



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 19, 2012
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.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-058**
(CC District 8) An application to replat all of Lot 1 and a tract of land in City Block H/6045 to create a 6.1245 acre lot on property located on Westmoreland Road, north of Camp Wisdom Road.
Applicant/Owner: AW Brown Fellowship Charter School
Surveyor: The Wallace Group, Inc.
Application Filed: December 30, 2011
Zoning: NO(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-056**
(CC District 7) An application to replat a 0.9925 acre tract of land containing all of Lot 2A in City Block 1/8472 to remove the existing 25 foot building line along the south line of Highland Road and the north line of R.L. Thornton Freeway Service Road west of Jim Miller Road.
Applicant/Owner: McDonald's Real Estate Company
Surveyor: Summit Surveying, Inc.
Application Filed: December 29, 2011
Zoning: RR
Staff Recommendation: **Denial** of removal of Building Line.

Residential Replat:

- (3) **S112-053**
(CC District 6)
- An application to replat a 0.42 acre tract of land containing all of Lots 4, 5 and 6 in City Block 2/7092 into one 7,937 square foot lot and one 10,241 square foot lot fronting on Bataan Street, south of Canada Drive.
Applicant/Owner: Gilbert and Zonia Zuniga
Surveyor: AAAA Plus Surveyors, LLC
Application Filed: December 27, 2011
Notices Sent: 39 notices sent December 30, 2011
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Item:

- (4) **S112-054**
(CC District 3)
- An application to create a 10 acre lot from a tract of land in City Block 6957 and located at Keist Boulevard at Rio Grande Avenue, Southeast corner.
Applicant/Owner: La Academia de Estrellas
Surveyor: Peiser Surveying, Inc.
Application Filed: December 28, 2011
Zoning: R-10(A)
Staff Recommendation: **Denial**

Miscellaneous Docket

- M101-055**
Richard Brown
(CC District 3)
- An application for a minor amendment to the development plan for Planned Development District No. 666 for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive and Navajo Drive.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

Zoning Cases – Consent

1. **Z112-133(RB)**
Richard Brown
(CC District 8)
- An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District, on the northwest corner of Camp Wisdom Road and Westmoreland Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: A. W. Brown
Representative: Edward F. Cummings

2. **Z112-135(CH)**
Carolyn Horner
(CC District 14)

An application for a Specific Use Permit for a hotel or motel use on property zoned Subdistrict B Historic Core within Planned Development District No. 225, the State Thomas Special Purpose District, on the north corner of Thomas Avenue and Fairmount Street.
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.
Applicant: GJ Development, L.L.C.
Representative: Roger Albright
3. **Z112-123(MW)**
Megan Wimer
(CC District 5)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay on the southwest corner of South Buckner Boulevard and Umphress Road.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Roshani Enterprises, Inc.
Representative: Permitted Development, Audra Buckley
4. **Z112-137(WE)**
Warren Ellis
(CC District 10)

An application for an amendment to Planned Development District No. 572 for a Public school other than an Open-enrollment charter school on the southeast corner of Pleasant Valley Drive and Chimney Hill Lane.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Richardson Independent School District
Representative: MASTERPLAN - Karl Crawley

Zoning Cases – Under Advisement

5. **Z101-367(WE)**
Warren Ellis
(CC District 4)
- An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District uses and the termination of Specific Use Permit No. 142 for radio towers on property zoned an R-7.5(A) Single Family District on the north side of Bruton Road between Mack Lane and Hillburn Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan and conditions and **approval** of the termination of Specific Use Permit No. 142 for radio towers.
Applicant: Dallas Independent School District
Representative: MASTERPLAN - Karl Crawley
U/A From: November 3, 2011 and December 1, 2011
6. **Z101-335(RB)**
Richard Brown
(CC District 8)
- An application for a Planned Development District for Mixed Uses on property zoned an MU-2 Mixed Use District, MF-2(A) Multifamily District, and the termination of Specific Use Permit No. 1621 for Child-care facility and Private school on both sides of Westmoreland Road, north of Wheatland Road.
Staff Recommendation: **Approval**, subject to a Tract 1 development plan/Tract 2 conceptual plan, a Tract 3 development plan, traffic management plan, and conditions, and **approval** of the termination of Specific Use permit No. 1621.
Applicant: Inspiring Body of Christ
Representative: Audra Buckley
U/A From: November 17, 2011; December 15, 2011 and January 5, 2012.

Development Code Amendment

- DCA090-010**
David Cossum
- Consideration of amendments to Chapter 51 and Chapter 51A, “Dallas Development Code, as amended,” by amending off-street parking requirements for certain uses, amending parking special exception requirements, amending parking lot tree requirements, providing for administrative parking reductions, and allowing a taxidermist use in industrial districts.
Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**

Landmark Appeal

Carolyn Horner
(CC District 14)

An appeal of the Landmark Commission decision to deny without prejudice Certificate of Appropriateness CA101-347(CH) for three trellises in front yard and the lower front porch cover at 707 Huntley Street.

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

Landmark Commission Recommendation: **Denial without prejudice.**

Other Matters

Consideration of appointment to the following CPC Committee:

Arts District Sign Advisory Committee (ADSAC)

(List of committee members available with CPC Coordinator)

Minutes: January 5, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 19, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, January 19, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m. to consider (1) **DCA 112-001** - Consideration of amending the Dallas Development Code to develop appropriate standards for alternative fueling stations including electrical charging, compressed natural gas and liquefied natural gas.

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 19, 2012****FILE NUMBER:** S112-058**Subdivision Administrator:** Paul Nelson**LOCATION:** Westmoreland Road, north of Camp Wisdom Road**DATE FILED:** December 30, 2011**ZONING:** NO(A), CR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 6.1245 ac.**MAPSCO:** 63S**APPLICANT/OWNER:** AW Brown Fellowship Charter School

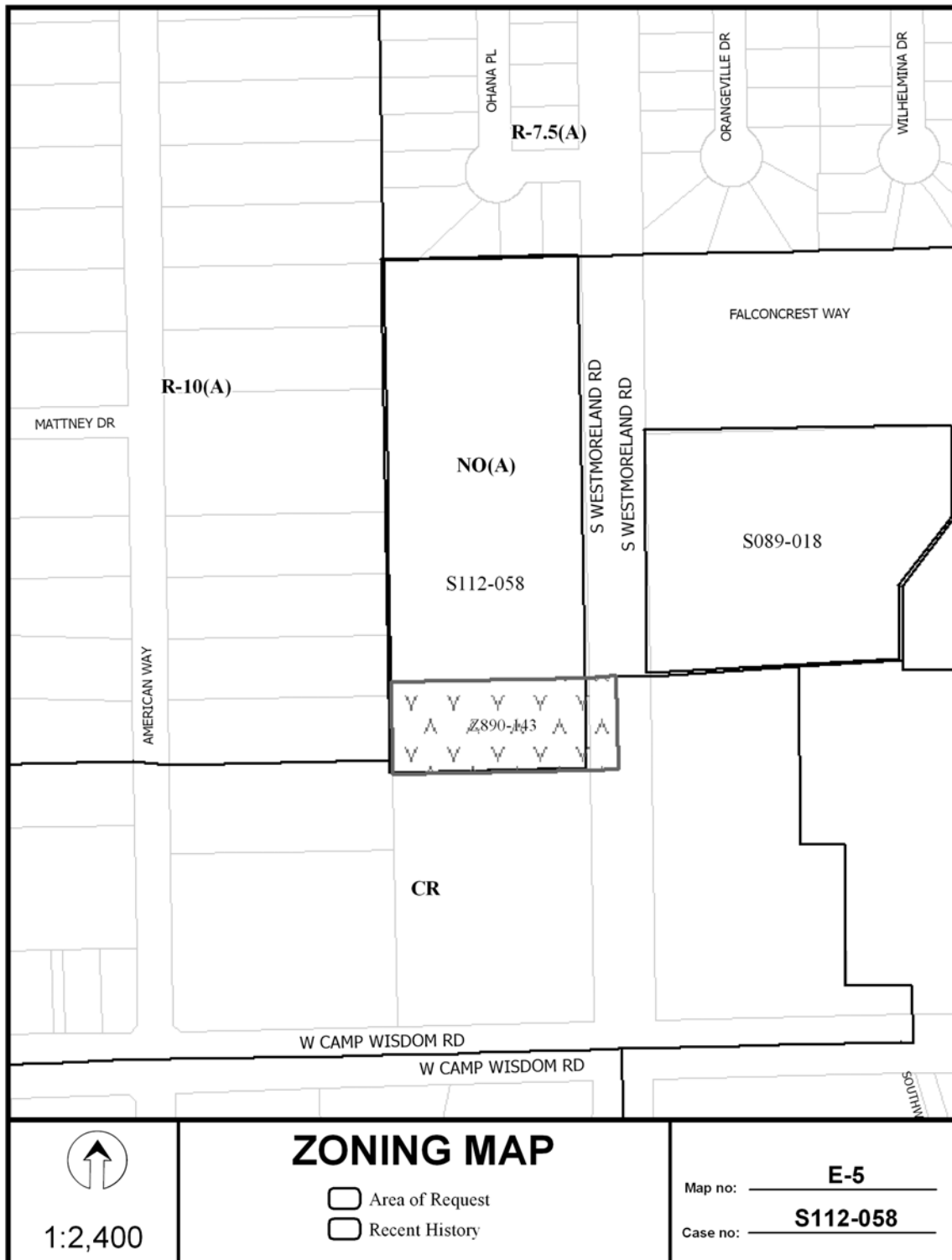
REQUEST: An application to replat all of Lot 1 and a tract of land in City Block H/6045 to create a 6.1245 acre lot on property located on Westmoreland Road, north of Camp Wisdom Road.

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

STAFF RECOMMENDATION: The request complies with the NO(A) and CR district regulations. However, the lot pattern in the immediate vicinity of the request is varied. Properties in the nonresidential zoning districts tend to be larger parcels closer to the size of this request and the parcels in the residential zoning district are for the most part smaller lots for residential development. Staff has determined that the request is consistent with non residential lot sizes; therefore, we recommend approval of the request subject to compliance with the following conditions:

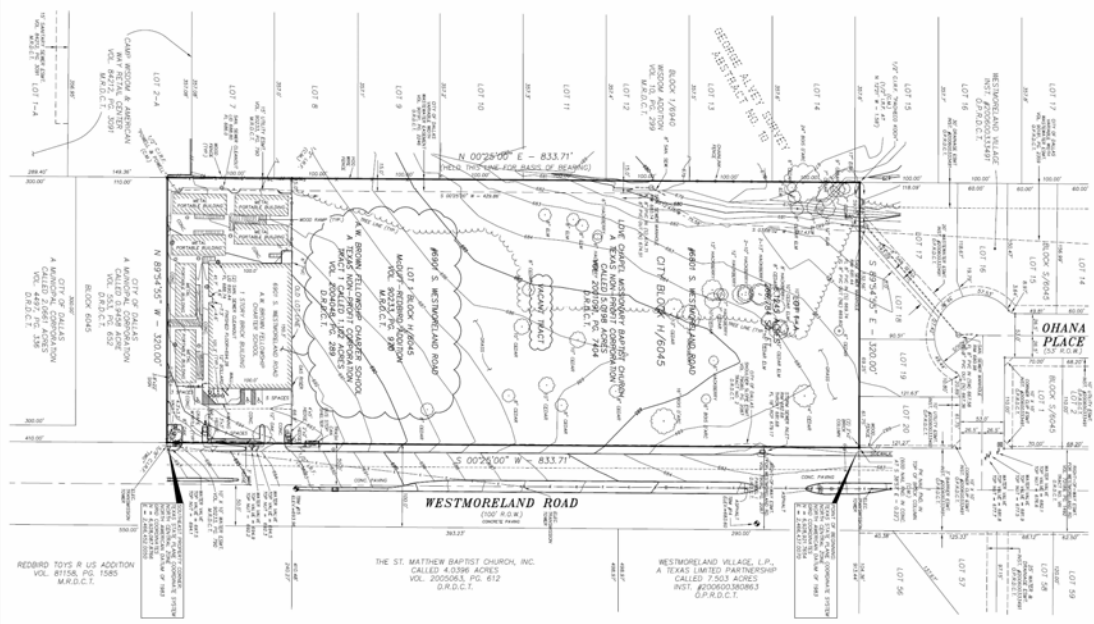
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the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

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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. Chose a different addition name.
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. 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.
15. Water/wastewater main extension may required by Private Development Contract.



1/8/2012





GENERAL NOTES:

- 1) REVISIONS ARE SHOWN ON THE WEST LINE OF LOT 1, BLOCK H/6045 OF M.D.C.T. ...
2) THE SURVEYOR DID NOT ASSURE THAT THIS SUBJECT TRACT ...
3) ADJACENT PROPERTY OWNERS ARE REQUESTED TO REVIEW THIS PLAN ...

LEGEND:

- 1" = 100' SCALE
- - - - - ADJACENT PROPERTY
- - - - - ADJACENT TRACT
- - - - - ADJACENT ROAD

BENCHMARKS:

- 1. STATION 101.11 ON THE EAST LINE OF WESTMORELAND ROAD ...
2. STATION 101.12 ON THE WEST LINE OF WESTMORELAND ROAD ...

OWNER: A.B. BROWN FELLOWSHIP CHURCH SCHOOL
3001 RED BIRD DRIVE
DALLAS, TEXAS 75245
(972) 709-4700

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described premises, hereby certify that the same are not subject to any lien or other claim ...

OWNER'S STATEMENT

I, the undersigned, being the owner of the above described premises, hereby certify that the same are not subject to any lien or other claim ...

STATE OF TEXAS

County of Dallas, Texas
I, the undersigned, being the owner of the above described premises, hereby certify that the same are not subject to any lien or other claim ...

McDUFF-REDBIRD ADDITION
LOT 1-A, BLOCK H/6045
BEING A 6.1245 ACRE TRACT SITUATED IN THE GEORGE ALLEY SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS

REPLAT
McDUFF-REDBIRD ADDITION
LOT 1-A, BLOCK H/6045
BEING A 6.1245 ACRE TRACT SITUATED IN THE GEORGE ALLEY SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN COMMISSION

THURSDAY, JANUARY 19, 2012

FILE NUMBER: S112-056

Subdivision Administrator: Paul Nelson

LOCATION: R.L. Thornton Freeway Service Road west of Jim Miller Road

DATE FILED: December 29, 2011

ZONING: RR

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.9925 ac.

MAPSCO: 48E

APPLICANT/OWNER: McDonald's Real Estate Company

REQUEST: An application to replat a 0.9925 acre tract of land containing all of Lot 2A in City Block 1/8472 to remove the existing 25 foot building line along the south line of Highland Road and the north line of R.L. Thornton Freeway Service Road west of Jim Miller Road.

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

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

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

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

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

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

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

- Removal of the building lines will allow for development of the subject property to occur at a lesser setback than the properties contiguous and adjacent to this property on the east and west.

“(iii) adversely affect neighboring properties; and”

- The building lines are parallel to the ROW lines of the streets contiguous on the north and south of the property. The removal of these 2 building lines will allow for this property to be developed or redeveloped with a lesser front yard setback than the other properties within the subdivision that are governed by the same building lines.

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

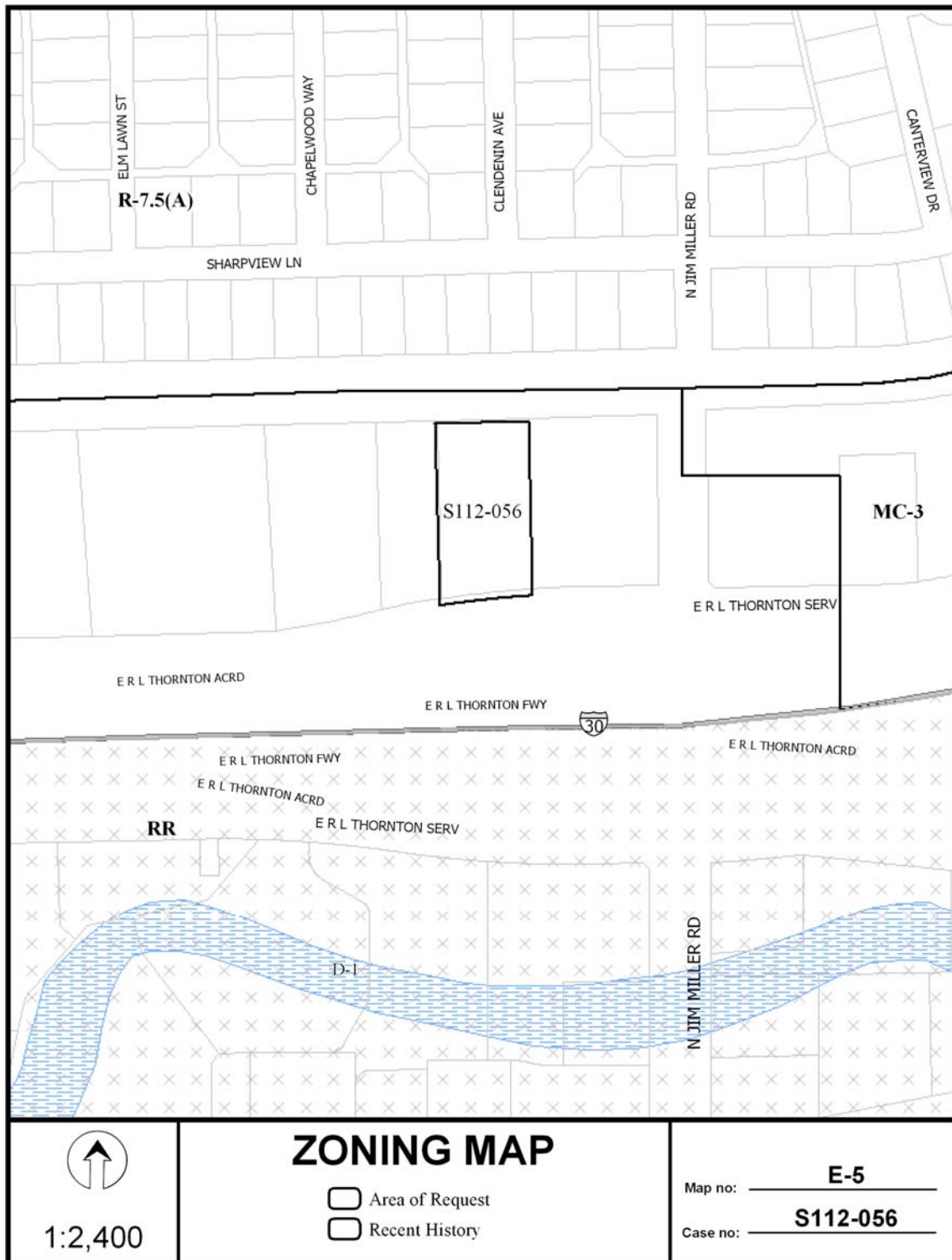
- The removal of the building lines will ultimately allow for this property to be developed closer to the adjoining streets than the other properties that are governed by the same building lines.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: This request consist of only a building line removal and does not involve the replatting of property; therefore there only needs to be one vote for approval or denial of removal of the 2 building lines on the property.

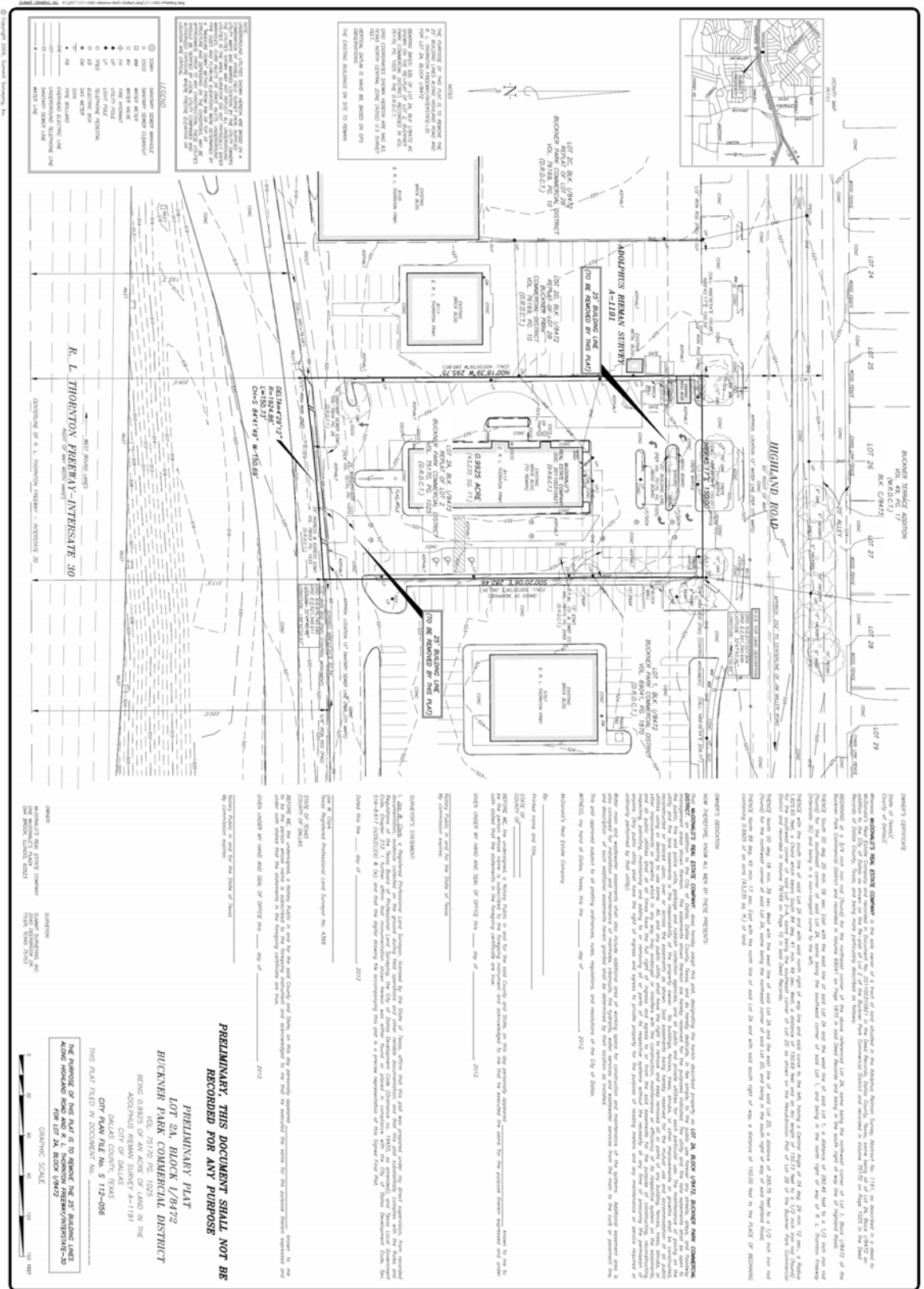
The staff recommends denial because the request does not comply with the requirements of Section 51A-8.505(c) for reduction or removal of building lines. The removal of the building lines will allow for this property to be developed closer to the adjoining streets than the other properties that are governed by the same building lines. However, should the request be approved the staff recommends that the approval be subject to the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat add a note: "Access or modification to I-30 requires TXDOT approval.
12. On the final plat show how all adjoining ROW was created.
13. On the final plat show all additions or tracts of land within 150 feet of the property.

14. Chose a new addition name.
15. On the final plat change R.L. Thornton Freeway-Interstate 30 to R.L. Thornton Freeway (Interstate Highway 30).







PRELIMINARY PLAT
 LOT 2A, BLOCK 1/8472
 BUCKNER PARK COMMERCIAL DISTRICT
 BEING 0.9923 ACRES OF LAND IN THE
 4062/10000 CITY OF DALLAS
 CITY PLAN FILE NO. S 112-056

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE.**

Summit Surveying, Inc.
 Land Boundary • Topography • GPS • Geodetic
 2040 Deerbork Drive, Tyler, Texas 75703 • (903) 561-9544

NO.	DATE	DESCRIPTION
1	11/11/2011	PRELIMINARY PLAT
2	11/11/2011	PRELIMINARY PLAT
3	11/11/2011	PRELIMINARY PLAT
4	11/11/2011	PRELIMINARY PLAT
5	11/11/2011	PRELIMINARY PLAT
6	11/11/2011	PRELIMINARY PLAT
7	11/11/2011	PRELIMINARY PLAT
8	11/11/2011	PRELIMINARY PLAT
9	11/11/2011	PRELIMINARY PLAT
10	11/11/2011	PRELIMINARY PLAT

CITY PLAN COMMISSION**THURSDAY, JANUARY 19, 2012****FILE NUMBER:** S112-053**Subdivision Administrator:** Paul Nelson**LOCATION:** Bataan Street, south of Canada Drive**DATE FILED:** December 27, 2011**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.42 ac.**MAPSCO:** 44L**APPLICANT/OWNER:** Gilbert Zuniga

REQUEST: An application to replat a 0.42 acre tract of land containing all of Lots 4, 5 and 6 in City Block 2/7092 into one 7,937 square foot lot and one 10,241 square foot lot fronting on Bataan Street, south of Canada Drive.

SUBDIVISION HISTORY:

1. S101-115 is an application northwest of this request to create one 4.5751 acre lot from a tract of land in City Block 8656 on Canada Drive at Topeka Avenue, southeast corner and is also scheduled to be heard on June 16, 2011.
2. S101-105 was an application to replat a 0.42 acre tract of land containing all of Lots 4, 5 and 6 in City Block 2/7092 into one 7,937 square foot lot and one 10,241 square foot lot fronting on Bataan Street, south of Canada Drive. The request was denied on June 16, 2011.

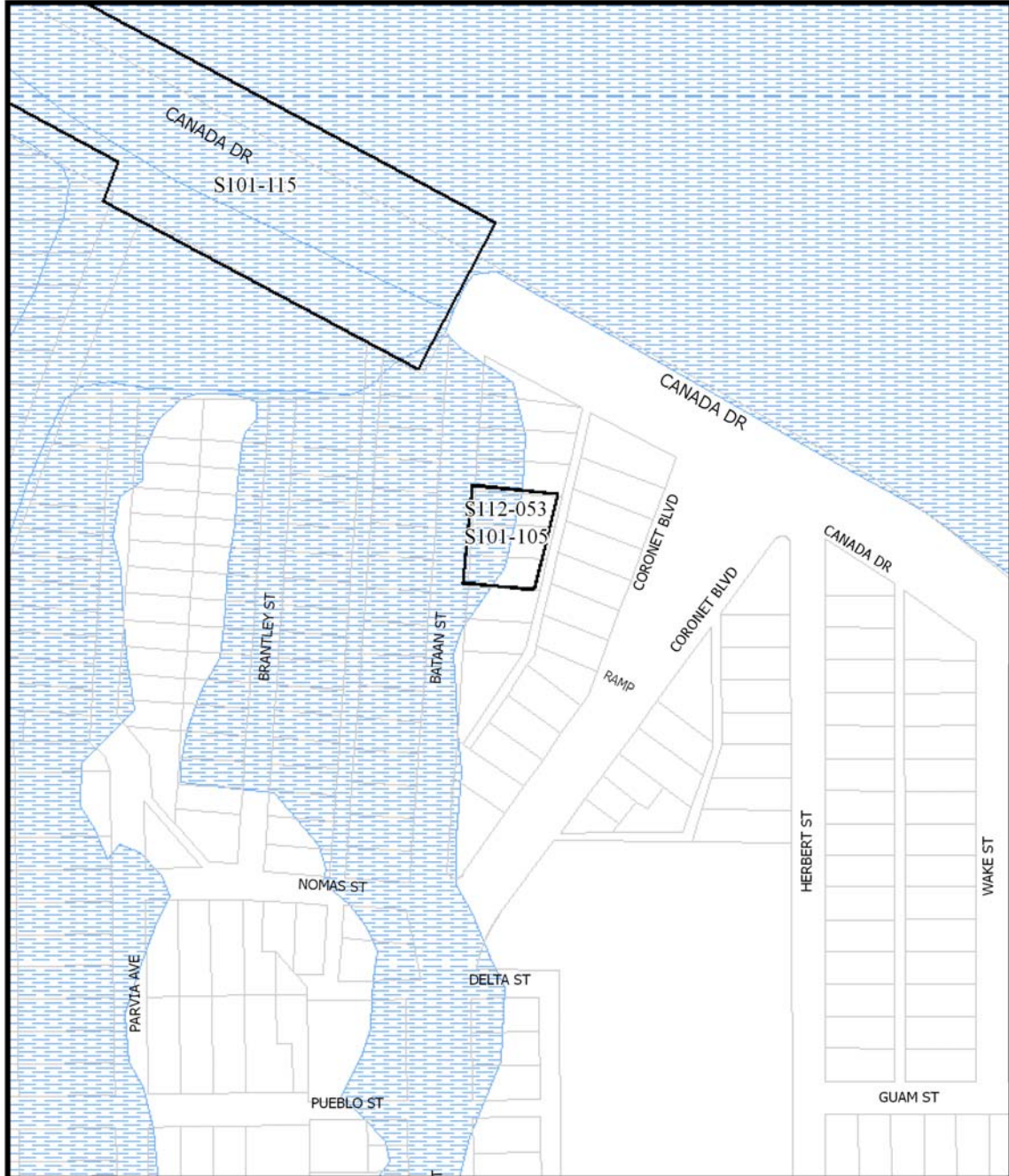
DATES NOTICES SENT: 39 notices were mailed December 30, 2011.


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

The request complies with the R-5(A) district regulations. The lot pattern in the immediate vicinity of the request is varied. Some of the lots are larger and some are smaller. Approval of this replat will remove a nonconforming situation for the two single family structures which were built on the properties over 50 years ago and lie over the side lot lines of their respective lots. Staff has determined that the request is in compliance with Section 51A-8.503(a) of the Development Code and staff recommends approval of the request subject to compliance with the following conditions:

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

4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 2 lots.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading/drainage plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. Determine the 100 year water surface elevation across the plat.
12. The subject site is located within the Pavaho Sump (WSE 408 ft.). All construction for any proposed development must be above 408.0 ft. elevation. For the areas where the existing elevation is below 408.0 ft., if 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.
14. On the final plat show how all adjoining ROW was created.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat show two control monuments.
17. On the final plat label the property as Lots 4A, 5A, City Block 2/7092.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-053 </u>
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1/9/2012





 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> E-5 </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">39</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S112-053 </u>

1/9/2012

Notification List of Property Owners

S112-053

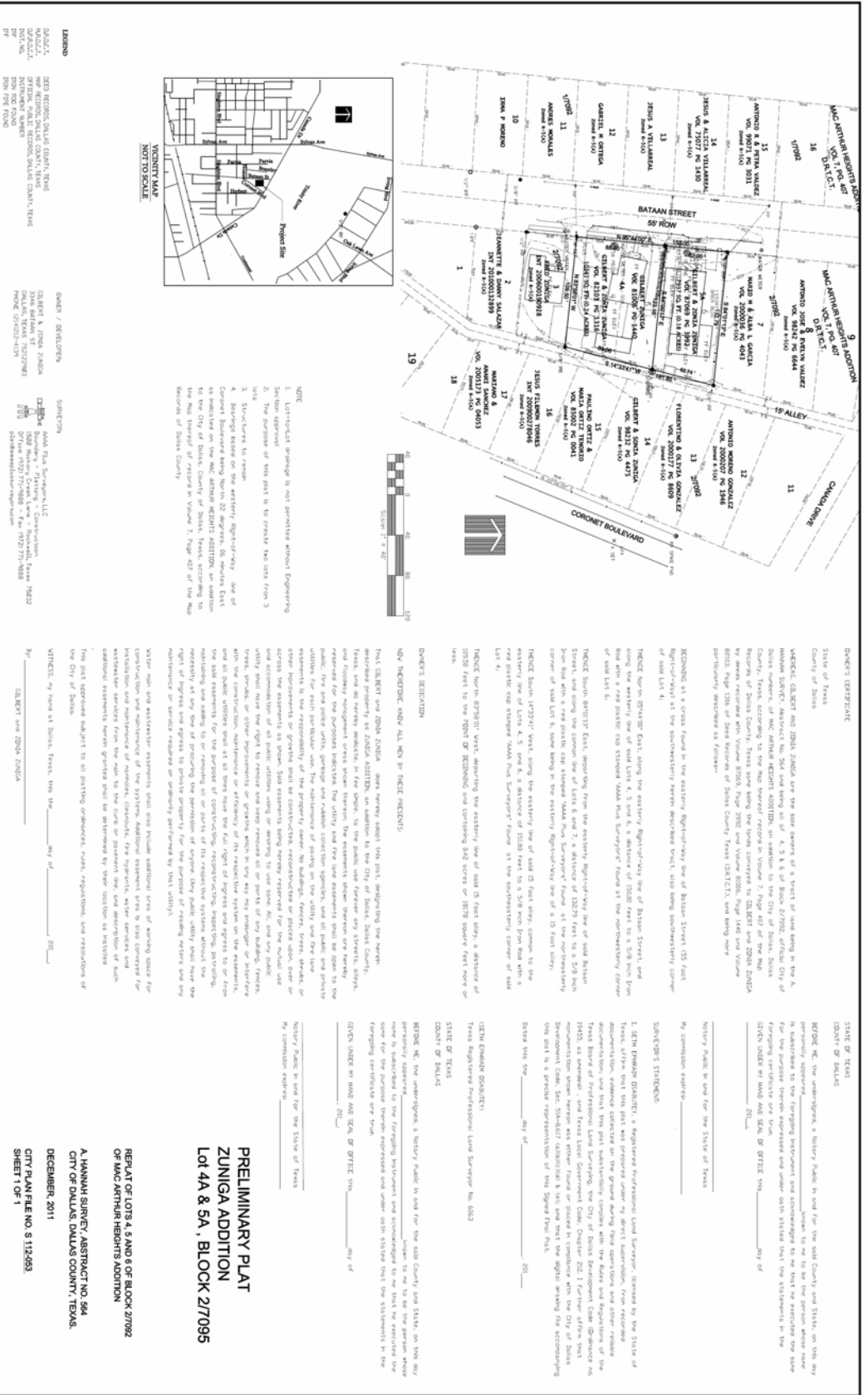
39 Property Owners Notified

Label #	Address	Owner
1	3338 BATAAN ST	PATTERSON W DRAKE % GILBERT ZUNIGA
2	3342 BATAAN ST	ZUNIGA GILBERT
3	3346 BATAAN ST	ZUNIGA GILBERT & ZONIA
4	3350 BATAAN ST	GARCIA MARIO M & ALBA L
5	3323 BATAAN ST	PUENTES VICENTE
6	3327 BATAAN ST	PUENTES JULIA C LIFE EST % VICENTE PUENTES EST OF
7	3331 BATAAN ST	MORENO IRMA P
8	3335 BATAAN ST	MORALES ANDRES
9	3339 BATAAN ST	ORTEGA GABRIEL M
10	3343 BATAAN ST	VILLARREAL JESUS A
11	3347 BATAAN ST	VILLARREAL JESUS & ALICIA
12	3351 BATAAN ST	VALDEZ ANTONIO R & PETRA VALDEZ
13	3355 BATAAN ST	VALDEZ ANTONIO R
14	3359 BATAAN ST	REYES JUANA RAMOS & LOPEZ CARLOS GUILLEN
15	3367 BATAAN ST	MOON SAVINO
16	3326 BATAAN ST	MARTINEZ JOSE & ANASTACIA
17	3330 BATAAN ST	SALAZAR JEANNETTE & DANNY
18	3334 BATAAN ST	ZUNIGA FRED
19	3354 BATAAN ST	VALDEZ ANTONIO JOSE & EVELYN
20	3360 BATAAN ST	VALDEZ JORGE
21	3361 CORONET BLVD	TOBAR JOSE & CATALINA
22	3357 CORONET BLVD	GONZALEZ ANTONIO MORENO
23	3353 CORONET BLVD	GONZALEZ FLORENTINO & OLIVIA
24	3349 CORONET BLVD	ZUNIGA GILBERT & SONIA
25	3345 CORONET BLVD	TENORIO PAULINO ORTIZ & MARIA ORTIZ
26	3341 CORONET BLVD	TORRES JESUS FILEMON

Tuesday, January 10, 2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3337 CORONET BLVD	SANCHEZ MARIANO & ANAHI
28	3333 CORONET BLVD	TORRES PHILLIP C
29	3329 CORONET BLVD	YBARRA DOMINGA M
30	3325 CORONET BLVD	ZUNIGA GEORGE & MARY ANN
31	3358 BRANTLEY ST	URBINA DOINICIO & JUANITA
32	3350 BRANTLEY ST	URBINA MARTIN & ARCELIA
33	3346 BRANTLEY ST	URBINA MARTIN & ARCELIA URBINA
34	3344 BRANTLEY ST	HEREDIA MIGUEL CRUZ
35	3340 BRANTLEY ST	DIOCELINA AVELLANEDA
36	3338 BRANTLEY ST	ARGUETA JORGE O & DOLORES
37	3334 BRANTLEY ST	RAZO FRANCISCO
38	3330 BRANTLEY ST	BARRETO DAVID &
39	3328 BRANTLEY ST	FLORES MARIA GUADALUPE

Tuesday, January 10, 2012



LEGEND

DEED RECORD, DALLAS COUNTY, TEXAS
 DALLAS COUNTY, TEXAS
 DEED RECORD, DALLAS COUNTY, TEXAS
 DEED RECORD, DALLAS COUNTY, TEXAS
 DEED RECORD, DALLAS COUNTY, TEXAS
 DEED RECORD, DALLAS COUNTY, TEXAS

OWNER / DEVELOPER

CONCRETE & ZUNIGA CONSTRUCTION, L.P.
 10000 W. LBJ Fwy, Suite 1000
 Dallas, Texas 75243
 Phone: (972) 717-1888
 Fax: (972) 717-1888
 Email: info@concreteandzuniga.com

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

NOTICE

1. Lot-to-lot exchange is not permitted without Engineering Survey Report

2. The purpose of this plat is to create two lots from 3 lots.

3. Structures to remain.

4. Burrows located on the eastern right-of-way. Use of Current Burrows being North 22 degrees 05 minutes East as indicated on the M&C Arthur Heights Addition, in addition to the City of Dallas County of Dallas, Texas, according to the Record in Volume 7, Page 457 of the Map Record of Dallas County.

DIRECT CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

BEARING A CROSS FOUND IN THE EASTERN RIGHT-OF-WAY OF BATAAN STREET (35' FOOT RIGHT-OF-WAY) AT THE SOUTHWESTERLY CORNER MEASURED TRACT, 8184 BEING SOUTHWESTERLY CORNER OF SAID LOT 4.

INDICE North 87°23' West, along the eastern line of said Block 27096, from the intersection of said Lot 4, 5, and 6, a distance of 1228.8 feet to a 5/8 inch iron rod with a cross flange cast stamped with the Surveyor's name of the northwesterly corner of said Lot 6.

