



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 6, 2011
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

1. **S101-025**
(District 13)

An application to replat a tract of land containing all of Lots 4B and 4C in City Block 5213 ½ into one 3.529 acre lot on property located at 5515 Glen Lakes Drive and Manderville Lane, northeast corner
Applicant/Owner: Telesis Company
Surveyor: Pacheco-Koch Consulting Engineers
Application Filed: December 14, 2010
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
2. **S101-026**
(District 8)

An application to replat Lot 1, City Block A/6357 and a tract of land in City Block 6357 into a 3.569 acre lot on 8388 and 8436 C.F. Hawn Freeway; 111, 115 and 119 Turin Dr. and 8435 San Marino Ave. at U.S. Highway 175 and Turin Drive, north corner
Applicant/Owner: Pitzer Family Limited Partnership
Surveyor: CBG Surveying, Inc.
Application Filed: December 14, 2010
Zoning: PD 534, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

3. **S101-027**
(District 6)
- An application to create a 1.02 acre lot and a 0.86 acre lot from a 1.89 acre tract of land in City Block 6509 on property located at 10901 & 10967 N. Stemmons Freeway at the southwest corner of IH 35E and Walnut Hill Lane
Applicant/Owner: JWV Associates, Ltd.
Surveyor: Peiser Surveying Co.
Application Filed: December 15, 2010
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items:

4. **S101-021**
(District 8)
- An application to replat part of Lots 1 and 2 in City Block 8772 into one 0.771 acre lot at the northeast corner of 10141 Oakwood Drive and Prater Road
Owner: James Jackson & Josué Martinez
Surveyor: Barry Rhodes Surveying
Application Filed: December 8, 2010
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
5. **S101-022**
(District 11)
- An application to create one 23.82 acre lot containing all of City Block 5455 and bounded by Meadow Road, Airline Road, Lakehurst Avenue and Hillcrest Road
Owner: Dallas Independent School District
Surveyor: Jones & Carter, Inc.
Application Filed: December 9, 2010
Zoning: PD 656
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
6. **S101-024**
(District 13)
- An application to replat a 0.771 acre tract of land containing all of Lots 5 and 6 in City Block 1/6995 located on 12303 – 12309 Quincy Lane at Williamstown Road
Applicant/Owner: Jennifer Johnson
Surveyor: A&W Surveyors , Inc.
Application Filed: December 8, 2010
Date Notices Sent: December 16, 2010
Staff Recommendation: **Denial**

Miscellaneous Docket

D090-007

Olga Torres Holyoak
(CC District 9)

Development plan for Planned Development District No. 742 on the northeast side of Northwest Highway, west of Skillman Road.

Staff Recommendation: **Approval**

Applicant: T.C. Timbercreek

C101-001

David Cossum
(CC District 6)

Request to use conveyances as buildings on property located on the south side of W. Commerce Street between Pittman Street and Haslett Street.

Staff Recommendation: **Approval**

Applicant: Cienda Partners

Representative: Monte Anderson

M090-060

Richard Brown
(CC District 4)

Minor amendment to the site plan for Specific Use Permit No. 133 for a Government installation other than listed on both sides of Municipal Street, east of Bexar Street.

Staff Recommendation: **Approval**

Applicant: City of Dallas

Representative: Gary Mueller

M101-004

Richard Brown
(CC District 10)

Minor amendment to the development plan and landscape plan for Planned Development District No. 456 for Nursing Homes, Hospice Care, Convalescent Home and Related Institutions, Retirement Housing, and an Adult Day Care Facility on the north line of Stults Road, between Stults Road and Shepherd Drive.

Staff Recommendation: **Approval**

Applicant: Theresa Whittington

Representative: Walter D. Arnold, III

Zoning Cases – Consent

1. **Z090-175(RB)**

Richard Brown
(CC District 8)

An application to amend the Tract IIA portion of Planned Development District No. 598 on the south line of Wheatland Road, east of Hampton Road.

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

Applicant: Friendship West Baptist Church

Representative: Joe Dillard, III

2. **Z090-229(RB)**

Richard Brown
(CC District 2)

An application for a Specific Use Permit for a Bail bonds office on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the southwest corner of Reunion Boulevard and the Interstate 35 Southbound Access Road.

Staff Recommendation: **Hold under advisement to January 20, 2011**

Applicant: Texas Bail Bonds

Representative: Santos Martinez

3. **Z090-244(RB)**
Richard Brown
(CC District 2)

An application for a Specific Use Permit for a Financial institution with drive-in window on property within the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District on the west corner of Riverfront Boulevard and Leslie Street.

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

Applicant: Ennis State Bank

Representative: Michael R. Coker

4. **Z090-253(RB)**
Richard Brown
(CC District 6)

An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant and a Specific Use Permit for a Potentially incompatible industrial use for Metal refining on property zoned an IR Industrial Research District on the south line of Andjon Drive, west of Harry Hines Boulevard.

Staff Recommendation: **Approval** of an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant, and **approval** of a Specific Use Permit for a Potentially incompatible industrial use for Metal refining for a five-year period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Michael McDonald

Representative: Peter Kavanagh

5. **Z090-254(RB)**
Richard Brown
(CC District 7)

An application for a Planned Development District for a Convalescent and nursing homes, hospice care, and related institutions use and CR Community Retail District Uses on property zoned a CR Community Retail District Northeast Line of Bonnie View Road, North of Illinois Avenue.

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

Applicant: GMP Dallas NH, Ltd.

Representative: Misty Ventura

6. **Z101-103(RB)**
Richard Brown
(CC District 3)

An application for an amendment to Specific Use Permit No. 1474 for a Public school on property zoned an MF-1(A) Multifamily District, at the southeast corner of Wandt Drive and Ridge Center Drive.
Staff Recommendation: **Approval**, subject to a site plan, landscape plan, traffic management plan, and conditions.
Applicant: Duncanville Independent School District
Representative: Matt Morgan
7. **Z101-111(RB)**
Richard Brown
(CC District 14)

An application for an amendment to the Phase I portion of Planned Development Subdistrict No. 20 for certain GR General Retail Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District at the east corner of Oak Lawn Avenue and Gillespie Street.
Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
Applicant: Dallas Heartland Partners, Ltd.
Representative: Kirk Williams
8. **Z101-116(MG)**
Michael Grace
(CC District 2)

An application for an MU-1 Mixed Use District on property zoned an IM Industrial Manufacturing District generally on the northwest corner of S. Malcolm X Boulevard and Louise Avenue.
Staff Recommendation: **Approval**
Applicant: Central Dallas CDC
Representative: Audra Buckley
9. **Z101-118(OTH)**
Olga Torres Holyoak
(CC District 13)

An application for a Specific Use Permit for a financial institution with drive-in window on property zoned Tract 1A within Planned Development District No. 260, on the north side of Park Lane, west of North Central Expressway.
Staff Recommendation: **Approval**, for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site and landscape plans and conditions.
Applicant: Judith Lindo
Representative: Delbert D. Shuford
10. **Z090-239(WE)**
Warren Ellis
(CC District 6)

An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the southeast corner of Marine Way and Stillwell Boulevard.
Staff Recommendation: **Approval**
Applicant: Guillermo Fonseca
Representative: Jorge Barragan

Zoning Cases – Under Advisement

11. **Z090-238(WE)**
Warren Ellis
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1766 for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay on a portion on the north side of C.F. Hawn Freeway, east of Silverado Drive.
Staff Recommendation: **Approval** for a three year period, with eligibility for automatic renewal for additional three-year periods, subject to a revised site plan and conditions.
Applicant: Galindo Trucking Company
Representative: MASTERPLAN - Santos Martinez
U/A From: November 18, 2010 and December 16, 2010
12. **Z090-207(RB)**
Richard Brown
(CC District 2)
- An application for an amendment to and expansion of the Tract 1c portion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses on property zoned a CH Clustered Housing District and Planned Development District No. 486 on the south corner of Bank Street and Gurley Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1c development plan and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Michael R. Coker
U/A From: December 16, 2010

Zoning Cases – Individual

13. **Z090-184(RB)**
Richard Brown
(CC District 13)
- An application for an amendment to the development plan and conditions for Planned Development District No. 315 for a Mini-warehouse use and LO-1 Limited Office District Uses on the south line of Forest Lane, west of Marsh Lane.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Park Forest Office Building
Representative: Randy P. Marx
14. **Z101-117(OTH)**
Olga Torres Holyoak
(CC District 1)
- An application for a Specific Use Permit for a private recreation center, club or area on property zoned an MF-1(A) Multifamily District on the east side of North Marlborough Avenue, north of W Jefferson Boulevard.
Staff Recommendation: **Approval**, for a five-year period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: L.O. Daniel Neighborhood Association
Representative: Justin Epker

15. **Z090-259(MG)**
Michael Grace
(CC District 5)
- An application for a Planned Development District for a Private recreation center, club, or area limited to a Public school district athletic complex and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District on the northeast corner of Alto Garden Drive and Seaford Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Independent School District
Representative: MASTERPLAN - Karl Crawley
16. **Z090-260(MG)**
Michael Grace
(CC District 11)
- An application for an amendment to Planned Development District No. 656 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on the southeast corner of Hillcrest Road and Meadow Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Independent School District
Representative: MASTERPLAN - Karl Crawley

Other Matters

Minutes: December 16, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, January 11, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, January 11, 2011, at 10:00 a.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss **DCA090-008** “Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to digital detached non-premise signs (billboards).”

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 6, 2011****FILE NUMBER:** S101-025**Subdivision Administrator:** Paul Nelson**LOCATION:** 5515 Glen Lakes Drive and Manderville Lane, northeast corner**DATE FILED:** December 14, 2010**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 3.529 ac.**MAPSCO:** 26K**APPLICANT/OWNER:** Telesis Company

REQUEST: An application to replat a tract of land containing all of Lots 4B and 4C in City Block 5213 ½ into one 3.529 acre lot on property located at 5515 Glen Lakes Drive and Manderville Lane, northeast corner.

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

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

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the city.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

10. On the final plat correct the recording information on the 3 foot easement for street purposes.
11. On the final plat the 15 foot D.P.&L. easement should include Southwestern Bell Company.
12. On the final plat verify that the 15 foot D,P.&L. and the S.W.B. easement are still in effect.
13. On the final plat show the correct bearings and distances along the southwest property line.
16. On the final plat change the addition name.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission. A signed Fire Protection Certificate is also required prior to the approval of an "Early Release Building Permit" application.
19. A fire hydrant may be required to be constructed by use of a 3 way contract.
20. On the final plat label the lot as Lot 1, City Block AA/5213.





CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-026**Subdivision Administrator:** Paul Nelson**LOCATION:** 8388, 8436 C.F. Hawn; 111, 115, 119 Turin Dr.; 8435 San Marino Ave.**DATE FILED:** December 14, 2010**ZONING:** PD 534, Sub district 1**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 3.569 ac.**MAPSCO:** 58Z**APPLICANT/OWNER:** Pitzer Family Limited Partnership

REQUEST: An application to replat Lot 1, City Block A/6357 and a tract of land in City Block 6357 into a 3.569 acre lot on 8388 and 8436 C.F. Hawn Freeway; 111, 115 and 119 Turin Dr. and 8435 San Marino Ave. at U.S. Highway 175 and Turin Drive, north corner.

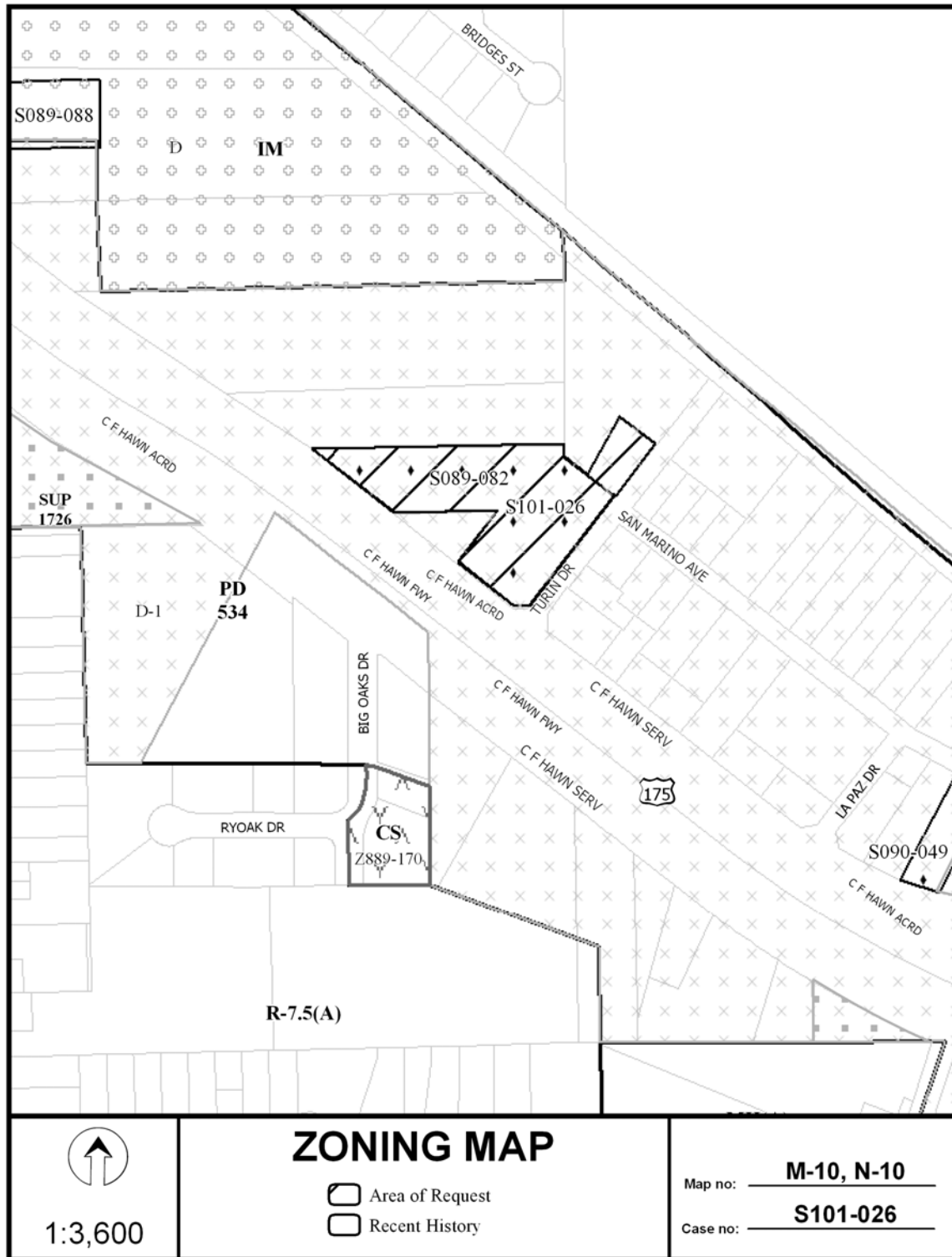
SUBDIVISION HISTORY:

1. S089-082 was an application to create a 3.24 acre lot out of six tracts of land in City Block 6357 located at the intersection of US Highway 75 and Turin Drive. The request was approved on April 16, 2009 and recorded on October 26, 2009.
2. S045-142 was an application to plat a 0.43 acre lot in City Block 6357 into one lot at the east corner of CF Hawn Freeway and Turin Drive and was approved on March 10, 2005 and recorded on October 27, 2005.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 534, Sub district 1 regulations; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the city.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. The final plat is limited to a maximum of 1 lot.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. On the final plat dedicate 28 feet of ROW from the established centerline of Turin Drive; or dedicate a street easement/public utility, sidewalk easement from the established center line of Turin Drive that equals 28 feet from the centerline of Turin Drive.
12. On the final plat add a note that states "Any access modifications to US Hwy 175 requires TXDOT approval."
13. On the final plat verify that the existing two story metal building does not cross over the property line.
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 may be required by Private Development Contract.
16. On the final plat label the lot as Lot 1A, City Block A/6357.





CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-027**Subdivision Administrator:** Paul Nelson**LOCATION:** 10901 & 10967 N. Stemmons Freeway at Walnut Hill Ln, southwest corner**DATE FILED:** December 15, 2010**ZONING:** CS**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.89 ac.**MAPSCO:** 22Q**APPLICANT/OWNER:** JWV Associates, Ltd.

REQUEST: An application to create a 1.02 acre lot and a 0.86 acre lot from a 1.89 acre tract of land in City Block 6509 on property located at 10901 & 10967 N. Stemmons Freeway at the southwest corner of IH 35E and Walnut Hill Lane.

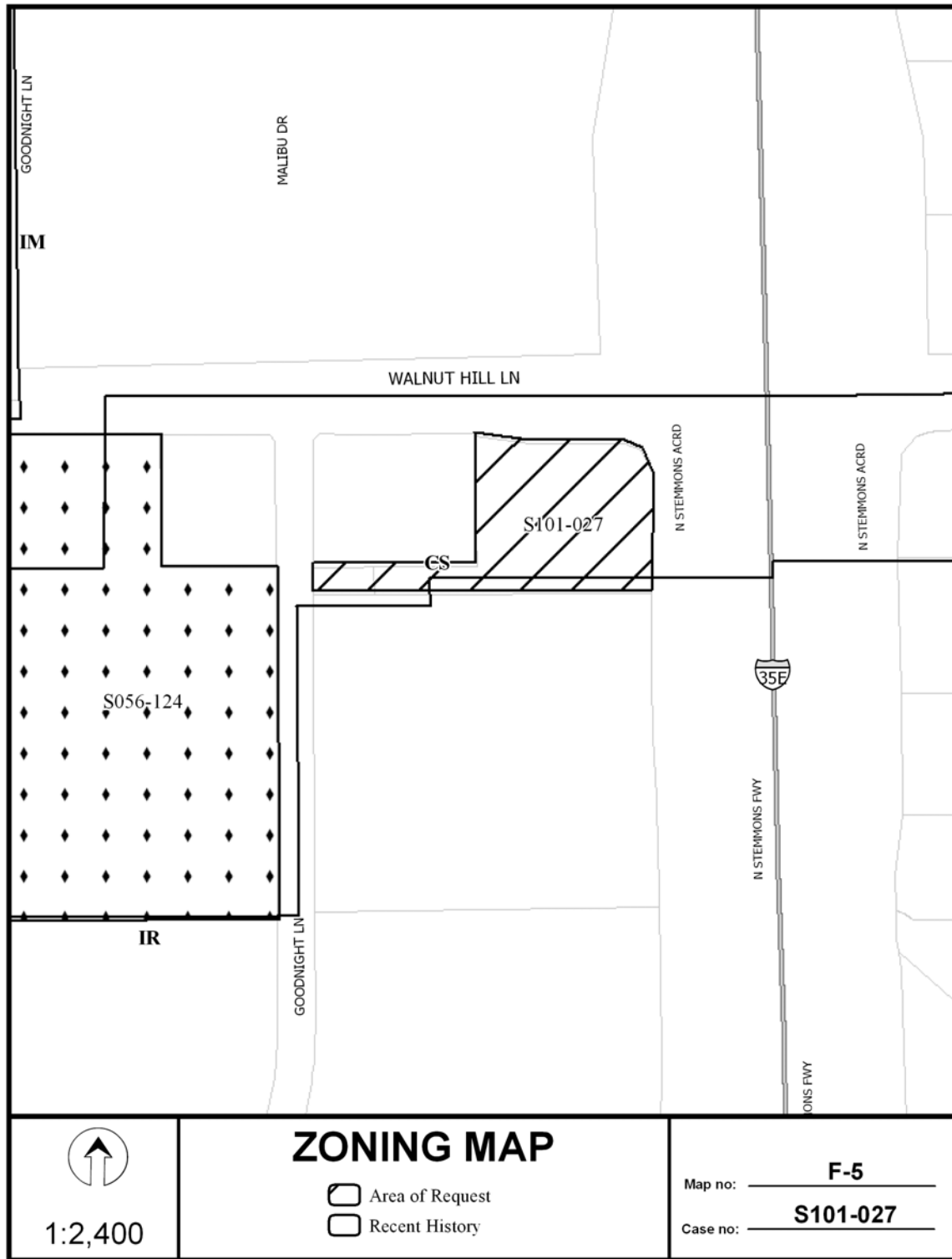
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the city.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 2 lots.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. On the final plat dedicate 53.5 feet of ROW from the established center line of Walnut Hill Lane.
12. Determine the 100 year water surface elevation across the plat.
13. Dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
14. Include additional paragraph in owner's certificate (pertaining to floodplain)
15. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
16. Set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
17. Provide information regarding fill permit or floodplain alteration permit is such permit is applied for.
18. Access or modification to Stemmons Freeway requires TXDOT approval.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat show all additions or tracts of land within 150 feet of the property.
21. On the final plat show distances/widths of right of way across Walnut Hill Lane.
22. The reciprocal easement shown on the plat must be quitclaimed and recorded with Dallas County or the encroachment otherwise resolved.
23. On the final plat correct the legal description to include the previous plat.
24. On the final plat show the existing 60 foot wide access easement near the west property line.
25. On the final plat remove the 15 foot building line along Stemmons Freeway.
26. On the final plat show the existing premise sign to scale.
27. On the final plat provide a new addition name.
28. Provide the petition information for the condemnation document to the Subdivision Administrator prior to submittal of the final plat for the Chairman's signature.
29. The Final Judgment Recording Information must be shown on the final plat for the condemnation document(s) prior to submittal of the final plat for the Chairman's signature.
30. Submit documentation to the Subdivision Administrator that the existing paving does not encroach into the right of way of the I-35E Service Road.

31. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
32. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
33. Water/wastewater main extension may be required by Private Development Contract.
34. Proposed Lot 2B has no legal access to wastewater. Wastewater main extension is required.
35. On the final plat label the lots as Lots 2A & 2B, City Block 1/6509.
36. The parking spaces located within the right of way at the northeast corner of Lot 2B may require a license. Contact the Real Estate Division of Sustainable Construction and Development for more information.





DATE: December 28, 2010

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-021**Subdivision Administrator:** Paul Nelson**LOCATION:** 10141 Oakwood Drive and Prater Road, northeast corner**DATE FILED:** December 8, 2010**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.77 ac.**MAPSCO:** 69L**APPLICANT/OWNER:** Jose M. Coahuilas/James Jackson

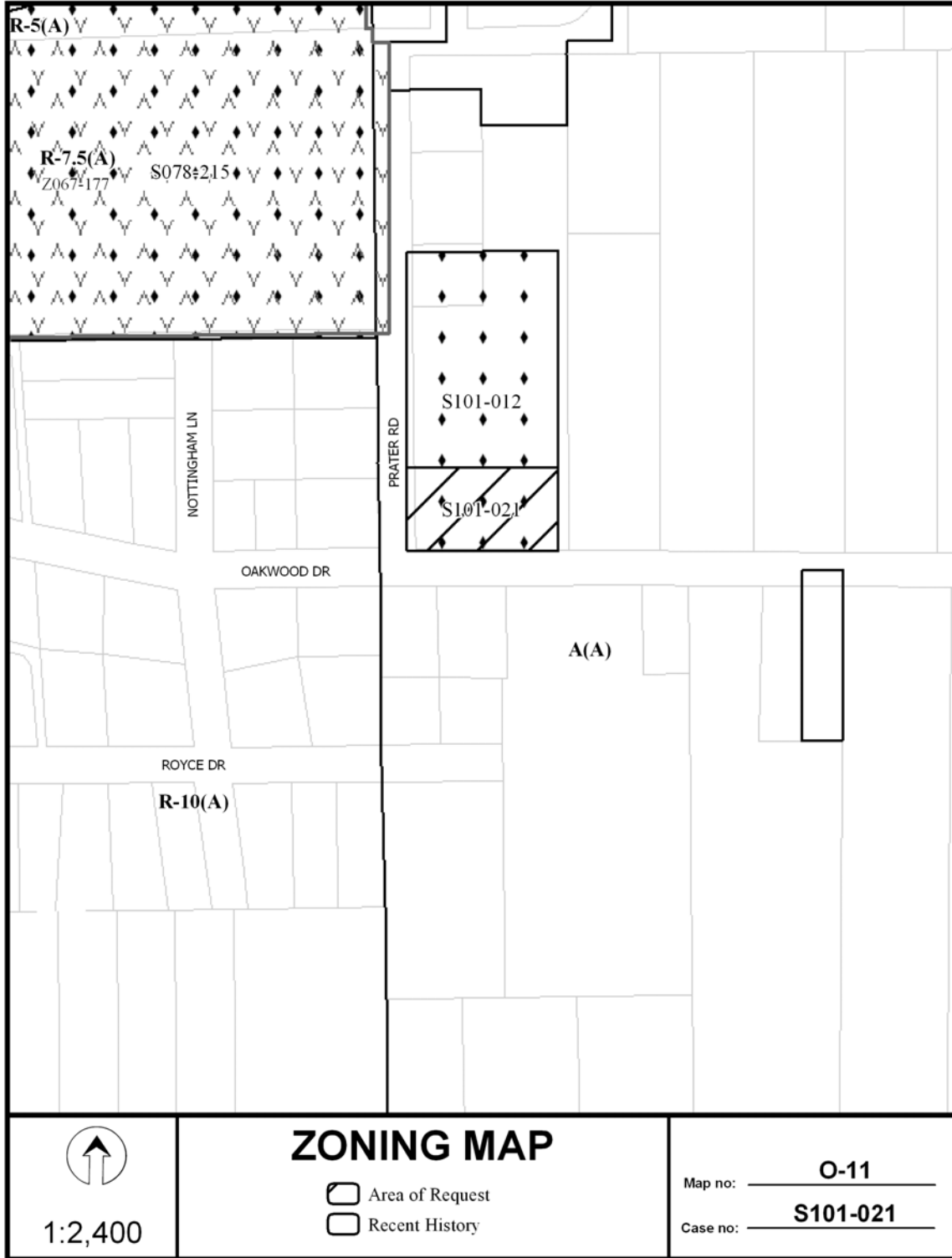
REQUEST: An application to replat part of Lots 1 and 2 in City Block 8772 into one 0.771 acre lot at the northeast corner of 10141 Oakwood Drive and Prater Road.

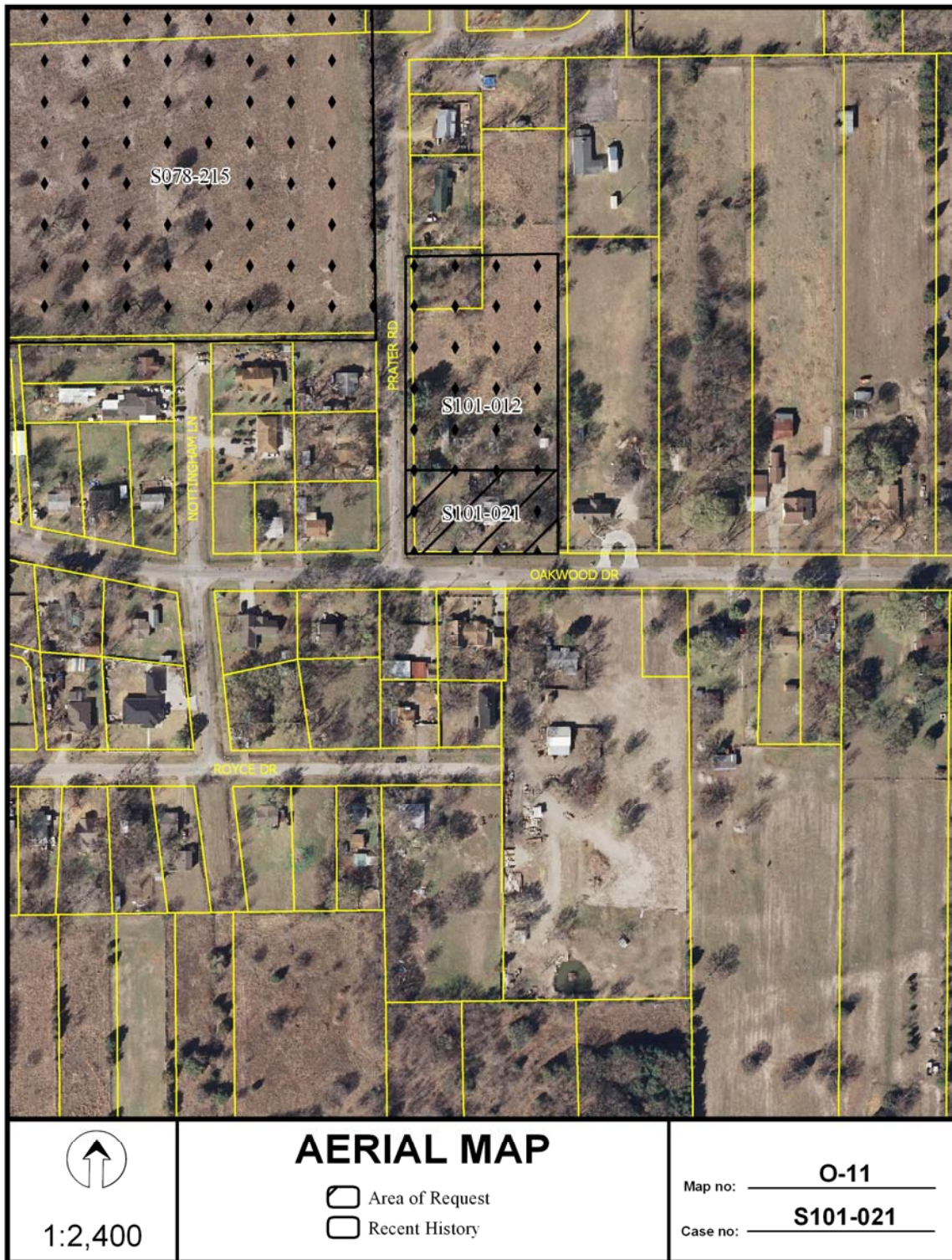
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request. A zoning change from A(A) to R-7.5(A) on this property was recommended for approval by the Plan Commission on November 18, 2010 and is scheduled to be heard by the City Council on January 12, 2011. The final plat will have to comply with the zoning district requirements that are in effect at the time the final plat is submitted for the chairman's signature.

STAFF RECOMMENDATION: The request does not comply with the A(A) requirements but does comply with the requested R-7.5(A) district regulations. The parcel is similar in size to other lots in the area; therefore, staff recommends approval subject to compliance with the following conditions:

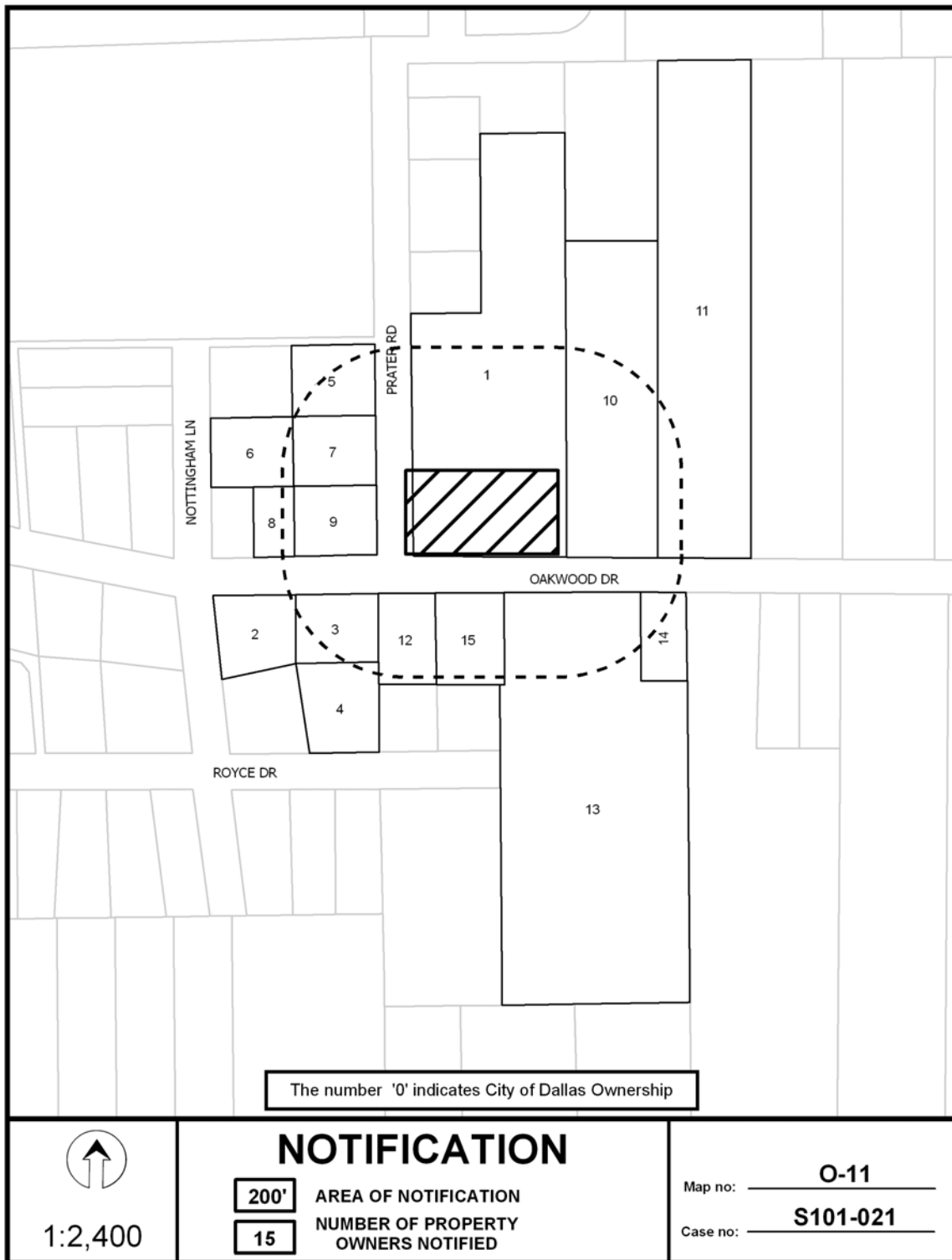
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. The final plat is limited to a maximum of 1 lot.
8. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat dedicate a 10 foot by 10 foot corner clip at Oakwood Drive and Prater Road.
12. On the final plat add the bearing basis.
13. On the final plat correct the title block.
14. On the final plat correct the owner's certificate to state that Hay Market Acres was an addition to Dallas County and state when it was annexed into the City of Dallas by ordinance number and date.
15. On the final plat label the property as Lot 1A, City Block 8772.
16. The final plat must comply with the minimum lot area requirement of the zoning district in effect at the time the final plat is submitted for the Chairman's signature.





DATE: December 28, 2010



DATE: December 28, 2010

Notification List of Property Owners

S101-021

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10141 OAKWOOD	JACKSON JAMES A & CAROLYN
2	10108 OAKWOOD	HARPER THERESA M & KENNETH R
3	10118 OAKWOOD	WORKS MARLENE ANN
4	10117 ROYCE	JOBE WILLIAM R M
5	1737 PRATER	ISOM WAYLAND DARWIN
6	1746 NOTTINGHAM	MURILLO JOSE J
7	1745 PRATER	MARTINEZ JAVIER & ANGELICA
8	10109 OAKWOOD	ROMO DANIEL V
9	10119 OAKWOOD	MARTINEZ JOSUE X
10	10215 OAKWOOD	CONTRERAS ABRAM & FAZ JULISSA
11	10229 OAKWOOD	BROWNING TRAVIS
12	10130 OAKWOOD	MARTINEZ JAVIER & ANGELICA
13	10210 OAKWOOD	MARTINEZ JAVIER & ANGELICA MARTINEZ
14	10210 OAKWOOD	MARTINEZ JAVIER & ANGELICA
15	10136 OAKWOOD	MARTINEZ JAVIER

Tuesday, December 28, 2010

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-022**Subdivision Administrator:** Paul Nelson**LOCATION:** Meadow Road, Airline Road, Lakehurst Avenue and Hillcrest Road**DATE FILED:** December 9, 2010**ZONING:** PD 656**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 23.82 ac. **MAPSCO:** 25M**APPLICANT/OWNER:** Dallas Independent School District

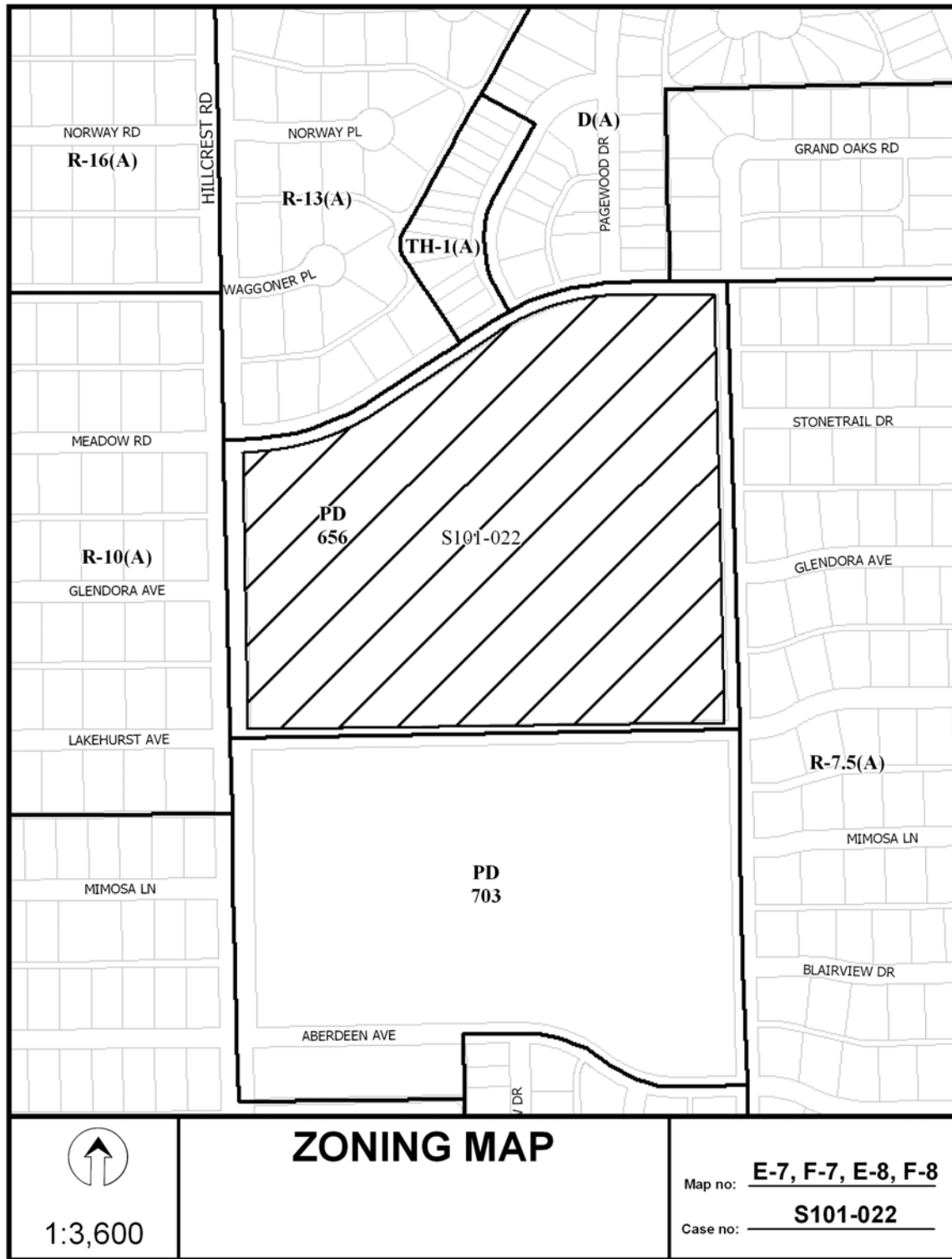
REQUEST: An application to create one 23.82 acre lot containing all of City Block 5455 and bounded by Meadow Road, Airline Road, Lakehurst Avenue and Hillcrest Road.

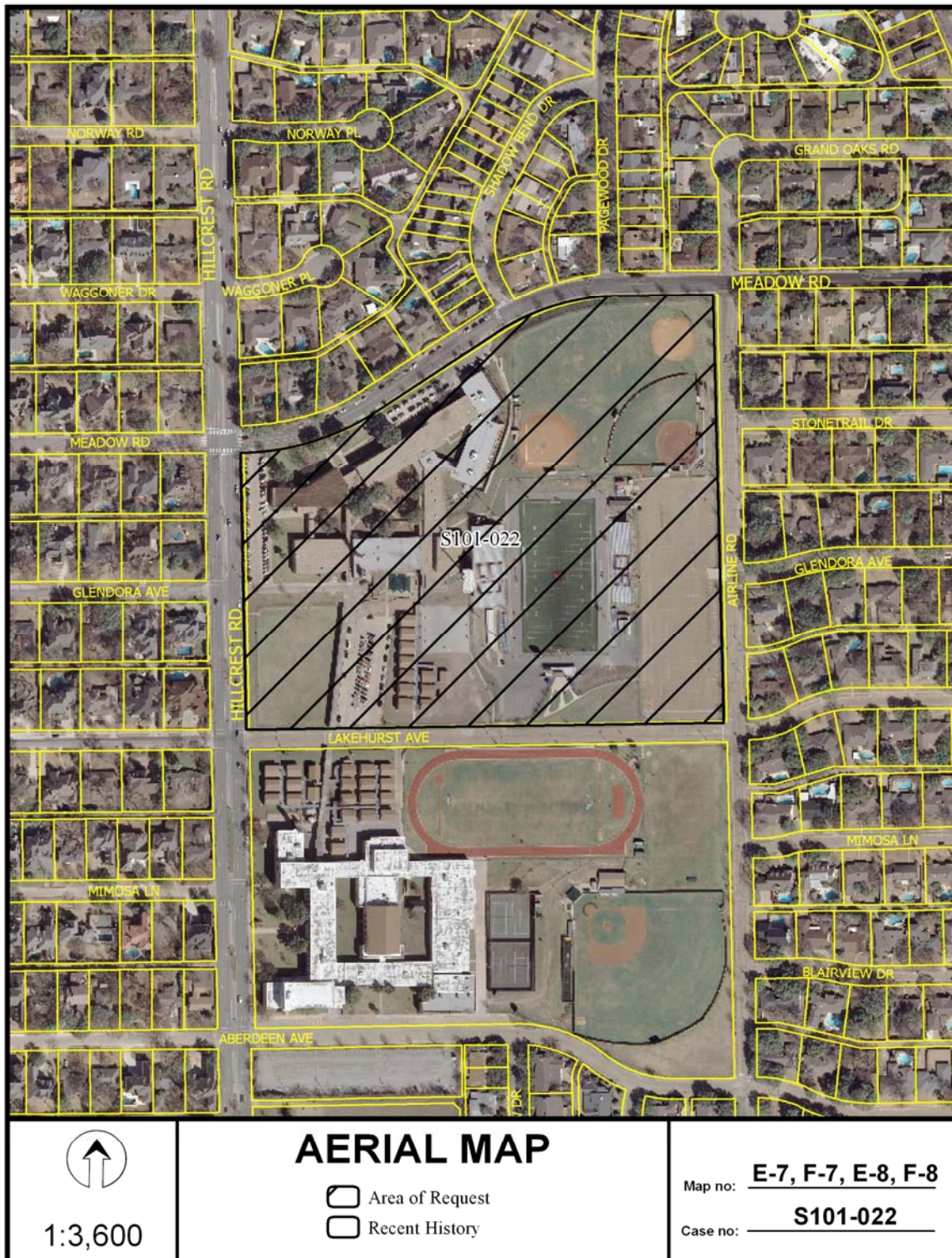
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 656; (the PD was approved by the city council on June 25, 2003) 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. The final plat is limited to a maximum of 1 lot.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

10. On the final plat dedicate 50 feet of ROW from the established centerline of Hillcrest Road.
11. On the final plat dedicate 15 foot by 15 foot corner clips at Meadow Road and Hillcrest Road, Meadow Road and Airline Road, and at Hillcrest Road and Lakehurst Avenue.
12. On the final plat dedicate a 10 foot by 10 foot corner clip at Lakehurst Avenue and Airline Road.
13. On the final plat show two control monuments.
14. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat label the property as Lot 1, City Block AA/5455.
18. On the final plat change "Hillcrest Avenue" to "Hillcrest Road".





CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-024**Subdivision Administrator:** Paul Nelson**LOCATION:** 12303 – 12309 Quincy Lane at Williamstown Road**DATE FILED:** December 8, 2010**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.771 Ac. **MAPSCO:** 15W**APPLICANT/OWNER:** Jennifer Johnson

REQUEST: An application to replat a 0.771 acre tract of land containing all of Lots 5 and 6 in City Block 1/6995 of Melshire Estates 5th Installment Subdivision. The property fronts 240 feet on 12303 – 12309 Quincy Lane at Williamstown Road.

SUBDIVISION HISTORY:

1. S101-001 was an application to replat a 0.771 acre tract of land containing all of Lots 5 and 6 in City Block 1/6995 of Melshire Estates 5th Installment Subdivision. The property fronts 240 feet on 12303 – 12309 Quincy Lane at Williamstown Road and was denied by the commission on November 4, 2010.

DATE NOTICES SENT: 13 notices were sent on December 16, 2010 to property owners within 200 feet of the boundary of the request.

STAFF RECOMMENDATION: The request complies with the requirements of the R-16(A) district regulations; however, the proposed lot is not consistent with the lot pattern established by the Melshire Estates, 5th Installment, Unit 2 Addition plat.

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

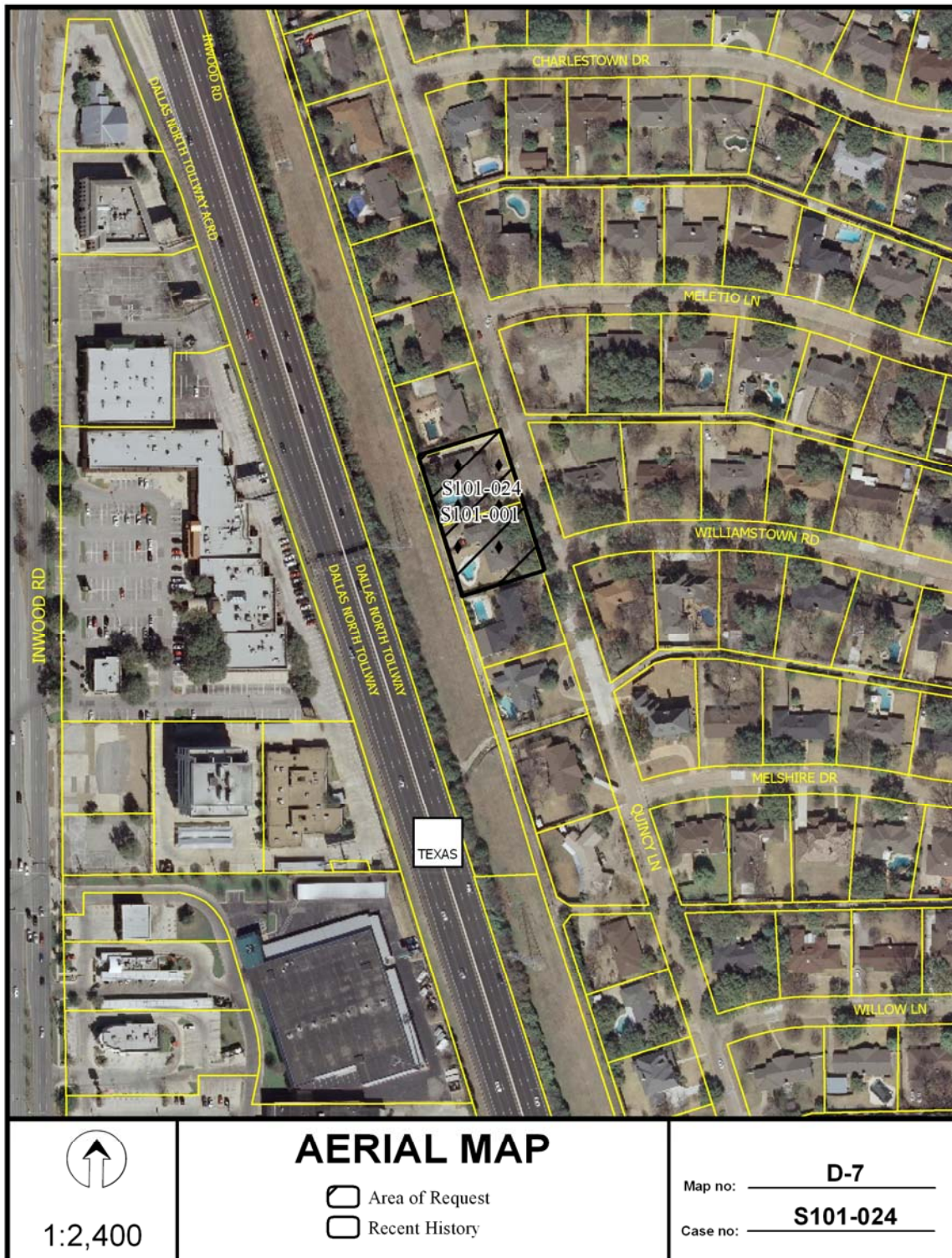
The staff has determined that the proposed plat does not "conform in width, depth and area to the pattern already established" therefore staff recommends denial of the preliminary plat. However, should the commission approve the request staff recommends that the approval be subject to compliance with the following conditions:

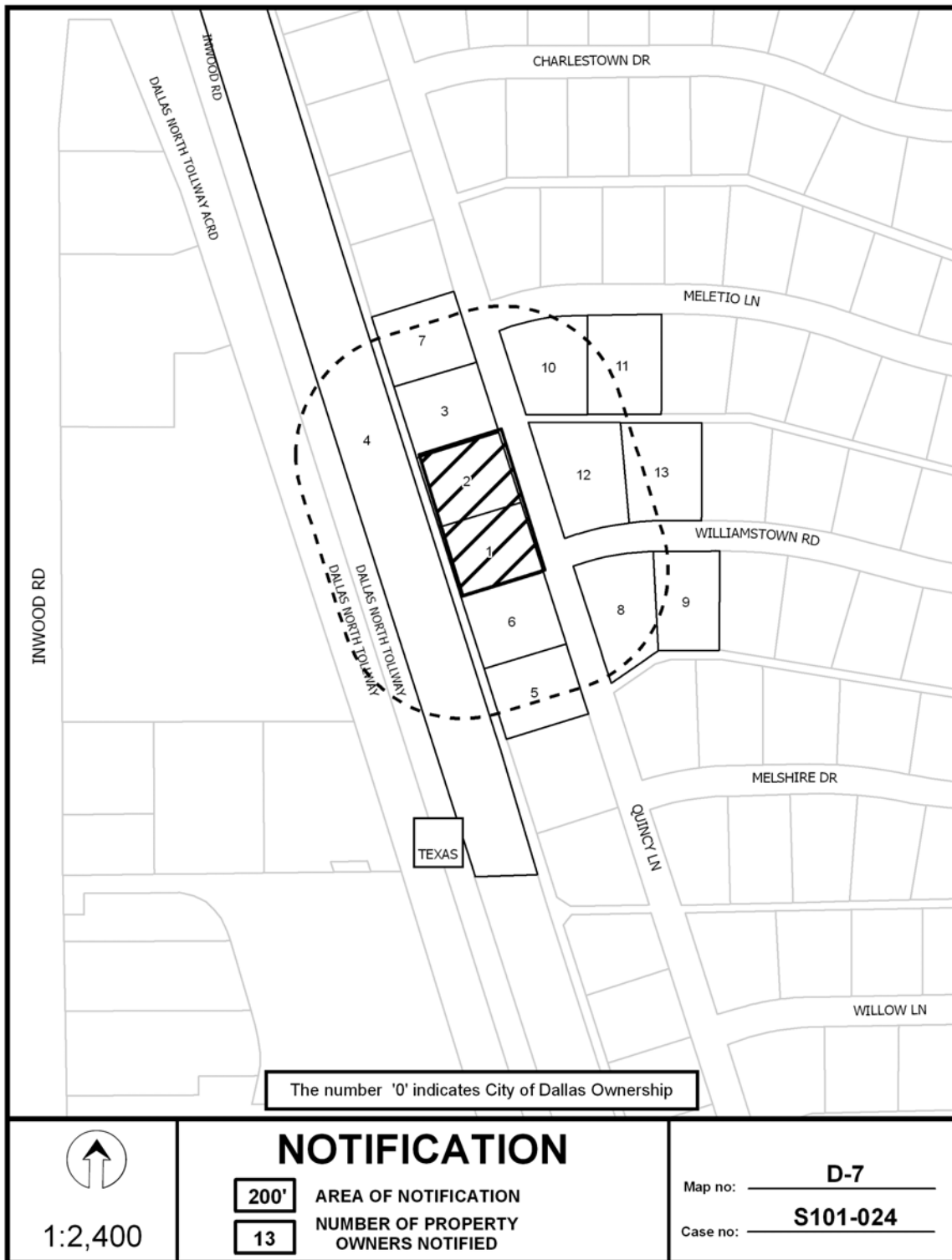
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.

5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of one lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat show existing sanitary sewer easement on Lot 7, Block 1/6995.
12. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
13. 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.
14. Add an additional 10 feet of easement width along the north line of Lot 6 for the existing 10 foot sanitary sewer easement on Lot 7.



DATE: December 28, 2010





DATE: December 28, 2010

12/28/2010

Notification List of Property Owners

S101-024

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12303 QUINCY	PARKS RALEIGH J
2	12309 QUINCY	JOHNSON JENNIFER
3	12315 QUINCY	KERNAN KEVIN
4	12200 DALLAS	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
5	12211 QUINCY	HIRSCH JOSEPH & ABIGAIL
6	12217 QUINCY	BENEFIELD WILLIAM R JR & SYLVIA F
7	12405 QUINCY	FANNIE MAE
8	5504 WILLIAMSTOWN	BESANTMATTHEWS P E
9	5510 WILLIAMSTOWN	BROWER PAT BRIGGS & PAULA BURKETT
10	5508 MELETIO	JERRY RIES CUSTOM HOMES INC
11	5514 MELETIO	KHAVARI ALI & SHAHNAZ
12	5503 WILLIAMSTOWN	BOWER ADRE MAY
13	5509 WILLIAMSTOWN	TOLES MARY

Tuesday, December 28, 2010

CITY PLAN COMMISSION

THURSDAY, JANUARY 6, 2011

Planner: Olga Torres-Holyoak

FILE NUMBER: D090-007

DATE FILED: April 28, 2010

LOCATION: On the northeast side of Northwest Highway, west of Skillman Road.

COUNCIL DISTRICT: 9

MAPSCO: 26 Y

SIZE OF REQUEST: 1.015 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Development plan

On May 10, 2007, the City Council passed Ordinance No. 26346 which established Planned Development District No. 742 on property located at the northeast line of Northwest Highway, west of Skillman Road.

The property is located in Zone 1 within Planned Development District No. 742.

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

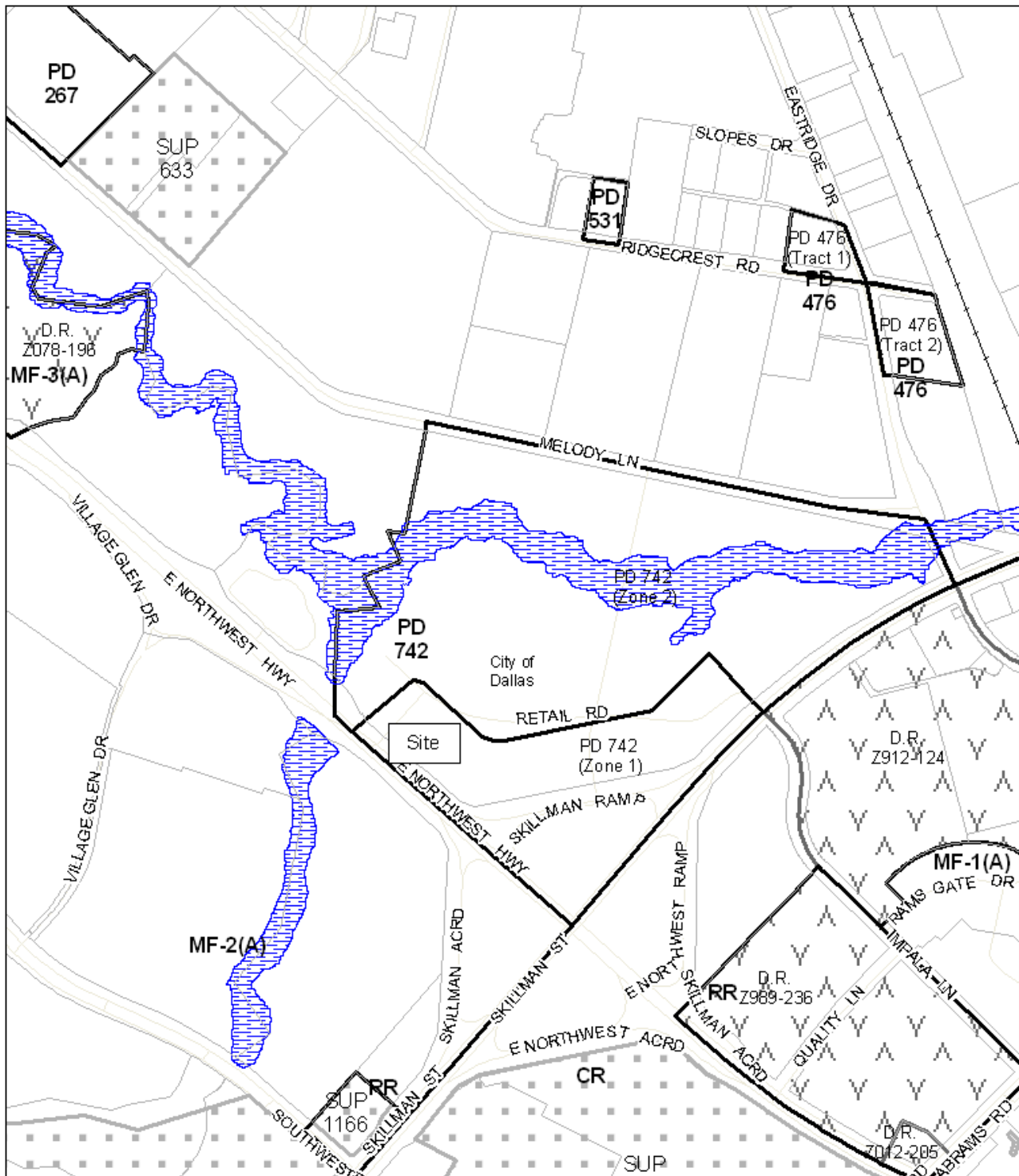
In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a financial institution with drive in window.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Partners for T.C. Timbercreek

S Denton Walker III	CEO
Michael S. Duffy	Director
Robert Scully	Senior VP
Scott A Dyche	Senior VP
John Stirek	Executive VP
T Christopher Roth	Executive VP
J Christopher Kirk	Director
Matthew J, Nickels III	Executive VP
Arlin Gaffner	Treasurer
Matthew Khourie	Executive VP
Mark C. Allyn	Executive VP
Carrie A. Shelton	Secretary
Rebecca M. Savino	Asst. Secretary



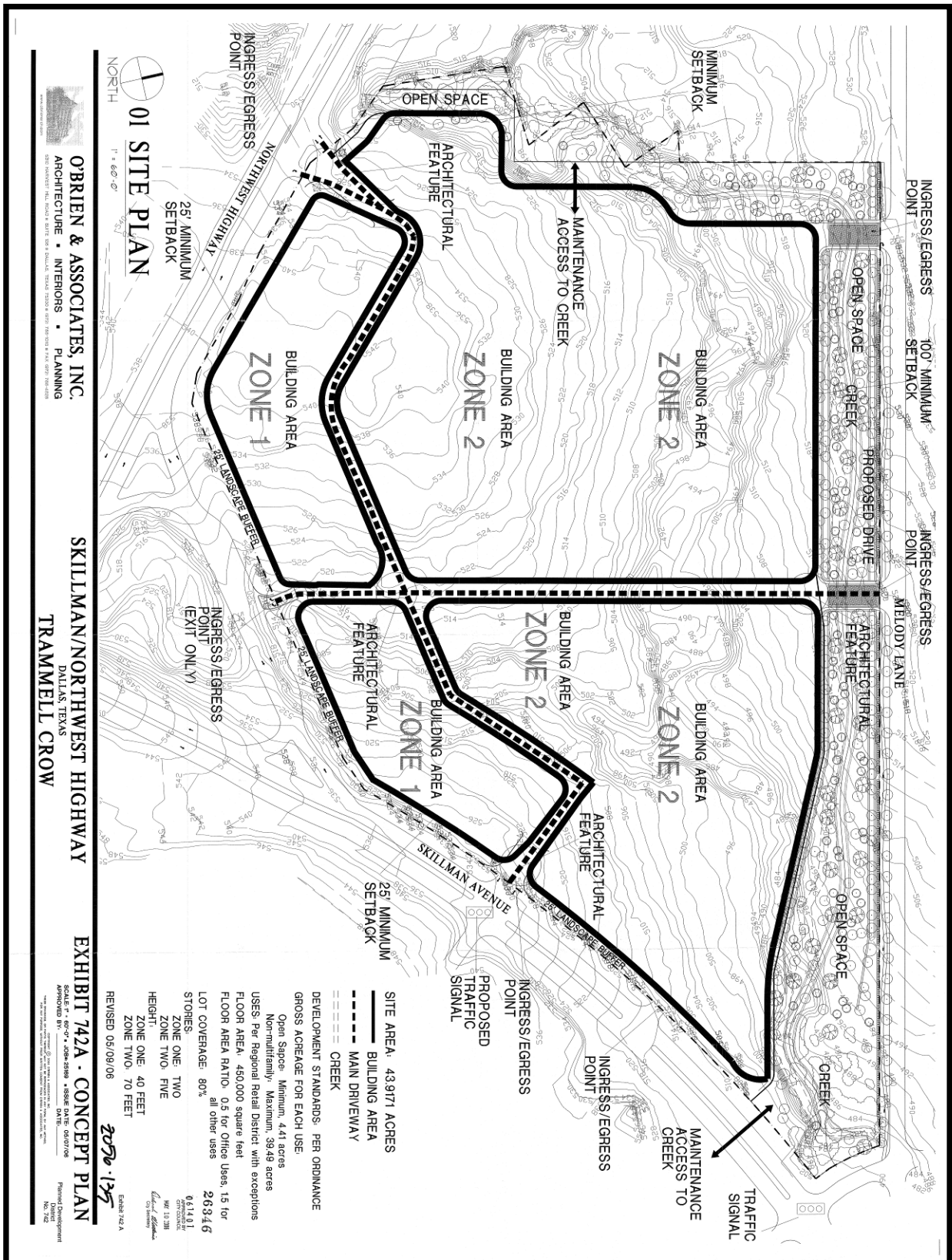
1:5,689

Zoning Map

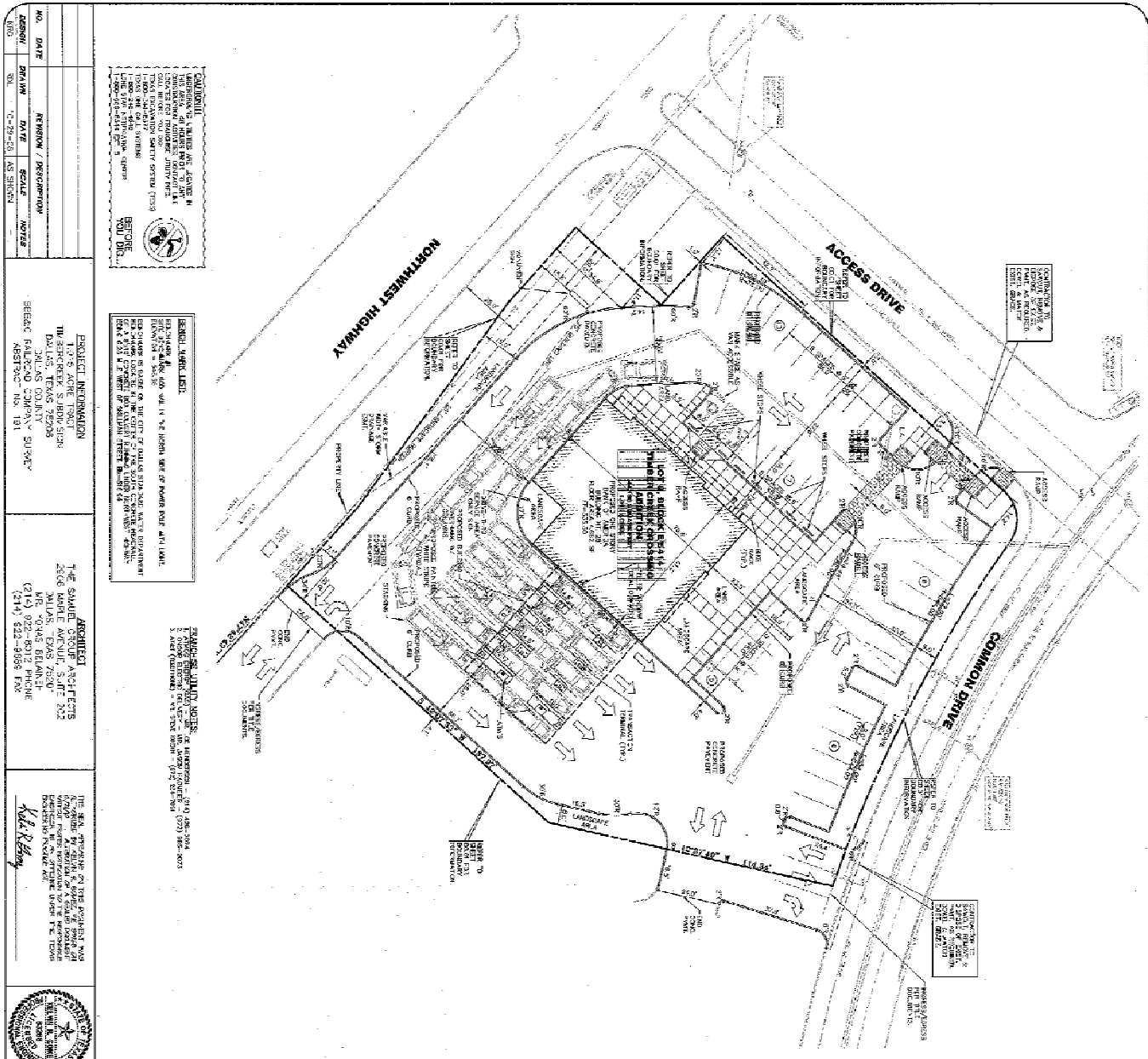
D090-007

Case Number

4



North



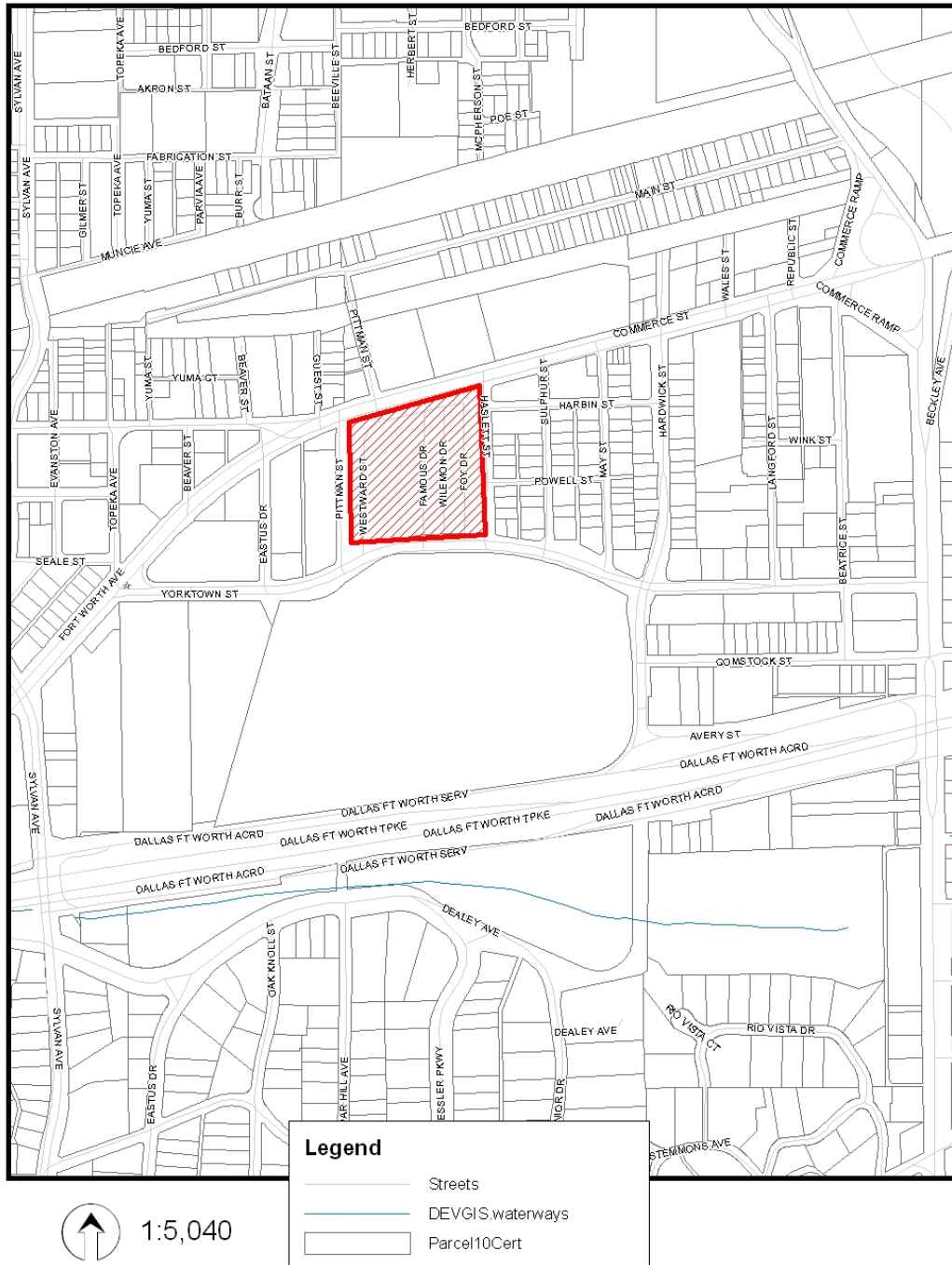
FILE NUMBER: C101-001**DATE FILED:** November 5, 2010**LOCATION:** South side of W. Commerce Street between Pittman Street and Haslett Street**COUNCIL DISTRICT:** 6**MAPSCO:** 44-Q**SIZE OF REQUEST:** Approx. 8 Acres**CENSUS TRACT:** 043.00**MISCELLANEOUS DOCKET ITEM:**Owner/Applicant: Cienda PartnersRepresentative: Monte AndersonRequest: Use Conveyance as a Building

Section 51A-4.603(c) of the Dallas Development Code provides that a person may obtain permission to use a conveyance as a building for the operation of a use at a location properly zoned for the use if the device contributes to a theme or period development. The person shall submit an application to the director requesting approval of the proposal. Within 60 days of receipt of the application, the commission shall submit its recommendation of approval or disapproval to the city council which may approve or reject a resolution authorizing the use. The conveyance must comply with all applicable ordinances and regulations.

