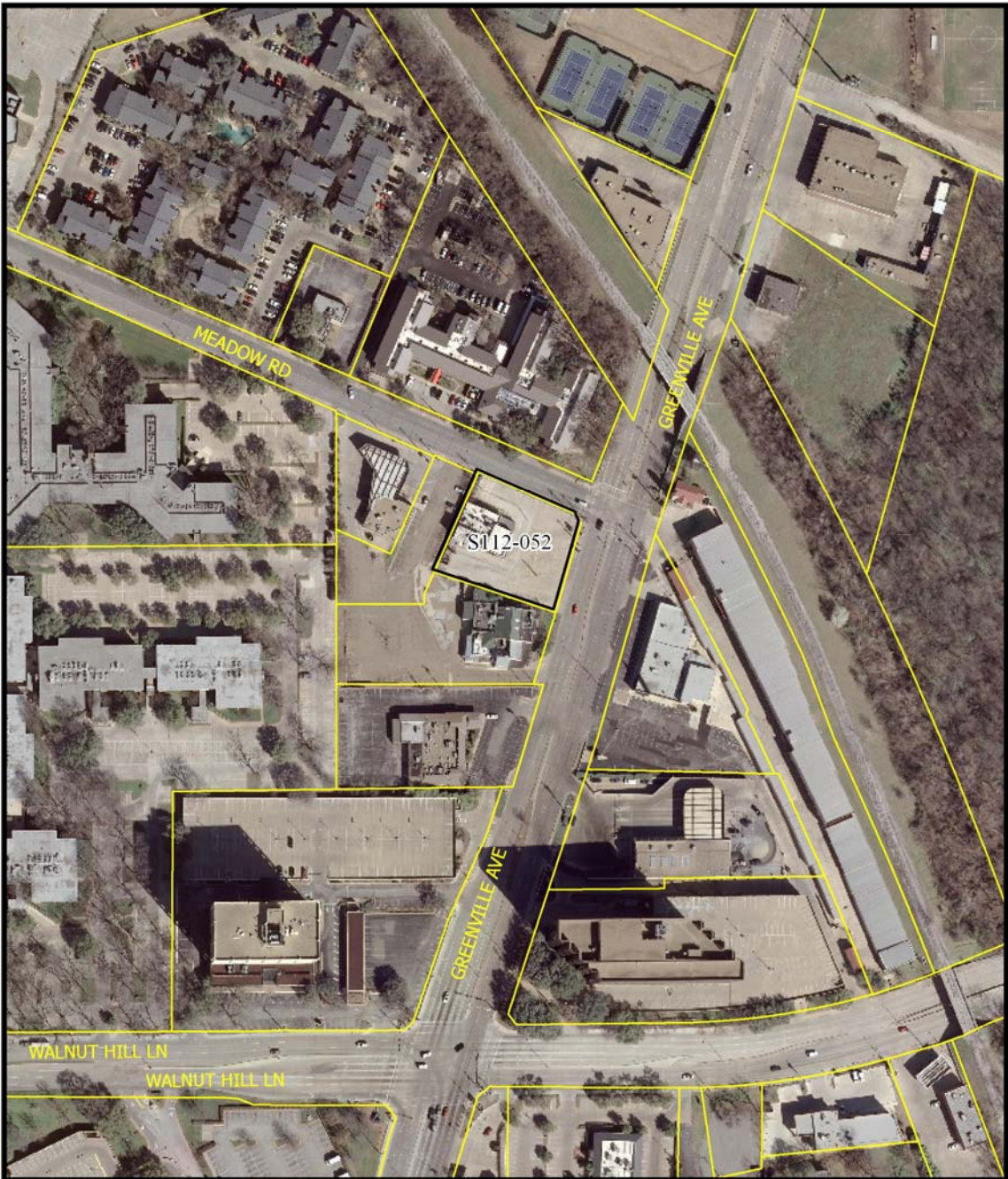
**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the MU-2 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval.
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 30 feet of ROW from the established center line of Meadow Road.
14. On the final plat show how all adjoining ROW was created.
15. On the final plat show recording information on all existing easements within 150 feet of the property.
16. On the final plat show prior plat on map, in legal, and or title block.
17. On the final plat identify the property as Lot 1, Block C/5213.







1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S112-052

Date: 12/22/2011



**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**FILE NUMBER:** S112-048

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Northwest Highway between Inwood Road and Meadowbrook Drive

**DATE FILED:** December 14, 2011

**ZONING:** PD 815, R-1Ac.(A)

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 12.89 Ac.

**MAPSCO:** 24V

**APPLICANT/OWNER:** Lovers Lane United Methodist Church; John H. Jackson

**REQUEST:** An application to replat a 12.89 acre tract of land containing part of Lot 5, and all of Lot 6 in City Block 7/5580 into one lot and to remove 2 existing platted building lines from Lots 5 and 6 on property located on Northwest Highway between Inwood Road and Meadowbrook Drive.

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

**DATE NOTICES SENT:** 18 notices were sent December 16, 2011.

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

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:

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

- The removal of the building lines will allow development of the property in accordance with the zoning regulations in effect at the time of development.

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

- 18 notices were sent on December 16, 2011 with no replies in favor or against as of December 27, 2011.

“(iii) adversely affect neighboring properties; and”

- The building lines are internal to the property and effectively are sideyard setbacks.

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

- The removal of the building lines will not alter the ability to develop the property.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The request complies with the requirements of Section 51A-8.505(c) for reduction or removal of building lines. The removal of the building line will provide an opportunity to develop the property in

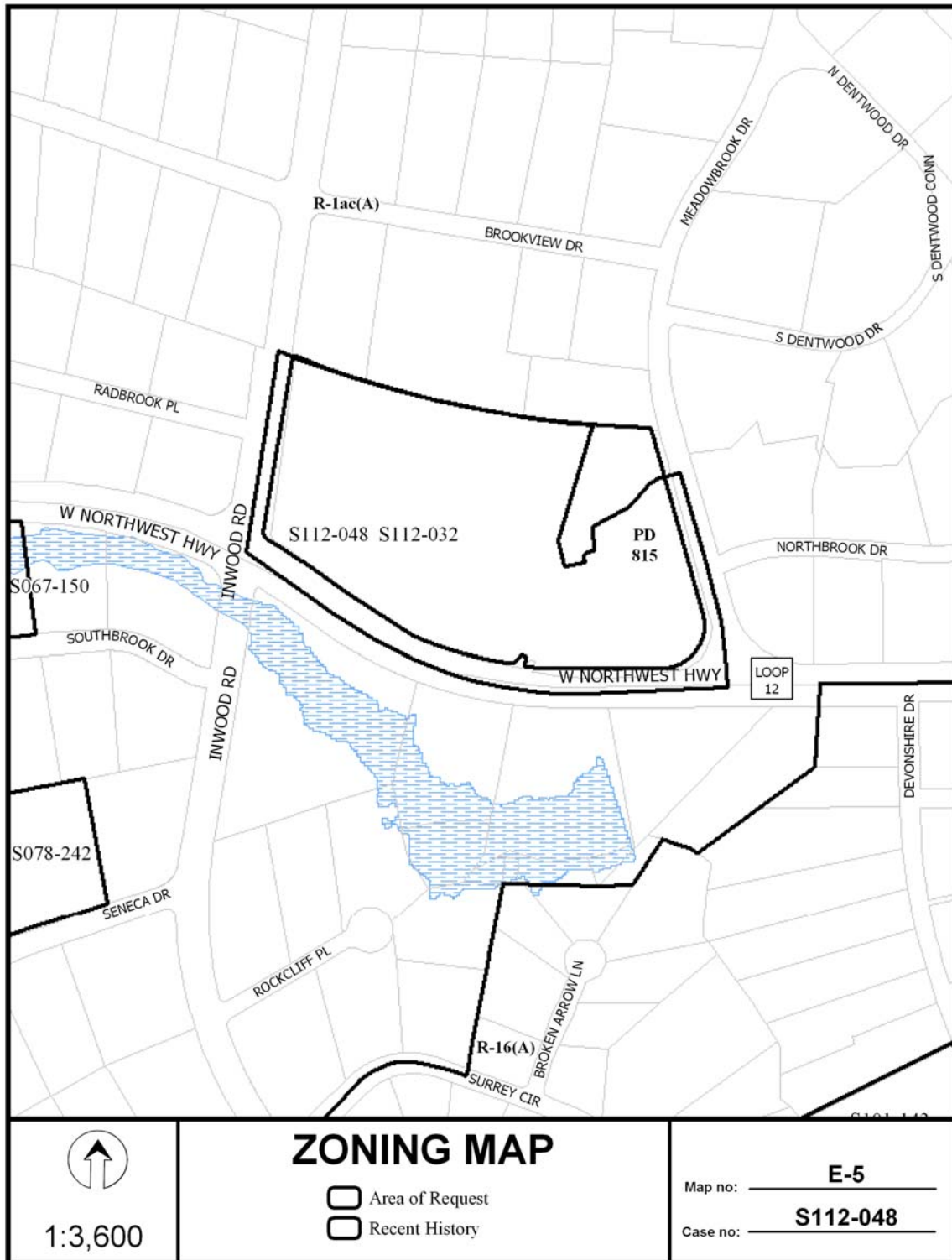
accordance with the required zoning setbacks at the time development occurs; therefore, staff recommends approval of the building line removal.

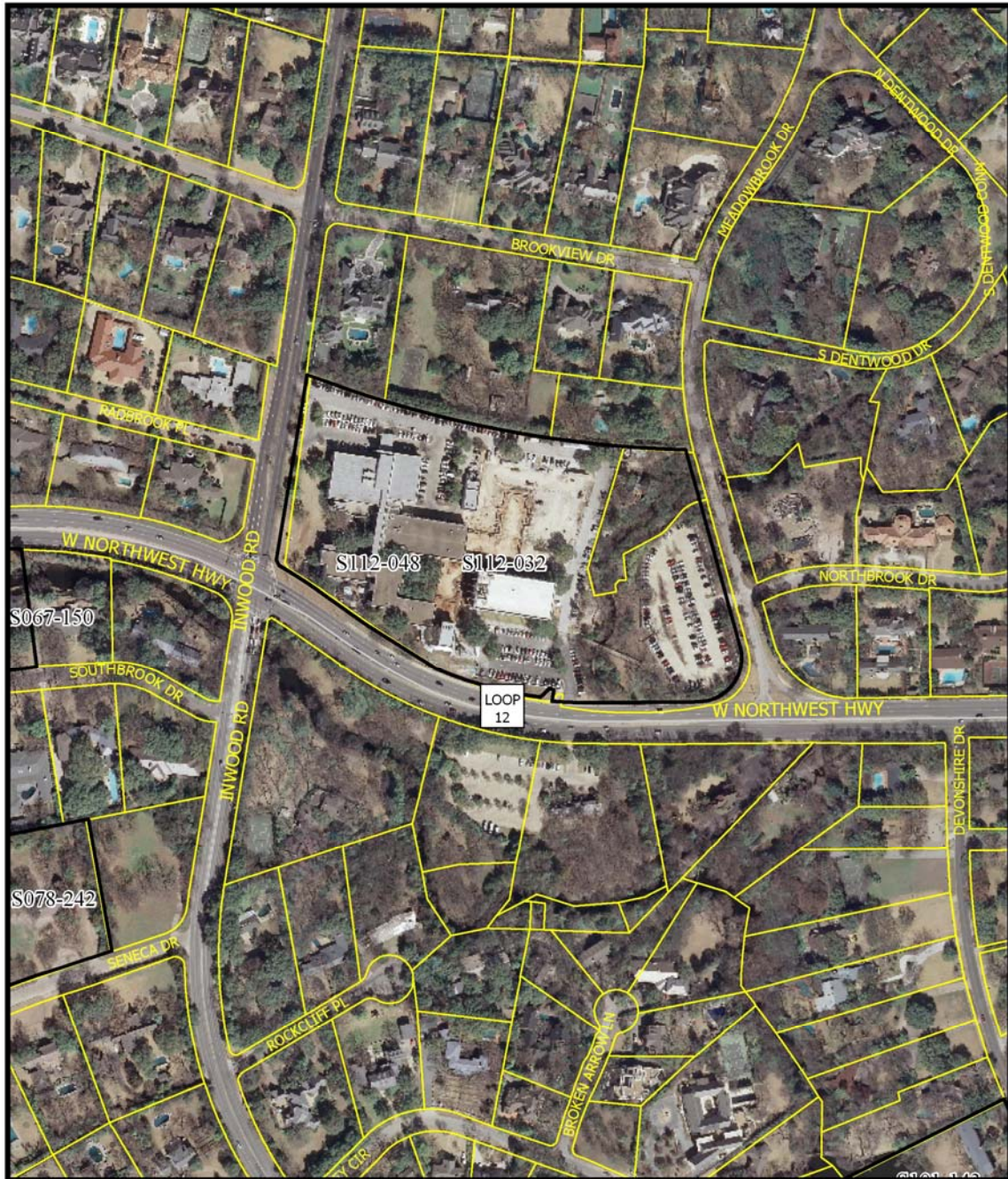
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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




The request area is larger than other properties within the area; however, it complies with the requirements of the R-1ac(A) District and with the requirements of PD 815 approved by the City Council on December 9, 2009; 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. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

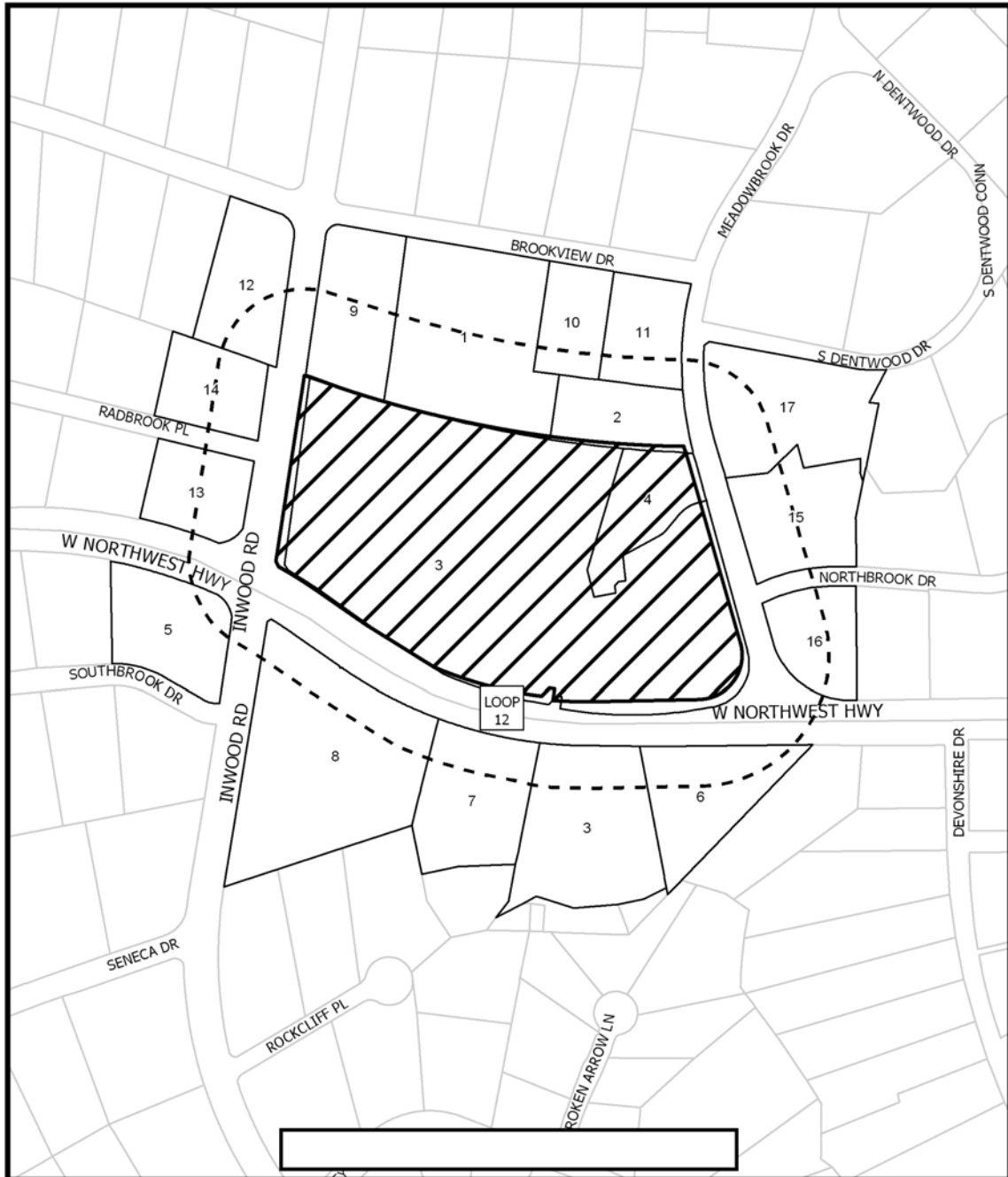
12. On the final plat dedicate 53.5 feet of ROW from the established centerline of Northwest Highway.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Inwood Road and Northwest Highway.
14. On the final plat add a note stating: Access or modification to Northwest Highway requires TXDOT approval.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show how all adjoining ROW was created.
23. On the final plat show the ROW width across Northwest Highway.
24. On the final plat change Northwest Highway (Loop 12) to Northwest Highway (State Highway Loop 12)".
25. On the final plat identify the property as City Block 7/5580, Lot 5A.
26. On the final plat add a note: "Building lines removed by this plat."





 1:3,600	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Map no: <u>      E-5      </u> Case no: <u>      S112-048      </u>
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12/16/2011



 1:3,600	<b>NOTIFICATION</b>		Map no: <u>      E-5      </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">17</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>      S112-048      </u>	

12/16/2011



## Notification List of Property Owners

**S112-048**

### 17 Property Owners Notified

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	5128 BROOKVIEW DR	MUNSON DAVID M
2	9245 MEADOWBROOK DR	DEVEGA NELSON & LAURA
3	5357 NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
4	9201 MEADOWBROOK DR	JACKSON JOHN H
5	5131 SOUTHBROOK DR	ASHFAQ RAHEELA &
6	5414 NORTHWEST HWY	MEADOWBROOK SCHOOL
7	5324 NORTHWEST HWY	LOVERS LN UNITED METH CH % CHARLES GREEN
8	9122 INWOOD RD	BALLAS VICTOR
9	5100 BROOKVIEW DR	MCCLAIN DENNIS & CLAUDIA
10	5206 BROOKVIEW DR	DIGIUSEPPE NICK & DIANE E
11	5226 BROOKVIEW DR	HOLL DAVID B & SUZANNE J
12	5038 BROOKVIEW DR	EWING GAIL ORAND % EWING BUICK
13	5130 RADBROOK PL	PARKER ROBERT E & DEBORAH G PARKER
14	5129 RADBROOK PL	HUBBARD STEPHEN L & MARY S
15	9230 MEADOWBROOK DR	BENNERS FREDERICK H JR
16	5420 NORTHBROOK DR	MAHONEY MICHAEL H
17	9250 MEADOWBROOK DR	ERWIN SANDRA L







**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**FILE NUMBER:** S112-049

**Subdivision Administrator:** Paul Nelson

**LOCATION:** 5807 Norway Road

**DATE FILED:** December 13, 2011

**ZONING:** R-16(A)

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 0.504 Ac.

**MAPSCO:** 25J

**APPLICANT/OWNER:** Snyder Investments

**REQUEST:** An application to replat a tract of land containing all of Lot 1, abandoned alley right of way, **and** to remove the existing platted side yard building line on Lot 1 in City Block A/5509 to create one 0.504 acre lot located at 5807 Norway Road.

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

**DATE NOTICES SENT:** 11 notices were sent December 16, 2011.

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

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

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

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

- The removal of the building lines will allow development of the property to occur in accordance with the zoning regulations in effect at the time of development.

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

- 11 notices were sent on December 16, 2011 with 0 replies in favor or against as of December 22, 2011.

“(iii) adversely affect neighboring properties; and”

- The building line is internal to the property and was placed there when the alley was first dedicated and was appropriate as a sideyard setback. Lot 1 was the only lot in the immediate vicinity of the request that had a building line along what is now the Dallas North Tollway. The rest of the properties were/are controlled by the R-16(A) side yard setback requirement.

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

- The removal of the building line will not change the number of lots created nor the number of dwellings that can be built on the property. This is the only lot in this area that has a side yard building line along the Tollway.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The request complies with the requirements of Section 51A-8.505(c) for reduction or removal of building lines. The removal of the building line will provide an opportunity to develop the property in accordance with the required zoning setbacks existing at the time development occurs; therefore, staff recommends approval of the building line removal.

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

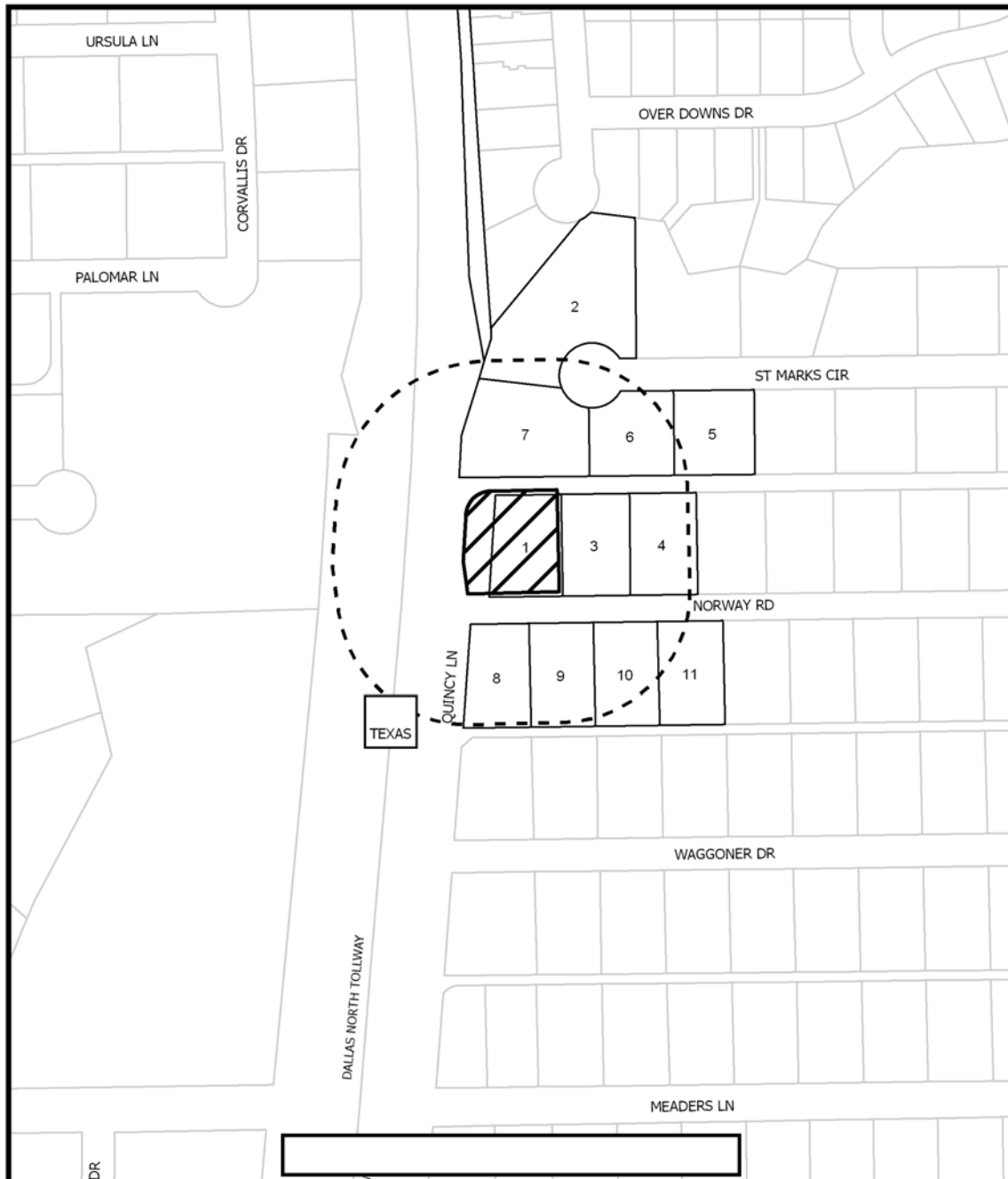
The request area is larger than other properties within the area; however, it complies with the requirements of the R-16(A) District and the parcel will be approximately the same size as the lot immediately to the north of this request; therefore, staff recommends approval subject to compliance with 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. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."

11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat dedicate 7.5 feet ROW from established center line of the alley.
13. On the final plat monument all set corners per the monumentation ordinance.
14. Submit a copy of the previous plat to the Survey section in room 200.
15. Submit a copy of ordinance 16773 to the Survey section in room 200.
16. On the final plat use Corporate Owners Dedication.
25. On the final plat identify the property as Lot 1A, Block A/5509.







 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: <u>      E-5      </u> Case no: <u>      S112-049      </u>
200'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

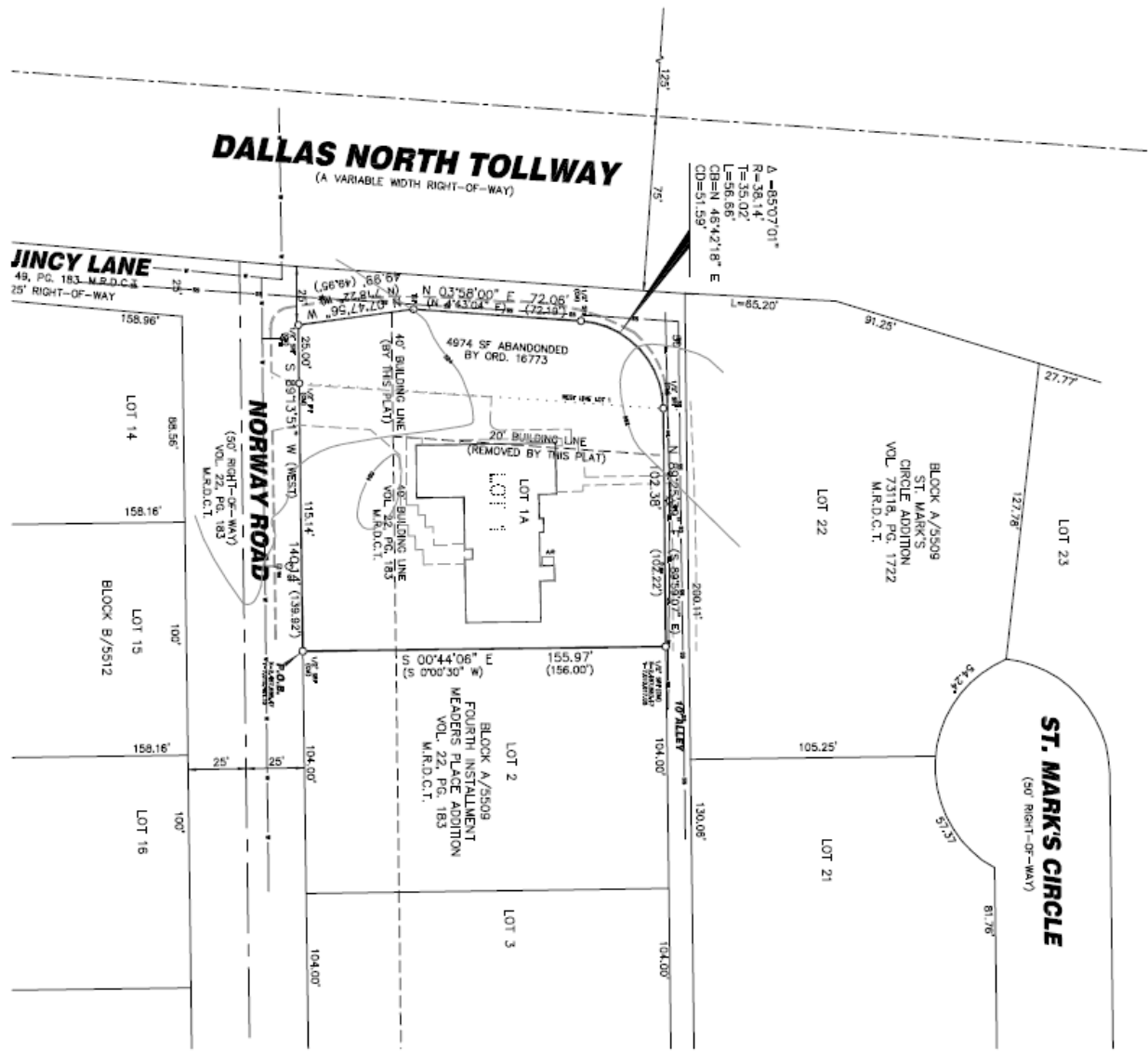
12/16/2011

## **Notification List of Property Owners**

### **S112-049**

#### **11 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	5807 NORWAY RD	SNYDER INVESTMENTS LTD
2	5817 ST MARKS CIR	BLUMENTHAL ROBERT L
3	5815 NORWAY RD	STEWART BENNETT
4	5825 NORWAY RD	DUFRESNE SHAUN
5	5826 ST MARKS CIR	TATE MARIA H
6	5816 ST MARKS CIR	LUKOWICZ JAMES B & SUNNIE X
7	5806 ST MARKS CIR	JONES ANN LUAINÉ
8	5804 NORWAY RD	COLTELLARO J C
9	5812 NORWAY RD	HENSLEY LOU VADA
10	5820 NORWAY RD	KOVSKY H S & BETTY
11	5828 NORWAY RD	BECK WALTER III & ASHLEY P



**FILE NUMBER:** W112-003

**DATE FILED:** December 7, 2011

**LOCATION:** South corner of Cadiz Street and Riverfront Boulevard

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45T

**SIZE OF REQUEST:** Approx. 1.15 acres

**CENSUS TRACT:** 33.00

---

**MISCELLANEOUS DOCKET ITEM:**

Owner: Arlington Lakeside Grocery and Grill.

Waiver of Two-Year Waiting Period

On October 13, 2010, the City Council approved a new subarea, Cedars West Subarea, within Planned Development District No. 784, the Trinity River Corridor Special Purpose District in an area generally bound by Interstate 35 and Interstate 30 to the northwest, the Union Pacific Railroad right of way to the northeast, the DART Railroad right of way to southeast, and the Trinity Levee to the southwest. The request site is located in the new subarea. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to October 13, 2012, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a new subarea within the Cedars West Subarea to allow a restaurant with a drive-through. The Cedars West Subarea does not allow a restaurant with a drive-through. The applicant has indicated the change of circumstance is the "property currently operates as a fueling station with a drive thru for beer and wine. The new owner of the property wants to convert a section of the existing building into a restaurant and use the existing drive thru in conjunction with the restaurant. The beer and wine sales will no longer operate from this site."

