



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 20, 2011
AGENDA

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

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

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

BRIEFINGS:

Briefing on Political Activity

Casey Burgess, Assistant City Attorney

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

1. **S101-028**
(District 11)
An application to replat a 4.8071 acre tract of land into one 1.8723 acre lot, one 1.0048 acre lot, one 1.0372 acre lot and one 0.829 acre lot at the northwest corner of Town Center Blvd. (private drive) and Montfort Drive
Applicant/Owner: WXIII/PWM Real Estate, LP
Surveyor: Burger Engineering, Inc.
Application Filed: December 22, 2010
Zoning: PD 614, Tr. 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
2. **S101-029**
(District 3)
An application to create a 0.871 acre lot in City Block 5967 on 2425 W. Illinois Avenue west of Hampton Road
Applicant/Owner: O'Reilly Automotive, Inc.
Surveyor: Huitt-Zollars Inc.
Application Filed: December 22, 2010
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

3. **S101-031**
(District 13) An application to create one 3.8020 acre lot and one 3.2800 acre lot from a 7.08216 acre lot in City Block 6406 on property located on Forest Lane at Cox Lane, northwest corner
Applicant/Owner: Forest & Marsh Lanes Shopping Center, Ltd.
Surveyor: Ferguson-Deere, Inc.
Application Filed: December 28, 2010
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
4. **S101-032**
(District 2) An application to replat all of Lots 11, 12, 13 and 14 in City Block 13/1080 into one 0.615 acre lot located at the west corner of 812 – 820 Ann Avenue at Parry Avenue
Owner: Jose J. Macias
Surveyor: Xavier Chapa
Application Filed: December 28, 2010
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items:

5. **S101-030**
(District 14) An application to replat a 0.712 acre tract of land containing all of Lot 1 and a private park in City Block 16/4952 in the Greenway Parks Addition at 5366 Drane Dr. and Greenway Blvd.
Owner: Nancy Kerr
Surveyor: C.B.G. Surveying
Application Filed: December 27, 2010
Zoning: CD 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M101-005**
Richard Brown
(CC District 14) Minor amendment to the development plan and landscape plan for Planned Development District No. 375 for Mixed Uses on property generally bounded by Lemmon Avenue East, the eastern half of the abandoned portion of Howell Street, and Lemmon Avenue West.
Staff Recommendation: **Approval**
Applicant: Duke Realty, L. P.
Representative: Daniel Dewey

M101-006

Richard Brown
(CC District 14)

Minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 85 for Surface parking and O-2 Office-2 Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the abandoned portion of Howell Street, Lemmon Avenue East, and Lemmon Avenue West

Staff Recommendation: **Approval**

Applicant: Duke Realty, L. P.

Representative: Daniel Dewey

Zoning Cases – Individual

1. **Z090-230(RB)**

Richard Brown
(CC District 2)

An application for a Specific Use Permit for a Bail bonds office on property zoned as Planned Development District No. 784, the Trinity River Corridor Special Purpose District, located at the southeast corner of Reunion Boulevard and the Riverfront Boulevard.

Staff Recommendation: **Hold under advisement** until February 3, 2011

Applicant: Jullis Acosta Mata

Representative: Santos Martinez

Zoning Cases – Under Advisement

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

Richard Brown
(CC District 2)

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

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

Applicant: Texas Bail Bonds

Representative: Santos Martinez

U/A From: January 6, 2011

3. **Z090-220(RB)**

Richard Brown
(CC District 8)

An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an RR Regional Retail District, on the northwest line of Marvin D. Love Freeway, southwest of Camp Wisdom Road.

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

Applicant: TreCo, Ltd.; Owner

Representative: Tre Black

U/A From: November 18, 2010

4. **Z090-237(RB)**
Richard Brown
(CC District 14)
- An application for an amendment to the development plan and conditions for Planned Development District No. 543 for a Public school and R-7.5(A) Single Family District Uses, with Historic District Designation (H/53 and H/120) on property bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley
U/A From: December 2, 2010
5. **Z090-223(WE)**
Warren Ellis
(CC District 14)
- An application for GR General Retail Subdistrict and deed restrictions volunteered by the applicant on property zoned an O-2 Office Subdistrict with a D Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Welbourn Street.
Staff Recommendation: **Approval**, subject to the deed restrictions volunteered by the applicant and retention of the D Dry Liquor Control Overlay.
Applicant: David Shuford
Representative: Gregg A. Smith
U/A From: November 18, 2010
6. **Z090-239(WE)**
Warren Ellis
(CC District 6)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the southeast corner of Marine Way and Stillwell Boulevard.
Staff Recommendation: **Approval**
Applicant: Guillermo Fonseca
Representative: Jorge Barragan
U/A From: January 6, 2011
7. **Z101-108(MG)**
Michael Grace
(CC District 13)
- An application for a Specific Use Permit for Tower/antenna for cellular communication on property zoned an R-16(A) Single Family District on the east line of Marsh Lane, south of Cox Lane.
Staff Recommendation: **Denial**
Applicant: Lovell Family LTD (Robert Lovell)
Representative: Vincent Gerard & Associates
U/A From: December 16, 2010

Development Code Amendment

DCA090-008
David Cossum

Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to digital detached non-premise signs (billboards).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

DCA090-005
David Cossum

Consideration of amendments to Article IV, "Use Regulations," of Chapter 51 and Chapter 51A, the Dallas Development Code, to create an alternative financial establishment use, establishing what districts the use will be permitted in and providing appropriate regulations for the use.

Staff Recommendation: **Approval**

ZOC Recommendation: **Denial**

Other Matters

Minutes: December 16, 2010 and January 6, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

No Committee meetings scheduled.

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 20, 2011****FILE NUMBER:** S101-028**Subdivision Administrator:** Paul Nelson**LOCATION:** Town Center Blvd. (private drive) and Montfort Drive, northwest corner**DATE FILED:** December 22, 2010**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 4.8071 ac. **MAPSCO:** 14D**APPLICANT/OWNER:** WXIII/PWM Real Estate, LP

REQUEST: An application to replat a 4.8071 acre tract of land into one 1.8723 acre lot, one 1.0048 acre lot, one 1.0372 acre lot and one 0.8929 acre at the northwest corner of Town Center Blvd. (private drive) and Montfort Drive.

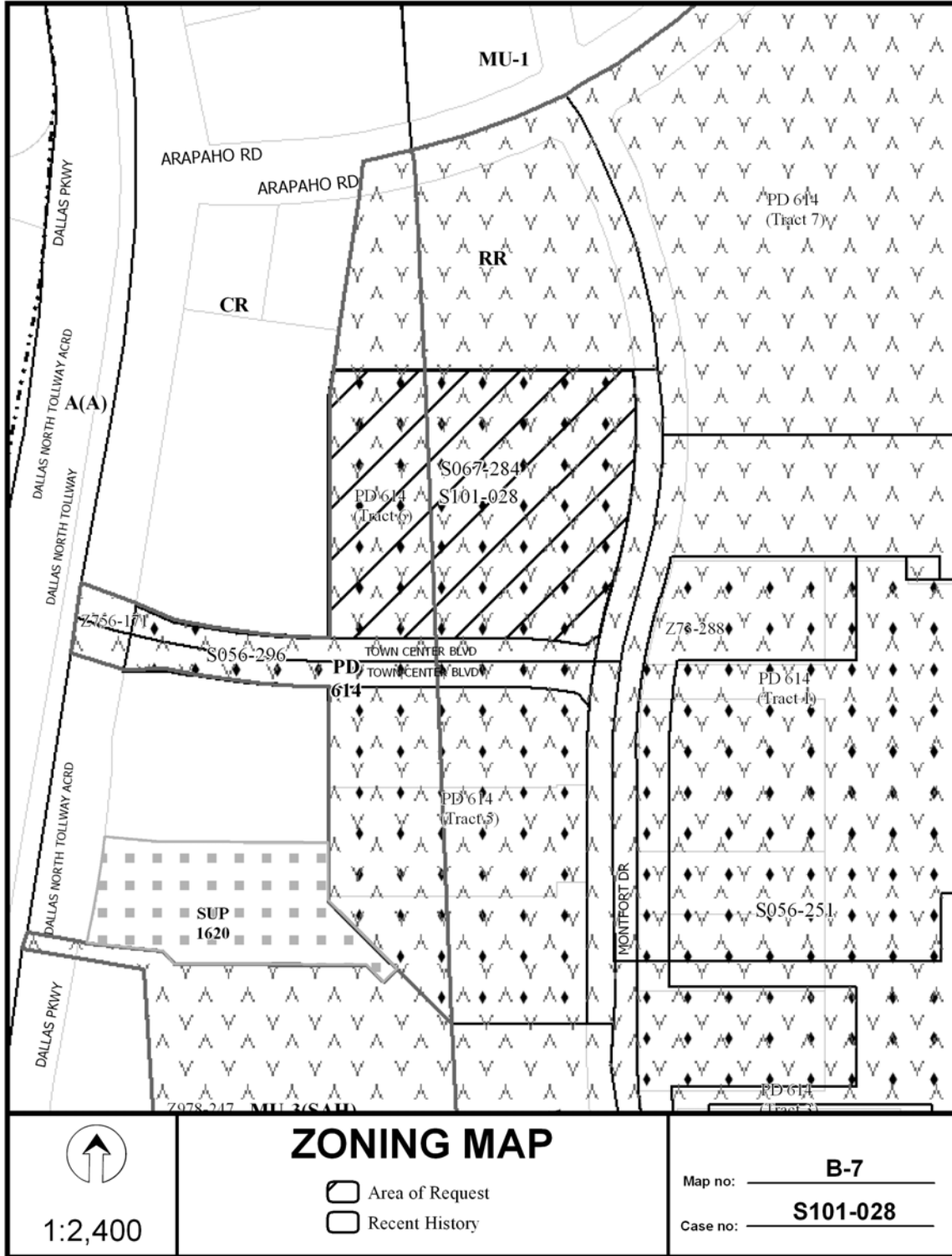
SUBDIVISION HISTORY:

1. S067-284 was an application to replat a 6.228 acre tract of land in City Block B/8222 into one 4.807 acre lot and one 1.421 acre common area on Montfort Drive between Belt Line Road and Arapaho Road and was approved October 25, 2007 and recorded on December 11, 2007.
2. S056-296 was an application to replat an 11.041 acre tract of land containing all of Lot 4 into five lots of 1.568, 1.683, 1.562, 1.421 and 4.807 acres in Block B/8222 on Montfort Drive between Belt Line Road and Arapaho Road. Approved July 13, 2006 and recorded on March 9, 2007.

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

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 4 lots.
 9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
 10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
 11. On the final plat dedicate 45 feet of ROW from the established centerline of Montfort Drive.
 12. On the final plat remove the street name from the contiguous common area.
 13. On the final plat remove abandoned easements, etc. shown on prior plat.
 14. On the final plat add the note from the most recent plat of the property regarding adjacent Lot 4E.
 15. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
 16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
 17. Water/wastewater main extension is required by Private Development Contract.
 18. On the final plat show the abandonment area created by Ordinance No. 27913 and show the recording information for Instrument No. 201000184251; this abandonment does not extend to "Town Center Blvd."
 19. On the final plat label the lot as Lots 4G, 4H, 4J and 4K, City Block B/8222.





CITY PLAN COMMISSION**THURSDAY, JANUARY 20, 2011****FILE NUMBER:** S101-029**Subdivision Administrator:** Paul Nelson**LOCATION:** 2425 W. Illinois Avenue, west of Hampton Road**DATE FILED:** December 22, 2010**ZONING:** CR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.871 ac.**MAPSCO:** 53V**APPLICANT/OWNER:** O'Reilly Automotive, Inc.

REQUEST: An application to create a 0.871 acre lot in City Block 5967 on 2425 W. Illinois Avenue west of Hampton Road.

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

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

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

10. On the final plat dedicate 50 feet of ROW from the established centerline of Illinois Avenue.
11. On the final plat remove the "15' setback " from the face of the plat.
12. On the final plat if the car wash structure remains the boundary of the plat will need to be modified or the structure removed prior to recording the final plat.
13. If the existing wall is to remain there will need to be a wall easement on the final plat.
14. On the final plat add the following note: "No building permit can be issued that uses Instrument number 201000268042 as the required minimum 10 feet of street frontage for a "Building Site." The easement is a broad access easement that covers the entire property.
15. 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.
16. Water/wastewater main extension may be required by Private Development Contract.
17. On the final plat Change "Franklin Avenue" to "Franklin Street".
20. On the final plat label the lot as Lot 2, City Block B/5967.

CITY PLAN COMMISSION**THURSDAY, JANUARY 20, 2011****FILE NUMBER:** S101-031**Subdivision Administrator:** Paul Nelson**LOCATION:** Forest Lane at Cox Lane, northwest corner**DATE FILED:** December 28, 2010**ZONING:** CR**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 7.08216 ac. **MAPSCO:** 14W**APPLICANT/OWNER:** Forest & Marsh Lane Shopping Centers, Ltd.

REQUEST: An application to create one 3.8020 acre lot and one 3.2800 acre lot in City Block 6406 on property located on Forest Lane at Cox Lane, northwest corner.

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

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

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the city.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. 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. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."

11. On the final plat show all recording information for all existing easements within 150 feet of the property boundary.
12. On the final plat show all additions or tracts of land within 150 feet the property.
13. On the final plat the property owner must sign the final plat, not the Lessee.
14. Verify that buildings, adjacent to the north property line do not overlie the proposed lot lines.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
17. On the final plat label the lots as Lots 6 and 7, City Block A/6406.