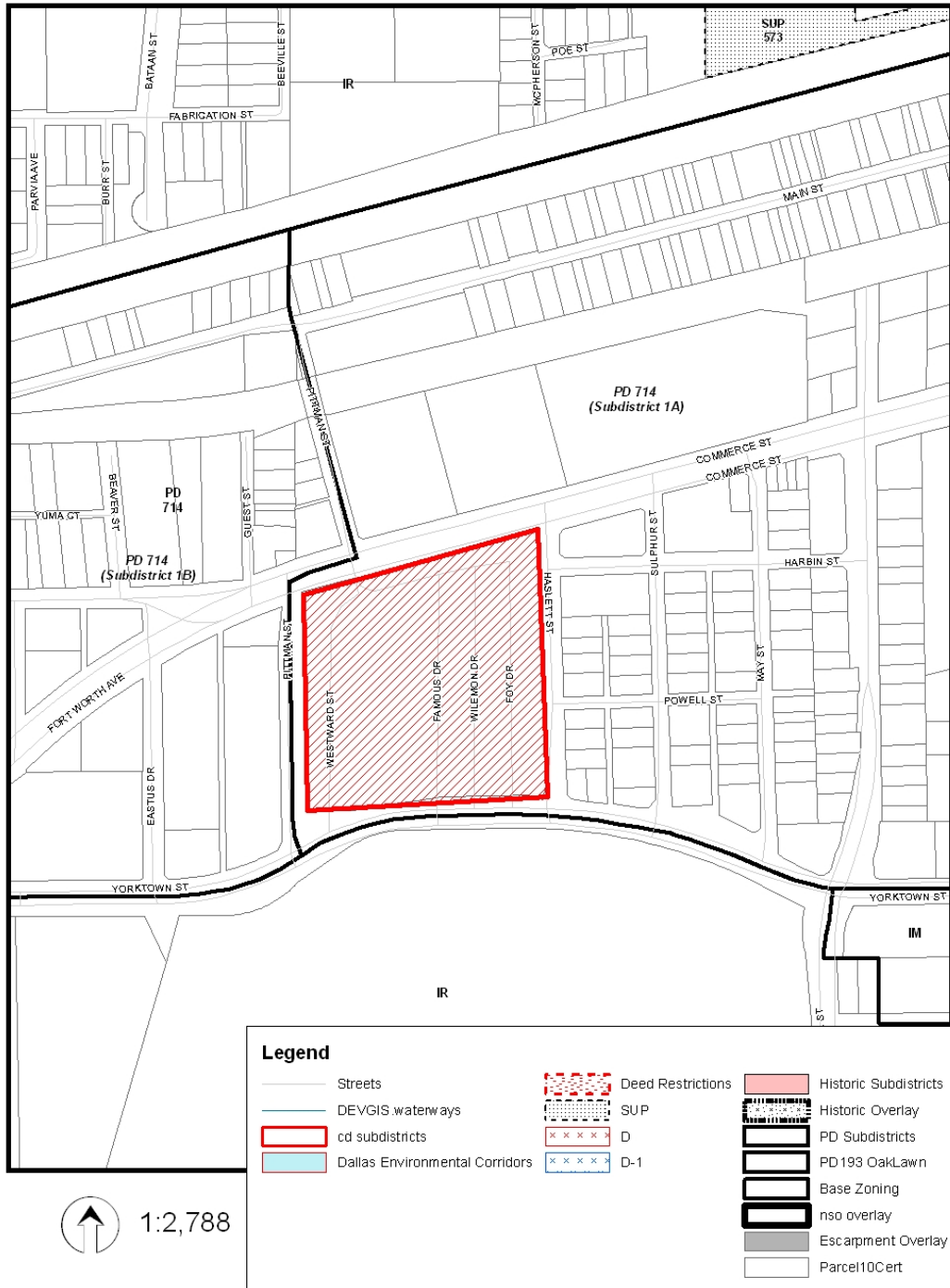
The request site is zoned Planned Development No. 714, Subarea 1A, which permits uses similar to uses permitted in a Community Retail district as well as single family uses and multifamily uses, when the multifamily is a component of a mixed use project.

The applicant is requesting that he be allowed to place up to 10 recreational vehicle type trailers to be utilized as buildings for office, retail and personal service uses on the site. The site is an old mobile home park in the Fort Worth Avenue / Commerce Street corridor between Beckley and Singleton. The applicant has indicated that the use of the RV like conveyances is consistent with the mid century highway development of motel courts, several examples of which exist in this area, and RV parks.

Staff Recommendation: Approval



Vicinity Map



Zoning Map



1:1,769

Aerial Map



November 5, 2010

Mr. David Cossum
City of Dallas
1500 Marilla Street
Dallas, Texas 75201

RE: Building Application for Retail use of Trailers at W. Commerce R.V. Park

Dear Mr. Cossum,

Attached is the application we have been discussing with the \$300 application fee. As you will see in our site plan we are requesting approval to install 8-10 trailers to be used as retail and office. Per Section 51A-4.603 (3) of the City Zoning Code we intend to use these trailers per the "Theme Park" section of the code.

Most of the pictures attached are of food trailers, but our intent is to have mostly retail and office uses (photographer, attorney, insurance, candle maker, mail center, dog groomer, copy center, purse maker, shoe repair, tattoo, etc.), but I could not find very many photos of those uses. We may also have some food uses such as, snow cones, cupcakes, tacos, etc. Any food use will be for take out only.

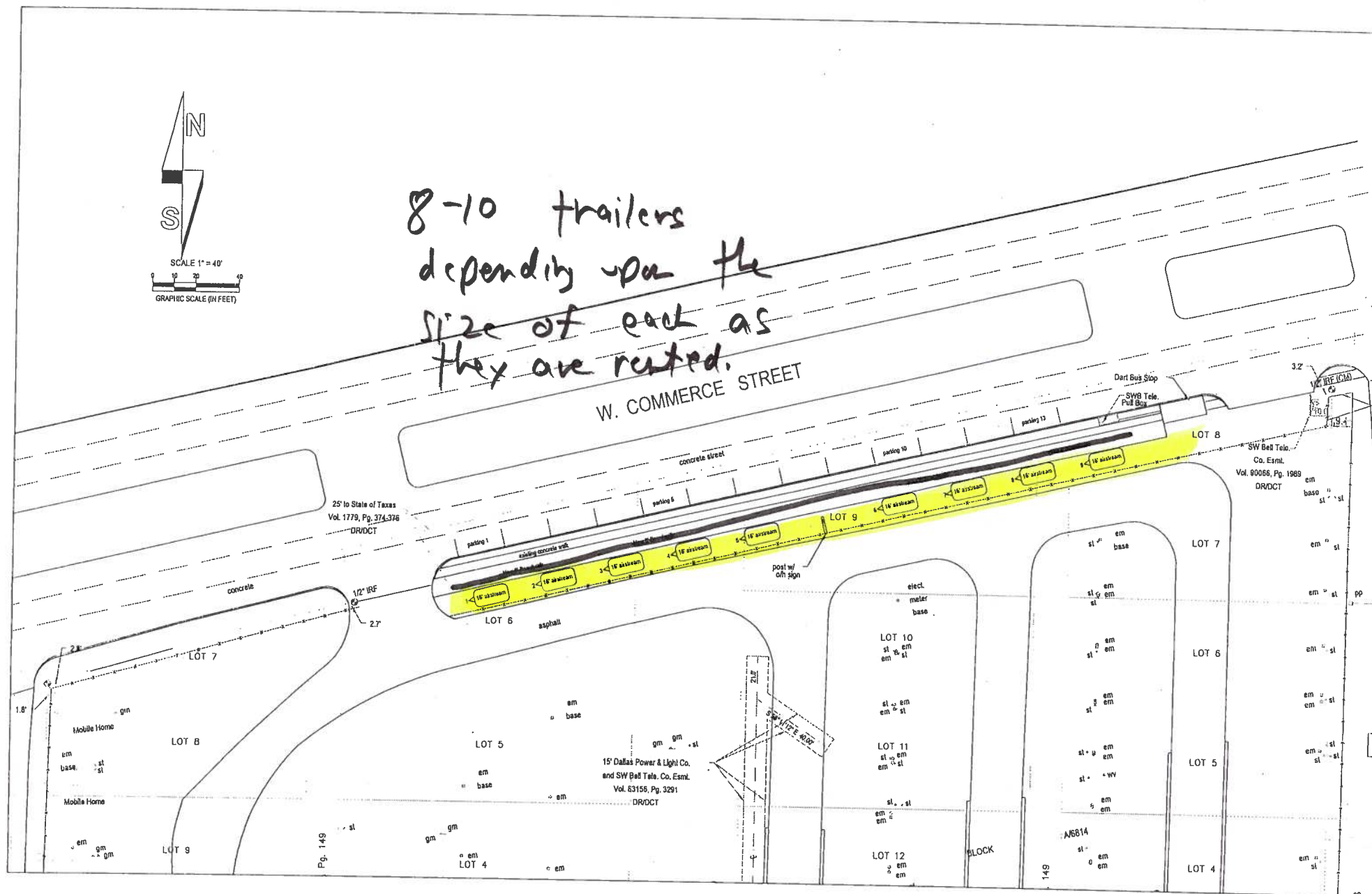
Let me know if I have missed anything. Thank you for working with us on this development.

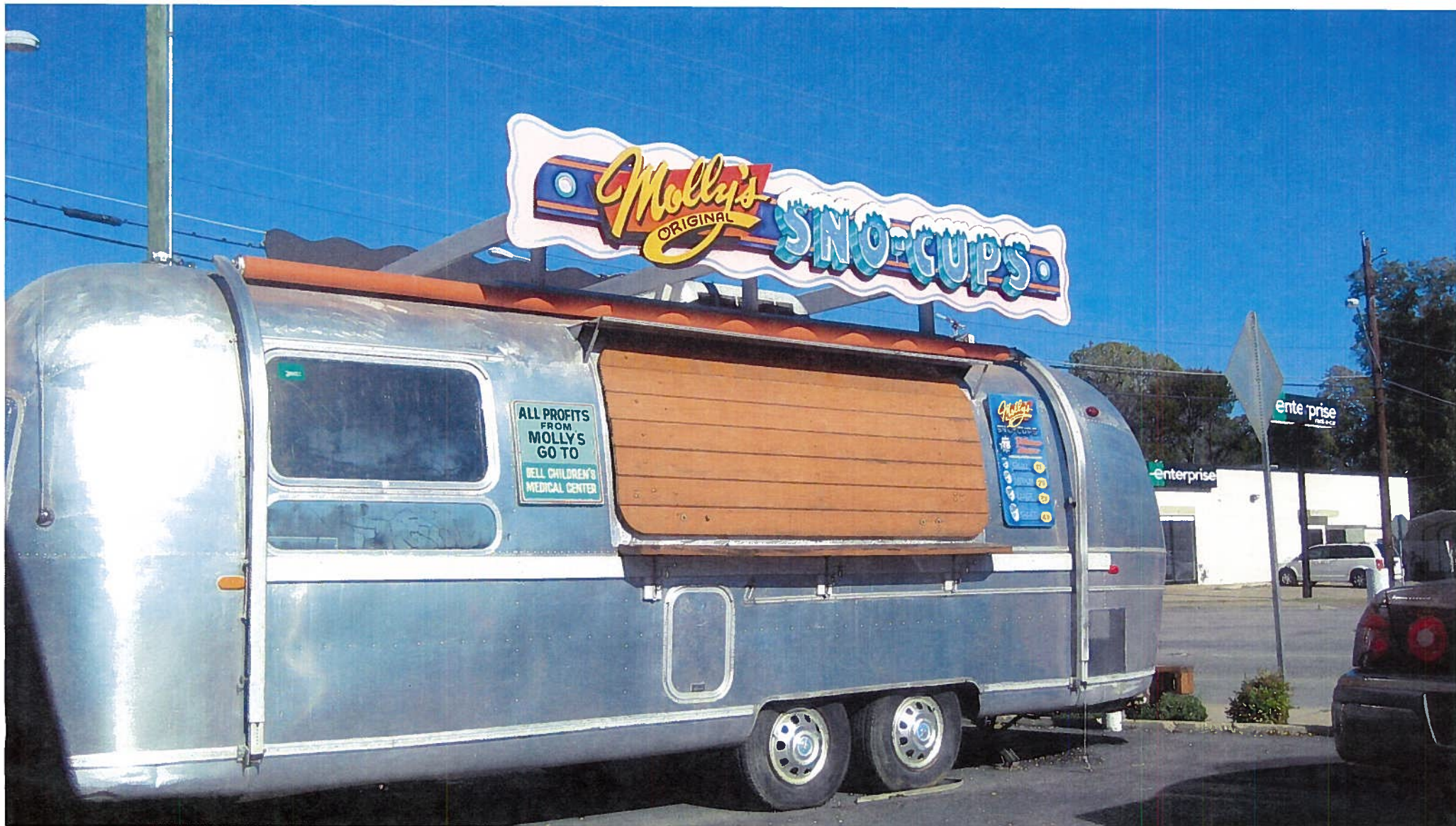
Sincerely,

A handwritten signature in blue ink, appearing to read "Monte Anderson".

Monte Anderson

8-10 trailers
depending upon the
size of each as
they are rented.













Wanderlust

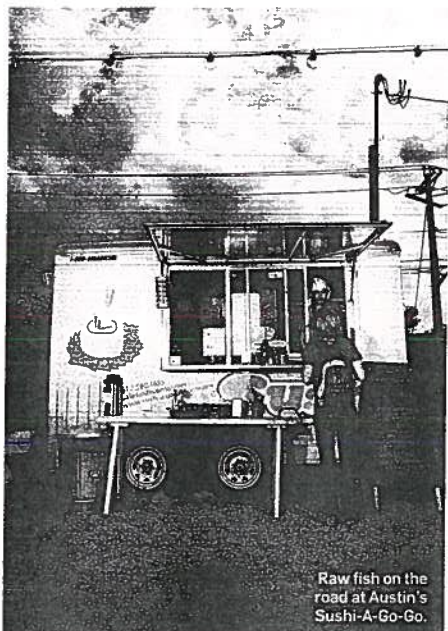
A Vintage / Handmade Goods Shop on Wheels

- [Home](#)
 - [About](#)
 - [Our Shop](#)
 - [Press](#)
 - [Upcoming Events](#)
-

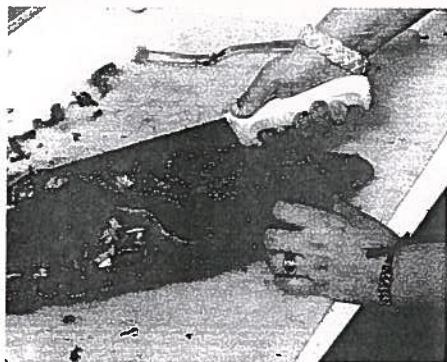
Our Shop

We spent months converting a 1969 Cardinal Deluxe trailer into the shop of our dreams. It was gutted, re-paneled, the floor was lowered and we added a clothing rack and space for merchandise. The icing on the cake was the bathroom, which we turned into what may be the world's tiniest dressing room.





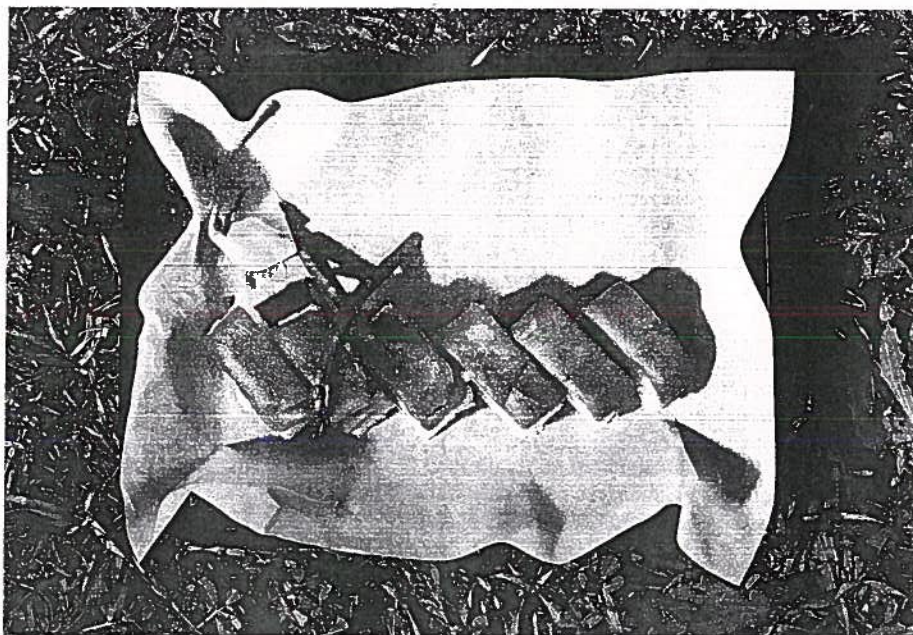
Raw fish on the road at Austin's Sushi-A-Go-Go.



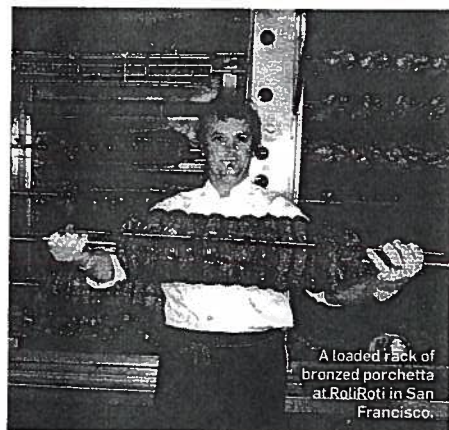
Austin, and 900 of them are for mobile food vendors," says Mike Sutter, food critic for the *Austin American-Statesman*.

John Anthony Galindo III, owner of Izzoz Tacos, bought one. He tells a tale that's familiar among emerging street-food vendors: Once an executive chef at an upscale restaurant, Galindo sold his place just before the market tanked. Rather than invest a few million in another restaurant, he spent about \$25,000 on a trailer that had been converted into a kitchen, and to pay the fees to open a food stand. Galindo runs his joint like a full-scale professional kitchen, and the proof is in the taco: His seared ahi tuna version with pickled red onions is outdone only by his spicy ground beef taco, the flavor of a dozen standard Tex-Mex tacos concentrated into one shatteringly crisp shell.

What else are you willing to eat in the street? Hot dogs? Maybe a bit of mystery meat? How about raw fish from a trailer parked at a gas station? Sushi-A-Go-Go is helmed by husband and wife Take and Asazu Kayo. "Sushi started out as street food in Japan 200 years ago," says Asazu, "so why not now?" Take quickly makes a believer out of me with their best-selling roll, a combo of salmon, avocado, and fresh mango that hits all the right notes: sweet, creamy, fatty. Gorgeous.

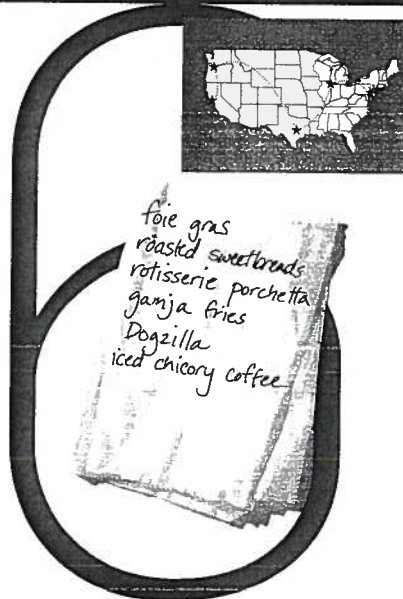


C101-001(DC)



in New York bother with. Not surprisingly, the pies are exceptional: a luscious margherita with that homemade mozz; an all-white pizza goosed with a drizzle of locally produced white truffle oil; and a pizza with caramelized onions, blue cheese, and pistachios, a symphonic experience of sweet, creamy, crunchy, and chewy. Why aren't you booking a flight to Portland right now?

DAY SIX



San Francisco

THE FIRST THING THE GUY IN CARGO SHORTS PASSES THROUGH THE TRUCK WINDOW IS A HOCKEY PUCK OF FOIE GRAS,

topped with a toasted baguette slice and delicate micro-herbs. The foie gras has been as lovingly prepared as most renditions are in white-linen restaurants around town... and at \$12 a serving, it's just as expensive.

It was only a matter of time before street food went from hot dogs to foie gras, and no city ups the gastronomic ante more than San Francisco, a place where growing asparagus or churning butter can make you a celebrity.

Truth be told, carts like Spencer on the Go!, where I have my first street foie (not to mention my first street truffles and street snails) sometimes just feel silly. If I'm going to splurge

Street Lesson #3 BE A CONDIMENT KING

If street food has taught us anything, it's that a good condiment can turn decent cooks into culinary geniuses. Here are three of the best flavor boosters used on the street today.

Pepper Hash from Johnny's Hots in Philadelphia

- | | |
|-------------------------------------|----------------------------|
| 1/2 medium head cabbage, chunked | 1/4 cup water |
| 1/4 green bell pepper | 1/4 cup sugar |
| 1/4 medium carrot | 1/4 Tbsp salt |
| 2 garlic cloves, grated on a zester | Pinch of red-pepper flakes |
| 1/4 cup cider vinegar | |

Pulse the vegetables in a food processor until finely chopped. In a bowl, mix the vinegar, water, sugar, salt and red pepper, and then add the vegetables and mix well. This keeps in the fridge for up to 2 weeks. Use on hot dogs, sausage, or pulled pork, or as a sidekick to anything off the grill.

\$\$\$ Sauce adapted from 4505 Meats in San Francisco

- 3 Tbsp yellow mustard
- 3 Tbsp sambal (or other Asian chili relish)
- 4 Tbsp soy sauce
- 3 Tbsp water
- 3 Tbsp honey

Combine all the ingredients and mix well. Use on hot dogs, grilled sausages, grilled chicken sandwiches, or burgers.

Kimchi from half the trucks in Los Angeles

If there's one thing home cooks can learn from the mobile movement, it's that a few spicy strands of kimchi—Korean-style fermented cabbage—on a hot dog or a burger turns you into a gourmet. Pick up a jar of the stuff at an Asian market, or grab one from grannychoe.com. Use it on quesadillas, hot dogs, or burgers, or serve pureed on thick slices of grilled steak or pork.

ORDER

DRINKS

French press coffee — \$1.50
iced coffee — \$2.00
iced tea w/ lemonade — \$1.75
perrier sparkling water — \$1.50
bottled water — \$1.25
soft drinks can — \$1.00
Crab Cakes
Pesto chicken sandwich — 7/3

BUSINESS HOURS

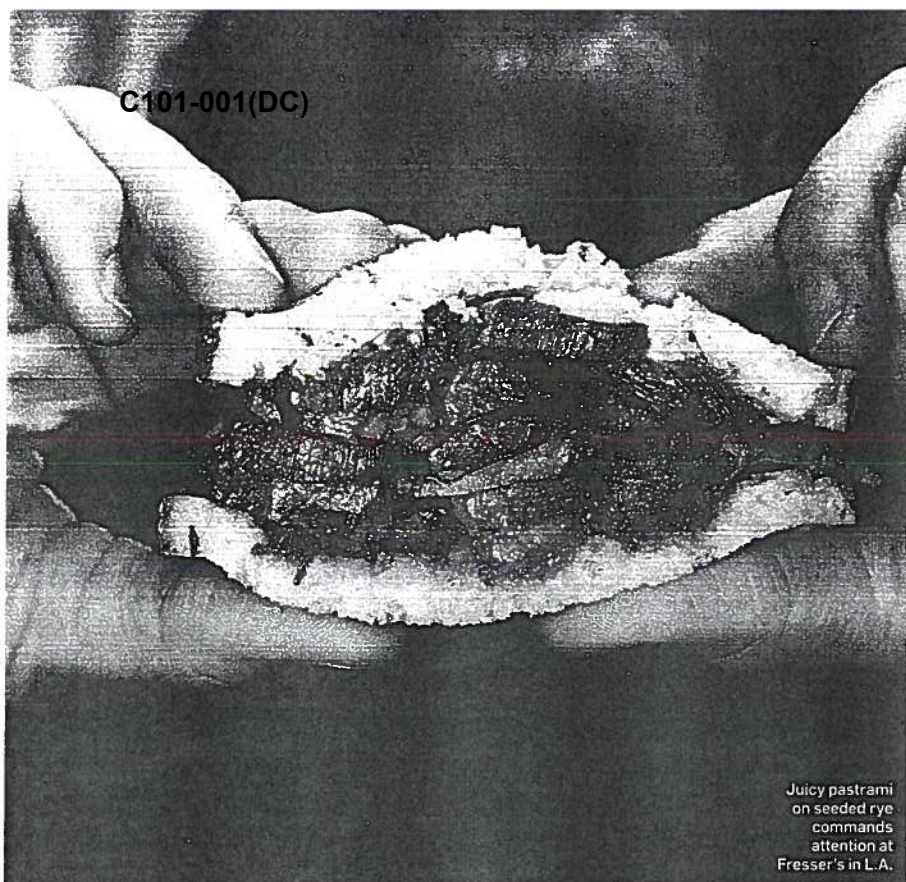
MONDAY	CLOSED
TUESDAY	CLOSED
WEDNESDAY	11:00 - 3:00
THURSDAY	11:00 - 3:00
FRIDAY	11:00 - 3:00
SATURDAY	11:00 - 3:00
SUNDAY	11:00 - 3:00



happy

PERSE

C101-001(DC)



Juicy pastrami on seeded rye commands attention at Fresser's in L.A.



Fresh, hot arepas in L.A.'s Highland Park quell late-night cravings.

on duck liver, I'd rather not eat it on a sidewalk. And in many cases, these high-end iterations aren't being cooked on the street at all—they're prepped in restaurant kitchens and brought to the cart to be reheated, hit with a few fancy garnishes, and served to people who enjoy a forkful of irony.

But when you combine serious kitchen skills with foods that are still street in spirit and shape, the results can be astounding. Don't believe me? Stop by the Ferry Building Marketplace and behold the splendor that is America's most amazing makeshift-food mecca.

Ryan Farr of 4505 Meats gave up gigs at some of San Francisco's finest restaurants (Fifth Floor, Orson) to make burgers and dogs instead. "We buy whole grass-fed steers and dry-age them ourselves for up to 28 days," he says. Farr then butchers and grinds the meat fresh before each market day. He also grills up a variety of house-made sausages, including the formidable Dogzilla: a snappy bacon-infused hot dog tagged with special sauce, spicy cabbage, and a handful of *chicharrones* (deep-fried pork skins, a nice bonus dose of protein).

Other musts: the insanely addictive "gamja" fries from the Namu stand, topped with braised short ribs, scallions, kimchi relish, teriyaki sauce, and Kewpie mayo; iced chicory coffee from the Blue Bottle Coffee stand, where every cup is made to order; and from the RoliRoti truck, spit-roasted meat that's bronzed and moist, like a bodybuilder lubed up for competition. If the Swiss-born chef, Thomas Odermatt, had a roof over his head and white linens beneath his plates, he could charge \$20 for a portion of his porchetta. And I'd be the first guy on the phone, angling for a reservation.

DAY SEVEN



tongue tacos
Danger Dog
salted caramel
ice-cream
sandwich
mahi ceviche
kimchi quesadillas

Los Angeles

NO CITY BETTER ENCOMPASSES THE FULL SPECTRUM OF STREET EATS THAN LOS ANGELES.

On one end, you have illegal, unregistered carts; on the other, the masterfully marketed, Twitter-powered restaurants on wheels. I start with the urban underbelly, enlisting the help of Jonathan Gold, longtime omnivorous critic for *L.A. Weekly* and the only food writer to ever bring home a Pulitzer.

We hit El Pique Taco Truck on York in Highland Park, where tattooed skateboarders and moms driving Mercedes line up for first-rate carne asada tacos, then we chase those with brain and goat tacos from the Birria de Chivo Taco Truck down the street. I ask Gold how he chooses between the hundreds of taco trucks in

Street Lesson #4 EMBRACE THE NEGLECTED CUTS

How do carts keep prices so low? Low overhead, sure. But they also use cheaper cuts of beef, chicken, and pork, combined with vibrant seasonings. Here are three of our favorite cuts, plus street-inspired ways to cook them.

Chicken thighs

Why they're great Dark-meat chicken generally costs about half as much as breasts, and packs twice as much flavor. **Cook them street-style** Rub the thighs with curry powder or curry paste and grill. Serve over a bed of lettuce, sliced onions, tomatoes, and cucumbers with a dressing of yogurt, olive oil, minced garlic, and fresh lemon juice.

Skirt steak

Why it's great This robust-tasting cut is a favorite of Mexican street-food vendors—and it stays tender when grilled medium rare. **Cook it street-style** Marinate 1 pound overnight in 1 cup orange juice, 2 tablespoons canned chipotle pepper, 1 teaspoon ground cumin, and a fistful of cilantro. Grill on high until charred. Serve with warm tortillas and guacamole.

Pork shoulder

Why it's great After long, slow cooking, this cut turns soft and maddeningly delicious. **Cook it street-style** Rub a 5- to 6-pound shoulder with salt and pepper; roast in a 250°F oven until it can be shredded with a fork, about 3 hours. Toss with ½ cup cider vinegar mixed with a few drops of liquid smoke and a dash of cayenne. Serve on soft buns with coleslaw.

FILE NUMBER: M090-060

DATE FILED: September 27, 2010

LOCATION: Both Sides of Municipal Street, East of Bexar Street

COUNCIL DISTRICTS: 4

MAPSCO: 56 G, H, L, and M

SIZE OF REQUEST: Approx. 2.7 Acres

CENSUS TRACT: 115

APPLICANT/OWNER: City of Dallas

REPRESENTATIVE: Gary Mueller

MISCELLANEOUS DOCKET ITEM

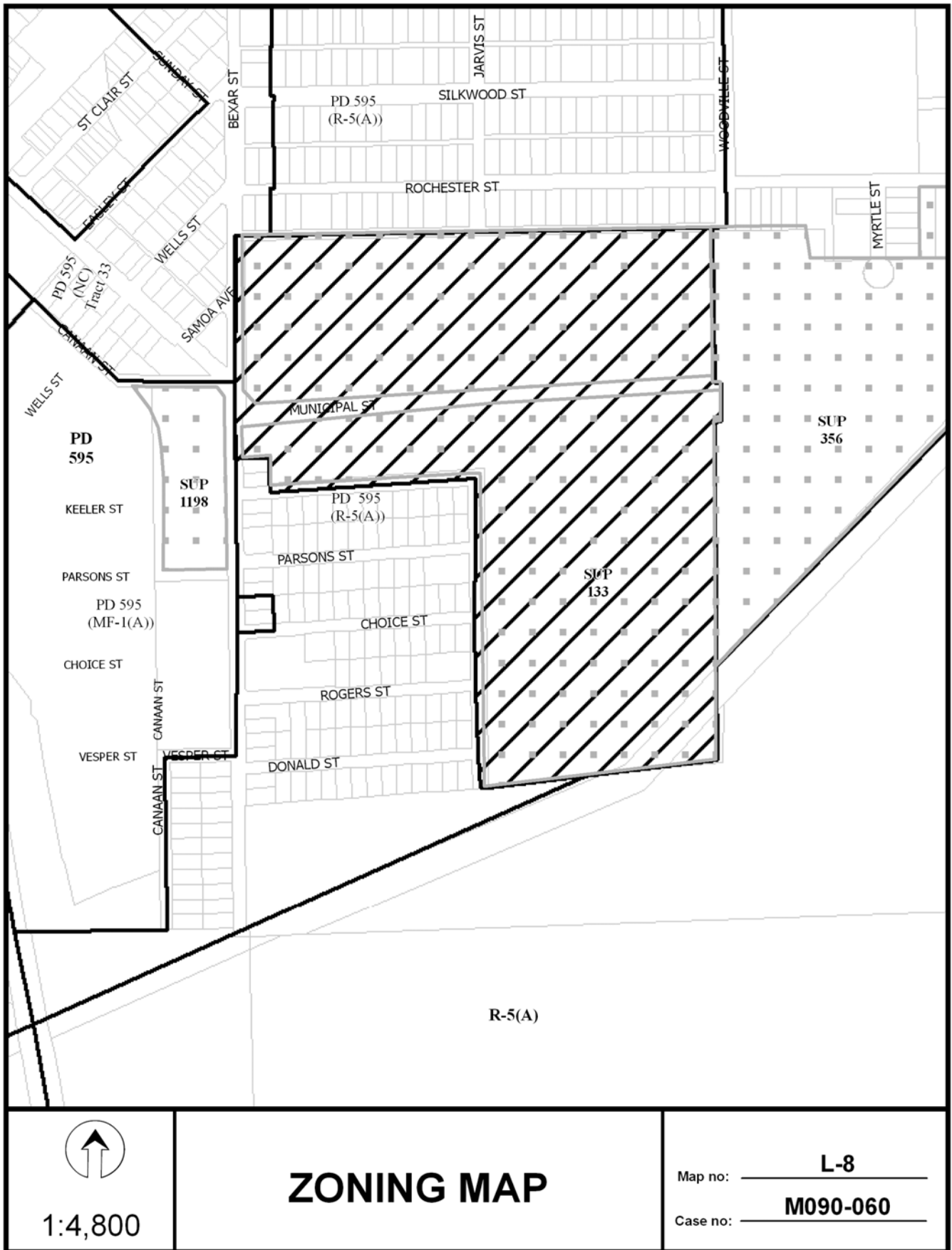
Minor Amendment for Site Plan

On May 17, 1954, the City Council passed Ordinance No. 6193 which established Specific Use Permit No. 133 for a Government installation other than listed on property at the above referenced location. The ordinance was subsequently amended by Ordinance Nos. 14018, 14445, and 25362, all of which amended the site plan.

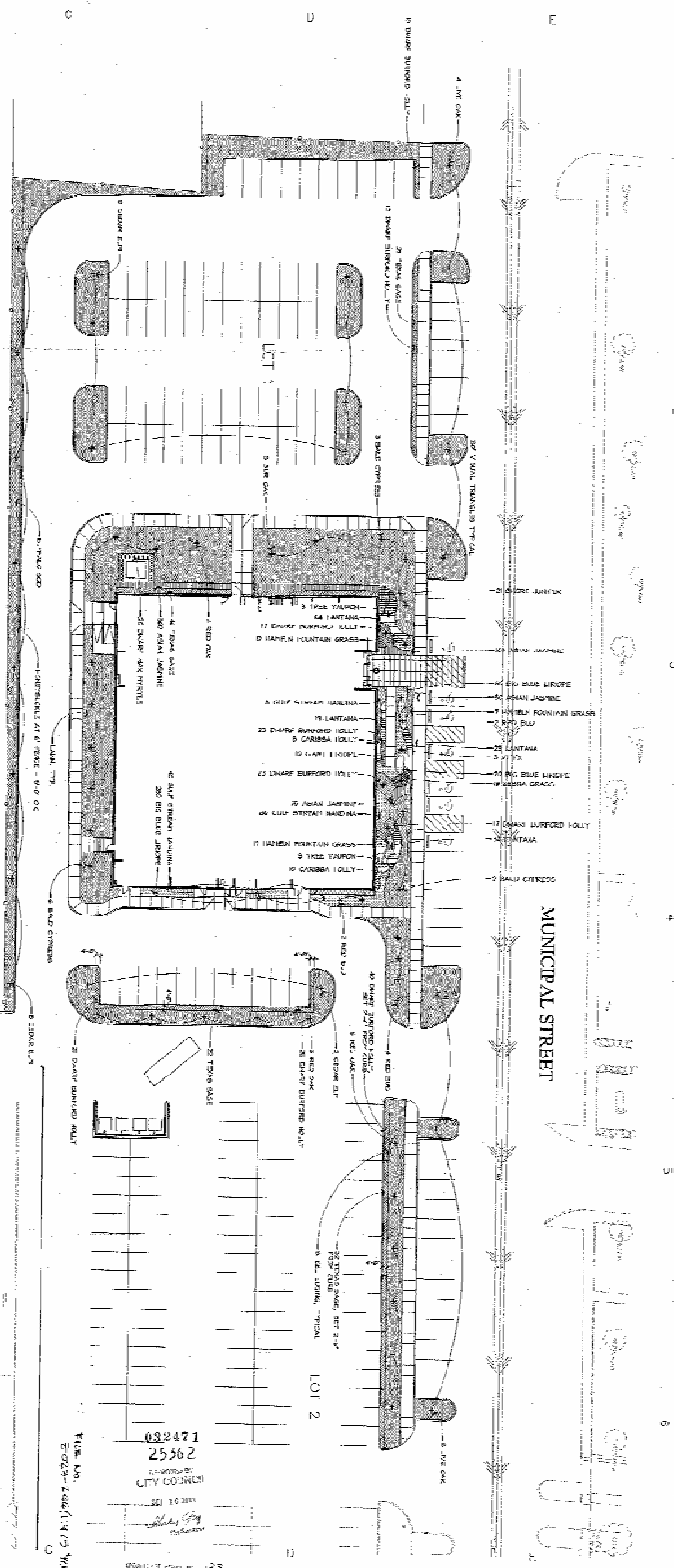
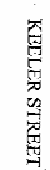
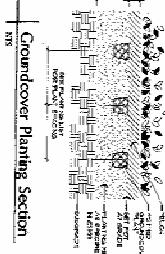
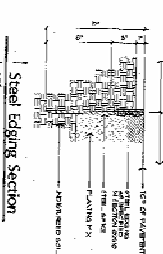
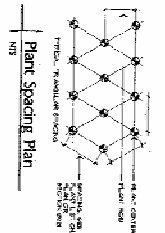
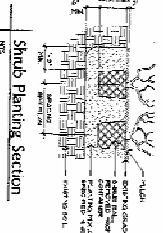
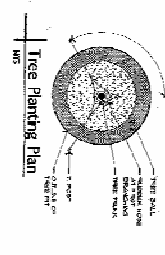
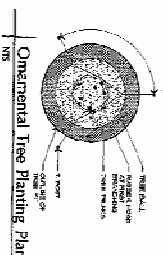
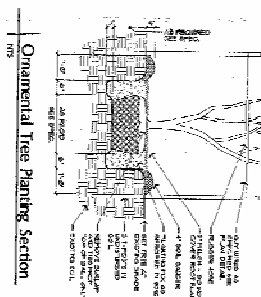
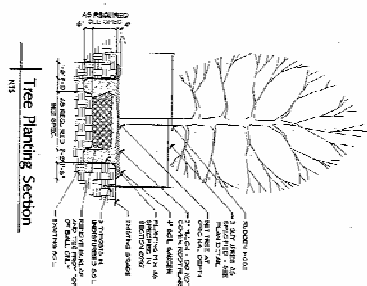
At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a compressed natural gas (CNG) fueling area. The improvements are located approximately 250 south from the centerline of Municipal Street. It should be noted the required landscaping is not impacted by this use; the plan is attached for information purposes only.

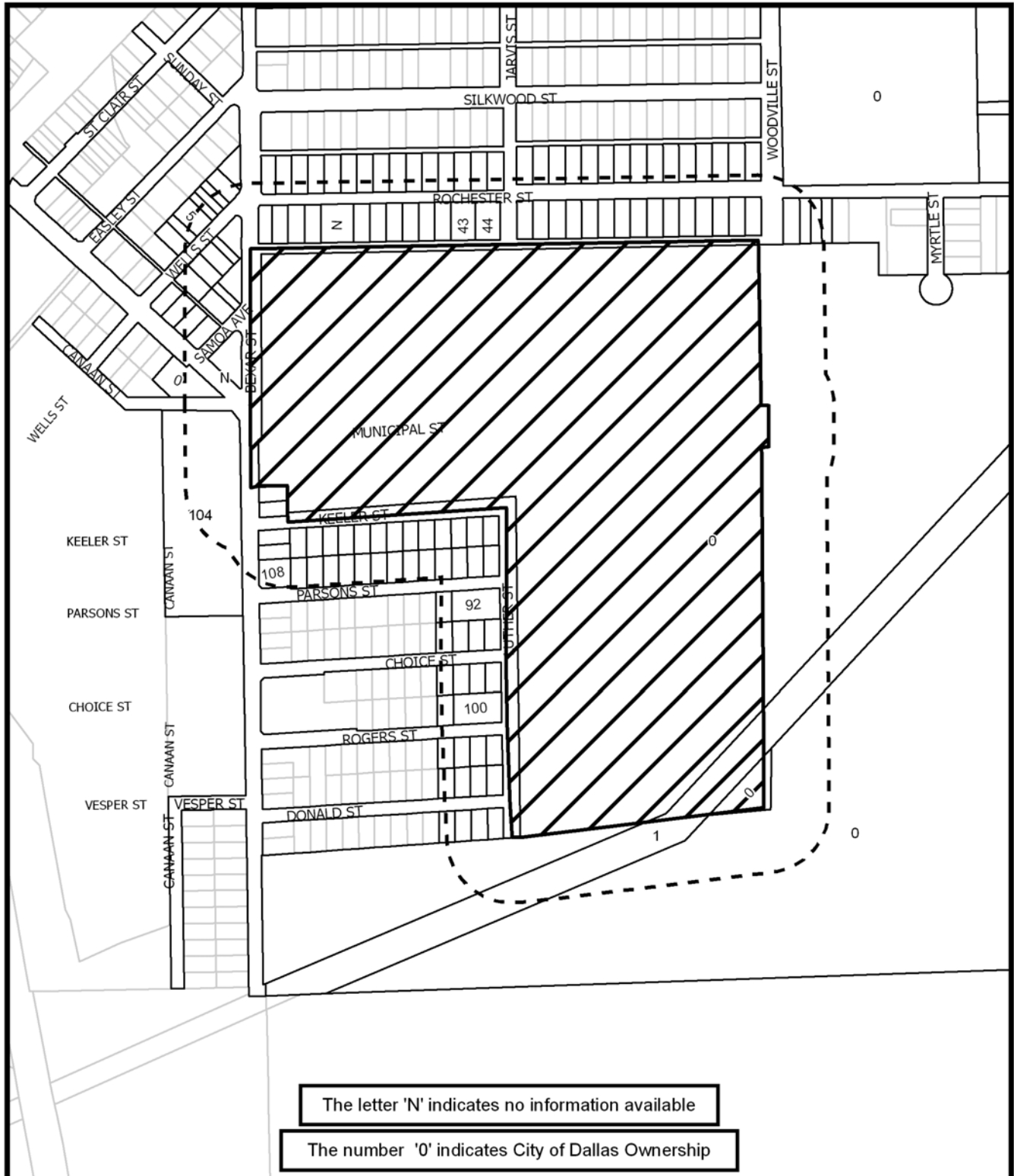
The request complies with the provisions for consideration of a minor amendment to a site plan and does not impact any of the conditions regulating SUP No. 133.

Staff Recommendation: Approval.



**Applicant has not provided an accurate site plan. Will be distributed at the
January 6, 2011 staff briefing.**





1:4,800

NOTIFICATION

200'

AREA OF NOTIFICATION

108

NUMBER OF PROPERTY
OWNERS NOTIFIED

Map no: **L-8**

Case no: **M090-060**

DATE: October 13, 2010

Notification List of Property Owners

M090-060

108Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6900 BEXAR	TEXAS UTIL ELEC CO % STATE & LOCAL TAX DEPT
2	2539 WELLS	JONES SAUNDRA
3	2533 WELLS	JENNINGS DAVE
4	2531 WELLS	JENNINGS OSCAR J
5	2527 WELLS	MCCOWAN MANUEL JR & HELEN
6	2519 WELLS	PARKER WALLACE % SIMPSON SYLVESTER JR
7	6306 MUNICIPAL	WARREN IRENE
8	6310 MUNICIPAL	MOORE RUBIN % IRENE WARREN
9	6314 MUNICIPAL	CITYBUILD COMMUNITY DEVELOPMENT CORP
10	2516 WELLS	EJIGU ENANU
11	2522 WELLS	EJIGU HAILU
12	2528 WELLS	SANDERS SARAH
13	2519 SAMOA	SPRIGGINS LUCINDA
14	2517 SAMOA	SPRIGGINS LUCINDA
15	6411 BEXAR	SWKL INC
16	3000 ROGERS	DALLAS HSING ACQUISITION & DEV CORP CITY HALL
17	3006 ROCHESTER	HARDEMAN RUTH ESTATE % WILLIE JEAN GRIFFING
18	3002 ROCHESTER	RAGSDALE SHARMAYNE
19	3010 ROCHESTER	HARDEMAN RUTH ESTATE % WILLIE JEAN GRIFFIN
20	2601 ROCHESTER	MATHIS FRANK
21	2609 ROCHESTER	LAWLER CHARLIE W EST OF % ROMIE LAWLER
22	2613 ROCHESTER	HOOVER HENRY A APT 279
23	2617 ROCHESTER	JAMES SHERRILYN W ADM JESSE L WILLIAMS EST O
24	2621 ROCHESTER	LAWLER DONIE T %RONNIE LAWLER
25	2625 ROCHESTER	JOHNSON JOE SR % LILLIE JOHNSON HINTON
26	2703 ROCHESTER	CLARK GEORGIA M

Wednesday, October 13, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2707 ROCHESTER	RAMIREZ PAULA
28	2711 ROCHESTER	ABDULLAH NIMAT STE 110
29	2713 ROCHESTER	WALKER CLYDIA % JOSEPH E ASHMORE JR
30	2719 ROCHESTER	ALEXANDER WALTER H
31	2723 ROCHESTER	JOHNSON JOE
32	2727 ROCHESTER	WILLIAMS MAYOLA
33	2731 ROCHESTER	MURPHY LAURESE V ET AL
34	6306 BEXAR	EJIGU ENANU
35	2606 ROCHESTER	EJIGU HAILU &
36	2614 ROCHESTER	GRAND CENTRL MISS BAPT CH
37	2626 ROCHESTER	GIBSON BONNIE & BILLY
38	2702 ROCHESTER	EJIGU HAILU
39	2706 ROCHESTER	SMITH WILLIE MACK
40	2710 ROCHESTER	RHODES WILLIE JR & RHODES HAZEL D
41	2714 ROCHESTER	MATURINO PATRICIO & MARIA A
42	2718 ROCHESTER	MITCHELL ANNIE MAE APT 6
43	2722 ROCHESTER	MATURINO PATRICIO JR
44	2732 ROCHESTER	WILLIAMS MAEOLA
45	2803 ROCHESTER	MVP CONSTRUCTORS & PROPERTY MGT
46	2805 ROCHESTER	TATE GERTRUDE &
47	2811 ROCHESTER	HARRIS COZETTE
48	2815 ROCHESTER	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
49	2819 ROCHESTER	LAWLER PAUL W
50	2827 ROCHESTER	EDMONDSON JOE
51	2901 ROCHESTER	CORDOVA VICENTE
52	2907 ROCHESTER	EDWARDS ROLAND
53	2911 ROCHESTER	ALEXANDER ROSILAND ELLA
54	2915 ROCHESTER	VEASLEY JAMES
55	2 NO NAME	HUNT CLYDIE
56	2923 ROCHESTER	WASHINGTON AMY
57	2933 ROCHESTER	ALEXANDER ROSILAND E

Wednesday, October 13, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2926 ROCHESTER	ANDERSON DEBORAH
59	2806 ROCHESTER	BECK HELEN S
60	2810 ROCHESTER	FOWLER CYNTHIA L
61	2814 ROCHESTER	HENSON BILLY J
62	2818 ROCHESTER	WYNN MONIQUA
63	2820 ROCHESTER	CHEATHAM MARILYN
64	2828 ROCHESTER	SIBLEY SARA &
65	2910 ROCHESTER	ROBINSON CAROLYN S
66	2914 ROCHESTER	SIRLS MILDRED
67	2918 ROCHESTER	DALLAS HOUSING ACQUISITION & DEV CORP
68	2922 ROCHESTER	MCLEAN FELICIA
69	6602 BEXAR	CARO DAULTON
70	6606 BEXAR	BAUTISTA JUAN FUENTES
71	2614 KEELER	HMK LTD
72	2616 KEELER	SERAFIN VILLA & JOSEFINA
73	2620 KEELER	VILLA SERAFIN & JOSEFINA
74	2624 KEELER	OVIEDO AMADEO & PATRICIA
75	2628 KEELER	VILLA JAIME & GABRIELA RODRIGUEZ
76	2704 KEELER	LEWIS CLEMONTINE
77	2708 KEELER	SALINAS DANIEL & JOSEFINA SALINAS
78	2712 KEELER	TRANSWORLD SERVICES INC
79	2720 KEELER	MEDRANO RUBEN & BELINDA MEDRANO
80	2727 KEELER	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
81	2728 KEELER	LEWIS CHARLIE MAE EST OF
82	2732 KEELER	LEWIS CHARLIE MAE EST OF
83	2719 PARSONS	RUIZ JAVIER & MARIA RUIZ
84	2711 PARSONS	NORTH TEX REALTY INV
85	2707 PARSONS	BAUTISTA ALICIO & NILSA
86	2703 PARSONS	MCFARLAND FRANETTE
87	2627 PARSONS	MCCRAY J H EST % LOUIS MCCRAY
88	2623 PARSONS	COLLIER IVERY JOYCE

Wednesday, October 13, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2619 PARSONS	HERNANDEZ PERLA NOHEMI
90	2615 PARSONS	PRADO SANTIAGO & IRMA
91	2720 PARSONS	HERNANDEZ JOSE LUIS & SIXTA HERNANDEZ
92	2728 PARSONS	ROBINSON TOMMIE AMER LEGION POST 802
93	2731 CHOICE	LUGO ANTONIO TREJO & MARIA P TREJO
94	2723 CHOICE	MASON LEON J
95	2719 CHOICE	GRAHAM VERNELL
96	2720 CHOICE	DAVIS LAVELL JR
97	2724 CHOICE	DALLAS HOUSING ACQUISITION & DEV CORP
98	2728 CHOICE	WILLIAMS EARLIE MAE ET AL
99	2732 CHOICE	WILLIAMS EARLIE MAE &
100	2731 ROGERS	YARBROUGH TURNER B C/O HELEN DUNN
101	2720 ROGERS	MORIN ELVIRA E & FRANCISCO J MORIN
102	2724 ROGERS	ZACARIAS ESTEBAN & MARIA
103	2728 ROGERS	BROADWAY MICHAEL & KAREN DAVIS
104	6601 BEXAR	DALLAS HOUSING AUTHORITY
105	2906 ROCHESTER	STRONG GLENN
106	2731 PARSONS	PHILLIPS YVONNE
107	2727 PARSONS	WEBB JACULINE L
108	2601 PARSONS	JACQUES VICTOR & MARTHA JACQUES

FILE NUMBER: M101-004

DATE FILED: October 11, 2010

LOCATION: North Line of Stults Road, between Stults Road and Shepherd Drive

COUNCIL DISTRICT: 10

MAPSCO: 26C, D

SIZE OF REQUEST: 3.57 Acres

CENSUS TRACT: 78.05

APPLICANT/OWNER: Theresa Whittington

REPRESENTATIVE: Walter D. Arnold, III

MISCELLANEOUS DOCKET ITEM

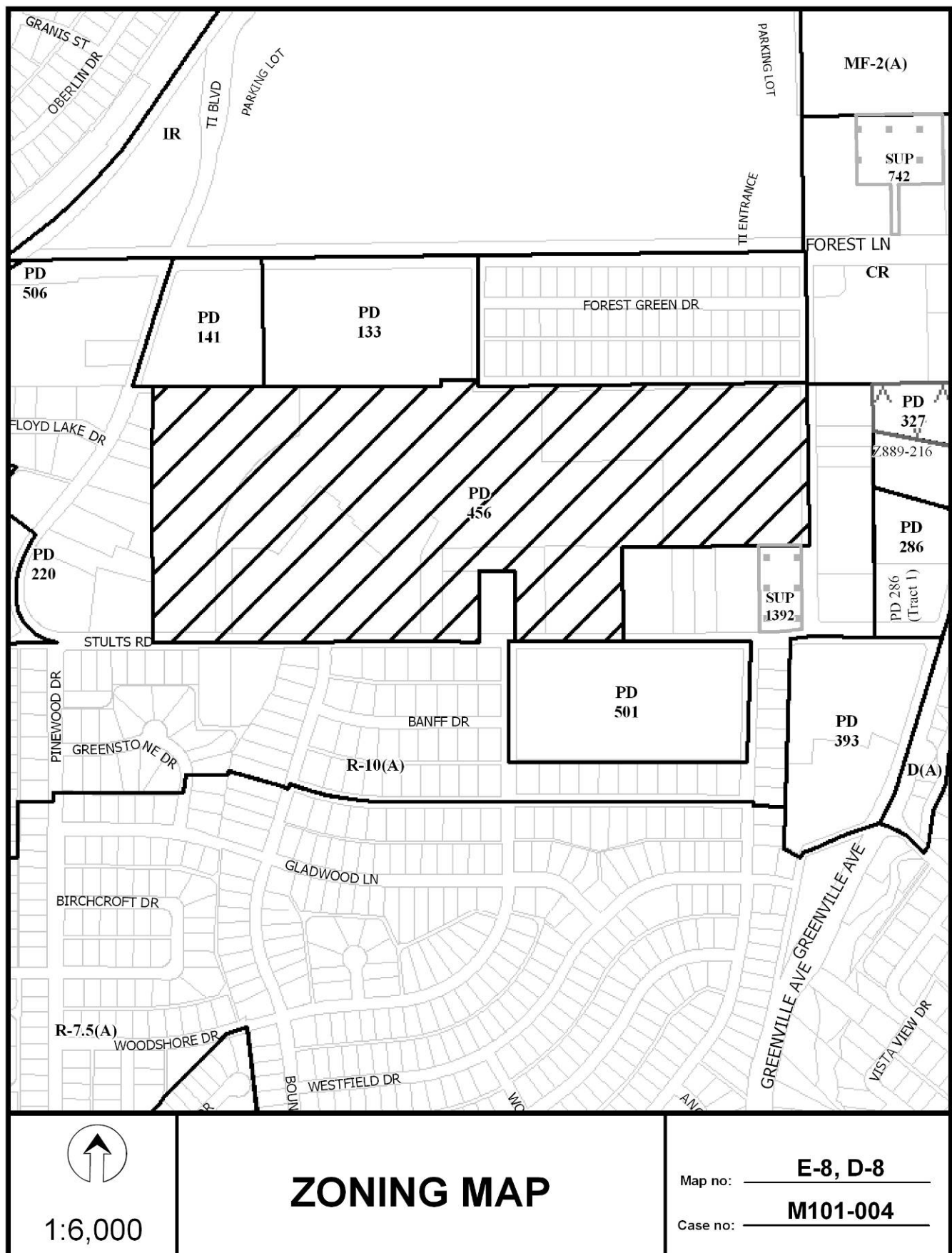
Minor Amendment for Development Plan and Landscape Plan

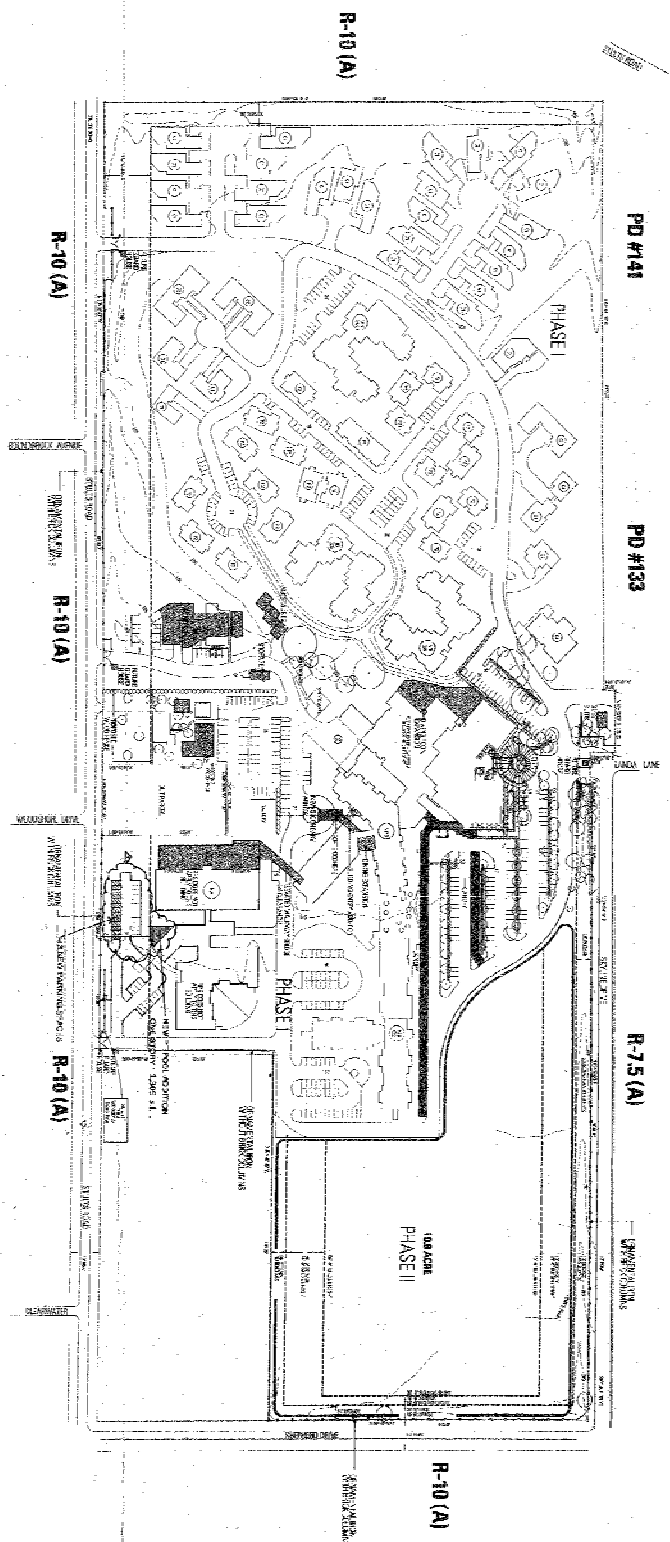
On October 9, 1996, the City Council passed Ordinance No. 22913 which established Planned Development District No. 456 for Nursing Homes, Hospice Care, Convalescent Home and Related Institutions, Retirement Housing, and an Adult Day Care Facility on property at the above location. The PDD was subsequently amended on September 13, 2000 to approve an amendment to the conceptual/development plan and conditions as well as approval of a landscape plan for a 'Phase I' portion of the site.

At this time, the property owner has submitted an application to amend the Phase I development plan to provide for an enclosed therapeutic pool for residents. The landscape plan provides for consistency with these improvements as well as revisions to landscape materials in close proximity to the new structure.

The applicant's request does not impact any of the other regulations governing the property.


STAFF RECOMMENDATION: Approval.





[illegible]


PHASE 1 - FUTURE DEVELOPMENT			
LIVINGLY LIVES AND LIVES		MEETING NEEDS	PROPOSED RATION
NUMBER			
4.647 LIVES	4 (OWN EMPLOY)		
104,000,000 L.	20	4 (OWN EMPLOY)	
104,000,000 L.	466	4 (OWN EMPLOY)	
Δ 104,000,000 L.	1	1 (OWN EMPLOY)	
TOTAL	104,000,000 L.	53 (OWN EMPLOY)	
		53 (OWN EMPLOY)	
AREA - BUILDING CAPACITY			
Total Building Area (1,000,000 sq. ft.)		52,234 sq. ft.	1.20 acre
Operation Building & Storage		30,000 sq. ft.	0.68 acre
and other support area			
Dining space, laundry, parking, etc.			
Total building area		34,000 sq. ft.	0.77 acre
Δ 10,000 sq. ft.		1,000 sq. ft.	0.03 acre
TOTAL		44,000 sq. ft.	1.00 acre
SITE AREA		2,000,000 sq. ft.	45.97 acre
Δ 10,000 sq. ft.		10,000 sq. ft.	0.23 acre


LEGEND


 VOTED MOST IMPORTANT CATEGORY

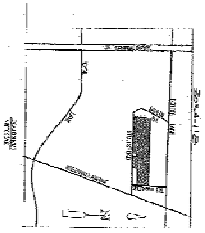
 NEW ADDITION SET FOR 2008 (PROPOSED 100,000)

 NEW PARKING SPACES

 BARGE

 EXISTING BUILDINGS WILL BE THE SUBJECT OF REDEMPTION

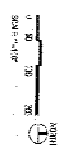
 REMOVAL



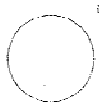
CONCEPTUAL/DEVELOPMENT PLAN

P.D.No.456

PRESBYTERIAN VILLAGE NORTH



PROFIT FUNCTION: $\pi = \frac{4}{25}x^2$

[illegible]

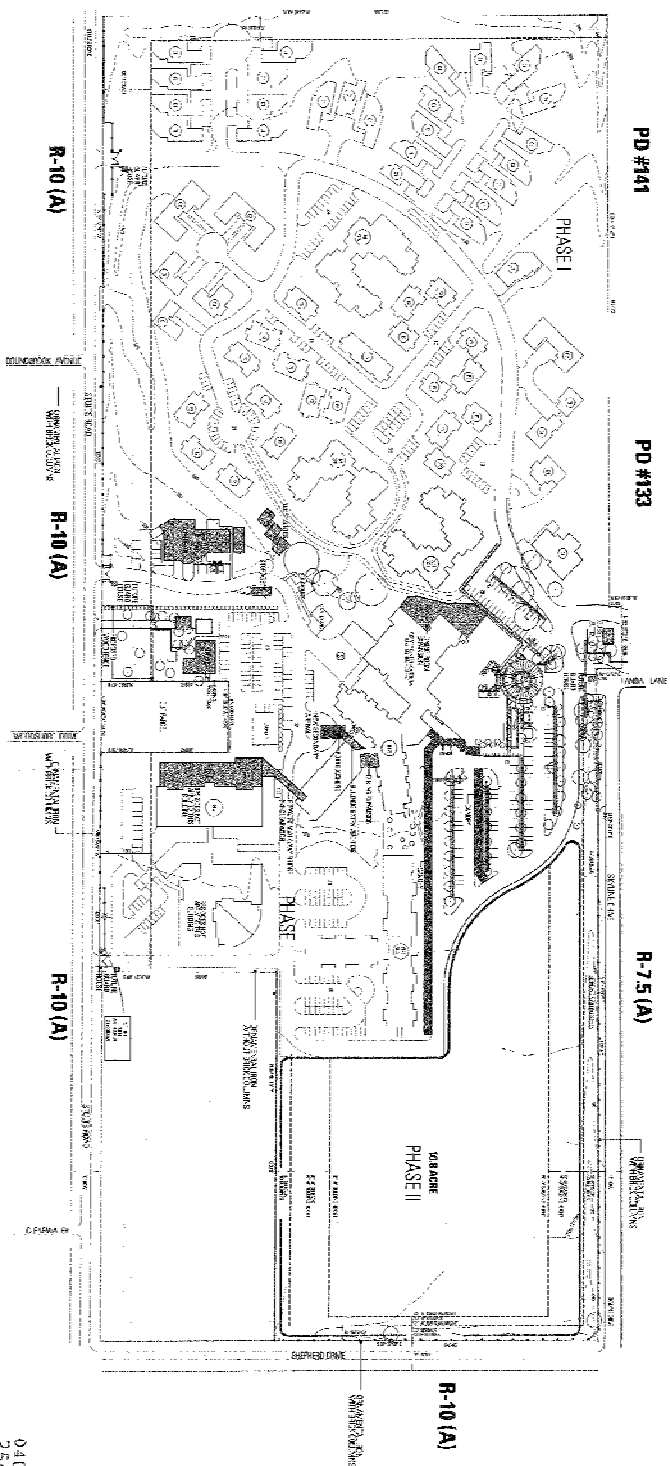
Robert Mervin & Associates
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel. (213) 475-1000
 Telex 910000
 Fax (213) 475-1000

ARCHITECTS IN O
PI ARCHITECTS
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel. (213) 475-1000
 Telex 910000
 Fax (213) 475-1000

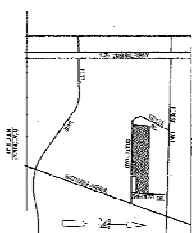
[illegible]

**Presbyterian
Village
North**

Proposed Landscape Plan

[illegible]

PHASE 1 - FUTURE DEVELOPMENT			
DOWLING LUMTS AND SALES			
2005-2012	100-200	1	100-200 (MCM)
2013-2015	200-300	2	200-300 (MCM)
2016-2020	300-400	3	300-400 (MCM)
2021-2025	400-500	4	400-500 (MCM)
2026-2030	500-600	5	500-600 (MCM)
2031-2035	600-700	6	600-700 (MCM)
2036-2040	700-800	7	700-800 (MCM)
2041-2045	800-900	8	800-900 (MCM)
2046-2050	900-1000	9	900-1000 (MCM)
2051-2055	1000-1100	10	1000-1100 (MCM)
2056-2060	1100-1200	11	1100-1200 (MCM)
2061-2065	1200-1300	12	1200-1300 (MCM)
2066-2070	1300-1400	13	1300-1400 (MCM)
2071-2075	1400-1500	14	1400-1500 (MCM)
2076-2080	1500-1600	15	1500-1600 (MCM)
2081-2085	1600-1700	16	1600-1700 (MCM)
2086-2090	1700-1800	17	1700-1800 (MCM)
2091-2095	1800-1900	18	1800-1900 (MCM)
2096-2100	1900-2000	19	1900-2000 (MCM)
2101-2105	2000-2100	20	2000-2100 (MCM)
2106-2110	2100-2200	21	2100-2200 (MCM)
2111-2115	2200-2300	22	2200-2300 (MCM)
2116-2120	2300-2400	23	2300-2400 (MCM)
2121-2125	2400-2500	24	2400-2500 (MCM)
2126-2130	2500-2600	25	2500-2600 (MCM)
2131-2135	2600-2700	26	2600-2700 (MCM)
2136-2140	2700-2800	27	2700-2800 (MCM)
2141-2145	2800-2900	28	2800-2900 (MCM)
2146-2150	2900-3000	29	2900-3000 (MCM)
2151-2155	3000-3100	30	3000-3100 (MCM)
2156-2160	3100-3200	31	3100-3200 (MCM)
2161-2165	3200-3300	32	3200-3300 (MCM)
2166-2170	3300-3400	33	3300-3400 (MCM)
2171-2175	3400-3500	34	3400-3500 (MCM)
2176-2180	3500-3600	35	3500-3600 (MCM)
2181-2185	3600-3700	36	3600-3700 (MCM)
2186-2190	3700-3800	37	3700-3800 (MCM)
2191-2195	3800-3900	38	3800-3900 (MCM)
2196-2200	3900-4000	39	3900-4000 (MCM)
2201-2205	4000-4100	40	4000-4100 (MCM)
2206-2210	4100-4200	41	4100-4200 (MCM)
2211-2215	4200-4300	42	4200-4300 (MCM)
2216-2220	4300-4400	43	4300-4400 (MCM)
2221-2225	4400-4500	44	4400-4500 (MCM)
2226-2230	4500-4600	45	4500-4600 (MCM)
2231-2235	4600-4700	46	4600-4700 (MCM)
2236-2240	4700-4800	47	4700-4800 (MCM)
2241-2245	4800-4900	48	4800-4900 (MCM)
2246-2250	4900-5000	49	4900-5000 (MCM)
2251-2255	5000-5100	50	5000-5100 (MCM)
2256-2260	5100-5200	51	5100-5200 (MCM)
2261-2265	5200-5300	52	5200-5300 (MCM)
2266-2270	5300-5400	53	5300-5400 (MCM)
2271-2275	5400-5500	54	5400-5500 (MCM)
2276-2280	5500-5600	55	5500-5600 (MCM)
2281-2285	5600-5700	56	5600-5700 (MCM)
2286-2290	5700-5800	57	5700-5800 (MCM)
2291-2295	5800-5900	58	5800-5900 (MCM)
2296-2300	5900-6000	59	5900-6000 (MCM)
2301-2305	6000-6100	60	6000-6100 (MCM)
2306-2310	6100-6200	61	6100-6200 (MCM)
2311-2315	6200-6300	62	6200-6300 (MCM)
2316-2320	6300-6400	63	6300-6400 (MCM)
2321-2325	6400-6500	64	6400-6500 (MCM)
2326-2330	6500-6600	65	6500-6600 (MCM)
2331-2335	6600-6700	66	6600-6700 (MCM)
2336-2340	6700-6800	67	6700-6800 (MCM)
2341-2345	6800-6900	68	6800-6900 (MCM)
2346-2350	6900-7000	69	6900-7000 (MCM)
2351-2355	7000-7100	70	7000-7100 (MCM)
2356-2360	7100-7200	71	7100-7200 (MCM)
2361-2365	7200-7300	72	7200-7300 (MCM)
2366-2370	7300-7400	73	7300-7400 (MCM)
2371-2375	7400-7500	74	7400-7500 (MCM)
2376-2380	7500-7600	75	7500-7600 (MCM)
2381-2385	7600-7700	76	7600-7700 (MCM)
2386-2390	7700-7800	77	7700-7800 (MCM)
2391-2395	7800-7900	78	7800-7900 (MCM)
2396-2400	7900-8000	79	7900-8000 (MCM)
2401-2405	8000-8100	80	8000-8100 (MCM)
2406-2410	8100-8200	81	8100-8200 (MCM)
2411-2415	8200-8300	82	8200-8300 (MCM)
2416-2420	8300-8400	83	8300-8400 (MCM)
2421-2425	8400-8500	84	8400-8500 (MCM)
2426-2430	8500-8600	85	8500-8600 (MCM)
2431-2435	8600-8700	86	8600-8700 (MCM)
2436-2440	8700-8800	87	8700-8800 (MCM)
2441-2445	8800-8900	88	8800-8900 (MCM)
2446-2450	8900-9000	89	8900-9000 (MCM)
2451-2455	9000-9100	90	9000-9100 (MCM)
2456-2460	9100-9200	91	9100-9200 (MCM)
2461-2465	9200-9300	92	9200-9300 (MCM)
2466-2470	9300-9400	93	9300-9400 (MCM)
2471-2475	9400-9500	94	9400-9500 (MCM)
2476-2480	9500-9600	95	9500-9600 (MCM)
2481-2485	9600-9700	96	9600-9700 (MCM)
2486-2490	9700-9800	97	9700-9800 (MCM)
2491-2495	9800-9900	98	9800-9900 (MCM)
2496-2500	9900-10000	99	9900-10000 (MCM)
2501-2505	10000-10100	100	10000-10100 (MCM)
2506-2510	10100-10200	101	10100-10200 (MCM)
2511-2515	10200-10300	102	10200-10300 (MCM)
2516-2520	10300-10400	103	10300-10400 (MCM)
2521-2525	10400-10500	104	10400-10500 (MCM)
2526-2530	10500-10600	105	10500-10600 (MCM)
2531-2535	10600-10700	106	10600-10700 (MCM)
2536-2540	10700-10800	107	10700-10800 (MCM)
2541-2545	10800-10900	108	10800-10900 (MCM)
2546-2550	10900-11000	109	10900-11000 (MCM)
2551-2555	11000-11100	110	11000-11100 (MCM)
2556-2560	11100-11200	111	11100-11200 (MCM)
2561-2565	11200-11300	112	11200-11300 (MCM)
2566-2570	11300-11400	113	11300-11400 (MCM)
2571-2575	11400-11500	114	11400-11500 (MCM)
2576-2580	11500-11600	115	11500-11600 (MCM)
2581-2585	11600-11700	116	11600-11700 (MCM)
2586-2590	11700-11800	117	11700-11800 (MCM)
2591-2595	11800-11900	118	11800-11900 (MCM)
2596-2600	11900-12000	119	11900-12000 (MCM)
2601-2605	12000-12100	120	12000-12100 (MCM)
2606-2610	12100-12200	121	12100-12200 (MCM)
2611-2615	12200-12300	122	12200-12300 (MCM)
2616-2620	12300-12400	123	12300-12400 (MCM)
2621-2625	12400-12500	124	12400-12500 (MCM)
2626-2630	12500-12600	125	12500-12600 (MCM)
2631-2635	12600-12700	126	12600-12700 (MCM)
2636-2640	12700-12800	127	12700-12800 (MCM)
2641-2645	12800-12900	128	12800-12900 (MCM)
2646-2650	12900-13000	129	12900-13000 (MCM)
2651-2655	13000-13100	130	13000-13100 (MCM)
2656-2660	13100-13200	131	13100-13200 (MCM)
2661-2665	13200-13300	132	13200-13300 (MCM)
2666-2670	13300-13400	133	13300-13400 (MCM)
2671-2675	13400-13500	134	13400-13500 (MCM)
2676-2680	13500-13600	135	13500-13600 (MCM)
2681-2685	13600-13700	136	13600-13700 (MCM)
2686-2690	13700-13800	137	13700-13800 (MCM)
2691-2695	13800-13900	138	13800-13900 (MCM)
2696-2700	13900-14000	139	13900-14000 (MCM)
2701-2705	14000-14100	140	14000-14100 (MCM)
2706-2710	14100-14200	141	14100-14200 (MCM)
2711-2715	14200-14300	142	14200-14300 (MCM)
2716-2720	14300-14400	143	14300-14400 (MCM)
2721-2725	14400-14500	144	14400-14500 (MCM)
2726-2730	14500-14600	145	14500-14600 (MCM)
2731-2735	14600-14700	146	14600-14700 (MCM)
2736-2740	14700-14800	147	14700-14800 (MCM)
2741-2745	14800-14900	148	14800-14900 (MCM)
2746-2750	14900-15000	149	14900-15000 (MCM)
2751-2755	15000-15100	150	15000-15100 (MCM)
2756-2760	15100-15200	151	15100-15200 (MCM)
2761-2765	15200-15300	152	15200-15300 (MCM)
2766-2770	15300-15400	153	15300-15400 (MCM)
2771-2775	15400-15500	154	15400-15500 (MCM)
2776-2780	15500-15600	155	15500-15600 (MCM)
2781-2785	15600-15700	156	15600-15700 (MCM)
2786-2790	15700-15800	157	15700-15800 (MCM)
2791-2795	15800-15900	158	15800-15900 (MCM)
2796-2800	15900-16000	159	15900-16000 (MCM)
2801-2805	16000-16100	160	16000-16100 (MCM)
2806-2810	16100-16200	161	16100-16200 (MCM)
2811-2815	16200-16300	162	16200-16300 (MCM)
2816-2820	16300-16400	163	16300-16400 (MCM)
2821-2825	16400-16500	164	16400-16500 (MCM)
2826-2830	16500-16600	165	16500-16600 (MCM)
2831-2835	16600-16700	166	16600-16700 (MCM)
2836-2840	16700-16800	167	16700-16800 (MCM)
2841-2845	16800-16900	168	16800-16900 (MCM)
2846-2850	16900-17000	169	16900-17000 (MCM)
2851-2855	17000-17100	170	17000-17100 (MCM)
2856-2860	17100-17200	171	17100-17200 (MCM)
2861-2865	17200-17300	172	17200-17300 (MCM)
2866-2870	17300-17400	173	17300-17400 (MCM)
2871-2875	17400-17500	174	17400-17500 (MCM)
2876-2880	17500-17600	175	17500-17600 (MCM)
2881-2885	17600-17700	176	17600-17700 (MCM)
2886-2890	17700-17800	177	17700-17800 (MCM)
2891-2895	17800-17900	178	17800-17900 (MCM)
2896-2900	17900-18000	179	17900-18000 (MCM)
2901-2905	18000-18100	180	18000-18100 (MCM)
2906-2910	18100-18200	181	18100-18200 (MCM)
2911-2915	18200-18300	182	18200-18300 (MCM)
2916-2920	18300-18400	183	18300-18400 (MCM)
2921-2925	18400-18500	184	18400-18500 (MCM)
2926-2930	18500-18600	185	18500-18600 (MCM)
2931-2935	18600-18700	186	18600-18700 (MCM)
2936-2940	18700-18800	187	18700-18800 (MCM)
2941-2945	18800-18900	188	18800-18900 (MCM)
2946-2950	18900-19000	189	18900-19000 (MCM)
2951-2955	19000-19100	190	19000-19100 (MCM)
2956-2960	19100-19200	191	19100-19200 (MCM)
2961-2965	19200-19300	192	19200-19300 (MCM)
2966-2970	19300-19400	193	19300-19400 (MCM)
2971-2975	19400-19500	194	19400-19500 (MCM)
2976-2980	19500-19600	195	19500-19600 (MCM)
2981-2985	19600-19700	196	19600-19700 (MCM)
2986-2990	19700-19800	197	19700-19800 (MCM)
2991-2995	19800-19900	198	19800-19900 (MCM)
2996-3000	19900-20000	199	19900-20000 (MCM)
3001-3005	20000-20100	200	20000-20100 (MCM)
3006-3010	20100-20200	201	20100-20200 (MCM)
3011-3015	20200-20300	202	20200-20300 (MCM)
3016-3020	20300-20400	203	20300-20400 (MCM)
3021-3025	20400-20500	204	20400-20500 (MCM)
3026-3030	20500-20600	205	20500-20600 (MCM)
3031-3035	20600-20700	206	20600-20700 (MCM)
3036-3040	20700-20800	207	20700-20800 (MCM)
3041-3045	20800-20900	208	20800-20900 (MCM)
3046-3050	20900-21000	209	20900-21000 (MCM)
3051-3055	21000-21100	210	21000-21100 (MCM)
3056-3060	21100-21200	211	21100-21200 (MCM)
3			

