



CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, January 8, 2015
 AGENDA

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

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

David Cossum, Director
 Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Chief Planner: Paul Nelson

Consent Items:

- | | |
|---|---|
| <p>(1) S145-053
 (CC District 5)</p> | <p>An application to replat a 6.8755-acre tract of land containing all of Lot 4 in City Block H/6237 into one 5.9572-acre lot and one 0.9183-acre lot located on Buckner Boulevard at Stonehurst Street, if extended.
 <u>Applicant/Owner:</u> Coy Haynes/Hometown LG Stonehurst, LLC and 1659 Buckner Plaza, LLC
 <u>Surveyor:</u> David Petree
 <u>Application Filed:</u> December 11, 2014
 <u>Zoning:</u> PD 366, Sub Area 2
 <u>Staff Recommendation:</u> Approval, subject to compliance with the conditions listed in the docket.</p> |
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- | | |
|---|---|
| <p>(2) S145-054
 (CC District 8)</p> | <p>An application to replat a 1.022-acre tract of land containing part of Lots 2, 3, and 6 in City Block 7561 into one lot on property located on South Hampton Road, between West Wheatland Road and Parakeet Lane.
 <u>Applicant/Owner:</u> Leon Capital Group/LG Wheatland and Hampton, LLC
 <u>Surveyor:</u> Peiser & Mankin Surveying, LLC
 <u>Application Filed:</u> December 11, 2014
 <u>Zoning:</u> PD 598, Tract 1A</p> |
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Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-055**
(CC District 6)
- An application to replat a 2.459-acre tract of land containing all of Lots 6 through 17 and Lot 45 in City Block 21/7890 into one lot on property located on Riveredge Drive, between Irving Boulevard and Levee Street.
Applicant/ Owner: La Zona Verde, LLC
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: December 11, 2014
Zoning: PD 621, Subdistrict 1A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-056**
(CC District 6)
- An application to replat a 7.7097-acre tract of land containing all of Lots 1A, Lots 3 through 12 and Lots 25 through 36; the remaining portion of Lots 37 through 48; all of Pastor Street; a portion of Bedford Avenue; a portion of McPherson Street; a portion of Herbert Street; a portion of Amonette Street; and all of a 13-foot alley to be abandoned lying between Amonette Street and Herbert Street, all in City Block A/7087, into three lots: one 4.860-acre lot, one 1.384-acre lot and one 1.266-acre lot, on property located on Singleton Boulevard, between Herbert Street and Amonette Street.
Applicant/ Owner: West Dallas Investments, LP
Surveyor: BURY-DFW, Inc.
Application Filed: December 12, 2014
Zoning: PD 891
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-057**
(CC District 3)
- An application to create an 18.033-acre lot from a tract of land in City Block 1/8722 on property located on Camp Wisdom Road at Eagle Ford Drive, if extended.
Applicant/Owner: Oakwood Development & Consulting, LLC/H198, LLC
Surveyor: Pacheco Koch
Application Filed: December 12, 2014
Zoning: PD 521 (S-2a) South Zone
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S145-058**
(CC District 13)
- An application to replat a 7.274-acre tract of land containing all of Lot 3 in City Block A/5089 into three lots: one 1.223-acre lot, one 2.705-acre lot and one 3.346-acre lot on property located on West Northwest Highway, east of Marsh Lane.
Applicant/ Owner: Bluffview Dallas Associates, LLC

Surveyor: Piburn & Carson, LLC
Application Filed: December 12, 2014
Zoning: PD 900
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S145-059**
(CC District 2)

An application to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue, east corner.

Applicant/Owner: Henderson Shops Dallas, LLC
Surveyor: Vilbig & Associates, Inc.
Application Filed: December 12, 2014
Zoning: PD 462, Subdistrict 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(8) **S145-060**
(CC District 3)

An application to replat a portion of Lot 12 and a 14.779-acre tract of land in City Block G/8721 into one 16.416-acre lot on property located on Isom Road, north of Mountain Creek Parkway.

Applicant/Owner: Mountain Creek Community Church/Pastor Robert Summers
Surveyor: Lim & Associates
Application Filed: December 12, 2014
Zoning: PD 521, S-8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S145-061**
(CC District 2)

An application to replat a 5.508-acre Shared Access Development containing all of Lots 1 through 71 and all public utility/common areas in City Block A/2301 into a new Shared Access Development with 117 lots and two common areas on property located on Hawthorne Avenue, between Kings Road and Afton Street.

Applicant/ Owner: Texas Intown Homes/Lovett Intown Homes
Surveyor: Kadleck & Associates
Application Filed: December 12, 2014
Zoning: PD 193, Subdistrict 104
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S145-062**
(CC District 7)

An application to replat a 1.148-acre tract of land containing all of Lots 5, 6, 10, 11, and all of Lots 13 through 18 in City Block 5/7707 into one lot on property located on Bexar Street,

Vesper Street, and Canaan Street.

Applicant/ Owner: City of Dallas, County of Dallas, Dallas County Hospital District, Dallas Independent School District, Dallas County Schools, Dallas County Community College District, and Citybuild Community Development

Surveyor: Kimley Horn

Application Filed: December 12, 2014

Zoning: PD 595, R-5(A)

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

Street Name Change:

(11) **NC145-001**
(CC District 7)

The City of Dallas has submitted an application to change the name of Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard, to "Al Lipscomb Way".

Applicant: City of Dallas

Application Filed: November 5, 2014

Notices Sent: 83 notices sent December 5, 2014

SRC recommendation: **Approval**

Staff Recommendation: **Approval**

Miscellaneous Items:

M145-002
Richard Brown
(CC District 4)

An application for a minor amendment to the site plan for Specific Use Permit No. 1371 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, located on the southeast corner of R.L. Thornton Freeway and Ann Arbor Avenue.

Staff Recommendation: **Approval**

Applicant: Shawn Thomas

Representative: John Blacker

Certificates of Appropriateness for Signs:

1412041022
Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness, by Russell Byrum of Russell Byrum Signs, for a 392-square foot attached special purpose premise sign at 1910 Pacific Avenue. (East elevation, Elm Street)

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Russell Byrum

Thoroughfare Plan Amendments:

(1) Elam Road from Lake June Road to Pemberton Hill Road; (2) Lake June Road from Riverfront Boulevard to Rylie Road; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road; (4) Rylie Road from Lake June Road to Murdock Road; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road

Tanya Brooks
(CC Districts 7 & 8)

Amendments to the City of Dallas Thoroughfare Plan to delete (1) Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (2) Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; (4) Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right of way; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way.

Staff Recommendation: **Approval** of the following amendments to the City of Dallas Thoroughfare Plan to delete (1) Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (2) Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; (4) Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right of way; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z134-286(RB)**
Richard Brown
(CC District 6)

An application for a Planned Development District for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District on property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue.

Staff Recommendation: **Hold under advisement**

Applicant: PSW Real Estate, Inc.

Representative: Karl Crawley

2. **Z145-109(AF)**
Aldo Fritz
(CC District 14)
An application for a Specific Use Permit for alcoholic beverage manufacturing on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay on the northeast corner of North Market Street and Corbin Street.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: TLC Schools Ltd.
Representative: Santos Martinez, Masterplan
3. **Z145-121(DJ)**
Danielle Jimenez
(CC District 2)
An application for the renewal of Specific Use Permit No. 1783 for a bar, lounge, or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, west of North Crowds Street.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant/Representative: Gabriel Sanchez
4. **Z145-117(WE)**
Warren Ellis
(CC District 8)
An application for a CR Community Retail District on property zoned an A(A) Agricultural District on the south line of Ravenview Road and the west line of South Belt Line Road.
Staff Recommendation: **Approval**
Applicant: B.J. Anderson & Associates, Inc.
Representative: Bill Dahlstrom, Jackson Walker LLP

Zoning Cases – Under Advisement:

5. **Z134-323(RB)**
Richard Brown
(CC District 14)
An application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District uses on the east line of North Central Expressway, south of Haskell Avenue.
Staff Recommendation: **Hold under advisement**
Applicant: Uptown Cityplace, LLC
Representative: Suzan Kedron
U/A From: December 4, 2014
6. **Z134-304(OTH)**
Olga Torres-Holyoak
(CC District 2)
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the north corner of Live Oak Street and North Fitzhugh Avenue.
Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.
Applicant/Representative: Charles Price
U/A From: December 18, 2014

Zoning Cases – Individual:

7. **Z134-314(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of McKinnon Street and Wolf Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Harwood International
Representative: Ben Cortez and Melody Paradise
8. **Z145-116(WE)**
Warren Ellis
(CC District 1)
- An application for an amendment to Planned Development District No. 894 for MF-2(A) Multifamily District uses on the southeast corner of South Zang Boulevard and West Louisiana Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: WCH Limited Partnership
Representative: Robert Baldwin, Baldwin Associates
9. **Z067-203A(VM)**
(RQ145-016)
(RQ145-017)
(RQ145-018)
Valerie Miller
(CC District 1)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, and Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District; Planned Development District No 160 with Specific Use Permit 2079 for a child-care facility; Planned Development District No 340; Planned Development District No 364; Planned Development District No 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial/Research District; a CS Commercial Service District with deed restrictions; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District. The property is generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road. Consideration will be given to appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84

Lake Cliff Historic District and H/71 Betterton House Historic District, **including the termination of deed restrictions DR Z812-227** (located at the northwest corner of East 8th Street and North Marsalis Avenue), **DR Z834-399** (located at the southwest corner of East 5th Street and North Crawford Street), and **DR Z867-185** (property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard). **NOTE: CONSIDERATION OF TERMINATION OF DEED RESTRICTIONS IS THE ONLY MATTER BEING CONSIDERED.**
Staff Recommendation: **Approval**

Other Matters

Minutes: December 18, 2014

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 8, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, January 8, 2015, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., to consider **(1) DCA 123-004** – A bus tour in conjunction with the consideration of amending the Dallas Development Code to develop appropriate standards for urban agriculture. Sites to be visited: 1) Panama Place – St. Philip’s School Community Garden (north side of Panama Place, midblock between Holmes Street and Julius Schepps Frwy); 2) 4815 Silver Street – Dolphin Heights Community Garden; 3) 1108 Cristler Avenue – Hope Community Garden; 4) N. Fitzhugh Avenue and Live Oak Street – Live Oak Community Garden (Northwest corner); 5) 1416 N. Fitzhugh Avenue – East Dallas Community & Market Garden; and 6) 7901 Goforth Road – Lake Highlands Community Garden.

Note: The official CPC Sub-committee Agendas will be posted in the City Secretary’s Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

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 8, 2015

FILE NUMBER: S145-053

Senior Planner: Sharon Hurd, AICP

LOCATION: Buckner Boulevard and Stonehurst Street

DATE FILED: December 11, 2014

ZONING: PD 366, Sub Area 2

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 6.8755-Acres **MAPSCO:** 58G

APPLICANT/OWNER: Coy Haynes/Hometown LG Stonehurst, LLC, and 1659 Buckner Plaza, LLC

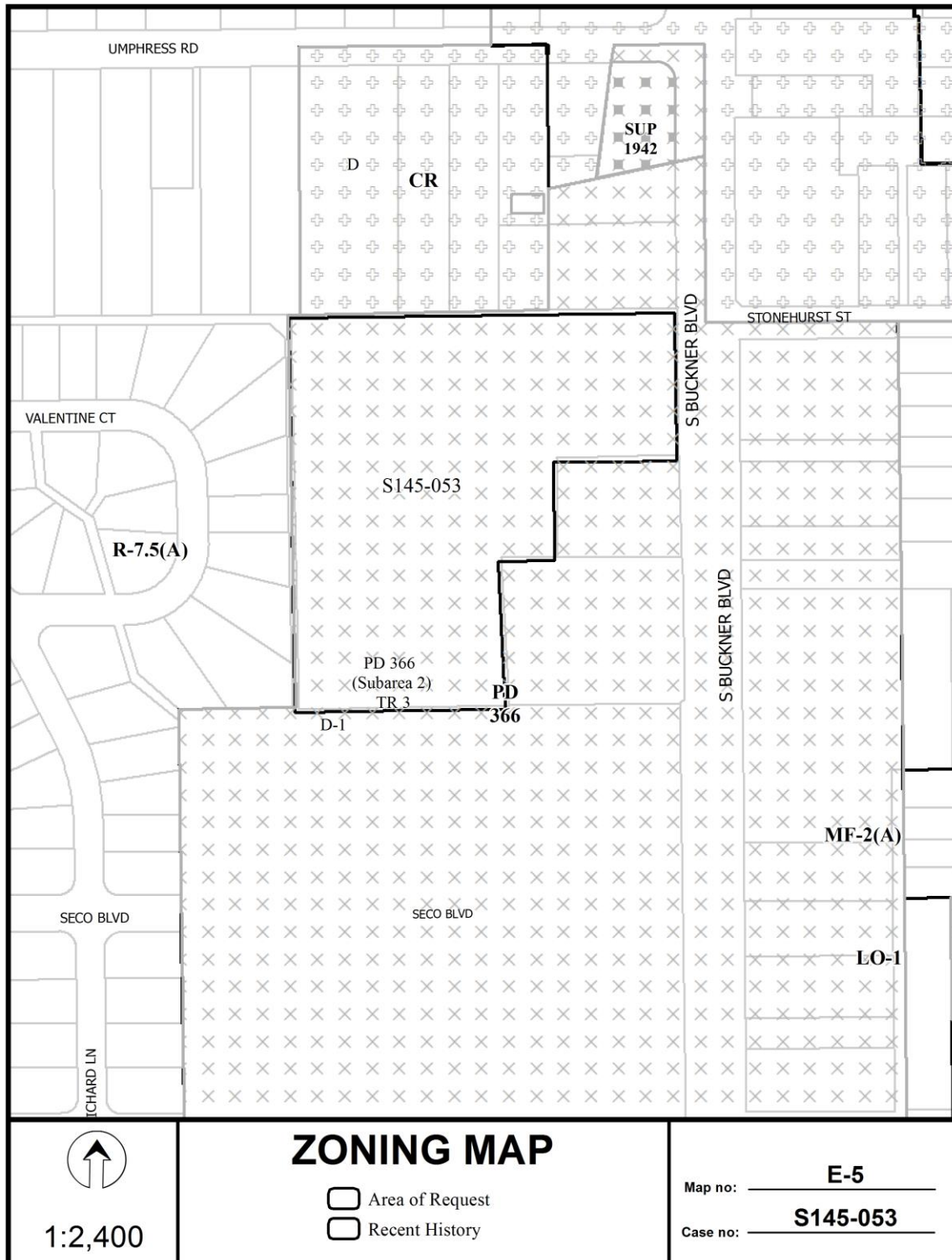
REQUEST: An application to replat a 6.8755-acre tract of land containing all of Lot 4 in City Block H/6237 into one 5.9572-acre lot and one 0.9183-acre lot located on Buckner Boulevard at Stonehurst Street, if extended.

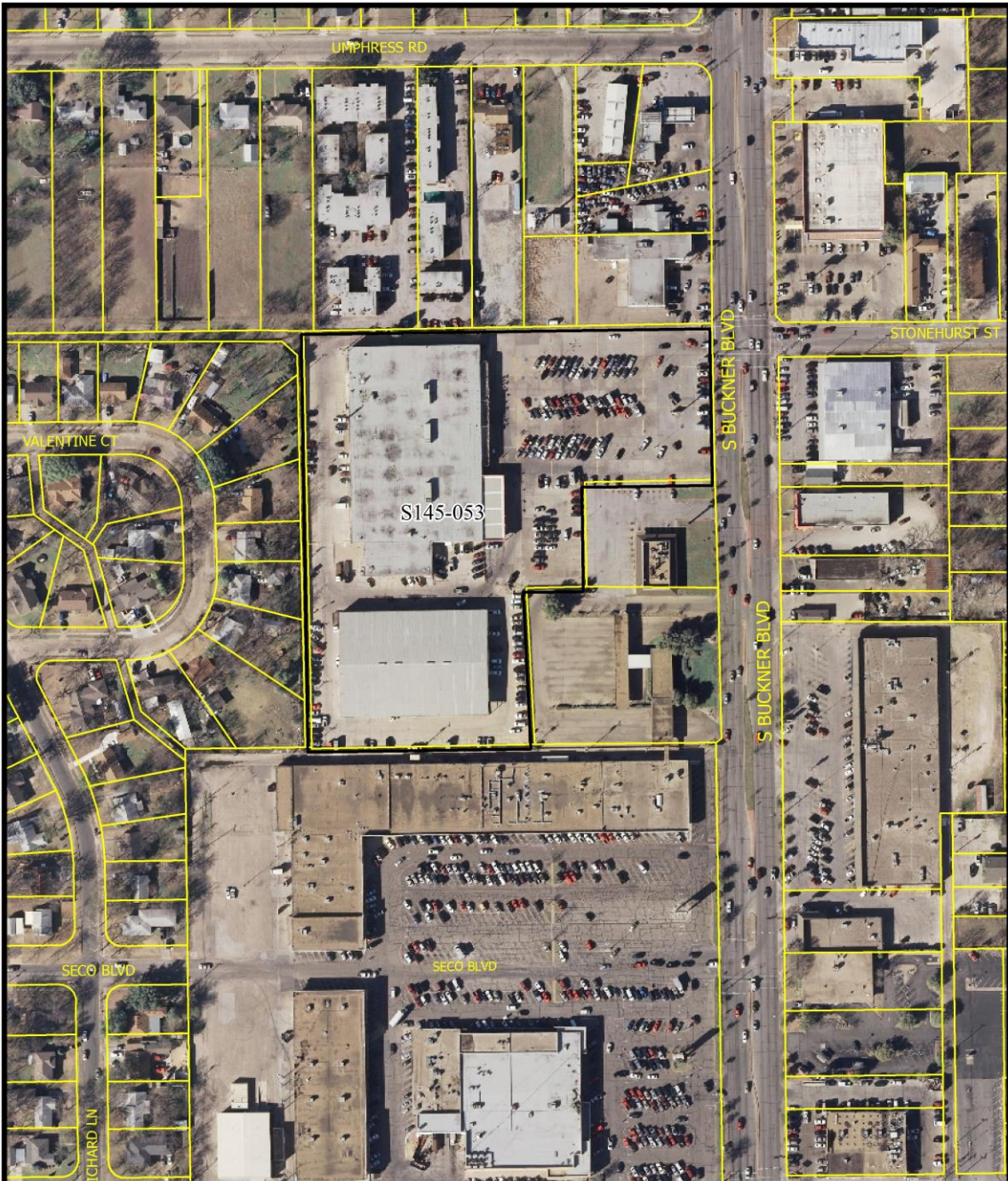
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.


STAFF RECOMMENDATION: The request complies with the requirements of PD 366, Sub Area 2 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

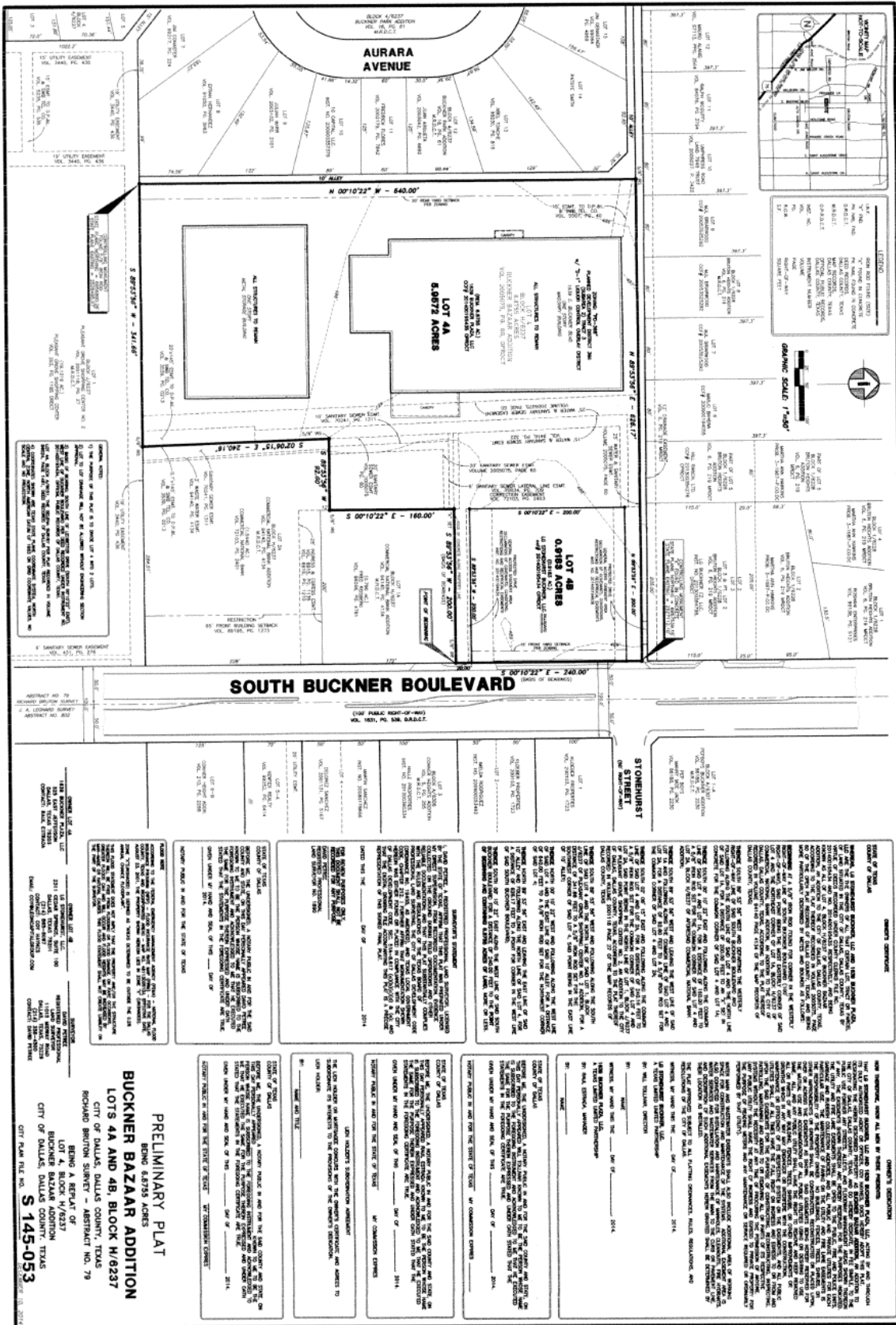
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 53.5 feet of ROW from the established centerline of Buckner Boulevard.
14. On the final plat, add a note stating that TXDOT approval may be required for any driveway modifications or new access.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat choose a different addition name.
17. Prior to the final plat, verify that the location of the north boundary line is accurate.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
19. New water and/or wastewater easements need to be shown.
20. On the final plat, change "Aurara Avenue" to "Valentine Court".
21. Prior to the final plat, a parking analysis of the uses and parking spaces that are to remain on the proposed Lot 4A is required to confirm compliance with parking regulations after the removal of the parking spaces on the proposed Lot 4B from the current Lot 4.
22. On the final plat identify the property as Lots 4A and 4B in City Block H/6237.





 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S145-053 </u></p>
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12/16/2014



CITY PLAN COMMISSION

THURSDAY, January 8, 2015

FILE NUMBER: S145-054

Senior Planner: Sharon Hurd, AICP

LOCATION: South Hampton Road, between West Wheatland Road and Parakeet Lane

DATE FILED: December 11, 2014

ZONING: PD 598, Tract 1A

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 1.022 -Acres **MAPSCO:** 73D

APPLICANT/OWNER: Leon Capital Group /LG Wheatland and Hampton, LLC

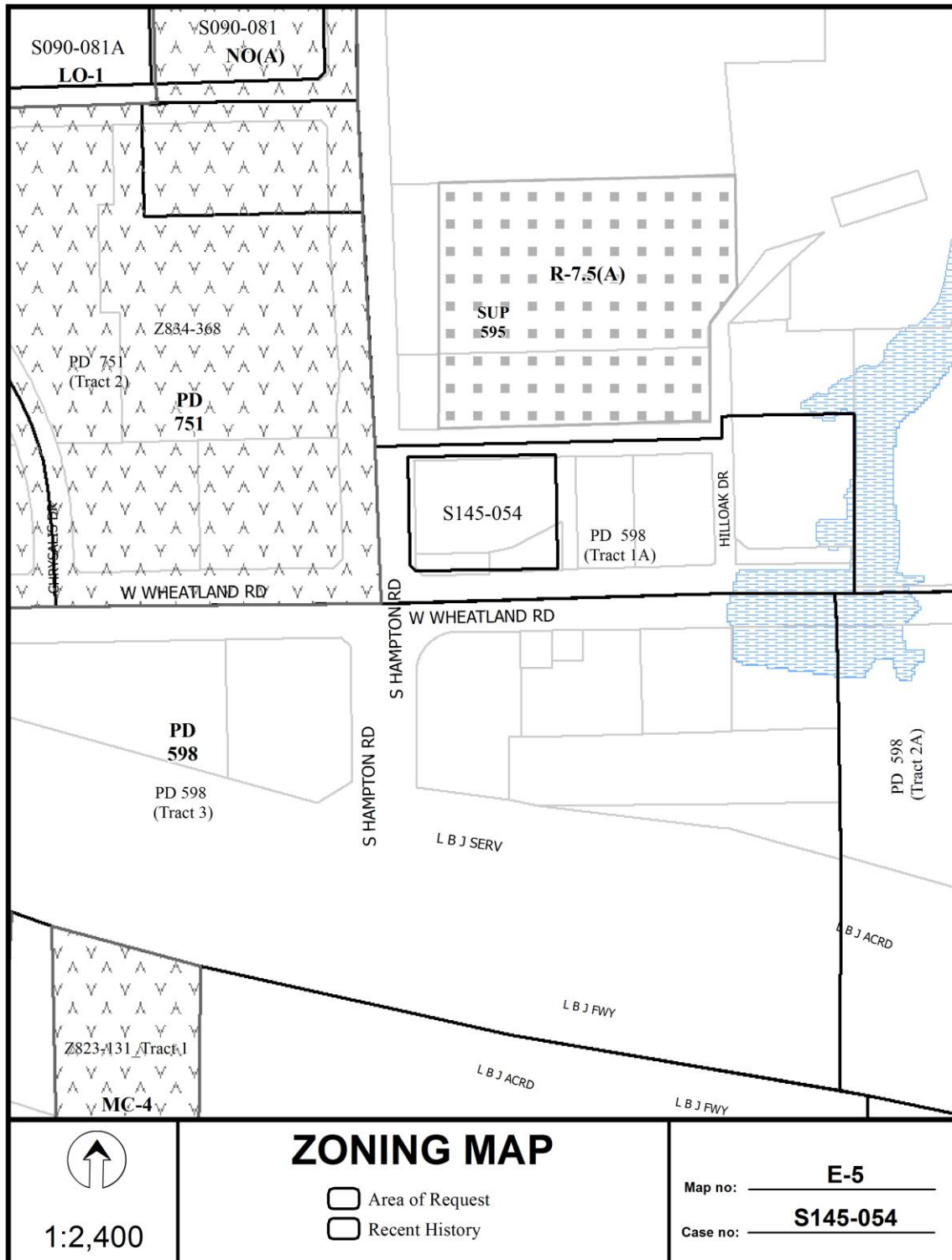
REQUEST: An application to replat a 1.022-acre tract of land containing part of Lots 2, 3, and 6 in City Block 7561 into one lot on property located on South Hampton Road, between West Wheatland Road and Parakeet Lane.

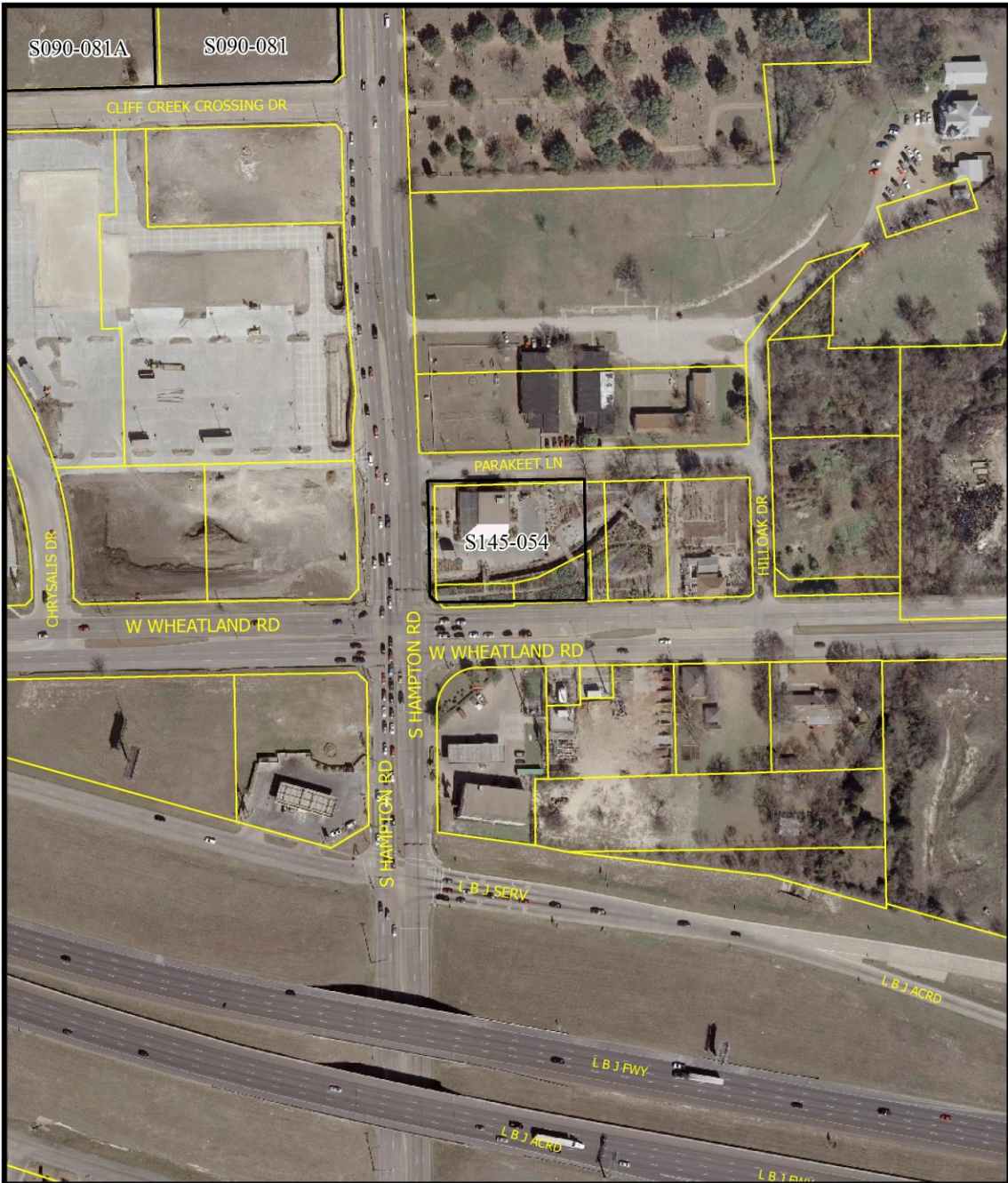
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.


STAFF RECOMMENDATION: The request complies with the requirements of PD 598, Tract 1A; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

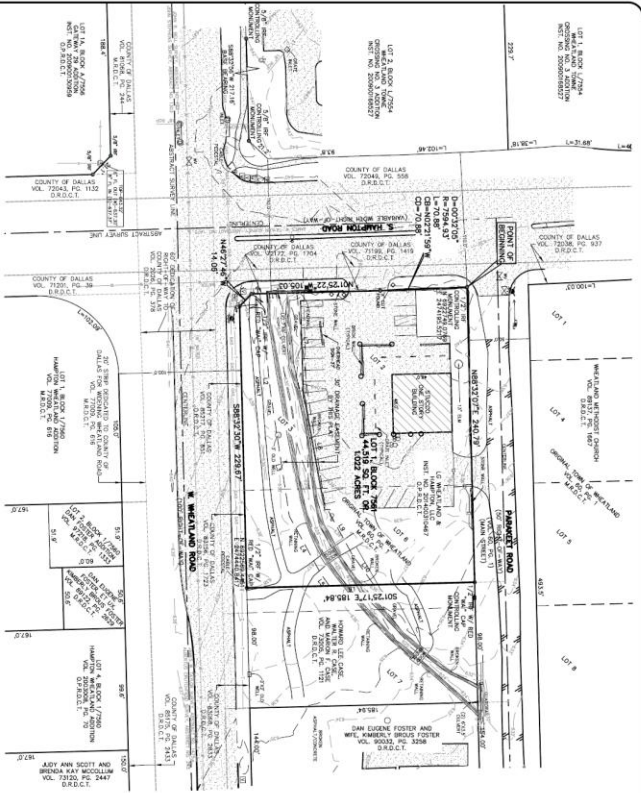
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW from the established centerline of Grigsby Avenue.
14. On the final plat dedicate 28 feet of ROW from the established centerline of Parakeet Lane.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Hampton Road and Parakeet Lane.
16. On the final plat dedicate a 20 foot by 20 foot corner clip at Hampton Road and Wheatland Road.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat, show and dedicate street easement Volume 85217, Page 851 located within the boundary of the site.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
20. Water/Wastewater main extension is required by Private Development Contract.
21. On the final plat, change "Parakeet Road" to "Parakeet Lane".
22. On the final plat identify the property as Lot 2A in City Block 7561.



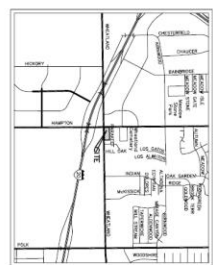


 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p style="text-align: center;">Map no: <u> E-5 </u></p> <p style="text-align: center;">Case no: <u> S145-054 </u></p>
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12/16/2014



LINE	BEARING	DISTANCE
L1	S 63.48° E	N 81°23'22" E
L2	S 63.48° E	N 81°23'22" E
L3	S 63.48° E	N 81°23'22" E
L4	S 63.48° E	N 81°23'22" E
L5	S 63.48° E	N 81°23'22" E
L6	S 63.48° E	N 81°23'22" E
L7	S 63.48° E	N 81°23'22" E
L8	S 63.48° E	N 81°23'22" E
L9	S 63.48° E	N 81°23'22" E
L10	S 63.48° E	N 81°23'22" E



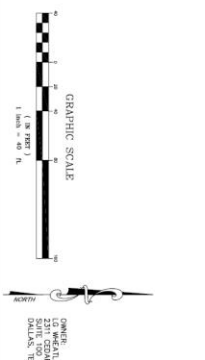
OWNER'S CERTIFICATE
 I, **LG WHEATLAND & HAMPTON, LLC**, acting as and through its duly authorized agent, being the owner of the plat hereon shown, hereby certify that the plat hereon shown is a true and correct copy of the original plat as shown to me by the said owner of the same, and that the boundaries shown hereon were found and/or placed under my personal supervision and the same were found to be correct and true in accordance with the plat hereon shown.

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 0022

STATE OF TEXAS
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 My Commission Expires: 08/14/2016

GENERAL NOTES:

- Block of Bearing 1 Based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
- Block of Bearing 2 Based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
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- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.
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- Cornerstone shown on this plat is based on the South line (South 88 deg 30 min, 56 sec West) of Lot 2, Block 1, 17524, Westwood, as shown on the plat hereon shown.



OWNER:
LG WHEATLAND AND HAMPTON, LLC
 5175 SOUTH SAKACH ROAD
 DALLAS, TEXAS 75201

ENGINEER:
DAVID E. RYAN, P.E.
 5175 SOUTH SAKACH ROAD
 DALLAS, TEXAS 75201

PRELIMINARY PLAT
LG WHEATLAND AND HAMPTON ADDITION
 LOT 1, BLOCK 7561

PLAT OF A SUBDIVISION OF LAND IN THE CITY OF DALLAS, TEXAS, AS SHOWN ON THE ORIGINAL PLAT OF WHEATLAND AND HAMPTON ADDITION, BLOCK 7561, CITY PLAN FILE NO. 514-054.

THIS PLAT READ IN CONNECTION WITH THE PLAT APPROVED SUBJECT TO ALL CALLING DEMANDS, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS EXCLUDED THIS DAY OF _____ 2014.

LG WHEATLAND & HAMPTON, LLC
 CITY HANES RETAIL DEVELOPMENT ASSOCIATE

STATE OF TEXAS
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 My Commission Expires: _____

DAVID E. RYAN, P.E.
 5175 SOUTH SAKACH ROAD
 DALLAS, TEXAS 75201

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DAVID E. RYAN, P.E.
 5175 SOUTH SAKACH ROAD
 DALLAS, TEXAS 75201

CITY PLAN COMMISSION**THURSDAY, January 8, 2015****FILE NUMBER:** S145-055**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Riveredge Drive, between Irving Boulevard and Levee Street**DATE FILED:** December 11, 2014**ZONING:** PD 621, Subdistrict 1A**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 2.459-Acres **MAPSCO:** 44H**APPLICANT/OWNER:** La Zona Verde, LLC

REQUEST: An application to replat a 2.459-acre tract of land containing all of Lots 6 through 17 and Lot 45 in City Block 21/7890 into one lot on property located on Riveredge Drive, between Irving Boulevard and Levee Street.

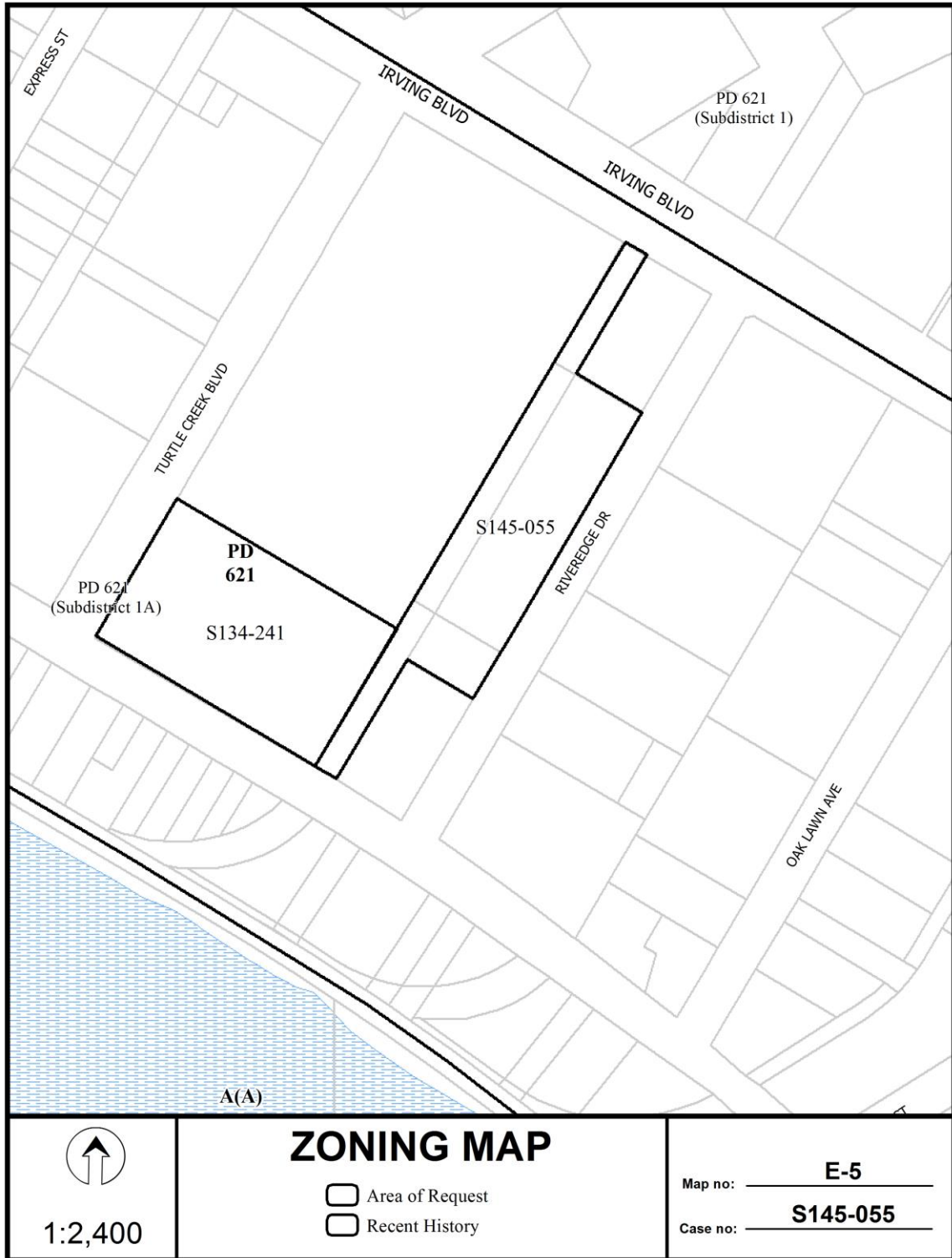
SUBDIVISION HISTORY:

1. S134-241 was application to replat a 2.474-acre tract of land containing all of Lots 23-27 and a part of Lot 28 in City Block 21/7890 into one lot on property located at 150 Turtle Creek Boulevard. The request was approved on September 18, 2014, but has not yet been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 621, Subdistrict 1A; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. The location is in the Industrial Sump with a Water Surface Elevation (WSE) = 400.1. All construction for any proposed development must be above the WSE. For the areas where the existing elevation is below the WSE, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
16. Prior to the final plat, verify that the existing building does not encroach on the property line at the southeast corner of Lot 18.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
18. New water and/or wastewater easements need to be shown.
19. Water main extension is required by Private Development Contract.
20. Atmos Energy Corporation has existing facilities within the proposed platted area. A cost estimate to abandon/re-route will be furnished upon request, otherwise Exhibit B would apply.
21. On the final plat identify the property as Lot 6A in City Block 21/7890.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S145-055

12/16/2014

CITY PLAN COMMISSION**THURSDAY, January 8, 2015****FILE NUMBER:** S145-056**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Singleton Boulevard, between Herbert Street and Amonette Street**DATE FILED:** December 12, 2014**ZONING:** PD 891**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 7.7097-Acres **MAPSCO:** 44Q**APPLICANT/OWNER:** West Dallas Investments, LP

REQUEST: An application to replat a 7.7097-acre tract of land containing all of Lots 1A, Lots 3 through 12 and Lots 25 through 36; the remaining portion of Lots 37 through 48; all of Pastor Street; a portion of Bedford Avenue; a portion of McPherson Street; a portion of Herbert Street; a portion of Amonette Street; and all of a 13-foot alley to be abandoned lying between Amonette Street and Herbert Street, all in City Block A/7087, into three lots: one 4.860-acre lot, one 1.384-acre lot and one 1.266-acre lot, on property located on Singleton Boulevard, between Herbert Street and Amonette Street.

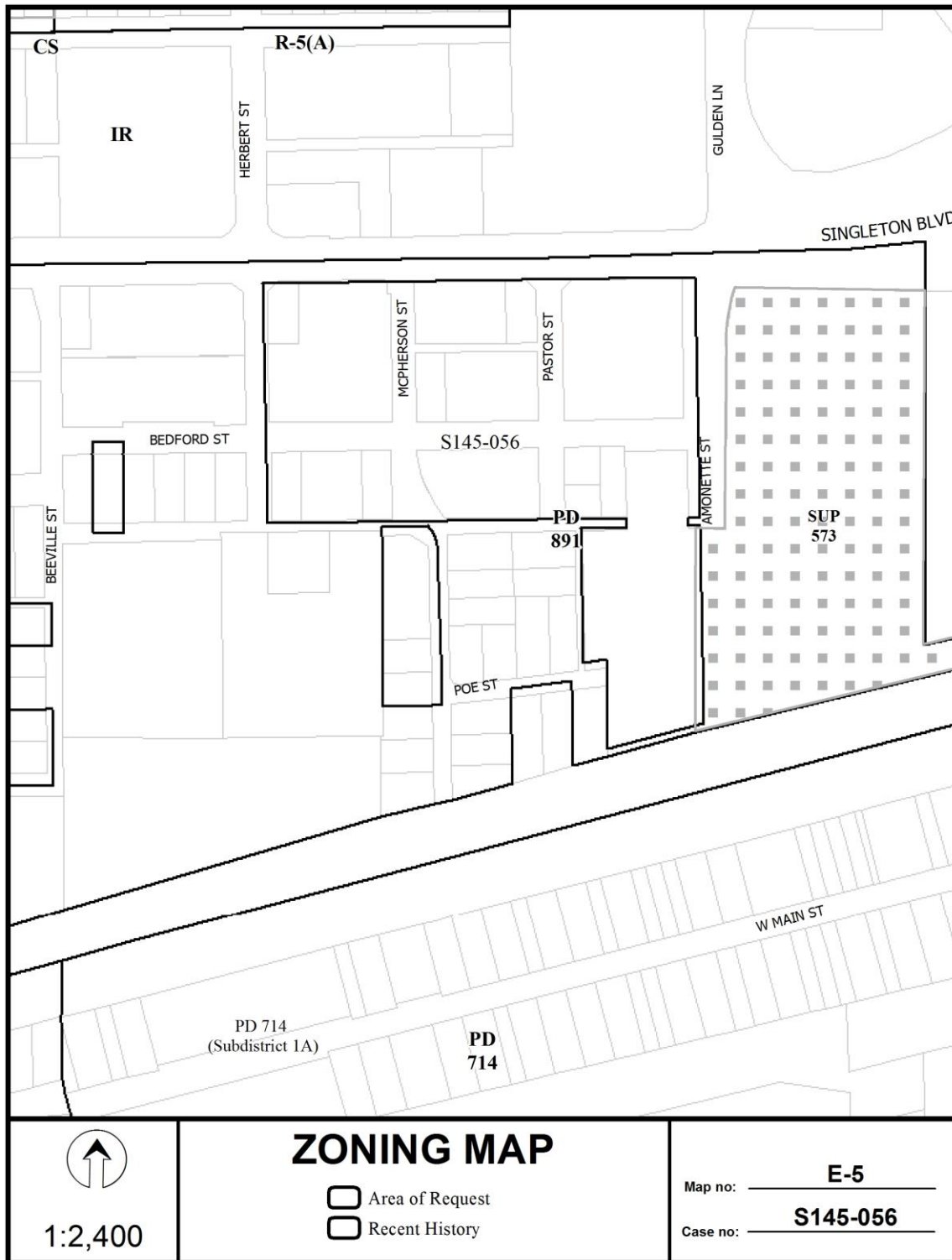
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

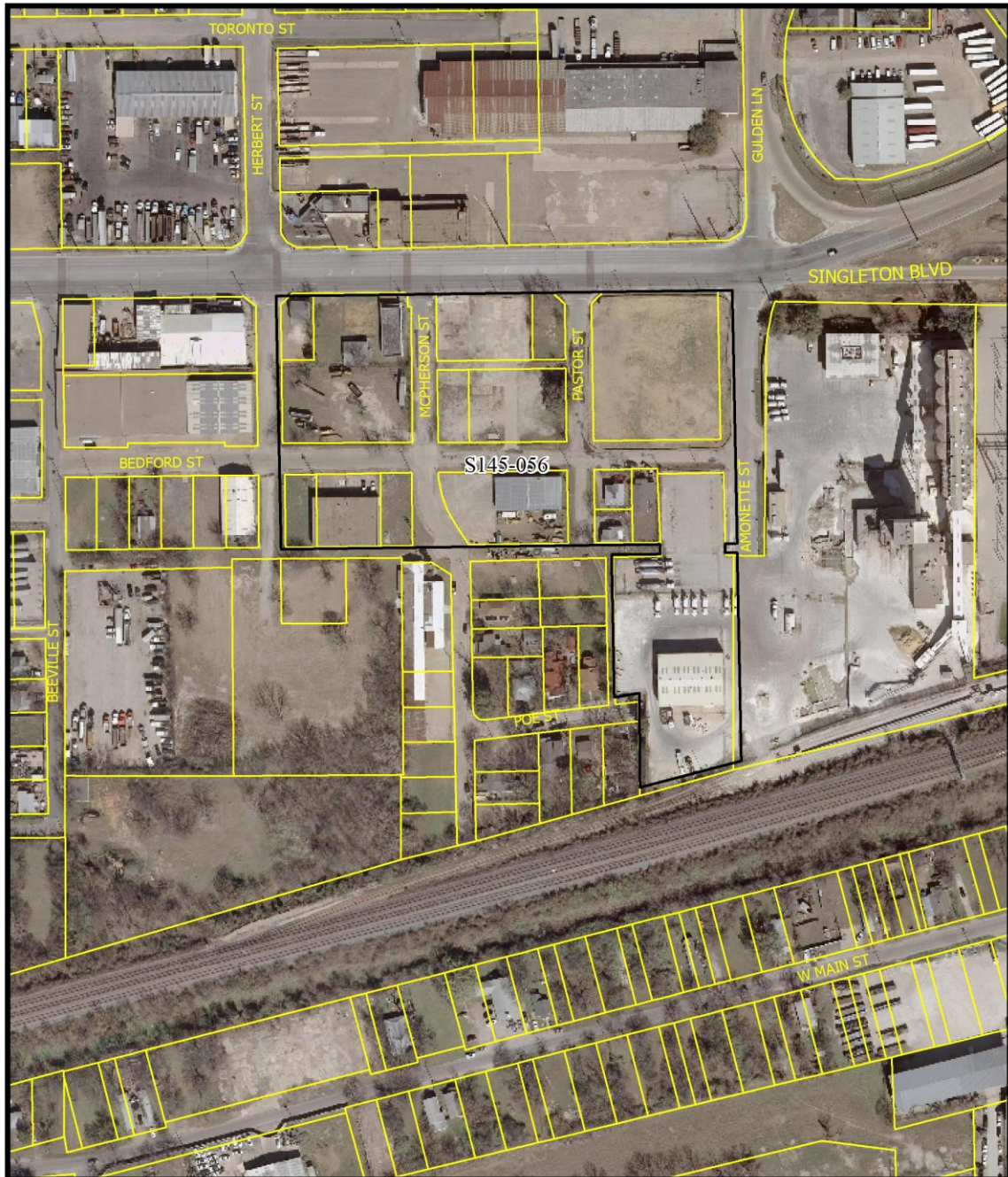
STAFF RECOMMENDATION: The request complies with the requirements of PD 891; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat, "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat, dedicate 28 feet of ROW from the established centerline of Herbert Street.
14. On the final plat, dedicate 39 feet of ROW from the established centerline of Singleton Boulevard.
15. On the final plat, dedicate 7.5 feet of ROW from established centerline of alley.
16. On the final plat, dedicate a 15 foot by 15 foot alley sight easement at alley and Poe Street.
17. On the final plat, dedicate a 15 foot by 15 foot alley sight easement at alley and Akron Street
18. On the final plat, dedicate a 10 foot by 10 foot corner clip at the intersection of all public streets, except at the intersections of Singleton Boulevard with Herbert Street and Amonette Street, which requires that a 15 foot by 15 foot corner clip be dedicated.
19. On the final plat show the correct recording information for the subject property.
20. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. On the final plat, show the recording information of the 44-foot wide access easement which shall be dedicated by separate easement instead of by the plat.
22. On the final plat, label all abandonments with the correct recording information.
23. Prior to the final plat, quit claim strip of Lot 1A of Gifford-Hill Truck Plant Addition to Union Pacific Railroad.
24. Prior to the final plat, coordinate with Public Works on the alignment of Herbert Street.

25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
26. Water/Wastewater main extension is required by Private Development Contract.
27. On the final plat, revise Note #6 to state "All structures on Lots 1 and 2 to be removed".
28. Atmos Energy has existing facilities within the proposed abandonment area. A cost estimate to abandon/re-route will be furnished upon request, otherwise Exhibit A would apply.
29. On the final plat, change "Bedford Avenue" to "Bedford Street", as named by City of Dallas Ordinance 5714.
30. On the final plat, place an additional "Bedford Street" label for the part not being abandoned, west of the area being platted.
31. On the final plat, add street name labels for each new dedication of "Akron Street" and "Amonette Street"; use arrows pointing from the label into the right-of-way if necessary.
32. On the final plat identify the property as Lots 1-3 in City Block A/7087.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> E-5 </u> Case no: <u> S145-056 </u>
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12/23/2014

OWNERS CERTIFICATE

STATE OF TEXAS §

WHEREAS, the undersigned, the owners of the above described property, do hereby certify that the same is not subject to any lien, mortgage, or other encumbrance...

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the City of Dallas, Texas, this 1st day of December, 2014.

STATE OF TEXAS §
COUNTY OF DALLAS §
I, the undersigned, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance...

OWNERS DEDICATION

WE HEREBY DEDICATE AND CONVEY TO THE CITY OF DALLAS, TEXAS, ALL RIGHTS AND INTERESTS IN THE ABOVE DESCRIBED PROPERTY...

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the City of Dallas, Texas, this 1st day of December, 2014.

STATE OF TEXAS §
COUNTY OF DALLAS §
I, the undersigned, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance...

SIGNOR'S STATEMENT

I, the undersigned, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance...

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the City of Dallas, Texas, this 1st day of December, 2014.

STATE OF TEXAS §
COUNTY OF DALLAS §
I, the undersigned, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance...

CITY PLAN COMMISSION**THURSDAY, January 8, 2015****FILE NUMBER:** S145-057**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Camp Wisdom Road at Eagle Ford Drive, if extended**DATE FILED:** December 12, 2014**ZONING:** PD 521 (S-2a) South Zone**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 18.033-Acres **MAPSCO:** 61A-V**APPLICANT/OWNER:** Oakwood Development & Consulting, LLC/H198, LLC

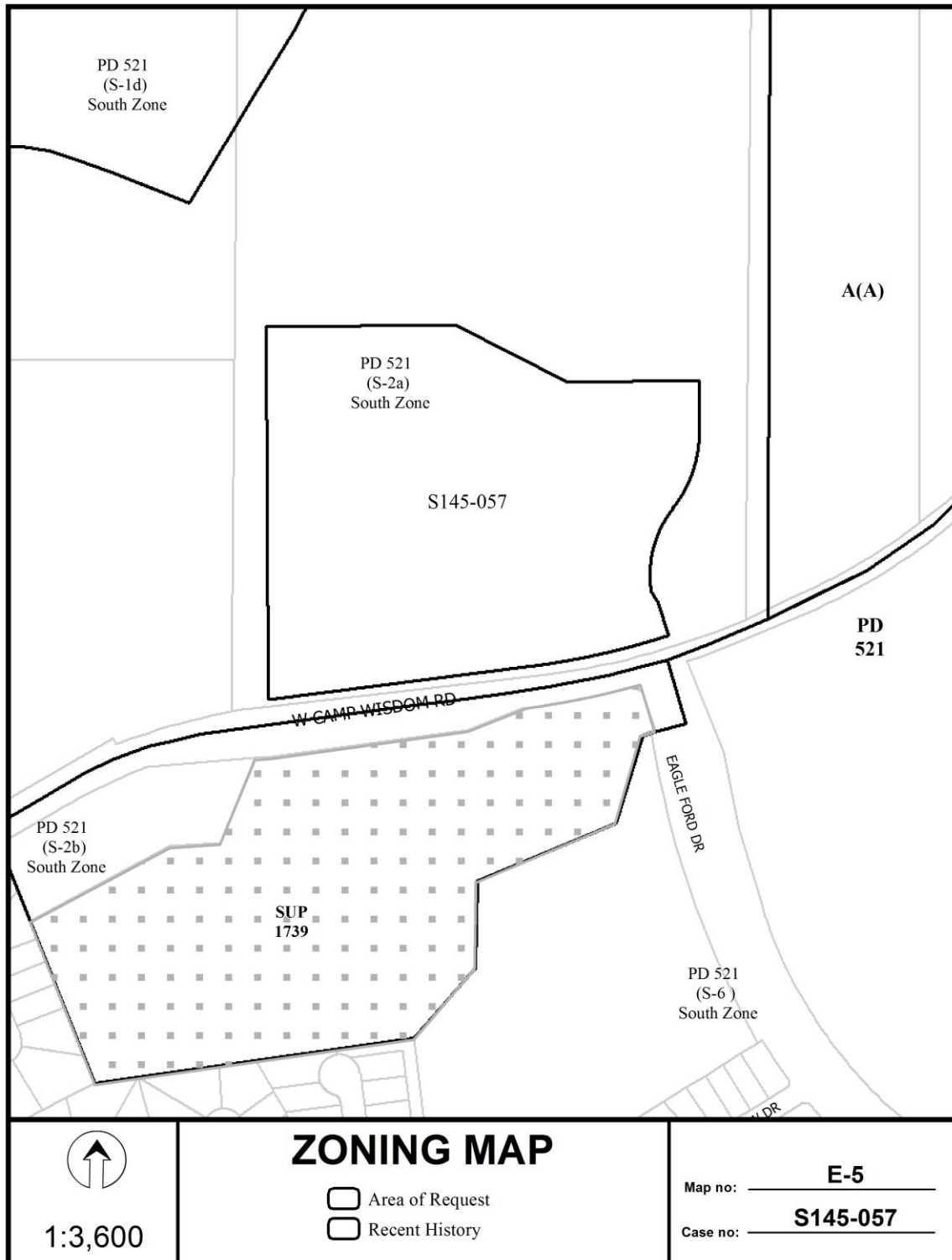
REQUEST: An application to create an 18.033-acre lot from a tract of land in City Block 1/8722 on property located on Camp Wisdom Road at Eagle Ford Drive, if extended.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 521 (S-2a) South Zone; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure, new or existing, may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 53.5 feet of ROW from the established centerline of Camp Wisdom Road.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat, show the recording information of the mutual access easement that is required to be dedicated by separate instrument.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
18. Water/Wastewater main extension is required by Private Development Contract.
19. Off-site wastewater extension is required by Private Development Contract.
20. On the final plat identify the property as Lot 1 in City Block 2/8683.