According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing."

**Staff Recommendation:** Denial

W112-003

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2067-147

Location 1005 Riverfront

Date of last CPC or CC Action 10/13/2010

Applicant's Name, Address & Phone Number Rob Baldwin

3904 Elm ST #B Dallas, TX 75226 214-824-7949

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


Arlington Lakeside Grocery and Grill

1005 S. Riverfront Dallas, TX 75207

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

The property currently operates as a fueling station with a drive thru for beer and wine.

The new owner of the property wants to covert a section of the existing building into a restaurant and use the existing drive thru in conjunction with the restaurant. The beer and wine sales will no longer operate from this site.

  
Applicant's Signature

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

12/7/11  
Date Received  
Fee: \$300.00

Receipt # 3673

Please Put on Letterhead

November 3, 2011

David Cossum  
Assistant Director of Planning  
City of Dallas  
City Hall  
1500 Marilla Street, Room 5BN  
Dallas, TX 75201-6390

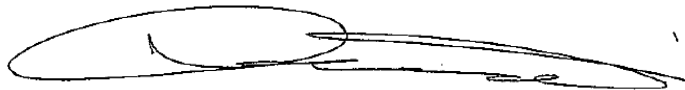
Re: Letter of Authorization – 1005 Riverfront

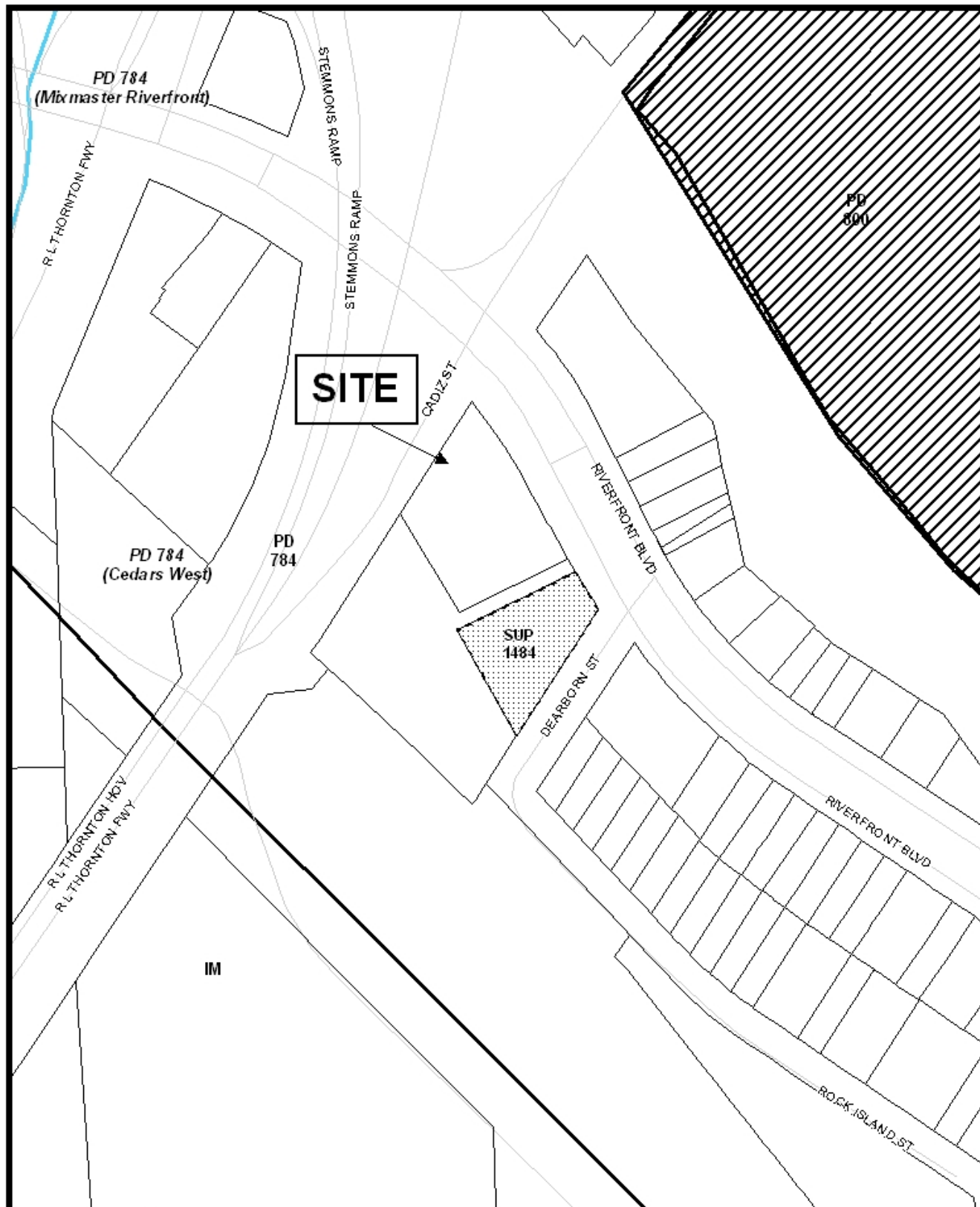
Dear Mr. Cossum:

I'm an officer and owner of Arlington Lakeside Grocery and Grill INC. requesting rezoning of the property located at 1005 Riverfront. As the owner, please accept this letter as our authorization to allow Robert Baldwin with the firm of Baldwin Associates to represent us in the application for a zoning change and Specific Use Permit for this property.

Thank you for your assistance with this matter.

Best regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, horizontal stroke.



1:2,400

W112-003  
January 5, 2012

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

**DOWNTOWN SIGN DISTRICT**

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**FILE NUMBER:** 1110271014

**DATE FILED:** November 22, 2011

**LOCATION:** 1014 Main

**SIZE OF REQUEST:** 18 sq. ft.

**COUNCIL DISTRICT:** 2

**ZONING:** PD-619

**MAPSCO:** 45Q

---

**APPLICANT:** John Eitson

**CONTRACTOR:** Austin Commercial, LP

**OWNER/TENANT:** Belo Garden/City of Dallas

**REQUEST:** Install a monument sign as part of an overall entry/landscape plan.

**SUMMARY:** Applicant request is for an approximately 18 square foot monument sign, as part of an entry feature to the new Belo Garden.

- Monument sign means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade (Sec. 51A-7.903(23)).
- Detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height (Sec. 51A-7.912(c)).
- A detached premise sign may contain only the name, logo, and address of the premise building and its occupants (Sec. 51A-7.912(e)).
- The proposed sign meets the requirements of the Dallas City Code.

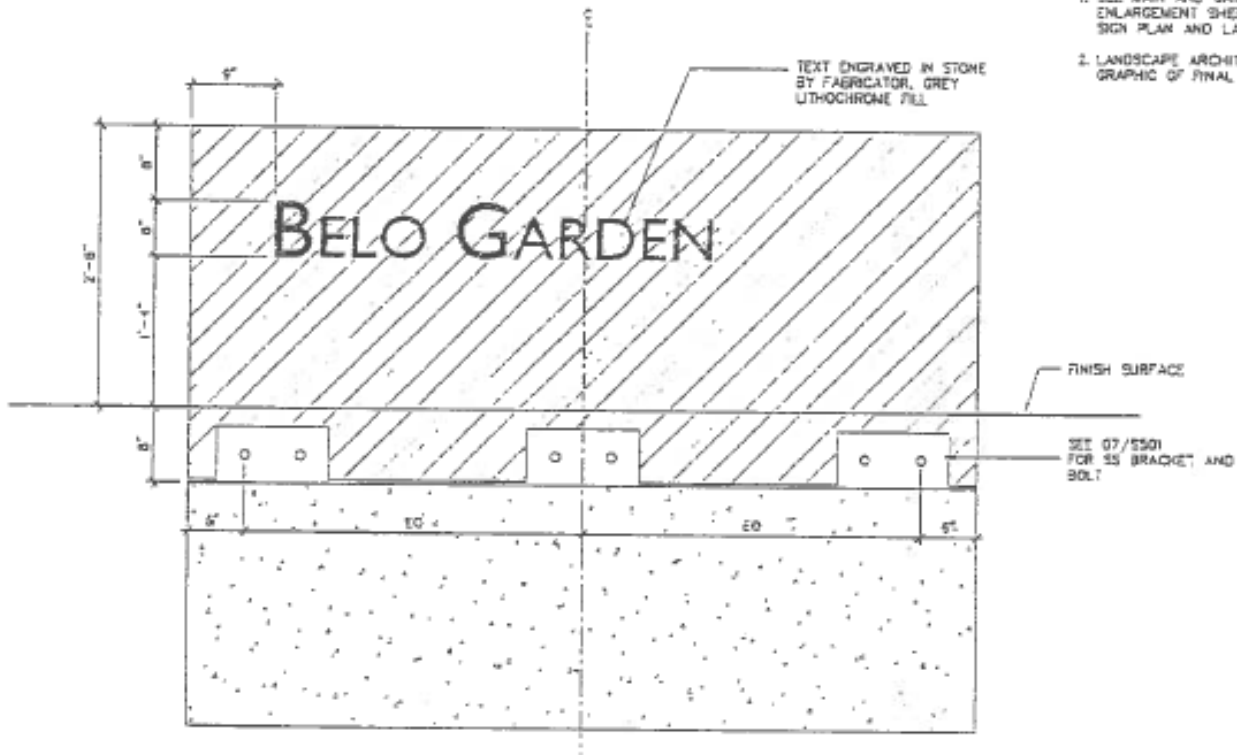
**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION:** Approval

**STAFF RECOMMENDATION:** Approval



NOTE:

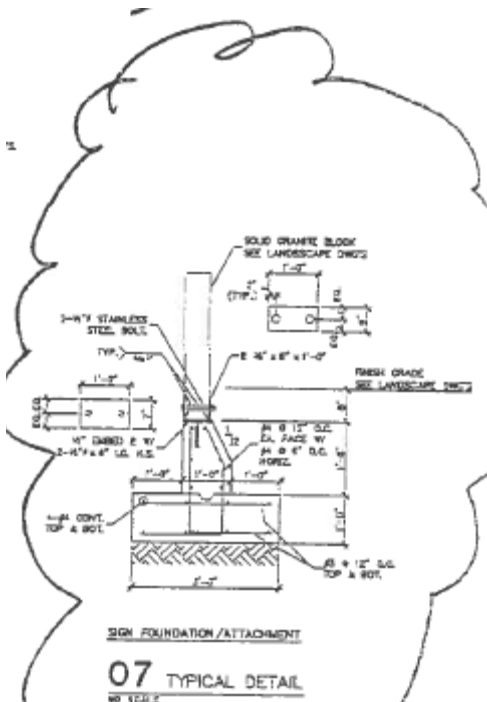
1. SEE MAIN AND GRIFFIN CORNER ENLARGEMENT SHEET L-203 FOR SIGN PLAN AND LAYOUT
2. LANDSCAPE ARCHITECT TO PROVIDE GRAPHIC OF FINAL TEXT TO FABRICATOR



ELEVATION

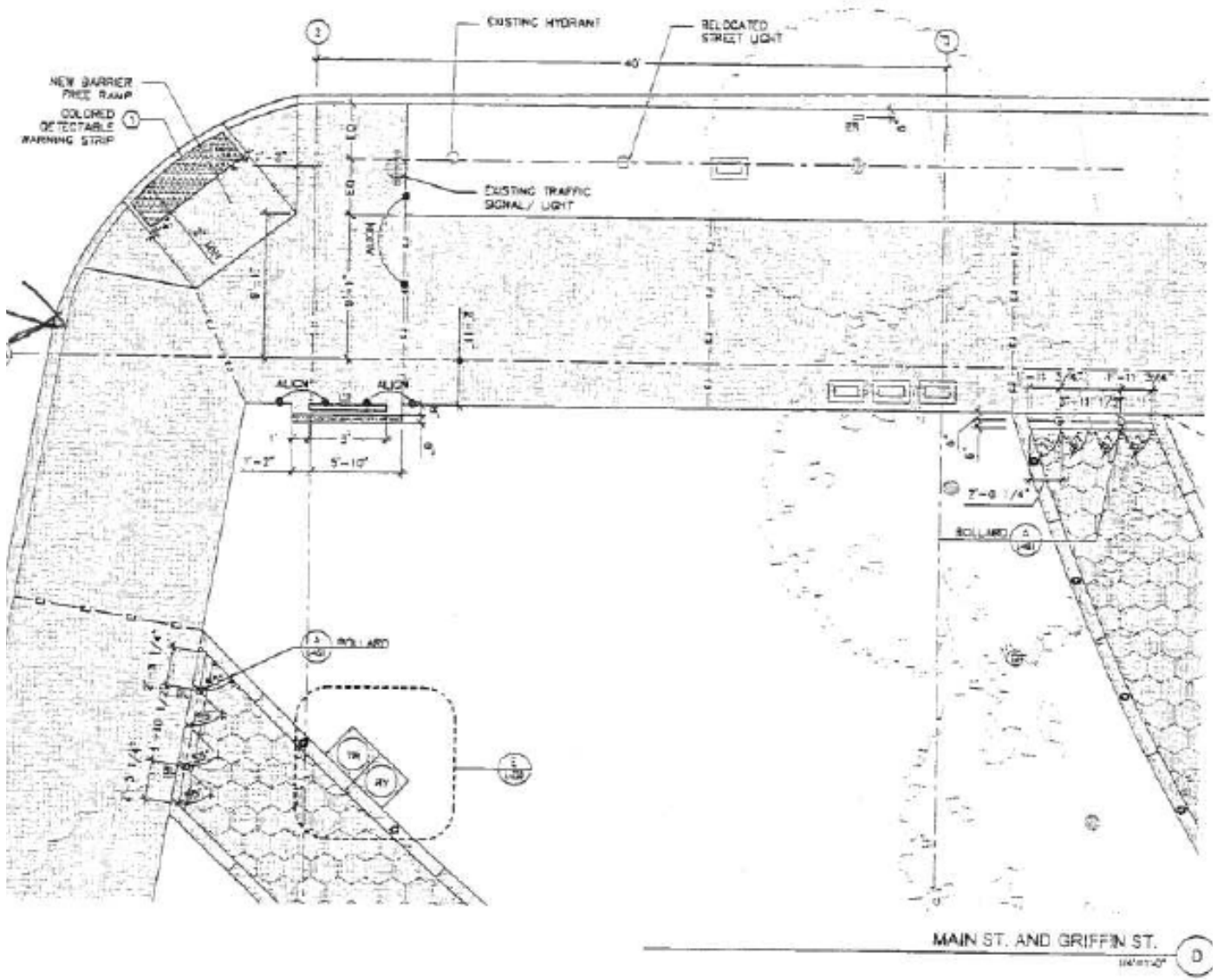
MAIN STREET "BELO GARDEN" SIGN ELEVATION

3



07 TYPICAL DETAIL

NO SCALE





1:1,300

# AERIAL MAP

Sign District: **Downtown SPSD**

Case no: **1110271014**

DATE: May 18, 2010

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

**DOWNTOWN SIGN DISTRICT**

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**FILE NUMBER:** 1111235001

**DATE FILED:** September 30, 2011

**LOCATION:** 408 W. Park/1835 Young

**SIZE OF REQUEST:** 50 sq. ft.

**COUNCIL DISTRICT:** 2

**ZONING:** CA-1(A)

**MAPSCO:** 45Q

---

**APPLICANT:** Kim Hlas

**CONTRACTOR:** Artografx, Inc.

**OWNER/TENANT:** First Presbyterian Church

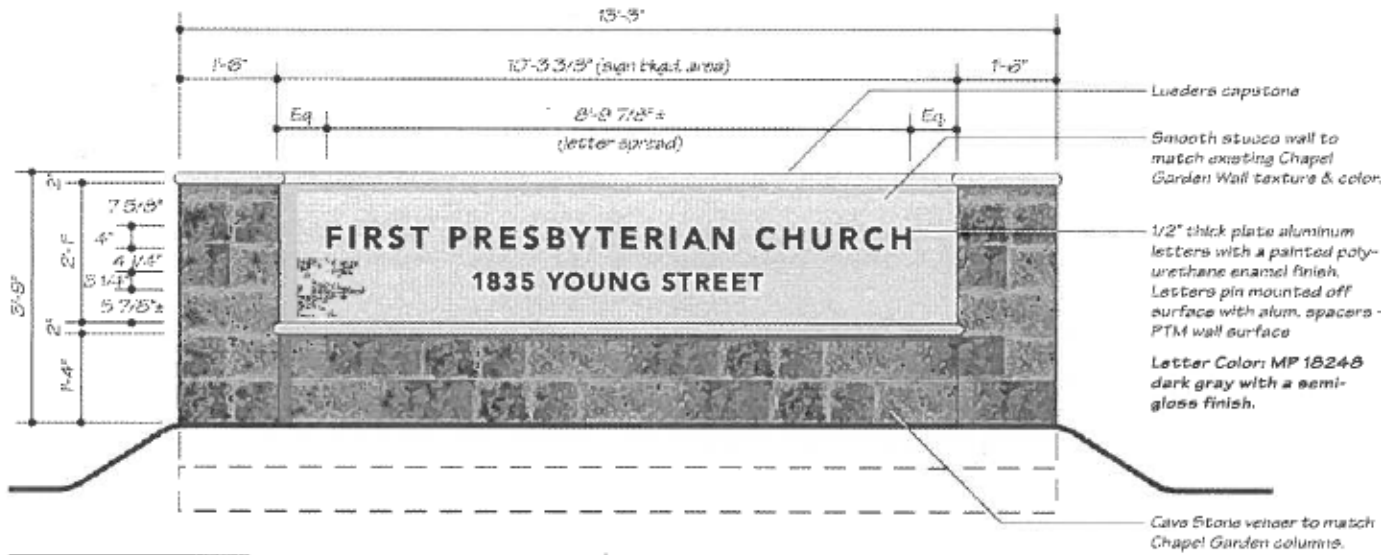
**REQUEST:** Install a monument sign in an existing landscape area.

**SUMMARY:** Applicant request is for an approximately 50 square foot building identity monument sign, to be integrated into an existing landscape corner.

- Monument sign means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade (Sec. 51A-7.903(23)).
- Detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height (Sec. 51A-7.912(d)).
- A detached premise sign may contain only the name, logo, and address of the premise building and its occupants (Sec. 51A-7.912(e)).
- The proposed sign meets the requirements of the Dallas City Code.

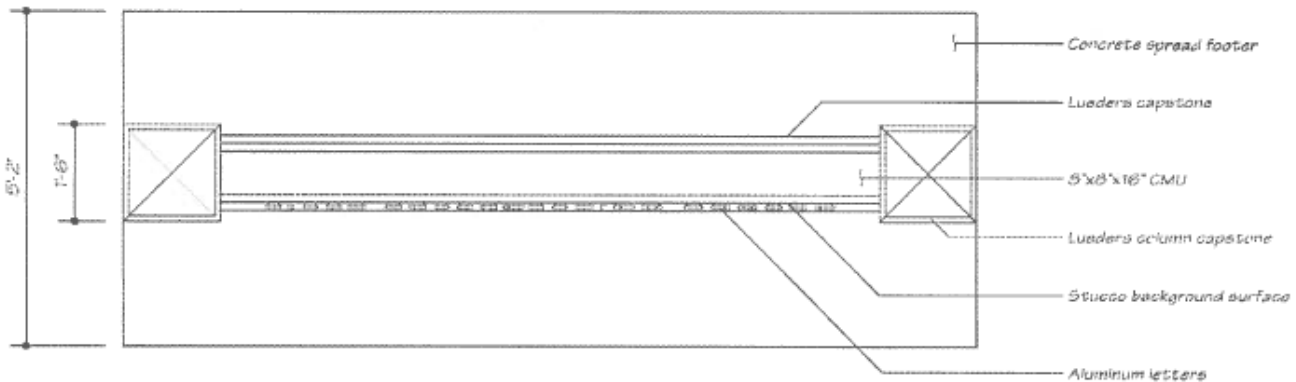
**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION:** Approval, subject to the owner recording the final replat for the property.

**STAFF RECOMMENDATION:** Approval, subject to the owner recording the final replat for the property.

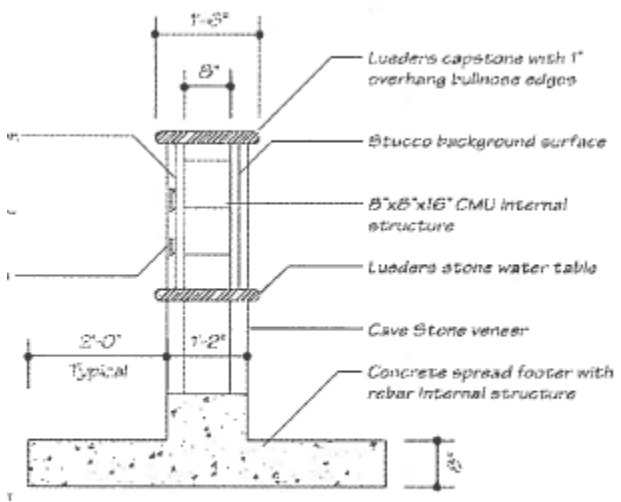


Square footage: 49.69

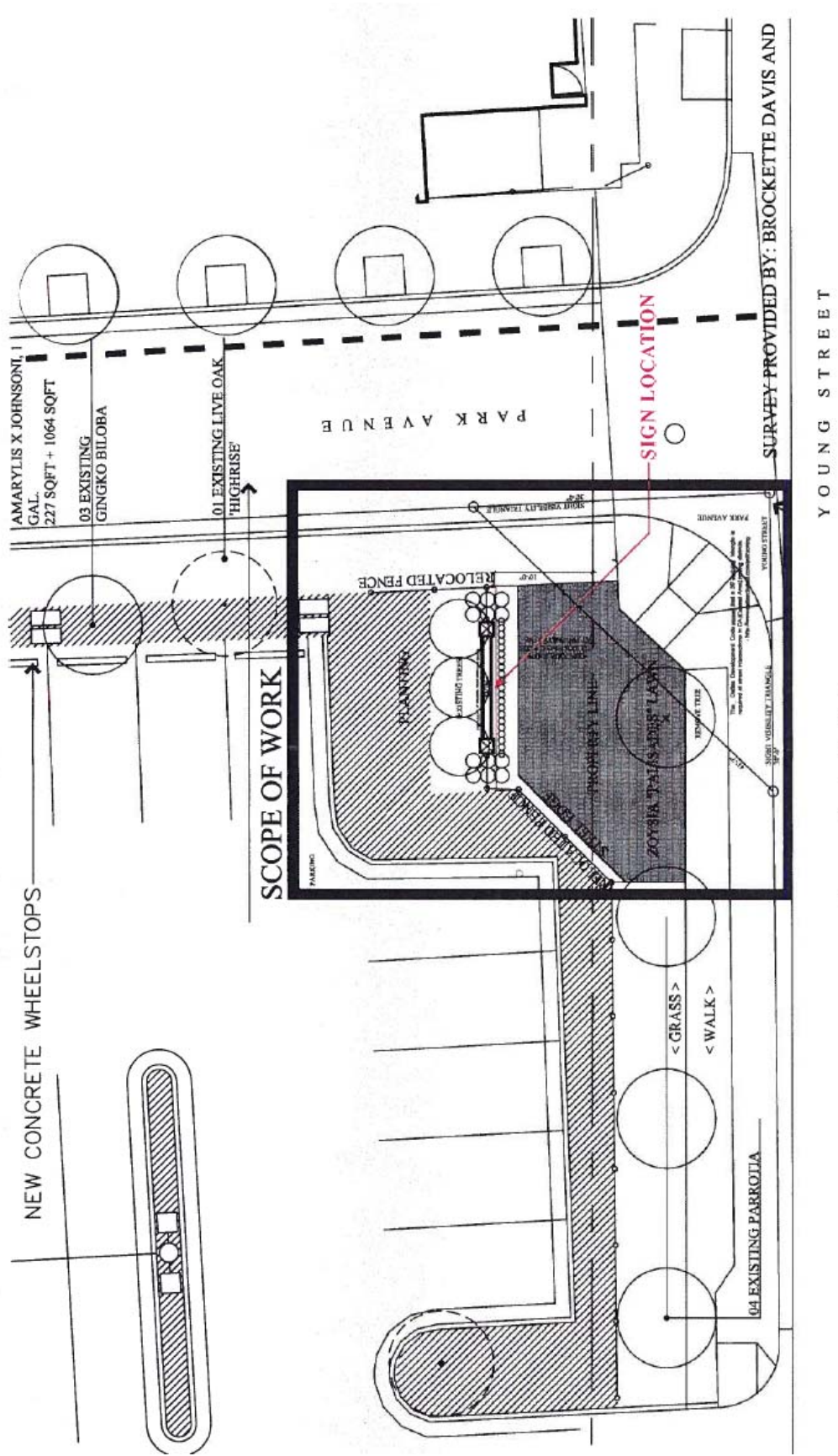
Monument Identity | Single-Face Sign Elevation  
Sc: 1/2" = 1'-0"



Monument Identity | Plan View



Monument Identity | Side Section View  
Sc: 1/2" = 1'-0"



Monument Identity | Site Plan View  
 Sc. 3/32" = 1'-0"



1:1,300

# AERIAL MAP

Sign District: **Downtown SPSD**

Case no: **1111235001**

DATE: May 18, 2010

**FILE NUMBER:** Z112-112(MW)

**DATE FILED:** November 8, 2011

**LOCATION:** Southwest corner of Bruton Road and Masters Drive

**COUNCIL DISTRICT:** 5

**MAPSCO:** 59-C

**SIZE OF REQUEST:** ±0.396 acre

**CENSUS TRACT:** 119.00

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**REPRESENTATIVE:** Gardere Wynne Sewell LLP

**APPLICANT/OWNER:** 7-Eleven, Inc.

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

**SUMMARY:** The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing convenience store.

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



**BACKGROUND INFORMATION:**

- The ±0.396-acre request site is developed with a ±2,583-square foot general merchandise or food store (convenience store) with gas pumps.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site is surrounded by undeveloped land and single family residential to the north; undeveloped land and retail and personal service uses to the east and retail and personal service uses to the south and west.

**Zoning History:**

**1. Z101-226:** On August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay (SUP No. 1874).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Bruton Road	Principal Arterial	Variable Width
Masters Drive	Minor Arterial	Variable Width

**Land Use:**

	Zoning	Land Use
<b>Site</b>	CR-D-1	Convenience store with gas pumps
<b>North</b>	CR-D-1; R-7.5(A)	Undeveloped; single family
<b>East</b>	R-7.5(A); CR-D-1	Undeveloped; retail and personal services
<b>South</b>	CR-D-1	Retail and personal services
<b>West</b>	CR-D-1; SUP 1874	Retail and personal services

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The comprehensive plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas! Vision Illustration*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's request for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet at this key intersection, is consistent with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

Goal 1.1: Promote desired development.

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

**Land Use Compatibility:**

The ±0.396-acre request site is developed with a ±2,583-square foot general merchandise or food store (convenience store) with gas pumps. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store. The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

The request site is surrounded by undeveloped land and single family residential to the north; undeveloped land and retail and personal service uses to the east and retail and personal service uses to the south and west.

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

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

**Development Standards:**

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area; the requirement for a motor vehicle fueling station is two (2) spaces. Therefore, the ±2,583-square foot convenience store with gas pumps requires a total of 15 parking spaces, as depicted on the site plan.

**Landscaping:**

Any new development on the property will require landscaping per Article X of the Dallas Development Code.