CITY PLAN COMMISSION**THURSDAY, JANUARY 20, 2011****FILE NUMBER:** S101-032**Subdivision Administrator:** Paul Nelson**LOCATION:** 812 – 820 Ann Avenue at Parry Avenue, west corner**DATE FILED:** December 28, 2010**ZONING:** CS**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.615 ac.**MAPSCO:** 46K**APPLICANT/OWNER:** Jose J. Macias

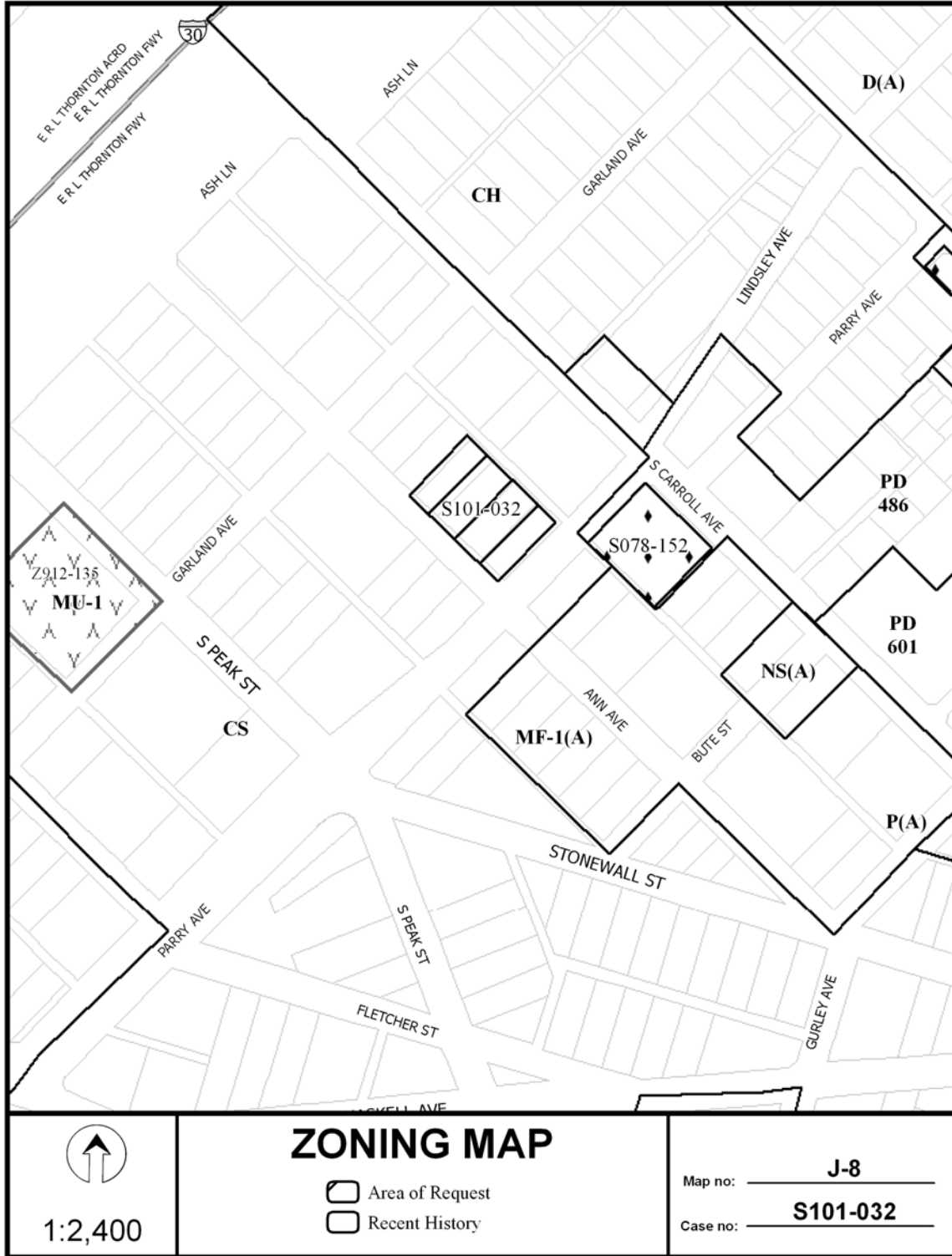
REQUEST: An application to replat all of Lots 11, 12, 13 and 14 in City Block 13/1080 into one 0.615 acre lot located at the west corner of 812 – 820 Ann Avenue at Parry Avenue.

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


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

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

10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. On the final plat dedicate 28 feet of ROW from the established centerline, or dedicate a street easement, or Public Utility and Sidewalk Easement to equal 28 feet from the established centerline of Ann Avenue.
12. On the final plat dedicate a 10 foot by 10 foot corner clip at Ann Avenue and Parry Avenue.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Parry Avenue and the alley.
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. On the final plat label the lot as Lot 11A, City Block 13/1080.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> J-8 </u> Case no: <u> S101-032 </u>
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DATE: January 11, 2011

CITY PLAN COMMISSION**THURSDAY, JANUARY 6, 2011****FILE NUMBER:** S101-030**Subdivision Administrator:** Paul Nelson**LOCATION:** 5366 Drane Drive at Greenway Boulevard**DATE FILED:** December 27, 2010**ZONING:** CD 10**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.712 ac. **MAPSCO:** 34H**APPLICANT/OWNER:** Nancy Kerr

REQUEST: An application to replat a 0.712 acre tract of land containing all of Lot 1 and a private park in City Block 16/4952 in the Greenway Parks Addition at 5366 Drane Dr. and Greenway Blvd.

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

STAFF RECOMMENDATION: The request complies with the CD 10 (Conservation District 10) district regulations and is similar in size to other lots in the area; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. 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. On the final plat show all additions or tracts of land within 150 feet of the property.
10. On the final plat change "20' alley" to "Private Parkway."

11. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
12. Water/wastewater main extension may be required by Private Development Contract.
13. On the final plat label the property as Lot 1A, City Block 16/4952.

FILE NUMBER: M101-005

DATE FILED: October 20, 2010

LOCATION: Property generally bounded by Lemmon Avenue East, the eastern half of the abandoned portion of Howell Street, and Lemmon Avenue West

COUNCIL DISTRICT: 14

MAPSCO: 45 C

SIZE OF REQUEST: Approx. 1.27 Acres

CENSUS TRACT: 7.01

APPLICANT/OWNER: Duke Realty, L. P.

REPRESENTATIVE: Daniel Dewey

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan and Landscape Plan

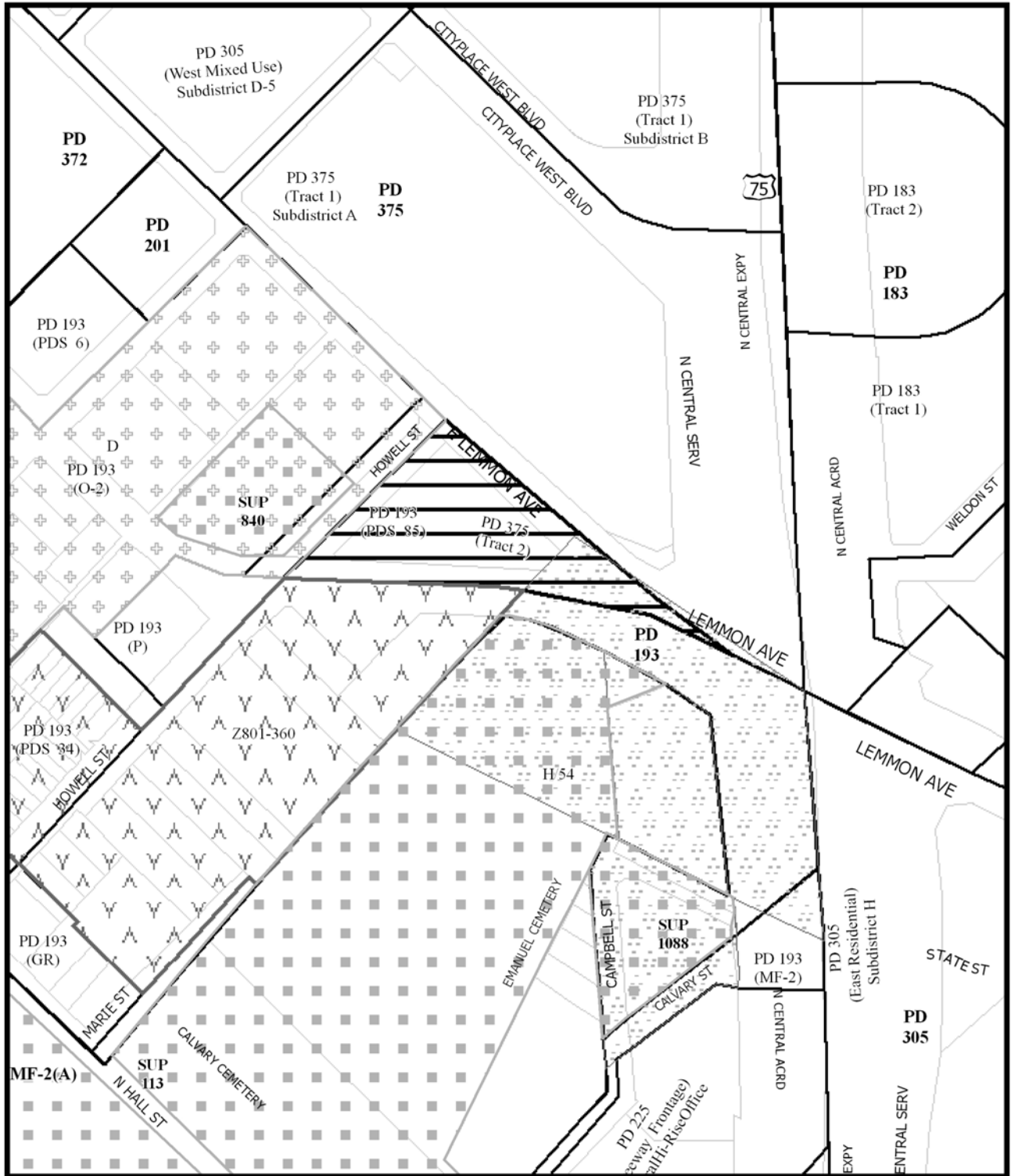
On November 11, 1992, the City Council passed Ordinance No. 21480 which established Planned Development District No. 375 for Mixed Uses on property inclusive of the above referenced parcel. The PDD was subsequently amended by Ordinance No. 27611 providing for this portion of Tract II to be revised to address the future redevelopment of an existing hospital.

The Tract II portion was approved with a conceptual plan, with ordinance provisions requiring CPC approval of a development plan and landscape plan prior to any construction. On November 19, 2009, the City Plan Commission approved a development plan and landscape plan for the reconstructed hospital.

At this time, the property owner has submitted an application for a minor amendment to the above referenced plans to provide for revised ingress geometry and relocation of an on-site utility structure. Landscaping within this portion of the site has been adjusted to accommodate the revised improvements.

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

STAFF RECOMMENDATION: Approval



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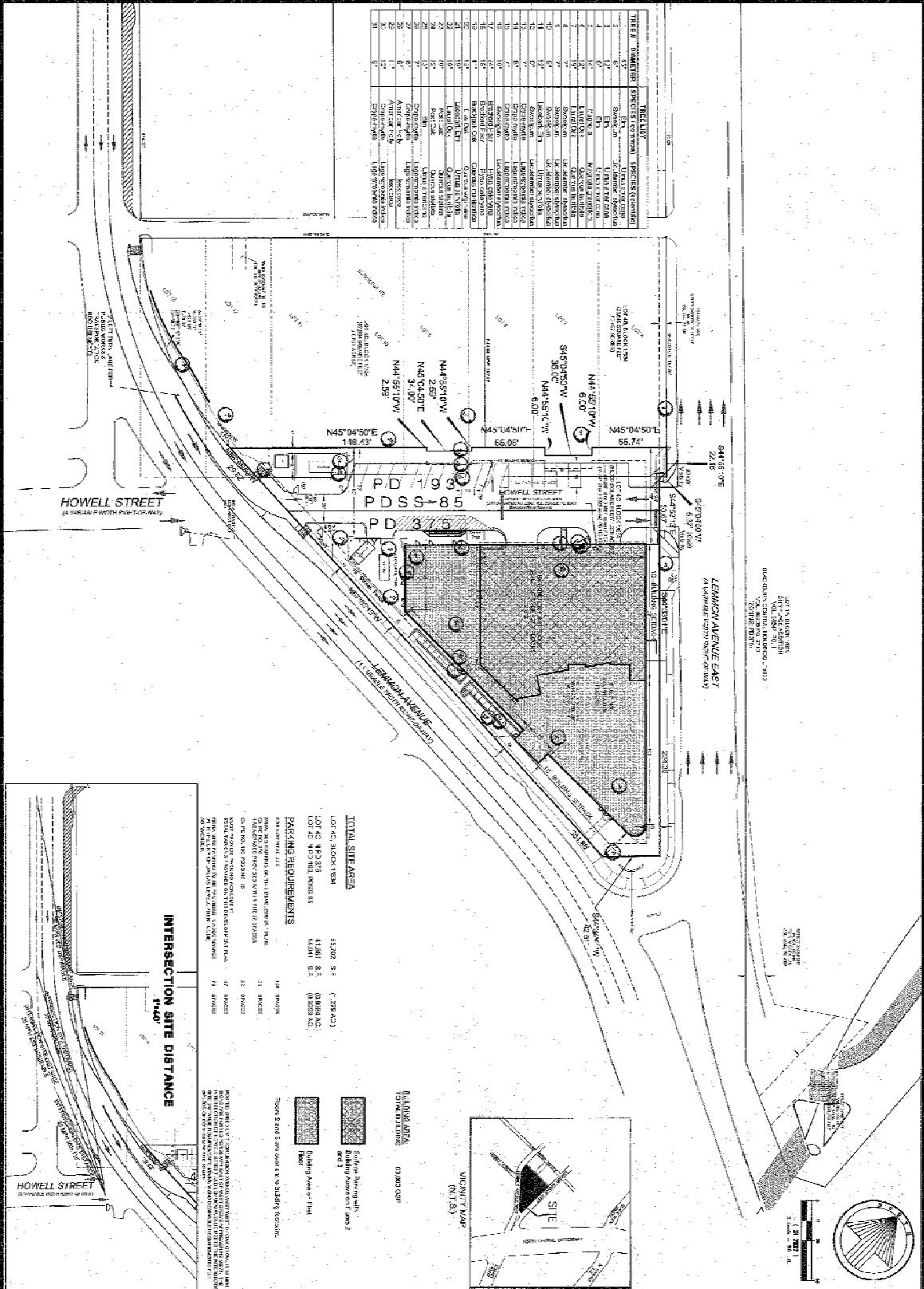
ZONING MAP