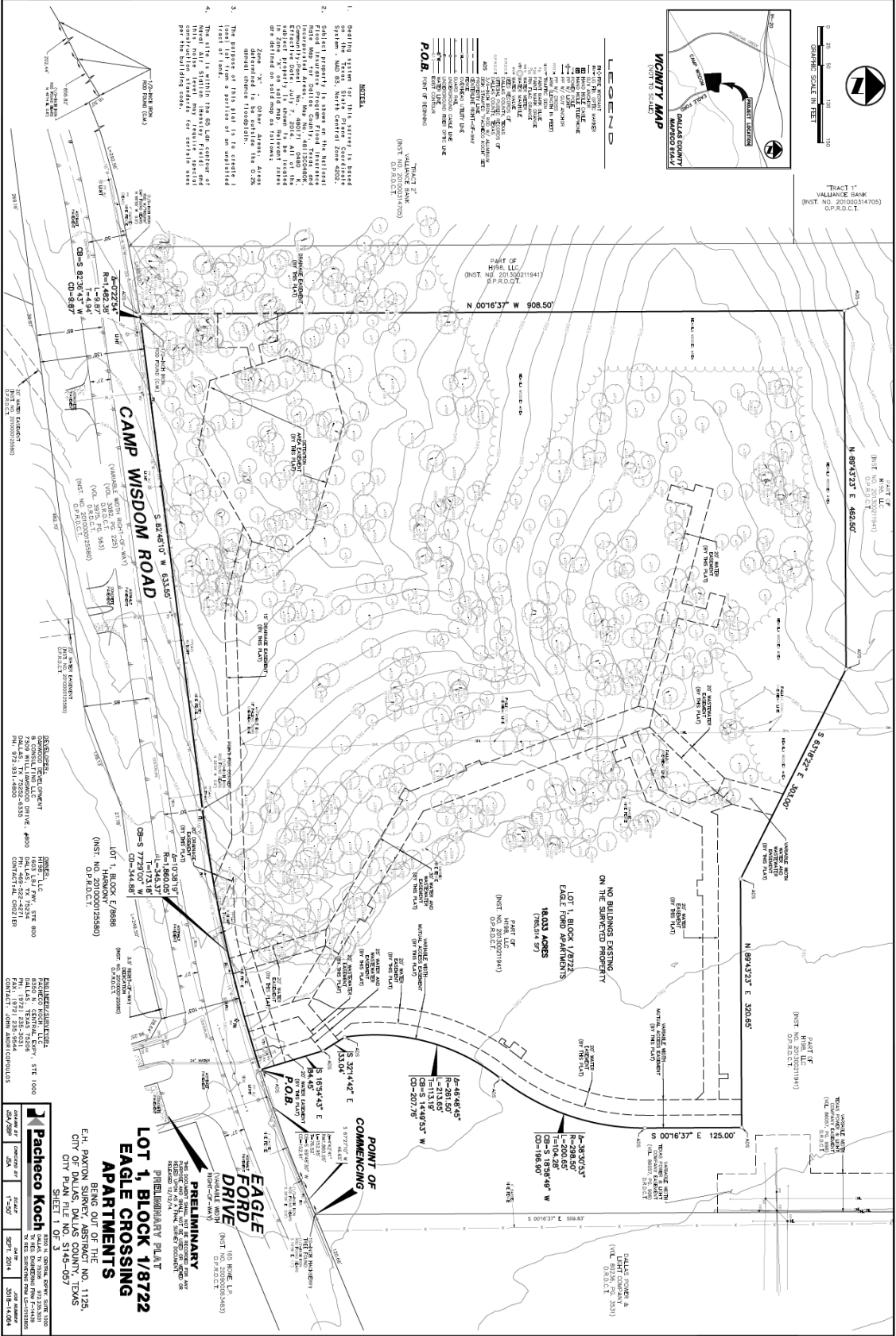


12/16/2014



 1:3,600	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Map no: <u> E-5 </u> Case no: <u> S145-057 </u>
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12/16/2014



**LOT 1, BLOCK 1/8722
 EAGLE CROSSING
 APARTMENTS**

BEING OUT OF THE
 E.H. PATTON SURVEY, ABSTRACT NO. 1125,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET NO. 5149-057

Pacheco Koch SURVEYOR
 8100 N. CENTRAL EXPY., STE. 1000
 DALLAS, TEXAS 75245
 PHONE: 972-381-4800
 FAX: 972-381-4800
 EMAIL: info@pacheco-koch.com
 LICENSE NO. 10421

DATE: 12/12/2014
 TIME: 10:04 AM

PRELIMINARY PLAT - LOT 1, BLOCK 1/8722, EAGLE CROSSING APARTMENTS

CITY PLAN COMMISSION

THURSDAY, JANUARY 8, 2015

FILE NUMBER: S145-058

Senior Planner: Sharon Hurd, AICP

LOCATION: West Northwest Highway, east of Marsh Lane

DATE FILED: December 12, 2014

ZONING: PD 900

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 7.274-Acres **MAPSCO:** 25X

APPLICANT/OWNER: Bluffview Dallas Associates, LLC

REQUEST: An application to replat a 7.274-acre tract of land containing all of Lot 3 in City Block A/5089 into three lots: one 1.223-acre lot, one 2.705-acre lot and one 3.346-acre lot on property located on West Northwest Highway, east of Marsh Lane.

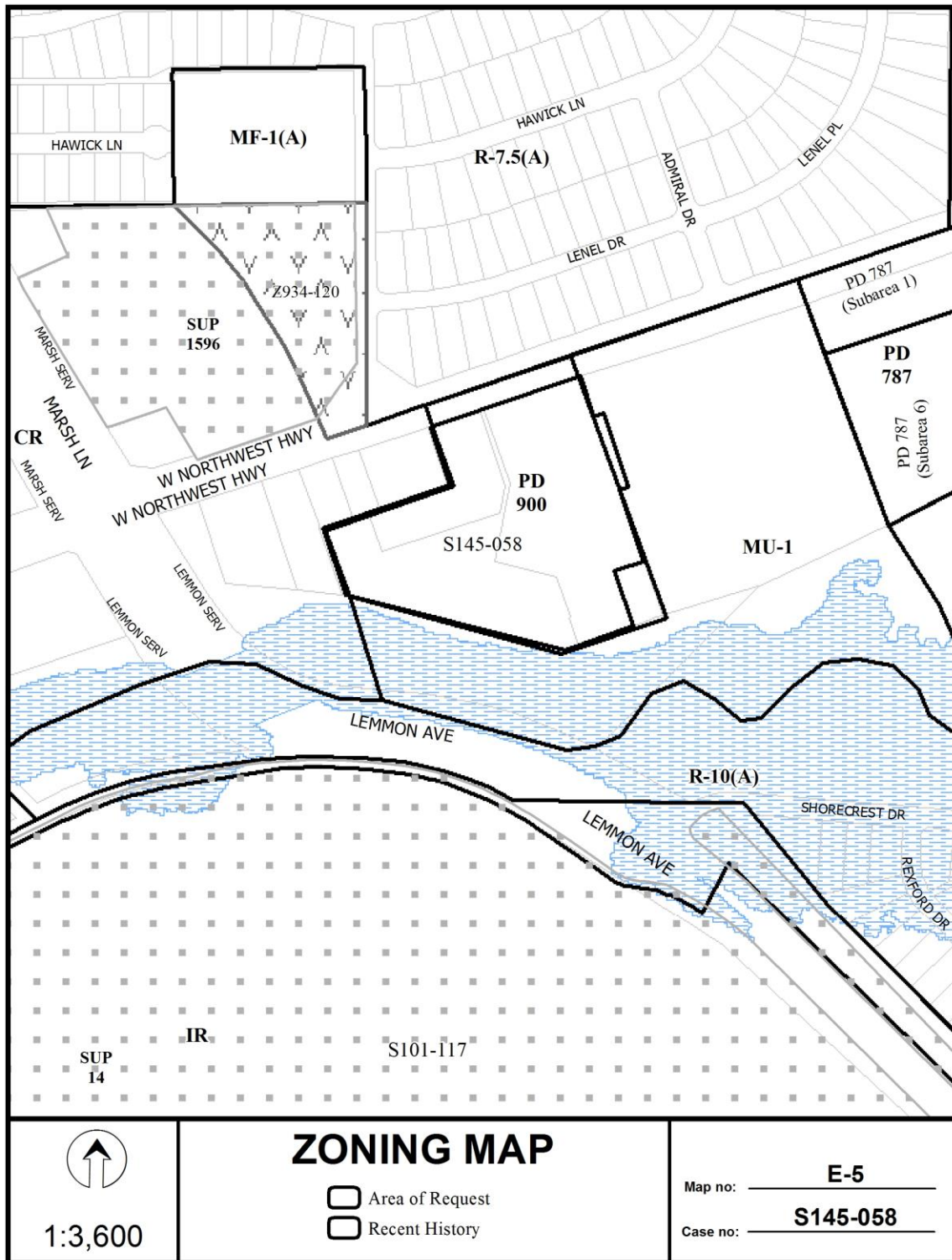
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

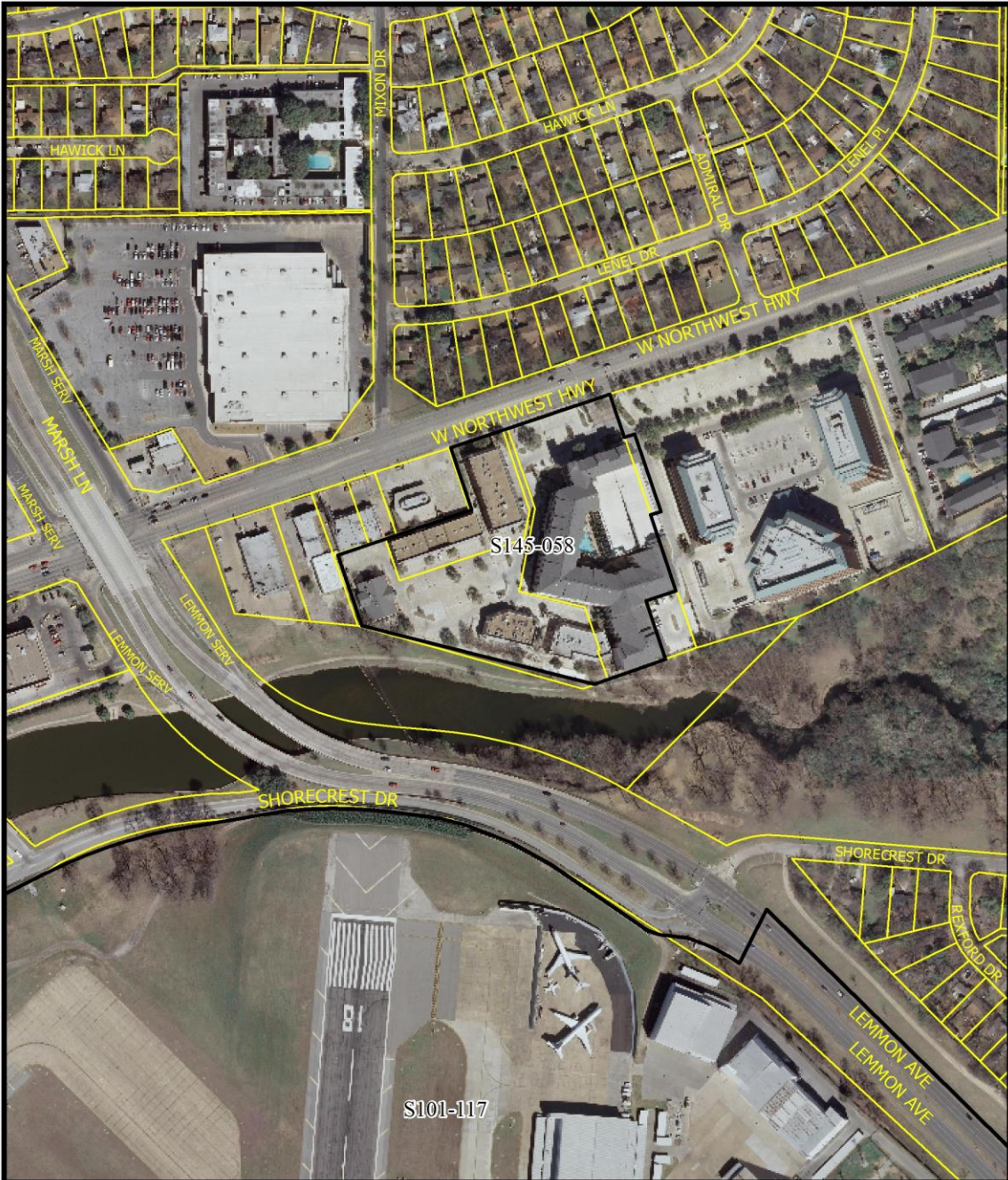
STAFF RECOMMENDATION: The request complies with the requirements of PD 900; therefore, staff recommends approval subject to compliance with the following conditions:




1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of 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. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 53.5 feet of ROW from the established centerline of the Northwest Highway. An Estate in Expectancy is needed along the portion of the right-of-way where the building is located.
14. TXDOT approval may be required for any driveway modifications or new access.
15. On the final plat, comply with 65 Ldn Contour Noise Requirements.
16. On the final plat, determine the 100-year water surface elevation across the plat.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat, specify minimum fill and minimum finished floor elevations.
20. On the final plat, show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. On the final plat, monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
24. On the final plat, two control monuments must be shown.
25. On the final plat, choose a different addition name
26. On the final plat, all utility easement abandonments must be shown with the correct recording information.

27. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
28. 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.
29. Prior to the final plat, the proposed property lines on the west and southwest side of the existing building on Lot 3 must result in a minimum fire separation distance for the openings on the exterior walls per Table 705.8 of the Dallas Building Code.
30. Prior to the final plat, clarify if the existing buildings on Lot 3 are 4 stories, per our records or 5 stories, as indicated on the plat.
31. Due to the proposed property line on the east side of the existing building on Lot 2, the adjacent exterior wall must be fire-rated without any openings until minimum fire separation distance is provided per Section 602.1 and Table 602 of the Dallas Building Code.
32. Prior to the final plat, a minimum 20-foot wide fire access road is required for Lot 2. Written approval from the Fire Department must be provided.
33. Active gas facilities exist within the platted area. A cost estimate to abandon/re-route will be furnished upon request, otherwise Exhibit B will apply.
34. On the final plat, identify the property as Lots 3A-3C in City Block A/5089.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Map no: <u> E-5 </u> Case no: <u> S145-058 </u>
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12/23/2014

CITY PLAN COMMISSION**THURSDAY, JANUARY 8, 2015****FILE NUMBER:** S145-059**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Henderson Avenue at Capitol Avenue, east corner**DATE FILED:** December 12, 2014**ZONING:** PD 462, Subdistrict 3**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.665-Acres **MAPSCO:** 36S**APPLICANT/OWNER:** Henderson Shops Dallas, LLC

REQUEST: An application to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue, east corner.

SUBDIVISION HISTORY:

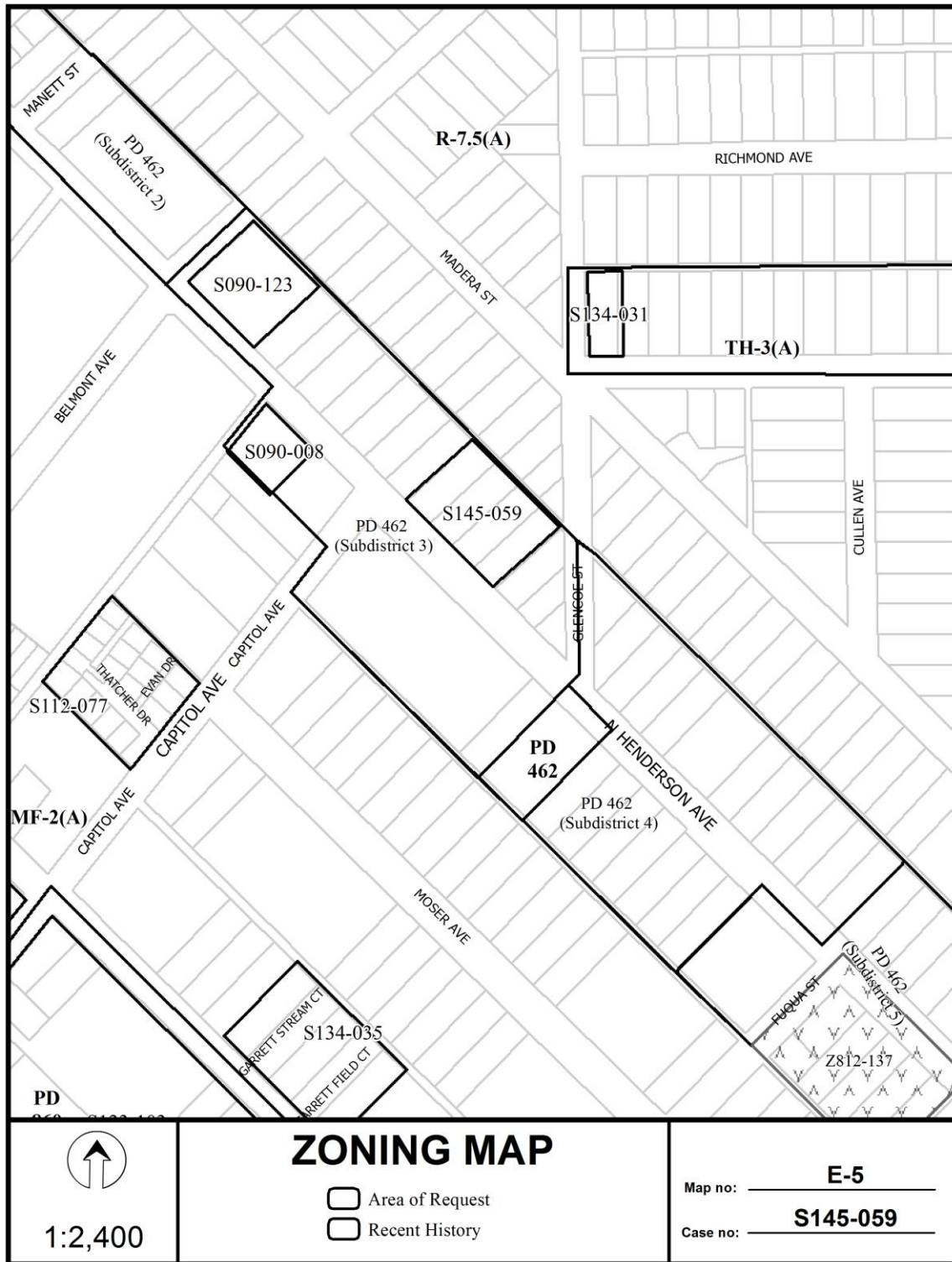
1. S134-035 was an application to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved on December 5, 2013, and has not yet been recorded.
2. S134-031 was an application to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was denied on December 5, 2013.
3. S112-077 was an application to create an 18 lot shared access development subdivision from a 0.822 acre tract of land containing part of Lot 11 and all of Lot 12 in City Block C/1993 located at 5119, 5125, and 5129 Capital Avenue. The request was approved on March 22, 2012 and recorded on November 15, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of PD 462, Subdistrict 3; therefore, staff recommends approval subject to compliance with the following conditions:

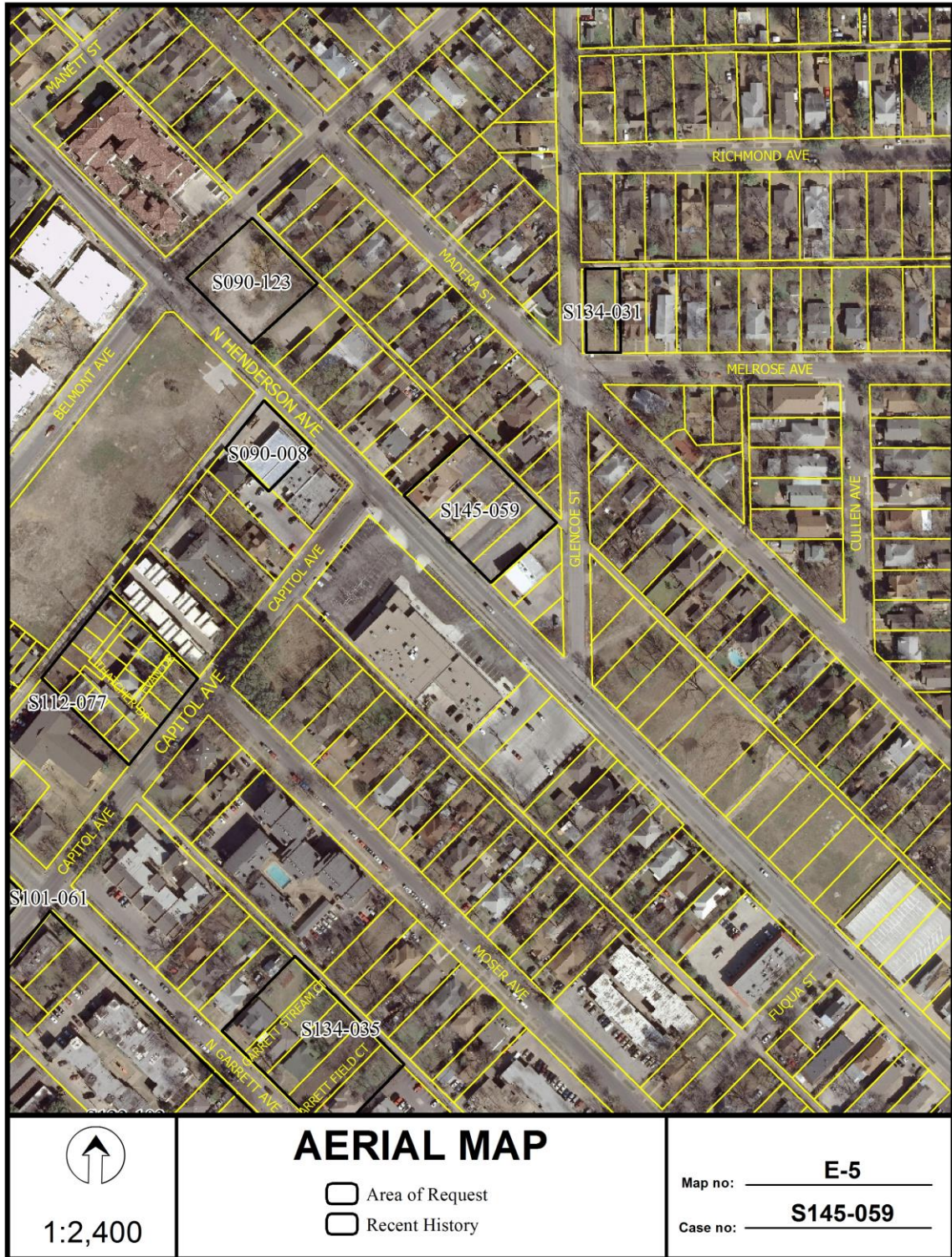
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat, dedicate 7.5 feet of ROW from the established centerline of the alley.
14. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
15. On the final plat, show how all adjoining right-of-way was created.
16. On the final plat, two control monuments must be shown.
17. On the final plat, choose a different addition name.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
19. On the final plat, change "Ave" to "Avenue" and "St" to "Street".
20. On the final plat, label the existing structure on the proposed lot as "to be removed".

21. On the final plat, add a note stating that “Any structure new or existing may not extend across new property lines.” The structure on the adjacent Lot 15 appears to have elements that project beyond the building face and extend over the proposed property line.
22. On the final plat, identify the property as Lot 11A in City Block 1/1975.



12/17/2014



CITY PLAN COMMISSION

THURSDAY, JANUARY 08, 2015

FILE NUMBER: S145-060

Senior Planner: Sharon Hurd, AICP

LOCATION: Isom Road, north of Mountain Creek Parkway

DATE FILED: December 12, 2014

ZONING: PD 521, S-8

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 16.416-Acres **MAPSCO:** 71B

OWNER/APPLICANT: Mountain Creek Community Church/Pastor Robert Summers

REQUEST: An application to replat a portion of Lot 12 and a 14.779-acre tract of land in City Block G/8721 into one 16.416-acre lot on property located on Isom Road, north of Mountain Creek Parkway.

NOTICES: 41 notices were sent to property owners within 200 feet of the property on December 19, 2014.

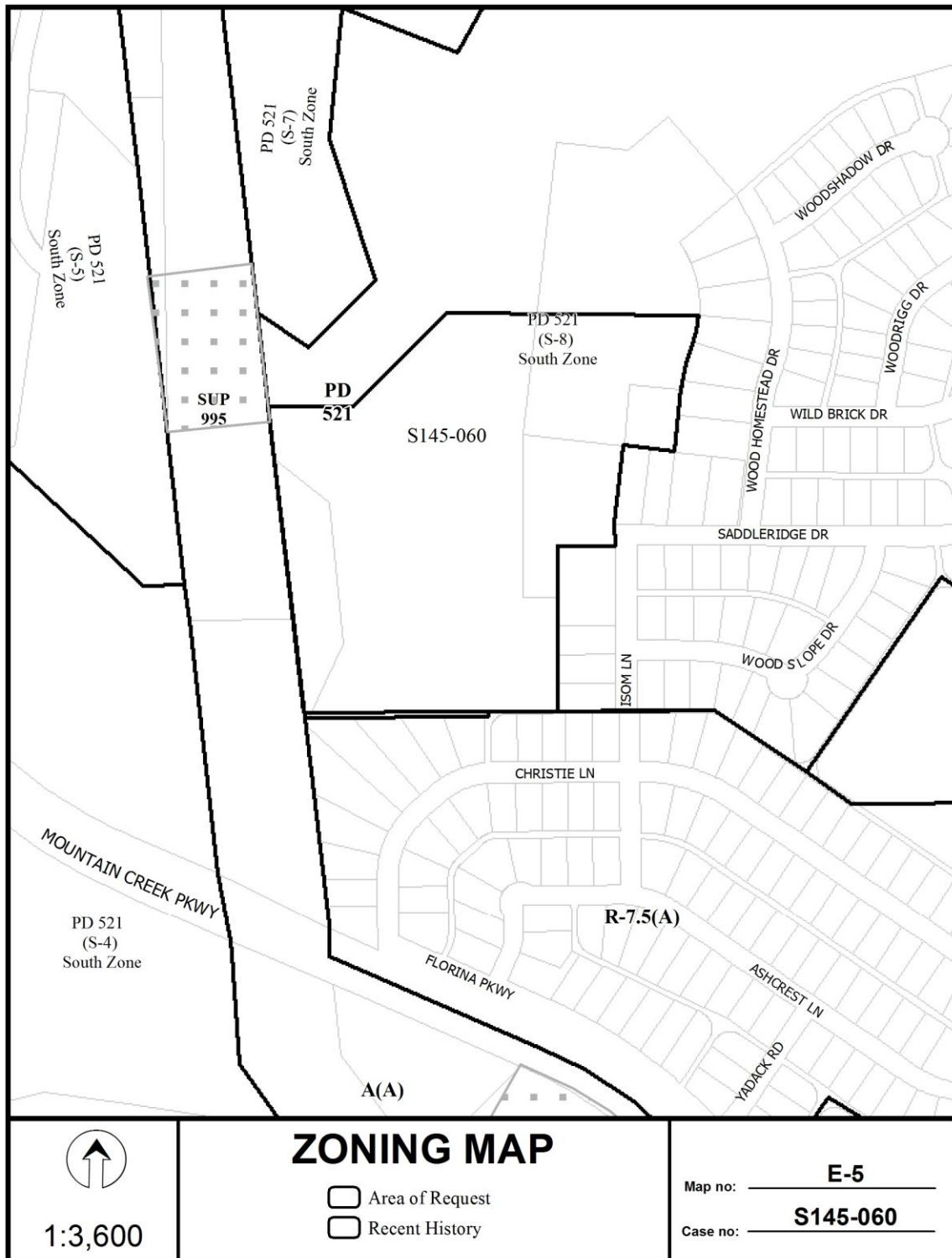
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

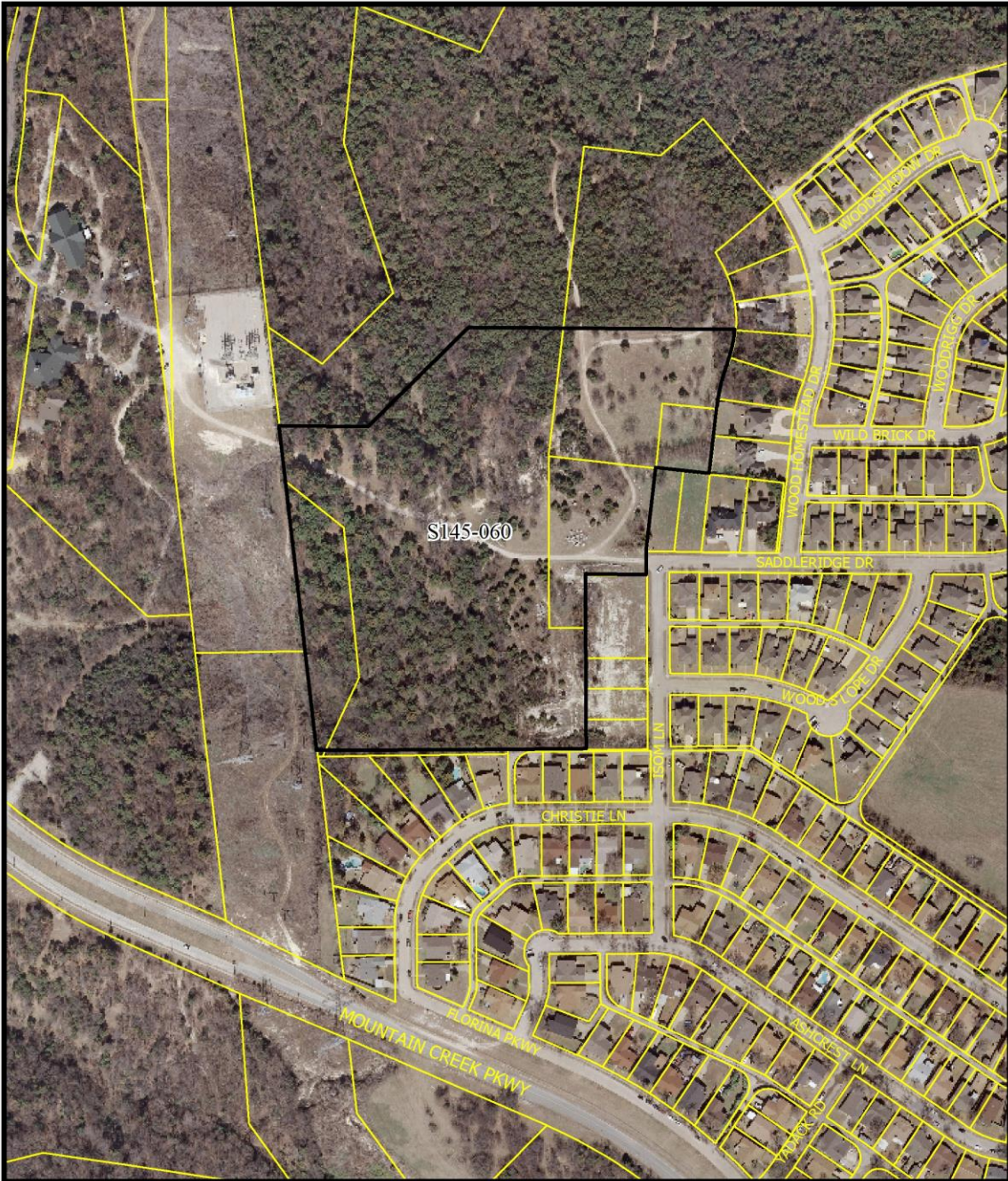
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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


The proposed subdivision complies with the requirements of the PD 521, S-8 District and has received approval of an Escarpment Permit from the City on April 21, 2014. The proposed lot is similar to other parcels to the west and north; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.

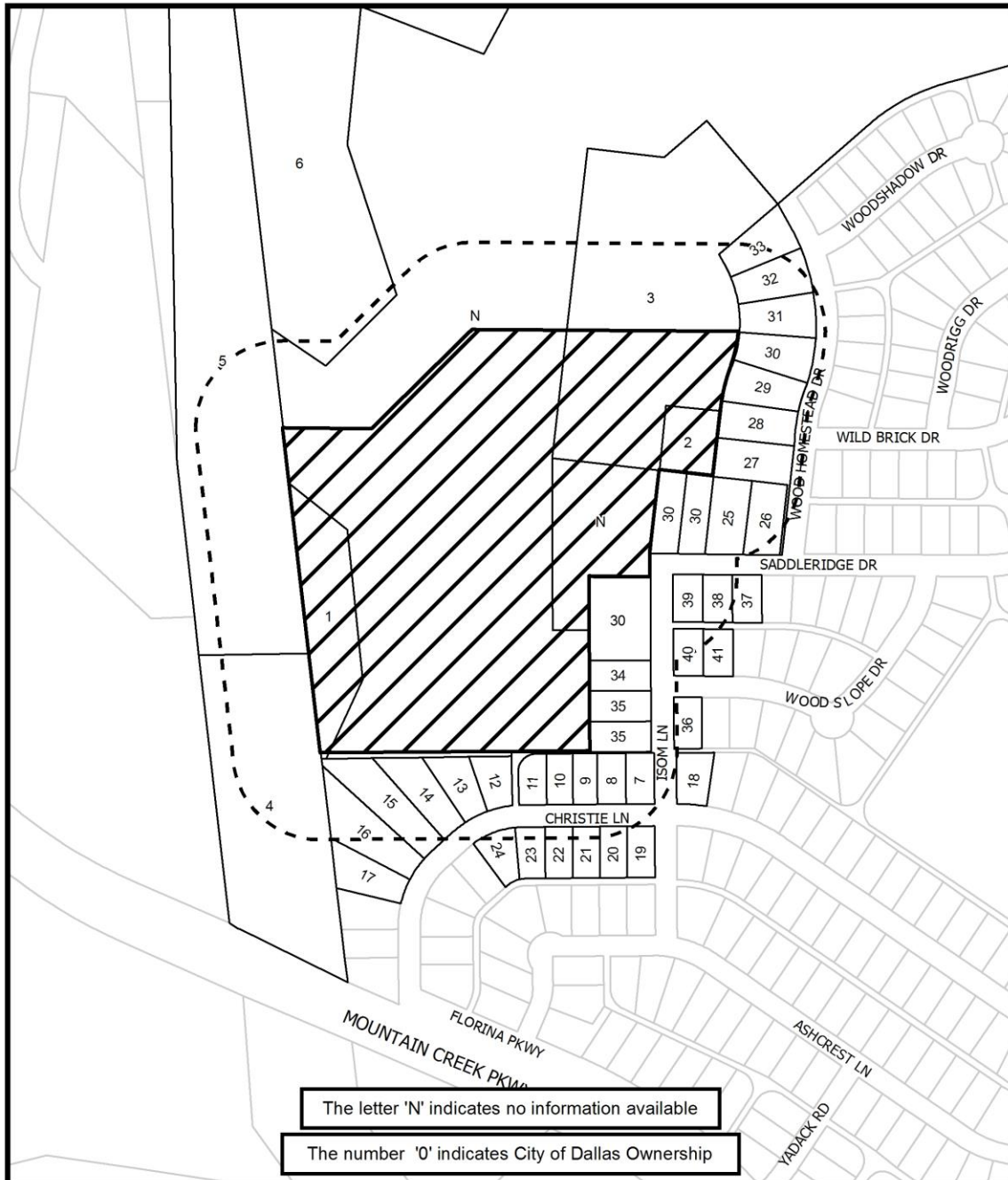
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat show the correct recording information for the subject property.
14. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
17. On the final plat identify the property as Lot 12A in City Block G/8721.





 <p>1:3,600</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S145-060 </u></p>
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12/23/2014



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

 1:3,600	NOTIFICATION	Map no: E-5			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">41</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	41	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
41	NUMBER OF PROPERTY OWNERS NOTIFIED				

12/23/2014

12/18/2014

Notification List of Property Owners

S145-060

41 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7501 WHEATLAND RD	RTC REC GREAT AMERICAN
2	7523 SADDLERIDGE DR	MOUNTAIN CREEK COMMUNITY CHURCH
3	8699 WOOD HOMESTEAD DR	MOUNTAIN CREEK COMMUNITY CHURCH
4	6600 MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
5	6600 MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
6	8600 CLARK RD	165 HOWE LP
7	7603 CHRISTIE LN	JACKSON DOUGLAS L SR &
8	7607 CHRISTIE LN	GRIMES CHARLES &
9	7611 CHRISTIE LN	GODFREY TYRONE & EMMA
10	7615 CHRISTIE LN	SMITH VERNAL
11	7619 CHRISTIE LN	ELLIS LINDA M S & HAROLD
12	7623 CHRISTIE LN	GARCIA ROSALBA
13	7627 CHRISTIE LN	CLARK JACQUELINE M
14	7631 CHRISTIE LN	SALARZAR JUAN ANTONIO & PATRICIA C
15	7635 CHRISTIE LN	SALAZAR JUAN ANTONIO
16	7639 CHRISTIE LN	SUMMERALL JUDY V
17	7643 CHRISTIE LN	LOPEZ JUAN C &
18	7581 CHRISTIE LN	VAUGHN ANGELA A
19	7602 CHRISTIE LN	FORWARD STANLEY F
20	7606 CHRISTIE LN	GONZALEZ ARMONDO & ROSA
21	7610 CHRISTIE LN	HOGUE PATRICIA ANN
22	7614 CHRISTIE LN	CANNINGS JAMES B EST OF
23	7618 CHRISTIE LN	FAY GEORGE & TR
24	7622 CHRISTIE LN	MCNEAL ALICIA
25	7523 SADDLERIDGE DR	CHAPA DANIEL & SYLVIA
26	7519 SADDLERIDGE DR	JACKSON FELICIA

12/18/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8723 WOOD HOMESTEAD DR	FUENTES ELSY &
28	8719 WOOD HOMESTEAD DR	COLLINS KATHELL
29	8715 WOOD HOMESTEAD DR	CANALES JOSE
30	8711 WOOD HOMESTEAD DR	COOPER JACK M
31	8707 WOOD HOMESTEAD DR	SYRCLE RONALD K & JANET M
32	8703 WOOD HOMESTEAD DR	VERNER SHAWN M & CHRISTOPHER A
33	8641 WOOD HOMESTEAD DR	STUTZMAN ROBERT
34	13 ISOM LN	COOPER JACK M &
35	14 ISOM LN	COOPER JACK M & GRACE A
36	7528 WOOD SLOPE DR	MILLER LARRY DON &
37	7524 SADDLERIDGE DR	HICKMAN ANTHONY C &
38	7528 SADDLERIDGE DR	MIMSSAMUEL CHRISTIE L
39	7532 SADDLERIDGE DR	PHILLIPS LINDA L
40	7535 WOOD SLOPE DR	MURPHY JOE T & SANDRA KAY
41	7529 WOOD SLOPE DR	BANKS CURTIS B &

CITY PLAN COMMISSION

THURSDAY, JANUARY 08, 2015

FILE NUMBER: S145-061

Senior Planner: Sharon Hurd, AICP

LOCATION: Hawthorne Avenue, between Kings Road and Afton Street

DATE FILED: December 12, 2014

ZONING: PD 193, Subdistrict 104

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 5.508-Acres **MAPSCO:** 34Y

OWNER/APPLICANT: Texas Intown Homes/Lovett Intown Homes

REQUEST: An application to replat a 5.508-acre Shared Access Development containing all of Lots 1 through 71 and all public utility/common areas in City Block A/2301 into a new Shared Access Development with 117 lots and two common areas on property located on Hawthorne Avenue, between Kings Road and Afton Street.

NOTICES: 26 notices were sent to property owners within 200 feet of the property on December 19, 2014.

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

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

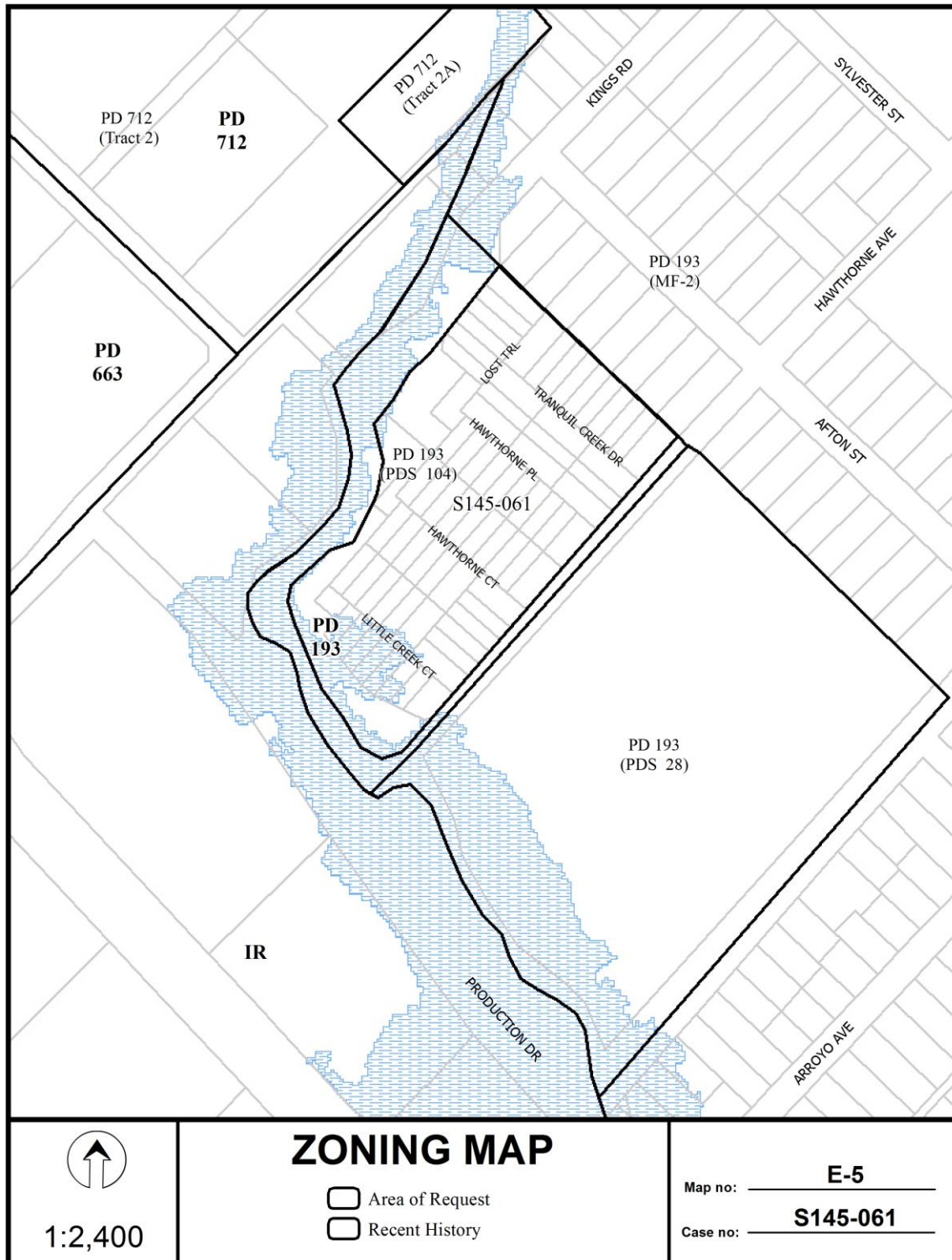
The proposed subdivision complies with the requirements of PD 193, Subdistrict 104 which was approved by the City Council on March 25, 2014, allowing for a maximum of 118 single family lots; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.

6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 117, with 2 additional common areas.
10. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat determine the 100 year water surface elevation across the plat.
13. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
15. On the final plat specify minimum fill and minimum finished floor elevations.
16. On the final plat show the natural channel set back from the crest of the natural channel.
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
19. On the final plat show how all adjoining ROW was created.
20. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.
22. Water/wastewater main extension is required by Private Development Contract.

23. The shared access area must front a minimum width of 20 feet on Bengal Drive.
24. The shared access area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
25. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
26. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
27. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
28. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
29. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
30. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
31. Include the words "Shared Access Development" in the title block of the final plat.
32. Add a note to the final plat stating "This development is restricted to single family dwellings only."
33. The final plat shall limit the number of lots to a maximum of 117 single family lots.
34. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street".
35. If a guard house is provided, it must be at least 30 feet from the shared access point.
36. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
37. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.

38. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
39. On the final plat, a three-foot barrier easement shall be provided along all double frontage lots per Section 51A-8.618.
40. On the final plat change "Kings Road" and "Creek Drive", at the west boundary of the plat, "Production Drive".
41. On the final plat, indicate any existing or future improvements for "Kings Road", west of Afton Street.
42. On the final plat, indicate any existing or future improvements for "Macatee Drive", east of Bengal Street.
43. On the final plat, change "Bengal Drive" to "Bengal Street".
44. On the final plat, add two additional labels on each drawing for "Bengal Street", one for the right-of-way created by this plat, and the other for the part to be dedicated by separate instrument.
45. On the final plat, on page 4, indicate the existing names of the mutual access easements being abandoned.
46. Prior to the final plat, contact the Street Name Coordinator for help with selecting appropriate street names for the new mutual access easements.
47. Active gas facilities exist within the platted area. A cost estimate to abandon/re-route will be furnished upon request, otherwise Exhibit B will apply.
48. On the final plat identify the property as Lots 1-48 and Common Areas "A" and "B" in City Block B/2301 and Lots 1-69 and Common Area "A" in City Block C/2301.





1:2,400

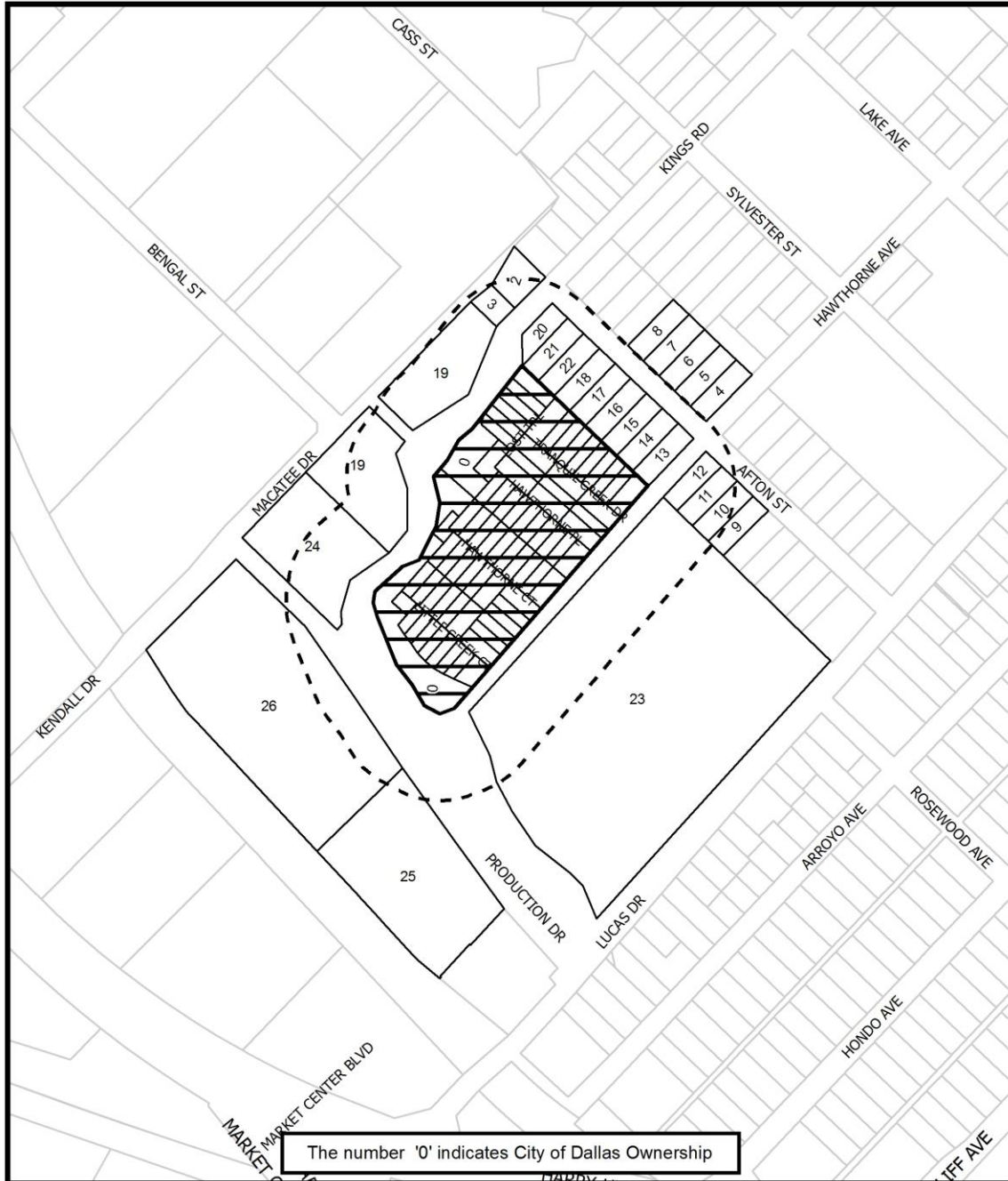
AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S145-061

12/17/2014



The number '0' indicates City of Dallas Ownership

 1:3,600	NOTIFICATION	Map no: E-5			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
26	NUMBER OF PROPERTY OWNERS NOTIFIED				

12/23/2014

12/18/2014

Notification List of Property Owners

S145-061

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 LOST TRL	TEXAS INTOWNHOMES LLC
2	2251 KINGS RD	SINGER ARTURO
3	2200 KINGS RD	ODONNELL AUDREY L
4	4600 AFTON ST	GALINDO XOCHILT
5	4606 AFTON ST	RAMIREZ JOSE &
6	4610 AFTON ST	MEDINA ADAN V &
7	4614 AFTON ST	VO HUONG THANH
8	4618 AFTON ST	DINH MY HOANG
9	4531 AFTON ST	ZUNIGA ANTONIO JUAN
10	4533 AFTON ST	BADR NADER
11	4535 AFTON ST	WANG MARK
12	4543 AFTON ST	MANUEL CLEMENTE
13	4601 AFTON ST	DICKERSON DOROTHY
14	4607 AFTON ST	GALINDO JOSE H & ROSA
15	4611 AFTON ST	PEREZ DENISE
16	4615 AFTON ST	FRANCISCO TOMAS
17	4619 AFTON ST	CAO TRANG THI
18	4623 AFTON ST	NGUYEN VAN NGOC
19	2201 KINGS RD	CRASH INC
20	4637 AFTON ST	NGUYEN DIEM TRANG HOANG
21	4633 AFTON ST	NGO HUNG VI &
22	4629 AFTON ST	NGUYEN MINH
23	2221 LUCAS DR	Dallas ISD
24	4699 PRODUCTION DR	RUPLEY HELEN GAIL
25	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC
26	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION

LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA AC.	AREA SQ. FT.	LOT #	AREA AC.	AREA SQ. FT.
1	1.90	132,270	1	1.43	98,024
2	1.80	125,270	2	1.43	98,024
3	1.80	125,270	3	1.43	98,024
4	1.80	125,270	4	1.43	98,024
5	1.80	125,270	5	1.43	98,024
6	1.80	125,270	6	1.43	98,024
7	1.80	125,270	7	1.43	98,024
8	1.80	125,270	8	1.43	98,024
9	1.80	125,270	9	1.43	98,024
10	1.80	125,270	10	1.43	98,024
11	1.80	125,270	11	1.43	98,024
12	1.80	125,270	12	1.43	98,024
13	1.80	125,270	13	1.43	98,024
14	1.80	125,270	14	1.43	98,024
15	1.80	125,270	15	1.43	98,024
16	1.80	125,270	16	1.43	98,024
17	1.80	125,270	17	1.43	98,024
18	1.80	125,270	18	1.43	98,024
19	1.80	125,270	19	1.43	98,024
20	1.80	125,270	20	1.43	98,024
21	1.80	125,270	21	1.43	98,024
22	1.80	125,270	22	1.43	98,024
23	1.80	125,270	23	1.43	98,024
24	1.80	125,270	24	1.43	98,024
25	1.80	125,270	25	1.43	98,024
26	1.80	125,270	26	1.43	98,024
27	1.80	125,270	27	1.43	98,024
28	1.80	125,270	28	1.43	98,024
29	1.80	125,270	29	1.43	98,024
30	1.80	125,270	30	1.43	98,024
31	1.80	125,270	31	1.43	98,024
32	1.80	125,270	32	1.43	98,024
33	1.80	125,270	33	1.43	98,024
34	1.80	125,270	34	1.43	98,024
35	1.80	125,270	35	1.43	98,024
36	1.80	125,270	36	1.43	98,024
37	1.80	125,270	37	1.43	98,024
38	1.80	125,270	38	1.43	98,024
TOTAL	68.40	4,625,880	68.40	4,625,880	

GENERAL NOTES

- The bearing lines is based on a 62°10'00" W or the right of way line of Harrison Avenue as indicated on the map of D133 No. 160 Addition recorded in Volume 9080 Page 248, Book 46.
- Not to lot coverage will be provided without engineering section approval.
- Coordinate system used is 2011 State Plane Coordinate System, Central Zone, North Central meridian, datum is 1983, datum elevation is 102.00 feet. Official Survey Area Agreement recorded in Instrument Number 2000019147.
- Property is subject to Easement of Convenience, Conditions and Restrictions filed in record including Instrument Number 2000019147, Official Public Records of Dallas County, Texas.
- No vehicle access is permitted to subject property outside the gated property from the driveway.
- The Development is restricted to single family dwelling only.
- All lot corners are 56 inch iron and with a yellow plastic cap stamped "Vendor No. 3852" unless otherwise noted.

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, its heirs, grantees and assigns:

The shared access area as delineated within the limits of this addition will be maintained by a maintenance and operation of the shared access area or for any damage to private property by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property that may result from the use of the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property that may result from the use of the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property that may result from the use of the shared access area.

UTILITY EASEMENT STATEMENT

THE CITY OF DALLAS, TEXAS, hereby grants to the undersigned a utility easement for the purpose of installing, maintaining and operating utility lines, conduits, pipes, cables, and other appurtenances necessary for the use of the property as shown on the plat. This easement shall be in addition to any other utility easements that may exist on the property. The City of Dallas shall not be responsible for the maintenance and operation of the utility lines, conduits, pipes, cables, and other appurtenances installed on the property.

OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WE, the undersigned, being the legal and beneficial owners of the property described in the plat above, do hereby certify that the information contained therein is true and correct to the best of our knowledge and belief, and that we have executed this certificate voluntarily and without any duress, fraud, or coercion. We warrant that the plat is a true and correct copy of the original as recorded in the public records of Dallas County, Texas.

OWNERS DECLARATION

THE TEXAS INTCOMMHOUSES, LLC, doing by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CEDAR BRANCH TOWNHOME ADDITION, an addition to the City of Dallas, Dallas County, Texas (or other jurisdiction), and that the same shall be subject to the provisions of the plat above. The utility and fire line easements shall be open to the public, fire and police units, garbage and public collection agencies, and public and private utilities for each particular lot. The easements shall be in addition to any other utility easements that may exist on the property. The easements shall be in addition to any other utility easements that may exist on the property. The easements shall be in addition to any other utility easements that may exist on the property.

STATE OF TEXAS

I, LYNN ADLACK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat in accordance with the provisions of the Public Land Survey System and that the information contained herein is true and correct to the best of my knowledge and belief. I warrant that this plat is a true and correct copy of the original as recorded in the public records of Dallas County, Texas.

NOT FOR RECORDING

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NOT FOR RECORDING

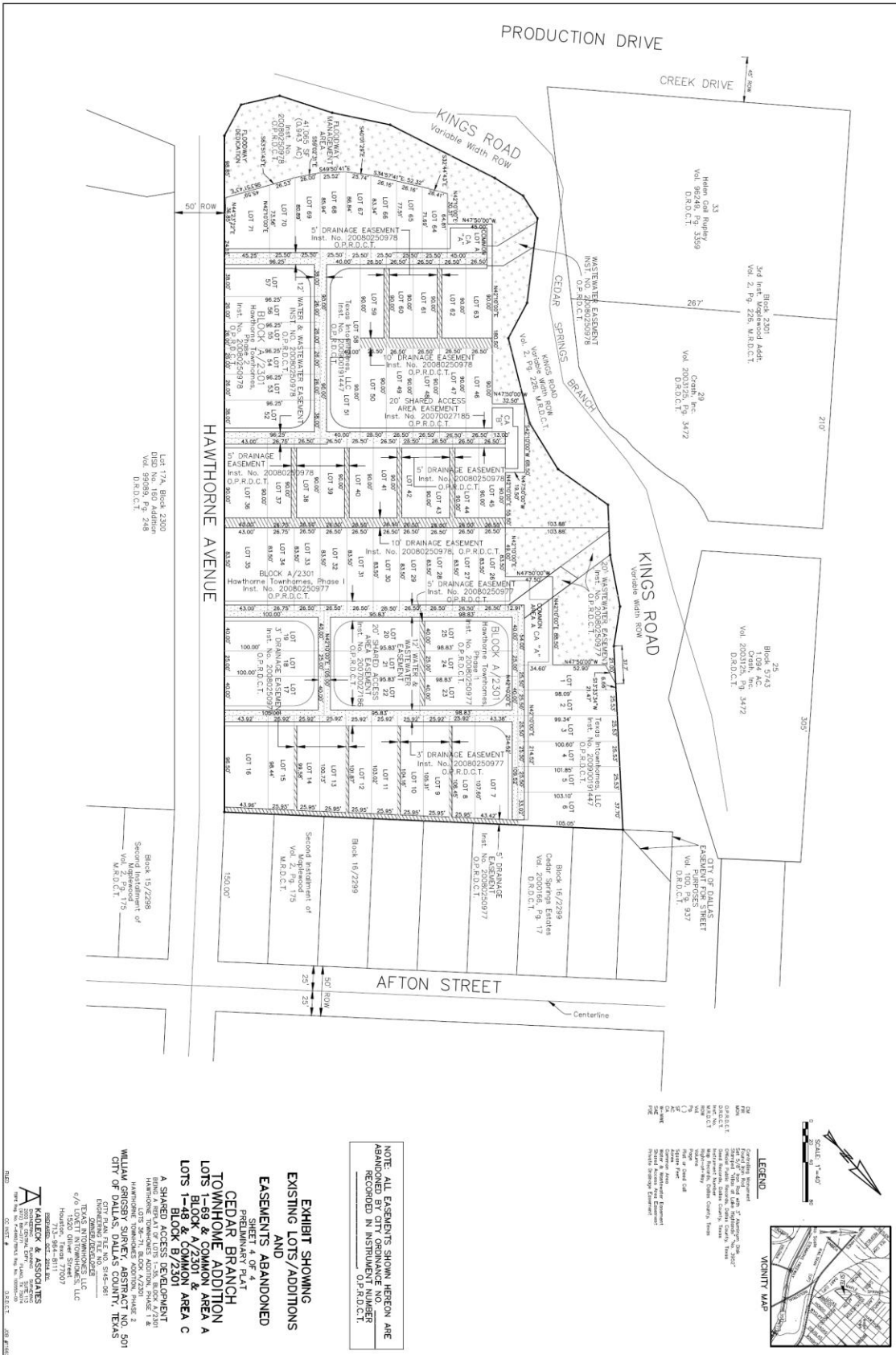
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NOTE: ALL EASEMENTS SHOWN HEREON ARE ABANDONED BY CITY ORDINANCE NO. 200802250977 RECORDED IN INSTRUMENT OF RECORD.