**Police Report:**

An online search of the Dallas Police Department's offense incident reports for the period from December 9, 2009 to December 9, 2011 revealed the following results:

Offense Records

**DALLAS POLICE DEPARTMENT**

Virtual Viewer - Public Access

Search Records - Offense

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0002128-Y</a>	01/03/2011	*7-11 #24466	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0019571-X</a>	01/20/2010	NWACHUKWU, UZOMA	ASSAULT	10100		BRUTON...	328	1256	08222	
<a href="#">0025419-Y</a>	01/29/2011	JIMENEZ,JONATHAN	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	
<a href="#">0051976-X</a>	02/23/2010	*SEVEN ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0071309-X</a>	03/15/2010	*7-11	THEFT	10100		BRUTON...	328	1256	06932	
<a href="#">0077531-Y</a>	03/28/2011	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0082921-X</a>	03/27/2010	MARTINEZ,BANESA	ROBBERY	10100		BRUTON...	328	1256	03941	
<a href="#">0091218-X</a>	04/03/2010	BROWN,CHAMONICA	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	
<a href="#">0100222-Y</a>	04/19/2011	*SEVEN ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0100223-Y</a>	04/19/2011	*SEVEN ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0102518-Y</a>	04/23/2011	DAVILA, MANUEL	ROBBERY	10100		BRUTON...	328	1256	03861	
<a href="#">0112417-Y</a>	05/03/2011	MILES,JONATHAN	ROBBERY	10100		BRUTON...	328	1256	03A21	
<a href="#">0119417-Y</a>	05/09/2011	MORALES,LUIS,LUNA	THEFT	10100		BRUTON...	328	1256	06941	
<a href="#">0127205-X</a>	05/08/2010	WILHITE, TARENCE	OTHER OFFENSES	10100		BRUTON...	328	1256	26000	
<a href="#">0130099-X</a>	05/11/2010	@CITY OF DALLAS	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	

Page 1 of 4 (49 items)

Offense Records

**DALLAS POLICE DEPARTMENT**

Virtual Viewer - Public Access

Search Records - Offense

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0151100-X</a>	05/31/2010	*SEVEN ELEVEN	THEFT	10100		BRUTON...	328	1256	09632	06932
<a href="#">0164439-Y</a>	06/23/2011	*7-11	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0178849-X</a>	06/26/2010	COOPER,CINIA	THEFT	10100		BRUTON...	328	1256	06941	
<a href="#">0196066-X</a>	07/13/2010	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0198038-X</a>	07/14/2010	*SEVEN ELEVEN	ROBBERY	10100		BRUTON...	328	1256	03411	
<a href="#">0205471-Y</a>	08/04/2011	*7 ELEVEN STORE #24466	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0208193-X</a>	07/25/2010	*7-ELEVEN #24466	ROBBERY	10100		BRUTON...	328	1256	03462	
<a href="#">0218014-X</a>	08/04/2010	BOWENS, RHONDA	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	
<a href="#">0223386-X</a>	08/09/2010	GOODEN,LAKINDRA	AUTO THEFT-LJUMV	10100		BRUTON...	328	1256	07622	
<a href="#">0226437-Y</a>	08/26/2011	*SEVEN ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0230114-Y</a>	08/30/2011	*SEVEN-ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0235879-X</a>	08/22/2010	*7-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0237506-X</a>	08/23/2010	*SEVEN ELEVEN24466	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0249598-Y</a>	09/20/2011	DAVIDSON,TAMMY	ROBBERY	10100		BRUTON...	328	1256	03A31	
<a href="#">0253152-Y</a>	09/23/2011	COOK,SHAUNICE	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	

Page 2 of 4 (49 items)

Offense Records

**DALLAS POLICE DEPARTMENT** [UCR Codes](#) [Year Codes](#) [Property Class Codes](#)

Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0253153-Y</a>	09/23/2011	STOREY,JOHN,	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0253154-Y</a>	09/23/2011	FIERRO,RUBEN	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0253362-Y</a>	09/24/2011	*SEVEN ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0271765-Y</a>	10/14/2011	@CITY OF DALLAS	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0274522-Y</a>	10/16/2011	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0280913-X</a>	10/08/2010	*7-11 STORE #34446	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0285283-Y</a>	10/28/2011	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0287283-Y</a>	10/30/2011	ARZOLA,HENRY	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	
<a href="#">0287325-Y</a>	10/30/2011	@HARRIS CO SO	FOUND PROPERTY	10100		BRUTON...	328	1256	43030	
<a href="#">0289980-Y</a>	11/02/2011	NICKERSON,DONNETTA,FEL...	ASSAULT	10100		BRUTON...	328	1256	08411	
<a href="#">0290848-X</a>	10/19/2010	NWACHUKWU,RICHARD	THEFT	10100		BRUTON...	328	1256	06941	
<a href="#">0294723-X</a>	10/23/2010	HERNANDEZ, MARIA	THEFT	10100		BRUTON...	328	1256	06902	
<a href="#">0300584-X</a>	10/29/2010	DECKARD, TIFFANY, R	ASSAULT	10100		BRUTON...	328	1256	08421	
<a href="#">0317126-Y</a>	12/04/2011	*7 ELEVEN STORE 24466	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0321969-X</a>	11/22/2010	GARZA,SYLVIA,	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	

Page 3 of 4 (49 items)

Offense Records

**DALLAS POLICE DEPARTMENT** [UCR Codes](#) [Year Codes](#) [Property Class Codes](#)

Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0324686-X</a>	11/25/2010	*7-ELEVEN STORE#24466	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0336271-X</a>	12/08/2010	BATES, TRIVAYLEE	OTHER OFFENSES	10100		BRUTON...	328	1256	26000	
<a href="#">0343842-X</a>	12/16/2010	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0344686-X</a>	12/17/2010	*SEVEN-ELEVEN #24446	THEFT	10100		BRUTON...	328	1256	06934	

Page 4 of 4 (49 items)

**List of Partners/Principals/Officers**

**7-Eleven Inc.  
Officers and Directors**

**Corporate Address**

1722 Routh Street, Suite 1000  
Dallas, Texas 75201

**Officers of the Board**

Toshifumi Suzuki – Chairman of the Board

**Senior Officers**

Joseph M. DePinto – President and Chief Executive Officer; Director  
Darren M. Rebelez – Executive Vice President and Chief Operating Officer  
Stanley W. Reynolds – Executive Vice President and Chief Financial Officer  
Carole L. Davidson – Senior Vice President, Strategic Planning  
Jesus H. Delgado-Jenkins – Senior Vice President, Merchandise & Logistics  
David T. Fenton – Senior Vice President, General Counsel and Secretary  
Wesley M. Hargrove – Senior Vice President and Chief Information Officer  
C. Bradley Jenkins – Senior Vice President, Store Operations  
Krystin E. Mitchell – Senior Vice President, Human Resources  
Jeffrey A. Schenck – Senior Vice President, Franchising  
Christopher P. Tanco – Senior Vice President, International

**Other Officers**

Shinji Abe – Vice President, Strategic Planning  
Masaaki Asakura – Vice President, International  
Rita E. Bargerhuff – Vice President and Chief Marketing Officer  
Robert Cozens – Vice President, Northeast Division  
W. Timothy Donegan – Vice President, Canada Division  
William M. Engen – Vice President, Chesapeake Division  
Frank S. Gambina – Vice President, National Franchise  
John “J” Hedrick – Vice President, Florida Division  
Lawrence G. Hughes – Vice President, North Pacific Division  
Rajneesh Kapoor – Vice President, Great Lake Division  
Allen P. Pack – Vice President, Central Division  
Ryoji Sakai – Vice President, Strategic Planning  
David L. Seltzer – Vice President and Treasurer  
Nancy Smith – Vice President, Operations Support  
Ena Williams – Vice President, Southwest Division

**Directors**

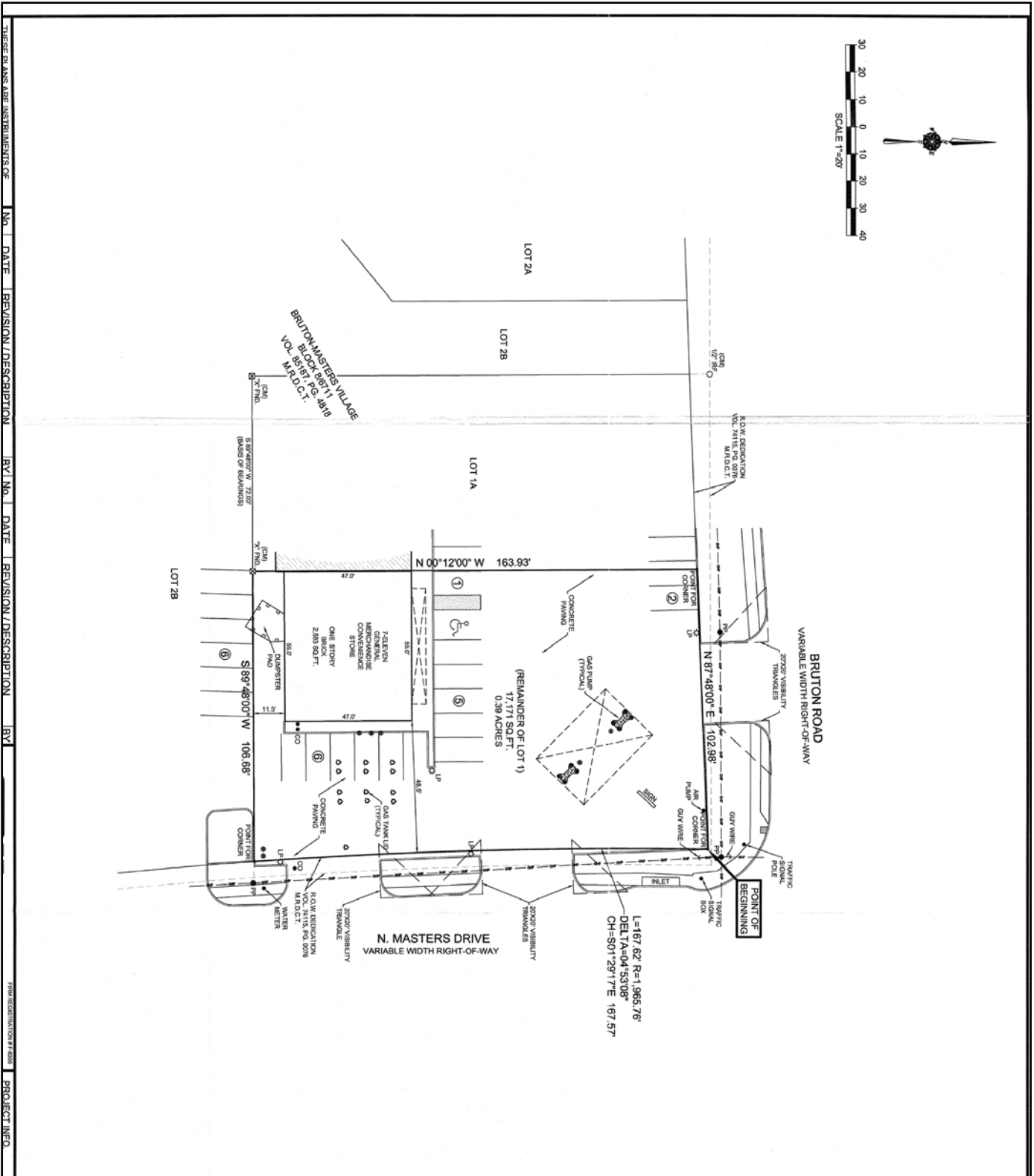
Toshifumi Suzuki – Chairman of the Board  
Jay W. Chai – Director  
Joseph M. DePinto – Director, President and Chief Executive Officer  
Masaaki Kamata – Director  
Nobutake Sato – Director

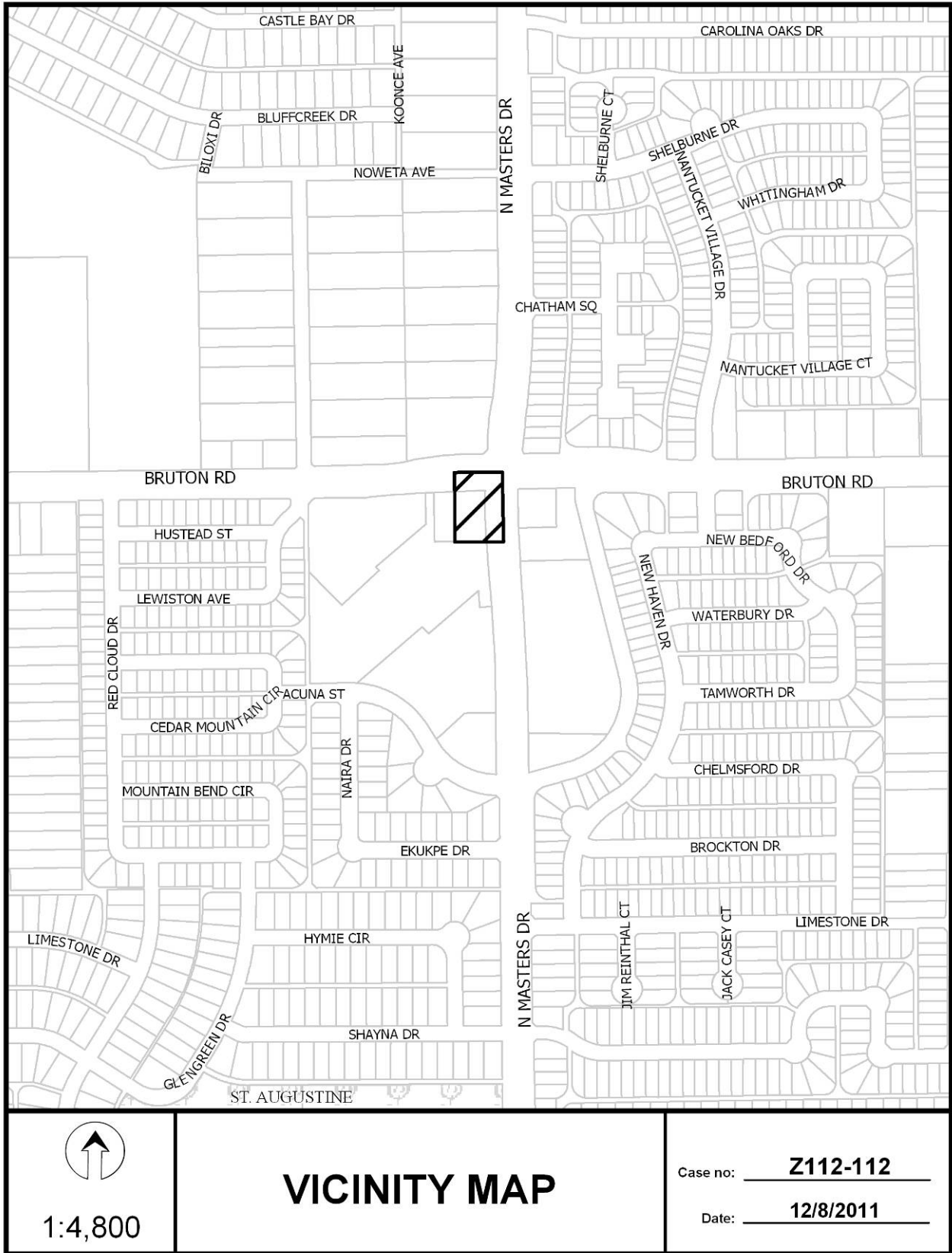
**Z112-112  
Proposed SUP Conditions**

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



Proposed Site Plan



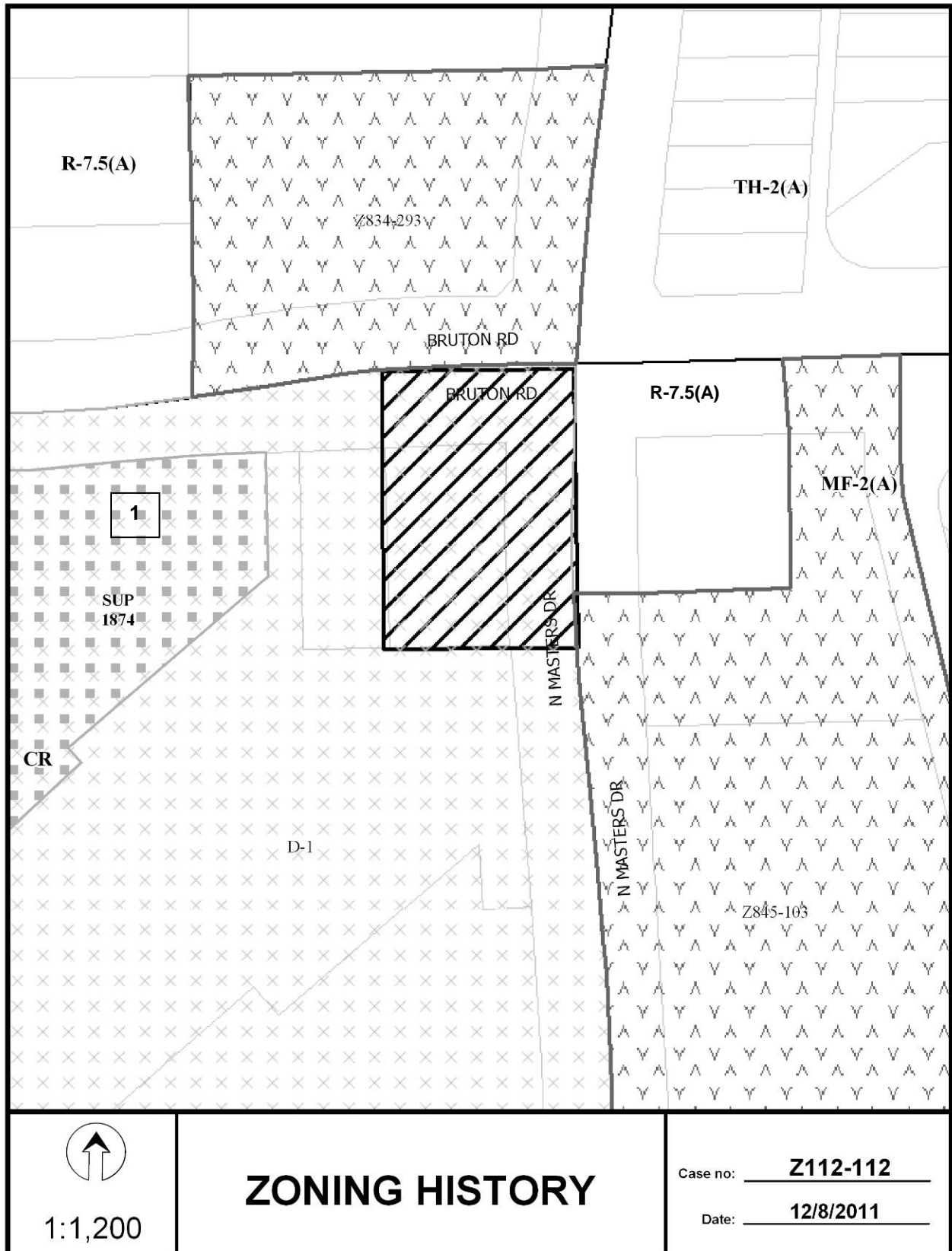


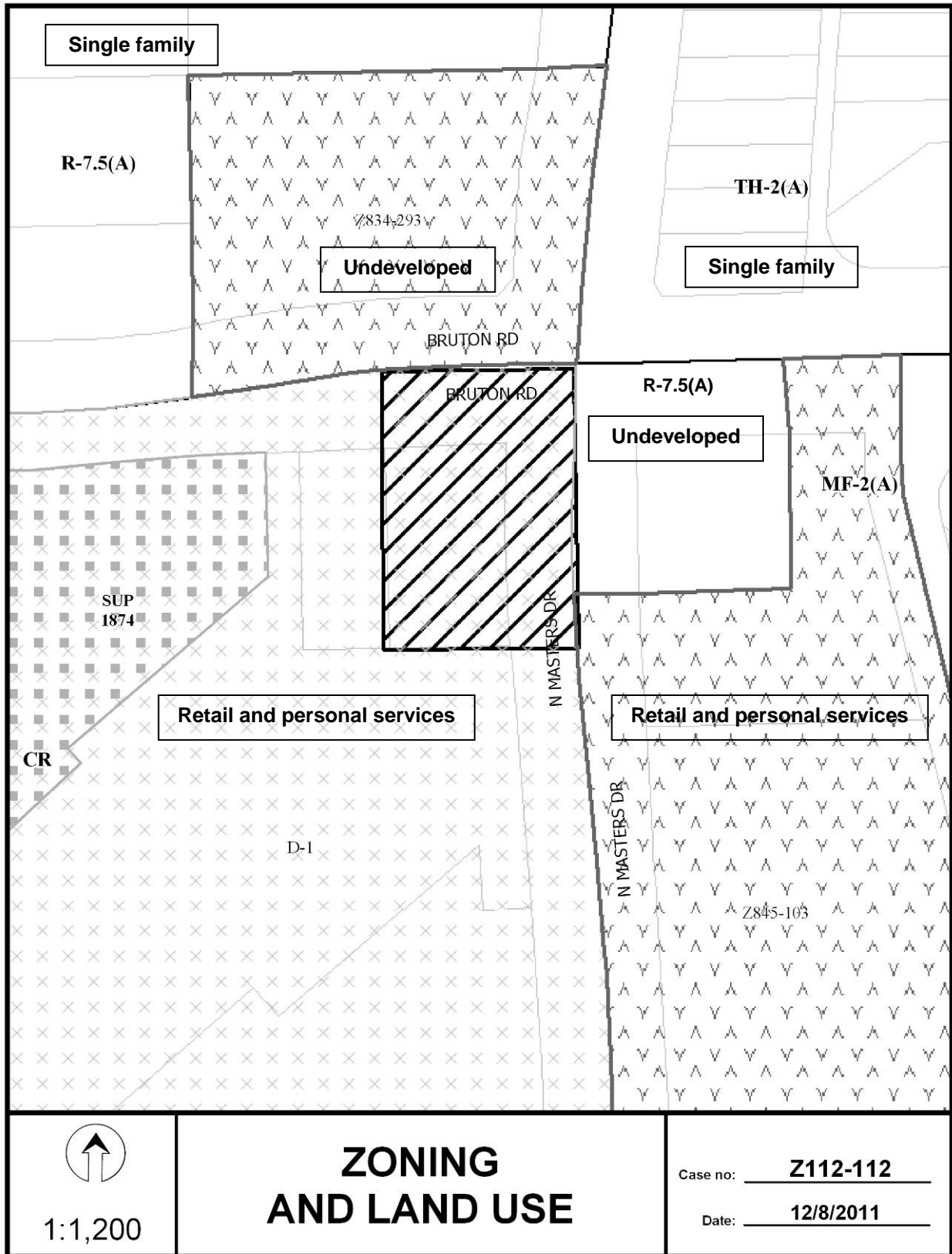
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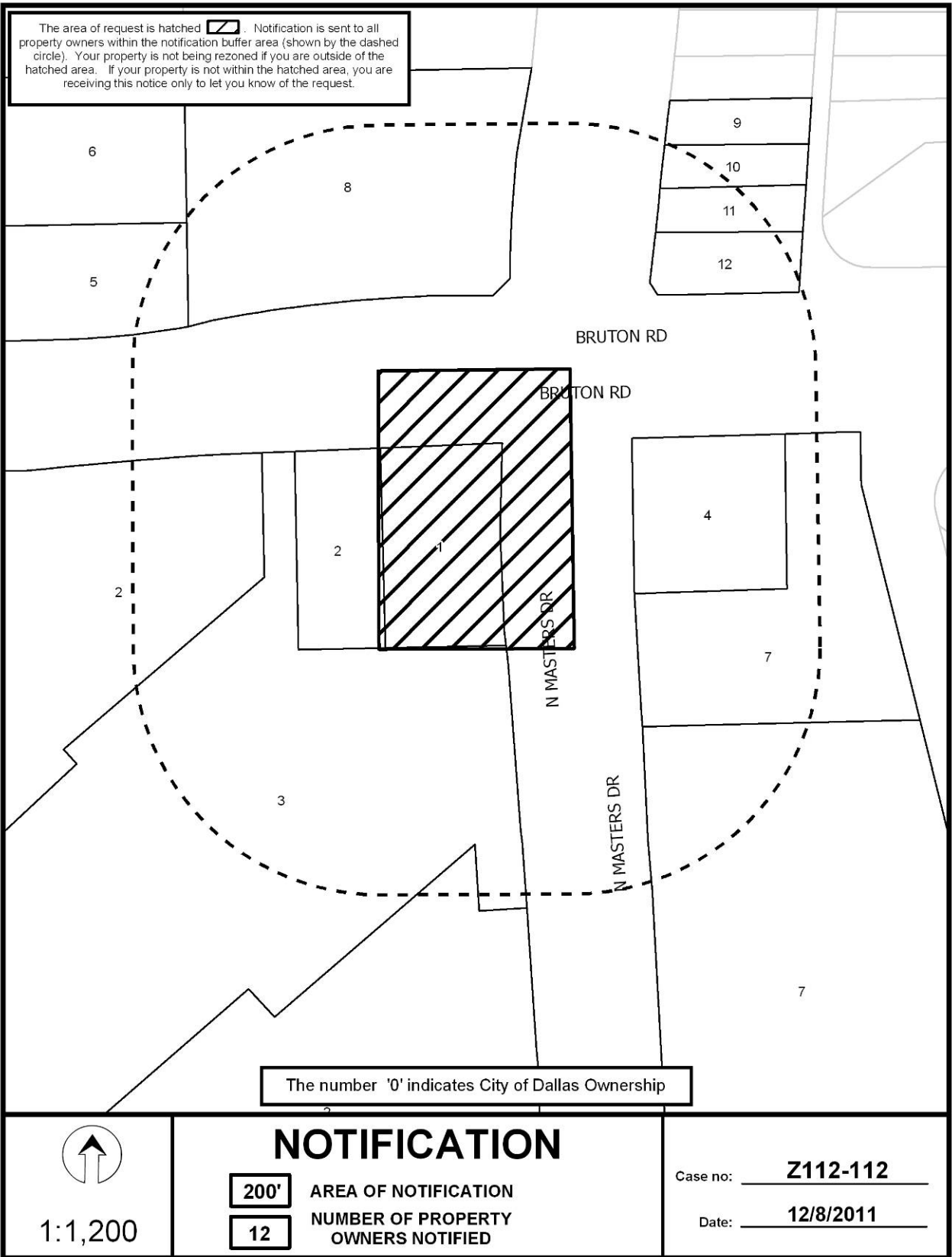
### VICINITY MAP

Case no:           Z112-112          

Date:           12/8/2011







Z112-112(MW)

12/8/2011

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

***Z112-112***

### ***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10100 BRUTON RD	SOUTHLAND CORP 24466 % AD VALOREM
2	10060 BRUTON RD	HUYNH INVESTMENTS
3	2019 MASTERS DR	FALK LOTTE M TRUSTEE ETAL % RICHARD M FA
4	10200 BRUTON RD	CARVER CEMETERY
5	2102 LEWISTON AVE	SELL HIGH INVESTMENTS
6	2110 LEWISTON AVE	4335 DEVELOPMENT LTD
7	2022 MASTERS DR	MB DALLAS CARVER CREEK LTD PS
8	2107 MASTERS DR	HEAD INVESTMENT CO
9	2116 MASTERS DR	FEDERAL NATIONAL MTG ASSOC
10	2112 MASTERS DR	APEX FINANCIAL CORP
11	2108 MASTERS DR	OKERE VICTOR
12	2104 MASTERS DR	CONZALEZ PATRICIO ETAL

**FILE NUMBER:** Z112-129(MW)

**DATE FILED:** November 8, 2011

**LOCATION:** West side of South Walton Walker Boulevard, north of West Ledbetter Drive

**COUNCIL DISTRICT:** 3

**MAPSCO:** 62-H

**SIZE OF REQUEST:** ±0.174 acre

**CENSUS TRACT:** 165.01

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**APPLICANT/OWNER/REPRESENTATIVE:** Ricardo Valdez

**REQUEST:** An application for an RR Regional Retail District on property zoned an IR Industrial Research District

**SUMMARY:** The applicant intends to operate a licensed funeral home within an existing building.

**STAFF RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- The ±0.174-acre request site is developed with a ±2,500-square foot brick building previously utilized as an auto title office associated with a vehicle display and sales use (used car lot).
- The applicant intends to operate a licensed funeral home within the existing building; no new structures are proposed.
- The request site is surrounded by a mini-warehouse to the north; multifamily residential and undeveloped land to the east; surface parking and undeveloped land to the south and offices to the west.

**Zoning History:**

There have been no recent zoning requests within the vicinity of the request site.

**Thoroughfares/Streets:**

Thoroughfares/Streets	Type	Existing ROW
Walton Walker Boulevard	Principal arterial	100 feet

**Land Use:**

	Zoning	Land Use
Site	IR	Office
North	RR	Mini-warehouse
East	MF-2	Multifamily
South	IR	Surface parking; undeveloped
West	IR	Office



**STAFF ANALYSIS:**

**Comprehensive Plan:**

The Vision Illustration depicts the request site as within an *industrial area*. Typically, industrial areas offer important employment opportunities that occupy large areas of land are usually near major roads and heavy rail lines. Evolving technology and the need for freight movement through the Dallas area means that this sector of the city can offer an excellent opportunity for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

The applicant’s proposal for a Regional Retail District which would allow a funeral home at this location is consistent with the following goals and policies of the Comprehensive Plan.

**LAND USE**

GOAL 1.2 Promote desired development

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

**ECONOMIC**

GOAL 2.1 Promote balanced growth

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

**Land Use Compatibility:**

The ±0.174-acre request site is developed with a ±2,500-square foot brick building previously utilized as an auto title office associated with a vehicle display and sales use (used car lot). The applicant intends to operate a licensed funeral home within the existing building; no new structures are proposed. The Mortuary, Funeral Home or Wedding Chapel use is not allowed in the existing IR Industrial Research District.

The request site is surrounded by a mini-warehouse to the north; multifamily residential and undeveloped land to the east; surface parking and undeveloped land to the south and offices to the west. A Regional Retail District has been established adjacent to the north of the request site. The applicant’s request would constitute a logical extension of an existing zoning district; therefore, staff recommends approval.

**Development Standards:**

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual	Retail & personal service, office

**Traffic:**

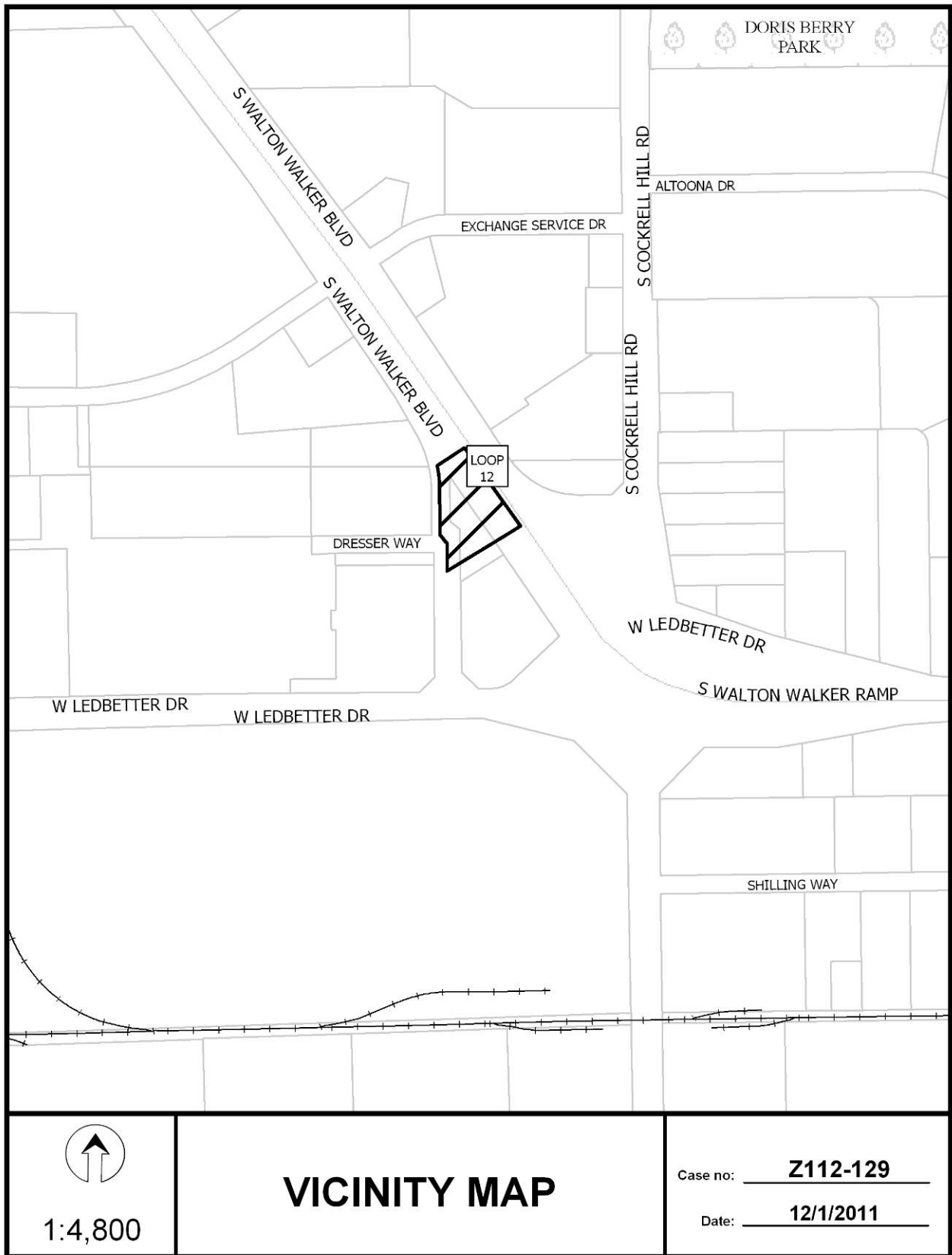
The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system.