INDICE South 87°23' East, starting from the eastern right-of-way line of said Block 27096, from the intersection of said Lot 4, 5, and 6, a distance of 1228.8 feet to a 5/8 inch iron rod with a cross flange cast stamped with the Surveyor's name of the northwesterly corner of said Lot 6, same being in the eastern right-of-way line of a 15 foot strip.

INDICE South 17°31' West, along the eastern line of said Lot 15 from the corner to the eastern line of Lot 4, 5, and 6, a distance of 1228.8 feet to a 5/8 inch iron rod with a cross flange cast stamped with the Surveyor's name of the northwesterly corner of said Lot 4.

INDICE North 87°23' West, starting from the eastern line of said Lot 15 from the corner to the eastern line of Lot 4, 5, and 6, a distance of 1070.9 feet to the POINT OF BEGINNING and containing 842 square feet more or less.

DIRECT CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

BEARING A CROSS FOUND IN THE EASTERN RIGHT-OF-WAY OF BATAAN STREET (35' FOOT RIGHT-OF-WAY) AT THE SOUTHWESTERLY CORNER MEASURED TRACT, 8184 BEING SOUTHWESTERLY CORNER OF SAID LOT 4.

INDICE North 87°23' West, along the eastern line of said Block 27096, from the intersection of said Lot 4, 5, and 6, a distance of 1228.8 feet to a 5/8 inch iron rod with a cross flange cast stamped with the Surveyor's name of the northwesterly corner of said Lot 6.

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PRELIMINARY PLAT

ZUNIGA ADDITION

LOT 4A & 5A, BLOCK 27096

A. HUNNAH SURVEY, ABSTRACT NO. 594,

CITY OF DALLAS, DALLAS COUNTY, TEXAS,

DECEMBER, 2011

CITY PLAN FILE NO. 3 112483

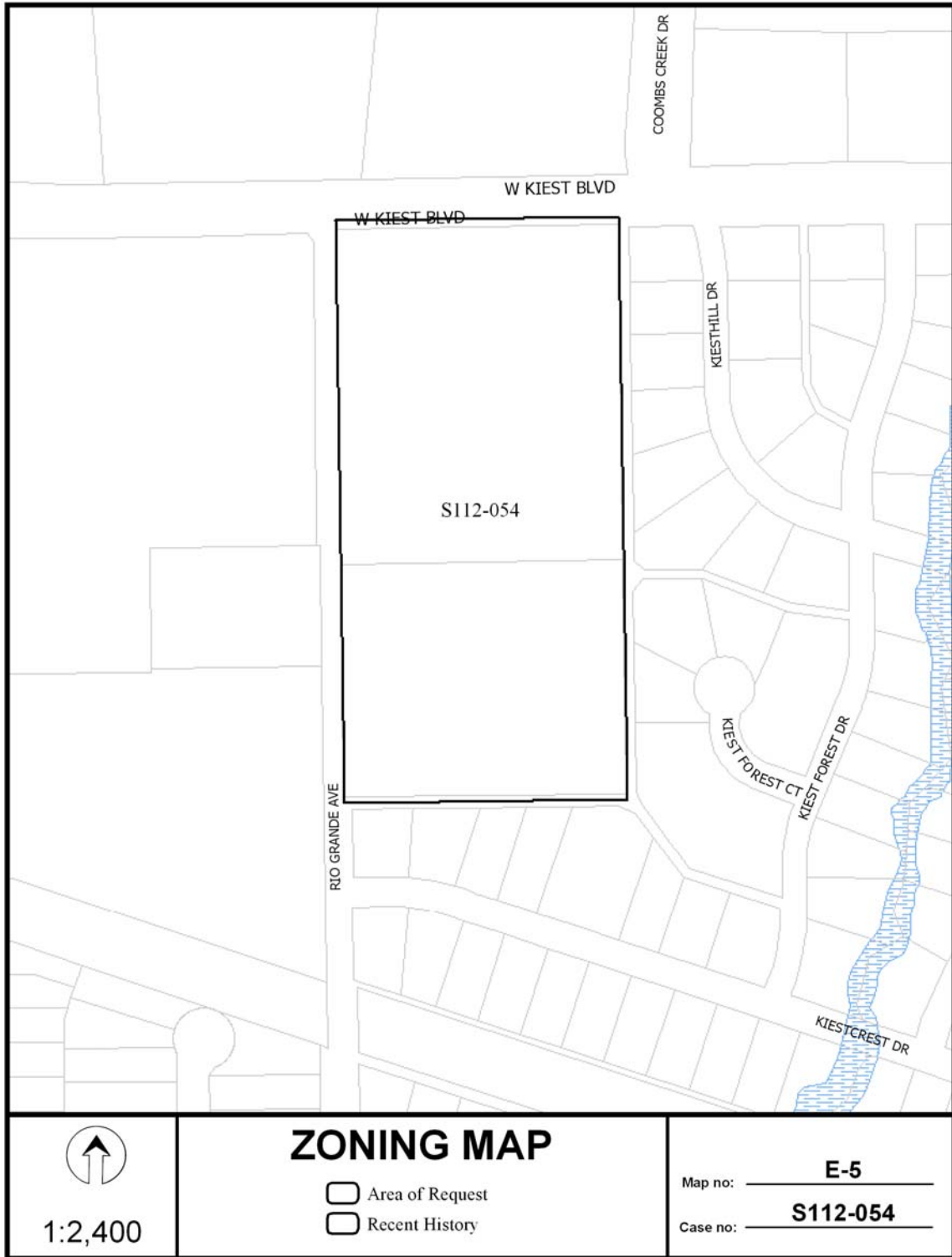
SHEET 1 OF 1

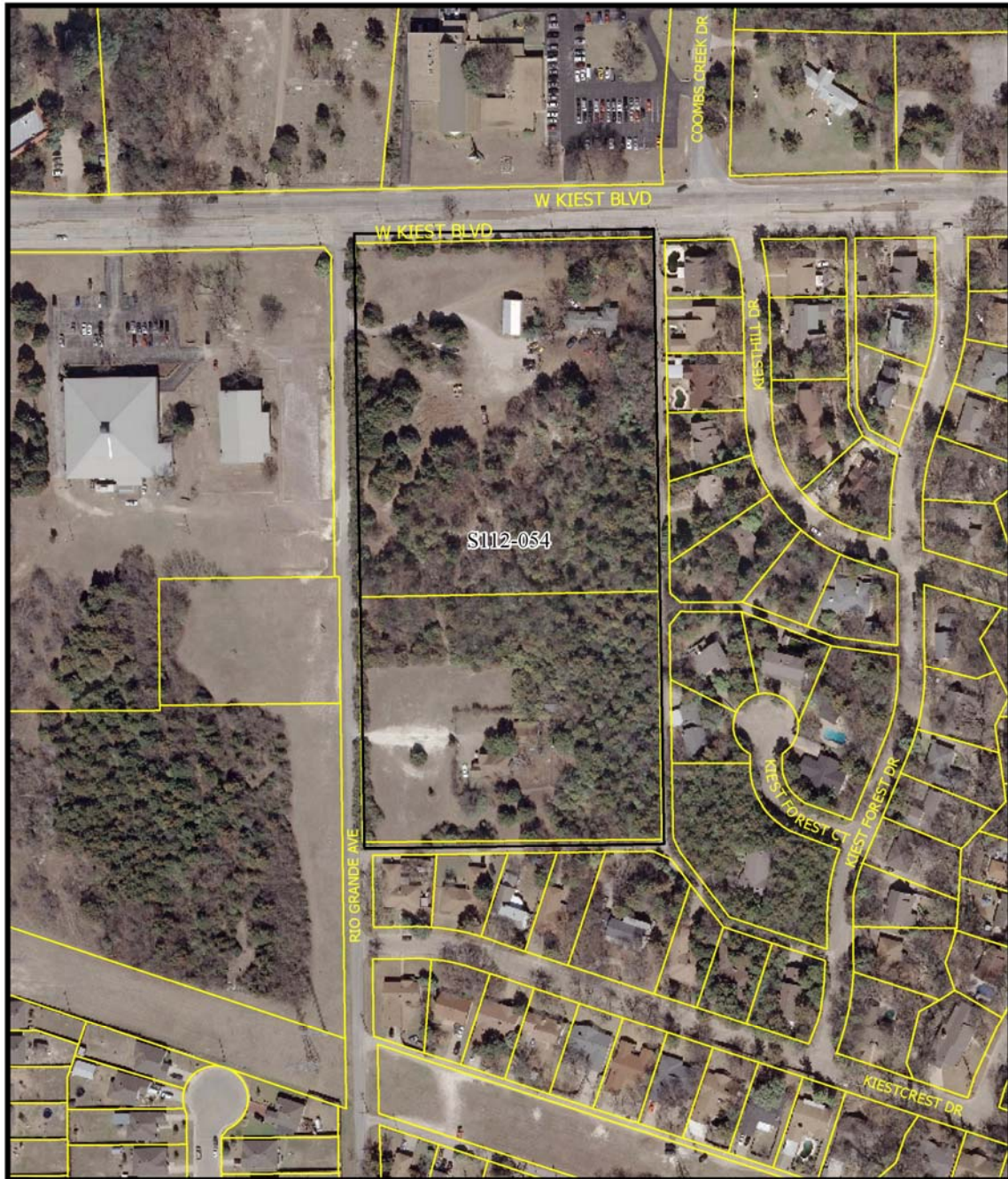
CITY PLAN COMMISSION**THURSDAY, JANUARY 19, 2012****FILE NUMBER:** S112-054**Subdivision Administrator:** Paul Nelson**LOCATION:** Keist Boulevard at Rio Grande Avenue, southeast corner**DATE FILED:** December 28, 2011**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 10.0 ac.**MAPSCO:** 53W**APPLICANT/OWNER:** La Academia de Estrellas**REQUEST:** An application to create a 10 acre lot from a tract of land in City Block 6957 and located at Keist Boulevard at Rio Grande Avenue, Southeast corner.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request area.**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...".


The request complies with the R-10(A) district regulations. However, the lot pattern in the immediate vicinity of the request is varied. Properties along Keist Blvd. are larger than the residentially developed properties to the south, east and north of the request site. Staff has determined that the request is not in compliance with Section 51A-8.503(a) of the Development Code because of the smaller lot sizes adjacent to the site; therefore, staff recommends denial of the request. However, should the request be approved the staff recommends that the motion be approval subject to compliance with the following conditions:

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

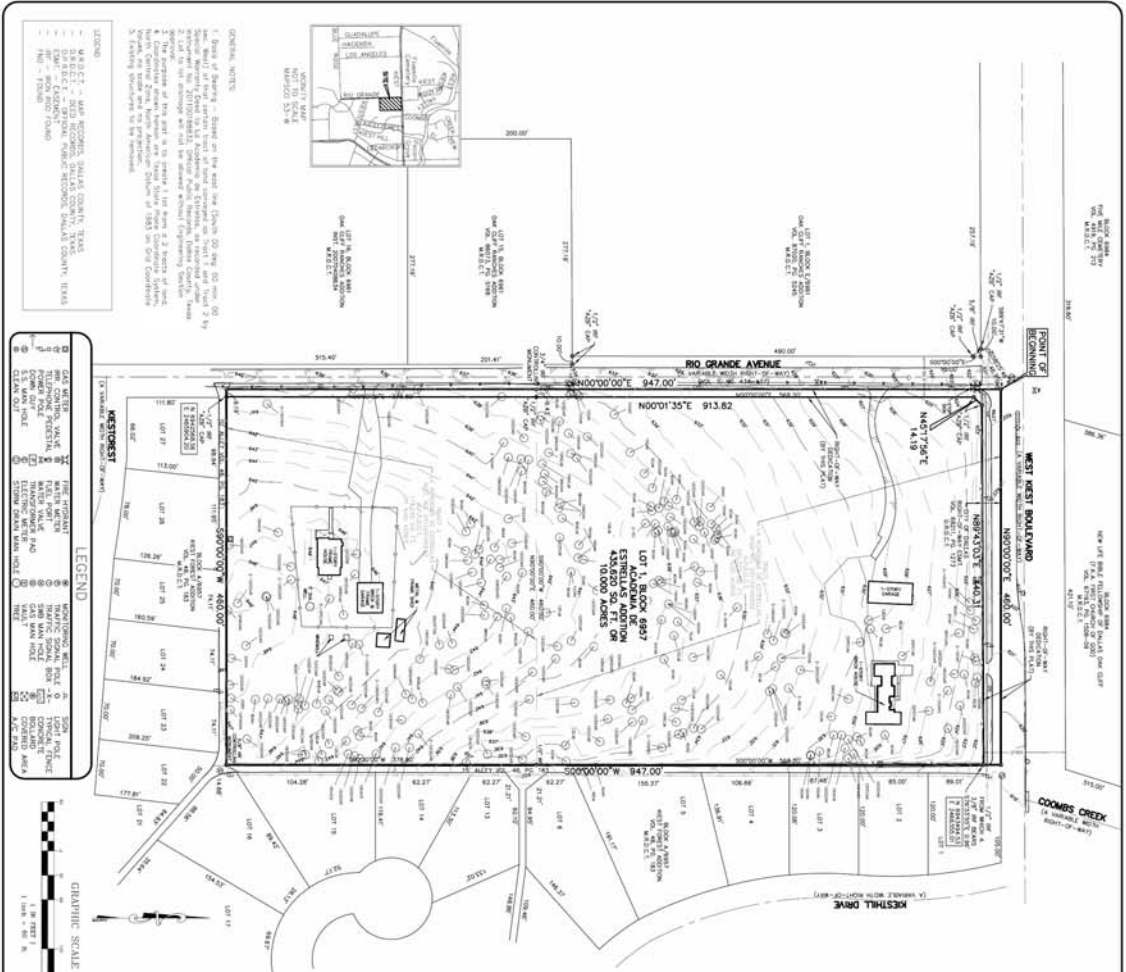
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The encroachments in the alley may require abandonment to be processed through the Real Estate Division. Add a note to the final plat "Abandonment authorized by Ordinance No. _____ and recorded as Instrument Number _____. Real Estate release required prior to recordation of the final plat.
9. The final plat is limited to a maximum of 1 lot.
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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 50 feet of ROW from the established centerline of Kiest Blvd.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Kiest Blvd. and Rio Grande Street.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Kiest Blvd. and the alley, also at the alley to alley intersection, and at Rio Grande and the alley.
16. On the final plat dedicate 7.5 feet of alley ROW from the established center line of the existing alley.
17. On the final plat show how all adjoining ROW was created.
18. On the final plat show the distances/width across Kiest Blvd. and Rio Grande Ave.
19. On the final plat verify the north ROW line of Kiest Blvd.
20. On the final plat remove "West" from Kiest Blvd. and in the legal description.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water/wastewater main extension is required by Private Development Contract.
24. On the final plat change Kiestcrest to Kiestcrest Drive; change Coombs Creek to Coombs Creek Drive; add a label "Kiest Forest Court" for the street adjoining Lots 13-17, Block A/6957.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <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> S112-054 </u></p>
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1/9/2012



STATE OF TEXAS
COUNTY OF DALLAS

SHERRY S. STEINBERG, Surveyor
 My Commission Expires: 01/19/2012

PRELIMINARY NOT TO BE RECORDED

ACADEMIA DE ESTRELLAS ADDITION
 LOT 1, BLOCK 7/6957
 10,000 ACRES

PEBISER SURVEYING, LLC
 NEW PEBISER SURVEYING COMPANY
 10000 ACRES
 4100 W. CAMPBELL ROAD, SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214-343-1100
 FAX: 214-343-1101
 www.pebisersurveying.com

PRELIMINARY PLAT
ACADEMIA DE ESTRELLAS ADDITION
LOT 1, BLOCK 7/6957
 A 10,000 ACRE TRACT OF LAND SITUATED IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 TRACT 10000 ACRES IN BLOCK 7/6957

PEBISER SURVEYING, LLC
 NEW PEBISER SURVEYING COMPANY
 10000 ACRES
 4100 W. CAMPBELL ROAD, SUITE 100
 DALLAS, TEXAS 75243
 TEL: 214-343-1100
 FAX: 214-343-1101
 www.pebisersurveying.com

FILE NUMBER: M101-055

DATE FILED: September 23, 2011

LOCATION: Property bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive,
and Navajo Drive

COUNCIL DISTRICT: 3

MAPSCO: 54 X

SIZE OF REQUEST: Approx. 8.02 Acres

CENSUS TRACT: 63.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

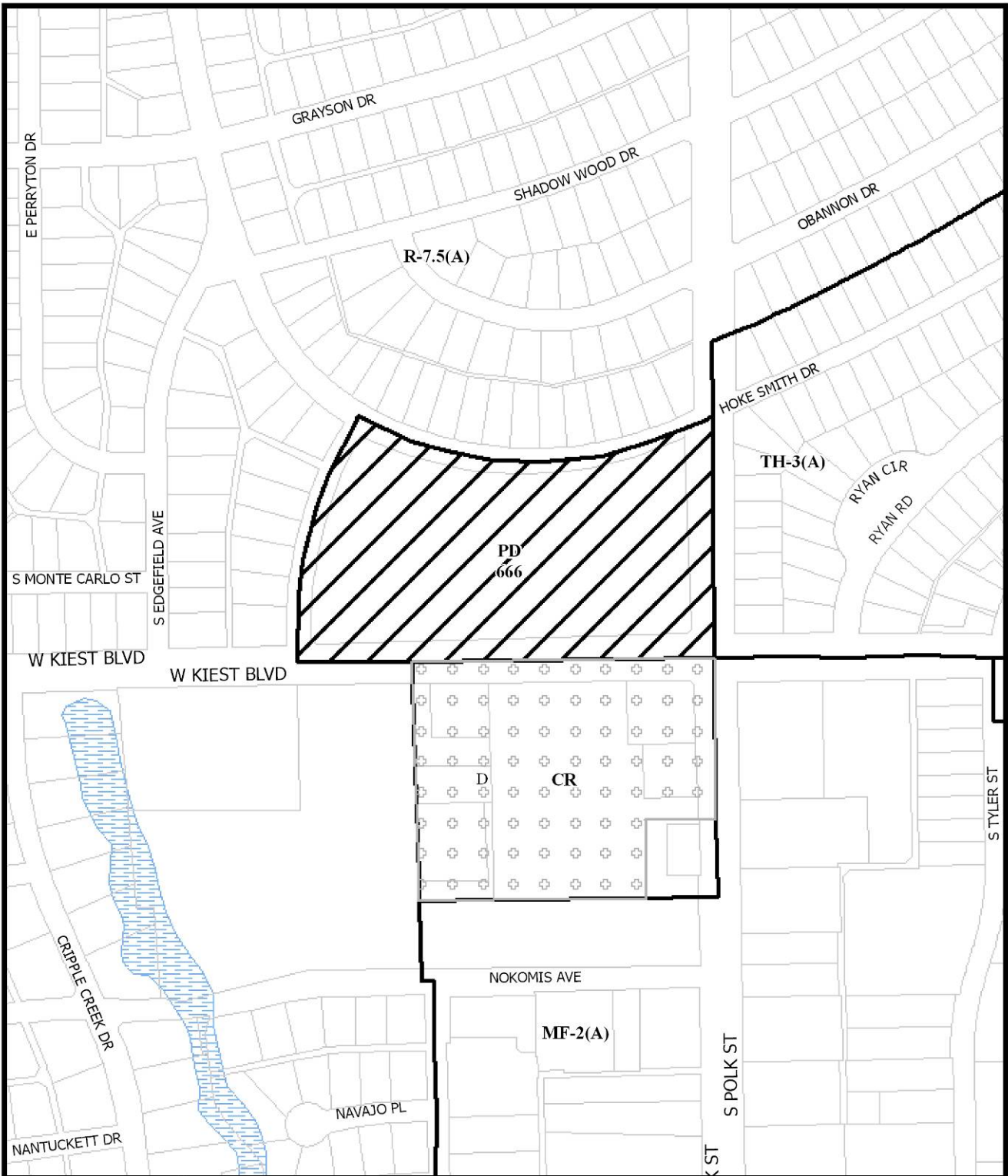
Minor Amendment for Development Plan

On October 22, 2003, the City Council passed Ordinance No. 25422 which established Planned Development District No. 666 for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) revised screened dumpster location along the Hoke Smith Drive frontage; 2) dedicated on-site bus unloading/loading area along the Kiest Boulevard frontage; 3) revised detached premise sign location adjacent to the on-site bus lane; and, 4) defined location of modular classrooms.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions for a minor amendment to a development plan.

STAFF RECOMMENDATION: Approval

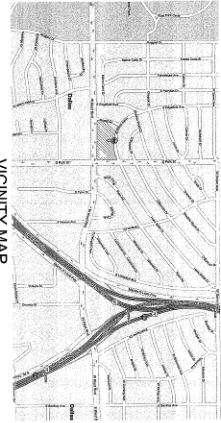


1:3,600

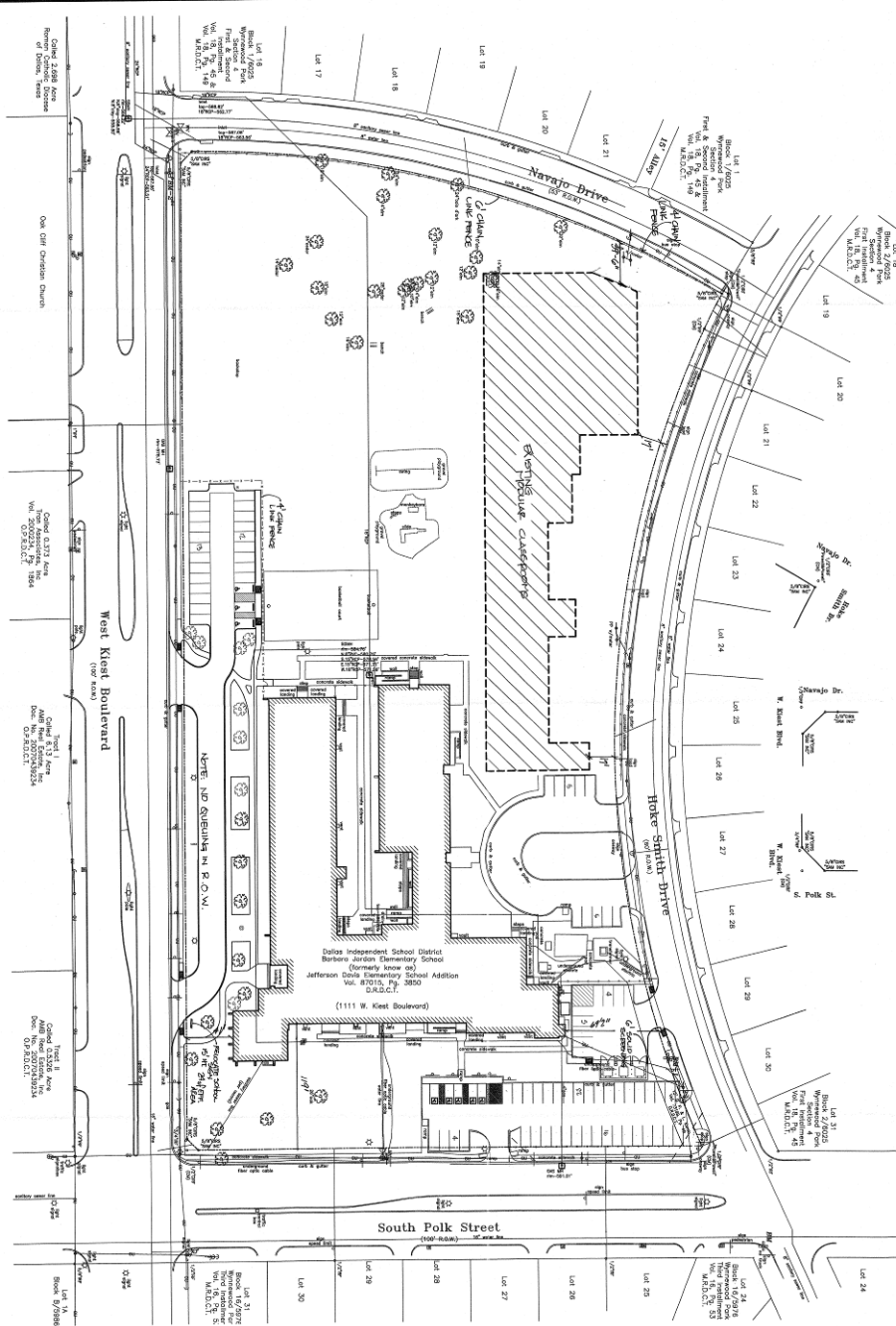
ZONING MAP

Case no: M101-055

Date: 11/17/2011



VICINITY MAP



01 DEVELOPMENT PLAN



SITE DATA SUMMARY:

USE:	PUBLIC SCHOOL
TOTAL LOT AREA:	520,723 S.F.
TOTAL BUILDING AREA:	
EXISTING:	56,639 S.F.
MAXIMUM BUILDING HEIGHT:	48'-0"
TOTAL LOT COVERAGES:	18%
CLASSROOMS:	
EXISTING:	34
PARKING REQUIRED:	53
EXISTING PAVEMENT:	42
TOTAL PARKING:	25
	64

<p>ARCHITECT: ima 966 Ross Street - Dallas, Texas 75207 Phone: 214.762.9777 Fax: 214.762.9119 www.ima.com</p>	<p>OWNER'S REPRESENTATIVE: DALLAS ISD CONSTRUCTION SERVICES DALLAS, TEXAS 75226</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	ISSUE			
		NO.	DATE	ISSUE				
<p>RENNOVATION BARBARA JORDAN ELEMENTARY SCHOOL DALLAS ISD CONSTRUCTION SERVICES BID PACKAGE #26 ORG. NO. 133 1111 KEIST BOULEVARD DALLAS, TEXAS 75211</p>	<p>DATE: MAY 09, 2011 SCALE: 1" = 40'-0"</p>	<p>PROJECT NUMBER: 344.00 DATE: MAY 09, 2011 SCALE: 1" = 40'-0"</p>						

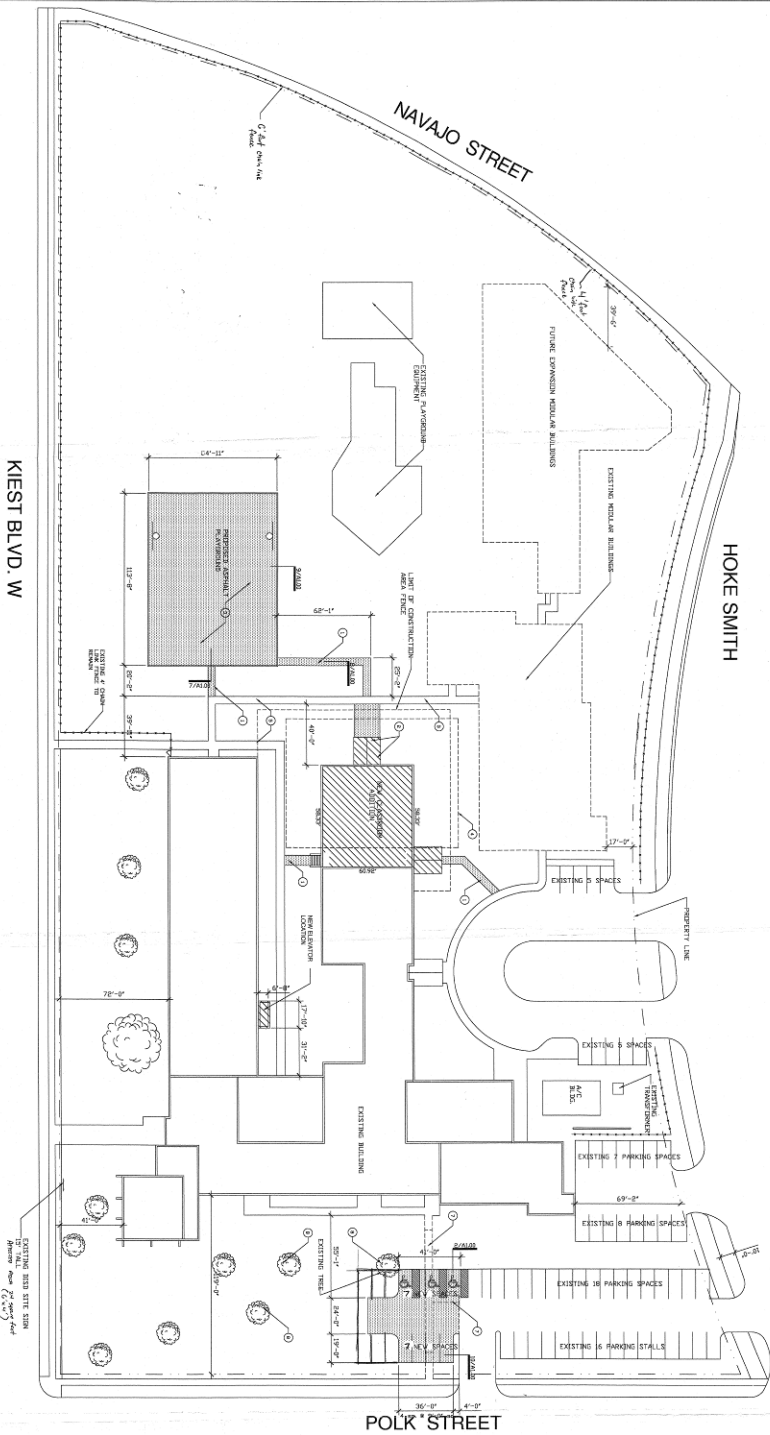
HOKE SMITH

NAVAJO STREET

KIEST BLVD. W

POLK STREET

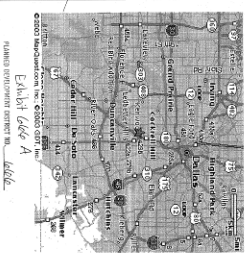
NORTH
1 SITE PLAN
SCALE: 1" = 30' - 0"



DRAWING NOTES

- ① 20' SIDE WALK CONCRETE CURB
- ② 5' SIDE WALK CONCRETE CURB
- ③ 10' SIDE WALK ASPH/PK PARKING & DRIVE
- ④ EXISTING ASPH/PK PARKING TO BE REPAVED
- ⑤ EXISTING ASPH/PK
- ⑥ EXISTING ASPH/PK PARKING TO BE REPAVED
- ⑦ EXISTING ASPH/PK TO BE REPAVED
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VICINITY MAP



082854
25422
CITY COUNCIL
ECT 22 203

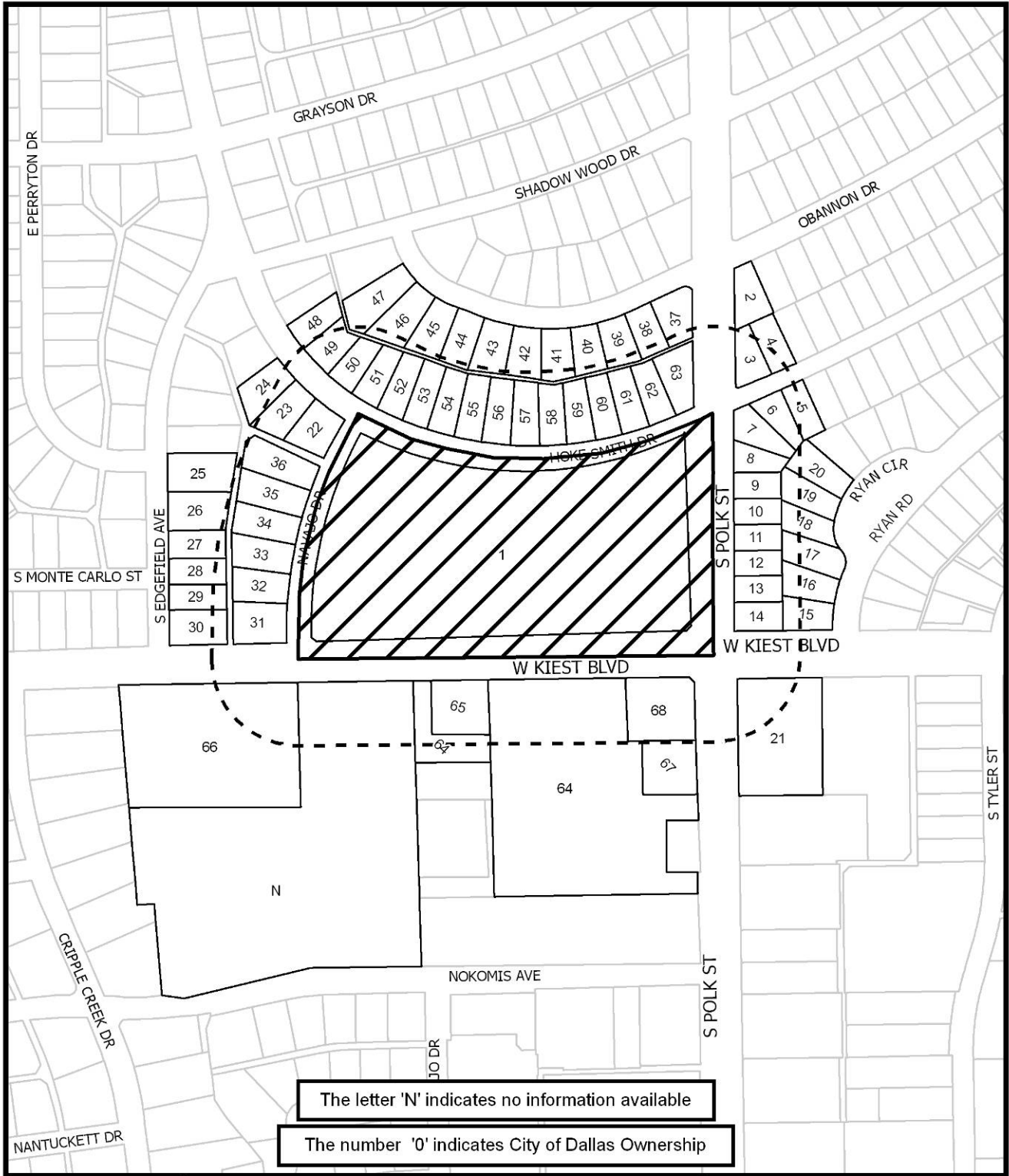
A100

BARBARA JORDAN ELEMENTARY SCHOOL
1111 KIEST BOULEVARD
ORG. NO. 133



Preliminary
Checksheet
#1
Not For
Construction

Haywood Jordan
McCowan, DAL, Inc.
Architects Planners
4848 So. Lamar, Suite 524 Dallas, Texas 75220



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

68

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M101-055**

Date: **11/17/2011**

Notification List of Property Owners

M101-055

68 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1111 Kiest Blvd	Dallas ISD
2	3198 Obannon Dr	Fisher Lavaughn
3	1037 Hoke Smith Dr	Matthews Merle
4	1033 Hoke Smith Dr	Proctor Margo
5	1032 Hoke Smith Dr	Jackson Napoleon
6	1036 Hoke Smith Dr	Porter Jenetta J
7	1042 Hoke Smith Dr	Eaton Lu Verl
8	3236 Polk St	Eakles Betty J & Joe E Johnson
9	3240 Polk St	Byrd Lenord G Sr
10	3244 Polk St	Middlebrook Tamika & Terry Middlebrook
11	3248 Polk St	Hernandez Gregorio & Salcedo Soledad
12	3252 Polk St	Fullwood Phyllis Harris
13	3258 Polk St	Gaytan Angel
14	3264 Polk St	Patterson Timothy Ray & Gwendloyn
15	975 Ryan Rd	Tenison Raymond
16	971 Ryan Rd	Ramos Jose V & Maria
17	967 Ryan Rd	Booker Gloria J
18	963 Ryan Cir	Simpson Novella Jean T
19	959 Ryan Cir	Greer George Jr & Addie B
20	953 Ryan Cir	Mendoza Juan C & Juanita
21	1010 Kiest Blvd	New Baptist Restoration Church
22	1204 Hoke Smith Dr	Castillo Joe
23	1210 Hoke Smith Dr	Castro Cesar
24	1214 Hoke Smith Dr	Gates Robert E
25	3340 Edgefield Ave	Limonés Leonardo
26	3348 Edgefield Ave	McGlothing Marguerite Est Attn: Bruce MC

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3352 EDGEFIELD AVE	JUAREZ JOSE & MARTINA
28	3356 EDGEFIELD AVE	RUIZ JORGE & OLGA
29	3364 EDGEFIELD AVE	JONES LAURA LEE
30	3368 EDGEFIELD AVE	SERRANO LUIS A
31	3239 NAVAJO DR	PONCE JAVIER P ETAL
32	3235 NAVAJO DR	RANGEL FRANCISCO J &
33	3229 NAVAJO DR	MATA GUADALUPE ET AL
34	3223 NAVAJO DR	GONZALEZ LUCIO O
35	3219 NAVAJO DR	DENWITTY MARY A & WILLIAM COLEMAN
36	3215 NAVAJO DR	JUAREZ JOSE LUIS
37	3202 OBANNON DR	HALL IRMA P
38	3208 OBANNON DR	GARCIA GERARDO
39	3212 OBANNON DR	LOCKHART HENRIETTA
40	3218 OBANNON DR	SERRANO PEDRO & RAQUEL
41	3222 OBANNON DR	SMITH JONATHAN E & LETREVETTE
42	3228 OBANNON DR	ZAVALA PATRICIA
43	3232 OBANNON DR	JOHUNKIN BRAZIN
44	3236 OBANNON DR	JOHNSON LENNIS III & SHELICIA
45	3242 OBANNON DR	MUNIZ ROBERTO H JR
46	3246 OBANNON DR	GUERRA VICTOR
47	3252 OBANNON DR	RODRIGUEZ MARIA J &
48	1219 HOKE SMITH DR	GARCIA ROBERTO & MARIA G
49	1215 HOKE SMITH DR	ARRIAGA MARTHA C
50	1209 HOKE SMITH DR	HEARNE HARVEY S
51	1203 HOKE SMITH DR	BAGGETT OLIVER E
52	1159 HOKE SMITH DR	EDWARDS JOHN D & PHYLLIS D
53	1153 HOKE SMITH DR	BRACKEEN ANNETTE
54	1149 HOKE SMITH DR	FLORES GABRIEL & NORA
55	1143 HOKE SMITH DR	HERNANDEZ JESSIE R
56	1139 HOKE SMITH DR	VERA RODOLFO & GREGORIA VERA
57	1133 HOKE SMITH DR	GUEVARA JOSE N & MARIA

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1127 HOKE SMITH DR	ROLATER TODD A
59	1123 HOKE SMITH DR	CORTEZ JUAN CARLOS & VIOLETA
60	1117 HOKE SMITH DR	ARRONA ANDRES
61	1111 HOKE SMITH DR	FLORES MIGUEL & MARIA B
62	1107 HOKE SMITH DR	MARTINEZ CASIMIRO
63	1103 HOKE SMITH DR	WALLACE JAMES A
64	1216 Kiest BLVD	AMB REAL ESTATE INC
65	1212 Kiest BLVD	TRAN ASSOCIATES INC
66	1302 Kiest BLVD	CORPORATION OF EPISCOPAL DIOCESE OF DALL
67	3275 POLK ST	VILLANUEVA DAN ETAL
68	3271 POLK ST	SOUTHLAND CORP % AD VALOREM

FILE NUMBER: Z112-133(RB)

DATE FILED: November 18, 2011

LOCATION: Camp Wisdom Road and Westmoreland Road, Northwest Corner

COUNCIL DISTRICT: 8

MAPSCO: 63 S

SIZE OF REQUEST: Approx. 8.95 Acres

CENSUS TRACT: 109.01

APPLICANT: A. W. Brown

REPRESENTATIVE: Edward F. Cummings

OWNERS: A. W. Brown Fellowship Charter School; City of Dallas

REQUEST: An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District.