[illegible]

CONCEPTUAL/DEVELOPMENT PLAN

P.D.No. 456

PRESBYTERIAN VILLAGE NORTH

1000

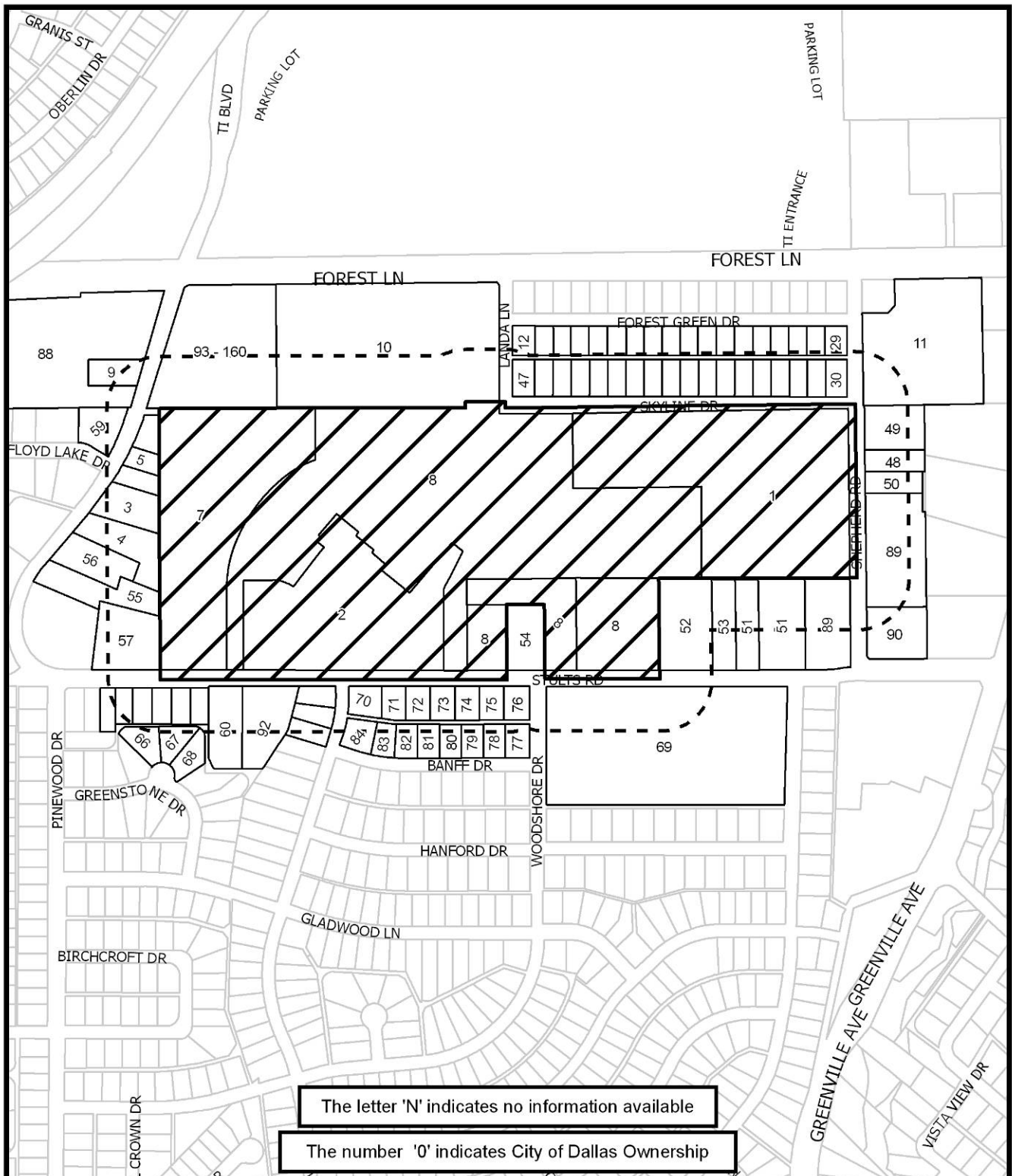
CONCEPTUAL DEVELOPMENT PLAN

**Presbyterian
Village
North**

ThreeArchitects
144 N. Second Street, Suite 1100, New York, NY 10012
Tel: 212/477-7777
Fax: 212/477-7777

Robert Fleites & Associates
 11111 1st Ave. S., Ste. 5, E-41
 Seattle, WA 98148
 A 206-467-0180
 Fax: 206-467-0178





The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

200'

AREA OF NOTIFICATION

160

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **E-8, D-8**

Case no: **M101-004**

DATE: December 22, 2010

Notification List of Property Owners

M101-004

160 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8800 SKYLINE	PRESBYTERIAN VILLAGE NORTH SUITE 225
2	8611 STULTS	PRESBYTERIAN VILLAGE NO
3	8469 STULTS	EDWARDS NANCY ELIZABETH
4	8473 STULTS	CARVAJAL MARY ELLEN
5	8447 STULTS	SMITH BENNETT
6	8453 STULTS	ROBERTS PAULA E & CHARLES LF EST
7	8500 STULTS	PRESBYTERIAN VILLAGE NORTH
8	8703 STULTS	PRESBYTERIAN VILLAGE
9	8440 STULTS	BROWN GENEVA ESTATE OF % LEATRICE O WESTBRK
10	1100 SKYLINE	PRESBYTERIAN VILLAGE N
11	9730 SHEPHERD	DALLAS HOUSING AUTHORITY
12	8606 FOREST GREEN	TURNER BELLE E
13	8612 FOREST GREEN	MULLINS JAMES H & RENEE J
14	8618 FOREST GREEN	CAVAZOS JOSEPHINE
15	8624 FOREST GREEN	DAVIS LOUIS W JR
16	8630 FOREST GREEN	GAINES WILLIAM R
17	8636 FOREST GREEN	MARGOL STUART SUITE 108
18	8704 FOREST GREEN	CARTER LOZELL
19	8710 FOREST GREEN	COLEMAN RICHARD A
20	8716 FOREST GREEN	DANIELS KENNETH E
21	8722 FOREST GREEN	PATE ORVILLE C & MARY ELIZABETH PATE CO-TR
22	8728 FOREST GREEN	ARAGAW TESFAYE H
23	8734 FOREST GREEN	ALLEN EDWARD L STE 230
24	8806 FOREST GREEN	ADAMS CARRIE
25	8812 FOREST GREEN	NOWLIN WILLIAM J
26	8818 FOREST GREEN	BUCKLEY ARTHUR L

Wednesday, December 22, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8824 FOREST GREEN	PAYNE DONALD J & LINDA B
28	8830 FOREST GREEN	ALLEN SUMMER L
29	8838 FOREST GREEN	ARNOLD JAMES R
30	8833 SKYLINE	SHRODE JIMMIE M & REBECCA S
31	8827 SKYLINE	NGUYEN LEHONG T & TRI M NGUYEN
32	8821 SKYLINE	HAAK JOHN G & VIRGINIA L
33	8815 SKYLINE	CANFIELD KEISHA L
34	8809 SKYLINE	MONEY BUNYAN TR FRANCES M MONEY TR
35	8803 SKYLINE	PETRIN BARBARA C & ARTHUR PETRIN JR
36	8735 SKYLINE	WILLIAMS MACLE RAY LF EST KAY WILLIAMS WALKER
37	8729 SKYLINE	STEVENS DOROTHY M
38	8723 SKYLINE	ROBERTSON SAMPSON K
39	8717 SKYLINE	PRICE ROBERT E
40	8711 SKYLINE	VANDYKE ARTHELMA
41	8705 SKYLINE	DANIELS BRUCE E & BARBARA R
42	8633 SKYLINE	BELL ULYSSES S
43	8627 SKYLINE	HAGGERTY MYRNA SUE
44	8621 SKYLINE	HOLMES JAMES SR
45	8615 SKYLINE	NUNLEY MARY C
46	8609 SKYLINE	FIELDS ALLENE EST OF & MYRA WOODBERRY
47	8603 SKYLINE	BANK OF NEW YORK MELLON THE
48	9622 SHEPHERD	REGAN MARGARET
49	9626 SHEPHERD	REGAN PETER JAMES & ANNE E
50	9616 SHEPHERD	REGAN MARGARET
51	8821 STULTS	CORNELL CLYDE BLAKE
52	8807 STULTS	CHECKI JOHN J JR
53	8811 STULTS	DAMIENS ROY A
54	8631 STULTS	DAVIS KATHRYN B
55	8487 STULTS	SINGH JATINDER
56	8483 STULTS	HOWELL THOMAS A & PAULA R HOWELL
57	8533 STULTS	TURNER PAUL E & EMMA S

Wednesday, December 22, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8443 STULTS	NAJERA BULMARA
59	8353 FLOYD LAKE	MONTGOMERY BOBBY GENE
60	8566 STULTS	YOUTH BELIEVING IN CHANGE INC
61	8550 STULTS	ZEDLITZ WILLIAM H
62	8546 STULTS	MONTGOMERY WARREN E ET UX
63	8542 STULTS	BRANHAM MARTHA
64	8538 STULTS	TARNOWER GERALD
65	8534 STULTS	JOHNSON JOHN P ETAL
66	8427 GREENSTONE	REYNA MARIO & MARY I
67	8431 GREENSTONE	HOLGUIN DANIEL R III
68	8441 GREENSTONE	CANALES SERVANDO JAVIER
69	8700 WOODSHORE	RICHARDSON I S D
70	8584 STULTS	WOLFE DONALD PAUL
71	8592 STULTS	CERVANTES JOSE
72	8598 STULTS	WALSH GRANT A
73	8606 STULTS	WHETSTONE BEVERLY J
74	8614 STULTS	KUROKAWA DANIEL
75	8622 STULTS	SMITH WILLIE F JR LF EST REM JESSIE RUTH S THOMAS
76	8630 STULTS	SMITH THOMAS LEE
77	8633 BANFF	REDMAN CECILE M EST OF % JANE REDMAN KINCAID
78	8625 BANFF	TREVIZO ANASTASIO & MARIA LUISA
79	8619 BANFF	MARTIN WELTON
80	8611 BANFF	SMITH MARI
81	8605 BANFF	WALLACE HILDA SUE
82	8599 BANFF	WILLIAMS SHIRLEY A
83	8589 BANFF	WHETSTONE BEVERLY
84	8581 BANFF	COLE LOUISE
85	9415 BOUNDBROOK	HUEY JANE ANN
86	9409 BOUNDBROOK	WHITMAN MATTHEW BRYAN & KATHERINE ANN
87	9405 BOUNDBROOK	HAAR JANICE
88	8350 FOREST	GREATER CORNERSTONE BAPT CHURCH

Wednesday, December 22, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9550 STULTS	NEW MOUNT ZION BAPTIST CHURCH OF DALLAS TX INC
90	9510 SHEPHERD	NEW MT ZION BAPTIST CHURCH OF DALLAS TX INC
91	8530 STULTS	SL ARTSCAPE LLC
92	8568 STULTS	YOUTH BELIEVING IN CHANGE INC
93	8404 FOREST	FAIRCHILD GLENDA & SEAMUS JOKIEL
94	8404 FOREST	CLEMENT YLONDA
95	8404 FOREST	ALFORD THOMAS L UNIT 103 BLDG A
96	8404 FOREST	JOKIEL SEAMUS P
97	8404 FOREST	JOKIEL SEAMUS P & GLENDA FAIRCHILD
98	8404 FOREST	SMITH DEBORAH E & WALTER D SMITH
99	8404 FOREST	ALULA HELEN
100	8404 FOREST	WISE BENJAMIN M
101	8404 FOREST	FOREST POINT PARTNERSHIP
102	8404 FOREST	SPANN CLEOLETTA GEE
103	8404 FOREST	LEIJA HECTOR
104	8404 FOREST	BENEDICT JAMES R ETAL
105	8404 FOREST	TREJO CARLOS E BLDG C UNIT 301
106	8404 FOREST	BAYVIEW LOAN SERVICING LLC 5TH FLOOR
107	8404 FOREST	ANSARI SALMAN & AMNA UNIT 304
108	8404 FOREST	TUBBS WALTER E
109	8404 FOREST	SHARPE KEVIN C BLDG D UNIT 401
110	8404 FOREST	WHITSON ROBERT DALE & SHIRLEY T
111	8404 FOREST	AGBODJI AYIKOE E
112	8404 FOREST	RUNYON DOLORES F BLDG D UNIT 404
113	8404 FOREST	HARRIS KIMBERLY ANN
114	8404 FOREST	BAXTER MORRIS RICHARD
115	8404 FOREST	GIPSON SAMUEL UNIT 502 BLDG E
116	8404 FOREST	NEW HOPE FOUNDATION
117	8404 FOREST	SLEEPER WILLIAM E ETAL
118	8404 FOREST	DENMAN W F III BLDG E UNIT 505
119	8404 FOREST	WERNICK ROSANN UNIT 601

Wednesday, December 22, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8404 FOREST	JOKIEL SEAMUS P & ETAL
121	8404 FOREST	FAIRCHILD GLENDA L & SEAMUS P JOKIEL
122	8404 FOREST	BURLESON JASON B
123	8404 FOREST	DUDEK VIRGINIA BLDG F UNIT 605
124	8404 FOREST	MARIANNE BRUNE INVESTMENT
125	8404 FOREST	DAVISON NATHAN G UNIT 702
126	8404 FOREST	HAZLEWOOD JAMES MERTON
127	8404 FOREST	PELLIZZI AUGUST & KAREN
128	8404 FOREST	JOKIEL SSEAMUS P & GLENDA L FAIRCHILD
129	8404 FOREST	WATKINS PATRICE A BLDG H UNIT 801
130	8404 FOREST	COOMER L DON & PAMELA R
131	8404 FOREST	SOBREVILLA VICTOR & JAZMIN R
132	8404 FOREST	SADOWSKI JUSTIN M & SADOWSKI JOETTE M
133	8404 FOREST	WILLAMS LOREN DEMARK
134	8404 FOREST	BRABY MICHAEL LEE
135	8404 FOREST	VOGELPOHL CINDY R
136	8404 FOREST	BRADY PAGE L
137	8404 FOREST	FAIRCHILD GLENDA ETAL
138	8404 FOREST	DICKEY SANDRA LYNN
139	8404 FOREST	SOLOMON LIYA BLDG J UNIT 1001
140	8404 FOREST	KAPP ROBERTA E UNIT 1002J
141	8404 FOREST	FAIRCHILD GLENDA
142	8404 FOREST	BROOKS GLENDA BLDG J UNIT 1004
143	8404 FOREST	EVANS BRENDA
144	8404 FOREST	STOCKETT LORI L BLDG K UNIT 1101
145	8404 FOREST	SETLIFF TARA LEA
146	8404 FOREST	MAZZINI CHRISTOPHER G
147	8404 FOREST	DENMAN WILLIAM F III
148	8404 FOREST	DENMAN W F III
149	8404 FOREST	CHUENCHOMPPOO SOMJAI
150	8404 FOREST	GARCIA ANA LAURA

Wednesday, December 22, 2010

Label # Address***Owner***

151	8404	FOREST	HUD % SOUTHWEST ALLIANCE OF ASSET
152	8404	FOREST	VOGELPOHL CINDY
153	8404	FOREST	KRUSE KENT H
154	8404	FOREST	RATLIFF MARY ANN & SHARON WOODLEE
155	8404	FOREST	KINDRICK JAN W & CYNTHIA R
156	8404	FOREST	BAUGHER ERIC
157	8404	FOREST	XIANG YANG UNIT 1401
158	8404	FOREST	MCGRATH KEVIN
159	8404	FOREST	JANOSEK SANDRA G BLDG N UNIT 1404
160	8404	FOREST	GIFFORD GREG

Wednesday, December 22, 2010

FILE NUMBER: Z090-175(RB)

DATE FILED: March 10, 2010

LOCATION: South Line of Wheatland Road, East of Hampton Road

COUNCIL DISTRICT: 8

MAPSCO: 73 D, 74 A, B, E, F

SIZE OF REQUEST: Approx. 6.7 Acres

CENSUS TRACT: 111.01

APPLICANT: Friendship West Baptist Church; Dr. Frederick D. Haynes-
President, Rev. Rickey D. Hill-Vice President/Secretary, Veta
Hold -Treasurer

REPRESENTATIVE: Joe Dillard, III

OWNER: Veta Holt

REQUEST: An application to amend the Tract IIA portion of Planned
Development District No. 598

SUMMARY: The purpose of the request is to allow for the development of
retirement housing units.

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

BACKGROUND INFORMATION:

- On August 8, 2001, the City Council approved the creation of PDD No. 598 (approx. 214 acres). The PDD consists of four tracts *see attached Tract Map).
- The western third of Tract IIA is developed with a church and surface parking uses. The balance of the tract is undeveloped.
- The purpose of the request is to allow for the development of a maximum of 162 retirement housing units within the middle portion of the tract. Tract IIA does not permit this use.
- No additional revisions to the Tract IIA portion of PDD No. 598 are being requested at this time.

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

Thoroughfare

Wheatland Road

Designation; Existing & Proposed ROW

Principal Arterial; 80' and 100' ROW

STAFF ANALYSIS:

Comprehensive Plan: PDD No. 598 is located in an area considered a Commercial 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 western third of Tract IIA is developed with a church and surface parking uses. The balance of the tract is undeveloped. The applicant is proposing to develop the middle portion of the tract with retirement housing uses. Currently, this tract does not permit this use.

The site has frontage along both IH 20 and Wheatland Road, however no access comes from the freeway. The portion of Tract IIA that abuts the site is developed with a church and surface parking; the balance of the tract to the east is undeveloped.

Institutional uses (Wheatland Park, Carter High School) as well as low-to-medium density residential uses (single family, duplex, and multifamily structures) are found on properties north of the site along both sides of Wheatland Road.

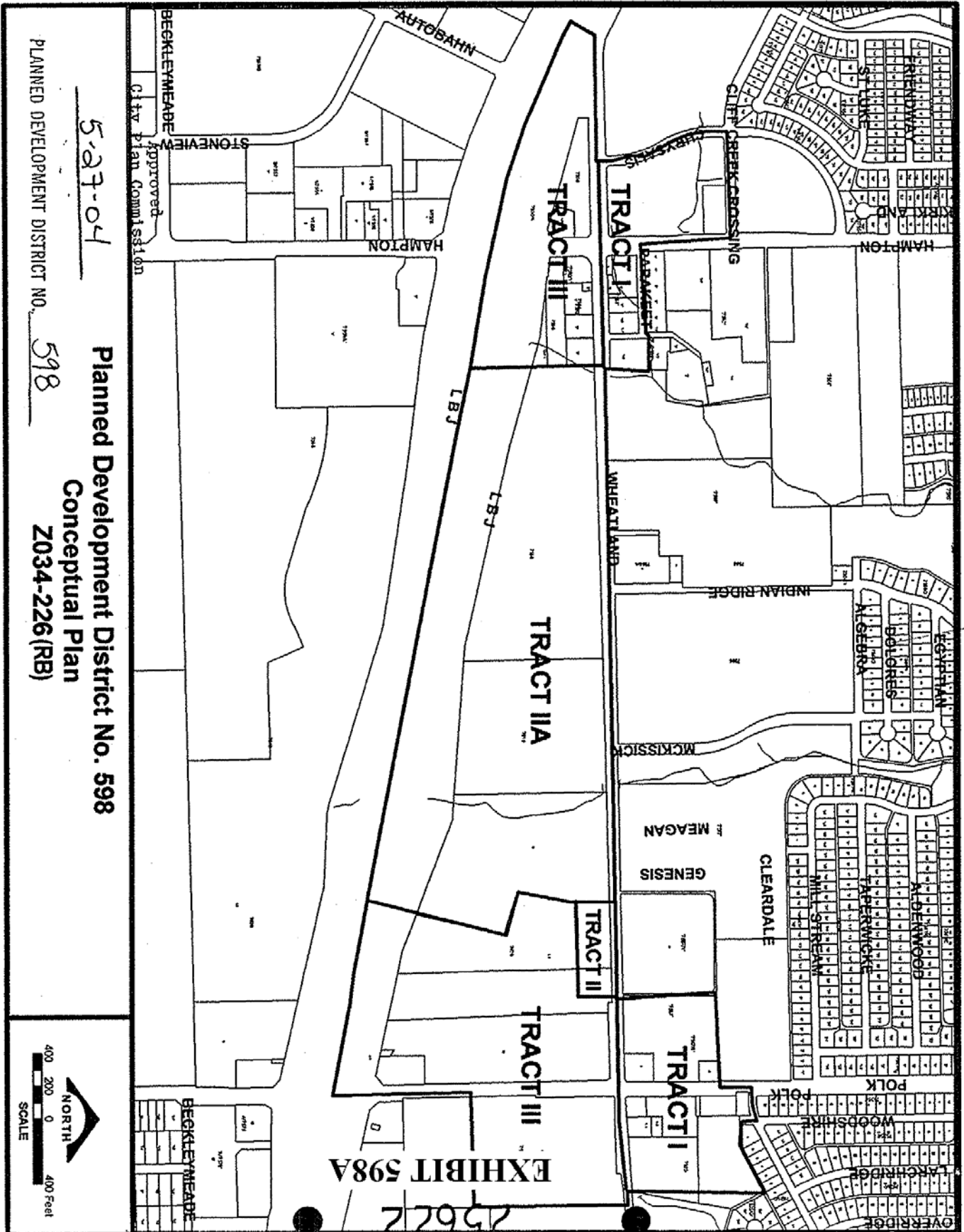
It should be noted the footprint for the retirement housing will be somewhat centered in the tract, with a pad site (approx. two acres) separating it from Wheatland Road to the north and an undeveloped area (approx. 1.3 acres) reserved for open space uses to the south.

Staff has determined the retirement housing use is compatible with uses in the surrounding area. As a result, the attached development plan, landscape plan, and amending conditions provide for the applicant's request.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendment and revised 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 the use per Dallas Development Code requirements.

Landscaping: The applicant has provided an amended Tract IIA landscape plan that incorporates the proposed development, providing for required landscaping. It should be noted the integrity of the landscape buffer along the tract's Wheatland Road frontage will be maintained.



Tract Map

**APPLICANT'S REQUESTED AND STAFF'S RECOMMENDED AMENDING
CONDITIONS FOR PDD NO. 598**

SEC.51P-598.104. MAIN USES PERMITTED.

(c)(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
- Single family.

SEC.51P-598.107. YARD, LOT, AND SPACE REGULATIONS.

(c) Yard, lot, and space regulations in Tract IIA. The following yard, lot, and space regulations apply in Tract IIA:

(3) Dwelling unit density.

(A) Except as provided in this section, t [T]he maximum number of dwelling units per acre is 25.

(B) For retirement housing, maximum number of units or suites is 162.

EXISTING CONDITIONS FOR THE TRACT IIA PORTION OF PDD NO. 598

- Single family.
- (10) Retail and personal service uses.
 - Animal shelter or clinic without outside run. [RAR]
 - Auto service center. [RAR]
 - Business school.
 - Car wash. [RAR]
 - Commercial amusement (inside). [SUP may be required.]
 - Commercial amusement (outside). [SUP]
 - Commercial parking lot or garage. [RAR]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Home improvement center, lumber, brick, or building materials sales yard. [RAR]
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. [RAR]
 - Restaurant with drive-in or drive-through service. [DIR]
 - Temporary retail use.
 - Theater.
- (11) Transportation uses.
 - Private street or alley. [SUP]
 - Railroad passenger station. [SUP]
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [SUP]
- (12) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Utility or government installation other than listed. [SUP]
- (13) Wholesale, distribution, and storage uses.
 - Recycling drop-off for special occasion collection. [SUP may be required. See Section 51A-4.213(11.3).]
 - Trade center.

(c) Main uses permitted in Tract IIA. The following are the only main uses permitted in Tract IIA:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Custom woodworking, furniture, construction, or repair.
 - Electronics service center.
 - Job or lithographic printing. [RAR]
 - Labor hall.
 - Medical or scientific laboratory.
- (3) Industrial uses.
 - Industrial (inside) for light manufacturing.
 - Industrial (inside). [RAR]
- (4) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum. [SUP]
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery.
 - Foster home. [SUP]
 - Halfway house. [SUP]
 - Hospital. [RAR]
 - Library, art gallery, or museum.
 - Public or private school. [RAR]
- (5) Lodging uses.
 - Hotel or motel with more than 80 rooms.
- (6) Miscellaneous uses.
 - Carnival or circus (temporary). [By special authorization of the building official.]
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Single family.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Private street or alley. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Utility or government installation other than listed. *[SUP]*



(13) Wholesale, distribution, and storage uses.

- Recycling drop-off for special occasion collection. *[SUP may be required. See Section 51A-4.213(11.3) of the Dallas Development Code.]*
- Trade center.

III: (d) Main uses permitted in Tract III. The following are the only main uses permitted in Tract

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*
- Catering service.
- Commercial cleaning or laundry plant. *[RAR]*
- Custom business services.
- Custom woodworking, furniture, construction, or repair.
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- Labor hall.
- Machine or welding shop. *[RAR]*
- Medical or scientific laboratory.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[RAR]*

(3) Industrial uses.

- Industrial (inside) for light manufacturing.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- Industrial (inside). *[RAR]*

(4) Institutional and community service uses.

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

SEC. 51P-598.106. DEVELOPMENT PLAN.

(a) For Tract IIA, development and use of the Property must comply with the development plan (Exhibit 598A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other tracts, no development plan is required in this district, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule and landscape plan do not apply. (Ord. Nos. 24671; 24683; 25622)

SEC. 51P-598.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Yard, lot, and space regulations in Tract I. The following yard, lot, and space regulations apply in Tract I:

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard. Minimum side and rear yard is:

(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density. Maximum number of dwelling units per acre is nine.

(4) Floor area ratio. Maximum floor area ratio is 0.5.

(5) Height.

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

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 70 feet.

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

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of this subsection.

(c) Yard, lot, and space regulations in Tract IIA. The following yard, lot, and space regulations apply in Tract IIA:

(1) Front yard. Minimum front yard is 15.

(2) Side and rear yard. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density. The maximum number of dwelling units per acre is 25.

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

(A) 0.5 for retail and personal service or commercial uses;

(B) 1.0 for lodging uses;

(C) 1.5 for any combination of lodging, retail and personal service uses; and

(D) 4.0 for office or a combination of office and other uses.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. 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 maximum structure height. For buildings in the approved site plan, the residential proximity slope does not apply.

(B) Maximum height. Maximum height for structures other than the sanctuary and sanctuary cross is 120 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(B) No minimum lot size in all other cases.

(8) Stories. Maximum number of stories above grade is nine.

(d) Yard, lot, and space regulations in Tract III. The following yard, lot, and space regulations apply in Tract III:

SEC. 51P-598.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 24683)

SEC. 51P-598.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24683)

SEC. 51P-598.110. LANDSCAPING.

(a) For Tract IIA only:

and (1) landscaping must be provided as shown on the landscape plan (Exhibit 598B);

(2) all plant materials must be maintained in a healthy, growing condition.

(b) For all other tracts, landscaping must be provided in accordance with Article X for this planned development district. (Ord. Nos. 24671; 24683; 25622)

SEC. 51P-598.111. ADDITIONAL PROVISIONS.

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

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), MF-1, MF-1(A), MF-2 or MF-2(A) district may penetrate or be located above a residential proximity slope that originates in that district. (See Section 51A-4.212.) For purposes of this subsection, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. 24683)

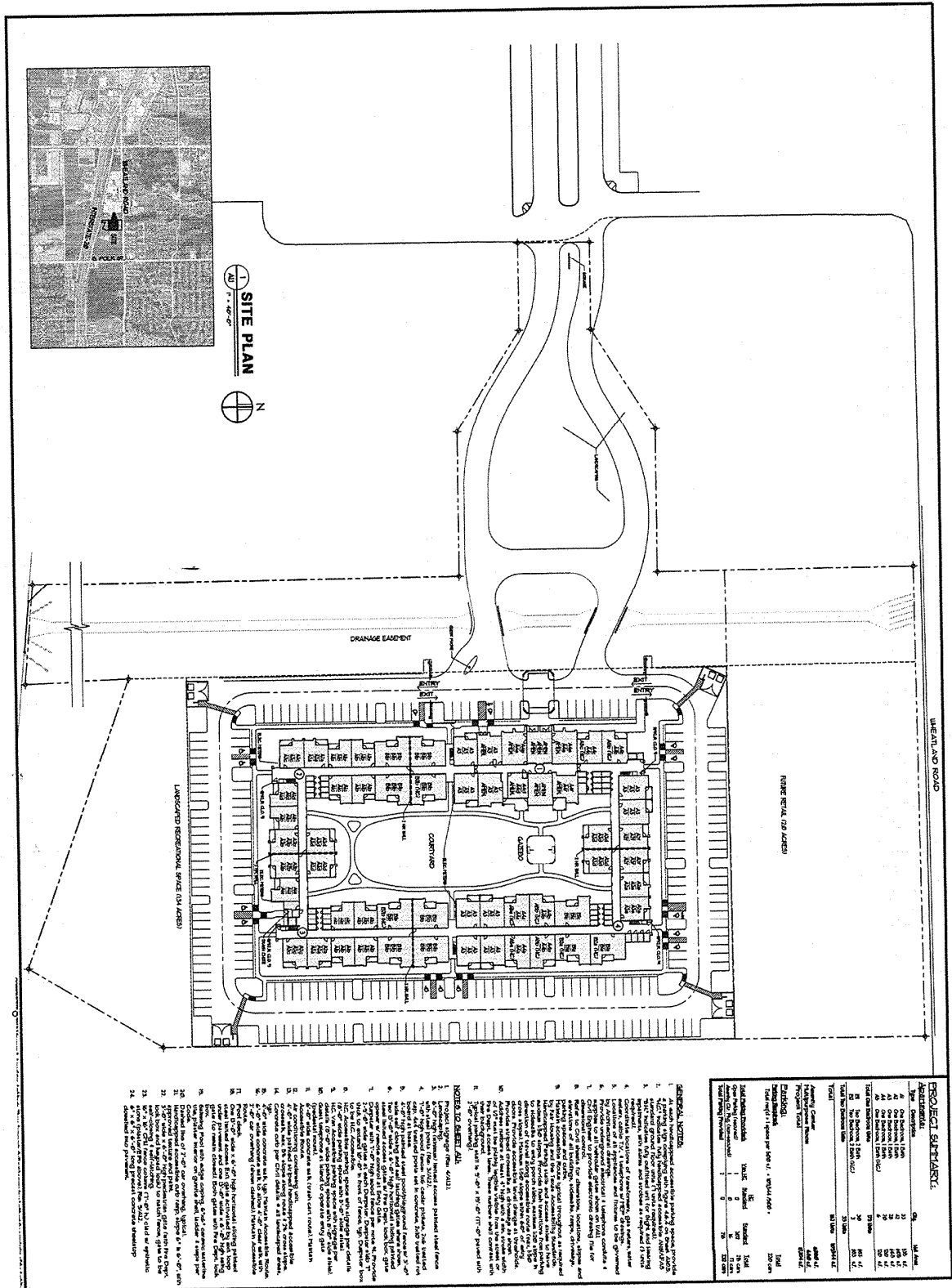
SEC. 51P- 598.112. SIGNS.

For Tract IIA, signs must be provided as shown on the development plan. (Ord. 24671)

SEC. 51P-598.113. 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 or certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the



PROJECT SUMMARY

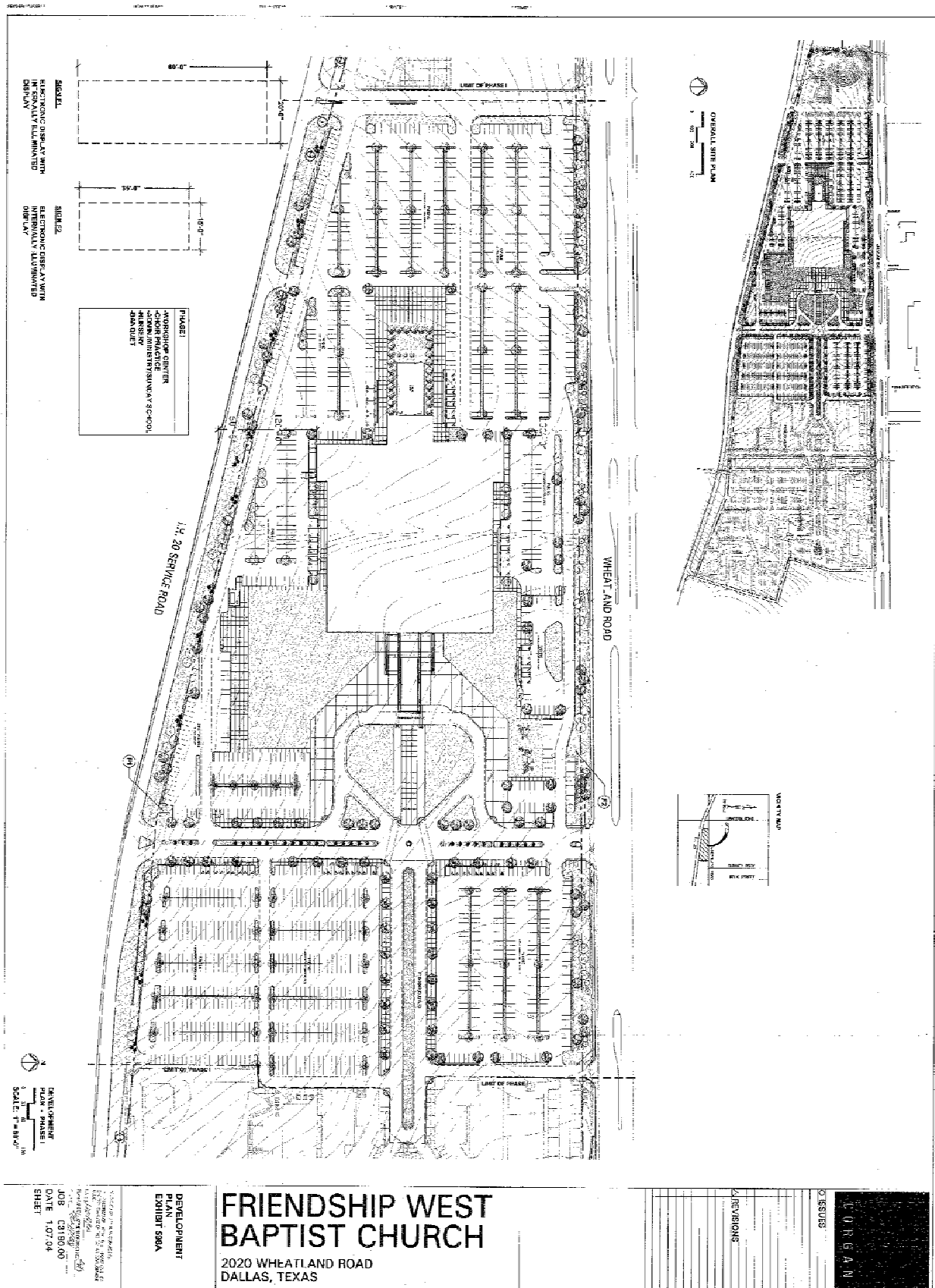
Item	Description	Quantity	Unit	Notes
1	Site Preparation	1	Lot	
2	Grading	1	Lot	
3	Foundation	1	Lot	
4	Structural Steel	1	Lot	
5	Roofing	1	Lot	
6	Interior Finishes	1	Lot	
7	Exterior Finishes	1	Lot	
8	Landscaping	1	Lot	
9	Drainage	1	Lot	
10	Security	1	Lot	
11	Accessibility	1	Lot	
12	Fire Protection	1	Lot	
13	Life Safety	1	Lot	
14	Energy Efficiency	1	Lot	
15	Water Conservation	1	Lot	
16	Waste Management	1	Lot	
17	Transportation	1	Lot	
18	Healthcare	1	Lot	
19	Education	1	Lot	
20	Recreation	1	Lot	
21	Community Development	1	Lot	
22	Public Works	1	Lot	
23	Police	1	Lot	
24	Fire Department	1	Lot	
25	Health Department	1	Lot	
26	Educational Institutions	1	Lot	
27	Recreational Facilities	1	Lot	
28	Community Centers	1	Lot	
29	Public Libraries	1	Lot	
30	Post Offices	1	Lot	
31	Police Stations	1	Lot	
32	Fire Stations	1	Lot	
33	Health Centers	1	Lot	
34	Educational Buildings	1	Lot	
35	Recreational Buildings	1	Lot	
36	Community Buildings	1	Lot	
37	Public Buildings	1	Lot	
38	Post Office Buildings	1	Lot	
39	Police Station Buildings	1	Lot	
40	Fire Station Buildings	1	Lot	
41	Health Center Buildings	1	Lot	
42	Educational Building Buildings	1	Lot	
43	Recreational Building Buildings	1	Lot	
44	Community Building Buildings	1	Lot	
45	Public Building Buildings	1	Lot	
46	Post Office Building Buildings	1	Lot	
47	Police Station Building Buildings	1	Lot	
48	Fire Station Building Buildings	1	Lot	
49	Health Center Building Buildings	1	Lot	
50	Educational Building Building Buildings	1	Lot	
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59	Recreational Building Building Building Buildings	1	Lot	
60	Community Building Building Building Buildings	1	Lot	
61	Public Building Building Building Buildings	1	Lot	
62	Post Office Building Building Building Buildings	1	Lot	
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64	Fire Station Building Building Building Buildings	1	Lot	
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99	Recreational Building Building Building Building Building Building Building Building Buildings	1	Lot	
100	Community Building Building Building Building Building Building Building Building Buildings	1	Lot	

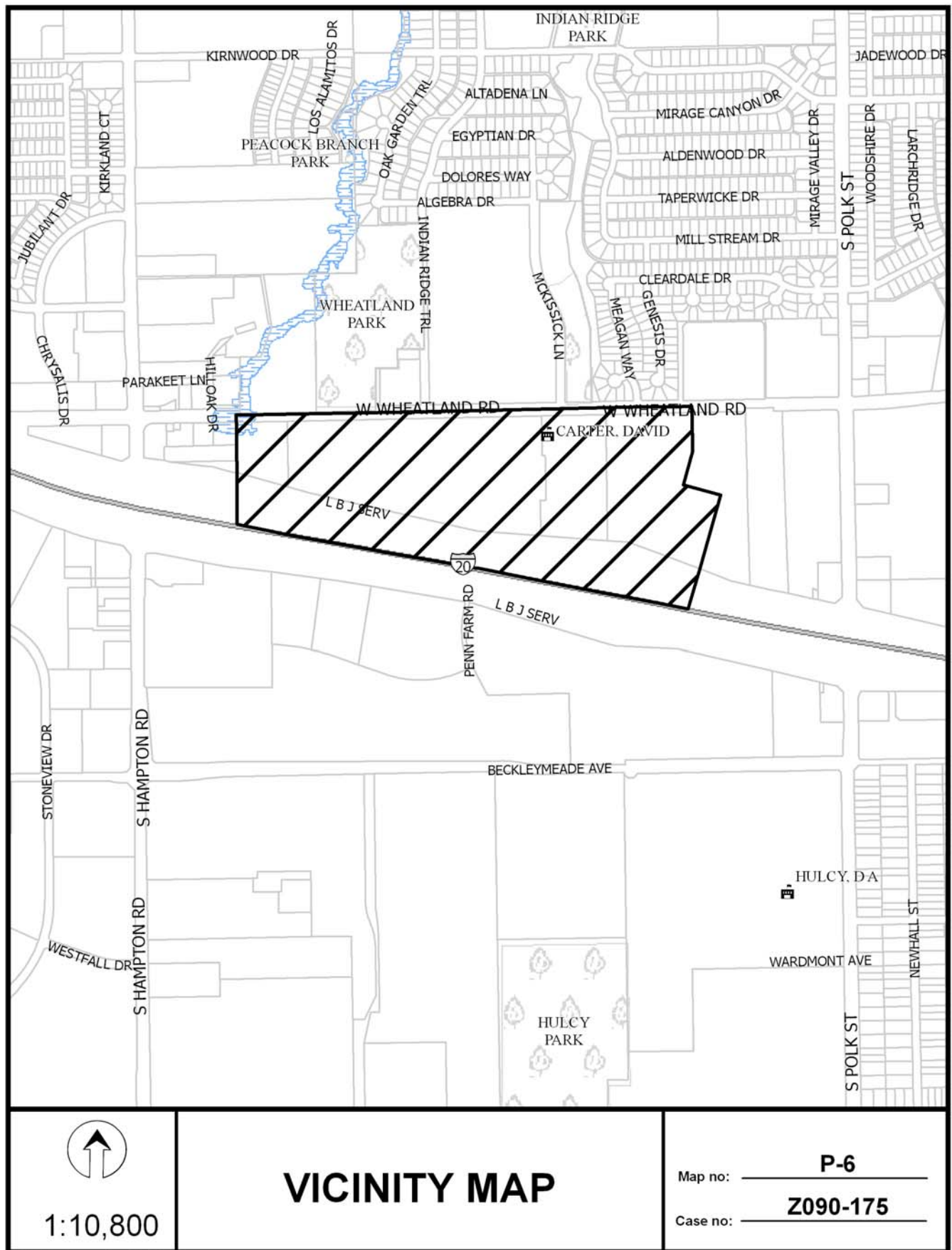
FRIENDSHIP VILLAGE
A Seniors Community
Dallas, TX
Job No. 0941

PROPOSED
Tract IIA Development Plan

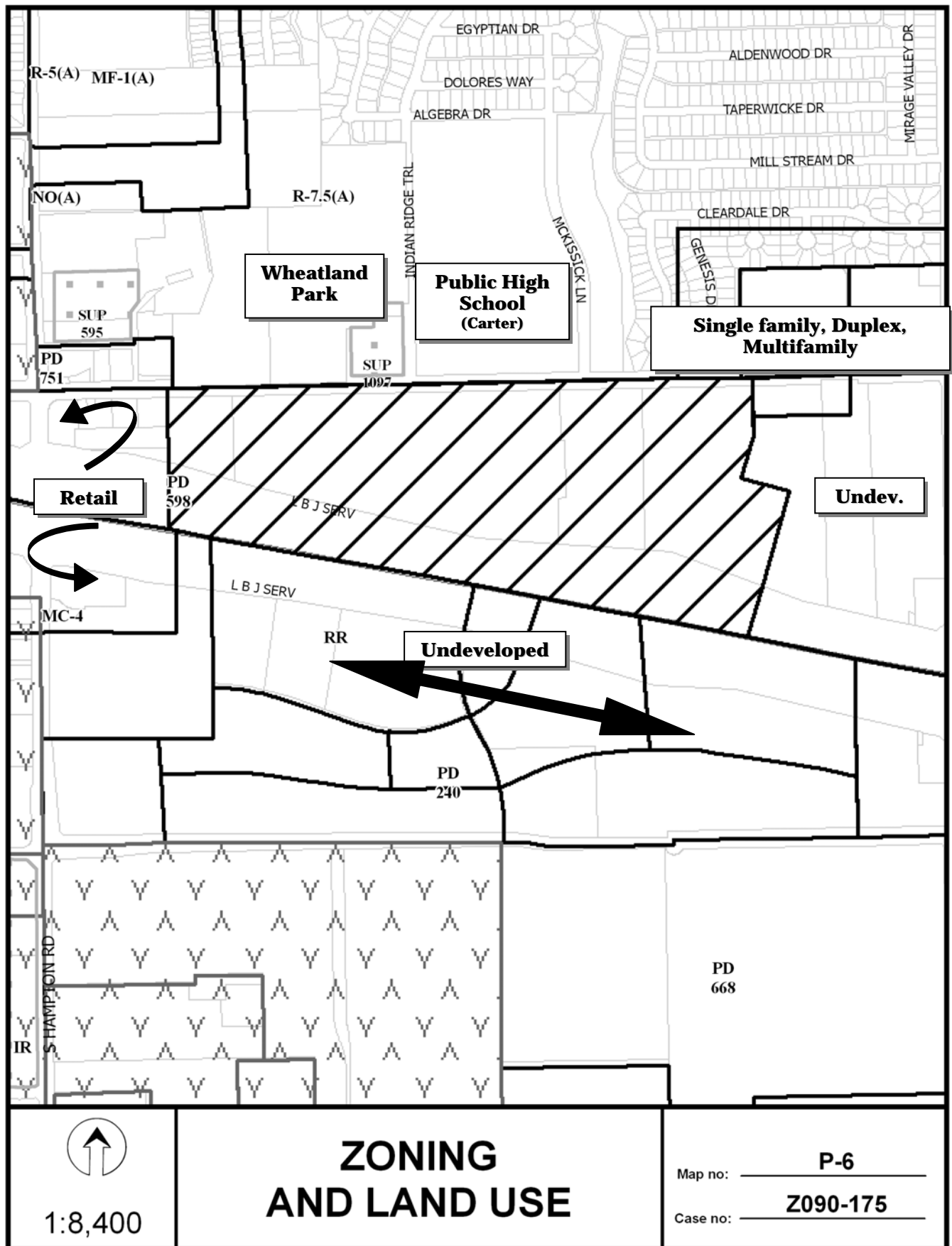
MCCASKEY
ASSOCIATES
10000 North Loop West
Suite 200
Dallas, Texas 75243
Tel: (214) 343-1000
Fax: (214) 343-1004

Tract IIA landscape plan will be provided at the January 6, 2011 staff briefing.





DATE: December 22, 2010



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

EGYPTIAN DR
ALDENWOOD DR
DOLORES WAY
TAPERWICKE DR
MILL STREAM DR
MIRAGE VALLEY DR
ALGEBRA DR
CLEARDALE DR
GENESIS DR
MEANDER DR
INDIAN RIDGE TRL
W WHEATLAND RD
LBJ SERV
BECKLYMEADE AVE
S HAMPTON RD

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The number '0' indicates City of Dallas Ownership

 1:8,400	<h1>NOTIFICATION</h1> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; margin: 5px;">500'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px; margin: 5px;">61</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Map no: <u>P-6</u> Case no: <u>Z090-175</u>
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1-19

12/27/2010

Notification List of Property Owners***Z090-175******61 Property Owners Notified***

<i>Label</i>	<i>Address</i>	<i>Owner</i>
1	2020 WHEATLAND	FRIENDSHIP WEST BAPTIST CHURCH
2	39401 LBJ	PENN BROTHERS REALTY SUITE 1216
3	39510 LBJ	HILTON WOODROW H & PATSY FERGUSON CO IND EX
4	39520 LBJ	TUCKER BONITA L TRUST
5	2304 WHEATLAND	SCOTT JUDY A & BRENDA K MCCOLLAM
6	8112 WHEATLAND	FOSTER DAN E & KIM B
7	2252 WHEATLAND	TUCKER BONITA L EST OF
8	2323 WHEATLAND	FOSTER DAN & KIM
9	2315 WHEATLAND	CASE HOWARD LEE
10	2305 WHEATLAND	FOSTERS DAN EUGENE & KIMBERLY BROUS
11	8009 HILLOAK	WHEATLAND METH CHURCH
12	2301 PARAKEET	WHEATLAND METH CH
13	8016 HILLOAK	HANSARD WINFIELD J
14	8020 HILLOAK	HANSARD MONETTE CASE
15	2255 WHEATLAND	County of Dallas ATTN COUNTY CLERK
16	1819 WHEATLAND	Dallas ISD
17	2205 WHEATLAND	FOSTER DAN EUGENE & KIMBERLY B
18	7800 INDIAN RIDGE	RAM ANIL
19	2025 WHEATLAND	NEW COVENANT CHRISTIAN FELLOWSHIP CHURCH
20	1301 WHEATLAND	WELLS FARGO BANK NA % BERKADIA COMMERICAL
21	1150 WHEATLAND	MEF WHEATLAND 20 LTD
22	8800 POLK	TRAYLOR MOTOR HOMES INC
23	8520 HAMPTON	LOWES HOME CENTERS INC
24	8400 HAMPTON	LOWES HOME CENTERS INC % LOWES COMPANIES INC
25	39550 LBJ	SALEHOUN FAMILY LIMITED PARTNERSHIP
26	39510 LBJ	SALEHOUN FAMILY L P

Monday, December 27, 2010

<i>Label</i>	<i>Address</i>	<i>Owner</i>
27	39490 LBJ	CHACON AUTOS LTD
28	1601 WHEATLAND	WHEATLAND HILLS ESTATES HOMEOWNERS
29	8044 MEAGAN WAY	DAVIS MARK & CANDIE
30	8040 MEAGAN WAY	SHANNON GEORGIA M
31	8036 MEAGAN WAY	BACCUS HERMAN
32	8032 MEAGAN WAY	VAKANI ZAFAR
33	8028 MEAGAN WAY	WOODS MAUDE S &
34	8023 GENESIS	LOWERY WAYNE F & VIVIAN
35	8027 GENESIS	NWOKE NNEKA I
36	8031 GENESIS	FOSTER HAZEL
37	8035 GENESIS	HOLLOMAN DORIS
38	8039 GENESIS	DARDEN KYM L
39	8043 GENESIS	HARRISON NENA
40	8047 GENESIS	JACKSON KAREN
41	8051 GENESIS	BAHENA TOMAS
42	8054 GENESIS	AKAMNONU CYPRIAN
43	8050 GENESIS	ANTHONY ANN E
44	8046 GENESIS	RODRIGUEZ RAMIRO
45	8042 GENESIS	GARZA LETICIA GIRON
46	8038 GENESIS	ABERCROMBIE SONYA
47	8034 GENESIS	DOUGLAS LAQUITA
48	8030 GENESIS	WATKINS ELAINE L
49	8026 GENESIS	WILBURNBRUMFIELD LATOYA & WILLIE
50	1404 MARENA MOORE	GARDNER JOYCE D
51	1408 MARENA MOORE	BOLDEN ALISA
52	1412 MARENA MOORE	DANIELS REGINALD L
53	1416 MARENA MOORE	VEGA PATRICIA
54	1417 MARENA MOORE	SCOTT ERICA J & CHADWICK
55	1413 MARENA MOORE	BROWN ANGELA D & ANTHONY L
56	1409 MARENA MOORE	FOFANAH PAULINA & ANDREW
57	1405 MARENA MOORE	WANG CHEN YU

Monday, December 27, 2010

Z090-175(RB)

<i>Label</i>	<i>Address</i>	<i>Owner</i>
58	8039 MEAGAN WAY	ZAMORA CRISOFORO & IRMA P
59	8035 MEAGAN WAY	WRIGHT JANELLE & JOSEPH
60	8031 MEAGAN WAY	MILES LARHEA
61	8027 MEAGAN WAY	DEDMON INDIA R

Monday, December 27, 2010

Planner: Richard E. Brown

FILE NUMBER: Z090-229(RB) **DATE FILED:** July 31, 2010

LOCATION: Reunion Boulevard and the Interstate 35 Southbound Access Road, Southwest Corner

COUNCIL DISTRICT: 2 **MAPSCO:** 45 N

SIZE OF REQUEST: Approx. 30,056 Sq. Ft. **CENSUS TRACT:** 100

APPLICANT: Texas Bail Bonds-John Key and Stacey Wisk, Sole Owners

REPRESENTATIVE: Santos Martinez

OWNERS: Stacy Wisk and John Key

REQUEST: An application for a Specific Use Permit for a Bail bonds office on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The applicant is requesting a specific use permit in order to continue operation of an existing bail bonds office.

STAFF RECOMMENDATION: Hold under advisement until January 20, 2011 to permit applicant time to complete required site plan.

BACKGROUND INFORMATION:

- On September 24, 2008, the City Council approved the creation of PDD No. 784. The request site is located within the Mixmaster Riverfront Subarea.
- The applicant is requesting an SUP in order to continue operation of an existing bail bonds office.
- The certificate of occupancy history, which has led to the nonconforming status of the use, is noted below.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z090-230	An SUP for a Bail bonds office. Pending a City Plan Commission public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Reunion Boulevard	ROW
IH 35	Freeway; Variable ROW

Comprehensive Plan: The site is located within an area identified as a Commercial 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.

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed with a commercial structure and surface parking area. The applicant proposes to continue operation of an existing bail bonds office. The creation of PDD No. 784 requires an SUP for the use.

Surrounding land use consists of a mix of nonresidential uses in all directions, with the southbound access road of IH 35 abutting its eastern property line. It should be noted there are numerous bail bonds offices on properties concentrated along Riverfront Boulevard, one of which has submitted application for the required SUP (see Zoning History).

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.

Staff has determined the applicant's request, subject to the attached site plan and conditions, complies with the intent of the requirements for a specific use permit.

Off-Street Parking: Based on existing floor area of 2,635 square feet, the applicant's request requires eight off-street parking spaces, with 49 being provided.

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

Landscaping: The applicant is not proposing additional floor area or nonpermeable surface area that would require additional landscaping. In working with staff to begin efforts bringing forward the vision for landscaping the main corridors throughout the PDD, the applicant will be providing two landscape areas (along the north building façade and an area near the support for the billboard), both visible from Reunion Boulevard.

Miscellaneous-Certificate of Occupancy History: As noted above, the occupancy activity related to this site before and after creation of PDD No. 784:

October 27, 1997-application for a c/o for an office and a 'dba Lucky Bail Bonds'. Issued December 3, 1997

August 8, 2008-application for a c/o for an office. Issued September 12, 2008

March 3, 2009-application for a c/o for an office with a note stating 'no bail bonds'. Withdrawn March 17, 2009.

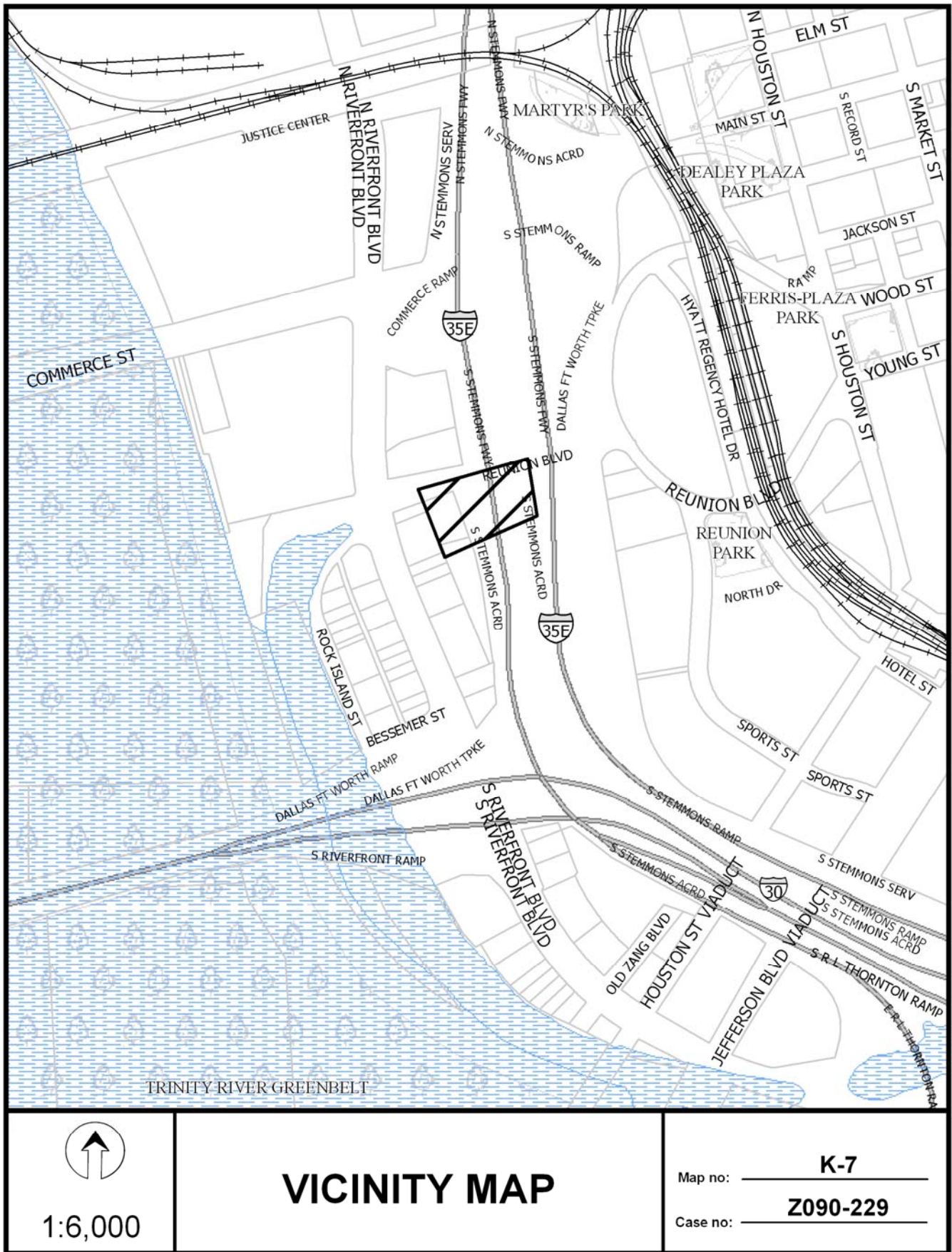
It should be noted that had a valid certificate of occupancy for a bail bonds office existed at the time of passage of the ordinance creating the PDD, the use would be legally nonconforming.

**STAFF'S RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A BAIL BONDS OFFICE**

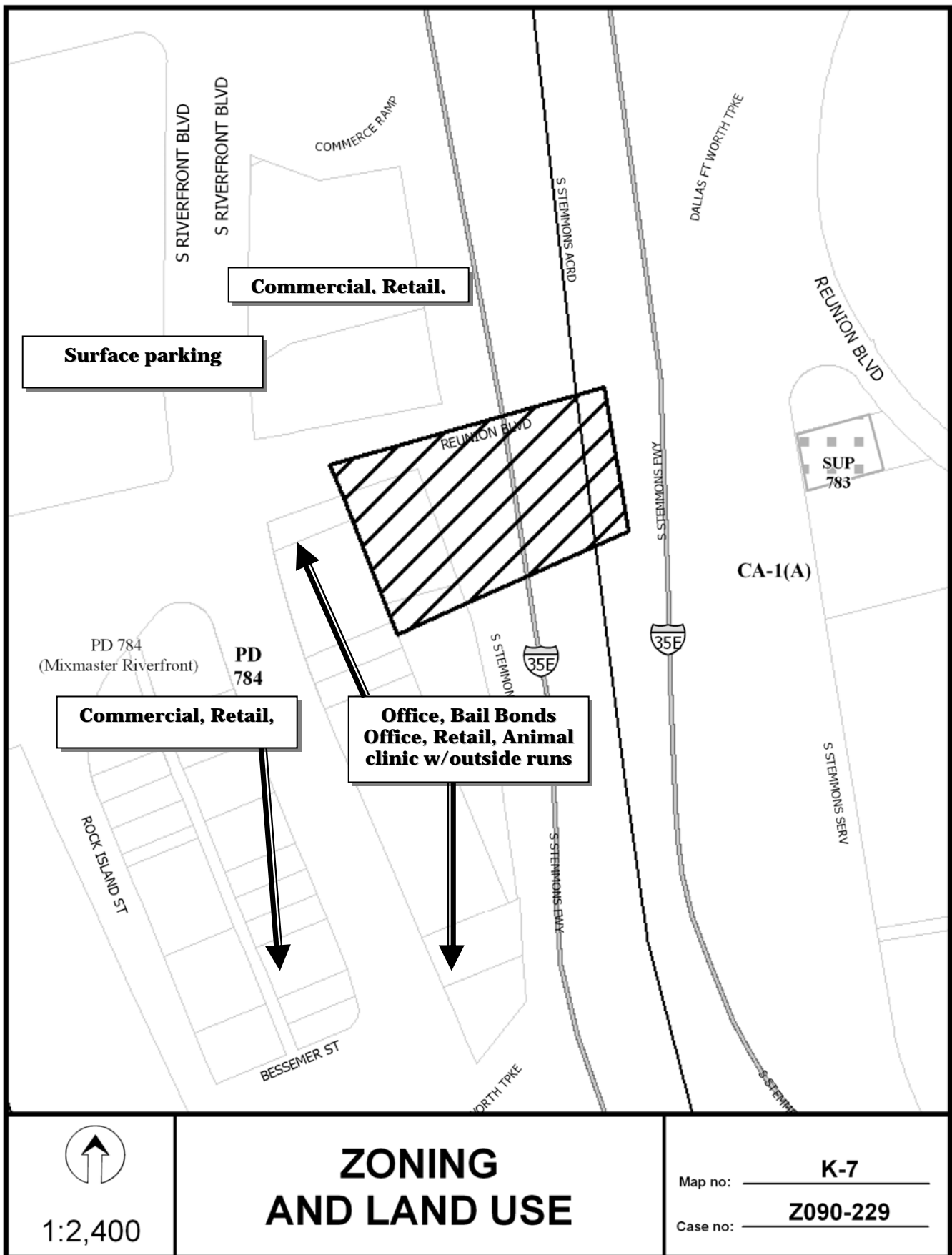
1. USE: The only use authorized by this specific use permit is a bail bonds office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance), but is eligible for automatic renewal for additional two-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: Within three months after passage of this ordinance, landscaping must be provided as shown on the attached site plan.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

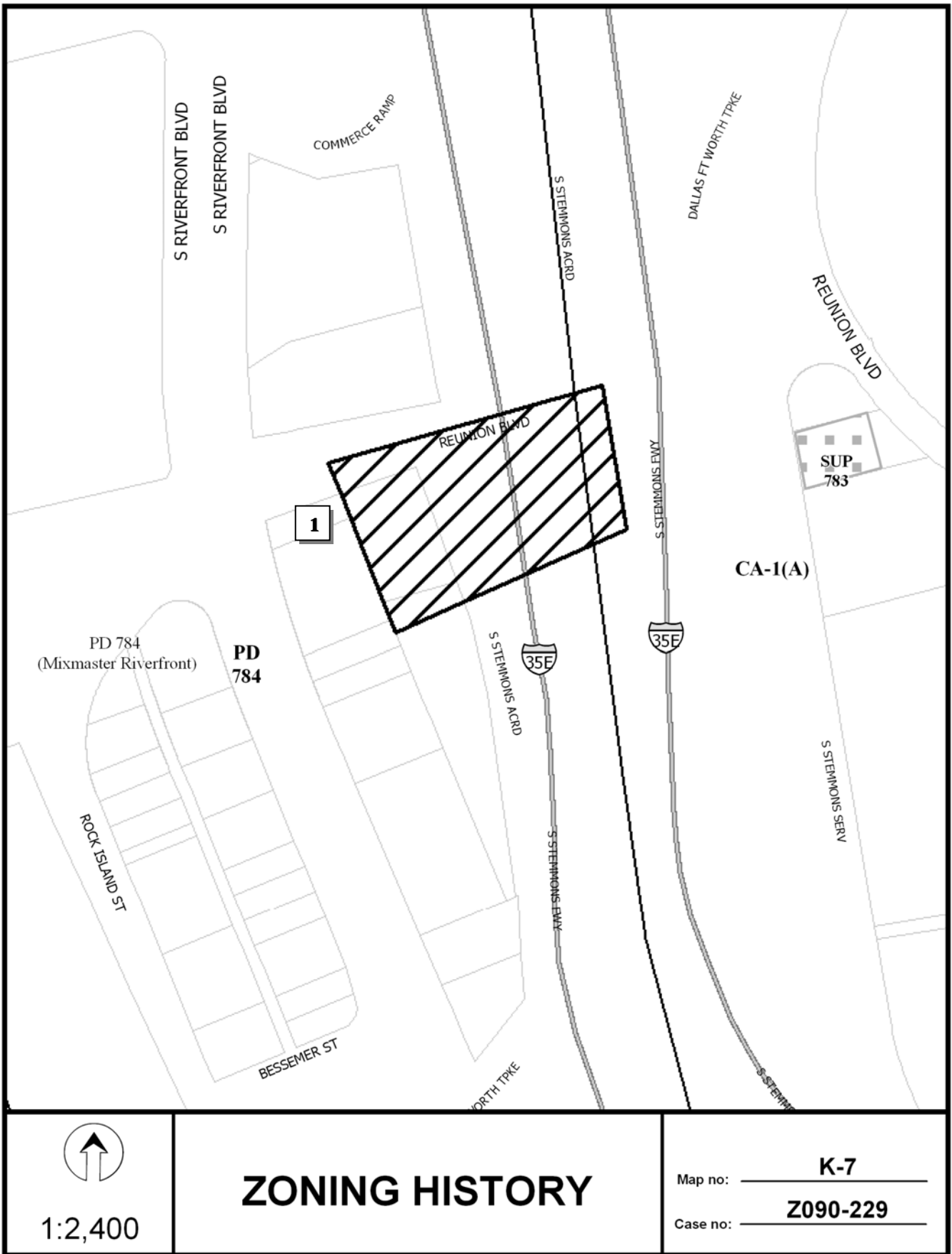
Z090-229(RB)


At this time, the applicant has not provided an acceptable site plan.