**Parking:**

Pursuant to §51A-4.210 of the Dallas Development Code, the required off-street parking for a funeral home is one (1) space per 300 square feet of floor area. Therefore, a 2,500-square foot funeral home requires 8 spaces.

**Landscaping:**

Any new development on the site will require landscaping per Article X of the Dallas Development Code.

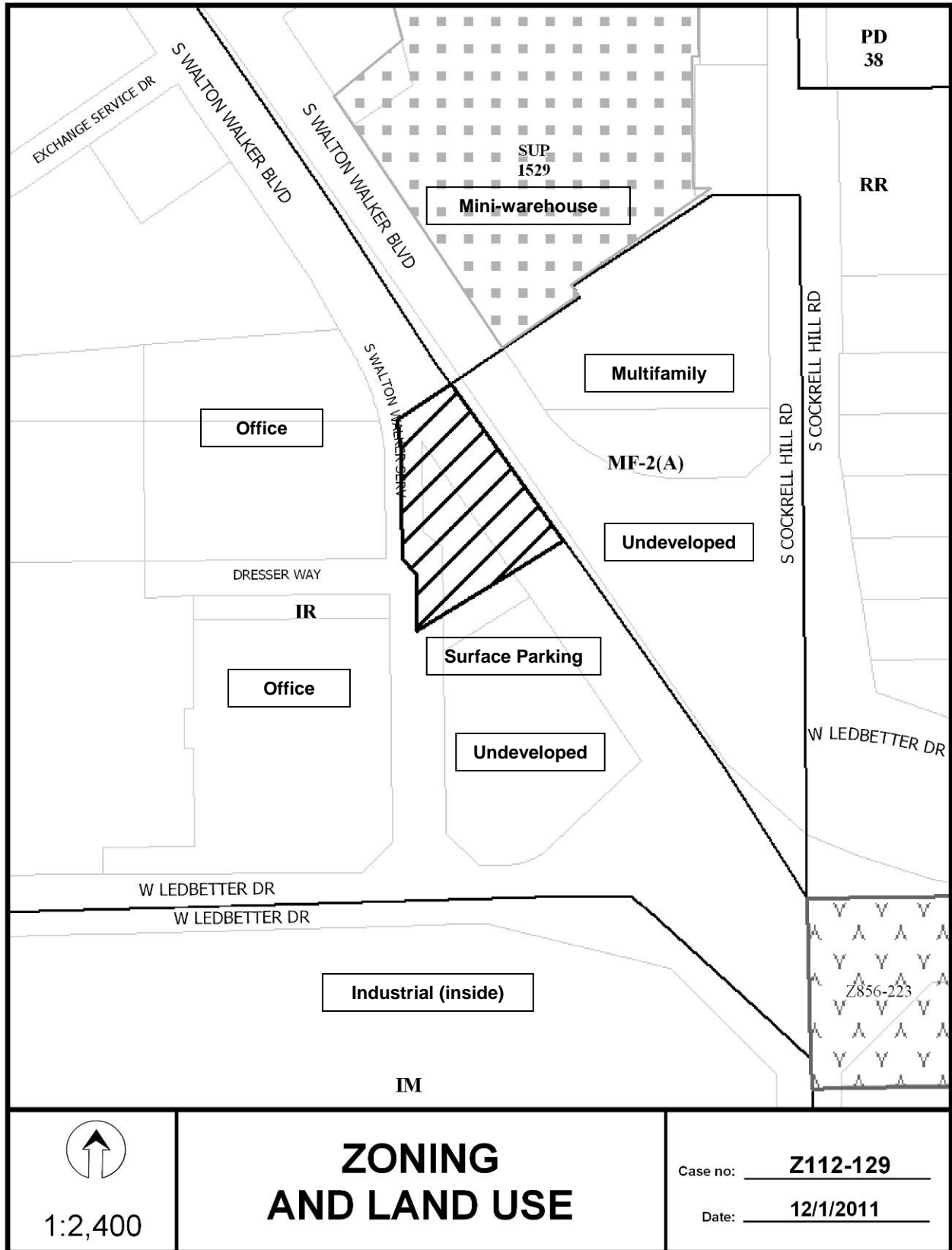


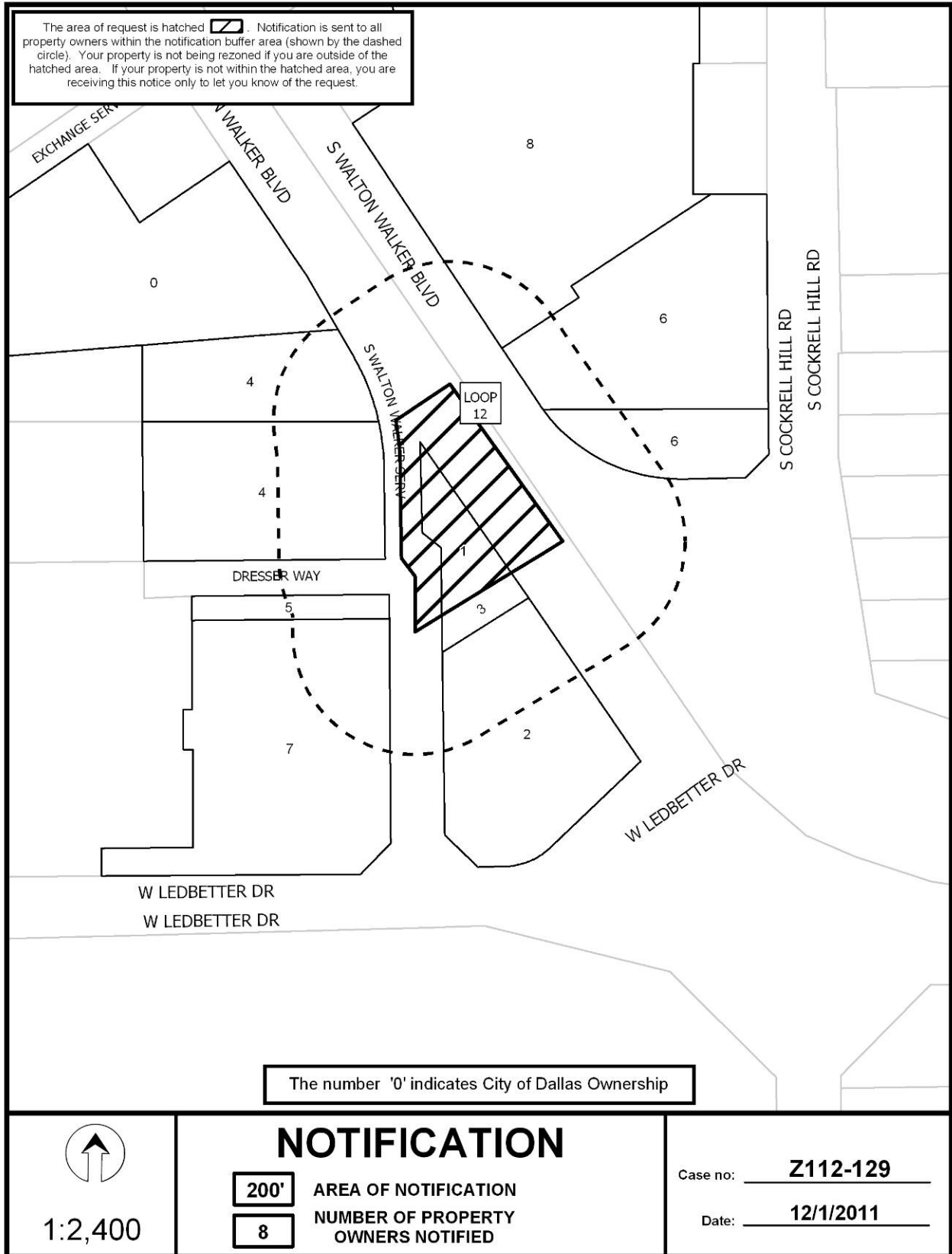
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# VICINITY MAP

Case no:           Z112-129          

Date:           12/1/2011





12/1/2011

***Notification List of Property Owners***

***Z112-129***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4233 WALTON WALKER BLVD	VALDEZ RICARDO & MATILDE
2	4201 WALTON WALKER BLVD	LUSARDI WARNER C TRUSTEE
3	4233 WALTON WALKER BLVD	GIFFORD HILL EMPLOYEES CU %STEPHEN J GIB
4	4221 WALTON WALKER BLVD	WARREN JOHN & LAURA TRUST
5	4445 LEDBETTER DR	UCCELLO IMMOBILIEN GMBH LB 11
6	4101 COCKRELL HILL RD	RIDGEWOOD TIMBER INC STE 610
7	4445 LEDBETTER DR	YOUNG AMERICA INSURANCE COMPANY
8	4116 WALTON WALKER BLVD	SANDLIAN COLBY B & GENEVIEVE B REV TRUST

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2012**

**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** Z112-116(OTH)      **DATE FILED:** October 21, 2011

**LOCATION:** On the northwest side of Garland Road, between Easton Road and Lochwood Boulevard.

**COUNCIL DISTRICT:** 9      **MAPSCO:** 38 –F

**SIZE OF REQUEST:** Approx. 6.99 acres      **CENSUS TRACT:** 128.00

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**APPLICANT/OWNER:** Champions Life Christian Church

**REPRESENTATIVE:** Cecilio Robles

**REQUEST:** An application to renew Specific Use Permit No 1729 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of request is to continue the operation of the existing charter school. The students attending the school range between kindergarten and sixth grade.

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

**BACKGROUND INFORMATION:**

- The applicant’s request is for the renewal of SUP No. 1729 for an open enrollment charter school to continue the operation of the school in a 10,500 square feet, two-story building. The building is located at the back of the property. The entire property is approximately 6.99 acres. The school will serve students from Kindergarten to sixth grade.
- The applicant is not proposing any new construction to the site.
- The number of required off-street parking spaces for the charter school is 18 spaces. There is a total of 204 off-street parking spaces. Therefore, the applicant is providing the required parking. The school has 12 classrooms and the applicant is not proposing any changes.
- The class distribution is as follows: two kindergarten classrooms, two for 1st to 4th grade each and 1 classroom for 5<sup>th</sup> and 6<sup>th</sup> grades.

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

1. **Z078-211** On June 25, 2008, the City Council approved a Planned Development District for D(A) Duplex District and public library uses and termination of Specific Use Permit No. 72 for a Community Recreation Center on the west side of Lochwood Boulevard, north of Lake Gardens.
2. **Z078-253** On October 22, 2008, the City Council approved a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District located at this location.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Garland Road	Principal Arterial	100 ft. ROW



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Church & Open enrollment charter school
<b>East</b>	CR-D	Vacant, Office and Retail
<b>South</b>	CR-D & PD No. 7-D	Medical Office, Retail and & mini warehouse
<b>West</b>	CR-D & R-7.5(A)	Single Family Residential
<b>North</b>	MF-2(A)	Multifamily

**Comprehensive Plan:** The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The Vision Illustration envisions this area to develop as a commercial center corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. The *fowardDallas! Comprehensive Plan* outlines several goal and policy to support the applicant’s request to for an open enrollment charter school.

**Land use**

**Goal 1.1** Promote Desired Development.

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 6.99 acre site is developed with two buildings. One houses a church, and the second building, a two-story building, houses the open enrollment charter school.

The property is adjacent to a vacant building to the east, multifamily to the north, single family to the west, and a medical building retail to the south. The property is surrounded by office and retail to the east, and medical building, retail and mini warehouse to the south.

The applicant's request is to renew Specific Use Permit No. 1729 to continue the operation of the existing open enrollment charter school. The applicant is utilizing the existing two-story structure located on the back of the property, which serves as an elementary school for grades from Kindergarten to sixth grade. The school will have a total of 12 classrooms: two for kindergarten, two for 1st grade to 4<sup>th</sup> grade and one for 5<sup>th</sup> and 6<sup>th</sup> grade.

The applicant is proposing to continue operations from 6:30 a.m. to 7:00 p.m. Monday through Friday.

The Traffic Management Plan that shows the drop-off and pick up location of the school children that satisfied staff's requirements to provide for the safety and the welfare of the children as well as that of the parents and to maintain the traffic flow in the surrounding area. The proposed school building is located in the back of the property, thus, provides enough queuing space for the operations of the school.

Staff has reviewed the applicant's request and supports the request to renew the Specific Use Permit for an open enrollment charter school. The property is located on a street mainly developed with retail and office uses. The property is also surrounded by residential development to the west and north. Staff recommends a five-year period with eligibility for automatic renewals for additional five-year periods.

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

**Parking:** The requirement for off-street parking for the school is derived by two criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for kindergarten/elementary school classroom is one-and-one-half space for each classroom. The number of off-street parking spaces

required for the open enrollment charter school is 18 spaces. The applicant is providing the required parking in the location shown on the attached site plan.

**Traffic:**

The existing Traffic Management Plan describes the drop-off and pick up location, the queuing and the location of the administrative officials to ensure parents conform to the TMP rules. The plan includes a site plan showing ingress(es)/egress(es), queue length required and provided, number and location of the school administrators assisting with the loading/unloading of students.

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

## OFFICERS

### List of Officers For Champions Life Christian Church



address

10715 Garland Road  
Dallas, TX 75218

phone

214.324.5416

fax

214.324.5549

email

[clcc@clccdallas.org](mailto:clcc@clccdallas.org)

website

[www.clccdallas.org](http://www.clccdallas.org)

1. President  
Pastor Walter Hallam  
1602 Santo Park  
Dickinson, TX 77539
2. Secretary  
Larry Hallam  
601 Delany Road  
Lamarque, TX 77568
3. Vice President  
Catherine Rudolph  
601 Delany Road  
Lamarque, TX 77568
4. Officers  
Steve Fender and Ivan Tait  
601 Delany Road  
Lamarque, TX 77568

Walter & Cindy Hallam | Pastors

**Z112-116  
EXISTING CONDITIONS**

1. USE: The only use authorized by this specific use permit is an open enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a time period that expires on (five years from approval date) and is eligible for automatic 5-year periods. This specific use permit is approved for a ten-year period, and is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. DRIVE: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.
6. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Off-street parking must be located as shown on the attached site plan.
8. TRAFFIC MANAGEMENT PLAN:
  - (a) In general. The operation of the uses must comply with the traffic management plan (Exhibit \_\_\_\_).
  - (b) Queuing. Queuing is only permitted inside the Property. 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, 2014. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by November 1st of each 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 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 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.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## **EXISTING TRAFFIC MANAGEMENT PLAN**

### **Traffic Management Plan and Queuing Analysis August 19, 2008**

First Family Charter School located at 11715 Garland Road, Dallas, TX 75218 will provide education services to a maximum of 216 students as follows:

- Kindergarten-2 classes (18 maximum per class)
- 1<sup>st</sup> Grade-2 classes (18 maximum per class)
- 2<sup>nd</sup> Grade-2 Classes (18 maximum per class)
- 3<sup>rd</sup> Grade-2 Classes (18 maximum per class)
- 4<sup>th</sup> Grade-2 Classes (18 maximum per class)
- 5<sup>th</sup> Grade-1 Class (18 maximum per class)
- 6<sup>th</sup> Grade-1 Class (18 maximum per class)

The school provides one central drop off/pick up location (see site plan for location) with 195 regular parking spaces and 9 Handicap spaces and available space for queuing up to 60 vehicles in a single line.

During traffic periods (drop off and pick up) the school will provide traffic cones, and looper tubes with plastic chain to enforce one way traffic. We will have 4 car attendants to assist children exiting the vehicles thereby decreasing the time a vehicle waits in a drop off/pick up location. The school will provide security personnel to assist with traffic management as needed. During drop off/pick up the school expects to have a maximum of 2 vehicles in the drop off/pick up location and can accommodate up to 60 vehicles in the queuing spaces provided at any given time. During drop off/pick up, parents will have the option as to parking and escorting the student(s) to their vehicle or student will be escorted to vehicle by carpool attendants.

Each entrance and exit from the campus is one way. Vehicle flow throughout the campus is primarily from north to south. The exit from the campus allows for entrance to Garland Road at the existing traffic signal. The school will provide their own private security to assist with traffic flow as necessary.







All families will be educated as to the traffic flow plan of the school. This educational process takes place throughout the year by means of student orientation, parent/teacher meetings and notes sent home to parents from school.



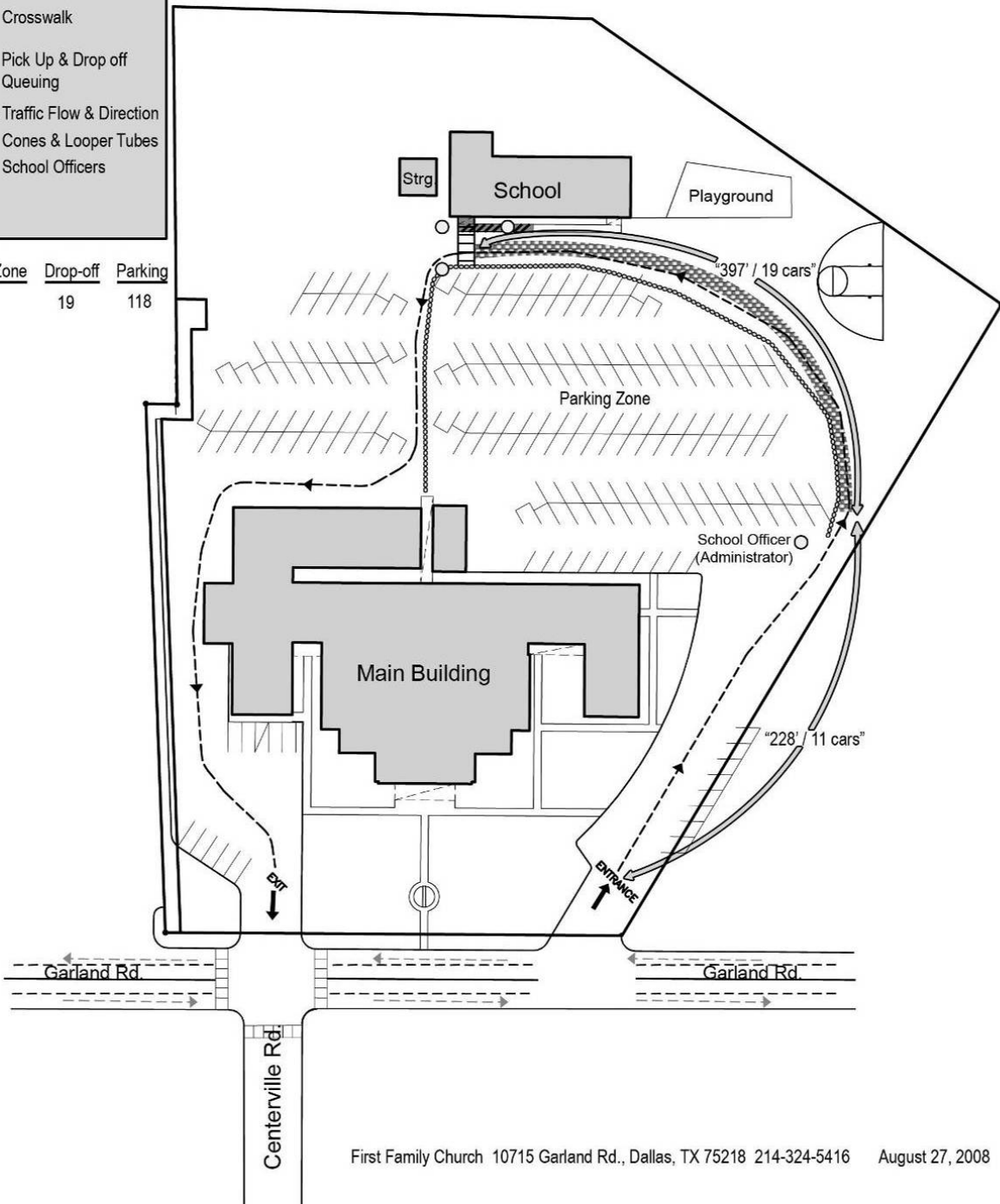
**EXISTING TRAFFIC MANAGEMENT PLAN**

**First Family Charter School  
Traffic Management Plan**

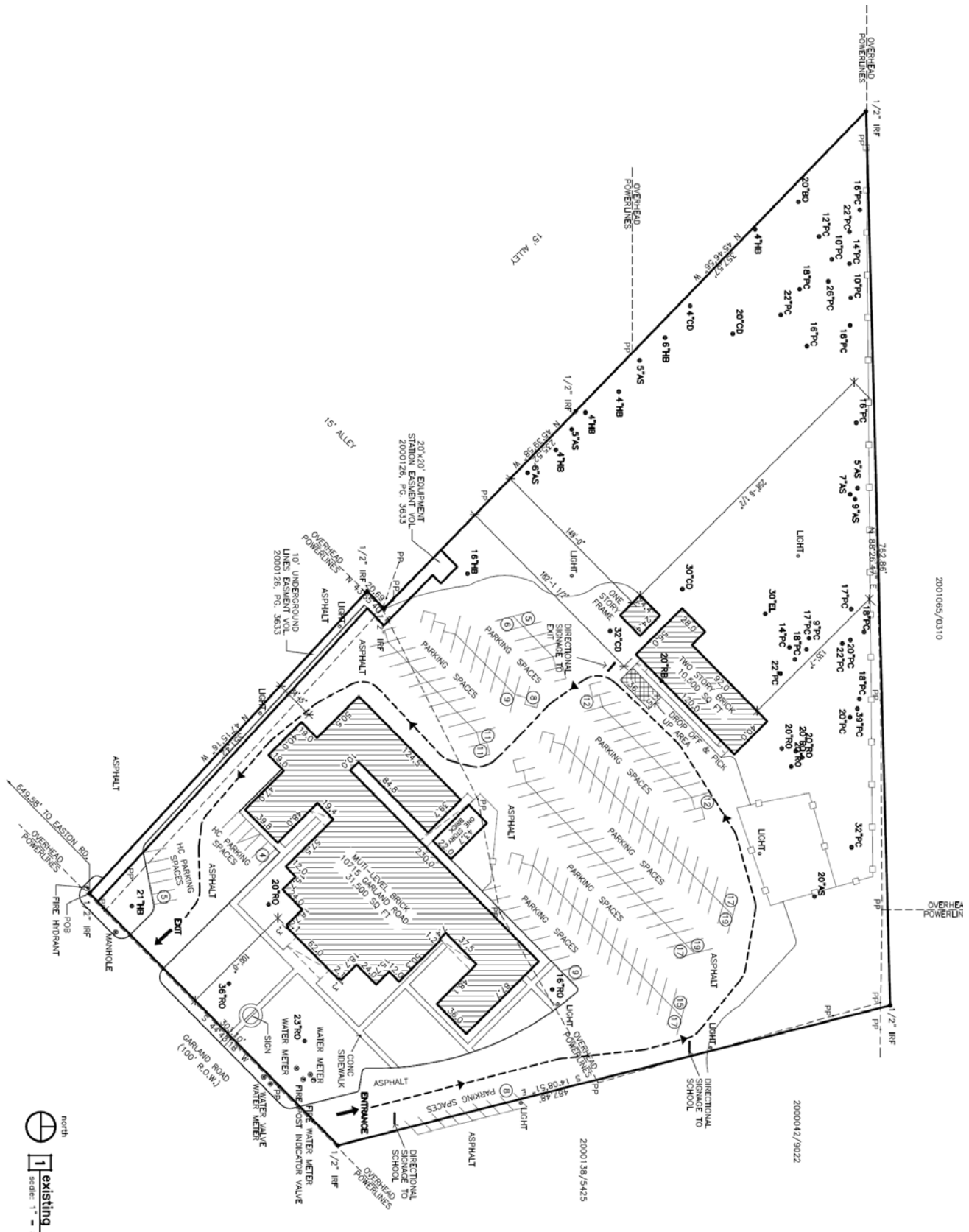
**Legend:**

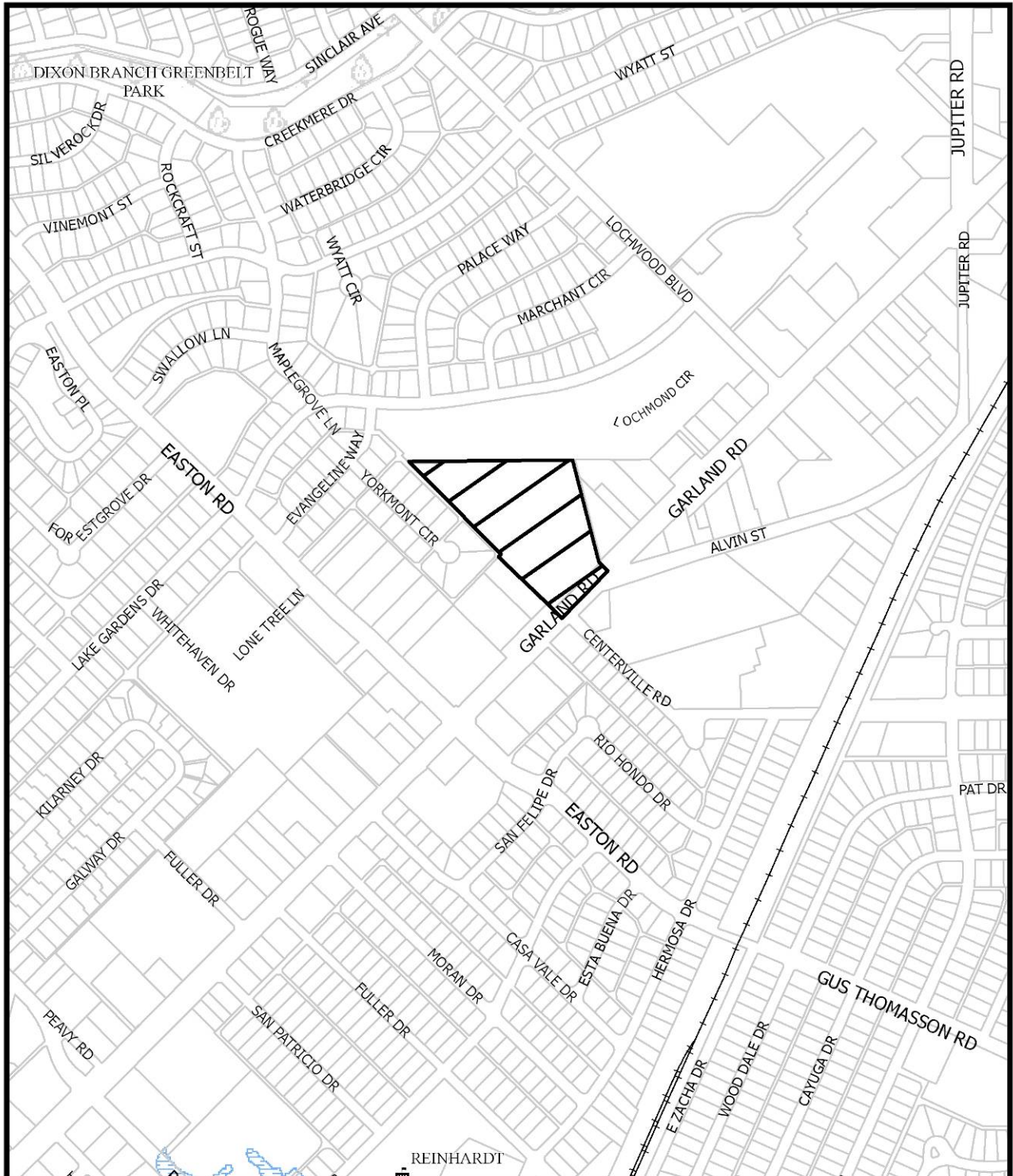
-  Drop-Off Zone
-  Crosswalk
-  Pick Up & Drop off Queuing
-  Traffic Flow & Direction
-  Cones & Looper Tubes
-  School Officers