SUMMARY: The applicant is proposing to operate an open-enrollment charter school with a projected enrollment in excess of 1,000 students. It should be noted that a portion of the site previously permitted an open-enrollment charter school under Specific Use Permit No. 1466, which has expired. The request represents utilization of the land area and improvements associated with SUP No. 1466 as well as an approximate five acre expansion.

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

BACKGROUND INFORMATION:

- A portion of the request site permitted an open-enrollment charter school (SUP No. 1466) which expired on May 31, 2006.
- The applicant proposes to provide for this open-enrollment charter school utilizing existing improvements as well as an approximate five acre expansion.
- The proposed school will accommodate an anticipated enrollment in excess of 1,000 students, grades pre-k through two.
- Existing deed restrictions on a portion of the property zoned a CR Community Retail District provide for a maximum floor area ratio (0.5:1) as well as maximum structure height (30 feet).

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Camp Wisdom Road	Principal Arterial; 100' & 100' ROW
Westmoreland Road	Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is partially developed (west line of Westmoreland Road, north of Camp Wisdom Road) with an open-enrollment charter school, while the balance is undeveloped. An approximate five acre expansion will add to the campus, providing for enrollment in excess of 1,000 students, grades pre-k through two. The applicant has operated at this location under the previously referenced SUP No. 1466 since April, 2002, however the SUP expired on May 31, 2006.

The site's existing and proposed improvements are oriented along the Westmoreland Road frontage. Except for the low density residential development north, northeast, and west (in relation to the northern half of the request site), the site is adjacent to nonresidential zoning and uses. Specifically, an undeveloped property zoned for NO(A) District Uses is situated to the east with various retail uses to the south, at the intersection of Camp Wisdom Road and Westmoreland Road. Lastly, the southern half of the site abuts retail and commercial uses to the west.

It should be noted the single family subdivision to the north is largely undeveloped, while the single family uses to the west are developed on lots that average approximately 360 feet in depth, with the physical improvements generally situated within the first 90 feet of the properties' American Way street frontage. Lastly, a mature stand of trees separates this portion of the site from these residential uses. As a result, significant separation exists from the site.

Staff has worked with the applicant to ensure the above referenced residential areas are not impacted by a school at this location. Certain site design (location of outdoor play areas, on-site circulation as required by the traffic management plan, and additional screening materials) has been incorporated into the school campus.

As a result of this analysis, staff supports the request, subject to the attached site plan, traffic management plan (providing for biennial updates), and conditions.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's traffic management plan and supports as an acceptable analysis.

Landscaping: The site possesses landscape materials provided during the initial construction of improvements associated with the school. The attached site plan provides landscaping that complies with Article X. On a parallel matter, the applicant has submitted a tree survey and has proposed no removal of any of the existing tree mass between the northernmost building facades and the property line.

A.W. Brown Board of Directors/Officers

Rev. Armond W. Brown – CEO

James D. Montfort – CFO

Cynethia Belton

Attorney Lorenzo Brown – President

Paula D. Brown (ex-officio)

Judy H. Carroll

Attorney Veretta Frazier

Artrey Gipson

Dr. Lisa A. King-Hatley

Dr. Paula R. Lewis

Nan McKnight – Vice President

Wanda Peer - Secretary

Lou Ann Phillips

Susie Temple

Annie L. Thomas - Treasurer

Anthony Webb

Z112-133

**RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR AN OPEN ENROLLMENT CHARTER SCHOOL**

1. **USE:** The only use authorized by this specific use permit is an open-enrollment charter school.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **LANDSCAPING:** Landscaping must be provided as shown on the attached site plan.
5. **CLASSROOMS:** The maximum number of classrooms is 71.
7. **HOURS OF OPERATION:** The open-enrollment charter school may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday.
8. **INGRESS/ EGRESS:** Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
9. **OFF-STREET PARKING:** Parking must be located as shown on the attached site plan.
10. **TRAFFIC MANAGEMENT PLAN:**
 - A. **In general.** Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. **Queuing.** Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. **Traffic study.**
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2013. After the initial traffic study, the

Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

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

D. Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

Z112-133(RB)

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

TRAFFIC MANAGEMENT PLAN
AND QUEUING ANALYSIS
A. W. BROWN FELLOWSHIP CHARTER SCHOOL
NOVEMBER 1, 2011

A.W. Brown Fellowship Charter School located at 6901 S. Westmoreland Avenue provides educational services for 1,050 students in early childhood through second grade as follows:

	Classes			Number of Students		
	<u>Present</u>	<u>Proposed</u>	<u>Total</u>	<u>Present</u>	<u>Proposed</u>	<u>Total</u>
Pre K-3	10	0	10	250	0	250
Pre K-4	10	0	10	250	0	250
Pre K-5	0	10	10	0	250	250
First Grade	0	10	10	0	150	150
Second Grade	0	10	10	0	150	150
Total	20	30	50	500	550	1,050

The school provides one central drop-off/pickup location (reference site plan). The traffic management plan provides for on-site queuing of 62 vehicles in a double row with one single lane loading and unloading in the drop-off/pick-up zone. Normally, a queuing space must be provided for every 10 students unless sufficient historical observations/counts proving that a lesser/higher number is justified for this school. During drop-off/pick-up, the school expects to have a maximum of 40 to 50 vehicles in the queuing spaces provided at any given time. This is based on 10 years experience at our present location.

Morning and afternoon carpool is from 6:30 a.m. to 8:00 a.m. and from 3:15 p.m. to 6:00 p.m. Traffic flow is as follows:

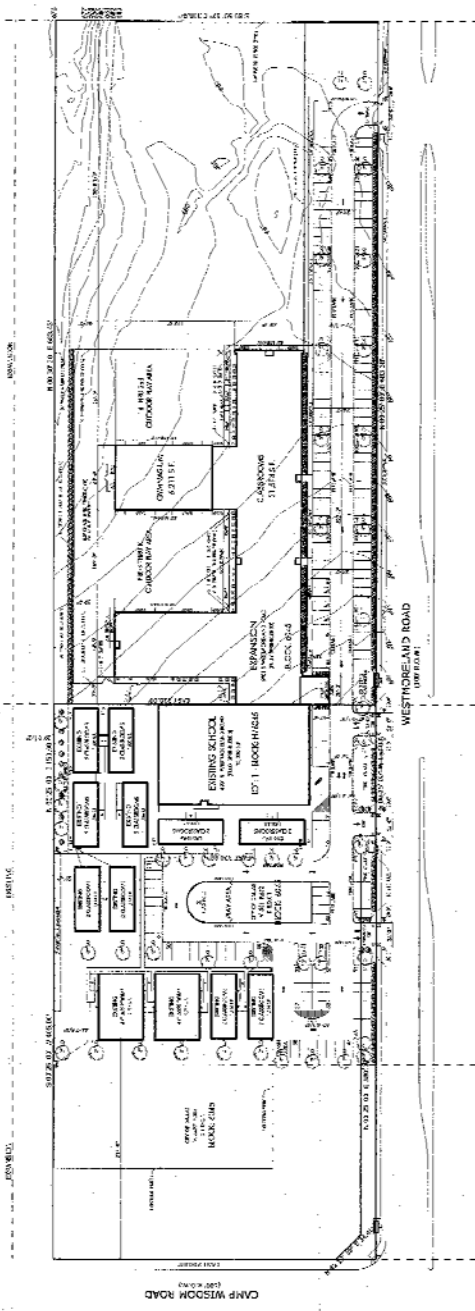
- Cars enter the campus driveway by turning right from Westmoreland.
- A minimum of seven (7) carpool attendants will assist with morning drop-off; thereby decreasing the time a vehicle remains in the drop-off zone.
- A minimum of seven (7) carpool attendants will assist with afternoon pick-up to safely expedite the loading of students in the pick-up zone.
- A School Administrator will be present at morning drop-off and afternoon pick-up to provide supervision and to ensure safety procedures are followed.
- During traffic periods, the school will provide traffic cones to direct one-way traffic flow.
- The school will provide security personnel to assist with traffic management as needed.
- During drop-off/pick-up, four (4) vehicles are anticipated to be loaded or unloaded in the drop-off/pick-up zone (this will be conducted single file with no students crossing a drive lane to load or unload a vehicle).
- Exiting from the campus is provided along the east side of the campus onto Westmoreland.

Park and Escort (parents park their car and walk their children to and from class) parking is provided in the area designated on the site plan and is available from 6:30 a.m. to 6:30 p.m. All families will be educated on the traffic flow plan of the school through the annually published Parent Handbook, and reinforced throughout the year by means of student orientation, parent/teacher meetings and notes sent home to parents from school.

2112-133



<p>CUMMINS & ASSOCIATES 4000 W. 10th Street, Suite 100 Omaha, NE 68127 Phone: (402) 442-1111 Fax: (402) 442-1112 Email: info@cummins.com</p>	DATE 12.26.11	SCALE 1" = 50.0'	DRAWN BY CHU	SHEET NO. SP		A. W. BROWN FELLOWSHIP LEADERSHIP ACADEMY SOUTH CAMPUS 4913 WESTSHORELAND ROAD, JAMAS, WY 82217	SITE PLAN	Z112-133 (RB)
	SHEET NO. 1	PROJECT NO. 11-001	SITE NAME FELLOWSHIP LEADERSHIP ACADEMY SOUTH CAMPUS	CITY JAMAS, WY	COUNTY CONTOUR COUNTY, WY	STATE WYOMING		

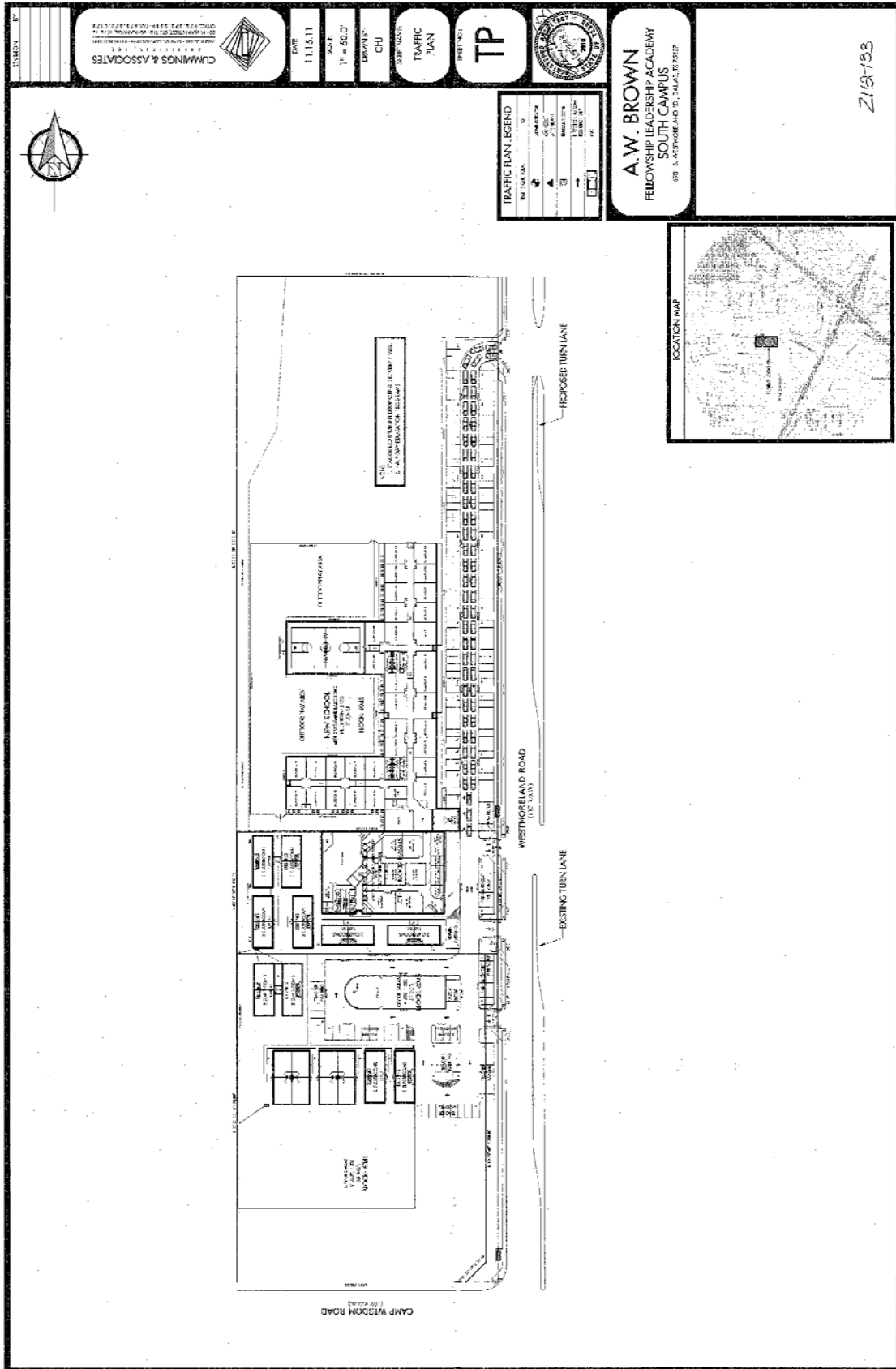


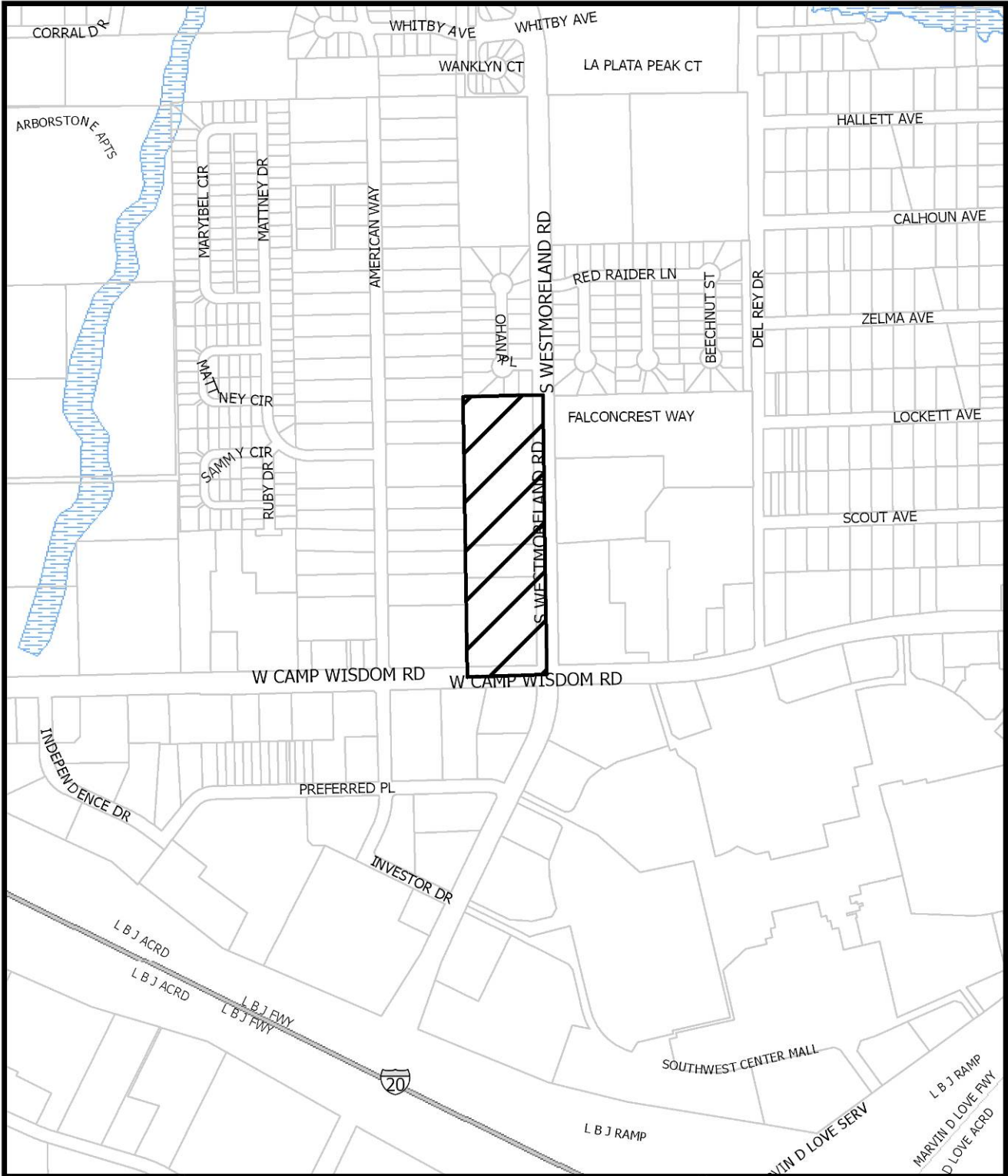
LANDSCAPE LEGEND

1	PLANTING
2	LANDSCAPE LIGHTING
3	LANDSCAPE WALL
4	LANDSCAPE FENCE
5	LANDSCAPE SIGN
6	LANDSCAPE BENCH
7	LANDSCAPE BIKE RACK
8	LANDSCAPE TRASH CAN
9	LANDSCAPE UTILITY
10	LANDSCAPE FURNITURE

PROJECT DATA

PROJECT NO.	11-001	DATE	12/26/11
CLIENT	A. W. BROWN	PROJECT NAME	FELLOWSHIP LEADERSHIP ACADEMY SOUTH CAMPUS
DESIGNER	CUMMINS & ASSOCIATES	PROJECT ADDRESS	4913 WESTSHORELAND ROAD, JAMAS, WY 82217
SCALE	1" = 50.0'	PROJECT CITY	JAMAS, WY
DATE	12/26/11	PROJECT COUNTY	CONTOUR COUNTY, WY
PROJECT STATE	WYOMING	PROJECT ZIP	82217
PROJECT COUNTY	CONTOUR COUNTY, WY	PROJECT ELEVATION	5200.00
PROJECT CITY	JAMAS, WY	PROJECT AREA	1.3 AC
PROJECT ZIP	82217	PROJECT PERMITS	13
PROJECT ELEVATION	5200.00	PROJECT COST	100,000.00
PROJECT AREA	1.3 AC	PROJECT STATUS	100%
PROJECT PERMITS	13	PROJECT TYPE	100%
PROJECT COST	100,000.00	PROJECT PHASE	100%
PROJECT STATUS	100%	PROJECT DESIGN	100%
PROJECT TYPE	100%	PROJECT CONSTRUCTION	100%
PROJECT PHASE	100%	PROJECT MAINTENANCE	100%
PROJECT DESIGN	100%	PROJECT OPERATIONAL	100%
PROJECT CONSTRUCTION	100%	PROJECT COMPLETION	100%
PROJECT MAINTENANCE	100%	PROJECT REPAIR	100%
PROJECT OPERATIONAL	100%	PROJECT DEMOLITION	100%
PROJECT COMPLETION	100%	PROJECT RECONSTRUCTION	100%
PROJECT REPAIR	100%	PROJECT RENOVATION	100%
PROJECT DEMOLITION	100%	PROJECT RESTORATION	100%
PROJECT RECONSTRUCTION	100%	PROJECT REPAIR	100%
PROJECT RENOVATION	100%	PROJECT RESTORATION	100%
PROJECT RESTORATION	100%	PROJECT REPAIR	100%



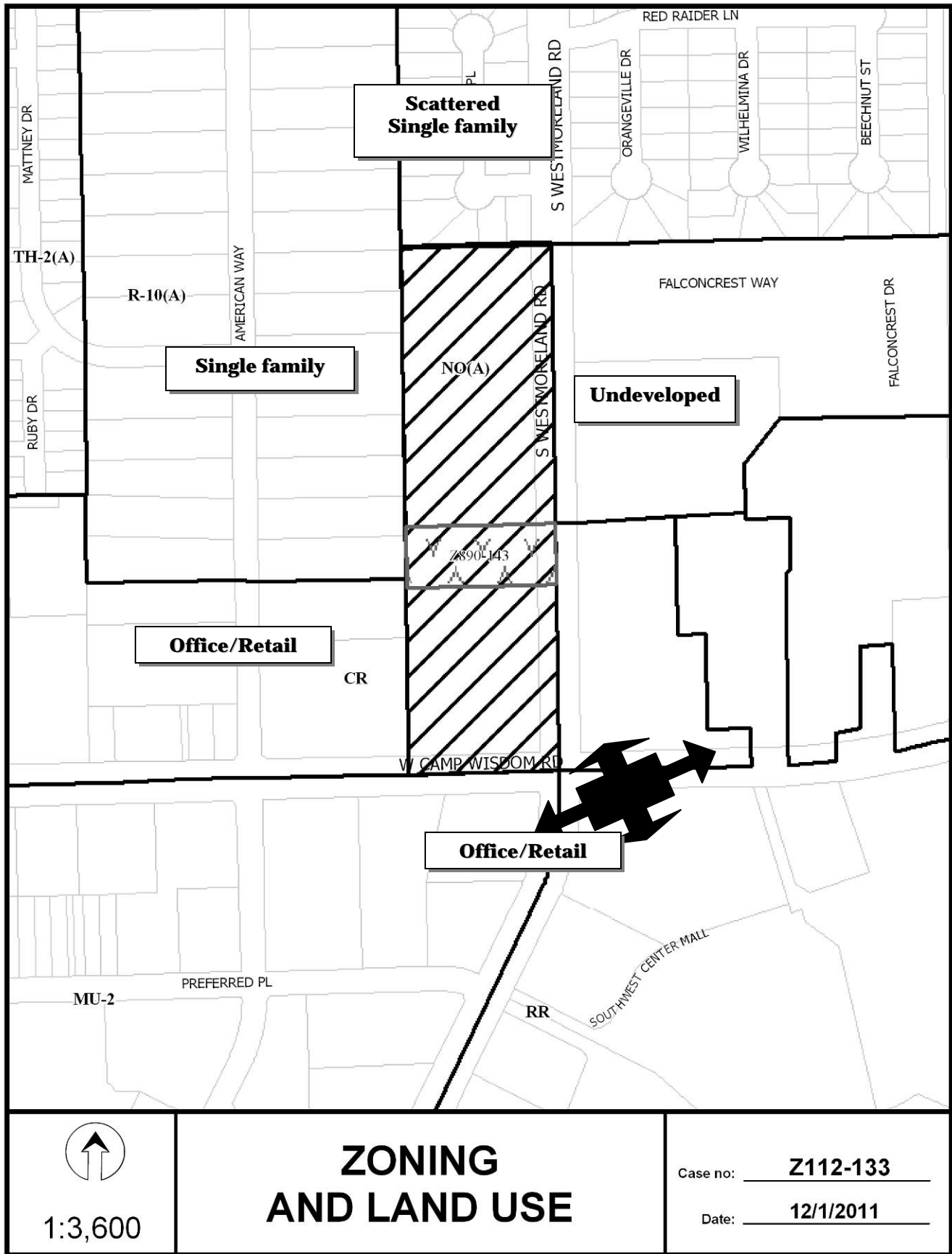


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VICINITY MAP

Case no: **Z112-133**

Date: **12/1/2011**




1:3,600

ZONING AND LAND USE


Case no: Z112-133

Date: 12/1/2011

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



The number '0' indicates City of Dallas Ownership


 1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
44 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-133
 Date: 12/1/2011

12/1/2011

Notification List of Property Owners***Z112-133******44 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6801 WESTMORELAND RD	LOVE CHAPEL MISSIONARY BAPTIST CHURCH
2	6829 WILHELMINA DR	WESTMORELAND VILLAGE LP STE 213
3	6901 WESTMORELAND RD	A W BROWN FELLOWSHIP CHARTER SCHOOL
4	3907 CAMP WISDOM RD	S.K.D PROPERTY MANAGEMENT
5	7010 AMERICAN WAY	GRUPO GLEMKA TEXAS LLC
6	6900 WESTMORELAND RD	ST MATTHEW BAPTIST CH INC
7	6900 WESTMORELAND RD	WESTMORELAND VILLAGE LP % JAMES M BROWN
8	7100 WESTMORELAND RD	SJJ MCCADDEN LLC STE 1170
9	7110 WESTMORELAND RD	SHOWBIZ PIZZA TIME INC
10	3910 CAMP WISDOM RD	FORTY DEGREES LLC
11	3906 CAMP WISDOM RD	SANTA FE HONG KONG LTD STE 400
12	6938 AMERICAN WAY	CONTRERAS ALEJANDRO & VERONICA
13	6930 AMERICAN WAY	DELACRUZ MARIA E
14	6922 AMERICAN WAY	GAYTAN ALBERTO A & ANASTACIA
15	6914 AMERICAN WAY	GAYTAN JOSEFINA
16	6906 AMERICAN WAY	GARCIA CONNIE
17	6830 AMERICAN WAY	MORGAN DAVID RAY
18	6822 AMERICAN WAY	RUBIO OSCAR
19	6814 AMERICAN WAY	DAVIS A J & LOIS & LINDA PYLAND
20	6806 AMERICAN WAY	RIVERA MELCHOR
21	6730 AMERICAN WAY	Taxpayer at
22	6722 AMERICAN WAY	LUCERO LUIS ALAN
23	6714 AMERICAN WAY	STRAIN JAMES K
24	6724 OHANA PLC	MACIAS EDNA &
25	6720 OHANA PLC	JONES LATASHA D
26	6716 OHANA PLC	BLACK LANETTE &

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6727 OHANA PLC	SMITH LEMAYA
28	6833 WILHELMINA DR	MARTINEZ MARIA
29	6825 WILHELMINA DR	JACKSON MATTHEW
30	6821 WILHELMINA DR	WASHINGTON GLORIA
31	6816 ORANGEVILLE DR	GRIFFIN ALVIN R & TENNILLE R
32	6820 ORANGEVILLE DR	BROWN TERRY
33	6824 ORANGEVILLE DR	PATINO CARLOS A
34	6828 ORANGEVILLE DR	MALONE BESSIE L
35	6832 ORANGEVILLE DR	BECERRA G JAVIER
36	6831 ORANGEVILLE DR	PEDDOMO EDGARDO
37	6827 ORANGEVILLE DR	JOHNSON LISA
38	6823 ORANGEVILLE DR	BREWER ERNEST & CONCEPTION
39	6819 ORANGEVILLE DR	BERRY ERICKA & JONATHAN WILSON
40	6815 ORANGEVILLE DR	LEVEY HOWARD II
41	3777 CAMP WISDOM RD	TRU 2005 RE I LLC %TOYS R US
42	3737 CAMP WISDOM RD	CAMP WISDOM WESTMORELAND LTD
43	3904 CAMP WISDOM RD	CULLUM JOINT REVOCABLE LIVING TRUST
44	7163 WESTMORELAND RD	SHERWIN WILLIAMS REALTY HOLDINGS INC

Planner: Carolyn Horner

FILE NUMBER: Z112-135(CH) **DATE FILED:** November 21, 2011

LOCATION: North corner, Thomas Avenue and Fairmount Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45F

SIZE OF REQUEST: Approx. 15,422 sq.ft. **CENSUS TRACT:** 0017.02

APPLICANT: GJ Development, L.L.C.

REPRESENTATIVE: Roger Albright

OWNER: GJ Development, L.L.C.

REQUEST: An application for a Specific Use Permit for a hotel or motel use on property zoned Subdistrict B Historic Core within Planned Development District No. 225, the State Thomas Special Purpose District.

SUMMARY: The purpose of this request is to operate a hotel on this property.

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

BACKGROUND INFORMATION:

- The 15,422 square foot site is currently platted as two lots. One lot is developed with a vacant two-story building, the other lot is vacant.
- The applicant is requesting a SUP for hotel uses for both lots. Both buildings would be operated by the same owner, who also owns the hotel and condominium building across Fairmount Street.
- The request is across the street from hotel and condominium uses to the south and west, with office and single family houses on the same block to the north and east.
- The site is located within the Historic Core subdistrict of the State Thomas Special Purpose District. Therefore, Landmark Commission approval is required for new construction and exterior renovations. The applicant received a courtesy review by the Landmark Commission on January 3, 2012, and expects to submit for formal Landmark Commission approval in February, 2012.

Zoning History:

Z089-267: On November 9, 2009, the City Council approved an SUP for a medical clinic on property zoned Tract la portion of Planned Development District No. 225, H/25, the State Thomas Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Thomas Avenue	Local Street	37 ft.	37 ft.
Fairmount Street	Local Street	34 ft.	34 ft.

Land Use:

	Zoning	Land Use
Site	PDD 225, Historic Core	One existing building and vacant lot
North	PDD 225, Historic Core	Single Family and Office
South	PD 225, Fringe Transition	Multi-Family
East	PDD 225, Transition Zone	Single Family
West	PD 193, PDS 49	Apartments and hotel

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within an *Urban Neighborhood* Building Block on the ***forwardDallas! Vision Illustration***, adopted June 2006. This building block should be predominantly residential, but are distinguished from other neighborhoods by a wide variety of housing options available. These neighborhoods will have concentrations of shops or offices along key corridors or at key intersections, which provide important services and job opportunities. These areas may have mixed-use buildings with ground floor shops.

In general, the applicant's proposal for a Specific Use Permit to operate a hotel use at this location is not inconsistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.2: Promote desired development

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

STAFF ANALYSIS:

Land Use Compatibility: The site is currently developed with a vacant building on half the lot. The area to the north is zoned PDD 225, Historic Core subdistrict and is developed with residential and office uses. The area to the east is zoned PDD 225, Transition Zone subdistrict and is developed with residential uses. The area to the south is zoned PDD 225, Fringe Transition subdistrict and is developed with multi-family uses. The area to the west is zoned PD 193 and is developed with hotel and condominiums uses.

The proposal includes two lots. The corner lot's existing two-story building is currently vacant. The applicant is proposing to use this building for six guest rooms. The applicant is proposing to construct a new two-story building on the vacant lot, which will contain six units. At this time, the applicant does not know if any of the units will be used as offices for the operation of the hotel. The development standards for the Historic District in City Code Section 51P-225.107(e) restrict the maximum lot size allowed in the historic core, so the two lots can not be replatted.

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

The applicant's request, subject to a site plan and conditions, complies with the general provisions for consideration of a Specific Use Permit. The request is located in an area anticipated for residential and office uses. Therefore, the proposed hotel is considered an appropriate use for the location.

Parking:

Pursuant to §51A-4.205 of the Dallas Development Code, the off-street parking requirement for the hotel or motel use is one space per unit (for units one to 250) and one space per 200 square feet of floor area other than guest rooms. Therefore, the proposed project, which consists of 12 guest rooms, will require 12 units.

If the applicant uses any of the 12 units as offices, parking will need to be recalculated. Currently the existing parking lot has 5 additional parking spaces over the requirement, if all units are used as guest units.

An existing parking lot at the rear of both of the lots contains 17 parking spaces. One parking space is handicapped equipped. The parking lot has a buffer on the south side consisting of a Red-Tipped Photinia hedge and a fence. For the east side of the parking lot, the applicant is proposing a wrought iron gate with landscaping. Access to the parking lot is off Fairmount Street.

Landscaping:

Landscaping will be provided in accordance with City Code Section 51P-109(b), the Preservation Criteria for the Historic District. The landscape plan provided complies with these regulations.

Z112-135(CH)

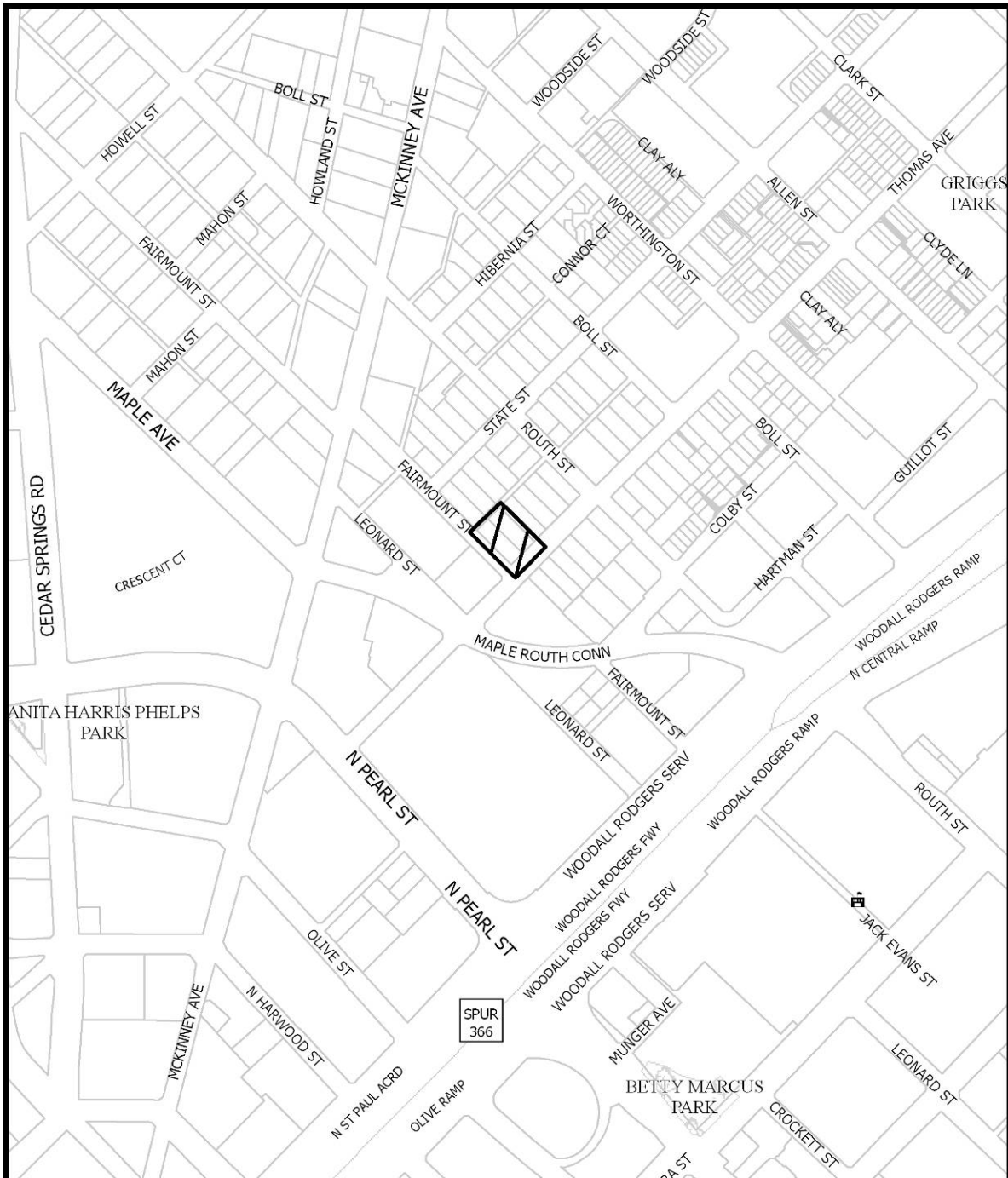
Owner: GJ Development, L.L.C.