Map no: I-7

Case no: M101-005

DATE: October 28, 2010

LINE #	BEARING	DISTANCE	DESCRIPTION
1	N45°04'50"E	55.74'	LEMMON AVENUE EAST
2	S84°59'10"W	72.81'	LEMMON AVENUE EAST
3	S84°59'10"W	72.81'	LEMMON AVENUE EAST
4	S84°59'10"W	72.81'	LEMMON AVENUE EAST
5	S84°59'10"W	72.81'	LEMMON AVENUE EAST
6	S84°59'10"W	72.81'	LEMMON AVENUE EAST
7	S84°59'10"W	72.81'	LEMMON AVENUE EAST
8	S84°59'10"W	72.81'	LEMMON AVENUE EAST
9	S84°59'10"W	72.81'	LEMMON AVENUE EAST
10	S84°59'10"W	72.81'	LEMMON AVENUE EAST
11	S84°59'10"W	72.81'	LEMMON AVENUE EAST
12	S84°59'10"W	72.81'	LEMMON AVENUE EAST
13	S84°59'10"W	72.81'	LEMMON AVENUE EAST
14	S84°59'10"W	72.81'	LEMMON AVENUE EAST
15	S84°59'10"W	72.81'	LEMMON AVENUE EAST
16	S84°59'10"W	72.81'	LEMMON AVENUE EAST
17	S84°59'10"W	72.81'	LEMMON AVENUE EAST
18	S84°59'10"W	72.81'	LEMMON AVENUE EAST
19	S84°59'10"W	72.81'	LEMMON AVENUE EAST
20	S84°59'10"W	72.81'	LEMMON AVENUE EAST
21	S84°59'10"W	72.81'	LEMMON AVENUE EAST
22	S84°59'10"W	72.81'	LEMMON AVENUE EAST
23	S84°59'10"W	72.81'	LEMMON AVENUE EAST
24	S84°59'10"W	72.81'	LEMMON AVENUE EAST
25	S84°59'10"W	72.81'	LEMMON AVENUE EAST
26	S84°59'10"W	72.81'	LEMMON AVENUE EAST
27	S84°59'10"W	72.81'	LEMMON AVENUE EAST
28	S84°59'10"W	72.81'	LEMMON AVENUE EAST
29	S84°59'10"W	72.81'	LEMMON AVENUE EAST
30	S84°59'10"W	72.81'	LEMMON AVENUE EAST
31	S84°59'10"W	72.81'	LEMMON AVENUE EAST
32	S84°59'10"W	72.81'	LEMMON AVENUE EAST
33	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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50	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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52	S84°59'10"W	72.81'	LEMMON AVENUE EAST
53	S84°59'10"W	72.81'	LEMMON AVENUE EAST
54	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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62	S84°59'10"W	72.81'	LEMMON AVENUE EAST
63	S84°59'10"W	72.81'	LEMMON AVENUE EAST
64	S84°59'10"W	72.81'	LEMMON AVENUE EAST
65	S84°59'10"W	72.81'	LEMMON AVENUE EAST
66	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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68	S84°59'10"W	72.81'	LEMMON AVENUE EAST
69	S84°59'10"W	72.81'	LEMMON AVENUE EAST
70	S84°59'10"W	72.81'	LEMMON AVENUE EAST
71	S84°59'10"W	72.81'	LEMMON AVENUE EAST
72	S84°59'10"W	72.81'	LEMMON AVENUE EAST
73	S84°59'10"W	72.81'	LEMMON AVENUE EAST
74	S84°59'10"W	72.81'	LEMMON AVENUE EAST
75	S84°59'10"W	72.81'	LEMMON AVENUE EAST
76	S84°59'10"W	72.81'	LEMMON AVENUE EAST
77	S84°59'10"W	72.81'	LEMMON AVENUE EAST
78	S84°59'10"W	72.81'	LEMMON AVENUE EAST
79	S84°59'10"W	72.81'	LEMMON AVENUE EAST
80	S84°59'10"W	72.81'	LEMMON AVENUE EAST
81	S84°59'10"W	72.81'	LEMMON AVENUE EAST
82	S84°59'10"W	72.81'	LEMMON AVENUE EAST
83	S84°59'10"W	72.81'	LEMMON AVENUE EAST
84	S84°59'10"W	72.81'	LEMMON AVENUE EAST
85	S84°59'10"W	72.81'	LEMMON AVENUE EAST
86	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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89	S84°59'10"W	72.81'	LEMMON AVENUE EAST
90	S84°59'10"W	72.81'	LEMMON AVENUE EAST
91	S84°59'10"W	72.81'	LEMMON AVENUE EAST
92	S84°59'10"W	72.81'	LEMMON AVENUE EAST
93	S84°59'10"W	72.81'	LEMMON AVENUE EAST
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96	S84°59'10"W	72.81'	LEMMON AVENUE EAST
97	S84°59'10"W	72.81'	LEMMON AVENUE EAST
98	S84°59'10"W	72.81'	LEMMON AVENUE EAST
99	S84°59'10"W	72.81'	LEMMON AVENUE EAST
100	S84°59'10"W	72.81'	LEMMON AVENUE EAST



TOTAL SITE AREA	
LOT 42, BLOCK 108	3,102.94 (7.28 AC)
LOT 43, BLOCK 108	4,168.81 (9.52 AC)
LOT 44, BLOCK 108	4,381.91 (10.03 AC)
LOT 45, BLOCK 108	4,381.91 (10.03 AC)
LOT 46, BLOCK 108	4,381.91 (10.03 AC)
LOT 47, BLOCK 108	4,381.91 (10.03 AC)
LOT 48, BLOCK 108	4,381.91 (10.03 AC)
LOT 49, BLOCK 108	4,381.91 (10.03 AC)
LOT 50, BLOCK 108	4,381.91 (10.03 AC)
LOT 51, BLOCK 108	4,381.91 (10.03 AC)
LOT 52, BLOCK 108	4,381.91 (10.03 AC)
LOT 53, BLOCK 108	4,381.91 (10.03 AC)
LOT 54, BLOCK 108	4,381.91 (10.03 AC)
LOT 55, BLOCK 108	4,381.91 (10.03 AC)
LOT 56, BLOCK 108	4,381.91 (10.03 AC)
LOT 57, BLOCK 108	4,381.91 (10.03 AC)
LOT 58, BLOCK 108	4,381.91 (10.03 AC)
LOT 59, BLOCK 108	4,381.91 (10.03 AC)
LOT 60, BLOCK 108	4,381.91 (10.03 AC)
LOT 61, BLOCK 108	4,381.91 (10.03 AC)
LOT 62, BLOCK 108	4,381.91 (10.03 AC)
LOT 63, BLOCK 108	4,381.91 (10.03 AC)
LOT 64, BLOCK 108	4,381.91 (10.03 AC)
LOT 65, BLOCK 108	4,381.91 (10.03 AC)
LOT 66, BLOCK 108	4,381.91 (10.03 AC)
LOT 67, BLOCK 108	4,381.91 (10.03 AC)
LOT 68, BLOCK 108	4,381.91 (10.03 AC)
LOT 69, BLOCK 108	4,381.91 (10.03 AC)
LOT 70, BLOCK 108	4,381.91 (10.03 AC)
LOT 71, BLOCK 108	4,381.91 (10.03 AC)
LOT 72, BLOCK 108	4,381.91 (10.03 AC)
LOT 73, BLOCK 108	4,381.91 (10.03 AC)
LOT 74, BLOCK 108	4,381.91 (10.03 AC)
LOT 75, BLOCK 108	4,381.91 (10.03 AC)
LOT 76, BLOCK 108	4,381.91 (10.03 AC)
LOT 77, BLOCK 108	4,381.91 (10.03 AC)
LOT 78, BLOCK 108	4,381.91 (10.03 AC)
LOT 79, BLOCK 108	4,381.91 (10.03 AC)
LOT 80, BLOCK 108	4,381.91 (10.03 AC)
LOT 81, BLOCK 108	4,381.91 (10.03 AC)
LOT 82, BLOCK 108	4,381.91 (10.03 AC)
LOT 83, BLOCK 108	4,381.91 (10.03 AC)
LOT 84, BLOCK 108	4,381.91 (10.03 AC)
LOT 85, BLOCK 108	4,381.91 (10.03 AC)
LOT 86, BLOCK 108	4,381.91 (10.03 AC)
LOT 87, BLOCK 108	4,381.91 (10.03 AC)
LOT 88, BLOCK 108	4,381.91 (10.03 AC)
LOT 89, BLOCK 108	4,381.91 (10.03 AC)
LOT 90, BLOCK 108	4,381.91 (10.03 AC)
LOT 91, BLOCK 108	4,381.91 (10.03 AC)
LOT 92, BLOCK 108	4,381.91 (10.03 AC)
LOT 93, BLOCK 108	4,381.91 (10.03 AC)
LOT 94, BLOCK 108	4,381.91 (10.03 AC)
LOT 95, BLOCK 108	4,381.91 (10.03 AC)
LOT 96, BLOCK 108	4,381.91 (10.03 AC)
LOT 97, BLOCK 108	4,381.91 (10.03 AC)
LOT 98, BLOCK 108	4,381.91 (10.03 AC)
LOT 99, BLOCK 108	4,381.91 (10.03 AC)
LOT 100, BLOCK 108	4,381.91 (10.03 AC)

CWS LEMMON ADDITION - MARY SHEILS HOSPITAL
2731 LEMMON AVENUE,
 LCIS 4B, 4C, and 4D, BLOCK 17634
 Dallas, Texas 75204

MINOR AMENDMENT DEVELOPMENT PLAN

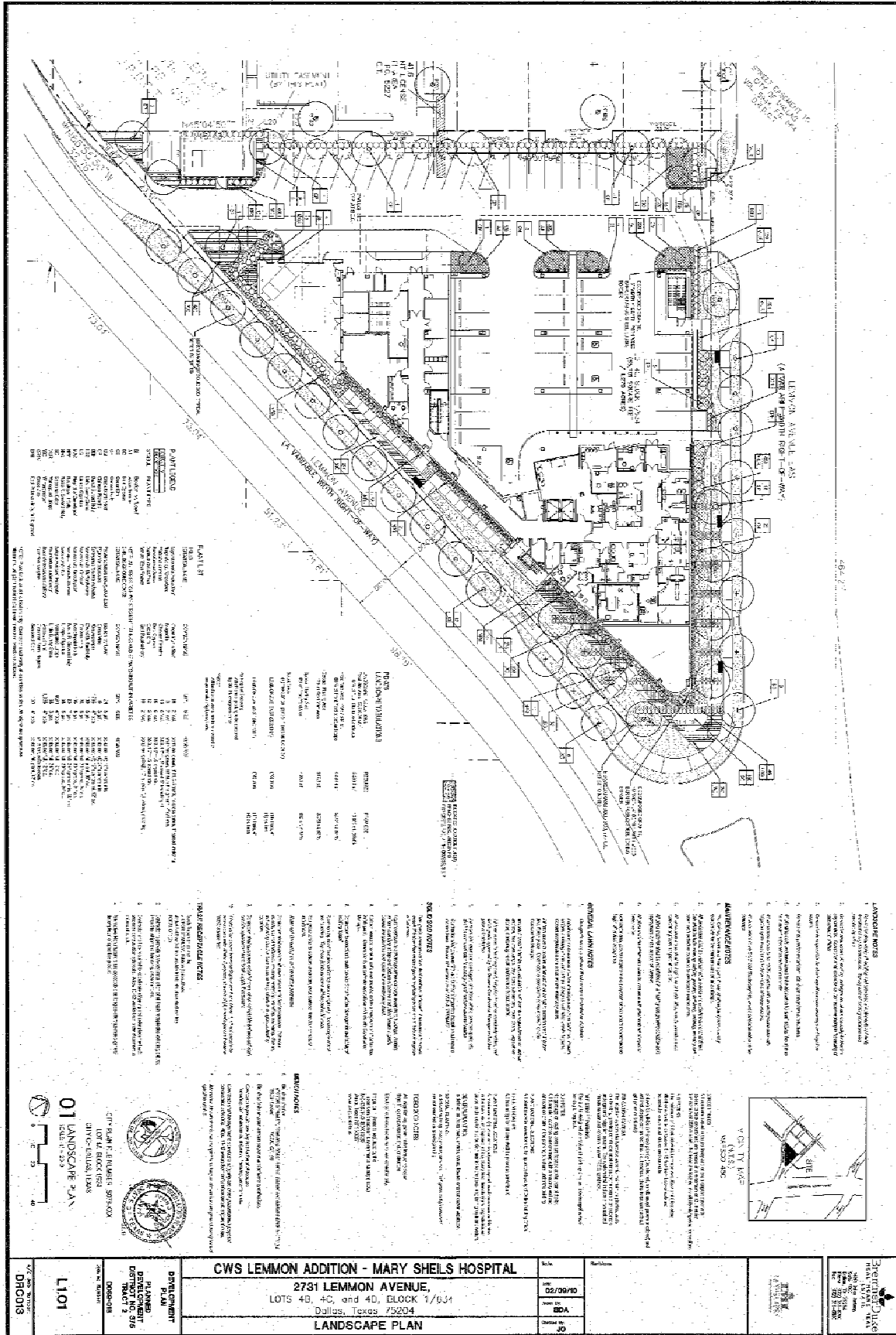
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 Date: 08-20-10
 Case No: 100

DBI
 DALLAS COUNTY
 PLANNING DEPARTMENT
 1200 MARSHALL AVENUE
 DALLAS, TEXAS 75201
 TEL: 972-720-7000
 FAX: 972-720-7001
 WWW.DBI.DALLAS.TX

PLANNING DEPARTMENT
 DATED: 08/20/10
 FILED: 08/20/10
 DBO-001

DP-1
 1001 N. TEXAS
 DHO-018

Proposed Development Plan



PLANTING

SYMBOL	PLANTING
(Symbol)	Plant Name
(Symbol)	Plant Name

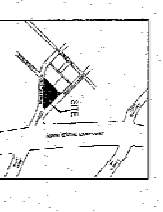
PLANT LIST

SYMBOL	PLANT NAME	PLANTING
(Symbol)	Plant Name	Planting Details
(Symbol)	Plant Name	Planting Details

LANDSCAPE NOTES

- Note 1: General site notes regarding plantings and materials.
- Note 2: Specific instructions for tree and shrub placement.
- Note 3: Details regarding irrigation systems and water features.
- Note 4: Instructions for hardscape materials and finishes.
- Note 5: Final site preparation and construction requirements.