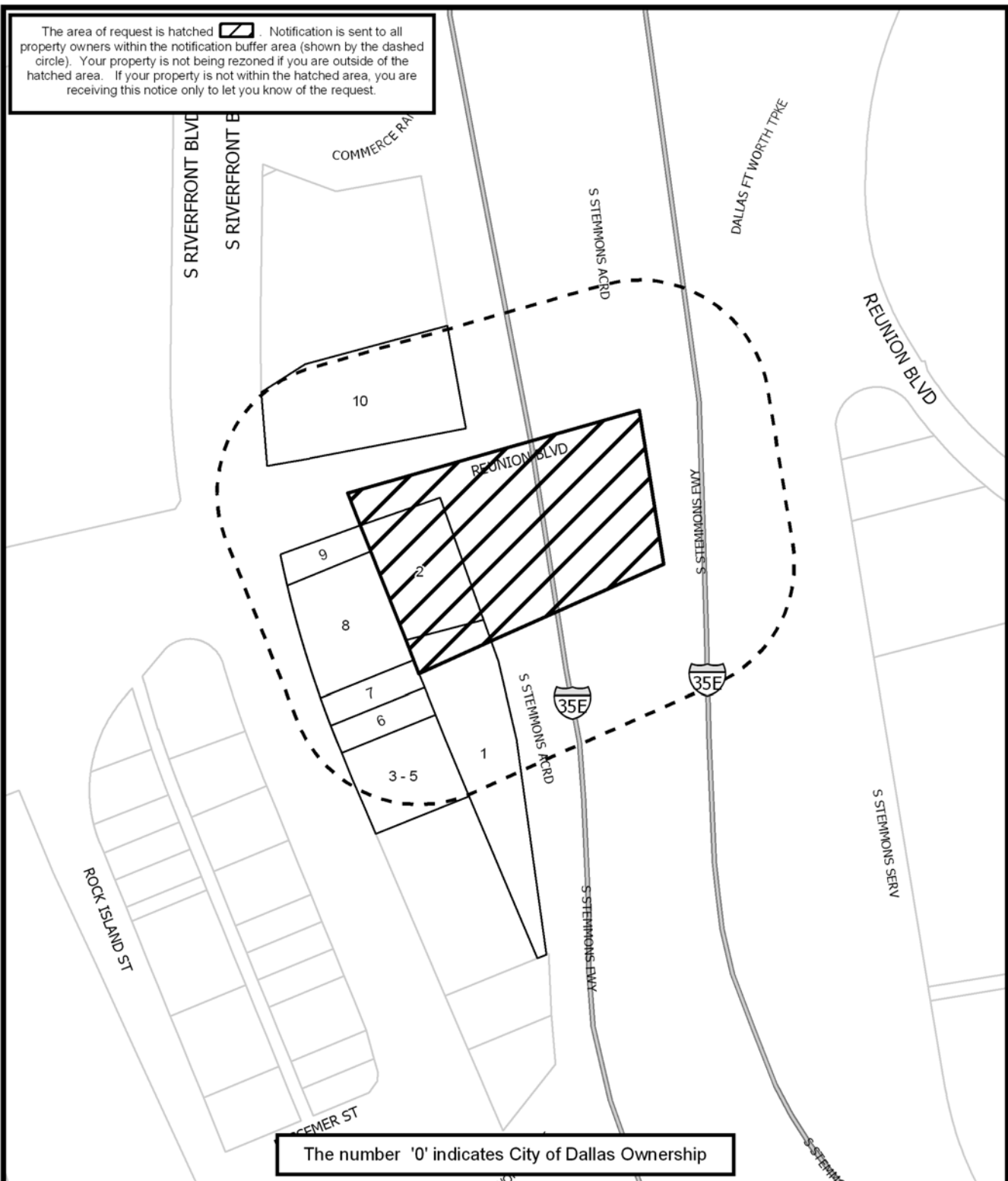


DATE: December 03, 2010





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



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

10

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-7

Case no: Z090-229

DATE: December 03, 2010

Notification List of Property Owners

Z090-229

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>		<i>Owner</i>
1	212	REUNION	WISK STACEY
2	212	REUNION	WISK STACEY
3	350	RIVERFRONT	RIEKE LUCY CHRISTINE TR ETAL
4	350	RIVERFRONT	RIEKE LUCY CHRISTINE TR ETAL
5	330	RIVERFRONT	RIEKE LUCY CHRISTINE TR & ETAL
6	334	RIVERFRONT	RIEKE LUCY CHRISTINE TR ETAL
7	326	RIVERFRONT	RIEKE LUCY CHRISTINE TR ETAL
8	314	RIVERFRONT	TAYLOR DAVID D JR ET AL
9	310	RIVERFRONT	JIFFY PROPERTIES LP
10	250	RIVERFRONT	FRANCIS FAMILY HOLDINGS LTD

Friday, December 03, 2010

Planner: Richard E. Brown**FILE NUMBER:** Z090-244(RB) **DATE FILED:** August 9, 2010**LOCATION:** Riverfront Boulevard and Leslie Street, West Corner**COUNCIL DISTRICT:** 2 **MAPSCO:** 44 H, M**SIZE OF REQUEST:** Approx. 39,727 Sq. Ft. **CENSUS TRACT:** 100

APPLICANT: Ennis State Bank**REPRESENTATIVE:** Michael R. Coker**OWNER:** CB Enterprises**REQUEST:** An application for a Specific Use Permit for a Financial institution with drive-in window on property within the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.**SUMMARY:** The applicant is requesting a specific use permit in order to operate a financial institution with drive-in window.**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- On August 28, 2002, the City Council approved the creation of PDD No. 621, which established uses, development standards, and addressed design criteria for four specific subdistricts within the 415 acre PDD boundary. The request site is located within Subdistrict 1A.
- The applicant is proposing to utilize a portion of an existing commercial structure and abutting parking area for a financial institution with drive-in window, which requires an SUP within Subdistrict 1A.

Zoning History: There have not been any zoning requests in the immediate area relevant to this request.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Riverfront Drive	Principal Arterial; 130' & 130' ROW
Leslie Street	Local; 50' ROW

Comprehensive Plan: The site is located within an area identified as a Commercial 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.

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed with a commercial structure and surface parking area. The applicant will utilize 6,000 square feet of the structure as well as provide for two drive-in window lanes which parallel Riverfront Boulevard. The site is located within the Subdistrict 1A portion of PDD No. 621, which requires an SUP for the requested use.

Surrounding land use consists of a mix of nonresidential uses (commercial, retail) in all directions.

Subdistrict 1A (along with Subdistricts 1 and 1B-see attached Subdistrict Exhibit) is considered a transit-oriented, mixed-use zoning district for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. The subdistrict retains the potential for limited industrial and warehouse uses.

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

Staff has determined the applicant's request, subject to the attached site plan and conditions, complies with the intent of the requirements for a specific use permit.

Off-Street Parking: The applicant's site plan provides for required parking as well as adequate on-site queuing for the two drive-in window lanes.

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

Landscaping: Due to the applicant utilizing existing floor area and nonpermeable surface area (for parking and drive-thru lanes), landscaping is not required. Regardless of this status, the applicant will be providing for landscaping that meets the requirements of PDD No. 621. The emphasis of this effort softens the proposed improvements/use along its Riverfront Boulevard frontage

ENNIS STATE BANK - DIRECTORS

Bramlet F. Beard, Chairman of the Board
Pat Beard
W.R. (Bill) Dyess
T. Walter Erwin, III
Jacquie Rice
Don Young

OFFICERS

Bramlet Beard, President & Chief Executive Officer
J. Hugh Green, Senior Vice President
Linda Young, Senior Vice President
Bernard D. Martinek, Senior Vice President
Dee Johnson, Senior Vice President Compliance
Julie Pierce, CFO & Senior Vice President
F.E. Hoefler, Jr., Vice President
Debra Gibson, Vice President & Cashier
Les Harris, Vice President
Michael Prince, Vice President
Joyce Bailey, Assistant Vice President Mortgage Servicing
Sharon Kudrna, Assistant Vice President
Rachel Rios, Assistant Vice President Mortgage
Dorothy Holt, Administrative Officer
Evelyn Svehlak, Loan/Credit Bank Officer
Doreen Watson, Teller Bank Officer

CB Enterprises, A Partnership

Joyce Graf, Partner

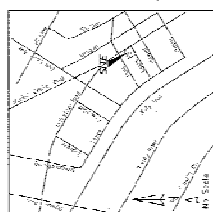
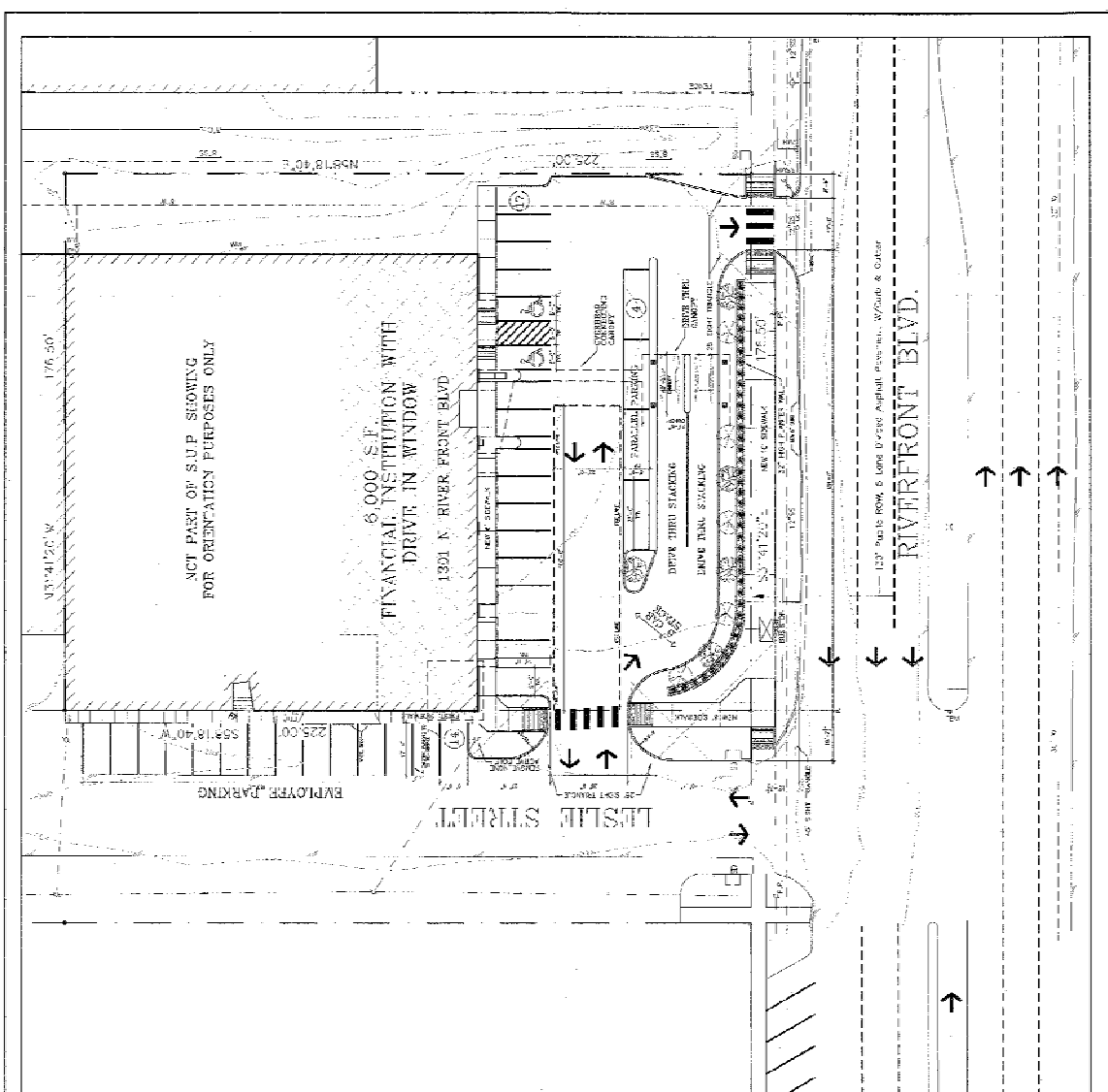
Ann Sullivan, Partner

Troy Carmichael, Partner

Z090-244

**RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR A FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW**

1. **USE:** The only use authorized by this specific use permit is a financial institution with drive-in window.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-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 as shown on the attached site plan and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **FLOOR AREA:** The maximum floor area is 6,000 square feet in the location shown on the attached site plan.
6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



(2) $\frac{1}{\sqrt{2}}$

0.912 ACRE "RAC"
 LOTS "E. PART OF L3" 45, BLOCK 12/6842
 "RINY" INDUSTRIAL DIST CT NO. 4 ADDITION
 MEXICAN & WILSON SURV. CO. ASS. ACCT. 1979
 PALAS GALATE COUNTY TEXAS

SITE DATA

[illegible]

TEST ID*	COMPANY	COUCH NAME	JOINT CAL NAME	GAMPER	WATURE**	DATE
5	5	R-350-2-22-HAW	MR PETER F. THOMAS	3" x 4"	5-20	12-13
6	6	COUCH E-4	JOHN W. BARNES	3" x 4"	5-20	12-13
7	7	MR. PETER F. THOMAS	MR. PETER F. THOMAS	3" x 4"	5-20	12-13

DATE	TIME	LOCATION	WIND	WAVE	SEA	WATER
12-10-68	14:00	1000	10	10	10	10

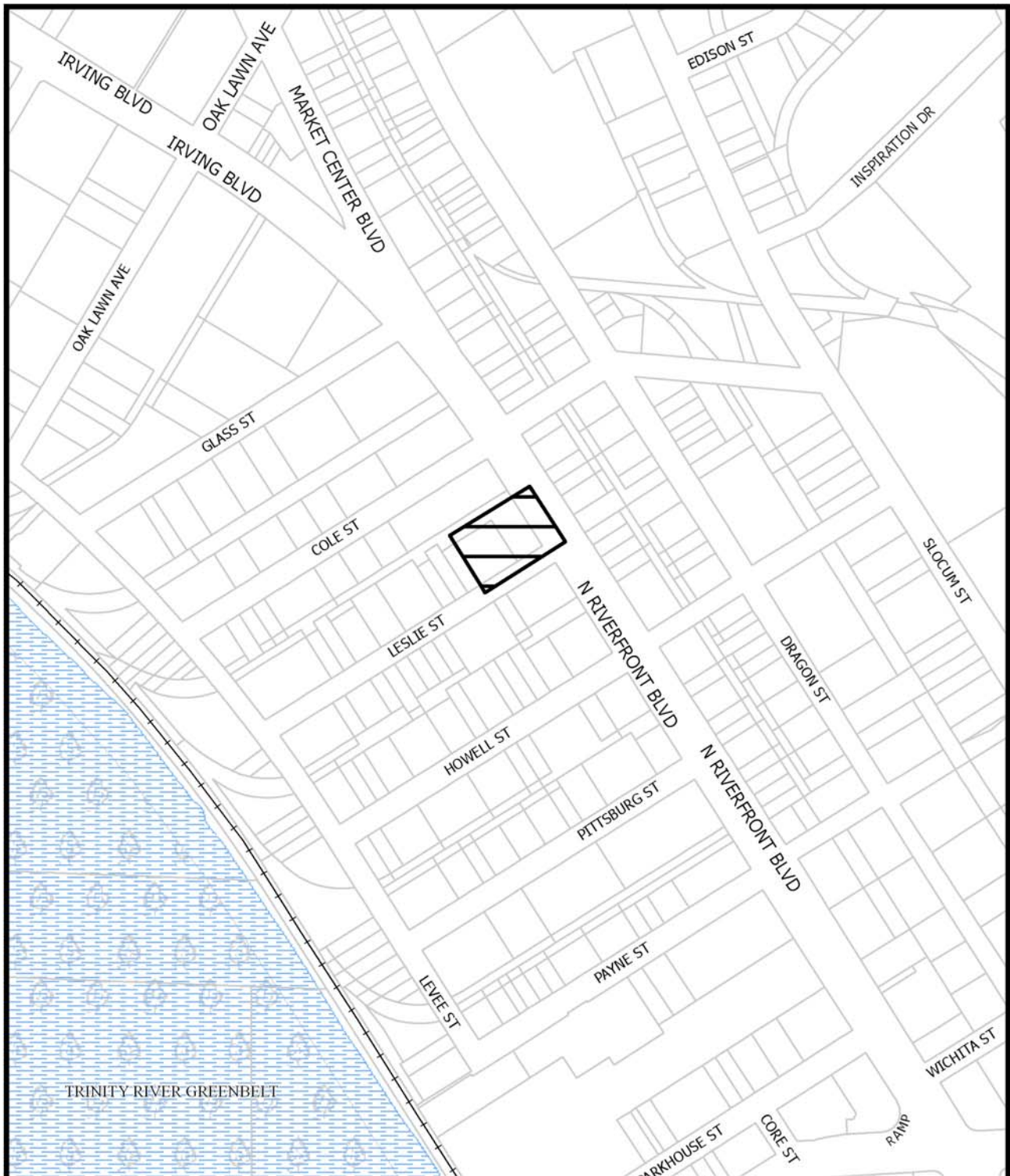
[illegible]

PTI NO. 11

[illegible]

● 2007年12月27日

Proposed Site Plan

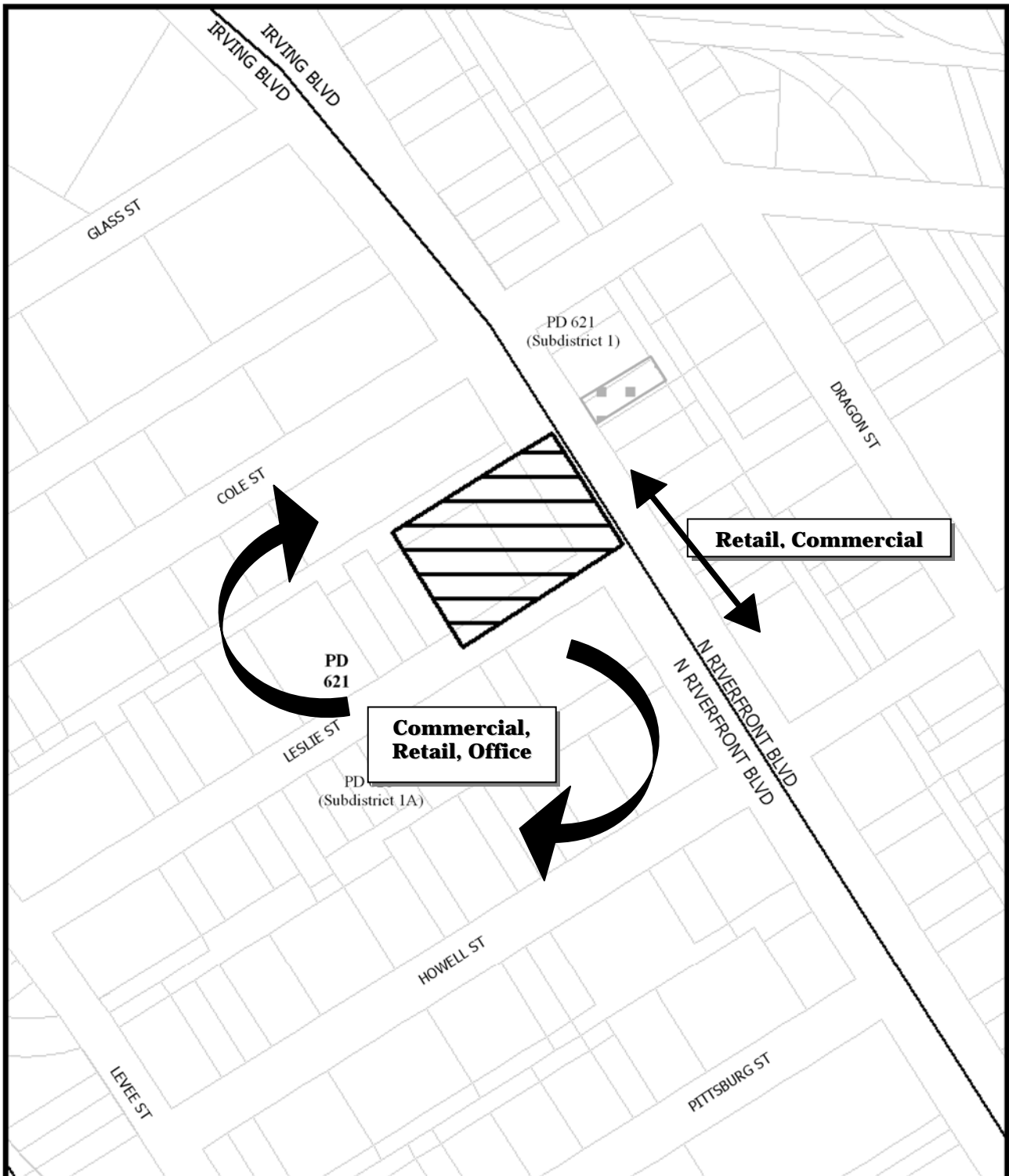


1:4,800

VICINITY MAP

Map no: J-7
Case no: Z090-244

DATE: November 12, 2010




1:2,400

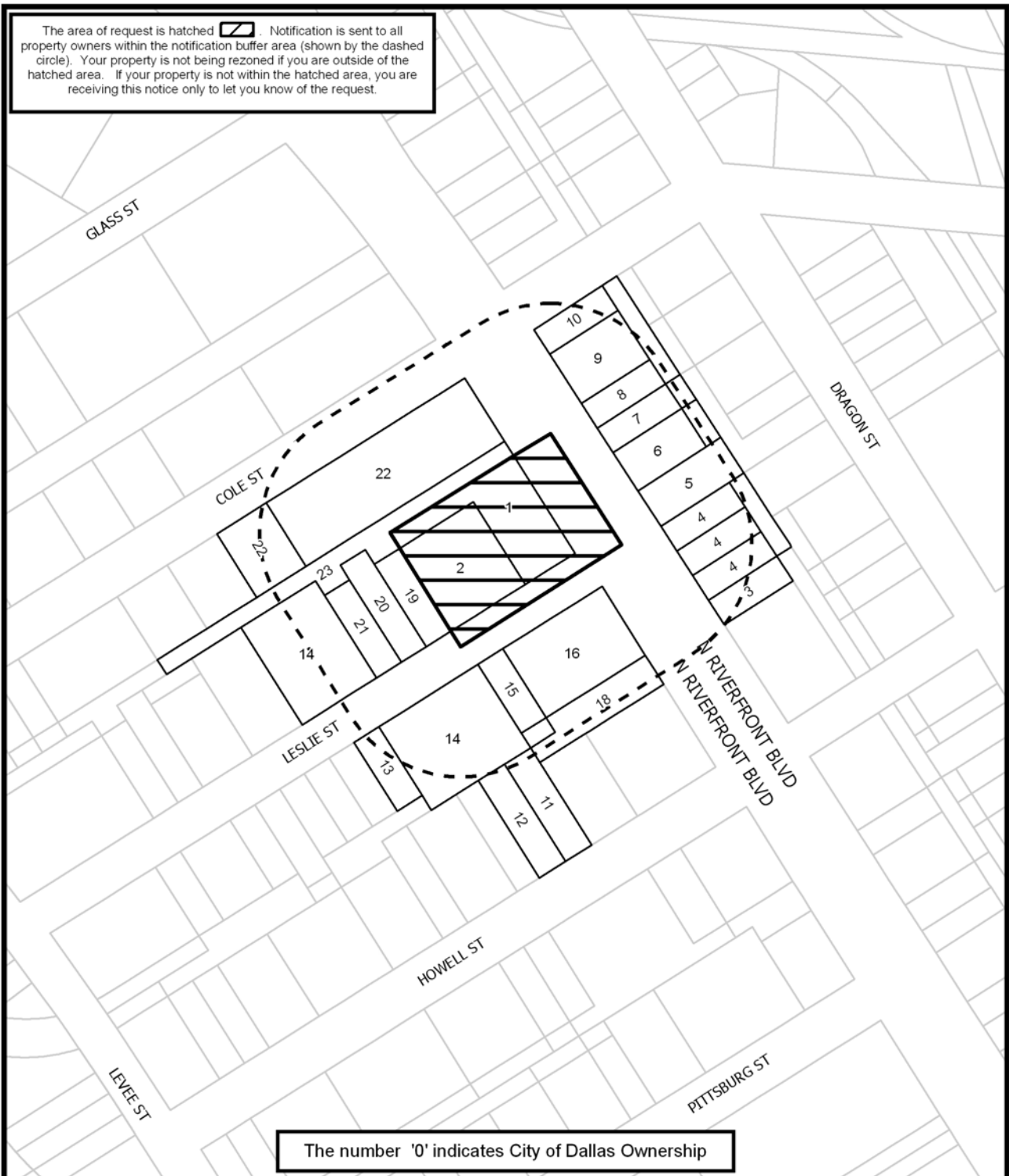
ZONING AND LAND USE

Map no: J-7

Case no: Z090-244

DATE: November 12, 2010

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



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

24

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-7**

Case no: **Z090-244**

DATE: November 12, 2010

11/12/2010

Notification List of Property Owners

Z090-244

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1301 RIVERFRONT	GRAF JOYCE ETAL
2	1301 RIVERFRONT	C B ENTERPRISE % JOYCE ANN GRAF
3	1216 RIVERFRONT	JERNIGAN NANCEY J
4	1230 RIVERFRONT	CCFP LTD
5	1300 RIVERFRONT	DANCZYK LLC
6	1310 RIVERFRONT	VICHYASTIT KITTICHAH & WANNEE WHITIS
7	1314 RIVERFRONT	PISECCO JOSEPH F
8	1318 RIVERFRONT	NASH JEFFREY C
9	1322 RIVERFRONT	1322 N INDUSTRIAL BLVD LLC
10	200 COLE	JLCX PROPERTY FUND LTD STE 101
11	167 HOWELL	HOWELL PROPERTIES
12	163 HOWELL	TED CROW & JIMMY BOON
13	150 LESLIE	LAKE GRANDCHILDRENS TRUST STE 101
14	154 LESLIE	HRH INVESTMENT COMPANY 999 BEDFORD
15	170 LESLIE	RECATUNE PPTIES LLC
16	1225 RIVERFRONT	COLLINS CRAGI HOFFMAN &
17	1200 RIVERFRONT	RECATUNE PPTIES LLC
18	1700 RIVERFRONT	KNOBLER DONALD G
19	167 LESLIE	PERRY JUDY
20	163 LESLIE	TORELL WILLIAM
21	159 LESLIE	ZM CONSULTANTS LLC
22	1313 RIVERFRONT	COLE NORTH INDUSTRIAL PPTIES LLC
23	106 COLE	MADDOX WILLIAM P & BARBARA G MADDOX
24	1314 RIVERFRONT	PISECCO JOE

Friday, November 12, 2010

FILE NUMBER: Z090-253(RB)

DATE FILED: September 10, 2010

LOCATION: South Line of Andjon Drive, West of Harry Hines Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 23 N

SIZE OF REQUEST: Approx. 21,087 Sq. Ft.

CENSUS TRACT: 99

APPLICANT/OWNER: Michael McDonald

REPRESENTATIVE: Peter Kavanagh

REQUEST: An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant to prohibit certain uses and outside operations and a Specific Use Permit for a Potentially incompatible industrial use for Metal refining on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to utilize the existing improvements for metal refining.

STAFF RECOMMENDATION: Approval of an IM Industrial Manufacturing District, subject to volunteered deed restrictions, and approval of a Specific Use Permit for a Potentially incompatible industrial use for Metal refining for a five-year period, with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a 7,882 (approx.) square foot vacant commercial structure. A small surface parking area exists in front of the building. Additional surface parking is located in the rear.
- The applicant proposes to utilize the property for a potentially incompatible industrial use for metal refining.
- The proposed use is only permitted in an IM District, thus the portion of the request to consider this zoning district.
- Deed restrictions have been volunteered to prohibit certain uses and outside operations and storage.

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

Street

Designation; Existing & Proposed ROW

Andjon Road

Local; 50' ROW

STAFF ANALYSIS:

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

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 consists of a vacant commercial building with surface parking in the front and rear of the building. Access to the rear is permitted on both sides of the improvements, with this area screened by fencing. The applicant proposes to utilize the existing improvements for metal refining, specifically the melting of gold and other metals. This use (potentially incompatible industrial use) is not permitted under existing IR District use provisions.

The predominate land use in the immediate area consists of commercial/inside industrial uses. An office use abuts the site's western property line. The majority of structures provide for at-grade and dock level doors for the industrial/distribution component of the respective operations.

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

The applicant has worked with staff to ensure the proposed use does not possess any outside functions. Additionally, certain uses permitted in the requested IM District have been prohibited per the attached volunteered deed restrictions. As a result of this analysis, staff supports the applicant's request for an IM District, subject to volunteered deed restrictions, and approval of the requested SUP, subject to the attached site plan and conditions.

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

Landscaping: The site possesses minimal landscaping materials, and is fairly consistent with the lack of landscaping found in the immediate area. The request does not trigger Article X landscaping of the property.

**STAFF'S RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A POTENTIALLY INCOMPATIBLE INDUSTRIAL USE**

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (inside) use limited to metal refining.
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 (three years from the passage of the ordinance), but is eligible for automatic renewal for additional three-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. OUTSIDE STORAGE: Outside storage is prohibited.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Michael McDonald, an individual ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the James Mathews Survey, Abstract No. 955, City Block D1/6470, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by MHG Holdings, LP, by deed dated July 20, 2010, and recorded in Instrument No. 201000187390, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Lot 15B, Block D1/6470, Design Electric Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200900330203, Map Records, Dallas County, Texas.

II.

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

The following main uses are prohibited:

Industrial uses.

- Metal salvage facility.
- Outside salvage or reclamation.

Retail and personal service uses.

- Drive-in theater.

Transportation uses.

- Railroad yard, roundhouse, or shops.

Utility and public service uses.

- Electrical generating plant.
- Sanitary landfill.
- Sewage treatment plant.

Wholesale, distribution, and storage uses.

- Auto auction.

- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Livestock auction pens or sheds.
- Outside storage (without visual screening).
- Petroleum product storage and wholesale.
- Sand, gravel, or earth sales and storage.
- Vehicle storage lot.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

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

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the

Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

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

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

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

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

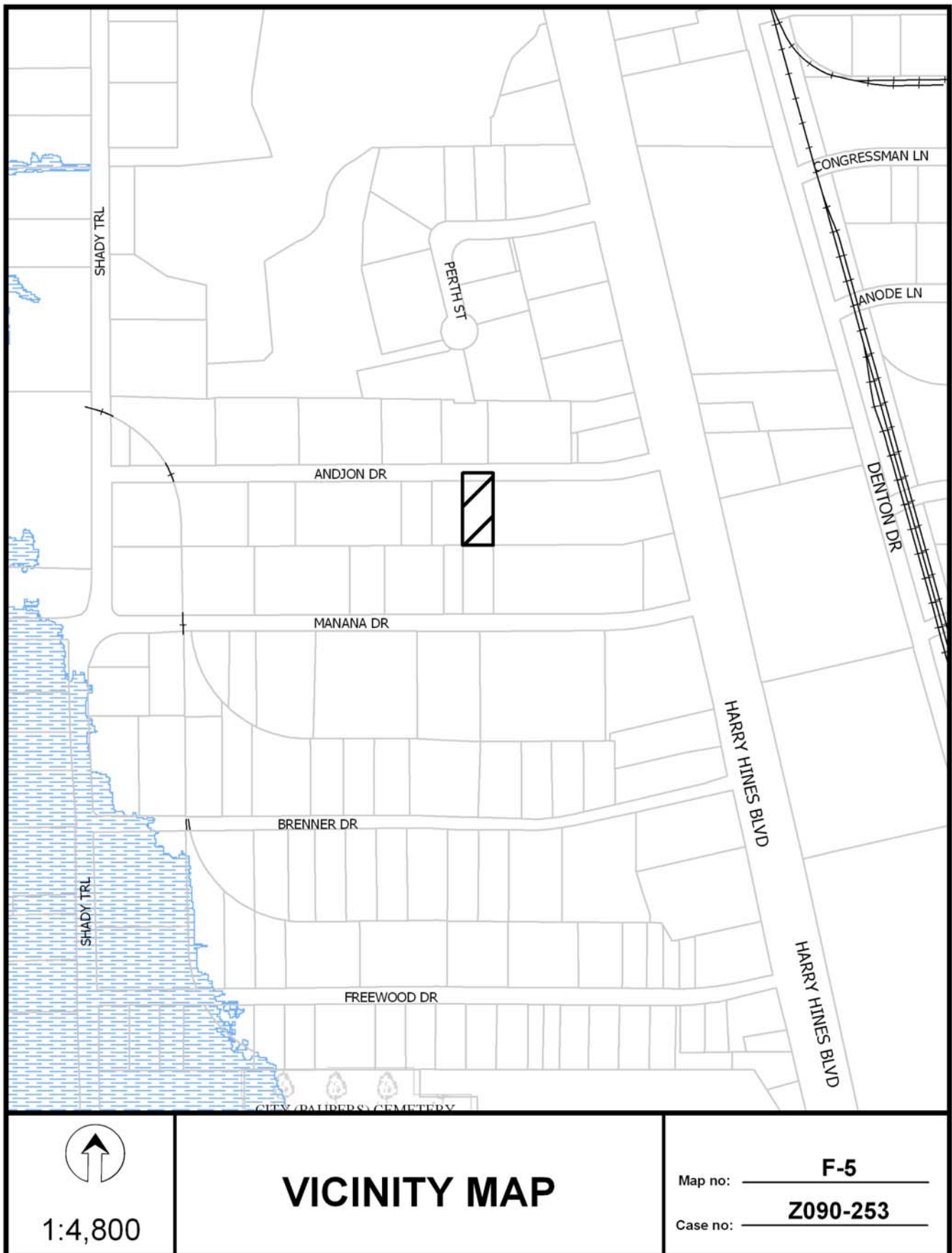
XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

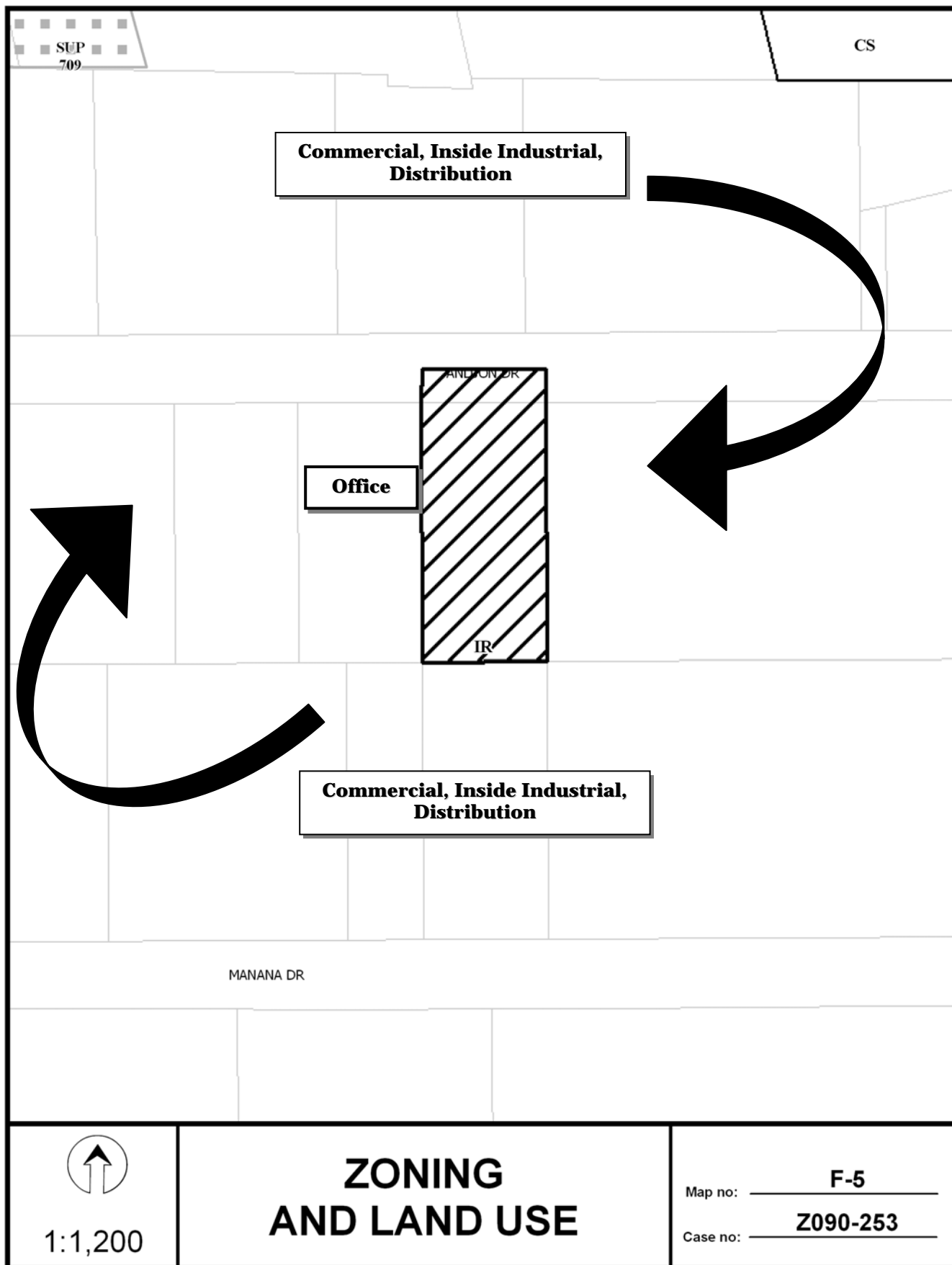
EXECUTED this the _____ day of _____, 20____.


Michael McDonald

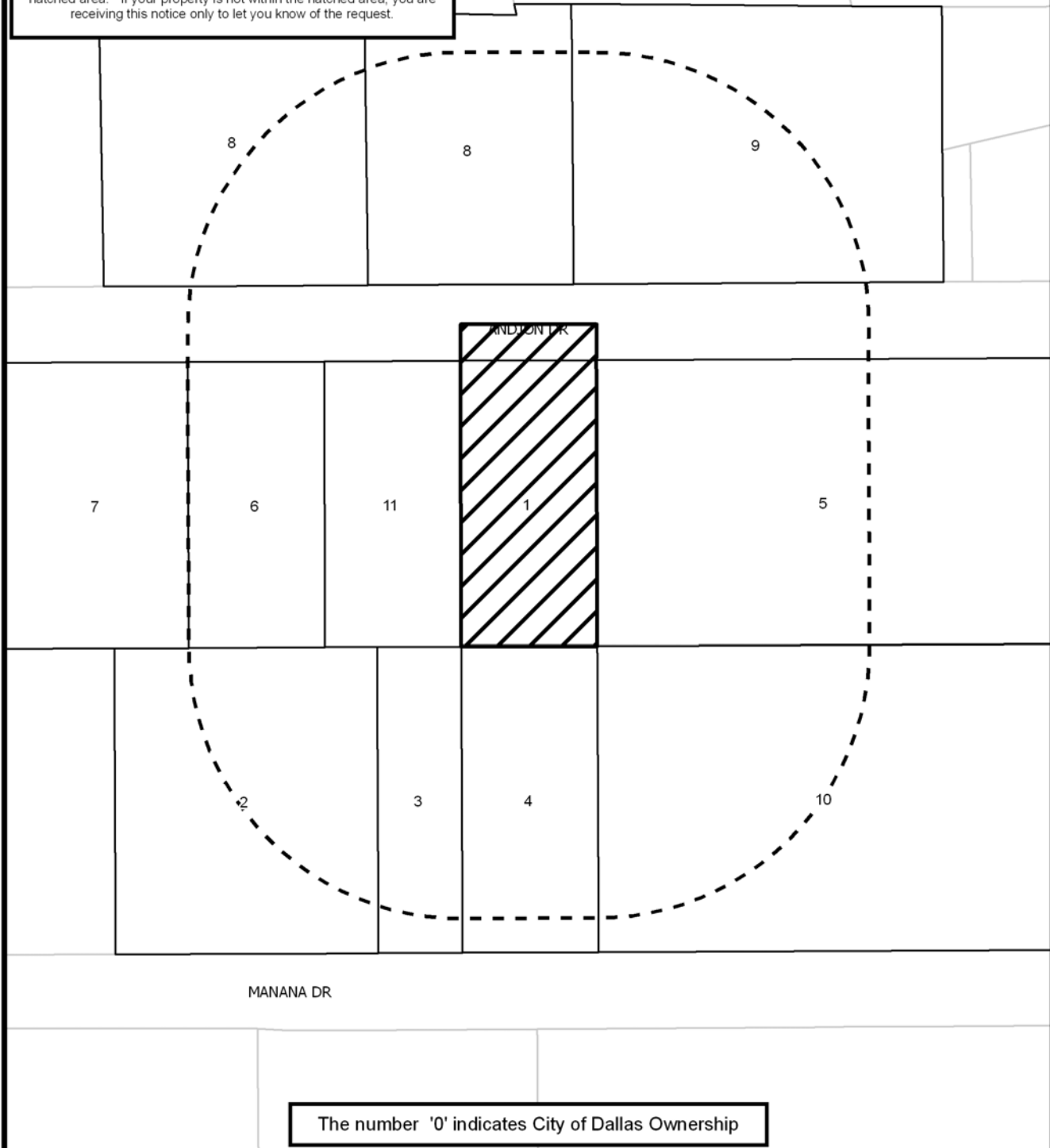
At this time the applicant has not provided an acceptable site plan



DATE: October 13, 2010



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



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

11

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **F-5**

Case no: **Z090-253**

DATE: October 13, 2010

Notification List of Property Owners

Z090-253

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2650 ANDJON	MHG HOLDING CO
2	2639 MANANA	THOMAS GILLIS ETAL DALLAS FED SAVINGS TOWER
3	2643 MANANA	CONLON ROBYN T % GILLIS THOMAS COMPANY
4	2647 MANANA	MAXIMUS COMMERCIAL GROUP
5	10793 HARRY HINES	MHG HOLDINGS L P
6	2642 ANDJON	WOODWARD FRANKLIN C & MOLLY A
7	2624 ANDJON	CRAIN FUND % PATSY QUEEN
8	2647 ANDJON	THOMAS GILLIS DALLAS FEDERAL SAVG TOWER
9	2657 ANDJON	MOSES ASSOCIATES INC
10	2651 MANANA	KIM PETER H & HELENA KIM & SEUNG M PAUL KIM
11	2646 ANDJON	RUIZ HECTOR M

Wednesday, October 13, 2010

FILE NUMBER: Z090-254(RB)

DATE FILED: September 17, 2010

LOCATION: Northeast Line of Bonnie View Road, North of Illinois Avenue

COUNCIL DISTRICT: 7

MAPSCO: 56 S

SIZE OF REQUEST: Approx. 13.76 Acres

CENSUS TRACT: 86.04

APPLICANT: GMP Dallas NH, Ltd.

REPRESENTATIVE: Misty Ventura

OWNER: Cedar Crest Retail Inv., Ltd.

REQUEST: An application for a Planned Development District for a Convalescent and nursing homes, hospice care, and related institutions use and CR Community Retail District Uses on property zoned a CR Community Retail District.

SUMMARY: The applicant is proposing to develop the northern portion of the property with a skilled nursing facility.

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

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant is requesting a PDD in order to permit the convalescent and nursing homes, hospice care, and related institutions use by right. The existing CR District does not permit this institutional use.
- All uses (except those expressly prohibited-see PDD Conditions) and development standards provided by the existing CR District will be retained.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z012-265	An MF-1(A) District on property zoned a CR District. Approved by the City Council on November 13, 2002, subject to deed restrictions limiting density to a maximum of 20 dwelling units per acre.

<u>Thoroughfare/Street</u>	<u>Existing & Proposed ROW</u>
Illinois Avenue	Principal Arterial; 100' & 100' ROW
Bonnie View Road	Local; 50' ROW

STAFF ANALYSIS:

Comprehensive Plan:

The site is considered to be located in 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 site is situated north of the intersection of Illinois Avenue and Bonnie View Road. Three pad sites (not part of the request site) front the property at this intersection; two of which are developed with retail uses and one remains ready for redevelopment (foundation/paved area exists). The applicant is requesting a PDD in order to permit the convalescent and nursing homes, hospice care, and related institutions use by right (not permitted in a CR District). The development plan provides for 150 beds along with support areas typically incorporated into this type of development. Lastly, certain existing CR District Uses and development standards will be retained.

Surrounding uses consist of various retail uses in both directions along Illinois Avenue. As attention turns inward (north) from the intersection of Illinois Avenue and Bonnie View Road, uses quickly transition to low-to-medium residential north and east (single family and multifamily structures, respectively). Various institutional and public open space uses exist around the above referenced residential development: Deerpath Park, Boren Park, and Phelps Park; William B. Miller Elementary School and J. P. Starks Elementary School. The site possesses a fairly significant change in elevation of approximately 20 feet downward, from southwest to northeast.

Staff has worked with the applicant to address certain provisions that will ensure compatibility with the residential/institutional uses surrounding the site. Additionally, the applicant has agreed to prohibit certain uses permitted by the underlying (and retained) CR District. As a result of these efforts, staff supports the applicant's request subject to the attached development plan and conditions.

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

Off-Street Parking: Off-street parking will be provided per the use regulations as required by the Dallas Development Code.

Landscaping: The applicant has committed to retain the integrity of the stand of trees along the northern property line, which will continue to buffer the site from the single

Z090-254(RB)

family uses to the north/northwest. This will be addressed during the review of a required tree survey. At that time, the applicant will be given credit towards required landscaping which is proposed to comply with Article X.

Applicant:

GMP Dallas NH, Ltd.
a Texas limited partnership

General Partner: HC Nursing Home, LLC
a Texas limited liability company
Rick Griffin (Manager)

Griffin Properties of Fort Smith, LLC (Member), an
Arkansas limited partnership, Richard B. Griffin II,
Manager

Richard B. Griffin II Living Trust, Dated 2/20/2008,
Richard B. Griffin II Trustee and Settlor; Richard B.
Griffin II (Member)

Gregory Allen Griffin and Jill Catherine Griffin
Irrevocable Trust 1997, Richard B Griffin II
Trustee; Gregory Allen Griffin and Jill Catherine
Griffin (Members)

Hannah Rebecca Griffin and Olivia Claire Griffin
Irrevocable Trust 1997, Richard B. Griffin II
Trustee; Hannah Rebecca Griffin and Olivia Claire
Griffin (Members)

Limited Partners: Michael S. Morton

David A. Pittman

Patrick Properties, LLC, Matthew G. Patrick (Manager)

Griffin Properties of Fort Smith, LLC, Richard B. Griffin II
(Manager)

2090-254

Owner:

Cedar Crest Retail Investors, Ltd.
a Texas limited partnership

General Partner: Cedar Crest GP, LLC

Michael Fonberg (Manager and Member)
Brian Potashnik (Manager and Member)
Caryn Fonberg, (Member)
Cheryl Potashnik, (Member)

Limited Partners: Michael Fonberg
Brian Potashnik
Caryn Fonberg
Cheryl Potashnik

Z090-254

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on the northeast line of Bonnie View Road, north of Illinois Avenue. The size of PD ____ is approximately 13.76 acres.

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

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

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

This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBIT.

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

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

(a) For a convalescent and nursing homes, hospice care, and related institutions use, development and use of the Property must comply with the development plan (Exhibit ____A). If there is of a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

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

-- Convalescent and nursing homes, hospice care, and related institutions.

(c) The following main uses are prohibited:

-- Alcoholic beverage establishment.

-- Pawn shop.

-- Tool or equipment rental.

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

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

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

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

(a) Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) A minimum setback of 50 feet must be provided along the northern property line in the location shown on the development plan.

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

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

SEC. 51P-____.110. INGRESS AND EGRESS.

Ingress and egress must be provided in the locations shown on the development plan. No other ingress or egress is permitted.

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

SEC. 51P-____.113. SIGNS.

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

SEC. 51P-____.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-____.115. COMPLIANCE WITH CONDITIONS.

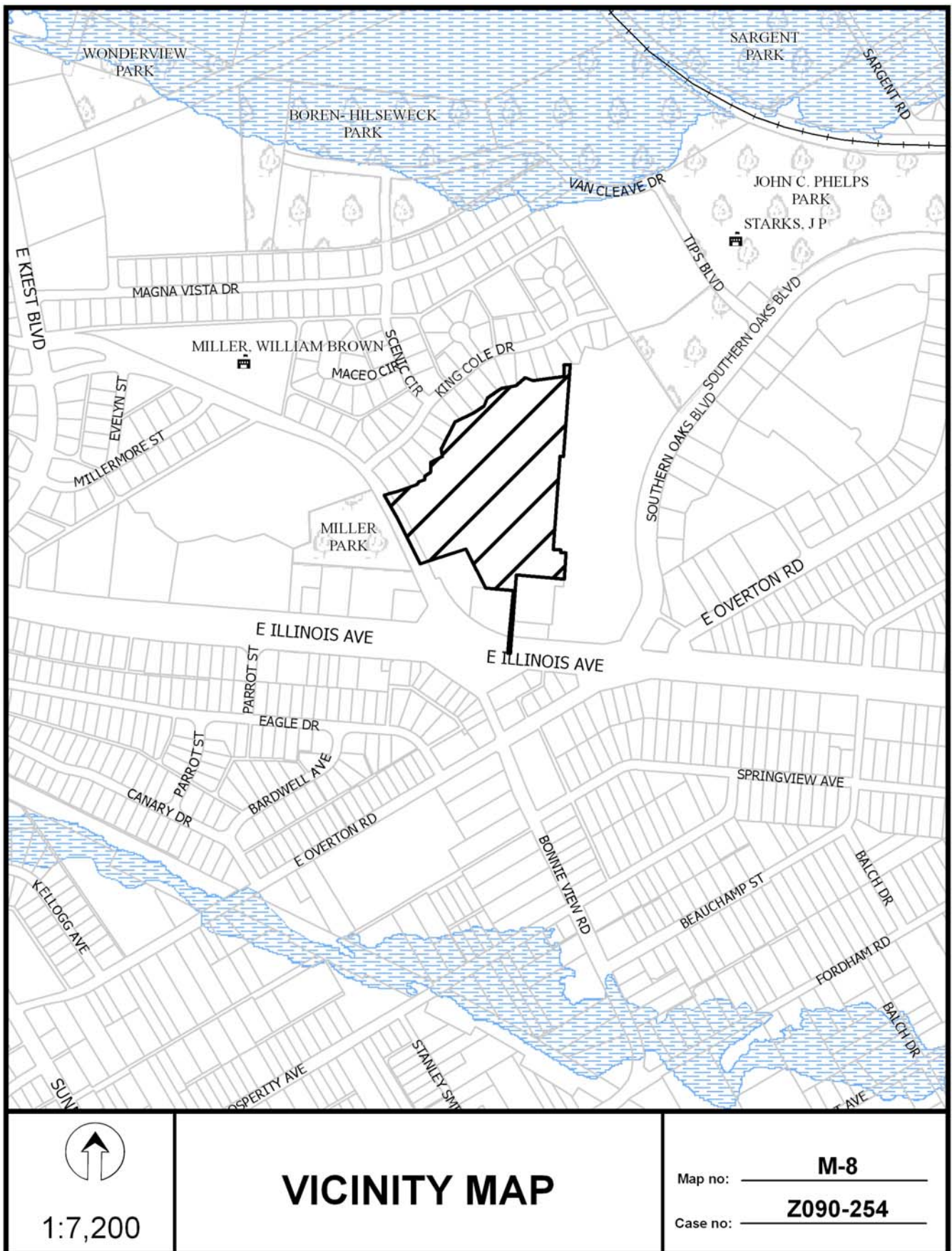
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

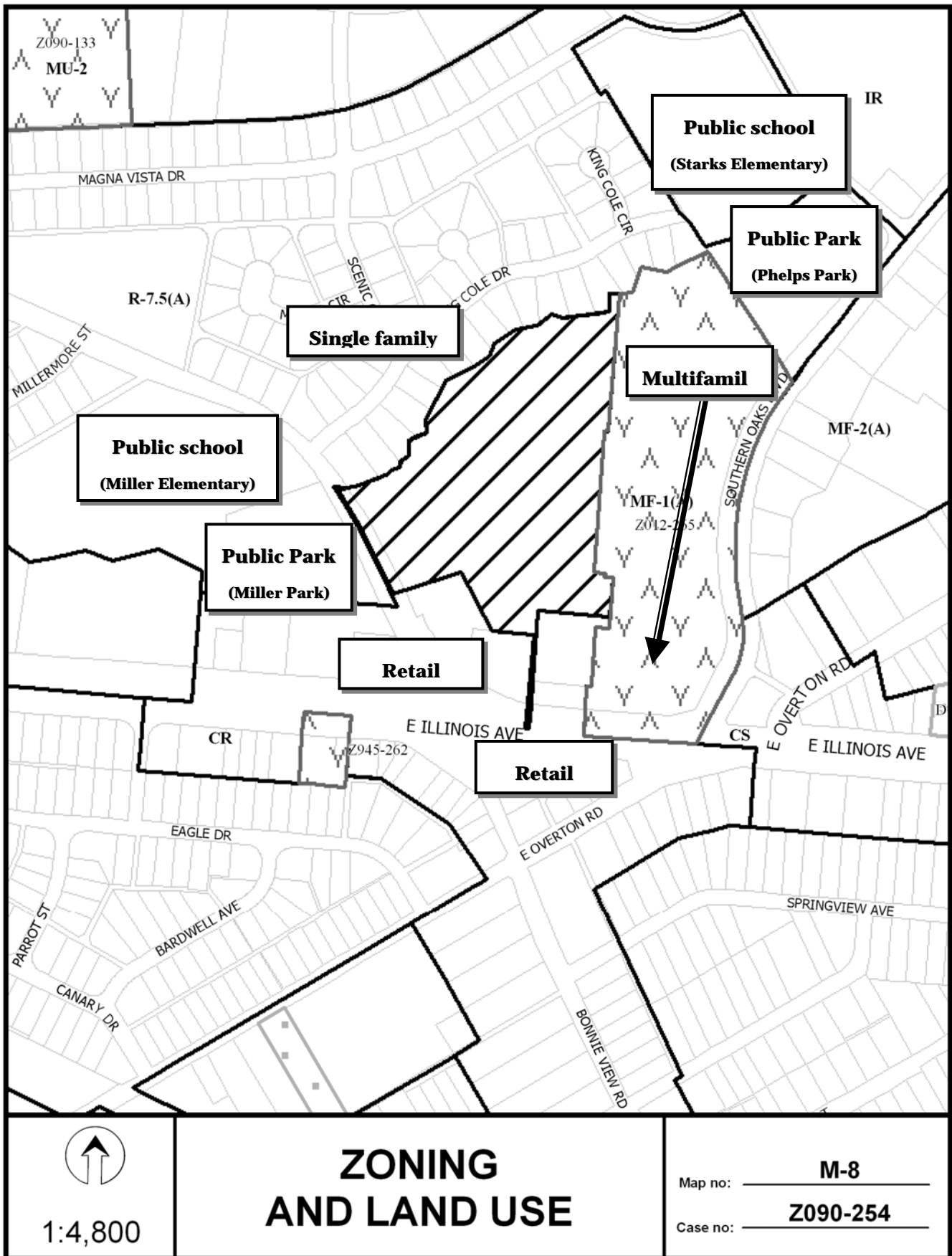
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of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

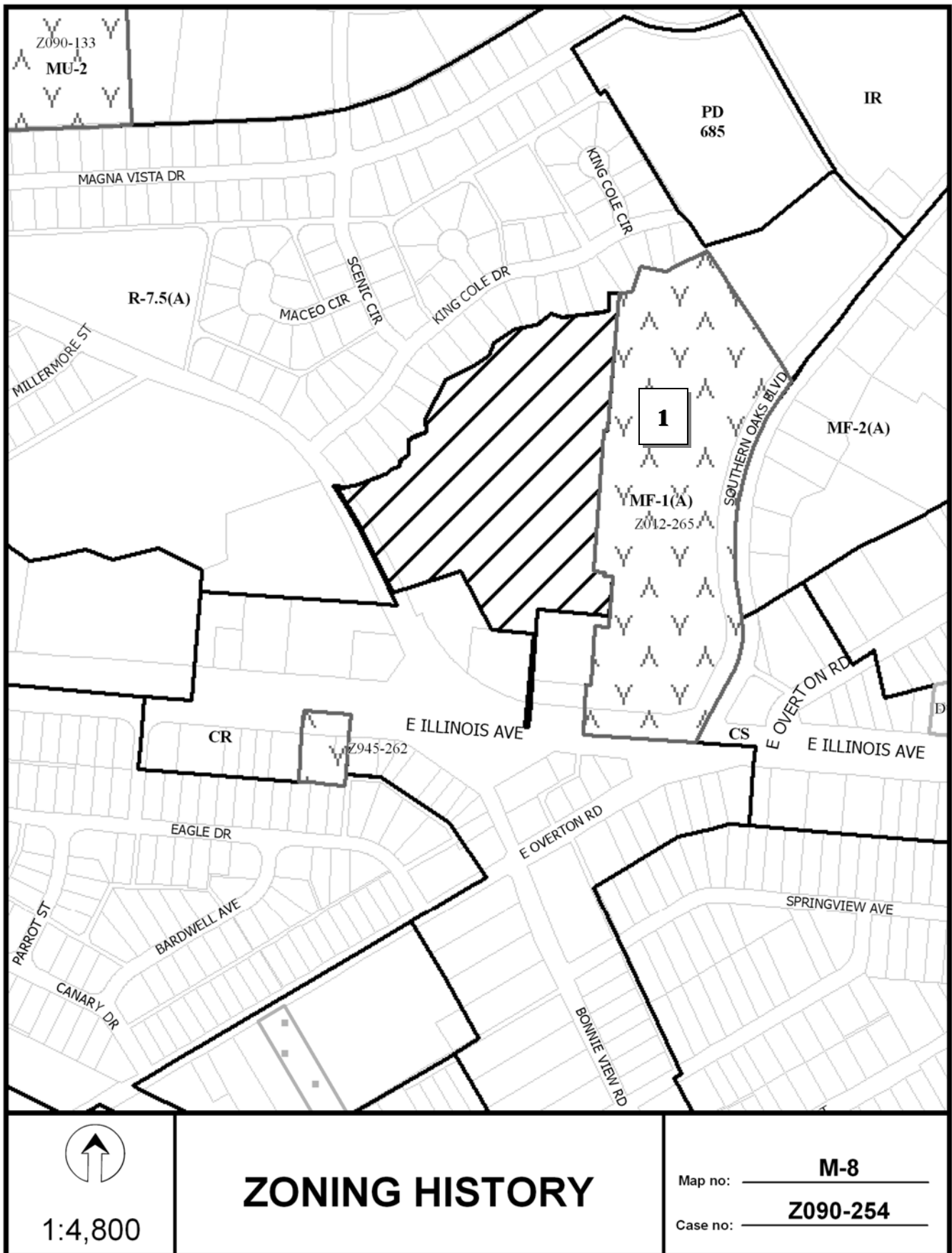
SEC. 51P-____.116. ZONING MAP.

PD ____ is located on Zoning Map No. M-8.




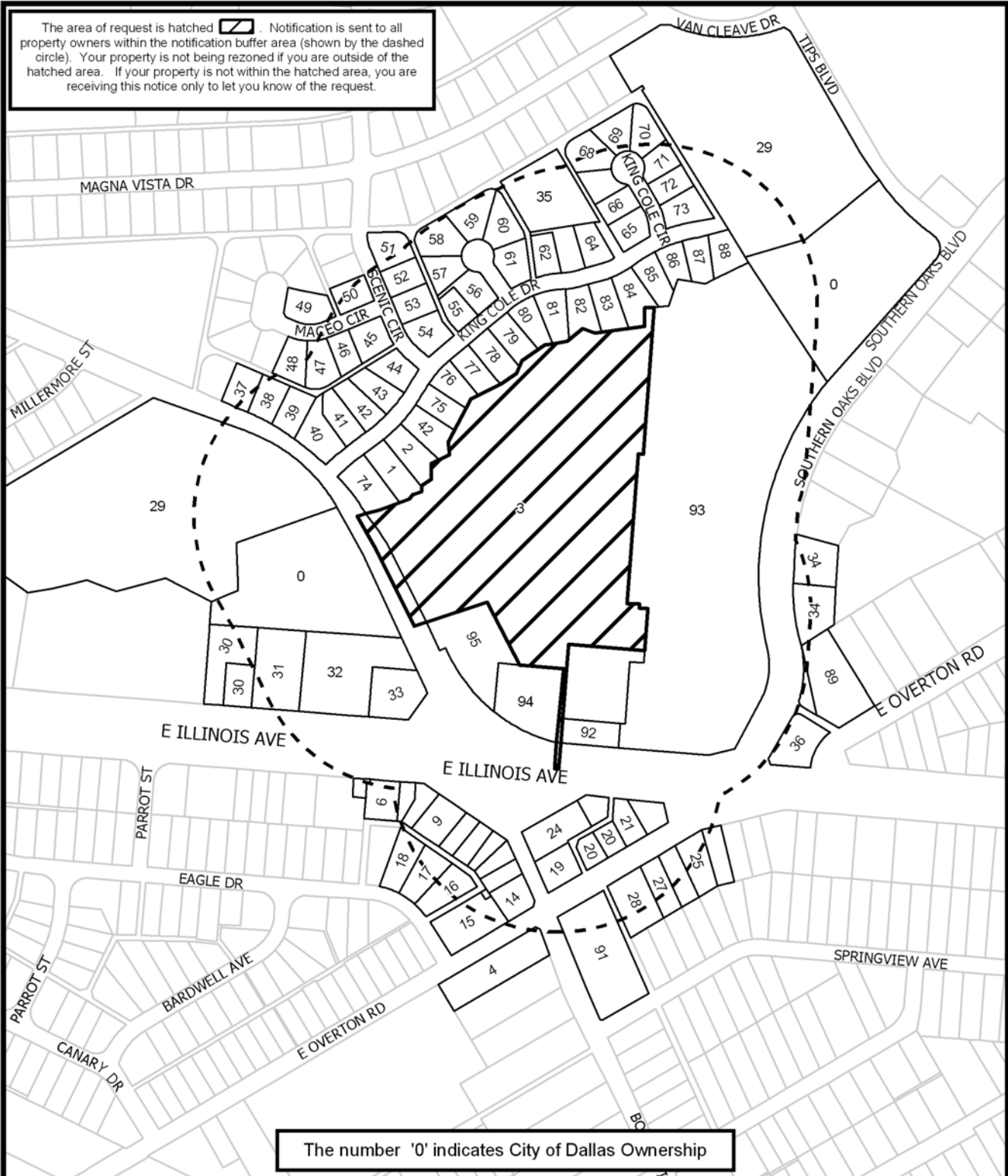






DATE: November 15, 2010

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



The number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

500'

AREA OF NOTIFICATION

95

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **M-8**

Case no: **Z090-254**

DATE: November 15, 2010

11/15/2010

Notification List of Property Owners

Z090-254

95 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2712 KING COLE	CHRISTIAN ORA L
2	2718 KING COLE	LAWSON VIVIAN L
3	3353 SPANISH FORT	CEDAR CREST RETAIL INV LTD STE 203
4	2900 OVERTON	WILDWOOD HOLDINGS II LTD
5	2902 ILLINOIS	APSCO INC % BILL PRITCHETT
6	2916 ILLINOIS	HORN MINNIE M
7	2922 ILLINOIS	HORN GLORIA
8	2928 ILLINOIS	CRITTENDON MAURICE & BERTHA
9	2930 ILLINOIS	DORSEY INVESTMENTS LLC
10	2940 ILLINOIS	APEX FINANCIAL CORP
11	2944 ILLINOIS	MCGRUDER D E JR
12	2948 ILLINOIS	GOLMAN MARILYN C & E C SMITH
13	3507 OVERTON	NELLUM CONNIE % LAWYERS TITLE CO
14	2921 OVERTON	PETERSON ROSS W
15	2915 OVERTON	MATHIS BILLY
16	2969 EAGLE	BAKER MCARTHUR
17	2965 EAGLE	CANO MARTINIANO & MARIA GONZALES
18	2961 EAGLE	BROWN QUITA D
19	3512 BONNIE VIEW	BATAINEH MOHAMMAD & NAHED HAMED DBA
20	3017 OVERTON	CHANDLER BILLY E JR & WILLIAM H COLLARD
21	3029 OVERTON	MITCHELL M L SR & M L MITCHELL JR
22	3034 ILLINOIS	MITCHELL SANDRA MARIE M L MITCHELL JR
23	3034 ILLINOIS	MITCHELL M L JR M L MITCHELL JR
24	3030 ILLINOIS	CHANDLER BILLY E JR
25	3102 OVERTON	ELIZONDO LETICIA A
26	3030 OVERTON	VISIQUEST LLC

Monday, November 15, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3026 OVERTON	RIDGE LUCY
28	3018 OVERTON	ORUPABO EMMANUEL O
29	3111 TIPS	Dallas ISD
30	2823 ILLINOIS	YOUR FEDERAL CREDIT UNION
31	2835 ILLINOIS	SONU PARTNERS INV LTD
32	2909 ILLINOIS	NORMAN PETTIS TRUSTEE
33	2919 ILLINOIS	ADIB BAHIG
34	3158 SOUTHERN OAKS	MARSAW CORA ET AL
35	2907 KING COLE	MILLER CEMETERY
36	3101 ILLINOIS	MITCHELL GARY P
37	3210 BONNIE VIEW	JACKSON ALVA
38	3214 BONNIE VIEW	ARNWINE JOE W
39	3220 BONNIE VIEW	ROBERSON BENNY J
40	2707 KING COLE	GRAY ANNIE L
41	2711 KING COLE	BRANCH JOHN W TR & ALMA R BRANCH TR
42	2724 KING COLE	YOUNG ARNOLD L
43	2725 KING COLE	JOHNSON TORANCE W
44	2731 KING COLE	BANKS FRANK JOHN
45	2740 MACEO	GREEN ALTON &
46	2734 MACEO	BOULDIN LEROY
47	2730 MACEO	KING FRANCES
48	2724 MACEO	STEWART WILLIE LEE
49	2721 MACEO	GRIFFIN JAMES O
50	3027 SCENIC	GRAY KEITH EARL & REGINALD G GRAY
51	3020 SCENIC	JONES LARRY L & BETTY
52	3028 SCENIC	GILES HENRY JR
53	3036 SCENIC	BENNETT BOBBIE N
54	3044 SCENIC	TUCKER MARY M EST OF
55	2809 KING COLE	HOUSTON ANNIE
56	2815 KING COLE	LIVINGSTON VERA B
57	2827 KING COLE	PRICE WILLIE JR

Monday, November 15, 2010

<i>Label # Address</i>			<i>Owner</i>
58	2833	KING COLE	WILLIAMS JOHNNY RAY
59	2837	KING COLE	MOORE CAROLYNE
60	2841	KING COLE	JOHNSON L B
61	2823	KING COLE	GOSS VICTORIA
62	2907	KING COLE	WILSON RUBY NELL
63	2911	KING COLE	WOODS MALONE JR
64	2919	KING COLE	ROBERTS JEFFERY L
65	2929	KING COLE	GARRETT NAOMI R
66	2935	KING COLE	IVERY LESLIE D
67	2939	KING COLE	RISBY PHEOBE R
68	2945	KING COLE	TRAYLOR MELVIN D
69	2949	KING COLE	MARSHALL CLIFFORD
70	2955	KING COLE	JACKSON MARY F
71	2959	KING COLE	BYRD MIESHA T
72	2965	KING COLE	VISHER MAEGAN
73	2969	KING COLE	ISOM SUE
74	2706	KING COLE	DEOCA BRAULIO MONTES
75	2730	KING COLE	GRAY ANGIE LEE
76	2736	KING COLE	EDWARDS AMMER JEAN
77	2804	KING COLE	MILIC DAISY FLORES & SABAHUDIN
78	2810	KING COLE	CARTER MYRTLE MAE
79	2816	KING COLE	SEWARD ORVEE SMITH
80	2822	KING COLE	HENSON EURIL
81	2906	KING COLE	CROMER KATHLEEN
82	2912	KING COLE	ROBERTSON REGINAL & DEBORAH
83	2918	KING COLE	HUNTER BARBARA
84	2924	KING COLE	FREEMAN LINA L
85	2930	KING COLE	BATY LEE W
86	2936	KING COLE	BURNS JESSIE JR & BILLYE
87	2940	KING COLE	BROWN WILLIE JEAN & COY
88	2944	KING COLE	BOYKIN MADELYN

Monday, November 15, 2010

Z090-254(RB)

<i>Label # Address</i>			<i>Owner</i>
89	3105	OVERTON	PROCTOR WANDA FAYE
90	3100	SOUTHERN OAKS	CLARK LESLIE A LIPPITT % LIPPITT PROPERTIES
91	3610	BONNIE VIEW	GREATER IDEAL BAPT CH
92	3303	SOUTHERN OAKS	GREATER NEW VISION CHRISTIAN CENTER
93	3303	SOUTHERN OAKS	SOUTHERN OAKS HOUSING LP SUITE 1145
94	3000	ILLINOIS	RAYYAN ENTERPRISE INC
95	3428	BONNIE VIEW	SHAG OF MISSISSIPPI INC

Monday, November 15, 2010

FILE NUMBER: Z101-103(RB)

DATE FILED: October 4, 2010

LOCATION: Wandt Drive and Ridge Center Drive, Southeast Corner

COUNCIL DISTRICT: 3

MAPSCO: 61B-V

SIZE OF REQUEST: Approx. 13.2 Acres

CENSUS TRACT: 165.01

APPLICANT/OWNER: Duncanville Independent School District

REPRESENTATIVE: Matt Morgan

REQUEST: An application for an amendment to Specific Use Permit No. 1474 for a Public school on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to add two expansion areas for additional classrooms along the southern property line.

STAFF RECOMMENDATION: Approval, subject to a site plan, landscape plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The request site is developed with a public elementary school.
- On May 22, 2002, the City Council approved SUP No. 1474 for a public school for a permanent time period.
- The applicant proposes to provide for two expansion areas along the site's southern property line, each providing for two additional classrooms (four total).
- The above referenced expansion exceeds that which could be considered by the minor amendment process.

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

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Wandt Drive	Local; 60' ROW
Ridge Center Drive	Local; 60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request for continuation of the public school use. The continuation of the zoning that permits institutional uses within the area is in compliance with the Urban Design Element as is outlined in *fowardDallas!*.

Goal 5.1 Promote a sense of place, safety and walkability

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

Land Use Compatibility: The request site is developed with a public elementary school. The applicant is proposing to provide for two additional expansion areas, each providing for two additional classrooms.

The surrounding area is largely undeveloped with the exception of multifamily uses along the southern half of the Wandt Drive frontage, and the school district's administrative building abutting the southeast corner of the request site. The undeveloped areas provide for a mix of residential and nonresidential uses: MF-1(A)

District Uses to the west (along the site's northern half) and south, and NO(A) and RR District Uses to the north and east.

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.

Staff has determined that the minimal increase in classroom count can be accommodated without creating any negative impact on surrounding uses.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendment and submitted Traffic Management Plan for SUP No. 1474 and determined that it will not significantly impact the surrounding street system. Furthermore, periodic reviews are being recommended to the plan as noted in its inclusion to the attached recommended conditions.

Landscaping: The site possesses landscaping governed by a City Council approved landscape plan. This has been revised to reflect the proposed improvements with provisions for the relocation and/or placement of trees within this portion of the site.

DUNCANVILLE INDEPENDENT SCHOOL DISTRICT
LIST OF OFFICERS

BOARD OF TRUSTEES

- Louis V. McElroy- President, Place 4
- Marlies Peregory-Vice President, Place 3
- Dr. Deborah Harris- Secretary, Place 7
- Tom Kennedy- Place 1
- Phil McNeely- Place 2
- Marshal Wesley – Place 5
- Dorothy Wolverton – Place 6

D.I.S.D.
802 S. MAIN STREET
DUNCANVILLE, TX 75137

2101-103

**STAFF RECOMMENDED AMENDING CONDITIONS FOR SPECIFIC USE PERMIT
NO. 1474 FOR A PUBLIC SCHOOL**

~~10. PICK-UP AND DROP-OFF: A pick-up and drop-off area for students must be provided in the location shown on the attached plan.~~

10. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of a public school other than an open-enrollment charter school must comply with the attached traffic management plan.

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 management plan.

i. 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, 2013. After the initial traffic study, the Property owner or operator shall submit updates to the director by November 1 of each odd-numbered year.

ii. 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.

iii. 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) of Chapter 51A of the Dallas City Code, as amended.

(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.