List of Officers

Janet J, Jenson, Managing Member and sole member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a hotel or motel.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. SQUARE FOOTAGE: Maximum floor area is 9,566 square feet.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

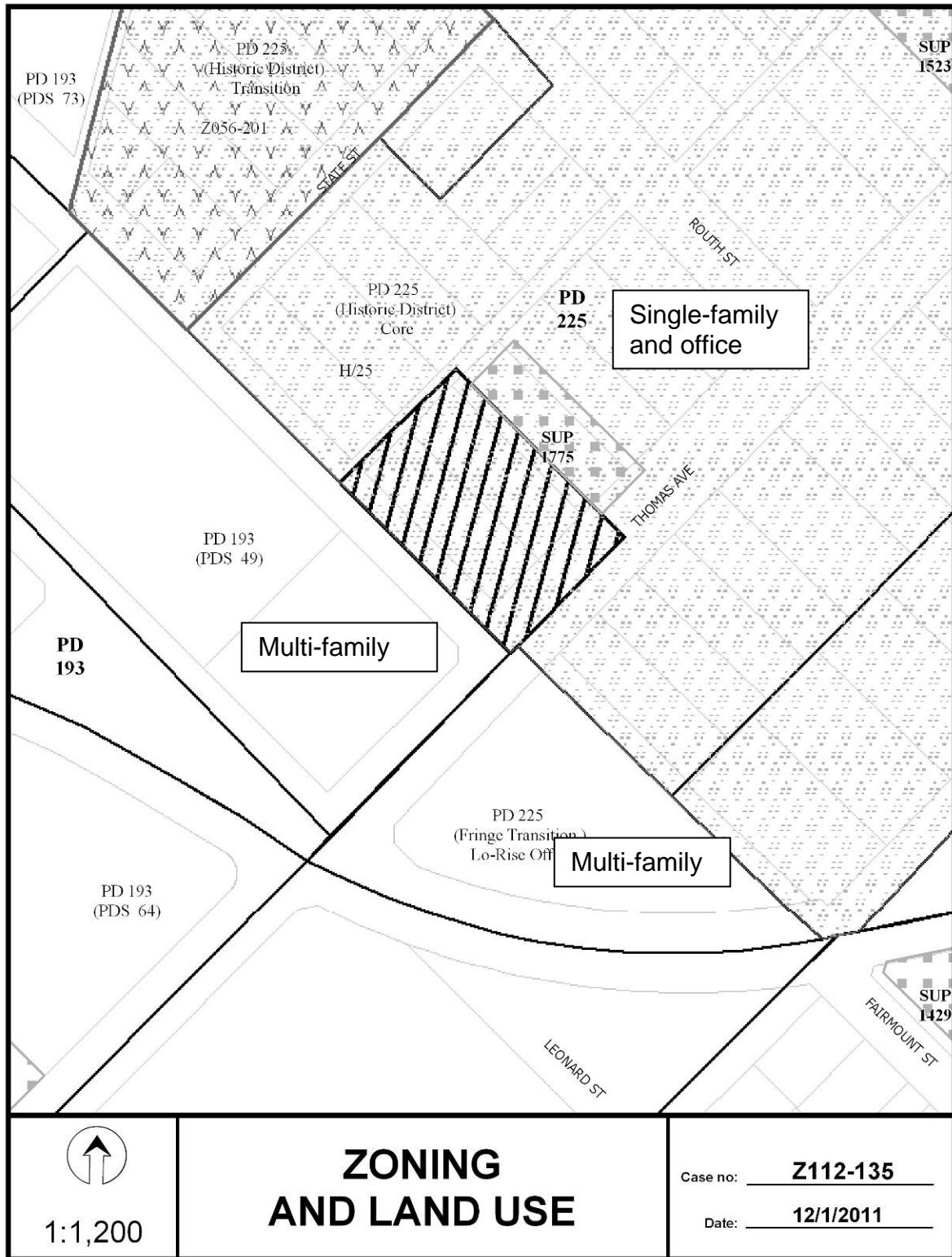


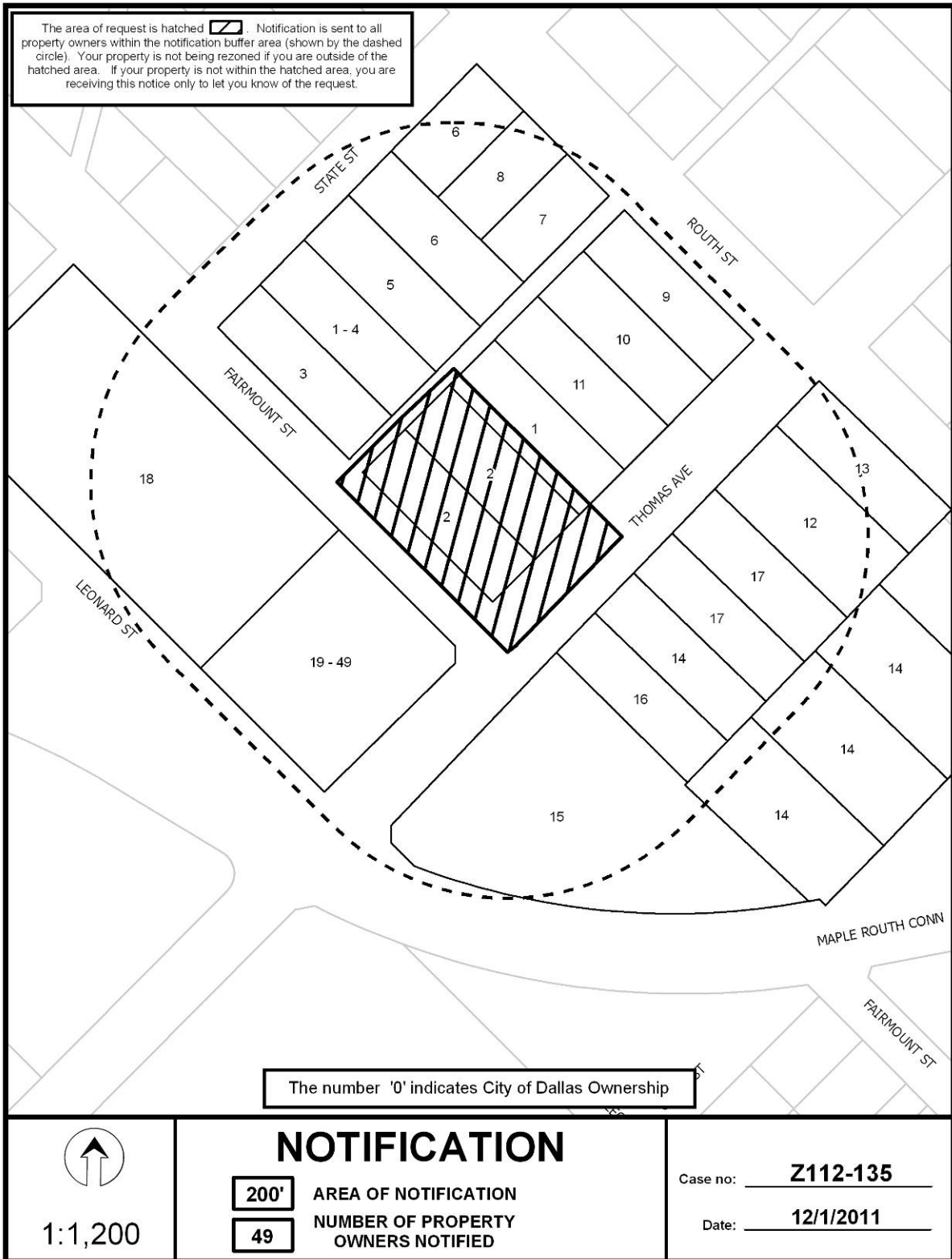
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VICINITY MAP

Case no: **Z112-135**

Date: **12/1/2011**





12/1/2011

Notification List of Property Owners***Z112-135******49 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2504 STATE ST	NEMEC EDWARD C & PAULA R
2	2505 THOMAS AVE	GJ DEVELOPMENT LLC
3	2500 STATE ST	MCBRIDE THOMAS R
4	2504 STATE ST	NEMEC EDWARD C & PAULA R
5	2508 STATE ST	PELLETIER GEORGE TRUSTEE
6	2512 STATE ST	PELLETIER GEORGE A
7	2315 ROUTH ST	ROUTH STREET PARTNERS LLC
8	2317 ROUTH ST	PELLETIER GEORGE ET AL
9	2519 THOMAS AVE	WALKER JOHN NEWTON
10	2517 THOMAS ST	BAYLESS ALVIN KENT & CHARMAYNE
11	2515 THOMAS AVE	TIMELESS COLLECTABLES INC
12	2512 THOMAS AVE	HEARST JUDITH SMITH
13	2516 THOMAS ST	OTTO PHYLLIS ELAINE
14	2509 COLBY ST	STATE THOMAS APARTMENTS & SUITE 400
15	2400 THOMAS AVE	STATE THOMAS APT LP & SUITE 400
16	2502 THOMAS AVE	STATE THOMAS APARTMENTS 7 SUITE 400
17	2510 THOMAS AVE	STATE THOMAS APARTMENTS SUITE 400
18	2332 LEONARD ST	GIVENS RECORDS DEV LP
19	2300 LEONARD ST	GOSTANIAN RAFFI J
20	2300 LEONARD ST	KELLY JOSEPH T & BONNIE L UNIT 101
21	2300 LEONARD ST	RUBDOWN LLC % HOTEL ZAZA ACCOUNTING
22	2300 LEONARD ST	BONNEVILLE LP % HOTEL ZAZA ACCOUNTING
23	2300 LEONARD ST	BOSWELL MARK S
24	2300 LEONARD ST	VERSES SOCRATES & JUDY
25	2300 LEONARD ST	OUTSIDE RESOURCES INC
26	2300 LEONARD ST	AIELLO ROBERT

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2300 LEONARD ST	GLOGAU ALEXANDER I UNIT 305 E
28	2300 LEONARD ST	LABEN GARY S & BAEZA PAMELA A
29	2300 LEONARD ST	EDUCATIONAL DEV GROUP DBA ACCELERATED
IN		
30	2300 LEONARD ST	US BANK NATL ASSN TR %OCWEN LOAN SVC
31	2300 LEONARD ST	WARNER WILLIAM JAMES
32	2300 LEONARD ST	VELIZ JOSE G STE 2504
33	2300 LEONARD ST	BERARDUCCI BRENT A
34	2300 LEONARD ST	DMP DALCON LLC
35	2300 LEONARD ST	HAJDUSIEWICZ NICK STE 102-319
36	2300 LEONARD ST	KARCHMER DON A
37	2300 LEONARD ST	BUESCHER AMBER R
38	2300 LEONARD ST	KIM DANIEL J UNIT 407
39	2300 LEONARD ST	REMSEN LARRY M APT 408
40	2300 LEONARD ST	PK PPTIES LLC
41	2300 LEONARD ST	GREESON JON M JR
42	2300 LEONARD ST	SELL STEPHEN G
43	2300 LEONARD ST	SCIOLI VANCE J JR
44	2300 LEONARD ST	BARWEL PARTNERS LP
45	2300 LEONARD ST	HAAS MARK L
46	2300 LEONARD ST	AREFI GINO R UNIT 506
47	2300 LEONARD ST	POWELL DAVID G
48	2300 LEONARD ST	DALLAS METRO CLUB LLC
49	2300 LEONARD ST	GIVEN CHARLES S

FILE NUMBER: Z112-123(MW)

DATE FILED: October 28, 2011

LOCATION: Southwest corner of South Buckner Boulevard and Umphress Road

COUNCIL DISTRICT: 5

MAPSCO: 58-G

SIZE OF REQUEST: ±0.45 acre

CENSUS TRACT: 91.05

REPRESENTATIVE: Permitted Development, Audra Buckley

APPLICANT/OWNER: Roshani Enterprises, Inc.

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay

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

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay and Approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The ±0.45-acre request site is developed with a ±1,365-square foot general merchandise or food store (convenience store) with a motor vehicle fueling station (gas pumps) and a ±786-square-foot auto service center.
- The applicant intends to renovate and expand the existing structures and to reconfigure the gas pumps. The expanded convenience store will be ±2,196 square feet in size (an ±831-square foot expansion); the expanded auto service center will be ±1,949 square feet in size (a ±1,163-square foot expansion).
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- The general merchandise or food store, vehicle fueling station and auto service center uses are permitted by right. The sale of alcoholic beverages on the property requires a D-1 Liquor Control Overlay and a specific use permit due to the existing D Liquor Control Overlay.
- The request site is surrounded by a restaurant with drive-through service to the north; personal service and auto-related uses to the east and auto-related uses to the south and west.
- It is noted that to the northwest, there is a childcare facility within 300 feet of the request site. However, distance requirements do not apply to establishments regulated by TABC Chapter 26 (Wine and Beer Retailers Off-Premise Permit).

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100
Umphress Road	Local	60

Land Use:

	Zoning	Land Use
Site	PDD No. 366	Convenience store with gas pumps; auto service center
North	PDD No. 366	Drive-through restaurant
East	PDD No. 366	Personal services; auto-related use
South	PDD No. 366	Auto-related use
West	PDD No. 366; CR	Auto-related use

STAFF ANALYSIS:

Comprehensive Plan:

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

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

In general, the applicant’s proposal is consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

The ±0.45-acre request site is developed with a ±1,365-square foot general merchandise or food store (convenience store) with a motor vehicle fueling station (gas pumps) and a ±786-square-foot auto service center. The applicant intends to renovate and expand the existing structures and to reconfigure the gas pumps. The expanded convenience store will be ±2,196 square feet in size (an ±831-square foot expansion); the expanded auto service center will be ±1,949 square feet in size (a ±1,163-square foot expansion).

The general merchandise or food store, vehicle fueling station and auto service center uses are permitted by right. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store and, therefore, requests a D-1 Liquor Control Overlay and an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on the request site.

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

The request site is surrounded by a restaurant with drive-through service to the north; personal service and auto-related uses to the east and auto-related uses to the south and west. It is noted that to the northwest, there is a childcare facility within 300 feet of the request site. However, distance requirements do not apply to establishments regulated by TABC Chapter 26 (Wine and Beer Retailers Off-Premise Permit).

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

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

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

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

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

The applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD 366 Subarea 2	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Traffic:

Z112-123(MW)

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area, the requirement for a motor vehicle fueling station is two (2) spaces and the requirement for a auto service center is one (1) space per 500 square feet of floor area with a minimum of 4 spaces required.

Therefore, the proposed ±2,196-square foot convenience store with gas pumps requires 13 parking spaces; the ±1,949 -square foot auto service center requires four (4) spaces. Therefore, a total of 17 spaces is required, as depicted on the site plan, 18 spaces will be provided.

Landscaping:

Landscaping must be provided in accordance with Planned Development District No. 366 regulations (§51P-366.110).

Z112-123(MW)

Partners/Principals/Officers:

Roshani Enterprises, Inc.: Officers

Archana Amin, President/Secretary
Kurt Amin, Vice President

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from January 1, 2005 to January 2, 2012 revealed the following results:

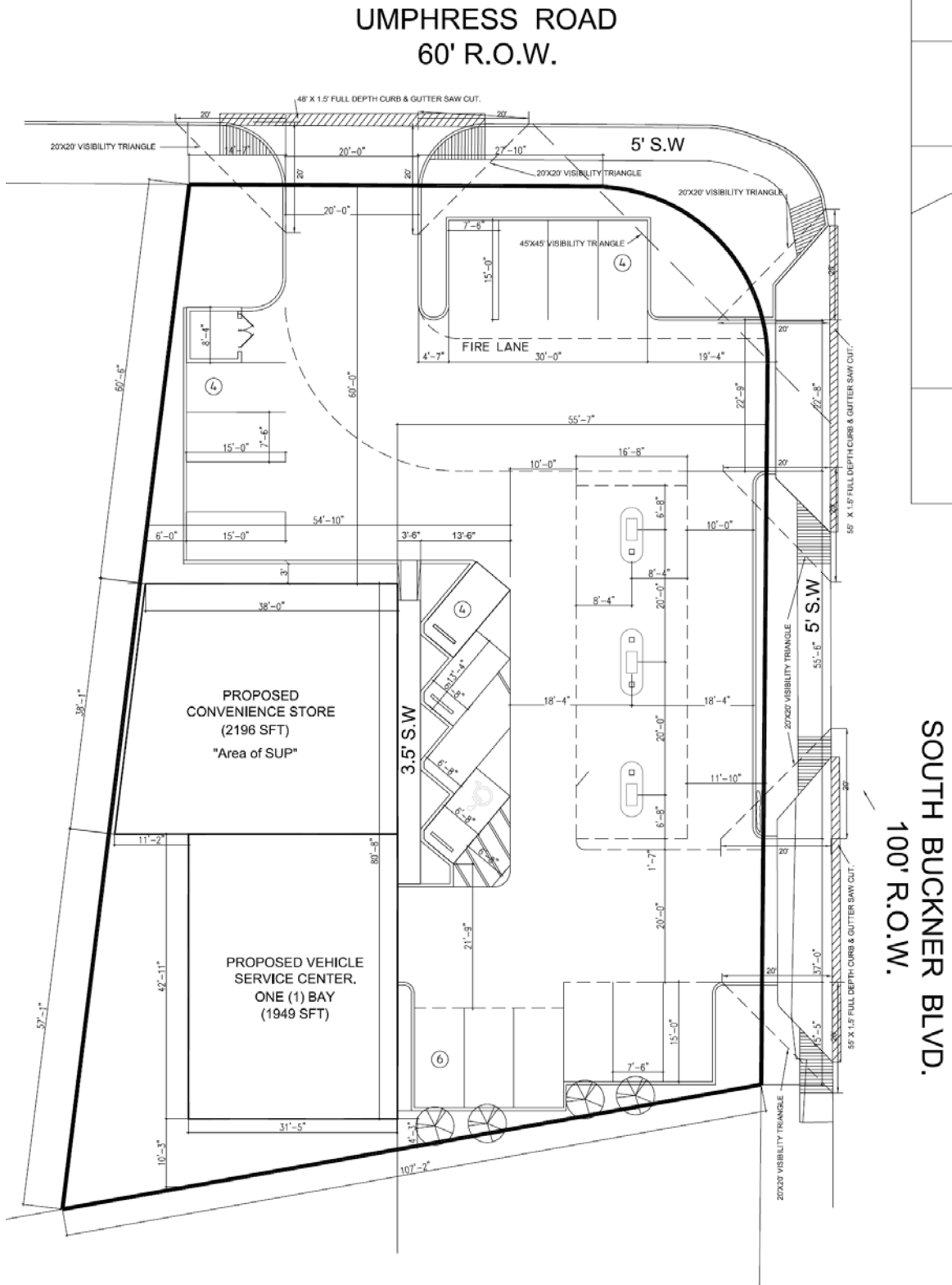
Search Records - Offense										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0022343-X	01/23/2010	URQUHART,SANDY	ASSAULT	01731	S	BUCKNER...	332	1252	08312	
0086523-X	03/30/2010	SOLIS, JOSE	AUTO THEFT-UUMV	01731	S	BUCKNER...	332	1252	07122	
0088456-X	04/01/2010	SMITH, ASHLEY	THEFT	01731	S	BUCKNER...	332	1252	06951	
0095022-Y	04/14/2011	BRETADO,JESUS,	AUTO THEFT-UUMV	01731	S	BUCKNER...	332	1252	07123	
0097557-W	04/03/2009	AMIN,ARCHANA,	ASSAULT	01731	S	BUCKNER...	332	1252	14081	08311
0109186-V	04/14/2008	*FINA SERVICE STATION	FORGERY & COUNTERF...	01731	S	BUCKNER...	333	1252	10021	
0134026-V	05/06/2008	*BUCKNER AUTO CENTER	ROBBERY	01731	S	BUCKNER...	333	1252	03742	06902
0164095-W	06/07/2009	*BUCKNER SERVICE CEN...	THEFT	01731	S	BUCKNER...	332	1252	06934	
0167152-V	06/05/2008	*BUCKNER AUTO SERV (F...	ROBBERY	01731	S	BUCKNER...	333	1252	03312	
0167332-V	06/05/2008	*FINA GAS STATION	THEFT	01731	S	BUCKNER...	333	1252	06935	
0181557-W	06/22/2009	*BUCKNER AUTO REPAIR	THEFT	01731	S	BUCKNER...	332	1252	06902	11020
0217968-Y	08/16/2011	*PAREJA'S ALIGNMENT	THEFT	01731	S	BUCKNER...	332	1252	06901	
0278376-V	09/07/2008	*FINA	THEFT	01731	S	BUCKNER...	333	1252	06934	
0283582-R	04/17/2006	WARREN, NAPOLEAN	TRAFFIC MOTOR VEHI...	01731	S	BUCKNER...	329	1252	32090	
0301643-Y	11/15/2011	ALDAMA,CARLOS	TRAFFIC MOTOR VEHI...	01731	S	BUCKNER...	332	1252	32090	

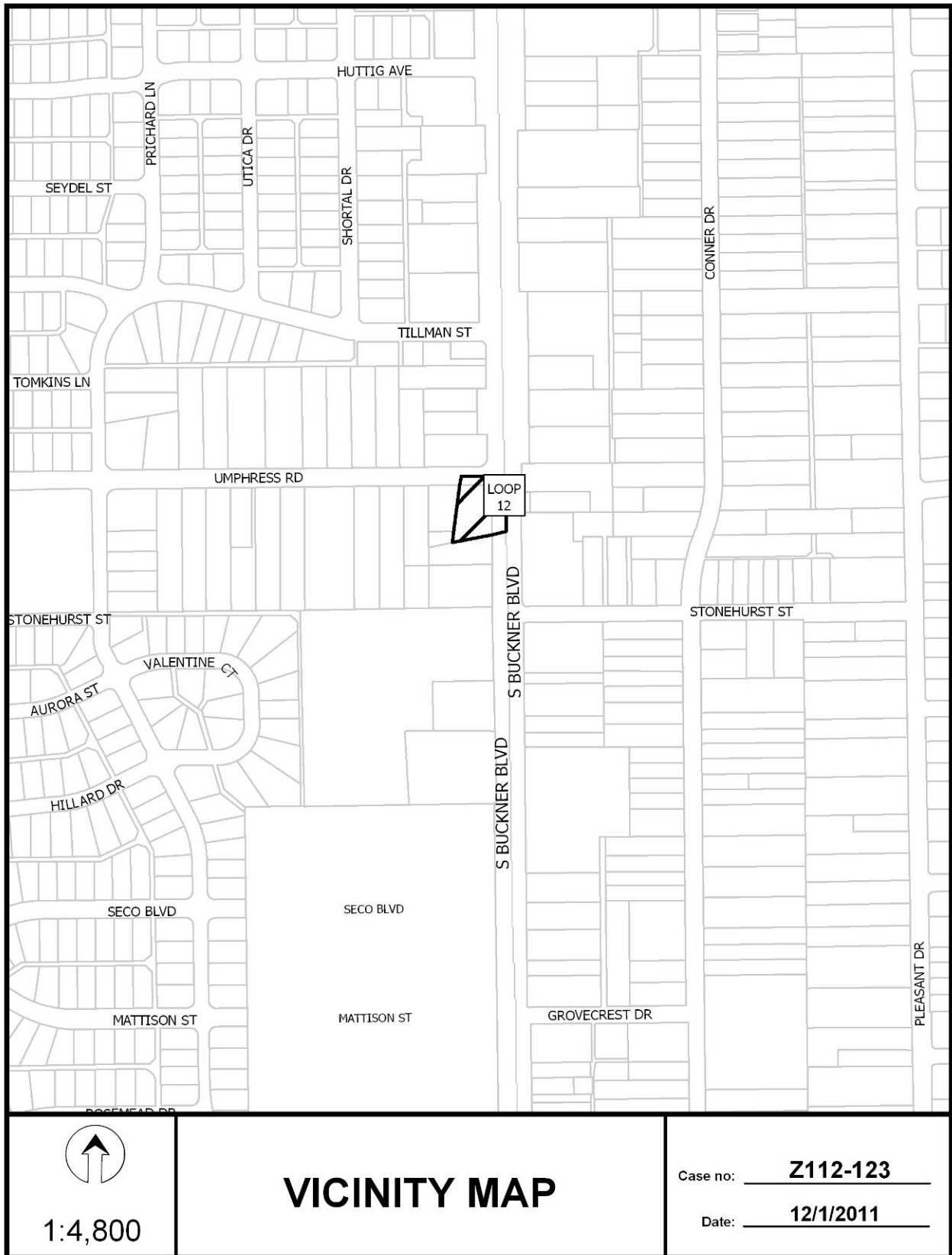
Search Records - Offense										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0307490-P	04/20/2005	*R AND M AUTO CENTER	THEFT	01731	S	BUCKNER...	329	1252	06901	
0340515-T	05/10/2007	*FINA SERVICE CENTER	BURGLARY	01731	S	BUCKNER...	329	1252	05133	
0348985-W	07/01/2009	*BUCKNER SERVICE CEN...	LOST PROPERTY	01731	S	BUCKNER...	332	1252	42020	
0424818-T	06/08/2007	*BUCKNER AUTO SERVIC...	ROBBERY	01731	S	BUCKNER...	329	1252	03711	
0547600-T	07/22/2007	ORTA,TITO	ROBBERY	01731	S	BUCKNER...	329	1252	03A41	
0642570-T	08/31/2007	*BUCKNER AUTO SERVICE	ROBBERY	01731	S	BUCKNER...	329	1252	03712	
0687708-T	10/13/2007	CLEMENTS,RON	AGGRAVATED ASSAULT	01731	S	BUCKNER...	329	1252	04212	26760
0701325-T	10/26/2007	PERALES,JOE	ASSAULT	01731	S	BUCKNER...	333	1252	08192	
0724218-R	09/23/2006	*BUCKNER AUTO SERVICE	FORGERY & COUNTERF...	01731	S	BUCKNER...	329	1252	10021	
0776943-T	12/21/2007	*BUCKNER SERVICE CEN...	BURGLARY	01731	S	BUCKNER...	333	1253	05128	
0839997-R	11/03/2006	CISNEROS, JUAN	AUTO THEFT-UUMV	01731	S	BUCKNER...	329	1252	07223	
0840186-R	11/03/2006	*BUCKNER AUTO SERVIC...	THEFT	01731	S	BUCKNER...	329	1252	06902	
0880962-P	11/02/2005	WHITFIELD,DONALD	ASSAULT	01731	S	BUCKNER...	329	1252	08122	
0898333-R	11/29/2006	*BUCKNER SERVICE CEN...	THEFT	01731	S	BUCKNER...	329	1252	06905	
0968546-P	12/06/2005	*AZTEC AUTO CENTER	FOUND PROPERTY	01731	S	BUCKNER...	329	1252	43020	

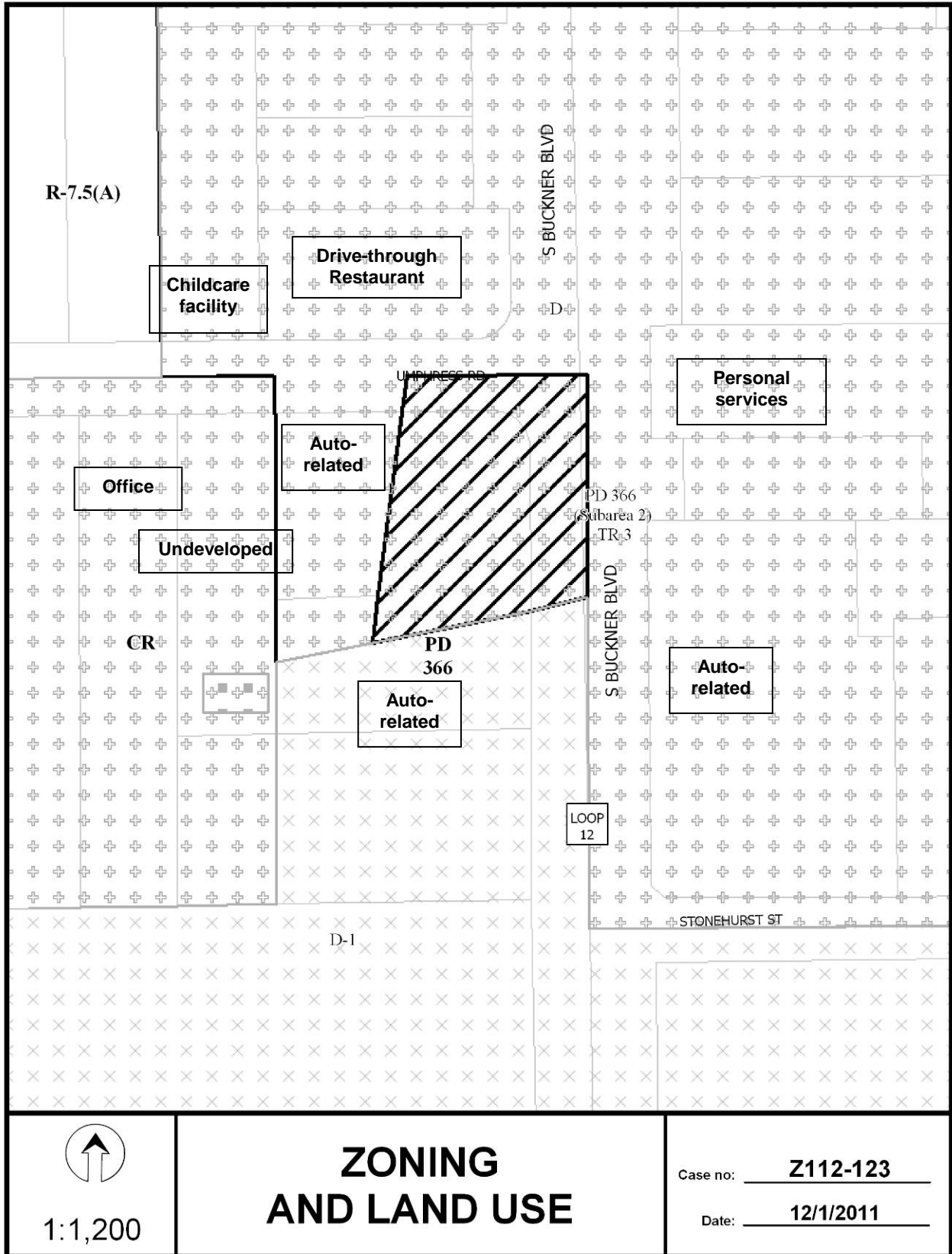
**Z112-123
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 2,196 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan





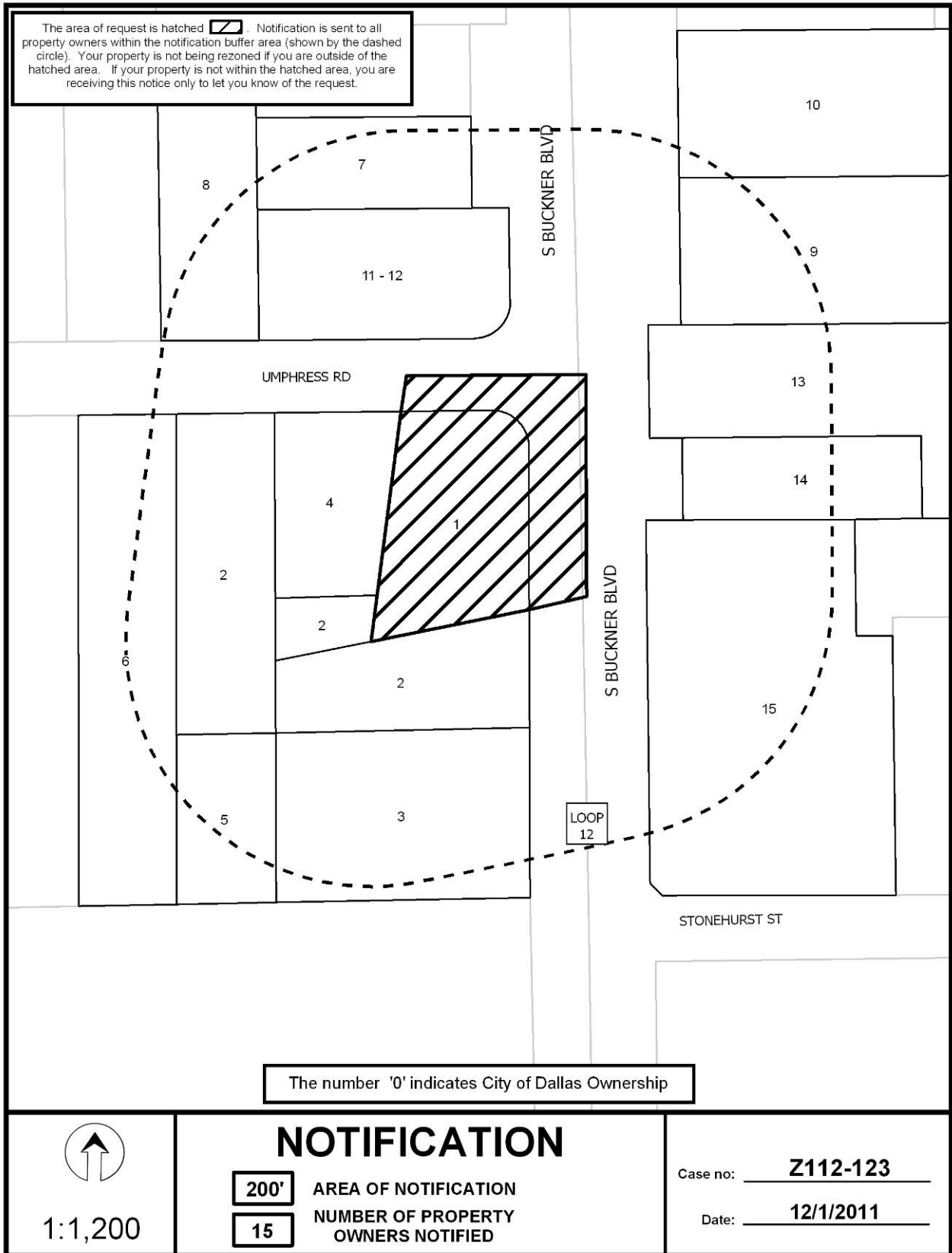


1:1,200

ZONING AND LAND USE

Case no: Z112-123

Date: 12/1/2011



12/1/2011

Notification List of Property Owners

Z112-123

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1731 BUCKNER BLVD	ROSHANI ENTERPRISES INC
2	1709 BUCKNER BLVD	HAWKINS MARTHA ANN
3	1705 BUCKNER BLVD	HILL F S & B F HILL
4	8032 UMPHRESS RD	REDD JOHN D
5	8024 UMPHRESS RD	HILL F S & HILL B F
6	8012 UMPHRESS RD	BAHENA MARIO JR & GISELLE THERESA BAHENA
7	1811 BUCKNER BLVD	ALAM JAVED
8	8025 UMPHRESS RD	COLEMAN VIKKI R
9	1802 BUCKNER BLVD	CERVANTES EDGAR
10	1818 BUCKNER BLVD	NASSER INVESTMENTS INC
11	1801 BUCKNER BLVD	ADAMS DANIEL D ETAL
12	1801 BUCKNER BLVD	KENTUCKY FRIED CHICKEN % KFC TAX UNIT W1
13	1734 BUCKNER BLVD	KO KUN BAIK
14	1718 BUCKNER BLVD	PEP BOYS MANNY MOE & JACK OF CALIFORNIA
15	1710 BUCKNER BLVD	PEP BOYS MANNY MOE & JACK OF CALIFORNIA

Planner: Warren F. Ellis

FILE NUMBER: Z112-137(WE) **DATE FILED:** November 11, 2011

LOCATION: Pleasant Valley Drive and Chimney Hill Lane, southeast corner

COUNCIL DISTRICT: 10 **MAPSCO:** 17-Y

SIZE OF REQUEST: Approx. 8.391 acres **CENSUS TRACT:** 190.35

APPLICANT / OWNER: Richardson Independent School District (see attached list of Board Members)

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for an amendment to Planned Development District No. 572 for a public school other than an open-enrollment charter school

SUMMARY: The purpose of this request is to expand the existing elementary school. RISD is proposing to expand the building by an additional 5,150 square feet of floor area, which will include 4 new classrooms.

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

BACKGROUND INFORMATION:

- The Richardson Independent School District is proposing to expand the existing 76,121 square foot elementary school by an additional 5,150 square feet, which will include 4 classrooms. The new addition will be constructed between the breezeway, which is located on the southern portion of the campus, adjacent to the circular driveway.
- RISD has designated an expansion area on the development plan for the elementary school that will allow for an additional 4,000 square feet of floor area on campus. The maximum floor area, including the expansion area for the elementary school is approximately 85,271 square feet. The student enrollment will not change as a result of the 4 additional classrooms. The school currently has 720 students.
- The surrounding land uses are primarily residential.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chimney Hill Lane	Local	60 ft.	60 ft.
Pleasant Valley Dr.	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 572	Elementary School
North	R-7.5(A)	Single Family
South	MF-1(A)w/deed restrictions	Multifamily
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 8.391 acre campus is developed with a one-story, 76,121 square foot elementary school. The applicant’s request to amend Planned Development District No. 572 will allow for the school to increase the school’s building footprint by 5,121 square feet. The new addition will accommodate four additional classrooms. The 5,121 square foot addition will be constructed between a breezeway, which is located on the southern portion of the campus, adjacent to the circular driveway.

In addition, the RISD has also designated an expansion area of approximately 4,000 square feet on the development plan. This expansion area will permit RISD to construct and/or place additional modular buildings within the designated area.

Staff has reviewed and recommends approval of the applicant’s request for an amendment to Planned Development District No. 572 for a public school other than an open enrollment charter school. The proposed development should not adversely impact the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 572	25'	10'15'	85,000 sq. ft. or 1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family, Elementary school, Radio, television or microwave tower

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

- one and one-half spaces for each kindergarten/elementary school classroom;

The number of required off-street parking spaces for the elementary school is 69 spaces and the applicant is proposing to provide 71 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces.

RISD will have to meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

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

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

Staff has reviewed and supports the proposed conditions. Typically, there is language in the Planned Development District conditions that prohibits new schools from queuing within the City's right-of-way. This language was not included in the proposed PDD conditions because the request site is an existing elementary school. Aikin Elementary School has been in operation since the 1980s. The applicant has provided staff with a Traffic Management Plan (TMP) that reflects the current implementation of the administration's procedures in directing traffic during school hours.

The Engineering Section of the Department of Sustainable Development and Construction has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director biannually, to determine if the TMP is being implemented effectively.

**BOARD OF TRUSTEES
RISD**

- Kim Quirk, President
- Karen Holburn, Vice President
- Kris Oliver, Treasurer
- Kim Caston, Secretary
- Luke Davis
- Karen Ellis
- Lanet Greenhaw

ADMINISTRATION

- Kay Waggoner, PH.D., Superintendent
- Patti Kieker, Deputy Superintendent
- Joyce Wilson, Assistant Superintendent
- Tony Harkleroad, Assistant Superintendent
- Mia Martin, General Counsel
- Jennie Moore, Executive Director of Communication and Public Affairs
- Michael Longanecker, AIA, Executive Director of Facilities and Construction

PROPOSED PDD CONDITIONS

ARTICLE 572.

PD 572.

SEC. 51P-572.101. LEGISLATIVE HISTORY.

PD 572 was established by Ordinance No. 24171, passed by the Dallas City Council on January 26, 2000. Ordinance No. 24171 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 24171 was amended by Ordinance No. 24574, passed by the Dallas City Council on April 11, 2001.

SEC. 51P-572.102. PROPERTY LOCATION AND SIZE.

PD 572 is established on property generally located at the southeast corner of Chimney Hill Lane and Pleasant Valley Drive. The size of PD 572 is approximately 8.3912 acres.

SEC. 51P-572.103. DEFINITIONS AND INTERPRETATIONS.

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

SEC. 51P-572.104. LANDSCAPE/DEVELOPMENT PLAN.

- (a) For a public or private school [~~use~~ other than an open-enrollment charter school], development and use of the Property must comply with the landscape/development plan (Exhibit 572A). In the event of a conflict between the provisions of this article and the landscape/development plan, the provisions of this article control.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-572.105. MAIN USES PERMITTED.

- (a) Public school other than an open-enrollment charter school or private school.
- (b) Radio, television, or microwave tower. *[Only one radio, television, or microwave tower is permitted, and must be located as shown on the landscape/development plan.]*
- (c) Except as provided in Subsections (a) and (b), the uses permitted in this district are those uses permitted in the R-7.5(A) Single Family District, subject to the same

conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district, etc.

SEC. 51P-572.106. ACCESSORY USES.

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

SEC. 51P-572.107. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Side and rear yard.

(1) For single family structures, minimum side yard and rear yard is five feet.

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

(c) Density. No maximum dwelling unit density.

(d) Floor area.

(1) For a public or private school [use] other than an open-enrollment charter school, maximum floor area is [75,000] 85,500 square feet.

(2) For all other uses, no maximum floor area.

(e) Height.

(1) Except for the radio, television, or microwave tower shown on the landscape/development plan, no portion of a structure over 26 feet in height may be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height of 12 feet above the slope whichever is less.

(2) Maximum structure height for the radio, television, or microwave tower shown on the landscape/development plan is 30 feet.

(3) Maximum structure height for all other uses is 30 feet.

(f) Lot coverage.

(1) Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations, surface parking lots, and underground parking structures are not.

(g) Lot size.

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

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

(h) Stories. No maximum number of stories above grade.

SEC. 51P-572.108. OFF-STREET PARKING AND LOADING.