Parking Zone	Drop-off	Parking
1	19	118



### EXISTING SITE PLAN



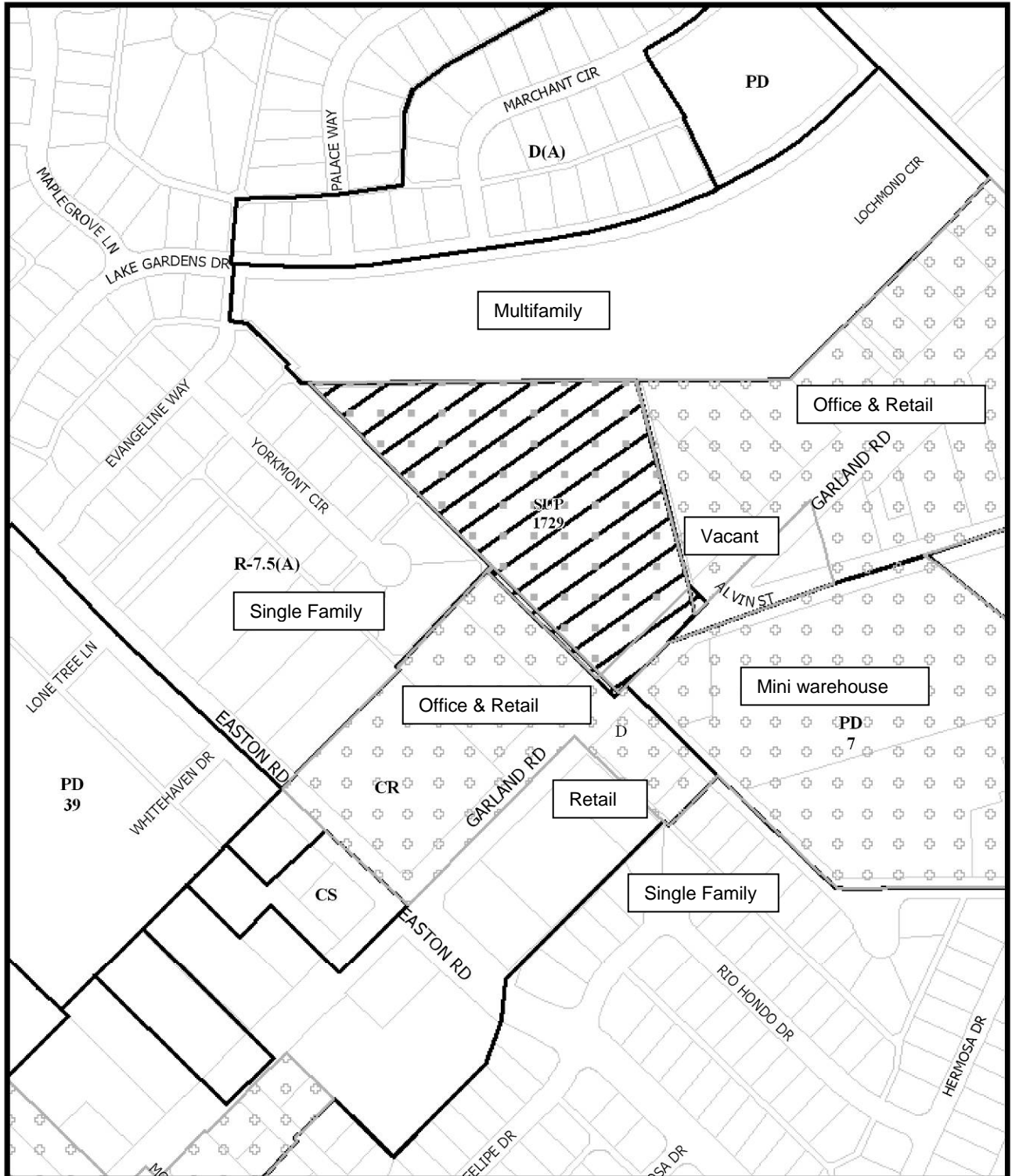


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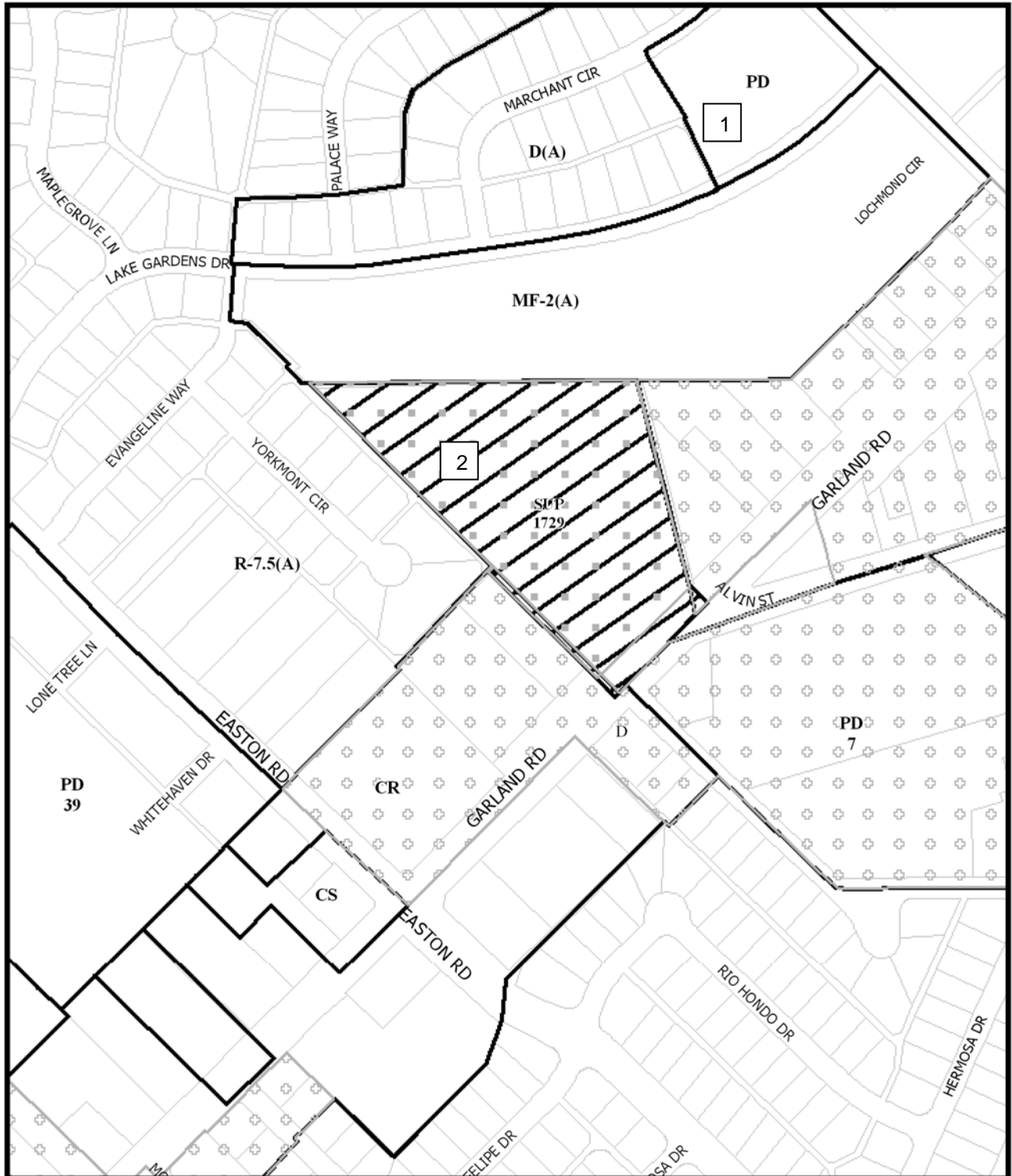
# VICINITY MAP

Case no:           Z112-116          

Date:           11/17/2011



 1:3,600	<h1>ZONING AND LAND USE</h1>	Case no: <u>    Z112-116    </u> Date: <u>    11/17/2011    </u>
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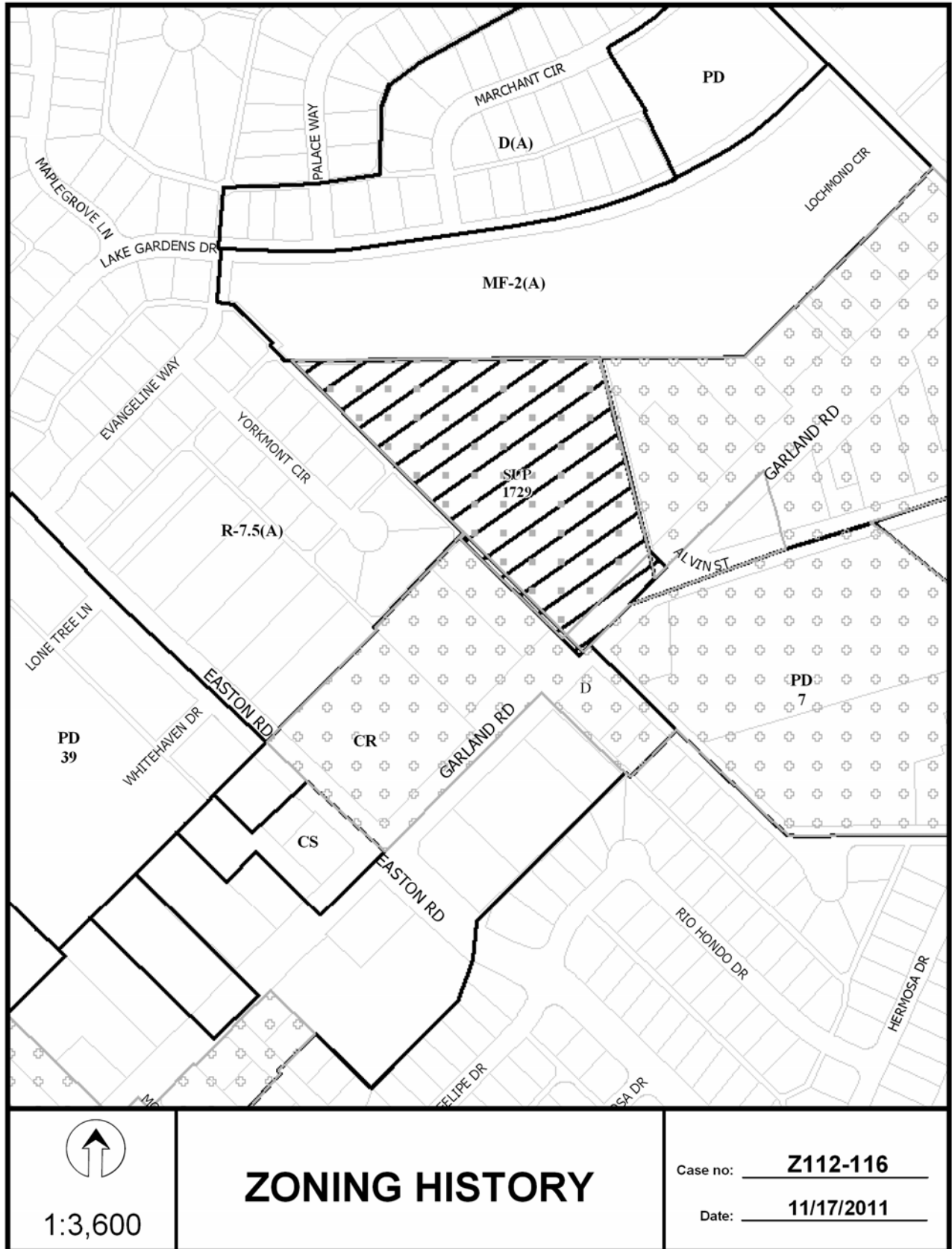


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# ZONING HISTORY

Case no: Z112-116

Date: 11/17/2011

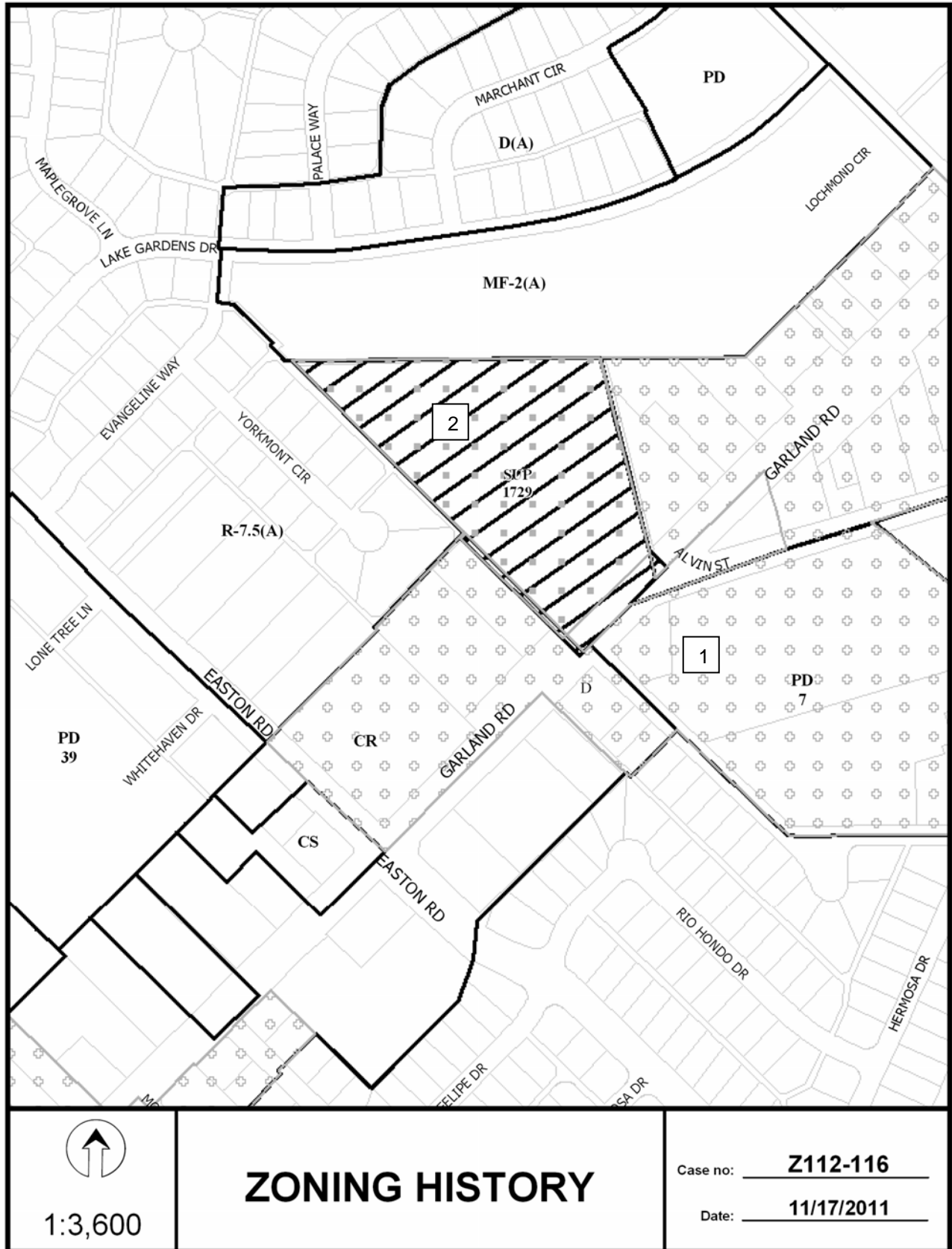


1:3,600

# ZONING HISTORY

Case no: Z112-116

Date: 11/17/2011





 1:3,600	<h1>NOTIFICATION</h1>	Case no: <b>Z112-116</b>
	400' AREA OF NOTIFICATION 68 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>11/17/2011</b>



11/17/2011

***Notification List of Property Owners******Z112-116******68 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10613 GARLAND RD	FELDER NEIL
2	10722 LAKE GARDENS DR	ENQUERNUS HOLDING CORP % PAUL MORNEAU, A
3	10819 GARLAND RD	SHIM JEA LRR
4	10825 GARLAND RD	DO KIM T
5	10724 GARLAND RD	MEXICO LINDO BAZAAR INC
6	10704 GARLAND RD	CASA ROCK PARTNERS LTD % LARRY D SMITH
7	10740 GARLAND RD	EXTRA SPACE PPTIES 26 LLC PTA - EX #561
8	10801 GARLAND RD	ROEDER & MOON INC
9	10806 GARLAND RD	GARLAND ROAD LLC
10	10622 GARLAND RD	SCHNITZER BY-PASS TRUST %SHIRLEY A SCHNI
11	10523 SAN FELIPE DR	MARTINEZ JESUS R
12	10529 SAN FELIPE DR	ABBOTT LAURA
13	1302 RIO HONDO DR	IRVIN MARIA O & IRVIN CECIL L
14	1227 CENTERVILLE RD	GARCIA AMANDO
15	1223 CENTERVILLE RD	DOMINUS PPTIES INC
16	1215 CENTERVILLE RD	SANCHEZ ROSALINDA R
17	10636 GARLAND RD	AKGR1 LLC
18	1134 EASTON RD	STARKEY BARBARA
19	1120 EASTON RD	FEDERAL HOME LOAN MTG CORP
20	1106 EASTON RD	RIVAS BRENNNA
21	1102 EASTON RD	U K GROUP INC
22	1110 EASTON RD	BATES BRETT A
23	1142 EASTON RD	MERUCCI CHARLES A & ELIZABETH A STEELE
24	10501 GARLAND RD	SPARKMAN HILLCREST INC PROPERTY TAX 8TH
25	1128 EASTON RD	WARD WAYNE DAVIS
26	10540 LAKE GARDENS DR	DENTON PATE & ET AL %SIGNATURE LEASING
27	10706 LAKE GARDENS DR	ORNELAS LILIANA
28	10716 LAKE GARDENS DR	HINOJOSA CRISTIAN V

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
29	10547 EVANGELINE WAY	SINCLAIR ALLISON R
30	10539 EVANGELINE WAY	BALL JOYCE C
31	10533 EVANGELINE WAY	STOKES ROBERT A & RACHEL V
32	10527 EVANGELINE WAY	CARDINALE JOSEPH A
33	10526 EVANGELINE WAY	HAGEDORN STEPHEN
34	10532 EVANGELINE WAY	BRISCO CHAD & REBECCA
35	10538 EVANGELINE WAY	SUMMERS KAREN FAITH TRUST
36	10548 EVANGELINE WAY	TATOM PHYLLIS
37	10556 EVANGELINE WAY	HOME SAVINGS OF AMERICA
38	11240 YORKMONT CIR	THOMPSON DAWN L & BOBBY L THOMPSON
39	11232 YORKMONT CIR	NEUBRAND THOMAS A
40	11224 YORKMONT CIR	WHITE BERTHA F
41	11216 YORKMONT CIR	MAXWELL FRAZIER
42	11212 YORKMONT CIR	WOLCHANSKY GREGORY L & ANGELA K
43	11211 YORKMONT CIR	MEAGHER DAVID & JACQUELINE
44	11217 YORKMONT CIR	FORSYTH JENNIFER S & JOHN
45	11225 YORKMONT CIR	SETTIMI TRACY L
46	11233 YORKMONT CIR	MAYFIELD JAMES V
47	11241 YORKMONT CIR	COLE SANDRA
48	11208 YORKMONT CIR	PARROTT BRUCE W
49	11204 YORKMONT CIR	WATTS JOHN &
50	11207 YORKMONT CIR	ABELL DONALD
51	10803 LAKE GARDENS DR	JOHNSON MIA L % MIA HALE REALTY
52	10809 LAKE GARDENS DR	ALVARADO JUAN & MARIA
53	10815 LAKE GARDENS DR	TERADA SUZANNE T & HARVEY E HENDERSON
JR		
54	10823 LAKE GARDENS DR	MARCOS EDITH J
55	10821 LAKE GARDENS DR	MARCOS EDITH J
56	10827 LAKE GARDENS DR	TERADA SUZANNE T TRUSTEE SUZANNE T
TERAD		
57	10743 LAKE GARDENS DR	HILL FREDERICH RAY
58	10749 LAKE GARDENS DR	GROSHANS GARY W
59	10755 LAKE GARDENS DR	LIEPOLD CATHERINE R

Z101-116 (OTH)

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
60	10737 LAKE GARDENS DR	HABITAT CONSTRUCTION INC #120-343
61	10717 LAKE GARDENS DR	SCOTT ALLISON K
62	10729 LAKE GARDENS DR	BARRETT RUTH DELOISE % NATHAN K GRIFFIN
63	10721 LAKE GARDENS DR	NASER TIMOTHY S
64	10908 GARLAND RD	H H & H INVESTMENTS
65	10908 GARLAND RD	HOFFER DAVID & ROD HPMIRE
66	10901 GARLAND RD	J T REALTY INC
67	10520 GARLAND RD	SCHNITZER WAGNER PS 2 LTD
68	10915 GARLAND RD	CIAPA ENTERPRISES INC

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-118(WE)                      **DATE FILED:** October 21, 2011

**LOCATION:** North side of Lake June Road, west of St. Augustine Road

**COUNCIL DISTRICT:** 5                                      **MAPSCO:** 59-K

**SIZE OF REQUEST:** Approx. 6,000 sq. ft.              **CENSUS TRACT:** 119.00

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**APPLICANT / OWNER:** Rodolfo & Socorro Hernandez

**REPRESENTATIVE:** Rodolfo & Socorro Hernandez

**REQUEST:** An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to develop the site with a general merchandise or food store less than 3,500 square feet.

**STAFF RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- The applicant’s request for an NS(A) Neighborhood Service District will allow for the development of retail and personal service uses on site.
- The request site is currently undeveloped and is adjacent to an office and a general merchandise or food store. Properties to the north and west of the site are undeveloped and are located within a flood plain.

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

1. Z101-276 On Wednesday, December 15, 2011 the City Council approved an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family. (not shown on map)
2. Z089-165 On Wednesday, April 23, 2009, the City Council approved a Planned Development District for CR Community Retail District uses on property zoned a CR-D Community Retail District with a Liquor Control Overlay and an R-7.5(A) Single Family District.
3. Z101-174 On Wednesday, June 22, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	80 ft.	107 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Undeveloped
<b>North</b>	R-7.5(A)	Single Family
<b>South</b>	CR	Undeveloped
<b>East</b>	NS(A)	Office, General merchandise store
<b>West</b>	R-7.5(A)	Single Family

**COMPREHENSIVE PLAN:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being located along a Transit or Multi-Modal Corridor.

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The approximately 6,000 square foot site is undeveloped and is rectangular in shape. The request site is adjacent to an existing retail development that is zoned an NS(A) Neighborhood Service District. The applicant request for a NS(A) Neighborhood Service District will allow for the development of a general merchandise or food store less than 3,500 square feet.

The request site is currently undeveloped and is adjacent to an office and a general merchandise or food store. The properties that are north and west of the site are undeveloped and are located within a flood plain.

The applicant’s request for a NS(A) Neighborhood Service District is compatible with the adjacent zoning district and uses that are proposed for the site. The adjacent flood plain creates a natural barrier to the existing single family uses that are north and west of the site. The request for a NS(A) neighborhood Service District should not have any adverse impact on the surrounding area.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) – existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
NS(A) – Proposed Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office

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

**Parking:** The parking regulation for a general merchandise or food store less than 3,500 square feet is one space per 200 square feet of floor area. The number of parking spaces required on site will be determined by the total square footage of the proposed development.

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



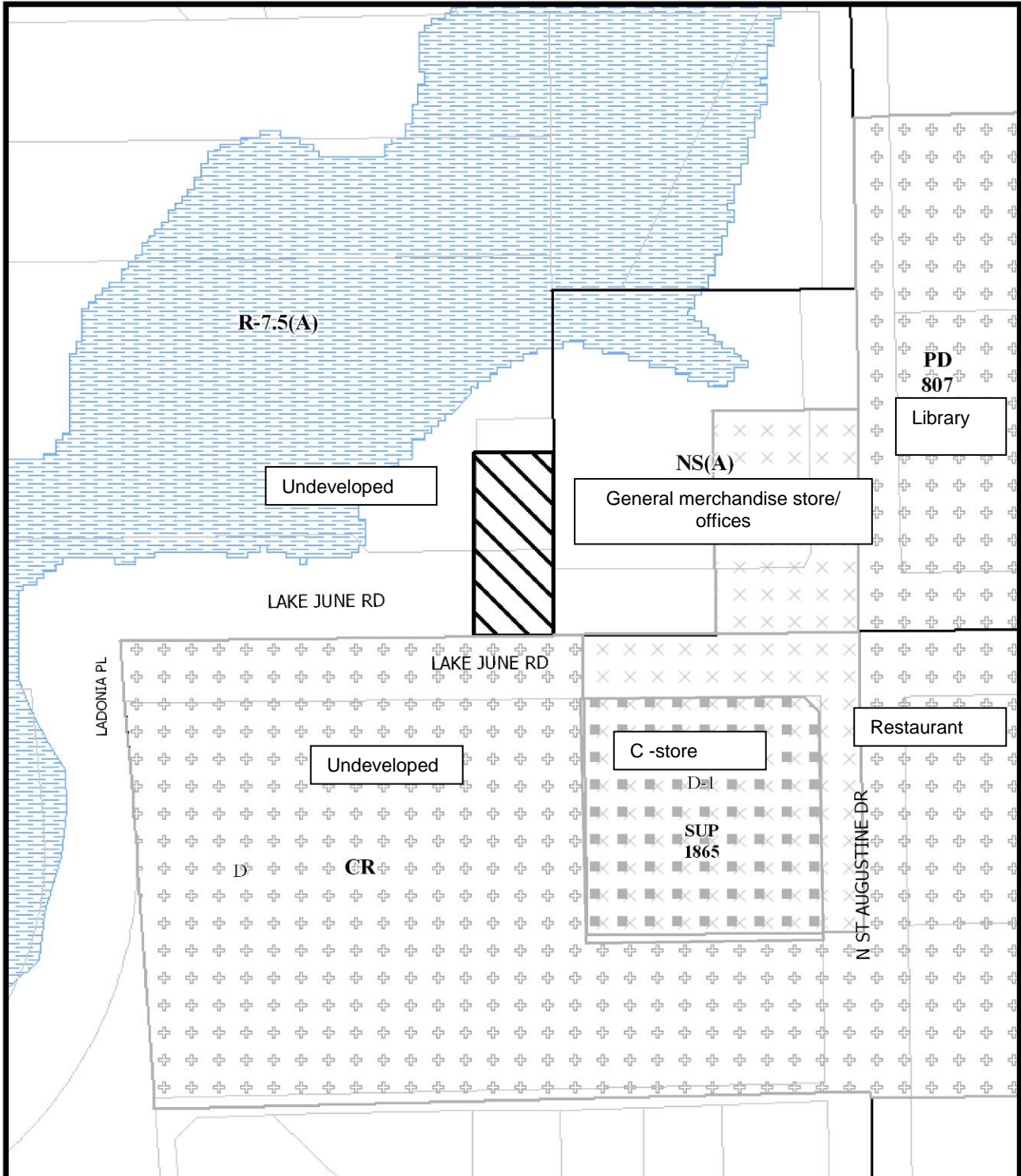
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# VICINITY MAP

Case no:           Z112-118          

Date:           12/19/2011



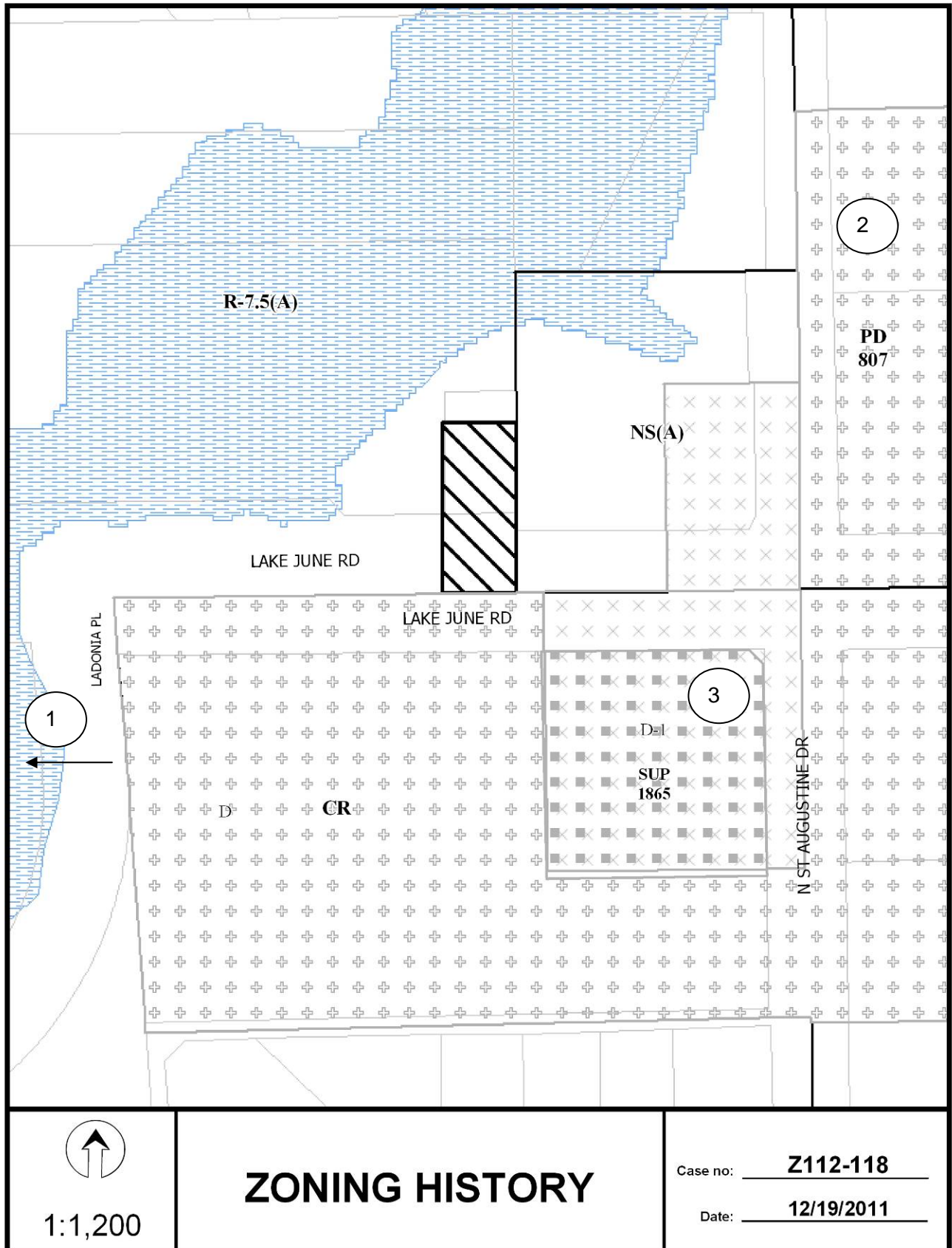


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# ZONING AND LAND USE

Case no: Z112-118

Date: 12/19/2011

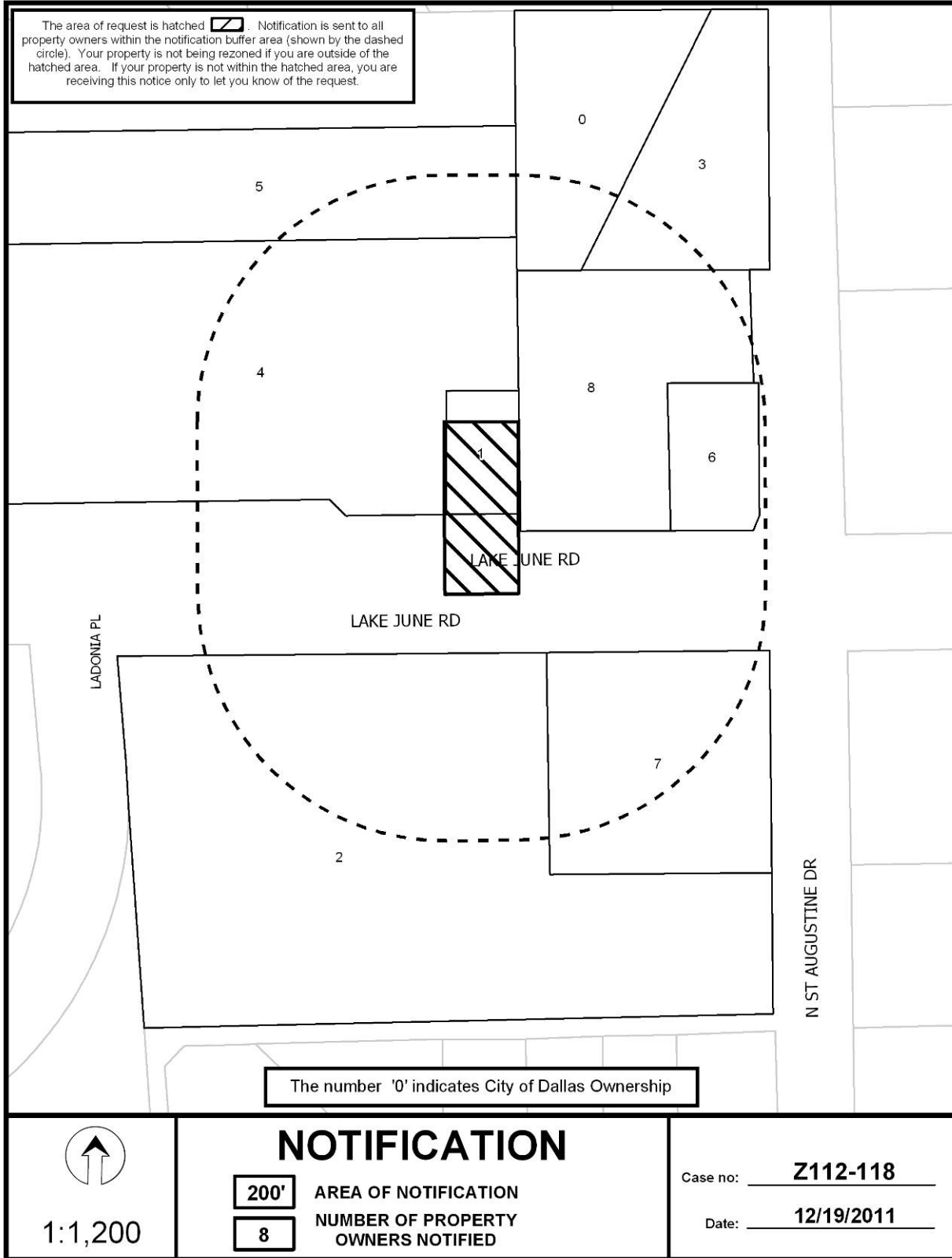


1:1,200

# ZONING HISTORY

Case no: Z112-118

Date: 12/19/2011



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

*12/19/2011*

### *8 Property Owners Notified*

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9501 LAKE JUNE RD	HERNANDEZ RODOLFO & SOCORRO
2	9500 LAKE JUNE RD	9500 LAKE JUNE LLC SUITE 1100
3	1313 ST AUGUSTINE RD	REDD JOE
4	1310 MEMORY LN	WINN KENNETH B
5	1324 MEMORY LN	CERVANTES JOSE F & MARIA
6	9545 LAKE JUNE RD	LEAL FAMILY PS THE
7	1200 ST AUGUSTINE RD	EVEREST FINANCIAL CORP
8	9543 LAKE JUNE RD	LEE CHY D

**FILE NUMBER:** Z112-130(RB)

**DATE FILED:** November 9, 2011

**LOCATION:** IH 635 and Royal Lane, West Corner

**COUNCIL DISTRICT:** 10

**MAPSCO:** 27 H

**SIZE OF REQUEST:** Approx. 2.55 Acres

**CENSUS TRACT:** 130.09

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**APPLICANT:** Quik Trip Corporation

**REPRESENTATIVE:** James R. Schnurr

**OWNER:** Pat Adams

**REQUEST:** An application for a CR Community Retail District on property zoned an LI Light Industrial District.

**SUMMARY:** The applicant is proposing to redevelop the site with a motor vehicle fueling station and companion convenience store.