- GENERAL LANDSCAPE NOTES**
1. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 2. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 3. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 4. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 5. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 6. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 7. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 8. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 9. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.
 10. All plantings shall be installed in accordance with the specifications and quantities shown on this plan.

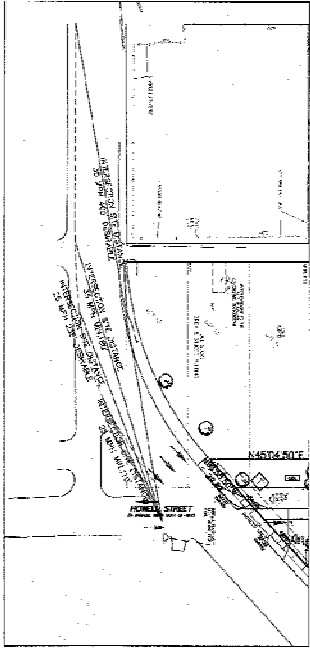
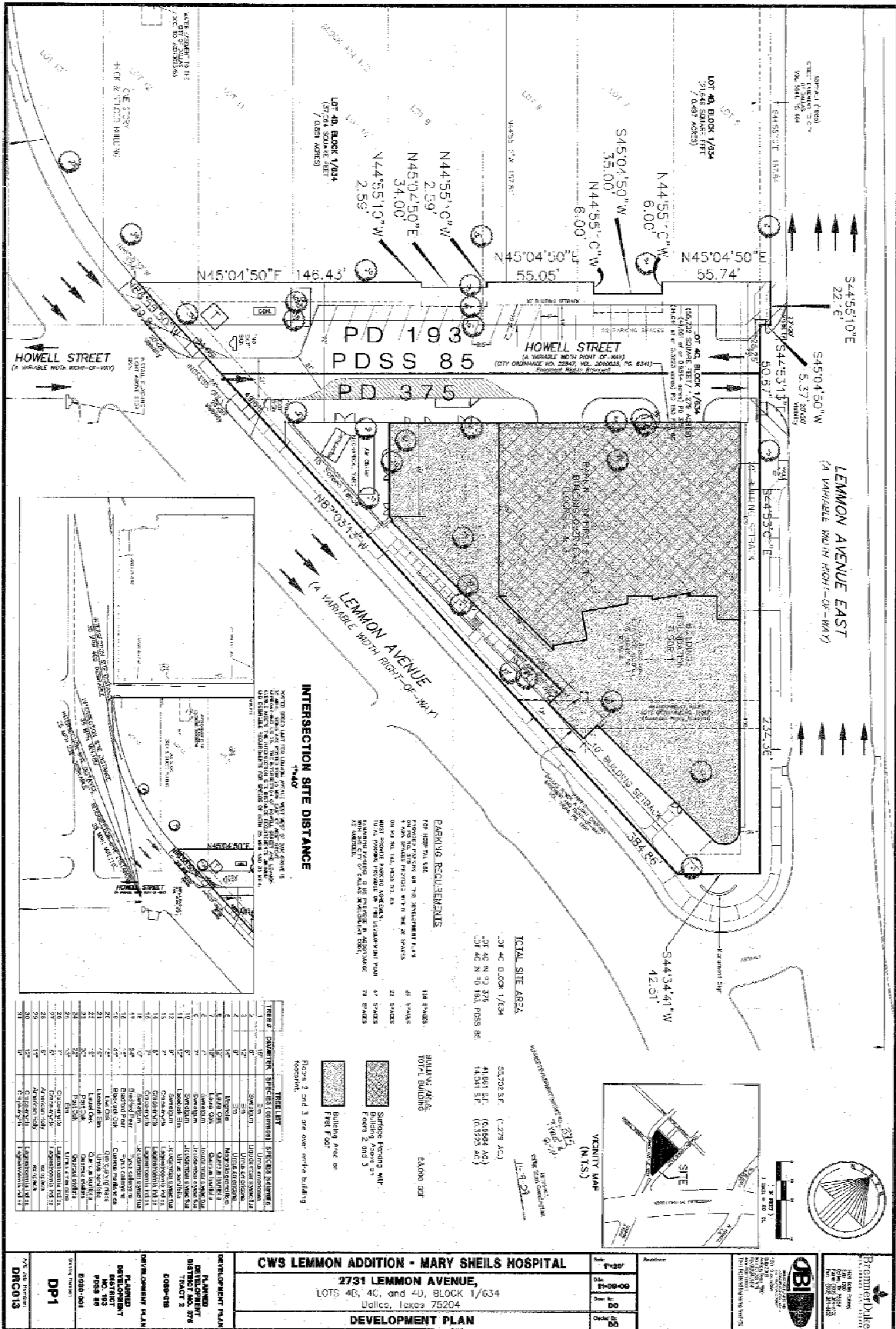


01 LANDSCAPE PLAN
 DISTRICT NO. 316
 TRACT 3

CWS LEMMON ADDITION - MARY SHELLS HOSPITAL
 2731 LEMMON AVENUE,
 LOTS 4B, 4C, and 4D, BLOCK 1/031
 Dallas, Texas 75204
LANDSCAPE PLAN

Scale: 1/8" = 1'-0"
 Date: 02/09/10
 Prepped by: BDA
 Checked by: [Signature]
 Project: [Signature]

PREPARED BY
 HASKELL ARCHITECTS
 1000 GULF FRIEDLAND BOULEVARD
 SUITE 400
 DALLAS, TEXAS 75201
 TEL: 214.805.8000
 FAX: 214.805.8001
 WWW.HASKELLARCHITECTS.COM



INTERSECTION SITE DISTANCE
1:400

NOTE: THIS PLAN IS A DEVELOPMENT PLAN AND DOES NOT CONSTITUTE A FINAL ENGINEERING DESIGN. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE PLAN FOR CONFORMANCE WITH THE CITY ORDINANCES AND LOCAL ORDINANCES AND HAS FOUND IT TO BE IN CONFORMANCE THEREWITH. THE ENGINEER HAS NOT CONDUCTED A VISUAL CHECK OF THE PLAN FOR CONFORMANCE WITH THE CITY ORDINANCES AND LOCAL ORDINANCES AND HAS FOUND IT TO BE IN CONFORMANCE THEREWITH.

PARKING REQUIREMENTS
 1.00 SPACES PER 100 SF OF GROSS FLOOR AREA
 2.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR RETAIL STORES
 3.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS
 4.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR MANUFACTURING PLANTS
 5.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR INDUSTRIAL BUILDINGS
 6.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR WAREHOUSES
 7.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR DISTRIBUTION CENTERS
 8.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR MULTIFAMILY HOUSING
 9.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR HOTELS
 10.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR RESTAURANTS
 11.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR THEATERS
 12.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR NIGHT CLUBS
 13.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR CASINOS
 14.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR GOLF COURSES
 15.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRPORTS
 16.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT TIE UPS
 17.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT SERVICE BUILDINGS
 18.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT PASSENGER BUILDINGS
 19.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT GATE BUILDINGS
 20.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT CONTROL BUILDINGS
 21.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT MAINTENANCE BUILDINGS
 22.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT STORAGE BUILDINGS
 23.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT FUEL TANKS
 24.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT SERVICE VEHICLES
 25.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT PASSENGER VEHICLES
 26.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT GATE VEHICLES
 27.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT CONTROL VEHICLES
 28.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT MAINTENANCE VEHICLES
 29.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT STORAGE VEHICLES
 30.00 SPACES PER 100 SF OF GROSS FLOOR AREA FOR AIRCRAFT FUEL TANKS

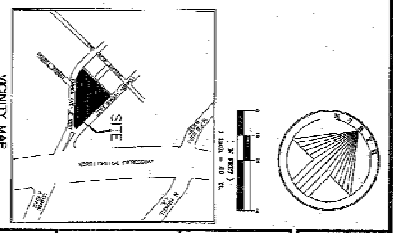
TOTAL SITE AREA
 437,421.00 SF (10.00 AC)
 437,421.00 SF (10.00 AC)
 437,421.00 SF (10.00 AC)

BLDG. AREA
 141,801.00 SF (3.22 AC)
 141,801.00 SF (3.22 AC)
 141,801.00 SF (3.22 AC)

YIELD MAP (N.T.S.)

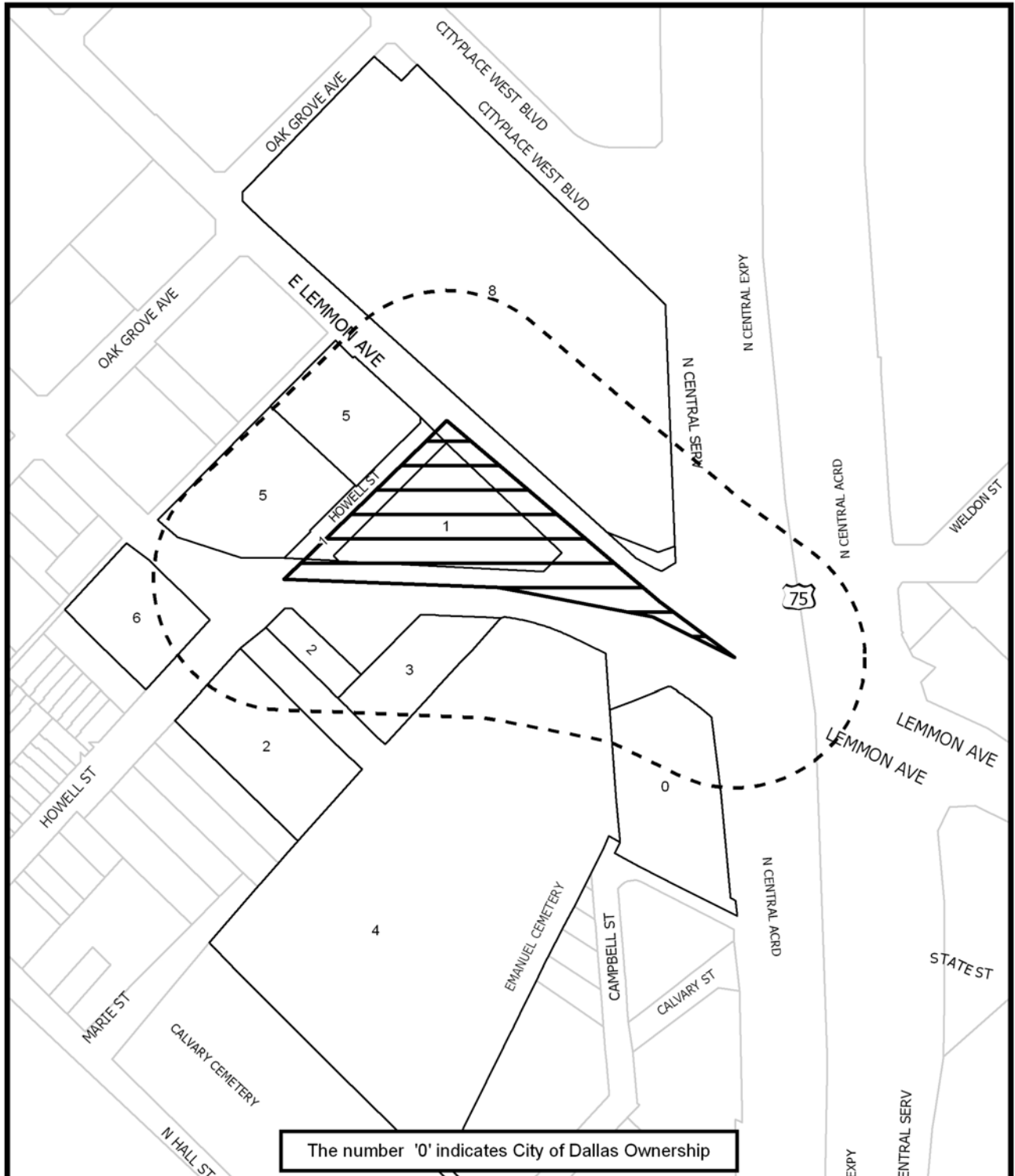
ITEM #	DESCRIPTION	AMOUNT	UNIT	REMARKS
1	Site Area	437,421.00	Sq. Ft.	
2	Building Area	141,801.00	Sq. Ft.	
3	Site Area	437,421.00	Sq. Ft.	
4	Building Area	141,801.00	Sq. Ft.	
5	Site Area	437,421.00	Sq. Ft.	
6	Building Area	141,801.00	Sq. Ft.	
7	Site Area	437,421.00	Sq. Ft.	
8	Building Area	141,801.00	Sq. Ft.	
9	Site Area	437,421.00	Sq. Ft.	
10	Building Area	141,801.00	Sq. Ft.	
11	Site Area	437,421.00	Sq. Ft.	
12	Building Area	141,801.00	Sq. Ft.	
13	Site Area	437,421.00	Sq. Ft.	
14	Building Area	141,801.00	Sq. Ft.	
15	Site Area	437,421.00	Sq. Ft.	
16	Building Area	141,801.00	Sq. Ft.	
17	Site Area	437,421.00	Sq. Ft.	
18	Building Area	141,801.00	Sq. Ft.	
19	Site Area	437,421.00	Sq. Ft.	
20	Building Area	141,801.00	Sq. Ft.	
21	Site Area	437,421.00	Sq. Ft.	
22	Building Area	141,801.00	Sq. Ft.	
23	Site Area	437,421.00	Sq. Ft.	
24	Building Area	141,801.00	Sq. Ft.	
25	Site Area	437,421.00	Sq. Ft.	
26	Building Area	141,801.00	Sq. Ft.	
27	Site Area	437,421.00	Sq. Ft.	
28	Building Area	141,801.00	Sq. Ft.	
29	Site Area	437,421.00	Sq. Ft.	
30	Building Area	141,801.00	Sq. Ft.	