(a) [~~For a public or private school use, off-street parking must be provided as shown on the landscape/development plan. Parking is permitted in the required front yard.~~] 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 all other uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.~~] For a public school other than an open-enrollment charter school, a minimum of 69 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.

(c) Parking is permitted in the required front yard.

SEC. 51P-572.109. FENCING.

For a public or private school [~~use~~] other than an open-enrollment charter school, fencing must be provided as shown on the landscape/development plan.

SEC. 51P-572.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-572.111. LANDSCAPING.

(a) For a public or private school ~~[use]~~ other than an open-enrollment charter school, landscaping must be provided as shown on the landscape/development plan prior to the issuance of a certificate of occupancy.

(b) For all other uses, landscaping must be provided in accordance with Article X.

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

SEC. 51P-572.112. SIGNS.

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

SEC. 51P-572.113. INGRESS-EGRESS.

For a public or private school ~~[use]~~ other than an open-enrollment charter school, ingress and egress must be provided as shown on the landscape/development plan.

SEC. 51P-572.114. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations contained in Section 51A-4.602. For a public or private school use, a chain link fence, as shown on the landscape/development plan, may be located in the visibility triangle.

SEC. 51P-572.115. ADDITIONAL PROVISIONS.

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

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

~~**SEC. 51P-572.116. 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 or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.]~~

~~[SEC. 51P-572.117. ZONING MAP.]~~

~~[PD 572 is located on Zoning Map No. D-9.]~~

SEC. 51P- .116. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2014**. After the initial traffic study, the Property owner or operator shall submit biannual updates of the traffic study to the director by March 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level;

(G) circulation;

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

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

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

(c) Amendment process.

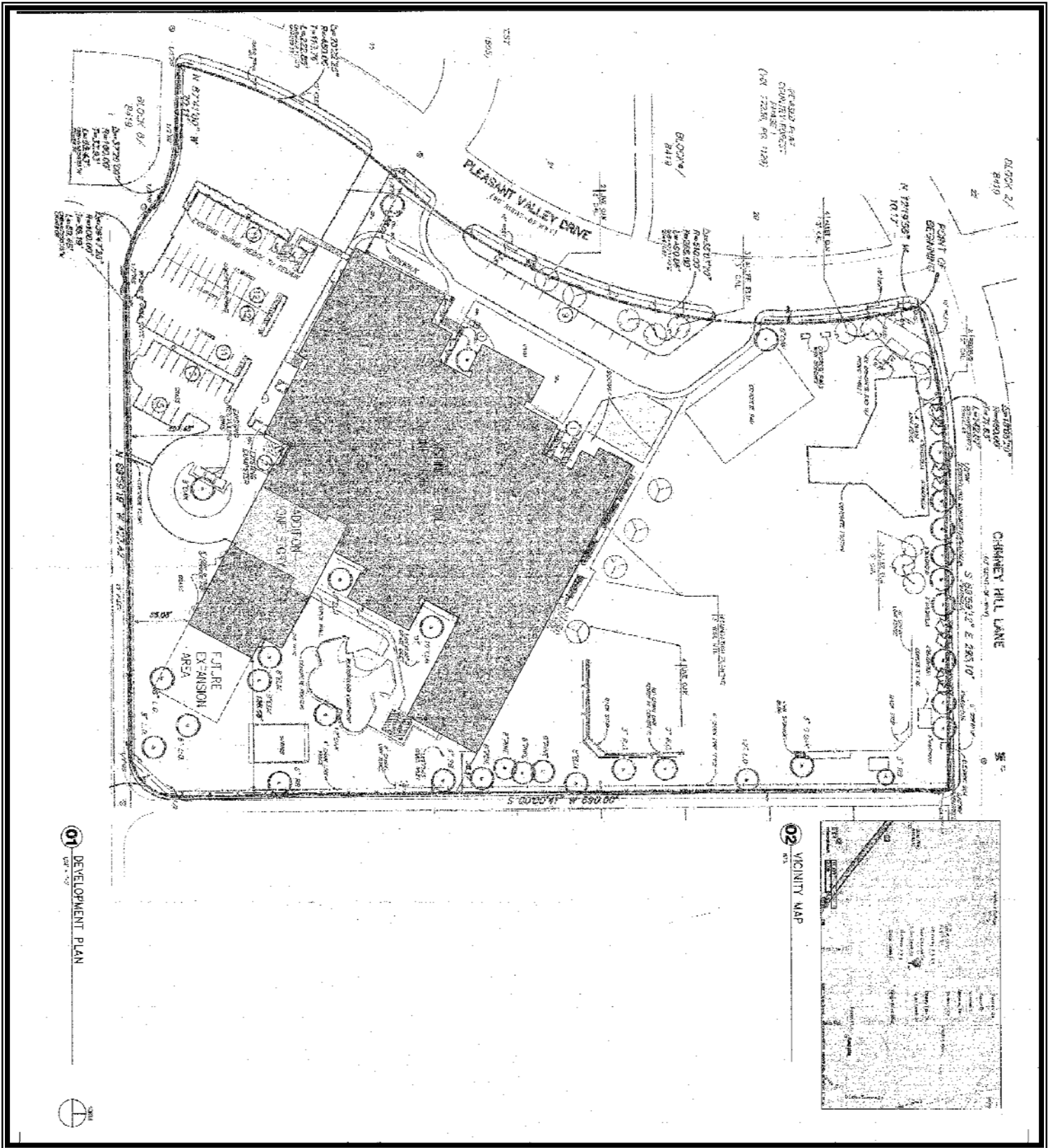
- (1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).
- (2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.
- (3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-572.117. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN



**Aikin Elementary School
Traffic Management Plan**

Introduction:

Aikin Elementary School was constructed at its present location in the early 1980's. The facilities have been expanded throughout the years. The school has approximately 720 students in 46 homeroom classrooms. At this time the District is proposing to construct a new one-story classroom addition in order to reduce class sizes and free up space for specialty classrooms. **The number of students will remain the same.**

Overview:

Aikin is presently served by one special needs bus. The school day is from 8:00 a.m. to 3:00 p.m.

The Site:

The school is surrounded on all two sides by streets, including Pleasant Valley Drive and Chimney Hill Lane, a further description of the surrounding streets follows. Each of the adjacent streets has a minimum of 60 feet of right of way and at least 36 feet of pavement. The pavement width allows either queuing or parking in the outside lanes and a free travel lane. Both streets have School Zones. The school is also surrounded by two alleys. The alley to the south separates the school from a large multifamily complex to the south. This will be discussed later in this Plan. There is also a manned Crosswalk in front of the school on Pleasant Valley.

Queuing Analysis:

Queuing Analysis:

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
K	4	15	60	8:00 a.m.	3:00 p.m.
1	7	18	126	8:00 a.m.	3:00 p.m.
2	7	18	126	8:00 a.m.	3:00 p.m.
3	7	18	126	8:00 a.m.	3:00 p.m.
4	7	18	126	8:00 a.m.	3:00 p.m.
5	7	18	126	8:00 a.m.	3:00 p.m.
6	7	18	126	8:00 a.m.	3:00 p.m.
Subtotal Grades K-6			720		
Total	46		720	8:00 a.m.	3:00 p.m.

Observation and information provided by the school principal shows approximately 5% of the students are dropped off and picked up by area child care facilities in vans.

Approximately 60% of the remaining students walk to school, with the remaining arriving by vehicles. Taking into account the number of students arriving by vans, walking leaves approximately 468 children arriving by personal vehicle.

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

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

School Type	Student Population	Loop Drive Stacking Length (Linear Feet)
Elementary	200 - 600	900 – 1,200
	600 – 1,400	1,200 – 1,500
Middle	200 - 600	900 – 1,200
	600 – 1,200	1,200 – 1,500
High	400 - 800	800 – 1,200
	800 – 2,500	1,200 – 1,500

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

According to the above chart the remaining student population would require a stacking length of a maximum of 1,200 feet.

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

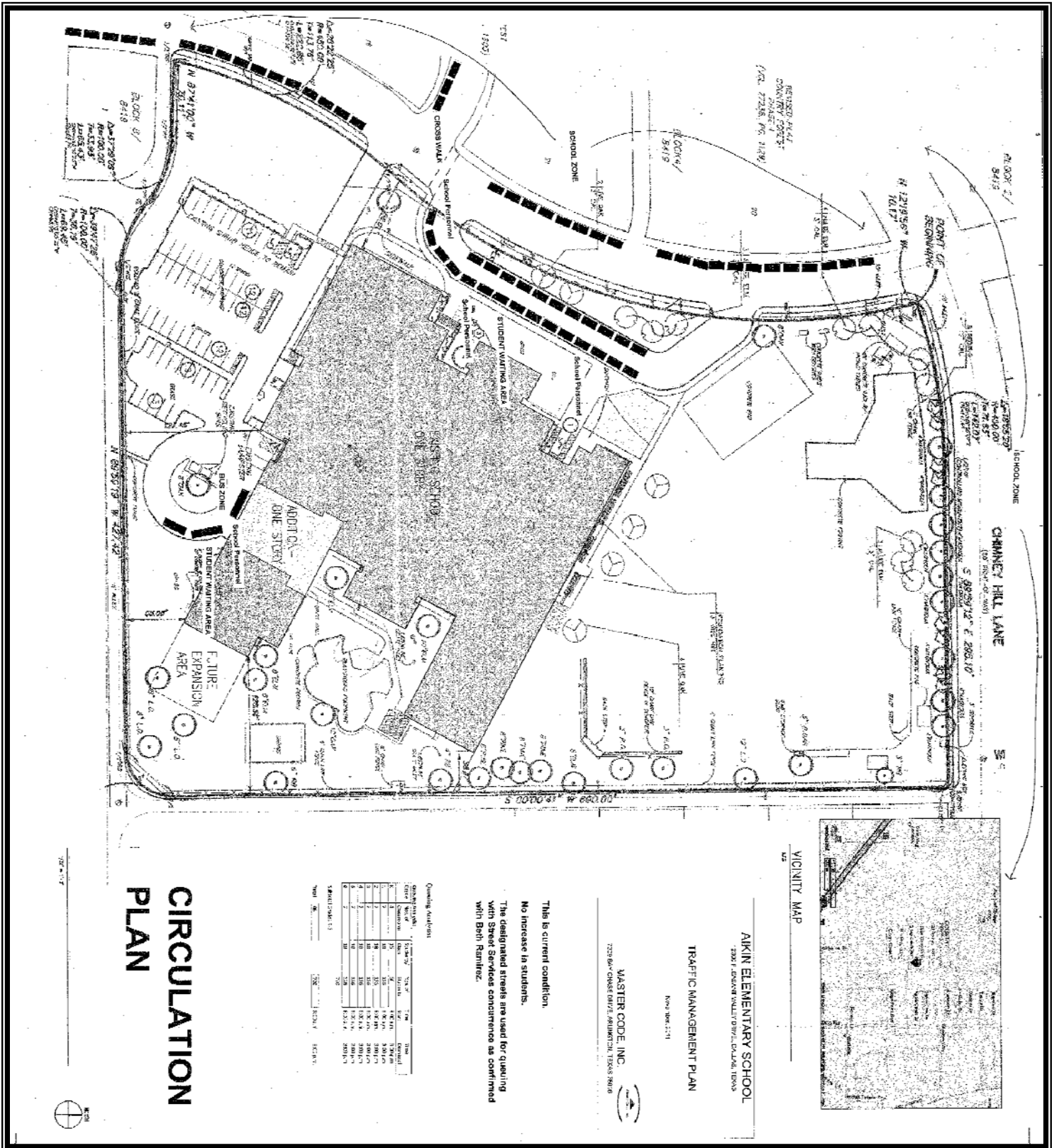
The school is surrounded on two sides by existing streets. The bus and day-care vans that serve the school currently queue in the rear of the school. Parents presently queue on the west side of Pleasant Valley and enter the parent drop-off lane in front of the school at the southern driveway. The parent drop off loop is one-way from south to north and allows queuing on the two outside lanes and passage thru the center lane. A school attendant is located at a marked crosswalk from the southern driveway (south side) to Glen Canyon Drive. The attendant also directs traffic in order to keep cars moving into the queue lanes within the drop-off loop.

Queuing is limited to the west side of Pleasant Valley from Glen Canyon to Chimney Hill and the east side of Pleasant Valley south of the south drop-off loop. With the amount of children that walk to school there is more than adequate queue length from these limited areas. Approximately 200 students walk with parent supervision from the apartments located south of the school. There is a secure access gate through the

Z112-137(WE)

existing fence from the apartments to the alley along the south side of the school and thru to the school. Parents wait for their children at the rear of the school to walk them home.

Aikin Elementary School Traffic Management Plan Circulation Map



CIRCULATION PLAN

Queueing Analysis

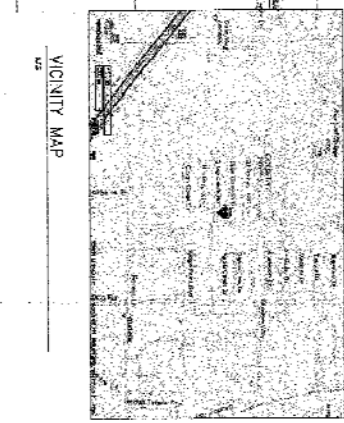
Queueing Location	Queueing Length	Queueing Width	Queueing Area	Queueing Volume	Queueing Time
1	100	10	1000	100	10
2	150	15	2250	150	15
3	200	20	4000	200	20
4	250	25	6250	250	25
5	300	30	9000	300	30
6	350	35	12250	350	35
7	400	40	16000	400	40
8	450	45	20250	450	45
9	500	50	25000	500	50
10	550	55	30250	550	55
11	600	60	36000	600	60
12	650	65	42250	650	65
13	700	70	49000	700	70
14	750	75	56250	750	75
15	800	80	64000	800	80
16	850	85	72250	850	85
17	900	90	81000	900	90
18	950	95	90250	950	95
19	1000	100	100000	1000	100

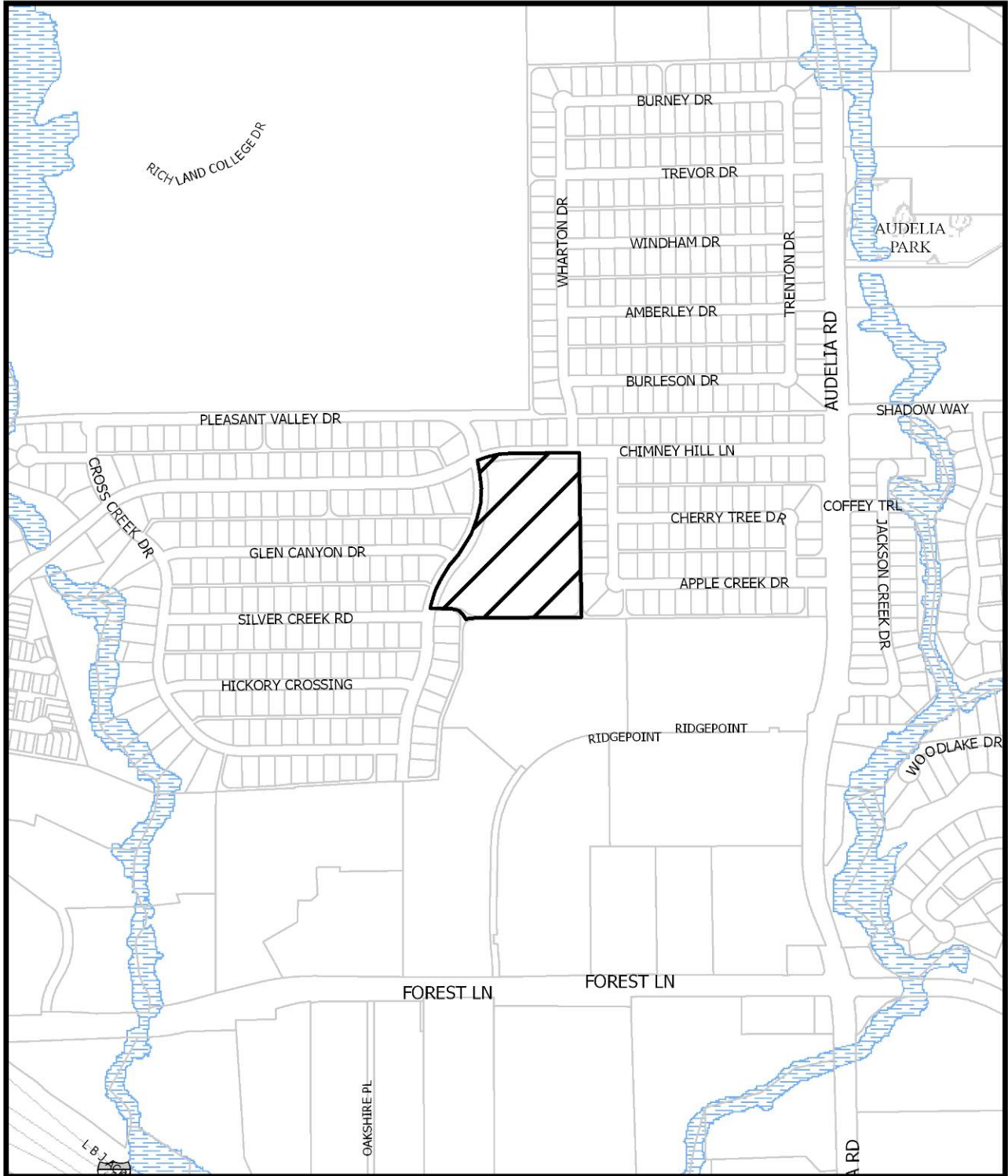
This is current condition.
No increase in students.
The designated streets are used for queuing with Street Services constrained as confirmed with Beth Ramirez.

MASTER CODE, INC.
7225 BAY CROSS DRIVE, AMHERST, TEXAS 75706
Phone: 281.271.1111

TRAFFIC MANAGEMENT PLAN

AIKIN ELEMENTARY SCHOOL
2300 E. DUNN WALKER DRIVE, DALLAS, TEXAS 75228



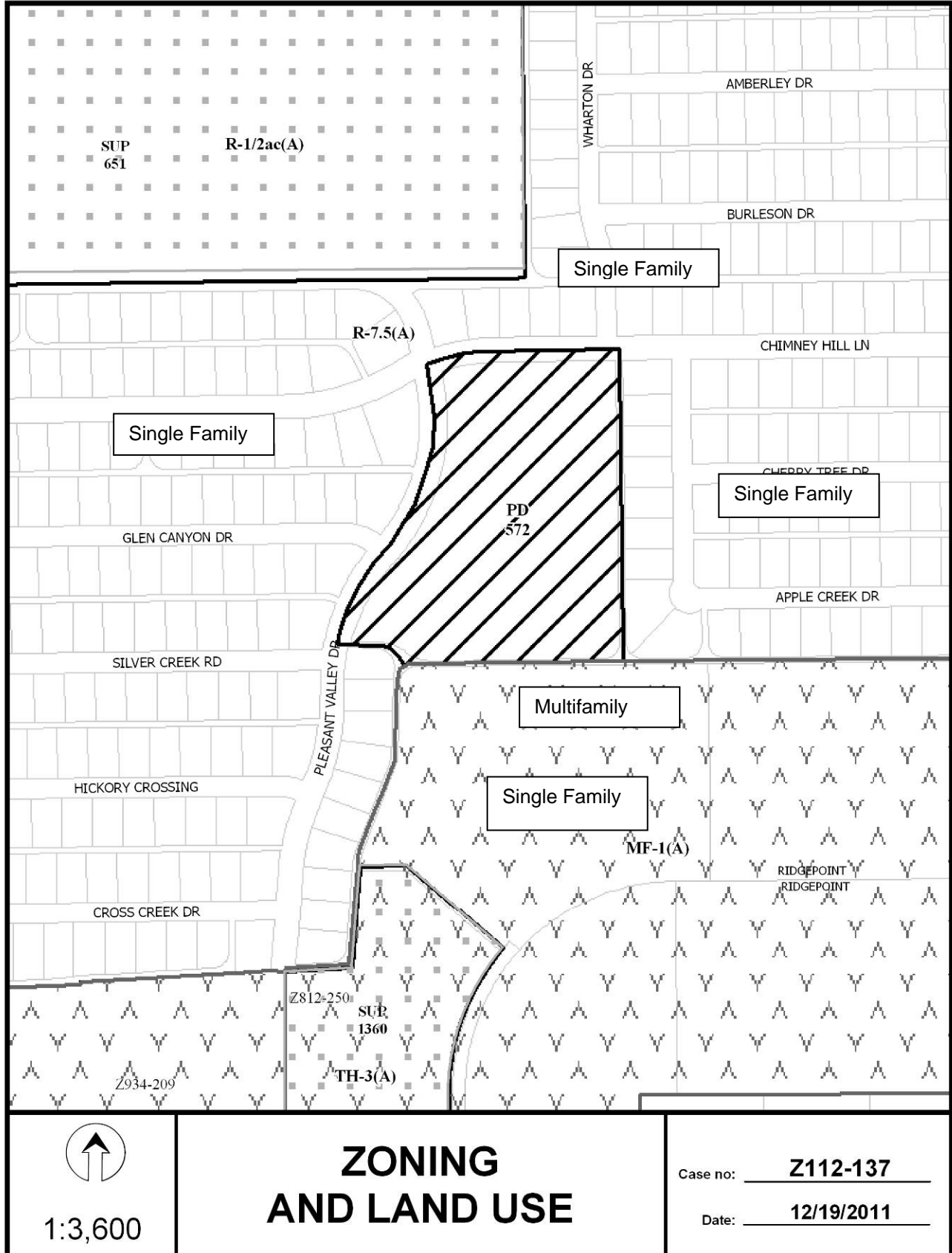


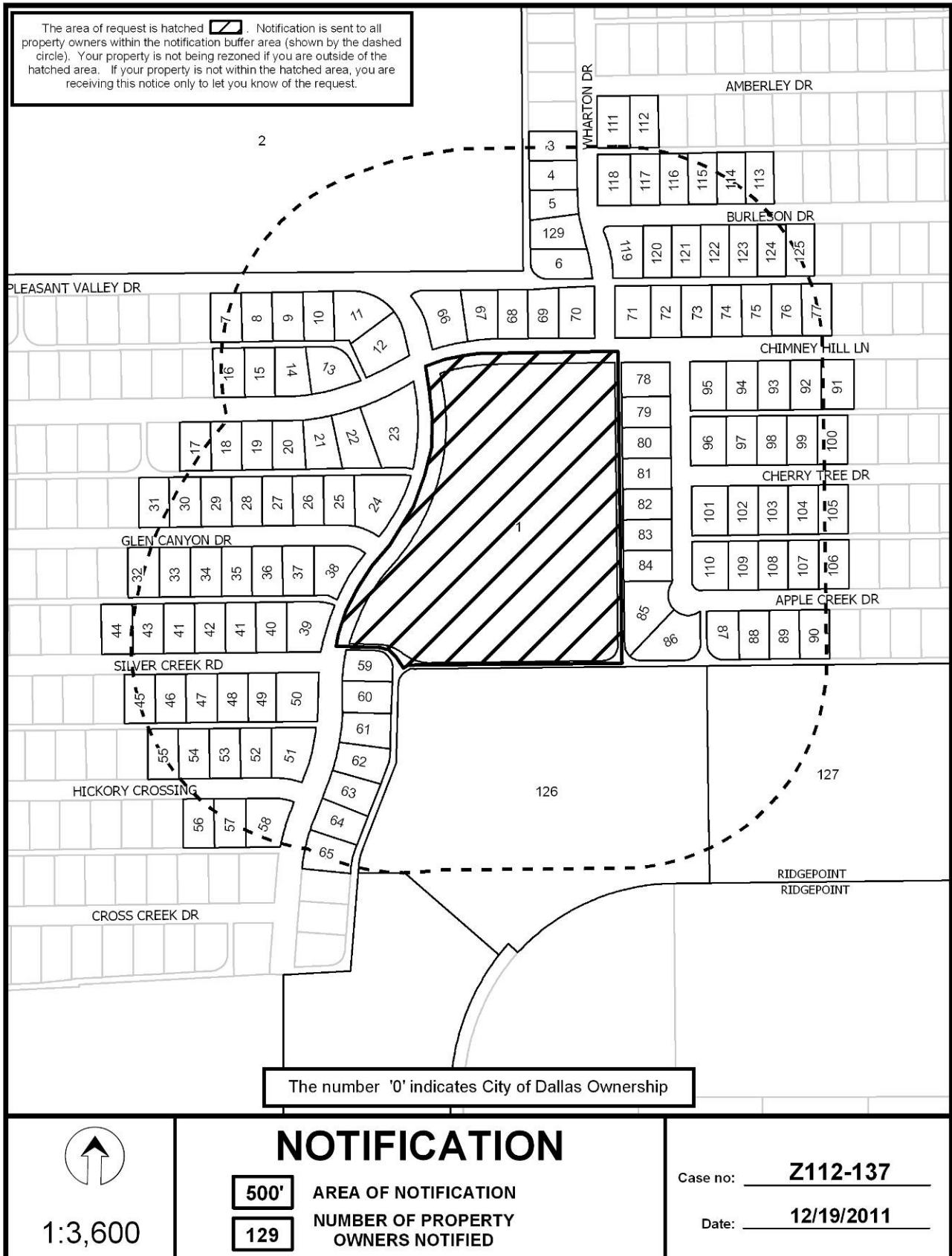
1:7,200

VICINITY MAP

Case no: Z112-137

Date: 12/19/2011





Notification List of Property Owners

Z112-137

129 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12300 PLEASANT VALLEY DR	RICHARDSON I S D EXEMPT 1978
2	9500 WALNUT ST	DALLAS COUNTY COMMUNITY COLLEGE
3	12429 WHARTON DR	SQUYRES ROBERT T & NANCY K
4	12425 WHARTON DR	SPINDEN JIM & BEVERLY J
5	12421 WHARTON DR	JACKSON ANDREA ROSE & PATRICK J COFFIN
6	12411 WHARTON DR	PRESSLER DALE R
7	12418 PLEASANT VALLEY DR	THOTTAPPALLIL ANNAMMA
8	12414 PLEASANT VALLEY DR	WHITE BRUCE ALAN
9	12410 PLEASANT VALLEY DR	SETHI BINA P
10	12406 PLEASANT VALLEY DR	MASSEY JASPER W
11	12402 PLEASANT VALLEY DR	SCHUEER NICK E & PATRICIA A
12	12401 PLEASANT VALLEY DR	FITZSIMMONS CHARLES M & CHERI E
13	10023 CHIMNEY HILL LN	KINNEY KENNETH & BARBARA
14	10019 CHIMNEY HILL LN	TRAN LAN
15	10015 CHIMNEY HILL LN	CASILLAS ABEL J
16	10009 CHIMNEY HILL LN	SHAW MICHAEL S
17	10006 CHIMNEY HILL LN	CARR MICKY
18	10010 CHIMNEY HILL LN	BOTEJU BERNARD
19	10014 CHIMNEY HILL LN	MOSS DAVID W
20	10018 CHIMNEY HILL LN	NIKBAKHAT PARVIZ
21	10022 CHIMNEY HILL LN	DAHLBERG ERIC & KENDRA
22	10024 CHIMNEY HILL LN	WEIGAND ANTHONY M
23	10028 CHIMNEY HILL LN	MORTON JASON CHERYL MORTON
24	10031 GLEN CANYON DR	NANNIS RAY
25	10027 GLEN CANYON DR	BYRD WILLIAM & TRACI
26	10023 GLEN CANYON DR	SANDERS LARRY & HICKEY THOMAS F

12/19/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10019 GLEN CANYON DR	MARIN MARCO & ROYLA
28	10015 GLEN CANYON DR	FRIEDMAN JULIE
29	10011 GLEN CANYON DR	PAVELEK NATALIE K
30	10007 GLEN CANYON DR	HERRING JEFFREY B ETAL
31	10003 GLEN CANYON DR	DILLER DENNIS CLARK & WANDA S
32	10002 GLEN CANYON DR	KOENITZER BRIAN E & BRIDGET
33	10006 GLEN CANYON DR	CHRISTMAS RAYMOND & WILHELMINA P
34	10010 GLEN CANYON DR	WELLS GREGORY J & SARAH K
35	10014 GLEN CANYON DR	STACH WILLY & MARIA
36	10018 GLEN CANYON DR	LURICH KENNETH T JR
37	10022 GLEN CANYON DR	ESAN CAROLINE I
38	10026 GLEN CANYON DR	GIST GARY L & DEWITTE C
39	10023 SILVER CREEK RD	DHALIWAL KULWINDER S & ELIZABETH
40	10019 SILVER CREEK RD	TAYLOR ROBIN L TR
41	10015 SILVER CREEK RD	BERRY CHARLES W
42	10011 SILVER CREEK RD	FORD JOAN SESSOMS
43	10003 SILVER CREEK RD	THACKER DAMIAN M & JENNIFER ANN
44	9935 SILVER CREEK RD	MOORE MATTHEW B
45	10002 SILVER CREEK RD	MARCUM CHERIE R
46	10006 SILVER CREEK RD	CRADDUCK HARRY V JR
47	10010 SILVER CREEK RD	LEEMAN DAVID P & BARBARA J
48	10014 SILVER CREEK RD	MATTO LINNA N
49	10018 SILVER CREEK RD	TAEGER ROBERT E
50	10022 SILVER CREEK RD	WILLIAMS SCOTT & ALISON
51	10023 HICKORY CROSSING ST	HELMS ROBIN & SCOTTY JOE HELMS
52	10019 HICKORY CROSSING ST	LONG JAY L
53	10015 HICKORY CROSSING ST	MOSKOP KERRY P
54	10011 HICKORY CROSSING ST	Taxpayer at
55	10007 HICKORY CROSSING ST	GREENE DANIEL W & CHARLETA W
56	10010 HICKORY CROSSING ST	MINNERUP ROBERT
57	10014 HICKORY CROSSING ST	HABENICHT SUZANNE L

12/19/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10018 HICKORY CROSSING ST	MOSER STEVEN C & STEPHANIE L
59	12230 PLEASANT VALLEY DR	WILKE CHRISTINA D
60	12226 PLEASANT VALLEY DR	MORALES JOSE & MARIA M ABARCA
61	12222 PLEASANT VALLEY DR	BARNER TODD A & STEFANI
62	12218 PLEASANT VALLEY DR	PARKER GREGG D & CHRISTINE
63	12214 PLEASANT VALLEY DR	WYLIE ROBERT W & CONSTANCE R
64	12210 PLEASANT VALLEY DR	JERNBERG WILLIAM &
65	12206 PLEASANT VALLEY DR	RILEY HERBERT L JR & ANGELA B
66	10103 CHIMNEY HILL LN	STEELE GEORGE G & LILLIE
67	10107 CHIMNEY HILL LN	MASSOUD JENNIFER E
68	10111 CHIMNEY HILL LN	MAUPIAN BRIAN
69	10115 CHIMNEY HILL LN	TURNER TRAVIS & NANCY TURNER
70	10119 CHIMNEY HILL LN	GRUBER ROBERT P & KATHERINE M O
71	10201 CHIMNEY HILL LN	DUVALL ALLEN S & DIANE
72	10205 CHIMNEY HILL LN	MARTIN JACK
73	10209 CHIMNEY HILL LN	FRYE DOUGLAS R
74	10215 CHIMNEY HILL LN	JARIS NANCY K
75	10219 CHIMNEY HILL LN	ELMORE STEVEN G
76	10223 CHIMNEY HILL LN	EVANS O MORRIS III & REITA HARDEMAN
77	10227 CHIMNEY HILL LN	MYERS DONALD R & CASSANDRA Y
78	10001 APPLE CREEK DR	COLLINS STEPHEN P
79	10005 APPLE CREEK DR	TA KRISTI
80	10009 APPLE CREEK DR	BERRY RICHARD L & JANE R
81	10015 APPLE CREEK DR	COPELAND J DAVID & GAYLE C REVOCABLE LIV
82	10019 APPLE CREEK DR	WRIGHT ALAN B & TIFFANY L
83	10023 APPLE CREEK DR	ANDERSON CLARENCE J
84	10027 APPLE CREEK DR	BATTAGLIA ANTONINO
85	10031 APPLE CREEK DR	SCARBOROUGH DON JR
86	10102 APPLE CREEK DR	MCLEOD BRUCE B III & PAULA
87	10106 APPLE CREEK DR	LEE CHARLES & NGUYEN DANG
88	10110 APPLE CREEK DR	MERRELL STEPHEN & PEGGY

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10114 APPLE CREEK DR	COLLINS BRADLEY W & MARLA
90	10118 APPLE CREEK DR	CHUOKE TONY
91	10226 CHIMNEY HILL LN	BERRY DAMON
92	10222 CHIMNEY HILL LN	CROUCH ELICIA A
93	10218 CHIMNEY HILL LN	SIBLEY STUART D
94	10214 CHIMNEY HILL LN	HARRIS W MAJORS & BARBARA NELSON HARRIS
95	10210 CHIMNEY HILL LN	GONZALEZ FRANCISCO & RAQUEL
96	10101 CHERRY TREE DR	KENNEDY JEFFREY & AUBREY
97	10105 CHERRY TREE DR	CHUANG HENRY
98	10109 CHERRY TREE DR	KELLA NAND
99	10115 CHERRY TREE DR	CHILDS H KONATA
100	10119 CHERRY TREE DR	VAN WEY ANGELA
101	10102 CHERRY TREE DR	MARGRAHAM FAMILY TRUST
102	10106 CHERRY TREE DR	GRANT GINA A & WILLIAM D WILSON
103	10110 CHERRY TREE DR	PARKHURST NANCI & KENNETH
104	10114 CHERRY TREE DR	DELUCA LOUIS A JR
105	10118 CHERRY TREE DR	COKE DONALD G WEST COKE PEGGY ANN
106	10119 APPLE CREEK DR	STEGER ANDREW & LISA BOYD
107	10115 APPLE CREEK DR	MOSMEYER DAVIS G JR & THERESA A M MOSMEY
108	10109 APPLE CREEK DR	JAKS IRREVOCABLE FAMILY TRUST
109	10105 APPLE CREEK DR	PARKER RICHARD A & SHAROLYN S
110	10101 APPLE CREEK DR	BENSON CARL W & JACK R MABE
111	9702 AMBERLEY DR	MEIERHOFER ADAM & BRANDY
112	9706 AMBERLEY DR	HOLLOWAY STEVE BRADLEY
113	9723 BURLESON DR	BERGMAN PHILIP J
114	9719 BURLESON DR	HAWKINS WILLIAM L
115	9715 BURLESON DR	BURNETT CHERYL L
116	9709 BURLESON DR	MCKEE JOHN D
117	9705 BURLESON DR	GUTIERREZ CRUZ
118	9701 BURLESON DR	DAILY PHILIP L & MARILYN M
119	9702 BURLESON DR	HUNT AUSTIN PAUL & CYNTHIA YOUNG

12/19/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9706 BURLESON DR	WATT MICHAEL G & ESTHER
121	9710 BURLESON DR	HEIDGERD PAUL W & DIANA H
122	9714 BURLESON DR	STEAD ELIZABETH C
123	9718 BURLESON DR	MCLENDON LARRY R ETAL
124	9722 BURLESON DR	BONDURANT WILLIAM
125	9726 BURLESON DR	ROSS SANDRA
126	12121 AUDELIA RD	ROC TX INDIGO LLC
127	12111 AUDELIA RD	ROC TX INDIGO LLC
128	9663 FOREST LN	RICHARDSON I S D
129	12417 WHARTON DR	MATTA ANIBAL

Planner: Warren F. Ellis

FILE NUMBER: Z101-367(WE) **DATE FILED:** August 30, 2011
LOCATION: North side of Bruton Road between Mack Lane and Hillburn Drive
COUNCIL DISTRICT: 4 **MAPSCO:** 58-B
SIZE OF REQUEST: Approx. 32.49 acres **CENSUS TRACT:** 91.01

APPLICANT / OWNER: Dallas Independent School District (see attached list of Board Members)

REPRESENTATIVE: MASTERPLAN
Karl Crawley

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

SUMMARY: The purpose of this request is to permit DISD to construct a 150,000 square foot elementary school and terminate the existing Specific Use Permit No. 142 for radio towers.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, traffic management plan and conditions and approval of the termination of Specific Use Permit No. 142 for radio towers.

PREVIOUS ACTION: On November 3, 2011 and December 1, 2011, the City Plan Commission held this item under advisement to allow the representative to meet with a neighborhood group to discuss the proposed development.

BACKGROUND INFORMATION:

- The Dallas Independent School District is proposing to construct a new two-story, 96,251 square foot elementary school. The maximum student enrollment is anticipated to reach 850 students.
- The applicant’s request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas. The proposed elementary school will comply with the development standards and regulations under an R-7.5(A) Single Family District.
- DISD has designated an expansion area on the development plan for the elementary school that will allow for an additional 29,600 square feet of floor area on campus for modular buildings.
- The surrounding land uses are primarily single family uses. However, there is a church located on the south side of Bruton Road. In addition, a charter school is operating on the church property under Specific Use Permit No. 1411.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A), SUP No. 142	Undeveloped
North	R-7.5(A)	Undeveloped, Single Family
South	R-7.5(A), SUP No. 1411	Single Family, Church w/charter school
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 32.49 acre site is undeveloped and is adjacent to single family uses. Of the 32.49 acre site, approximately 15.98 acres will be developed for an elementary school. The Dallas Independent School District (DISD) is proposing to construct a two-story, 96,521 square foot elementary school. The proposed school will have 38 classrooms and a maximum enrollment of 850 students.

The applicant's request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas. These modifications involve eliminating screening of the school's off-street parking areas. The representative has indicated that DISD has a policy of not screening the parking areas due to the safety concerns for the students and faculty members. The proposed elementary school will comply with the development standards and regulations under an R-7.5(A) Single Family District.

DISD has also designated an area for future modular buildings of approximately 29,600 square feet on the development plan. This expansion area will permit DISD to construct and/or place additional modular buildings within the designated area. The maximum square feet of buildable floor area proposed for the elementary school is 150,000 square feet.

DISD have provided three primary driveway approached to access the school site from Bruton Road. Each driveway approach to the school have been designated a specific function to promote a safe and efficient process to drop-off-and pick-up the students. For example, the westernmost driveway and bus loading and unloading area are not planned to be used for drop-off and pick-up during peak hours and the driveway approach that is designated as "driveway #3" is designated for passenger vehicles dropping-off and picking-up the students. A more detail analysis of the circulation pattern is provided in the traffic management section of this report. In addition, the development plan shows a bus queuing lane for future student drop-off and pick-up. The applicant does not anticipate, at the present time, using the driveway access for the

buses, but has incorporated the design in the overall school's design, if such a service is required in the future.