Existing Conditions

24937

021628

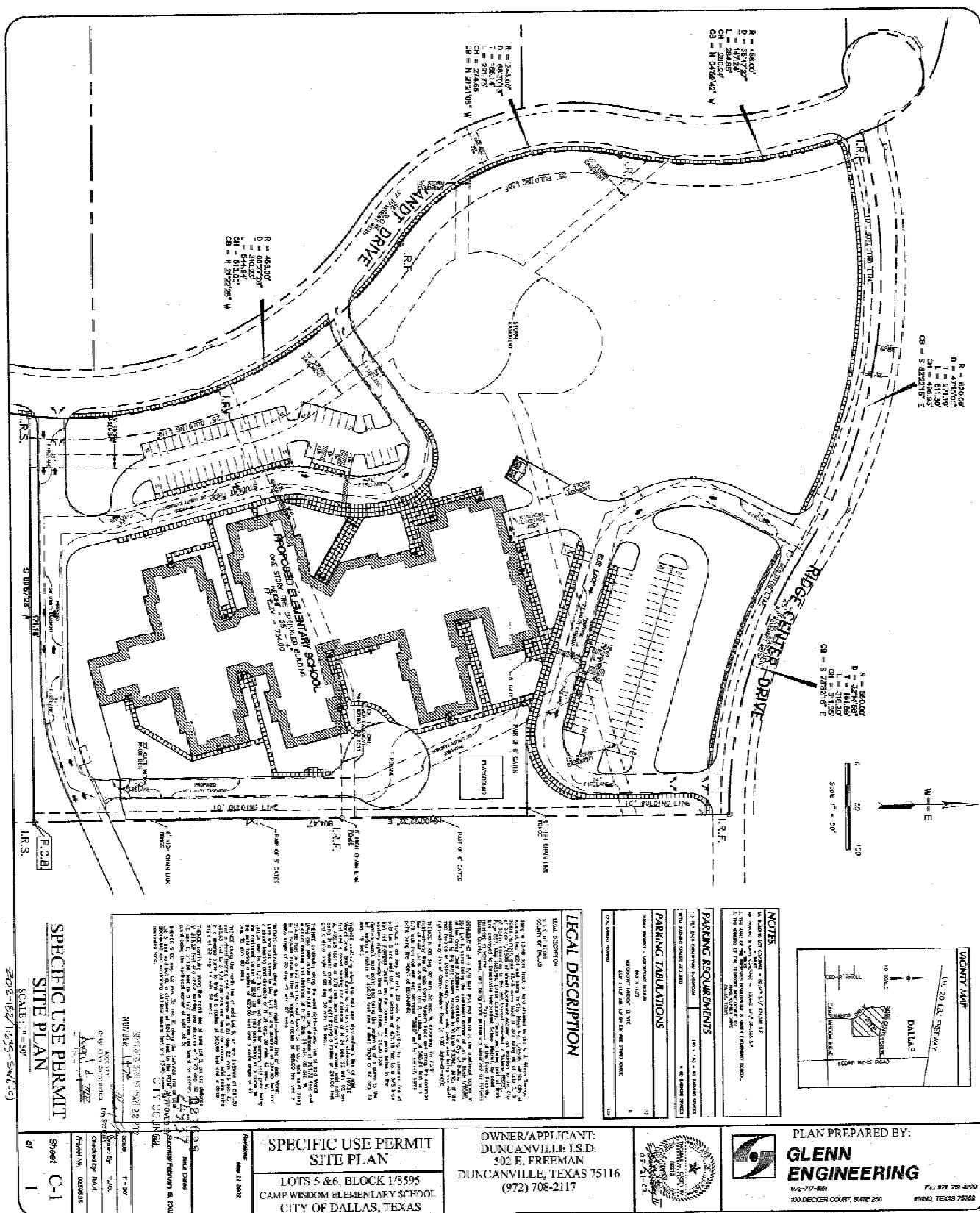
SECTION 1. That the zoning ordinances of the City of Dallas, as amended, are amended insofar as they apply to the property described in Exhibit A attached to and made a part of this ordinance ("the Property"), which is presently zoned an MF-1(A) Multifamily District.

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

1. USE: The only use authorized by this specific use permit is a public school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. OFF-STREET PARKING: Off-street parking required for an elementary school use is one and 1/2 spaces per classroom. All parking for this use, whether required or excess, must be provided in the lots shown on the attached site plan.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan.
7. HOURS OF OPERATION: The hours of operation are limited to the hours between 7:30 a.m. to 4:00 p.m., Monday through Friday.
8. SECURITY: Security must be provided on-site during the hours of operation.
9. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence.
10. PICK-UP AND DROP-OFF: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.
11. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance at all times.
12. 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.







[illegible]

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

GRUBBS RAMSEY, INC.
17101 DALLAS "SAWWAY", 3RD FLOOR
DALLAS, TEXAS 75248
PHONE (412) 267-1294
FAX (412) 267-2474

**SPECIFIC USE PERMIT
LANDSCAPE PLAN**

**CAMP WISDOM ELEMENTARY
ELEMENTARY SCHOOL
DUNCANVILLE ISD • DALLAS, TEXAS**

MAY 22 1966
 ARMY
 Air Service
 1" x 50" 0"
 3/14/02

STREET TRENDS
 The average price of a 100 lb. of live, yearling steers was \$1.00, up from \$0.97 a year ago. The average price of a 100 lb. of live, yearling heifers was \$0.95, up from \$0.92 a year ago. The average price of a 100 lb. of live, yearling cows was \$0.90, up from \$0.87 a year ago. The average price of a 100 lb. of live, yearling bulls was \$0.85, up from \$0.82 a year ago.

GRAIN TRENDS
 The average price of a bushel of corn was \$1.00, up from \$0.97 a year ago. The average price of a bushel of soybeans was \$0.95, up from \$0.92 a year ago. The average price of a bushel of wheat was \$0.90, up from \$0.87 a year ago. The average price of a bushel of oats was \$0.85, up from \$0.82 a year ago.

MEAT TRENDS
 The average price of a pound of beef was \$0.90, up from \$0.87 a year ago. The average price of a pound of pork was \$0.85, up from \$0.82 a year ago. The average price of a pound of lamb was \$0.80, up from \$0.77 a year ago. The average price of a pound of chicken was \$0.75, up from \$0.72 a year ago.

DAIRY TRENDS
 The average price of a gallon of milk was \$0.70, up from \$0.67 a year ago. The average price of a gallon of cream was \$0.65, up from \$0.62 a year ago. The average price of a gallon of butter was \$0.60, up from \$0.57 a year ago. The average price of a gallon of cheese was \$0.55, up from \$0.52 a year ago.

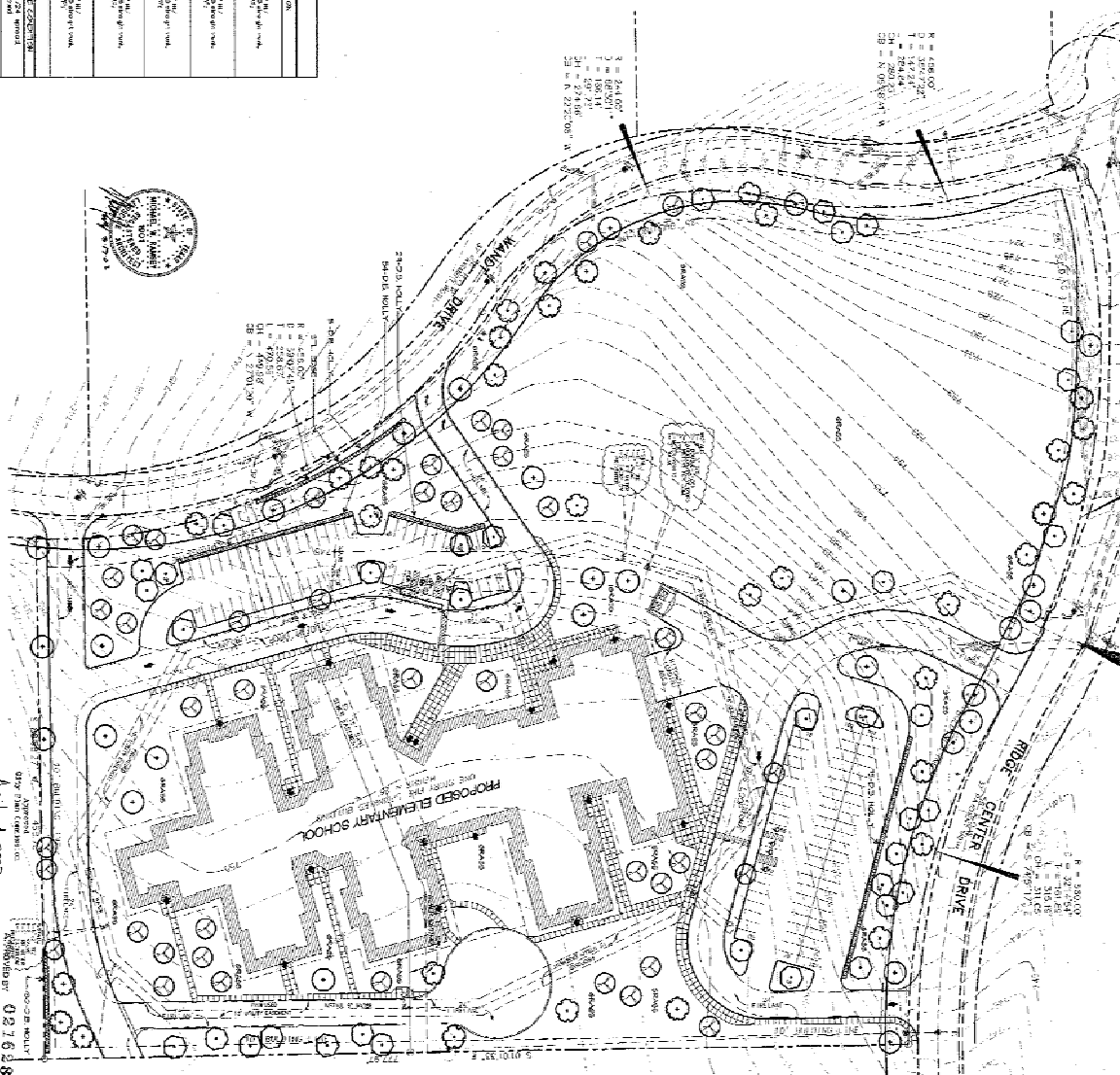
Wool Trends
 The average price of a pound of wool was \$0.50, up from \$0.47 a year ago. The average price of a pound of mohair was \$0.45, up from \$0.42 a year ago. The average price of a pound of cashmere was \$0.40, up from \$0.37 a year ago. The average price of a pound of alpaca was \$0.35, up from \$0.32 a year ago.

Other Trends
 The average price of a bushel of rice was \$0.30, up from \$0.27 a year ago. The average price of a bushel of barley was \$0.25, up from \$0.22 a year ago. The average price of a bushel of rye was \$0.20, up from \$0.17 a year ago. The average price of a bushel of sorghum was \$0.15, up from \$0.12 a year ago.

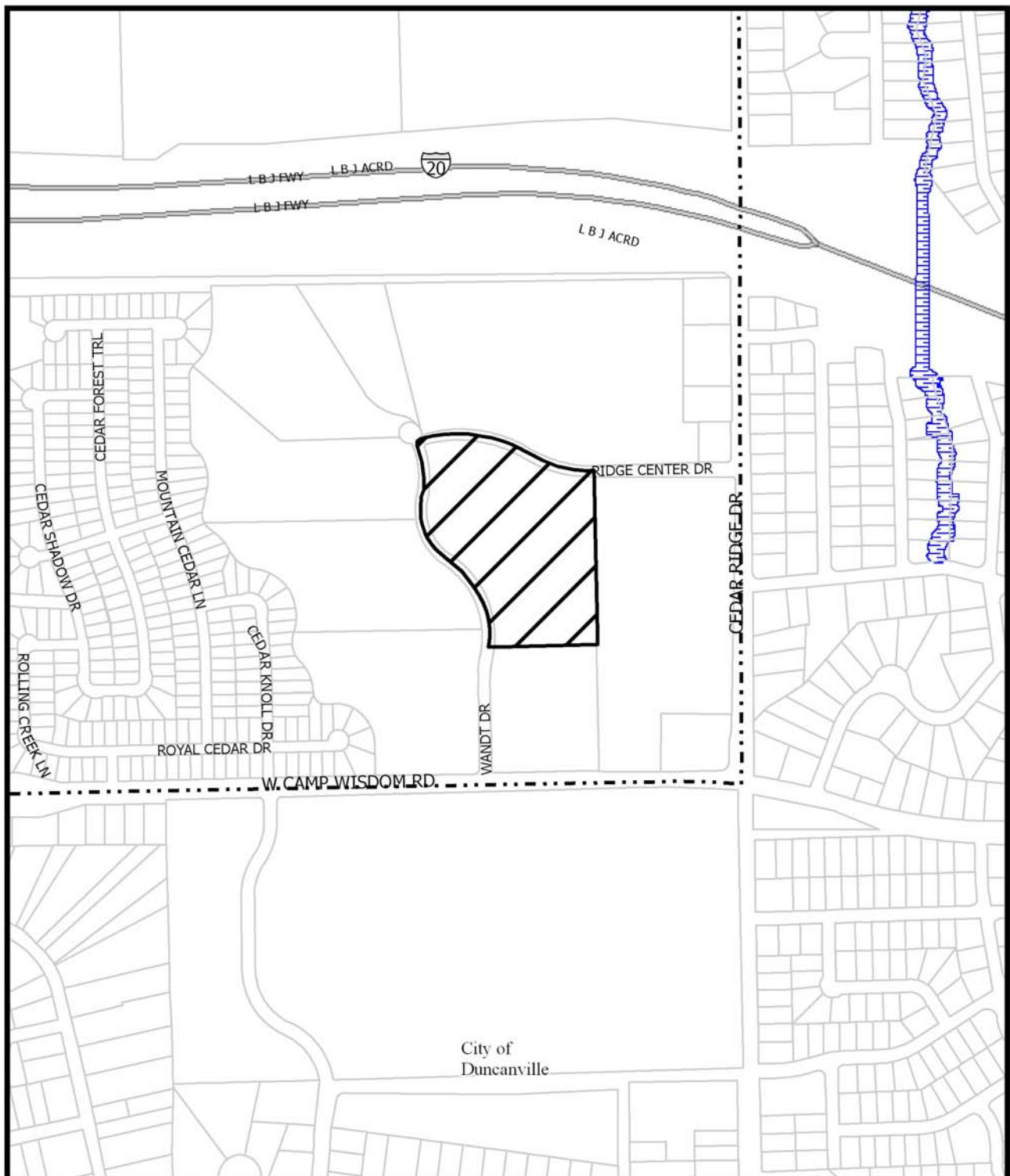
Summary
 The average price of a bushel of grain was \$0.50, up from \$0.47 a year ago. The average price of a pound of meat was \$0.45, up from \$0.42 a year ago. The average price of a gallon of dairy was \$0.40, up from \$0.37 a year ago. The average price of a pound of wool was \$0.35, up from \$0.32 a year ago.

12/27/74

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 08-14-2001 BY 60322 UCBAW/SJS

[illegible]

Existing Landscape Plan



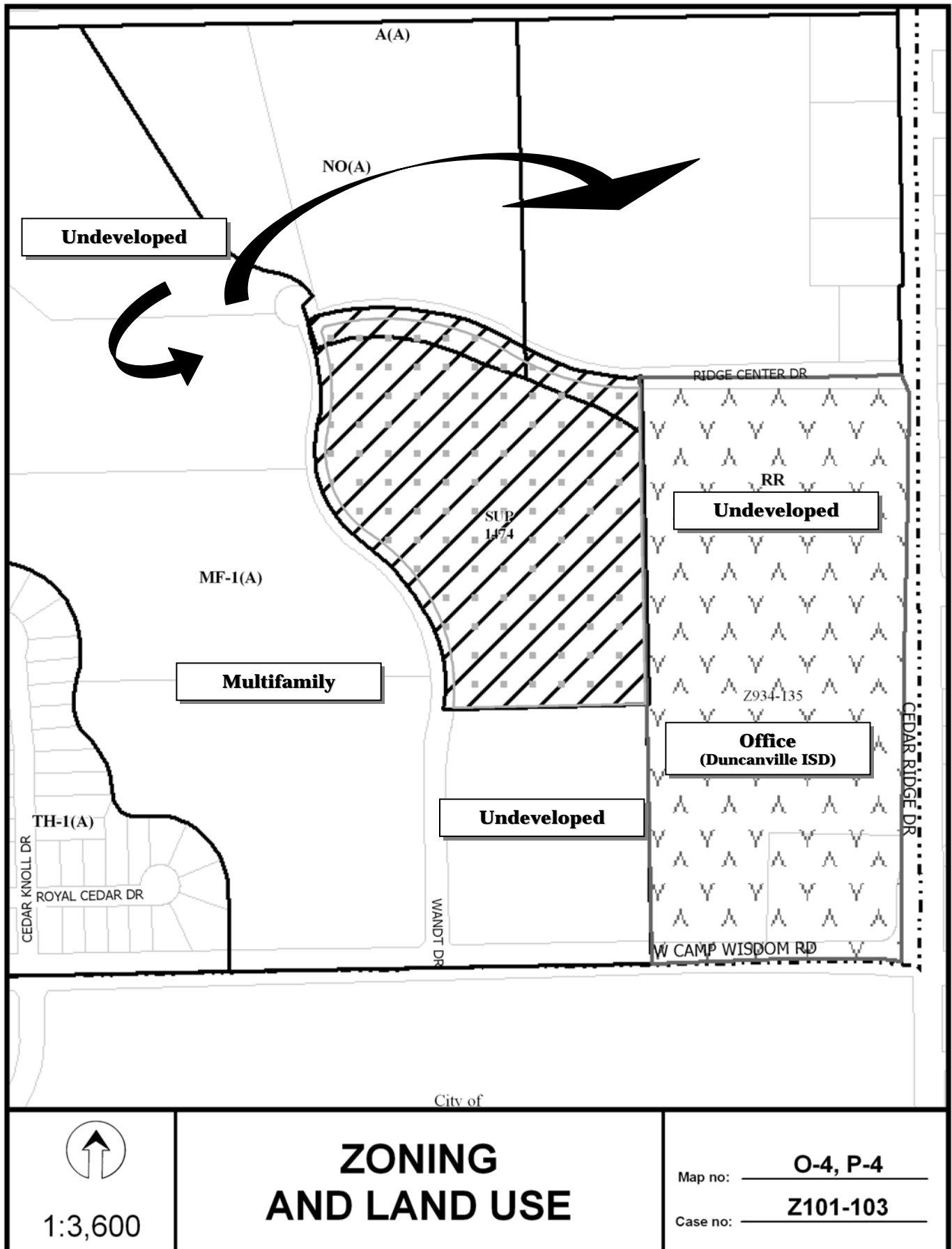
1:7,200

VICINITY MAP


Map no: **O-4, P-4**

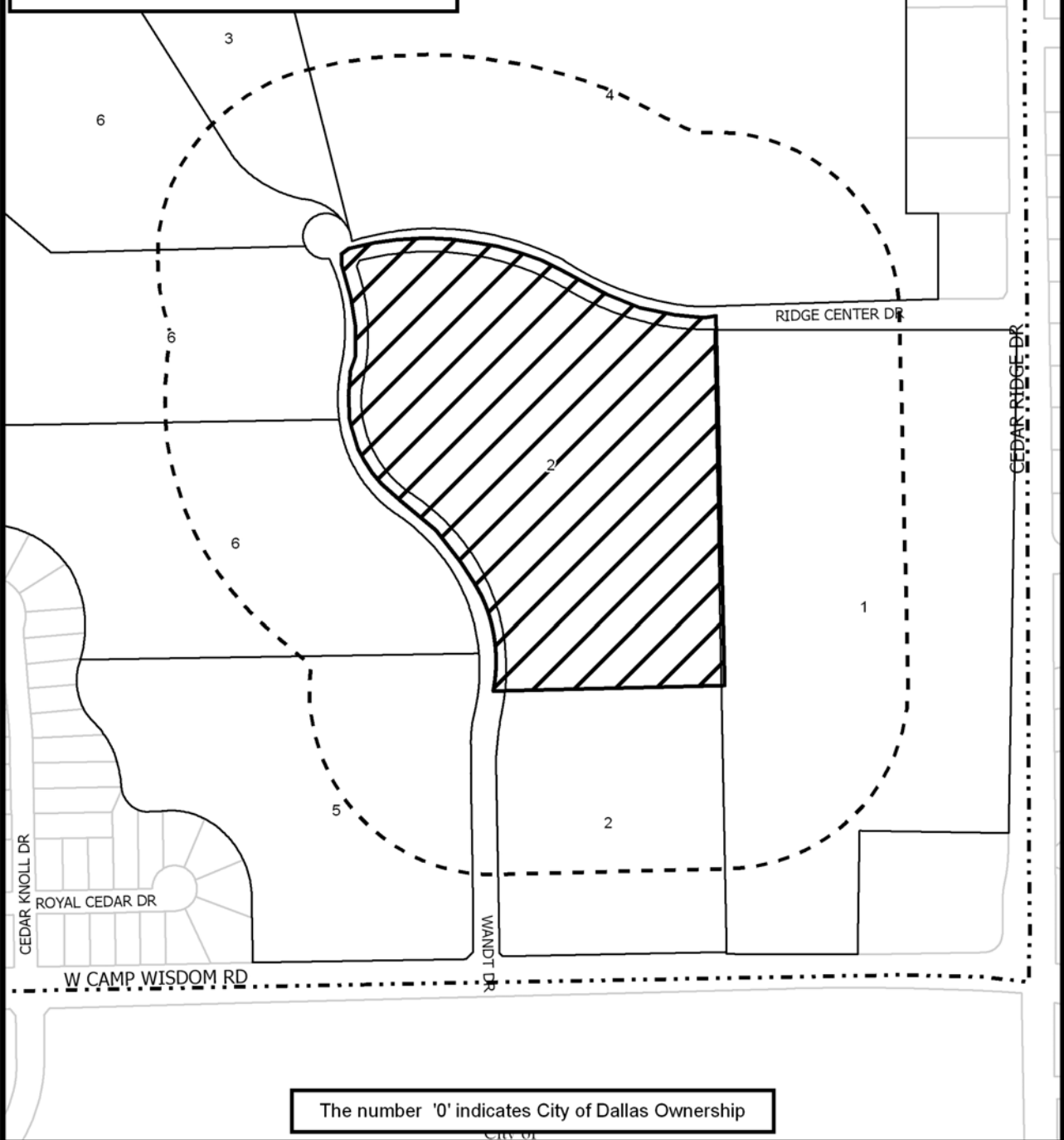
Case no: **Z101-103**

DATE: November 10, 2010



DATE: November 10, 2010

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



1:3,600

NOTIFICATION

400'
6

AREA OF NOTIFICATION
NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **O-4, P-4**
Case no: **Z101-103**

DATE: November 10, 2010

Notification List of Property Owners

Z101-103

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6915 CEDAR RIDGE	DUNCANVILLE ISD
2	6700 WANDT	DUNCANVILLE I S D
3	6200 RIDGE CENTER	TODD & HUGHES CONST CORP % RANDY
HUGHES		
4	6675 CEDAR RIDGE	RACETRAC PETROLEUM INC
5	6363 CAMP WISDOM	ALLIANCE PJWE LTD PS
6	6367 CAMP WISDOM	DUNCANVILLE I S D

Wednesday, November 10, 2010

FILE NUMBER: Z101-111(RB)

DATE FILED: October 19, 2010

LOCATION: Oak Lawn Avenue and Gillespie Street, East Corner

COUNCIL DISTRICT: 14

MAPSCO: 35 W

SIZE OF REQUEST: Approx. 17,076 Sq. Ft.

CENSUS TRACT: 5

APPLICANT/OWNER: Dallas Heartland Partners, Ltd.

REPRESENTATIVE: Kirk Williams

REQUEST: An application for an amendment to the Phase I portion of Planned Development Subdistrict No. 20 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to permit the addition of certain nonresidential uses as well as remove the floor area limitation for two permitted uses.

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

BACKGROUND INFORMATION:

- The Phase I portion of PDS No. 20 is developed with a vacant retail structure and surface parking area on both sides of the building.
- On April 9, 1997, the City Council approved PDS No. 20 for certain mixed uses. The PDS was subsequently amended on May 27, 1998 to permit revisions to the residential phase (Phase II) of the PDS.
- The applicant is requesting an amendment to the conditions to provide for the addition of certain nonresidential uses.

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

<u>Thoroughfare/Street</u>	<u>Existing & Proposed ROW</u>
Oak Lawn Avenue	Principal Arterial; 100' & 100' ROW
Gillespie Street	Local; 50' ROW

STAFF ANALYSIS

Area Plans:

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

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

multiple-family neighborhoods and commercial areas.

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

The site is developed with a vacant retail structure. No additional floor area is requested, nor revisions to either of the surface parking areas on both sides of the building. It is staff's opinion that the existing improvements are consistent with the objectives as stated in this section.

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The Phase I portion of PDS No. 20 is developed with a vacant retail structure and surface parking area on both sides of the building. The applicant is requesting an amendment to the conditions to provide for the addition of certain nonresidential uses.

Surrounding land use consists of a mix of nonresidential (office and retail) uses along Oak Lawn Avenue with the inclusion of a post office west of the site. The balance of this area east of those nonresidential uses fronting the east line of Oak Lawn Avenue consist of low-to-medium density residential uses. It should be noted the Phase II portion of PDS No. 20 abuts Phase I and completes the blockface along Gillespie Street between Oak Lawn Avenue and Welborn Street.

Staff has determined the applicant's requested addition of certain retail uses is consistent with those permitted on adjacent properties established along Oak Lawn Avenue. There is some concern as to the portion of the request to remove the limitation of floor area for two existing uses: restaurant without drive-in or drive-through service and a bar, lounge, or tavern. When adequate onsite parking is not provided, it is staff's opinion that this situation begins to impact adjacent residential uses in that patrons will tend to find the closest on street parking options. As a result, hours of operation of certain uses tends to create foot traffic through residential areas as patrons arrive and leave.

In summary, staff supports the applicant's request, but does recommend that required parking for a use be provided onsite as well as prohibiting any building additions eastward of existing improvements. This will maintain the integrity of preventing nonresidential encroachment eastward towards existing residential uses. The applicant is in agreement with both of these recommended provisions.

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

Off-Street Parking: The Phase I portion of PDS No. 20 provides for 35 off-street parking spaces that serve the building. As noted above, staff is recommending all required parking for any permitted use be provided on-site.

Landscaping: The Phase I portion of PDS No. 20 requires compliance with the approved development/landscape plan. Existing landscaping does not mirror that approved with the creation of the PDS.

It should be noted that existing improvements on this corner lot are served by three drive approaches. Combined with virtually 100 percent of the Phase I area possessing nonpermeable surface area, various streetscape improvements would be difficult to implement. As a result, the chief arborist has worked with the applicant to provide for alternative planting areas/materials that ensure adequate visibility for motorists to see pedestrian and vehicular movements around the site, while providing for areas of landscaping.

Officers and directors of Dallas Heartland Partners, Ltd.

Hibbs Management Company, LLC, General Partner

Billy E. Hibbs, Jr., Partner

Barry L. Jones, Partner

Sheryl M. Roberts, Partner

Robert P. Monaghan, Partner

Gerald W. Barker, Partner

Brenda Thomas, Partner

Z101-111

**STAFF'S RECOMMENDED AMENDING CONDITIONS FOR PLANNED
DEVELOPMENT SUBDISTRICT NO. 20**

SEC. S-20.106. MAIN USES PERMITTED.

(a) Uses permitted in Phase I are as follows:

- Antique store.
- Bakery or confectionary shop.
- Bar, lounge, or tavern.
- Book and stationary store.
- Camera shop.
- Cigar, tobacco, and candy store.
- Clothing store.
- Drug store.
- Florist store.
- Feed store.
- Pet shop.
- Furniture store.
- Second hand store.
- Hardware or sporting goods store.
- Home improvement center.
- Hobby and art supplies store.
- Liquor store.
- Office.
- Paint and wallpaper store.
- Restaurant without drive-in or drive-through service.
- Retail food store.
- Retail store other than listed.
- Swimming pool sales and supply.
- ~~-- Office.~~
- ~~-- Liquor store.~~

SEC. S-20.108. YARD, LOT, AND SPACE REGULATIONS.

(c) Floor area.

(1) Except as provided in this section, [Maximum floor area for a restaurant without drive-in or drive-through service or a bar, lounge, or tavern is 1,500 square feet. For all other uses,] no maximum floor area.

(2) For Phase I, expansion cannot extend eastward within the Property boundary.

SEC. S-20.109. OFF-STREET PARKING AND LOADING.

(a) Phase I.

(1) Consult Part I of this article for the specific off-street parking and loading requirements for each use.~~[Off-street parking and loading for Phase I must be provided as shown on the development/landscape plan.]~~

(2) All required parking must be provided on the Property.

SEC. S-20.112. LANDSCAPING.

(b) Phase I.

(1) Except as provided in this subsection ~~[(b)(2) or (b)(3) below]~~, landscaping must be provided as shown on the development/landscape plan.

(2) ~~[If the building official determines that the proposed trees located in the visibility triangles are unsafe or unreasonably impair the public use of the right-of-way, the affected trees must be planted within the parkway but outside the visibility triangles.]~~

~~(3)~~ Within 12 months of the construction of the parking lot located in Part B as shown on the development/landscape plan, screening must be provided adjacent to the southeast line of the parking lot in accordance with Section 51P-193.126(b)(3)(A). For purposes of this condition, construction of the building located on Part C, as shown on the development/landscape plan, constitutes screening for that portion of the parking lot adjacent to the building.

Division S-20. PD Subdistrict 20.

SEC. S-20.101. LEGISLATIVE HISTORY.

PD Subdistrict 20 was established by Ordinance No. 23082, passed by the Dallas City Council on April 9, 1997. Ordinance No. 23082 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 23082 was amended by Ordinance No. 23522, passed by the Dallas City Council on May 27, 1998. (Ord. Nos. 10962; 21859; 23082; 23522; 25267)

SEC. S-20.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 20 is established on property generally located on the east corner of Oak Lawn Avenue and Gillespie Street. The size of PD Subdistrict 20 is approximately 0.57 acres. (Ord. Nos. 23082; 25267)

SEC. S-20.103. ESTABLISHMENT OF PHASES.

The Property is divided into two phases: Phase I and Phase II. The property descriptions for Phase I and Phase II are labelled Exhibit S-20A. The development/landscape plan (Exhibit S-20B) shows the boundaries of Phase I and Phase II. In the event of a conflict between Exhibit S-20A and the development/landscape plan, Exhibit S-20A controls. (Ord. Nos. 23082; 23522; 25267)

SEC. S-20.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51 and in Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls. In this division, SUBDISTRICT means a subdistrict of PD 193.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this division refer to articles, divisions, or sections in Chapter 51.

(c) Phase I of this subdistrict is considered to be a nonresidential zoning district. Phase II of this subdistrict is considered to be a residential zoning district. (Ord. Nos. 23082; 25267)

SEC. S-20.105. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan. Phase I of this subdistrict consists of the areas described as Part A and Part B on the development/landscape plan. Phase II of this subdistrict consists of the area described as Part C on the development/landscape plan. In the event of a conflict between the provisions of this division and the development/landscape plan, the provisions of this division control. (Ord. Nos. 23082; 23522; 25267)

SEC. S-20.106. MAIN USES PERMITTED.

(a) Uses permitted in Phase I are as follows:

- Bar, lounge, or tavern.
- Restaurant without drive-in or drive-through service.
- Office.
- Liquor store.

(b) The only uses permitted in Phase II are single-family, handicapped group dwelling unit, and multiple-family uses. (Ord. Nos. 23082; 23522; 25267)

SEC. S-20.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult Part I of this article.

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

- Private stable.
- Open storage.

(Ord. Nos. 23082; 25267)

SEC. S-20.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Setbacks. Setbacks must be provided as shown on the development/landscape plan.

(b) Dwelling units. Maximum number of dwelling units permitted on the Property is 12.

(c) Floor area. Maximum floor area for a restaurant without drive-in or drive-through service or a bar, lounge, or tavern is 1,500 square feet. For all other uses, no maximum floor area.

(d) Lot coverage. Maximum lot coverage is as shown on the development/landscape plan.

(e) Maximum structure height and stories.

(1) Maximum structure height and number of stories in Phase I is 36 feet and two stories.

(2) Maximum structure height and number of stories in Phase II is 48 feet and four stories, except for the following:

(A) Structures described in Section 51P-193.123(a)(2)(A) may project an additional 12 feet above the maximum structure height.

(B) Structures with a gable, hip, gambrel, or dome roof may project an additional 12 feet above the maximum structure height. (Ord. Nos. 23082; 25267)

SEC. S-20.109. OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading for Phase I must be provided as shown on the development/landscape plan.

(b) Off-street parking and loading on Phase II must comply with the following regulations.

(1) A minimum of 1.5 off-street parking spaces must be provided for each dwelling unit in Phase II.

(2) Except as provided in this paragraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley if the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley if:

(A) the garage door has a remote automatic control installed that is maintained in working condition; and

(B) no portion of the garage door encroaches into the public right-of-way when it opens or closes.

This paragraph does not authorize the erection of a garage within a required front, side, or rear yard setback. This paragraph applies to the Property in lieu of the regulations contained in Section 51P-193.113(a)(9).

(3) Off-street loading in Phase II must comply with Part I of this article. (Ord. Nos. 23082; 23522; 25267)

SEC. S-20.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23082; 25267)

SEC. S-20.111. ACCESS.

Ingress and egress must be provided as shown on the development/landscape plan. (Ord. Nos. 23082; 25267)

SEC. S-20.112. LANDSCAPING.

(a) In general. Plant materials used for screening must maintain a solid appearance at all times. All plant materials must be maintained in a healthy, growing condition in accordance with Section 51P-193.126.

(b) Phase I.

(1) Except as provided in (b)(2) or (b)(3) below, landscaping must be provided as shown on the development/landscape plan.

(2) If the building official determines that the proposed trees located in the visibility triangles are unsafe or unreasonably impair the public use of the right-of-way, the affected trees must be planted within the parkway but outside the visibility triangles.

(3) Within 12 months of the construction of the parking lot located in Part B as shown on the development/landscape plan, screening must be provided adjacent to the southeast line of the parking lot in accordance with Section 51P-193.126(b)(3)(A). For purposes of this condition, construction of the building located on Part C, as shown on the development/landscape plan, constitutes screening for that portion of the parking lot adjacent to the building.

(c) Phase II.

(1) Landscaping for Phase II must comply with Section 51P-193.126.

(2) For purposes of compliance with Section 51P-193.126, Phase II is a TH subdistrict. (Ord. Nos. 23082; 23522; 25267)

SEC. S-20.113. TREE PRESERVATION.

Tree mitigation must comply with Article X. Trees provided in Phase I may be counted towards the mitigation requirements of Phase II. (Ord. Nos. 23082; 25267)

SEC. S-20.114. SIGNS.

Signs in Phase I must comply with the provisions for business zoning districts contained in Article VII. Signs in Phase II must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23082; 25267)

SEC. S-20.115. GENERAL REQUIREMENTS.

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

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

(c) Except as otherwise specified in this division or shown on the development/landscape plan, development and use of the Property must comply with Part I of this article. (Ord. Nos. 23082; 25267; 26102)

SEC. S-20.116. PAVING.

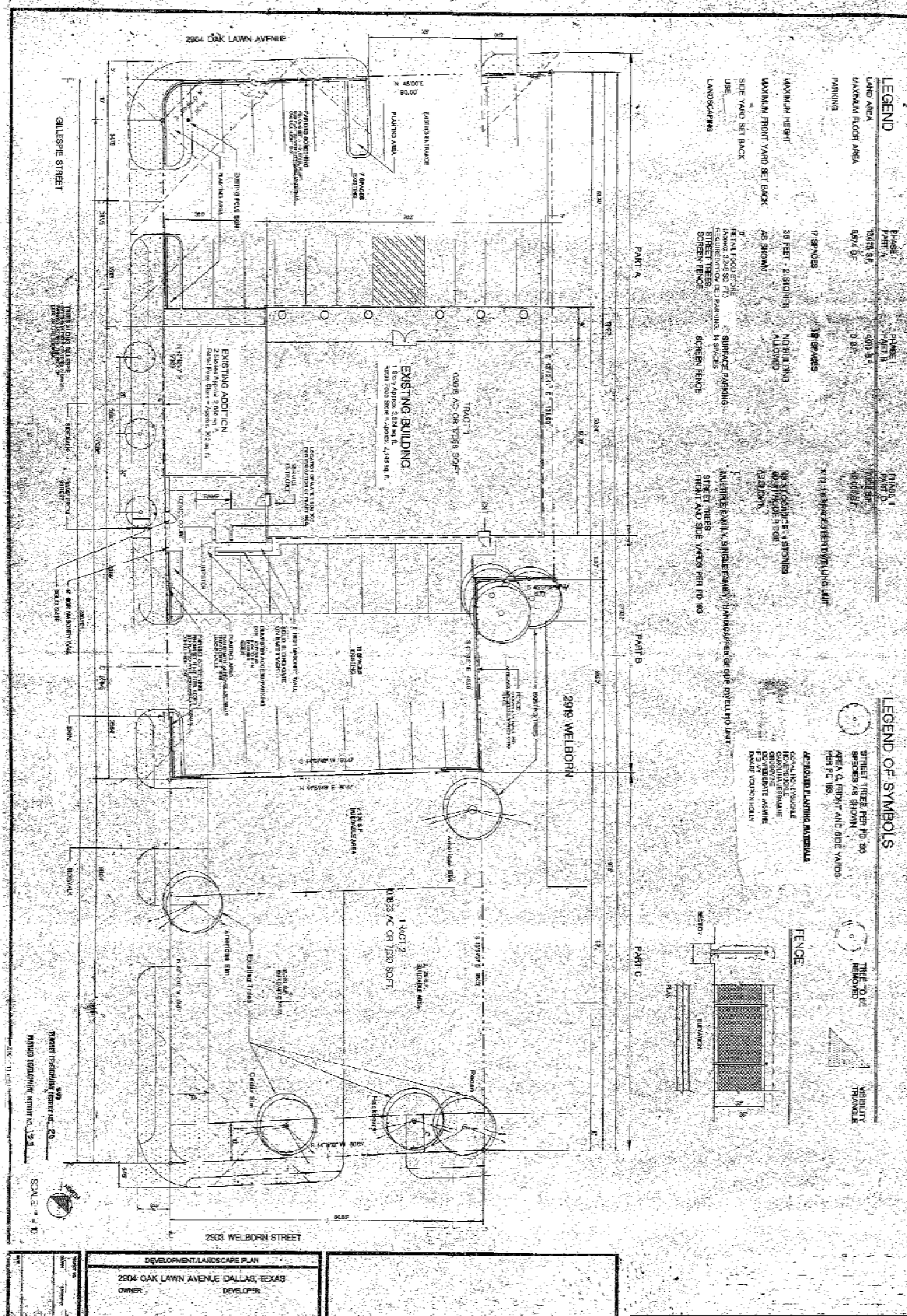
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 23082; 25267; 26102)

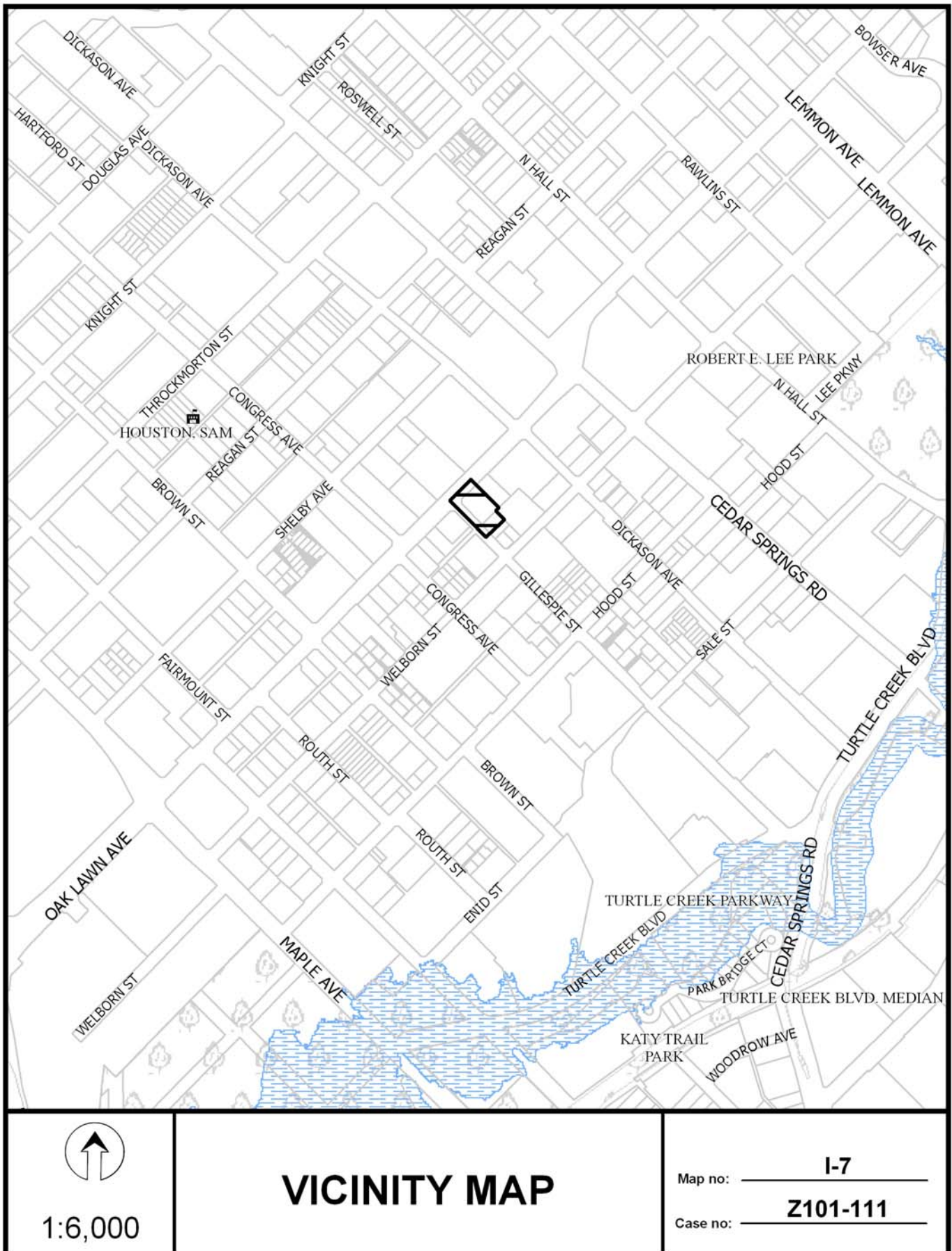
SEC. S-20.117. COMPLIANCE WITH CONDITIONS.

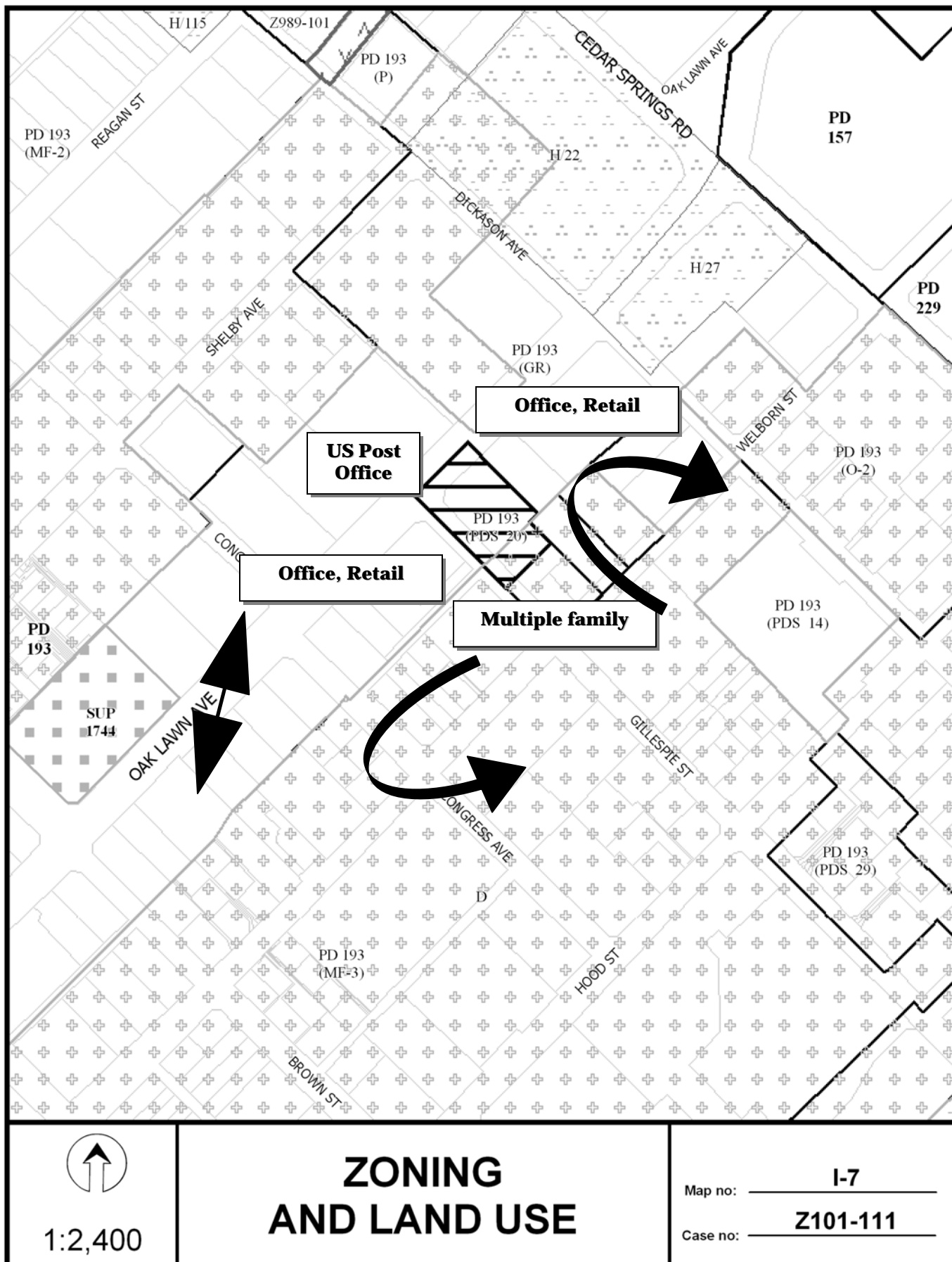
The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23082; 25267; 26102)

SEC. S-20.118. ZONING MAP.

PD Subdistrict 20 is located on Zoning Map No. I-7. (Ord. Nos. 23082; 25267)







The area of request is hatched [diagonal lines symbol]. 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.

OAK LAWN AVE

REAGAN

DICKASON AVE

CEDAR SPRINGS RD

CONGRESS AVE

SHELBY AVE

WELBORN ST

HOOD ST

SALE ST

BROOKVIEW

143 - 164

25

24

27

27

27

28

66

26

12 - 13

1

9

10

11

16

20

18

17

19

21

21

21

21

22

67 - 77

52

98 - 109

57

53

15

29

34

33

32

31

78 - 85

165 - 173

2

110 - 131

86 - 97

35

132 - 142

7

8

47

46

48

45

44

39

43

40

36

5

4

3

174 - 175

49

51

1

0

The number '0' indicates City of Dallas Ownership

 1:2,400	<h1>NOTIFICATION</h1>		Map no: <u>I-7</u>
	<div>500'</div> <div>175</div>	AREA OF NOTIFICATION NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>Z101-111</u>

7-17

Notification List of Property Owners***Z101-111******175Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3700 OAK LAWN	DALLAS HEARTLAND PARTNERS
2	3610 CONGRESS	RAWLINS H EARLE JR EST OF % MARY KATHERINE
RAWLINS		
3	2820 OAK LAWN	RANJBARAN JAMSHID & MARZJEH RANJBARAN
4	2814 OAK LAWN	TEXAS LAND & CAPITAL LTD
5	2808 OAK LAWN	5612 YALE HOLDINGS LP
6	2800 OAK LAWN	JANO AT OAK LAWN LP % THE MEDVE GROUP INC
7	2722 OAK LAWN	CANNON YOUNG PPTIES LP
8	2732 OAK LAWN	CANNON PROPERTIES LP
9	2919 WELBORN	JST REAL ESTATE LLC STE 101
10	2929 WELBORN	CONRADO INC
11	2920 OAK LAWN	INTERPROPERTIES GROUP INC
12	2912 OAK LAWN	SACHDEV PRAVEEN
13	2912 OAK LAWN	SACHDEV PRAVEEN
14	2913 HOOD	TABATABAIE HOSSEIN G
15	3600 GILLESPIE	BAKER DALE & KAY BAKER
16	3014 OAK LAWN	OAK LAWN M E CHURCH
17	3706 DICKASON	OAK LAWN METH CHURCH EXEMPT 1967
18	3703 CEDAR SPRINGS	OAK LAWN METH CH
19	3704 DICKASON	OAK LAWN METH CHURCH
20	3707 CEDAR SPRINGS	BD OF TRUSTEES OAK LAWN UNITED METHODIST
21	3631 DICKASON	OAK LAWN UNITED METHODIST CHURCH
22	3636 DICKASON	3636 DICKASON LLC
23	3015 OAK LAWN	WARWICK MELROSE DLS %WARWICK AMUSEMENT
24	2811 SHELBY	LIBERTY FEDERAL SAVINGS BANK % DOUG PARKER
25	2817 SHELBY	SIARAM PROPERTIES LP STE 525
26	2727 OAK LAWN	CANNON YOUNG PPTIES LP STE 200

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2825 SHELBY	U S POSTAL SERVICE
28	3810 CONGRESS	OAK LAWN PLAZA LP
29	2845 HOOD	SMITH ALEXANDER W & ANNE
30	2841 HOOD	NORRELL STEVE & SHURAH
31	2837 HOOD	LOKEY PAUL E LIZ
32	2833 HOOD	DOROTHY L MANAGEMENT TR I
33	2825 HOOD	COOKE HOWARD F TR
34	2821 HOOD	GANARAJ POSAVANIKE S & RATNA CO
TRUSTEES		
35	2801 HOOD	STONEGATE HOOD PARTNERS L P
36	3780 CONGRESS	GANDOLFO ANA MARIA M & CRISTIAN T
37	2801 WELBORN	BROOKSHIER ANDREW S
38	2811 WELBORN	OTHMAN ANAS R &
39	2813 WELBORN	BIGHAM BRYAN LEE & DEBORAH MASSA
40	2803 WELBORN	PUTMAN ELEANOR POWELL
41	2805 WELBORN	PESTL MARCUS G
42	2807 WELBORN	NEWMAN JULIE
43	2809 WELBORN	MARTIN ROB
44	2729 WELBORN	BOUSTRIDGE MICHAEL
45	3707 CONGRESS	YOUNG CHRISTOPHER R & ELIZABETH P
46	3711 CONGRESS	GREEN DAVID A
47	3715 CONGRESS	MORELAND NANCY
48	3703 CONGRESS	HECKEL PETER A & SHARON L
49	3716 GILLESPIE	GINSBERG LAURIE BECKER & MAJOR
50	3722 GILLESPIE	MEYRAT RICHARD
51	2905 WELBORN	HOFFPAUIR DEBORAH
52	3611 DICKASON	SILVERADO SENIOR LIVING TURTLEE CREEK INC
53	3610 GILLESPIE	MINNA JOHN D & LYNN
54	3610 GILLESPIE	REMICK KARL V
55	3610 GILLESPIE	ROSE BRYAN F &
56	3610 GILLESPIE	HEILMAN RONALD H & KAREN L HEILMAN
57	3610 GILLESPIE	REMICK KARL V & SVETLANA N

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3610 GILLESPIE	MARTIN CHRISTINA B & LUTHER WILLIAM JR
59	3610 GILLESPIE	BURD KENNETH V & TRUST STEPHANIE
60	3610 GILLESPIE	EBERT SEAN A
61	3610 GILLESPIE	KIM BRYANT Y
62	3610 GILLESPIE	DUNN NANCY H
63	3610 GILLESPIE	STEWART JOHN R & INESSA B
64	3610 GILLESPIE	HAN EUGENE
65	2909 OAK LAWN	CH REALTY IV 2929 OAKLAWN LP % CROW
HOLDINGS		
66	2733 OAK LAWN	NICHIREN SHOSHU SOKA GAKKAI OF AMERICAS
67	3627 DICKASON	SMITH TREY
68	3627 DICKASON	ADAMS DAVID G
69	3627 DICKASON	HUGHES STEVEN L
70	3727 DICKASON	SNAPP CHARLES W
71	3627 DICKASON	RICE JAMES L & VONDA L RICE
72	3727 DICKASON	HESTON MATTHEW R
73	3727 DICKASON	BOECKLE SCOTT
74	3627 DICKASON	
75	3627 DICKASON	MACIAS TRIMBLE & MACIAS LLC
76	3627 DICKASON	HARTLEY NICHOLE L UNIT 10 BLDG C
77	3627 DICKASON	GALLI JEFFREY
78	3615 GILLESPIE	WOOD WILLIAM
79	3615 GILLESPIE	MM MUTLIPHE HOLDINGS LLC
80	3615 GILLESPIE	DAVIS GREGORY T
81	3615 GILLESPIE	BOSSLER STANLEY C BLDG I UNIT H
82	3615 GILLESPIE	MARGO WILLIAM W
83	3615 GILLESPIE	BOHDAN ERIK
84	3615 GILLESPIE	MITCHELL KELLY D
85	3615 GILLESPIE	KOELSCH CHRISTOPHER S BLDG II UNIT D
86	2727 HOOD	JOHNSON ELIZABETH G
87	2727 HOOD	HOWE MARTHA
88	2727 HOOD	ABRAMS KERRI ANN

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2727 HOOD	SACHDEV FRAVEEN
90	2727 HOOD	KIEDAISCH SCOTT D UNIT 105
91	2727 HOOD	BURNETT KIRBY
92	2727 HOOD	WRIGHT LAURIE C
93	2727 HOOD	WELLS CORY
94	2727 HOOD	EPPERSON ADAM CHRISTOPHER
95	2727 HOOD	BENNETT MARK L
96	2727 HOOD	NEWELL TIFFANY ANNE UNIT 111
97	2727 HOOD	EVANGELISTA MARJORIE S
98	3618 GILLESPIE	MCRAE WILLIAM H
99	3618 GILLESPIE	LANDRUM MARY E
100	3618 GILLESPIE	MILLER ELAINE K & RICHARD B UNIT A103
101	3618 GILLESPIE	SNYDER ELLIOTT H
102	3618 GILLESPIE	BARBER SCOTT C # A-105
103	3618 GILLESPIE	SIEGAL MICHAEL UNIT 106
104	3618 GILLESPIE	FARRIS EFISIO & LORI
105	3618 GILLESPIE	BEGOR BRUCE & ARTURO FIERRO
106	3618 GILLESPIE	PACE PATRICIA O UNIT 109B
107	3618 GILLESPIE	KOPEC FRANK J & DEBORAH A
108	3618 GILLESPIE	SBEITY ALI UNIT 111
109	3618 GILLESPIE	WHITTIER ANTONIE BLDG B APT 112
110	2728 WELBORN	LINN DIANE E
111	2700 WELBORN	SATYU N & R ENTERPRISES LTD
112	2728 WELBORN	LINN DIANE E UNIT 127
113	2700 WELBORN	ORMSBY BRETT
114	2700 WELBORN	BUTLER GERALD W
115	2700 WELBORN	DUBBELDE TODD UNIT 228
116	2700 WELBORN	WEISFELD RONALD A
117	2700 WELBORN	DEAN ASAD & SHAMA DEAN
118	2700 WELBORN	SOMES FAMILY TRUST UNIT 235
119	2700 WELBORN	MCFARLAIN RANDALL R BLDG 2 UNIT 101

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2700 WELBORN	RYAN SCOTT
121	2700 WELBORN	DULOCK ALBERT V JR
122	2700 WELBORN	SADEQ ABU & TANIA HAQUE
123	2700 WELBORN	SEIBERT EMILY # 203
124	2700 WELBORN	ANDERSON DENISE
125	2700 WELBORN	VENEGAS ARTURO
126	2700 WELBORN	LESZINSKI SLAWOMIR
127	2700 WELBORN	MERTENS KATHLEEN
128	2700 WELBORN	CARPENTER BLAIR &
129	2700 WELBORN	ELMORE RYAN D UNIT 211
130	2700 WELBORN	WALKER JOHN POWELL
131	2700 WELBORN	HANLON BRION 316
132	2727 WELBORN	HUMPHRIES JOHN F JR
133	2727 WELBORN	LEE MINDY MAO
134	2727 WELBORN	CARIERE JOHN
135	2727 WELBORN	CARIERE JOHN PAUL
136	2727 WELBORN	SHREVEPORT GROUP LLC THE
137	2727 WELBORN	WALGAMA RUWANI M UNIT 106
138	2727 WELBORN	DACHSANGVORN PIKULKAEW O UNIT 107
139	2727 WELBORN	GILBERT JR RICHARD A UNIT #108
140	2727 WELBORN	DEPPERSCHMIDT MARK
141	2727 WELBORN	THE SHREVEPORT GROUP LLC
142	2727 WELBORN	TRUONG DUY D & WEIWEI JUAN
143	2907 SHELBY	KELSCH DAVID R
144	2909 SHELBY	BUSHE PRISCILLA W BLDG A UNIT 2909
145	2929 SHELBY	MAH YEE CHING BLDG A UNIT 2929
146	2931 SHELBY	TORRES JUAN A BLDG A UNIT 2931
147	2925 SHELBY	ALOISIO GINA M
148	2927 SHELBY	BOLDEN LARRY BLDG B UNIT 2927
149	2947 SHELBY	LEWIS RICHARD S BLDG B UNIT 2947
150	2949 SHELBY	THRESHER STUART D UNIT 2949

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2911 SHELBY	MENDOLIA PAUL JR BLDG C UNIT 2911
152	2913 SHELBY	PALMER BRIAN K
153	2915 SHELBY	JJEMMA LLC
154	2917 SHELBY	MCLEAN PATRICIA A
155	2919 SHELBY	MCLARRY ELIZABETH
156	2921 SHELBY	ARNETT MARGARET L
157	2923 SHELBY	HEADINGS THEODORE H
158	2933 SHELBY	RIVIELLO CHRISTINE UNIT 2933
159	2935 SHELBY	BRAY WADE
160	2937 SHELBY	RODRIGUEZ ROSA M
161	2939 SHELBY	COLE CRAIG
162	2941 SHELBY	DICKERSON JEFFREY H UNIT 2941 BLDG C
163	2943 SHELBY	YOUNG KAREN E
164	2945 SHELBY	OBRIEN ANN LOUISE
165	2802 WELBORN	SHUGHRUE CYNTHIA L & CARLOS L BARRAGUE
166	2804 WELBORN	BOUNDS JAMES T III UNIT 2
167	2806 WELBORN	FUNK JUDITH EHMAN
168	2808 WELBORN	BORLENGHI ELLEN S
169	2810 WELBORN	SCOTT LLOYD & ALVIN C TISDALE
170	2812 WELBORN	JANSING WILLIAM S
171	2814 WELBORN	BOLIN DENNIS L UNIT 7
172	2816 WELBORN	ENGLISH RICK L & SUSAN P
173	2818 WELBORN	GUZZETTI WILLIAM L
174	2815 WELBORN	WAIATARUA INC %STEVE STRANGE
175	2815 WELBORN	WAIATARUA INC % STEVE STRANGE

Planner: Mike Grace, AICP

FILE NUMBER:	Z101-116(MG)	DATE FILED:	October 28, 2011
LOCATION:	Malcolm X Boulevard and Louise Avenue, northwest corner		
COUNCIL DISTRICT:	2	MAPSCO:	R-45 and N-46
SIZE OF REQUEST:	Approx. 1.78 acres	CENSUS TRACT:	33.0

APPLICANT / OWNER: Central Dallas CDC

REPRESENTATIVE: Audra Buckley

REQUEST: An application for an MU-1 Mixed Use District on property zoned an IM Industrial Manufacturing District

SUMMARY: The purpose of the proposed zoning change is to allow for the development of 50 detached multifamily dwelling units and an office building.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The 1.78 acre site has been cleared of all structures and is currently vacant.
- The proposed rezoning will allow the development of 50 dwelling units and an office building.
- The applicant proposes to abandon the un-built portion of Orleans Street that runs through the subject site. Abandonment of right-of-way will be processed through the Real Estate Division and will involve the platting process.
- Commercial development exists to the south of the site while vacant land also exists to the south, east and north of the site. Commercial development exists to the west on the west side of I-45.

Zoning History: There have been four recent zoning changes requested within the immediate vicinity.

- | | | |
|----|----------|--|
| 1. | Z090-240 | On January 26, 2011 the City Council approved a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District on the northeast corner of S. Malcolm X Blvd. and Dawson Street. |
| 2. | Z090-140 | On August 11, 2010 the City Council approved the renewal of Specific Use Permit No. 1765 for a Recycling buy-back center use on property zoned an IM Industrial Manufacturing District located on the Northwest Line of Hickory Street, East of Malcolm X Boulevard. |
| 3. | Z078-289 | On May 27, 2009 the City Council denied a Specific Use Permit for a recycling buy-back center use on property zoned an IM Industrial Manufacturing District located on the Northwest side of Hickory Street, east of Malcolm X Boulevard. |
| 4. | Z045-216 | On August 10, 2005 the City Council approved an MU-1 Mixed Use District |

on property zoned an IM Industrial Manufacturing District located on the southeast corner of Interstate 30 and Interstate 45.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Malcolm X Blvd.	Collector	60 ft.	60 ft.
Louise Street	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	IM	Vacant
North	MU-1	Vacant
South	IM	Vacant/commercial
East	IM	Vacant
West	PD-317	Commercial

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

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

LAND USE

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 1.78 acre site has been cleared of all structures and is currently vacant. The property fronts S. Malcolm X Boulevard on the east, Louise Avenue on the south, an elevated segment of interstate 45 on the west and vacant land under common ownership to the north. The proposed rezoning will allow the development of 50 dwelling units and an office building. The applicant proposes to abandon the unbuilt portion of Orleans Street that runs through the subject site. Commercial development exists to the south of the site while vacant land also exists to the south, east and north of the site. Commercial development exists to the west on the west side of an elevated segment I-45. Property immediately adjacent to the north is zoned MU-1.

As previously noted, the subject site is located in an Urban Mixed Use Building Block as determined by the Comprehensive Plan and is located near the southeast corner of the intersection of Interstates 30 and 45. MF Multi-family zoning was not sought as it does not allow office uses beyond those associated with a multi-family development. The MU-1 zoning designation allows the proposed multifamily and office uses and is representative of the types of development expected in this building block.

Staff has reviewed and supports the applicant's request. Staff believes that the proposed zone change will not adversely affect the safety of the surrounding area.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM - Existing Vacant	15'*/0'	30'*/0'	NA	110'	80%	NA	Commercial
MU-1– Proposed Mixed Use	15'/20'	20'/0'	15/20/25	90'/120'	80%	NA	Commercial/residential

Parking: Parking must be provided in compliance with the Dallas Development Code.

Landscaping: Any new landscaping must meet Article X requirements.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed this request and finds no outstanding issues.

**CENTRAL DALLAS COMMUNITY
DEVELOPMENT CORPORATION**

Name

Office Held

Sam Coats

President

Dan Hopkins

Vice President/Treasurer

Allene Medlock

Secretary

David Dunnigan

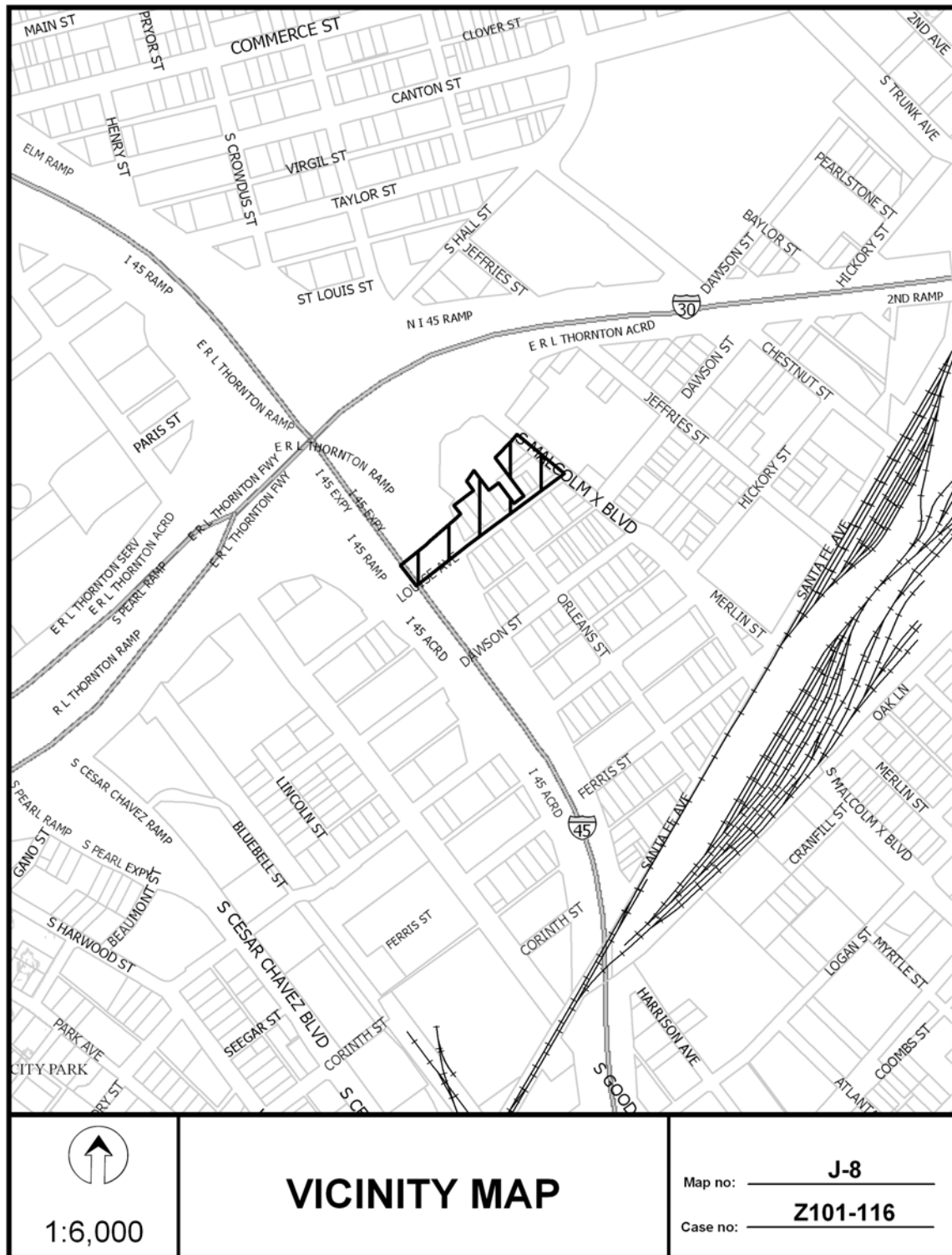
Board Member

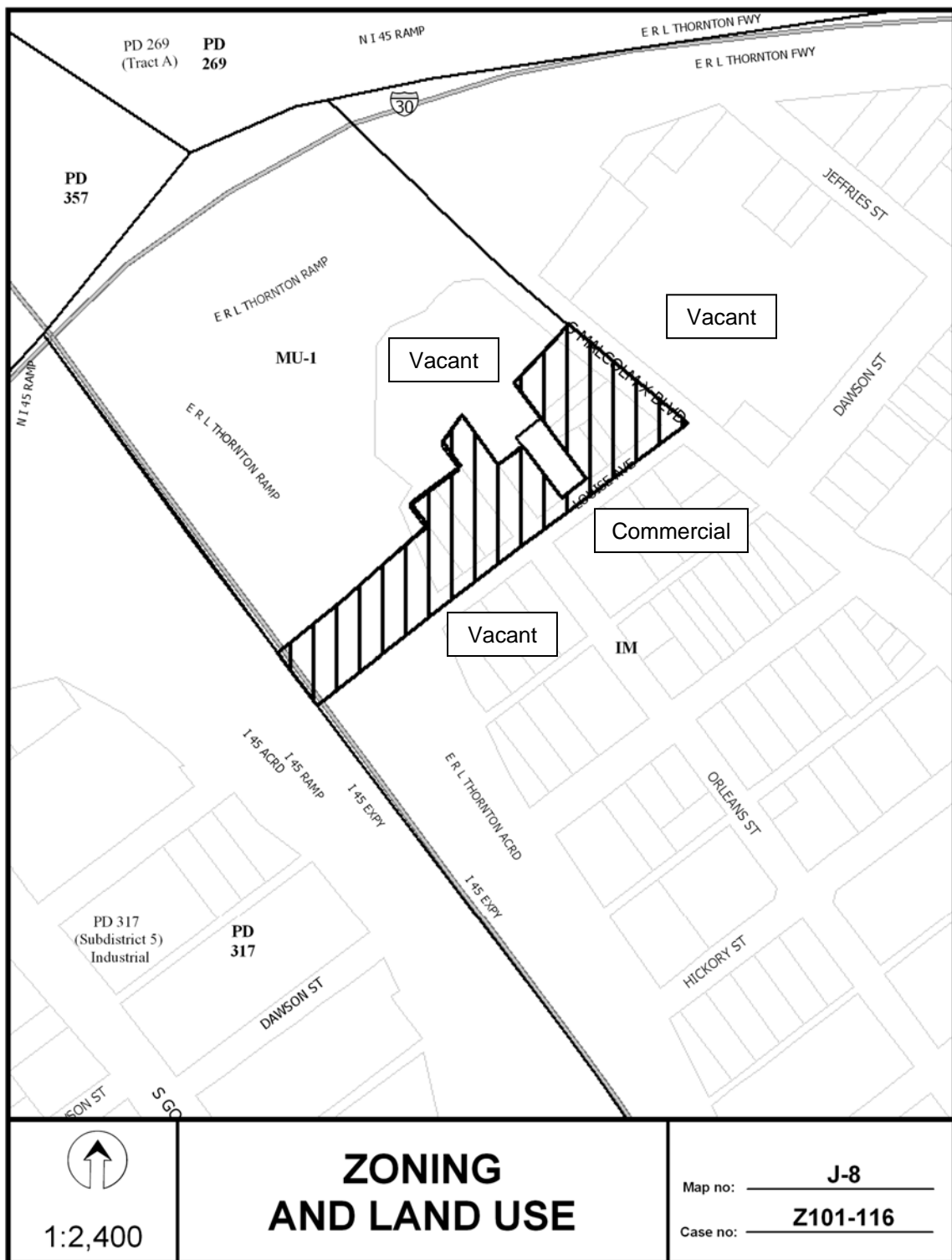
Chad Schieber

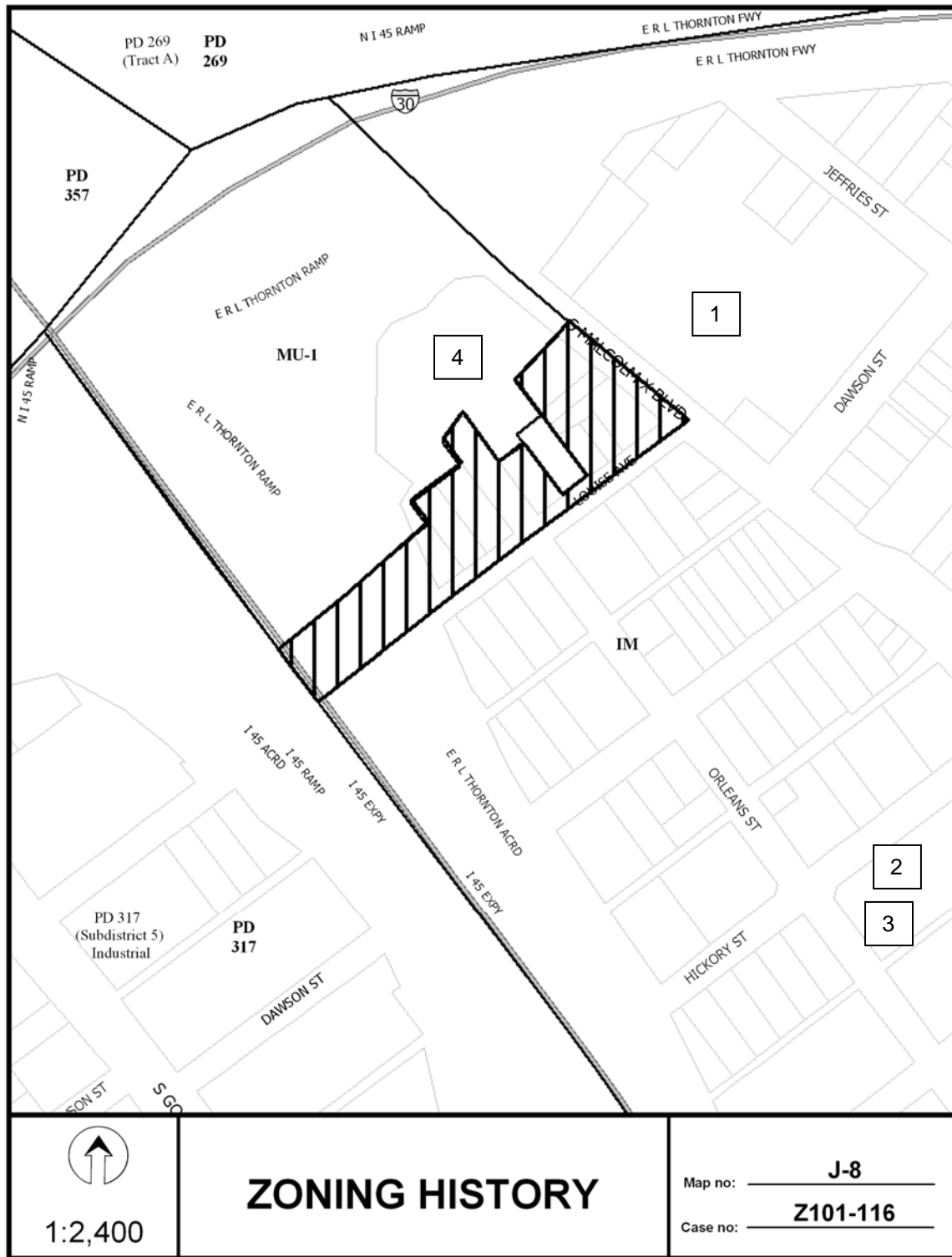
Board Member

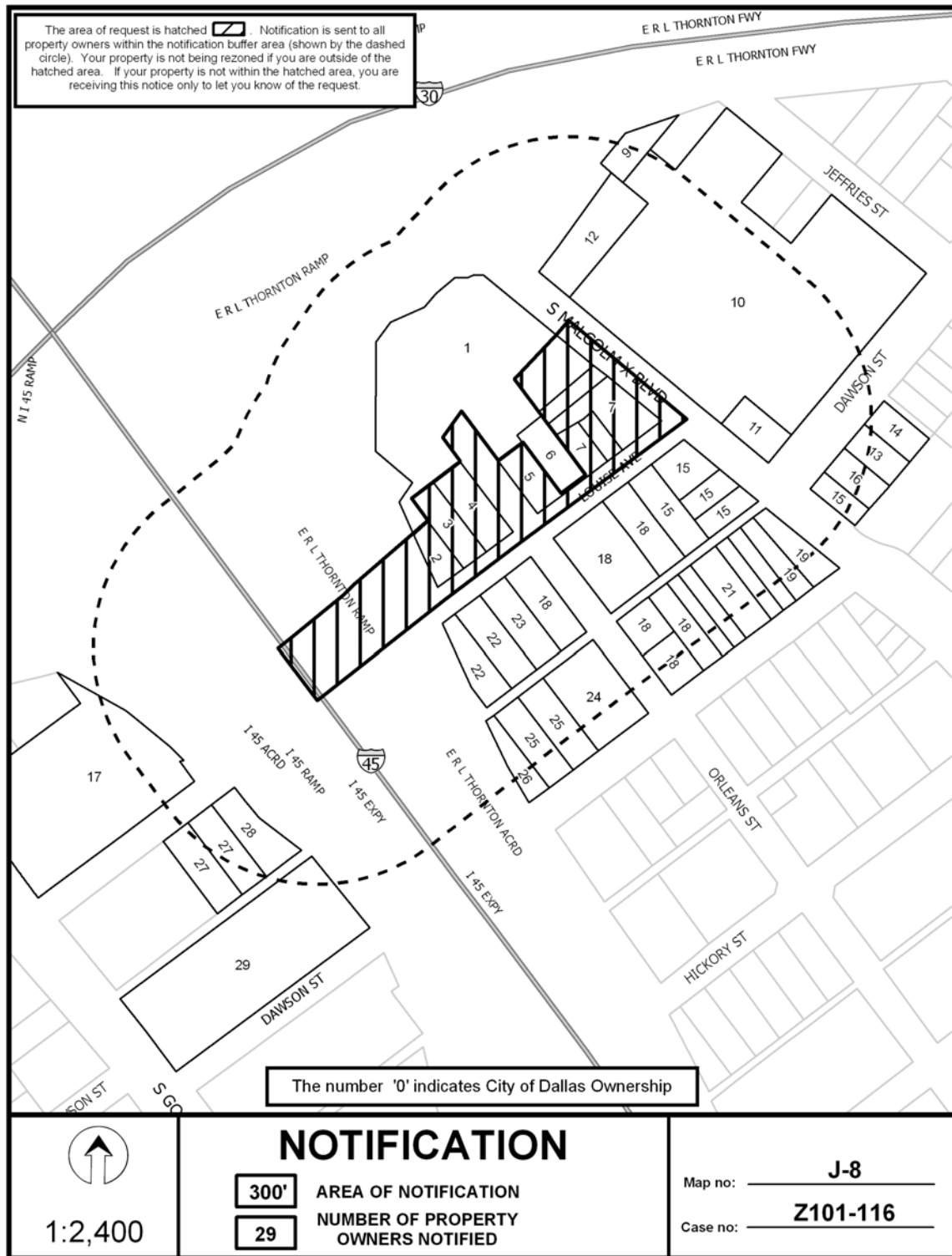
Lynda Zimmerman

Board Member









Notification List of Property Owners

Z101-116

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1531 MALCOLM X	NOONDAY PROPERTIES LLC
2	2625 LOUISE	CENTRAL DALLAS COMMUNITY DEV CORP
3	2627 LOUISE	DILLARD VERONICA A &
4	2631 LOUISE	CENTRAL DALLAS COMMUNITY DEV CORP
5	2701 LOUISE	CENTRAL DALLAS COMMUNITY DEV CORP
6	2705 LOUISE	MCCOY AURORA VEGA ET AL
7	2709 MALCOLM X	CENTRAL DALLAS COMMUNITY DEV CORP
8	1611 MALCOLM X	HIGHLAND PK PRESBYTARIAN CHURCH
9	1601 JEFFRIES	BERKSHIRE ENTERPRISES INC %REGGIE L SCHLEISMAN
10	1610 MALCOLM X	CDM CENTER OF HOPE INC
11	2801 DAWSON	STUBBS ROBERT B
12	1600 MALCOLM X	CDM CENTER OF HOPE INC
13	2808 DAWSON	RAMIREZ HERMAN
14	2812 DAWSON	GARCIA FRED
15	2800 MALCOLM X	MERENDINO JOHN
16	2804 DAWSON	RODRIGUEZ PHILLIP
17	2525 LOUISE	BRIDGFORD DISTRIBUTING CO
18	2711 ORLEANS	DUARTE & MENDOZA INVESTMENTS INC
19	2723 DAWSON	GLASFLOSS INDUSTRIES INC
20	2717 DAWSON	PEREZ BLAS & ASUNCION
21	2713 DAWSON	FLORES SOCORRO
22	2624 LOUISE	ORCHARD JAMES WILLIAM
23	2628 LOUISE	STEADHAM WANDA GAIL
24	2633 DAWSON	ORCHARD JAMES W III
25	2625 DAWSON	ARMSTRONG BERGER PARTNERS
26	2617 DAWSON	TAXCO INVESTMENTS INC

Friday, December 10, 2010

Z101-116 (MG)

Label # Address

27	2524	LOUISE
28	2528	LOUISE
29	2525	DAWSON

Owner

BOYD ROBERT DEAN ET AL
CLEAR CHANNEL OUTDOOR INC SUITE 500
DUARTE ALFREDO & JESSE MENDOZA PT

Friday, December 10, 2010

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****Planner: Olga Torres-Holyoak****FILE NUMBER:** Z101-118(OTH) **DATE FILED:** November 5, 2010**LOCATION:** On the north side of Park Lane, west of North Central Expressway**COUNCIL DISTRICT:** 13 **MAPSCO:** 26- S-**SIZE OF REQUEST:** Approx. 2.68 acres **CENSUS TRACT:** 78.01

OWNER: Park Lane Partners, L.P.**APPLICANT:** Judith Lindo**REPRESENTATIVE:** Delbert D. Shuford**REQUEST:** An application for a Specific Use Permit for a financial institution with drive-in window on property zoned Tract 1A within Planned Development District No. 260.**SUMMARY:** The applicant proposes to continue the operation of the existing financial institution with drive-in window.**STAFF RECOMMENDATION:** Approval, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site and landscape plans and conditions.