REMARKS
 1. This plan is a development plan and does not constitute a final engineering design. The engineer has conducted a visual check of the plan for conformance with the city ordinances and local ordinances and has found it to be in conformance therewith. The engineer has not conducted a visual check of the plan for conformance with the city ordinances and local ordinances and has found it to be in conformance therewith.



CWS LEMMON ADDITION - MARY SHEILS HOSPITAL
 2731 LEMMON AVENUE,
 LOTS 40, 41, AND 42, BLOCK 1/634
 Dallas, Texas 75204
DEVELOPMENT PLAN

Prepared by: **B**
 Date: **10-09-00**
 Scale: **AS SHOWN**
 Project: **DP1**
 Sheet: **01**
 Title: **EXISTING DEVELOPMENT PLAN**



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">8</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	8	NUMBER OF PROPERTY OWNERS NOTIFIED	<table border="1" style="width: 100%;"> <tr> <td>Map no:</td> <td style="text-align: center;">I-7</td> </tr> <tr> <td>Case no:</td> <td style="text-align: center;">M101-005</td> </tr> </table>	Map no:	I-7	Case no:	M101-005
200'	AREA OF NOTIFICATION									
8	NUMBER OF PROPERTY OWNERS NOTIFIED									
Map no:	I-7									
Case no:	M101-005									

DATE: October 28, 2010

Notification List of Property Owners

M101-005

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2731 LEMMON	BREMNERDUKE MARY SHIELS DEVELOPMENT LP
2	3502 HOWELL	CONGREGATION EMANU EL
3	2700 LEMMON	TEMPLE EMANU EL
4	2700 LEMMON	HEBREW CEMETARY ASSN
5	3515 LEMMON EAST	CWS LEMMON LP
6	2801 LEMMON	2801 INVESTMENTS LTD STE A306
7	2700 LEMMON EAST	BLACKBURN CENTRAL HOLDINGS LP # 890
8	3500 CENTRAL	BLACKBURN CENTRAL HOLDINGS LP LB 12

FILE NUMBER: M101-006

DATE FILED: October 20, 2010

LOCATION: Area bounded by the abandoned portion of Howell Street, Lemmon Avenue East, and Lemmon Avenue West

COUNCIL DISTRICT: 14

MAPSCO: 45 C

SIZE OF REQUEST: Approx. 14,315 Sq. Ft.

CENSUS TRACT: 7.01

APPLICANT/OWNER: Duke Realty, L. P.

REPRESENTATIVE: Daniel Dewey

MISCELLANEOUS DOCKET ITEM

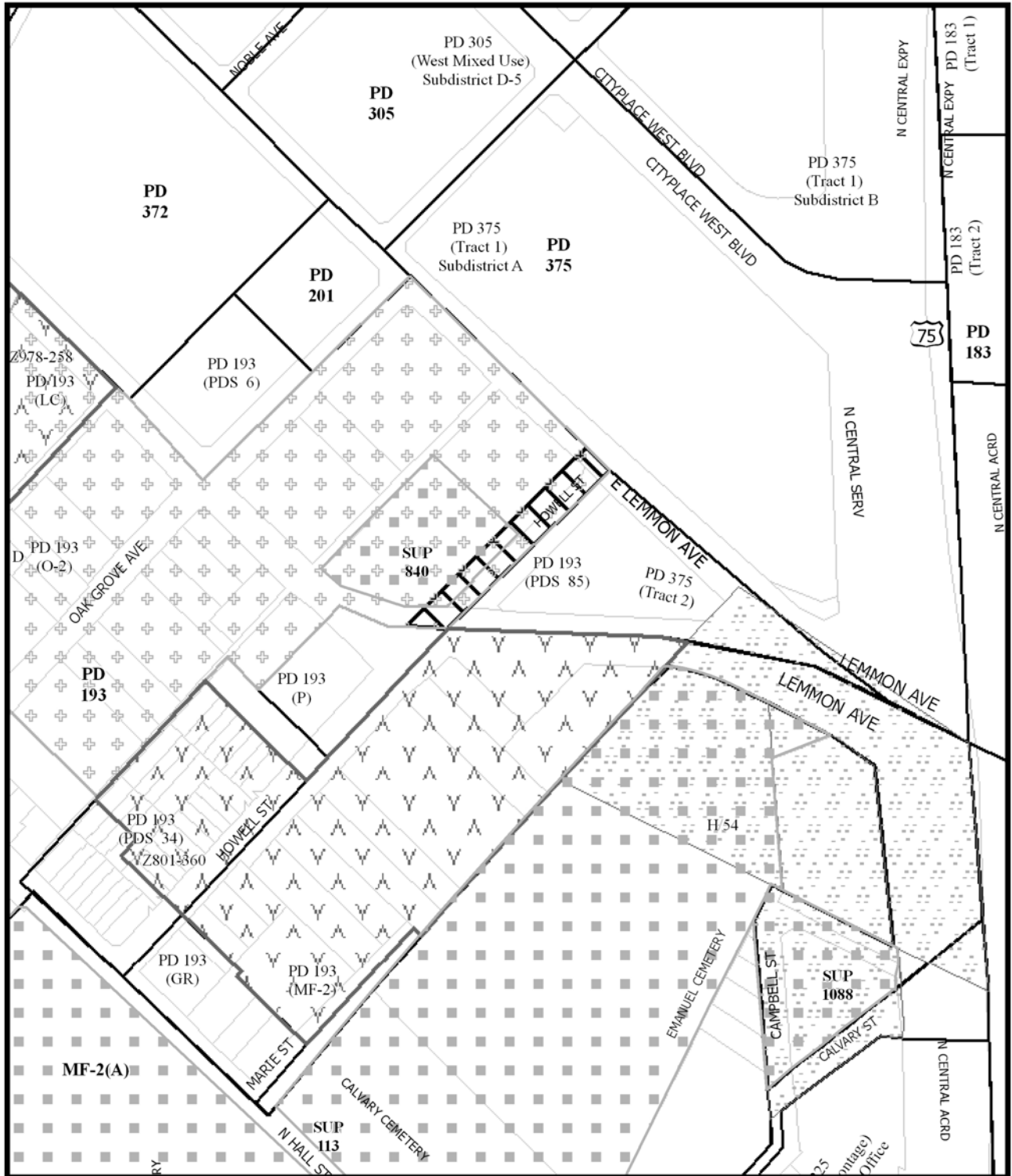
Minor Amendment for Development Plan and Landscape Plan

On August 12, 2009, the City Council passed Ordinance No. 27610 which established Planned Development Subdistrict No. 85 for Surface parking and O-2 Office-2 Subdistrict Uses within PDD No. 193, the Oak Lawn Special Purpose District, on property at the above location. The subdistrict was approved with a conceptual plan, with ordinance provisions requiring CPC approval of a development plan and landscape plan prior to any construction. On November 19, 2009, the City Plan Commission approved a development plan and landscape plan for surface parking that will benefit the development of a new hospital on an abutting parcel.

At this time, the property owner has submitted an application for a minor amendment to the above referenced plans to provide for revised ingress geometry and relocation of an on-site utility structure. Landscaping within this portion of the site has been adjusted to accommodate the revised improvements.

The applicant's request does not impact any of the other regulations governing the property and otherwise complies with the provisions for consideration of a minor amendment to a development plan and landscape plan.

STAFF RECOMMENDATION: Approval



1:2,400

ZONING MAP

Map no: I-7

Case no: M101-006

DATE: October 28, 2010

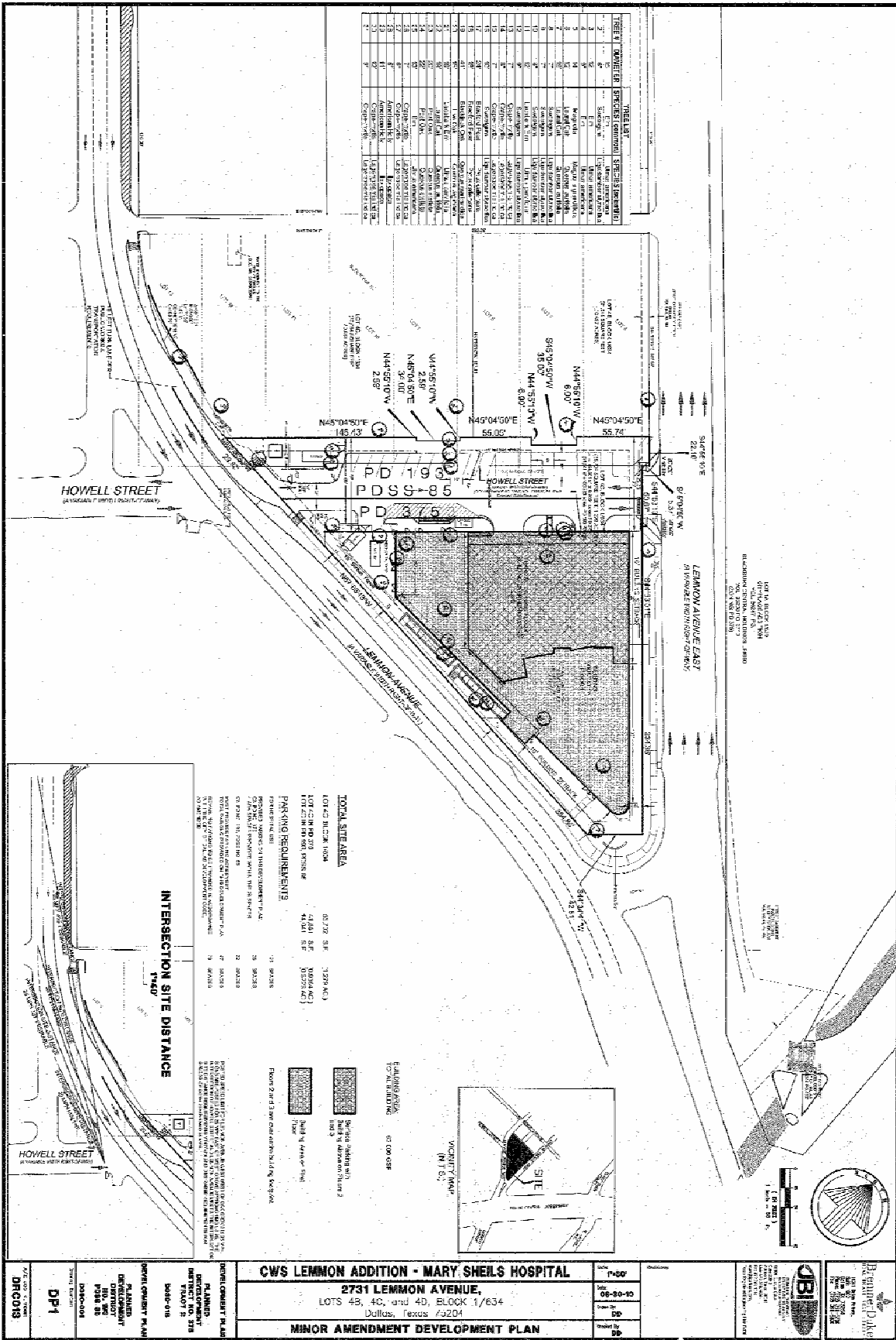


TABLE 1 - ROOMS BY SPECIFICATION SHEET NUMBER

Room No.	Room Name	Specification Sheet No.
1	RECEPTION	101
2	RECEPTION	101
3	RECEPTION	101
4	RECEPTION	101
5	RECEPTION	101
6	RECEPTION	101
7	RECEPTION	101
8	RECEPTION	101
9	RECEPTION	101
10	RECEPTION	101
11	RECEPTION	101
12	RECEPTION	101
13	RECEPTION	101
14	RECEPTION	101
15	RECEPTION	101
16	RECEPTION	101
17	RECEPTION	101
18	RECEPTION	101
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79	RECEPTION	101
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81	RECEPTION	101
82	RECEPTION	101
83	RECEPTION	101
84	RECEPTION	101
85	RECEPTION	101
86	RECEPTION	101
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94	RECEPTION	101
95	RECEPTION	101
96	RECEPTION	101
97	RECEPTION	101
98	RECEPTION	101
99	RECEPTION	101
100	RECEPTION	101

TOTAL SITE AREA

LOT 43: 81,028 SQ. FT. (1.87 AC)

LOT 44: 81,028 SQ. FT. (1.87 AC)

LOT 45: 81,028 SQ. FT. (1.87 AC)

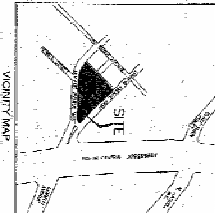
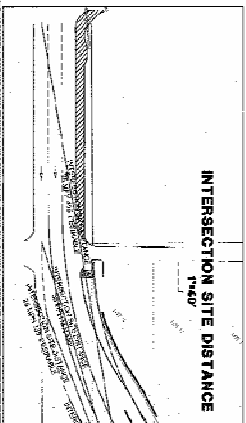
PASSING REQUIREMENTS