Staff has reviewed and recommends approval of the applicant's request for a Planned Development District for a public school other than an open enrollment charter school, subject to a development plan, landscape plan, traffic management plan and conditions. The proposed school should not adversely impact the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed PD Single Family & Public School	25'	10'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family, elementary school

Parking: The requirement for off-street parking for an elementary school, pursuant to the Dallas Development Code is one and one-half space for each elementary school classroom.

The number of required off-street parking spaces for the proposed elementary school is 57 spaces and the applicant is proposing to provide 116 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. DISD is proposing approximately 38 classrooms for the elementary school.

DISD will have to meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

Landscaping: Landscaping of any development will be in accordance with the landscape plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined, based on the traffic impact analysis, the applicant will need to construct a new left-turning lane near the detention pond. The new driveway approach is designated as "driveway 3" on the traffic management plan. The applicant will be responsible for the design, construction and funding of the new left turning lane.

BOARD OF TRUSTEES DISD

- District 1** Edwin Flores, Ph. D., J.D, Second Vice President
- District 2** Mike Morath
- District 3** Bruce Parrott, Board Secretary
- District 4** Nancy Bingham
- District 5** Lew Blackburn, Ph. D., President
- District 6** Carla Ranger
- District 7** Eric Cowan
- District 8** Adam Medrano, First Vice President
- District 9** Bernadette Nutall

PROPOSED PDD CONDITIONS

ARTICLE

PD

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

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

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

PD _____ is established on property located at the North side of Bruton Road between Mack Lane and Hillburn Drive. The size of PD __ is approximately 32.49 acres.

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

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: landscape plan
- (3) Exhibit ___C: traffic management plan.

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

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit

___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

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

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

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

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

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

(a) In general. Except as provided in his section, the yard, lot and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet and as shown on the development plan.

(c) Side and rear yard.

(1) Except as provided in this subsection, minimum side and rear yard is 5 feet.

(2) For a public school other than an open-enrollment charter school, minimum side and rear yard is 10 feet and as shown on the development plan.

(d) Floor area.

(1) Except as provided in this subsection, no maximum floor area ratio.

(2) For a public school other than an open-enrollment charter school, maximum floor area is 150,000 square feet.

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

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

(b) For a public school other than an open-enrollment charter school, a minimum of 57 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.

(c) Parking and loading screening is not required.

SEC. 51P- _____.110. INFRASTRUCTURE IMPROVEMENTS.

The applicant must construct a new left-turn lane near the detention pond in the location designated as “driveway 3” on the traffic management plan. The applicant will be responsible for the design, construction and funding of the new left turn lane.

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

See Article VI.

SEC. 51P- _____.112. FENCING.

A minimum of a 4-foot high fence must be provided in the location shown on the development plan.

SEC. 51P- _____.113. LANDSCAPING AND TREE REPLACEMENT.

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

(b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan.

(1) A tree removal permit may be issued by the building official prior to the issuance of a building permit.

(2) Tree preservation is not required for Eastern Red Cedar trees less than 16 inches in diameter.

(3) Trees located in a dedicated Detention Area are not subject to mitigation per Sec. 51A-10.130.

(4) Replacement trees may be planted on any Dallas Independent School District site within 5 miles of the Property.

(5) Conservation easements or areas as shown on either an approved and recorded plat or on an approved development plan may be used to satisfy the requirements for tree mitigation. Protected trees located in a conservation easement/area within a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees. Protected trees located in a conservation easements/areas not located in a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

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

SEC. 51P- _____.114.

SIGNS.

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

SEC. 51P- _____.115.

TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2013**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level;
- (G) circulation;

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

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

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

(c) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(d) Amendment process.

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

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

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

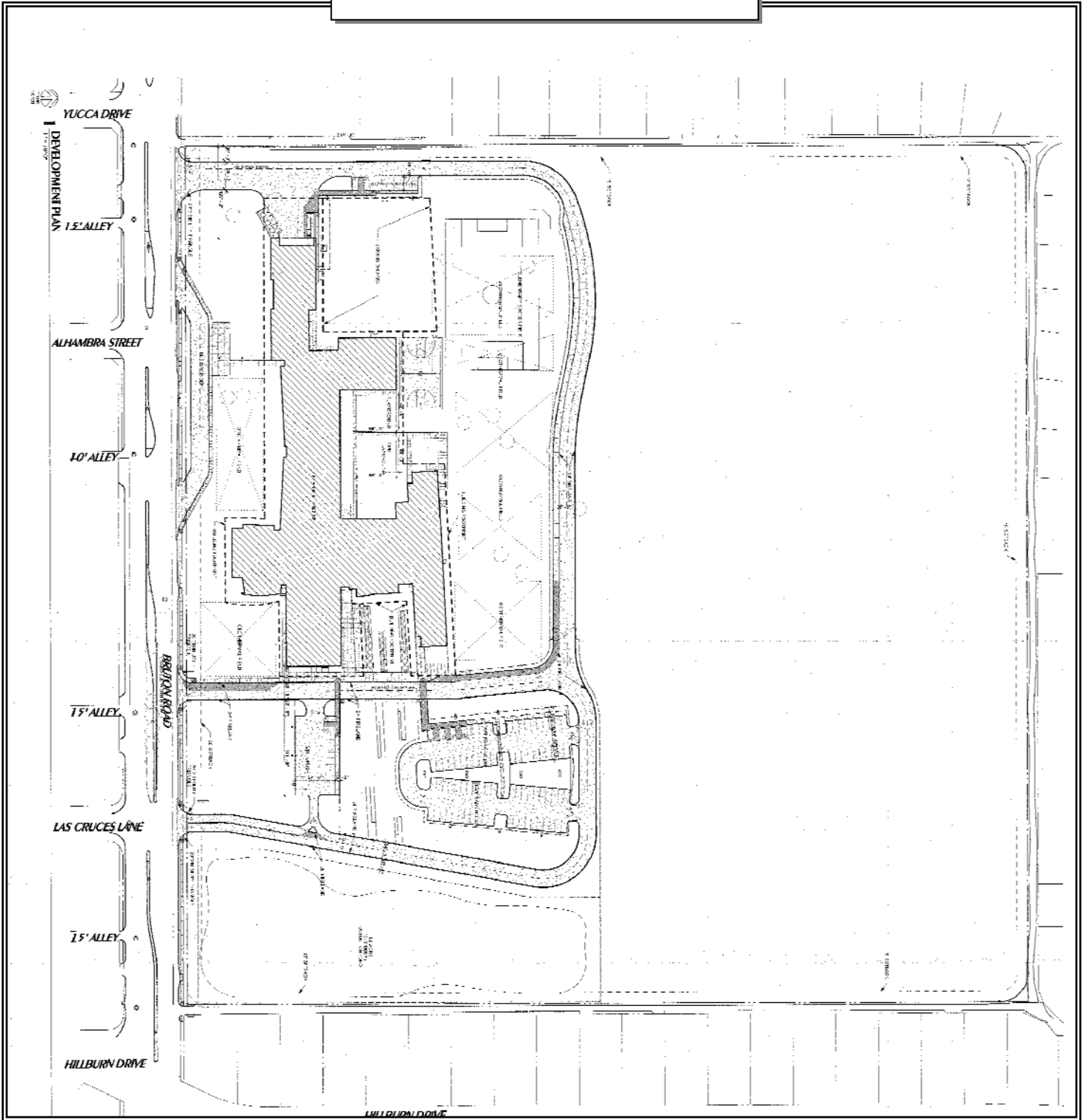
SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

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

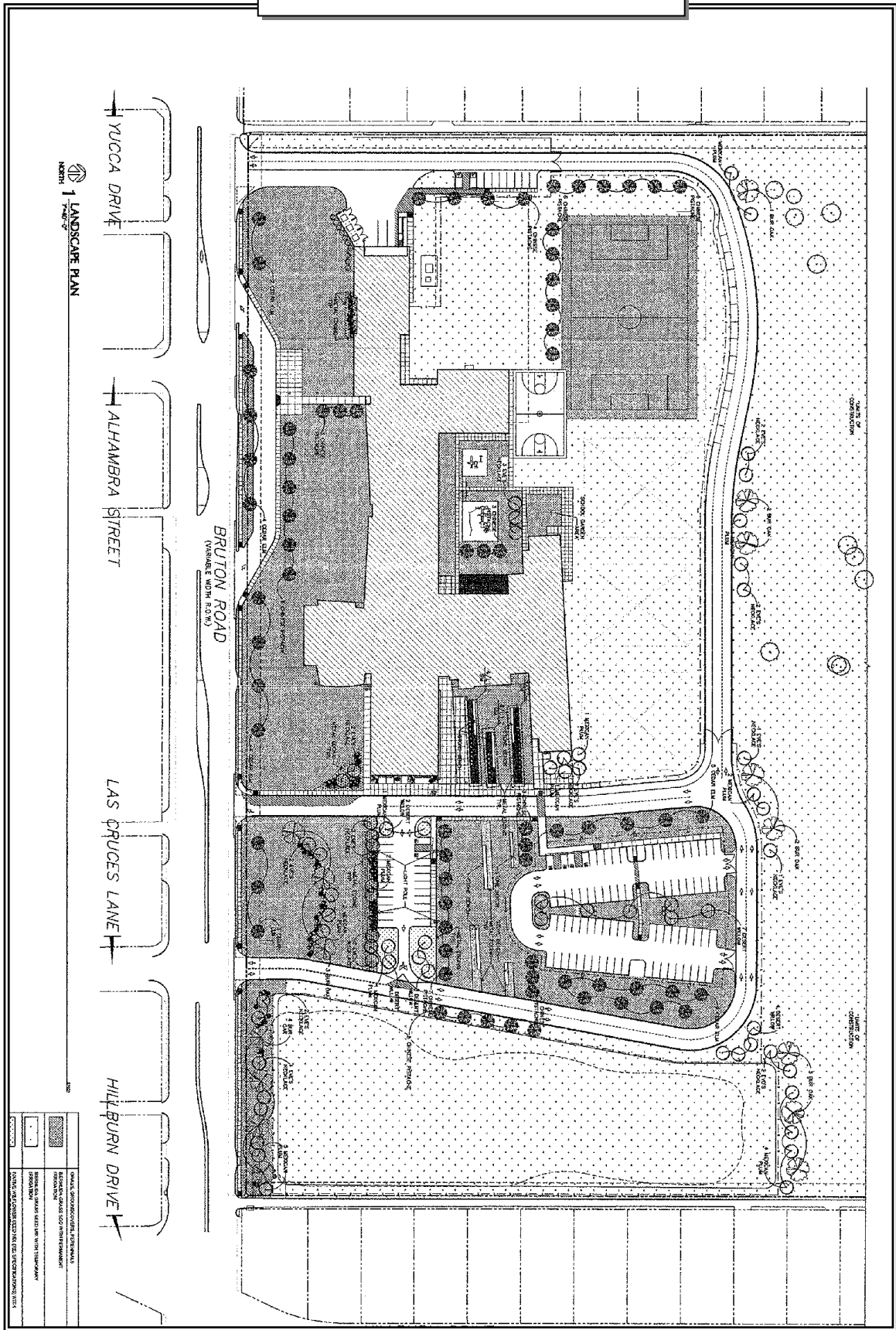
SEC. 51P- ____ .117. COMPLIANCE WITH CONDITIONS.

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

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



Traffic Management Plan

A Traffic Management Plan (TMP) is important to maintain an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The analysis summarized below utilizes the proposed site plan to identify the projected queuing (i.e., vehicle stacking) space needed on site to accommodate the projected peak demands related to drop-off/pick-up for the School. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

School Hours

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades will begin at 8:00 AM and conclude at 3:00 PM. While these are the scheduled class times, it can be assumed that not all students will enter /exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

Passenger Vehicles

Queue Lengths

A goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property (i.e., off public right-of-way). A standardized technique for projecting necessary queue length does not exist, however DeShazo has developed a proprietary methodology for estimating peak vehicular queue at public elementary schools based upon historical studies conducted by DeShazo at various similar school sites.

Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile — the morning period is typically not a significant traffic issue since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak hour.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 50% of the total inbound PM peak hour traffic volume. [NOTE: Since, this TMP is designed for the ultimate scenario, the total enrollment of 850 students was used to calculate the total inbound PM peak hour inbound volume.]

The PM peak hour inbound volume is calculated as follows:

1. Calculate the site generated trip ends for “elementary schools” based upon the projected number of students using the ITE *Trip Generation* equations. [ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.]

2. Increase the peak hour trip ends by 35% (i.e. apply a factor of +1.35).

NOTE: Application of the DeShazo-adjusted methodology described above yields trip generation values greater than the default trip totals otherwise derived using the standard ITE equations for “elementary schools”.

For the DISD-Thelma Richardson North Elementary School, the following assumptions were employed in the DeShazo Model:

- 850 total students
- No students will be bused (bus drop-off will be used for special programs)

NOTE: Typically, an adjustment would be made to the trip generation calculation in the DeShazo Model to account for the assumption that no students will be bused. However, considering the site is located immediately adjacent to a predominantly-residential area, it is assumed that a greater-than-average percentage of students would travel to/from the school by walking. Hence, for this analysis, the net effect to trip generation from the two modes was assumed to offset. So, no modifications to the standard DeShazo Model were applied.

Trip generation equations/rates for the ITE Land Use Code 520 - Elementary School were used in the DeShazo model. Based on DeShazo’s methodology the maximum passenger vehicle queue for the school was estimated to be **69 vehicles** or 1,380 linear feet (@ 20 feet/vehicle).

Circulation

Site access to the proposed school will be provided via driveways on Bruton Road. The westernmost driveway (School Driveway 1) and the bus loading area driveways are not planned to be used for drop-off and pick-up during peak periods. Two eastern driveways (School Driveway 2 and School Driveway 3) will be used during peak periods.

Passenger vehicles dropping-off/picking-up students will enter the school property at Driveway 3 via left turn or right turn from Bruton Road. (NOTE: A new left-turn bay will be constructed in the existing median of Bruton Road to accommodate left-turn maneuvers.) Once inside the site, vehicles shall form a single queue line around the one-way, counterclockwise loop road and circulate around the visitor and staff parking lots to reach the designated drop-off/pick-up location. The designated loading/unloading

area is located on the east side of the school building between visitor and staff parking lots.

To exit, vehicles destined westbound should continue straight and use Driveway 2 and turn right onto Bruton Road. Exiting vehicles that are destined eastbound, or southbound on Las Cruces Lane, shall circulate through the visitor parking lot and exit the school via School Driveway 3 where an existing median opening is provided to permit left-turn and straight movements.

Except for Driveway 3 between visitor parking lot and Bruton Road which operates as two-way traffic flow, all internal site circulation used for loading and traffic queue (i.e., the “loop road”) shall be operated as one-way, counter-clockwise flow to facilitate passenger-side loading and unloading. This pattern provides the most safety and simplicity. To the extent possible to avoid extending the queue onto the Bruton Road, the queue lane will operate as a single-file line of vehicles along the outside lane for the entire length of queue, which allows the inside lane to be used as an “escape lane” for the entire length of the queue.

However, as needed to increase queue capacity during the pick-up period, a two-car-wide queue can be accommodated. Where a two-car-wide queue is utilized, it is preferred to merge the two rows into a single row in advance of the passenger loading area so that loading can occur from a single lane of vehicles to maximize pedestrian safety. If desired, a two-car-lane loading area can also be operated; however, significantly greater oversight and active management would be required in order to ensure pedestrian safety.

Staff Assistance

To optimize safety, it is important to have a staff from the school present where- and whenever students are dropped-off or picked-up, including the bus area (if applicable). The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit. [NOTE: Only deputized officers of the law (including school crossing guards) may instruct traffic within public rights-of-way.] In the morning, at least two staff members should be available at the designated passenger drop-off area to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least two staff members should be available at the designated passenger loading area to facilitate orderly and expedient passenger loading.

A greater presence is needed in the afternoon to manage the increased volume of vehicular and pedestrian traffic.

It is recommended that the staff should oversee operations and ensure traffic flows according to the TMP. Other general protocols to be imposed:

- parking in the queue lanes should be discouraged
- passenger unloading and loading should only occur at the curbside

Bus Circulation

According to information provided by DISD representatives, no school bus service serving the peak hour student arrivals and departures is planned for this school. However, the site does provide a separate, designated school bus drop-off/pick-up area on the south side of the school building for special program use.

The bus loading area provides approximately 280 ft of queue length, which could accommodate up to six school buses at a space allocation of 45 feet per bus. When applicable, buses should enter school bus drop-off/pick-up area from westbound Bruton Road by right-turn only and exit on to westbound Bruton Road by right-turn only. No leftturn maneuvers by bus should be permitted at the bus loading area driveways. When utilized at least two staff members should be present at the bus unloading/loading area to guide vehicles to designated location and direct students into the school building.

Traffic Management Plan Circulation Map

Deshazo Group, Inc. Job No. H1091 Exhibit Created on 08-18-2011



School Information
 Maximum Enrollment: 850 Students
 Grades: K - 5th
 Hours: 8:00 AM - 3:00 PM

Queueing
 Projected Maximum Queue*: 1,380 ft. (69 veh.)
 Provided Queue: Lane 1 = 1,144 ft. (57 veh.)
 Lane 2 = 800 ft. (40 veh.)
 Total = 1,944 ft. (97 veh.)
 Excess Queue 564 ft. (28 veh.)

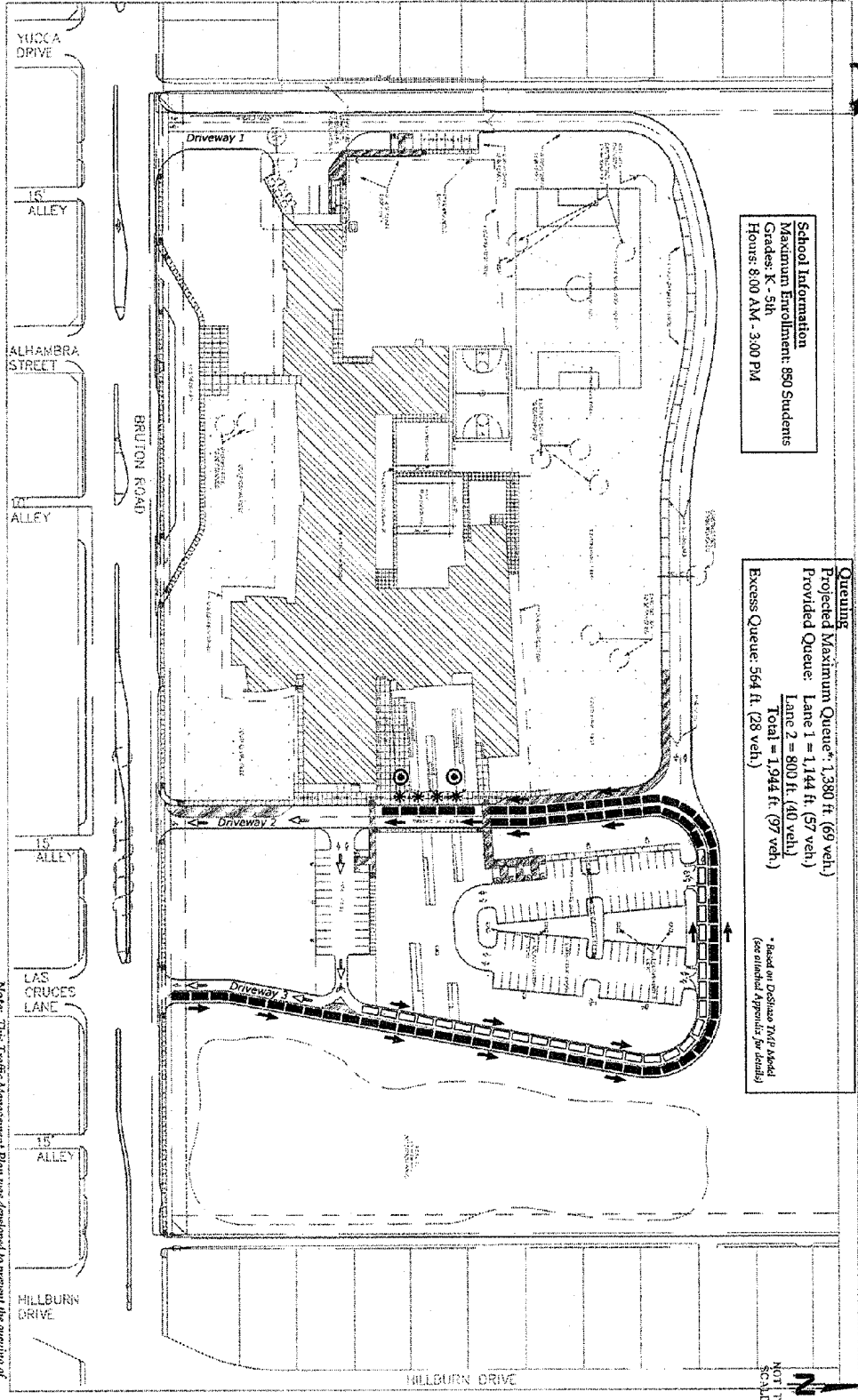
*Based on Deshazo TMF Model
 (see attached Appendix for details)

- LEGEND**
- ⊙ = Staff Assistance
 - * = Drop-off/Pick-up Location
 - ▣ = Queued Vehicle (Projected)
 - ↔ = Circulation Path (Inbound)
 - = Circulation Path (Outbound)

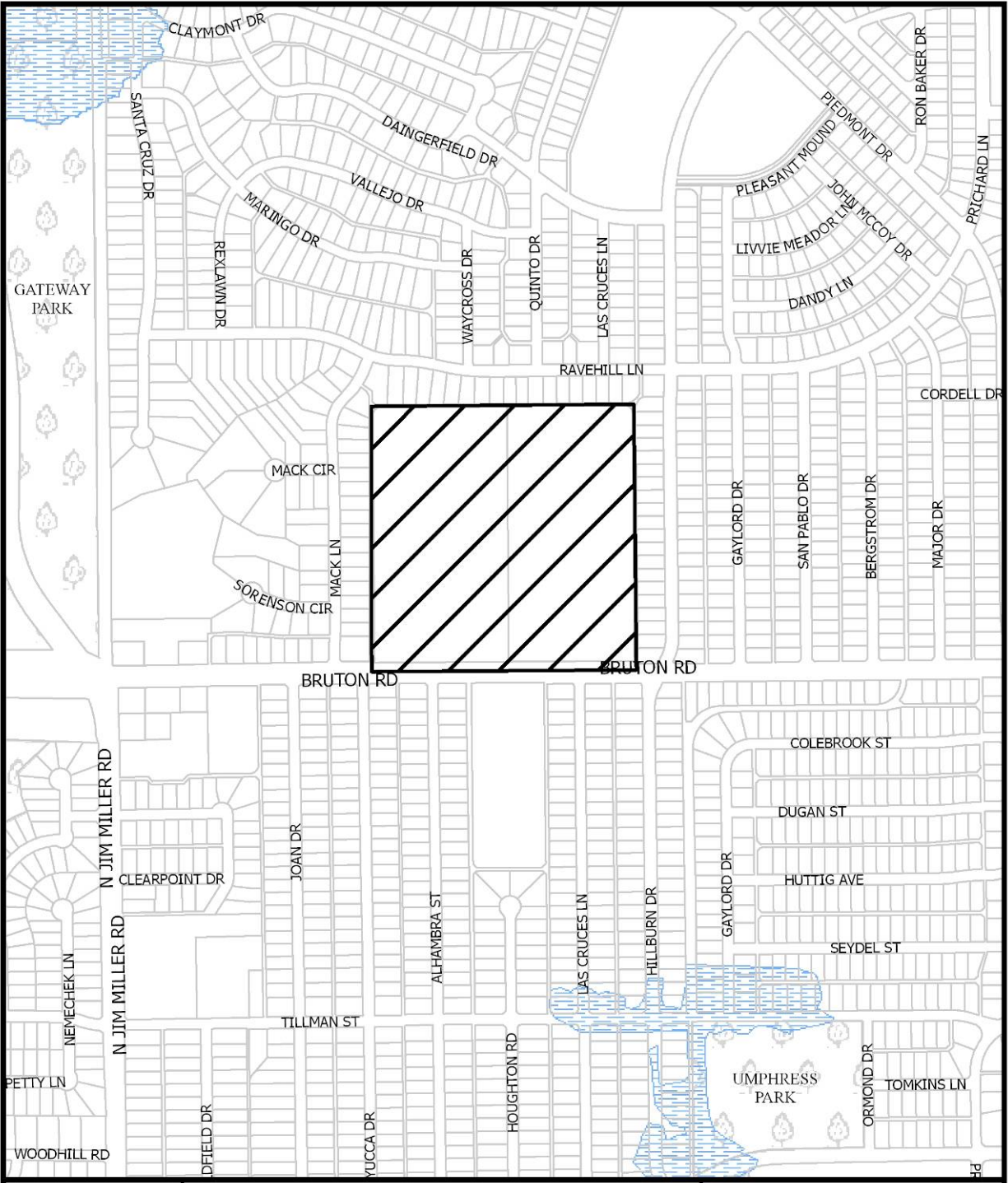
TRAFFIC MANAGEMENT PLAN


DUSD-Thelma Richardson Elementary School Traffic Management Plan

Note: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the City Right-of-Way. The school administrator should adhere to this TMF and any deficiency due to spill over of queuing into undesignated areas of the City ROW including roadway travel lanes should be corrected by school immediately.

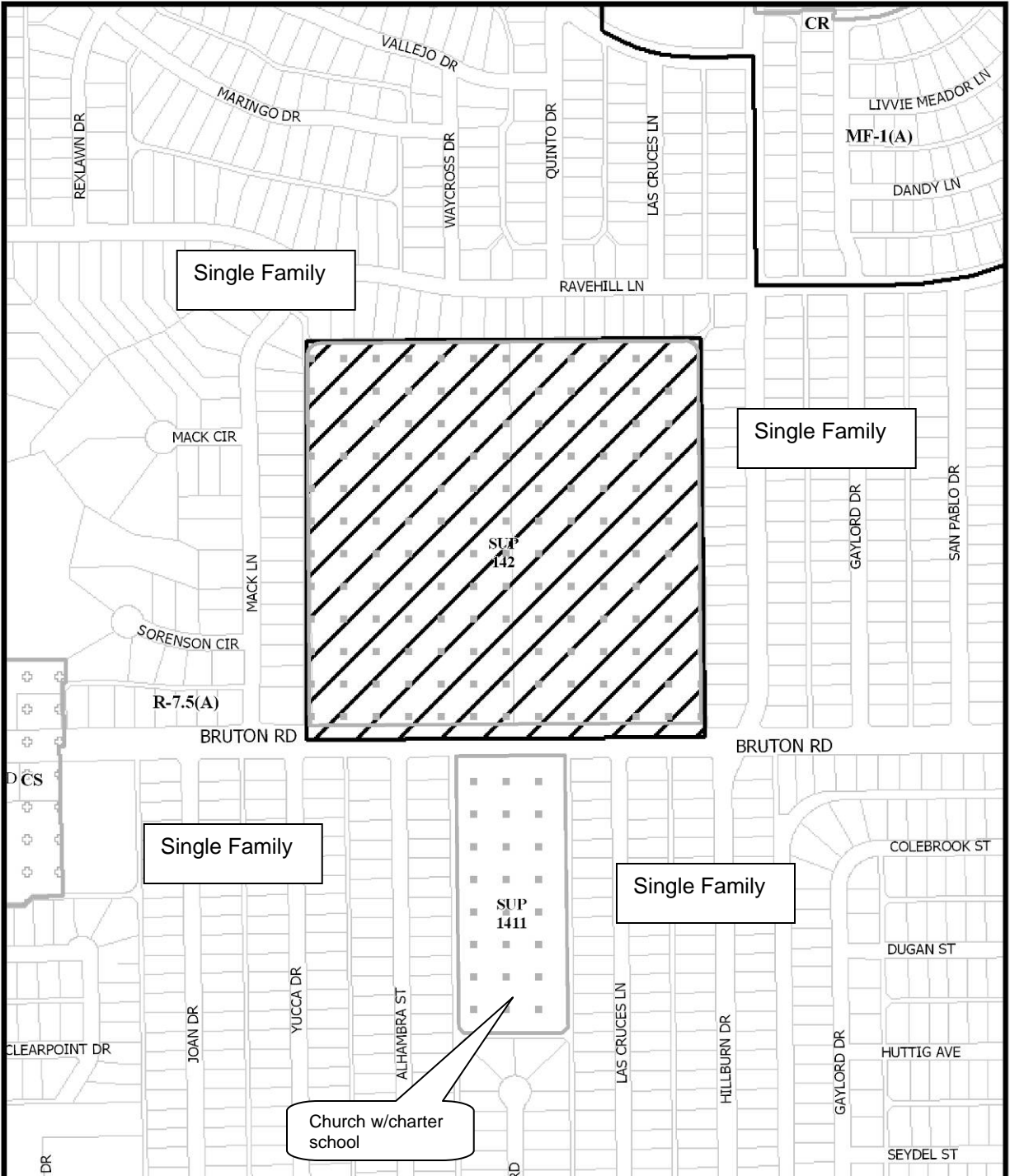


NOT TO SCALE



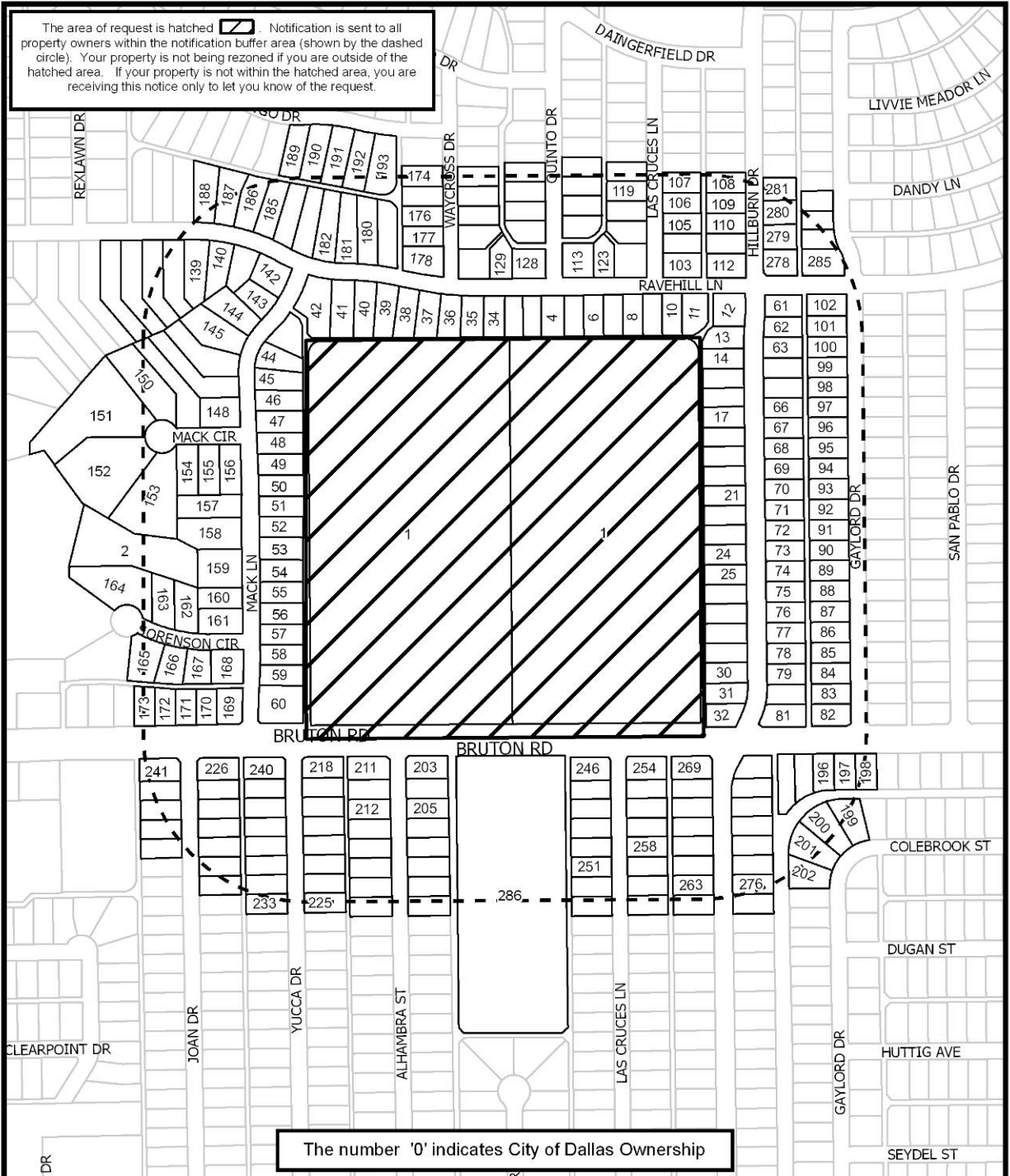
 1:7,200	<h1>VICINITY MAP</h1>	Map no: <u> L-10 </u> Case no: <u> Z101-367 </u>
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DATE: October 04, 2011



 1:4,800	<h1>ZONING AND LAND USE</h1>	Map no: <u> L-10 </u> Case no: <u> Z101-367 </u>
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DATE: October 04, 2011



 1:4,800	NOTIFICATION	Map no: <u> L-10 </u>			
	<table border="1"> <tr> <td style="text-align: center;">500'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">286</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	500'	AREA OF NOTIFICATION	286	NUMBER OF PROPERTY OWNERS NOTIFIED
500'	AREA OF NOTIFICATION				
286	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: October 04, 2011

Notification List of Property Owners

Z101-367

286 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7203 BRUTON RD	Dallas ISD
2	2141 MACK LN	JONES CALVIN
3	7420 RAVEHILL LN	TILLERY VICKIE A
4	7426 RAVEHILL LN	ELLSWORTH LAVONNE
5	7502 RAVEHILL LN	HART ANNA OBRIEN & ET AL
6	7506 RAVEHILL LN	ESCOBEDO SALVADOR
7	7512 RAVEHILL LN	OLGUIN RUPERTO
8	7516 RAVEHILL LN	REAGAN MICHAEL A
9	7520 RAVEHILL LN	CHAVEZ FRANCISCO
10	7526 RAVEHILL LN	BARRON FILBERTO & BALBINA BARRON
11	7532 RAVEHILL LN	TORRES ELPIDIA
12	2249 HILLBURN DR	WILLIAMS LAUNDERS W
13	2243 HILLBURN DR	ESQUIBEL CARLOS G
14	2237 HILLBURN DR	VALDEZ ANGEL
15	2233 HILLBURN DR	TORRES VICENTA RODRIGUEZ
16	2227 HILLBURN DR	HOLLEY LASKA FAYE H
17	2221 HILLBURN DR	SANCHEZ FRANCISCO
18	2217 HILLBURN DR	MACIAS JOSEPH
19	2211 HILLBURN DR	UTLEY THOMAS E & BESSIE
20	2207 HILLBURN DR	ROBINSON EDWARD G
21	2203 HILLBURN DR	PORTER BARBARA
22	2155 HILLBURN DR	SERRANO INOCENTE & CLAUDIA ESPINOSA
23	2151 HILLBURN DR	SEGURA JOSE C & MARIA DELALUZ SEGURA
24	2145 HILLBURN DR	MATHEWS G W
25	2141 HILLBURN DR	FLORES ADAN & ORALIA ESPINO
26	2135 HILLBURN DR	GRIFFIN JEREMIAH ETAL

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2129 HILLBURN DR	ORTIZ J GUADALUPE V
28	2123 HILLBURN DR	FOSTER EULA FAYE
29	2119 HILLBURN DR	KIRBY ROCHELLE L
30	2115 HILLBURN DR	GONZALEZ SALVADOR
31	2109 HILLBURN DR	MOOTY MICHAEL N
32	2105 HILLBURN DR	DODD WILLIE E JR LIF EST REM: DANA DENIS
33	7414 RAVEHILL LN	FLORES JOEL
34	7408 RAVEHILL LN	RICK DAVIS & ASSOCIATES INC
35	7404 RAVEHILL LN	SMITH RAY K
36	7382 RAVEHILL LN	FEAGIN H F JR & H F FEAGIN SR
37	7378 RAVEHILL LN	SIMPSON KIMBLEY D
38	7374 RAVEHILL LN	RAMIREZ ARISTEO
39	7368 RAVEHILL LN	RODRIGUEZ ARTHUR & MARIA E
40	7364 RAVEHILL LN	TORRES EVELYN JAY
41	7360 RAVEHILL LN	BOLANOS PACIANO
42	7354 RAVEHILL LN	SMITH JERRY
43	2230 MACK LN	KNIGHTVEST PPTIES LLC
44	2220 MACK LN	RED COLLAR CAPITAL LLC
45	2214 MACK LN	ESPINOZA ARMANDO E
46	2210 MACK LN	VASQUEZ DORITA
47	2204 MACK LN	REKIETA PETE K
48	2170 MACK LN	GARNICA NICOLAS
49	2166 MACK LN	SALCEDO MARTIN MEJIA & ANTONIA
50	2162 MACK LN	VELAZQUEZ MARIA
51	2158 MACK LN	WILLIAMS CEDRIAN B
52	2152 MACK LN	MORENO EDUARDO
53	2146 MACK LN	GONZALEZ RAMIRO T
54	2140 MACK LN	CARRENO ANASTACIO
55	2134 MACK LN	ESTEVANE JUAN & BALTAZAR ESTEVANE
56	2128 MACK LN	CHAVEZ JOSE
57	2122 MACK LN	HERNANDEZ RAMIRO & ADRIAN SALAZAR (4)