EXHIBIT SHOWING EXISTING LOTS, ADDITIONS AND EASEMENTS ABANDONED

SHEET 4 OF 4
 CEDAR SPRINGS PLAT
 TOWNSHIP ADDITION
 LOTS 1-48 & COMMON AREA A
 BLOCK A/2301 & AREA A
 BLOCK B/2301
 A SHARED ACCESS DEVELOPMENT
 HAWTHORNE TOWNSHIP ADDITION, PHASE 2
 HAWTHORNE TOWNSHIP ADDITION, PHASE 1 &
 HAWTHORNE TOWNSHIP ADDITION, PHASE 2
 WILMA GROSSBY SURVEY, ABSTRACT NO. 501
 CITY OF DALLAS, TEXAS
 CITY PLAN FILE NO. SMP-581
 ENGINEERING FILE NO. 150-011111

TEKAS ENGINEERING, L.L.C.
 1320 Oliver Street, LLC
 Houston, Texas 77002
 281-464-1111
 281-464-1117
 281-464-1118
 281-464-1119
 281-464-1120
 281-464-1121
 281-464-1122
 281-464-1123
 281-464-1124
 281-464-1125
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 281-464-1197
 281-464-1198
 281-464-1199
 281-464-1200

CITY PLAN COMMISSION

THURSDAY, JANUARY 08, 2015

FILE NUMBER: S145-062

Senior Planner: Sharon Hurd, AICP

LOCATION: Bexar Street, Vesper Street, and Canaan Street

DATE FILED: December 12, 2014

ZONING: PD 595, R-5(A)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 1.148-acre **MAPSCO:** 56L

OWNER/APPLICANT: City of Dallas, County of Dallas, Dallas County Hospital District, Dallas Independent School District, Dallas County Schools, Dallas County Community College District, and Citybuild Community Development

REQUEST: An application to replat a 1.148-acre tract of land containing all of Lots 5, 6, 10, 11, and all of Lots 13 through 18 in City Block 5/7707 into one lot on property located on Bexar Street, Vesper Street, and Canaan Street.

NOTICES: 17 notices were sent to property owners within 200 feet of the property on December 19, 2014.

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

This property lies within the area anticipated to be established as a Planned Development District that allows for a Market Garden, which is the intended use of the subject site. The rezoning case is scheduled for a hearing before the City Plan Commission on January 22, 2015.

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

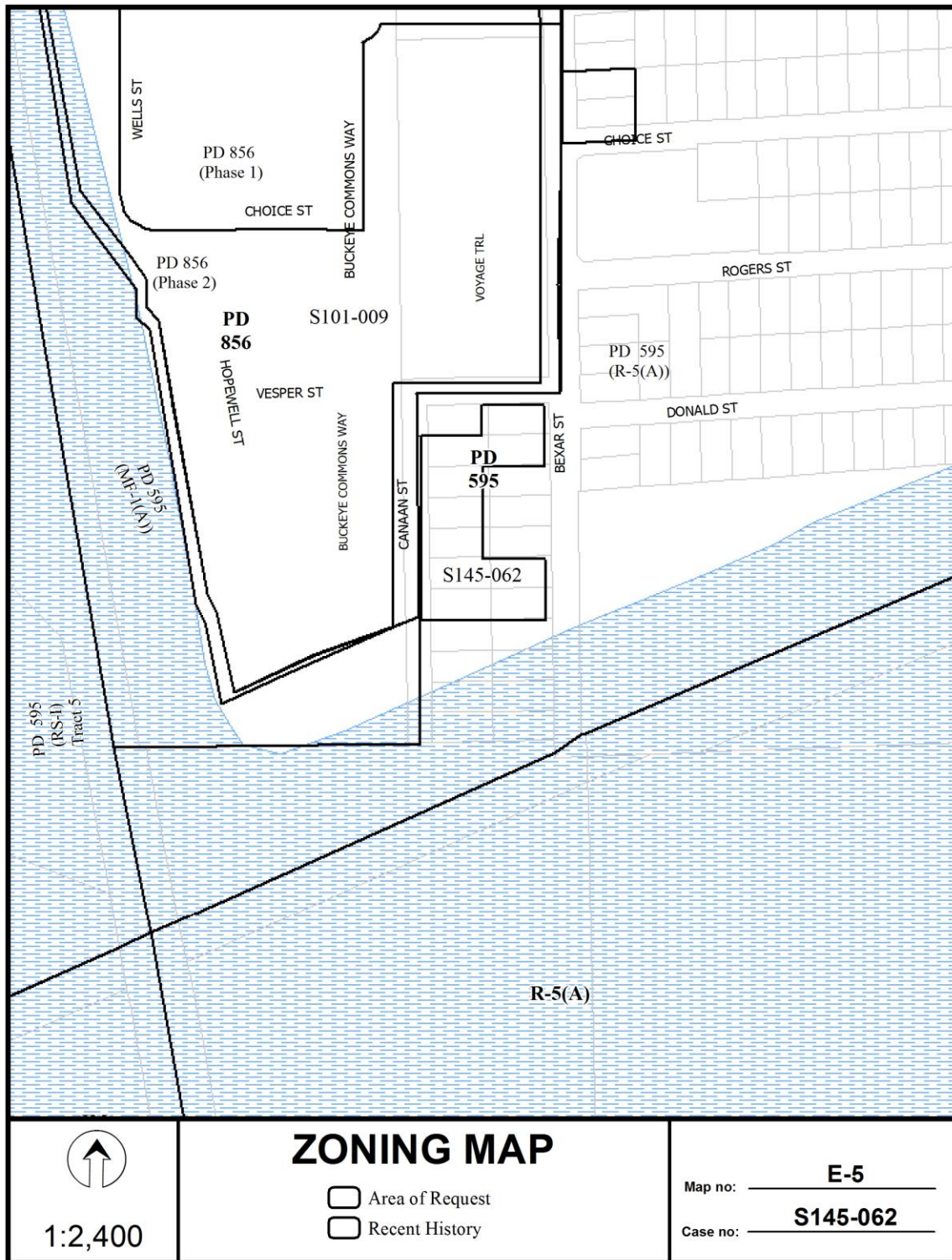
The proposed subdivision complies with the requirements of PD 595, R-5(A) and the proposed conditions for the new planned development district; therefore, staff recommends approval subject to compliance with the following conditions:

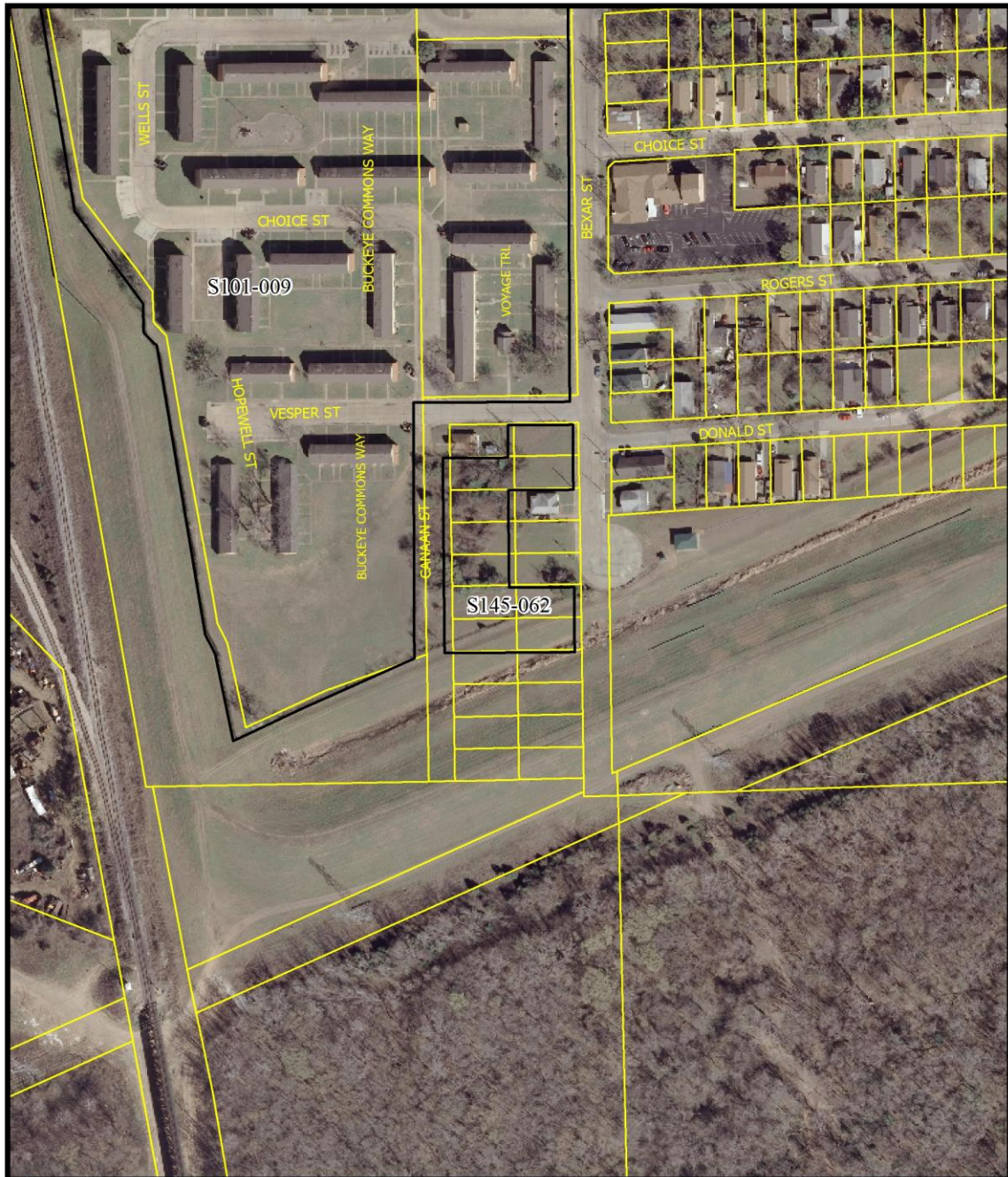
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a


format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat dedicate 28 feet of right of way from the established center line of Vesper Street.
13. On the final plat dedicate 28 feet of right of way from the established center line of Canaan Street
14. On the final plat, dedicate 30 feet of right of way from the established center line of Bexar Street.
15. On the final plat, dedicate 10 foot by 10 foot corner clip at Vesper Street and Bexar Street.
16. Prior to the final plat, the amendment to the Thoroughfare Plan to reduce the roadway requirement along Bexar Street (from Carlton G Garret to the Riverfront extension) from 60 feet (as per the Plan) to 50 feet must be approved.
17. On the final plat show how all adjoining ROW was created.
18. On the final plat show recording information on all existing easements within 150 feet of property.
19. On the final plat show two control monuments.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes.

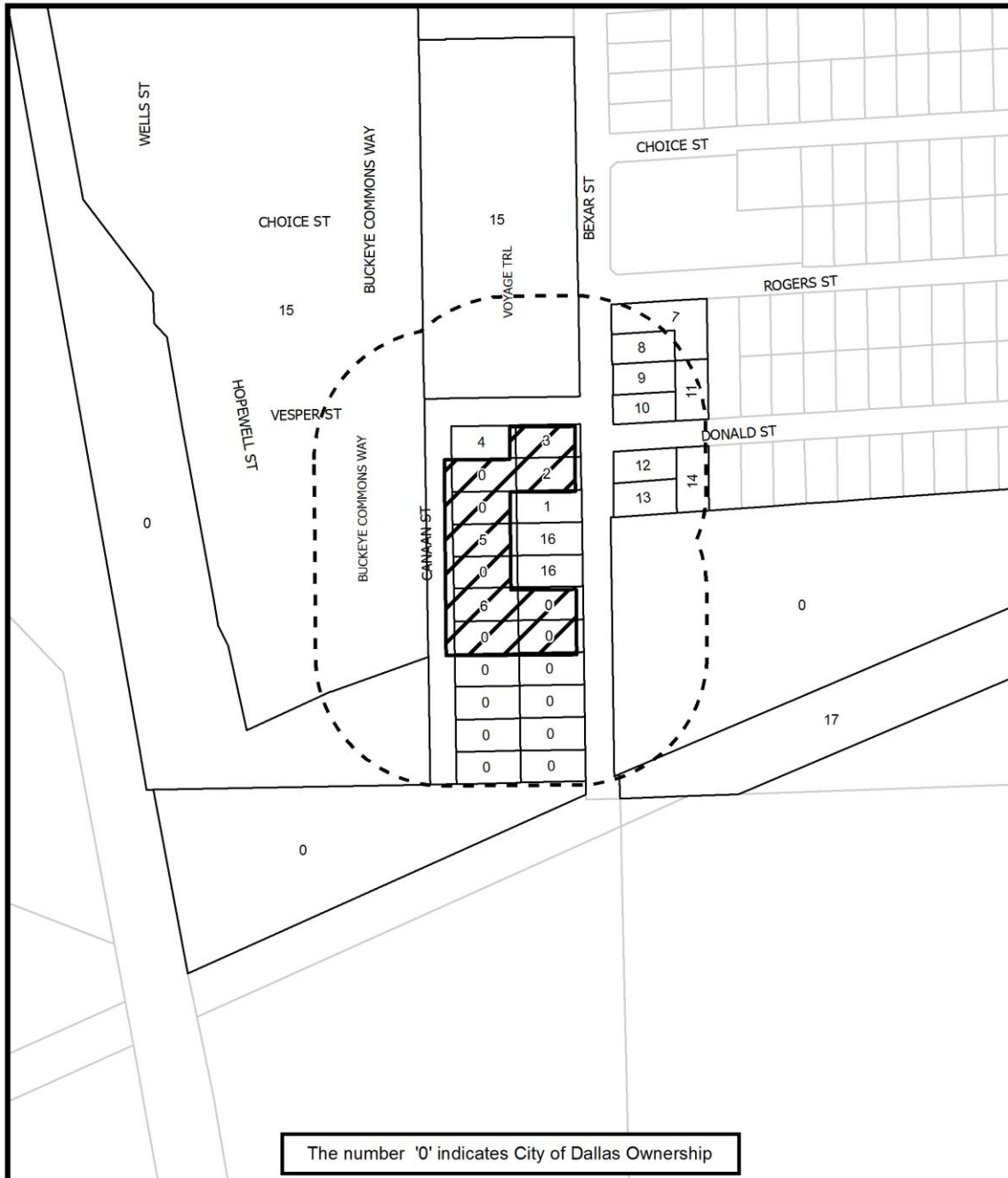
21. Water/wastewater main extension may be required by Private Development Contract.
22. On the final plat identify the property as Lot 5A in City Block 5/7077.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S145-062 </u></p>
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12/23/2014



 1:2,400	NOTIFICATION	Map no: <u> E-5 </u>			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED
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12/23/2014

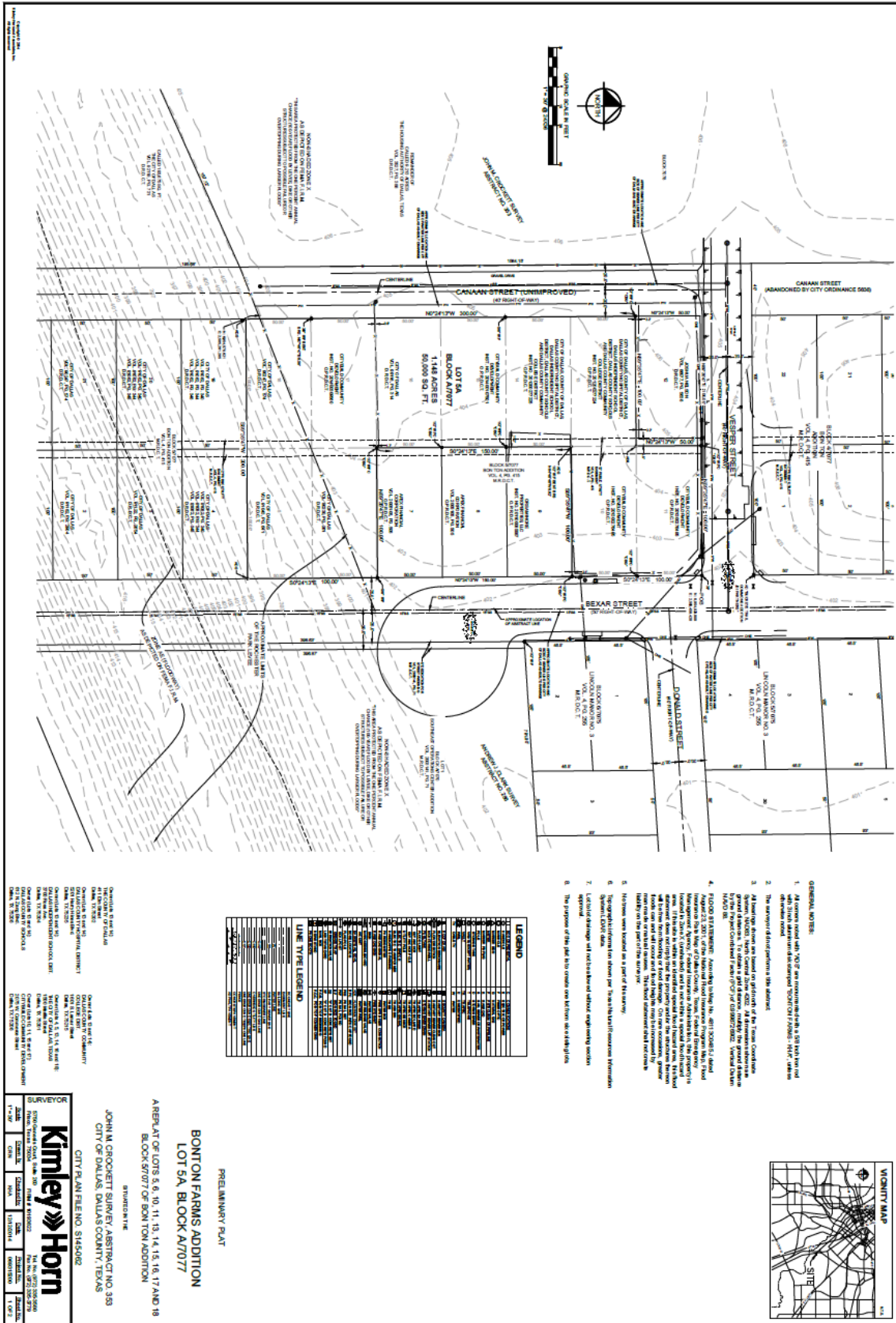
12/17/2014

Notification List of Property Owners

S145-062

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6911 BEXAR ST	ORSA MINORE PROPERTIES LLC
2	6907 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
3	6905 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
4	6902 CANAAN ST	NELSON JOSHUA
5	6914 CANAAN ST	CITY BUILD COMMUNITY DEVELOPMENT
6	7002 CANAAN ST	GOLDEN GATE BAPT CHURCH
7	6800 BEXAR ST	INDEPENDENT MISSIONARY
8	6804 BEXAR ST	GABRIEL CORDELIA
9	6808 BEXAR ST	PEREZ PABLO M
10	6812 BEXAR ST	SPIRITUAL LIFE C O G I C
11	2611 DONALD ST	BALL ROBERT N
12	6900 BEXAR ST	SPIRITUAL LIFE COGIC
13	6906 BEXAR ST	SPIRITUAL LIFE CHURCH OF
14	2612 DONALD ST	SPIRITUAL LIFE CHURCH OF GOD IN CHRIST
15	6601 BEXAR ST	DALLAS HOUSING AUTHORITY
16	6919 BEXAR ST	APEX FINANCIAL CORP
17	6900 BEXAR ST	TEXAS UTILITIES ELEC CO



PLANNER: Mohammad Bordbar

FILE NUMBER: NC145-001

DATE FILED: November 5, 2014

LOCATION: Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 45-V, Z and 46 P, S

APPLICANT: City of Dallas

REQUEST: Consider changing the name of Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard, to "Al Lipscomb Way".

SUBDIVISION REVIEW COMMITTEE: The Subdivision Review Committee voted 3 to 1 to recommend approval of the proposed street name change of Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard, to "Al Lipscomb Way".

STAFF RECOMMENDATION: Staff has no objection to the renaming of Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard

SUMMARY:

- Notices were sent on December 5, 2014 to 83 property owners notifying them of the proposed street name change. Notification signs were put up on November 19, 2014 and newspaper notice published on December 5, 2014.
- In terms of compliance of the request with Section 51A-9.304(c)(2) of the Dallas Development Code, staff notes the following: The change of Grand Avenue to "Al Lipscomb way" complies with Section 51A-9.304(c)(2). Al Lipscomb passed on June 18, 2011.
- In terms of compliance of the request with Section 51A-9.304(a)(5) of the Dallas Development Code, staff notes the following: The change of Grand Avenue to "Al Lipscomb Way" complies with Section 51A-9.304(a)(5). The name contains 13 characters.

BACKGROUND INFORMATION:

Thoroughfare/Street

Grand Avenue

Roadway Status

Community Collector

STAFF ANALYSIS:

Street Name Change: In terms of compliance with Section 51A-9.300 of the Dallas Development Code, staff observes the following:

- In terms of compliance of the request with Section 51A-9.304(c)(2) of the Dallas Development Code, staff notes the following: The change of Grand Avenue to “Al Lipscomb way” complies with Section 51A-9.304(c)(2). Al Lipscomb passed on June 18, 2011.
- In terms of compliance of the request with Section 51A- 9.304(a)(5) of the Dallas Development Code, staff notes the following: The change of Grand Avenue to “Al Lipscomb way” complies with Section 51A- 9.304(a)(5). The name contains 13 characters.
- **51A-9.305(b)** Hearing before the City Plan Commission. The Notices were sent on December 5, 2014 to 83 property owners notifying them of the proposed street name change. Notification signs were put up on November 19, 2014 and newspaper notice published on December 5, 2014.

Departmental Response: Information on this case was routed to the following entities on November 14, 2014.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection	N/R	PWT (GIS)	9/26/14
City Archivist	N/R	SDC (Transportation)	10/2/14
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	Time Warner Cable	N/R
Fire Department	12/29/14	TXU Electric	N/R
Long Range Planning	NR	US Post Office	NR
Park and Recreation	11/14/14	Water Utilities	N/R

N/R= No written Response

Memorandum



CITY OF DALLAS

DATE October 21, 2014

TO A.C. Gonzalez, City Manager

SUBJECT Street Name Change Request -- Grand Avenue between Cockrell Avenue and Robert B. Cullum Boulevard

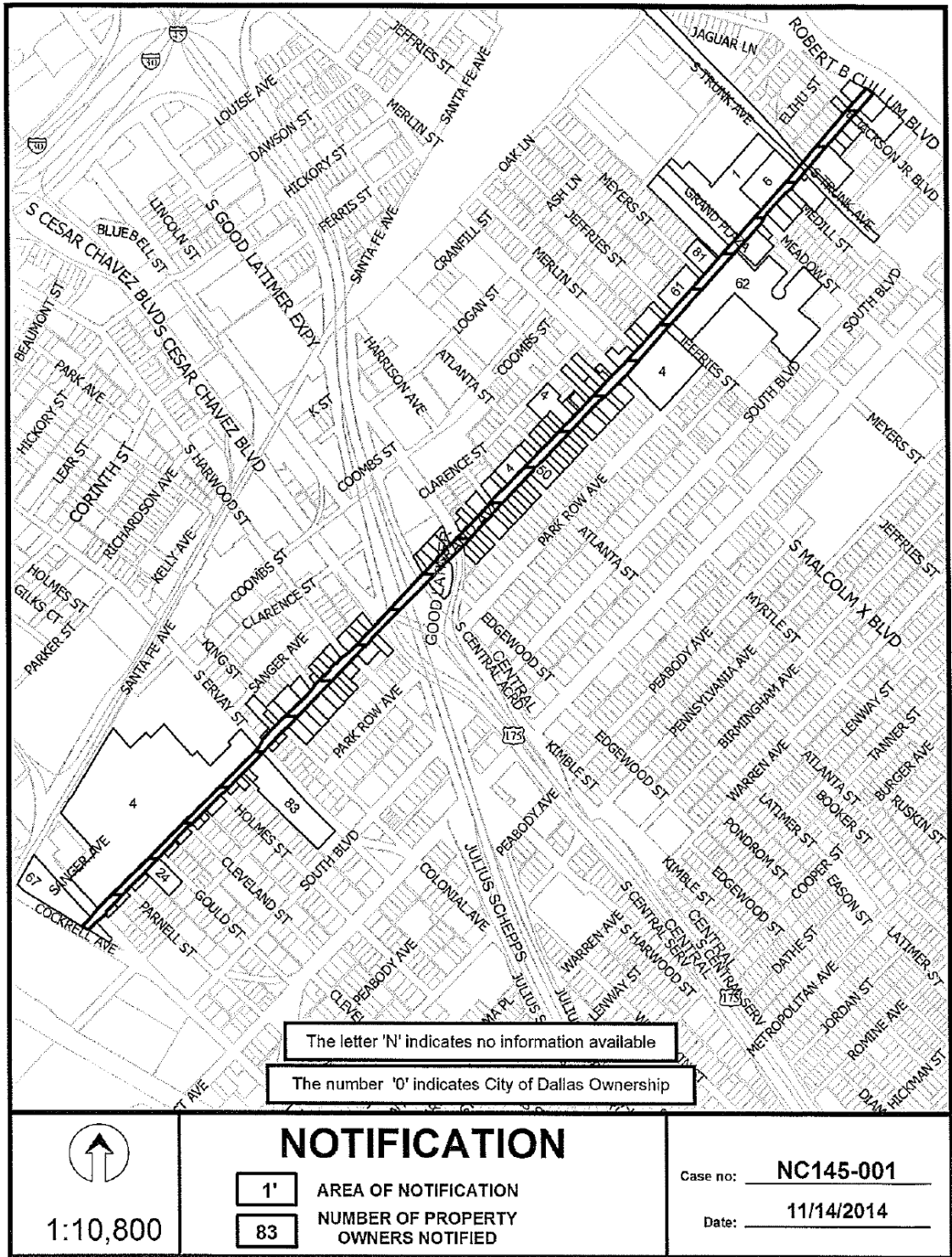
In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change of Grand Avenue between Cockrell Avenue and Robert B. Cullum Boulevard to Al Lipscomb Way.

Councilmember

Councilmember

Councilmember

"Dallas, The City That Works: Diverse, Vibrant and Progressive"



11/14/2014

Notification List of Property Owners

NC145-001

83 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3033 GRAND AVE	U S POSTAL SERVICE
2	3025 GRAND AVE	EMERGING NEW HORIZONS
3	2422 GRAND AVE	SHAW BERNARD &
4	2741 GRAND AVE	Dallas ISD
5	3120 GRAND AVE	DART
6	3101 GRAND AVE	SOUTH DALLAS FAIR PARK
7	3237 GRAND AVE	HALL FLOYDELL
8	2841 GRAND AVE	MYERS PAULA
9	2821 GRAND AVE	SOUTH FAIR COMMUNITY DEV CORP
10	2819 GRAND AVE	SOUTHFAIR COMMUNITY DEV CORP
11	2403 GRAND AVE	OMNI MARBLE INC
12	2315 GRAND AVE	DALLAS TEXAS ROSE
13	2311 GRAND AVE	THOMPSON GREGORY L &
14	2017 GRAND AVE	AMIGOS POTTERY INC
15	1911 GRAND AVE	OSTERWALDER URSULA V
16	1901 GRAND AVE	GWYN JAMES
17	2635 HARWOOD ST	STRADFORD VIRGINIA
18	1803 GRAND AVE	OPERATION RELIEF CENTER
19	1809 GRAND AVE	EKUKPE AUGUSTINE A
20	1711 GRAND AVE	SWIFT BARRELL COMPANY
21	2710 COCKRELL AVE	WILLOW DISTRIBUTORS INC
22	2700 PARNELL ST	LEVIN M L
23	2700 LAMAR ST	WESTHOFF RUSSELL &
24	1324 GRAND AVE	TOPLETZ DENNIS D ET AL
25	2700 GOULD ST	BURKHEAD ROBERT G
26	1520 GRAND AVE	SAUL K

11/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1502 GRAND AVE	SAUL K
28	2703 HOLMES ST	TAYLOR DANIEL G
29	1604 GRAND AVE	CORNERSTONE BAPTIST CH
30	2700 HOLMES ST	OPERATION RELIEF CENTER
31	1616 GRAND AVE	CORNERSTORE BAPTIST
32	2700 ERVAY ST	TOPLETZ INVESTMENTS
33	2703 COLONIAL AVE	2111 CARTWRIGHT LLC
34	1822 GRAND AVE	REDEEMED CHRISTIAN CHURCH OF GOD THE &
35	1802 GRAND AVE	AVIVA INVESTMENTS LP
36	1810 GRAND AVE	CORNERSTONE COMMUNITY DEVELOPMENT CORP
37	1816 GRAND AVE	REDMON CHADWICK C
38	1910 GRAND AVE	WIGGINS MARTIN
39	1910 GRAND AVE	FORWARD PPTIES INC
40	2014 GRAND AVE	REHOBOTH MISS BAPT CH
41	2312 GRAND AVE	DALLAS TEXAS ROSE
42	2418 GRAND AVE	SHAW BERNARD
43	2502 GRAND AVE	LUONGO III PROPERTY LLC &
44	2508 GRAND AVE	KONDA KHOURY HOLDINGS ONE LLC
45	2514 GRAND AVE	KONDAKHOURY HOLDINGS ONC LLC
46	2518 GRAND AVE	WANGO HANS
47	2524 GRAND AVE	BANKS LEE ESTER &
48	2530 GRAND AVE	ROAL GLOBAL CORP
49	2534 GRAND AVE	ROAL GLOBAL CORPORATION
50	2606 GRAND AVE	HARRIS & HARRIS PROPERTIES LLC
51	2614 GRAND AVE	HARRIS & HARRIS PPTIES LLC
52	2618 GRAND AVE	REED BILLY MERRELL
53	2622 GRAND AVE	BROWN ELMARIE YVONNE &
54	2628 GRAND AVE	BROWN JAMES RAY TR
55	2700 GRAND AVE	JTREO INC
56	2700 GRAND AVE	KOLOBOTOS ANGELOS H
57	2726 GRAND AVE	JACKSON GLENDA

11/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3120 GRAND AVE	ALPHA VII GROUP INC
59	3200 GRAND AVE	HALL FLOYDELL
60	3224 GRAND AVE	EDWARDS BRUCE M TRUST
61	2903 GRAND AVE	FAITH CUMBERLAND
62	2900 GRAND AVE	HHF EBAN VILLAGE I & II LLC
63	2631 GOOD LATIMER EXPY	HAWKINS CHARLIE D
64	2407 GRAND AVE	FREEMAN WILLIAM D &
65	2642 HARWOOD ST	RKCJ LLC
66	2622 ERVAY ST	BRAGGS JUDY
67	2510 COCKRELL AVE	FREWOOD JOSEY LTD
68	1214 GRAND AVE	REEVES GEORGE M
69	2522 GRAND AVE	TEXAS STATE FEDERATION
70	2712 GRAND AVE	JACKSON GLENDA
71	2716 GRAND AVE	JACKSON GLENDA
72	3100 GRAND AVE	GRIFFIN RODNEY D
73	3118 GRAND AVE	GRAND AVE LLC
74	3232 GRAND AVE	EDWARDS BRUCE TRUST
75	3220 GRAND AVE	SELMA VENTURES LTD
76	3016 GRAND AVE	ASIM & AHMED PROPERTIES LLC
77	3030 GRAND AVE	ASIM & AHMED PROPERTIES LLC
78	3306 GRAND AVE	S PETROLEUM INC
79	3310 GRAND AVE	MCDONALD CORP 042 0306
80	1102 ROBERT B CULLUM BLVD	BAKRI MOHAMED ALAA
81	2650 MEYERS ST	JEFFRIES STREET LEARNING
82	2835 GRAND AVE	SOUTHFAIR COMMUNITY DEV CORP
83	2713 ERVAY ST	CORNERSTONE BAPTIST

NOTICE OF HEARING ON STREET NAME CHANGE PROPOSAL
CASE FILE NO: NC145-001

The City Plan Commission of the City of Dallas, Texas, will hold a public hearing at 1:30 p.m., Thursday, January 8, 2015 in the City Council Chambers of Dallas City Hall, 6th Floor, 1500 Marilla Street, to consider the following street name change.

1. NC145-001 Consider changing the name of Grand Avenue, between Cockrell Avenue and Robert B. Cullum Boulevard, to "Al Lipscomb Way".

The last ad valorem tax indicates that you are an owner of property abutting Grand Avenue. You are being requested to express your position on this proposed street name change by completing the attached form and returning it to the Sustainable Development and Construction Department, Subdivision Section, Room 115B, 320 E. Jefferson Boulevard, Dallas, Texas 75203. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

I am in favor of this street name change proposal

I am opposed to this street name change proposal

Additional comments:

Why do owners have to have expense to change stationary. etc. because you want a different name on a street that has been here longer than most of the people that want it changed been born. You can honor a person other than the expense of others - taxpayers you can name a park, a rest stop. But to print signs for the street the cost of the taxpayers have to pay. Plus - pay the people on the committee to talk about this. Me Lipscomb - had some different ideas + good ones. Why don't you ~~for~~ name the house or the street off Mahoma where he hung out played cards domino's and bought or used his weed "!!!". Think about what you are showing these young adults and children that are being raised and educated in these area and town.

75 00000150172000000
SELMA VENTURES LTD
PO BOX 150203
DALLAS, TEXAS 75315-0203

NC 145-001
CPC 1/8/2015

12/5/2014

12:39:10 PM

FILE NUMBER: M145-002

DATE FILED: October 22, 2014

LOCATION: R.L. Thornton Freeway and Ann Arbor Avenue, Southeast Corner

COUNCIL DISTRICT: 4

MAPSCO: 64-H

SIZE OF REQUEST: Approx. 17.91 Acres

CENSUS TRACT: 59.02

REPRESENTATIVE: John Blacker

APPLICANT: Shawn Thomas

OWNER: Life School

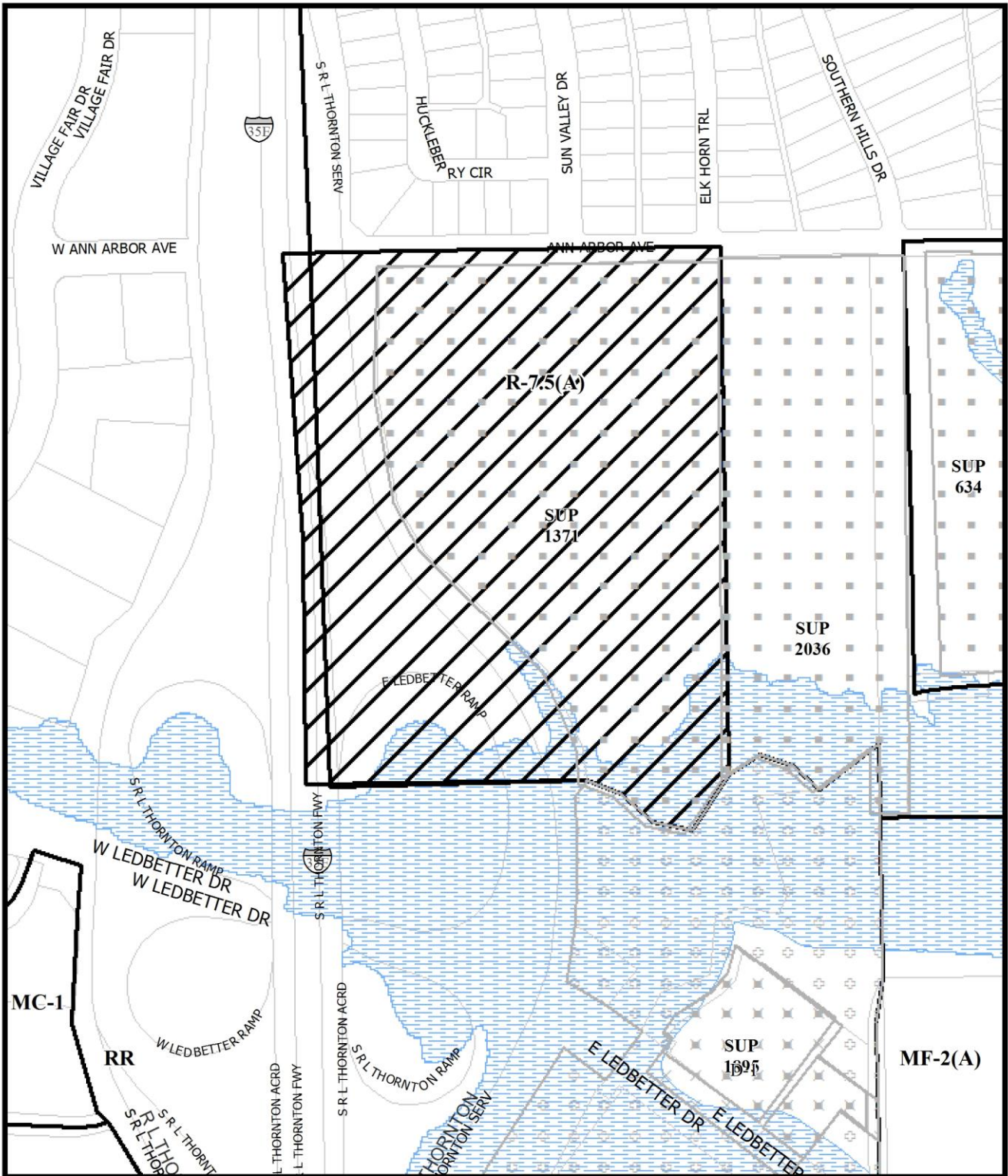
REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 1371 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, located on the southeast corner of R.L. Thornton Freeway and Ann Arbor Avenue.

On September 23, 1998, the City Council passed Ordinance No. 23661 which established this SUP. This SUP was subsequently amended by Ordinance Nos. 25183, 27086, and 28945 (provides for revised time period, new fence/gate alignments, and revised trigger for traffic management 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 900-square-foot concession building located on the west side of the athletic field.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

STAFF RECOMMENDATION: Approval

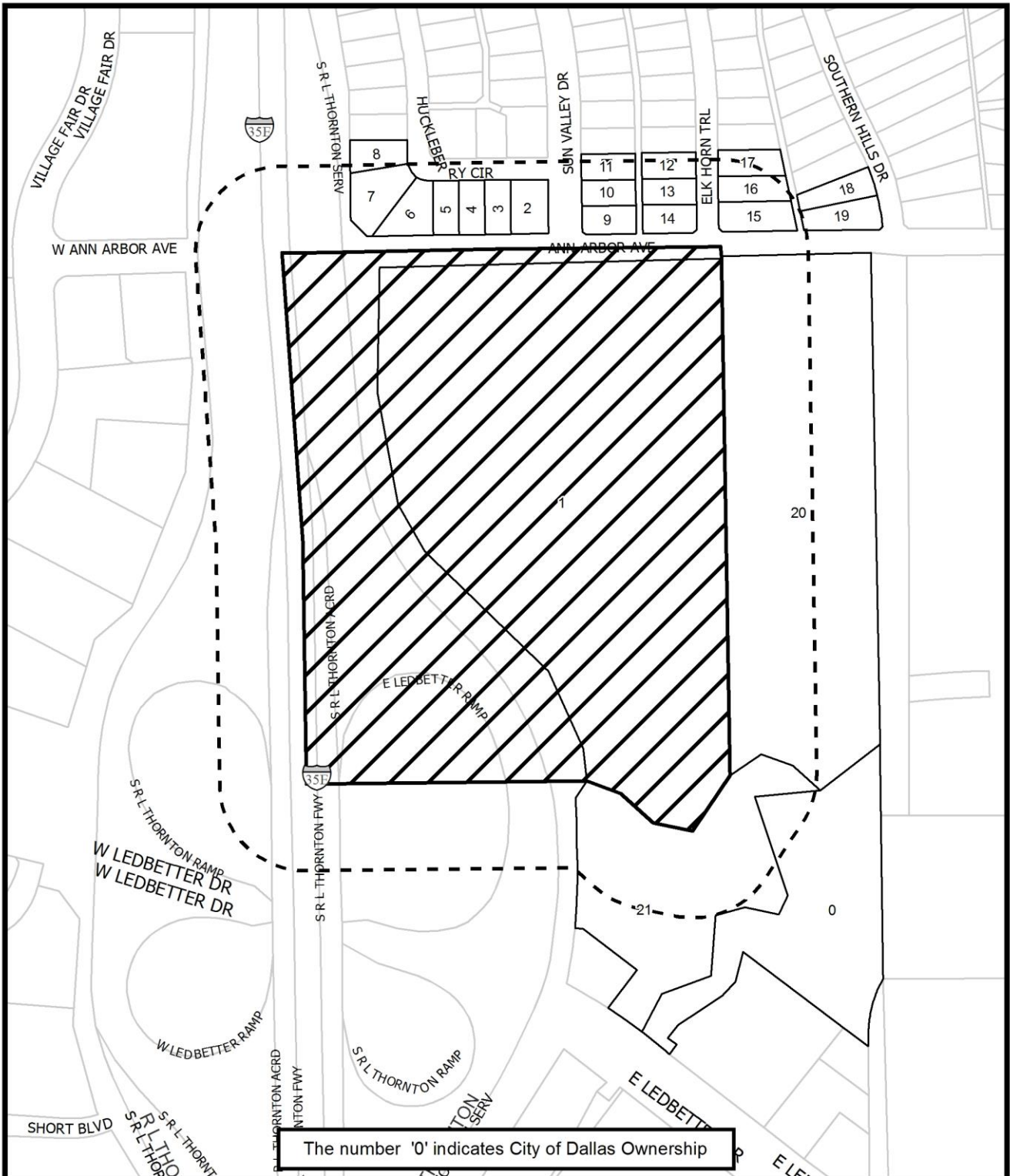


1:3,600

ZONING MAP

Case no: M145-002

Date: 11/19/2014



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
21 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M145-002

Date: 11/19/2014

11/19/2014

Notification List of Property Owners

M145-002

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	110 ANN ARBOR AVE	LIFESCHOOL OF DALLAS DBA LIFESCHOOL
2	4255 HUCKLEBERRY CIR	REEVES REGINALD C
3	4249 HUCKLEBERRY CIR	DABNEY WILLIE RAY & RUBY JEWELL
4	4245 HUCKLEBERRY CIR	BRADSHAW HORACE P & LYNN
5	4241 HUCKLEBERRY CIR	HASHAWAY CEDRIC & PAMELA
6	4237 HUCKLEBERRY CIR	BURTON HELEN L
7	4233 HUCKLEBERRY CIR	PUNCH LINDA
8	4227 HUCKLEBERRY CIR	DAVIS DISIE M EST OF
9	4312 SUNVALLEY DR	HUMPHRIE LORETTA
10	4308 SUNVALLEY DR	JOHNSON AL
11	4304 SUNVALLEY DR	CAMPBELL WILLIAM C
12	4307 ELK HORN TRL	WOODS GLADYS
13	4311 ELK HORN TRL	WILLIAMS GWENDOLYN
14	4315 ELK HORN TRL	BROWN PAUL W SR ETAL
15	4314 ELK HORN TRL	FRAZIER DORIS F
16	4310 ELK HORN TRL	REESE JO NELWYN
17	4306 ELK HORN TRL	THOMAS VIRGIE
18	4315 SOUTHERN HILLS DR	POLK CATHERINE &
19	4321 SOUTHERN HILLS DR	CHISM RODNEY D & ET AL
20	330 ANN ARBOR AVE	FULL GOSPEL HOLY TEMPLE
21	4610 R L THORNTON FWY	OAK CLIFF HOSPITALITY LP

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

FILE NUMBER: 1412041022

DATE FILED: December 4, 2014

LOCATION: 1910 Pacific Avenue, East elevation

SIZE OF REQUEST: 392 sq. ft.

COUNCIL DISTRICT: 14

ZONING: Downtown SPSP

MAPSCO: 45-L

APPLICANT: Russell Byrum

CONTRACTOR: Russell Byrum Signs

OWNER/TENANT: Texas A&M University Center

REQUEST: An application for a Certificate of Appropriateness, by Russell Byrum of Russell Byrum Signs, for a 392-square-foot attached, special purpose premise sign.

SUMMARY: The applicant proposes to install a non-illuminated sign that will read "Texas AM&M University Commerce – Universities Center at Dallas", east elevation (Elm Street).

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The applicant proposes to attach a temporary canvas special purpose premise sign on the east façade (Elm Street) in the Downtown Special Provision Sign District (Planned Development District No. 619 - Subdistricts A, B, C).
- The 392-square foot flex-face non-illuminated sign will be a digitally printed graphic. The height from the bottom of the sign to grade is 36 feet.
- On December 9, 2014, the Special Sign District Advisory Committee recommended approval of the special purpose sign.
- Construction of the special purpose sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per **SEC. 51A-7.922. SPECIAL PURPOSE SIGNS:**

(a) Illumination. Special purpose signs may be externally or internally illuminated.

(1) Attached signs.

(A) Only one attached premise special purpose sign may be located on each facade per premise up to four times within any 12-month period as long as:

(i) the sign is maintained for no more than 45 days each time during that 12-month period;

(ii) the sign conforms to all other regulations for attached signs; and

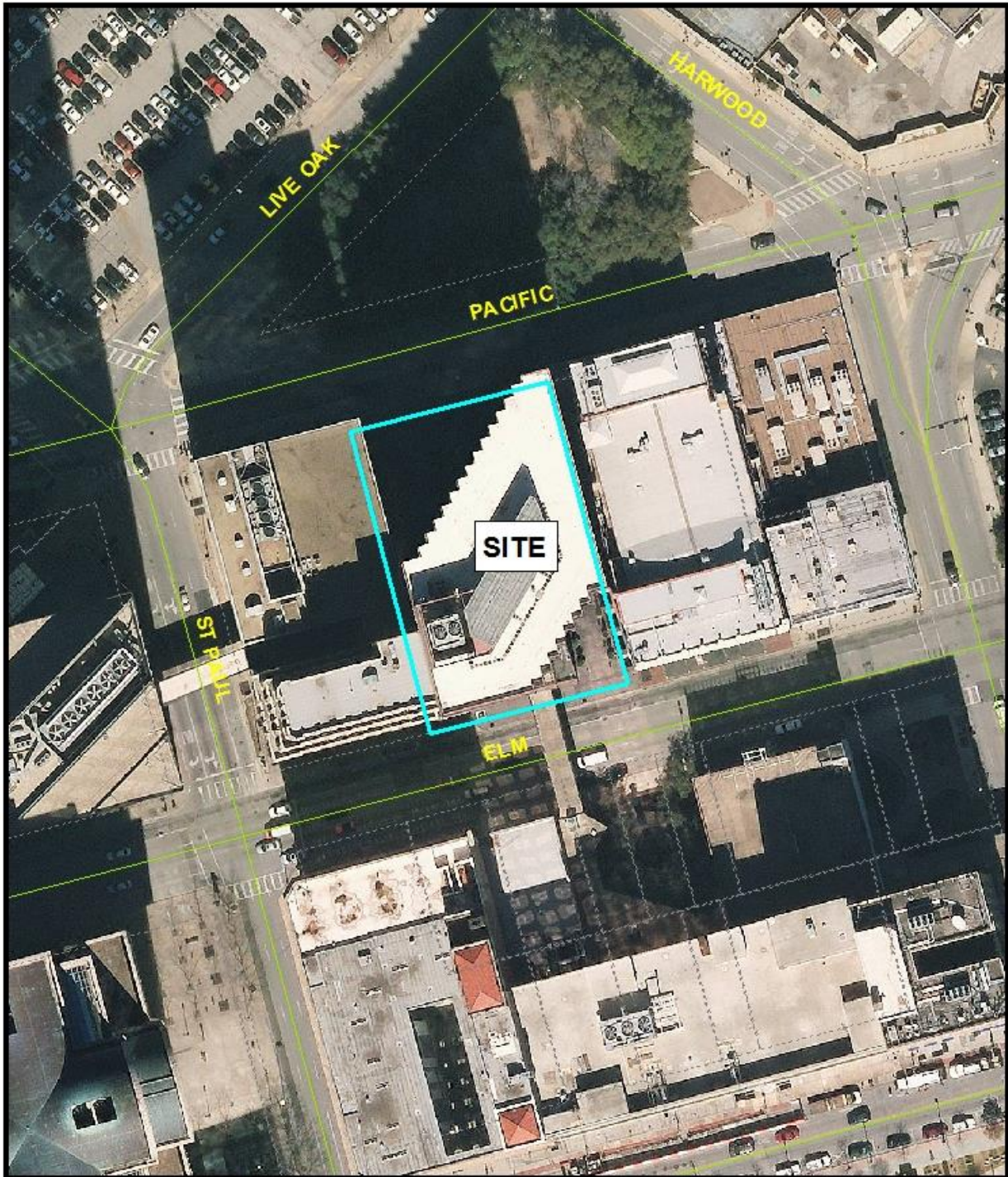
(iii) the effective area of the sign does not exceed:

(aa) 30 percent of the building facade for an entertainment facility; or

(bb) 10 percent of the building facade for other uses.

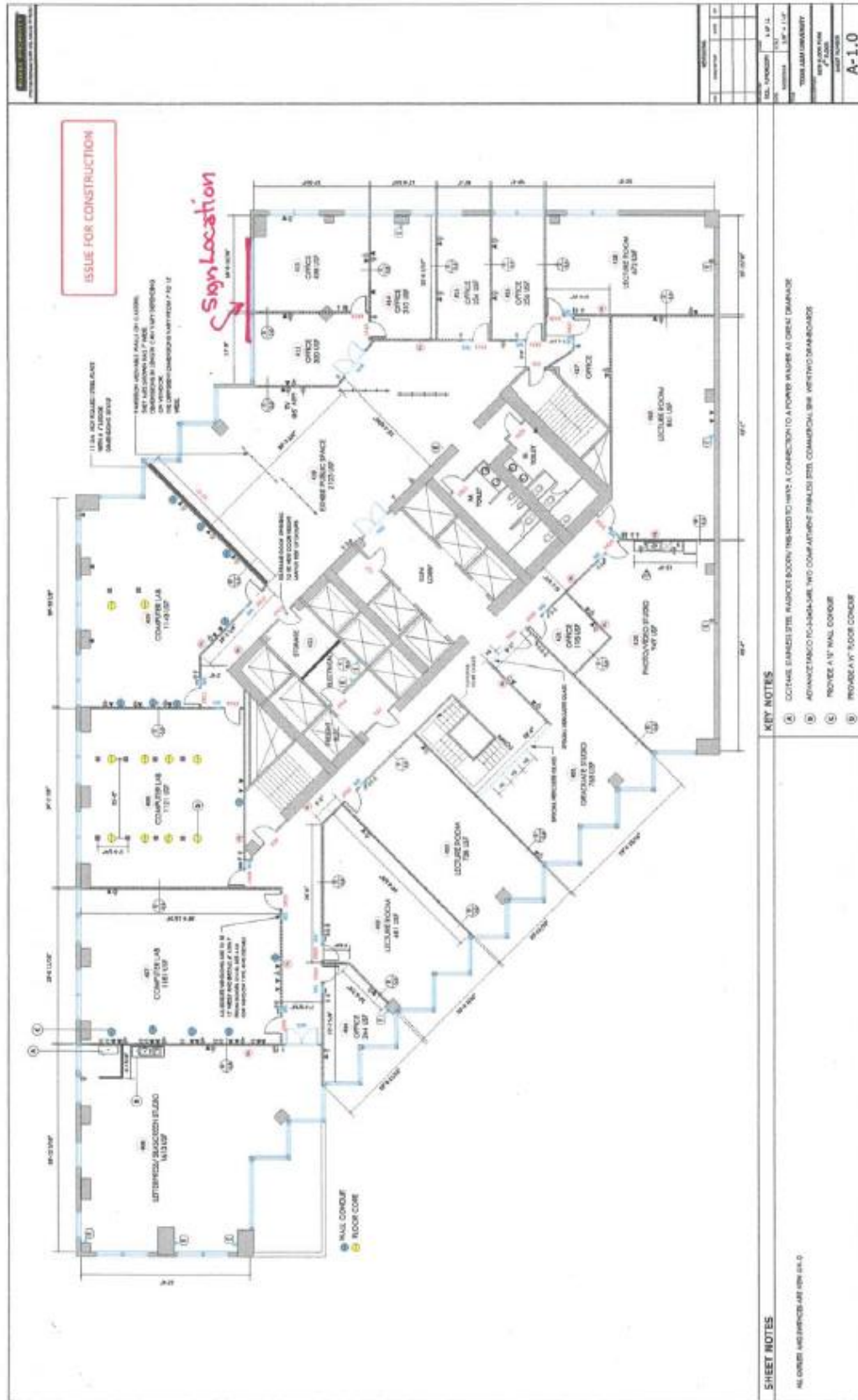
(B) There is no limit to the number of words permitted on an attached premise special purpose sign.

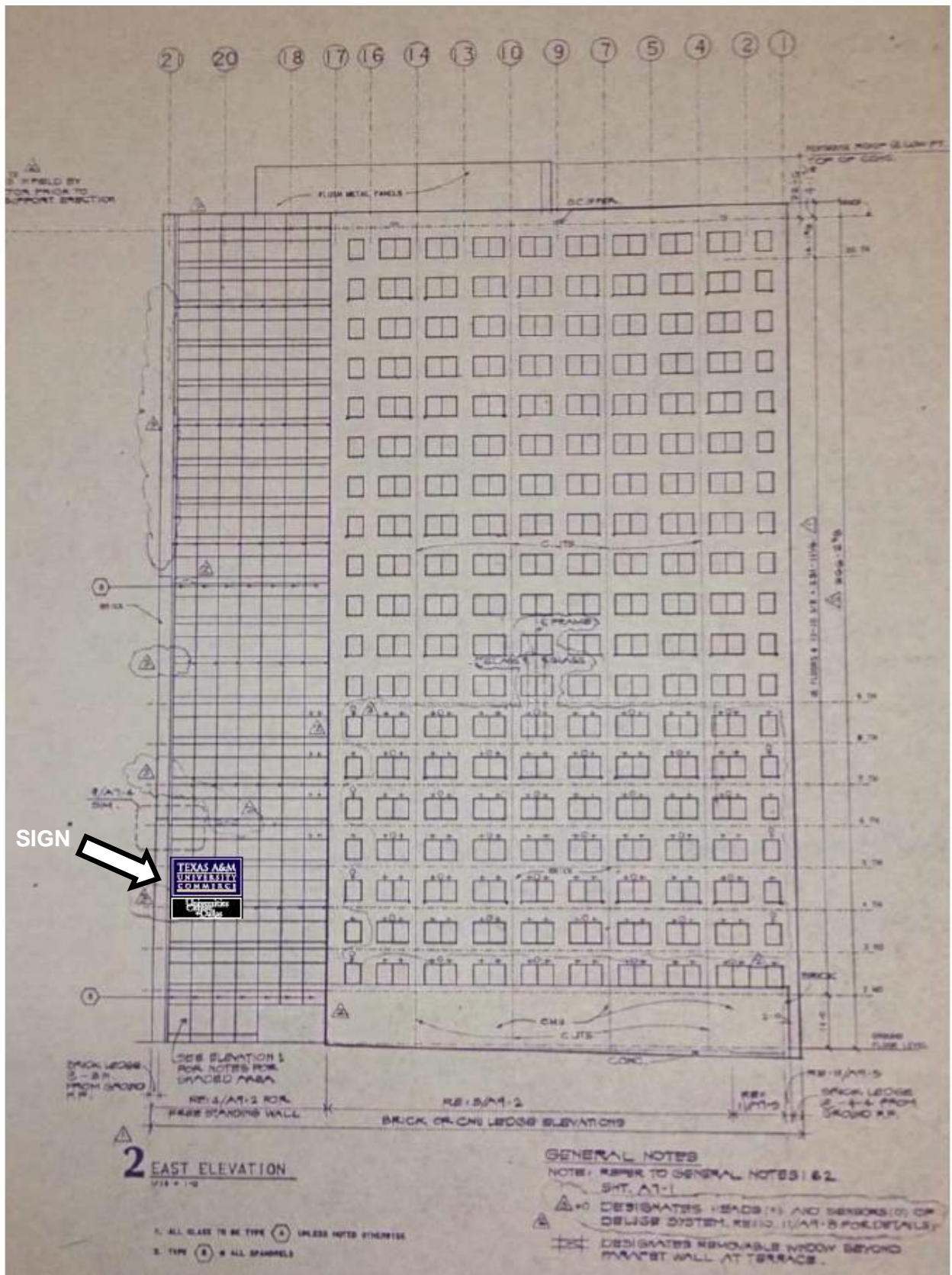
(2) Detached special purpose signs are prohibited in this district. (Ord. Nos. 24606; 24925)

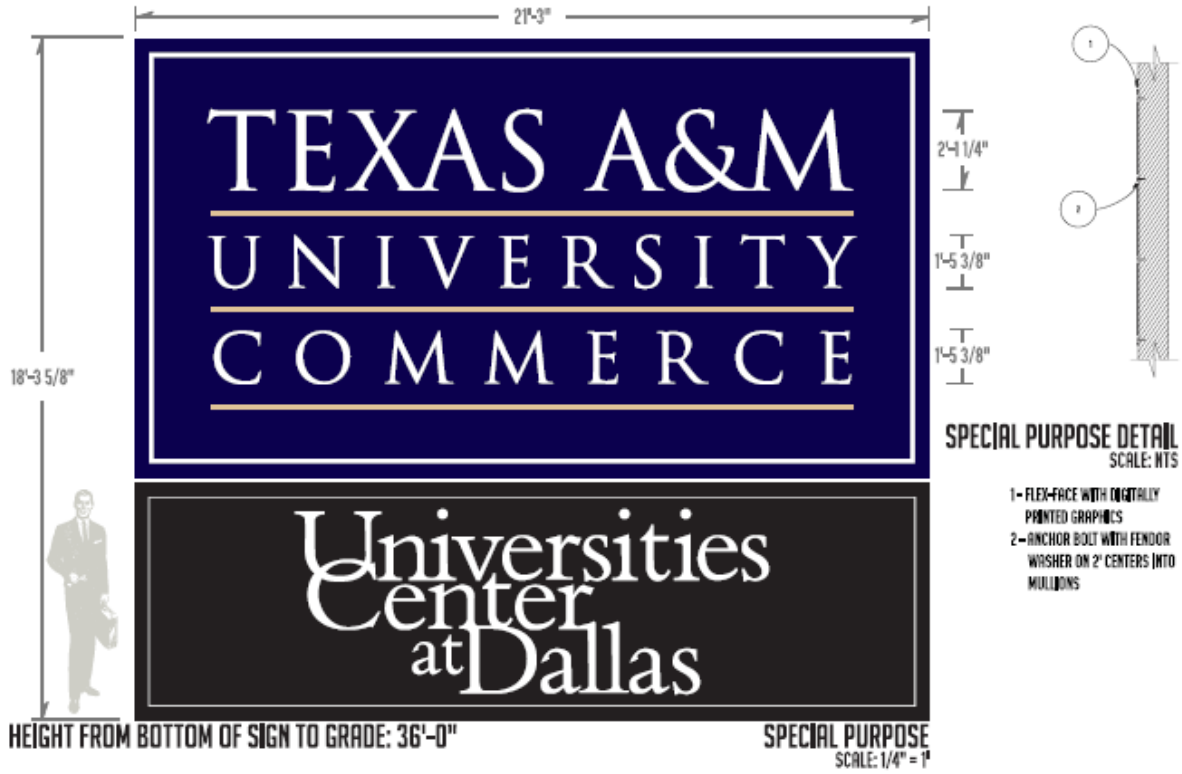


 1:1,000	<h1>AERIAL MAP</h1>	Sign District: DOWNTOWN Case no: 1412041022
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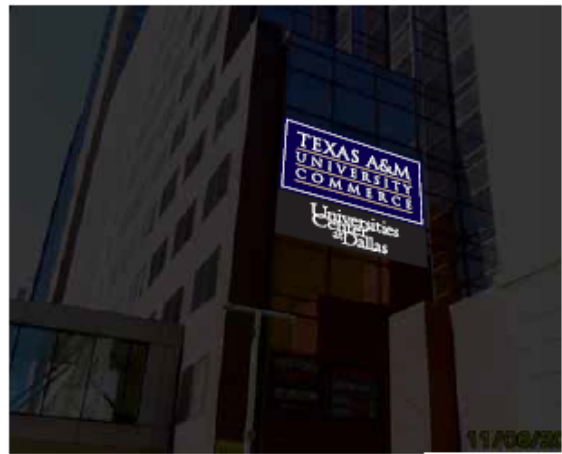
Date: December 4, 2014







EAST ELEVATION: 250'-0" X 225'-0" DAY VIEW



NIGHT VIEW



DATE:	11/24/2014	PREPARED BY:	JKP
CLIENT:	TEXAS A&M COMMERCE		
PROJECT:	WALL SIGN		
LOCATION:	1910 PACIFIC AVE., DALLAS, TX		
FILE NAME:	TR19100-COMP-WALLS(003.dwg)		

*REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT PERMISSION FROM RUSSELL BYRUM SIGNS.