**STAFF RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- The request site is developed with an office/showroom warehouse.
- The applicant proposes to remove all improvements and redevelop the site with a motor vehicle fueling station and accompanying convenience store (approximately 5,720 square feet).
- The existing LI District does not permit the general merchandise or food store greater than 3,500 square feet use category.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to the request.

**Thoroughfare**

**Designation; Existing & Proposed ROW**

IH 635

Freeway; Variable ROW

Royal Lane

Principal Arterial; 100' & 100' ROW

**Comprehensive Plan:** The request site is located in an area considered a Commercial center or corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

**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 an office/showroom warehouse. The applicant proposes to remove all improvements and redevelop the site with a motor vehicle fueling station in conjunction with an approximate 5,720 square foot convenience store. The latter is not permitted by the existing LI District use standards.

The site is located at the intersection of a freeway (depressed travel lanes in this area) and thoroughfare. Across LBJ Freeway, the LBJ DART Station, multifamily, and office-showroom/warehouse uses are developed. Retail, office, and child-care facility uses are developed to the east, with multifamily uses further southeast and south of the site.

The site is irregularly shaped and thus makes it very difficult to locate structures within the western corner of the site. As a result, additional separation for the adjacent residential uses will be provided. The applicant has provided a proposed site plan (not required by the zoning, but provided for illustrative purposes) showing the anticipated redevelopment of the property.

While the requested zoning is compatible at this location, staff has strongly suggested the existing solid hedgerow along the site's southern property line be retained. At this point, the applicant has not indicated this will be the case.

In summary, staff has determined the request to be compatible for the immediate area.

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

**Landscaping:** Prior to the issuance of a building permit for any permitted use, landscaping will be required per Article X requirements.

**Off-Street Parking:** Any permitted use will require parking per the Dallas Development Code.

**List of Officers/Directors**  
**10101 Royal Lane, Dallas, Texas**

**Owner:**

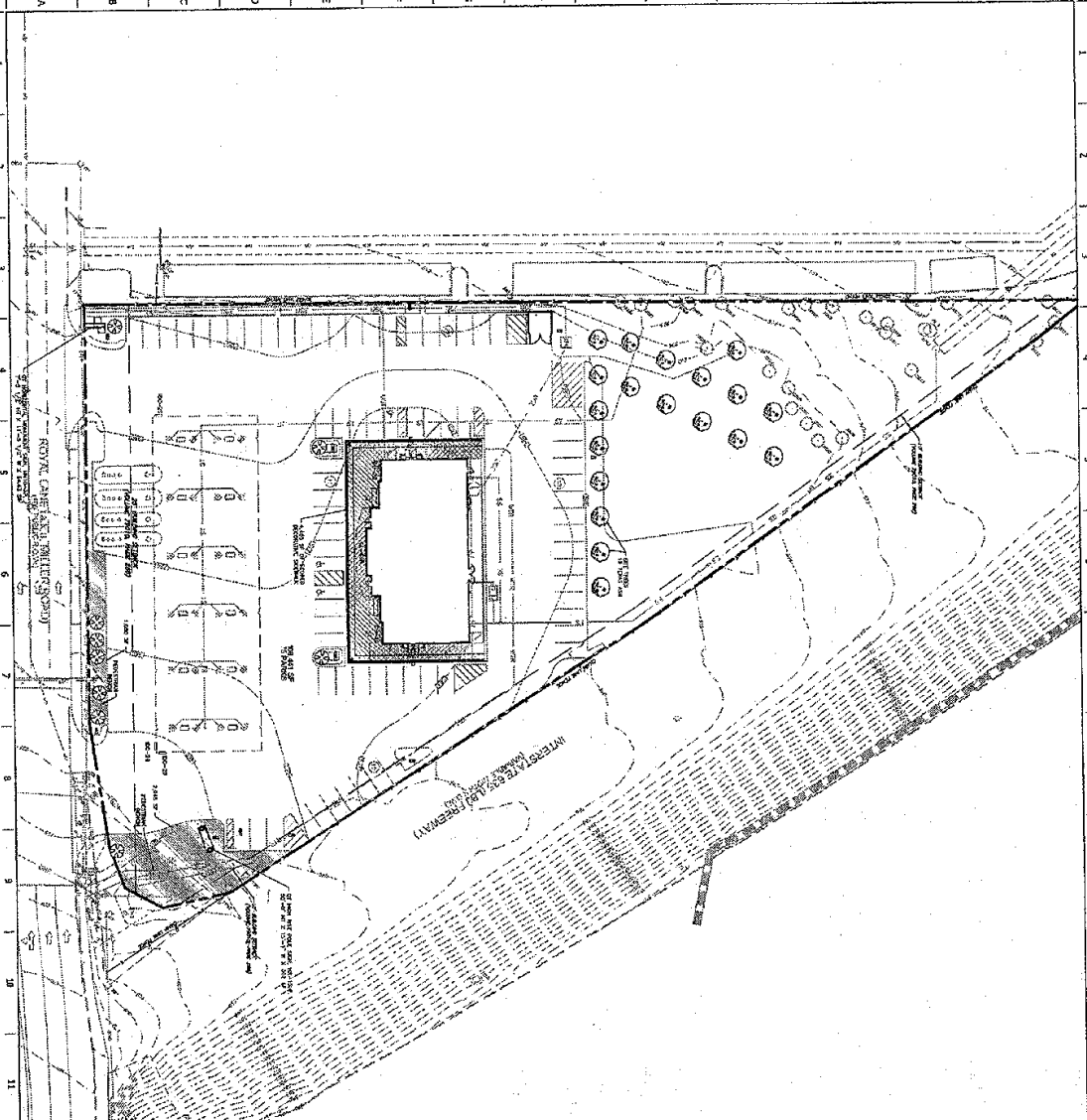
**Pat Adams, Individual**

**Applicant:**

**QuikTrip Corporation**

Chester Edouard Cadieux III	President & Director
Michael Perkins Johnson	Director
Terry Lane Carter	Director
Stephen Lee Cropper	Director
Mary Virginia McClure	Director
Richard Charles May	Director
Marvin Charles O'Dell III	VP Sales
Thomas Christopher Gehrke	Assistant Secretary
Chad Michael Stanford	Assistant Secretary
Kelly Paul Vaughan	Assistant Secretary
Earnest Michael Stanford	Operation Officer






LANDSCAPE SCHEDULE				
NO.	SYMBOL	LANDSCAPE SCHEDULE	QUANTITIES	COMMENTS
0	(Symbol)	LANDSCAPE SCHEDULE (SEE LIST)	1211 1' x 1' x 1' x 1'	SEE LIST FOR QUANTITIES AND COMMENTS
1	(Symbol)	LANDSCAPE SCHEDULE (SEE LIST)	1212 1' x 1' x 1' x 1'	SEE LIST FOR QUANTITIES AND COMMENTS
2	(Symbol)	LANDSCAPE SCHEDULE (SEE LIST)	1213 1' x 1' x 1' x 1'	SEE LIST FOR QUANTITIES AND COMMENTS
3	(Symbol)	LANDSCAPE SCHEDULE (SEE LIST)	1214 1' x 1' x 1' x 1'	SEE LIST FOR QUANTITIES AND COMMENTS
4	(Symbol)	LANDSCAPE SCHEDULE (SEE LIST)	1215 1' x 1' x 1' x 1'	SEE LIST FOR QUANTITIES AND COMMENTS

LANDSCAPE REQUIREMENTS	
REQUIRED ORIGINATOR	PROVIDED
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.	PROVIDED
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.	PROVIDED
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.	PROVIDED
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE MAINTENANCE MANUAL.	PROVIDED

REV. DATE DESCRIPTION


ORIGINAL ISSUE DATE: \_\_\_\_\_



**QuikTrip No. 979**  
10101 ROYAL LANE  
DALLAS, TEXAS

SHEET TITLE: LANDSCAPE PLAN

SCALE: AS SHOWN

PROJECT NUMBER: L100

**Site Plan**  
(not required; provided for illustrative purposes only)

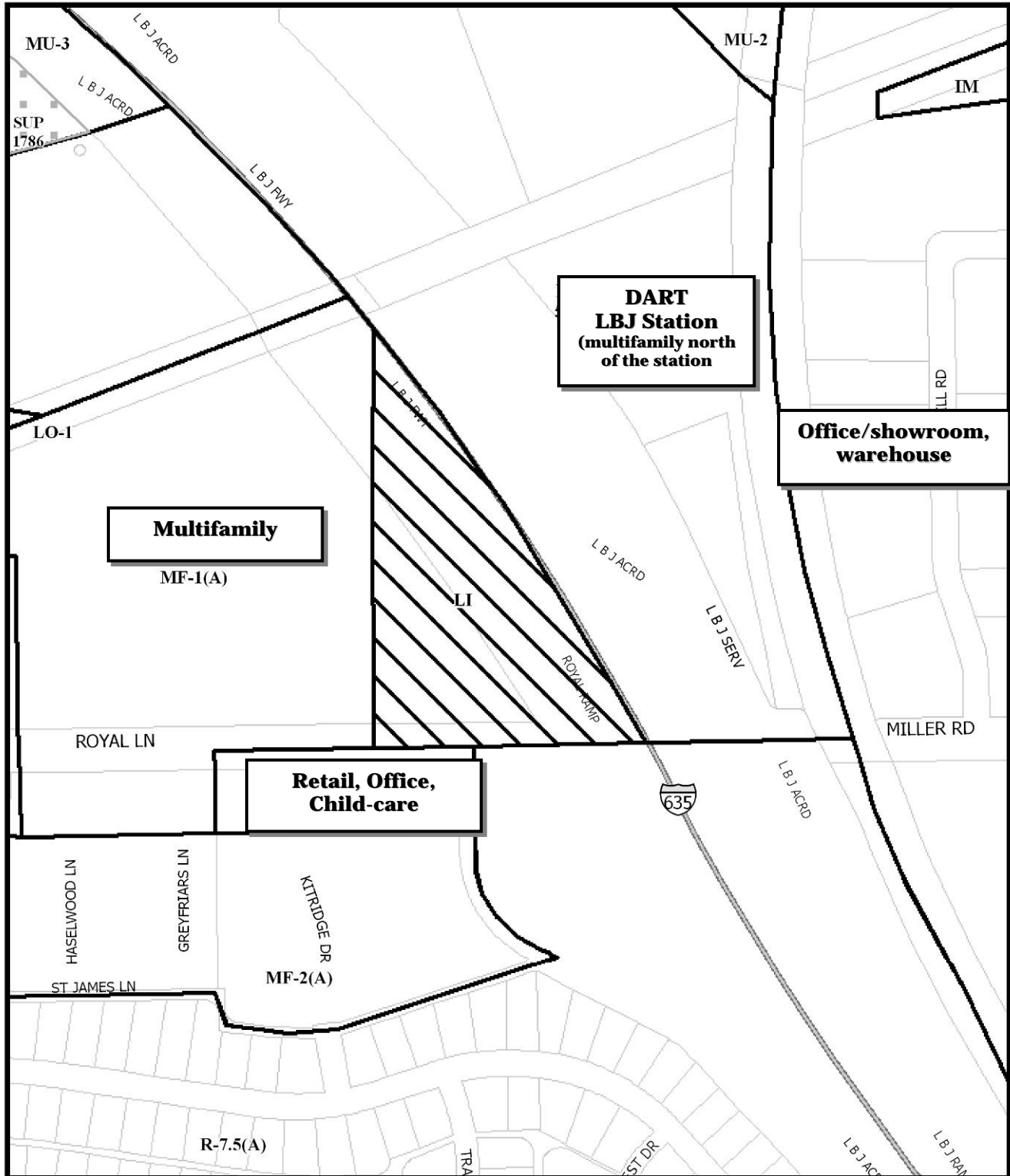


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# VICINITY MAP

Case no:           Z112-130          

Date:           12/1/2011




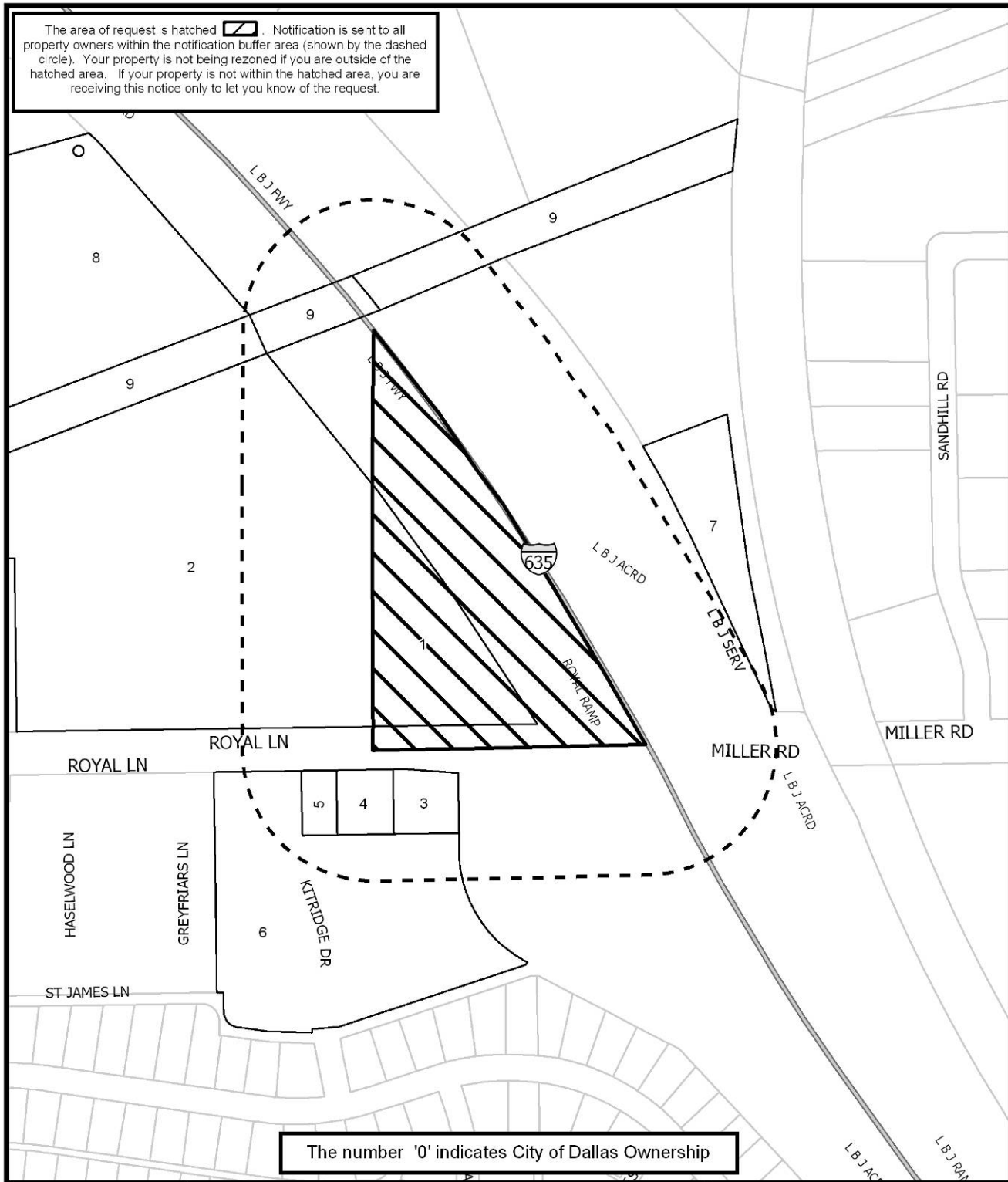
1:3,600

# ZONING AND LAND USE

Case no: Z112-130

Date: 12/1/2011

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	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION   NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	Case no: <u>          Z112-130          </u> Date: <u>          12/1/2011          </u>
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12/1/2011

***Notification List of Property Owners***

***Z112-130***

***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10101 ROYAL LN	ADAMS PAT
2	10075 ROYAL LN	SUN COLONY ASSOC LTD % HORN BARLOW
3	10130 ROYAL LN	KIDS CARE CENTER INC % ELICIA CROUCH
4	10110 ROYAL LN	KIDS CARE CENTER INC
5	10098 ROYAL LN	ASK PPTIES INC
6	10062 ROYAL LN	COUNTRY SQUIRE VENTURE
7	10111 MILLER RD	DALLAS AREA RAPID TRANSIT PO BOX 660163
8	10928 AUDELIA RD	10928 AUDELIA ROAD LP
9	555 2ND AVE	DART

**FILE NUMBER:** Z101-335(RB)

**DATE FILED:** July 22, 2011

**LOCATION:** Both Sides of Westmoreland Road, North of Wheatland Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 62 Z, 63 W, 72 D, 73A

**SIZE OF REQUEST:** Approx. 60.48 Acres

**CENSUS TRACT:** 166.07

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**APPLICANT/OWNER:** Inspiring Body of Christ

**REPRESENTATIVE:** Audra Buckley

**REQUEST:** An application for a Planned Development District for Mixed Uses on property zoned an MU-2 Mixed Use District, MF-2(A) Multifamily District, and the termination of Specific Use Permit No. 1621 for Child-care facility and Private school.

**SUMMARY:** The applicant proposes to create a PDD for the existing uses as well as provide for development of the balance of the site under a unified zoning district.

**STAFF RECOMMENDATION:** Hold under advisement, with the public hearing left open, until January 19, 2012.

**PRIOR CPC ACTION:** On November 17, 2011, the City Plan Commission held this request under advisement until December 15, 2011. On December 15, 2011, the City Plan Commission held this request under advisement until January 5, 2012.

**BACKGROUND INFORMATION:**

- The request site consists of three tracts: Tract 1 is developed with a church and surface parking; Tract 2 is undeveloped; and, Tract 3 is developed with a church structure, surface parking, and support functions near the main structure. This tract reflects the land area permitting SUP No. 1621 for a Child-care facility and Private school, which is being requested for termination, with the requested PDD permitting both uses by right.
- The applicant is requesting a PDD for consideration of the following: 1) permit child-care facility and private school uses by right; 2) consider entire property as one lot for off-street parking purposes; 3) alternate artificial lot provisions; and, 4) alternate sign regulations providing for two video boards.

**Zoning History:** There has been no recent zoning activity in the immediate area relevant to this request.

<b>Thoroughfare/Street</b>	<b>Designation; Existing &amp; Proposed ROW</b>
Westmoreland Road	Principal Arterial; 100' & 100' ROW
Cockrell Hill Road	Principal Arterial; 100' & 100' ROW
Glennlyons Drive	Local; 50' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** The request area is located in an area considered a Commercial center or corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

**Land Use Compatibility:** The site consists of three tracts: Tract 1 is developed with a church and surface parking; Tract 2 is undeveloped; and, Tract 3 is developed with a church structure, surface parking, and support functions near the main structure. This

tract reflects the land area permitting SUP No. 1621 for a Child-care facility and Private school, which is being requested for termination.

The applicant is requesting a PDD for consideration of the following: 1) permit child-care facility and private school uses by right; 2) consider entire property as one lot for off-street parking purposes; 3) alternate artificial lot provisions; and, 4) alternate sign regulations providing for two video boards.

Tract 1 abuts the Tract 2 (undeveloped) portion of the request to the north, multifamily uses and Tract 3 to the east, undeveloped property zoned for MU-1 District Uses and SUP No. 1486 for a mini-warehouse use to the south, and office and single family uses within the Duncanville city limits to the west. Tract 2 abuts multifamily and retail uses to the north, multifamily uses to the east, the Tract 1 portion of the request site to the south, and single family uses within the Duncanville city limits to the west. Lastly, Tract 3 abuts multifamily and office uses to the north and east, retail uses to the south and the southern portion of Tract 1 to the west.

Staff has determined the scale of overall development that could be permitted by the request (existing for Tracts 1 and 3; proposed for Tract 2) generally represents a reduction of development rights (that portion zoned an MU-2) and a small increase in development rights and permitted uses [that portion zoned an MF-2(A)] will not have an impact on the built environment. The physical improvements are somewhat internalized, thus no impact on the improvements at the perimeter of the site. As a result of this analysis, staff supports the requested amendment to the development plan.

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

**Off-Street Parking:** The applicant will be providing parking for all uses per Dallas Development Code requirements. Additionally, the applicant's request will consider the entire property as one lot for off-street parking purposes.

Both Tract 1 and 3 provide a total of 2,702 off-street spaces, well in excess of existing parking requirements (Tract 1-1,200 spaces, and Tract 3-840 spaces). Due to the typical safety issues associated with child-care facilities and schools, staff is recommending that any tract containing either of these uses must provide all parking as well as unloading/loading areas on the tract in which the use is located.

**Landscaping:** The request site is currently governed by Article X. These requirements are requested to be maintained with the exception of an expanded definition of an artificial lot.

Current provisions within Article X permit installation of required landscape materials by 'phasing' such requirements. The artificial lot is established by the building official to provide a footprint around the area of development, inclusive of street frontage. No more than 50 percent of a building site may be considered for consideration of an artificial lot.



Staff is supporting aggregate land area for an artificial lot to exceed this 50 percent limitation. Additionally, 25 feet around the proposed improvements will be required in the calculation of an artificial lot, thus providing for a greater 'landscape footprint' as anticipated development occurs.

**Traffic Management Plan:** At this time, SUP No. 1621 (Tract 3) provides for a maximum of 306 students and a maximum of nine classrooms for the private school, but no regulations for the child-care facility. The applicant has indicated 1,029 elementary-aged children utilize the child-care facility. The time period expires on April 26, 2016, but provides for automatic renewal, subject to compliance with the automatic renewal provisions in the Dallas Development Code.

Normally, a traffic management plan (TMP) is required for any school but not for a child-care facility. In consideration of the existing enrollment of the child-care facility as well as private school located on the same tract, staff has determined a TMP is warranted.

Tract 3 provides for a significant paved parking area to serve for unloading/loading of children (structure was constructed as a church, prior to the applicant developing a larger facility on what is known as Tract 1 in this application), so any possible queuing within the site's street frontages is virtually eliminated.

Based on this analysis, staff does not feel the TMP is warranted at this point, but is recommending such (as well as biennial updates) at the earliest of either of the following scenarios:

- 1) increase in enrollment for the child-care facility in excess of 1,029 attendees;
- 2) increase in number of classrooms for the private school in excess of nine; or,
- 3) No later than November 1, 2014.

It should be noted the TMP will require CPC approval, with the biennial updates considered under the minor amendment process.

**IBOC, Inc. - Officers**

Robert Qualls, Chairman

Rickie G. Rush, President

Lalia L. Williams, Chief Financial Officer

Nettie F. Cox, Director

Julia M. Fuller, Director

Z101-335

**STAFF RECOMMENDED PDD CONDITIONS  
ARTICLE XXX.**

**PD XXX.**

**SEC. 51P-XXX.101. LEGISLATIVE HISTORY.**

PD XXX was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.**

PD XXX is established on property generally located on both sides of Westmoreland Road, north of Wheatland Road. The size of PD XXX is approximately 60.48 acres.

**SEC. 51P-XXX.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, DETACHED VIDEOBOARD SIGN means an on-premise sign that displays changing content through still images, scrolling images, or moving images, including video or animation on a fixed display composed of electronically illuminated segments or a series of grid lights, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, videoboards, or other electronic media or technology. Detached videoboard signs may be constructed as monument or non-monument signs.

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

(c) This district is considered to be a nonresidential district.

**SEC. 51P-XXX.104. CONCEPTUAL PLAN.**

For Tract 2, development and use of the Property must comply with the Tract 1 development plan/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-XXX.105. DEVELOPMENT PLAN.**

(a) For Tract 1 development and use must comply with the Tract 1 development plan/Tract 2 conceptual plan.

(b) For Tract 3 development and use must comply with the Tract 3 development plan.

(c) Prior to the issuance of a building permit for Tract 2, a development plan must be approved by the City Plan Commission.

**SEC. 51P-XXX.106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

- (1) Agricultural uses.
  - Crop production. *[Tract 2 only.]*
- (2) Institutional and community service uses.
  - Adult day care facility.
  - Child-care facility.
  - Church.
  - Community service center.
  - Convalescent and nursing homes, hospice care, and related institutions.
  - Private school.
- (3) Miscellaneous uses.
  - Carnival (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (4) Office uses.
  - Medical clinic.
  - Office.
- (5) Recreation uses.
  - Private recreation center, club, or area.
  - Public park, playground, or golf course.
- (6) Residential uses.
  - Retirement housing. *[Tract 2 only.]*

**SEC. 51P-XXX.107. ACCESSORY USES.**

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

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

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. Minimum side and rear yard is 15 feet.
- (c) Density.
  - (1) Tract 1. No maximum density.
  - (2) Tract 2. Maximum of 32 dwelling units or suites per acre.
  - (3) Tract 3. No maximum density.
- (d) Floor area ratio. Maximum floor area ratio is 1:1.
- (e) Height.
  - (1) Except as provided in this subsection, maximum structure height is 40 feet.
  - (2) Maximum structure height for the existing church structure on Tract 1 is 90 feet, inclusive of a 30 foot-tall steeple.
  - (3) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.
- (f) Lot coverage.
  - (1) Tract 1. Maximum lot coverage is 30 percent.
  - (2) Tract 2. Maximum lot coverage is 60 percent.
  - (3) Tract 3. Maximum lot coverage is 60 percent.
  - (4) Parking structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is three.

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

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements.

(b) Except as provided in this paragraph, Tracts 1, 2, and 3 are considered one lot. Exception: Required off-street parking and loading for a child-care facility and private school must be located on the tract as the child-care facility and private school.

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

(a) In general.

(1) A traffic management plan must be submitted to the city plan commission for the following uses:

(A) for a child-care facility, when enrollment reaches 1,029, or by November 1, 2014, whichever is earlier;

(B) for a private school, when the number of classrooms reaches nine, or by November 1, 2014, whichever is earlier.

(2) The traffic management must be submitted using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(3) Operation of a child-care facility or private school must comply with the traffic management plan approved by the city plan commission.

(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, child-care facility attendees or 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, following two years after the date of the required traffic management plan as required in subparagraph (a). 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 subsequent two-year period.

(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) Queuing within the City right-of-way is prohibited unless written approval is obtained from the director of public works and transportation.

(4) Queuing within the City right-of-way must not impede maneuvering for emergency vehicles.

(5) 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-XXX.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-XXX.112. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition.

(b) Artificial lot.

(1) An artificial lot is the land area that includes any new building footprint and a minimum of 25 feet around the building footprint.

(2) An artificial lot does not require public street frontage.

(3) An artificial lot has no aggregate land area maximum.

**SEC. 51P-XXX.113. SIGNS.**

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

(b) Detached videoboard signs.