BACKGROUND INFORMATION:

- The request site is utilized for a financial institution with drive-in window. The applicant is requesting a Specific Use Permit for a financial institution with drive-in window. Specific Use Permit No. 1414 was approved by City Council on August 9, 2000 for a period of ten years with eligibility for automatic renewals of additional ten year periods on this site.
- The request site also has Specific Use Permit No. 1575 for a medical clinic or ambulatory surgical center. The suite is currently vacant.
- The applicant failed to submit the application for automatic renewal within the required period to obtain automatic renewal. SUP No. 1414 was removed from the zoning map, therefore, the application must be considered by City Plan Commission and City Council for an SUP. The conditions and site and landscape plan for the SUP will remain unchanged from that approved for SUP 1414, included in this report.
- The property is currently utilized for a financial institution with drive-in window, vacant and retail uses. The property is surrounded by a senior living facility to the north, medical offices to the east, retail to the south and a private school to the west.

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

1. Z056-225 On Wednesday, June 28, 2006, City Council approved the renewal of Specific Use Permit No. 1447 for a private school for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions on property located on the northeast corner, of Park Lane, and Boedeker Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Park Lane	Collector	60 ft.

Land Use:

	Zoning	Land Use
Site	PD No. 260 Tract 1A & SUP No. 1575	Financial institution, vacant and retail
North	PD No. 260 Tract 6	Senior Living Facility
East	PD No. 260 Tract 1A & SUP No. 1569	Medical Offices
South	RR	Retail
West	R-7.5(A) & SUP NO. 1447	Private School

COMPREHENSIVE PLAN:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within an Urban Neighborhood and a Business Center or Corridors.

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

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums

or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The site is currently developed with a one-story, multi-tenant building. The property is located in Tract 1A, within Planned Development District No.260 and Specific Use Permit No. 1575 for a medical clinic or ambulatory surgical center use. The applicant is requesting a Specific Use Permit for a financial institution. The financial institution area occupies 1,500 square feet.

The applicant proposes to continue the use of the property as a financial institution with drive-in window. The conditions and site and landscape plan for the SUP will remain unchanged as those approved for SUP No. 1414, previously on this site.

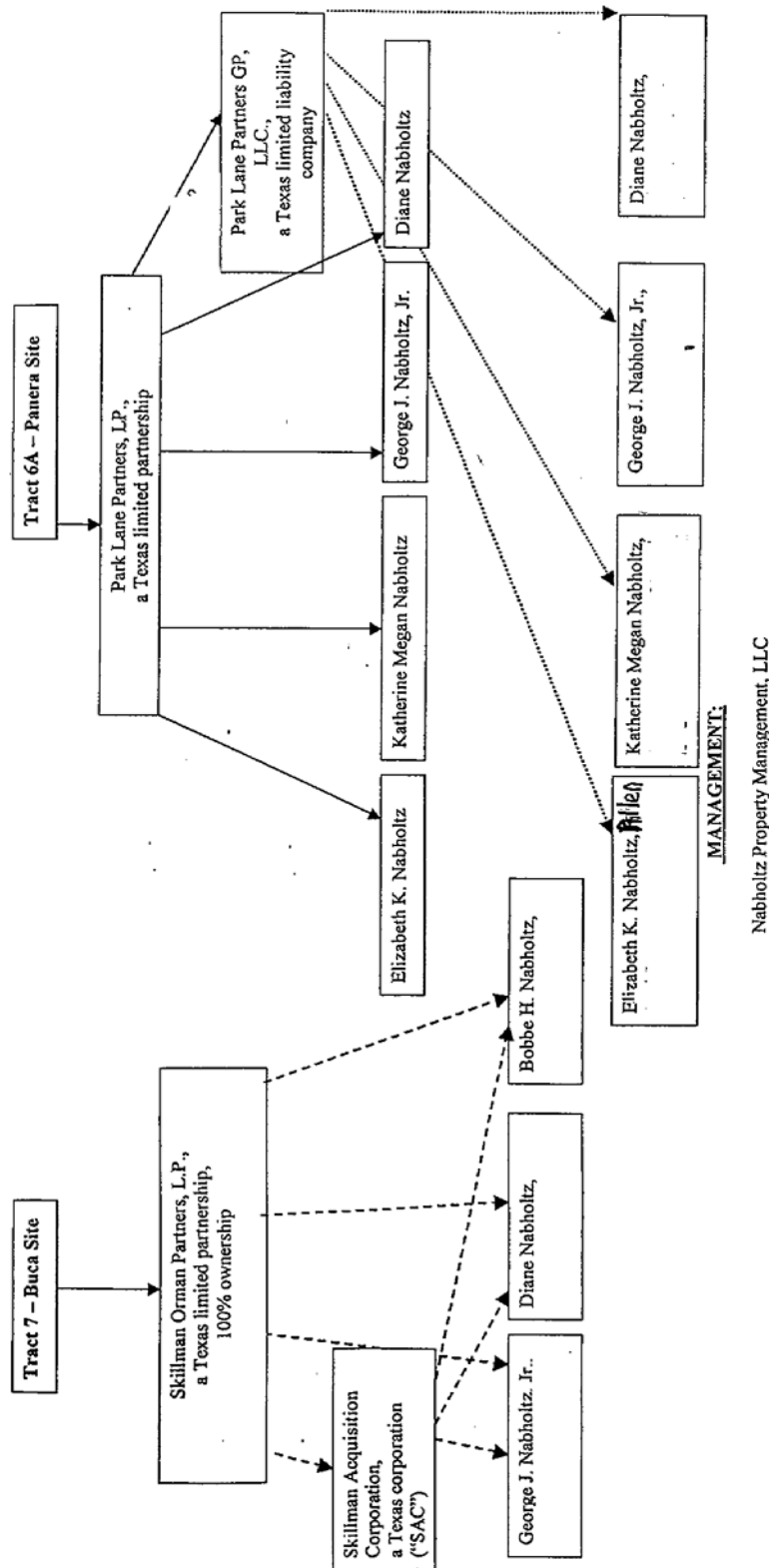
The land uses on the site are a financial institution with drive in window, vacant and retail uses. The property is surrounded by a senior living facility to the north, medical offices to the east, retail to the south and a private school to the west.

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 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 applicable zoning regulations and standards.

Z101-118(OTH)

Staff recommends approval of the applicant's request subject to the attached site and landscape plans and conditions. The proposed development should not have any adverse affect on the surrounding areas.

PARTNERS AND OFFICERS



Citibank Officers

List of Officers:

Bruce Reeves, Branch Manager. 7839 Park Lane, Ste 130, Dallas TX 75225

Molly Owczar, Asst Branch Mgr. 7839 Park Lane, Ste 130, Dallas TX 75225

Deborah Daniel, Area Operations Mgr. 6251 Eldorado Pkwy, McKinney TX 75070

Gayla Bandelin, Area Manager. 4000 Regent Blvd, Irving TX 75063

PROPOSED CONDITIONS

Same conditions as SUP No. 1414 previously in the same location)

24.30

North 68°38'08" East, a distance of 303.01 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a central angle of 82°58'06", a radius of 18.00 feet, an arc length of 26.07 feet, and a chord bearing of South 69°52'51" East, 23.85 feet to a 5/8" iron rod set for corner;

THENCE North 61°37'02" East, a distance of 21.23 feet to an 'x' cut set for corner, said 'x' cut being the beginning of a curve to the right having a central angle of 21°47'46", a radius of 377.20, an arc length of 143.49 feet, and a chord bearing of South 30°02'03" East, 142.63 feet to a 5/8" iron rod set for corner;

THENCE DUE SOUTH, a distance of 201.19 feet to the POINT OF BEGINNING and containing 116,723 square feet or 2.68 acres of land.

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

1. USE: The only use authorized by this specific use permit is a financial institution with drive-in window.
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 ten-year period, and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of CHAPTER 51A "PART II OF THE DALLAS DEVELOPMENT CODE," 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 applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy growing condition.
5. LOT COVERAGE: Lot coverage for Tract 1A may not exceed 17 percent.
6. FLOOR AREA: Floor area for Tract 1A may not exceed 20,000 square feet.
7. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.

8. OFF-STREET PARKING: A minimum of 148 off-street parking spaces must be provided in the location shown on the attached site plan.
9. MAINTENANCE: The entire premises 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.

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.

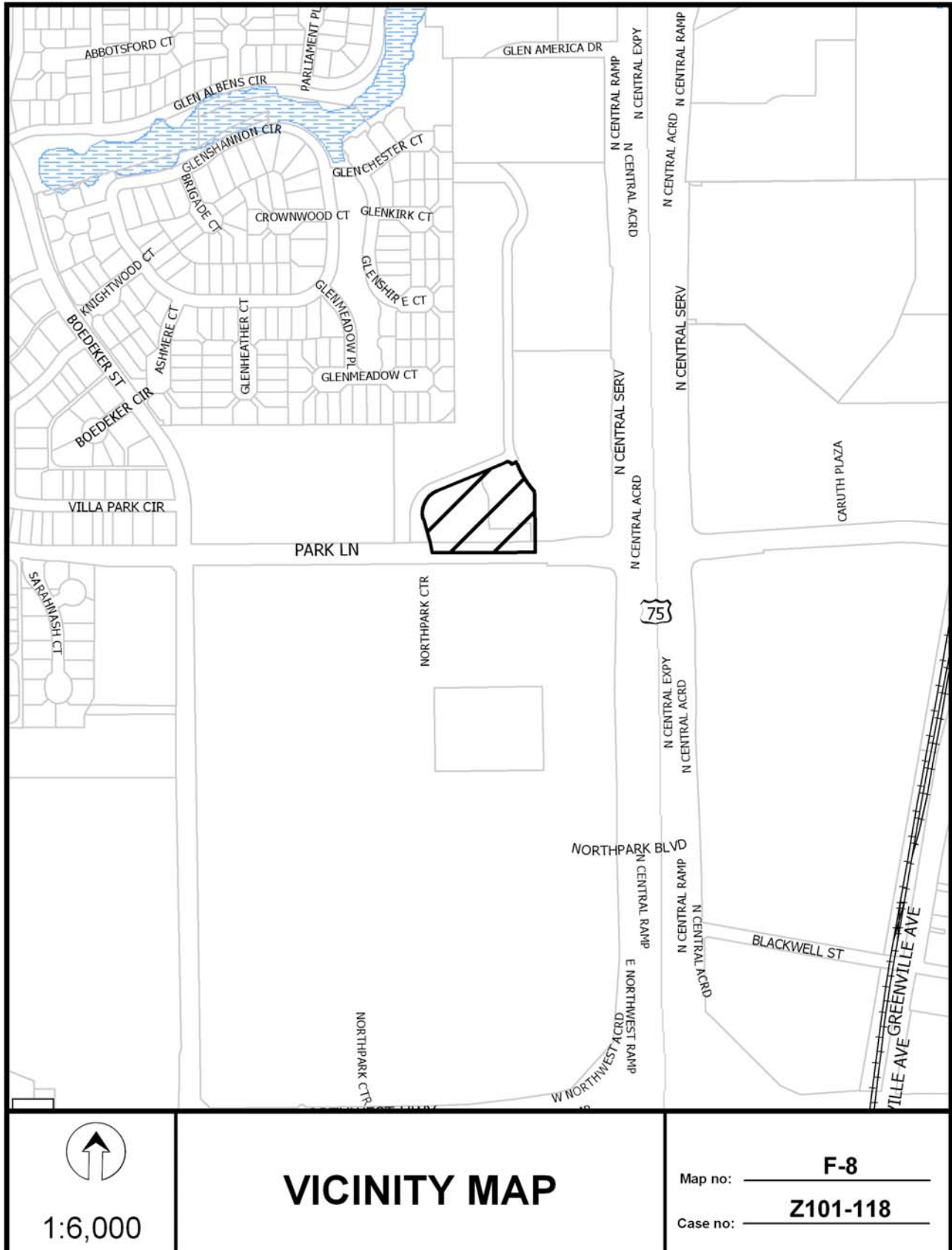
SECTION 5. That the director of planning and development shall correct Zoning District Map No. F8 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

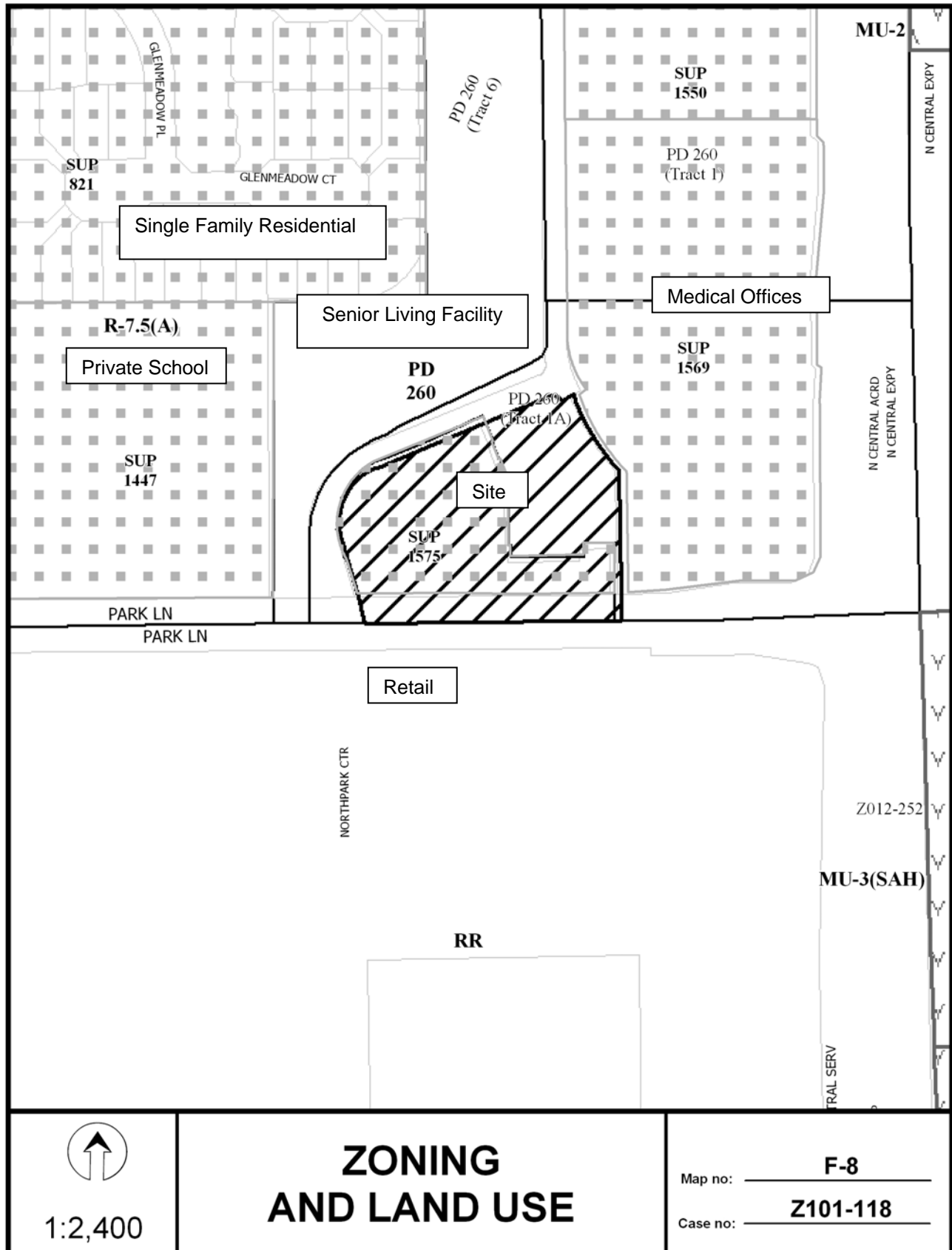
SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

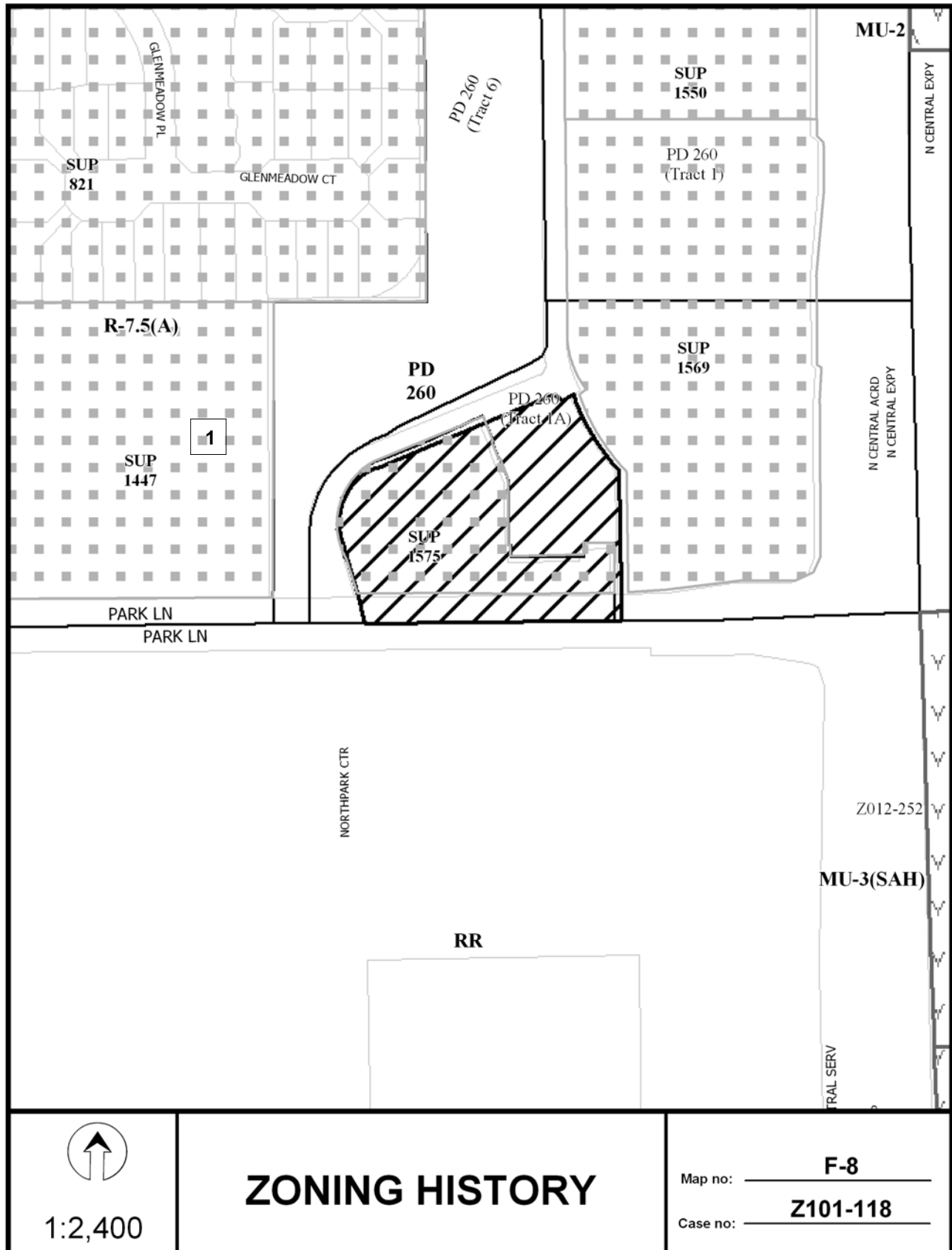
Z 90-192 **PROPOSED**

Z101-118(OTH)



DATE: December 22, 2010





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

1d MC

GLENMEADOW CT

15 14 13

11

2

5

1

3

4

PARK LN
PARK LN

6 - 10

NORTH PARK CTR

TRAL SERV

The number '0' indicates City of Dallas Ownership

NOTIFICATION

300' AREA OF NOTIFICATION

15 NUMBER OF PROPERTY OWNERS NOTIFIED

1:2,400

Map no: **F-8**

Case no: **Z101-118**

N CENTRAL ACRD
N CENTRAL EXPY

75

N CENTRAL EXPY

Notification List of Property Owners

Z101-118

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>		<i>Owner</i>
1	7901	PARK	GLEN AMERICA CORPORATION
2	9101	CENTRAL	HR ACQUISITION OF SAN ANTONIO LTD
3	7839	PARK	SKILLMAN ORAM PTRS LP LTD STE 105
4	7835	PARK	PARL LANE PARTNERS
5	7611	PARK	OUR REDEEMER EVANG LUTHERAN CHURCH
6	7901	NORTHWEST	NORTHPARK LAND PARTNERS SUITE 1100
7	8850	BOEDEKER	NORTHPARK NATIONAL BANK C/O COLLIERS INT L
8	400	NORTHPARK	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A
RAWLINGS			
9	7901	NORTHWEST	NORTHPARK LAND PARTNERS SUITE 1100
10	7901	NORTHWEST	NORDSTROM
11	7831	PARK	FGI FINANCING INC % MARRIOTT INTL INC
12	5000007	GLENMEADOW	GLEN LAKES HOMEOWNERS ASSOCIATION INC
13	7	GLENMEADOW	CRITCHER LEONARD W
14	8	GLENMEADOW	WIENER SANDRA BARON SUITE 2290
15	9	GLENMEADOW	HANNUM FREDERICK D & EILEEN N

Wednesday, December 22, 2010

FILE NUMBER: Z090-239(WE) **DATE FILED:** August 2, 2010

LOCATION: Marine Way and Stillwell Boulevard, southeast corner

COUNCIL DISTRICT: 6 **MAPSCO:** 52-E

SIZE OF REQUEST: Approx. 1.659 acres **CENSUS TRACT:** 107.03

APPLICANT / OWNER: Guillermo Fonseca

REPRESENTATIVE: Jorge Barragan

REQUEST: An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to construct several professional office suites on site.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The applicant's request for an NO(A) Neighborhood Office District will allow for the construction of several professional suites on 1.659 acres.
- The surrounding land uses are residential west of the site, across Stillwell Boulevard. However, there are several tracts of land north and northwest of the site, that are zoned a CS Commercial Service District and are undeveloped.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Stillwell Blvd.	Local	60 ft.	60 ft.
S. Walton Walker Freeway		Variable lane width	Variable lane width

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	CS	Undeveloped
South	R-7.5(A)	Undeveloped
East	NO(A), R-7.5(A)	Undeveloped
West	R-7.5(A)	Single Family

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

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

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 1.659 acre site is located on the outer perimeter of a residential district and is contiguous to a more intensive zoning district, a CS Commercial Service District, and a major freeway. The only separation between the two zoning districts, the R-7.5(A) and the CS Commercial Service District, is a local street that has approximately 60 feet of right-of-way.

The applicant's request for an NO(A) Neighborhood Office District will allow for the development of professional office suites on site. The site will front on a residential Road, Stillwell Road, and a major frontage road, Walton Walker. The NO(A) District is a suitable zoning district at this location because of the adjacency to the residences, the freeway and its compatibility to single family uses.

Staff has reviewed and recommends approval of the applicant's request for an NO(A) Neighborhood Office District. The request should not have an adverse impact on the surrounding residential and commercial uses in the area.

Development Standards:

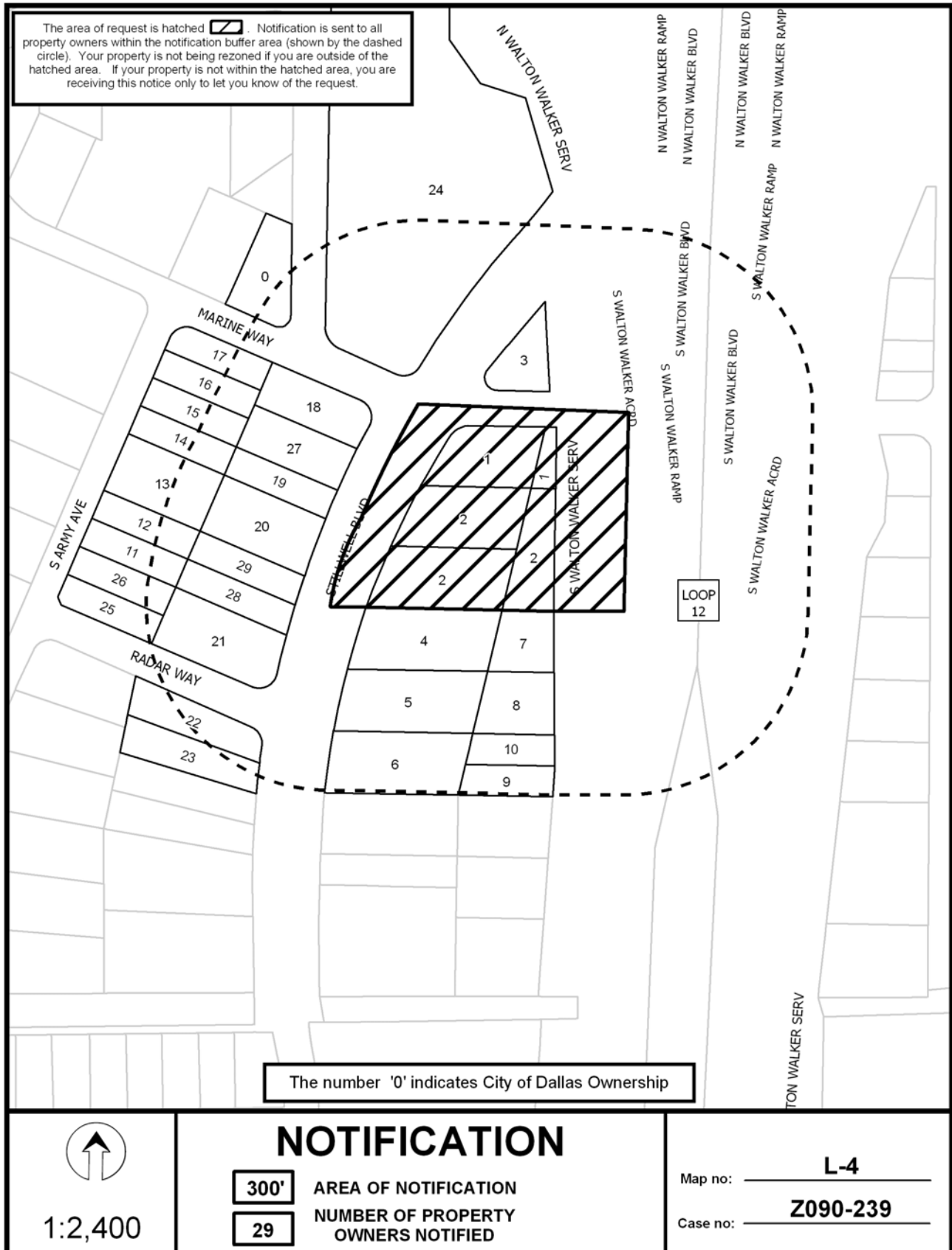
<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
NO(A) - Proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office

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

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

The Texas Department of Transportation will need to approve any driveway approaches to the request site from Walton Walker Frontage Road.





DATE: November 04, 2010

Notification List of Property Owners

Z090-239

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10 STILLWELL	FONSECA GUILLERMO & TORRES FONSECA ELVA J
2	301 WALTON WALKER	FONSECA GUILLERMO & ELVA J
3	300 STILLWELL	FEARLESS INVESTMENTS REALTY LTD
4	4 STILLWELL	GCHARIS CHARLES
5	5 STILLWELL	GCHARIS CHARLES
6	6 STILLWELL	TURRIS DEVELOPMENT
7	13 LOOP 12	GCHARIS CHARLES
8	14 LOOP 12	DCRT REVENUE & TAXATION
9	15 LOOP 12	VAZQUEZ HUMBERTO & IRMA
10	15 LOOP 12	LUNA ALFONSO G JR
11	210 ARMY	HERNANDEZ MANUEL & BETTY
12	210 ARMY	HERNANDEZ MANUEL V
13	206 ARMY	RAMIREZ JUANA MARIA
14	204 ARMY	PAULGARIN ANTONIO
15	112 ARMY	HULLEN GARY MICHAEL
16	110 ARMY	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
17	102 ARMY	HULLEN F G
18	5902 MARINE WAY	ANZURES CECILIO
19	207 STILLWELL	MARTINEZ LUCIANO & VIRGINIA
20	209 STILLWELL	GARCIA ENRIQUE & ROSA ELENA CUELLAR
21	5915 RADAR WAY	MALDONADO RUBEN & MARIA
22	305 STILLWELL	GARCIA JOSE C
23	311 STILLWELL	LEON ROSA ELVA
24	136 ARMY	LIGHTHOUSE GOSPEL CENTER CHURCH
25	214 ARMY	GUEVARA JOSE MARIO &
26	212 ARMY	ARRAS ANNALISA N &

Thursday, November 04, 2010

Z090-239 (WE)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	203 STILLWELL	MUNIZ PABLO & MARIA DEL ROSARIO
28	213 STILLWELL	MALDONADO LINDA G
29	211 STILLWELL	CASTRO BLANCA

Thursday, November 04, 201

Planner: Warren F. Ellis**FILE NUMBER:** Z090-238 (WE) **DATE FILED:** August 2, 2010**LOCATION:** North side of C.F. Hawn Freeway, east of Silverado Drive**COUNCIL DISTRICT:** 8 **MAPSCO:** 69A-K**SIZE OF REQUEST:** Approx. 4.33 acres **CENSUS TRACT:** 171.01

APPLICANT: Galindo Trucking Company**OWNER:** Jesus Galindo**REPRESENTATIVE:** MASTERPLAN
Santos Martinez**REQUEST:** An application for an amendment to Specific Use Permit No. 1766 for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay on a portion.**SUMMARY:** The purpose of this request is to revise the existing site plan to include a new driveway approach for the commercial motor vehicles. The applicant is also proposing to increase the number of vehicles from 12 to 20 commercial motor vehicles. There are no changes to the existing deed restrictions.**STAFF RECOMMENDATION:** Approval for a three year period with eligibility for automatic renewals for additional three year periods, subject to a revised site plan and conditions**PREVIOUS ACTION:** On November 18, 2010, and December 16, 2010, the City Plan Commission held this case under advisement to allow the applicant to request TXDot to approve a revise driveway approach.

BACKGROUND INFORMATION:

- The request for an amendment to Specific Use Permit No. 1766 will allow the applicant to amend the site plan to include a second driveway approach for the trucks as well as increase the number of commercial vehicles from 12 spaces to 20 spaces. The applicant has re-designed the original layout to increase the number of cars on site from 8 spaces to 17 spaces.
- The Texas Department of Transportation did not approve the original driveway approach for commercial vehicles because of the driveway's close proximity to the deceleration lane.
- In January 2010, the City Council approved a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant.
- The deed restrictions limited the uses that are permitted in the CR Community Retail District. All other uses that are permitted in the CS Commercial Service District are prohibited except for the commercial motor vehicle use.
- In June 2010, the City Plan Commission granted the applicant a wavier of the two year waiting period. The approval of the wavier permitted the applicant to submit an application to amend Specific use Permit No. 1766.
- The property north of the request site is in a flood zone and is zoned an R-7.5(A) Single Family District. The request site is contiguous to an auto dealership that is zoned a CR Community Retail District. The property west of the request site is undeveloped and is zoned a CS Commercial Service District.

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

1. Z089-196 On January 27, 2010, the City Council approved a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C. F. Hawn Freeway		Variable width ROW	Variable width ROW

Land Use:

	Zoning	Land Use
Site	CS-D-1	Undeveloped
North	R-7.5(A)	Undeveloped
South	CS-D-1	Freeway
East	CS-D-1	Undeveloped
West	CR	Auto Related uses

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

The request site is located along a major corridor within the City of Dallas and is identified as being within the Commercial Centers or Corridors Building Blocks of the forwardDallas! Plan. The Commercial Centers or Corridor 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.

Area Plan: The request site is located with the *Kleberg Community Land Use Plan September 1979*. The Plan recommends that the land uses north of C.F. Hawn Freeway should be devoted to commercial uses.

STAFF ANALYSIS:

Land Use Compatibility: The 4.33 acre site is located along a major corridor, (C.F. Hawn Freeway) where various commercial and auto related uses are developed. The request for an amendment to Specific Use Permit No. 1766 will allow the applicant to amend the site plan to include a second driveway approach for the trucks as well as increase the number of commercial vehicles from 12 spaces to 20 spaces. In addition, the parking layout has been re-designed to show an increase in the number of cars on site from 8 spaces to 20 spaces. There are no changes to the existing deed restrictions.

The applicant is proposing to develop the site in two phases: Phase 1 will consist of increasing the non-permeable surface from approximately 17,000 square feet (area approved by Council) to approximately 86,800 square feet. Phase II will remain undeveloped until the area is needed for additional truck maneuvering and access. Phase II is approximately 15,200 square feet. The entire developable area is approximately 32,200 square feet of land and the remaining portion of the request site, approximately 3.59 acres, will remain undeveloped.

The applicant will provide an eight-foot high perimeter fence around the commercial vehicle parking lot. The buffer areas and fence are intended to reduce the noise impact from the adjacent single family uses. The request site is adjacent to a CS Commercial Service District and CR Community Retail District.

The applicant did not receive an approval from the Texas Department of Transportation (TxDOT) regarding the ingress and egress point from the original driveway approach for the commercial vehicles. The original driveway approach was too close to the deceleration lane and therefore was not within the acceptable distance. The applicant has received TxDOT's approval to install another driveway approach in the location as identified on the attached site plan. The original driveway approach will only be used for automobiles.

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district; a Specific Use permit is required. A residential district is located north of the request site.

Staff has reviewed the applicant's request and recommends approval for a three year period with eligibility for automatic renewals for additional three year periods, subject to a revised site plan and attached SUP conditions. The three time period will begin from the passage of this ordinance.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS - Existing Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Landscaping: Landscape of any development will be in accordance with the landscaping requirements in Article X, as amended. However, staff has advised the applicant to remove the landscaping from the site plan, since they will meet the landscaping requirement under Article X.

Miscellaneous – zoning map: The attached zoning maps do not reflect the City Council approved zoning changes. These changes were not placed on the map as a result of the property description being mistakenly omitted from the approved ordinance. If the City Plan Commission and City Council approves the proposed amendment, the map will reflect the necessary map changes and will identify the property as having deed restrictions.

<p>LIST OF OFFICERS GALINDO TRUCKING COMPANY</p>

- Juan Jose Galindo President
- Jesus Galindo Vice President
- Adrian Galindo Secretary

APPROVED SUP CONDITIONS
(January 27, 2010)

1. USE: The only use authorized by this specific use permit is for commercial motor vehicle parking.
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_____, (three-year period from the passage of this ordinance), and is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).
4. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited to operate on the Property.
5. HOURS OF OPERATION: The commercial motor vehicle parking may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday; 8:00 a.m. and 3:00 p.m. Saturday.
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. SCREENING: An eight (8) foot high solid masonry screening wall shall be erected as shown on the attached site plan.
9. TRACTOR AND TRAILER PARKING: Trailers with refrigeration units running must be parked at least 70 feet from the west Property line with the front of the trailer facing the east Property line when their refrigeration units are operating.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

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

APPROVED DEED RESTRICTIONS
(January 27, 2010)

100356

of 482.43 feet to a 1" iron rod found for corner in the Northeast right of way line of C. F. Hawn Freeway (U. S. Highway no 175);

THENCE North 60° 46' 11" West along the Northeast right of way line of C. F. Hawn Freeway for a distance of 55.00 feet to a 5/8" Iron rod set for corner;

THENCE North 46° 33' 50" West and departing the right of way line of C. F. Hawn Freeway for a distance of 118.96 feet to a 5/8" Iron rod set for corner;

THENCE South 43° 57' 58" West for a distance of 30.19 feet to a 5/8" iron rod set for corner in the aforesaid Northeast line of C. F. Hawn Freeway;

THENCE North 60° 46' 11" West and continuing along the Northeast right of way line of C. F. Hawn Freeway for a distance of 152.67 to a 5/8" iron rod set for the most southerly corner of a 0.248 acre tract of land conveyed to Edwin Mach by deed recorded in Volume 97081 at Page 1998 of the Deed Records of Dallas County, Texas;

THENCE North 44° 08' 10" East along the Southeast line of said Mach tract for a distance of 117.64 feet to a 5/8" iron rod set for the most easterly corner of a 0.1263 acre tract of land conveyed to Edwin Mach by deed recorded in Volume 97081 at Page 1998 of the Deed Records of Dallas County, Texas;

THENCE North 46° 33' 50" West along the Northeast line of said Edwin Mach 0.1263 acre tract for a distance of 110.00 feet to a 5/8" iron rod set in the Southeast line of a tract of 2 acre tract of land conveyed to Floyd E. Brick by deed recorded in Volume 3962 at page 366 of Deed Records of Dallas County, Texas;

THENCE North 44° 56' 12" East for a distance of 446.94 feet to the PLACE OF BEGINNING AND CONTAINING 4.3329 ACRES OF LAND, more or less.

II.

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

The following uses are not permitted on the Property:

Commercial and business services uses.

- Bus or rail vehicle maintenance or storage facility.
- Commercial bus station and terminal.
- Commercial cleaning or laundry plant.
- Job or lithography printing.
- Labor hall.
- Machine or welding shop.

100356

Industrial uses.

- Industrial (inside) for light manufacturing.

Institutional and community service uses.

- Halfway house.

Lodging uses.

- Extended stay hotel or motel.
- Hotel motel.

Retail and personal service uses.

- Animal shelter or clinic with outside runs.
- Drive-in theater.
- Outside sales.
- Taxidermist.
- Truck stop.
- Pawn shop.
- Swap and buy shop.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station.

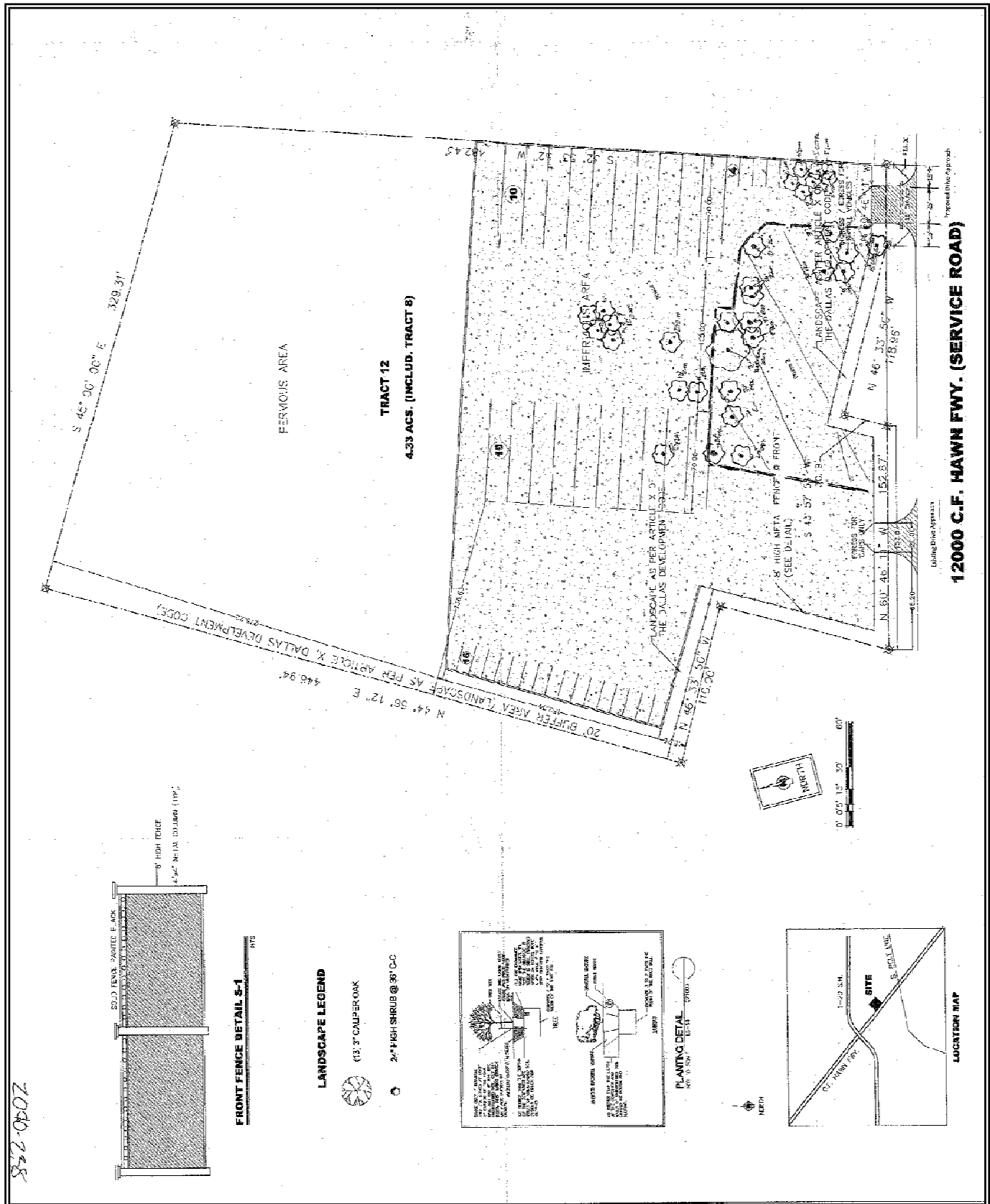
Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard.
- Freight terminal.
- Manufacturing building sales lot.
- Outside storage (with visual screening.)
- Petroleum product storage and sholesale.
- Sand, gravel, or earth sales and storage.
- Vehicle storage lot.

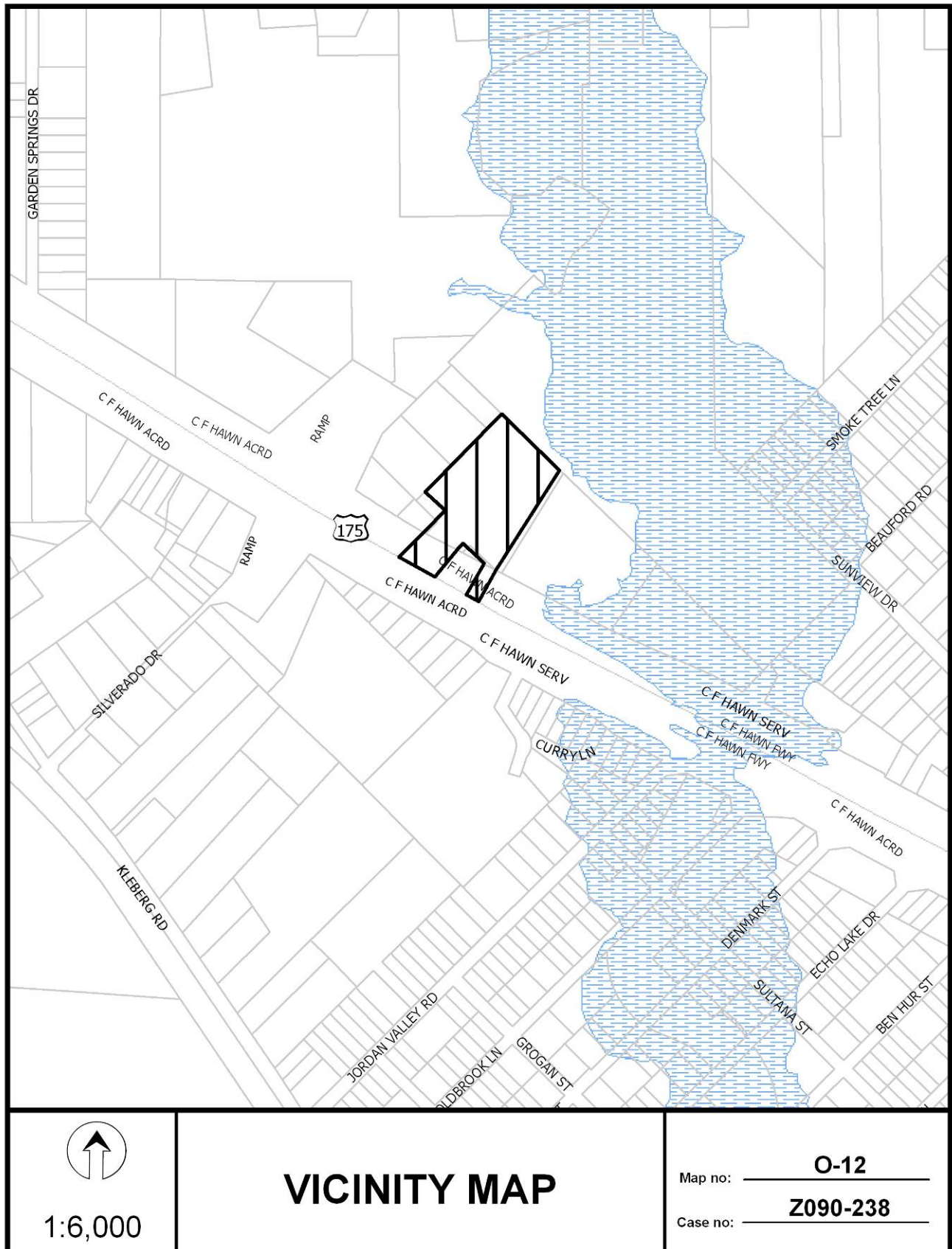
III.

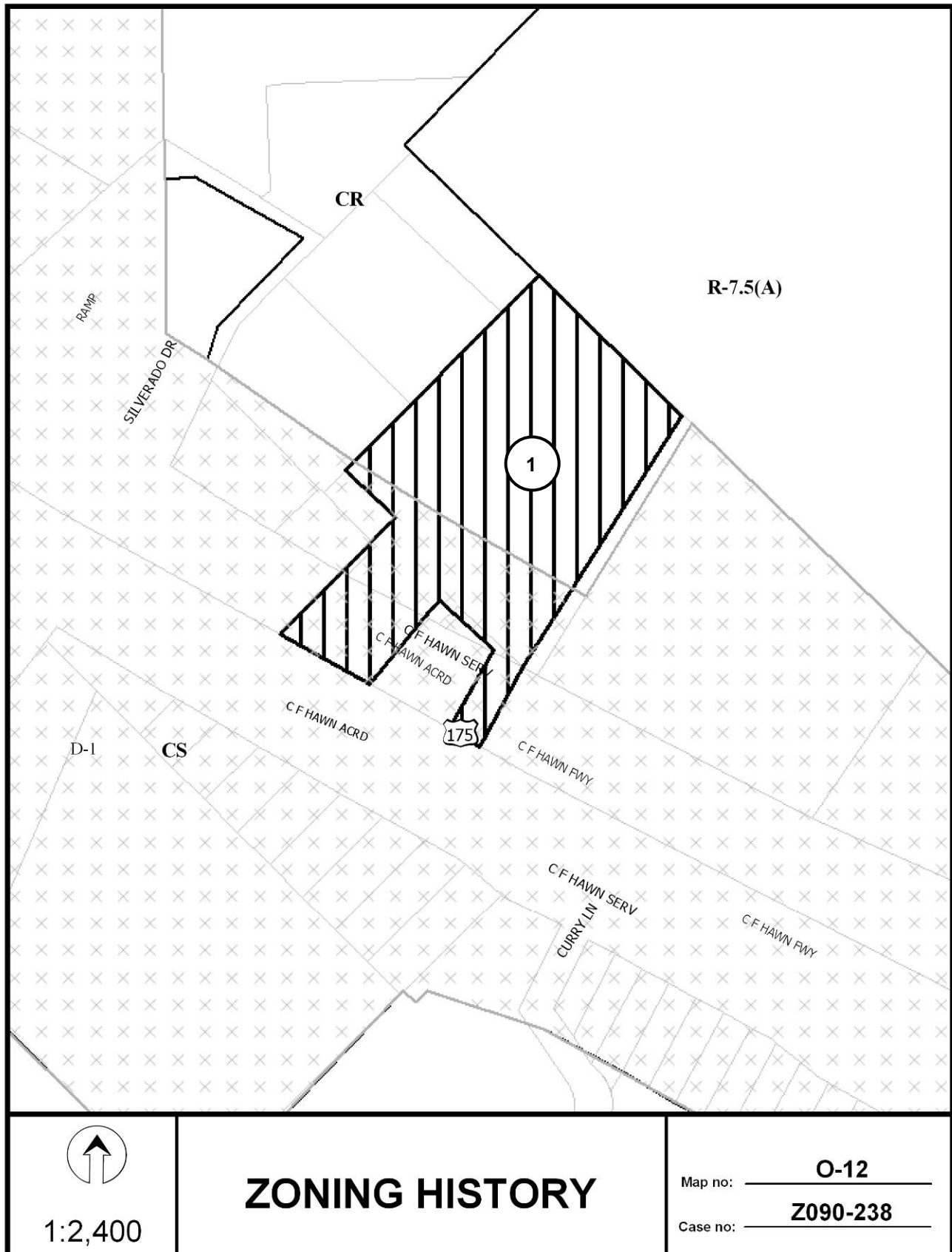
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

PROPOSED SITE PLAN

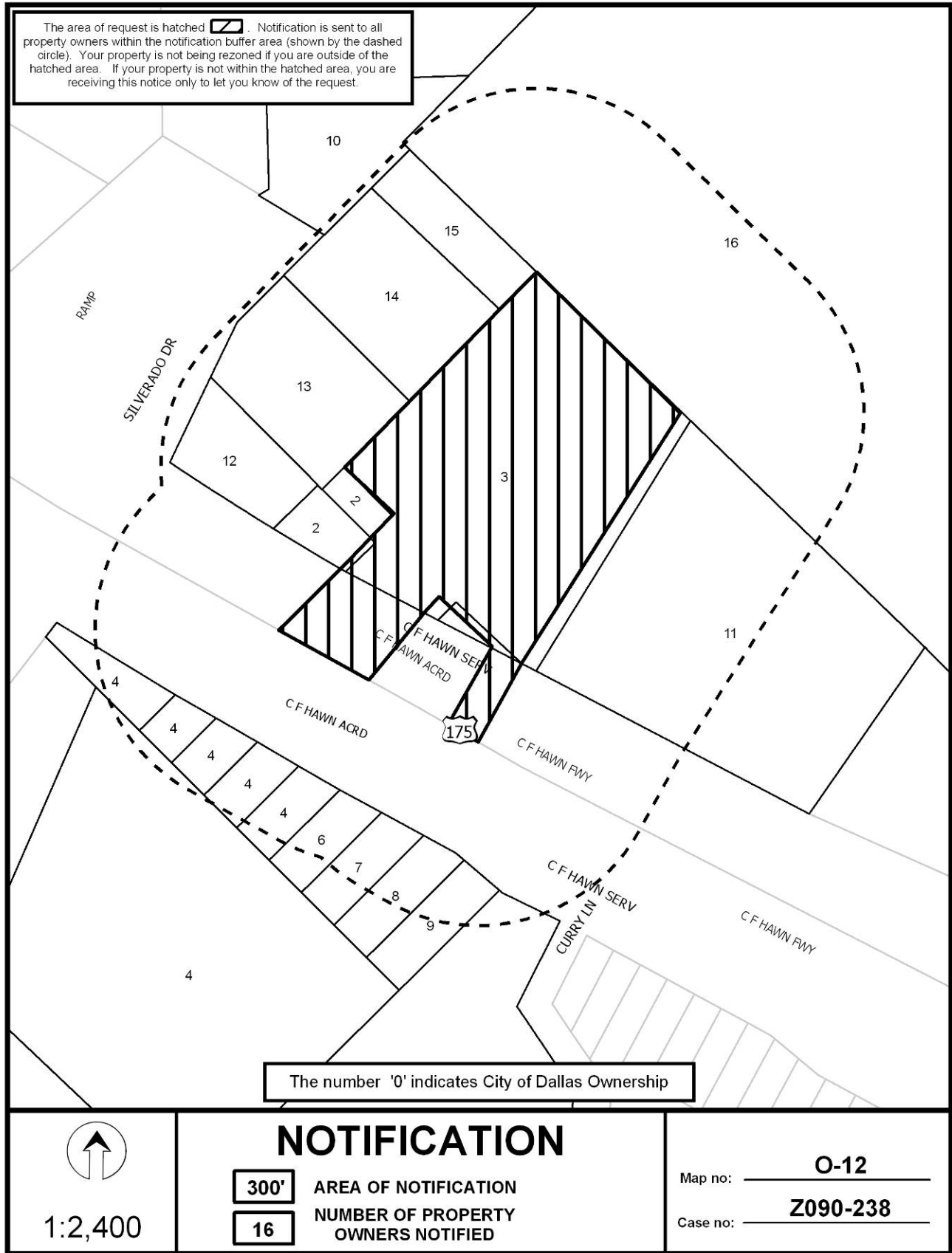








DATE: October 26, 2010



DATE: October 26, 2010

Notification List of Property Owners

Z090-238

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12001 C F HAWN	JEFFREY T L ET AL % JERRY W BIESEL
2	11931 C F HAWN	MACH EDWIN PETE & LINDA N MACH
3	12000 C F HAWN	GALINDO JUAN JOSE & DBA GALINDO TRUCKING
4	12030 C F HAWN	HARPER DANIEL S
5	12100 C F HAWN	ALBRIGHT MARIE ET AL
6	12040 C F HAWN	URTON KEVIN RAY
7	12050 C F HAWN	URTON KEVIN
8	12140 C F HAWN	OLVERA JOSE
9	12110 C F HAWN	BUSTOS RUBEN
10	1910 SILVERADO	WILLIAMS SUZAN &
11	12101 C F HAWN	TEXAS ERW LTD
12	11909 C F HAWN	MACH EDWIN P & LINDA N
13	1931 SILVERADO	CARRILLO JORGE & MARIA F
14	1921 SILVERADO	FORMAN JACK E & VELDA R LIFE EST REM: VELDA
15	1911 SILVERADO	QUENTIN CHRISTOPHER
16	12016 RAVENVIEW	APOLINAR JAMIE

Tuesday, October 26, 2010

FILE NUMBER: Z090-207(RB)

DATE FILED: May 18, 2010

LOCATION: Bank Street and Gurley Avenue, South Corner

COUNCIL DISTRICT: 2

MAPSCO: 46 K, L

SIZE OF REQUEST: Approx. 38,682 Sq. Ft. **CENSUS TRACT:** 25

APPLICANT: Jubilee Park Community Center Corporation, Owner

REPRESENTATIVE: Michael R. Coker

REQUEST: An application for an amendment to and expansion of the Tract 1c portion of Planned Development District No. 486. The expansion area is zoned a CH Clustered Housing District.

SUMMARY: The applicant is proposing to develop the existing and proposed expanded portion of Tract 1c of PDD No. 486 with retirement housing dwelling units.

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

PRIOR CPC ACTION: On December 16, 2010, the City Plan Commission held this request under advisement until January 6, 2011.

BACKGROUND INFORMATION:

- The existing Tract 1c portion of PDD No. 486 is undeveloped. The expansion area was previously developed with multifamily uses.
- PDD No. 486 was approved by the City Council on September 24, 1997 and amended on September 24, 2008. On December 27, 2009, the City Plan Commission approved a waiver of the two-year waiting period, thus providing for the acceptance of this zoning request.
- The applicant proposes to expand the Tract 1c portion to provide for retirement housing uses.
- No other revisions to the balance of PDD No. 486 are proposed.

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

PDD Summary

<u>PDD No.</u>	<u>Permitted Uses</u>	<u>Density/ FAR</u>	<u>Structure Height</u>
601	CH, Child-care	0.5 FAR/No max. density	30 feet
<u>Thoroughfare/Street</u>		<u>Existing & Proposed ROW</u>	
Bank Street		Local; 40' ROW	
Gurley Avenue		Local; 25' ROW	
Carroll Avenue		Local; 60' ROW	
Parry Avenue		Collector; 60' & 60' ROW	
Lindsley Avenue		Collector; 60' & 60' ROW	

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-

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

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 applicant's vision in creating zoning for the land area now known as Jubilee Park is one of providing various services and compatible use categories surrounding the community service center which is the focal point of PDD No. 486. At this time, the applicant is requesting an amendment to and expansion of the Tract 1c portion to provide for retirement housing.

For purposes of clarification, the PD is divided into five tracts as delineated on the proposed conceptual plan. Tract 1a represents the existing development/landscape plan for the PDD approved by City Council in September, 1997. Tract 2 represents specific development associated with the community service center expansion and police substation. Lastly, Tracts 1, 1b, 1c, and 1d are conceptual and require City Plan Commission approval prior to the issuance of a building permit in any of these tracts.

The predominate land use in the area surrounding the existing PDD boundary is largely single and duplex structures. The area to the south and west consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels zoned for MF-1(A) District Uses. PDD No. 601, utilized as a child-care facility, is wrapped by the PDD's southeastern corner. Specifically, Tract 1c is surrounded by low density residential uses to the north, east, and southeast with the balance of the PDD No. 486 property to the west across Gurley Avenue. Two parcels (zoned for CH District Uses) and the surface parking area for PDD No. 601 are found south of Tract 1c.

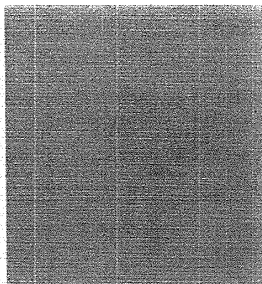
The applicant's proposal to add the retirement housing use to the Tract 1c portion of PDD No. 486 also provides for development standards (for the retirement housing use) that are compatible with the existing residential development in the area. No revisions to the balance of PDD No. 486 are being requested at this time. It is also envisioned that the Jubilee Park amenities will be a frequent destination for future residents. With its close proximity, the need to utilize motorized transportation in accessing the area is

virtually nonexistent.

Based on the analysis of the requested amendment in context with its geographical location and existing presence (existing PDD No. 486 regulations) in the immediate area, staff supports the request, subject to the attached plans and conditions.

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

Landscaping: Except for the Tract 1a portion of PDD No. 486 (approved on the Tract 1a development/landscape plan) specific landscape requirements are required in conjunction with the issuance of a building permit on the property. These requirements include site trees, parking lot trees, and two design standards. No revisions to required landscaping are being requested at this time.



Tom Harbison
President

David Martin
Vice President/ Treasurer

Darrel Rice
Vice President/ Secretary

Ginger Brown
Assistant Treasurer

Stacy Welk
Executive Director

Tom Harbison
President
David Martin
Vice President/ Treasurer
Darrel Rice
Vice President/ Secretary
Ginger Brown
Assistant Treasurer
Stacy Welk
Executive Director

Members

Walter J. Humann
William Johnson
Nancy Moore
Mary Stewart Ramsey
Arden Showalter
The Reverend Dr. Bob Dannals

Members

Walter J. Humann
William Johnson
Nancy Moore
Mary Stewart Ramsey
Arden Showalter
The Reverend Dr. Bob Dannals

Z090-207

**PROPOSED AMENDING CONDITIONS FOR PLANNED DEVELOPMENT DISTRICT
NO. 486**

SEC. 51P-486.102. PROPERTY LOCATION AND SIZE.

PD 486 is established on property generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue. The size of PD 486 is approximately 6.18 ~~[5.56]~~ acres.

SEC. 51P-486.104. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

(b) Development plan.

(1) For Tracts 1, 1b, ~~[4c]~~ and 1d, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of the article controls. The six month requirement in Paragraph 51A-4.702(c)(4) to submit the development plan does not apply.

(2) For Tract 1a, development and use of the Property must comply with the Tract 1a development/landscape plan (Exhibit 486B). If there is a conflict between the text of this article and the Tract 1a development/landscape plan, the text of this article controls.

(3) For Tract 1c, development and use of the Property must comply with the Tract 1c development plan (Exhibit 486D). If there is a conflict between the text of this article and the Tract 1c development plan, the text of this article controls.

(4) For Tract 2, development and use of the Property must comply with the Tract 2 development plan (Exhibit 486C). If there is a conflict between the text of this article and the Tract 2 development plan, the text of this article controls.

SEC. 51P- 486.105. MAIN USES PERMITTED.

(a) Tracts 1, 1a, 1b, 1d, and 2. The following main uses are the only main uses permitted:

- Child-care facility.
- Community service center. *[The community service center use may include a residential component to house on-site managers/counselors employed by the community service center].*
- Office.
- Police station.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[SUP]*

(b) Tract 1c. The following use is the only main use permitted:

-- Retirement housing.

SEC. 51P- 166.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

(1) Tracts 1, 1a, and 1b[, and 1c]. Except as provided in this paragraph, no minimum front yard. Minimum front yard along Gurley Avenue is 25 feet.

(2) Tract 1c[d]. [No] M[m]inimum front yard on Gurley Avenue is 15 feet and minimum front yard on Bank Street is ten feet.

(3) Tracts 1d and 2. No minimum front yard.

(b) Side and rear yard.

(1) Tracts 1, 1a, 1b, 1d, and 2. Minimum side and rear yard is:

(A[4]) 10 feet where adjacent to or directly across an alley from a single-family or duplex use;

_____(B[2]) No minimum in all other cases.

(2) Tract 1c. Minimum side yard on Gurley Avenue is five feet and minimum side yard on Bank Street is 23 feet.

(g) Stories.

(1) Tracts 1, 1a, 1c, and 1d. Maximum number of stories is two.

(2) Tract[s] 1b [and 1c]. Maximum number of stories is one.

(3) Tract 2. No maximum number of stories.

ARTICLE 486.

PD 486.

SEC. 51P-486.101. LEGISLATIVE HISTORY.

PD 486 was established by Ordinance No. 23272, passed by the Dallas City Council on September 24, 1997. Ordinance No. 23272 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23272; 26042; 27356)

SEC. 51P-486.102. PROPERTY LOCATION AND SIZE.

PD 486 is established on property generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue. The size of PD 486 is approximately 5.56 acres. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.104. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

- (a) Conceptual plan.
 - (1) Development and use of the Property must comply with the conceptual plan (Exhibit 486A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.
 - (2) This district is divided into Tracts 1, 1a, 1b, 1c, 1d, and 2 as shown on the conceptual plan.
 - (3) Ingress and egress points must be provided as shown on the conceptual plan.
- (b) Development plan.
 - (1) For Tracts 1, 1b, 1c, and 1d, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of the article controls. The six month requirement in Paragraph 51A-4.702(c)(4) to submit the development plan does not apply.
 - (2) For Tract 1a, development and use of the Property must comply with the Tract 1a development/landscape plan (Exhibit 486B). If there is a conflict between the text of this article and the Tract 1a development/landscape plan, the text of this article controls.

(3) For Tract 2, development and use of the Property must comply with the Tract 2 development plan (Exhibit 486C). If there is a conflict between the text of this article and the Tract 2 development plan, the text of this article controls. (Ord. Nos. 23272; 26042; 27356; 27573)

SEC. 51P-486.105. MAIN USES PERMITTED.

The following main uses are the only main uses permitted:

- Child-care facility.
- Community service center. *[The community service center use may include a residential component to house on-site managers/counselors employed by the community service center.]*
- Office.
- Police station.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[SUP]*

(Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

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

(Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Tracts 1, 1a, 1b, and 1c. Except as provided in this paragraph, no minimum front yard. Minimum front yard along Gurley Avenue is 25 feet.

(2) Tract 1d. No minimum front yard.

(3) Tract 2. No minimum front yard.

(b) Side and rear yard. Minimum side and rear yard is:

(1) 10 feet where adjacent to or directly across an alley from a single-family or duplex use; and

(2) no minimum in all other cases.

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

(d) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) 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.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 36 feet.

(e) Lot coverage.

(1) Tracts 1, 1a, 1b, 1c, and 1d. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories.

(1) Tracts 1, 1a and 1d. Maximum number of stories is two.

(2) Tracts 1b and 1c. Maximum number of stories is one.

(3) Tract 2. No maximum number of stories. (Ord. Nos. 23272; 26042; 27356; 27573)

SEC. 51P-486.108.