1006 JOHNSON LANE, MIDLOTHIAN, TX 76065 • WWW.RBSIGNS.NET

NOTE: IF ELECTRICAL SERVICE IS REQUIRED, IT WILL BE UP TO YOU THE CUSTOMER TO PROVIDE A 120 VOLT PRIMARY, INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX, WITHIN SIX (6) FEET OF SIGNAGE. ALL INSTALLATION IS TO MEET N.E.C. CODE.

BEFORE APPROVING:

PLEASE VERIFY ALL SIZES & SPECS CONTAINED IN THIS DRAWING. COLORS WILL VARY FROM MONITORS TO PRINTS. EXACT COLOR SAMPLES ARE AVAILABLE ON YOUR REQUEST. THERE MAY BE A FEE INVOLVED. BY APPROVING THIS ARTWORK YOU ARE AGREEING THAT RUSSELL BYRUM SIGNS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MAY BE CONTAINED IN THIS DRAWING OR CHANGES MADE OUTSIDE THIS APPROVAL. IT IS YOUR RESPONSIBILITY TO GET LANDLORD APPROVAL.

- APPROVED AS IS - APPROVED W/ NOTES - DENIED, PLEASE REVISE

CLIENT SIGNATURE _____ CLIENT PRINT _____ DATE _____

DESIGNER SIGNATURE _____ DESIGNER PRINT _____ DATE _____

CALC: Minimum Fasteners for [392 sq.ft.] Sign Area

IMPORTANT: Use more fasteners if the sign needs it! Shape and strength of sign may require more fasteners. Example: "T" may need 2 fasteners, "J", "3", "H", "4", "W", "5", and 1/8" plastic sign may need more than one fastener per 20 sq. ft. Follow sign manufacturer's instructions and code requirements for placement of fasteners. At least put one in each corner top and bottom.

Min. Number of Fasteners	Wall Structure	Allowable Tension	Fastener Installation
24	3/8" Thru Bolt	500 lb	Follow manufacturer's instructions and code requirements. Drill hole thru structural wall (CMU, Brick, Concrete, or frame wall with 2x4 backer). Install nut and 1" washer on back of wall.
118	3/8" Thru Bolt	100 lb	Drill hole thru 1/2" OSB or plywood sheathing. Install nut and 1" washer on back of sheathing.
59	3/8" Lag Shield	200 lb	Drill 5/8" hole, blow clean, tap anchor flush, insert 3/8" - 16 screw.
118	3/8" Lag Shield	100 lb	Drill 5/8" hole, blow clean, tap anchor flush, insert 3/8" - 16 screw.
69	1/4" Tapcon	171 lb	Drill hole, screw Tapcon, into hole, min 1.5" embedment, protect from moisture.
274	1/4" Tapcon	43 lb	Drill hole, screw Tapcon, into hole, min 1.25" embedment, protect from moisture.
142	#12-14 Metal Screw	83 lb	Screw #12-14 Self-drilling or self-piercing screws min 3 exposed threads thru min 20ga, .033", 45ksi cold formed steel framing.
153	#12-14 Wood Screw	77 lb	Drive FastenMaster TimberLOK, 189° shank, .260" thread, wood screw 1.25" into SPF or denser wood framing.
70	FastenMaster TimberLOK	170 lb	Drive #12-14 SS Self-drilling or self-piercing screws min 3 exposed threads thru min 1/8", structural aluminum building frame.
106	#12-14 Metal Screw	111 lb	Drive #12-14 SS Self-drilling or self-piercing screws min 3 exposed threads thru min 1/8", structural aluminum building frame.

WARNING! ONLY ATTACH TO STRUCTURAL WALL MATERIAL NOT BRICK VENEER OR EIFS. USE CORROSION RESISTANT FASTENERS OR PROTECT WITH FLASHING AND SEALANTS.

Attach [392 sq.ft.] sign to [Structural Wall] with [24] - [3/8" Thru Bolt].

OR: Use equivalent fasteners from table. IMPORTANT: Use more fasteners if the sign needs it!

engineer@mysignengineering.com

2012 INTERNATIONAL BUILDING CODE ref ASCE7-10, local 30psf ASD

II	Risk Category	II, Normal hazard to human life; III, Substantial hazard to human life; IV, Essential, emergency, critical
115	Wind Speed, Ult	Basic Wind Speed, mph, from ASCE7-10, Fig.26.5-1A, Risk II; or Fig.26.5-1B, Risk III&IV
C	Wind Exposure	Exposure C, No unobstructed area within 1200ft; Exposure D, Unobstructed area upwind
60	Sign Height	Sign Height Above Ground, ft, H; Sign cannot be higher than top of wall or 60'
392	Sign Area	Gross Sign Area, sq.ft., means the overall area surrounding and including all sign letters and logos.

WIND LOAD CALC: ASCE 7-10, Section 29.4.2, "Solid Attached Signs"

C & C wind pressure on solid sign attached flat against wall or parallel to wall, $-3'$ from surface and $+3'$ from edge, equals wall wind pressure from ASCE7-10, Section 30.4.

11758	lb	Wind Suction Force on Sign; F = P _s * G _s * Gross Sign Area
-30	psf	Wind Pressure; P _s = Q _s * G _s * C _e * C _d * K _z * K _d * V _s / V _e
20	psf	Velocity Pressure; Q _s = 0.00256 * K _z * K _d * V _s / V _e * I _e
89	mph	Wind Speed; V _s = sqrt(U _h * 2.7 * g)
1.14	V / Ex Coeff	K _z = 2.01 * (H/30) ^{0.5} * I _e * C _d * K _d * V _s / V _e * I _e
-1.8	External Pressure Coeff	G _s = -1.8, wall Zone 5, IIc area, ASCE7-10, Fig.30.4-1
0.85	Wind Directionality Factor	K _d = .86 for attached signs, ASCE7-10, Table 29.4-2
0.0	Internal Pressure Coeff	C _i = 0 solid sign flat against wall, ASCE7-10, Sec.29.4.2
1.0	Topographic Factor	K _t = 1 for flat ground, no hill, ridge, or escarpment >15' high
5	psf	Sign Weight; must be less than 5 pounds per sq.ft.

SCOPE OF WORK

Engineering sheet is calculation of minimum fasteners required to attach sign to wall and resist stated loads. This seal is for attachment only; sign and wall structure are not responsibility of this engineer and are not known at time of this seal. Different fasteners may be shown for various wall types.

By using engineering sheet sign owner, manufacturer, and installer agree to: Select fastener from table based on wall structure. Locate fasteners per mfg sign mfg. rqt. Make sure sign and walls meet building code, sign code, and UL. Verify stated wind (speed, risk, exp. topo), sign (size, area, location on wall, weight), and wall (materials and construction)

RUSSELL BYRUM SIGNS

JOB 141050

FLUSH WALL SIGN

TEXAS A&M University Commerce

1910 Pacific, Dallas, TX

Valid for one sign at this location.

LOCATION: (1) Elam Road from Lake June Road to Pemberton Hill Road; (2) Lake June Road from Riverfront Boulevard to Rylie Road; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road; (4) Rylie Road from Lake June Road to Murdock Road; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road

COUNCIL DISTRICT: 7 & 8

MAPSCO: 57P, T, U, Y, Z; 58W, 67C, D
and 68A, B, F, G

PLANNER Tanya Brooks

REQUEST

Amendments to the City of Dallas Thoroughfare Plan to delete (1) Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (2) Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; (4) Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right of way; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way.

SUMMARY

The Trinity Watershed Department has requested amendments to delete the following roadways from the City of Dallas Thoroughfare Plan, Elam Road from Lake June to Pemberton Hill Road, Lake June Road from Riverfront Boulevard to Rylie Road, Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road and Rylie Road from Lake June Road to Murdock Road. Staff analyzed the network of adjacent roadways designated on the Thoroughfare Plan and determined that constructing Jim Miller Road from Great Trinity Forest to Lake June Road as a six lane roadway is unwarranted. It currently exists as a two lane roadway that serves residential uses. Staff recommends deleting it from the Thoroughfare Plan.

These amendments will facilitate current and planned development projects in the Great Trinity Forest Planned Development District. Previous zoning allowed for zoning that was projected to generate significantly more vehicular traffic. The new developments, including the Great Trinity Forest, Texas Horse Park, and the Texas Championship Golf Course will not require the roadway capacity currently designated in the Thoroughfare Plan. Many of the roadway segments currently designated in the City's Thoroughfare Plan have not been constructed and the required right-of-way has not been dedicated. The planned developments can be accessed from adjacent thoroughfares and local roadways. The amendments will minimize the environmental impact to the Great Trinity Forest.

STAFF RECOMMENDATION

Staff recommends approval of the following amendments to the City of Dallas Thoroughfare Plan to delete (1) Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (2) Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; (4) Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right of way; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

December 18, 2014
Recommendation Approval

MAPS

Attached

Elam Road

Lake June Road to Pemberton Hill Road

Jim Miller Road

Lake June Road to Great Trinity Forest Boulevard

Lake June Road

Riverfront Boulevard to Rylie Road

Long Acre Lane

Great Trinity Forest Boulevard to Jim Miller Road

Rylie Road

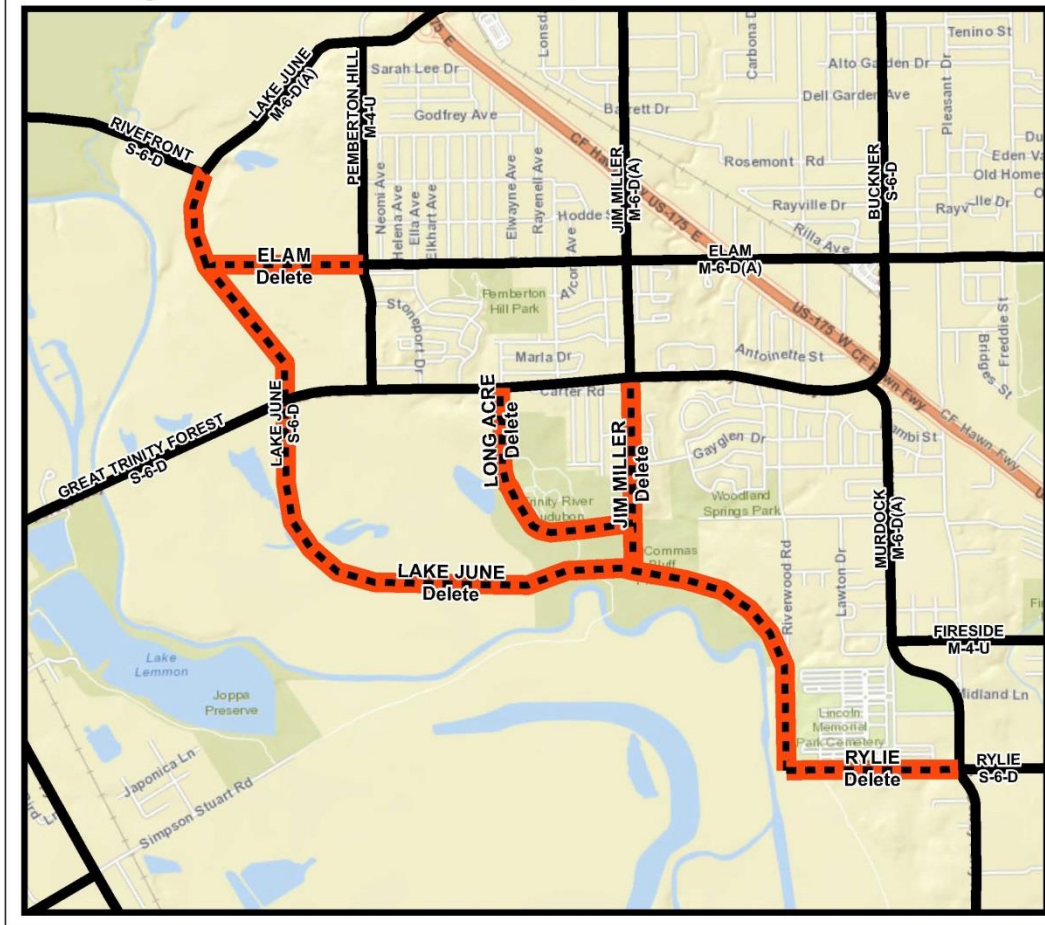
Lake June Road to Murdock Road

Council Districts 7 & 8

MAPSCO: 57P,T,U,Y; 67C,D; 68A,B,F,G



Thoroughfare Plan Amendment Map



FILE NUMBER: Z134-286(RB)

DATE FILED: July 9, 2014

LOCATION: Property bounded by North Edgefield Avenue and North Willomet Avenue, north of Stafford Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44-T

SIZE OF REQUEST: Approx. 5.32 Acres

CENSUS TRACT: 43.00

APPLICANT: PSW Real Estate, Inc.

REPRESENTATIVE: Karl Crawley

OWNERS: See Attached

REQUEST: An application for a Planned Development District for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District.

SUMMARY: The applicant is proposing to develop the site with single-family uses, utilizing the shared access development provisions of the Dallas Development Code. A PDD is being requested for consideration of the following: 1) increased density; 2) reduced setbacks; 3) reduced minimum lot size for single family uses; 4) increased structure height; 5) alternative landscape regulations; 6) reduced garage door setback for certain lots; and, 7) alternative shared access regulations. The request site is predominately undeveloped, subject to three existing single family structures. The development plan and conditions are being amended. Therefore, staff request that this item be held until January 22, 2015 to give staff an opportunity to review the changes.

STAFF RECOMMENDATION: Hold under advisement until January 22, 2015.

Zoning History:

File No.

Request, Disposition, and Date

1. Z134-145

On September 10, 2014, the City Council approved a PDD for certain Residential and Utility and public service uses. On August 7, 2014, CPC recommended approval of the request, subject to a development plan, finished grade section plan, and conditions.

Thoroughfare/Street

Existing & Proposed ROW

North Willomet Avenue

Local; Variable Width (25'-50') ROW

North Edgefield Drive

Local; 40' ROW

Seale Street*

Local; 34' and 50' ROW

*Applicant's development vision assumes successful abandonment of the right-of-way between North Willomet Avenue and North Edgefield Drive

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested PDD and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site is predominately undeveloped but does include

three single family dwellings. The site possesses some interesting topography, as it tends to have subtle movement through the middle portions of the parcel, with significant drops (all measurements are approximate) within the western 95 feet and northern 50 feet of 22 feet and 15 feet, respectively.

Exclusive of the commercial/industrial uses located along both sides of Commerce Street, the site is situated in a low density residential area. Various institutional and community serving uses (church, Stafford Park) are situated on parcels south of abutting residential uses to the south. The above referenced multifamily development will be constructed on property to the east.

The table found at the end of this narrative is provided for reference as a comparison of development rights for the anticipated development. As the IR District does not permit residential uses, that land area is excluded from the analysis.

A planned development district is a marriage of uses and development standards that provides for flexibility of development that is sensitive to adjacent uses as well as preserving significant natural features. As has been discussed herein, the site does possess some challenges along its various perimeters related to the proposed single family development. Staff's focus has been to ensure the increase in development rights does not impact the stable residential character of its immediate adjacencies.

At this time, certain outstanding issues remain, thus staff is recommending to hold this request under advisement.

Landscaping: The site, exclusive of the few residential dwellings, possesses significant native vegetation. The applicant's landscape architect has been working with the chief arborist to address not only tree mitigation but methods to address how to provide the new plantings and other landscape materials in and around the new development.

Off-Street Parking: The applicant has requested a parking requirement for single family uses of one space for each dwelling unit (30% of the lots) with the balance (70%) providing two spaces per dwelling unit. Additionally, guest parking will be provided at a ratio of one space for each five dwelling units.

PROVISION	R-7.5(A) (existing)	PROPOSED	IR (residential not permitted)
LAND AREA	~3 ACRES	N/A	~2.3 ACRES
F/S/R SETBACKS	25'/5'/5'	10'/0'/0'+ + INTERIOR FR. YARDS-0'	15'/30'/30'+ +S/R PER RESIDENTIAL ADJACENCY
DENSITY	NO MAXIMUM (~3-5 DU/ACRE)	60 DWELLING UNITS	N/A
HEIGHT	30'	30' WITHIN 30' OF SOUTHERN P/L; 38' FOR BALANCE OF PROPERTY	200' SUBJECT TO RESIDENTIAL ADJACENCY
STORIES	NO MAXIMUM	TWO	15
MINIMUM LOT SIZE	7,500 SF	MINIMUM OF 1,500 SF PER LOT WITH AN AVERAGE OF 2,000 SF PER LOT	N/A
LOT COVERAGE	45%	60%	80%
OFF-STREET PARKING	ONE SPACE PER DWELLING UNIT	ONE SPACE/DU (30% OF LOTS) AND TWO SPACES + ONE SPACE/5 DU'S FOR GUEST PARKING	PER USE
SHARED ACCESS	PERMITTED; MAX OF 18 DU'S PER ACCESS, WITH MAX. OF TWO ACCESS POINTS	60 DU'S; ONE ACCESS POINT	N/A

OWNERSHIP

Tony R. Williams

2115 N Willomet Avenue (1) and 2111 N Willomet Avenue (4)

BHR Enterprises, Inc., a Missouri corporation. Harold L Jones, President; Thelma Jones Secretary

1115 Seale Street (2) and 1122 Seale Street (9)

Jose A Gutierrez

1219 Seale Street (3), 1220 Seale Street (10) and 2106 N Edgefield Avenue (11)

Seale Willomet Land , LP; PSW Real Estate (see below)

1114 Seale Street (5)

Irene Noah

1116 Seale Street (6) and 1118 Seale Street (7)

Maria and Adrian Gonzalez

1120 Seale Street (8)

Purchaser

PSW Real Estate, LLC

Ryan Diepenbock, Managing Member

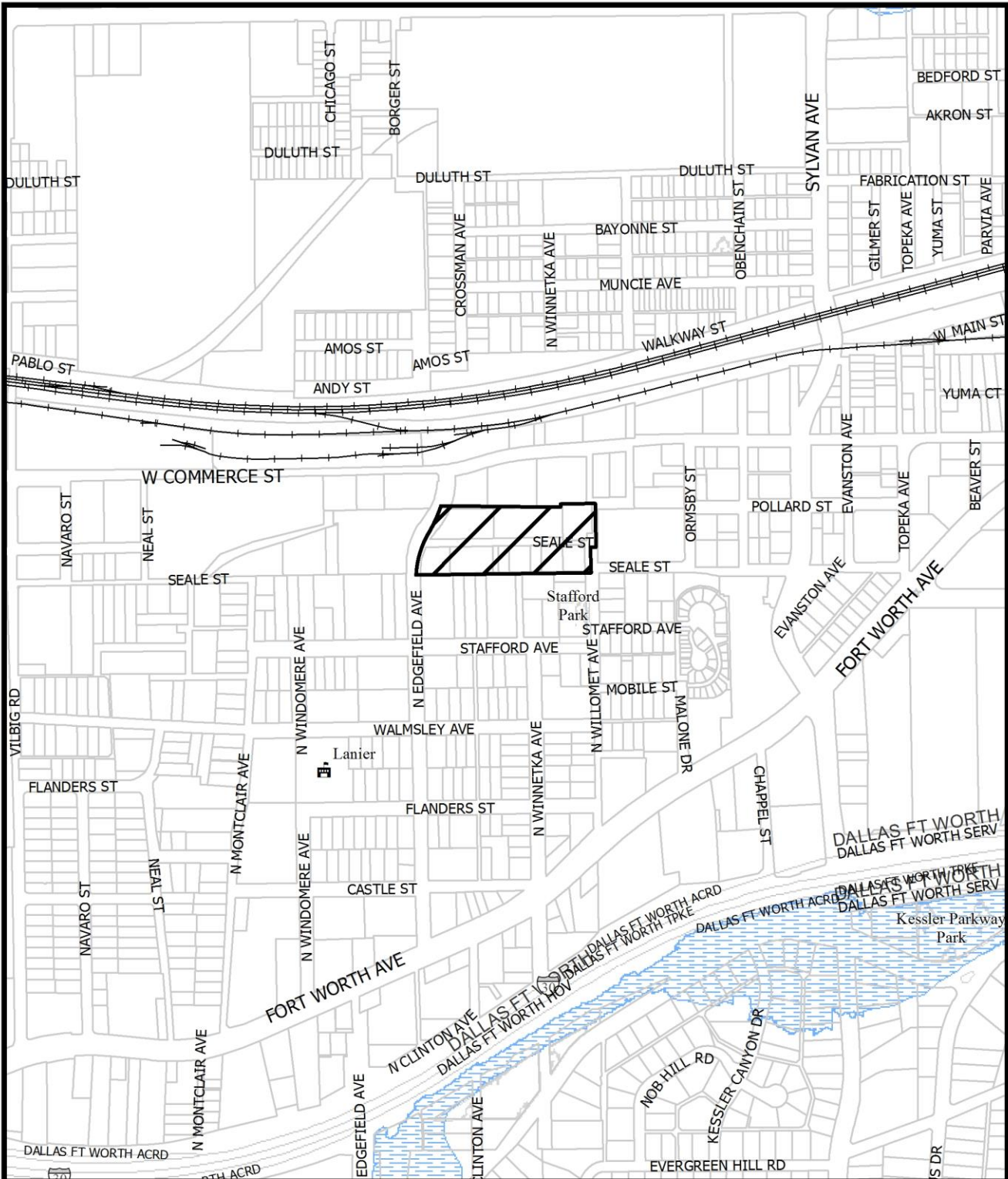
Anthony Siela, Member

Z134-286(RB)

Staff's recommended conditions will be provided with the January 22, 2015 CPC materials

Z134-286(RB)

Applicant's proposed development plan will be provided with the January 22, 2015 City
Plan Commission materials



1:7,200

VICINITY MAP

Case no: Z134-286

Date: 12/29/2014

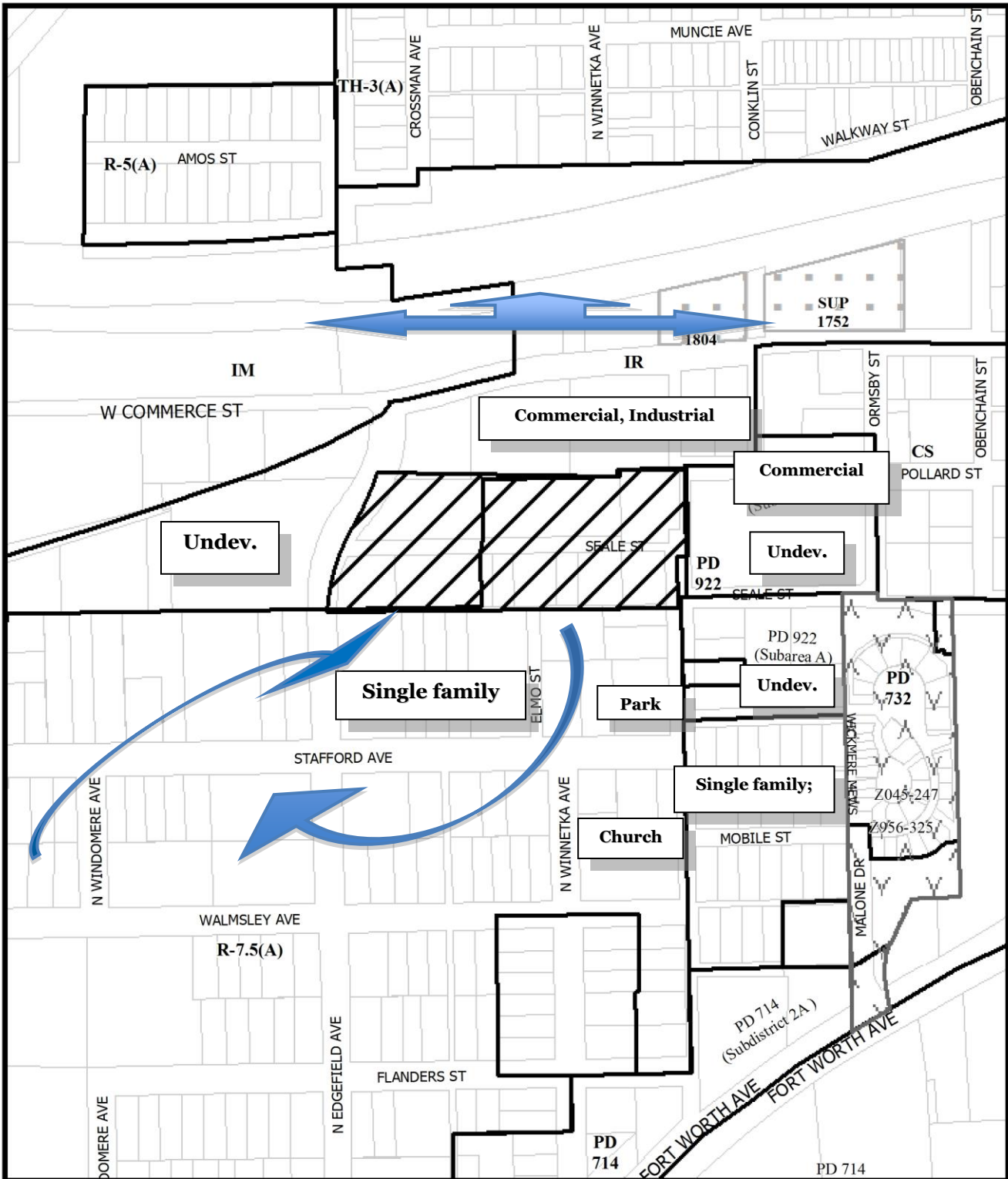


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AERIAL MAP

Case no: **Z134-286**

Date: **12/12/2014**

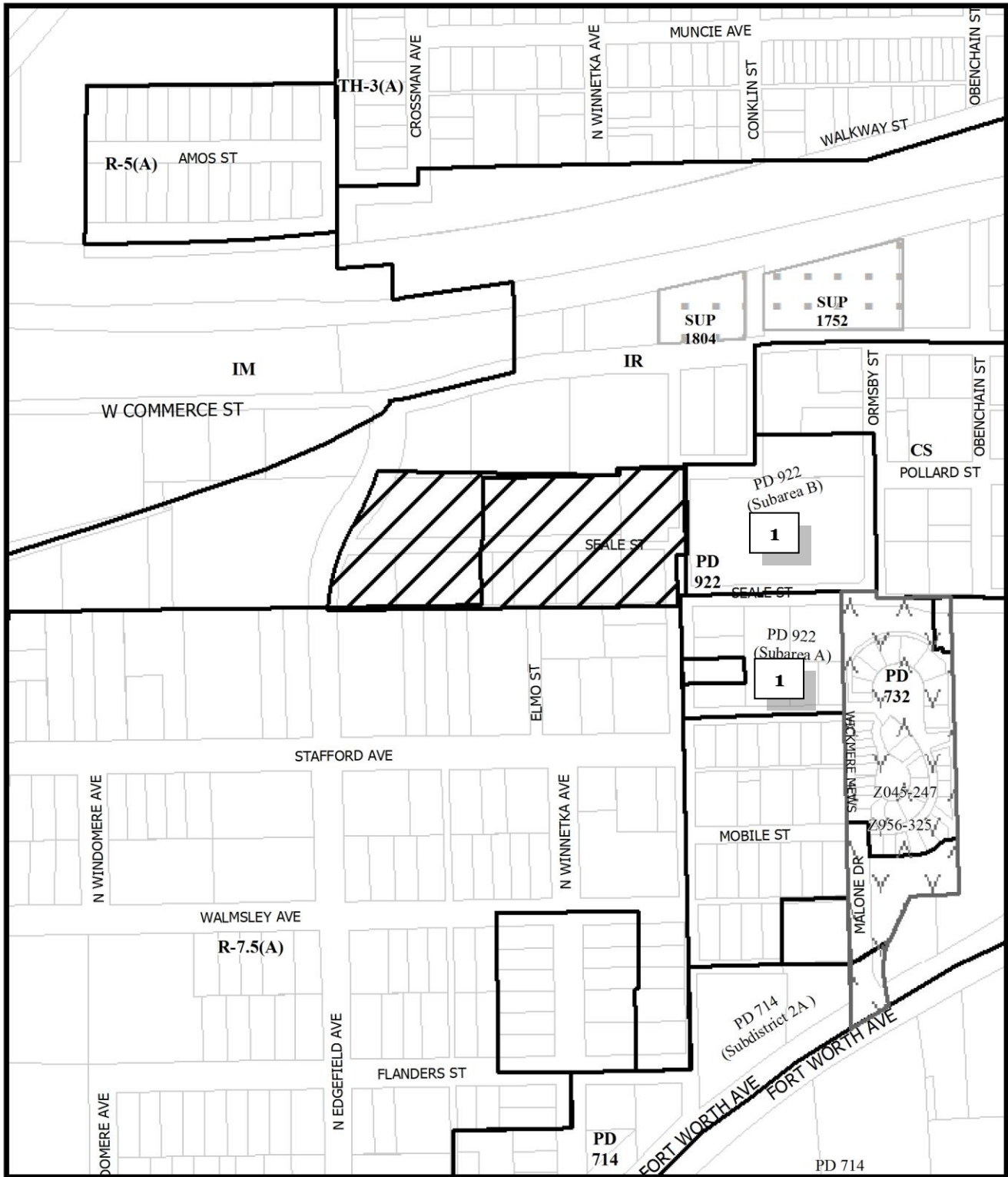


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ZONING AND LAND USE

Case no: **Z134-286**


Date: **12/12/2014**

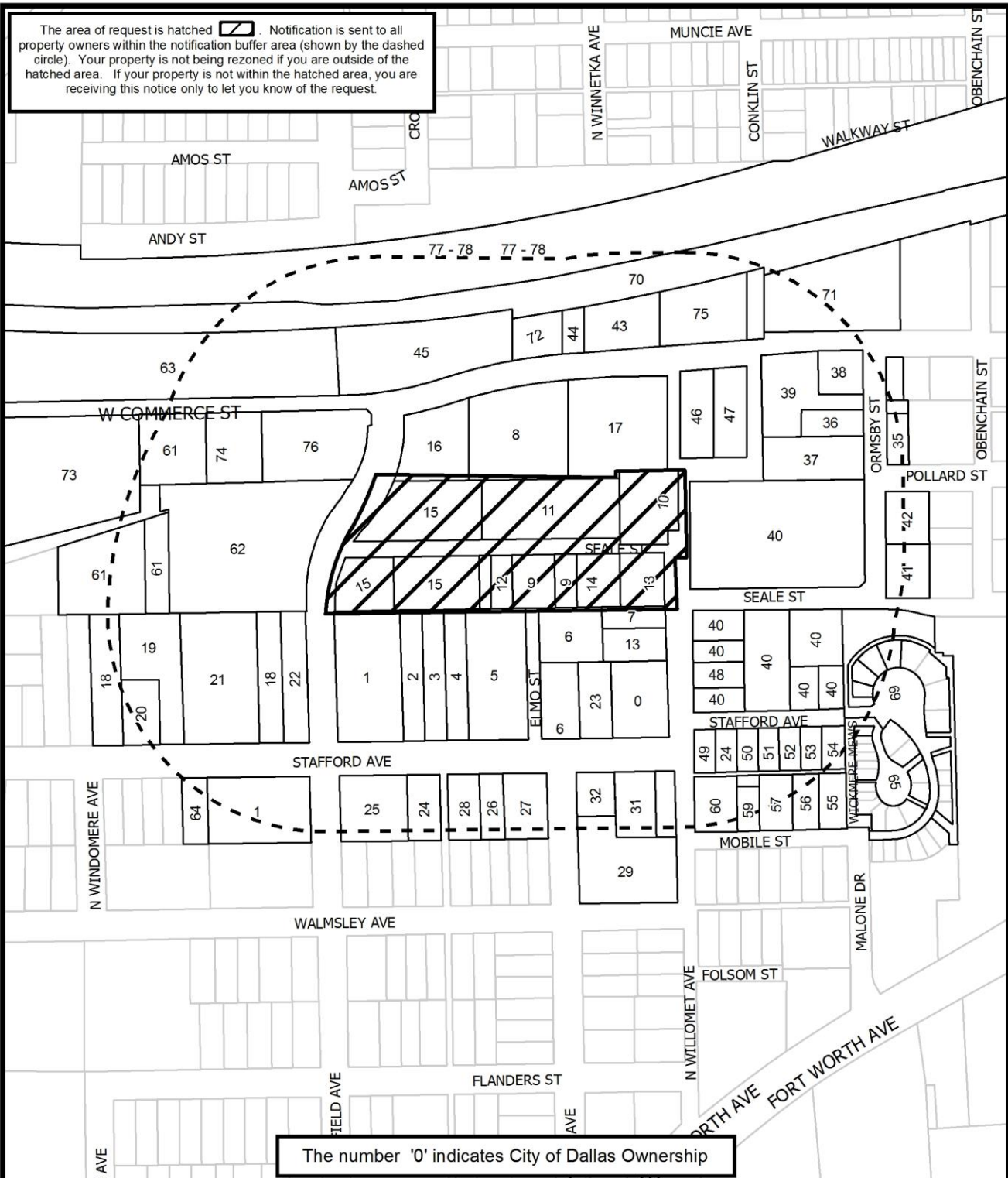


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ZONING HISTORY

Case no: Z134-286
 Date: 12/12/2014

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



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
78 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-286**
 Date: **12/12/2014**

12/29/2014

Notification List of Property Owners***Z134-286******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1923 EDGEFIELD AVE	INDUSTRIAL BUILDING CORPORATION
2	1223 STAFFORD AVE	COUCH KEDRIC
3	1219 STAFFORD AVE	SANCHEZ MARIA
4	1215 STAFFORD AVE	COUCH KEDRIC & PAT
5	1207 STAFFORD AVE	RAMIREZ JUANITA P
6	1121 STAFFORD AVE	SAAVEDRA GUADALUPE C
7	2023 WILLOMET AVE	CASTILLO OSCAR &
8	1220 COMMERCE ST	ROPECO INC
9	1118 SEALE ST	NOAH IRENE
10	2115 WILLOMET AVE	WILLIAMS TONY R
11	1122 SEALE ST	BHR ENTERPRISES INC
12	1120 SEALE ST	GONZALEZ MARIA & ADRIAN
13	2019 WILLOMET AVE	WILLIAMS TONY R
14	1114 SEALE ST	SEALEWILLOMET LAND LP
15	1219 SEALE ST	GUTIERREZ JOSE A
16	1220 COMMERCE ST	ROPECO INC
17	1212 COMMERCE ST	ROPECO INC
18	1335 STAFFORD AVE	MCCOMAS BRAU ADA NELL
19	1323 STAFFORD AVE	STRUCK HENRY C &
20	1331 STAFFORD AVE	STRUCK HENRY C JR &
21	1319 STAFFORD AVE	ORDAZ JOSE LUIS & LYDIA
22	1303 STAFFORD AVE	MCCOMAS ADA NELL B
23	1107 STAFFORD AVE	CONTRERAS JOE B &
24	1222 STAFFORD AVE	MARTINEZ SILVERIO
25	1226 STAFFORD AVE	INDUSTRIAL BUILDING CORPORATION
26	1210 STAFFORD AVE	GUTIERREZ FIDENCIO &

12/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1206 STAFFORD AVE	CHAVEZ RUTH
28	1218 STAFFORD AVE	SANTOYO MANUEL &
29	1119 WALMSLEY AVE	WESTER HEIGHTS IGLESIA
30	1100 STAFFORD AVE	JUAREZ VICTORIA
31	1108 STAFFORD AVE	ORTIZ FROYLAN
32	1116 STAFFORD AVE	DELAFUENTE JUAN A MARTINEZ &
33	2210 ORMSBY ST	JLK IRREVOCABLE TRUST &
34	934 COMMERCE ST	JLK IRREVOCABLE TRUST &
35	935 POLLARD ST	RES #1 TRUST
36	2207 ORMSBY ST	WADE TRANSMISSION & GEAR
37	2203 ORMSBY ST	DENTON SECURITY INVESTMENT INC
38	1002 COMMERCE ST	MARTINEZ DIONICIO
39	1010 COMMERCE ST	MARTINEZ DIONICIO
40	2120 WILLOMET AVE	DENTON SECURITY INV INC
41	933 SEALE ST	MARTINEZ DIONICIO
42	934 POLLARD ST	DAUBITZ C R
43	1107 COMMERCE ST	HMK LTD
44	1201 COMMERCE ST	TWELVE 01 LLC
45	1211 COMMERCE ST	COMMERCIAL METALS CO
46	1032 COMMERCE ST	HUERTA AGUSTO
47	1030 COMMERCE ST	HUERTA WALTER
48	2006 WILLOMET AVE	MARTIN EMMA LEE
49	1026 STAFFORD AVE	RAMIREZ ROGELIO LEON &
50	1018 STAFFORD AVE	SLOCUM FRANCES I
51	1014 STAFFORD AVE	MUNOZ HUBERTO & CELIA
52	1010 STAFFORD AVE	MORIN JOSE LUIS
53	1006 STAFFORD AVE	MORIN JOSE LUIS
54	1002 STAFFORD AVE	VARA MIGUEL A & MARIA M
55	1003 MOBILE ST	MORIN JOSE L &
56	1009 MOBILE ST	JINEZ LOUISA
57	1015 MOBILE ST	SIERRA JOSE

12/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1015 MOBILE ST	CEMETERY
59	1019 MOBILE ST	HANSEN CLAIRE
60	1027 MOBILE ST	RUTTER MICHAEL D
61	1338 COMMERCE ST	1400 TRIPLE B HOLDINGS LP
62	2107 EDGEFIELD AVE	RIOS MARTIN E
63	1401 COMMERCE ST	HB COMMERCE HOLDINGS LLC
64	1320 STAFFORD AVE	MEDRANO ALVARO
65	1926 MALONE CLIFF VIEW	DILBECK COURT LIMITED
66	1941 MALONE CLIFF VIEW	COOK MARY MCDERMOTT
67	1937 MALONE CLIFF VIEW	BELMONT VILLAS DALLAS LTD
68	1918 WICKMERE MEWS	ROPE & CROCKER INVESTMENTS LLC
69	1926 MALONE CLIFF VIEW	VILLAS AT DILBECK COURT HOMEOWNERS ASSN
70	2300 GRAND AVE	BNSF RAILWAY
71	1001 COMMERCE ST	MARTINEZ DIONICIO
72	1201 COMMERCE ST	TWELVE O1 LLC
73	1400 COMMERCE ST	1400 TRIPLE B HOLDINGS LP
74	1318 COMMERCE ST	SMITH RAPHAEL W
75	1025 COMMERCE ST	HUERTA AUGUSTO &
76	1316 COMMERCE ST	FIRST CLASS AUTO INC
77	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
78	9999 NO NAME ST	UNION PACIFIC RR CO

FILE NUMBER: Z145-109(AF) **DATE FILED:** October 17, 2014

LOCATION: Northeast corner of North Market Street and Corbin Street

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

SIZE OF REQUEST: Approx. 16,701 sq. feet **CENSUS TRACT:** 21.00

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT / OWNER: TLC Schools Ltd.

REQUEST: An application for a Specific Use Permit for alcoholic beverage manufacturing on property zoned a CA-1 Central Area District with an H/2 West End Historic District Overlay.

SUMMARY: The intention of the applicant is to conduct manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages on site. In August 2014, the Landmark Commission approved the following improvements: 1) removal of the non-historic stairs and additions; 2) installation of metal windows; and 3) the installation of an entry door on the west façade.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The applicant intends to maintain the existing building on site. Due to the size of the building and containment of the use internal to the structure, the proposed use is compatible with surrounding land uses. Furthermore, the building is maintaining its historic character.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The subject site is located within the West End District, known to be a hub of diverse uses such as retail, office, commercial, entertainment and mixed uses with residential apartments. While it is unknown at this time whether or not the proposed use will contribute to the welfare of the area of the request, it is not anticipated to be a deterrent.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the business.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

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

1. **Z101-241** On May 31, 2011, the City Council approved the renewal of Specific Use Permit No. 1638 for a five-year period with automatic renewals for additional five- year periods for an Alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. **Z101-275** On August 24, 2012, the City Council approved Specific Use Permit No. 1643 for a five-year period with automatic renewals for additional five-year periods for an Alcoholic beverage establishment limited to a bar, lounge, or tavern.
3. **Z090-157** On April 10, 2013, the City Council approved Specific Use Permit No. 1803 for a five-year period with automatic renewals for additional five-year periods for an Open enrollment charter school.
4. **Z134-278** On December 18, 2014, for the City Plan Commission recommended approval of a Specific Use Permit for an Alcoholic Beverage Establishment limited to a bar, lounge or tavern for a

three-year period. The tentative City Council Date is January 28, 2015.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
North Market Street	Minor Arterial	Variable	Variable
Corbin Street	Minor Arterial	Variable	Variable

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CA-1 (A)	Undeveloped, Mixed Use, Office/Retail
North	CA-1 (A)	Mixed Use, Office/Retail
South	CA-1 (A)	Hotel
East	CA-1 (A)	Hotel
West	CA-1 (A)	Parking

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

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

AREA PLAN: Downtown Dallas 360 (or simply “the 360 plan”) was born out of the need to bolster and support development and investment in the core city, identified as the area within the existing freeway “loop” (also referred to as the Central Business District,

or CBD). The plan's main purpose is to cultivate a shared vision for Downtown's future and provide strategic implementation actions for achieving that vision. While the plan is a long-term, strategic vision for how to ensure that Downtown Dallas is a vibrant urban center, it provides clear, targeted recommendations that can be implemented over a relatively short timeframe.

Specifically, a major goal is to identify and prioritize capital spending to be secured with the issue of future City of Dallas bond funds, currently scheduled for 2012, that will demonstrate tangible, direct implementation of the 360 plan.

Situated along what the plan calls the Lamar Corridor, the West End is envisioned to be an entry point to many of the historic and cultural resources in the area. The plan proclaims there is a tremendous opportunity for the corridor to create a Great, Entertainment, Cultural, and Shopping Experience for Visitors and Residents.

STAFF ANALYSIS:

Land Use Compatibility:

Located within a quarter of a mile of the site, there are two more SUP's for a bar, lounge, or tavern, both with a five-year time period and automatic renewals. Ideally, the alcohol manufacturing would be able to supply the alcohol it manufactures to the surrounding bars in the area.

The adjacent building to the north is occupied by office space on the second and third floors. The first floor is currently vacant and has filed a request for an SUP to allow for a bar in 2015. The surrounding area consists of a mix of office and retail uses, supported by surface parking areas. The integration of an alcoholic beverage manufacturer to the area has the ability to allow for additional non-retail centric jobs. The ability to have 24-hour operations enhances safety in an area that can become desolate during late night hours. The SUP conditions propose to limit delivery between the hours of 8 am and 8 pm with the intent to mitigate potential negative impacts on the surrounding area.

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

Development Standards:

<u>District</u>	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CA-1	0	5 feet for duplex structures 10 feet for multifamily structures 36 feet or less in height no minimum in all other cases	20	Any legal height	100%	Minimum 10-foot setback is required in CA-1(A)-CP and CA-1(A)-SP district and is measured from street curb	Mixed Use

Landscaping: There are no additional impervious coverage being added; hence, it will not trigger any requirements under Article X.

Z145-109(AF)

Owner:

TLC Schools

Robert Lavie, President

EXISTING/PROPOSED CONDITIONS
Z145-109

1. **USE:** The only use authorized by this specific use permit is an alcoholic beverage manufacturing use.
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), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. **FLOOR AREA:** The maximum floor area is limited to 16,701 square feet.
5. **HOURS OF OPERATION:** The alcoholic beverage manufacturing establishment can operate 24 hours a day Monday through Sunday (7 days a week).
6. **DELIVERIES:** Deliveries are only permitted between 8 a.m. and 8 p.m., Monday through Sunday.
7. **OUTSIDE SPEAKERS:** Outdoor speakers are prohibited.
8. **OUTSIDE STORAGE:** Outside storage of silos or containers of spent grain is not permitted.
9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
10. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



SITE SUMMARY

ZONING: CA-1(A)

PROPOSED USE: Alcoholic Beverage Manufacturing

EXISTING FLOOR AREA: 16,701 square feet

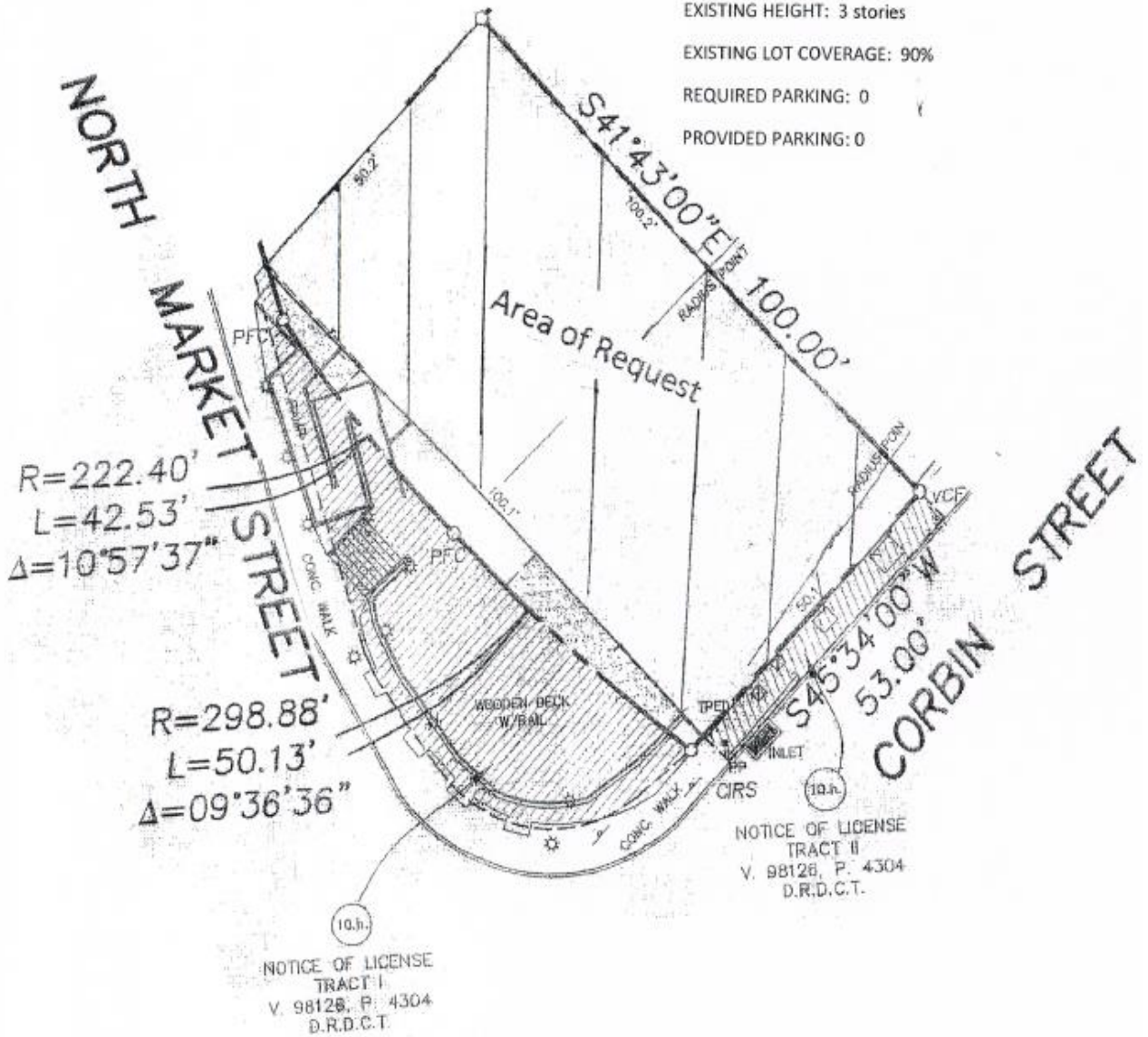
AREA OF REQUEST: 16,701 square feet; floors 1-3

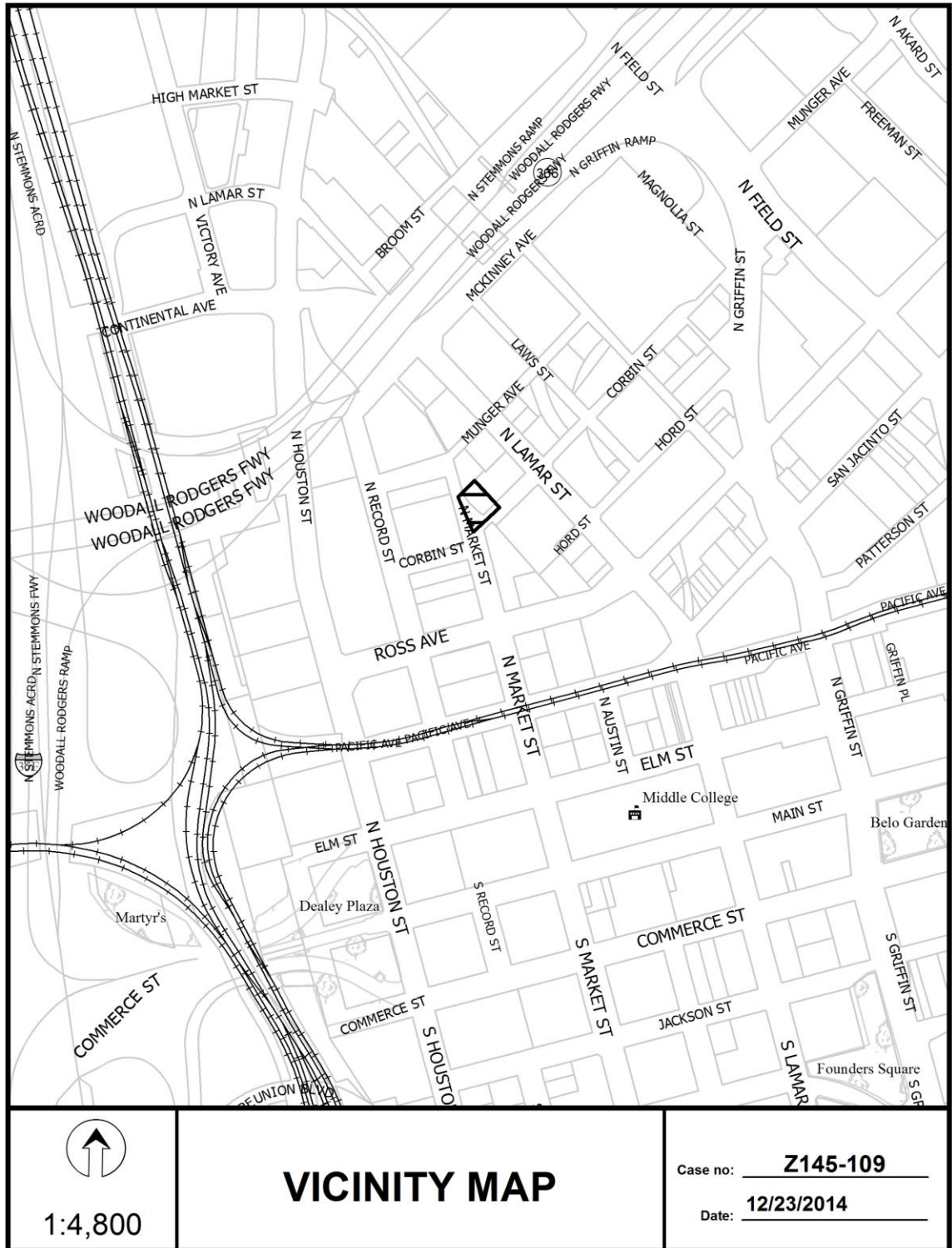
EXISTING HEIGHT: 3 stories

EXISTING LOT COVERAGE: 90%

REQUIRED PARKING: 0

PROVIDED PARKING: 0





1:4,800

VICINITY MAP

Case no: Z145-109
Date: 12/23/2014

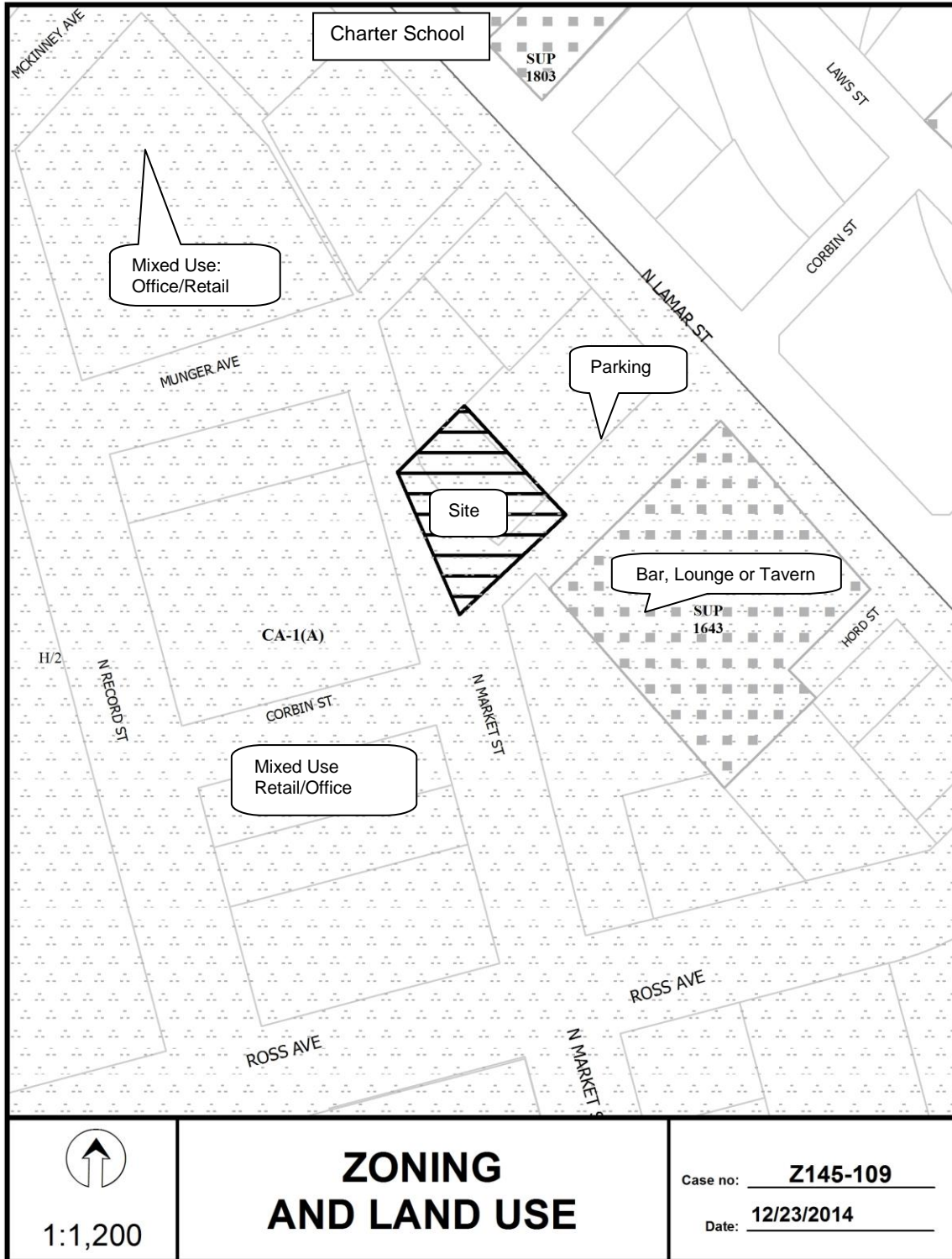


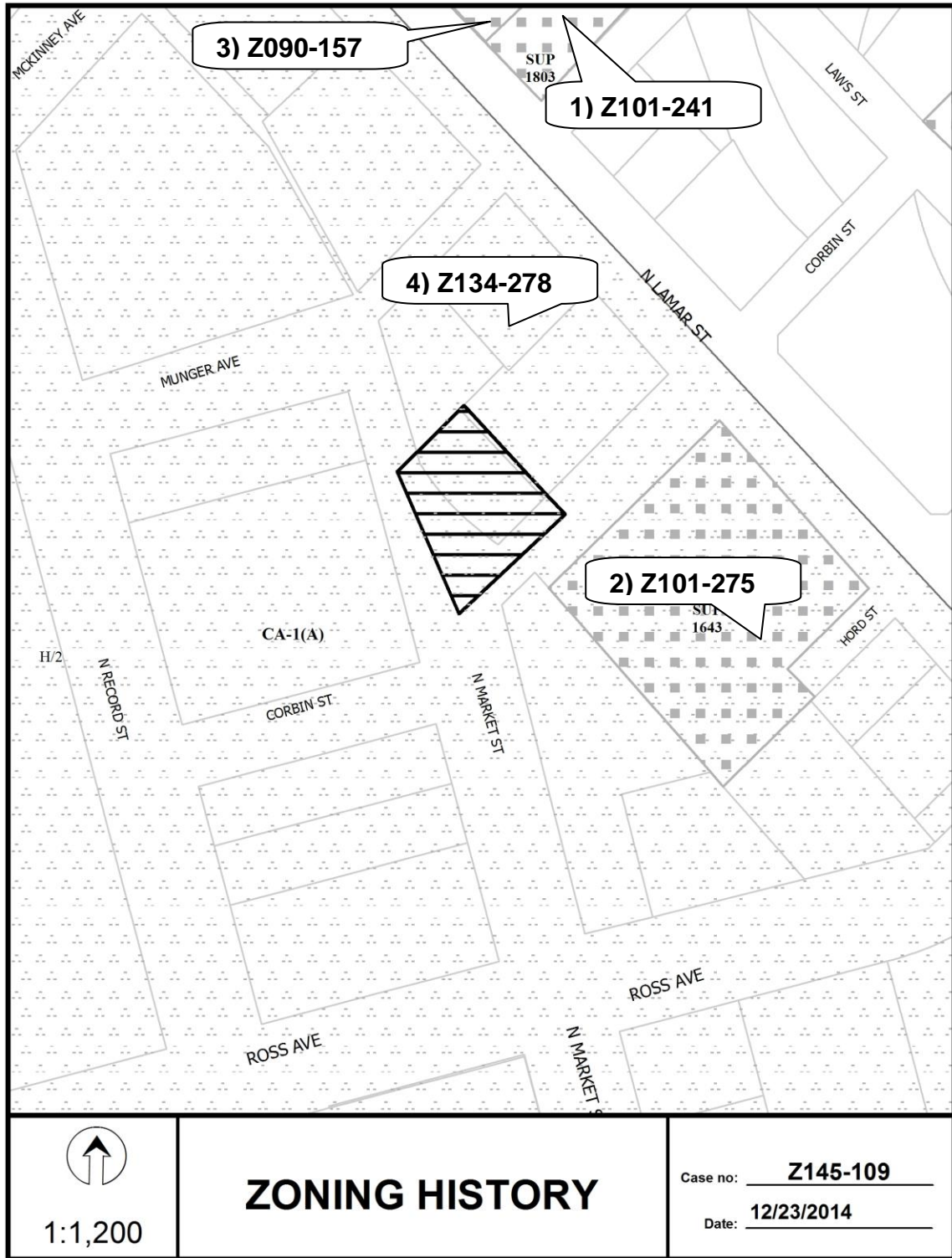
1:1,200

AERIAL MAP

Case no: Z145-109

Date: 12/23/2014







12/23/2014

Notification List of Property Owners

Z145-109

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1907 LAMAR ST	BRE SELECT HOTELS TX LP
2	1802 MARKET ST	SOUTHWEST ADVISORY SERVICES LLC
3	1709 MARKET ST	BLACKLAND
4	1815 MARKET ST	USRP FUNDING 2001 A LP
5	1713 MARKET ST	MARKET ROSS LTD ET AL
6	1701 MARKET ST	MARKET ROSS LTD ETAL
7	701 ROSS AVE	MARKET ROSS LTD
8	705 ROSS AVE	VIC AND RALPH LP
9	603 MUNGER AVE	MARKET STREET DEV LTD
10	1911 LAMAR ST	WEST END API LTD
11	1801 LAMAR ST	ARI LANDMARK CENTER LP
12	607 CORBIN ST	LAZ LA III TX 1 LP
13	2001 LAMAR ST	703 MCKINNEY LP

FILE NUMBER: Z145-121(DJ)

DATE FILED: November 5, 2014

LOCATION: South Line of Elm Street, West of Crowdus Street

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: ±1,570 Square Feet

CENSUS TRACT: 204.00

REPRESENTATIVE: Gabriel Sanchez

APPLICANT: Gabriel Sanchez

OWNER: Elm Street Realty, LTD.