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2116 MACK LN	RODRIGUEZ FIDEL & MARIA DEL SOCORRO TABA
59	2110 MACK LN	SKILLERN CAROYLN D
60	7147 BRUTON RD	HENDERSON LEONARD S & JOANN
61	2248 HILLBURN DR	ALLEN FREDDIE
62	2242 HILLBURN DR	RODRIGUEZ HERIBERTO & ELVIA RODRIGUEZ
63	2236 HILLBURN DR	ESCOBAR JOSE S &
64	2232 HILLBURN DR	JONES JOHN E & JUDY
65	2226 HILLBURN DR	KECIA MICHELLE NABORS
66	2220 HILLBURN DR	GRANT ETHEL N & MARY N HODGE
67	2216 HILLBURN DR	WILLIAMS EARLY MARILYN
68	2210 HILLBURN DR	AGUAYO BLAS F & MARIA
69	2206 HILLBURN DR	CAPUCHINO MARIANO
70	2202 HILLBURN DR	CISNEROS ANTONIO
71	2154 HILLBURN DR	GUTIERREZ ABIGAIL
72	2150 HILLBURN DR	MEDINA EMILIO & J MOISES MEDINA
73	2144 HILLBURN DR	JONES EDD R & NANNIE L
74	2140 HILLBURN DR	LEAR CHARLES & PATRICIA
75	2134 HILLBURN DR	GARCIA RAMIRO JR & JUDITH A
76	2128 HILLBURN DR	JHR INTERESTS CORPORATION
77	2122 HILLBURN DR	HORTON MYRTLE M LIFE EST REM: M H HORTON
78	2118 HILLBURN DR	HERNANDEZ MARTIN & CARMELA ZAMBRANO
79	2114 HILLBURN DR	HOLUB DANIEL RAYMOND
80	2108 HILLBURN DR	MARTINEZ RODRIGO
81	2104 HILLBURN DR	Taxpayer at
82	2105 GAYLORD DR	WINEINGER CYNTHIA GAIL
83	2109 GAYLORD DR	WASHINGTON VINCENT & SHIRLEY
84	2115 GAYLORD DR	HARTLINE PATRICIA DIAZ
85	2119 GAYLORD DR	WASHINGTON MUTUAL
86	2123 GAYLORD DR	NOWLIN BESSIE JUANITA
87	2129 GAYLORD DR	WILLIAMS JOY
88	2135 GAYLORD DR	LOPEZ JOSE L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2141 GAYLORD DR	MALDONADO JOSE & NICOLASA
90	2145 GAYLORD DR	RAMOS UBALDO N
91	2151 GAYLORD DR	LIRA DELFINA & CAMERINO
92	2155 GAYLORD DR	COLLINS STACI H
93	2203 GAYLORD DR	MARSHALL MARVIN J
94	2207 GAYLORD DR	CARDENAS MARIA
95	2211 GAYLORD DR	VALVERDE ARTURO
96	2217 GAYLORD DR	MARTINEZ JONATHAN & MICHELLE L
97	2221 GAYLORD DR	MCKNIGHT CATHY BRASHA
98	2227 GAYLORD DR	WILIAMS MAE RUTH
99	2233 GAYLORD DR	GARCIA ARTURO
100	2237 GAYLORD DR	WALKER CARL T
101	2243 GAYLORD DR	ULLOA MISAEL
102	2249 GAYLORD DR	STRACNER DELWARD G JR & TAMMY D STRACNER
103	2304 LAS CRUCES LN	GUERRERO GILBERTO P
104	2308 LAS CRUCES LN	PETTY FRANK A
105	2314 LAS CRUCES LN	GONZALEZ CATHERINE & HECTOR M
106	2320 LAS CRUCES LN	GARCIA EDUARDO & ROSA I
107	2326 LAS CRUCES LN	BENNETT ALLENE G
108	2323 HILLBURN DR	EDWARDS ANNA RAY
109	2319 HILLBURN DR	HERNANDEZ IGNACIO FLORES & ALMA DELIA DE
110	2315 HILLBURN DR	ELLIS JAMES R
111	2309 HILLBURN DR	GONZALEZ JOSE L
112	2305 HILLBURN DR	STRACHER DELWARD G
113	7507 RAVEHILL LN	MURATALLA JOSE LUIS
114	2312 QUINTO DR	VALDEZ SERGIO Q & ENEDINA
115	2318 QUINTO DR	TORRES SILVESTRE & LINDA
116	2322 QUINTO DR	SANCHEZ RAFAEL
117	2328 QUINTO DR	TIPPITT BETTY J
118	2329 LAS CRUCES LN	THOMPSON ROBBIE D & BRENDA
119	2323 LAS CRUCES LN	VELAZQUEZ MARIA INEZ &

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2319 LAS CRUCES LN	JORDAN DESSIE
121	2315 LAS CRUCES LN	PORTILLO MIGUEL A & MIRNA G RAMOS
122	2307 LAS CRUCES LN	MICK EDDIE M
123	7511 RAVEHILL LN	STACY MARK D
124	2329 QUINTO DR	MENDEZ MAYOLO
125	2323 QUINTO DR	CARTER KENT INC
126	2319 QUINTO DR	GALLARDO EDUARDO M & GALLARDO ELISER
127	2315 QUINTO DR	CROSSROADS UNWINDING INCORPORATED % SIE
128	2307 QUINTO DR	MARTINEZMENDOZ JEMMY &
129	7411 RAVEHILL LN	RODRIGUEZ MAURO
130	7405 RAVEHILL LN	ENGEL ROGER L
131	2310 WAYCROSS DR	DAGEN KATHY J
132	2314 WAYCROSS DR	VENEGAS HIPOLITO
133	2318 WAYCROSS DR	MARTINEZ CAMARINO & MARIA D
134	2324 WAYCROSS DR	BOATRIGHT JANICE
135	7308 RAVEHILL LN	FOULK WILLIAM JR &
136	7314 RAVEHILL LN	ANDERSON RUSSELL
137	7318 RAVEHILL LN	LINWOOD ALGIE L & RUBY L
138	7322 RAVEHILL LN	OVALLES RODOLFO & MODESTA
139	7328 RAVEHILL LN	EVANS LINDA JEAN
140	7334 RAVEHILL LN	CORONADO MARIO & MARIA A
141	7338 RAVEHILL LN	GARCIA MIGUEL ANGEL & MARIA DE JESUS
142	2235 MACK LN	HOUSE DEARL D
143	2231 MACK LN	PRATHER A N
144	2225 MACK LN	GORDON JULIUS A & MYDES
145	2221 MACK LN	DEJ INVESTMENT GROUP LLC
146	2215 MACK LN	PEEL CYNTHIA WILLIS
147	2211 MACK LN	LOPEZ NORMA & EDWIN
148	2205 MACK LN	WHITE THOMPSON
149	2195 MACK CIR	MCDONALD ROBERT N
150	2191 MACK CIR	ROMERO JUVENAL & GEROGINA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2187 MACK CIR	CORDOVA JOHN A & IMANA L
152	2183 MACK CIR	BESHERSE WILLIAM R
153	2179 MACK CIR	MADDON SANDRA J
154	2175 MACK CIR	KENNY MARY JO
155	2171 MACK CIR	DANIELS JOHN STEPHEN
156	2169 MACK CIR	JER REALTY
157	2157 MACK LN	MANES HOBART C
158	2149 MACK LN	RODRIQUEZ JOSE & IMELDA
159	2141 MACK LN	RODRIGUEZ GERMAN
160	2133 MACK LN	LOPEZ LEONEL E & GUADALUPE LEMUS
161	2127 MACK LN	VALADEZ RICARDO
162	7123 SORENSON CIR	COLE LARRY C
163	7117 SORENSON CIR	EAVES JOYCE FULLER
164	7105 SORENSON CIR	Taxpayer at
165	7114 SORENSON CIR	SANCHES ANTONIO S
166	7120 SORENSON CIR	WILLIAMS KIRA
167	7126 SORENSON CIR	BOYER DONALD
168	7132 SORENSON CIR	HENDERSON LEONARD S II
169	7139 BRUTON RD	NELMS BRENDA
170	7133 BRUTON RD	LINDSEY DORIS F
171	7129 BRUTON RD	MORGAN ROSIE LEE
172	7125 BRUTON RD	GARCIA MACARIO
173	7119 BRUTON RD	LARA FELIPE
174	2325 WAYCROSS DR	PASS DONNA
175	2319 WAYCROSS DR	SMITH MARVIN G TR & CAROLYN M SMITH TR
176	2315 WAYCROSS DR	VELAZQUEZ MARIA
177	2311 WAYCROSS DR	SANYA LOB & KEO SANYA BOON SANYA
178	2305 WAYCROSS DR	VEGA HUMBERTO VARGAS & ARTURO & ELVIA AL
179	7369 RAVEHILL LN	TORRES VICENTE & ELPIDIA
180	7365 RAVEHILL LN	TORRES VICENTE
181	7361 RAVEHILL LN	WESLEY ISAIAH J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7355 RAVEHILL LN	HALTON CLYDE & SHEILA
183	7351 RAVEHILL LN	HERRERA JOAQUIN H & ALMA
184	7347 RAVEHILL LN	JOHNSON EDDIE G
185	7341 RAVEHILL LN	STAFFORD DELOIS
186	7337 RAVEHILL LN	ROBINSON CHRISTY &
187	7333 RAVEHILL LN	PARAMO JAVIER
188	7329 RAVEHILL LN	COTTRELL DONN
189	7404 MARINGO DR	ARAGON URIEL
190	7410 MARINGO DR	DUNEMANN CLAUDIA K SMITH
191	7414 MARINGO DR	HILL JAMES L
192	7418 MARINGO DR	LIETO LOLLIE M
193	7422 MARINGO DR	CANEDO JOSE U
194	7612 BRUTON RD	TINAJERO SALVADOR & MARIA F
195	7616 BRUTON RD	WILKINS FAMILY TRUST
196	7622 BRUTON RD	DELGADO VINCENTE
197	7628 BRUTON RD	PIEDRA VIRGINIA
198	7704 BRUTON RD	MUNOZ ADELAIDA
199	7703 COLEBROOK ST	ESTRADA JUAN
200	2047 GAYLORD DR	FOSHEE BONNIE BULLARD
201	2043 GAYLORD DR	LUCERO DELGADO BERNARDO
202	2039 GAYLORD DR	ALBAREZ JUAN G & MARIA ELENA
203	2060 ALHAMBRA ST	EVANS RAYFIELD
204	2054 ALHAMBRA ST	SEAMSTER CRISS & ALLESHA
205	2050 ALHAMBRA ST	J FELIX & JUANA SANTAMARI
206	2044 ALHAMBRA ST	DELGADO ANTONIO
207	2040 ALHAMBRA ST	ESPINOZA MARIA REMEDIOS
208	2034 ALHAMBRA ST	JIMENEZ BLANCA
209	2030 ALHAMBRA ST	MENDEZ RAMIRO
210	2024 ALHAMBRA ST	SANCHEZ ARTURO GARDUNO &
211	2061 ALHAMBRA ST	ALVARADO ARTURO
212	2051 ALHAMBRA ST	ANTONIO VARGAS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2045 ALHAMBRA ST	GONZALEZ REYDEZEL R
214	2041 ALHAMBRA ST	CHUMBLEY DOROTHY LOUISE
215	2035 ALHAMBRA ST	STINSON WYNNALINE
216	2031 ALHAMBRA ST	NASH RITA LAVELLE
217	2025 ALHAMBRA ST	MORALES HORTENCIA
218	2060 YUCCA DR	INGRAM WILLIAM E
219	2054 YUCCA DR	MANZANO RENE & MAYTE RODRIGUEZ
220	2050 YUCCA DR	CASTILLO DONATO & MARIA D SOCORRO CASTIL
221	2046 YUCCA DR	WILLIAMS WAYNE
222	2042 YUCCA DR	TREVINO JOSE H & IDALIA G
223	2036 YUCCA DR	PEREZ PROVIDENCIO
224	2030 YUCCA DR	YATES WILLIAM S
225	2026 YUCCA DR	LANKFORD MERRILL H
226	2060 JOAN DR	BENAVIDEZ MARY A
227	2054 JOAN DR	SHEFFIELD CLIFFORD LEON & EARLINE SHEFFI
228	2050 JOAN DR	FLORES YNES C
229	2046 JOAN DR	RENTAL EQUITY LLC
230	2042 JOAN DR	CARDOSO SANTIAGO C
231	2036 JOAN DR	SANCHES ANTONIO
232	2030 JOAN DR	SWAIN JEFFERSON T
233	2027 YUCCA DR	CASTILLO ANTONIO & MARIA SALUD CANO
234	2031 YUCCA DR	SPARGER OLEN EUGENE
235	2037 YUCCA DR	LOOMIS JAMES C TRUSTEE
236	2043 YUCCA DR	GUZMAN ELIAS & MARIA DE ANGELES
237	2047 YUCCA DR	BROWN MARY G
238	2051 YUCCA DR	CARMONA ROSA
239	2055 YUCCA DR	BASS CAROLYN
240	2061 YUCCA DR	BIBLE SONYA ET AL
241	2061 JOAN DR	ROSILES MANUEL
242	2055 JOAN DR	COBIO MARIA S
243	2051 JOAN DR	RAMIREZ JAIME & BRENDA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2047 JOAN DR	PINALES ALICIA
245	2043 JOAN DR	CAZDERON RAUL
246	2061 LAS CRUCES LN	HANG VEY
247	2055 LAS CRUCES LN	RESENDIZ ALVARO Z
248	2051 LAS CRUCES LN	FLANAGAN COLLEEN
249	2047 LAS CRUCES LN	MERINO MARIO J & MARIA R DELAGARZA
250	2043 LAS CRUCES LN	GARCIA CRUZ & YOLANDO GARCIA
251	2037 LAS CRUCES LN	GARCIA ESTHER
252	2031 LAS CRUCES LN	MATA ALFREDO G & LEYBI PINTO
253	2027 LAS CRUCES LN	CARDOSO ADELA DIAZ
254	2060 LAS CRUCES LN	RAMIREZ ABEL
255	2054 LAS CRUCES LN	ROMERO JOSEPH &
256	2050 LAS CRUCES LN	BROWN HENRIETTA
257	2046 LAS CRUCES LN	CARRASCO GERARDO & MICAELA CARRASCO
258	2042 LAS CRUCES LN	SELL HIGH INVESTMENTS
259	2036 LAS CRUCES LN	CELESTINO NOFALY
260	2030 LAS CRUCES LN	SASSER FLOYD
261	2026 LAS CRUCES LN	BANDA RAMIRO
262	2027 HILLBURN DR	CANTRELL ANNIE R
263	2031 HILLBURN DR	SEGEDY DEBRA PECK & WAYNE R
264	2037 HILLBURN DR	SALAZAR CRISPIN FIDEL
265	2043 HILLBURN DR	WHITE CHARLES M
266	2047 HILLBURN DR	VALLES GUADALUPE
267	2051 HILLBURN DR	RAMIREZ PEDRO & PATRICIA
268	2055 HILLBURN DR	LONG JOHN H & MOZELLE
269	2061 HILLBURN DR	JOHNSON CARL
270	2060 HILLBURN DR	WESLEY GERALD RAY & LEATRICE COLE WESLEY
271	2054 HILLBURN DR	ARRIAGA AURELIO
272	2050 HILLBURN DR	CHERRY ELIZABETH ANN
273	2046 HILLBURN DR	KENDRICK GERALDINE ET AL
274	2042 HILLBURN DR	ACOSTA EFREN &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2036 HILLBURN DR	WILLIAMS IRA RAY
276	2030 HILLBURN DR	ROMO GERARDO & MARIA
277	2026 HILLBURN DR	RODRIGUEZ PHILLIP T
278	2306 HILLBURN DR	BANK OF AMERICA NA
279	2310 HILLBURN DR	CABRERA BERNARDINO & CRISTINA
280	2314 HILLBURN DR	ORTIZ MARTIN & NICOLAS RODIRGUEZ
281	2318 HILLBURN DR	JOHNSON LYNDELL
282	2315 GAYLORD DR	GONZALEZ LEONIDAS & EMMA SANTOS
283	2311 GAYLORD DR	FIGUEROA CECILIA & MOISES MEDINA
284	2307 GAYLORD DR	NAVARRO OBED & JUDITH
285	2303 GAYLORD DR	VILLARREAL JESUS A
286	7300 BRUTON RD	BETHANY BAPTIST CHURCH

FILE NUMBER: Z101-335(RB)

DATE FILED: July 22, 2011

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

COUNCIL DISTRICT: 8

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

SIZE OF REQUEST: Approx. 60.48 Acres

CENSUS TRACT: 166.07

APPLICANT/OWNER: Inspiring Body of Christ

REPRESENTATIVE: Audra Buckley

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

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

STAFF RECOMMENDATION: Approval subject to a Tract 1 development plan/Tract 2 conceptual plan, a Tract 3 development plan, traffic management plan, and conditions, and approval of the termination of Specific Use Permit No. 1621.

PRIOR CPC ACTION: On November 17, 2011, the City Plan Commission held this request under advisement until December 15, 2011. On December 15, 2011, the City Plan Commission held this request under advisement until January 5, 2012. On January 5, 2012, the City Plan Commission held the request under advisement until January 19, 2012.

BACKGROUND INFORMATION:

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

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

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

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site consists of three tracts: Tract 1 is developed with a church and surface parking; Tract 2 is undeveloped; and, Tract 3 is developed with a church structure, surface parking, and support functions near the main structure. This tract reflects the land area permitting SUP No. 1621 for a Child-care facility and Private school, which is being requested for termination.

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

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

Staff has determined the scale of overall development that could be permitted by the request (existing for Tracts 1 and 3; proposed for Tract 2) generally represents a reduction of development rights (that portion zoned an MU-2) and a small increase in development rights and permitted uses [that portion zoned an MF-2(A)] will not have an impact on the built environment. The physical improvements are somewhat internalized, thus no impact on the improvements at the perimeter of the site. As a result of this analysis, staff supports the applicant's request for a PDD as well as supporting the termination of SUP No. 1621,

Traffic: In conjunction with the request, the Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's Traffic Impact Analysis and determined the proposed development will not significantly impact the surrounding street system.

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

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

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

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

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

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

Normally, a traffic management plan (TMP) is required for any school but not for a child-care facility. In consideration of the existing private school located on the same tract as the child-care facility, staff has determined a TMP is warranted. The applicant submitted this requirement on December 28, 2011. Staff concurs with the analysis of the submitted TMP and furthermore will require biennial updates as noted in the attached conditions.

With respect to the child-care facility component utilizing Tract 3, this property provides for a significant paved parking area to serve for unloading/loading of children (structure was constructed as a church, prior to the applicant developing a larger facility on what is known as Tract 1 in this application), so any possible queuing within the site's street frontages is virtually eliminated. As noted in the TMP for the private school component, the companion child-care facility operates on varied hours with no conflict for unloading/loading operations associated with the school's fixed hours; 8:00 a.m. to 3:15 p.m.

IBOC, Inc. - Officers

Robert Qualls, Chairman

Rickie G. Rush, President

Lalia L. Williams, Chief Financial Officer

Nettie F. Cox, Director

Julia M. Fuller, Director

Z101-335

**STAFF RECOMMENDED PDD CONDITIONS
ARTICLE XXX.**

PD XXX.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following uses are the only main uses permitted:

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

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

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

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

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

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

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

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

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

SEC. 51P- ____ .110. TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) In general. Operation of the private school must comply with the attached traffic management plan.

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, following two years after the date of the required traffic management plan as required in subparagraph (a). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each subsequent two-year period.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

(5) Within 30 days after submission of a traffic study, the director shall determine if

the current traffic management plan is sufficient.

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

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

(d) Amendment process.

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

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

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

See Article VI.

SEC. 51P-XXX.112. LANDSCAPING.

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

(b) Artificial lot.

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

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

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

SEC. 51P-XXX.113. SIGNS.

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

(b) Detached videoboard signs.

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

Z101-335(RB)

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

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

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

(2) Size.

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

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

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

(D) Minimum clearance above grade is 11 feet.

(3) Display.

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

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

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

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

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

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

(G) Sound is prohibited.

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

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

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

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

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

Z101-335(RB)

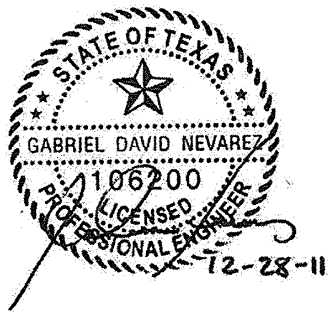
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

**TRAFFIC MANAGEMENT PLAN FOR
INSPIRING BODY OF CHRIST SCHOOL
IN DALLAS, TEXAS**

Prepared for:
Inspiring Body of Christ Church
7710 Westmoreland Road
Dallas, TX 75237

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
Engineers • Planners
400 South Houston Street
Suite 330 • Union Station
Dallas, Texas 75202
Phone 214/748-6740

December 28, 2011



Traffic Management Plan for
Inspiring Body of Christ School
< DeShazo Project No. 11184 >

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Technical Memorandum

To: Mr. Charles Robinson — Inspiring Body of Christ Church
From: DeShazo Group, Inc.
Date: December 28, 2011
Re: Traffic Management Plan for Inspiring Body of Christ School in Dallas, Texas
(DeShazo Project No. 11184)

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by the Inspiring Body of Christ (IBOC) School to conduct a traffic management plan (TMP) for their campus ("the School") located at 7710 S. Westmoreland Road in Dallas, Texas. DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

The existing school has a total enrollment of 167 Day Care students (0 through 5 years old) plus 125 students in grades 1st through 6th. This TMP is developed for the ultimate master plan and the analyses contained herein are based upon an assumed increase in the total enrollment to 1,059 students and a comparable Day Care-to-grade school student enrollment ratio.

Purpose

The purpose of this report is to develop procedures to promote traffic safety and efficiency to be used by the school during the morning drop-off and afternoon pick-up hours. The TMP is available for distribution to the City of Dallas staff ("the Staff") for review as to fulfill the associated requirements of the local approval process.

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The analysis summarized below utilizes the site plan to identify the projected queuing (i.e., vehicle stacking) space and parking demand needed on site to accommodate the projected peak demands related to student drop-off and pick-up at the school. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

School Hours

Classes on typical school days begin at 8:00 AM and conclude at 3:15 AM. Although the school currently operates on a uniform daily schedule, extended (before- and after-school) care is provided for all students. Parents may drop students off as early as 6:00 AM and pick up as late as 6:00 PM. The number of students attending extended Day Care is not consistent and varies from one day to another. Thus, it can be assumed that not all students will enter/exit the site at these exact times based upon normal distribution patterns. In addition, occasional special events at the church that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these combined traffic characteristics are not covered in this analysis.

Queue Lengths

A goal for any school should be to accommodate all vehicular queuing and passenger loading/unloading on private property (i.e., not utilize public right-of-way for drop-off/pick-up). At the same time the schools should try to manage the number of vehicles present on site at any given time in order to minimize potential of vehicles queuing and/or parking in public right-of-way.

Maximum queuing at the existing IBOC School currently occurs during the morning peak period when student drop-off is concentrated to a shorter time period than the afternoon pick-up. In contrast with typical public schools, the afternoon period at the IBOC School is currently not a significant traffic issue because the pick-up activity is dispersed from 3:00 PM to 6:00 PM. The school, however, should be prepared to experience more concentrated pick-up activities under full-enrollment conditions. The data and projections provided in this study represent the peak queue conditions experienced during the afternoon peak period.

DeShazo conducted site observations of the morning drop-off and afternoon pick-up related conditions on Friday, December 2 and Wednesday, December 14, 2011 at the existing school. The existing school features two primary unloading/loading areas for student drop-off/pick-up. The Day Care loading/unloading area is located at the north porte-cochere of the school building. Another loading/unloading area for 1st through 6th grades is located on east side of the same building. It was observed that the majority of the parents/care takers park their vehicles and walk inside the school to drop-off and/or pick-up the student(s).

During the afternoon peak period, a maximum of 50 personal vehicles were observed to be on site at the same time. Existing pick-up-related queue observations are included in **Appendix**. [NOTE: No students were observed walking to/from the campus to/from surrounding neighborhoods.]

The total number of students staying for extended after-school Day Care is a major factor in the afternoon traffic. This characteristic results in a longer, less pronounced pick-up period. Therefore, in order to accurately represent and evaluate the traffic demands, data were subjectively separated into two school groups:

DeShazo Group, Inc.
December 28, 2011

- A) *Day Care* — The observed school peak hour (from 3:15 PM - 4:15 PM) for the existing 167-student Day Care is 15 inbound vehicles and no queue considering all parent park to pick up their children.
- B) *1st-6th Grade School* — The observed school peak hour (from 3:15 PM - 4:15 PM) for the existing 125 Grade School students is 35 inbound vehicles and a peak queue of 5 vehicles.

For the Inspiring Body of Christ School, the following assumptions were employed in the queue calculations:

- 1,059 total students (57% Day Care/43% Grade School)
- Student enrollment will be the same at each campus (i.e., 50% at main building)
- No bus services available for students
- No students walk to/from the school

For the purposes of the queue analysis, it is assumed that the two release groups will not coincide with each other, giving an initial release group of approximately 455 students (1st to 6th grades) and a later release of approximately 604 Day Care students.

Traffic analyses are customarily based on the highest (i.e., peak) one-hour of each critical traffic period. Due to the long duration of traffic periods generated by the IBOC School, the peak conditions are notably lower than typical schools. However, as previously stated it is assumed that peak traffic conditions will become more pronounced and similar to typical school peak traffic conditions as the enrollment increases to the ultimate capacity. Therefore, for purposes of conservatively projecting future traffic conditions, the trip generation for the future school was based upon standard equations from the Institute of Transportation Engineers (ITE) *Trip Generation* (8th Edition) manual for "private school" rather than extrapolating the existing peak hour traffic volumes. In addition, a standardized technique for determining queue length does not exist; however, DeShazo has developed a proprietary methodology for estimating vehicular queue at schools as a function of trip generation based upon various, prior, school studies performed around the Dallas metropolitan area.

The projected peak hour (3:15 PM to 4:15 PM) trip generation for the Grade School only is 128 inbound vehicles, resulting in a maximum queue of **51 vehicles** at each site. Excerpts of the *Trip Generation* are included in the **Appendix**.

As previously mentioned, all Day Care pick-up vehicles are expected to park upon arriving to pick-up students. The projected parking generation for Day Care during this same peak hour is 25 vehicles based on extrapolation of existing conditions. A total parking supply of 35 spaces located in front of the porte-cochere should satisfy the peak parking demand.

NOTE: The peak hour for Day Care is not expected to coincide with that of Grade School. The calculated peak hour trip generation, per ITE and for reference purpose only, is 147 inbound vehicles.

*Traffic Management Plan for
Inspiring Body of Christ School
Page 3*

DeShazo Group, Inc.
December 28, 2011

The existing school campus generates very little queuing during peak traffic conditions and therefore does not provide a delineated queue area. However, the existing parking lot provides opportunities to create ample queue length on site by designating queue aisles. For purposes of this analysis, a queue area of more than 1580 feet (about 79 vehicles @ 20 feet per vehicle) was identified. This queue length is based on recommended pick-up operations depicted on **Exhibit 1**. Although alternative configurations may provide additional queuing spaces, the recommended pick-up plan, as illustrated, is considered sufficient for the projected needs of the IBOC School.

The subject site provides ample parking for staff and parents who may opt to park instead of stand in a pick-up queue.

Circulation

Each site contains multiple access driveways. While access of individual driveways is not currently restricted to particular grades, passenger vehicles dropping-off/picking-up students typically access the school site via the driveway closest to their desired loading/unloading area. It is recommended that the School implements the following plan.

Passenger vehicles loading/unloading students should enter the school site at Driveway 4, circulate one-way northbound through the parking lot aisle and either (a) enter the loading/unloading queue from the north or (b) park. The designated start of the loading/unloading area is located in front of the east door of the school building. It is recommended that the gate at Driveway 3 remains closed at all times. Vehicles should immediately exit at Driveway 2. Day Care passenger vehicles should enter and exit the school site from Driveway 1 on S. Westmoreland Rd. Detailed illustrations of the proposed circulation plan are provided in **Exhibit 1**.

Staff Assistance

It is important to have a staff presence wherever students are dropped-off or picked-up. In the morning, there should be at least two staff members at each drop-off/pick-up area to guide vehicles to designated locations and direct students into the school building. Staff should still be present at all times in sufficient numbers to monitor all loading operations.

Bus Circulation

--Not Applicable (no buses)--

RECOMMENDATIONS

1. Maintain current release times for day care and grade school students so long as traffic operations continue to function safely and efficiently. However, on an as-needed-basis, adjust specific release times so that each loading area is utilized to optimum efficiency.
2. Maintain existing "self-managed," single-queue lane for passenger loading and unloading so long as safety, sufficient traffic operational efficiency, and on-site

*Traffic Management Plan for
Inspiring Body of Christ School
Page 4*

*DeShazo Group, Inc.
December 28, 2011*

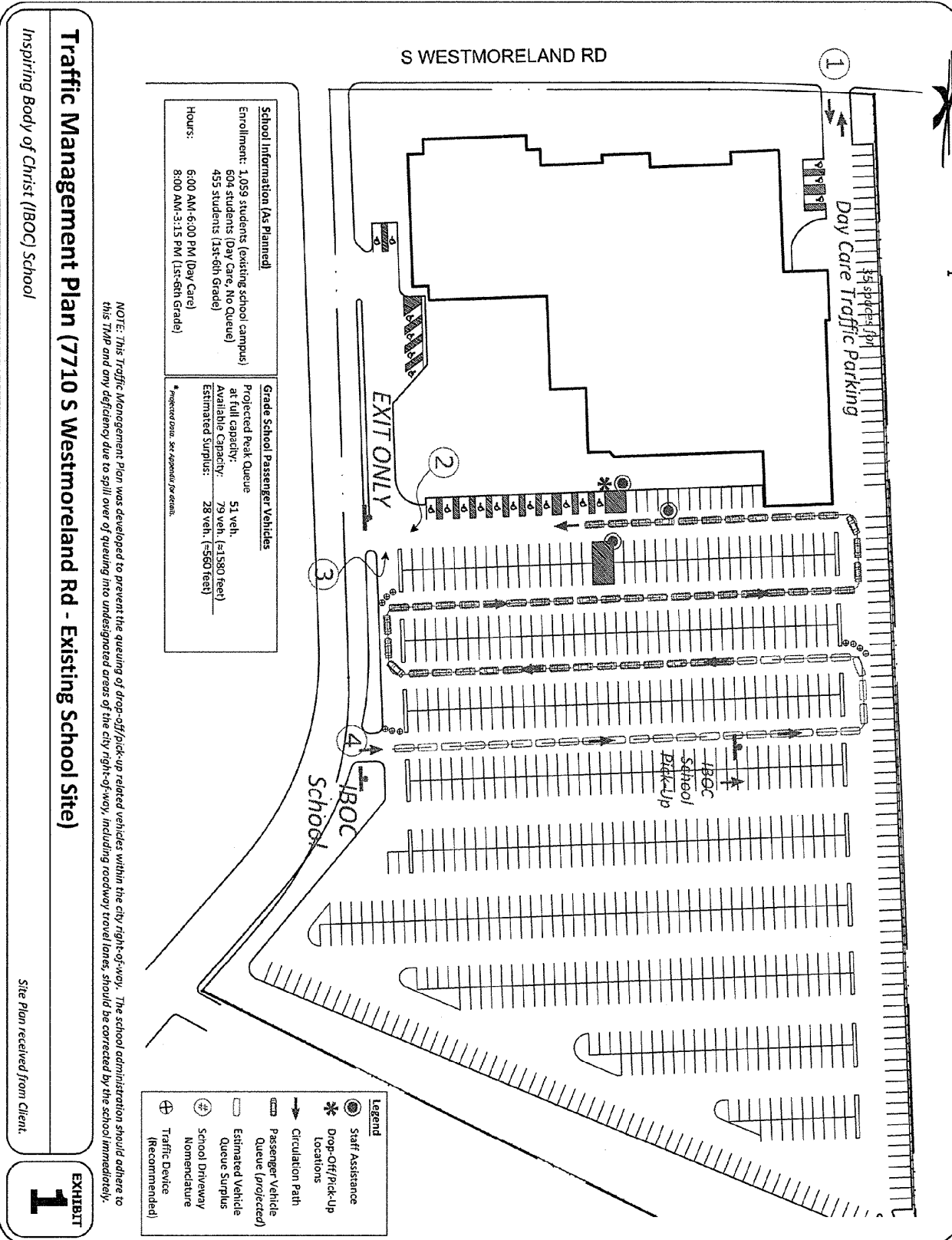
queuing are achieved. However, if required, IBOC staff should implement a "managed" queue procedure utilizing resources such as registered hang tags, hand radios and public announcement during afternoon pick-up periods.

3. Passenger vehicles should be encouraged to use specific driveways to enter the site. See **Exhibit 1**.
4. Distribute "school circulation maps" to students' parents/guardians at the beginning of each academic period (e.g., semester, etc.) to establish the designated circulation patterns and other protocols.
5. As needed, install devices (may be temporary - such as traffic cones) within the campus to facilitate the proper traffic circulation and/or promote traffic calming.

This TMP is to be used by Inspiring Body of Christ School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing passenger vehicle loading/unloading within the site and to avoid vehicle queuing and passenger loading/unloading within the City right-of-way. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to consider adjustments as needed to provide overall safety.

END OF MEMO

*Traffic Management Plan for
Inspiring Body of Christ School
Page 5*



Traffic Management Plan (7710 S Westmoreland Rd - Existing School Site)
 Inspiring Body of Christ (IBOC) School

Site Plan received from Client.



26322

061236

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

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

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

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

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

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

26322

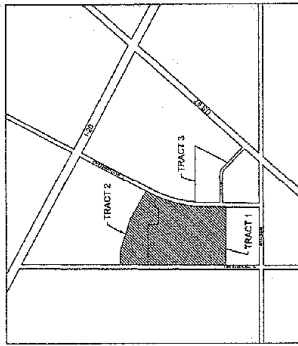
061236

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

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

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

DATE 11/01/11 PROJECT NUMBER CASE NUMBER	PERMITTED DEVELOPMENT 2614 Main St. Dallas, TX 75220 214.686.2635 www.pdmdevelopment.com	PD PERMITTED DEVELOPMENT	CITY OF DALLAS, TEXAS 7701 S. WESTMORELAND
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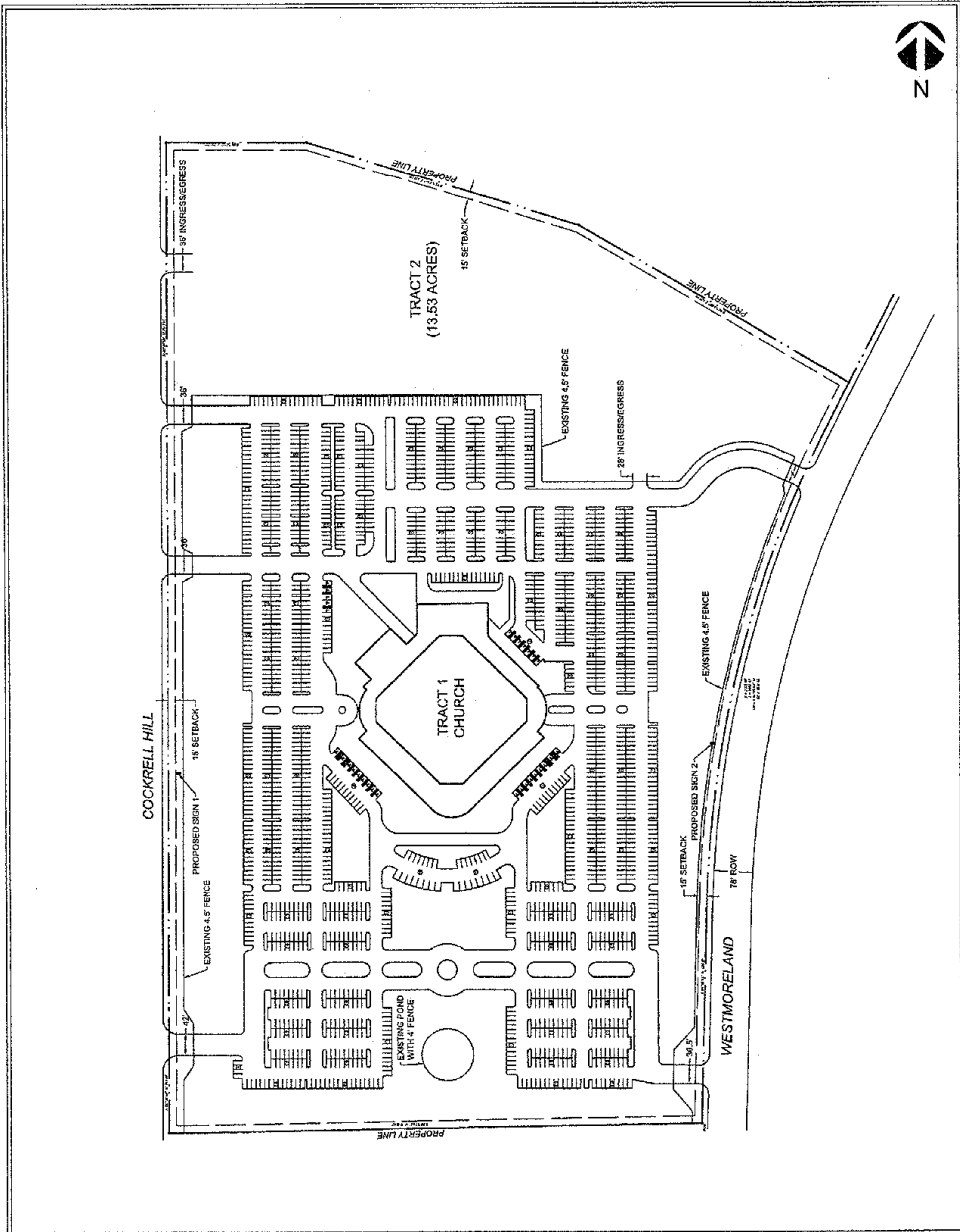


NTS

TRACT 1 - DEVELOPMENT PLAN
 LAND AREA: 1,596,387 SQ.FT. (36.85 AC.)
 LAND USE: CHURCH
 FLOOR AREA: 172,840 SQ.FT. (2 STORIES) INCLUSIVE OF HEIGHTS
 HEIGHTS: 30' STEEPLE HEIGHT
 LOT COVERAGE: 6.83%
 REQUIRED PARKING: 1,400 SPACES
 PROVIDED PARKING: 1,854 SPACES