OFF-STREET PARKING AND LOADING.

(a) For the community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required yards.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements.

(c) Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street loading generally.

(d) For purposes of this section, Tracts 1, 1a, 1b, 1c, 1d, and 2 are considered one lot. (Ord. Nos. 23272; 26042; 27356; 27573)

SEC. 51P-486.109. FENCING.

Fencing may be provided in the required yards and may not exceed nine feet in height. Solid fencing is not required. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.111. LANDSCAPING.

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

(b) For Tract 1a, landscaping must comply with the Tract 1a development/landscape plan.

(c) For purposes of this article, an artificial lot is the land area that includes any new building footprint and a minimum of 25 feet around the building footprint. The artificial lot does not require public street frontage. Artificial lots can contain an aggregate land area exceeding 50 percent of the total land area contained in the district.

(d) A landscape plan that meets the following requirements must be submitted with each application for a building permit on the Property:

(1) One site tree, with a minimum caliper of three inches must be provided for each 4,000 square feet of land area, or fraction thereof.

(2) Surface parking spaces may not be located more than 120 feet from the trunk of a large tree.

(3) A minimum of two design standards must be provided as outlined in Section 51A-10.126, as amended.

(e) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.113. ADDITIONAL PROVISIONS.

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

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

- (c) Pavement markings. Pavement markings must be provided at all pedestrian crossings.
- (d) Driveway approaches. Driveway approaches may not be located at street intersections or at established pedestrian crossings. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.114. GENERAL REQUIREMENTS.

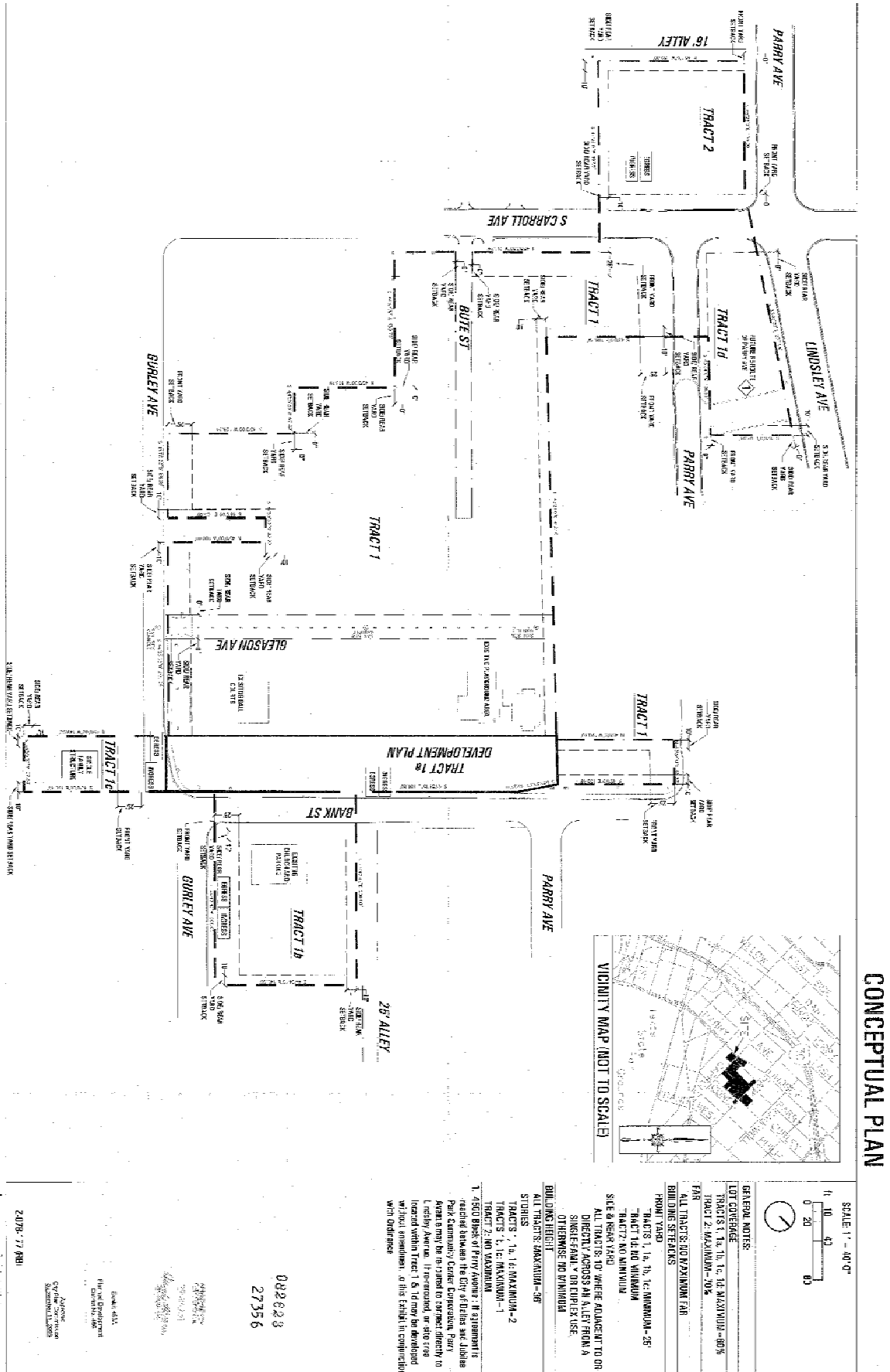
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. Permeable surface materials such as porous asphalt, porous concrete, and block or grass pavers may be used in lieu of traditional paving materials in pedestrian areas and in low-volume, low-speed vehicular areas such as parking areas, driveways, alleys, and parking stalls.

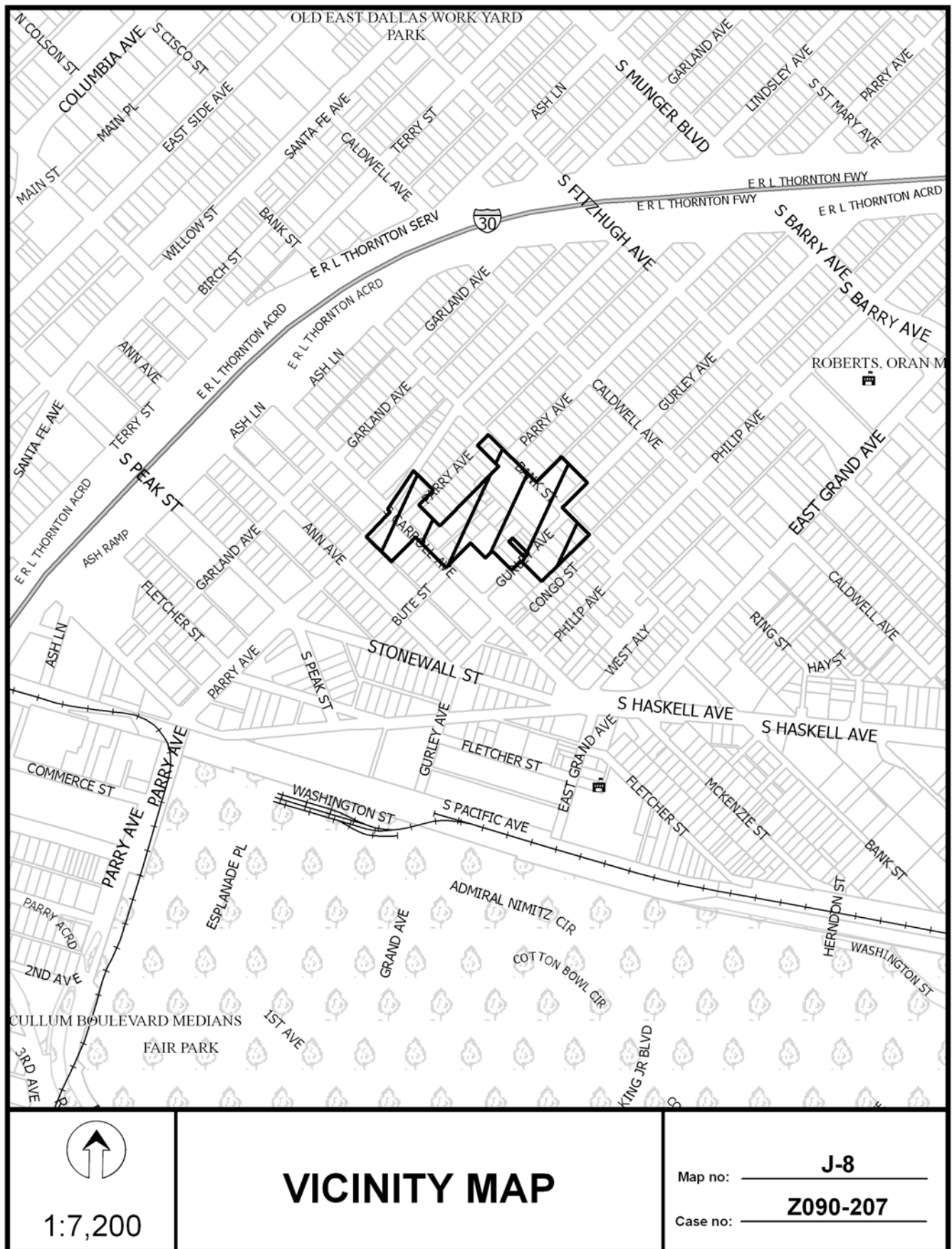
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.115. ZONING MAP.

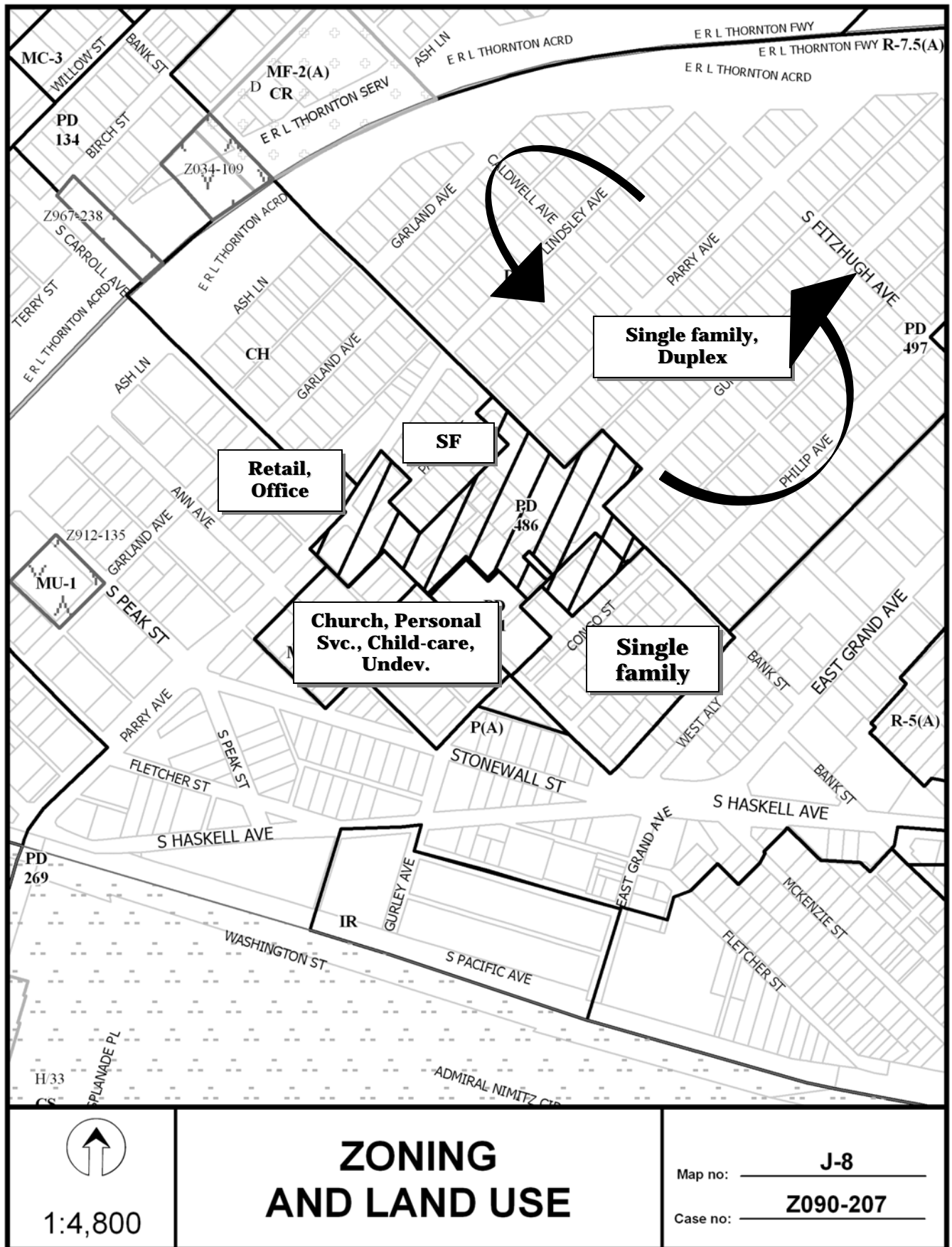
PD 486 is located on Zoning Map No. J-8. (Ord. Nos. 23272; 26042; 27356)





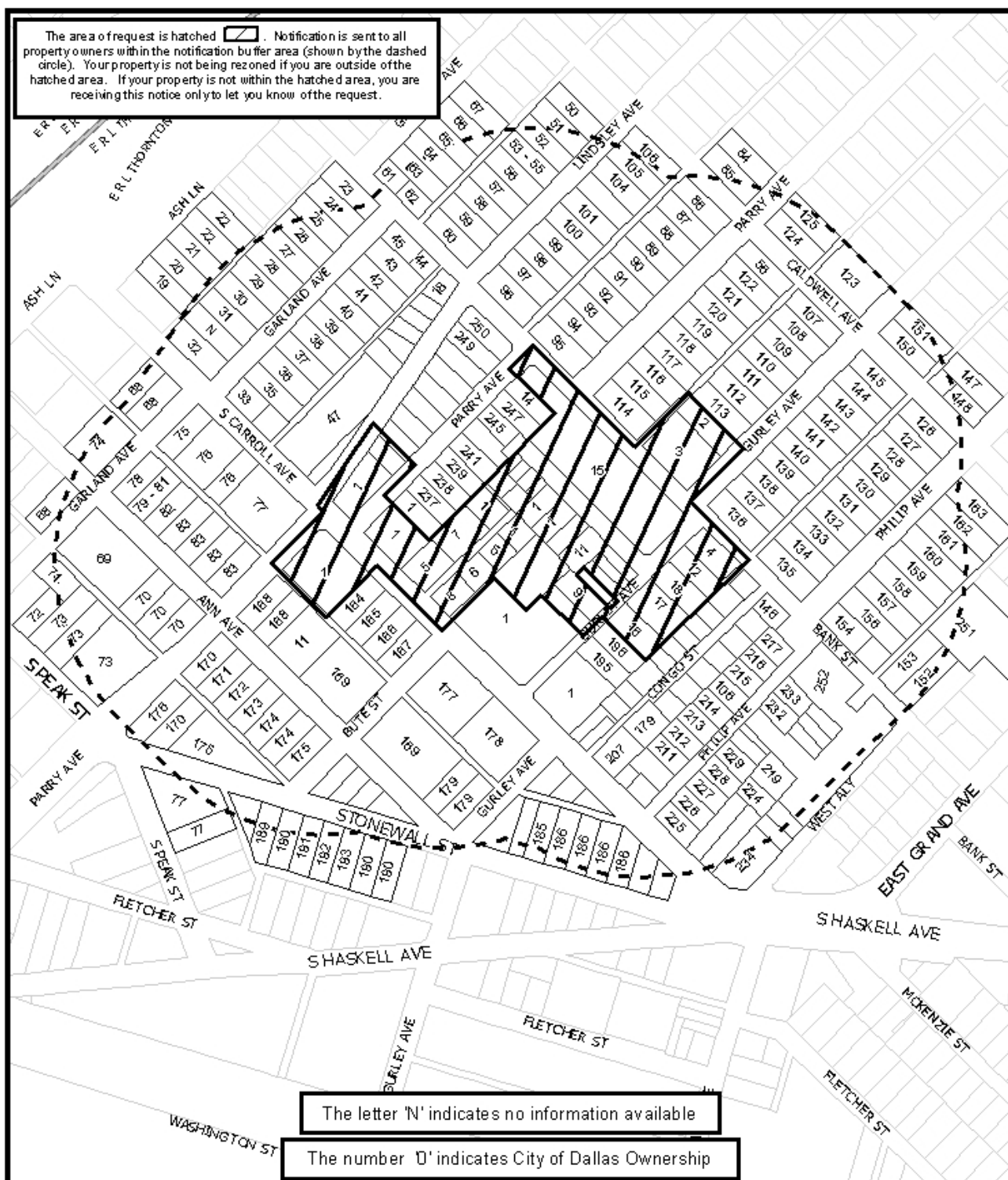


DATE: November 15, 2010



DATE: November 15, 2010

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



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

252

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-8**

Case no: **Z090-207**

DATE: November 15, 2010

11/15/2010

Notification List of Property Owners***Z090-207******252 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	915	PARRY JUBILEE PARK & COMMUNITY CENTER CORP
2	4611	GURLEY JUBILEE PARK & CNT CORP % WALTER J HUMANN
3	4603	GURLEY JUBILEE PARK & CENTER COR C/O WALTER J HUMANN
4	4542	GURLEY JUBILEE PARK & COMMUNITY CENTER CORP
5	910	CARROLL JUBILEE PARK & COMMUNITY CENTER CORP
6	4508	BUTE JUBILEE PARK & COMMU CENT
7	4507	BUTE JUBILEE PARK & COMMUNITY CENTER CORPORATION
8	916	CARROLL JUBILEE PARK & COMMUNITY CENTER CORPORATION
9	4519	GURLEY JUBILEE PARK & CTR CO % WALTER J HUMANN
10	903	GURLEY JUBILEE PARK & COMMUNITY CENTER CORP
11	923	GLEASON JUBILEE PARK & COMMUNITY CENTER CORPORATION
12	4538	GURLEY JUBILEE PARK AND COMMUNITY CTR CORPORATION
13	4513	PARRY RICO ANGELINA
14	4536	PARRY RODRIGUEZ JESUS & MARIA RODRIGUEZ
15	4538	PARRY JUBILEE PARK & COMMUNITY CENTER
16	4520	GURLEY JULIBEE PARK & COMMUNITY CTR CORP
17	4524	GURLEY JULIBEE PARK COMMUNITY CENTER CORP
18	741	GURLEY JUBILEE PARK & COMMUNITY CENTER CORP
19	4504	ASH REDDING NORRIS DEAN
20	4510	ASH DALLAS CITY HOMES INC
21	4514	ASH TREJO ROBERT
22	4520	ASH SELMA VENTURES LTD
23	4541	GARLAND MY HOUSE OF PRAYER MINISTRIES
24	4539	GARLAND MY HOUSE OF PRAYER MINISTRIES
25	4531	GARLAND DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL
26	4529	GARLAND C A S H AUTO SALES

Monday, November 15, 2010

<i>Label # Address</i>			<i>Owner</i>
27	4525	GARLAND	FLORES LUIS R &
28	4521	GARLAND	CERVANTES RUSSELL H & ZUEMY CASTILLO
29	4517	GARLAND	CASTRO ESTHER
30	4513	GARLAND	PEREZ ALEJANDRO & SANDRA
31	4509	GARLAND	OSORIO CARLOS & MARIA M
32	4501	GARLAND	RODRIGUEZ SECUNDINO R
33	4500	GARLAND	LOERA GLORIA PATRICIA
34	804	CARROLL	PRIDE DANIEL JR
35	4504	GARLAND	LUNA ALONSO & MARIA
36	4512	GARLAND	BERNAL SANDRA
37	4514	GARLAND	SMITH NIGEL
38	4516	GARLAND	BARRERA MIRIAM
39	4520	GARLAND	CALDERON RENE
40	4524	GARLAND	MENDOZA AMALIA O
41	4528	GARLAND	SANTANA JOSE LUIS & ALICIA
42	4532	GARLAND	CASTILLO JOSE & MERCEDES
43	4536	GARLAND	MANCIA ROSE
44	700	BANK	MAGANA ANTONIO &
45	4540	GARLAND	GUINEA RAQUEL
46	4523	LINDSLEY	GUERRERO DANIEL & DAN DAVID GUERRERO
47	820	CARROLL	INTERRANTE SALVADORE & ANTHONY
48	4539	LINDSLEY	MCGILL WALTER E
49	4528	PARRY	BIBLE DOVIE T C ET AL % CARRIE L RUSSELL
50	4713	LINDSLEY	ORELLANA FRANCISCO G & LUCAS B ORELLANA
51	4709	LINDSLEY	PRIDE ERVIN & DELORSE PRIDE
52	4707	LINDSLEY	PRIDE ERVIN L
53	4703	LINDSLEY	ROBERTSON EARNESTINE
54	4703	LINDSLEY	ROBERTSON EARNESTINE
55	4701	LINDSLEY	ROBERTSON EARNESTINE % BILLIE BROWN
56	4718	PARRY	MOXIE INVESTMENTS LTD
57	4615	LINDSLEY	CAMEL SPENDTHRIFT TRUST % CAREY E MOORE

Monday, November 15, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4607 LINDSLEY	JERONIMO ANA E & JOAQUIN JERONIMO
59	4605 LINDSLEY	JERONIMO JOAQUIN ETAL
60	4601 LINDSLEY	SEGURA ELOY P & IRMA
61	4600 GARLAND	BEAL MARGARET E
62	710 BANK	CUMMINGS GAYLE A
63	4604 GARLAND	JUAREZ JOSE JR
64	4608 GARLAND	JAMAICA ROBERT & EVA
65	4612 GARLAND	ALVAREZ MARIA
66	4618 GARLAND	REYES JOSE C & LUCILA H
67	4700 GARLAND	NAPOLEON DONALD
68	727 CARROLL	PICCOLA FAMILY LTD PS THE
69	809 ANN	INPERIAL CAPITAL BANK
70	819 PARRY	LUNA TERESA
71	4304 GARLAND	ADAMS G BOYD
72	804 PEAK	ADAMS G BOYD
73	822 PEAK	ADAMS G BOYD
74	724 ANN	IMPERIAL CAPITAL BANK
75	803 CARROLL	AGUILERA JESUS
76	815 CARROLL	NINO LUIS
77	912 PEAK	BALLAS VICTOR
78	800 ANN	GONZALEZ TEODORO & MARIA M GONZALEZ
79	804 ANN	AGUILAR DOMINGA
80	804 ANN	AGUILAR DOMINGA
81	806 ANN	AGUILAR DOMINGA
82	808 ANN	WESSON MARY L
83	820 ANN	MACIAS JOSE J & MARTHA E
84	4807 PARRY	COBBS CLYDE B ESTATE % MARY ANN COBBS
85	4803 PARRY	HOUSE OLLIE LEE JR & SHUSHERON
86	4719 PARRY	BRANHAM JIM
87	4715 PARRY	WASHINGTON LENA BROWN
88	4711 PARRY	PEREZ FAUSTINO & MARTHA PEREZ

Monday, November 15, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4707 PARRY	CALLADO DELFINO
90	4703 PARRY	GRAHAM LARRY JR
91	4617 PARRY	TORRES MARY ANN
92	4615 PARRY	TREJO EMILIANO O
93	4611 PARRY	GUERRERO MANUAL J
94	4607 PARRY	RODRIQUEZ GREGORIO & MARIA L RODRIQUEZ
95	4605 PARRY	NANDLAL SHANE G
96	4602 LINDSLEY	BELTRAN SEGISMUNDO & GLORIA ESTELA
97	4606 LINDSLEY	HODGE WILLIE
98	4610 LINDSLEY	ZAMORA MANUEL ALVAREZ & SILVIA SORIA
99	4614 LINDSLEY	JERONIMO ANA E & JOAQUIN
100	4618 LINDSLEY	CABRERA MARIA DEL CARMEN ARMANDO JR
101	4702 LINDSLEY	JERONIMO JOAQUIN & ANA
102	4706 LINDSLEY	WRIGHT MARY
103	4706 LINDSLEY	WRIGHT MARY
104	4710 LINDSLEY	INTERRANTE ROSS JR ETAL
105	4714 LINDSLEY	ALCORTA RAMON JR
106	4718 PHILIP	DALLAS HOUSING ACQUISTION & DEV CORP
107	4719 GURLEY	VILLARREAL ESMERALDA N & JAIME MAR
108	4715 GURLEY	MORENO JANIE G
109	4711 GURLEY	FLORES PASTOR GUZMAN &
110	4707 GURLEY	SOTO MIGUEL & FRANCISCA
111	4703 GURLEY	MEJIA OSCAR & MARTHA
112	4619 GURLEY	GARCIA GUADALUPE F & MARIA CASTANDA F
113	4615 GURLEY	WEATHERALL VIRGINIA R
114	910 BANK	LASTER YVETTE
115	4606 PARRY	ALONZO MARIA
116	4610 PARRY	MURGUIA EUFRONCIA
117	4612 PARRY	AVILEZ RAFAEL
118	4616 PARRY	TORRES J CARMEN
119	4702 PARRY	MALONE OSCAR D

Monday, November 15, 2010

<i>Label # Address</i>			<i>Owner</i>
120	4706	PARRY	RIDGE THURMAN A & VERNA M
121	4708	PARRY	WALTER MORTGAGE CO
122	4714	PARRY	APOLINAR JAIME C
123	4801	GURLEY	ROES CHAPEL BAPT CH EXEMPT 1965
124	4800	PARRY	RODDY SHUSHERON
125	4806	PARRY	PIZANO AUGUSTIN
126	4717	PHILIP	CASTILLO BLANCA A
127	4715	PHILIP	MARTINEZ VENANCIO G
128	4711	PHILIP	VASQUEZ FLORIBERTO
129	4707	PHILIP	LOZANO NELSON & SOFIA
130	4703	PHILIP	ALVARADO AARON & ROSEMARIE OLIVARES
131	4619	PHILIP	MARTINEZ RICARDO
132	4615	PHILIP	GUTIERREZ JOSE ARTURO & GEORGINA
GUTIERREZ			
133	4611	PHILIP	CAMP IDELL B
134	4605	PHILIP	DARBY ELSON III ET AL
135	4603	PHILIP	PEREZ ELSIE
136	4600	GURLEY	HOLLINS JAMES R EST OF % CYNTHIA D FOSTER
137	4604	GURLEY	DUARTE MARISELA
138	4608	GURLEY	RODRIGUEZ MAURICIO
139	4614	GURLEY	TIMMINS CURTIS & EVELYN
140	4618	GURLEY	KUYKENDALL BEVERLY &
141	4702	GURLEY	JONES ELMER
142	4704	GURLEY	MENDEZ PAULA V MENDEZ JOSE
143	4708	GURLEY	BARNES GUSSIE & LOUIS E HANDY SR
144	4712	GURLEY	ALBARRAN VENDIOSED
145	4718	GURLEY	ROBINSON GEORGIA EST OF % DON ROBINSON
146	4540	CONGO	WILLIAMS BEVERLY
147	4805	PHILIP	JAIMES ROQUE & MARIA
148	4801	PHILIP	CONTRERAS FRANCISCA &
149	1012	CALDWELL	GUERRERO ALICIA & GLORIA P LOERA
150	4802	GURLEY	DELAROSA JUAN H

Monday, November 15, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4804 GURLEY	ELLIS DAVID
152	1122 BANK	GARCIA ISMAEL LEIJA & MARIA R
153	1118 BANK	LONG ACQUISITIONS INC
154	4602 PHILIP	HOOKS DENNIS &
155	1114 BANK	MARTINEZ EDGAR
156	4606 PHILIP	WEST CLAUDIA
157	4610 PHILIP	PEREZ SIRA
158	4614 PHILIP	AREVALO MARIA M
159	4618 PHILIP	PEREZ JOSE R & ETAL
160	4702 PHILIP	GUERRO FIDENCIO R
161	4706 PHILIP	MERCADO JOSE A &
162	4710 PHILIP	VALDEZ ELDA
163	4714 PHILIP	HUBARD LEON
164	913 CARROLL	WEBB DEBRA JOYCE
165	917 CARROLL	ANGLIN KENNETH & BERNICE
166	921 CARROLL	KNOX WILLIAM T STE 300
167	925 CARROLL	AGU BONIFACE H
168	904 ANN	NEGRETE MARTIN
169	918 ANN	JUBILEE PARK & COMMUNITY CENTER CORP
170	906 STONEWALL	FRETWELL CHERYL M
171	905 ANN	RODRIGUEZ APOLINAR
172	911 ANN	TORRES MARISOL
173	915 ANN	KHRAISH KHRAISH H
174	921 ANN	KHRAISH H KHRAISH
175	923 STONEWALL	MATA RENE R
176	4300 PARRY	FRETWELL CHERYL MARLENE
177	1001 CARROLL	EAST DALLAS CHURCH OF CHRIST INC
178	4418 GURLEY	EAST DALLAS CHURCH OF CHRIST INC
179	4536 STONEWALL	TOPLETZ INVESTMENTS SUITE 301
180	1007 ANN	MATA EDGAR
181	1010 STONEWALL	SCHWEIGER ROY A

Monday, November 15, 2010

<i>Label # Address</i>			<i>Owner</i>
182	1009	ANN	MATA EDGAR W
183	1109	CARROLL	EAST DALLAS CHURCH CHRIST INC
184	1106	STONEWALL	JOHNSON DON
185	1112	STONEWALL	GONZALEZ NOE O
186	1130	STONEWALL	LEWIS GRADY JOHN
187	1134	STONEWALL	LEWIS GRADY JOHN
188	1001	STONEWALL	BLUE SKY MANAGEMENT INCOR
189	1009	STONEWALL	BLUE SKY MANAGEMENT INC
190	1033	STONEWALL	BLUE SKY MANAGMENT INC
191	1015	STONEWALL	GOSPEL SOUL WINNERS TABERNACLE
192	1019	STONEWALL	BLUE SKY MGMT INC
193	1023	STONEWALL	RUBIO TOM JR
194	4523	GURLEY	MARTIN LISA DIANA
195	4512	GURLEY	BURNETT STEVEN EST OF % KATHLEEN BURNETT
196	4516	GURLEY	JONES LULA FAY
197	1020	CARROLL	MBOGO DEDAN H
198	4511	CONGO	FLORENCE OPAL
199	4515	CONGO	TAVE JOHNNY
200	4517	CONGO	WORKS GEORGE W STE 4580
201	4523	CONGO	GARRETT VERNESSIA R
202	4525	CONGO	GARRETT EARNEST LAMAR & PATRICIA
203	4537	CONGO	BUILDING COMMUNITY WORKSHOP
204	4529	CONGO	GARRETT ANNIE PEARL EST % FRANKIE GARRETT
205	4533	CONGO	GARRETT ELLA MAE
206	4539	CONGO	BOWIE FRED DOUGLAS
207	1026	CARROLL	COUCH ENTERPRISES LLP
208	1036	CARROLL	FAIR PARK CHURCH OF GOD IN CHRIST
209	1032	CARROLL	FAIR PARK CHURCH OF GOD IN CHRIST
210	4507	PHILIP	FAIR PARK CHURCH OF GOD IN CHRIST
211	4509	PHILIP	RABAGO ALONZO & LILIA FERNANDEZ ROCHA
212	4511	PHILIP	MARTINEZ EDUARDO & GARCIA MARIA FABIOLA

Monday, November 15, 2010

<i>Label # Address</i>			<i>Owner</i>
213	4515	PHILIP	JEFFREY A M JR
214	4519	PHILIP	PEREZ DANIEL C
215	4531	PHILIP	ADAMS ARTEMUS
216	4533	PHILIP	OWEN HOWARD D
217	4535	PHILIP	RUIZ JESUS
218	4518	CONGO	BEXAR EQUITY LP
219	4518	PHILIP	BAILEY CARRIE MAE
220	4540	PHILIP	ST MARK MISSIONARY BAPTIST CHURCH
221	4538	PHILIP	ST MARK BAPTIST CH TR
222	1110	CARROLL	MACIAS ALFONSE & ANDREA
223	1112	CARROLL	KEATON GEORGE JR
224	1112	CARROLL	TURNER NAOMI H % LAREU BROWN
225	4500	PHILIP	ORTIZ NORMA
226	4504	PHILIP	AMADOR JOSE A & MARIA J
227	4508	PHILIP	JOBE WARREN B
228	4512	PHILIP	FIGUEROA LUIS
229	4516	PHILIP	BLAIR DONALD & BRADY WILLIS
230	4520	PHILIP	LYONS EZELL
231	4524	PHILIP	WHORLEY HAMMOND ET AL
232	4530	PHILIP	DALLAS HOUSING ACQUISITION & DEV CORP
233	4534	PHILIP	ST MARK MISSIONARY BAPTIST CHURCH ETAL
234	4500	WEST ALLEY	KEMP DONALD G
235	4515	WEST ALLEY	KEMP HOMER L
236	4517	WEST ALLEY	JAIMES CESAR &
237	4512	PARRY	ARREAGA ELVIA
238	4514	PARRY	RICO JUAN & M GUADALUPE SALAS
239	4516	PARRY	JIMENEZ RAUL & ROSA M
240	4515	PARRY	DENMARK DEVERICK ELAINE
241	4522	PARRY	GRANGER ROBERT & YVONNE
242	4523	PARRY	AYALA JOSE & MANUELA
243	4526	PARRY	CALDERON LIA T & RIGOBERTO

Monday, November 15, 2010

Z090-207(RB)

Label # Address

Owner

244	4525	PARRY	GALLAMORE JEFF & MARIA DEL CARMEN
245	4530	PARRY	RICHARDSON LASHAWNDA
246	4533	PARRY	BLANCO JUANITA
247	4534	PARRY	SOTO ROGELIO & ROSA RENTERIA
248	4535	PARRY	CARMONA MARIA ALVAREZ
249	4537	PARRY	LOPEZ J CARMELO & BERTHA
250	4539	PARRY	RUIZ JOSE A & MARIA
251	4619	EAST GRAND	SALES MEXICO LINDO RES & SONS LLC
252	4536	PHILIP	ST MARK MISSIONARY BC OF DALLAS INC

Monday, November 15, 2010

FILE NUMBER: Z090-184(RB)

DATE FILED: March 29, 2010

LOCATION: South Line of Forest Lane, West of Marsh Lane

COUNCIL DISTRICT: 13

MAPSCO: 13 Z

SIZE OF REQUEST: Approx. 4 Acres

CENSUS TRACT: 96.07

APPLICANT: Park Forest Office Building-Max Lashak, Manager

REPRESENTATIVE: Randy P. Marx

OWNER: BRI 1815 3530, LLC

REQUEST: An application for an amendment to the development plan and conditions for Planned Development District No. 315 for a Mini-warehouse use LO-1 Limited Office District Uses.

SUMMARY: The applicant is requesting an amendment to the conditions to permit personal service uses as well as revised landscaping.

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

BACKGROUND INFORMATION:

- The request site is developed with three office structures and surface parking.
- PDD No. 315 was approved by the City Council on July 26, 1989.
- The applicant proposes the following amendments: 1) permit personal service uses, and 2) request acceptance of revised landscaping.
- No additional development is proposed and no other conditions are requested for amendment.

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

PDD/SUP Summary

<u>PDD No.</u>	<u>Permitted Uses</u>	<u>Density/ FAR</u>	<u>Structure Height</u>
693	NO(A), CR District Uses	0.25 FAR	30 feet

Thoroughfare

Forest Lane

Existing & Proposed ROW

ROW

STAFF ANALYSIS:

Comprehensive Plan: The site is located in 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 site is developed with three office structures and surface parking. The applicant proposes the following amendments: 1) permit personal service uses, and 2) request acceptance of revised landscaping.

The predominate land use along both sides of Forest Lane is a mix of office and retail uses, with a church abutting the site's western line. Single family uses are developed on properties to the south, across a public alley right-of-way.

The PDD provides for a maximum amount of development rights, of which are not being amended. It should be noted that the permitted mini-warehouse use must be accessed from internal corridors, thus it operates much differently than most mini-warehouse uses. The proposed introduction of personal service uses is envisioned to seamlessly blend into the existing improvements with no negative impact on surrounding uses.

It should be noted that there remains concern from staff regarding one of the requested permitted uses (massage establishment), a sub-use of personal services, that has been problematic in its operation. Due to close proximity of low density residential uses as well as other nonresidential uses in the immediate area, staff is prohibiting a sub-use category as noted in the attached recommended conditions.

Traffic: The Engineering Section 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.

Landscaping: The property is governed by the landscaping shown on the attached development plan. The requested revision to the PDD does not trigger additional landscape requirements nor does this expanded use category impact existing landscape materials, however staff has determined the property is not in compliance with the approved plan. The applicant has worked with staff to provide for a revised plan that maintains sensitivity to the perimeter of the site.

Police Activity: The police department has received four complaints, noted below, related to prostitution activities for one of the tenants (massage parlor). Additional calls involved inspection related to lack of proper licensing.

While staff supports the addition of personal service uses, there is some concern related to the impact of such a use in close proximity to both residential and nonresidential uses. As a result, staff's recommended conditions provide for certain regulations associated with the inclusion of personal service uses.

DATE	SER#/CIT#	CHARGE	NAME OF BUSINESS	TNUMBER	STNAME	COMMENTS	RESULTS
11/17/2008 0:00	353120V	MESSAGE BUS NOT REG WITH STATE	C & G MESSAGE	3530	FOREST LANE		ENFORCEMENT ACTION TAKEN
11/17/2008 0:00	C16245760	NO MESSAGE THERAPY LICENSE - M/C		3530	FOREST		ENFORCEMENT ACTION TAKEN
11/17/2008 0:00	353121V	PROSTITUTION 43.02 M/B		3530	FOREST LN		
3/6/2009 0:00	62758W	PROSTITUTION 43.02 M/B	BODY TIME MESSAGE	3530	FOREST LN #164	ISSUED CITATION #C16-	
12/10/2009 0:00		COMPLAINT - PROSTITUTION	BODY TIME MESSAGE	3530	FOREST LANE #164	PROSTITUTION	NO ACTIVITY OBSERVED
1/16/2010 0:00		COMPLAINT - PROSTITUTION	BODY TIME MESSAGE	3530	FOREST LANE #164		LOCATION CLOSED
1/20/2010 0:00		INSPECTION	BODYTIME MESSAGE CLINIC	3530	FOREST LANE #164	RECEIVED A MESSAGE,	NO ACTIVITY OBSERVED

Partners and Officers of BRI 1815 3530, LLC

Partner Company:	Holding 1815 3530, Inc
Officer name:	Ariel Bentata
Position:	Manager
Officer name:	Moises Benzaquen
Position:	Manager
Address	1140 East Hallandale Beach Blvd Hallandale, Florida 33009
Phone:	954-454-4665
Fax:	954-454-4749

Partner Company:	Comvest Properties (US), LLLP
Officer name:	Ariel Bentata
Position:	Manager
Officer name:	Moises Benzaquen
Position:	Manager
Address	1140 East Hallandale Beach Blvd Hallandale, Florida 33009
Phone:	954-454-4665
Fax:	954-454-4749

Partner Company:	Comvest Propierties Management, LLC
Officer name:	Ariel Bentata
Position:	Manager
Officer name:	Moises Benzaquen
Position:	Manager
Address	1140 East Hallandale Beach Blvd Hallandale, Florida 33009
Phone:	954-454-4665
Fax:	954-454-4749

Z090-184

**STAFF'S RECOMMENDED AMENDING CONDITIONS FOR PLANNED
DEVELOPMENT DISTRICT NO. 315**

SEC. 51P-315.103.

DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, t[~~T~~]he definitions and interpretations [provisions contained] in Chapter 51A apply to this article. In this article, MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(b) Unless otherwise stated, a[A]ll references to articles, divisions, or sections in this article ~~are~~ [refer] to articles, divisions, or sections in Chapter 51A.

SEC. 51P-315.105.

MAIN USES PERMITTED.

(a) Except as provided in this section, t[~~T~~]he only main uses permitted [allowed] are [~~mini-warehouse uses, and~~] those main uses permitted in the LO-1 Limited Office District subject to the same conditions applicable in the LO-1 Limited Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Limited Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the LO-1 Limited Office District is subject to DIR in this district; etc.

(b) The following additional main uses are permitted by right:

- Mini warehouse.
- Personal service uses. [Massage establishment prohibited.]

(c) All mini-warehouse uses must be contained entirely within the main buildings, as shown on the development plan, and have no exterior public entrances except through the general building entrances.

SEC. 51P-315.110.

LANDSCAPING.

(a) Landscaping must be provided as shown on the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls. ~~[All landscaping must be installed within six months of July 26, 1989.]~~

(b) ~~[All]~~ P[er]lant materials must be maintained in a healthy, growing condition ~~[at all times]~~.

EXISTING CONDITIONS

ARTICLE 315.

PD 315.

SEC. 51P-315.101. LEGISLATIVE HISTORY.

PD 315 was established by Ordinance No. 20399, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20399 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 20399; 25850)

SEC. 51P-315.102. PROPERTY LOCATION AND SIZE.

PD 315 is established on property generally located along the south line of Forest Lane, west of the west line of Marsh Lane. The size of PD 315 is approximately 4.0 acres. (Ord. Nos. 20399; 25850)

SEC. 51P-315.103. DEFINITIONS AND INTERPRETATIONS.

- (a) The definitions and provisions contained in Chapter 51A apply to this article.
- (b) All references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A. (Ord. Nos. 20399; 25850)

SEC. 51P-315.104. DEVELOPMENT PLAN.

Use of the Property must comply with the development plan (Exhibit 315A). The approval of the development plan replaces any residential adjacency review or development impact review otherwise required by the Dallas Development Code. (Ord. Nos. 20399; 25850)

SEC. 51P-315.105. USES.

- (a) The only uses allowed are mini-warehouse uses and those uses permitted in the LO-1 Limited Office District.
- (b) All mini-warehouse uses must be contained entirely within the main buildings, as shown on the development plan, and have no exterior public entrances except through the general building entrances. (Ord. Nos. 20399; 25850)

SEC. 51P-315.106. DENSITY.

Maximum permitted floor area for mini-warehouse uses is 60,000 square feet. Floor area for all uses on the Property combined is limited to 174,240 square feet. (Ord. Nos. 20399; 25850)

SEC. 51P-315.107. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage on the Property, including above-grade parking structures, is 80 percent. (Ord. Nos. 20399; 25850)

SEC. 51P-315.108. MAXIMUM HEIGHT.

- (a) Maximum height. Maximum height for any structure on the Property is 70 feet, and maximum number of stories is five. Parking garages are exempt from the story number limitation, but must comply with the maximum structure height.

(b) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: 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. (Ord. Nos. 20399; 25850)

SEC. 51P-315.109. OFF-STREET PARKING.

Off-street parking must be provided in accordance with the requirements of the Dallas Development Code. (Ord. Nos. 20399; 25850)

SEC. 51P-315.110. LANDSCAPING.

Landscaping must be provided as shown on the development plan. All landscaping must be installed within six months of July 26, 1989. All plant material must be maintained in a healthy, growing condition at all times. (Ord. Nos. 20399; 25850)

SEC. 51P-315.111. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations," of the Dallas Development Code. (Ord. Nos. 20399; 25850)

SEC. 51P-315.112. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20399; 25850)

SEC. 51P-315.113. PAVING.

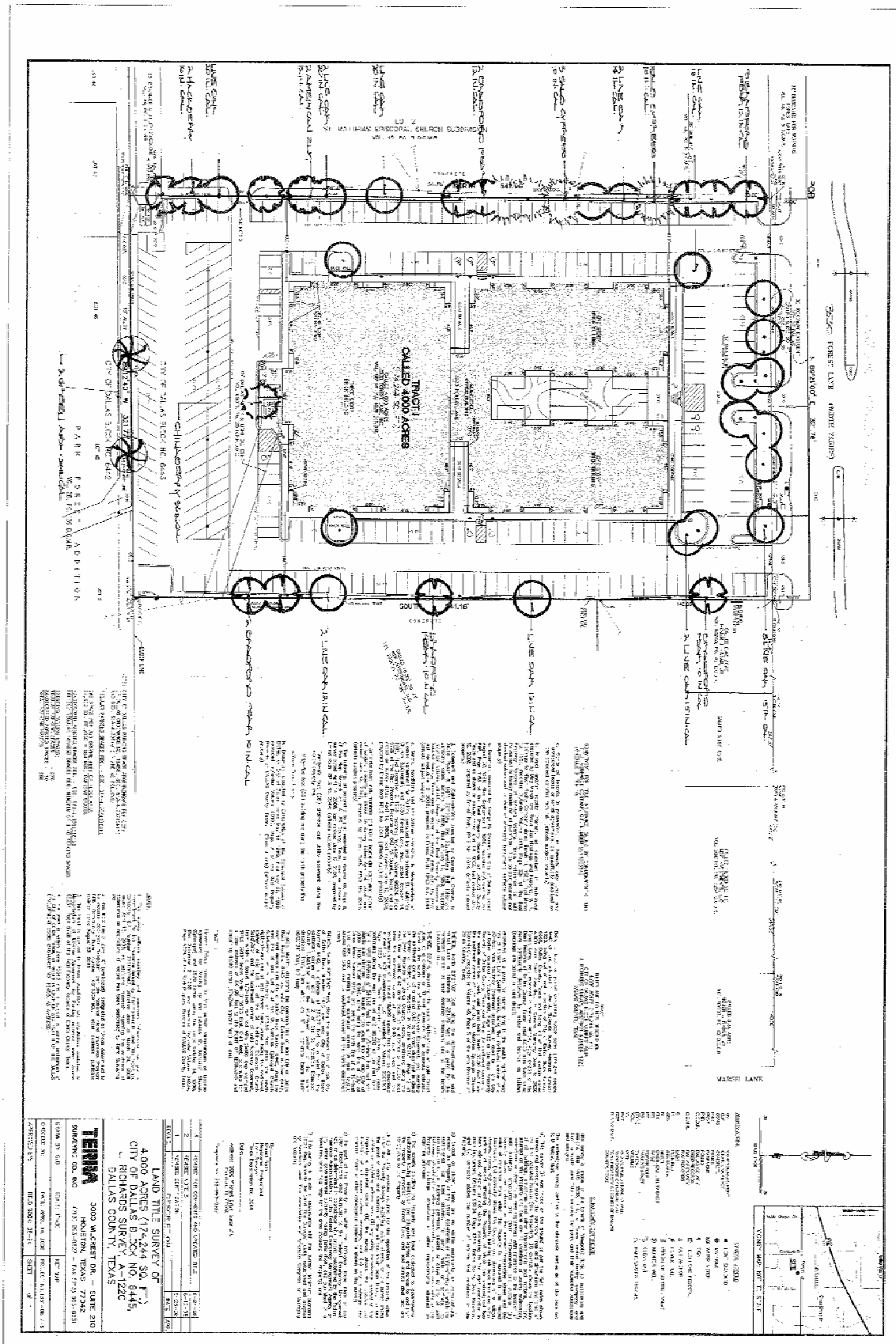
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 20399; 25850)

SEC. 51P-315.114. COMPLIANCE WITH CONDITIONS.

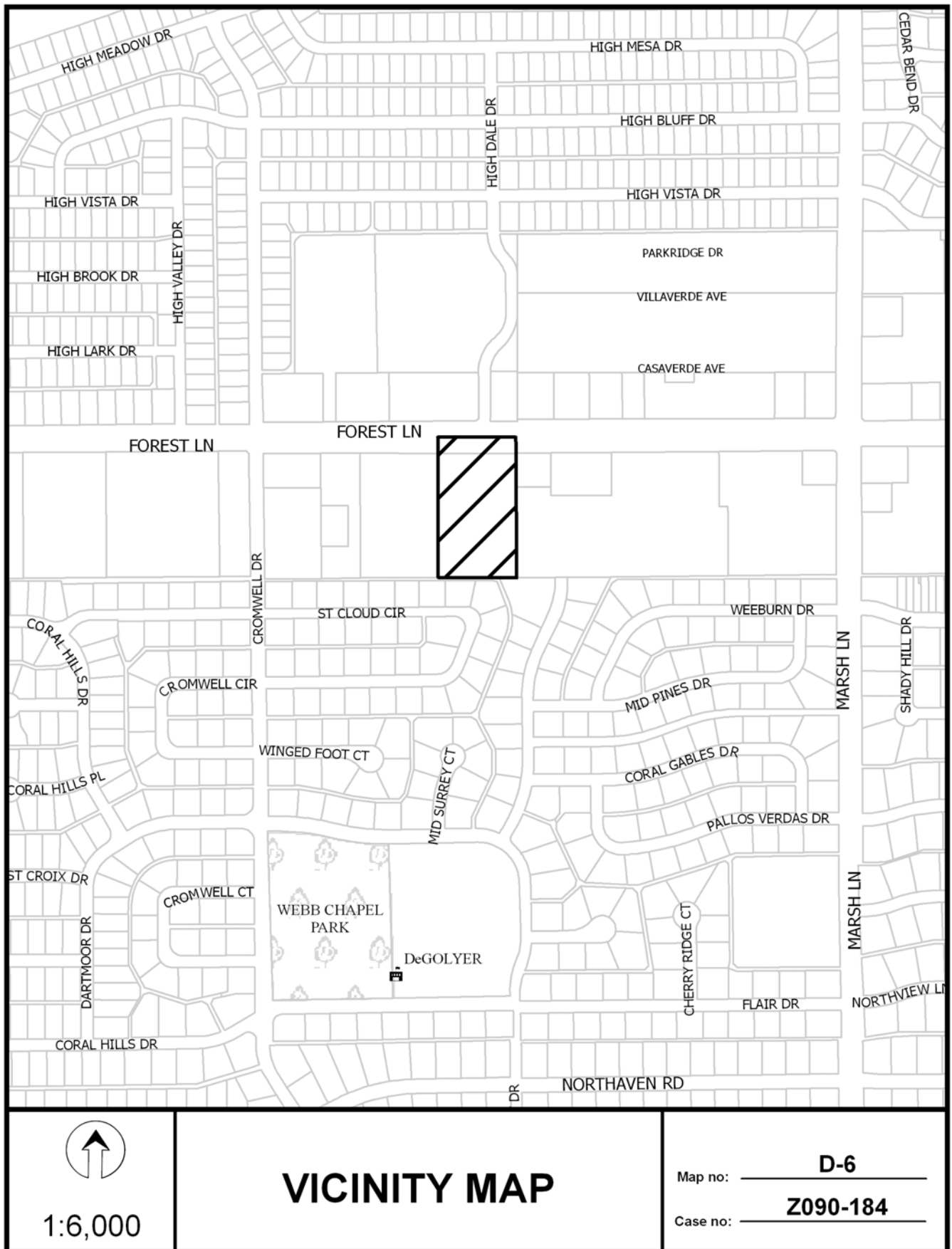
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20399; 25850)

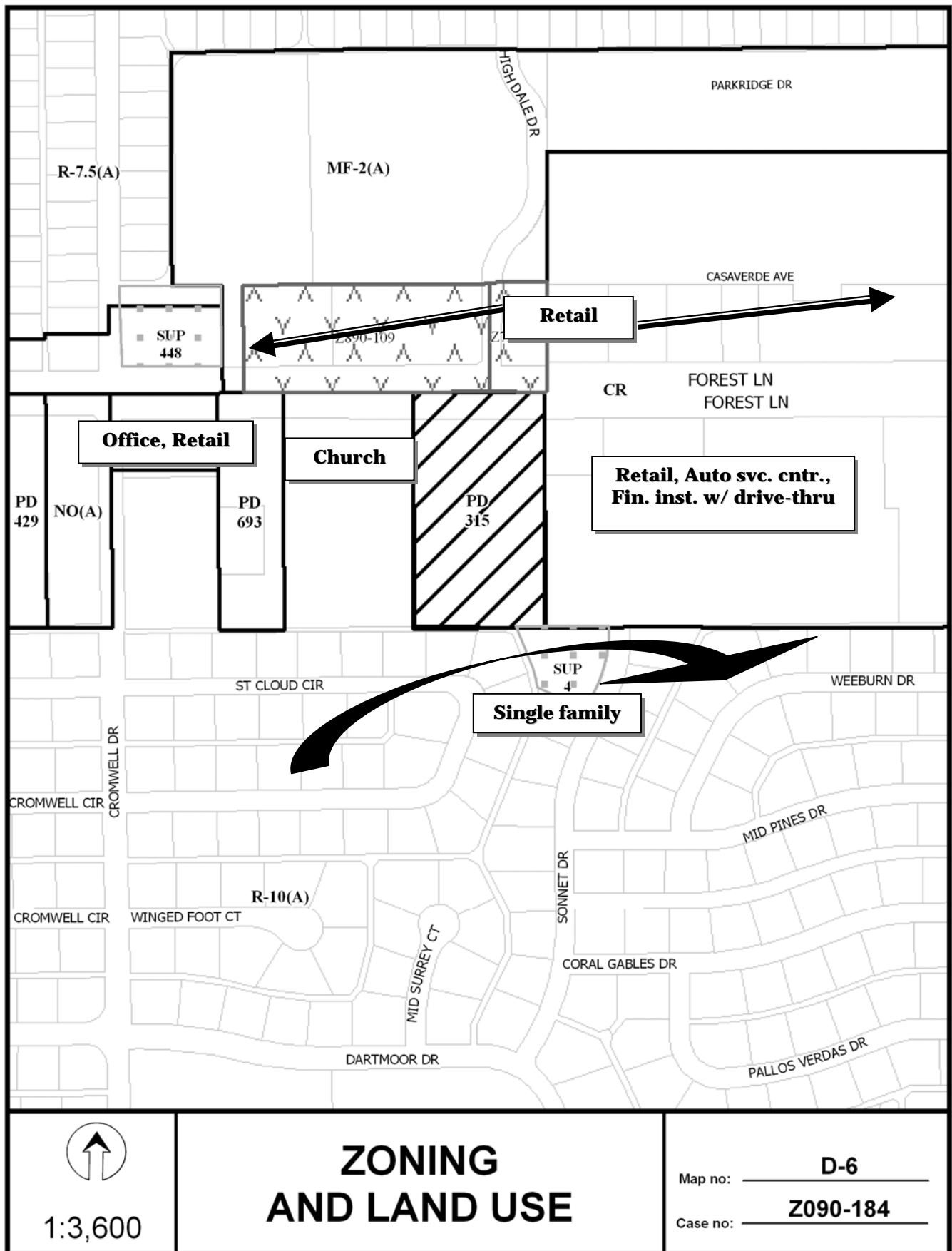
SEC. 51P-315.115. ZONING MAP.


PD 315 is located on Zoning Map No. D-6. (Ord. Nos. 20399; 25850)

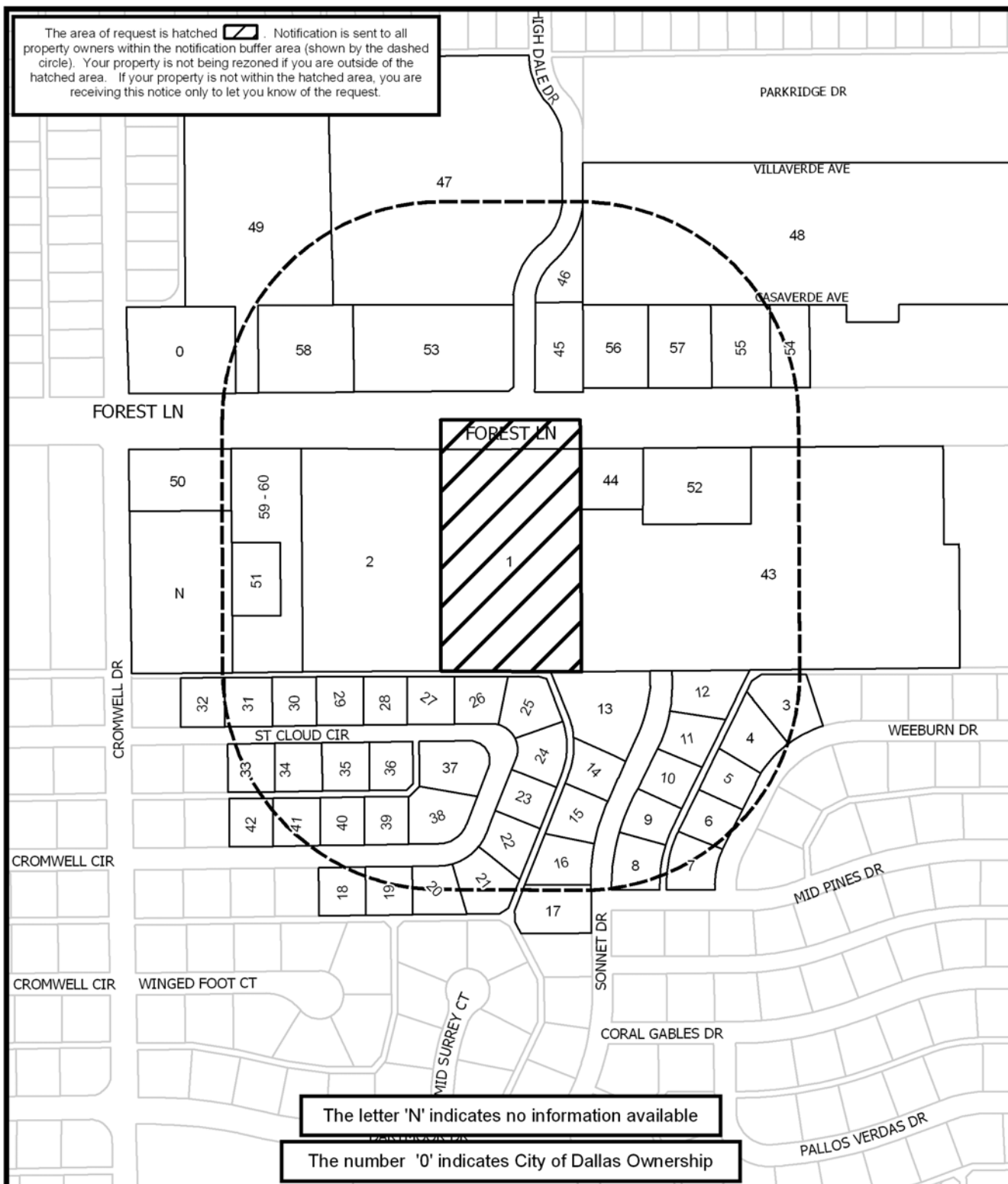








The area of request is hatched  . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

60

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **D-6**

Case no: **Z090-184**

DATE: December 03, 2010

Notification List of Property Owners

Z090-184

60 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3530 FOREST	BRI 1815 3530 LLC
2	3460 FOREST	ST MATHIAS EPISCOPAL CHURCH EXEMPT 1963
3	3629 WEEBURN	SHOEMAKER MONTY R & MARTHA R
4	3623 WEEBURN	GIUFFRIDA PAUL A & SHERRIE A
5	3617 WEEBURN	GORDY TERENCE W ETAL
6	3611 WEEBURN	COX EDWARD PAUL & GEORGE WOODARD EVANS
7	3605 WEEBURN	COCKRUM ALLYSON A.W.
8	11608 SONNET	MIERS MARILYN E
9	11616 SONNET	DINKLE THOMAS G & ANGELA M
10	11622 SONNET	SPAETH WILLIAM P III ETAL
11	11628 SONNET	MISKEL EMILY ANN
12	11634 SONNET	NEWTH JAMES F
13	11629 SONNET	PARK FOREST COMMUNITY CLUB
14	11621 SONNET	RICO GREGORY ANDREW
15	11615 SONNET	MCDERMOTT KENNETH NELL LIFE ESTATE
16	11609 SONNET	STARE NANCY L
17	11535 SONNET	GUILLORY GREGORY L & BETH A PARMLEY
18	3418 ST CLOUD	JOHNSON WILLIAM CRAIG & LESLIE E
19	3422 ST CLOUD	LAGRONE CHRISTOPHER
20	3426 ST CLOUD	BEASLEY B EILEEN
21	3430 ST CLOUD	BRANHAM HARRY JAMES & FRANCES L
22	3434 ST CLOUD	HILLS SUSANNAH J
23	3438 ST CLOUD	ROTH DAVID C & BARBARA J
24	3442 ST CLOUD	RINGHOLM JAMES H
25	3446 ST CLOUD	WILES WADE BURGESS
26	3450 ST CLOUD	GAYTAN SERGIO ADRIAN & MIRIAM I

Friday, December 03, 2010

<i>Label # Address</i>			<i>Owner</i>
27	3454	ST CLOUD	JACOB ARIS N &
28	3458	ST CLOUD	PEREZ SILVIANA O
29	3462	ST CLOUD	MCMURTRAY MARTHA H
30	3466	ST CLOUD	CANTRELL BELINDA
31	3470	ST CLOUD	BAUGH SEAN M
32	3474	ST CLOUD	CALDWELL MARSHA K
33	3469	ST CLOUD	GOLDMAN EVELYN B
34	3465	ST CLOUD	WILT JEFFERY G & ELIZABETH A
35	3461	ST CLOUD	STEPHENS LAWRENCE G & SHARI L
36	3457	ST CLOUD	QUERNER JO
37	3451	ST CLOUD	SHEETS DON D
38	3427	ST CLOUD	ENDSLEY HARDIE JR
39	3423	ST CLOUD	MALONE PATRIC G
40	3419	ST CLOUD	SAUNDERS MELVIN L & EUREKA SAUNDERS
41	3415	ST CLOUD	MYERS JACK T TRUSTEE & JOAN M TRUSTEE
42	3411	ST CLOUD	ORLEBEKE CAROLYN M
43	3624	FOREST	MDF INVESTMENTS LLC
44	3540	FOREST	RADER HOMER J JR LONE STAR LUBRICATION INC
45	3541	FOREST	T G MILLER & COMPANY LLC
46	11840	HIGHDALE	FOREST DALE INC
47	11851	HIGHDALE	FOREST DALE INC
48	3626	VILLAVERDE	PARK FOREST APARTMENTS LTD
49	3423	FOREST	3423 FOREST LANE LLC % J HESTER PPTIES INC
50	3450	FOREST	UREVBU FLORENCE SUITE 265
51	3452	FOREST	3452 FOREST LANE ASSOCS LP
52	3518	FOREST	BENT TREE REALTY CO
53	3535	FOREST	FIRST INTERSTATE BK TX NA % WELLS FARGO BANK
54	3601	FOREST	FOREST & MARSH LN SC LTD STE 800
55	3565	FOREST	FOREST & MARSH LN SC LTD STE 800
56	3565	FOREST	FOREST & MARSH LN SC LTD STE 800
57	3563	FOREST	FOREST & MARSH LN SC LTD STE 800

Friday, December 03, 2010

Z090-184(RB)

<i>Label # Address</i>			<i>Owner</i>
58	3441	FOREST	RETAIL BUILDERS INC
59	3452	FOREST	NOLEN ALEX PROPERTIES LP
60	3452	FOREST	DINA KING VENTURES LLC UNIT 300

Friday,
December 03, 2010

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****Planner: Olga Torres-Holyoak**

FILE NUMBER: Z101-117(OTH) **DATE FILED:** November 5, 2010

LOCATION: On the east side of North Marlborough, north of West Jefferson Boulevard.

COUNCIL DISTRICT: 1 **MAPSCO:** 54-A

SIZE OF REQUEST: Approx. 7,500 sq. ft. **CENSUS TRACT:** 46.00

OWNER Shannon and Jennifer Neffendorf

APPLICANT: L.O. Daniel Neighborhood Association

REPRESENTATIVE: Justin Epker

REQUEST: An application for a specific use permit for a private recreation center, club or area on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to utilize the property as a private recreation center or area for the L.O. Daniel Neighborhood Association.

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

BACKGROUND INFORMATION:

- The applicant's request is for a specific use permit for a private recreation center, club or area. The property is currently zoned an MF-1(A) Multifamily District and is currently undeveloped.
- The applicant proposes to build a 20' by 20' pavilion. Future improvements are playground and equipment and landscaping.
- The L.O. Daniel Neighborhood Association is receiving funding for the construction of the park is being achieved through a grant from the City of Dallas "Loving My Community" program and the Old Oak Cliff Conservation League "neighborhood grant". Most of the labor towards the construction is provided by neighborhood volunteers.
- The park will be maintained and operated by the L.O. Daniel Neighborhood Association, a 501(c)(3) organization.
- The property is adjacent to multifamily to the north, single family to the east, automotive repair to the south.
- The land uses surrounding the request are single family to the north, single family to the east, commercial to the south and commercial and single family to the west.

Zoning History: There have been two Board of Adjustment cases the area:

1. BDA 089-103 On September 15, 2009, the Board of Adjustment, granted a variance to the front yard setback regulation at 2010 W Jefferson Boulevard.
2. BDA 089-001 On January 20, 2009 the Board of Adjustment Panel A granted a variance to the front you setback regulations of 8 feet, on 2010 W Jefferson Boulevard.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
N Marlborough Avenue	Collector	60 ft.
W Jefferson Boulevard	Principal Arterial	100 ft

Land Use:

	Zoning	Land Use
Site	MF-1(A)	Undeveloped
North	MF-1(A)	Multifamily
East	R-7.5(A) & D(A)	Single Family Residential
South	CR with D Dry Overlay	Gas station, Automotive repair center, retail
West	R-7.5(A) & CR with D Dry Overlay	Single Family, Automotive repair center

COMPREHENSIVE PLAN:

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within an Urban Neighborhoods.

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

LAND USE**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

STAFF ANALYSIS:

Land Use Compatibility:

The site is currently undeveloped. The property is located on the east side of North Marlborough Avenue.

The applicant is proposing to develop the property with a private recreation center, club or area for the use of L.O. Daniel Neighborhood Association members. The applicant is the recipient of two grants for the development of the private park.

The property is adjacent to multifamily to the north, single family to the east, automotive repair to the south. The land uses surrounding the request are single family to the north, single family to the east, commercial to the south and commercial and single family to the 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 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 applicable zoning regulations and standards.

Staff recommends approval of the applicant's request subject to the attached site plan and conditions. The proposed development should not have any adverse affect on the surrounding areas.