PROPOSED: 10' SIDEWALK

EXISTING: 10' SIDEWALK

PROPOSED: 10' SIDEWALK

EXISTING: 10' SIDEWALK



CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

2731 LEMMON AVENUE,
LOTS 43, 44, and 45, BLOCK 1/634
Dallas, Texas 75204

MINOR AMENDMENT DEVELOPMENT PLAN

DP1

DR0018

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DR0020

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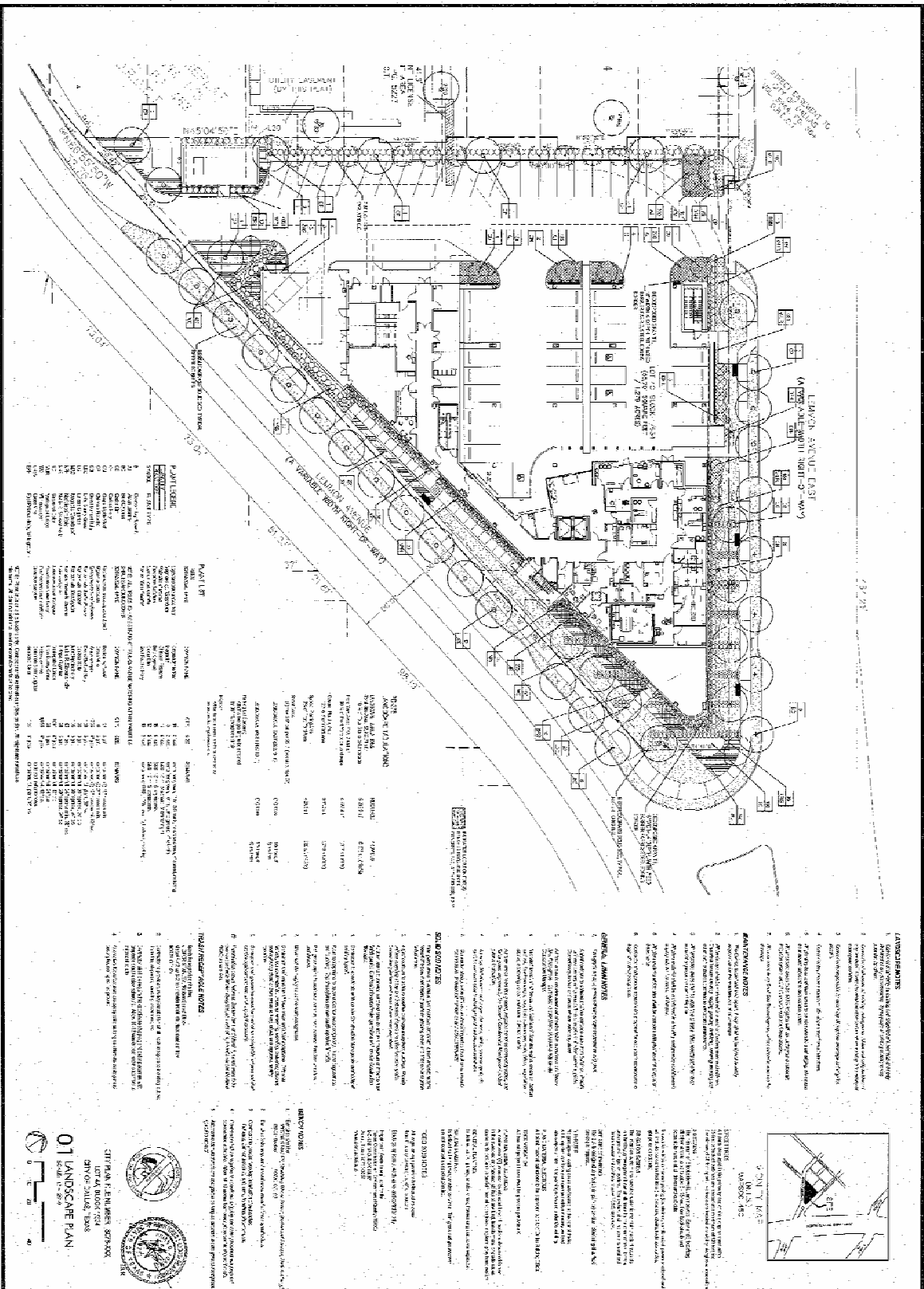
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DR0099

DR0100

Proposed Development Plan



PLANTING SCHEDULE

NO.	PLANT	QUANTITY	LOCATION
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PLANT LIST

NO.	PLANT	QUANTITY	LOCATION
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- GENERAL NOTES**
1. All plantings shall be installed in accordance with the specifications and schedule.
 2. All plantings shall be installed in accordance with the specifications and schedule.
 3. All plantings shall be installed in accordance with the specifications and schedule.
 4. All plantings shall be installed in accordance with the specifications and schedule.
 5. All plantings shall be installed in accordance with the specifications and schedule.
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 8. All plantings shall be installed in accordance with the specifications and schedule.
 9. All plantings shall be installed in accordance with the specifications and schedule.
 10. All plantings shall be installed in accordance with the specifications and schedule.

- REVISIONS**
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01 LANDSCAPE PLAN

SCALE: 1" = 40'

CITIZEN F. J. BARNES SERVICE
LITTLE ROCK, ARKANSAS
ARNO SULLIVAN, TEXAS

DATE: 11-1-69

PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

2731 LEMMON AVENUE,
LOTS 4B, 4C, and 4D, BLOCK 1/534
Dallas, Texas 75204

LANDSCAPE PLAN

DATE: 11-1-69

PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

SCALE: 1" = 40'

PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

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PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

SCALE: 1" = 40'

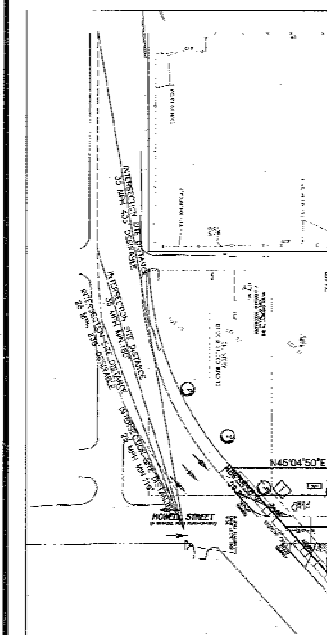
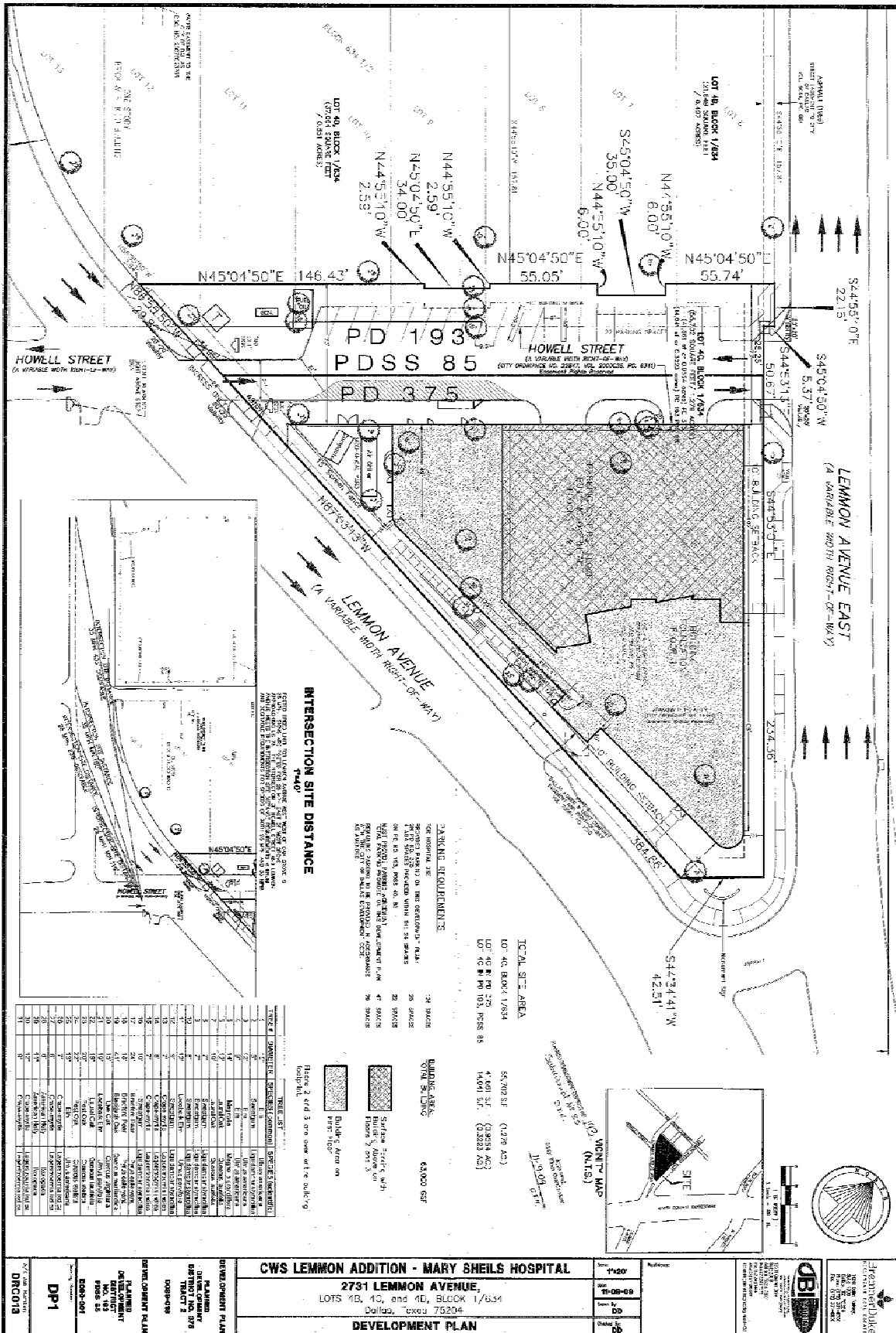
PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

DATE: 11-1-69

PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL

SCALE: 1" = 40'

PROJECT: CWS LEMMON ADDITION - MARY SHELLS HOSPITAL



INTERSECTION SITE DISTANCE
114.0'

BEARING: N45°04'50"E
DISTANCE: 146.43'

BEARING: S44°55'07"E
DISTANCE: 22.15'

BEARING: S49°04'50"W
DISTANCE: 5.37'

BEARING: S44°53'11"E
DISTANCE: 50.87'

BEARING: S44°53'11"E
DISTANCE: 50.87'

BEARING: S44°53'11"E
DISTANCE: 50.87'

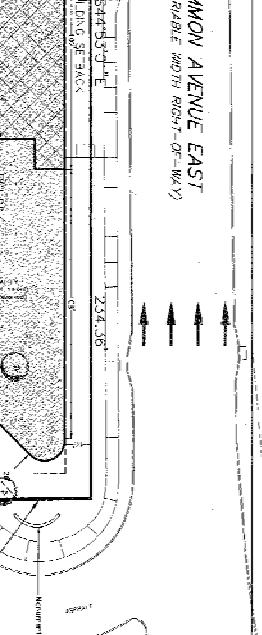
BEARING: S44°53'11"E
DISTANCE: 50.87'

TABLE 1 - ZONING REQUIREMENTS

USE	MIN. SETBACK (FEET)	MIN. FRONT SETBACK (FEET)	MIN. SIDE SETBACK (FEET)	MIN. REAR SETBACK (FEET)
RESIDENTIAL SINGLE-FAMILY	10	10	5	5
RESIDENTIAL MEDIUM-DENSITY	10	10	5	5
RESIDENTIAL HIGH-DENSITY	10	10	5	5
COMMERCIAL GENERAL	10	10	5	5
COMMERCIAL OFFICE	10	10	5	5
COMMERCIAL RETAIL	10	10	5	5
COMMERCIAL SERVICE	10	10	5	5
COMMERCIAL INDUSTRIAL	10	10	5	5
INDUSTRIAL GENERAL	10	10	5	5
INDUSTRIAL HEAVY	10	10	5	5
INDUSTRIAL MEDIUM-DENSITY	10	10	5	5
INDUSTRIAL HIGH-DENSITY	10	10	5	5
INDUSTRIAL SPECIAL USE	10	10	5	5
INDUSTRIAL PORTLAND CEMENT PLANT	10	10	5	5
INDUSTRIAL STEEL MILL	10	10	5	5
INDUSTRIAL CHEMICAL PLANT	10	10	5	5
INDUSTRIAL PAPER MILL	10	10	5	5
INDUSTRIAL TANNERY	10	10	5	5
INDUSTRIAL WOOD PULP MILL	10	10	5	5
INDUSTRIAL FERTILIZER PLANT	10	10	5	5
INDUSTRIAL PHARMACEUTICAL PLANT	10	10	5	5
INDUSTRIAL FOOD PROCESSING PLANT	10	10	5	5
INDUSTRIAL BEVERAGE PLANT	10	10	5	5
INDUSTRIAL TOBACCO PROCESSING PLANT	10	10	5	5
INDUSTRIAL TEXTILE MILL	10	10	5	5
INDUSTRIAL LEATHER TANNING PLANT	10	10	5	5
INDUSTRIAL RUBBER PLANT	10	10	5	5
INDUSTRIAL GLASS PLANT	10	10	5	5
INDUSTRIAL CERAMIC PLANT	10	10	5	5
INDUSTRIAL METAL FINISHING PLANT	10	10	5	5
INDUSTRIAL CHEMICAL REFINERY	10	10	5	5
INDUSTRIAL PETROCHEMICAL PLANT	10	10	5	5
INDUSTRIAL FERTILIZER PLANT	10	10	5	5
INDUSTRIAL PAPER MILL	10	10	5	5
INDUSTRIAL TANNERY	10	10	5	5
INDUSTRIAL RUBBER PLANT	10	10	5	5
INDUSTRIAL GLASS PLANT	10	10	5	5
INDUSTRIAL CERAMIC PLANT	10	10	5	5
INDUSTRIAL METAL FINISHING PLANT	10	10	5	5
INDUSTRIAL CHEMICAL REFINERY	10	10	5	5
INDUSTRIAL PETROCHEMICAL PLANT	10	10	5	5

TABLE 2 - BUILDING AREA

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	56,700	1.29
LOT 2	4,400	0.10
LOT 3	14,070	0.32
TOTAL	75,170	1.71



NO.	DESCRIPTION	DATE	BY	CHK'D BY
1	PRELIMINARY PLAN	08/11/2011	J.M.	J.M.
2	FINAL PLAN	08/11/2011	J.M.	J.M.
3	REVISION	08/11/2011	J.M.	J.M.
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85	REVISION	08/11/2011	J.M.	J.M.
86	REVISION	08/11/2011	J.M.	J.M.
87	REVISION	08/11/2011	J.M.	J.M.
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90	REVISION	08/11/2011	J.M.	J.M.
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92	REVISION	08/11/2011	J.M.	J.M.
93	REVISION	08/11/2011	J.M.	J.M.
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100	REVISION	08/11/2011	J.M.	J.M.