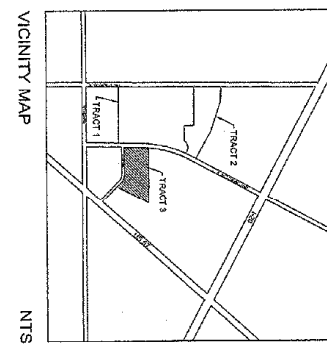
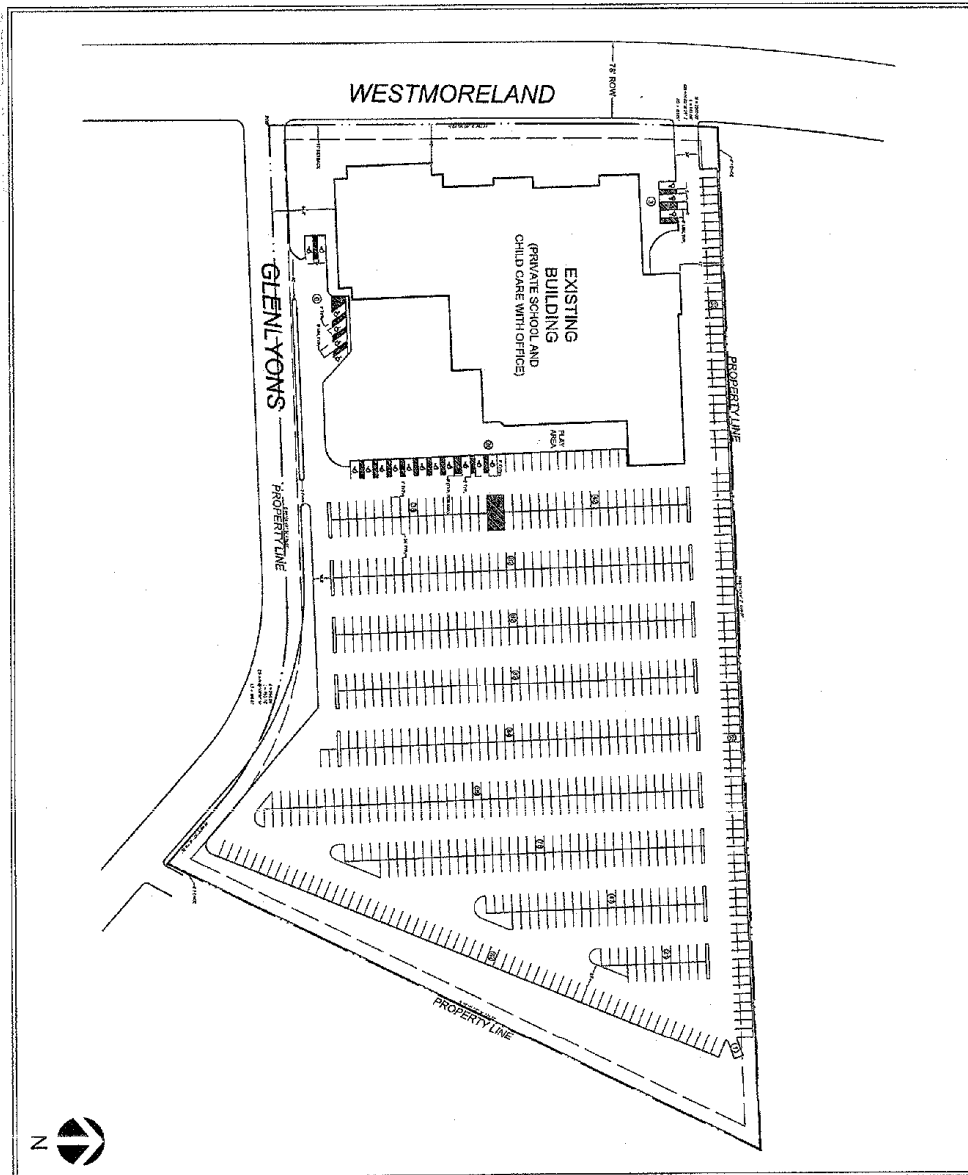
TRACT 2 - CONCEPTUAL PLAN
 LAND AREA: 583,387 SQ.FT. (13.53 AC.)
 FLOOR AREA: 1,111,111 SQ.FT. (3 STORIES) INCLUSIVE OF HEIGHTS
 HEIGHTS: 4073'
 LOT COVERAGE: MAXIMUM 60%

CASE NUMBER: Z101 - 335 (RB)



1 TRACT 1 DEVELOPMENT PLAN/ TRACT 2 CONCEPTUAL PLAN
 SCALE: 1" = 100'-0"

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



CASE NUMBER: Z101 - 335 (RB)

USES: CHILD-CARE FACILITY, PRIVATE SCHOOL, OFFICE

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

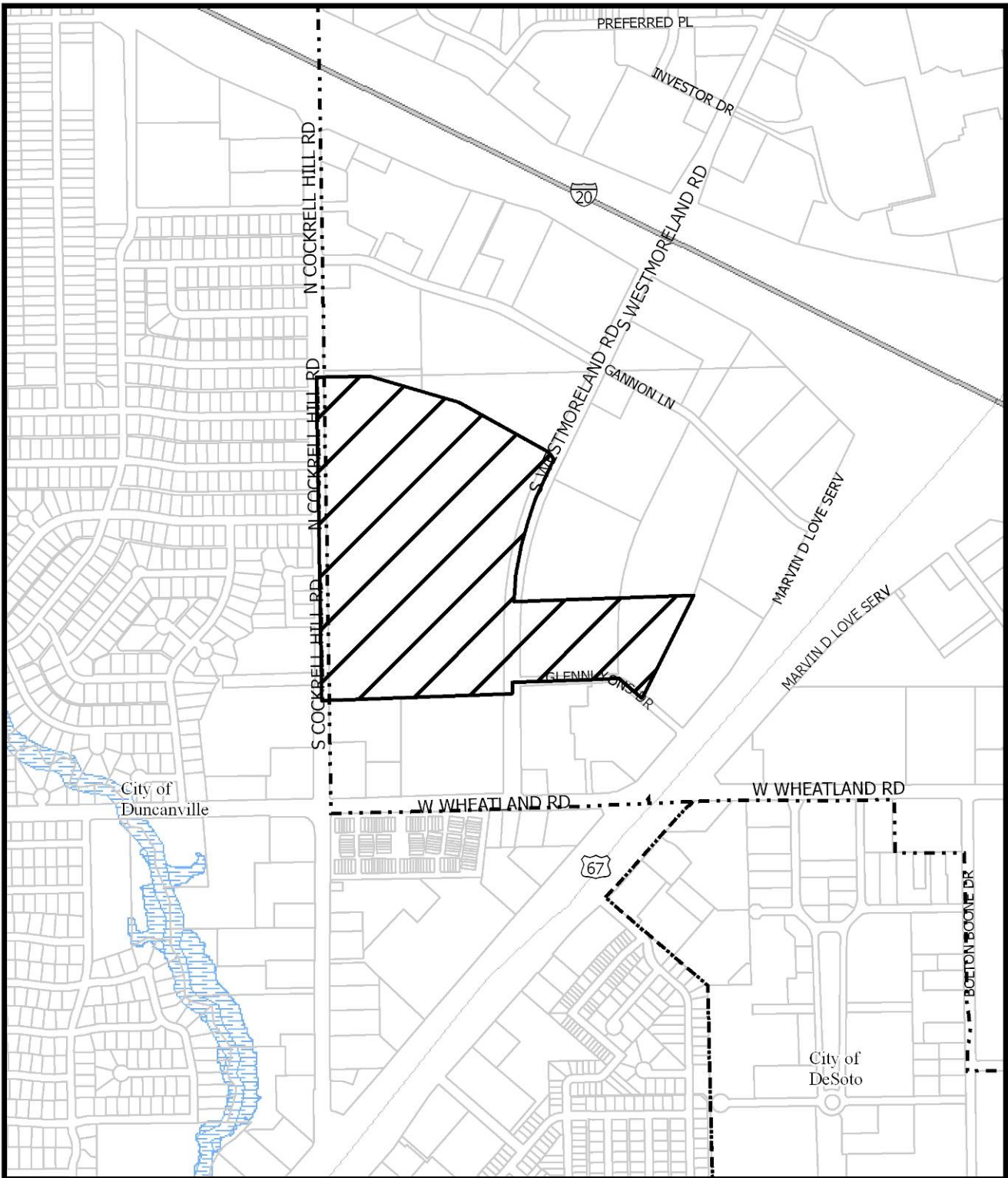
7700 S. WESTMORELAND
CITY OF DALLAS, TEXAS



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

DATE	11/09/11
PROJECT NUMBER	
CASE NUMBER	

Proposed Tract 3 Development Plan



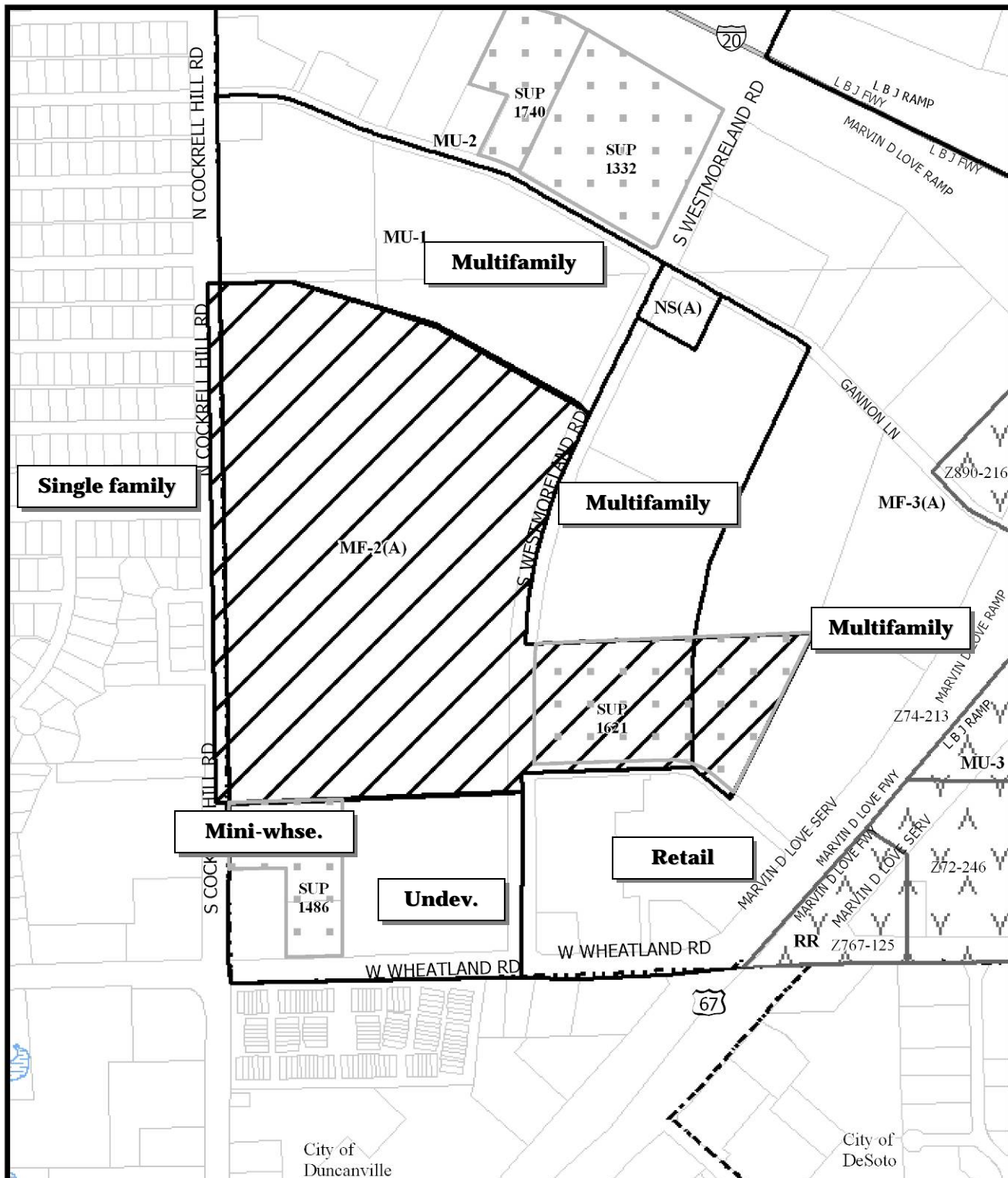
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VICINITY MAP

Map no: P-5

Case no: Z101-335

DATE: August 18, 2011




1:6,000

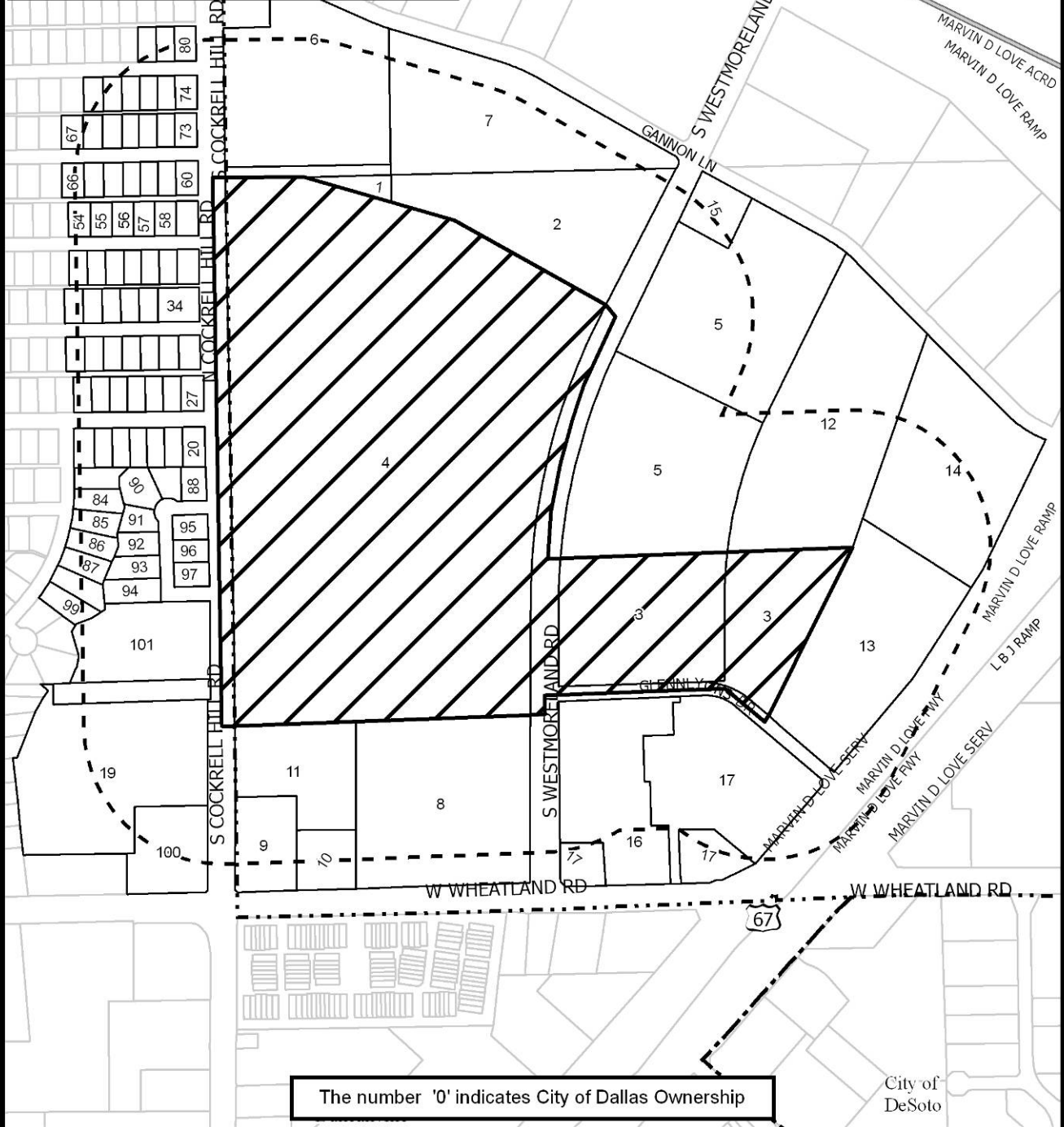
ZONING AND LAND USE

Map no: P-5


Case no: Z101-335

DATE: August 18, 2011

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



The number '0' indicates City of Dallas Ownership


 1:6,000

NOTIFICATION

 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

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

DATE: August 18, 2011

8/18/2011

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

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

8/18/2011

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

8/18/2011

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

Z101-335(RB)

8/18/2011

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

FILE NUMBER: DCA 090-010 (DC)

DATE INITIATED: 06/17/2010

TOPIC: Parking Regulations

COUNCIL DISTRICT: All

CENSUS TRACT: All

PROPOSAL: Consideration of amendments to Chapter 51 and Chapter 51A, "Dallas Development Code, as amended," by amending off-street parking requirements for certain uses, amending parking special exception requirements, amending parking lot tree requirements, providing for administrative parking reductions, and allowing a taxidermist use in industrial districts.

SUMMARY: The primary purpose of this proposal is to amend the off-street parking requirements for certain uses to more accurately reflect the actual parking demand and allow for administrative exceptions (reductions) to off street parking requirements in specific circumstances.

STAFF RECOMMENDATION: Approval.

ZONING ORDINANCE COMMITTEE RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- This item was brought before the Zoning Ordinance Committee (ZOC) for discussion out of a concern that existing parking requirements for certain uses did not reflect actual parking demand for the uses and the parking needed for a particular use classification could vary dramatically between different businesses. An additional concern was that all parking should be subject to landscape regulations whether required parking or parking beyond that required by code.
- ZOC considered parking regulations between June 17, 2010 and November 3, 2011. Of the 26 land use classifications reviewed during that period.
- The committee solicited assistance and testimony from, engineers with traffic and parking expertise, representatives from the development industry, neighborhood representatives, city staff from Building Inspection and Zoning, and developer consultants.
- Several drafts of proposed ordinance language were prepared and considered by ZOC before the final draft was adopted at the November 3, 2011 meeting.
- The City Plan Commission was briefed on this item on December 15, 2011 and January 5, 2012.
- A summary table is attached to this report detailing the proposed parking changes.

ZOC Action (November 3, 2011)

Motion was made to move amended parking regulations to CPC after revisions by attorneys.

Motion: Mattye Jones
2nd: Mike Anglin

Result: **Passed: 6 to 0**

For: Anglin, Bagley, Brown, Gomez, Jones, and Wolfish

Against: None

Absent: None

SUMMARY OF PROPOSED ORDINANCE CHANGES

SEC	USE	CURRENT PARKING REQUIREMENT (IF CHANGED)	PROPOSED ADDITION/CHANGE
1 30	Multifamily	1 space per 500 square feet of dwelling unit floor area within the building site except in CA 1 and CA2, only one space per dwelling unit; only floor area within a dwelling unit is included in calculation; not less than 1 space nor more than 2.5 spaces are required for each dwelling unit in a MF structure 36 feet in height or less; not less than one space nor more than 2 spaces are required for each dwelling unit in a MF structure over 36 ft. in height	1 space per bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is limited principally to residents
2 31	Retirement Housing	0.7 space per dwelling unit plus one space per 300 square feet of floor area not in a dwelling unit or suite	1 space per dwelling unit or suite
3 26	Child Care Facility	1 space for each 500 square feet of floor area	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise 1 space for each 500 square feet of floor area
4 27	Church	1 space per 4 fixed seats or 1:28 square feet of sanctuary	Added a provision that for churches with less than 5,000 square feet of floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area
5 29	Public or Private School	1 1/2 spaces for each kindergarten/elementary school classroom 3 1/2 spaces for each junior high/middle school classroom 9 1/2 spaces for each senior high school classroom	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP
6 32	Business School	1 space per 25 square feet of classroom	Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement
7 23	Technical School	1 space per 25 square feet of classroom	Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement

SEC	USE	CURRENT PARKING REQUIREMENT (IF CHANGED)	PROPOSED ADDITION/CHANGE
8 28	Library, Art Gallery, Museum	1 space per 500 square feet of floor area	Library: no change Art Gallery or Museum: 1 space per 600 square feet of floor area
9 33	Inside Commercial Amusement	1 space per 25 square feet of dance floor and 1 space per 100 square feet of floor area for the remainder of the use	Added a provision that no special exception may be granted for a dance hall
10 40	Taxidermist	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
11 35	Furniture Store	1 space per 500 square feet of floor area	1 space per 500 square feet of floor area open to the public. 1 space per 1000 square feet of floor area for storage and warehouse areas not open to the public
12 38	Home Improvement Center	1 space per 200 square feet of floor area	1 space per 275 square feet of retail floor area, plus 1 space per 1000 square feet of site area exclusive of parking area
13 34	Car Wash	None	Single Unit-type car washes: None Tunnel Type Car Washes: 3 spaces
14 43	Open Storage Outside Storage	1 space per 2000 square feet of site area	1 space per 5000 square feet of site area, up to a maximum of five spaces
15 25	Outside Salvage	Minimum of 5 spaces	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces
16 41	Mini- Warehouse	1 space per 3000 square feet of floor area	6 spaces are required. Spaces may not be used for outside storage
17 42	Office/Show- room Warehouse	Office: 1 space per 333 square feet of floor area Showroom/Warehouse: 1 space per 1000 square feet of floor area	Office: No Change Showroom/Warehouse: 1 space per 1000 square feet of floor area for the first 20,000 square feet of floor area. 1 space per 4,000 square feet of floor area for any floor area in excess of 20,000 square feet

SEC	USE	CURRENT PARKING REQUIREMENT (IF CHANGED)	PROPOSED ADDITION/CHANGE
18 44	Accessory Community Center (Private)	1 space per 100 square feet of floor area	1 space per 100 square feet of floor area, but none if this use is accessory to a multifamily use and is used primarily by residents
19	LI District	N/A	Added Taxidermist to the list of permitted uses
20	IR District	N/A	Added Taxidermist to the list of permitted uses
21	IM District	N/A	Added Taxidermist to the list of permitted uses
22	Job or Lithographic Printing	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
24	Metal Salvage Facility	1 space per 500 square feet of floor area A minimum of 5 spaces	Added a provision that the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces is required. Deleted 1 space per 500 square feet requirement
36	General Merchandise or Food Store greater than 3,500 square feet	1 space per 200 square feet of floor area	1 space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. 1 space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet. 1 space per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater, but less than 100,000 square feet
37	General Merchandise or Food Store 100,000 square feet or more	1 space per 200 square feet of floor area	1 space per 300 square feet of floor area
39	Taxidermist	1 space per 300 square feet of floor area	Revised to permit this use by right in Commercial Service and industrial districts

SUMMARY OF ADMINISTRATIVE PARKING REDUCTION.

The director may grant a reduction in the number of off-street parking spaces required under this article for specific uses if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. The maximum reduction authorized by this section for specific uses is:

<u>Use</u>	<u>Maximum Administrative Reduction</u>
Business school	25 percent
Technical school	25 percent
Industrial (inside)	50 percent
Industrial (outside)	50 percent
Office uses	20 percent
Country club with private membership	25 percent
Private recreation center, club, or area	25 percent
Public or private school not granted by SUP	35 percent
Commercial amusement (outside)	50 percent
Retail and personal service uses within a 1,200 feet walking distance of a platform of a rail transit station	20 percent
Office showroom/warehouse for a showroom/warehouse greater than 100,000 square feet	25 percent
Trade center	25 percent
Warehouse greater than 100,000 square feet	50 percent (up to 75 percent if the requirement of Subsection (d)(3) is complied with)
Museum/art gallery	50 percent

FACTORS TO BE CONSIDERED IN DETERMINING WHETHER TO GRANT AN ADMINISTRATIVE REDUCTION:

- (1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.
- (2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.
- (3) The number of individuals employed on the site of the occupancy for which the reduction is requested.
- (4) The number of company vehicles parked on the site of the occupancy for which the reduction is requested.
- (5) Whether or not the subject property or the surrounding properties are part of a modified delta overlay district.
- (6) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
- (7) The availability of alternative transportation modes and availability, access, and distance to public transit and the likelihood of their use.
- (8) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- (9) The impact on adjacent residential uses.

OTHER PROVISIONS FOR ADMINSTRATIVE PARKING REDUCTIONS

- In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is amended, changed, or terminated.

- In granting a reduction under Subsection (a), the director may:
 - (1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;
 - (2) impose restrictions on access to or from the subject property;
 - (3) require that adequate lot area be available to comply with standard parking requirements; or
 - (4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

- The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.

- The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in the text or development plan of an ordinance establishing or amending a planned development district. This prohibition does not apply when:
 - (1) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes reference to the existing off-street parking regulations in Chapter 51 or this chapter; and
 - (2) the regulations governing that planned development district expressly authorize the director to grant the reduction.

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.201, 51-4.204, 51-4.206, 51-4.207, 51-4.208, 51-4.210, 51-4.211, 51-4.212, 51-4.214, 51-4.217, 51A-1.123, 51A-4.202, 51A-4.203, 51A-4.204, 51A-4.209, 51A-4.210, 51A-4.213, 51A-4.217, 51A-4.311, and 51A-10.125 to amend the off-street parking requirements for certain uses, amend the parking special exception requirement, amend the parking lot tree requirement, and allow taxidermist uses in industrial districts; providing a new Section 51A-4.313 to provide for administrative parking reductions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

SECTION 1. That Subparagraph (C) of Paragraph (3), “Multiple-Family,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

~~“(C) Required off-street parking: One space for each bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. [500 square feet of dwelling unit floor area within the building site except in CA-1 and CA-2 districts, only one space per dwelling unit is required.~~

~~(i) Only the floor area within a dwelling unit (excluding balconies) is included in the calculation of required off street parking.~~

~~(ii) Not less than one space nor more than two and one-half spaces are required for each dwelling unit in a multiple family structure 36 feet or less in height.~~

~~(iii) Not less than one space nor more than two spaces are required for each dwelling unit in a multiple family structure over 36 feet in height.]”~~

SECTION 2. That Subparagraph (C) of Paragraph (7), “Retirement Housing,” of Subsection (b), “Specific Residential Uses,” of Section 51-4.201, “Residential Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One [0.7] space[s] per dwelling unit or suite[, plus one space per 300 square feet of floor area not in a dwelling unit or suite].”

SECTION 3. That Subparagraph (C) of Paragraph (4), “Child-Care Facility,” of Section 51-4.204, “Community Service Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise [0]ne space for each 500 square feet of floor area.”

SECTION 4. That Item (i), “Number of Spaces Required,” of Subparagraph (C) of Paragraph (1), “Church,” of Section 51-4.206, “Religious Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Number of spaces required. Except as provided in this paragraph, one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. For churches with less than 5,000 square feet of floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area is required.”

SECTION 5. That Subparagraph (C) of Paragraph (1), “Public or Private School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

- (i) One and one-half spaces for each kindergarten/elementary school classroom;
- (ii) Three and one-half spaces for each junior high/middle school classroom; and
- (iii) Nine and one-half spaces for each senior high school classroom.

(iv) If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP.”

SECTION 6. That Subparagraph (C) of Paragraph (3), “Business School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom. Any professional, personal service, or custom crafts uses accessory to a business school must be parked to the appropriate professional, personal service, and custom crafts use parking requirement.”

SECTION 7. That Subparagraph (C) of Paragraph (4), “Technical School,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom. Any professional, personal service, or custom crafts uses accessory to a technical school must be parked to the appropriate professional, personal service, and custom crafts use parking requirement.”

SECTION 8. That Subparagraph (C) of Paragraph (8), “Library, Art Gallery, or Museum,” of Section 51-4.207, “Educational Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: For a library, o[0]ne space per 500 square feet of floor area. For an art gallery or museum, one space per 600 square feet of floor area.”

SECTION 9. That Subparagraph (C) of Paragraph (6), “Inside Commercial Amusement,” of Section 51-4.208, “Recreation and Entertainment Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 100 square feet of floor area. No special exception may be granted to the parking requirements for a dance hall.”

SECTION 10. That Subparagraph (C) of Paragraph (16), “Taxidermist,” of Section 51-4.210, “Professional, Personal Service, and Custom Craft Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 600 [~~300~~] square feet of floor area.”

SECTION 11. That Subparagraph (C) of Paragraph (14), “Furniture Store,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 500 square feet of floor area open to the public. One space for each 1,000 square feet of floor area for storage or warehouse areas not open to the public.”

SECTION 12. That Subparagraph (C) of Paragraph (18), “Home Improvement Center,” of Section 51-4.211, “Retail Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 275 [200] square feet of retail floor area, plus one space for each 1,000 square feet of site area exclusive of parking area.”

SECTION 13. That Subparagraph (C) of Paragraph (11), “Car Wash,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Single unit-type car washes: n[~~N~~]one. Tunnel-type car washes must have three spaces. See the additional provisions [Subparagraph (E)] for off-street stacking requirements.”

SECTION 14. That Subparagraph (C) of Paragraph (4), “Open Storage,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 5,000 [2,000] square feet of site area up to a maximum of five required spaces; a minimum of one space is required.”

SECTION 15. That Subparagraph (C) of Paragraph (5), “Outside Salvage or Reclamation,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise [~~One space for each 500 square feet of floor area;~~] a minimum of five spaces is required.”

SECTION 16. That Subparagraph (C) of Paragraph (11), “Mini-Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Six spaces are required. Spaces may not be used for outside storage. [~~One space for each 3,000 square feet of floor area.~~]”

SECTION 17. That Subparagraph (C) of Paragraph (12), “Office/Showroom Warehouse,” of Section 51-4.214, “Storage and Waste Disposal Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) [~~Off-street parking:~~

(~~†~~) Required off-street parking:

(~~i~~[~~aa~~]) Office: One space per 333 square feet of floor area.

(~~ii~~[~~bb~~]) Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area for any floor area in excess of 20,000 square feet.”

SECTION 18. That Subparagraph (C) of Paragraph (6), “Community Center (Private),” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

(i) Except as provided in this section, o[~~Θ~~]ne space for each 100 square feet of floor area.

(ii) No off-street parking is required if this use is accessory to a multifamily use and is used primarily by residents.

SECTION 19. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “Light Industrial (LI) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store 100,000 square feet or more. *[SUP]*
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*

-- Vehicle display, sales, and service. *[RAR]*”

SECTION 20. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “Industrial/Research (IR) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*”

SECTION 21. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “Industrial Manufacturing (IM) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Drive-in theater. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*”

SECTION 22. That Subparagraph (C) of Paragraph (8), “Job or Lithographic Printing,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 [~~300~~] square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 23. That Subparagraph (C) of Paragraph (12), “Technical School,” of Section 51A-4.202, “Commercial and Business Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 25 square feet of classroom. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305. Any personal service uses accessory to a technical school must be parked to the personal service use parking requirement.”

SECTION 24. That Subparagraph (C) of Paragraph (3), “Metal Salvage Facility,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: The off-street parking requirement may be established in the ordinance granting the SUP, otherwise [~~One space for each 500 square feet of floor area;~~] a minimum of five spaces required. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 25. That Subparagraph (C) of Paragraph (5), “Outside Salvage or Reclamation,” of Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: The off-street parking requirement may be established in the ordinance granting the SUP, otherwise [One space for each 500 square feet of floor area;] a minimum of five spaces required. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 26. That Subparagraph (C) of Paragraph (3), “Child-Care Facility,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise o[Ø]ne space per 500 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 27. That Item (i), “Number of Spaces Required,” of Subparagraph (C) of Paragraph (4), “Church,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Number of spaces required. Except as provided in this paragraph, o[Ø]ne space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. For churches with less than 5,000 square feet in floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area is required. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 28. That Subparagraph (C) of Paragraph (16), “Library, Art Gallery, or Museum,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: For a library, one space per 500 square feet of floor area. For an art gallery or museum, one space per 600 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 29. That Subparagraph (C) of Paragraph (17), “Public or Private School,” of Section 51A-4.204, “Institutional and Community Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

- (i) One and one-half spaces for each kindergarten/elementary school classroom;
- (ii) Three and one-half spaces for each junior high/middle school classroom; and
- (iii) Nine and one-half spaces for each senior high school classroom.
- (iv) If an SUP is required for this use, the off-street parking requirement may be established in the ordinance granting the SUP.

(v) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 30. That Item (i) of Subparagraph (C) of Paragraph (5), “Multifamily,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Required off-street parking : One space per bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. ~~[for each 500 square feet of dwelling unit floor area within the building site.~~

~~(aa) Only the floor area within a dwelling unit (excluding balconies) is included in the calculation of required off-street parking.~~

~~(bb) Not less than one space nor more than two and one-half spaces are required for each dwelling unit in a multifamily structure over 36 feet in height.~~

~~(cc) Not less than one space nor more than two spaces are required for each dwelling unit in a multifamily structure over 36 feet in height.]”~~

SECTION 31. That Subparagraph (C) of Paragraph (5.2), “Retirement Housing,” of Subsection (b), “Specific Uses,” of Section 51A-4.209, “Residential Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One [0.7] space[s] per dwelling unit or suite, ~~plus one space per 300 square feet of floor area not in a dwelling unit or suite~~. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 32. That Subparagraph (C) of Paragraph (7), “Business School,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 25 square feet of classroom. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305. Any personal service uses accessory to a business school must be parked to the personal service use parking requirement.”

SECTION 33. That Item (iv) of Subparagraph (C) of Paragraph (7), “Commercial Amusement (Inside),” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(iv) Dance hall: one space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet this off-street parking requirement. No special exception may be granted to the parking requirements.”

SECTION 34. That Subparagraph (C) of Paragraph (6), “Car Wash,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Single unit-type car washes: n[~~N~~]one. Tunnel-type car washes must have three spaces. See the additional provisions [Subparagraph (E)] for off-street stacking requirements. No handicapped parking is required.”

SECTION 35. That Subparagraph (C) of Paragraph (12), “Furniture Store,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 500 square feet of floor area open to the public. One space per 1,000 square feet of floor area for storage or warehouse areas not open to the public. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 36. That Subparagraph (C) of Paragraph (14), “General Merchandise or Food Store Greater Than 3,500 Square Feet,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. One space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater, but less than 100,000 square feet. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 37. That Subparagraph (C) of Paragraph (14.1), “General Merchandise or Food Store 100,000 Square Feet or More,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 300 [~~200~~] square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 38. That Subparagraph (C) of Paragraph (15), “Home Improvement Center, Lumber, Brick or Building Materials Sales Yard,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 275 [~~200~~] square feet of retail floor area, plus one space per 1,000 square feet of site area exclusive of parking area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 39. That Subparagraph (B) of Paragraph (28), “Taxidermist,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(B) Districts permitted: By right in CS, [~~and~~] central area, and industrial districts.”

SECTION 40. That Subparagraph (C) of Paragraph (28), “Taxidermist,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space per 600 [~~300~~] square feet of floor area. If more than ten off-street-parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.”

SECTION 41. That Subparagraph (C) of Paragraph (7), “Mini-Warehouse,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: Six spaces are required. Spaces may not be used for outside storage. [~~One space per 3,000 square feet of floor area.~~] No handicapped parking is required.”

SECTION 42. That Item (i) of Subparagraph (C) of Paragraph (8), “Office Showroom/Warehouse,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Required off-street parking:

(aa) Office: One space per 333 square feet of floor area.

(bb) Showroom/warehouse: One space per 1,000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area in excess of 20,000 square feet.

SECTION 43. That Subparagraph (C) of Paragraph (9), “Outside Storage,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking: One space for each 5,000 [~~2,000~~] square feet of site area exclusive of parking area up to a maximum of five required spaces; a minimum of one space is required. [~~If more than ten off street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]”~~

SECTION 44. That Subparagraph (C) of Paragraph (1), “Accessory Community Center (Private),” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Required off-street parking:

(i) Except as provided in this section, o[Ø]ne space for each 100 square feet of floor area.

(ii) No off-street parking is required if this use is accessory to a multifamily use and is used primarily by residents.”

SECTION 45. That Paragraph (1) of Subsection (a), “Special Exception: Parking Demand,” of Section 51A-4.311, “Special Exceptions,” of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) The board may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. Except as otherwise provided in this paragraph, the maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights. For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 75 [~~50~~] percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights. Applicants may seek a special exception to parking requirements under this section and an administrative parking reduction under Section 51A-4.313. The greater reduction will apply. Reductions may not be combined.”

SECTION 46. That Subsection (a), “Special Exception: Parking Demand,” of Section 51A-4.311, “Special Exceptions,” of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (7) to read as follows:

“(7) The board shall not grant a special exception under Paragraph (1) to reduce the number of off-street parking spaces required for a dance hall.”

SECTION 47. That Sections 51A-4.313 through 51A-4.319 of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding Section 51A-4.313, “Administrative Parking Reduction,” to read as follows:

“SEC[S]. 51A-4.313. ADMINISTRATIVE PARKING REDUCTION.”

(a) The director may grant a reduction in the number of off-street parking spaces required under this article for specific uses if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. The maximum reduction authorized by this section for specific uses is:

<u>Use</u>	<u>Maximum Administrative Reduction</u>
<u>Business school</u>	<u>25 percent</u>
<u>Technical school</u>	<u>25 percent</u>
<u>Industrial (inside)</u>	<u>50 percent</u>
<u>Industrial (outside)</u>	<u>50 percent</u>
<u>Office uses</u>	<u>20 percent</u>
<u>Country club with private membership</u>	<u>25 percent</u>
<u>Private recreation center, club, or area</u>	<u>25 percent</u>
<u>Public or private school not granted by SUP</u>	<u>35 percent</u>
<u>Commercial amusement (outside)</u>	<u>50 percent</u>
<u>Retail and personal service uses within a 1,200 feet walking distance of a platform of a rail transit station</u>	<u>20 percent</u>

Other issues:

- Exclude restaurants and bar, lounge, and taverns?
- Should this include rail trolley?
- Residential proximity?

<u>Office showroom/warehouse for a showroom/warehouse greater than 100,000 square feet</u>	<u>25 percent</u>
<u>Trade center</u>	<u>25 percent</u>
<u>Warehouse greater than 100,000 square feet</u>	<u>50 percent (up to 75 percent if the requirement of Subsection (d)(3) is complied with)</u>
<u>Museum/art gallery</u>	<u>50 percent</u>

Note: Applicants may seek a special exception to parking requirements under Section 51A-4.311 and an administrative parking reduction under this section. The greater reduction will apply. Reductions may not be combined.

(b) In determining whether to grant a reduction under Subsection (a), the director shall consider the following factors:

(1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.

(2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.

(3) The number of individuals employed on the site of the occupancy for which the reduction is requested.

(4) The number of company vehicles parked on the site of the occupancy for which the reduction is requested.

(5) Whether or not the subject property or the surrounding properties are part of a modified delta overlay district.

(6) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(7) The availability of alternative transportation modes and availability, access, and distance to public transit and the likelihood of their use.

(8) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(9) The impact on adjacent residential uses.

(c) In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is amended, changed, or terminated.

(d) In granting a reduction under Subsection (a), the director may:

(1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;

(2) impose restrictions on access to or from the subject property;

(3) require that adequate lot area be available to comply with standard parking requirements; or

(4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

(e) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.

(f) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in the text or development plan of an ordinance establishing or amending a planned development district. This prohibition does not apply when:

(1) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes reference to the existing off-street parking regulations in Chapter 51 or this chapter; and

(2) the regulations governing that planned development district expressly authorize the director to grant the reduction.

SECS. 51A-4.314
THRU 51A-4.319.

RESERVED.”

SECTION 48. That Subparagraph (A) of Paragraph (5), “Parking Lot Trees,” of Subsection (b), “Other Uses,” of Section 51A-10.125, “Mandatory Landscaping Requirements,” of Division 51A-10.120, “Landscaping,” of Article X, “Landscape and Tree Preservation Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(A) No required parking space may be located more than 120 feet from the trunk of a large canopy tree. No parking space in excess of required parking may be located more than 100 feet from the trunk of a large canopy tree, and the tree must be located in a landscape area of a minimum of 120 square feet. Each tree required by this subparagraph must have a caliper of at least two inches and may not be planted closer than two and one-half feet to the paved portion of the parking lot.”

SECTION 49. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code

SECTION 50. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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

SECTION 52. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 53. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____