REQUEST: An application for the renewal of Specific Use Permit No. 1783 for a bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to allow the existing establishment to continue operation of a bar [Black Swan Saloon]. The site consists of a one-story structure with an uncovered patio located at the rear of the building. The existing bar encompasses ±1,080 square feet of floor area, and the uncovered patio encompasses ±490 square feet. On December 9, 2009, the City Council approved this SUP for a two-year period, subject to a site plan and conditions. On December 14, 2011, the City Council approved the renewal for a three-year period, subject to conditions.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The primary uses in PDD No. 269 consist of a mix of alcoholic beverage establishments, restaurants, retail, personal service, and office uses. The request site is adjacent to and surrounded by alcoholic beverage establishments, restaurants, and other personal service/retail uses, and these uses are served by on-street parking as well as surface parking lots, so the continuation of the existing use is consistent and compatible with the established development pattern in this area of the city.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the SUP renewal does not appear to negatively impact the adjacent properties, the SUP has conditions associated with the use to mitigate any potential negative impacts.
3. *Not a detriment to the public health, safety, or general welfare* – Although the Dallas Police Department’s website shows that six calls were received for the Black Swan Saloon during the past three years, the proposed renewal does not appear to be a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for a bar, lounge, or tavern.
- On February 19, 2010, a Certificate of Occupancy was issued to Gabriel Sanchez DBA Black Swan Saloon.

Surrounding Zoning History:

1. Z101-351(OTH) **SUP No. 1651.** On October 21, 2011, a Specific Use Permit for a tattoo studio and body piercing studio was automatically renewed for an additional five-year time period and will expire on January 10, 2017.

2. Z101-345(WE) **SUP No. 1784.** On November 7, 2011, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
3. Z112-184(WE) **SUP No. 1696.** On May 9, 2012, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
4. Z101-371(WE) **SUP No. 1974.** On August 8, 2012, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
5. Z112-234(RB) **SUP No. 1685.** On September 12, 2012, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a five-year period.
6. Z123-109(RB) **SUP No. 1694.** On January 23, 2013, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue for a five-year period.
7. Z123-137(MW) **SUP No. 2019.** On February 27, 2013, the City approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
8. Z123-206(RB) **SUP No. 1707.** On June 12, 2013, the City Council amended and renewed a Specific Use Permit for a tattoo studio and a body piercing studio for a five year period with the eligibility for automatic renewal for additional five-year periods.
9. Z123-255(RB) **SUP No. 1913.** On August 14, 2013, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
10. Z123-257(WE) **SUP No. 1857.** On August 14, 2013, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a three-year period.

Z145-121(DJ)

- 11.Z123-299(WE) **SUP No. 2050.** On October 8, 2013, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
- 12.Z123-309(OTH) **SUP No. 1686.** On November 1, 2013, a Specific Use Permit for a body piercing studio and a tattoo studio was automatically renewed for an additional three-year time period and will expire on October 24, 2016.
- 13.Z123-347(JH) **SUP No. 1982.** On December 11, 2013, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement use limited to a Class A dance hall for a one-year period.
- 14.Z134-217(WE) **SUP No. 1767.** On August 13, 2014, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
- 15.Z134-222(WE) **SUP No. 1757.** On August 13, 2014, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue for a five-year period with the eligibility for automatic renewal for additional five-year periods.
- 16.Z123-267(CG) City Council authorized a hearing to determine proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/East Side District, with consideration given to amending certain use regulations and development standards.
- 17.Z134-224(OTH) **SUP No. 2122.** On December 10, 2014, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Elm Street	Major Arterial	70 feet
Crowdus Street	Minor Arterial	45 feet

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that renewal and allowing the outdoor areas to be utilized after hours will not have a detrimental impact on the surrounding roadway system.

Land Use:

	Zoning	Land Use
Site	PDD No. 269	Bar
North	PDD No. 269	Retail/Personal Services and Alcoholic Beverage Establishments
East	PDD No. 269	Retail/Personal Services and Alcoholic Beverage Establishments
South	PDD No. 269	Retail/Personal Services
West	PDD No. 269	Retail/Personal Services and Alcoholic Beverage Establishments

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 an Urban Mixed Use Building Block. The request site is consistent with 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.

STAFF ANALYSIS:

Land Use Compatibility:

The ±1,570-square foot site fronts along Elm Street and is developed with a bar (±1,080-square feet) and an outdoor patio (±490-square feet). The applicant's request is for renewal of Specific Use Permit No. 1783 in order to continue operation of the existing venue.

The request site is surrounded by retail/personal service uses and alcoholic beverage establishments to the north; retail, retail/personal service uses and alcoholic beverage establishments to the east; retail/personal service uses to the south; and retail/personal service uses and alcoholic beverage establishments 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 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 renewal is consistent with the established development pattern of PD No. 269, the Deep Ellum/Near East Side District. Staff does not support the applicant's request for eligibility for automatic renewal periods. Rather, staff recommends an addition of two years to the currently approved three-year period.

Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. The applicant occupies approximately 1,080 square feet of floor area for the bar. The site plan that governs Specific Use Permit No. 1783 will remain unchanged, thus no off-street parking is required.

Landscaping:

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

Reported Offense Calls Requiring Police Activity in the Past Three Years:**Dallas Police Department Reports****Public Offense Search Results**

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
0272780-Y	10/15/2011	THEFT	PACHECO,GUILLERMINA	02708 ELMST	153	2066
0221418-Y	08/20/2011	ASSAULT	CLUCK, CHRISTOPHER	02708 ELMST	153	2066
0084722-Z	04/09/2012	CRIMINAL MISCHIEF/VANDALISM	*BLACK SWAN SALOON	02708 ELMST	153	2066
0274826-Z	11/03/2012	LOST PROPERTY	VANHOOVIER,HONNA	02708 ELMST	153	2066
0034491-A	02/11/2013	OTHER OFFENSES	*BLACK SWAN	02708 ELMST	153	2066
0079420-B	04/03/2014	CRIMINAL MISCHIEF/VANDALISM	SHIELDS, ANDREW	02708 ELMST	153	2066

List of Partners/Principals/Officers

Elm Street Realty, LTD

As per Chuck Hixson, the owner (Elm Street Realty, LTD) has declined to provide personal information regarding the individuals and officers associated with the company. They have, however, issued the following statement in a letter submitted with the application: "At this time, we know of no conflict of interest among 2014-2015 commission members and elected officials and officers and staff of this company."

Z145-121
Existing/Requested SUP Conditions

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Applicant Requested:

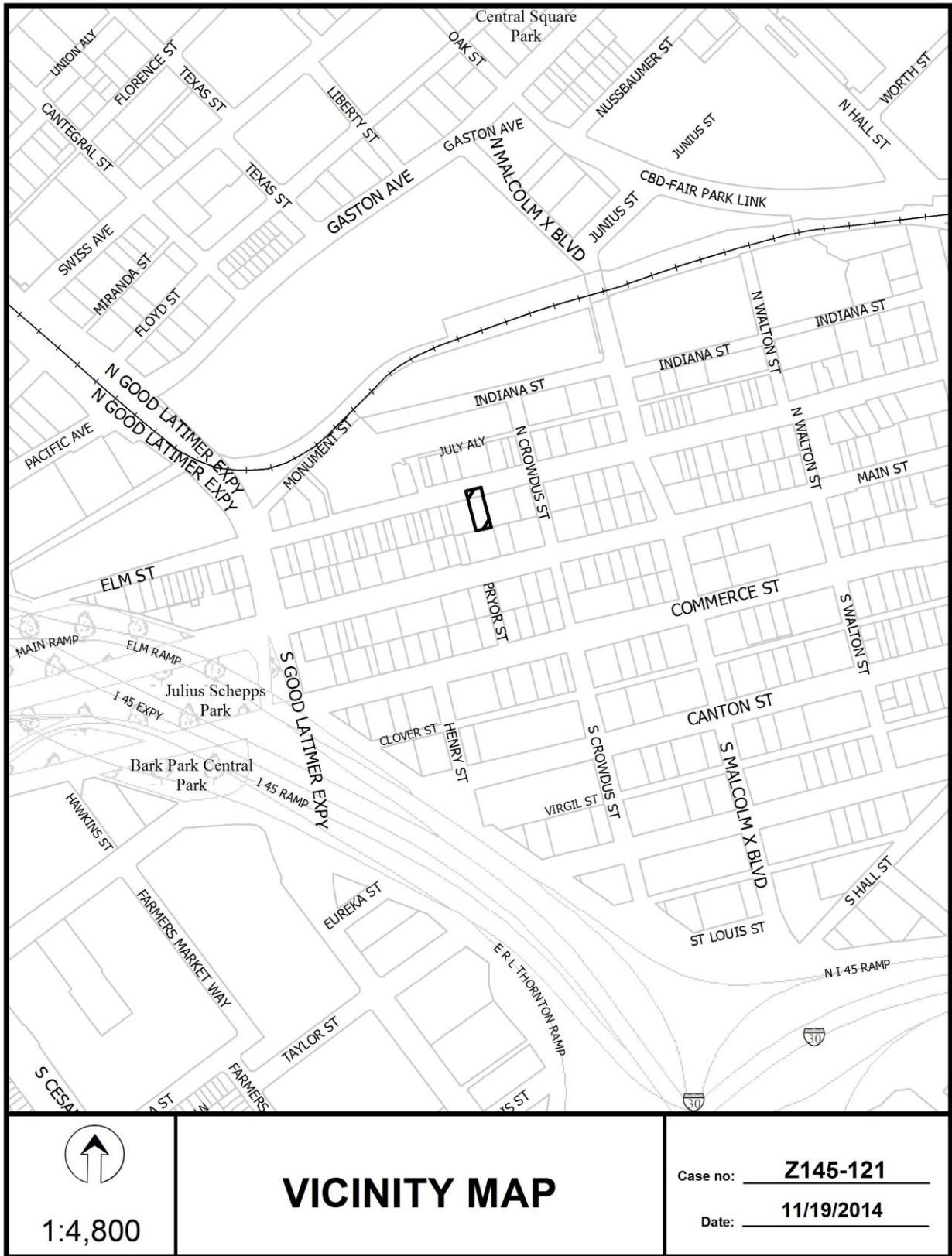
3. TIME LIMIT: This specific use permit is approved for a three-year period, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete 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.)

Staff Requested:

3. TIME LIMIT: This specific use permit automatically terminates on ~~December 14,~~ 2014 (five years).
4. MAXIMUM FLOOR AREA:
 - A. Bar, lounge, or tavern. The maximum floor area is 1,080 square feet in the location shown on the attached site plan.
 - B. The maximum area for the uncovered patio is 490 square feet in the location shown on the attached site plan.
5. LIVE MUSIC: Live music is permitted on Friday and Saturday only.
6. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.
7. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

Z145-121(DJ)

9. 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.

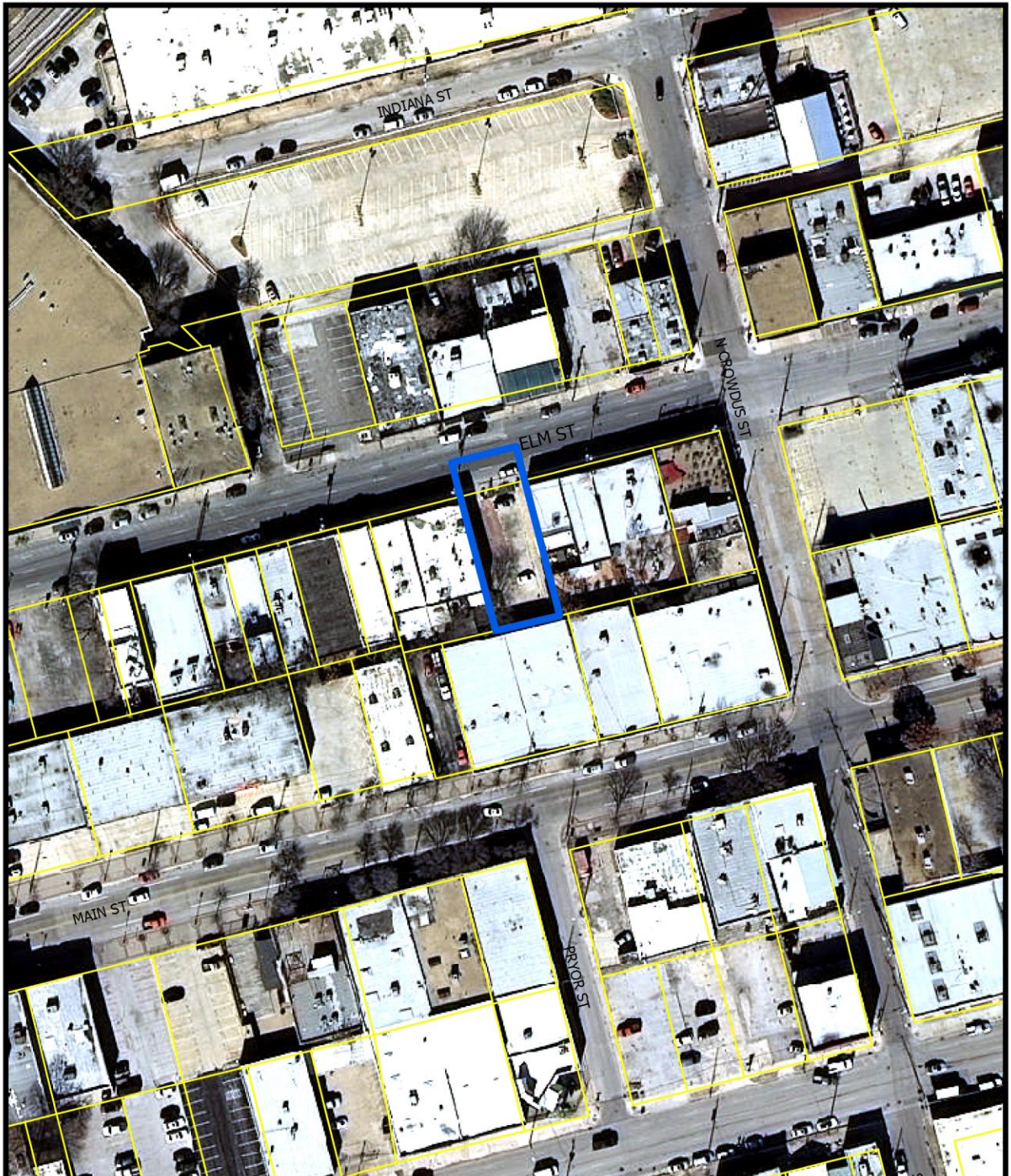


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VICINITY MAP

Case no: Z145-121

Date: 11/19/2014

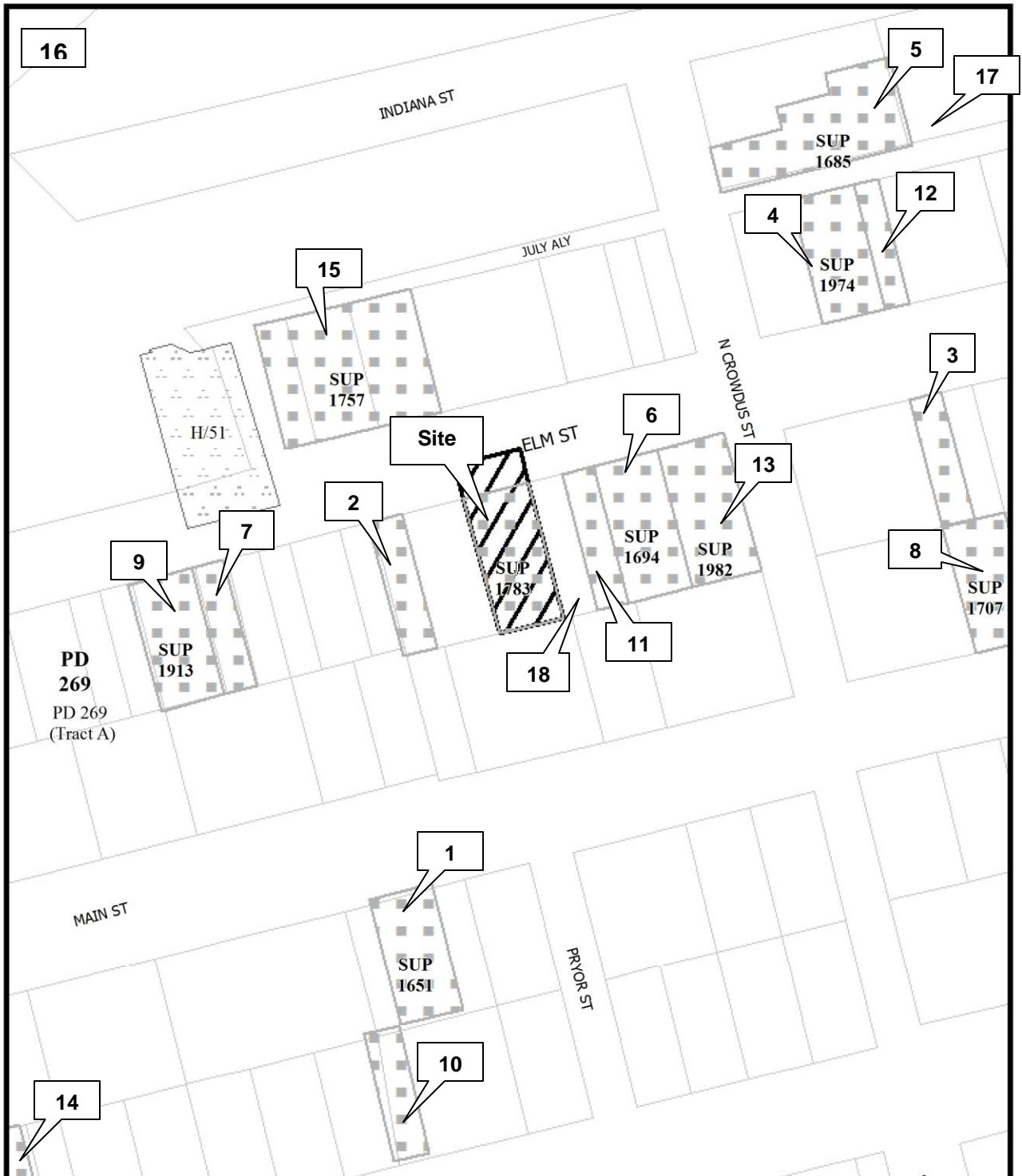


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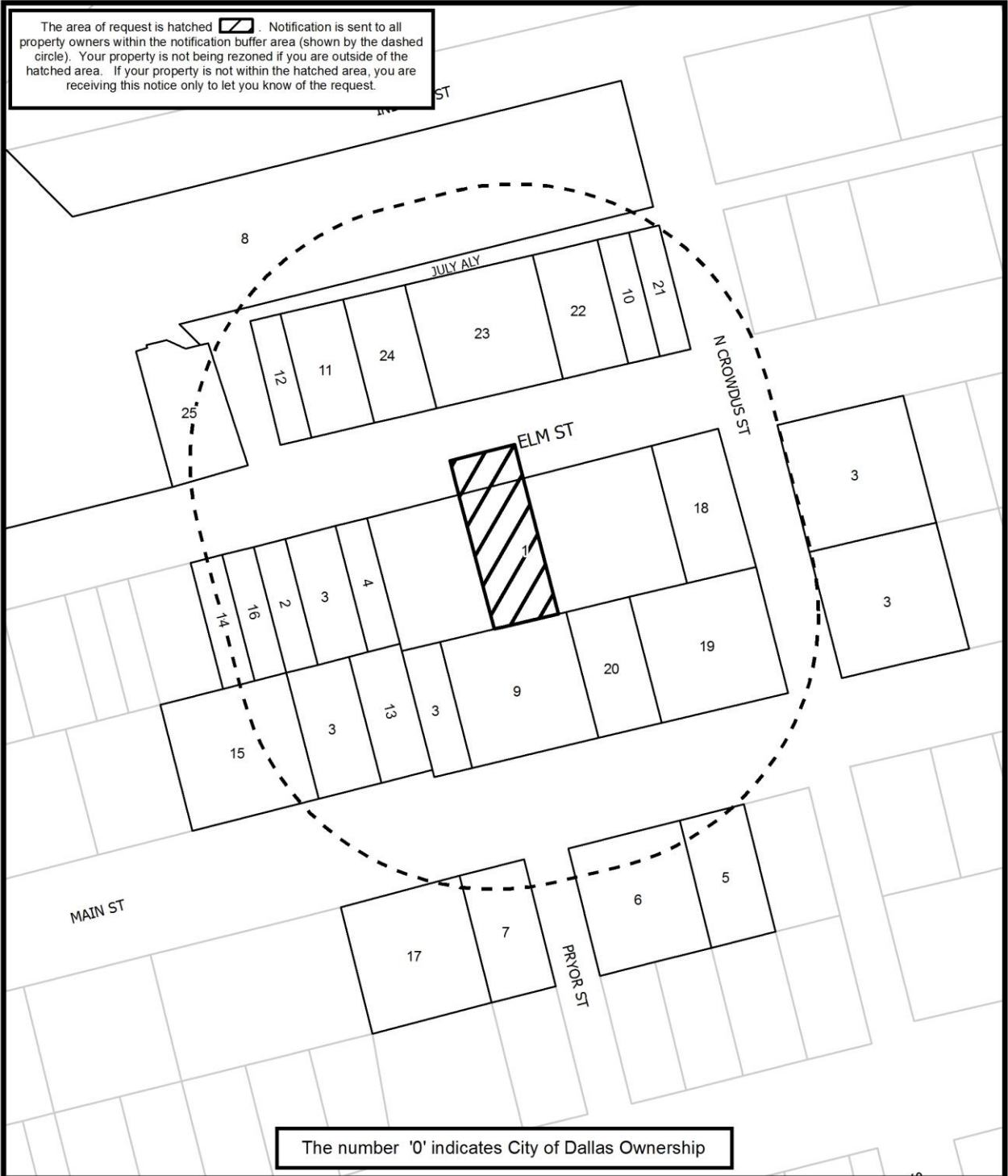
AERIAL MAP

Case no: Z145-121

Date: 11/19/2014



 1:1,200	<h2>ZONING HISTORY</h2>	Case no: <u>Z145-121</u> Date: <u>11/19/2014</u>
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 1:1,200	<h2>NOTIFICATION</h2> <p>  200' AREA OF NOTIFICATION  25 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z145-121 </u> Date: <u> 11/19/2014 </u>
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11/19/2014

Notification List of Property Owners***Z145-121******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2720 ELM ST	ELM STREET REALTY LTD
2	2644 ELM ST	CAMERON PAUL DARREN
3	2647 MAIN ST	42 DEEP ELLUM LP
4	2650 ELM ST	ELM ELM LLC
5	2708 MAIN ST	42 DEEP ELLUM LP
6	2702 MAIN ST	42 DEEP ELLUM LP
7	2656 MAIN ST	SCHWARTZ HYMIE TRUST &
8	2625 ELM ST	UPLIFT EDUCATION
9	2701 MAIN ST	42 DEEP ELLUM LP
10	2721 ELM ST	2723 ELM STREET JV
11	2703 ELM ST	BELMOR CORP
12	2701 ELM ST	BELMOR CORP
13	2649 MAIN ST	42 DEEP ELLUM LP
14	2640 ELM ST	42 DEEP ELLUM LP
15	2639 MAIN ST	42 DEEP ELLUM LP
16	2642 ELM ST	LALCO INC
17	2650 MAIN ST	42 DEEP ELLUM LP
18	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
19	2715 MAIN ST	MAIN PROPERTIES LLC
20	2707 MAIN ST	DEALEY CHRISTOPHER C
21	2723 ELM ST	2723 ELM STREET JV
22	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
23	2713 ELM ST	ELM STREET REALTY LTD
24	2707 ELM ST	BELMOR CORP
25	2639 ELM ST	ELM STREET LOFTS LTD

Planner: Warren F. Ellis

FILE NUMBER: Z145-117(WE) **DATE FILED:** November 3, 2014

LOCATION: South line of Ravenview Road and the west line of South Belt Line Road

COUNCIL DISTRICT: 8 **MAPSCO:** 70-A

SIZE OF REQUEST: Approx. 15.39 acres **CENSUS TRACT:** 171.01

REPRESENTATIVE: Bill Dahlstrom, Jackson Walker LLP

APPLICANT: B.J. Anderson & Associates, Inc.

OWNER: Central 15th, LLC

REQUEST: An application for a CR Community Retail District on property zoned an A(A) Agricultural District.

SUMMARY: The request site is currently undeveloped. The proposed change will permit the construction of a retail development. The applicant is proposing to develop the site with an anchor tenant store that will have approximately 40,000 square feet of floor area, additional in-line retail stores that are approximately 15,000 square feet and several outparcel pad sites that will be designed for restaurant uses.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – There are several single-family dwellings that are contiguous to the proposed development. The rezoning would require the proposed development to provide screening of parking and mechanical equipment as well as a 10-foot buffer along the shared property line with the residential dwellings. There are also special requirements for lighting when adjacent to residential zoning. In addition, the proposed retail development could be developed at the maximum structure height of 54 feet; however, the structures will have to be constructed at least 162 feet from the nearest residential district due to the residential proximity slope. Given the location along Belt Line Road and the code requirements for the protection of residential uses, CR zoning will not have a negative impact on the surrounding properties. The applicant is proposing to develop the site with community serving retail and office uses, which will be in scale with the surrounding uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the surrounding street system can accommodate the anticipated vehicle trips from this CR zoning. This area is rural in nature and as a result the impact of the proposed retail development on the adjacent residential uses should be minimal.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Building Block and is in general compliance with the Comprehensive Plan given the location of the proposed zoning.

BACKGROUND INFORMATION:

- The request site is undeveloped and is adjacent to single family uses to the west.
- On August 30, 2012, the City Plan Commission approved a minor amendment to the development plan and landscape plan that allowed for an accessory electric vehicle charging station. Also, revisions to the off-street parking area to accommodate the charging station area were made and are shown on the development plan.

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

1. **2023-310** On February 11, 2004, the City Council approved Planned Development District No. 672 for CR Community Retail

District uses and termination of deed restrictions on property zoned an A(A) Agricultural District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Belt Line Road	Minor Arterial	100 ft.	100 ft.
Ravenview Road	Local Street	60 ft.	60 ft.

Land Use:

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

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant’s request for a retail development Office development. The request site is located in the Residential Building Block, but in close proximity to the Commercial Center or Corridor Building Block to the south along Belt Line Road.

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

The purpose of the CR district is “to provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.” Chapter 51A has requirements such as buffer yards, and screening of mechanical equipment and parking to mitigate potential negative impacts. More intense uses require a residential adjacency reviews and Special Use Permit, which can impose additional requirements to ensure compatibility. The location of the proposed CR is at an edge and along a major thoroughfare that would indicate CR is a compatible zoning district.

LAND USE

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:

In 2004, the City Council approved PDD No. 672 for CR Community Retail District uses to the northeast of the subject site. The PDD retained the CR District regulations, but prohibited an alcoholic beverage establishment, liquor store and a pawn shop like the deed restrictions that were terminated when the PDD was approved. In addition, the ordinance provided a minimum setback for a “01 Hi-Rise Pole Sign”.

The land uses surrounding the request site consist of several undeveloped tracts of land to the north and east, which are across Ravenview Road and South Belt Line Road, respectively. In addition, there are properties to the south that are also undeveloped.

The proposed retail development is located in close proximity to Interstate 20. The proposed development may have several driveway approaches on South Belt Line Road and Ravenview Road.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

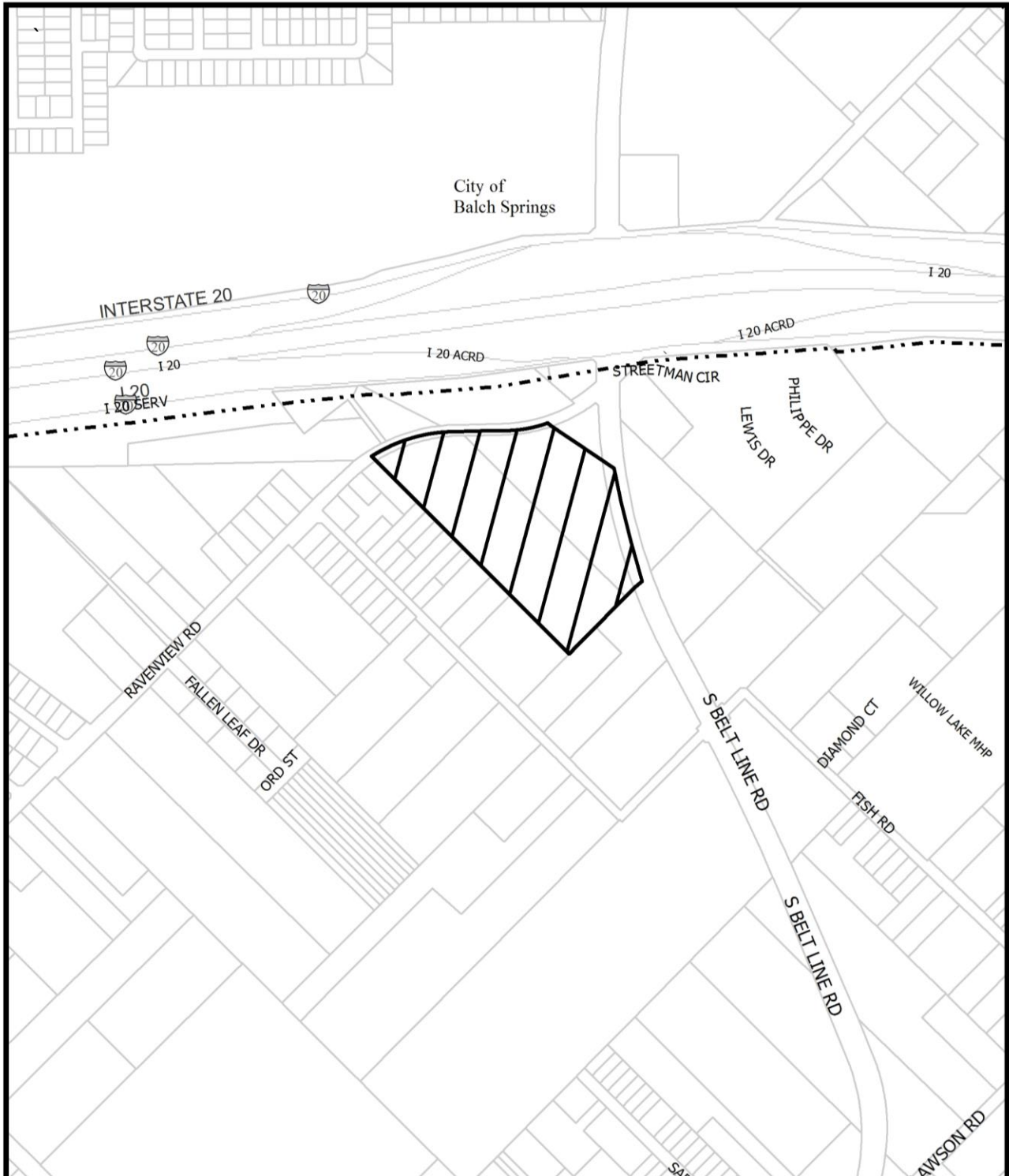
Landscaping: Landscaping must be provided in accordance with Article X, as amended.

LIST OF OFFICERS
B.J. Anderson & Associates, Inc.

- Mike Anderson President/Director
- Terry Anderson Secretary/Treasurer/Director

LIST OF OFFICERS
Central 15th, LLC

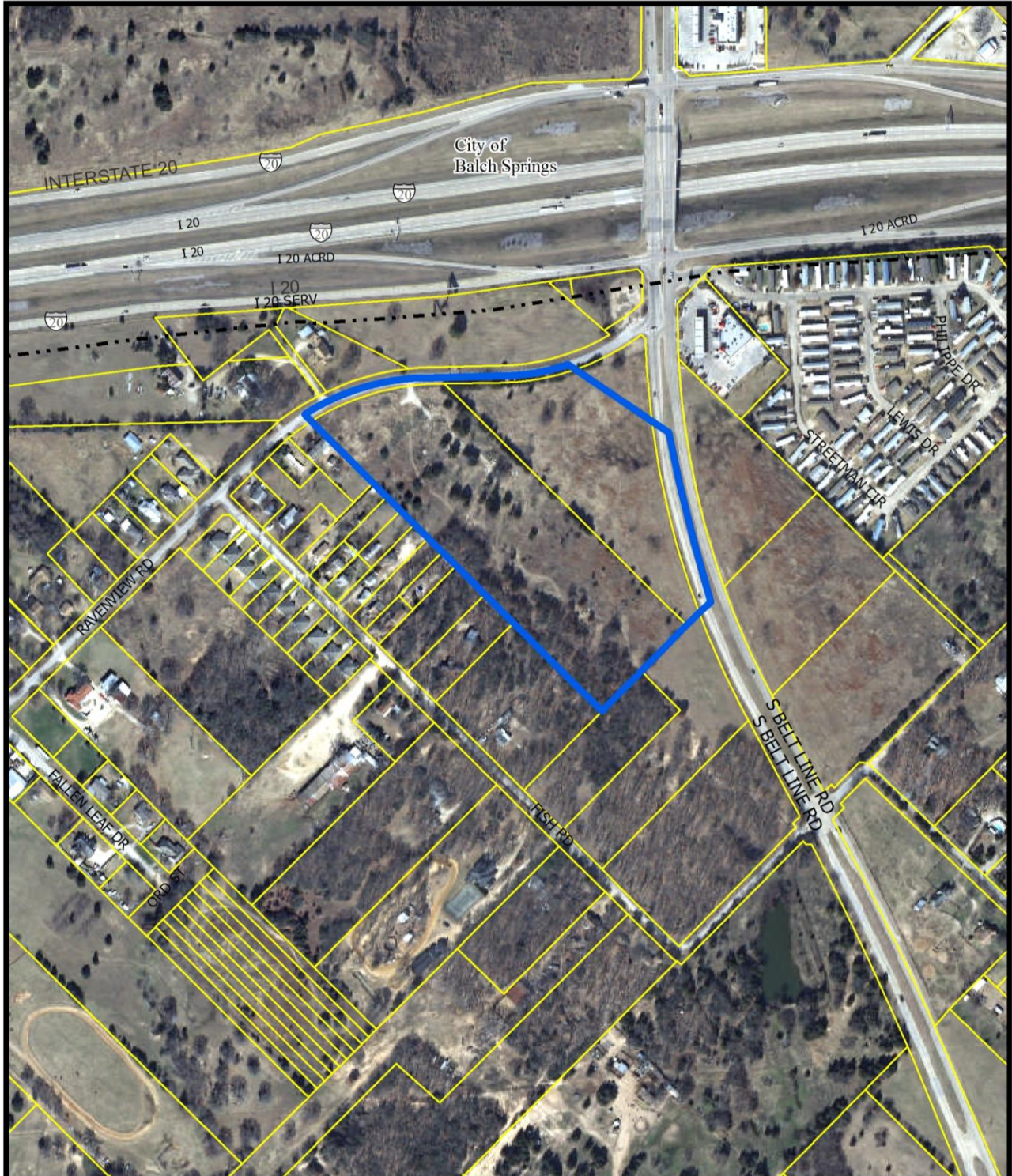
- Charles Cotton Managing Member/Director
- Sydney Thomason Managing Member/Director




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VICINITY MAP

Case no: Z145-117
Date: 11/19/2014

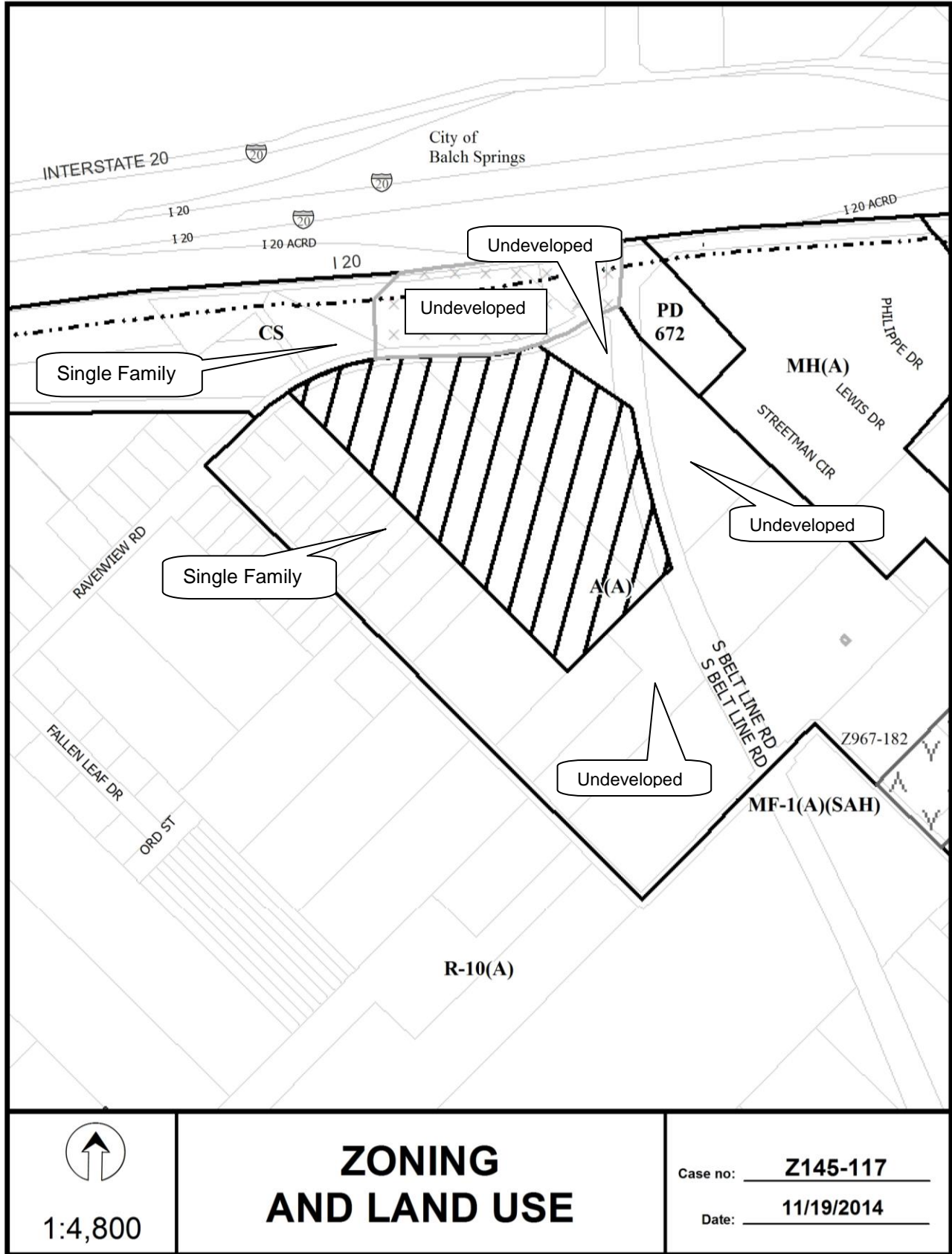


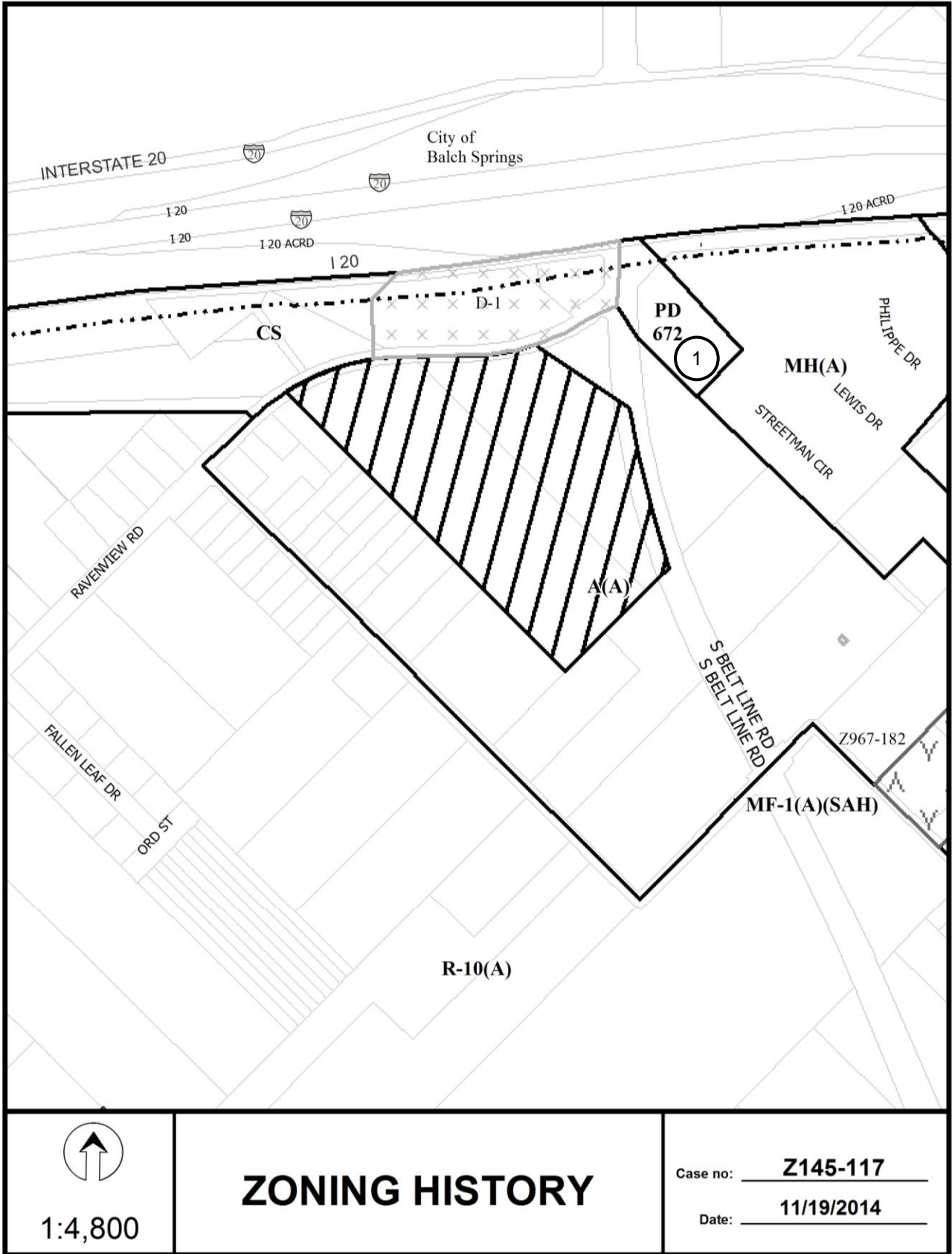
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AERIAL MAP

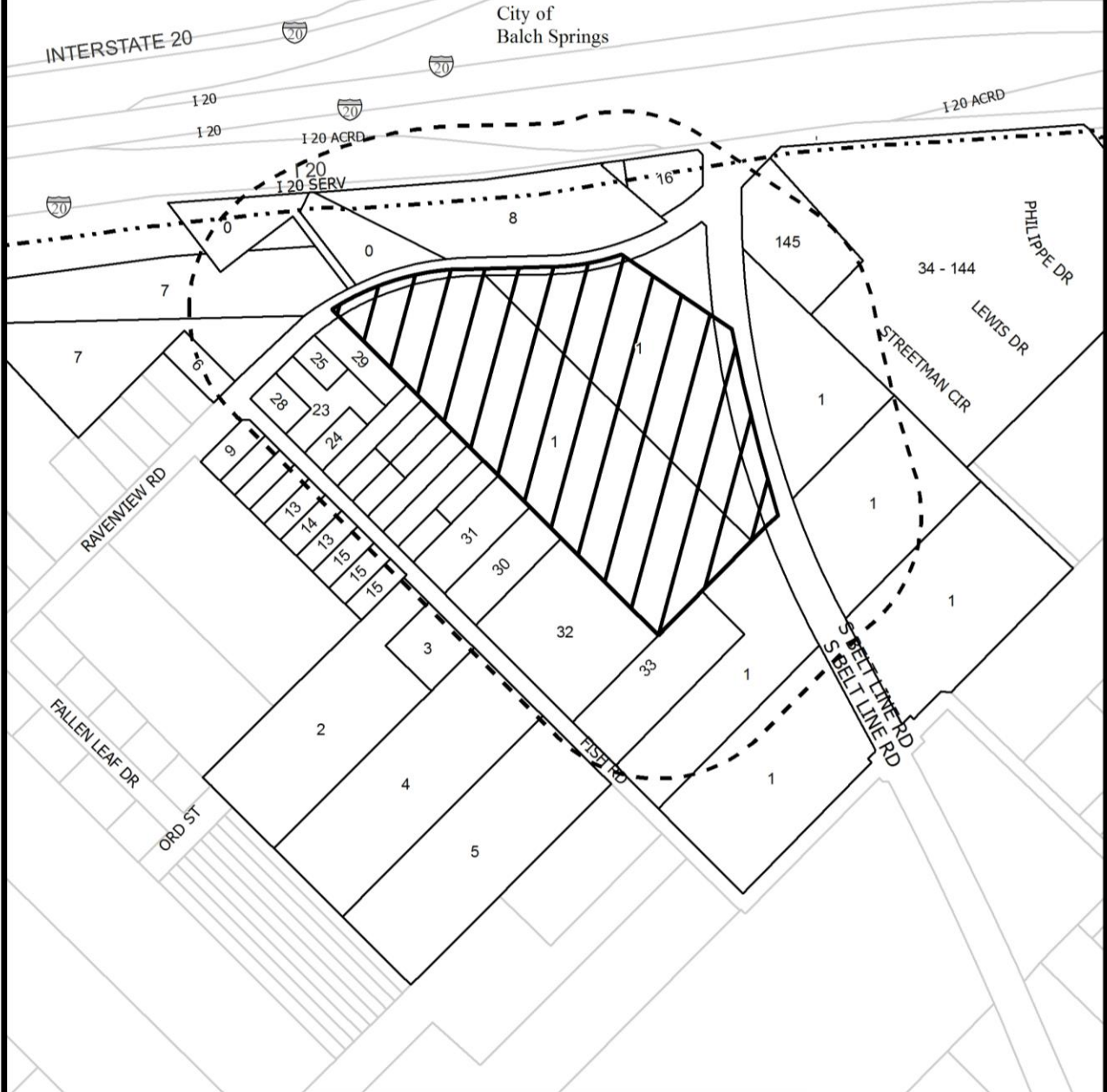
Case no: Z145-117

Date: 11/19/2014





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



The number '0' indicates City of Dallas Ownership

 1:4,800	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  400' AREA OF NOTIFICATION  145 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z145-117 </u> Date: <u> 11/19/2014 </u>
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Notification List of Property Owners

Z145-117

145 Property Owners Notified

Label #	Address	Owner
1	13334 RAVENVIEW RD	CENTRAL 15TH LLC
2	12450 FISH RD	EVANS ROY LIFE ESTATE
3	12636 FISH RD	WEEDON EDRA LIFE ESTATE
4	12710 FISH RD	MERRIMAN LEONARD C
5	12740 FISH RD	KALAFCHI MEHDI
6	13231 RAVENVIEW RD	HENRY BOBBY E
7	13300 RAVENVIEW RD	HOLY GEORGE E
8	13401 RAVENVIEW RD	LUCAS GEORGE F
9	12302 FISH RD	12302 FISH RD TRUST THE
10	12308 FISH RD	TUCKER RONALD W
11	12312 FISH RD	SPIVAK ELLEN
12	12316 FISH RD	GUILLERMO DANIEL
13	12320 FISH RD	PHAM THO
14	12324 FISH RD	VERDE GRANDE CONSTRUCTION LLC
15	12408 FISH RD	COLFIN AI TX 1 LLC
16	101 BELTLINE RD	SOUTHLAND CORP
17	13501 RAVENVIEW RD	NEWHOUSE RODRICK
18	12527 FISH RD	HERRERA ESTHER
19	12515 FISH RD	HERRERA IGNACIO H
20	12523 FISH RD	MOYA EMELIA
21	12519 FISH RD	HERRERA JOE
22	12511 FISH RD	VILLARREAL MARIA
23	12351 FISH RD	GONZALEZ GLORIA
24	1 FISH RD	VILLARREAL MARIA L
25	13312 RAVENVIEW RD	PELAYO SILVERIO &
26	1 FISH RD	CARREON JUAN MARTIN &

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1 FISH RD	HERRERA IGNACIO
28	13302 RAVENVIEW RD	GARCIA ERNEST
29	13316 RAVENVIEW RD	SHEFFIELD LAURA MAE
30	12619 FISH RD	WATKINS GARY
31	78 FISH RD	PILGREEN BLOYCE S &
32	12711 FISH RD	MORENO AGUSTIN &
33	12741 FISH RD	GIVENS GUY JR ET AL
34	100 BELTLINE RD	YES COMPANIES EXP2 LLC
35	100 BELTLINE RD	YES COMMUNITIES
36	100 BELTLINE RD	PATLAN JORGE
37	100 BELTLINE RD	YES COMMUNITIES
38	100 BELTLINE RD	BANDA ADAN R
39	100 BELTLINE RD	ZAVALA ALFONSO
40	100 BELTLINE RD	ROMERO FIDEL
41	100 BELTLINE RD	BATSON BEVERLY
42	100 BELTLINE RD	RODRIGUEZ JOSE AND BERTHA
43	100 BELTLINE RD	RODRIGUEZ JUAN M & BERTHA MARES
44	100 BELTLINE RD	MARITZA AYALA
45	100 BELTLINE RD	GOMEZ ALBERTO
46	100 BELTLINE RD	GARCIA RAMIREZ PAULINO
47	100 BELTLINE RD	GAYTAN ROBERTO
48	100 BELTLINE RD	BARAJAS JOSE
49	100 BELTLINE RD	VAZQUEZ GERSON
50	100 BELTLINE RD	JIMENEZ J JOSE & AVOLOS AURELLIA
51	100 BELTLINE RD	SANTIAGO ESTER
52	100 BELTLINE RD	MARTINEZ HECTOR
53	100 BELTLINE RD	ARROYO ANTONIO
54	100 BELTLINE RD	MORENO DANIEL
55	100 BELTLINE RD	LIMAS SALVADOR
56	100 BELTLINE RD	GARCIA EMMANUEL
57	100 BELTLINE RD	MASCORRO MARIA T

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	100 BELTLINE RD	VILLEDA-GUERRERO JUAN
59	100 BELTLINE RD	RHODES CHARLES L AND HELEN Y
60	100 BELTLINE RD	GALLEGOS RAUL
61	100 BELTLINE RD	CASTILLO MARIA L
62	100 BELTLINE RD	SHOWELL TONYA
63	100 BELTLINE RD	BORREGO SONIA Y
64	100 BELTLINE RD	ALONZO LUIS AND BECERRA NORMA
65	100 BELTLINE RD	ROGERS LASHEILA VANIESE
66	100 BELTLINE RD	MONCADA IRINEO
67	100 BELTLINE RD	TAPIA DELFINO
68	100 BELTLINE RD	MACEDO FRANCIS & QUEZADA
69	100 BELTLINE RD	MARTINEZ CRUZ
70	100 BELTLINE RD	ORTEGA JUAN
71	100 BELTLINE RD	PACHECO BRIANDA
72	100 BELTLINE RD	IBARRA VERONICA
73	100 BELTLINE RD	CASTORENA DANIEL & SANDRA
74	100 BELTLINE RD	MENDOZA LAURA
75	100 BELTLINE RD	RODRIGUEZ HILARIO
76	100 BELTLINE RD	WATSON WELBY
77	100 BELTLINE RD	OLIVA GERARDO &
78	100 BELTLINE RD	GUTIERREZ ROLANDO
79	100 BELTLINE RD	FLOWERS EDMUND & SHALA LAROSE
80	100 BELTLINE RD	GARCIA EBER
81	100 BELTLINE RD	ALVAREZ RODRIGUEZ DENISE G
82	100 BELTLINE RD	GARCIA LETICIA
83	100 BELTLINE RD	JIMENEZ BEATRIZ
84	100 BELTLINE RD	LOREDO ROBERTO
85	100 BELTLINE RD	ESTRADA-MUNOZ FRANCISCO
86	100 BELTLINE RD	MENDOZA MARISOL & REYNOSO PABLO D
87	100 BELTLINE RD	RUIZ LORENA
88	100 BELTLINE RD	GONZALEZ ENRIQUETA

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	100 BELTLINE RD	RAMIREZ JOEL
90	100 BELTLINE RD	ZAVALA ALFONZO
91	100 BELTLINE RD	FUENTE DELA
92	100 BELTLINE RD	ALVAREZ JUAN
93	100 BELTLINE RD	SANCHEZ ARANEIDA
94	100 BELTLINE RD	YES HOMESALES EXP LLC
95	100 BELTLINE RD	CASTILLO MARIO & LAURA
96	100 BELTLINE RD	CALVERY ELIZABETH
97	100 BELTLINE RD	PEREZ MAYRA
98	100 BELTLINE RD	ABONZA ISIDRO
99	100 BELTLINE RD	GUEVARA FAUSTO & LYDIA
100	100 BELTLINE RD	RAMIREZ ALMA ROCIO
101	100 BELTLINE RD	LUGO AMADO
102	100 BELTLINE RD	FURRH TED
103	100 BELTLINE RD	GARZA MARIA
104	100 BELTLINE RD	URBANO ISIDORO
105	100 BELTLINE RD	TOLAND RUTH
106	100 BELTLINE RD	CAMPUZMANO VICTORICO
107	100 BELTLINE RD	MIRELES ARTURO
108	100 BELTLINE RD	ARAUJO GUADALUPE & PAULA
109	100 BELTLINE RD	RODRIGUEZ LAURA
110	100 BELTLINE RD	SAUCEDO JACOBO
111	100 BELTLINE RD	GARCIA-CRUZ FELIPE
112	100 BELTLINE RD	REYNOLDS LINDA DIANNE
113	100 BELTLINE RD	TEJEDA MIGUEL
114	100 BELTLINE RD	DIAZ FERNANDO
115	100 BELTLINE RD	LULE ANTONIO
116	100 BELTLINE RD	GONZALEZ-GARCIA ESPERANZA
117	100 BELTLINE RD	PALOMONO MAXIMINO
118	100 BELTLINE RD	SANCHEZ JUAN
119	100 BELTLINE RD	RODRIGUEZ ABRAHAM

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	100 BELTLINE RD	LULE JESUS
121	100 BELTLINE RD	SANCHEZ MIGUEL
122	100 BELTLINE RD	DICKERSON DOROTHY
123	100 BELTLINE RD	LOYA LUIS & MORALES A
124	100 BELTLINE RD	DILLARD JAMES
125	100 BELTLINE RD	GARBALENA MARIA
126	100 BELTLINE RD	JOHNSON MICHAEL
127	100 BELTLINE RD	VALDIVIA MIGUEL &HERMINIA
128	100 BELTLINE RD	BARRERA EDUARDO
129	100 BELTLINE RD	MURRAY MAUDIE
130	100 BELTLINE RD	BOZEMAN TOMMY
131	100 BELTLINE RD	DEMKO LEROY
132	100 BELTLINE RD	TORREZ ANNA
133	100 BELTLINE RD	OCHOA FILEMON
134	100 BELTLINE RD	DAVIS ADRIANA RIBEIRO
135	100 BELTLINE RD	SERVIN GERARDA
136	100 BELTLINE RD	VILLALPANDO ELOY
137	100 BELTLINE RD	STOVALL JIMMY
138	100 BELTLINE RD	CLOYD HOMES
139	100 BELTLINE RD	PRATHER MARIA
140	100 BELTLINE RD	WEATHERFORD SUSAN
141	100 BELTLINE RD	MARTINEZ-GONZALES JOEL
142	100 BELTLINE RD	LUNA FELIPE I BARRIENTOS
143	100 BELTLINE RD	RANGEL VANESSA
144	100 BELTLINE RD	FRANCISCO JESUS & ANTONIA
145	102 BELTLINE RD	ALMO INVESTMENT LTD

FILE NUMBER: Z134-323(RB)

DATE FILED: August 28, 2014

LOCATION: East line of North Central Expressway, south of Haskell Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-C

SIZE OF REQUEST: Approx. 8.68 Acres

CENSUS TRACT: 16

APPLICANT/OWNER: Uptown Cityplace, LLC

REPRESENTATIVE: Suzan Kedron

REQUEST: An application for an amendment to Planned Development District No. 183 for certain MU-3 Mixed Use District Uses.