CWS LEMMON ADDITION - MARY SHEILS HOSPITAL
2731 LEMMON AVENUE,
LOTS 1B, 1C, and 4D, BLOCK 1/634
Dallas, Texas 75204

DEVELOPMENT PLAN

Scale: 1"=20'

North Arrow

DATE: 08/11/2011

BY: J.M.

CHK'D BY: J.M.

PROJECT NO. 090

OWNER: CWS

DESIGNER: J.M.

SCALE: 1"=20'

DATE: 08/11/2011

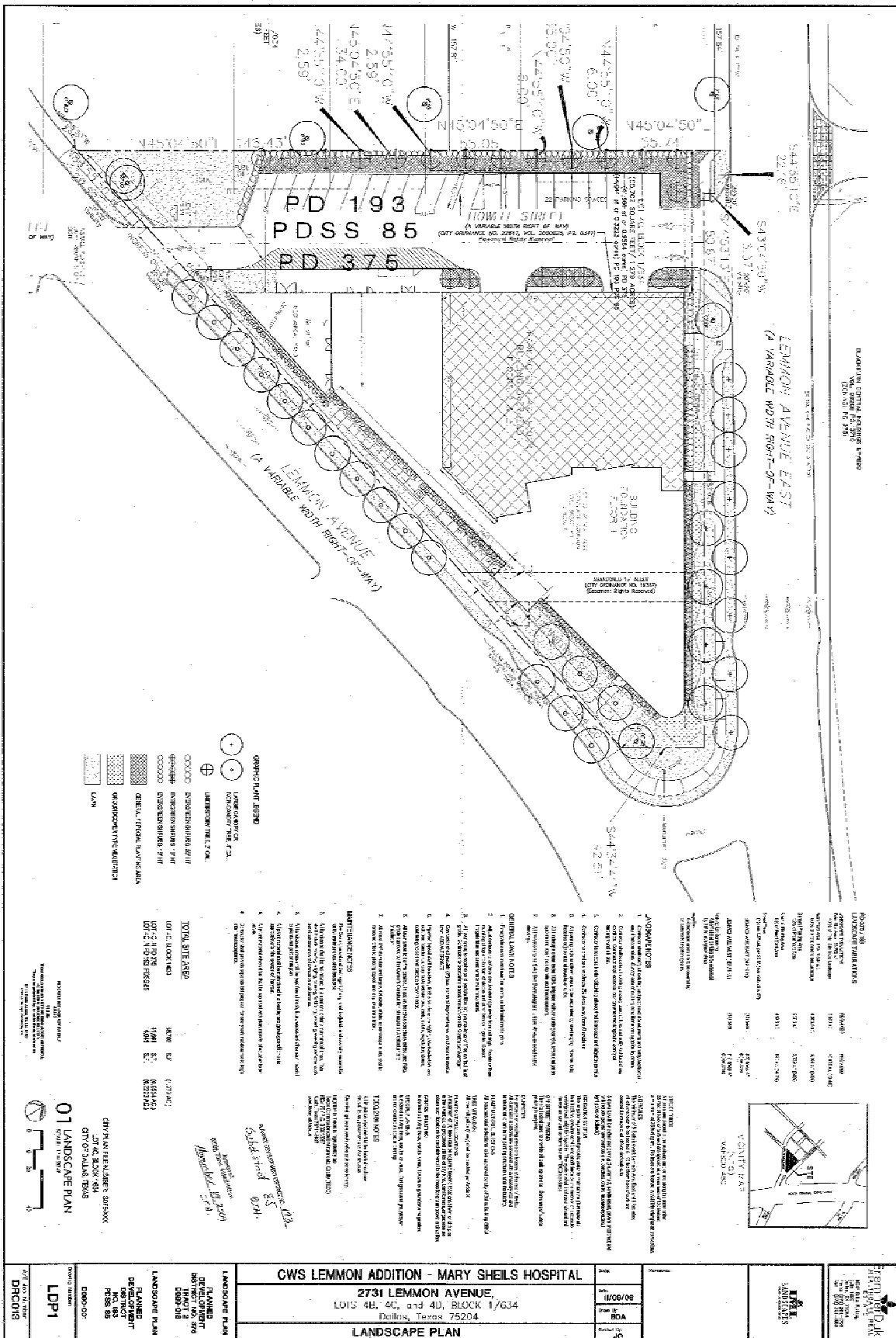
BY: J.M.

CHK'D BY: J.M.

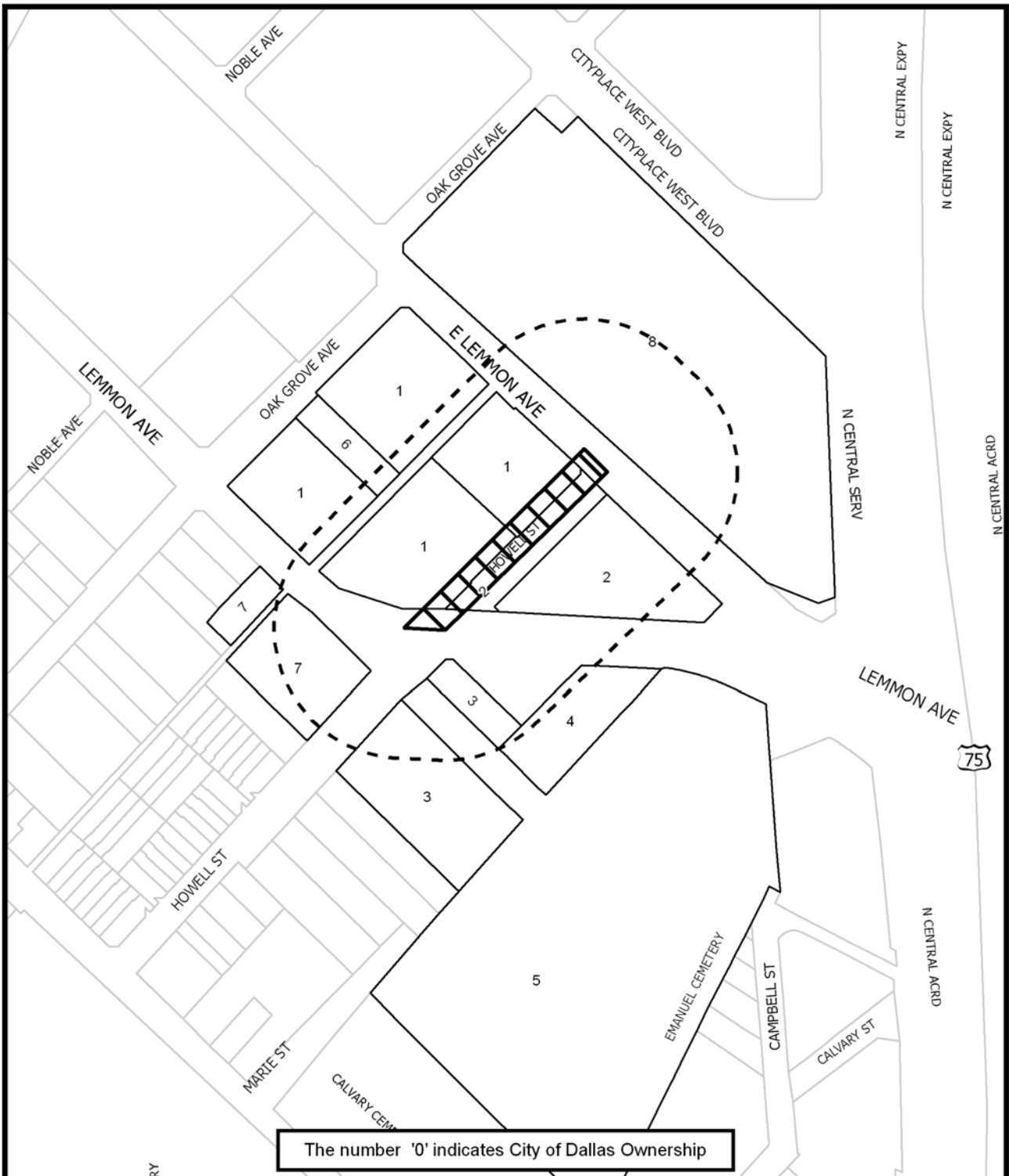
PROJECT NO. 090

OWNER: CWS

DESIGNER: J.M.



Existing Landscape Plan



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">8</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	8	NUMBER OF PROPERTY OWNERS NOTIFIED	<table border="0"> <tr> <td>Map no:</td> <td style="text-align: center;"><u>I-7</u></td> </tr> <tr> <td>Case no:</td> <td style="text-align: center;">M101-006</td> </tr> </table>	Map no:	<u>I-7</u>	Case no:	M101-006
200'	AREA OF NOTIFICATION									
8	NUMBER OF PROPERTY OWNERS NOTIFIED									
Map no:	<u>I-7</u>									
Case no:	M101-006									

DATE: October 28, 2010

Notification List of Property Owners

M101-006

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3515 LEMMON EAST	CWS LEMMON LP
2	2731 LEMMON	BREMNERDUKE MARY SHIELS DEVELOPMENT LP
3	3502 HOWELL	CONGREGATION EMANU EL
4	2700 LEMMON	TEMPLE EMANU EL
5	2700 LEMMON	HEBREW CEMETARY ASSN
6	3514 OAK GROVE	CWS LEMMON LP SUITE 400
7	2817 LEMMON	2801 INVESTMENTS LTD STE A306
8	3500 CENTRAL	BLACKBURN CENTRAL HOLDINGS LP LB 12

Thursday, October 28, 2010

CITY PLAN COMMISSION

THURSDAY, JANUARY 20, 2011

Planner: Richard E. Brown

FILE NUMBER: Z090-230(RB) **DATE FILED:** July 31, 2010
LOCATION: Reunion Boulevard and Riverfront Boulevard, Southeast Corner
COUNCIL DISTRICT: 2 **MAPSCO:** 45 N
SIZE OF REQUEST: Approx. 7,409 Sq. Ft. **CENSUS TRACT:** 100

APPLICANT: Jullis Acosta Mata
REPRESENTATIVE: Santos Martinez
OWNER: Jiffy Properties, LP-Lauren L. Oznick, General Partner
REQUEST: An application for a Specific Use Permit for a Bail bonds office on property within Planned Development District No. 784, the Trinity River Corridor Special Purpose District.
SUMMARY: The applicant is proposing to operate a bail bonds office in a portion of the building.

STAFF RECOMMENDATION: Hold under advisement until February 3, 2011.

BACKGROUND INFORMATION:

- On September 24, 2008, the City Council approved the creation of PDD No. 784. The request site is located within the Mixmaster Riverfront Subarea.
- The applicant is requesting an SUP in order to operate a bail bonds office (420 sf) in a portion of the existing building.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z090-229	An SUP for a Bail bonds office. Pending a January 20, 2011 City Plan Commission public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Reunion Boulevard	Local: Variable ROW
Riverfront Boulevard	Principal Arterial; 130' & 130' ROW

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed with a commercial structure and surface parking area. The applicant proposes to operate a bail bonds office within the extreme northeast corner of the building, occupying 420 square feet of floor area. The creation of PDD No. 784 requires an SUP for the use.

Surrounding land use consists of a mix of nonresidential uses in all directions, with the request for an SUP for a bail bonds office (see Zoning History) abutting its eastern property line. It should be noted there are numerous bail bonds offices on properties concentrated along Riverfront Boulevard.

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

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

Off-Street Parking: Based on existing floor area of 420 square feet, the applicant's request requires one off-street parking space.

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

Landscaping: The applicant is not proposing additional floor area or nonpermeable surface area that would require additional landscaping. In working with staff to begin efforts bringing forward the vision for landscaping the main corridors throughout the PDD, the applicant will be providing two landscape areas (planters along the eastern property line and the northern and western facades). The required landscaping will be required within three months of City Council approval of the request.