PARTNERS AND OFFICERS

Property Owner:

Shannon and Jennifer Neffendorf

L.O. Daniel Neighborhood Association:

L. O. Daniel
Neighborhood Association

Officers:

President: Joanne Carroll

Vice President: Bill Dermis

Treasurer: Bill Dermis

Secretary: Justin Epker

**PROPOSED SPECIFIC USE PERMIT FOR A PRIVATE RECREATION CENTER CLUB
OR AREA**

1. **USE:** The only use authorized by this specific use permit is a private recreation center, club, or area.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

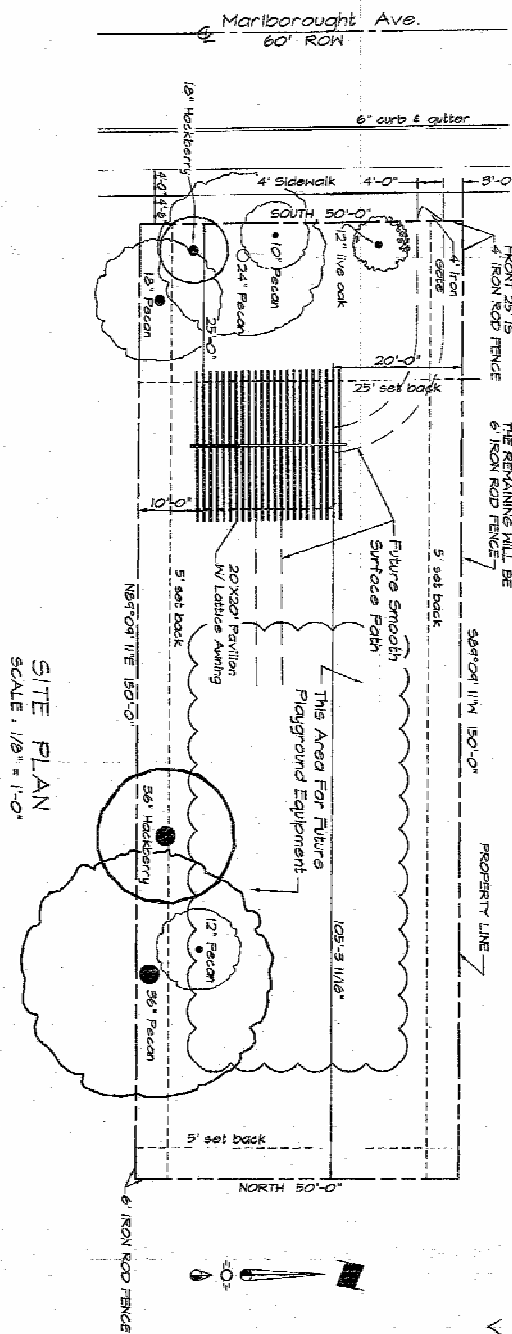
STAFF RECOMMENDATION:

3. **TIME LIMIT:** This specific use permit expires FIVE YEARS FROM THE DATE OF APPROVAL, 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.) ٫

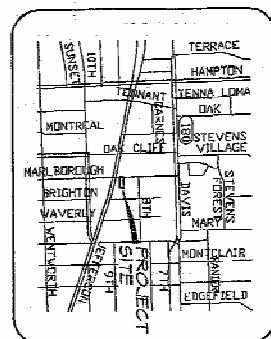
APPLICANT'S REQUESTS:

3. **TIME LIMIT:** This specific permit has no expiration date.
4. **LIGHTING:** No lighting is permitted between 11:00 p.m. and 5:00 a.m., Monday through Sunday.
 5. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
 6. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

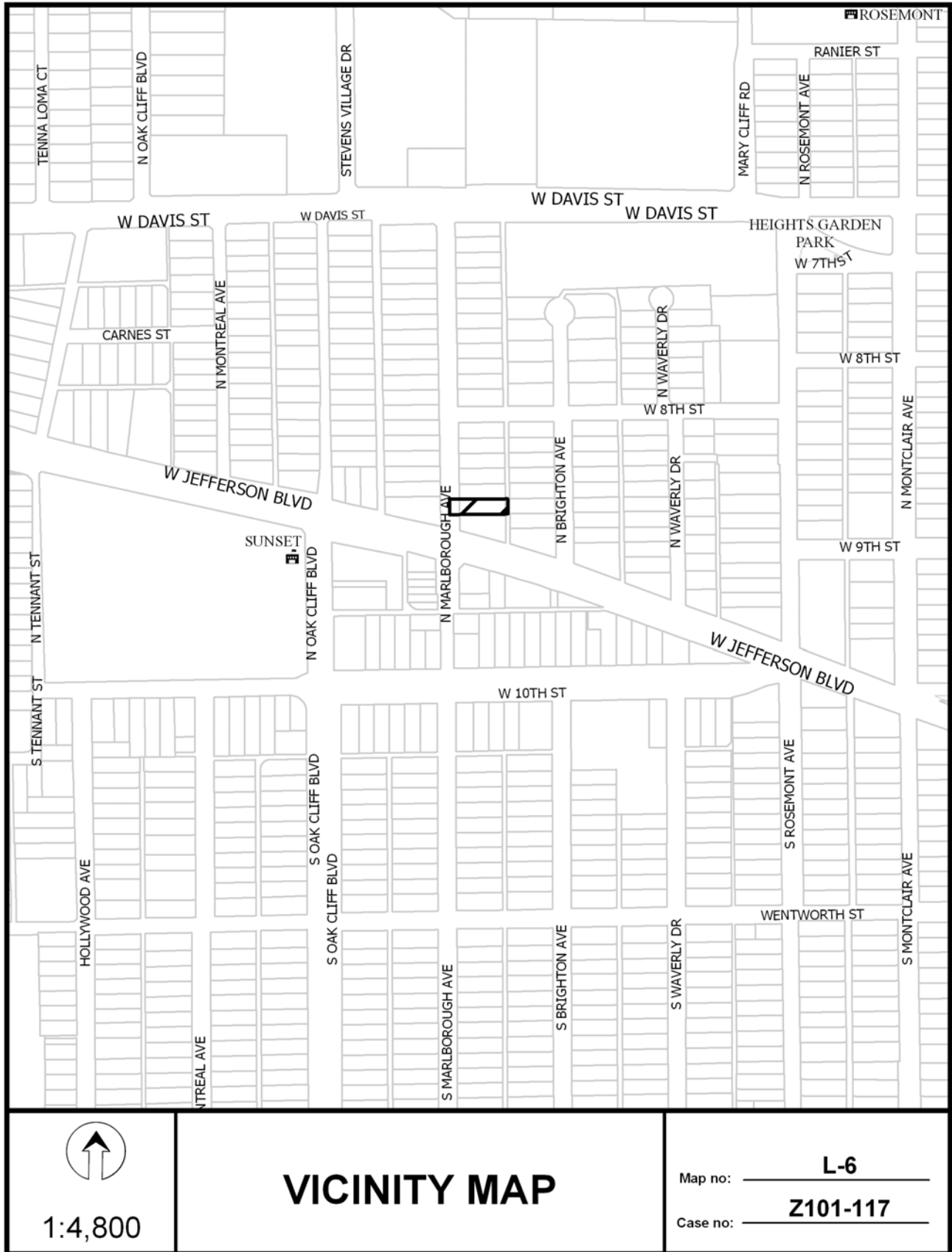
PROPOSED SITE/LANDSCAPE PLAN

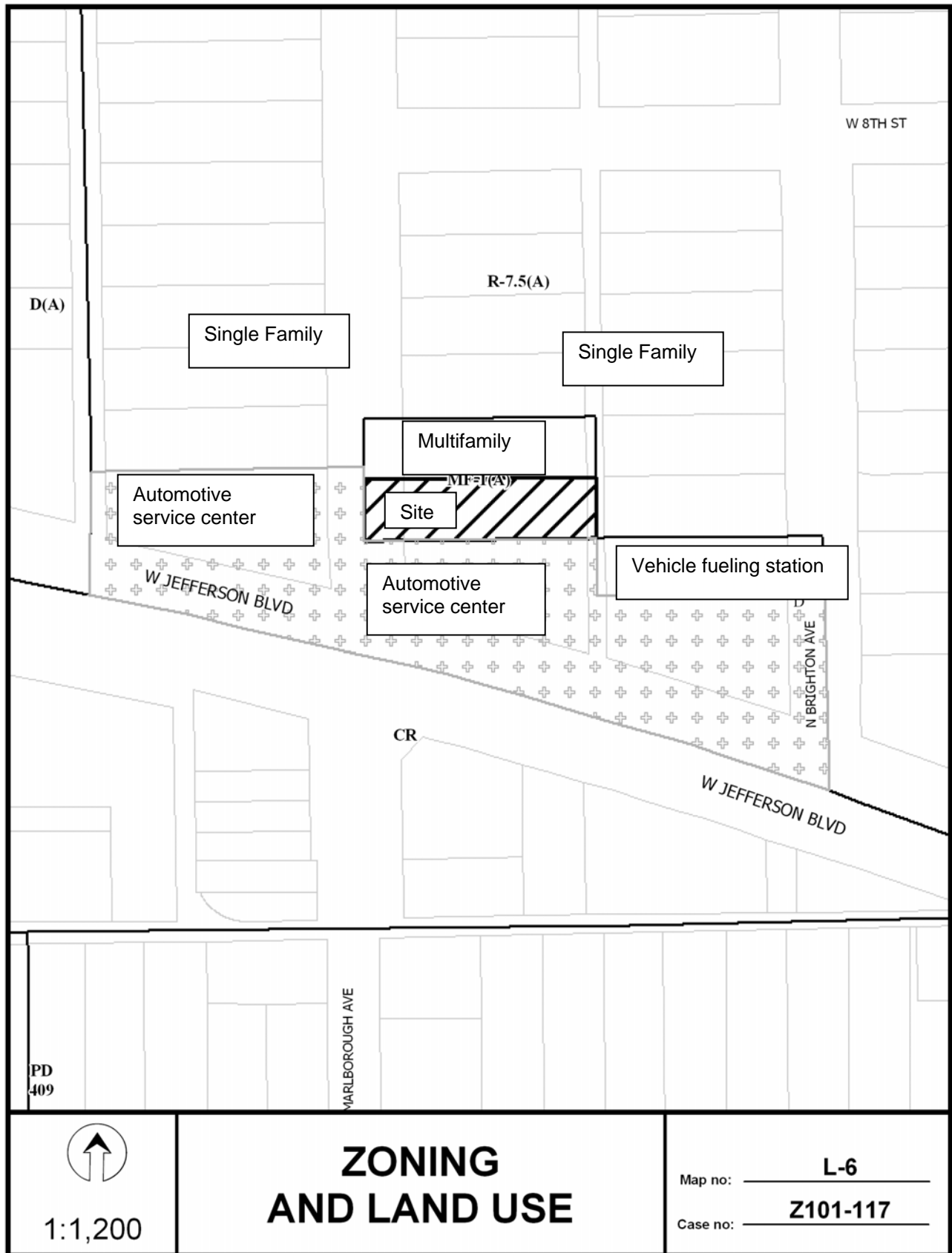


SITE PLAN
SCALE: 1/8" = 1'-0"

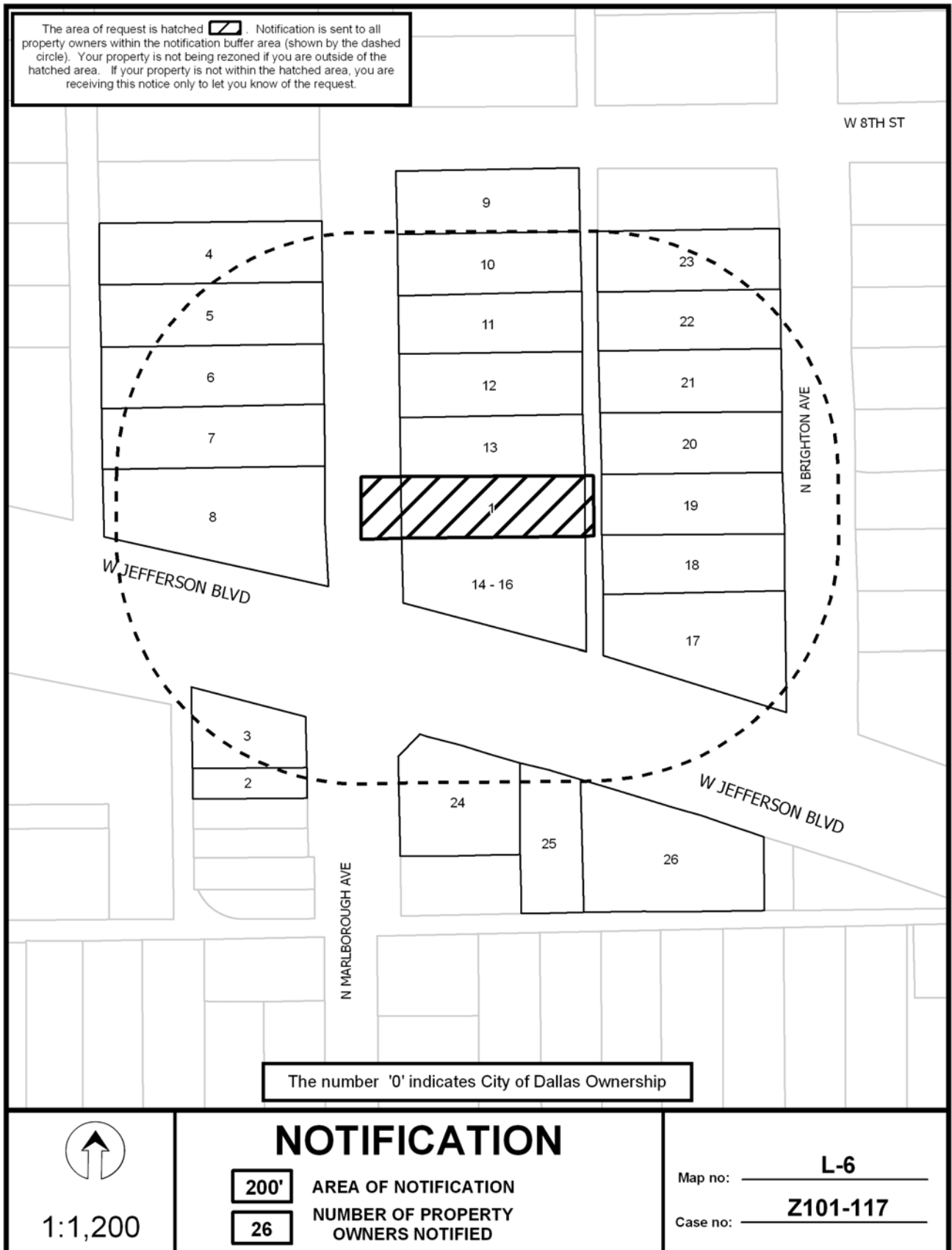


Z101-117
SITE PLAN
PROPOSED NEIGHBORHOOD PARK
206 N. MARLBOROUGH AVE.
Scale: 1/8" = 1'-0" Date: 6/24/2010 Zoning: N.Y.









12/10/2010

Notification List of Property Owners**Z101-117****26 Property Owners Notified**

Label #	Address	Owner
1	206 MARLBOROUGH	NEFFENDORF SHANNON & NEFFENDORF JENNIFER
2	125 MARLBOROUGH	GULF COAST BANK & TRUST COMPANY
3	127 MARLBOROUGH	HORRELLS CLEANERS LLC % JANIS SPEAR
4	225 MARLBOROUGH	LOOKER DARREN
5	221 MARLBOROUGH	GONZALEZ REFUGIO &
6	215 MARLBOROUGH	JIMENEZ MARCELO F
7	211 MARLBOROUGH	GUTIERREZ ALBERTO
8	2011 JEFFERSON	LUNA JUAN ANTONIO & ESMERALDA
9	226 MARLBOROUGH	BOORAS KIMBERLY R
10	222 MARLBOROUGH	SIMEK PETER D & MARY L SIMEK
11	218 MARLBOROUGH	OLGUIN JULIAN
12	216 MARLBOROUGH	MORTGAGE ELEC REG SYS %CARRINGTON
PROPERTY SVCS		
13	210 MARLBOROUGH	PITZER ENTERPRISES LP
14	1919 JEFFERSON	POPHAM BILLIRUTH
15	1919 JEFFERSON	SAMUEL PETER
16	1919 JEFFERSON	POPHAM BILLIRUTH
17	1909 JEFFERSON	BARAKAT MOE
18	211 BRIGHTON	AVILA JAIME &
19	217 BRIGHTON	EQUABLE INV CORP
20	221 BRIGHTON	EDWARDS J B & MARSHA H
21	225 BRIGHTON	LAFFERTY PATRICK R & CHRISTINE H
22	229 BRIGHTON	SMITH BRANDON & AMANDA
23	233 BRIGHTON	WILLIAMS CHRISTINE
24	1924 JEFFERSON	BALLAS VICTOR
25	1916 JEFFERSON	DIAZ OCTAVIO
26	1910 JEFFERSON	DIAZ OCTAVIO

Friday, December 10, 2010

Planner: Mike Grace, AICP**FILE NUMBER:** Z090-259(MG) **DATE FILED:** September 29, 2010**LOCATION:** Northeast corner Alto Garden Drive and Seaford Drive**COUNCIL DISTRICT:** 5 **MAPSCO:** 58 L**SIZE OF REQUEST:** Approx. 8.62 acres **CENSUS TRACT:** 92.02

APPLICANT / OWNER: Dallas Independent School District (see attached list of Board Members)**REPRESENTATIVE:** MASTERPLAN
Karl Crawley**REQUEST:** An application for a Planned Development District for a Private recreation center, club, or area limited to a Public school district athletic complex and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The applicant is requesting a Planned Development District for consideration of the existing and proposed improvements associated with Pleasant Grove Stadium, as well as providing for an elevator structure to the press box.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with various facilities for organized sports as well as a parking lot area along Alto Garden Drive.
- The applicant proposes to provide for an elevator to access the press box.
- The surrounding land uses include commercial development to the north, residential uses to the west and east. The area to the south is developed with another DISD facility which includes a pool.

Zoning History: There have been no recent requests within the immediate vicinity.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alto Garden Dr.	Local	50 ft.	50 ft.
Seaford Dr.	Local	50 ft.	50 ft.
Maddox Ave.	Local	50 ft.	50 ft.
Coston Dr.	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Athletic field
North	PD-366-D-1	Commercial
South	R-7.5(A)	Recreational building/pool
East	R-7.5(A)	Single Family
West	CR-D	Single Family

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

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

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 8.62 acre site is developed with the existing Pleasant Grove Stadium, 440 parking spaces and includes accessory buildings containing locker rooms, ticket booths and concession stands within 3,200 square feet of floor area. The property is surrounded by Alto Garden Drive, Seaford Drive, Maddox Avenue and Coston Drive.

The surrounding land uses include commercial development to the north, residential uses to the west and east. The area to the south is developed with another DISD facility which includes a pool.

The PDD is being requested to allow the height associated with the proposed elevator, existing light poles and bleachers. Also, the proposed PDD would bring the stadium into compliance with zoning regulations. A new locker room and changing facility which will contain a new ticket booth and concession is also proposed.

Staff has reviewed and supports the applicant's request regarding the above mentioned zoning request and development plan. Staff believes that these modifications will not adversely affect the safety of the surrounding area.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed PD Single Family& Athletic Facility	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family, Athletic Facility

Landscaping: Article X will apply to all new construction.

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 as no additional vehicular trips will be generated.

BOARD OF TRUSTEES DISD

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

PROPOSED PDD CONDITIONS

**"ARTICLE
PD**

SEC. 51P- 101. LEGISLATIVE HISTORY.

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

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

Pd is established on property generally bounded by Maddox Avenue, Coston Drive, Alto Garden Drive and Seaford Drive. The size of PD is approximately 8.62 acres.

SEC. 51P- 103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in CHAPTER 51A, apply to this ordinance.
- (b) Unless otherwise stated, all references are to articles, divisions or sections in this article are to articles, divisions, or sections in chapter 51A.
- (c) All attached exhibits are part of this ordinance.
- (d) This district is considered to be a residential zoning district.
- (e) An athletic facility is considered as an institutional use.

SEC. 51P- 104. DEVELOPMENT PLAN

- (a) For an athletic facility, development and use of the Property must comply with the attached development plan. In the event of a conflict between the provisions of this section and the development plan, the provisions of this section control.
- (b) For all other permitted uses, Paragraph 51A.4.702(c)2 through Subsection 51A-4.702(j), governing the requirements for a site plan, a development plan, and amendments to a development plan, do not apply.

SEC. 51P- 105. USES.

- (a) A private recreation center, club, or area, limited to an athletic facility and related structures (permitted by right), and
- (b) Except as provided in (a) above, all uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single

Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district, etc.

SEC. 51P- .106. ACCESSORY USES

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

SEC. 51P- .107 YARD, LOT, AND SPACE REGULATIONS

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard: The minimum front yard for an athletic facility is as follows:
Seaford Drive: 5 feet; all other front yard setbacks 20 feet. A fence with a maximum height of eight feet is allowed in the front yard. The minimum front yard for all other permitted uses is 25 feet.

(c) Side and rear yard:

1. For single family structures, the minimum side and rear yard is five feet.
2. For all other permitted uses, the minimum side yard is 10 feet and the minimum rear yard is 15 feet.

(d) Density: Per the requirements for an R-7.5(A) District.

(e) Floor area: Maximum floor area for an athletic facility is 15,000 square feet excluding seating area.

(f) Floor area ratio: For all uses other than an athletic facility use, no maximum floor area ratio

(g) Height:

1. Residential proximity slope. If any portion of a structure used for an institutional use or a utility and public service use is over 26 feet in

height, that portion may not be located above a residential proximity slope. An athletic facility use is exempt from the residential proximity slope.

2. For all other permitted uses, the maximum structure height is 30 feet.
3. An athletic facility has no maximum height.

(h) Lot coverage:

1. The maximum lot coverage is 45 percent for residential structures and 30 percent for nonresidential structures.
2. Surface parking lots and underground parking structures are not included in lot coverage calculations.

(i) Lot size:

- (a) For an athletic facility use, no minimum lot size.
- (b) For all other permitted uses, minimum lot size is 7,500 square feet.

(j) Stories: No maximum number of stories.

SEC. 51P- .108. OFF-STREET PARKING AND LOADING.

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) For an athletic facility use, a minimum of 520 off-street parking must be provided.
- (c) Parking lot and loading screening is not required for an athletic facility use.
- (d) Parking for an athletic facility is allowed within the required front yard.

SEC. 51P- .109. ENVIRONMENTAL PERFORMANCE STANDARDS

See Article VI.

SEC. 51P- .110. LANDSCAPING

- (a) For the athletic facility as shown on the attached development plan, landscaping is not required. Any additional construction or development must

meet the requirements of Article X. Plant material must be maintained in a healthy, growing condition.

(b) Landscaping for all other permitted uses must be provided in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a healthy, growing condition.

(c) A tree removal permit may be issued by the building official prior to the issuance of a building permit.

(d) Parking lot trees are not required for either the athletic facility use or the high school.

SEC. 51P- .111. SIGNS.

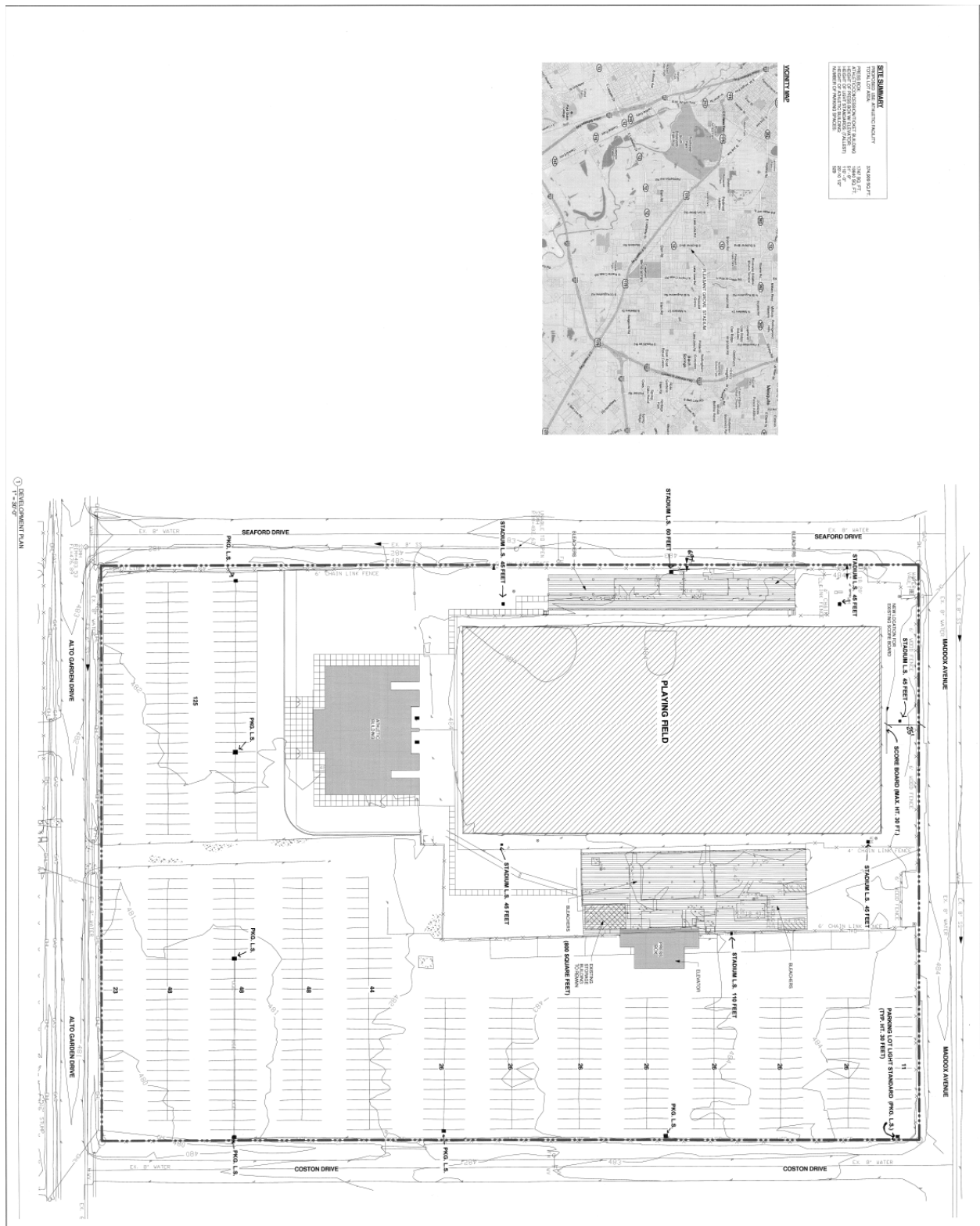
(a) Signs. Signs must comply with the provisions for non-business zoning district. Minimum setback for signs is 15 feet.

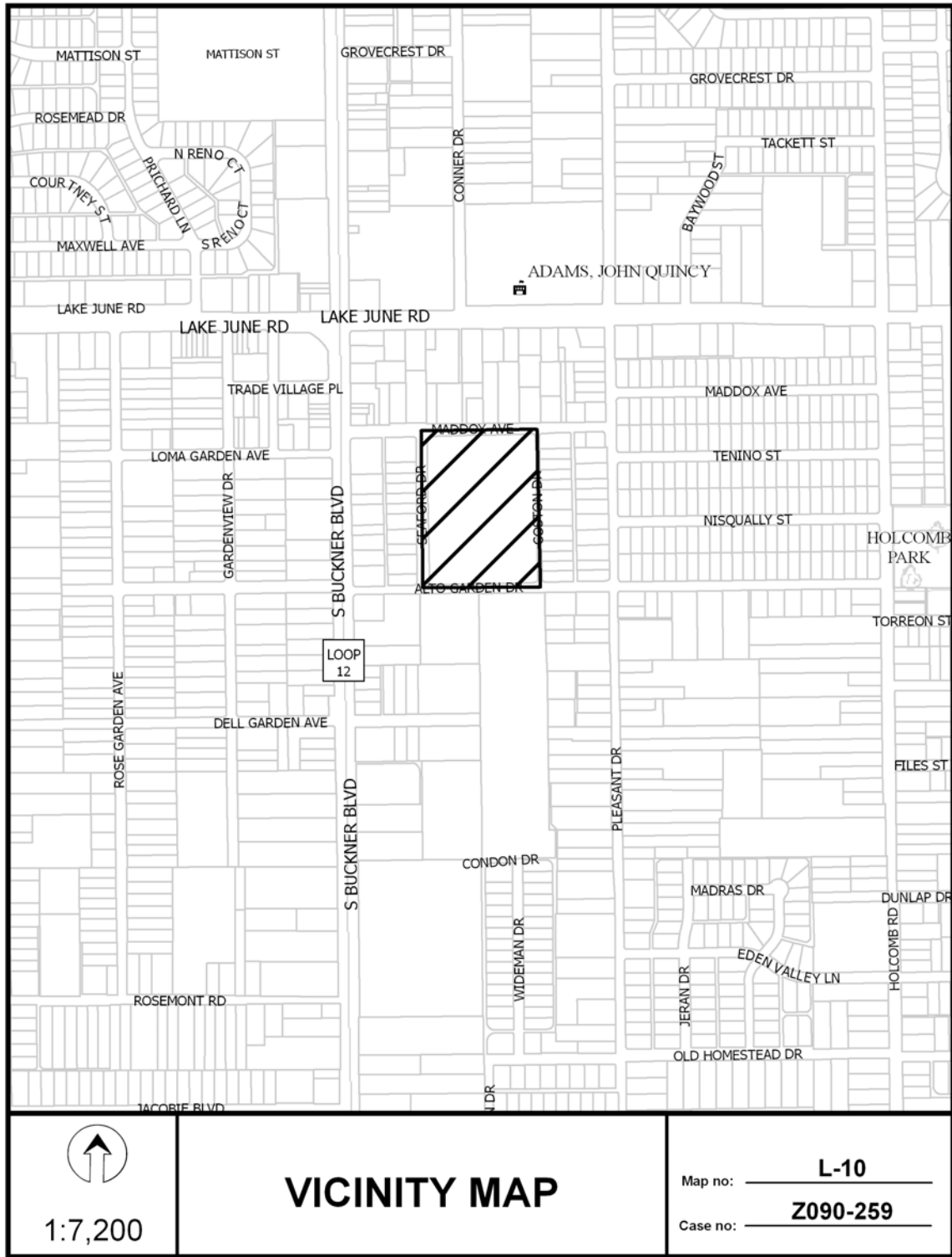
(b) Non-premise athletic field signs are allowed by right.

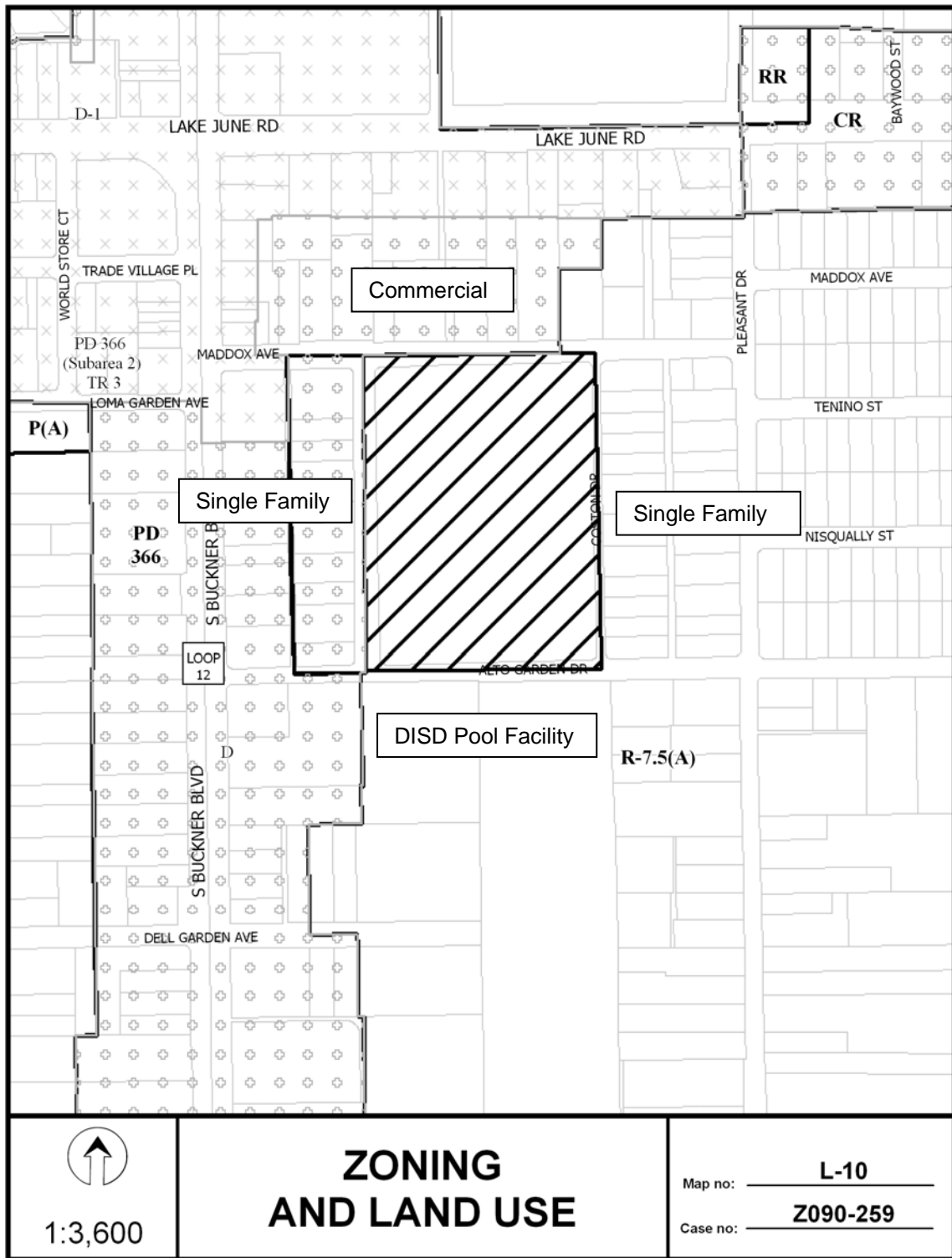
SEC. 51P- .112. ADDITIONAL PROVISIONS

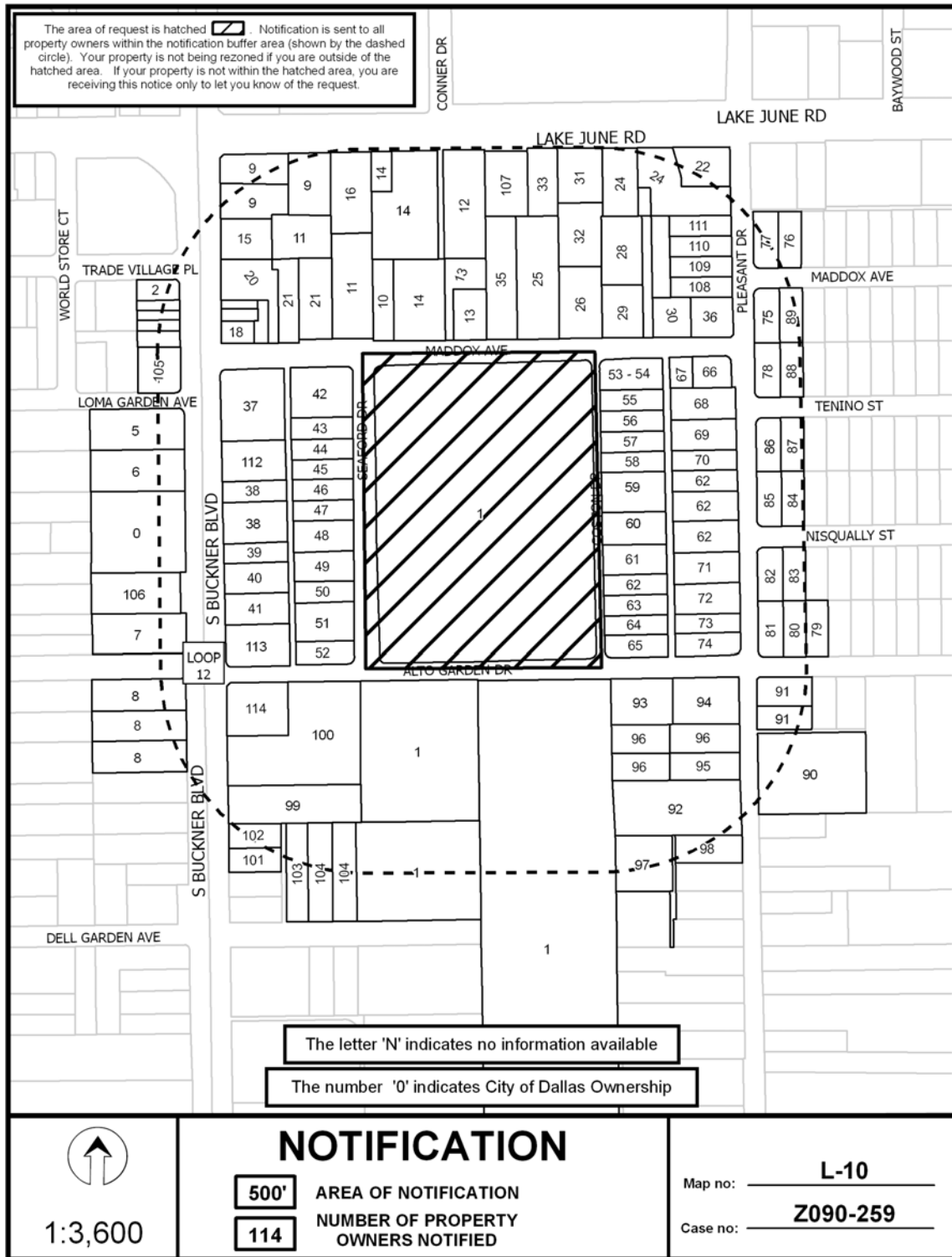
(a) Fencing. For an athletic facility use, fencing must be provided as shown on the attached development plan. Fencing may be provided in the required yards.

PROPOSED DEVELOPMENT PLAN









Notification List of Property Owners***Z090-259******114 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8208 MADDOX	Dallas ISD
2	1221 BUCKNER	FLORES GUADALUPE F & ARMANDINA
3	1217 BUCKNER	MARTINEZ FERNANDO & JOSE J MARTINEZ
4	1209 BUCKNER	MARTINEZ FERNANDO & JESSE MARTINEZ
5	1143 BUCKNER	GEMACK INCORPORATED
6	1135 BUCKNER	HILL YONG HUI
7	1105 BUCKNER	OCAMPO MARIA M
8	1045 BUCKNER	JELAINE INC
9	8124 LAKE JUNE	POLLMAN HAROLD A
10	8131 MADDOX	ENNIS ELECTRIC SERVICE % C G MACLELLAND
11	8125 MADDOX	MADDOX STORAGE LTD % THOMAS M PAUSZEK
12	8204 LAKE JUNE	GROOM FAMILY LP
13	8205 MADDOX	BANDA JOE DBA BANDA AUTOMOTIVE
14	8143 MADDOX	HISPANIC SERVICES UNLIMITED INC
15	1234 BUCKNER	FRIS CHKN LLC % CAJUN OPERATING CO ATTN PPTY TAX
16	8126 LAKE JUNE	NEKAN ACCOUNTING % PRO TAX SERVICE INC
17	8107 MADDOX	WHITE MICHAEL J & SHERRY L
18	1200 BUCKNER	WILLINGHAM IMOGENE
19	1206 BUCKNER	AKHTAR JUNAID # 2305
20	1212 BUCKNER	ALAM JAVED
21	8119 MADDOX	MORA ADELE GARZA
22	8252 LAKE JUNE	GONZALEZ DELIA
23	8240 LAKE JUNE	GAMEZ JOSE A
24	8240 LAKE JUNE	ZEMAG FAMILY LTD PS
25	8215 MADDOX	MORA JOSE
26	8223 MADDOX	MACIAS J GUADALUPE & MARIA C

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8233 MADDOX	CORTEZ PEDRO & ROBERTA J
28	8233 MADDOX	CORTEZ PEDRO & ROBERTA J
29	8233 MADDOX	VEGA LUIS & SAN JUANA
30	8239 MADDOX	CASAS REALIDAD LP
31	8224 LAKE JUNE	MONTOYA MIGUEL
32	8222 LAKE JUNE	BERNHAGEN JAMES
33	8214 LAKE JUNE	HERNANDEZ JOSE S & ELVIA M HERNANDEZ
34	1221 PLEASANT	CORTEZ PEDRO
35	8209 MADDOX	PUYEAR EDDIE D & TERESA
36	1201 PLEASANT	BAUTISTA JAIME
37	1150 BUCKNER	GRIFFS OF AMERICA INC
38	1132 BUCKNER	PATTERSON LEOPOLD & CAROLYN PATTERSON
39	1120 BUCKNER	OCAMPO O MARIA M O
40	1114 BUCKNER	DELEON RAQUEL G
41	1110 BUCKNER	DE LEON RAQUEL G
42	8122 MADDOX	NUNO JOSE L
43	1145 SEAFORD DR	WALTERS HOLLY CHRISTMAS
44	1143 SEAFORD DR	SEGOVIA JOSE
45	1137 SEAFORD DR	YATES CYNTHIA
46	1133 SEAFORD DR	IRWIN CHARLES H
47	1129 SEAFORD DR	WRIGHT ADOLPIS & ANNE
48	1127 SEAFORD DR	RODRIGUEZ PATRICIA F & VICTORIANO M TOLEDO
49	1117 SEAFORD DR	CANAS ALVARO A & MARIA
50	1113 SEAFORD DR	MARTINEZ IGNACIO
51	1105 SEAFORD DR	SANCHEZ VICTORIA
52	1101 SEAFORD DR	HURTADO GUADALUP & MARTHA
53	1156 COSTON	CORTEZ PEDRO
54	8232 MADDOX	CORTEZ PEDRO
55	1150 COSTON	LUCKY CHARM INVESTMENTS
56	1146 COSTON	MAYFIELD LARRY DEAN
57	1142 COSTON	VALENCIA LUZ M & ROGELIO

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1138 COSTON	RODRIGUEZ SEVERO & IRENE RODRIGUEZ
59	1130 COSTON	BLACK LINDA DIANE
60	1124 COSTON	HERNANDEZ MOISES
61	1116 COSTON	BLACK LINDA DIANE
62	1135 PLEASANT	SANDERS W J
63	1110 COSTON	AGUILAR EDUARDO & SOCORRO AGUILAR
64	1104 COSTON	KING STEPHEN CHRISTOPHER&
65	1102 COSTON	BAILEY ALICE
66	1157 PLEASANT	HURTADO JUAN M & CARMEN
67	8242 MADDOX	CERDA RODOLFO CUELLAR
68	1151 PLEASANT	DIMAS RAMON
69	1143 PLEASANT	J D EQUITITES PPTIES INC %PHILLIP DAWSON (PRES)
70	1139 PLEASANT	RODRIGUEZ GUADALUPE & IRMA RODRIGUEZ
71	1117 PLEASANT	LOPEZ ADOLFO
72	1109 PLEASANT	RAMIREZ ELIAZAR
73	1105 PLEASANT	STARR CHARLSIE
74	1101 PLEASANT	BRANNICK GARY L
75	8300 MADDOX	BRUNO WAYNE C & DONNA
76	8307 MADDOX	VELAZQUEZ HECTOR
77	8301 MADDOX	MARTINEZ LUIS & LUZ
78	8301 TENINO	BENITEZ JUANA DOMINGUEZ
79	8309 ALTO GARDEN	ESCAMILLA EZEQUIEL M
80	8305 ALTO GARDEN	VALENZUELA ARLINDA
81	8303 ALTO GARDEN	CARRILLO ALEXANDER & ELIZABETH
82	8302 NISQUALLY	SANDERS AUDREY ET AL
83	8306 NISQUALLY	TORRES JUAN FABIAN & MIKAELA L TORRES
84	8305 NISQUALLY	MURILLO ELIA
85	8303 NISQUALLY	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
86	8300 TENINO	CUMMINGS MARGIE
87	8304 TENINO	PINEDA ISRAEL
88	8305 TENINO	VILLANUEVA BERNARDO & MARIA C

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8304 MADDOX	HANSON ROGER & MICHELLE
90	1026 PLEASANT	BARAHONA KATHY
91	1038 PLEASANT	ESPINOZA MARIA M
92	1019 PLEASANT	ROBLES JESSE L ETAL
93	8214 ALTO GARDEN	WELCH DOROTHY N
94	1039 PLEASANT	BAKER DOROTHY S
95	1025 PLEASANT	GARCIA MAXIMO
96	1031 PLEASANT	MECCA APRIL INC
97	1003 PLEASANT	CORDOBA MODESTO & RUTH CORDOBA
98	1007 PLEASANT	FLINT GEORGE W
99	1024 BUCKNER	MARTINEZ FERNANDO
100	1034 BUCKNER	AMADOR VASQUEZ REAL ESTATE, LLC
101	1012 BUCKNER	BROCKER GEORGE M
102	1018 BUCKNER	MEDINA MARIA
103	8115 DELL GARDEN	MEDINA MARIA C
104	8123 DELL GARDEN	MEDINA JOSE LUIS
105	1207 BUCKNER	LOMBARD FINANCIAL SERVICES LP
106	1115 BUCKNER	MARSAW CARLA D
107	8210 LAKE JUNE	BELTRAN JUAN EDGARDO
108	1209 PLEASANT	QUINONES MANUELA
109	1213 PLEASANT	RIVERA ESMERALDA
110	1217 PLEASANT	SELECT MONEY FUNDING DBA LOAN STAR FUNDING
111	1221 PLEASANT	SALAZAR FILMON
112	1136 BUCKNER	NOTTINGHAM PHIL
113	1102 BUCKNER	M J AUTO SALES INC
114	1044 BUCKNER	SUHANI CORP INC

Wednesday, October 27, 2010

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****Planner: Mike Grace, AICP****FILE NUMBER:** Z090-260(MG) **DATE FILED:** September 30, 2010**LOCATION:** Southeast corner of Hillcrest Road and Meadow Road**COUNCIL DISTRICT:** 11 **MAPSCO:** 25 M**SIZE OF REQUEST:** Approx. 23.93 acres **CENSUS TRACT:** 131.02

APPLICANT / OWNER: Dallas Independent School District (see attached list of Board Members)**REPRESENTATIVE:** MASTERPLAN
Karl Crawley**REQUEST:** An application for an amendment to Planned Development District No. 656 for a public school other than an open enrollment charter school and R-7.5(A) Single Family District Uses on a property zoned PDD No. 656.**SUMMARY:** The applicant proposes an addition to and improvements associated with the existing stadium as well as an elevator structure for the press box.**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- An existing middle school and associated athletic facilities currently occupy the subject site.
- PDD 656 was approved in 2003 with a Minor Amendment approved in 2004.
- The applicant proposes to renovate the press box and restrooms. Also, a new locker room, restrooms, concession stand and ticket booth will be constructed on the south end of the existing stadium. These new additions include approximately 15,000 sq. ft. of floor area.
- The school campus is surrounded by residential development to the west, north and east. Hillcrest High School is located to the south of the subject site.

Zoning History: There has been one recent request within the immediate vicinity.

1. Z067-307 On October 10, 2007 the City Council approved a TH-1(A) Townhouse District on property zoned a D(A) Duplex District located on the west side of Shadow Bend Drive, north of Meadow Road.
2. Z034-269 On October 13, 2004 the City Council approved Planned Development District No. 703 for a public school other than an open enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District located on the southeast corner of Hillcrest Rd. and Lakehurst Ave.
3. Z023-211 On June 25, 2003, the City Council approved Planned Development District No. 656 for a public school other than an open-enrollment charter school and R-7.5(A) Single Family uses on property zoned an R-7.5(A) Single Family District bounded by Meadow Rd., Airline Dr., Lakehurst Ave. and Hillcrest Rd.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hillcrest Rd.	Principal Arterial	100 ft.	100 ft.
Meadow Rd.	Collector	60 ft.	60 ft.
Airline Rd.	Local	60 ft.	60 ft.
Lakehurst Ave.	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PD-656	Middle School/Athletic field
North	R-13(A);TH-1(A);D(A)	Single Family
South	PD-703	High School
East	R-7.5(A)	Single Family
West	R-10(A)	Single Family

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

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

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 23.93 acre site is developed with the existing Franklin Middle School, associated stadium, parking spaces and accessory buildings. The applicant proposes to renovate the press box and restrooms. Also, a new locker room,

restrooms, concession stand and ticket booth will be constructed on the south end of the existing stadium. These new additions include approximately 15,000 sq. ft. of floor area. The property is surrounded by Hillcrest Road, Meadow Road, Airline Road and Lakehurst Avenue.

The school campus is surrounded by residential development to the west, north and east. Hillcrest High School is located to the south of the subject site.

The PDD amendment is being requested to allow the renovation of the press box and restrooms. Also, a new locker room, restrooms, concession stand and ticket booth will be constructed on the south end of the existing stadium. Also, the proposed improvements will bring the site into compliance with ADA requirements.

Staff has reviewed and supports the applicant's request regarding the PDD amendment. Staff believes that these modifications will not adversely affect the safety of the surrounding area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD 656 Middle School & Athletic Facility	25'	10'/15'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family/Middle School & Athletic Facility
Proposed PDD 656 Middle School & Athletic Facility	25'	10'/15'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family/Middle School & Athletic Facility

Parking: Off-street parking and loading must meet the requirements of Sec. 51A4.200 of the Dallas Development Code. The new locker room, restrooms, concession stand and ticket booth are accessory uses. Therefore, no additional parking is required.

Landscaping: Any new construction must meet the requirements of Article X.

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.

BOARD OF TRUSTEES DISD

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

PROPOSED PDD CONDITIONS

ARTICLE 656.

PD 656.

SEC. 51P-656.101. LEGISLATIVE HISTORY.

PD 656 was established by Ordinance No. 25300, passed by the Dallas City Council on June 25, 2003. (Ord. 25300)

SEC. 51P-656.102. PROPERTY LOCATION AND SIZE.

PD 656 is established on property located south of Meadow Road, west of Airline Drive, north of Lakehurst Avenue and east of Hillcrest Road. The size of PD 656 is approximately 23.93 acres. (Ord. 25300)

SEC. 51P-656.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 25300)

SEC. 51P-656.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 656A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 25300)

SEC. 51P-656.105. MAIN USES PERMITTED.

The only main uses permitted in this district are:

(1) a public school other than an open-enrollment charter school (permitted by right);
and

(2) all other main uses permitted in the R-7.5(A) Single Family District subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example,

if a use is permitted only by specific use permit (SUP) in the R-7.5(A) Single Family District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the R-7.5(A) Single Family District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. 25300)

SEC. 51P-656.106. ACCESSORY USES.

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

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

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

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

- Accessory helistop. (Ord. 25300)

SEC. 51P-656.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard. For a public school, minimum front yard is as shown on Exhibit 656A. A six-foot-high fence is allowed in the required front yard. The fence must be located as shown on Exhibit 656A. For all other permitted uses, the R-7.5(A) Single Family District regulations apply.

(b) Side and rear yard.

(i) For a public school, minimum side and rear yards are 10' and 15' respectively.

(ii) For all other permitted uses, the side and rear yards must comply with the yard, lot, and space regulations applicable in the R-7.5(A) Single Family District.

(c) Density. R-7.5(A) Single Family District regulations apply.

(d) Floor area ratio. R-7.5(A) Single Family District regulations apply.

(e) Height. For a public school, maximum structure height is 44 feet. For all other permitted uses, the R-7.5(A) Single Family District regulations apply. Light standards associated with either the existing parking area or the existing athletic fields are exempt from the height regulations and the residential proximity slope.

(f) Lot coverage. Maximum lot coverage for a public school is 30 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. For all other permitted uses, the R-7.5(A) Single Family District regulations apply.

(g) Lot size. For a public school, no minimum lot size. For all other permitted uses, the R-7.5(A) Single Family District regulations apply.

(h) Stories. R-7.5(A) Single Family District regulations apply. (Ord. 25300)

SEC. 51P-656.108. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. Off-street parking for a public school use is allowed in the required yards. Parking lot screening in Section 51A-4.602 is not required.

(b) Parking for Hillcrest High School may be satisfied by utilizing the surplus parking spaces provided at Franklin Field Stadium. (Ord. 25300)

SEC. 51P-656.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25300)

SEC. 51P-656.110. LANDSCAPING.

(a) Except as provided in Section 51P-656.114, l[and]scaping must be provided in accordance with Article X.

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25300)

SEC. 51P-656.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. A pole sign is allowed in the required front yard as shown on Exhibit 656A. The height of the pole sign may not exceed 18 feet, and its face dimensions may not exceed five feet by eight feet. (Ord. 25300)

SEC. 51P-656.112. FENCING.

For a public school use, fencing must be provided as shown on Exhibit 656A. (Ord. 25300)

SEC. 51P-656.113. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25300; 26102)

SEC. 51P-656.114. SPECIAL PROVISIONS FOR FRANKLIN FIELD STADIUM.

(a) Hours of operation. Franklin Field Stadium may only operate from 8:00 a.m. to 10:00 p.m daily.

(b) Permitted activities. Permitted activities at the Franklin Field Stadium are limited to Dallas Independent School District school-sanctioned events, University Interscholastic League or scholastic competitions, youth recreational activities, and non-professional events only. (Ord. 25300)

(c) Landscaping. No landscaping is required for Franklin Field Stadium and associated facilities.

SEC. 51P-656.115. COMPLIANCE WITH CONDITIONS.

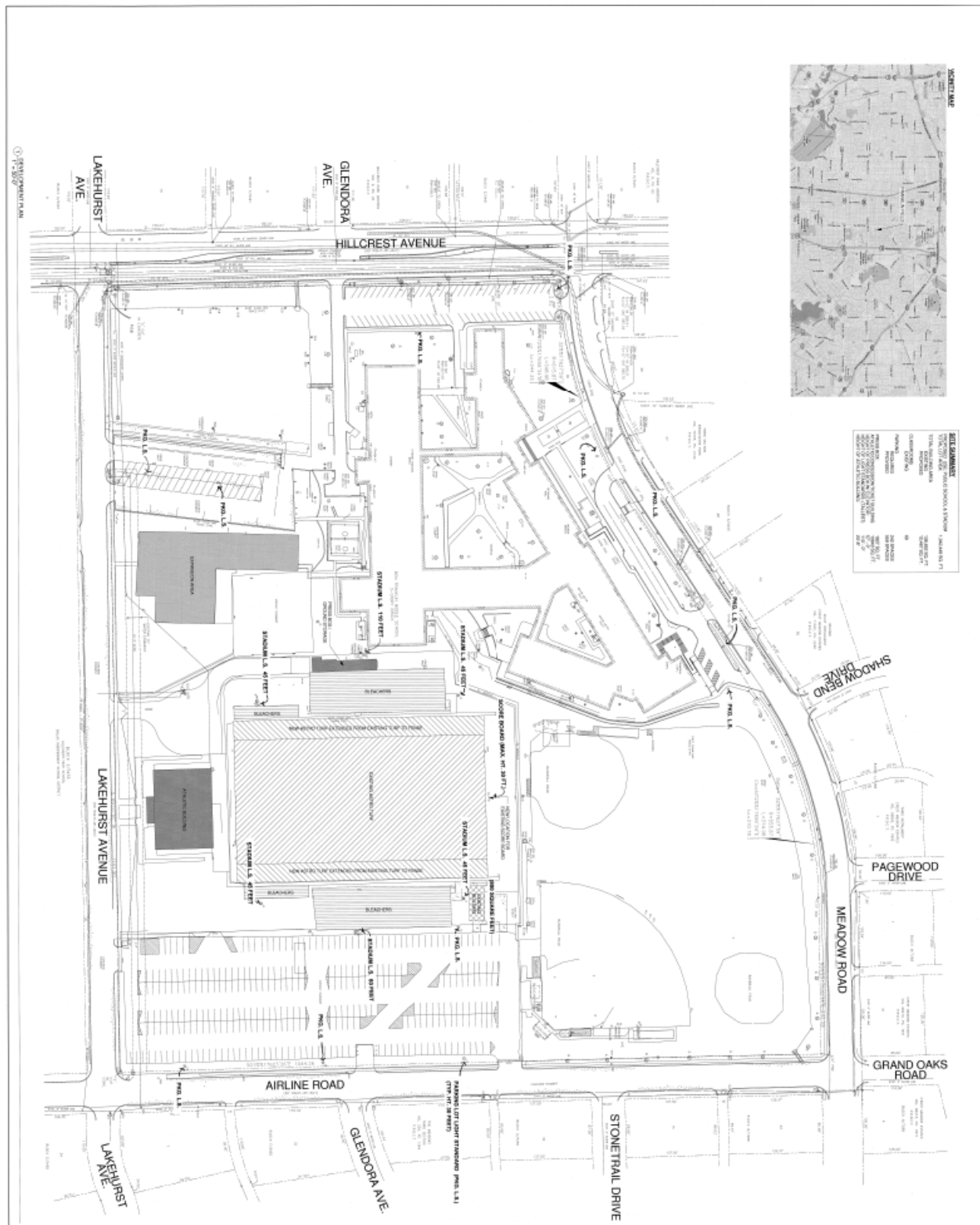
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications and completed to the satisfaction of the director of public works and transportation.

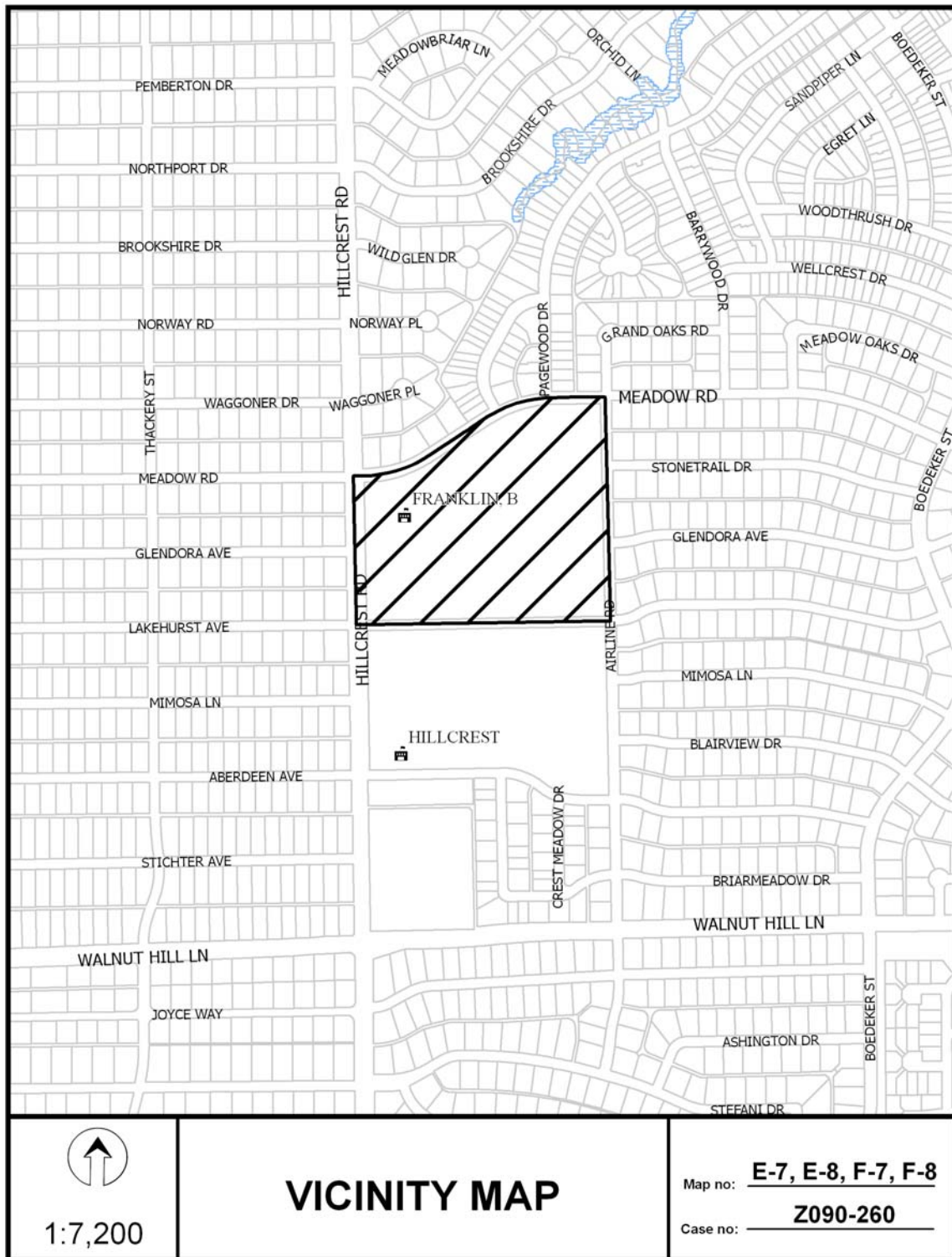
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25300; 26102)

SEC. 51P-656.116. ZONING MAP.

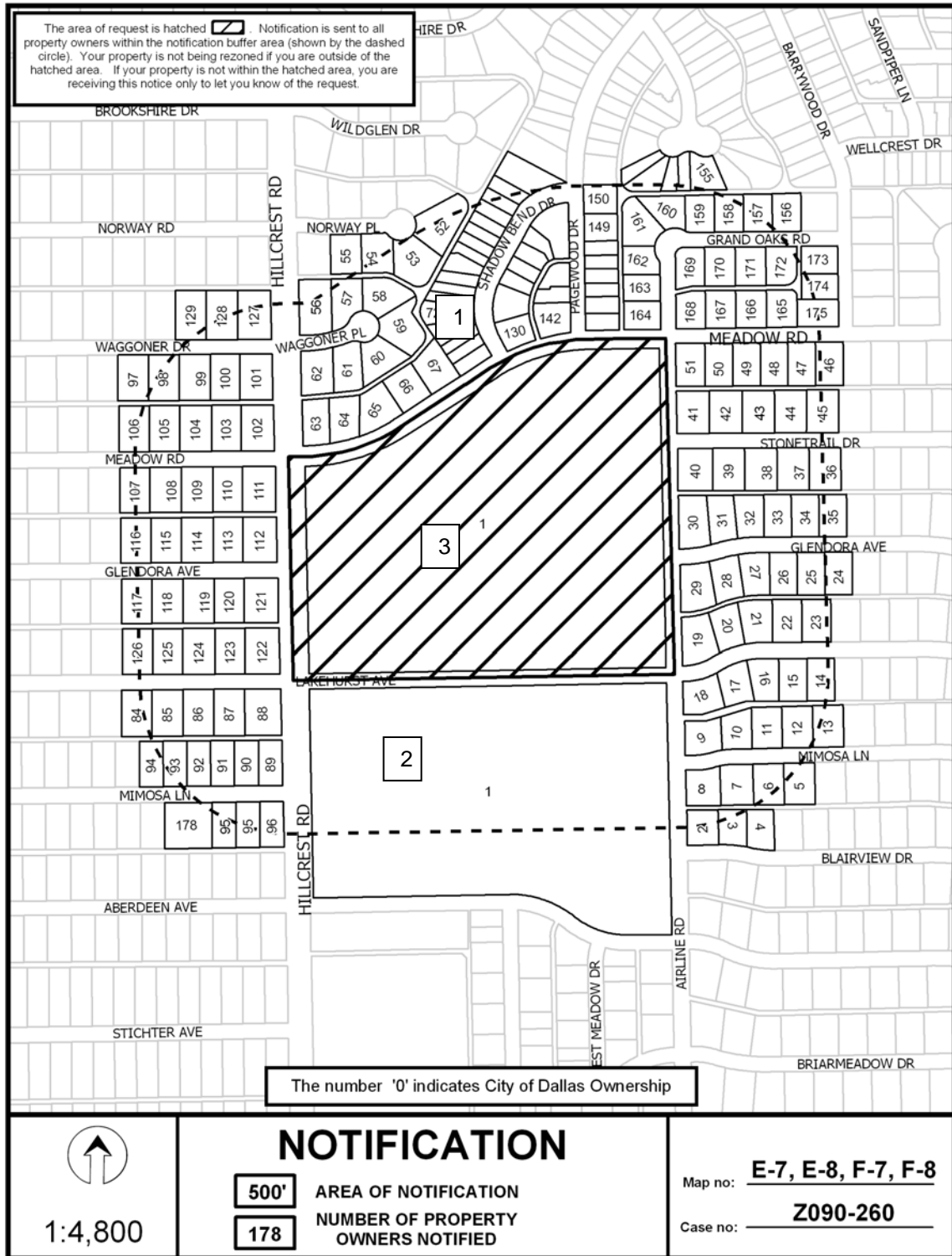
PD 656 is located on Zoning Map Nos. E-7 and E-8, and F-7 and F-8. (Ord. 25300)

PROPOSED DEVELOPMENT PLAN









Notification List of Property Owners***Z090-260******178 Property Owners Notified***

<i>Label #Address</i>			<i>Owner</i>
1	9924	HILLCREST	Dallas ISD
2	7107	BLAIRVIEW	MIRICK BILLIE DEAN & EDWARD M MIRICK
3	7115	BLAIRVIEW	BRIGGS RICHARD & DOROTHY
4	7121	BLAIRVIEW	PEPPER JAMELLE
5	7124	MIMOSA	MCFERRIN VIVIAN R
6	7118	MIMOSA	LANE MICHAEL C
7	7112	MIMOSA	COHEN RONALD E
8	7106	MIMOSA	HOLT MARY A
9	7105	MIMOSA	TILL LEE ROY
10	7111	MIMOSA	FULTON JAMES P & CARLA R
11	7117	MIMOSA	ARON JAIME & LORI W
12	7123	MIMOSA	TUREK JULIUS L
13	7129	MIMOSA	KRAMER NANETTE E
14	7128	LAKEHURST	SHELTON ROBERT M & FRANCIS T SHELTON
15	7122	LAKEHURST	WAKEFIELD W WALTON TR & KATHERINE L TR
16	7118	LAKEHURST	BURNETT JOE B
17	7110	LAKEHURST	PHILLIPS GREGORY M & JENNIFER S
18	7106	LAKEHURST	MURO BENJAMIN P JR & SYLVIA
19	7107	LAKEHURST	KAHN MARCIA
20	7111	LAKEHURST	GOLDSTEIN LYNN E
21	7117	LAKEHURST	KYLE L LLOYD MD
22	7121	LAKEHURST	STORDAHL ANN
23	7127	LAKEHURST	DOSHER RALPH T JR
24	7134	GLENDORA	HARRIS ROGER W & JENNIFER B
25	7128	GLENDORA	WINFIELD DONNA M
26	7124	GLENDORA	LEVELL JEAN

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7118 GLENDORA	CROW ALDEN S & BAILEY N ELIZABETH
28	7110 GLENDORA	SUTHERLAND GILBERT JASON LAUREN H
29	7106 GLENDORA	GUNAWAN KINGSON
30	7107 GLENDORA	HERSHISER JAMIE B
31	7111 GLENDORA	SEARS ANNA NICOLE
32	7117 GLENDORA	STERLING DONALD W & VIRGINIA P STERLING
33	7123 GLENDORA	SEWARD MICHAEL K & SEWARD GAIL G
34	7127 GLENDORA	TILLOTSON JOSEPH P
35	7133 GLENDORA	LERCH JAMES R & SYLVIA M TAYLOR
36	7132 STONETRAIL	EGNATIS JOHN G & MICHELE M
37	7128 STONETRAIL	WABER LEWIS J & PAMELA G
38	7116 STONETRAIL	FERRELL GEORGE O
39	7112 STONETRAIL	BAKER ROBERT & DIANE
40	7106 STONETRAIL	GOOD GARY D ETAL
41	7107 STONETRAIL	MCCALL SHANNON K & KERI L
42	7111 STONETRAIL	HODGE JUDY LINDLEY
43	7117 STONETRAIL	POWELL WILLIAM D
44	7127 STONETRAIL	DUPRE CHRIS & MICHELLE
45	7131 STONETRAIL	WILLIAMS RICHARD H
46	7210 MEADOW	FLORY MARK H & ELIZABETH B
47	7204 MEADOW	BURKHART STACEY
48	7124 MEADOW	WOLFE JOHN M & BARBARA O
49	7118 MEADOW	CAPERS PHILLIP
50	7112 MEADOW	JACKSON STEPHEN C & KAY K
51	7106 MEADOW	GEIS JOSEPH R & CAROLYN G
52	6930 NORWAY	JOHNS MARK & BARBARA
53	6922 NORWAY	SMITH JAMES A & CHARLOTTE P
54	6918 NORWAY	ADDISON DIANN MILLS
55	6910 NORWAY	BELL THOMAS F &
56	6905 WAGGONER	VANDIVER ROY ALVIN & CHERYL C
57	6911 WAGGONER	LACKEY PAUL B

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6917 WAGGONER	GADDY A E
59	6922 WAGGONER	WATSON ANTHONY & BETTY J
60	6918 WAGGONER	KYLE ANDREW C III & REGINA A KYLE
61	6910 WAGGONER	MIRANDA J M
62	6906 WAGGONER	SUTHERLAND CHARLES E & MARILYN R KODISH
63	6905 MEADOW	CHILDERS HARICE G
64	6911 MEADOW	CHILDERS MYRLE L & GYNN H
65	6917 MEADOW	STALNAKER ANN F
66	6921 MEADOW	ROTH WILLIAM N
67	6931 MEADOW	SPIEGEL MELANIE HOLLAND
68	10401 SHADOW BEND	COX ALAN R
69	10403 SHADOW BEND	MEINRATH JOHN CROCKER
70	10405 SHADOW BEND	THOMPSON EVANS
71	10407 SHADOW BEND	POWELL & MOON IVESTMENTS LLC DBA NEW LEAF
72	10411 SHADOW BEND	NORWOOD LYNDA J
73	10415 SHADOW BEND	KORMAN JOHN PATRICK & CAMILLE
74	10417 SHADOW BEND	GONZALEZ CELINA
75	10419 SHADOW BEND	ROBERTS LYN MCADEN
76	10421 SHADOW BEND	FIELDING B DONALD & DEBRA GARRETT FIELDING
77	10423 SHADOW BEND	HAMMER SHELLY
78	10425 SHADOW BEND	MILLER RENDA
79	10427 SHADOW BEND	ANDRESS DIANA DAWN
80	10429 SHADOW BEND	STEPHENS FRANCES L
81	10431 SHADOW BEND	WALLACE NANCY MCADEN
82	10437 SHADOW BEND	WALKER VIRGINIA BLAIR
83	10439 SHADOW BEND	MARTIN ALLEN P
84	6738 LAKEHURST	MARTIN BENNY C
85	6806 LAKEHURST	ONEACRE LEE P & DIXIE S
86	6814 LAKEHURST	ANDERSON DANA D
87	6822 LAKEHURST	SLACK JAMES YOUNG FAMILY TRUST
88	6830 LAKEHURST	FAULKNER SCOTT HUNTER

Wednesday, October 27, 2010

<i>Label #Address</i>			<i>Owner</i>
89	6835	MIMOSA	NGUYEN KEVIN K
90	6827	MIMOSA	YOUNG JOSEPH K
91	6823	MIMOSA	ELLIS JOHN MICHAEL & CATHERINE ASHLEY
92	6817	MIMOSA	DENESUK MARK & PAMELA R SARKISIAN
93	6811	MIMOSA	TROTT DAVID
94	6805	MIMOSA	RAMUNDO KEVIN J TRUSTEE KEVIN J RAMUNDO REV TRUST
95	6828	MIMOSA	SENISE JAIRO
96	6834	MIMOSA	BOOTHMAN DAVID A
97	6738	WAGGONER	ROWLETT CHARLES T & JILL E
98	6806	WAGGONER	CHORTEK DAVID P & SHARON
99	6814	WAGGONER	WHITE SONJA
100	6822	WAGGONER	FULCHER JAMES D & ELIZABETH N
101	6830	WAGGONER	HIDALGO BENITO
102	6831	MEADOW	MCCARRON MICHAEL & KATHRYN
103	6823	MEADOW	WITTS ELANE
104	6815	MEADOW	FASSIHNI FARZANEH & AMIR SAIDI
105	6807	MEADOW	VANESKO DOUGLAS J & GRACE C
106	6739	MEADOW	ROOSTAI BENHAM
107	6738	MEADOW	JURY CLIFFORD S & ANN FRANCES
108	6806	MEADOW	HAMMOND JAMES W & KAY R
109	6814	MEADOW	MIARS GARY R & ELIZABETH J
110	6822	MEADOW	MERRILL MARK H & TERESE S
111	6830	MEADOW	FECHTEL RANDY & SUSAN
112	6831	GLENDORA	BERAN CHARLOTTE C & PAUL CHRISTOPHER BERAN
113	6823	GLENDORA	MCGEATH KIMBERLEY ANN & PHILLIP DON BROOKS JR
114	6815	GLENDORA	HARLAN PETER L & KATHLEEN S
115	6807	GLENDORA	BOWER RICK & KATHERINE
116	6739	GLENDORA	FUENTES GLORIA E
117	6738	GLENDORA	DICKEY ROBERT OWEN
118	6806	GLENDORA	TROCHU FAMILY LIVNG TRUST
119	6814	GLENDORA	GORE MICHAEL

Wednesday, October 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6822 GLENDORA	HENRY GARY TR
121	6830 GLENDORA	AMERICAN BANK OF TEXAS
122	6831 LAKEHURST	MITTAL NAVEEN & MITTAL SHASHI
123	6823 LAKEHURST	RUBLE TOD A & ANGELA D
124	6815 LAKEHURST	CANNATA MARK P & EDNA C
125	6807 LAKEHURST	NICHOLS DEBORAH A & BRUCE W
126	6739 LAKEHURST	KRYSTINIK JOHN R & MARIANNA
127	6831 WAGGONER	WEIR MITCHELL DRAKE
128	6823 WAGGONER	HOLCOMBE RANDALL L & JACQUELINE T HOLCOMBE
129	6815 WAGGONER	DELLENEY JUNE M
130	10408 SHADOW BEND	ANTEBI ISAAC & FORTUNA
131	10416 SHADOW BEND	ALEXANDER RICHARD T
132	10418 SHADOW BEND	ALEXANDER RICHARD T
133	10426 SHADOW BEND	THOMAS JUDY
134	10424 SHADOW BEND	SHAFFER TERRY A
135	10434 SHADOW BEND	SILVER HARRY & ANNETTE
136	10432 SHADOW BEND	RIDDLE ROSA E ET AL
137	10433 PAGEWOOD	NELSON SALLY
138	10433 PAGEWOOD	NELSON SALLY
139	10431 PAGEWOOD	NELSON DIANE G
140	10415 PAGEWOOD	PAGEWOOD PROPERTIES LLC
141	10417 PAGEWOOD	FERGASON KERRY
142	10405 PAGEWOOD	ANTEBI FAMILY LP
143	10406 PAGEWOOD	MILES MEREDITH HAWTHORNE
144	10408 PAGEWOOD	TATUM JOAN E H GILL JOHN ANTHONY
145	10416 PAGEWOOD	PEISER PATRICIA L
146	10414 PAGEWOOD	JC LEASING LLP
147	10422 PAGEWOOD	BRUNGART LUCINDA
148	10424 PAGEWOOD	CLEBOSKI ELIZABETH
149	10430 PAGEWOOD	WILSON WILLIAM R JR
150	10438 PAGEWOOD	HOENING JOHN

Wednesday, October 27, 2010

<i>Label #</i>			<i>Address</i>	<i>Owner</i>
151	10509	BERRY KNOLL	GOODWIN KIMBERLY A &	
152	10511	BERRY KNOLL	GOODWIN GENE M & CAROLYN	
153	10503	BERRY KNOLL	HARRIS SAM O JR & CAROLYN M	
154	10505	BERRY KNOLL	MCDERMOTT BARBARA C & JAMES F MCDERMOTT	
155	10506	BERRY KNOLL	HARRIS CAROLYN M & SAM O HARRIS JR	
156	7165	GRAND OAKS	COOPER JACK L TRUST	
157	7157	GRAND OAKS	MCCALLISTER COURTNEY L & LLOYD CLARK	
158	7149	GRAND OAKS	BOYAR ANN MARIE	
159	7141	GRAND OAKS	NIKOLAI LESA	
160	7133	GRAND OAKS	COX M KEITH & SANDRA	
161	7127	GRAND OAKS	HODGSON PHILIP R & LINDA KS	
162	7123	GRAND OAKS	TELISMAN SHIRLEY	
163	7115	GRAND OAKS	TOBIN SALLY JACKSON	
164	7107	GRAND OAKS	FRANK DONALD R	
165	7131	MEADOW	STINNETT ALLOWEE	
166	7123	MEADOW	CRISTINA, CAROLYN & ANDREW, LLC	
167	7115	MEADOW	CRAWFORD MARY K	
168	7107	MEADOW	HERDEMAN INGE B	
169	7138	GRAND OAKS	LAWS CHASE PHILLIP & LEE AMY ELIZABETH	
170	7146	GRAND OAKS	BANDY KATHERINE	
171	7154	GRAND OAKS	JOHNSON SAMUEL PACE TR & CHERYL A HINCHMAN TR	
172	7162	GRAND OAKS	NORMAN DAVID E	
173	7170	GRAND OAKS	VANDERSLICE JOHN	
174	10415	BARRYWOOD	LORING PAUL F X	
175	10407	BARRYWOOD	PLASKOFF HARRIET R	
176	10443	SHADOW BEND	MEADOWS ROBERT A	
177	10445	SHADOW BEND	MEADOWS ROBERT A	
178	6810	MIMOSA	ARMES JOSEPH B & KELLY E ARMES	

Wednesday, October 27, 2010