SUMMARY: The applicant is proposing to revise certain development standards (remove number of permitted stories, allow for new structures on the north and south sides of the main tower), revise off-street parking provisions, and add two permitted uses.

STAFF RECOMMENDATION: Hold under advisement until January 22, 2015.

PRIOR CPC ACTION: On December 4, 2014, the City Plan Commission held this request under advisement until January 8, 2015.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to revised conditions based upon:

1. *Performance impacts upon surrounding property* – The proposed amendments will not significantly alter permitted uses on the property; thus, will remain consistent in scale with the high-density, mixed use environment of recent development projects in the immediate area.
2. *Traffic impact* – Trip generations will be consistent with existing demands of adjacent projects with no impact on the surrounding street system, while providing for close proximity to mass transit options.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.

Zoning History:

File No.	Request, Disposition, and Date
1. Z112-265	On May 22, 2013, the City Council approved a PDD for MU-3 District Uses, and approved a new subdistrict within PDD No. 305.
2. Z112-150	On May 23, 2012, the City Council approved an amendment to Tract I of Planned Development District No. 375 for mixed uses.
3. Z101-319	On December 14, 2012, the City Council approved a WMU-8 Walkable Urban Mixed Use District.
4. Z089-135	On October 14, 2009, the City Council approved the creation of two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses.
5. Z134-162	On October 23, 2014, the CPC recommended approval of a Planned Development District for MU-3 District Uses. Pending a December 10, 2002 City Council public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
North Central Expressway	Freeway; Variable Width ROW

Z134-323(RB)

Haskell Avenue

Principal Arterial; 150' and 160' ROW

Weldon Street

Local; 50' ROW

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

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

On February 6, 1985, the City Council approved the creation of PDD No. 183 for MU-3 Mixed Use District Uses. Two amendments have been adopted by City Council (November 11, 1992 and October 14, 2009). The site is developed with an office tower, expansive landscaping and an adjacent parcel, across Weldon Street at its terminus

with the northbound service road of North Central Expressway which is improved with a utility structure that serves the development.

The applicant is proposing revisions to capture the following: 1) a 'restrictive' mini-warehouse use; 2) extended stay hotel or motel use that requires access to individual rooms or suites from an inside corridor; 3) revise off-street parking provisions; 4) remove the maximum number of stories; and, 5) remove requirements for certain amendments to the development plan (i.e., minor amendment), revised off-street parking provisions are requested to be considered.

Surrounding land use consists of a mix of uses, with an emphasis of high density residential (multifamily) served by area retail/restaurant/entertainment uses all within close proximity to DART's Cityplace/Uptown station and the McKinney Avenue Transit Authority's (M Line) Cityplace Station (access to both via underground connection below the existing office tower. It should be noted the M Line possesses 15 minute headways during peak hours to facilitate crosstown options within the trolley's service area. Consideration of high density developments are generally encouraged and supported when located with one-quarter mile of mass transit options with compressed headways during peak hours, those times normally utilized as tenants/employees commute to and from home to their professional destinations. Additionally, local bus routes have designated stops along the site's two main frontages.

The applicant has worked with staff to address anticipated development across the site, inclusive of two additions to be oriented along the northbound service road of North Central Expressway on both sides of the existing office tower. At this time, all revisions, exclusive of requested off-street parking reductions (see Parking, below) and compliance of the minor amendment process for certain revisions (see attached ordinance) have been addressed.

As staff has not received the applicant's parking study, it is being recommended to hold this under advisement pending receipt and analysis of the study.

Parking: Off-street parking was established by a previous parking study, prepared by a traffic engineer and reviewed by the city's engineer. At the time, based on permitted development rights (see ordinance for maximums per use category), along with proximity to the Cityplace/Uptown DART Station, a minimum of 3,406 off-street parking spaces were required.

At this time, the applicant has requested a reduction of required off-street parking (from 3,406 to 3,200 spaces).

Z134-323(RB)

Landscaping: The site is heavily landscaped and is in compliance with the attached landscape plans. No revisions are being requested at this time.

It should be noted that as the site pursues additional development, landscaping (along with development plan) will require CPC approval prior to issuance of any building permits.

Z134-323(RB)

Applicant/Owner
Officers

Darryl Parmenter
Andrew Weiss
Stephen Bronner
John Davidson
Michael Loftis
Christopher McGrew
Jeffrey Granoff

STAFF RECOMMENDED CONDITIONS

ARTICLE 183.

PD 183.

SEC. 51P-183.101. LEGISLATIVE HISTORY.

PD 183 was established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985. Ordinance No. 18578 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18578 was amended by Ordinance No. 21478, passed by the Dallas City Council on November 11, 1992. (Ord. Nos. 10962; 18578; 21478; 24826; 27703)

SEC. 51P-183.102. PROPERTY LOCATION AND SIZE.

PD 183 is established on property generally located on the east side of North Central Expressway, south of Haskell Avenue. The size of PD 183 is approximately 12.6008 acres. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.103. CREATION OF TRACTS

This district is divided into Tracts 1 and 2 as shown on the Tract 1 conceptual plan/Tract 2 development plan (Exhibit 183A). (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) **COOLING TOWER** means an open-topped structure in which a heat removal devise is used to transfer, process, and release into the atmosphere heat from the mechanical equipment used to run a building.

(2) **DATA CENTER** means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devises.

(3) **EXECUTIVE STORAGE** means a climate controlled storage area for the inside storage of goods or wares with access to the storage area limited to an internal corridor or from within a main structure located on the Property.

(~~3~~ 4) **HEALTH CLUB** means a facility operated to promote physical fitness and where manipulated massage or exercises are practiced on the human body with or without the use of mechanical, therapeutic, or bathing devises.

(4 5) MECHANICAL PLANT means a facility that houses the mechanical equipment necessary to support and maintain a building, including HVAC, plumbing, lighting, and other similar equipment.

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

(c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 183A: Tract 1 conceptual plan/Tract 2 development plan.
- (2) Exhibit 183B: Tract 2 landscape plan.
- (3) Exhibit 183C: Existing streetscape tree plan. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.106. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

(a) In general. Development and use of the Property must comply with the Tract 1 conceptual plan/Tract 2 development plan. If there is a conflict between the text of this article and the Tract 1 conceptual plan/Tract 2 development plan, the text of this article controls.

(b) Tract 1. The Tract 1 portion of the Tract 1 conceptual plan/Tract 2 development plan is the conceptual plan for Tract 1. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 1. Tract 1 may be developed in phases. If there is a conflict between the text of this article and an approved development plan, the text of this article controls.

(c) Tract 2.

(1) The Tract 2 portion of the Tract 1 conceptual plan/Tract 2 development plan is the development plan for Tract 2. (Ord. Nos. 21478; 24826; 27703)

Applicant requested:

(2) Up to 10,000 square feet of additional floor area may be added to structures existing on Tract 2 as of August 1, 2014 without the necessity of amending the approved Tract 1 conceptual plan/Tract 2 development plan. Such additional floor area may be partially located on Tract 1 so long as attached to structures located on Tract 2.

Staff recommended:

Require compliance with the amendment/minor amendment process.

SEC. 51P-183.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-3 Mixed Use District, subject to the same conditions applicable in the MU-3 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this district; etc.

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

- Cooling tower.
- Data center.
- Executive storage.
- Extended stay hotel or motel [Rooms must be accessed from an internal corridor or elevator].
- Financial institution with drive-in window.
- Health club.
- Mechanical plant.
- Radio, television, or microwave tower.
- Restaurant with drive-in or drive-through service.
- Restaurant without drive-in or drive-through service.
- Transit passenger shelter.
- Transit passenger station or transfer center.

(c) The following main uses are prohibited:

- Auto service center.
- Car wash.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Crop production.
- Duplex.
- Extended stay hotel or motel.
- Foster home.
- Gas drilling and production.
- General merchandise food store 100,000 square feet or more.
- Halfway house.
- Heliport.
- Helistop.
- Labor hall.
- Medical/infectious waste incinerator.
- Mortuary, funeral home, or commercial wedding chapel.
- Open-enrollment charter school or private school.
- Overnight general purpose shelter.
- Public school other than open-enrollment charter school.
- Recycling buy-back center.

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- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.108. ACCESSORY USES.

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

(b) The following accessory use is not permitted:

- Accessory medical/infectious waste incinerator. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard. No minimum front yard is required.

(b) Side and rear yard. No minimum side or rear yard is required.

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) Tract 1.

(A) Except as provided in this paragraph, no maximum floor area.

(B) For retail uses, maximum floor area is 100,000 square feet.

(2) Tract 2.

(A) Except as provided in this paragraph, maximum floor area is 1,371,477 square feet, excluding mechanical plant and cooling tower uses.

(B) For retail uses, maximum floor area is 60,000 square feet.

(C) For a health club use, maximum floor area is 50,000 square feet.

(e) Height.

(1) Tract 1. Maximum structure height is 175 feet.

(2) Tract 2 (A) Maximum structure height is 556 feet, except that habitable space is not permitted above 546 feet in height.

~~(B) Any additions to the tower that exists on October 14, 2009 must have the same facade materials as the existing tower.~~

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

(g) Lot size. No minimum lot size.

(h) Stories.

(1) Tract 1. ~~M~~ No maximum number of stories. ~~above grade is 10.~~

(2) Tract 2. Maximum number of stories above grade is 42. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.110. FACADE TREATMENT.

No exterior facade of any building may contain highly reflective glass. For purposes of this section, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.111. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific loading requirements for each use.

Applicant requested:

(b) A minimum of ~~3,406~~ 3,200 off-street parking spaces must be provided below grade.

Staff recommended:

Retain: (b) A minimum of 3,406 off-street parking spaces must be provided below grade.

(c) A maximum of 110 off-street parking spaces are permitted ~~above~~ at grade, except that off-street parking spaces may not be located between a building facade and Haskell Avenue or between a building facade and Weldon Street. At grade parking spaces wholly enclosed within a parking structure are not considered at grade. (Ord. Nos. 21478; 24826; 26102; 27703)

(d) All aboveground parking structures must be wrapped by a building or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves.

Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent property.

SEC. 51P-183.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 18578; 24826; 26102)

SEC. 51P-183.113. LANDSCAPING.

(a) In general.

(1) Open space.

(A) A minimum of 10 percent of a lot or building site must be open space meeting the following requirements:

(i) Open space must be a contiguous area that is a minimum of 150 square feet. Parkways may not be counted toward the required open space.

(ii) Open space must be unobstructed to the sky and contain no structures.

(iii) Open spaces must be landscape areas that may include turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these materials.

(B) The Tract 1 development plan and the Tract 2 landscape plan must include:

(i) the location of the open space on each lot or building site and

(ii) a table showing the square footage of each lot or building site and the open space square footage provided for that lot.

(2) Existing streetscape tree plan.

(A) Trees shown on the existing streetscape tree plan (Exhibit 183C) may only be removed or replaced in accordance with the tree preservation, removal, and replacement provisions in Division 51A-10.130.

(B) Replacement trees provided for mitigation purposes may be located in the right-of-way.

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

(b) Tract 1.

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

(2) For each landscape plan submitted with the application for a building permit, an artificial lot may be created to satisfy the requirements of Article X.

(3) Trees shown in Tract 1 on the existing streetscape tree plan may count toward Article X requirements.

(c) Tract 2.

(1) Landscaping must be provided as shown on the landscape plan. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(d) Private license granted.

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

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

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

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

~~(e) Parkway landscape permit.~~

~~(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating new trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

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

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

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

~~(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right of way. (Ord. Nos. 21478; 24826; 27703)~~

SEC. 51P-183.114. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. Nos. 21478; 24826; 27703)

SEC. 51P-183.115. ADDITIONAL PROVISIONS.

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

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(b) Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. 27703)

Applicant requested:

(c) Ingress and egress for the existing parking ramps may be amended without the requirement of an amendment to the Tract 1 conceptual plan/Tract 2 development plan.

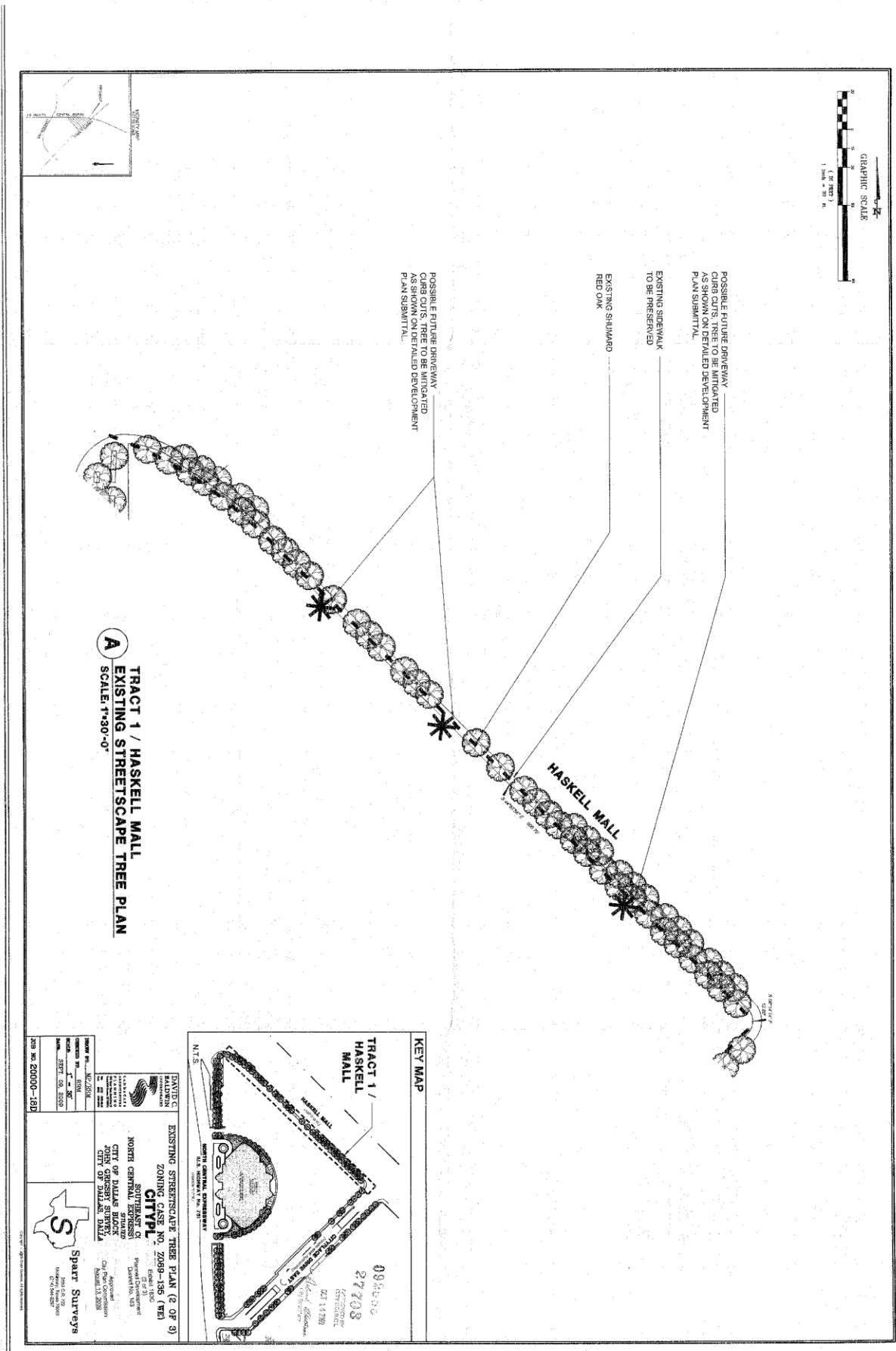
Staff recommended:

Require compliance with the amendment/minor amendment process.

SEC. 51P-183.116. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27703)



A
TRACT 1 / HASKELL MALL
EXISTING STREETScape TREE PLAN
 SCALE: 1"=30'-0"

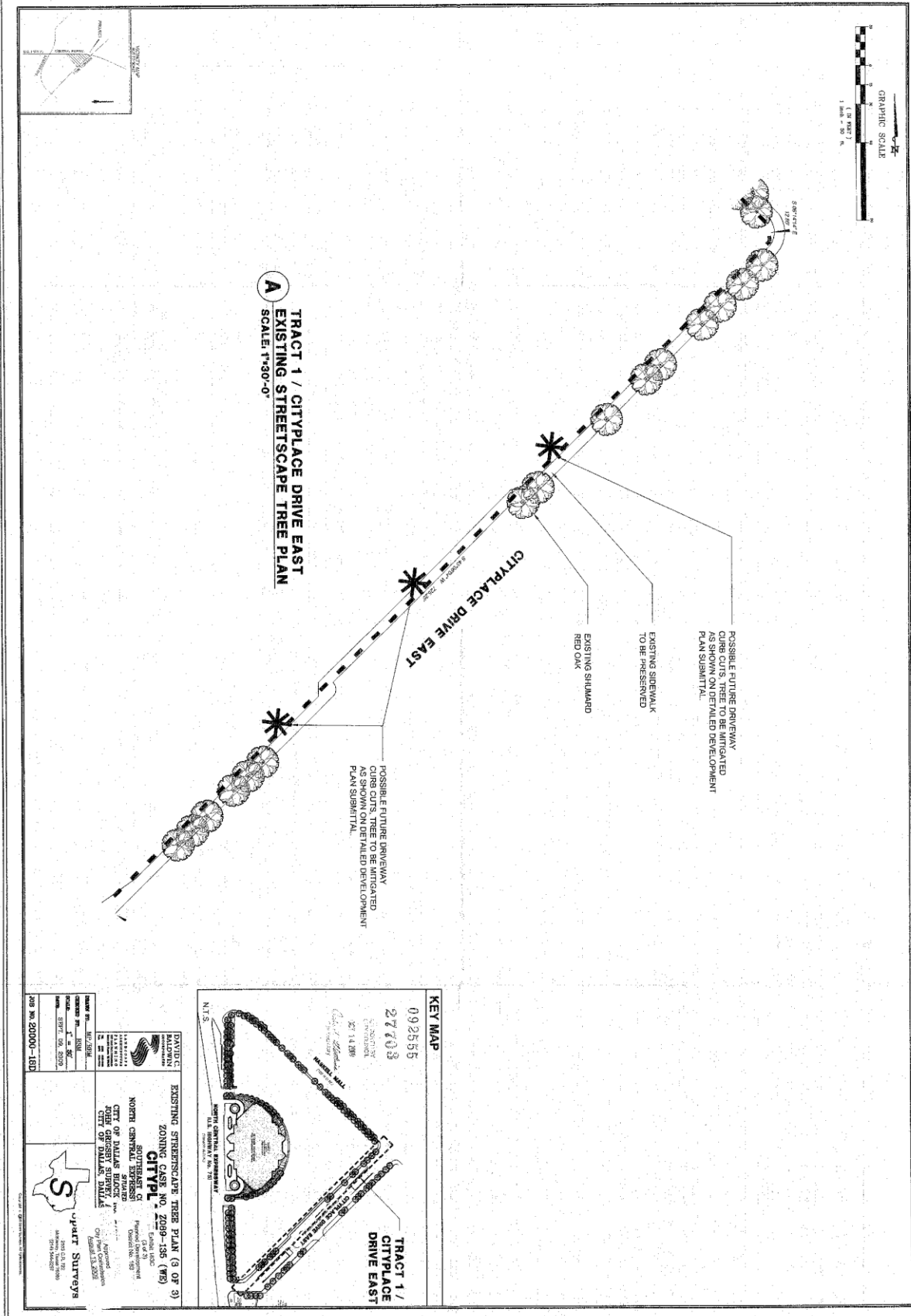
KEY MAP

DAVID C. SPART
 ARCHITECT
 27703
 088000
 14720000
 021 147200

EXISTING STREETScape TREE PLAN (2 OF 3)
 ZONING CASE NO. 2099-156 (M3)
CITYPL
 SOUTHEAST CITY
 NORTH CENTRAL BLOCK
 CITY OF DALLAS
 CITY OF DALLAS DATA

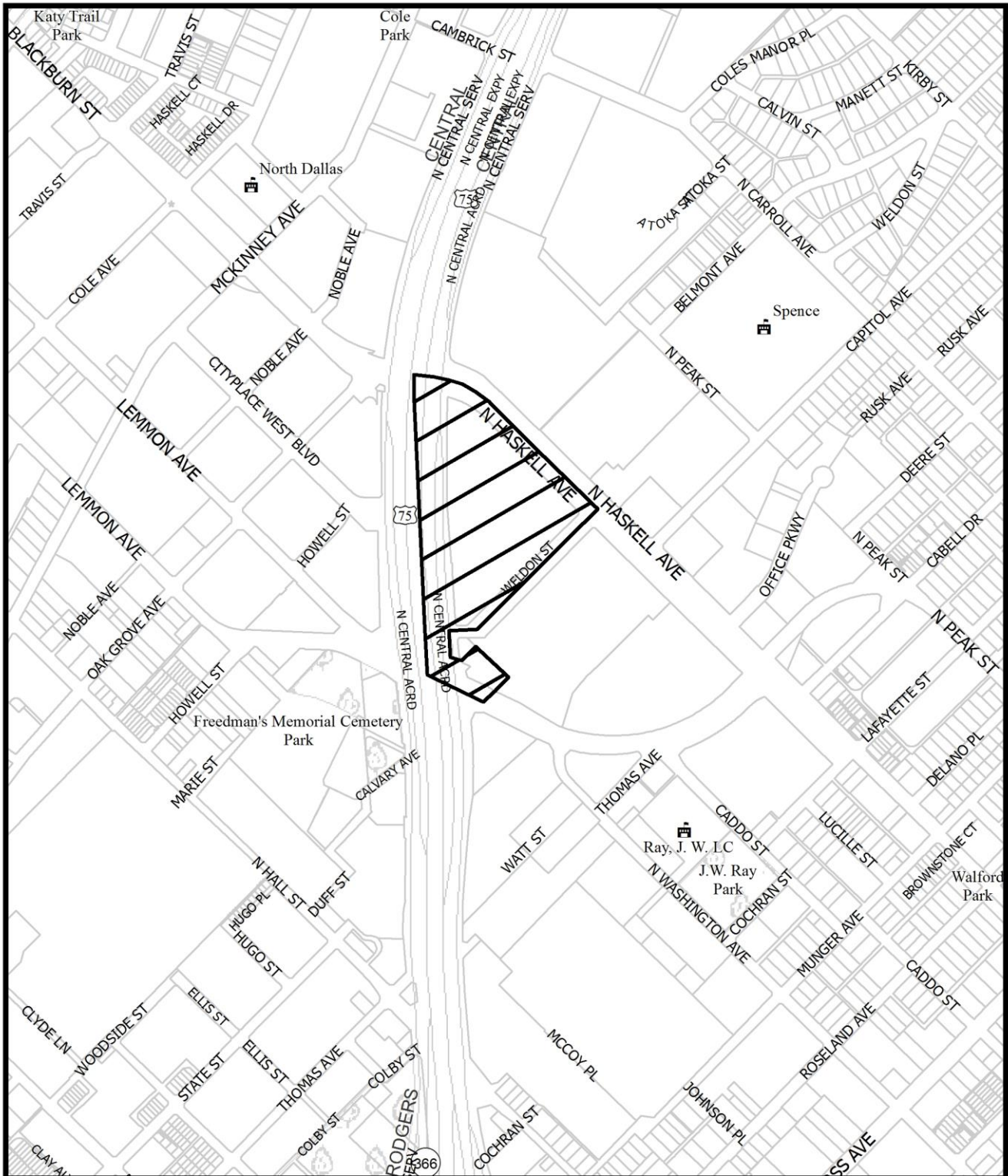
Spart Surveyors
 2801 S. W. 10th
 Suite 100
 Dallas, TX 75210
 Phone: 214.343.1234
 Fax: 214.343.1235
 www.spartsurveyors.com

DATE: 08/20/2014
 SHEET NO. 20000-18D



A
TRACT 1 / CITYPLACE DRIVE EAST
EXISTING STREETScape TREE PLAN
 SCALE: 1"=50'-0"

<p>KEY MAP</p> <p>092555 27703 32714386</p> <p>TRACT 1 / CITYPLACE DRIVE EAST</p>		<p>EXISTING STREETScape TREE PLAN (3 OF 3) ZONING CASE NO. 2009-155 (MS) CITPL</p> <p>CITY OF DALLAS STAFFED NORTH CENTRAL DISTRICT JOHN GREGORY SUDNEY, J. CITY OF DALLAS, DALLAS</p> <p>City of Dallas Planning Department 1500 Marilla Street, Suite 500 Dallas, TX 75201 Phone: (214) 670-5200 Fax: (214) 670-5200</p> <p>City of Dallas Planning Department 1500 Marilla Street, Suite 500 Dallas, TX 75201 Phone: (214) 670-5200 Fax: (214) 670-5200</p>
<p>DATE: 05/11/2009 DRAWN BY: J. SUDNEY CHECKED BY: J. SUDNEY DATE: 05/11/2009</p> <p>APP NO. 200900-155</p>		

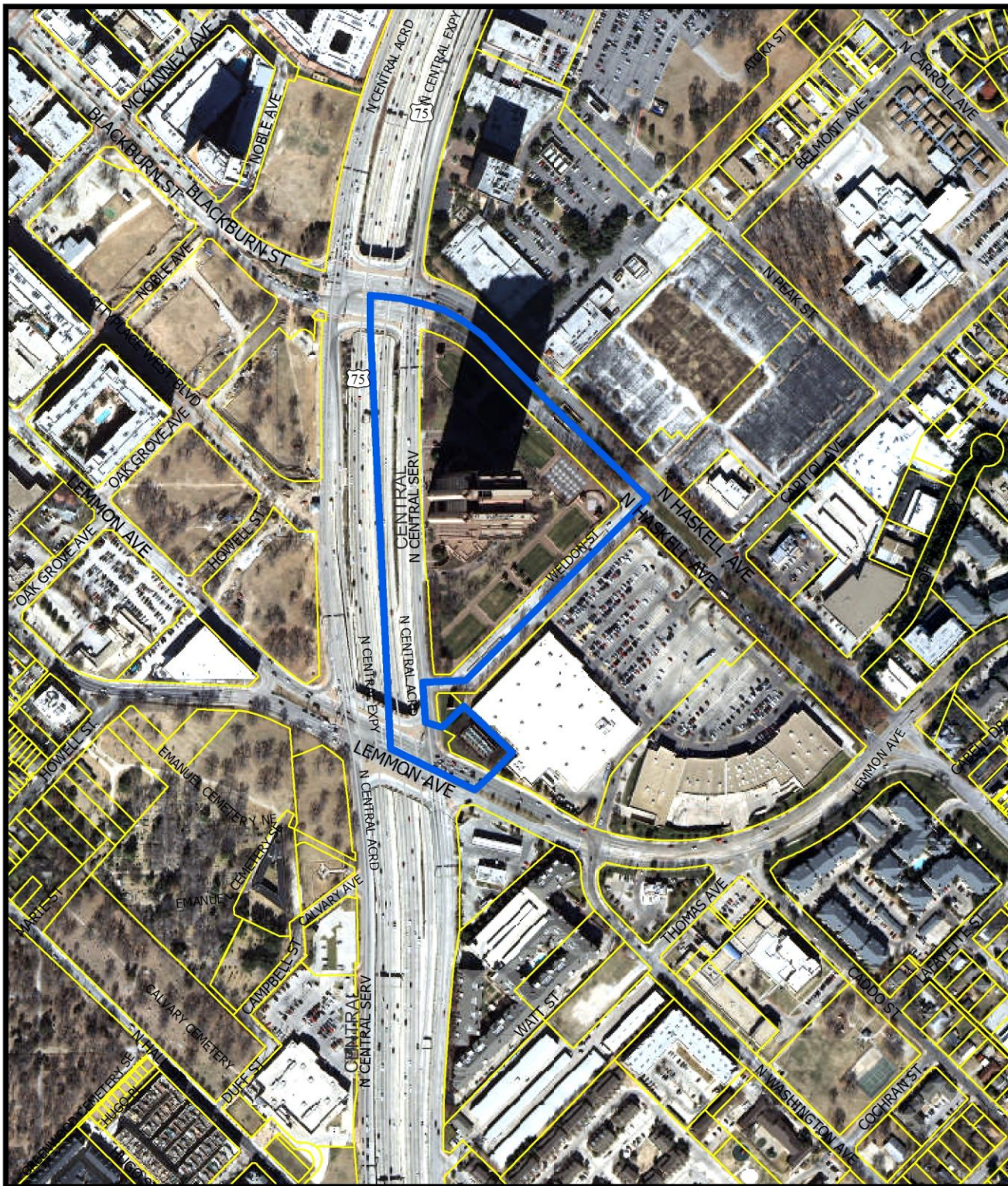


1:7,200

VICINITY MAP

Case no: Z134-323

Date: 10/14/2014

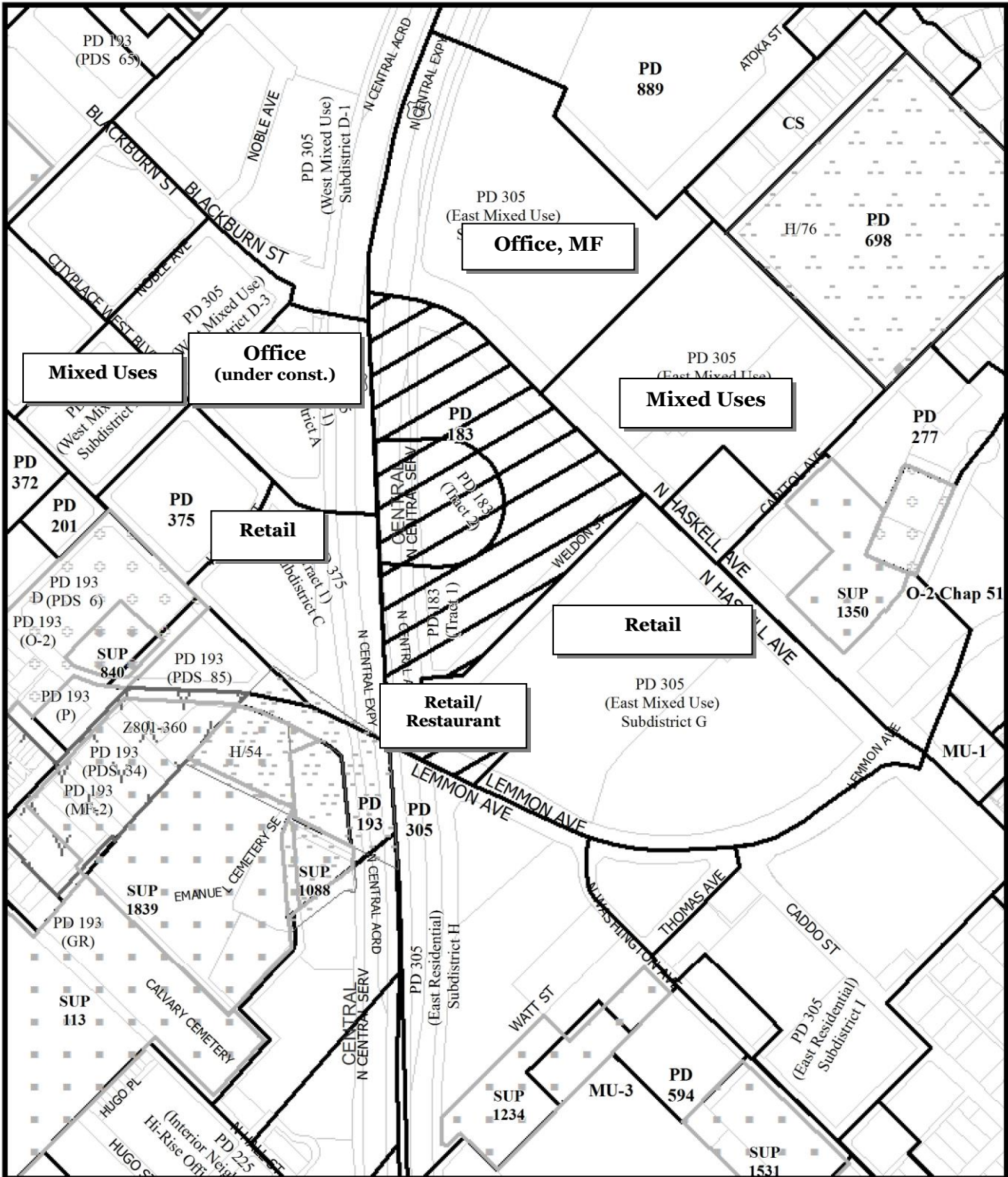


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AERIAL MAP

Case no: Z134-323

Date: 10/14/2014

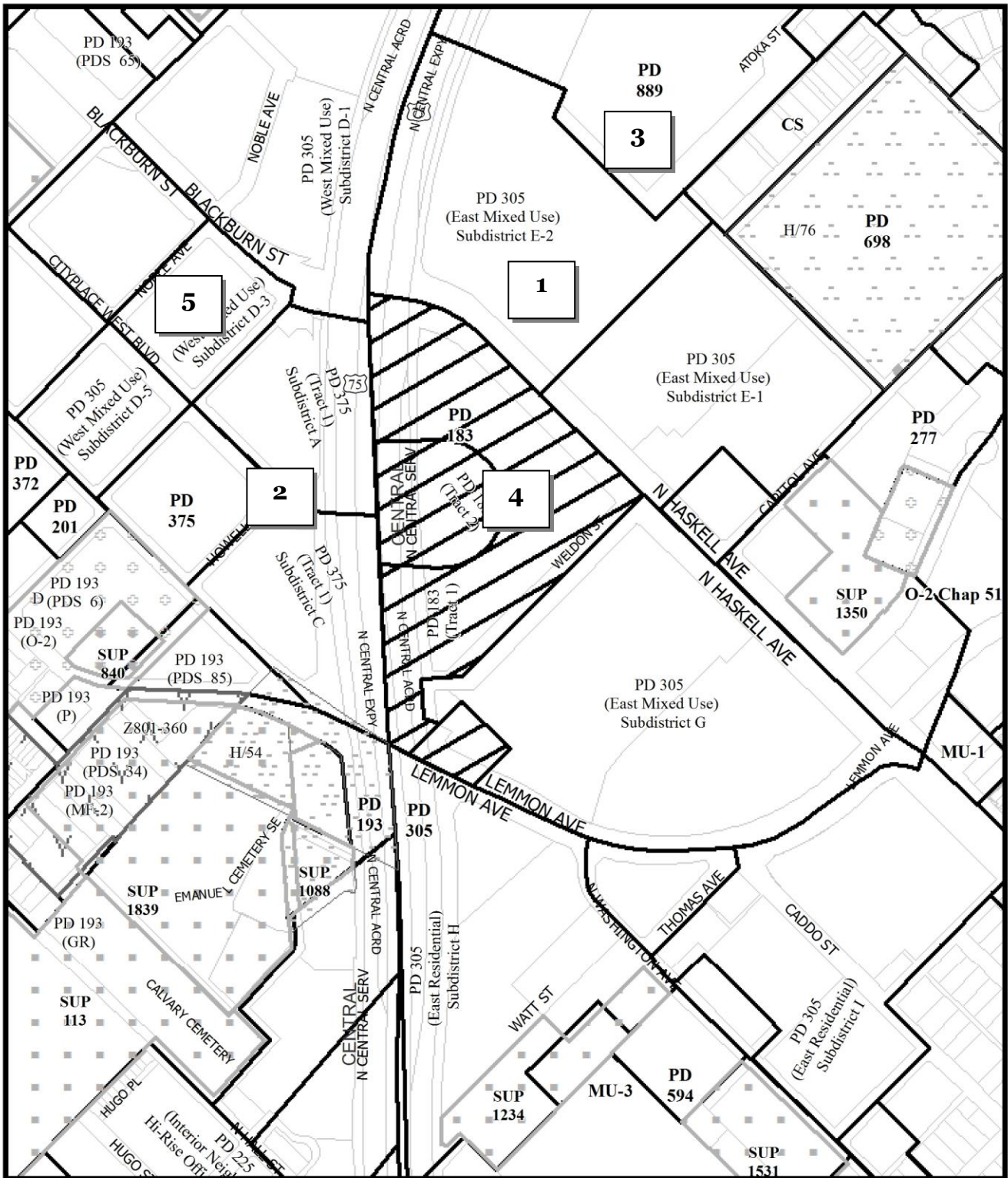


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ZONING AND LAND USE

Case no: Z134-323

Date: 10/14/2014




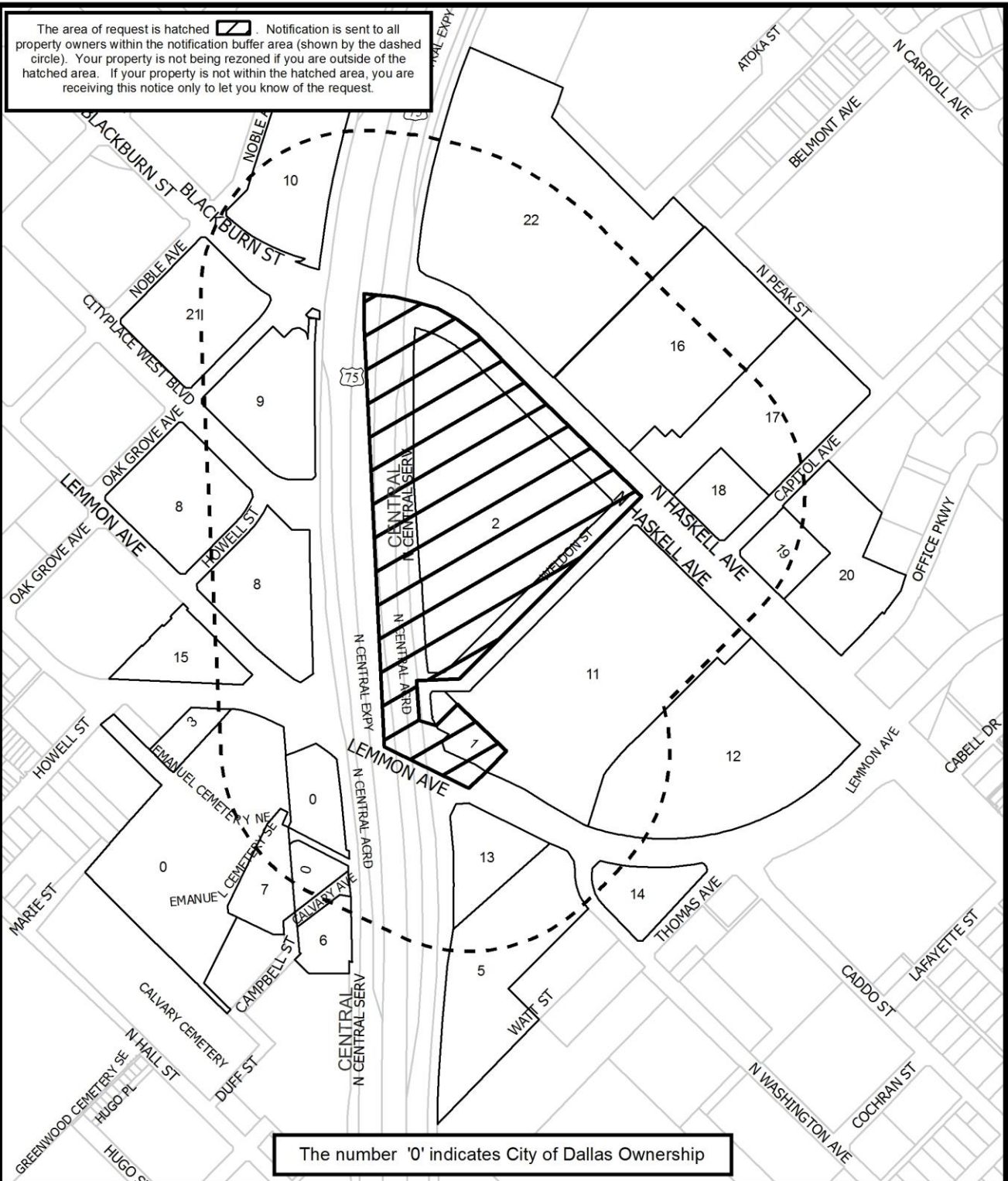
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ZONING HISTORY

Case no: **Z134-323**

Date: **10/14/2014**

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



The number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

500'

AREA OF NOTIFICATION

22

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-323**

Date: **10/14/2014**

10/14/2014

Notification List of Property Owners***Z134-323******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2602 CENTRAL EXPY	UPTOWN CITYPLACE LLC
2	2711 HASKELL AVE	UPTOWN CITYPLACE LLC
3	2700 LEMMON AVE	TEMPLE EMANU EL
4	2703 CENTRAL EXPY	KIR CITYPLACE MARKET L P
5	2403 WASHINGTON AVE	MFREVF CITYPLACE LLC
6	2400 CENTRAL EXPY	WALMART REAL ESTATE BUSINESS TRUST
7	3491 CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
8	2889 CITYPLACE BLVD	BLACKBURN CENTRAL
9	2801 CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
10	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
11	2417 HASKELL AVE	DAYTON HUDSON CORP
12	2415 HASKELL AVE	KIR CITYPLACE MARKET L P
13	2503 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
14	2404 WASHINGTON AVE	TACO BELL OF AMERICA INC
15	2727 LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
16	2660 HASKELL AVE	GATEWAY CITYVILLE INC
17	2600 HASKELL AVE	KROGER TEXAS LP
18	2500 HASKELL AVE	SCHMIDT 1980 DECEDENTS TRUST
19	2428 HASKELL AVE	WHATABURGER INC
20	2420 HASKELL AVE	SHURGARD FREMONT PTNR II
21	2901 BLACKBURN	BLACKBURN CENTRAL
22	3972 CENTRAL EXPY	AFFILIATED COMPUTER SVC

FILE NUMBER: Z134-304OTH)

DATE FILED: August 8, 2014

LOCATION: On the north corner of Live Oak Street and North Fitzhugh Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46-A

SIZE OF REQUEST: ±0.51 Acres

CENSUS TRACT: 15.04

REPRESENTATIVE: Charles Price

OWNER/APPLICANT: Charles Price

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to utilize the property for a wedding chapel and receptions. However, all land uses in CR would be permitted. After meeting with the Peak's Addition Homeowners Association (PANA), the applicant has decided to volunteer deed restrictions to limit the use of the property to some of the CR Community Retail District uses to lessen the potential for any negative impact on the surrounding neighborhood. Some of these uses include alcoholic beverage establishment, ambulance service, general merchandise store with drive-through, motor vehicle fueling station, to mention a few.

STAFF RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On December 18, 2014, the City Plan Commission held this case under advisement to give the applicant an opportunity to revisit the volunteered deed restrictions at his request and to meet with the surrounding neighborhood.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area. The property is adjacent to undeveloped land zoned multifamily, and surrounded by vacant land, multifamily, retail and single family uses. Staff believes the use of the property will be compatible with the surrounding area and existing development, thus staff's recommendation is approval.
2. *Traffic impact* – The applicant is proposing to eliminate the access point to the property located at the corner of Fitzhugh Avenue and Live Oak to avoid any traffic issues in the area due to the use. Rezoning of this parcel will not have a negative impact on the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. The requested zoning district is consistent with the Urban Neighborhood Building Block.

Zoning History:

There have not been any recent zoning changes in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Live Oak Street	Minor Arterial	80 feet
Fitzhugh Avenue	Local	50 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Vacant structures
Northeast	CR, MF-2(A), H/131	Undeveloped & retail
Southeast	MF-2(A),	Undeveloped, multifamily & single family
Southwest	MF-2(A)	Community garden, single family, multifamily and undeveloped
Northwest	MU-2(A), CR	Retail & single family

STAFF ANALYSIS:

Comprehensive Plan:

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

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

The requested zoning district is consistent with the Urban Neighborhood Building Block and provides for a variety uses for the area.

Land Use Compatibility:

The 0.51 acres of land is developed with a 3,728-square-foot main structure and a 294-square-foot porte cochere, a detached garage, and a detached servant’s quarters. The property was utilized by the previous owner as a group residential facility. The applicant and present owner have been renovating the structure that was built in the 1920s.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

PROPOSED DEED RESTRICTIONS

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

I.

The undersigned, Charles R. Price , an individual ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the John Grigsby Survey, Abstract No. 495 , City Block 9/730 of College Hill Addition , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by The Blood N fire Foundation, Dallas, a Texas Non-Profit Corporation , by deed dated July 9, 2014 , and recorded in Volume 93 , Page 194 , in the Deed Records of _____ County, Texas, and being more particularly described as follows:

4901 Live Oak Street

Being a portion of Lot 12, Block 9/730, College Hill Addition, in the City of Dallas, Dallas County, Texas, according to the Map, thereof recorded in Volume 93, Page 194, Map Records Dallas County, Texas, same being that tract of land conveyed to Blood N Fire Dallas Foundation, by deed recorded in Volume 2002118, Page 6076, Deed Records, Dallas County, Texas;

COMMENCING at the intersection of the northwesterly right-of-way line of Live Oak Street (an 80 foot right-of-way) with the northeasterly right-of-way line of Fitzhugh Avenue (a 50 foot right-of-way);

THENCE North 45 degrees 05 minutes 28 seconds East along the northwesterly right-of-way line of said Live Oak Street, a distance of 90 feet to a 3/4 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed McShane Live Oak Dallas, LP, a Texas limited partnership, by deed recorded in Instrument Number 20080032495, Official Public Records, Dallas County, Texas and being the POINT OF BEGINNING;

THENCE South 45 degrees 05 minutes 28 seconds West, along the Northwest line of said Live Oak Street, a distance of 76.25 feet to a 1/2 inch iron rod set for corner;

THENCE North 87 degrees 47 minutes 29 seconds West, a distance of 20.18 feet to a 1/2 inch iron rod set for corner, said corner being along the Northwest line of said Fitzhugh Avenue;

THENCE North 44 degrees 50 minutes 32 seconds West along the Northeast line of said Fitzhugh Avenue, a distance of 235.21 feet to a 1/2 inch iron rod set for corner, said corner being the South corner of that tract of land conveyed to Jose Luis Lopez, by deed recorded in Volume 2203202, Page 10659, Deed Records, Dallas County, Texas;

THENCE North 45 degrees 05 minutes 28 seconds East, along the Southeast line of said Lopez tract, a distance of 90.00 feet to a 1/2 inch iron rod set for corner, said corner being the East corner of said Lopez tract and along the Southwest line of said McShane Live Oak tract;

THENCE South 44 degrees 50 minutes 32 seconds East, along the Southwest line of said McShane Live Oak Dallas tract, a distance of 250.00 feet to the POINT OF BEGINNING and containing 22,398 square feet or 0.51 acres.

II.

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

- 1) Except as provided in this Article, the only permitted uses are those listed below

Main uses permitted.

- (A) Agricultural uses.

--Crop production.

- (B) Commercial and business service uses.

--Catering service.

- (C) Industrial uses.

--Gas drilling and production. [SUP]

--Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

- (D) Institutional and community service uses.

--Adult day care facility.

--Cemetery or mausoleum. [SUP]

--Child-care facility.

--Church.

--College, university, or seminary.

--Community service center. [SUP]

--Convalescent and nursing homes, hospice care, and related institutions. [RAR]

--Convent or monastery.

--Hospital. *[SUP]*

--Library, art gallery, or museum.

--Private school other than an open-enrollment charter school. *[RAR]*

(E) Lodging uses.

--Lodging or boarding house. *[SUP]*

(F) Miscellaneous uses.

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

--Temporary construction or sales office.

(G) Office uses.

--Office.

(H) Recreation uses.

--Country club with private membership.

--Private recreation center, club, or area.

--Public park, playground, or golf course.

(I) Residential uses.

--College dormitory, fraternity, or sorority house.

(J) Retail and personal service uses.

--Commercial amusement (inside). *[See Section [51A-4.210 \(b\)\(7\)\(B\).](#)]*

--Commercial amusement (outside). *[SUP]*

--Mortuary, funeral home, or commercial wedding chapel, limited to a wedding chapel.

--Personal service uses. *[Limited to a Photography Studio]*

--Restaurant without drive-in or drive-through service. *[RAR]*

(K) Transportation uses.

--Transit passenger shelter.

--Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(L) Utility and public service uses.

- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*
- Police or fire station.
- Post office.
- Radio, television or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section [51A-4.212\(10.1\)](#).]*
- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[See Section [51A-4.213 \(11.2\)](#).]*
- Recycling drop-off for special occasion collection. *[See Section [51A-4.213 \(11.3\)](#).]*

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 21 day of November, 2014 .