(1) Location and number. A maximum of three detached videoboard signs are permitted and may only be erected on property with frontage on South Westmoreland or Cockrell Hill Road as follows:

(A) On Tract 1, a maximum of two detached videoboard signs are permitted. Signs must be constructed in compliance with the location and appearance as shown on Sign Exhibits A and B.

(B) On Tract 2, a maximum of one detached videoboard sign is permitted. Each sign must be a minimum distance of 500 feet from any videoboard sign located on Tract 1.

(C) Detached videoboard signs must be located a minimum of twenty feet from the property line and may not project into public rights-of-way, required yards, fire lanes, parking lots, or driveways.

(2) Size.

(A) Maximum effective area is 100 square feet. Minimum effective area is 40 square feet.

(B) Maximum overall height is 20 feet above grade.

(C) Maximum width of sign face is 10 feet.

(D) Minimum clearance above grade is 11 feet.

(3) Display.

(A) Static messages may not change more frequently than once every eight seconds, with a transition period of two seconds or less. Changes of message must occur simultaneously on the entire sign face.

(B) Video or animated display may not change more frequently than once every twenty seconds, with a transition period of two seconds or less.

(C) Detached videobaord signs may only operate between the hours of 6:00 a.m. and 10:00 p.m., Monday through Sunday.

(D) Ticker tape streaming is permitted and must be located within the bottom 10 percent of the effective area.

(E) Display must be internally controlled to automatically dim the brightness from 10000 NITS during the day to 750 NITS during the evening and night.

(F) Detached videoboard signs must have display on both sides of each sign.

(G) Sound is prohibited.

**SEC. 51P-XXX.114.**

**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-XXX.115. COMPLIANCE WITH CONDITIONS.**

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

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

26322

061236

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

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

SECTION 1. That the zoning ordinances of the City of Dallas, as amended, are amended to allow the following property ("the Property"), which is presently zoned as an MF-2(A) Multifamily District and an MU-2 Mixed Use District, to be used under Specific Use Permit No. 1621 for a child-care facility and private school:

BEING all of Lots 1 and 5 in City Block A/7544 at the northeast corner of Westmoreland Road and Glennlyons Drive, fronting approximately 444.25 feet on the east line of Westmoreland Road, having a depth of 1070.60 feet, and containing approximately 7 acres.

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

1. USE: The only use authorized by this specific use permit is a child-care facility and private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a period that expires on April 26, 2016, and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms for the private school is nine.

26322

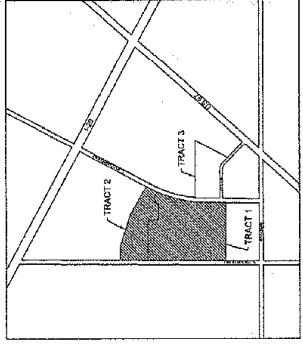
061236

6. ENROLLMENT: Enrollment in the private school is limited to kindergarten through sixth grade and may not exceed 306 students.
7. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
8. HOURS OF OPERATION: The child-care facility and private school may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
9. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
10. PARKING: A minimum of 19 off-street parking spaces must be provided for the child-care facility, and a minimum of 14 off-street parking spaces must be provided for the private school in the location shown on the attached site plan.
11. PICK-UP AND DROP-OFF: A pick-up and drop-off area for the child-care facility and private school must be provided in the location shown on the attached site plan.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

DATE 11/01/11	PROJECT NUMBER	CASE NUMBER
<b>PERMITTED DEVELOPMENT</b> 2614 Main St. Dallas, TX 75226 214.686.2635 www.pddevelopment.com		
<b>PD</b> PERMITTED DEVELOPMENT		
CITY OF DALLAS, TEXAS <b>7701 S. WESTMORELAND</b>		

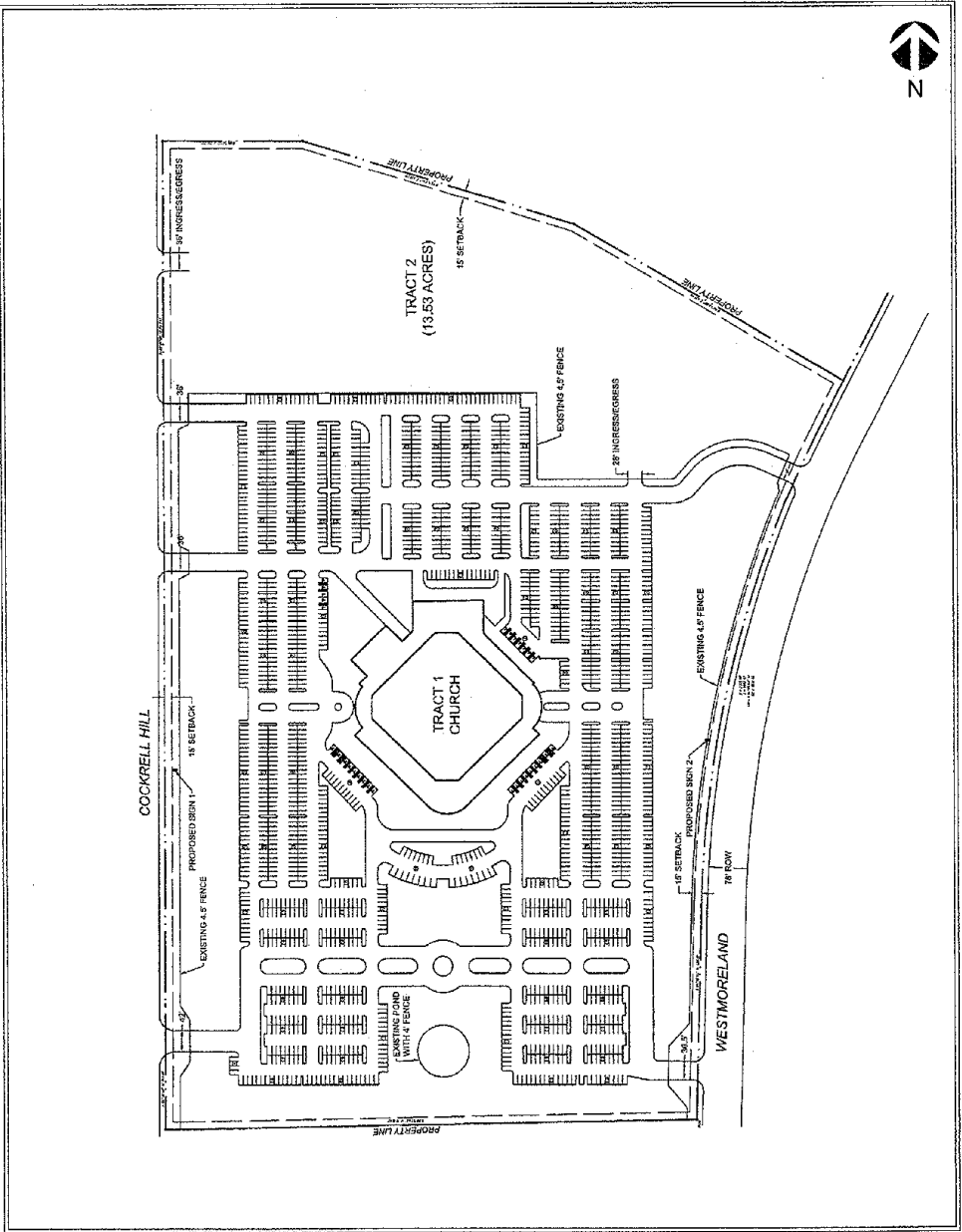


VICINITY MAP

**TRACT 1 - DEVELOPMENT PLAN**  
 LAND AREA: 1,596,387 SQ.FT. (36.85 AC.)  
 LAND USE: CHURCH  
 FLOOR AREA: 172,840 SQ.FT.  
 HEIGHTS: 2.5 STORIES INCLUSIVE OF 30' STREET LIGHT  
 LOT COVERAGE: 6.89%

**TRACT 2 - CONCEPTUAL PLAN**  
 LAND AREA: 683,387 SQ.FT. (13.63 AC.)  
 FLOOR AREA RATIO: 1:1  
 HEIGHTS: 2.5 STORIES PER ACRE  
 HEIGHTS: 60'3"  
 LOT COVERAGE: MAXIMUM 80%

CASE NUMBER: Z101 - 335 (RB)

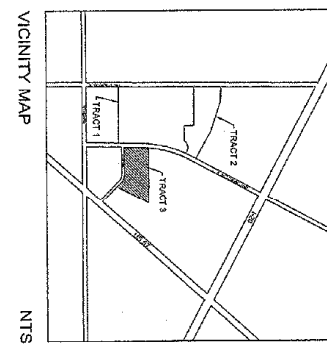
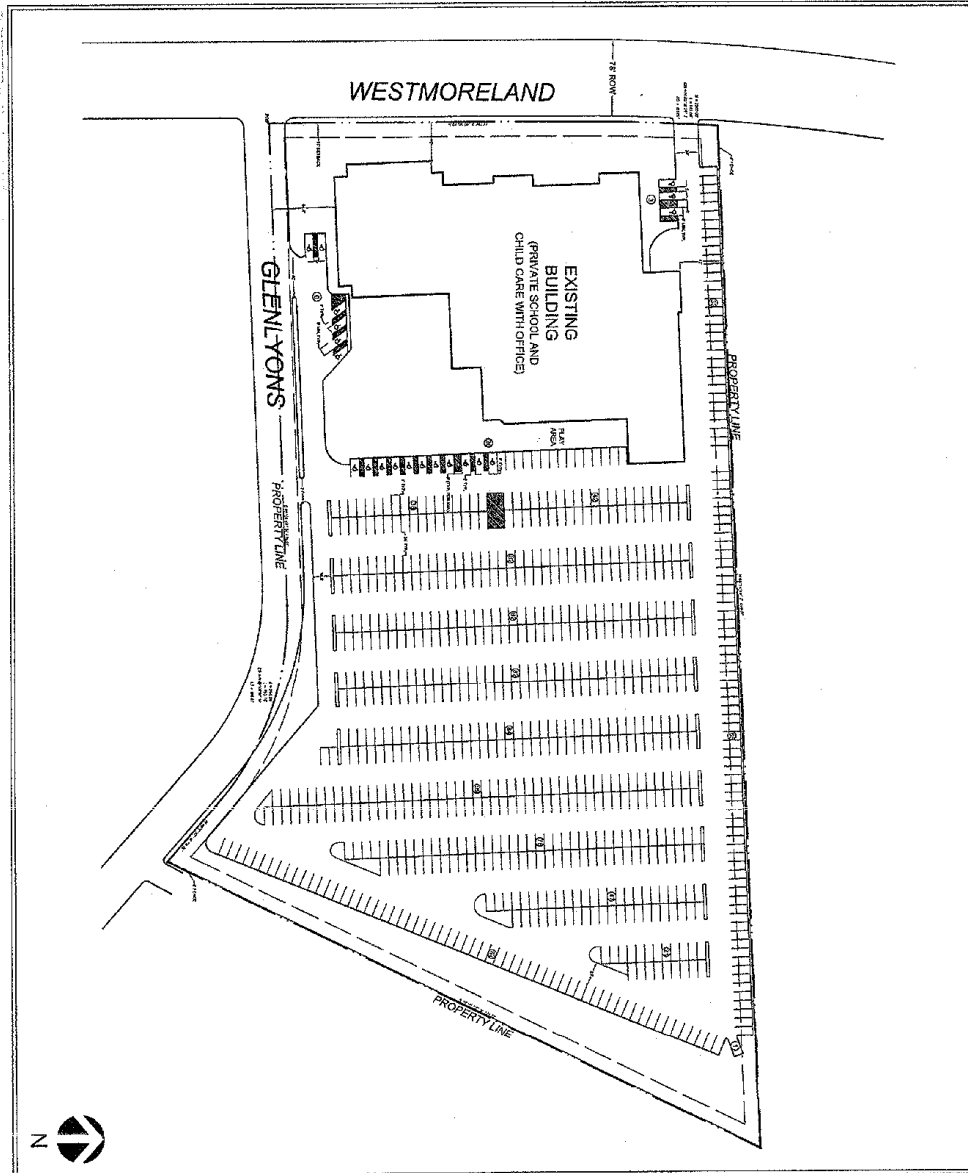


1 TRACT 1 DEVELOPMENT PLAN/ TRACT 2 CONCEPTUAL PLAN

SCALE: 1" = 100'-0"

**Proposed  
 Tract 1 Development Plan/Tract 2  
 Conceptual Plan**

2 TRACT 3 DEVELOPMENT PLAN  
SCALE: 1" = 50.0'



CASE NUMBER: Z101 - 335 (RB)

USES: CHILD-CARE FACILITY, PRIVATE SCHOOL, OFFICE

FLOOR AREA	CHILD-CARE FACILITY	PRIVATE SCHOOL	OFFICE
# CLASSROOMS	N/A	29	N/A
TOTAL FLOOR AREA	179,000 SF		
LAND AREA	APPROX. 466,573 SF (10.48 AC.)		
LOT COVERAGE	38.53%		
REQUIRED PARKING	179 SPACES		
PROVIDED PARKING	948 SPACES		
HEIGHTS/TORIES OF STEEPLE	2 STORIES/ APPROX. 70' INCLUSIVE		

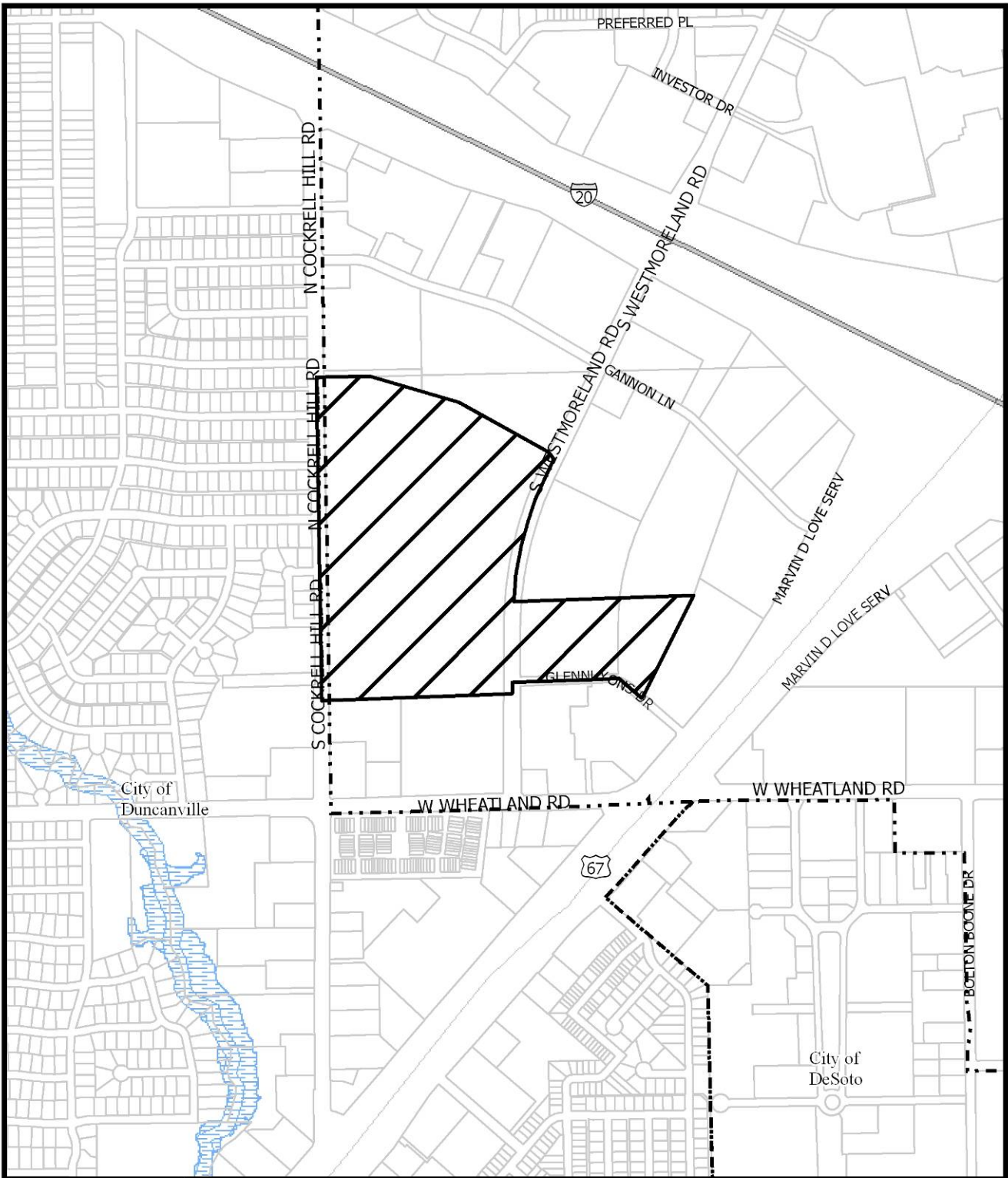
7700 S. WESTMORELAND  
CITY OF DALLAS, TEXAS



PERMITTED DEVELOPMENT  
2814 Main St. Dallas, Ste 102  
Dallas, Texas 75223  
214.686.3635  
www.permitteddevelopmentfw.com

DATE	11/09/11
PROJECT NUMBER	
CASE NUMBER	

**Proposed Tract 3 Development Plan**



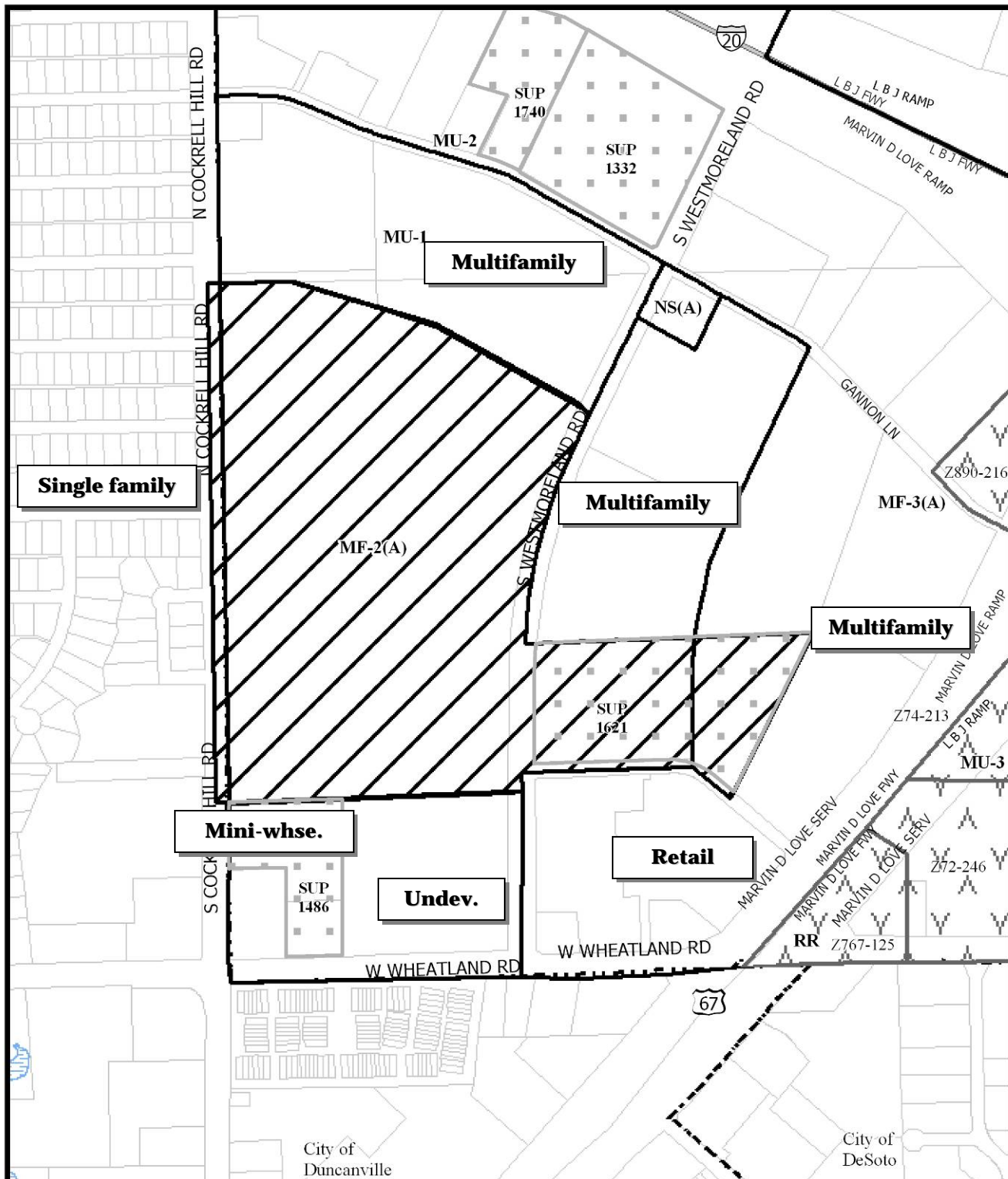
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# VICINITY MAP

Map no:           P-5          

Case no:           Z101-335          

DATE: August 18, 2011




1:6,000

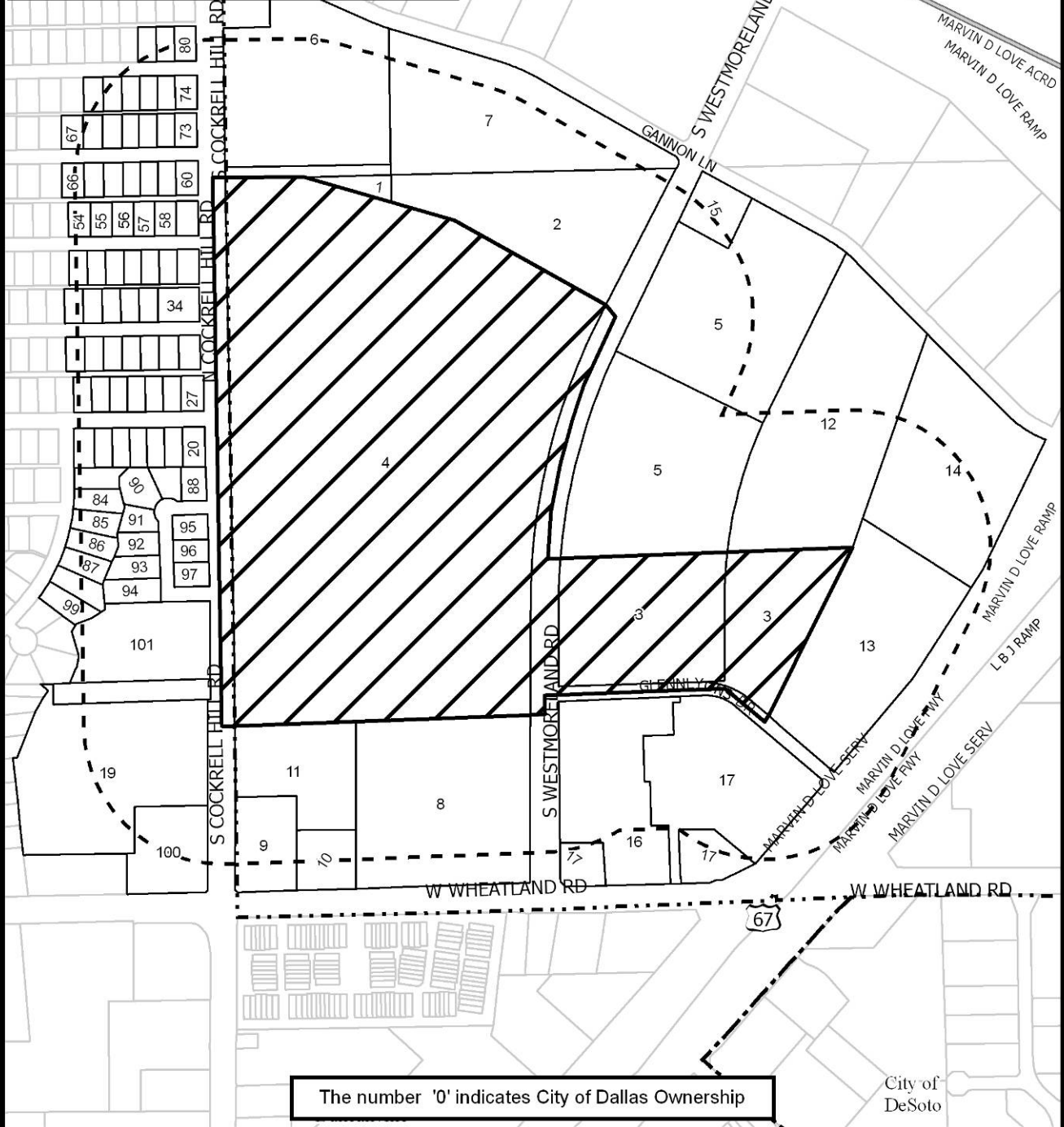
# ZONING AND LAND USE

Map no:           P-5          


Case no:           Z101-335          

DATE: August 18, 2011

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

  
 1:6,000

## NOTIFICATION

 AREA OF NOTIFICATION  
 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no:           P-5            
 Case no:           Z101-335          

DATE: August 18, 2011



8/18/2011

***Notification List of Property Owners******Z101-335******101 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7402 COCKRELL HILL	JA GEE CORPORATION STORE # 7234
2	7575 WESTMORELAND	WESTMORELAND ROAD APARMEN STE 11
3	7700 WESTMORELAND	INSPIRING BODY OF CHRIST CHURCH INC THE
4	7701 WESTMORELAND	INSPIRING BODY OF CHRIST CHURCH INC ATTN
5	7676 WESTMORELAND	FLORIDA WORLD PPTIES LLC 7TH FLOOR
6	4350 GANNON	SLINK ENTERPRISE LTD PS
7	7575 WESTMORELAND	WESTMORELAND ROAD APARMENTS LP
8	7800 COCKRELL HILL	ASHPORT PARTNERSHIP LTD
9	8120 COCKRELL HILL	SURFCOMBER DUNC ASSOC LLC % S MIRMELLI
10	4305 WHEATLAND	SHREEMBREZEE INV LLC %TOLA MAY
11	8110 COCKRELL HILL	VALK DONALD L
12	3950 GANNON	HEAD START OF GREATER DALLAS INC
13	8081 MARVIN D LOVE	NAP SPRINGMAN FUND II % SHERRON ASSOCIAT
14	7905 MARVIN D LOVE	CARLETON CEDAR RIDGE LTD
15	7500 WESTMORELAND	DUNCANVILLE ISD ET AL % LORI BURDINE
16	4101 WHEATLAND	1027 WILSHIRE ASSOC LLC
17	4141 WHEATLAND	KONGS PROPERTIES INC
18	315 COCKRELL HILL	HSU L R ETAL
19	419 COCKRELL HILL	FRISCO HEALTH INVESTMENTS LP
20	826 CENTER	ABEITA ALEX
21	822 CENTER	KING JAKE T III
22	818 CENTER	HARRIS JIMMY R
23	814 CENTER	CONTRERAS MARIA S &
24	810 CENTER	KOVAR BEVERLY S & WALTER J
25	806 CENTER	RODRIGUEZ THOMAS
26	802 CENTER	RAY RONALD K

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	827 CENTER	OROZCO ROBERTA & REYES OROZCO
28	823 CENTER	THORNHILL R W & GENEVA LIFE ESTATE
29	819 CENTER	LE MONG LIEN T
30	815 CENTER	MCLAURIN JOHNNIE TR STE 200
31	811 CENTER	SORIANO MARIA
32	807 CENTER	RICE EARNEST & RENETTE
33	803 CENTER	CORONA GUADALUPE
34	823 CHERRY	LEIJA TOMAS M
35	802 CHERRY	PAIGE KENNETH R & CHARLESETTA
36	806 CHERRY	THRASH LARRY L
37	810 CHERRY	GARCIA FELIX
38	814 CHERRY	CRAIG JAMES ALTON JR
39	818 CHERRY	MARGIE MCGRAW &
40	822 CHERRY	BLACK GEORGE T & MILDRED C
41	826 CHERRY	MADSEN JOHN G
42	803 CHERRY	FUDZIE PATRICIA
43	807 CHERRY	VASQUEZ JESSE & DIANA
44	811 CHERRY	CANCINO KENIA
45	815 CHERRY	LIESCH CHARLES A & CHERYL K
46	819 CHERRY	LIVINGSTON LORI
47	826 FLAMINGO WAY	ROSS LARRY L & MARY E
48	822 FLAMINGO WAY	YOUNG REGINALD J & TONIYA J YOUNG
49	818 FLAMINGO WAY	HUNT KEITH D
50	814 FLAMINGO WAY	UMANA JOSE
51	810 FLAMINGO WAY	DETHAN SEANG
52	806 FLAMINGO WAY	DEMENT CHARLES LOWELL & CYNTHIA JEAN
53	802 FLAMINGO WAY	HUNTER REGINA D
54	803 FLAMINGO WAY	BOWEN SHERMAN & LAKESHA WADE
55	807 FLAMINGO WAY	SOLACHE JANIE JAIMES &
56	811 FLAMINGO WAY	BRUMIT MARVIN L
57	815 FLAMINGO WAY	ROBERTS JOHN L & SUZANNE A

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	819 FLAMINGO WAY	GRIFFIN LEONARD JR & TONYA D
59	823 FLAMINGO WAY	SLATTEN WILLIE J
60	826 GRANADA	SCOTT WILLIAM M & JANE M
61	822 GRANADA	REESE REGGIE DEVON & REESE CHANTEL RENEE
62	818 GRANADA	GONZALEZ ADRIANA
63	814 GRANADA	BAUER MARY F
64	810 GRANADA	STRUCK DIANE
65	806 GRANADA	GILSTRAP JUANITA
66	802 GRANADA	RENE LAURA
67	803 GRANADA	MITCHELL SAMMIE L & PATRICIA A
68	807 GRANADA	HAYER ROBERT F & DOROTHY
69	811 GRANADA	MCFARLING MELVIN L ETAL
70	815 GRANADA	MARIN FRANCISCO & CLAUDIA SILVA
71	819 GRANADA	RODGERS SHARON
72	823 GRANADA	YOUNGBLOOD EMILY ANNETT
73	827 GRANADA	BUSTAMANTE EDUARDO S
74	826 MADRID	PHILLIPS GLENWOOD BEN & PAMELA KAY
75	822 MADRID	HANKINS ROBERT L & ANETA
76	818 MADRID	HULBERT SLADE S
77	814 MADRID	GLASS BETTY
78	810 MADRID	HARRIS WILMA FAYE
79	806 MADRID	MONCIVAIS ELIZABETH
80	827 MADRID	ERPILLO PROPERTIES LLC
81	823 MADRID	SHIRLEE DENISE M & EMMA HOUSTON
82	819 MADRID	HOLLY BIRDIE G & HARRELL
83	102 CLIFFWOOD	ROBERTSON JANET G
84	106 CLIFFWOOD	HERNANDEZ ARAMIS
85	202 CLIFFWOOD	BRISCOE CHARLENE R
86	206 CLIFFWOOD	WARE SHIRLEY G & LLOYD D
87	210 CLIFFWOOD	ZUKAS MU CHA
88	203 MARTIN LUTHER	GRAVES BILLY F

Z101-335(RB)

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	207 MARTIN LUTHER	PARSLEY LEONARD & MARY A
90	211 MARTIN LUTHER	MARTINEZ VANESSA
91	215 MARTIN LUTHER	CAIN CECIL R JR & LEIDA E
92	219 MARTIN LUTHER	WOOD MARILYN L
93	223 MARTIN LUTHER	BROCK DONALD
94	227 MARTIN LUTHER	JOHNSON DERRICK D
95	214 MARTIN LUTHER	FRANKLIN CHARMAINE M & BILLY C
96	218 MARTIN LUTHER	JONES SHARON L & JUAN JONES
97	222 MARTIN LUTHER	MURPHY DONALD JR
98	214 CLIFFWOOD	PRICE CHRISTOPHER D & BERTHA C
99	218 CLIFFWOOD	HITT STEVEN A & ASHLEY S
100	515 COCKRELL HILL	TEAGUE MARY TRUST
101	311 COCKRELL HILL	NEW LIFE IN CHRIST LUTHERAN CHURCH

**FILE NUMBER:** Z112-122(RB)

**DATE FILED:** October 27, 2011

**LOCATION:** Midway Road and Frankford Road, Southeast Corner

**COUNCIL DISTRICT:** 12

**MAPSCO:** 4F

**SIZE OF REQUEST:** Approx. 2,336 Sq. Ft.

**CENSUS TRACT:** 317.04

---

**APPLICANT:** Beer Girls, LLC

**REPRESENTATIVE:** Jim Beer

**OWNER:** Frankford Center, Ltd.

**REQUEST:** An application for the renewal of and amendment to Specific Use Permit No. 1682 for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District.