Owner

By: _____

Printed Name: Charles R. Price _____

Title: _____

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

No Property Lienholder or Mortgagee

By: _____

Printed Name: _____

Title: _____

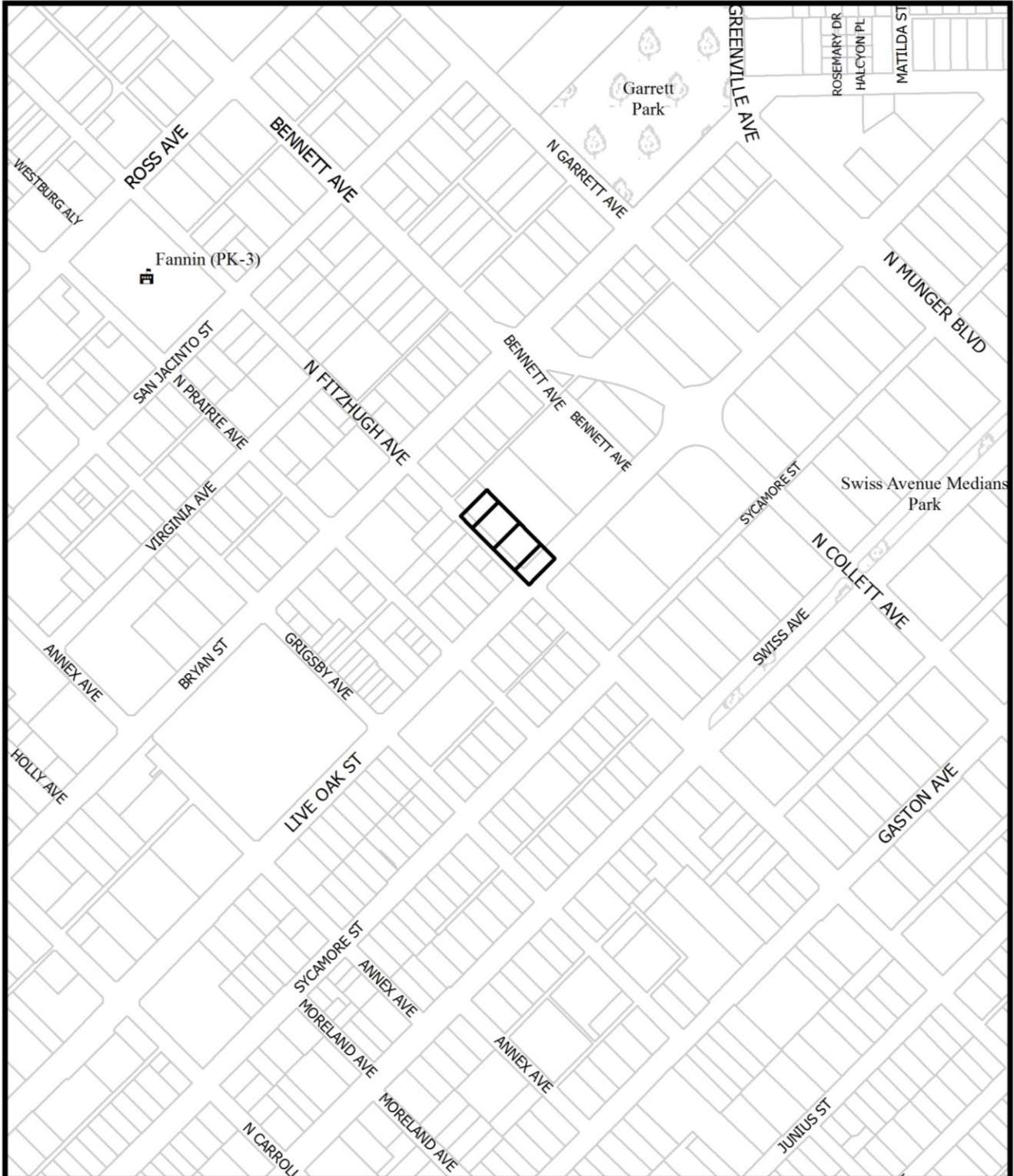
APPROVED AS TO FORM:
WARREN M.S. ERNST, City Attorney

By: _____

Z134-304(OTH)

Assistant City Attorney

Z134-304(OTH)

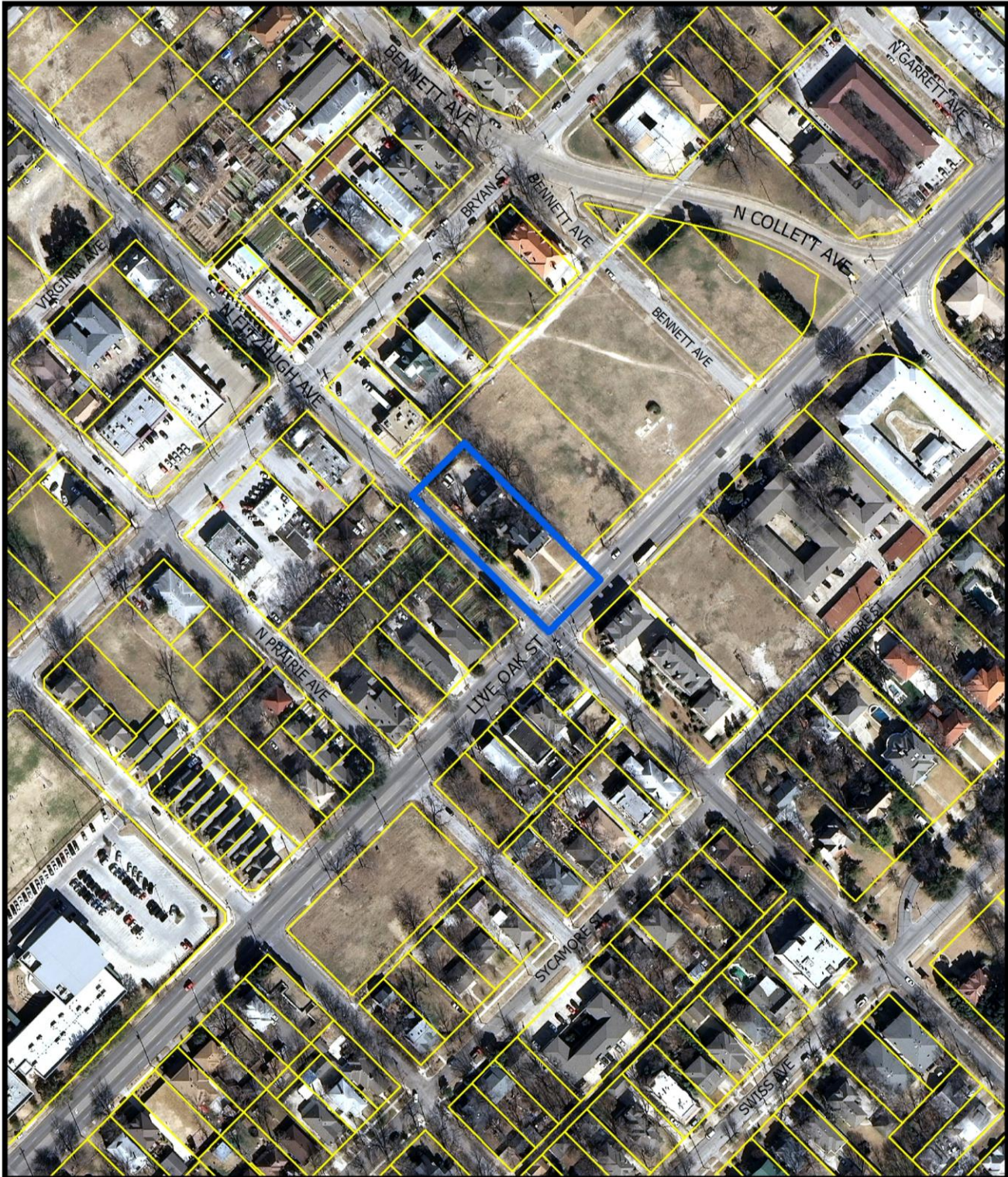


1:4,800

VICINITY MAP

Case no: Z134-304

Date: 10/29/2014

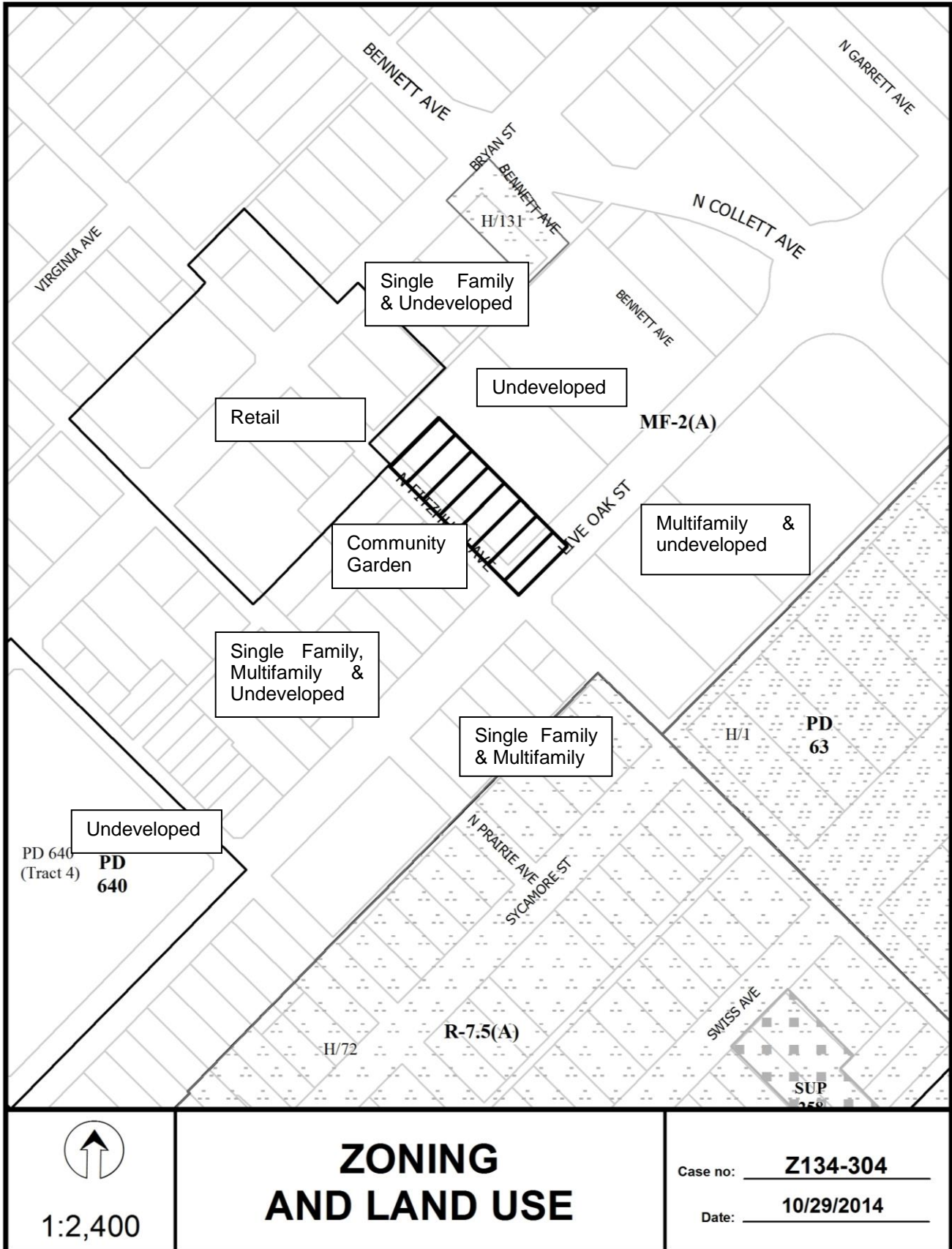



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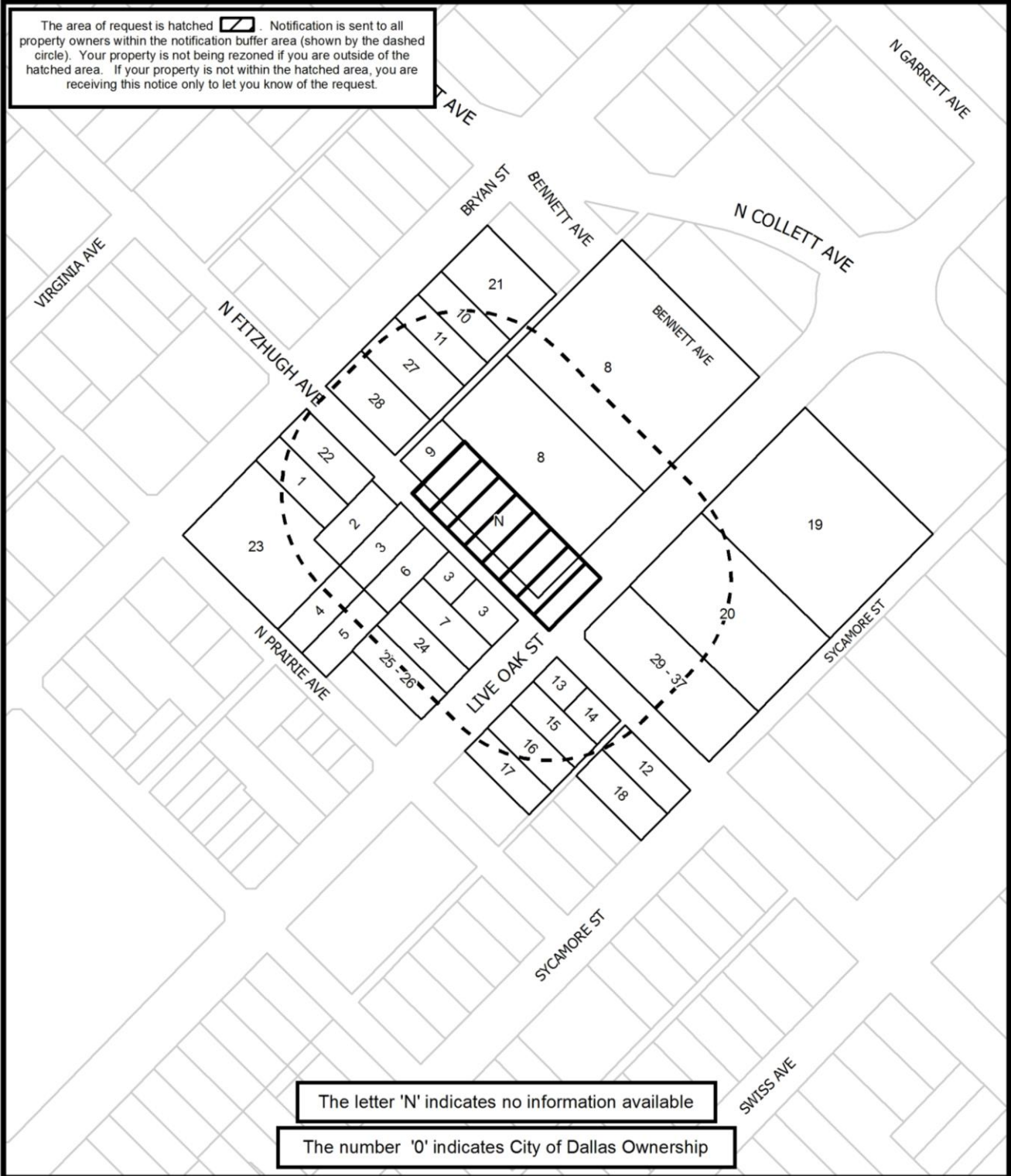
AERIAL MAP

Case no: Z134-304

Date: 10/29/2014




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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
37 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-304**
Date: **10/29/2014**

10/29/2014

Notification List of Property Owners***Z134-304******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4820 BRYAN ST	LE HAI P
2	1319 FITZHUGH AVE	KHOURN THAY & SIEM SAY
3	1315 FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
4	1316 PRAIRIE AVE	RODARTE ALICE
5	1312 PRAIRIE AVE	MINERAL PARTNERS LP
6	1307 FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
7	4815 LIVE OAK ST	MARSON INVESTMENTS LLC
8	4909 LIVE OAK ST	MCHANE LIVE OAK DALLAS LP
9	1318 FITZHUGH AVE	LOPEZ JOSE LUIS
10	4918 BRYAN ST	5020 BRYAN LP
11	4912 BRYAN ST	JUREK PROPERTIES LTD
12	4819 SYCAMORE ST	CASINO PPTIES INC
13	4820 LIVE OAK ST	BLOCK STEVEN R
14	1215 FITZHUGH AVE	BLOCK STEVEN
15	4812 LIVE OAK ST	BLOCK STEVEN
16	4810 LIVE OAK ST	MAGELLAN FUNDING PARTNERS FUND I LP
17	4806 LIVE OAK ST	ANTONETTI ROBERTO C &
18	4813 SYCAMORE ST	HALL DANIEL W &
19	4928 LIVE OAK ST	EDAL LTD
20	4906 LIVE OAK ST	LIVE OAK RESIDENCES LP
21	4924 BRYAN ST	OUR FRIENDS PLACE
22	4822 BRYAN ST	LE HAI P
23	4812 BRYAN ST	RODARTE DENNIS MANUAL
24	4811 LIVE OAK ST	GAINES LUCILLE
25	4805 LIVE OAK ST	ABCO CAPITAL CORP
26	4805 LIVE OAK ST	OT & C LLC

Z134-304(OTH)

10/29/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4908 BRYAN ST	PRICE CHARLES R
28	4900 BRYAN ST	HEMANI ABBAS A
29	4904 LIVE OAK ST	PAYNE DEBORAH A
30	4904 LIVE OAK ST	JONES BRANDON A
31	4904 LIVE OAK ST	FARES KATHLEEN T
32	4904 LIVE OAK ST	DIETERLEN BROOKE
33	4904 LIVE OAK ST	STEPHENS DAVID W
34	4904 LIVE OAK ST	BAZAN SHERRI & ANTHONY D
35	4904 LIVE OAK ST	VERDURA SARA
36	4904 LIVE OAK ST	THOMAS CRAIG N & TANYA A
37	4904 LIVE OAK ST	DONOVAN FAYE

FILE NUMBER: Z134-314(WE) **DATE FILED:** August 13, 2014

LOCATION: McKinnon Street and Wolf Street, south corner

COUNCIL DISTRICT: 2 **MAPSCO:** 45-E

SIZE OF REQUEST: Approx. 0.9968 acres **CENSUS TRACT:** 19.00

REPRESENTATIVE: Ben Cortez and Melody Paradise, Harwood International

APPLICANT: Harwood International

OWNER: Frost Bank

REQUEST: An application for an amendment to Planned Development Subdistrict No. 16 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to amend certain provisions in the PDS conditions to permit a restaurant use on the street level (currently, the restaurant uses are only allowed to serve tenants within the proposed office building). In addition, the applicant is requesting to amend the associated attached premise signs. The PDS conditions currently restrict attached premise signs to the existing "Frost Bank" emblem signs, which exceed the size permitted by business sign regulations. The proposed amendments would not only continue to permit these signs, but also allow other attached premise signs based upon

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The two changes to the Planned Development Subdistrict will not have a negative impact upon the surrounding property. The changes will allow pedestrian access to the restaurant uses from the street level instead of limiting the restaurant uses to only the tenant within the proposed development. In addition, all signage that complies with the attached premise signs regulations will be permitted on and below the 3rd floor of the office development. Currently, the applicant is limited to only the attached premise signs at or between certain floors on the office development that were approved by the City Council in 2013.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will have no additional impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in Downtown Building Block and is in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- In November 1996, the City Council approved this Planned Development Subdistrict..
- In February 2013, the City Council approved an amendment to, and an expansion of this subdistrict that will allow for the development of a 174,000-square-foot office development. The office development will be developed on a seven-story parking structure and will have several ground floor retail uses.
- In September 2013, the City Plan Commission approved a minor amendment for a development plan and landscape plan for this subdistrict.
- In June 2014, the City Plan Commission approved a waiver of the two-year-waiting period. The approval permitted the applicant to proceed with submitting an application for this subject request.

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

1. Z134-274 On October 8, 2014, the City Council approved a LC Light Commercial Subdistrict within Planned Development District No. 193, a D-1 Liquor Control Overlay and Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant

without drive-through service on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mckinnon Street aka Dallas North Tollway		Variable right-away width	Variable right-away width
Wolf Street	Local Street	40 ft.	40 ft.
N. Harwood Street	Local Street	60 ft.	60 ft.

Land Use:

	Zoning w/in PDD No. 193	Land Use
Site	PDS No. 16, O-2	Bank, Single Family
Northeast	PDS No. 52, O-2	Residential, Office
Southeast	O-2	Office
Northwest	PDS No. 83	Undeveloped
Southwest	PDS No. 58	Hotel, Office, Television station

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located on the outer edge of the Downtown Building Blocks.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

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

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

The applicant's request for an amendment to PDS No. 16 meets objectives 1, 2, 3, 4 and 7. The remaining objectives 5 and 6 do not apply to the proposed development. The proposed development is being constructed within the existing development rights and standards within PDS No. 16. Residential uses are not being proposed within this development and as a result, objectives 5 and 6 are not applicable. The proposed changes to the existing PDS should encourage a more walkable, pedestrian environment.

Land Use Compatibility:

The request site is currently being developed with a 174,000-square-foot office building that will have several restaurant uses and a bank or savings and loan office with drive through service. The land uses that are adjacent to the request site consist of an undeveloped tract of land to the northwest (PDS No. 82), a residential development (PDS No. 52) to the northeast, which is across McKinnon Street, an office use to the southeast and a hotel use to the southwest, across North Harwood Street. Currently, the underlying PDS zoning is for an O-2 Subdistrict which permits a flexibility of land uses but limits certain uses to the street level. The amendment to Planned Development Subdistrict No. 16 will permit restaurants by right to have public access from the street level.

In addition, the sign regulations permitted attached premise signs that were approved and shown on an Exhibit. The applicant is requesting to remove the attached premise signs restrictions and allow for the development to completely comply with the sign regulations in the business zoning district.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDS No. 16 -existing O-2 Office uses	Per plan	Per plan	4:1 FAR	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping must be provided as shown on the attached landscape plan.

**LIST OF OFFICERS
Harwood International**

- J. Gabriel-Mueller CEO/President
- David O. Roehm Executive Vice President
- Kennenth Babb CFO, Treasurer

**LIST OF OFFICERS
Frost Bank**

- Richard W. Evans CEO
- Phillip D. Green Executive Vice President

**PROPOSED PLANNED DEVELOPMENT
SUBDISTRICT CONDITIONS**

SEC.S-16.101. LEGISLATIVE HISTORY.

PD Subdistrict 16 was established by Ordinance No. 22954, passed by the Dallas City Council on November 13, 1996. Ordinance No. 22954 amended Ordinance No. 21859, PD 193 9the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

SEC.S-16.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 16 is established on property generally located on the east corner of Harwood Street and Wolf Street. The size of PD Subdistrict 16 is approximately .9968 acres.

SEC.S-16.102.1. PURPOSE STATEMENT

The standards for this division complement the development pattern in the area and recognize the area's unique identity as a gateway to downtown and a bridge between downtown and Oak Lawn. The objectives of these standards are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more in urban form.
- (3) To promote a pedestrian environment and provide public open space.
- (4) To encourage development that complements nearby properties.
- (5) To achieve buildings efficient in design and use of space while providing adequate view corridors, light, and air to nearby properties.
- (6) To achieve buildings that reduce natural resources consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (7) To promote new sign construction and existing sign alterations that:
 - (A) enhance, preserve, and develop the unique character of the district;

- (B) insure compatibility with the areas architectural character;
- (C) do not obstruct significant architectural features; and
- (D) promote the safety of pedestrians and motorists.

SEC. S-16.103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and in Part 1 of this article apply. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls.

(b) In this division:

(1) CANOPY means a permanent, non-fabric architectural element projecting from the façade of a building.

(2) SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, referenced to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-16.103.1 EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-16A: development plan.
- (2) Exhibit S-16B: landscape plan.
- (3) Exhibit S-16C: logo sign elevations.

SEC. S-16.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-16A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-16.105. MAIN USES PERMITTED.

(a) Except as provided in this subsection, the only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this subdistrict; etc.

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

- Bank or savings and loan office with drive-through service.
- Restaurant without drive-through service

SEC. S-16.106. 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 51P-193.108. For more information regarding accessory uses, consult Part I of this article.

SEC.S-16.107. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard.

(1) Minimum front yards are:

(A) 20 feet along McKinnon Street;

(B) No front yard is required along Wolf Street or Harwood Street.

(2) The following items are permitted in a front yard in the locations shown on the development plan:

- (A) Water features.
- (B) A monument sign.
- (C) Bike racks.
- (D) Trellises. *[May not exceed 10 feet in height on McKinnon Street.]*
- (E) Landscape feature (solid panels).

(c) Side and rear yard. No minimum side or rear yard is required.

(d) Floor area.

(1) Maximum floor area is 174,000 square feet.

(2) Additional street level uses listed in Section 51P-193.110(c)(2) may not have a floor area greater than 3,000 square feet each.

(e) Height. Maximum structure height is 300 feet.

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

SEC. S-16.108. OFF-STREET PARKING AND LOADING.

Consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

SEC. S-16.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-16.110. PARKING STRUCTURES.

(a) Parking structures must be underground or have a façade that is similar in appearance to the face of the main structure.

(b) A minimum of 12 percent of the aboveground parking structure façade area, including openings, must have the same materials as are used on the first 24 feet of the main structure.

(c) Openings in an aboveground parking structure façade may not exceed 52 percent of the total aboveground parking structure façade area.

SEC. S-16.111. LANDSCAPING.

(a) Landscape plan. Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit S-16B).

(b) Surface parking screening. Surface parking must be screened in accordance with the off-street parking and screening requirements in Section 51P-193.126(b)(3)(A)(iii).

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

SEC. S-16.112. SIGNS.

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

(b) Attached premise signs. The following are the only attached premise signs permitted on and between the 9th and 13th floor and at or above the 20th floor in this subdistrict:

(1) On the north main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations (Exhibit S-16C), and may not exceed 24 feet in height. The logo sign may be illuminated.

(2) On the south main structure facade, one logo sign may be located at or above the 20th floor, as shown on the logo sign elevations, and may not exceed 24 feet in height. The logo sign may be illuminated.

(3) On the west main structure facade, one logo sign may be located between the 9th floor and 13th floor, as shown on the logo sign elevations, and may not exceed 45 feet in height. The logo sign may only be illuminated with LED light embedded glazing.

(d) Attached premise sign below the 3rd floor. On the east main structure facade, one additional attached logo sign may be located on a canopy, as shown on the logo sign elevations.

SEC. S-16.113. ADDITIONAL PROVISIONS.

(a) In general.

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

(2) 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.

(3) Development and use of the Property must comply with Part I of this article.

(b) Visibility triangles. The visibility triangles must be provided as shown on the development plan.

(c) Traffic improvements. Before the issuance of a certificate of occupancy on this Property, the following must occur:

(1) Two-and-one half feet of right-of-way must be dedicated along the Property boundary on Wolf Street.

(2) 36 feet of street pavement, measured back-of-curb to back-of-curb, must be provided on Wolf Street from McKinnon Street to Harwood Street.

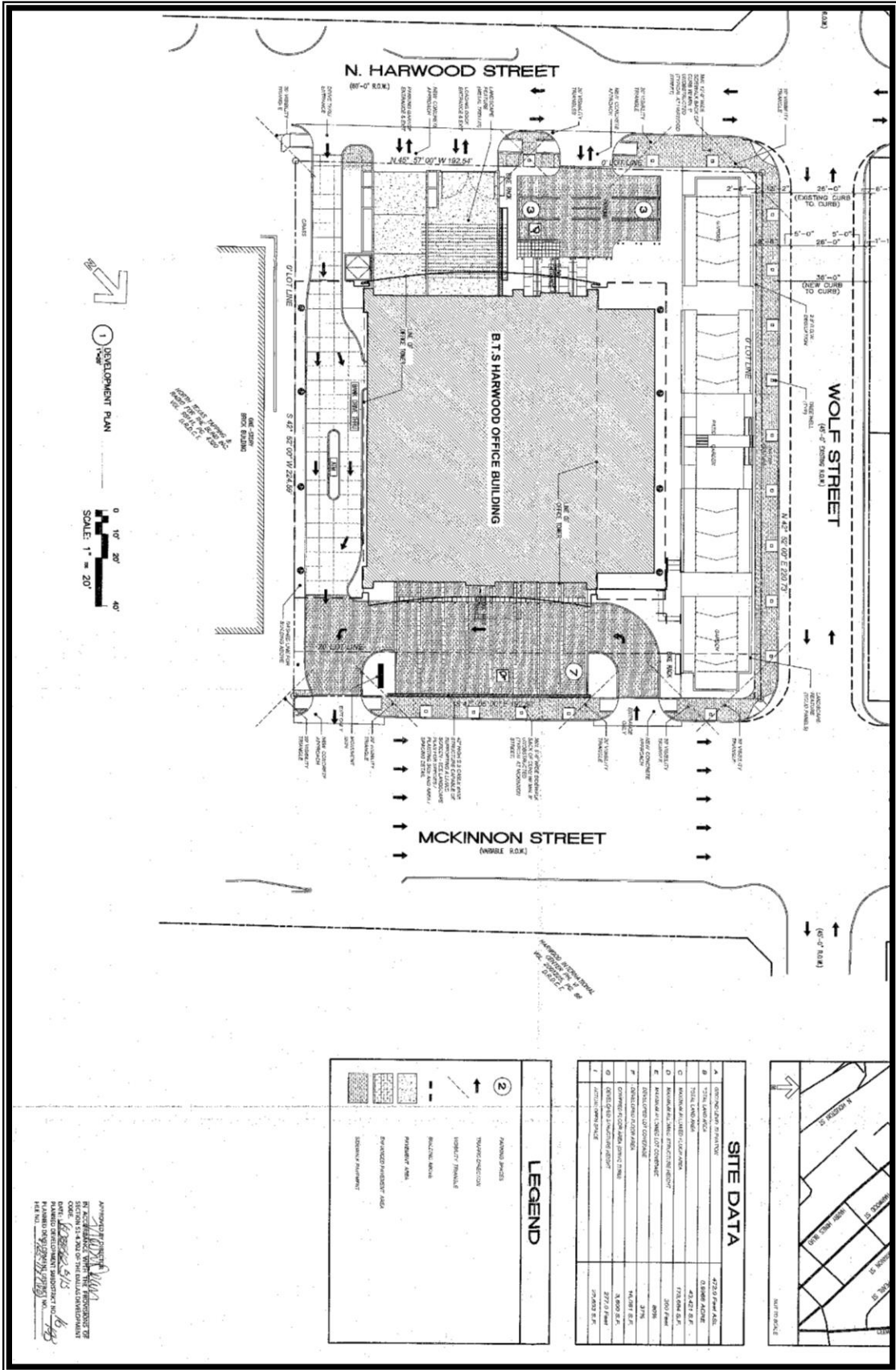
(3) Traffic signal upgrades for a left turn lane and pavement widening must be installed on Wolfe Street.

SEC. 2-16.114. COMPLIANCE WITH CONDITIONS.

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

(b) 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.

APPROVED DEVELOPMENT PLAN
 Minor amendment approved - Sept. 5, 2013



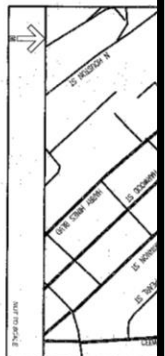
1 DEVELOPMENT PLAN
 SCALE: 1" = 20'

LEGEND

(Symbol)	ADJACENT PARCELS
(Symbol)	PROPOSED DEVELOPMENT
(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	PROPOSED SIDEWALK
(Symbol)	PROPOSED PAVEMENT
(Symbol)	PROPOSED FENCE
(Symbol)	PROPOSED SIGNAGE
(Symbol)	PROPOSED LIGHTING
(Symbol)	PROPOSED UTILITY
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	PROPOSED OTHER

SITE DATA

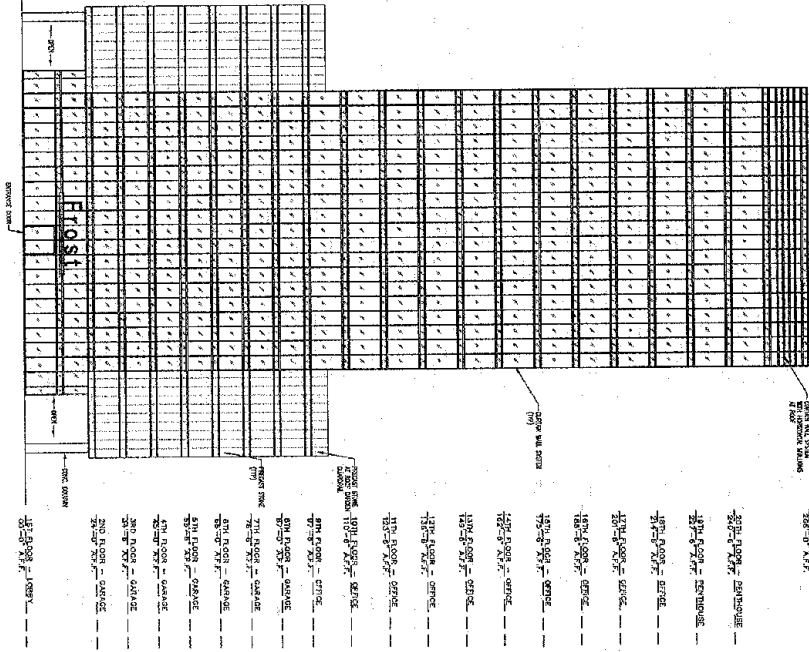
A	PROPOSED LOT AREA (SQ. FT.)	2772.00
B	TOTAL LOT AREA (SQ. FT.)	5124.00
C	EXISTING BUILDING AREA (SQ. FT.)	1713.00
D	PROPOSED BUILDING AREA (SQ. FT.)	2000.00
E	PROPOSED TOTAL BUILDING AREA (SQ. FT.)	3713.00
F	PROPOSED TOTAL FLOOR AREA (SQ. FT.)	14851.20
G	PROPOSED TOTAL GROSS FLOOR AREA (SQ. FT.)	2772.00
H	PROPOSED TOTAL GROSS FLOOR AREA (SQ. FT.)	14851.20



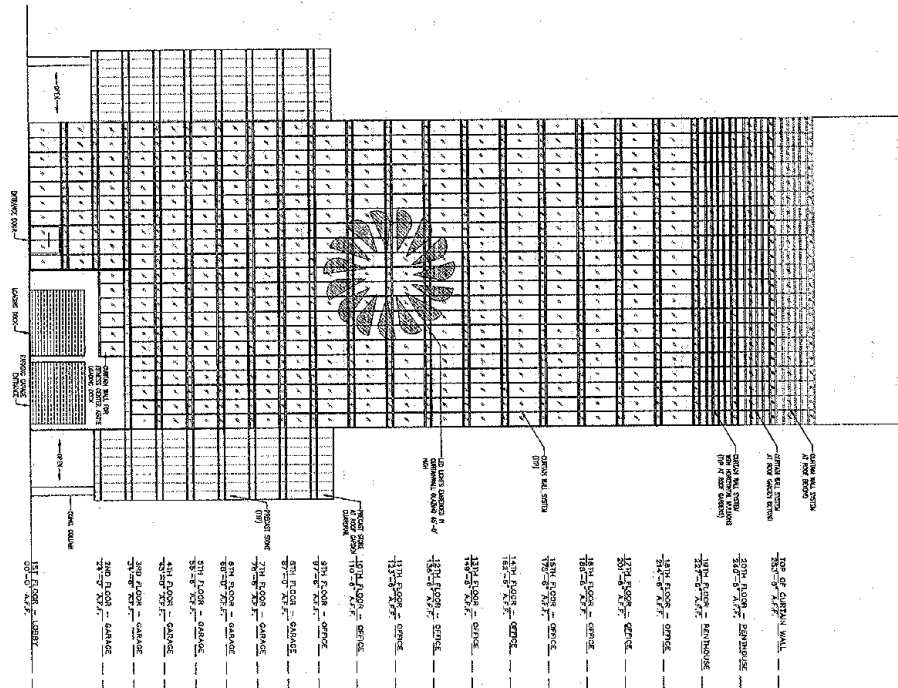
APPROVED BY: [Signature]
 DATE: 9/5/13
 PROJECT NO. Z134-314(WE)
 PLANNING DEPARTMENT, CITY OF DENVER

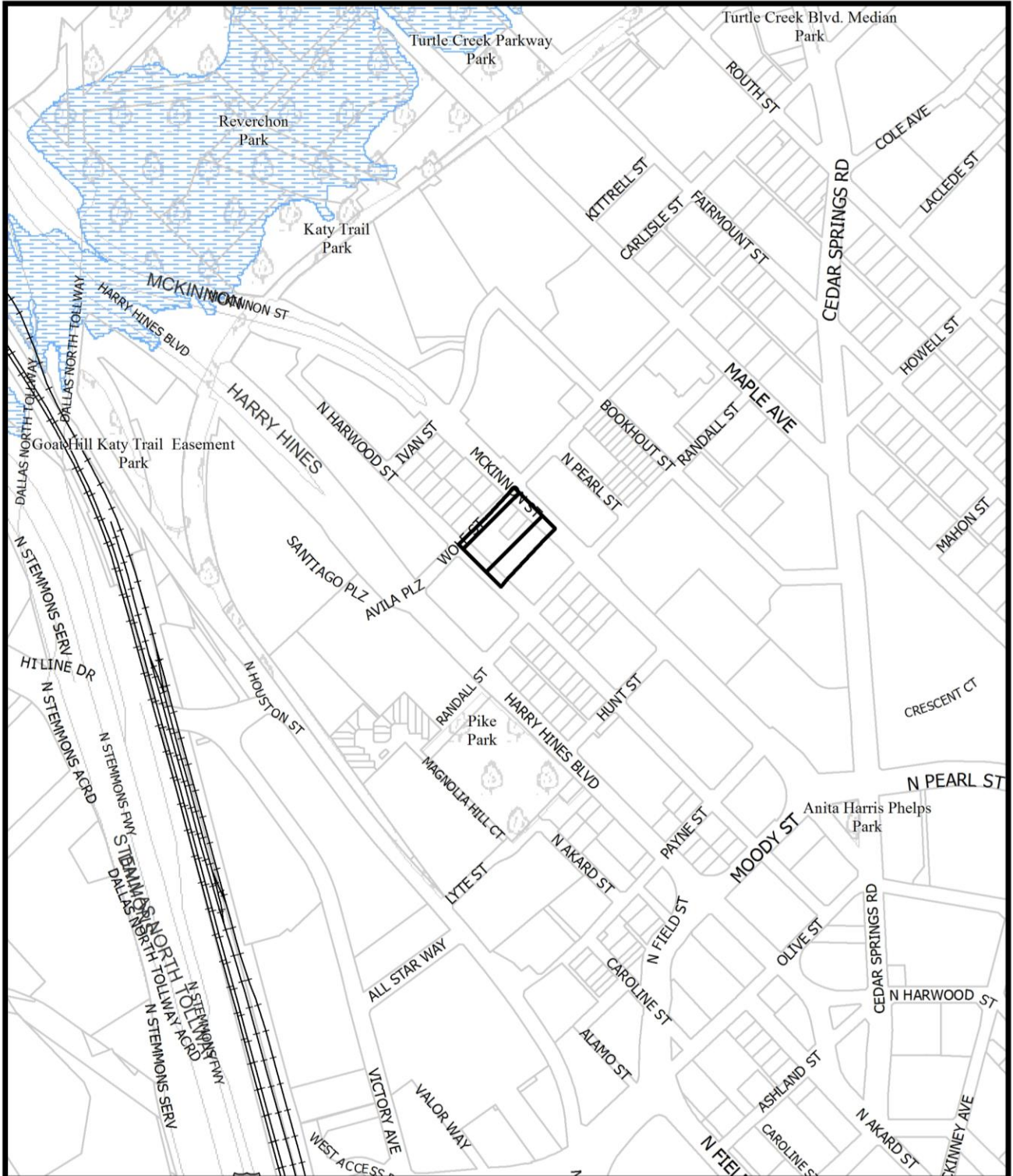
APPROVED EAST/WEST ELEVATIONS

1 EAST BUILDING ELEVATION
SCALE 1/8"=1'-0"



2 WEST BUILDING ELEVATION
SCALE 1/8"=1'-0"



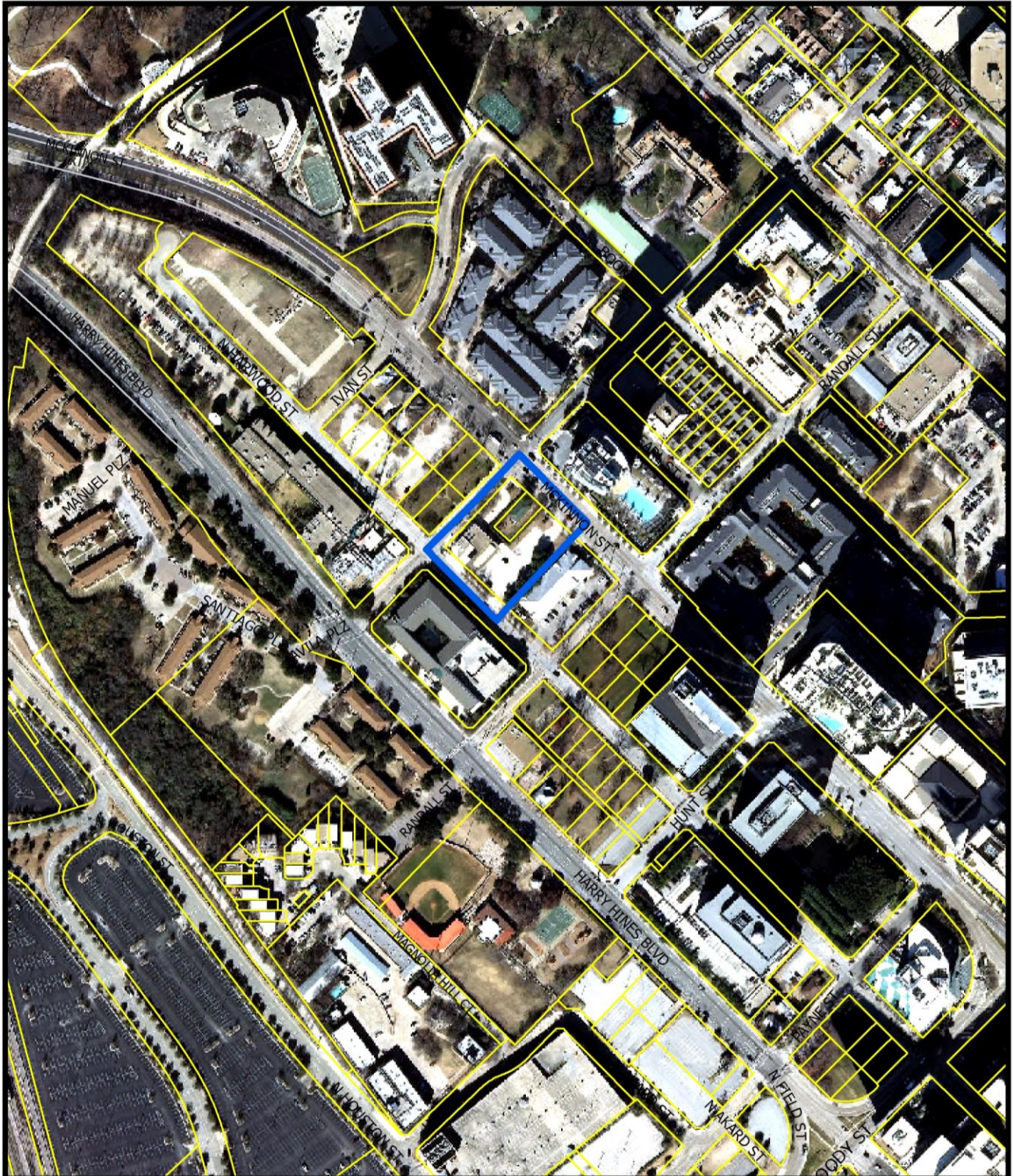


1:6,000

VICINITY MAP

Case no: **Z134-314**

Date: **10/14/2014**

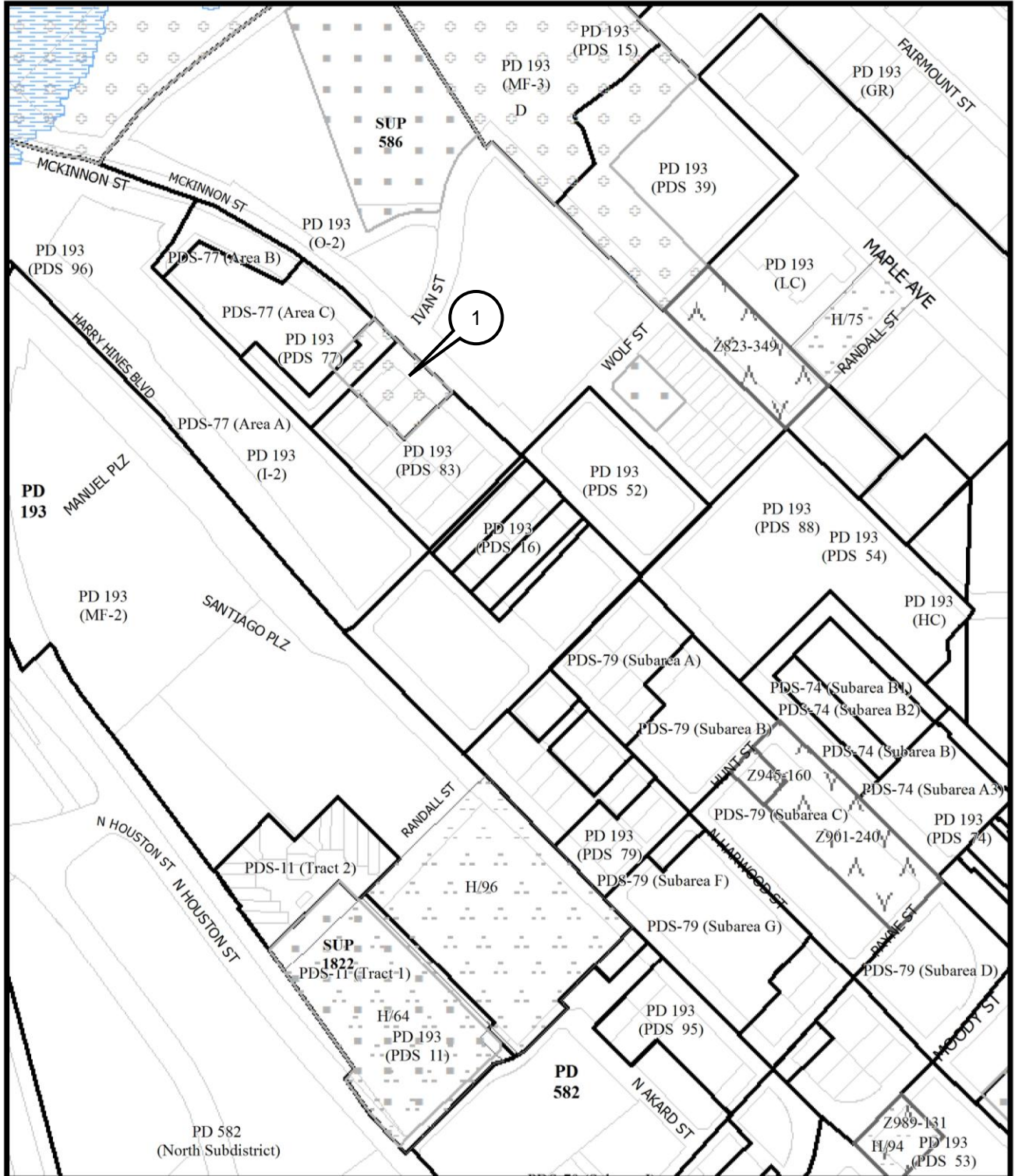


1:3,600

AERIAL MAP

Case no: Z134-314

Date: 10/14/2014




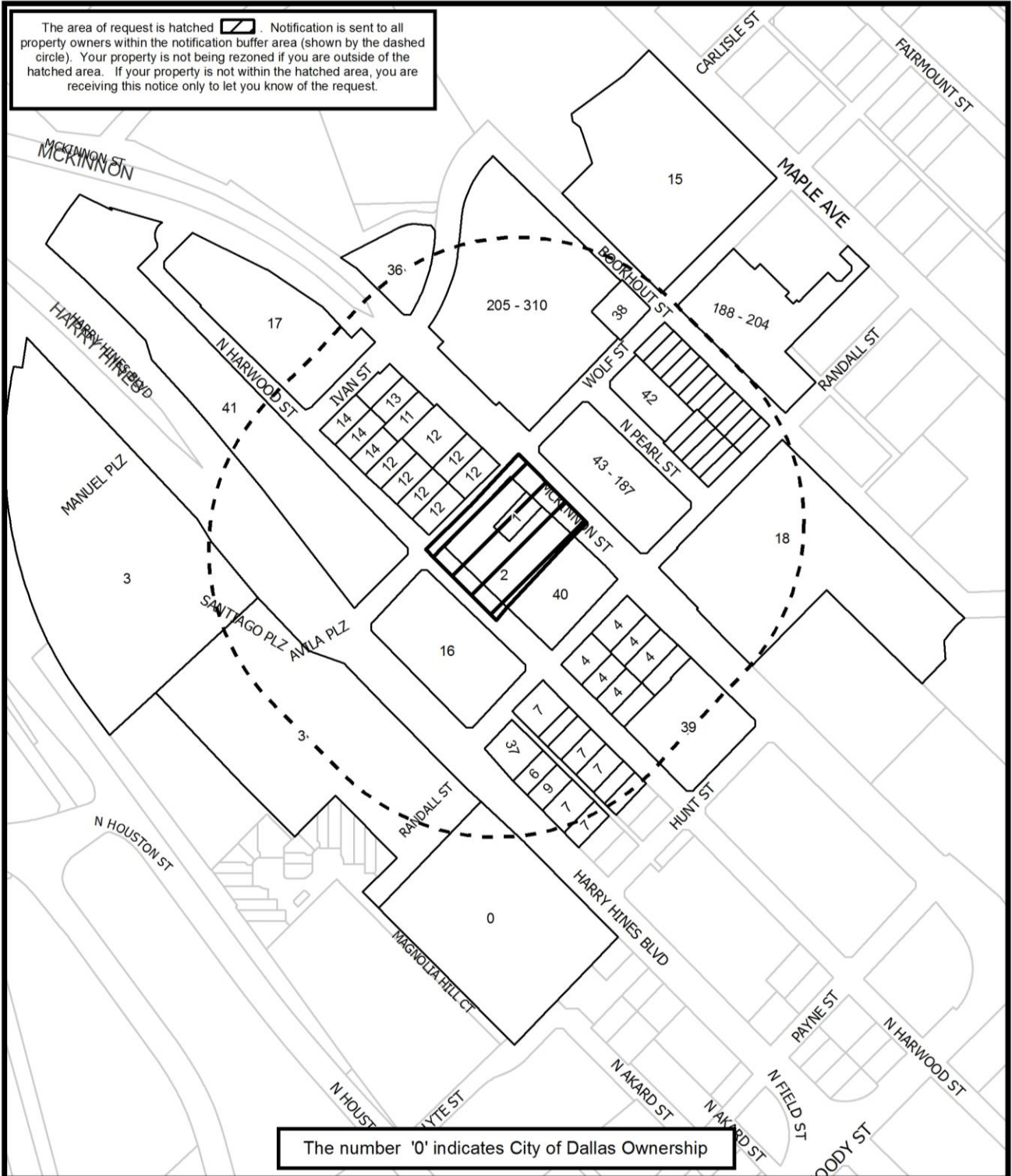
1:3,600

ZONING HISTORY


Case no: **Z134-314**

Date: **10/14/2014**

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
310 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z134-314**
Date: **10/14/2014**

Notification List of Property Owners

Z134-314

310 Property Owners Notified

Label #	Address	Owner
1	2921 MCKINNON ST	INTERNATIONAL CENTER DEVELOPMENT
2	2950 HARWOOD ST	INTERNATIONAL CENTER DEVELOPMENT
3	2901 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
4	2819 MCKINNON ST	HARWOOD INTERNATIONAL CENTER V LP
5	2821 HARWOOD ST	SANCHEZ TRINIDAD ESTATE
6	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
7	2825 HARWOOD ST	HPO INC
8	2807 HARWOOD ST	HPO INC
9	2814 HARRY HINES BLVD	VILLASANA CHARLES
10	2809 HARWOOD ST	GLAZER JUDY B
11	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
12	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
13	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
14	3023 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
15	3001 MAPLE AVE	KENSINGTON MAPLE LLC
16	2914 HARRY HINES BLVD	RLJ III SF DALLAS UT LP
17	3130 HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
18	2820 MCKINNON ST	WINDSOR AT TRIANON LP
19	2925 BOOKHOUT ST	MCCUTCHIN TRACY L
20	2923 BOOKHOUT ST	GROGAN WILLIAM &
21	2921 BOOKHOUT ST	SANTINI NOEL O
22	2919 BOOKHOUT ST	CORRIGAN DEWITT BENTSEN
23	2917 BOOKHOUT ST	LEVIEUX JANE STUART
24	2915 BOOKHOUT ST	MORGAN T S
25	2911 BOOKHOUT ST	CLARK MARK C
26	2912 PEARL ST	CLARK JON

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2910 PEARL ST	JOHNSON MARGARET
28	2909 BOOKHOUT ST	MCNULTY DIANE S
29	2907 BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
30	2908 PEARL ST	SHERRY STEVEN D
31	2906 PEARL ST	MILES BRANDON
32	2905 BOOKHOUT ST	SASO DAN &
33	2903 BOOKHOUT ST	BALDWIN LAURA C
34	2902 PEARL ST	ONEAL J SCOTT & CAROL
35	2901 BOOKHOUT ST	HOANG DANE
36	1902 IVAN ST	HINES REIT 3100 MCKINNON
37	2830 HARRY HINES BLVD	VILLASANA CHARLES
38	3001 BOOKHOUT ST	LANGFORD JAMES E
39	2828 HARWOOD ST	INTERNATIONAL CENTER
40	2007 RANDALL ST	NORTH TEXAS TAPING &
41	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
42	2920 PEARL ST	HARTNETT PROPERTIES CO
43	2900 MCKINNON ST	KARCHMER DON A
44	2900 MCKINNON ST	INTERNATIONAL CENTER DEV
45	2900 MCKINNON ST	LACY DOMINIC N
46	2900 MCKINNON ST	DEPA MARYLINE
47	2900 MCKINNON ST	BURDORF BRIAN
48	2900 MCKINNON ST	FARREN SUZANN D
49	2900 MCKINNON ST	JOHNSON LONNIE
50	2900 MCKINNON ST	UNIT 308 MCKINNON LLC
51	2900 MCKINNON ST	KARCHMER DON A REVOCABLE TRUST THE
52	2900 MCKINNON ST	AKINA RENEE A TR &
53	2900 MCKINNON ST	OXFORD ENTERPRISES INC
54	2900 MCKINNON ST	TERRY SHAWN D
55	2900 MCKINNON ST	FITZGERALD STEPHEN R & LOUISE A LIFE EST
56	2900 MCKINNON ST	POP LIFE LLC
57	2900 MCKINNON ST	LICHTENSTEIN DAVID G

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2900 MCKINNON ST	SALINAS RICARDO &
59	2900 MCKINNON ST	HAYWARD GORDON H
60	2900 MCKINNON ST	RAOOFI PARHAM
61	2900 MCKINNON ST	MALLOY HELEN
62	2900 MCKINNON ST	UNIT 508 MCKINNON LLC
63	2900 MCKINNON ST	AM ESTATE LLC
64	2900 MCKINNON ST	FILIPOVIC JIRI
65	2900 MCKINNON ST	HARPER LEONA MARIE
66	2900 MCKINNON ST	CRAWFORD ALLISON MAE
67	2900 MCKINNON ST	GOSS TIM K
68	2900 MCKINNON ST	WARREN MARK T
69	2900 MCKINNON ST	AZURE 608 TRUST
70	2900 MCKINNON ST	BORRELLI JOSEPH JR & CINDY ANNE
71	2900 MCKINNON ST	SHAH BIPIN C
72	2900 MCKINNON ST	FRANKEL JEFFREY S
73	2900 MCKINNON ST	MARTIN BRYAN R
74	2900 MCKINNON ST	FRANCOIS SERGE P
75	2900 MCKINNON ST	DEWAN MASHRUR M & AFREEN M
76	2900 MCKINNON ST	DENNIS DAVID & JANIE
77	2900 MCKINNON ST	KECK MARK C
78	2900 MCKINNON ST	RATHOD VEERAL K
79	2900 MCKINNON ST	LE MENER FAMILY TR THE
80	2900 MCKINNON ST	SNB LIMITED PARTNERSHIP
81	2900 MCKINNON ST	CARBONNEAU KRISTINA A
82	2900 MCKINNON ST	LANDAVERDE CARMEN E
83	2900 MCKINNON ST	ABRAMOV BORIS &
84	2900 MCKINNON ST	HILL CHARLES W & JANA L
85	2900 MCKINNON ST	BORNO MOUNIR Y &
86	2900 MCKINNON ST	BLUME WENDY L
87	2900 MCKINNON ST	ALKEMY GROUP LTD THE
88	2900 MCKINNON ST	ABEL ELIZABETH

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2900 MCKINNON ST	MEDAVARAPU BALAKRISHNA &
90	2900 MCKINNON ST	SHEEHAN DANIEL
91	2900 MCKINNON ST	CHAN MINSANG
92	2900 MCKINNON ST	WYNN RALPH T
93	2900 MCKINNON ST	MAULTSBY VANCE K JR & BETH M
94	2900 MCKINNON ST	MUHL BRANDEN BOWEN
95	2900 MCKINNON ST	GILBERT LOREEN TRUST THE
96	2900 MCKINNON ST	EVOL REAL ESTATE OF TEXAS LLC
97	2900 MCKINNON ST	SKINNER MICHAEL A &
98	2900 MCKINNON ST	VUILLEMOT WILLIAM G &
99	2900 MCKINNON ST	HOOPER ROBERT SCOTT
100	2900 MCKINNON ST	TIGGES GARY
101	2900 MCKINNON ST	SANDLIN MARK R
102	2900 MCKINNON ST	GUTIERREZ JAVIER
103	2900 MCKINNON ST	SPEER M L
104	2900 MCKINNON ST	STONE CHRISTOPHER & SUSAN
105	2900 MCKINNON ST	MECHANIC DONALD A
106	2900 MCKINNON ST	DUWAJI IYAD
107	2900 MCKINNON ST	MOLLOY HELEN
108	2900 MCKINNON ST	STANLEY CLIFFORD V & SHELBY OHAIR
109	2900 MCKINNON ST	POINDEXTER ALONZO J &
110	2900 MCKINNON ST	MCDONALD LAUREN A
111	2900 MCKINNON ST	GROSSBERG MARK P
112	2900 MCKINNON ST	TISEO LOUIE
113	2900 MCKINNON ST	KELLY JOSEPH J
114	2900 MCKINNON ST	LELAND JANET SWARTZ
115	2900 MCKINNON ST	ARMSTRONG CAPPY RAY &
116	2900 MCKINNON ST	CUTLER WILLIAM P
117	2900 MCKINNON ST	GALLMANN WILLIAM H III & JOELLYN A
118	2900 MCKINNON ST	DREWS R ERIC & BARBARA B
119	2900 MCKINNON ST	SAVAGE ROBERT W & SUSAN L

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2900 MCKINNON ST	NIR ADI & SHERYL
121	2900 MCKINNON ST	HAKERT JAMES DAMIAN &
122	2900 MCKINNON ST	MARTTER RICHARD P &
123	2900 MCKINNON ST	MAULDIN JOHN F
124	2900 MCKINNON ST	ELLEN MARTIN M &
125	2900 MCKINNON ST	BABB KENNETH R
126	2900 MCKINNON ST	SHAH BIPIN & MRUNALINI
127	2900 MCKINNON ST	SCHUBERT JOEL S
128	2900 MCKINNON ST	NILTA PROPERTY HOLDINGS LP
129	2900 MCKINNON ST	BRAYMAN JONATHAN L
130	2900 MCKINNON ST	GLADDEN JEFFREY R
131	2900 MCKINNON ST	MJC VENTURES LP
132	2900 MCKINNON ST	ROEHM DAVID O
133	2900 MCKINNON ST	LUGANO TICINO HOLDINGS LLC
134	2900 MCKINNON ST	RAMSEY JULIE
135	2900 MCKINNON ST	LAM GUY KWOKHUNG &
136	2900 MCKINNON ST	CHOQUETTE ANGELA V
137	2900 MCKINNON ST	VICIOSO BELINDA &
138	2900 MCKINNON ST	DALLAS HIGHRISE LLC
139	2900 MCKINNON ST	STEWART PATRICK M &
140	2900 MCKINNON ST	JENKINS MARK E
141	2900 MCKINNON ST	DEVINE MARTIN J & JOANNE M
142	2900 MCKINNON ST	MONSOUR FAMILY LP
143	2900 MCKINNON ST	ANCHONDO ELSA ESTHER CARRILLO
144	2900 MCKINNON ST	UPTOWN DREAMS LLC
145	2900 MCKINNON ST	GAUTIER ELISE M
146	2900 MCKINNON ST	MACATEE WILLIAM F JR
147	2900 MCKINNON ST	FARRANT MALCOLM A
148	2900 MCKINNON ST	TICE DAVID W
149	2900 MCKINNON ST	GRIFFITH WILLIAM F
150	2900 MCKINNON ST	KHOSHNOUDI FAMILY TRUST

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2900 MCKINNON ST	BRINGAS RICARDO MARTIN
152	2900 MCKINNON ST	FLORIN COMPANY LTD
153	2900 MCKINNON ST	MOOLJI ALY
154	2900 MCKINNON ST	YU KUN WON & JAE EUN
155	2900 MCKINNON ST	RICHARDSON MICHAEL D
156	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
157	2900 MCKINNON ST	MAGUIRE MICHAEL F & COLLEEN J
158	2900 MCKINNON ST	HARRIS CYNTHIA H &
159	2900 MCKINNON ST	BROWN IRWIN J
160	2900 MCKINNON ST	FUSCO EDWARD JR &
161	2900 MCKINNON ST	JEAN JACQUES HOLDING INC
162	2900 MCKINNON ST	KAVANAGH MARK
163	2900 MCKINNON ST	WESTPARK CAPITAL MGT LLC
164	2900 MCKINNON ST	RIBELIN GLENDA A
165	2900 MCKINNON ST	HENRIETTA EDWARD B TR &
166	2900 MCKINNON ST	LYNCH PETER H
167	2900 MCKINNON ST	HASTINGS EXCHANGE LLC
168	2900 MCKINNON ST	KUTNER MICHAEL B &
169	2900 MCKINNON ST	COULTER PETER S & JAMIE S COULTER
170	2900 MCKINNON ST	MCMORRAN MICHAEL &
171	2900 MCKINNON ST	VALK DON
172	2900 MCKINNON ST	ISSA IMRAN A
173	2900 MCKINNON ST	BACHMAN MARVIN A & YVONNE
174	2900 MCKINNON ST	SLUGOCKI MAREK &
175	2900 MCKINNON ST	MCALLISTER STEVEN K
176	2900 MCKINNON ST	LUTER JASON S
177	2900 MCKINNON ST	ALBERT MARK & SARA MELNICK
178	2900 MCKINNON ST	MUELLERBARBIER J GABRIEL
179	2900 MCKINNON ST	FIJOLEK RICHARD M
180	2900 MCKINNON ST	CHEN YI FEN
181	2900 MCKINNON ST	GUTIERREZ JAVIER G

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2900 MCKINNON ST	2802/2902 PARTNERS LP
183	2900 MCKINNON ST	HUNT LAURA
184	2900 MCKINNON ST	LACERTE PHILLIP R
185	2900 MCKINNON ST	TROTTER JAMES F
186	2900 MCKINNON ST	BRADY GREGORY A
187	2900 MCKINNON ST	TWENTYONE LLC
188	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
189	2919 MAPLE AVE	CRESENT ESTATES CUSTOM HOMES LP
190	2919 MAPLE AVE	MAPLE WOLF STONELEIGH LLC
191	2919 MAPLE AVE	CRESCENT ESTATES
192	2919 MAPLE AVE	ELLENBOGEN PAUL H &
193	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
194	2919 MAPLE AVE	COLE THOMAS B
195	2919 MAPLE AVE	CRESCENT ESTATES CUSTOM HOMES LP
196	2919 MAPLE AVE	CRESCENT ESTATE CUTOME HOMES LP
197	2919 MAPLE AVE	CRESCENT ESTATE CUSTOM HOMES LP
198	2919 MAPLE AVE	MAPLE WOLF STONELEIGH LLC
199	2919 MAPLE AVE	REDFIELD VANCE & SUSAN
200	2919 MAPLE AVE	EAST JOHN WAYNE
201	2919 MAPLE AVE	ETTER TODD F
202	2919 MAPLE AVE	MASSAD GENE F & BARBARA J
203	2919 MAPLE AVE	GREER CHARLES SCOTT & LINDA L
204	2919 MAPLE AVE	MONTGOMERY WILLIAM A &
205	2201 WOLF ST	BAUER SARAH J
206	2201 WOLF ST	BENAVIDES OSCAR JR
207	2201 WOLF ST	SOHN TED
208	2201 WOLF ST	MEADE KRISTYN L
209	2201 WOLF ST	KUBAN KATHERINE
210	2201 WOLF ST	HARPER HOLLY
211	2201 WOLF ST	FLEMING JEFFREY H
212	2201 WOLF ST	LUBBOCK NATIONAL BANK

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2201 WOLF ST	DRIVER DANIEL RICHARD II
214	2201 WOLF ST	LUBBOCK NATIONAL BANK CF BENNY VALEK
SELF		
215	2201 WOLF ST	FREEMAN JAMES M
216	2201 WOLF ST	CLARKE NICHOLAS S
217	2201 WOLF ST	ADKINS MICHELLE M
218	2201 WOLF ST	KEELER DOCTOR
219	2201 WOLF ST	MUNDO TILE LTD
220	2201 WOLF ST	SALAZAR MONICA
221	2201 WOLF ST	HOFKER BEATRIX
222	2201 WOLF ST	LUU MYDA
223	2201 WOLF ST	TRORB INC
224	2201 WOLF ST	NEWMAN PHILIP
225	2201 WOLF ST	SINGH PARDIP
226	2201 WOLF ST	LEEDS JESSICA BONNIE
227	2201 WOLF ST	MARTINEZ DEE
228	2201 WOLF ST	LE BETSY
229	2201 WOLF ST	BARANSI RAMZI
230	2201 WOLF ST	SOHN TED S
231	2201 WOLF ST	BIDA DAN F
232	2201 WOLF ST	SULLIVAN PATRICK E
233	2201 WOLF ST	NEMATI MEHDI & SHANIN
234	2201 WOLF ST	BOND DANA
235	2201 WOLF ST	BUNN IAN
236	2201 WOLF ST	LANGFORD MATTHEW D
237	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
238	2201 WOLF ST	MANCENIDO PATRICK
239	2201 WOLF ST	RAJAGOPALAN SRIDHARAN &
240	2201 WOLF ST	SHAPOURI AZIZOLLAH
241	2201 WOLF ST	WEIAND JAMES J & LAURA M
242	2201 WOLF ST	BREKKE CORTNEE E
243	2201 WOLF ST	SCHONERT BECKY

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2201 WOLF ST	MOOLAMALLA PUJA
245	2201 WOLF ST	DIEBOLT DOUG J & KATIE L
246	2201 WOLF ST	DIXON DENNIE W & LOANN P
247	2201 WOLF ST	KARIMI AKHTAR
248	2201 WOLF ST	RILEY ASHLEY NICOLE
249	2201 WOLF ST	DIAZ SAMUEL
250	2201 WOLF ST	LOZOFF RONALD L
251	2201 WOLF ST	KALLIPALLI BHUPALA R & USHA R GANGA
252	2201 WOLF ST	PUPKO INVESTORS LLC
253	2201 WOLF ST	URIOSTE JOSE RAFAEL
254	2201 WOLF ST	NAQUIN JOSHUA P & SANJA PISAC NAQUIN
255	2201 WOLF ST	MEYER NATALIE
256	2201 WOLF ST	GANT LESLIE
257	2201 WOLF ST	STANDERFER JOSH T
258	2201 WOLF ST	PATTERSON MELISSA
259	2201 WOLF ST	KEARNAGHAN KRISTEN
260	2201 WOLF ST	VICK JEFFREY B
261	2201 WOLF ST	CHINN CAROLYN JEANETTE
262	2201 WOLF ST	KELLERVILLE LLC
263	2201 WOLF ST	TRORB INC
264	2201 WOLF ST	BURNS REVOCABLE TRUST
265	2201 WOLF ST	HOFFMANN DONNA
266	2201 WOLF ST	KELLER ZACHARY
267	2201 WOLF ST	HILL JEAN
268	2201 WOLF ST	PINCKNEY JAMES S II
269	2201 WOLF ST	ZEB REALTY LLC
270	2201 WOLF ST	MOORE KELLY ANNE
271	2201 WOLF ST	BRILL BRIAN ERIC & KELLY MOORE
272	2201 WOLF ST	TAYLOR CHRISTOPHER
273	2201 WOLF ST	RODRIGUEZ ELISA
274	2201 WOLF ST	GANT GREG & HONOR

10/14/2014

Label #	Address	Owner
275	2201 WOLF ST	SHAUL JOSH
276	2201 WOLF ST	HENSLEY CHRISTOPHER T &
277	2201 WOLF ST	LUBBOCK NATIONAL BANK CUSTODIAN FOR
278	2201 WOLF ST	KJT GROUP
279	2201 WOLF ST	HANKINS PAUL G &
280	2201 WOLF ST	NEMATI MEHDI & SHAHIN
281	2201 WOLF ST	LEE JAMES HENRY III &
282	2201 WOLF ST	ALLIANT PROPERTIES LLC SERIES F
283	2201 WOLF ST	SMITH MELODY
284	2201 WOLF ST	KAKHNOVETS ALEX
285	2201 WOLF ST	LITTLE BRADLEY C & LAURA L
286	2201 WOLF ST	NOWICKI MILOSZ
287	2201 WOLF ST	WARSHAUER JEREMY TAKASHI
288	2201 WOLF ST	WILSON SKYE
289	2201 WOLF ST	PENSCO TRUST CO
290	2201 WOLF ST	LUBBOCK NATIONAL BANK
291	2201 WOLF ST	SAM JANAY M
292	2201 WOLF ST	WURTELE JOSEPH H JR &
293	2201 WOLF ST	AKINTOLA OMOLOLA E &
294	2201 WOLF ST	ADDO TAYO A
295	2201 WOLF ST	FOURMENT CHRISTOPHER L
296	2201 WOLF ST	KORB RONALD DEAN & NICKI
297	2201 WOLF ST	BEADLING ASHLEY M &
298	2201 WOLF ST	RAMEY ISABEL ZAINA
299	2201 WOLF ST	MA YOU J
300	2201 WOLF ST	REEVES GEORGE WP
301	2201 WOLF ST	WELLS FARGO BANK N A
302	2201 WOLF ST	KOH PATRICK & SHANNON
303	2201 WOLF ST	MEHTA SATISH & HEMLATA
304	2201 WOLF ST	KEITH KRISTY
305	2201 WOLF ST	SRINIVASAN JAYANTH

Z134-314(WE)

10/14/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	2201 WOLF ST	CULLUM PAMELA G
307	2201 WOLF ST	ROY DAVE A
308	2201 WOLF ST	OSBURN KEVIN A
309	2201 WOLF ST	KOUZBARI MAHMOOD
310	2201 WOLF ST	OUZTS SUSAN &

Planner: Warren F. Ellis

FILE NUMBER: Z45-116(WE) **DATE FILED:** October 31, 2014

LOCATION: South Zang Boulevard and West Louisiana Avenue, southeast corner

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

SIZE OF REQUEST: Approx. 3.982 acres **CENSUS TRACT:** 62.00

APPLICANT / OWNER: WCH Limited Partnership

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 894 for MF-2(A) Multifamily District uses.