**SUMMARY:** The applicant is proposing to renew the SUP as well as amend the conditions to provide for a permanent time period for the use.

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

**BACKGROUND:**

- The request site represents lease space, inclusive of a designated off-street parking area, within a multi-tenant retail center.
- On November 12, 2007, the City Council approved the creation of SUP No. 1682 for an Alcoholic beverage establishment for a Private club-bar two-year period for the request site. On May 26, 2010, the City Council approved the renewal of and amendment to the SUP for a period ending November 12, 2011 (eighteen-month period).
- The applicant is requesting the renewal of the SUP and an amendment to the conditions providing for a permanent time period; no revisions are proposed for the existing site plan.

**Zoning History:** There has been no recent zoning activity in the immediate area relating to this request.

**Thoroughfare**

**Designation; Existing & Proposed ROW**

Midway Road

Principal Arterial; 100' & 100' ROW

Frankford Road

Principal Arterial; 100' & 100' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The Comprehensive Plan does not specifically address the proposed use, however, the Quality of Life statement within the Core Values section does serve as a foundation for all of the plan's recommendations:

Quality of Life: Dallas' diverse population wants equally diverse choices in where and how to live and ways to shop and have fun.

**Land Use Compatibility:** The request site represents lease space, inclusive of a designated off-street parking area within a multi-tenant retail center. The applicant is requesting to renew the SUP as well as request consideration of amending the conditions to provide for a permanent time period. The existing SUP expired on November 12, 2011 (application submitted on October 27, 2011).

Surrounding land use consists of retail and scattered office/medical office uses in all four quadrants of the intersection of Frankford Road and Midway Road. The area to the east and south of the site is developed with low-to-medium density residential uses (multifamily uses-condominium ownership). Multifamily uses are developed to the west/southwest across Midway Road.

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

Staff has determined the applicant has operated in a responsible manner at this location. There have been no changes to existing land use in close proximity to the request area. While staff supports the requested renewal 'portion' of the request, a permanent time period cannot be recommended. The attached amending conditions reflect both staff's acknowledgement of the applicant's attention to their operation (by recommending an additional year), but due to residential adjacency as well as a department policy to limit time periods for this type of use, staff is not supporting a permanent time period.

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

**Parking:** The existing site plan designates an off-street parking area that provides required parking (69 spaces) that complies with the Dallas Development Code. It should be noted that the site plan submitted by the applicant references an off-street parking area behind the southern building facade outside of the request area (but within the multi-tenant's overall area) as employee parking. All patron parking will be located in the designated area shown on the site plan.

**Landscaping:** The overall development possesses landscaping along its perimeter that complies with Article X. It should be noted the request site represents an internal suite within the multi-tenant development and does not contain landscape materials. The

applicant's request does not trigger additional landscaping on the site.

**Police Report:** Staff has had communication with the police chief of the northwest division regarding this location. While the division has had reports of excessive noise from the multi-tenant retail center, it has been determined none of the offenses have emanated from the applicant's establishment.

Additionally, staff has obtained reported offenses for the period from the date the ordinance granting the most recent renewal. It should be noted that the property is developed as a multi-tenant retail center. As a result, the attached reflects calls to the street address, with specific notations as to individual tenants or patrons.



Offense Records



UCR Codes Year Codes Property Class Codes

Welcome

Virtual Viewer - Public Access



Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UC	
0022376-Y	01/26/2011	JOHNSON-NUNEZ, CHARLIE	THEFT	18110		MIDWAYRD	614	6007	065	
0022432-X	01/23/2010	LINK, MARY	OTHER OFFENSES	18110		MIDWAYRD	613	6058	26C	
0025260-Y	01/29/2011	CARDENAS, SAMANTHA,	ASSAULT	18110		MIDWAYRD	613	6058	08E	
0044322-X	02/16/2010	KYLE, ROWLAND	TRAFFIC MOTOR VEHICLE	18110		MIDWAYRD	614	6007	32C	
0049719-X	02/21/2010	*L.O.A. FITNESS FOR WOMEN	BURGLARY	18110		MIDWAYRD	614	6007	05E	
0057509-X	03/01/2010	ANDRADE, AMERICA	THEFT	18110		MIDWAYRD	614	6007	06E	
0092292-Y	04/08/2011	*GATOR'S BAR & GRILL	CRIMINAL MISCHIEF/VANDALISM	18110		MIDWAYRD	614	6007	14C	
0109937-Y	04/27/2011	LUGGER, ERIC	THEFT	18110		MIDWAYRD	614	6007	06E	
0132169-Y	05/22/2011	OREILLY, DANIEL JOSEPH JR	ASSAULT	18110		MIDWAYRD	614	6007	26C	
0133414-X	05/13/2010	ROBBINS, JOSEPH	AGGRAVATED ASSAULT	18110		MIDWAYRD	614	6007	04J	
0135347-X	05/17/2010	*STERLINGS BAR AND GRILL	BURGLARY	18110		MIDWAYRD	614	6007	05I	
0140072-Y	05/30/2011	*RED ROCK BAR & GRILL,	BURGLARY	18110		MIDWAYRD	614	6007	05Z	
0145748-Y	06/05/2011	INGRAM, JUSTIN	LOST PROPERTY	18110		MIDWAYRD	614	6007	42C	
0174807-X	06/22/2010	*ACE CHECK CASHING	FORGERY & COUNTERFEITING	18110		MIDWAYRD	614	6007	10C	
0186764-Y	07/16/2011	MAUPIN, RONALD ALAN	ASSAULT	18110		MIDWAYRD	614	6007	08I	

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Offense Records



UCR Codes Year Codes Property Class Codes

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Virtual Viewer - Public Access



Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UC	
0190533-Y	07/18/2011	*PAPA MURPHY'S PIZZA	THEFT	18110		MIDWAYRD	613	6058	06E	
0212476-Y	08/10/2011	CASHMAN, ABBY	THEFT	18110		MIDWAYRD	613	6058	06E	
0222574-Y	08/23/2011	VAUGHAN, MEGHAN	CRIMINAL MISCHIEF/VANDALISM	18110		MIDWAYRD	614	6007	14C	
0253738-Y	09/24/2011	*ACE CASH EXPRESS	FORGERY & COUNTERFEITING	18110		MIDWAYRD	614	6007	26C	
0287287-Y	10/30/2011	WATT, JAMES	AGGRAVATED ASSAULT	18110		MIDWAYRD	614	6007	04J	
0290950-X	07/23/2010	*ACE CASH EXPRESS	OTHER OFFENSES	18110		MIDWAYRD	614	6007	26C	
0303232-X	11/01/2010	*ACE CASH EXPRESS #1333	FORGERY & COUNTERFEITING	18110		MIDWAYRD	614	6007	10C	
0318936-X	11/19/2010	STERLING, JAIME	ASSAULT	18110		MIDWAYRD	614	6007	08E	
0348897-W	11/24/2009	*ACE AMERICA CASH EXP #133	FORGERY & COUNTERFEITING	18110		MIDWAYRD	614	6007	10C	
0376068-W	12/22/2009	*ACE CASH EXPRESS	FORGERY & COUNTERFEITING	18110		MIDWAYRD	614	6007	10C	

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List of Principals for Beer Girls, LLC, a Texas limited liability company (hereinafter "Company")

**Registered Office and Registered Agent**

The initial registered agent is an individual resident of the State whose name is Jim Beer. The business address of the initial registered agent and the initial registered office is: 18110 Midway Rd., #134, Dallas, Texas 75287.

**Principal Office**

The address of the Company's principle office in the State is: 18110 Midway Rd., #134, Dallas, Texas 75287.

**Governing Authority**

The Company shall be governed by its Members. The names and addressed of the initial memers are:

<u>Name</u>	<u>Address</u>
Jim Beer	17923 Meadowchase Way Dallas, Texas 75287
Patrick Souter	7151 Gaston Avenue, #802 Dallas, Texas 75214

Z112-122

Z112-122(RB)

List of Principals of Frankford Center, Ltd., a Texas limited partnership.

Frankford Center, Ltd.  
18110 Midway Rd., #130  
Dallas, Texas 75287

EIN: 75-2614257

General Partner  
Frankford Center GP, Inc.  
18110 Midway Rd., #130  
Dallas, Texas 75287

EIN: 75-2614255

Jeffrey Olyan – President  
14899 Towne Lake Cir.  
Addison, Texas 75001

Kathy Mead – Secretary  
2919 Redwood Dr.  
Carrollton, Texas 75007

Z112-122

**STAFF RECOMMENDED AMENDING CONDITIONS SPECIFIC USE PERMIT NO.  
1682**

3. TIME PERIOD: This specific use permit automatically terminates on (three years from passage of the ordinance) November 12, 2014.
  
5. CERTIFICATE OF OCCUPANCY: ~~The alcoholic beverage establishment limited to a private club bar must obtain an amended certificate of occupancy from the building official by June 25, 2010. All requirements of this specific use permit must be met before the building official may issue the amended certificate of occupancy.~~

<b>Existing Conditions</b>
----------------------------

27889

101337

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the Property described in Exhibit A, which is attached to and made a part of this ordinance, ("the Property"), which is presently zoned as a CR Community Retail District, to be used under Specific Use Permit No. 1682 for an alcoholic beverage establishment limited to a private-club bar.

SECTION 2. That the conditions in Section 2 of Ordinance No. 27003 are amended to read as follows:

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private-club[-]bar.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on November 12, 2011 [~~2009~~].
4. ACCESS TO ALLEY: Except for employee ingress and egress and emergency use, doors opening onto the alley must remain closed during the hours of operation.
5. CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a private-club bar must obtain an amended certificate of occupancy from the building official by June 25, 2010. All requirements of this specific use permit must be met before the building official may issue the amended certificate of occupancy.
6. FLOOR AREA:
  - A. The maximum indoor floor area is 5,907 square feet as shown on the attached site plan.
  - B. The maximum area for the outdoor [~~un~~]covered patio is 897 square feet as shown on the attached site plan.

27889

101337

C. The outdoor covered patio cannot be expanded through the minor amendment process.

7[6]. HOURS OF OPERATION:

A. The alcoholic beverage establishment limited to a private-club bar may only operate between 11:00 a.m. and 2:00 a.m.

B. The outdoor covered patio may only operate between 11:00 a.m. and 10:00 p.m., Monday through Thursday, and between 11:00 a.m. and 11:00 p.m., Friday through Sunday.

8[7]. MUSIC: Live musical performances and speakers used for playing recorded music or live music are only permitted in the location shown on the attached site plan.

9[8]. OCCUPANCY: A maximum of 100 customers and employees are permitted at the alcoholic beverage establishment limited to a private-club bar at any one time.

10. OFF-STREET PARKING: A minimum of 69 off-street parking spaces must be provided in the location [located-as] shown on the attached site plan. Patron parking must be located on the north side of the building. Employee parking must be located on the south side of the building.

11[9]. ON-SITE SECURITY: One licensed [on-site] security officer [person-for-each 100 patrons, but no fewer than one,] must be provided to monitor the parking area during hours of operation.

12[49]. OUTSIDE SPEAKERS:

A. Outside speakers are only permitted in the outdoor patio in the locations shown on the attached site plan.

B. Outside speakers must be directed inward toward the outdoor patio.

C. The sound pressure level of the outside speakers at any time may not exceed 56 decibels (dB(A)) measured at a distance of 50 feet from the source.

27889

101337

D. Outside speakers must be turned off at 10:00 p.m.

13[+1]. TRASH REMOVAL: The private-club[-]bar's use of dumpsters on the south side of the building is limited to the hours between 10:00 a.m. and 10:00 p.m.

14[+2]. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

15[+3]. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

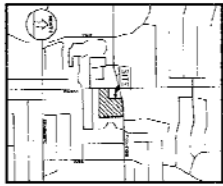
SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of sustainable development and construction shall correct Zoning District Map No. AA-6 in the offices of the city secretary, the building official, and the department of sustainable development and construction to reflect the changes in zoning made by this ordinance.

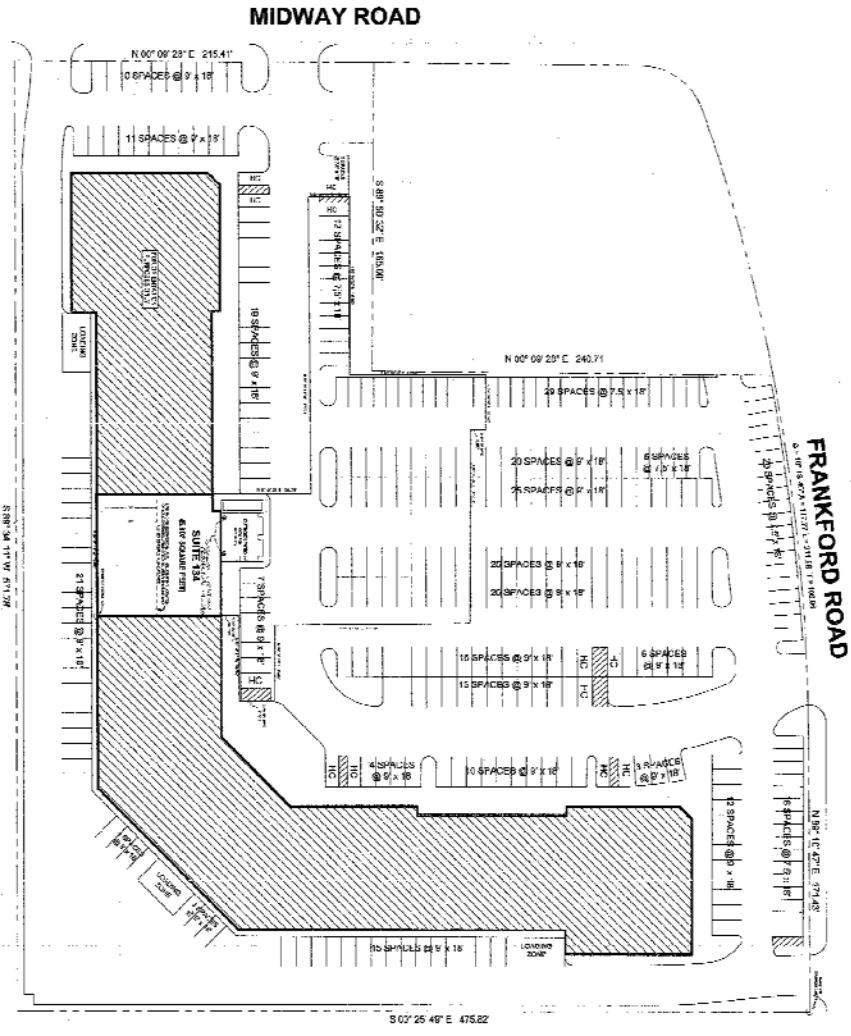
SECTION 6. That the Exhibit A attached to Ordinance No. 27003 is replaced by the Exhibit A attached to this ordinance.

**PARKING REQUIREMENTS**  
 REQUIRED PARKING: 69  
 PROVIDED PARKING: 69  
 REQUIRED PARKING: 69  
 PROVIDED PARKING: 69  
 REQUIRED PARKING: 2  
 PROVIDED PARKING: 2

**AREA OF REQUEST**  
 SUP AREA: 27,889 SF  
 FLOOR AREA: 5,307 SF  
 PAD AREA: 897 SF



**A SITE PLAN**  
 SCALE 1" = 30'



DATE: 08/11/2009  
 TIME: 10:30 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

101337  
 27989

**Owner:** GATOR'S BAR AND GRILL  
**Site Plan:** Z089-238(RB)  
**Address:** 18110 MIDWAY ROAD  
**City:** DALLAS, TEXAS  
**State:** TX  
**Zip:** 75244  
**Phone:** (214) 350-1111  
**Project No.:** S-1

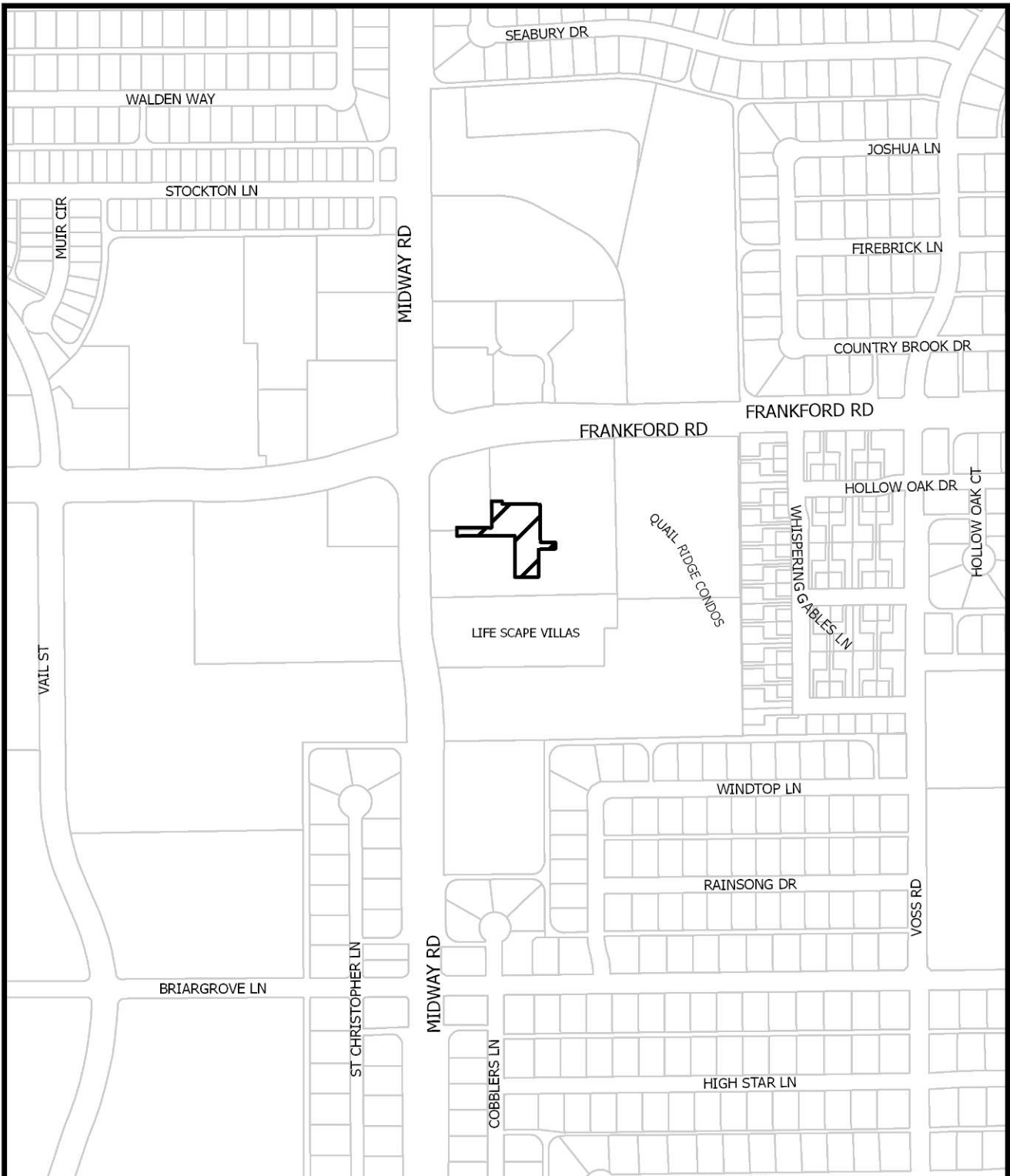
DATE	BY	REVISION

**GATOR'S BAR AND GRILL**  
 18110 MIDWAY ROAD, SUITE 134  
 Dallas, Texas

Michael R. Cooker Company  
 18110 MIDWAY ROAD, SUITE 134  
 DALLAS, TEXAS 75244  
 (214) 350-1111  
 www.michaelrcooker.com

**Existing Site Plan**



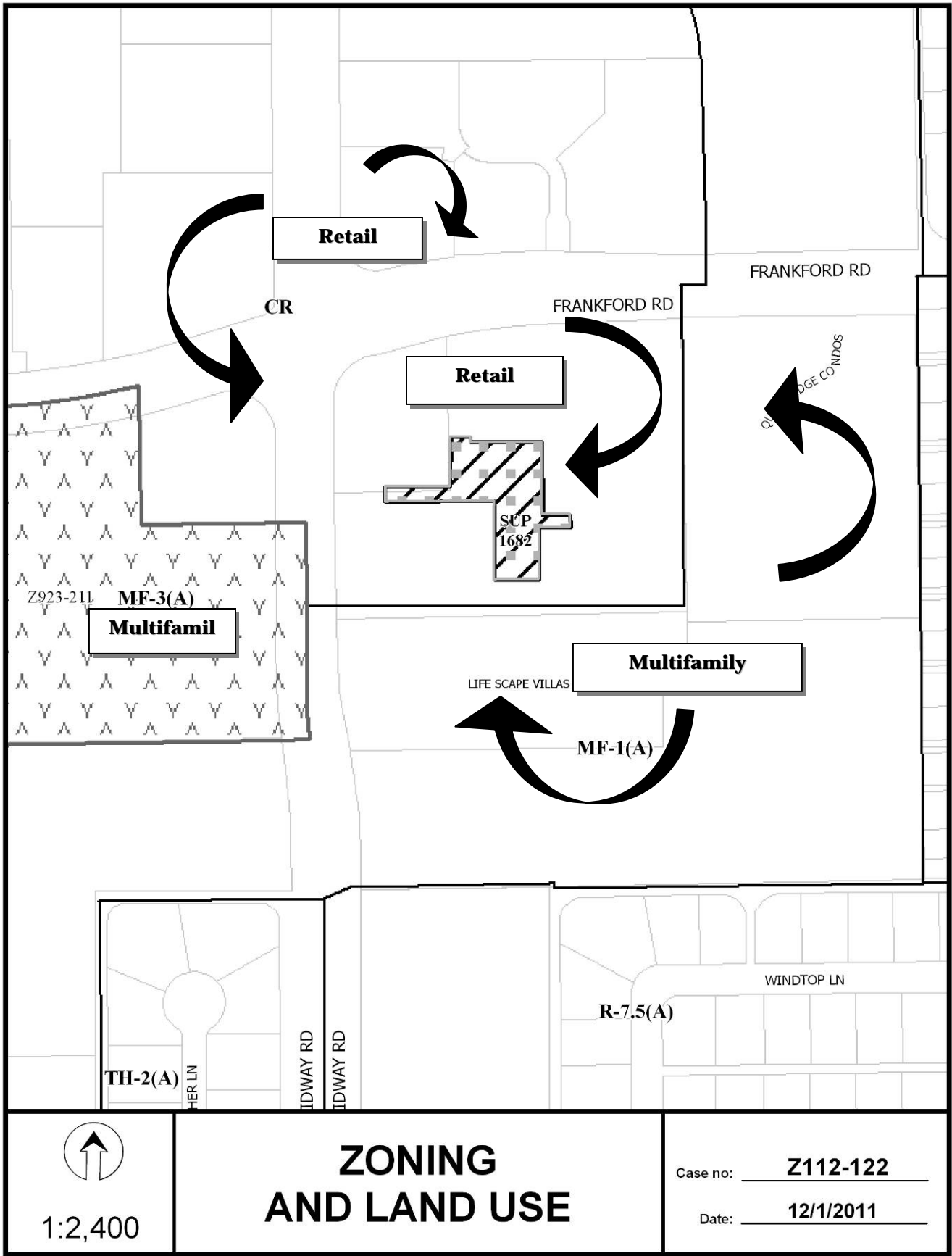



1:4,800

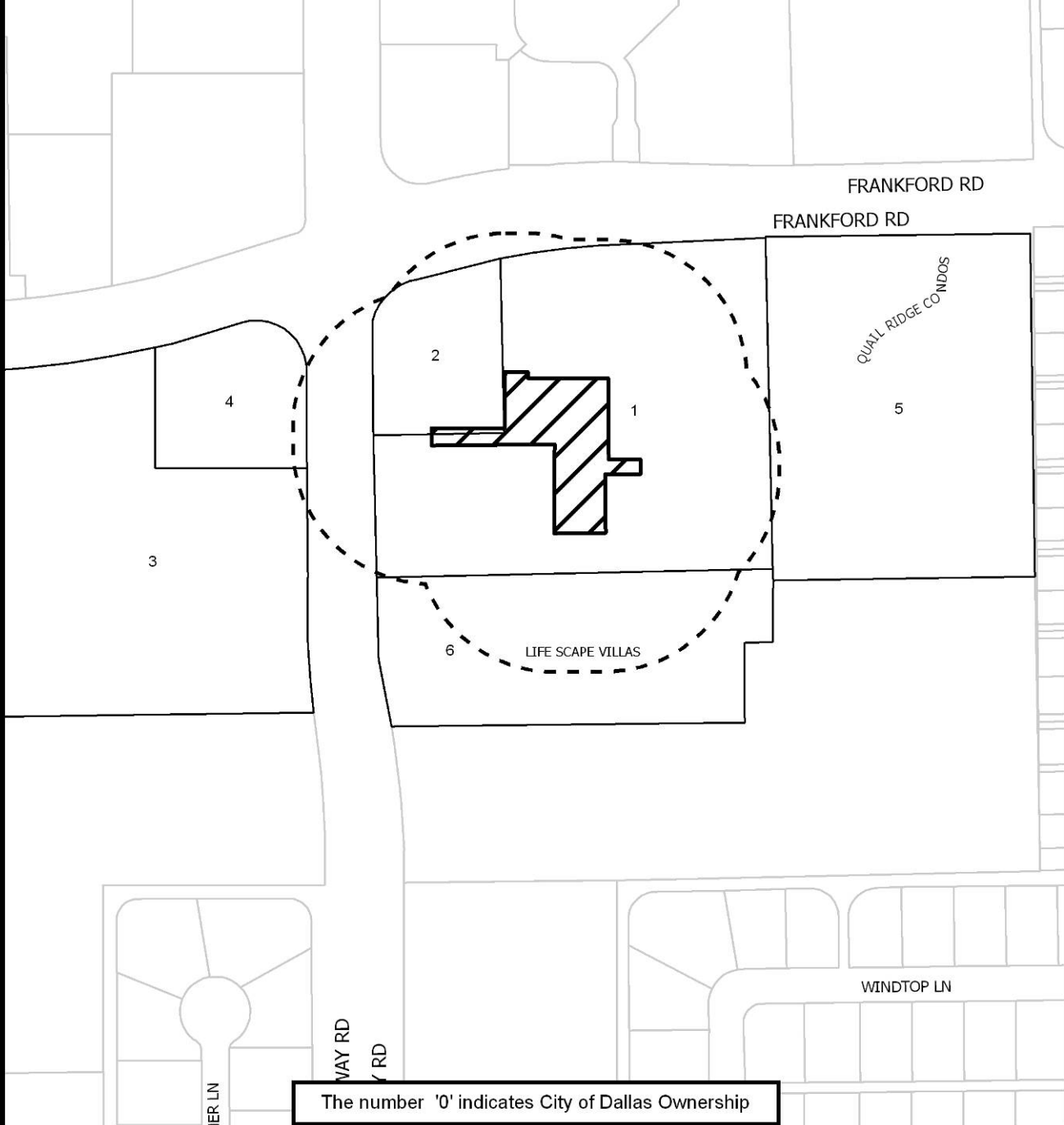
# VICINITY MAP

Case no:           Z112-122          


Date:           12/1/2011



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



The number '0' indicates City of Dallas Ownership

  
1:2,400

**NOTIFICATION**

**200'** AREA OF NOTIFICATION  
**6** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:           Z112-122            
Date:           12/1/2011

Z112-122(RB)

12/1/2011

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

***Z112-122***

### ***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	18110 MIDWAY	FRANKFORD CENTER LTD C/O RETAIL PLAZAS I
2	18118 MIDWAY	SOUTHLAND CORPORATION THE AD VALOREM
TAX		
3	18175 MIDWAY	NORTHLAND STANFORD COURT LP
4	18181 MIDWAY	HUFFMAN BUILDERS LP
5	4050 FRANKFORD	BRIDE CHRISTOPHER
6	18040 MIDWAY	ROTTER TRACY