SUMMARY: The purpose of this request is to amend the conditions to include certain design safety features in the required yard setbacks. During the permitting process, it was determined that there was a conflict between conditions approved in the PD ordinance and what was later approved on the development plan. The development plan shows the stairs, steps, and accessory ramps (ADA ramps) in the front yard setback. The amendment to the conditions will permit the additional design and building features in the front yard setback.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The encroachment of the following building features, steps, accessory ramps (ADA ramps), handrails, and stairs will not have a negative impact on the adjacent properties. There are several physical and man-made barriers that are adjacent to the request site that will further mitigate any impact the proposed development may have on the surrounding properties. There is an existing creek to the east which will provide the physical barrier between the multifamily development and residential uses. The existing street pattern (South Zang Boulevard and West Louisiana Avenue) will provide the vehicular barrier.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request to ~~decrease~~ will have no impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan shows that the request site is located in an area designated as a Commercial Corridor. The request is in compliance with the Comprehensive Plan.

BACKGROUND INFORMATION:

- In August 14, 2013, the City Council approved PDD No. 894 for multifamily uses, subject to a conceptual plan and conditions.
- In October 2014, the City Plan Commission approved a waiver of the two-year-wavier period. The approval permitted the applicant to proceed with submitting an application for an amendment to PDD No. 894.
- On March 20, 2014, the City Plan Commission approved a development plan for PDD No. 894 for multifamily uses. The proposed multifamily development will have approximately 116 units.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Zang Boulevard	Minor Arterial	125 ft.	125 ft.
Louisiana Boulevard	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 894	Under construction
North	MF-1(A)	Multifamily
South	MU-1	Office
East	R-7.5(A)	Single family
West	RR, RR w/Deed Restrictions	Retail

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant's request for an Office development. The request site is located in a Commercial Corridor Building Blocks.

Commercial Centers or Corridors

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Policy 7.1.4 Promote clean and safe neighborhoods.

The proposed development is a recipient of tax credits, though the PD conditions do not require that the development be restricted to affordable housing. The redevelopment of 40 multifamily units into a maximum of 161 dwelling units provides additional housing opportunities in location with a mix of land uses in walking distance.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use Analysis:

The request site is currently under construction for a 161-unit multifamily development. The land uses that are adjacent to the request site consist of a multifamily development to the north, single family uses to the east, which is across a creek, and an office use to the south. Properties west of the request site, across Zang Boulevard, are a mix of retail uses (Wynnwood Shopping Center).

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 894 -existing	Per plan	Per plan	4:1 FAR	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping must be provided in accordance with the approved landscape plan. The request site will meet Article X, as amended requirements, except along Zang Boulevard. During the original PDD process, the Design Studio worked with the applicant to provide a walkable, pedestrian environment along Zang Boulevard. These amenities include parkway trees, pedestrian lighting, and sidewalks.

LIST OF OFFICERS

Zang Boulevard & Louisiana Boulevard
also known as 2100 St. Malo Cir

Wynnewood Family Housing, LP

Wynnewood Family Housing, GP, LLC, General Partner

Central Dallas Community Development Corporation, managing member

John P. Greenan, Executive Director

Banc of America Community Development Corporation, Special Limited Partner
and Limited Partners

Darren Smith, Senior Vice President

Brian L. Roop, Senior Vice President

**PROPOSED AMENDMENT TO PLANNED
DEVELOPMENT DISTRICT No. 894**

SEC. 51P-894.101. LEGISLATIVE HISTORY.

PD 894 was established by Ordinance No. 29097, passed by the Dallas City Council on August 14, 2013.

SEC. 51P-894.102. PROPERTY LOCATION AND SIZE.

PD 894 is established on property located at the southeast corner of Zang Boulevard and Louisiana Avenue. The size of PD 894 is approximately 3.982 acres.

SEC. 51P-894.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **BLADE SIGN** means an attached premise sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(2) **STOOP** means a small porch leading to the entrance of a residence.

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

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

SEC. 51P-894.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 894A: conceptual plan.

(2) Exhibit 894B: Zang Boulevard streetscape.

SEC. 51P-894.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 894A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-894.106. DEVELOPMENT PLAN.

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

SEC. 51P-894.107. MAIN USES PERMITTED.

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

SEC. 51P-894.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Private stable.

SEC. 51P-894.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Setbacks.

(1) Front yard.

(A) Minimum front yard is 15 feet.

(B) Maximum front yard setback for 80 percent of the Zang Boulevard frontage is 25 feet. No maximum front yard setback is required for the Louisiana Avenue frontage.

(C) No urban form setback is required.

(2) Side and rear yard. Minimum side and rear yard setback is five feet if a setback is provided; otherwise, no minimum side or rear yard is required.

(3) Encroachments. For residential uses, unenclosed balconies, bay windows, awnings, stoops, steps and patios may encroach up to five feet into the required Zang Boulevard minimum front yard setback. Retaining walls, raised planters, Sculptures, [and] other decorative landscape items, accessibility ramps, handrails and stairs, may be located within the required setback.

(b) Density. Maximum number of dwelling units is 165.

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

(d) Height.

(1) Maximum structure height in Height Zone 1 is 55 feet in the location shown on the conceptual plan.

(2) Maximum structure height in Height Zone 2 is 36 feet in the location shown on the conceptual plan.

(3) Maximum structure height in Height Zone 3 is 45 feet in the location shown on the conceptual plan.

(4) Rooftop structures listed in Section 51A-4.408(a)(2)(A) are permitted to project an additional four feet above the maximum building height.

(e) Lot coverage. Maximum lot coverage is 60 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. Maximum number of stories above grade is four. No maximum number of stories for parking structures.

SEC.51P-894.110. URBAN DESIGN ELEMENTS FOR RESIDENTIAL USES.

(a) Street-facing, ground floor dwelling units.

(1) A minimum of 80 percent of the street-facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk.

(2) Street-facing facades must be clearly visible from the street.

(b) Architectural elements.

(1) In order to break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street facing facade.

(2) A minimum of two different facade materials is required on each street-facing facade.

(3) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, attached tower or turret, are required at the building corners at street intersections and building public entry points.

(4) Exterior parking structure facades are those facades on an aboveground parking structure that are visible from a public right-of-way or the eastern Property line. The exterior parking structure facade must be constructed in a way so that it is similar in materials, architecture, and appearance to the facade of the main structure. Breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area. An aboveground exterior parking structure facade that faces the eastern property line must provide solid screening of a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights. Openings must be screened with architectural grill work or other decorative visual screening materials that provide ventilation.

(c) Pedestrian amenities.

(1) A minimum of two benches and two trash receptacles are required along each 200 feet of street frontage per lot.

(2) Pedestrian scale lighting must be provided at an average of one lighting fixture per 60 feet of street frontage.

(3) A minimum unobstructed sidewalk width of six feet must be provided. Trees and tree grates are sidewalk obstructions. The sidewalk must be located in the area between parkway trees and the street-facing facade as shown on

Exhibit 894B. If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(4) Pedestrian crossings at driveways must be distinguished by a change in surface materials such as pavers or patterned concrete. Pedestrian crossings may not be distinguished by paint alone.

(5) A minimum of eight percent of the lot area must be provided as open space. Open space may be provided at or below grade or above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked or driven upon. Enhanced public space described in Paragraph (6) does not count towards this requirement.

(6) Enhanced public space must be provided at the intersection of Zang Boulevard and Louisiana Avenue in the location shown on the conceptual plan and contain or meet the following requirements:

(A) Enhanced public space must preserve and protect existing viable trees at the time of new construction.

(B) Enhanced public space may be level, stepped, or gently sloping.

(C) A minimum of 50 percent of the enhanced public space must be landscape area consisting of trees, turf, or ground cover. The balance may be any paved surface. Pervious paving materials must make up 70 percent of paved surface.

(D) Enhanced public space may be furnished with paths, benches, and open shelters.

(E) Fencing in the enhanced public space may not be farther than 10 feet from a main building.

(7) Compliance with Crime Prevention Through Environmental Design (CPTED) review standards is encouraged for all construction requiring a building permit. Contact the building official plans examiner for information on CPTED review standards.

SEC. 51P-894.111. OFF-STREET PARKING AND LOADING.

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

(b) For multifamily uses, a minimum of 1.3 spaces per dwelling unit are required.

(c) Lighting fixtures on the top level of a parking structure must be attached to the structure or bollards and may not be taller than 48 inches above the floor of the top level.

SEC.51P-894.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC.51P-894.113. LANDSCAPING AND SIDEWALKS.

(a) In general. Except as provided in this section, landscaping and tree mitigation must be provided in accordance with Article X. If there is a conflict between the text of this article and Article X, the text of this article controls.

(b) Landscaping.

(1) Large trees must be planted a minimum of 10 feet away from a building.

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

(c) Zang Boulevard frontage. Landscaping must be provided in accordance with Exhibit 894B and this section. Tree planting requirements are an average spacing, not an on-center requirement. If there is a conflict between the text of this article and Exhibit 894B, the text of this article controls.

(1) Parkway trees.

(A) Tree planting zone. Parkway trees must be located within the tree planting zone, which is that area parallel to and between two-and-one-half and 10 feet from the back of the projected street curb. Trees planted within the tree planting zone may count toward street tree requirements.

(B) Number. The minimum number of required parkway trees is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) Type. Parkway trees must be recommended for local area use by the building official.

(D) Height and caliper. Parkway trees must have a minimum height of 14 feet and a minimum caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation.

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

(2) Private yard.

(A) Tree planting zone. Private yard trees must be located in the buffer or private yard area shown on Exhibit 894B.

(B) Number. The minimum number of required private yard trees is determined by dividing the number of feet of street frontage by 60. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) Type. Private yard trees must be small trees recommended for local area use by the building official.

(D) Height and caliper. Private yard trees must have a minimum height of eight feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(E) Foundation planting area. The foundation planting area is a minimum seven foot area along the foundation of a street facing facade of a building in the transition zone shown on Exhibit 894B. The foundation planting area must contain living trees, shrubs, or vines that are recommended for local area use by the building official. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Initial plantings must be calculated to cover a minimum of 50 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each four square feet of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for this area.

(3) Modifications to location due to utility conflict. If the parkway tree planting location cannot fully comply with Exhibit 894B due to an existing utility conflict, the width of the areas in Exhibit 894B may be reduced in the following order:

(A) Reduce the buffer.

(B) Reduce the walk on private property to a minimum of three feet.

(C) Reduce the bioswale area for street trees and replace the large canopy trees with small trees that are more appropriate for the reduced area. Small trees must comply with the height and caliper requirement for private yard.

(D) Creekside buffer. A residential adjacency buffer must be provided along the eastern Property line and must be a minimum of 20 feet in width and comply with Section 51A-10.125(b)(7).

SEC.51P-894.114. FENCING AND REQUIRED SCREENING.

(a) Solid fencing is prohibited.

(b) Fencing between a street-facing facade and the right-of-way is limited to a maximum height of four feet.

(c) Individual entries may be gated, and private yards or patios fenced, if the fencing is a minimum of 70 percent open, such as wrought iron, and a maximum height of four feet.

(d) Fencing between a street-facing facade and the right-of-way that is not used for an individual private yard must provide one pedestrian gate for every 150 feet of fence length.

(e) Any surface parking areas that require screening from adjoining residential property in accordance with Section 51A-4.301(f) must use landscaping or a berm as described in Section 51A-4.301(f)(5)(ii) or (iii).

SEC. 51P-894.115. SIGNS.

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

(b) Blade signs. A multifamily premise may erect no more than two blade signs that project no further than four feet from the vertical building surface. The signs may not be illuminated, exceed 20 square feet in effective area, extend above the roof or over any public right-of-way, be located within 10 feet above grade, or be on a premise with a detached sign. No blade signs are allowed to project from a building facade facing Louisiana Avenue.

SEC. 51P-894.116. ADDITIONAL PROVISIONS.

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

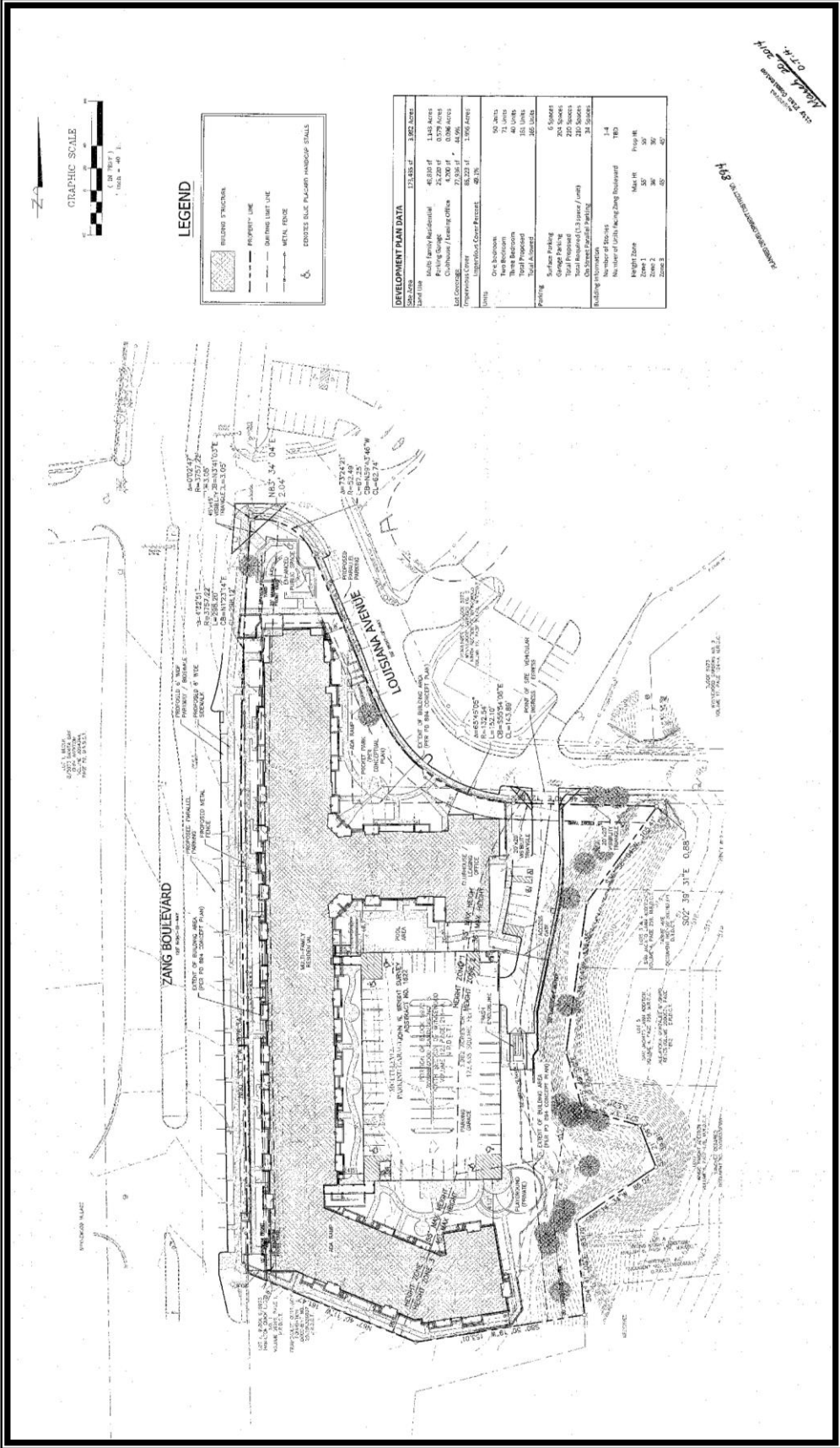
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

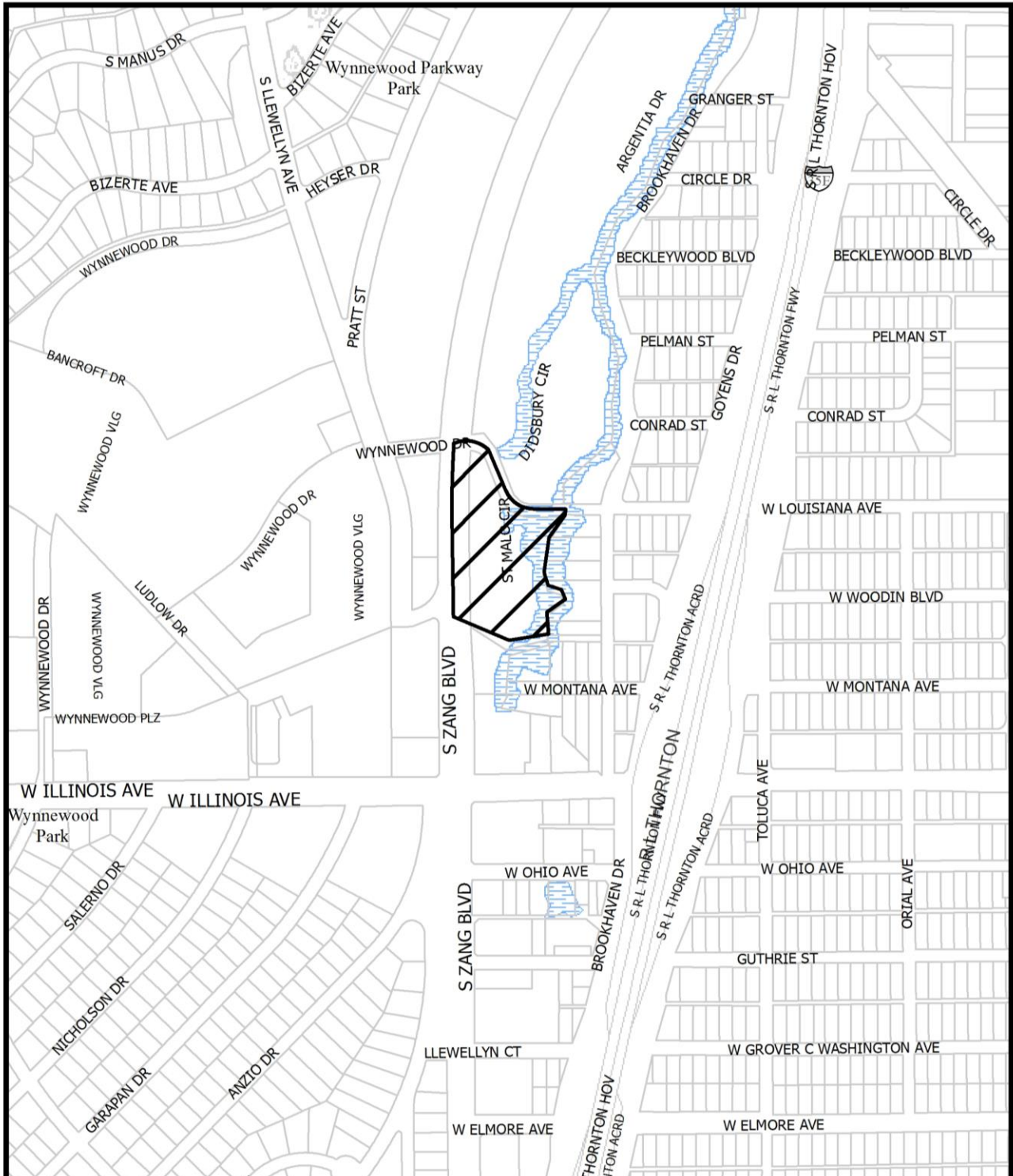
SEC. 51P-894.117. COMPLIANCE WITH CONDITIONS.


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

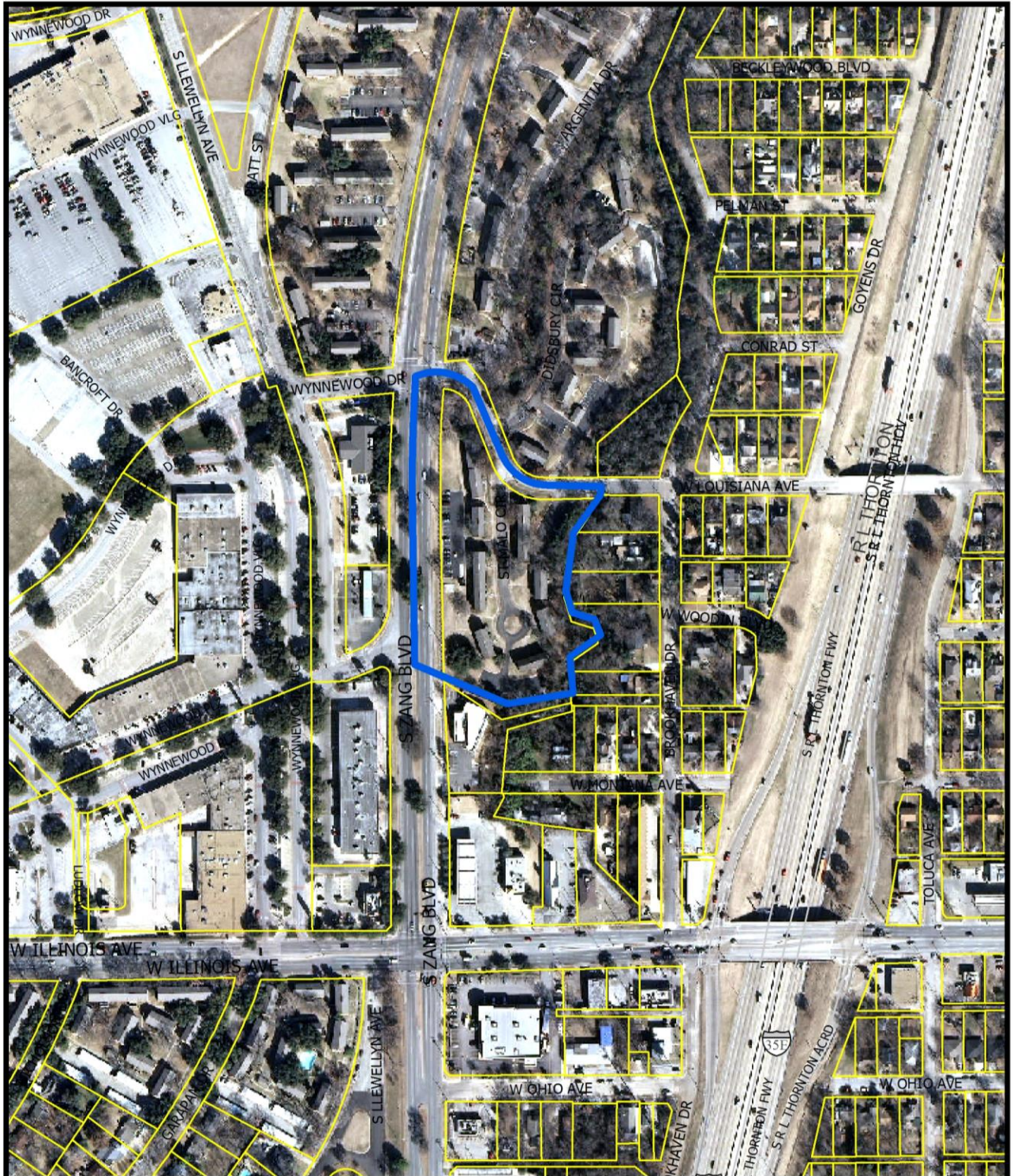
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

APPROVED DEVELOPMENT PLAN





 1:6,000	<h1>VICINITY MAP</h1>	Case no: <u> Z145-116 </u> Date: <u> 11/19/2014 </u>
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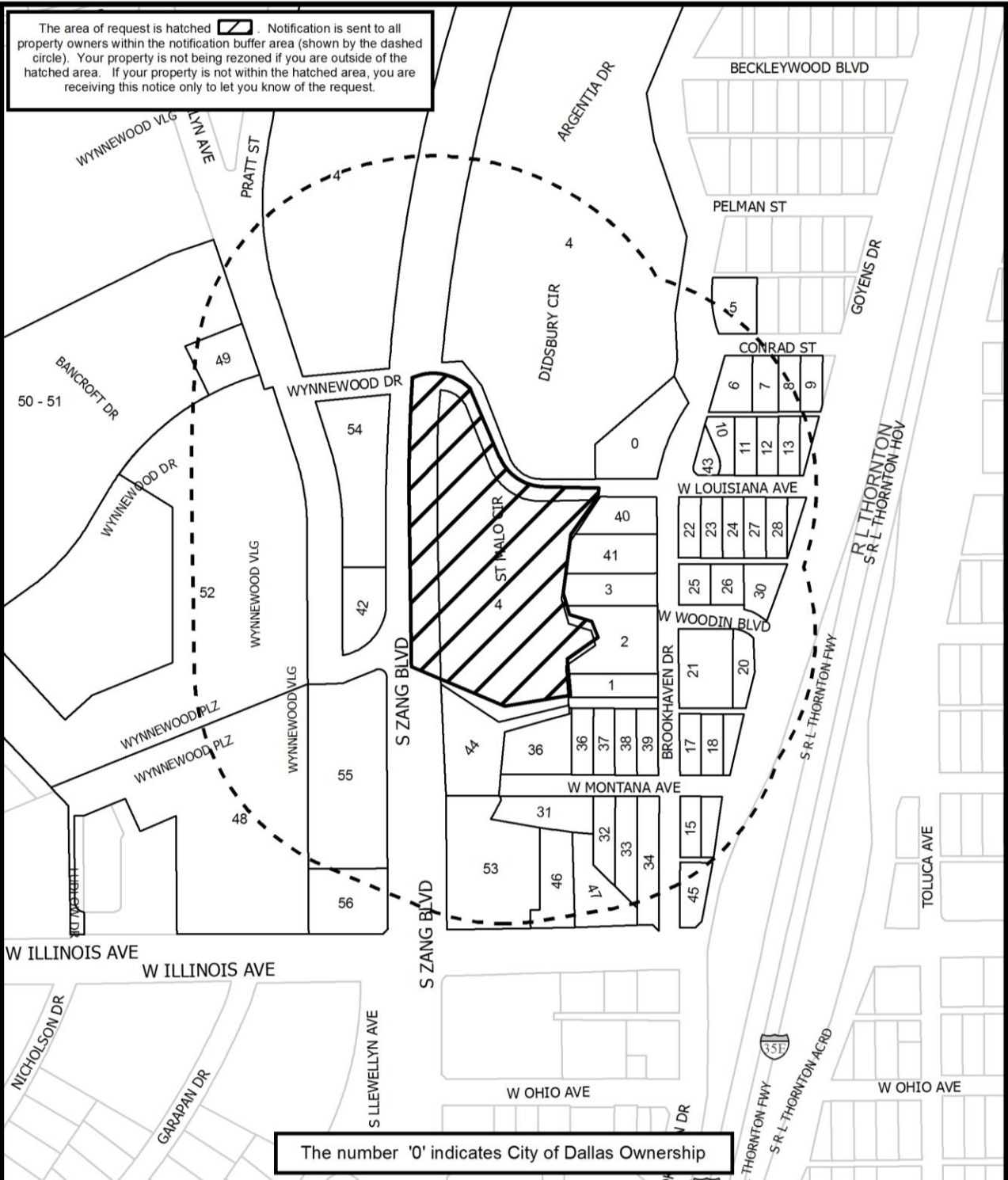
1:3,600

AERIAL MAP

Case no: **Z145-116**

Date: **11/19/2014**

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
56 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z145-116**
Date: **11/19/2014**

Notification List of Property Owners

Z145-116

56 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2115 BROOKHAVEN DR	CITIMORTGAGE INC
2	2107 BROOKHAVEN DR	SANCHEZ CESAREO
3	2045 BROOKHAVEN DR	GONZALEZ ALEJANDRA &
4	1404 PRATT ST	WCH LIMITED PARTNERSHIP
5	331 CONRAD ST	LOPEZ LEOPOLDO N
6	332 CONRAD ST	BURKLEO RICHARD R
7	326 CONRAD ST	SOLIS IRMA O
8	322 CONRAD ST	BERRINGER DIANA L
9	318 CONRAD ST	SALANA PPTIES LTD
10	335 LOUISIANA AVE	HALL L & MAMIE
11	331 LOUISIANA AVE	TELLEZ EVANGELINA SILVA &
12	327 LOUISIANA AVE	BAYWOOD HOMES LLC
13	323 LOUISIANA AVE	CLARK LORRAINE EST OF
14	319 LOUISIANA AVE	BASS JOHN
15	342 MONTANA AVE	TREMERICA INDUSTRIES LLC
16	338 MONTANA AVE	PERRY DOUGLAS S
17	343 MONTANA AVE	FRAIRE PASCUAL
18	339 MONTANA AVE	HOPKINS JOYCE D
19	335 MONTANA AVE	GARCIA JUAN J & REBECA
20	332 WOODIN BLVD	VILLAREAL HILDA
21	342 WOODIN BLVD	MOORE LARRY
22	342 LOUISIANA AVE	GAETA JOSE B
23	338 LOUISIANA AVE	HODO JERRY & BONNIE
24	334 LOUISIANA AVE	OWENS REDONIA
25	341 WOODIN BLVD	FORD MURPHY
26	335 WOODIN BLVD	BALLINAS JUAN R &

11/19/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	330 LOUISIANA AVE	CARTER DORIS A
28	326 LOUISIANA AVE	ANDERSON JENNIFER L
29	322 LOUISIANA AVE	WILEY JOE B
30	331 WOODIN BLVD	MENDEZ DOMINGO & SOFIA
31	414 MONTANA AVE	LAFUENTE LUPE &
32	410 MONTANA AVE	PADILLO REBECCA L R
33	408 MONTANA AVE	GONZALES MARIA DE JESUS
34	401 ILLINOIS AVE	RELIANCE ENTERPRISES INC
35	2119 BROOKHAVEN DR	KNIGHT IRVING
36	419 MONTANA AVE	LAFUENTE ANGEL JOSEPH
37	411 MONTANA AVE	CORONADO MARIA
38	407 MONTANA AVE	VAZQUEZ OLIVIA
39	403 MONTANA AVE	PEREZ ABAD J
40	2031 BROOKHAVEN DR	RODRIGUEZ FRANCISCO
41	2037 BROOKHAVEN DR	BUSTAMANTE JOAQUIN FELIX
42	2150 LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
43	300 LOUISIANA AVE	CONNELLY J M
44	2200 ZANG BLVD	FRAMEHOUSE OUTREACH FOUNDATION
45	343 ILLINOIS AVE	ILLINOIS BRAKE CORP
46	425 ILLINOIS AVE	LOCAL PROPERTIES LLC
47	407 ILLINOIS AVE	ADELPHI GROUP LTD
48	655 ILLINOIS AVE	CENTRO NP HOLDINGS 12 SPE LLC
49	1947 LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
50	701 ILLINOIS AVE	CENTRO NP HOLDINGS 12 SPE LLC
51	701 ILLINOIS AVE	BELLAIRE CAPITAL PS LP
52	2101 LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPE LLC
53	2242 ZANG BLVD	7 ELEVEN INC
54	2000 LLEWELLYN AVE	200 PIER ASSOCIATES LLC
55	2201 ZANG BLVD	CENTRO NP HOLDINGS 12 SPE LLC
56	505 ILLINOIS AVE	CENTRO NP HOLDINGS 12 SPE LLC

FILE NUMBER: Z067-203(VM)**DATE INITIATED:** March 15, 2007

LOCATION: Generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1 & 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road including the deed restricted properties located at the northwest corner of East 8th Street and North Marsalis Avenue, the southwest corner of East 5th Street and North Crawford Street and property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard.

COUNCIL DISTRICT: 1**MAPSCO:** 6-K, 6-L, 7-K, 7-L**SIZE OF REQUEST:** ± 850 acres**CENSUS TRACTS:** 20.00, 42.01, 47.44, 48.00

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District, with consideration being given to appropriate zoning including use, development standards, and other regulations that would allow for and encourage development in appropriate areas, **including the termination of deed restrictions DR Z812-227, DR Z834-399, and DR Z867-185.**

SUMMARY: On November 20, 2014, CPC approved the Oak Cliff Gateway rezoning of the property with the retention of all deed restrictions. The purpose of this authorized

hearing is to remove three existing deed restrictions which are in conflict with allowed development types and uses to allow the property owner to develop the property within the proposed zoning changes of form-based zoning.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

On November 20, 2014, CPC recommended approval of the rezoning of approximately 900 acres within the Oak Cliff Gateway which included the retention of all deed restrictions.

Within the boundaries of the Oak Cliff Gateway there are nine sets of deed restrictions, three of the deed restrictions are in conflict with the development types and uses allowed by the proposed zoning on that property. Removal of the three deed restrictions DR Z812-227, DR Z834-399, and DR Z867-185 would allow for future development and improvement to the property in accordance with the proposed zoning.

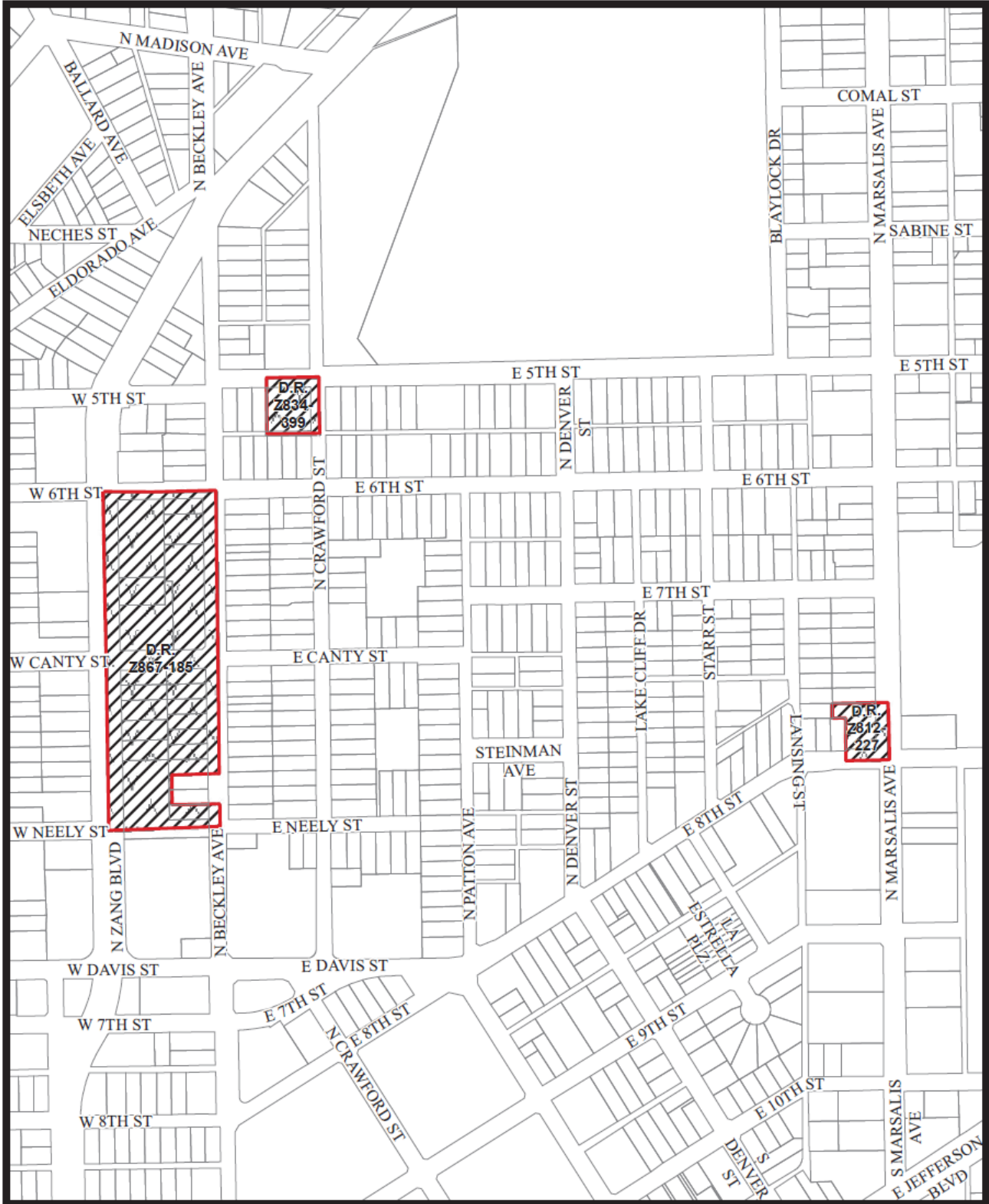
The existing regulations for DR Z812-227 located at the northwest corner of East 8th Street and North Marsalis Avenue, requires a six foot screening fence on the north and west boundaries, and restricts uses to surface parking, loading and unloading of materials, and MF-3 Multiple Family District uses. The proposed form-based base zoning is a WMU-5-SH Walkable Urban Mixed Use-5 District with Shopfront Overlay, which would require shopfront building face along the west side of the property, and would not allow for the 6 foot screening wall required by the deed restrictions.

The existing regulations for DR Z834-399 located at the southwest corner of East 5th Street and North Crawford Street, limit uses to MF-2 Multiple Family District uses and art studio. The proposed form based zoning is an RTN Residential Transition district which limits uses to single family, civic, and open space uses.

The existing regulations for DR Z867-185 property bounded by East 6th Street, North Beckley Avenue, West Neely Street and North Zang Boulevard, limit uses and yard, lot, space regulations to NO(A) Neighborhood Office District and limited drug store. The proposed from based zoning of an RTN Residential Transition District would not allow Neighborhood Office District uses and would be in conflict with yard, lot, space regulations.

Attached is general location map showing the location of the three sets of deed restrictions followed by an individual notification map and list for each set of deed restrictions.

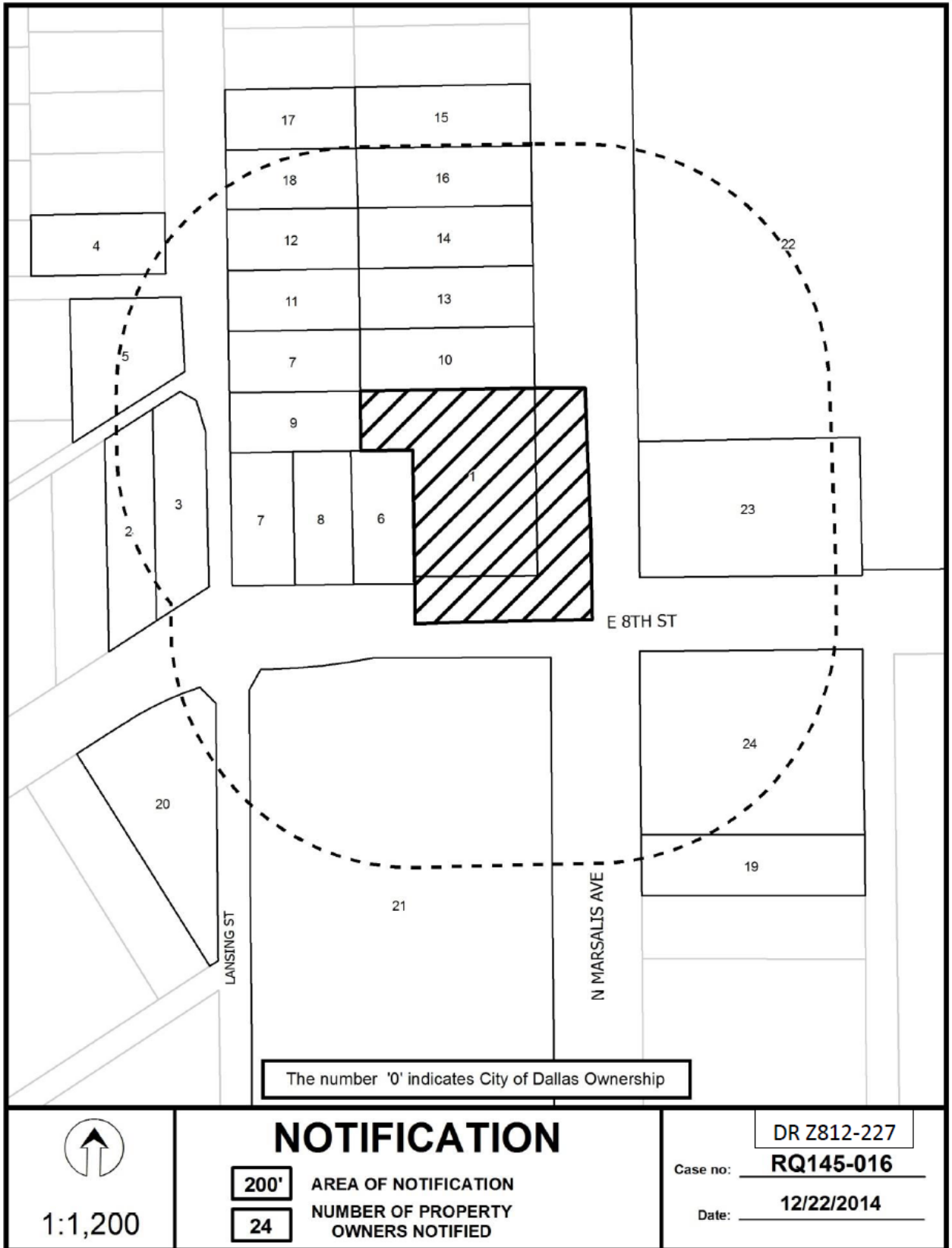
General Location Map



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**Termination of Deed Restrictions:
Z834-399, Z812-227 and Z867-185**

**Case ID: Z067-203
Printed: 12/2/2014**



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
24 NUMBER OF PROPERTY OWNERS NOTIFIED

DR Z812-227

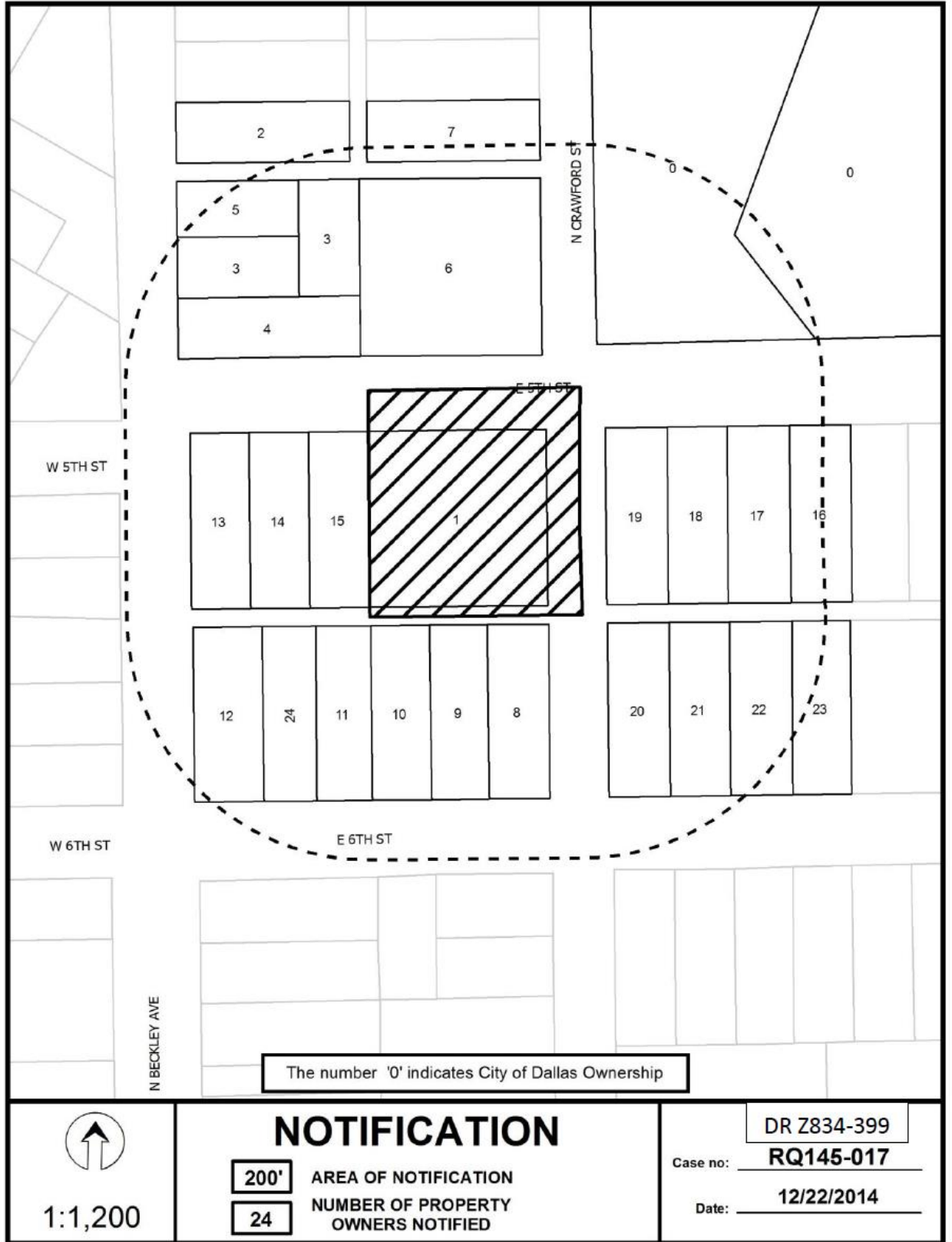
Case no: **RQ145-016**

Date: **12/22/2014**

12/22/2014

Notification List of Property Owners***RQ145-016******24 Property Owners Notified***

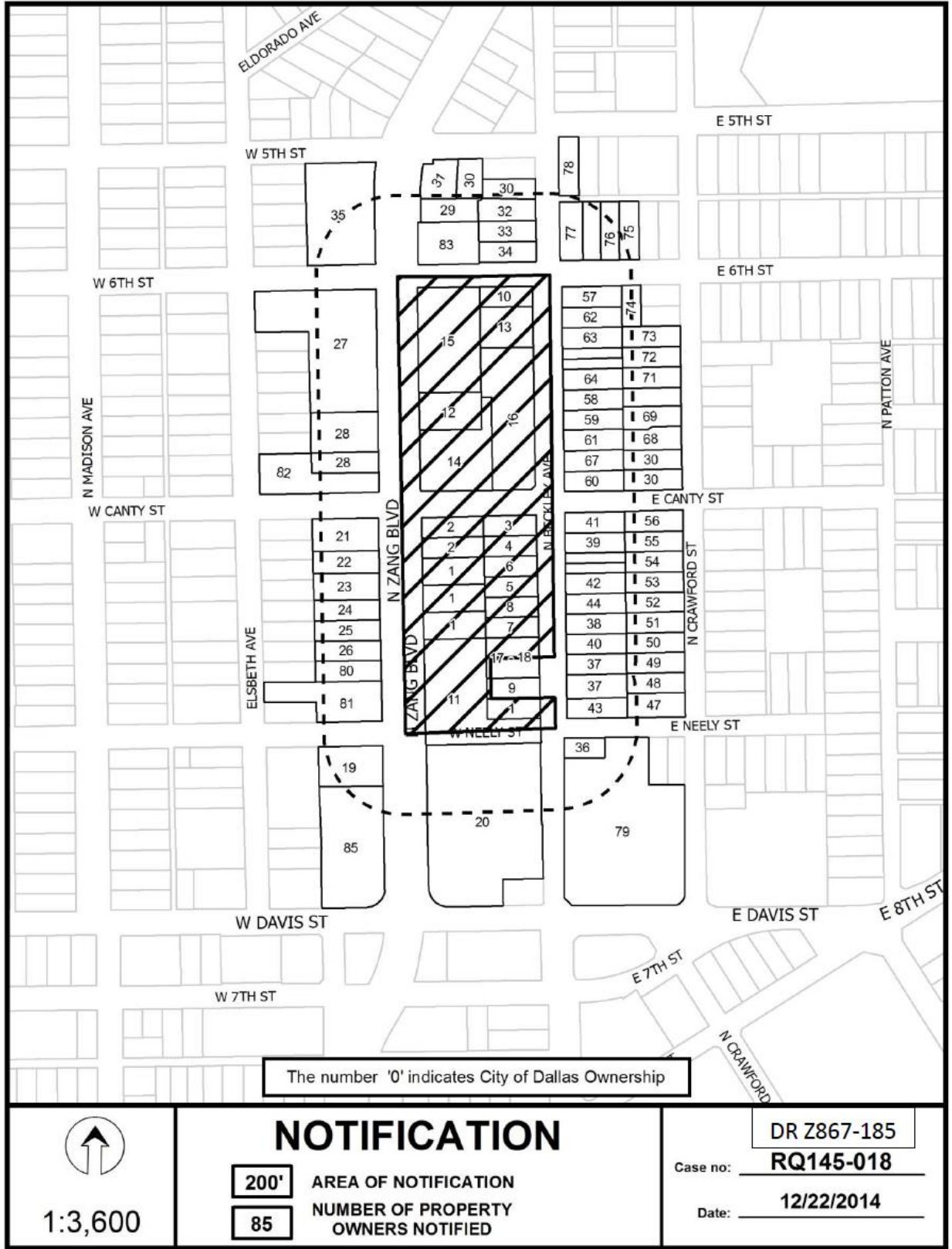
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	309 MARSALIS AVE	LEAL ELVIRA TRUSTEE OF
2	517 8TH ST	SALINAS ELIDA
3	521 8TH ST	ALVAREZ JORGE
4	403 LANSING ST	NARVAEZ JUAN MANUEL
5	317 LANSING ST	VEGA JUAN
6	525 8TH ST	LEAL ELVIRA TRUSTEE FOR
7	525 8TH ST	LEAL FAMILY PARTNERSHIP
8	529 8TH ST	DALLAS TORTILLAS INC
9	310 LANSING ST	LEAL RUBEN R
10	315 MARSALIS AVE	LEAL FAMILY PARTNERSHIP
11	316 LANSING ST	MEDINA MIGUEL & SACORRO
12	400 LANSING ST	DURAN FELIPE
13	317 MARSALIS AVE	SALINAS ELIDA ETAL
14	323 MARSALIS AVE	MORENO CESAREO & MARIA
15	331 MARSALIS AVE	ALVARADO LIDIA LEIJA
16	327 MARSALIS AVE	TENIENTE LEONELA
17	408 LANSING ST	RAMIREZ MARIE E
18	406 LANSING ST	HUERTA ENRIQUE &
19	226 MARSALIS AVE	REEVES GEORGE M ET AL
20	520 8TH ST	BLESSED SACRAMENT PARISH
21	201 MARSALIS AVE	ROMAN CATH DIOCESE DALLAS
22	330 MARSALIS AVE	Dallas ISD
23	306 MARSALIS AVE	SOUTHLAND CORP 12292
24	232 MARSALIS AVE	REEVES GEORGE M ET AL



12/22/2014

Notification List of Property Owners***RQ145-017******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	122 5TH ST	WHITLOCK NEILL DAVIDSON
2	1014 BECKLEY AVE	GONZALEZ MARIA &
3	1006 BECKLEY AVE	COFER WILLIE R
4	1002 BECKLEY AVE	WISTERIA HILLS 5 LLC
5	1010 BECKLEY AVE	SPERLING MERCEDES &
6	1001 CRAWFORD ST	STOFOROPOULOS EUTHYMIOS
7	1015 CRAWFORD ST	FOUNTAIN VILLA INC
8	123 6TH ST	GUFFEY TYLER H
9	119 6TH ST	VICTOR PPTIES LLC
10	113 6TH ST	SEGOVIA RAFAEL
11	111 6TH ST	GASPER PASTOR & MARIA
12	103 6TH ST	BAEZA IGNACIO & MARIA
13	102 5TH ST	PARR DAVID ROBERT
14	106 5TH ST	MURPHY CHRISTOPHER W
15	108 5TH ST	WISTERIA HILLS 6 LLC
16	214 5TH ST	ARELLANO MARTHA
17	210 5TH ST	DANTZLER HAL S
18	204 5TH ST	LUGO ELPIDIO &
19	202 5TH ST	SHEETS CLAY C III
20	201 6TH ST	GENA NORTH LLC
21	205 6TH ST	SAVALA SANTOS R EST OF
22	209 6TH ST	WISTERIA HILLS 8 LLC
23	215 6TH ST	ZRUBEK HENRY J
24	107 6TH ST	GUAJARDO LEO II



12/22/2014

Notification List of Property Owners***RQ145-018******85 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	718 ZANG BLVD	DALLAS COUNTY SCHOOLS
2	732 ZANG BLVD	FAZ ISMAEL
3	737 BECKLEY AVE	BUSTAMANTE ANTONIO &
4	735 BECKLEY AVE	HODGES RAMONA G
5	727 BECKLEY AVE	LOPEZ ISRAEL
6	733 BECKLEY AVE	LOPEZ ISRAEL
7	719 BECKLEY AVE	TONGRA LP
8	723 BECKLEY AVE	YBARRA MARY MAGDALENA
9	707 BECKLEY AVE	GOMEZ RAY
10	839 BECKLEY AVE	VINES DAN
11	710 ZANG BLVD	DALLAS COUNTY SCHOOLS
12	820 ZANG BLVD	NORTH ZANG DEV LTD
13	835 BECKLEY AVE	BECKLEY PROFESSIONALS INC
14	810 ZANG BLVD	AHA GROUP LP
15	830 ZANG BLVD	JT REALTY INC
16	815 BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1
17	711 BECKLEY AVE	BECKLEY LLC
18	711 BECKLEY AVE	ROBINSON DARIN A
19	635 ZANG PL	BISHOP 1910 PARTNERS LTD
20	612 ZANG BLVD	DALLAS COUNTY SCHOOL
21	737 ZANG BLVD	WHITEAKER BETTYE M
22	733 ZANG BLVD	PENA JESUS H & IRMA
23	727 ZANG BLVD	CHERNOCK CHRISTIAN
24	723 ZANG BLVD	GOMEZ CELIA O
25	719 ZANG BLVD	BANCO POPULAR NORTH AMERICA
26	715 ZANG BLVD	3M 707 ZANG LLC