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

10/14/04-certificate of occupancy for a general merchandise or food store

2/26/10-certificate of occupancy for an office (note on c/o stating no bail bonds)

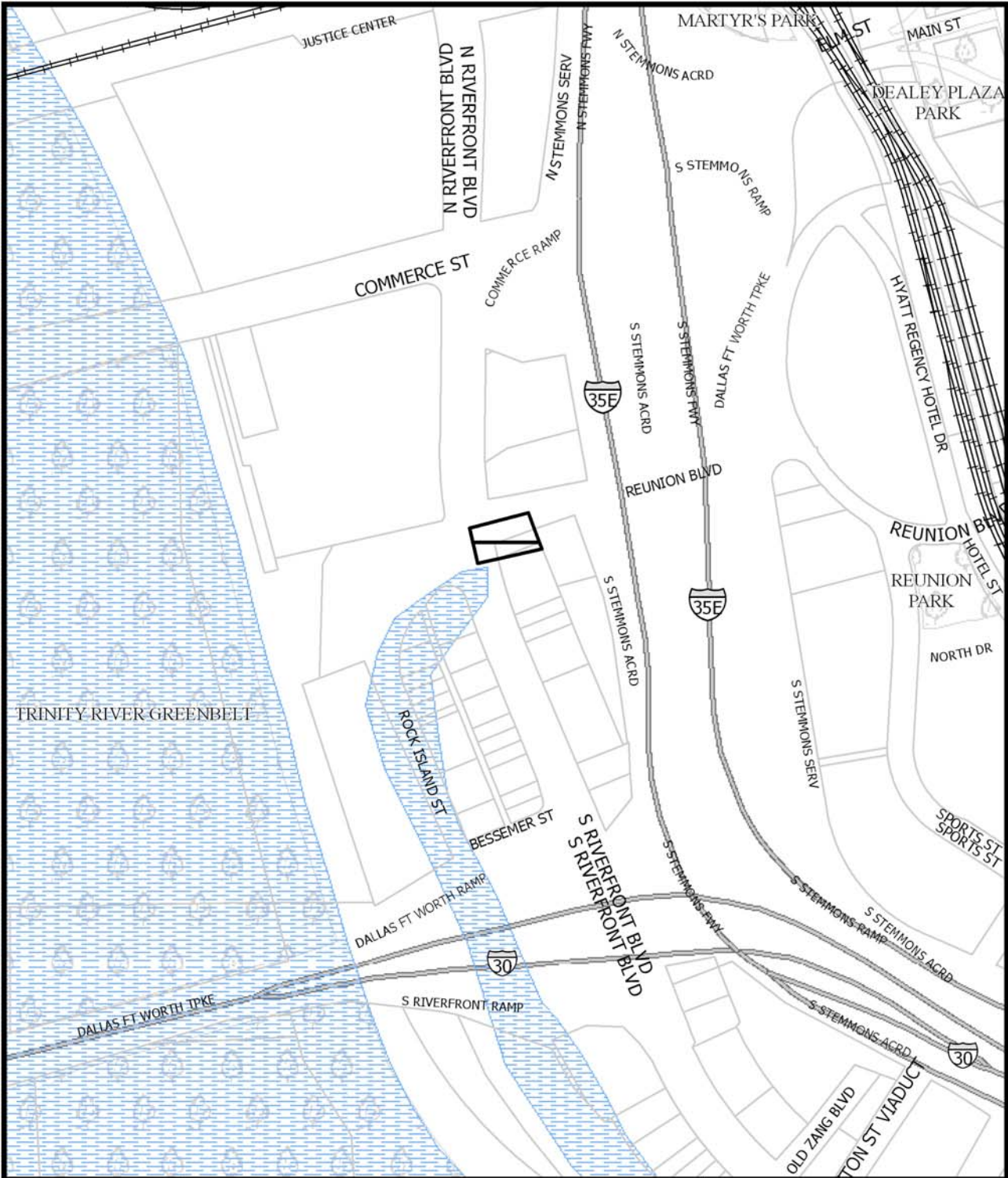
5/19/10-certificate of occupancy for an office (no bail bonds)

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

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

Z090-230(RB)

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



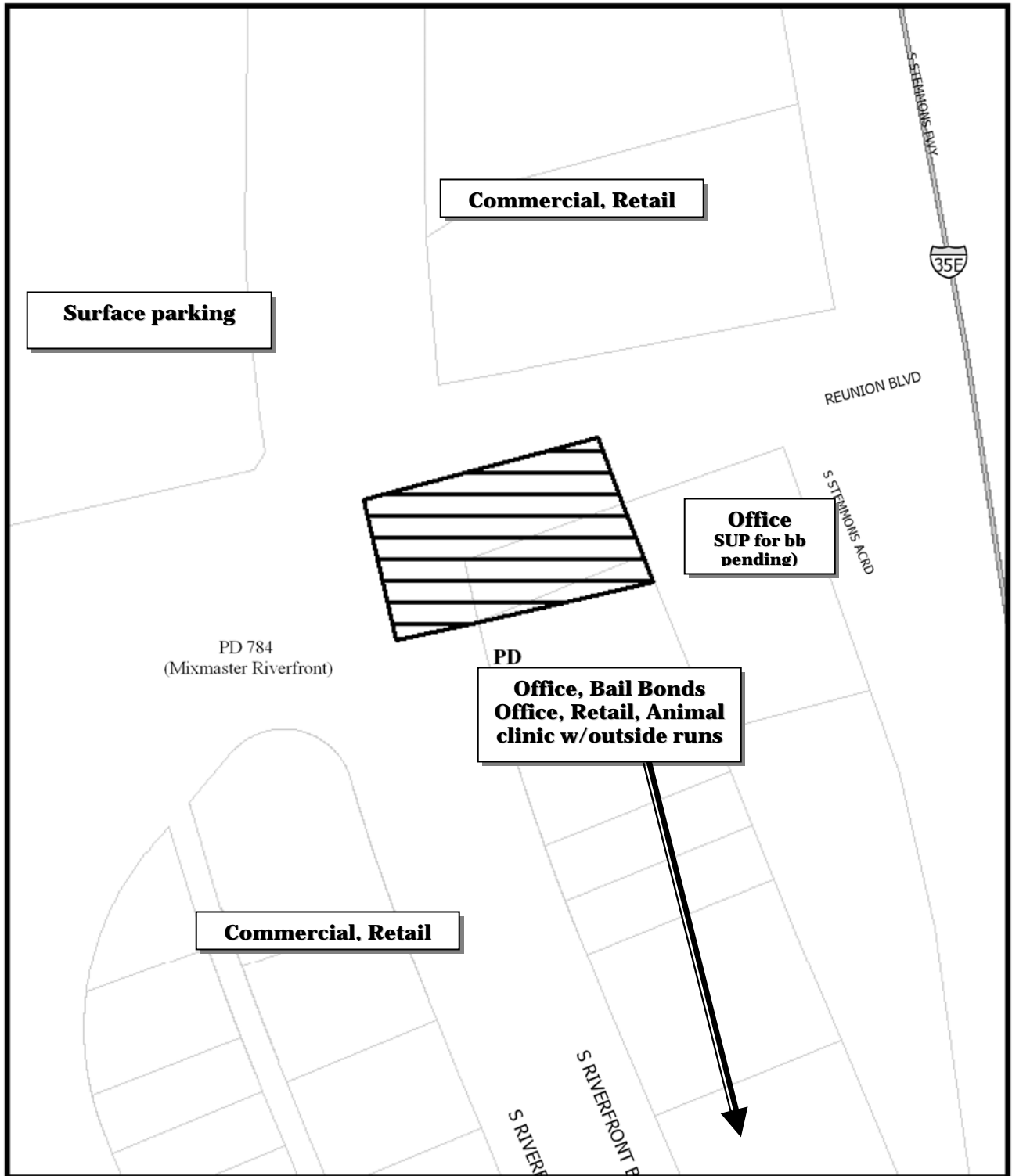
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VICINITY MAP

Map no: K-7

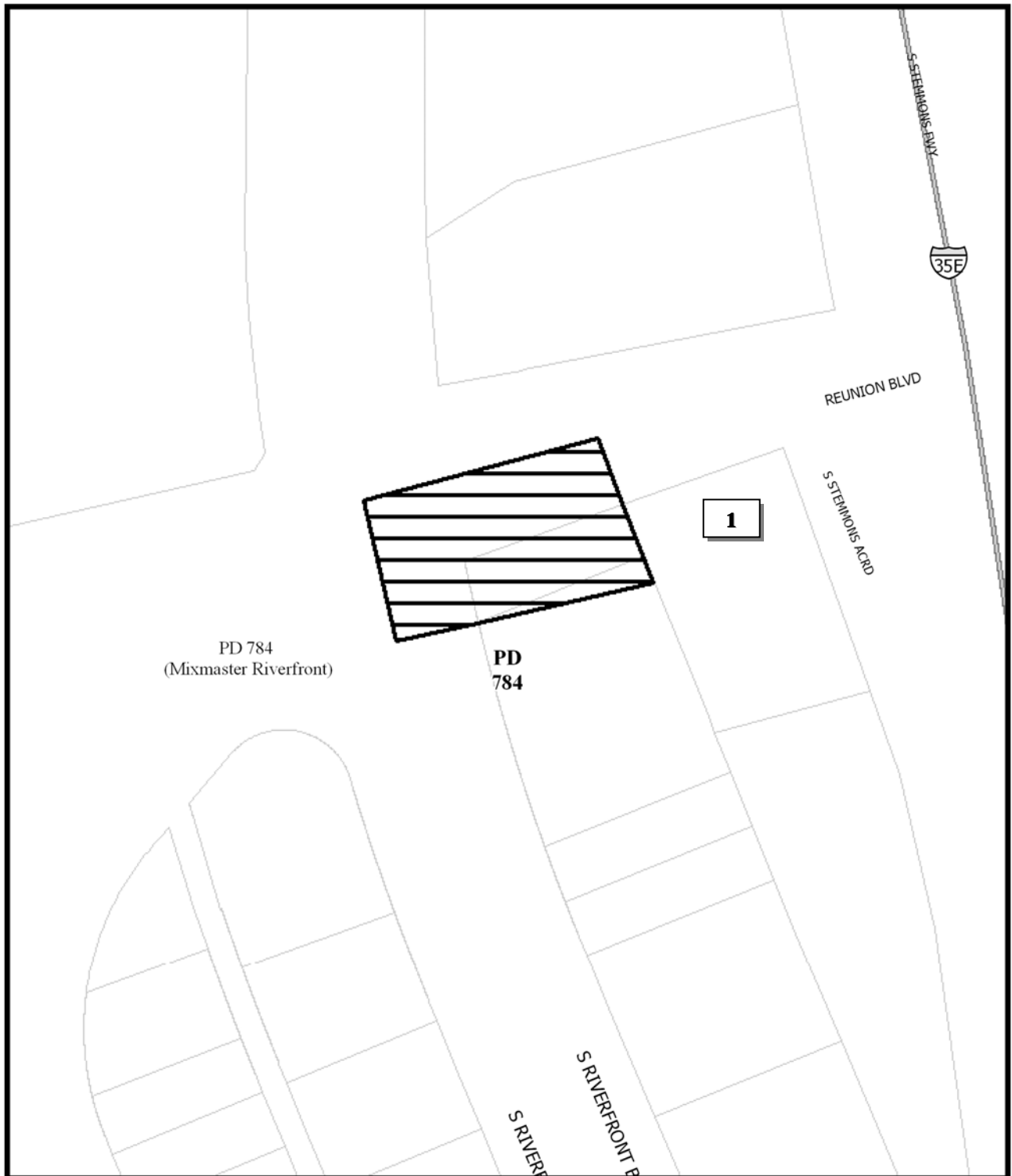
Case no: Z090-230

DATE: January 07, 2011



 1:1,200	<h1>ZONING AND LAND USE</h1>	Map no: <u> K-7 </u> Case no: <u> Z090-230 </u>
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DATE: January 07, 2011




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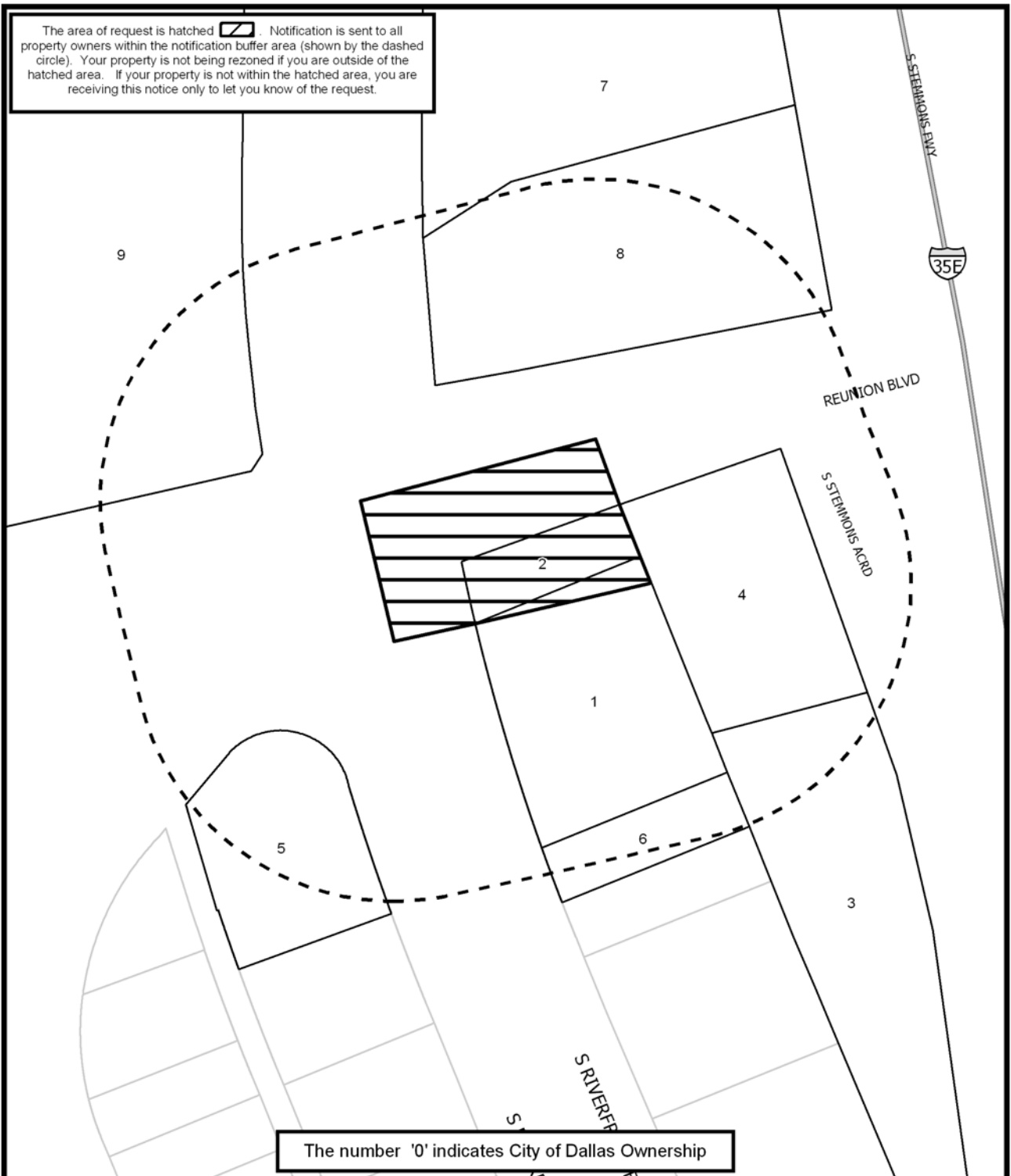
ZONING HISTORY

Map no: K-7

Case no: Z090-230

DATE: January 07, 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



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
9 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-7
 Case no: Z090-230

DATE: January 07, 2011

Notification List of Property Owners

Z090-230

9 Property Owners Notified

Label #	Address	Owner
1	314 RIVERFRONT	TAYLOR DAVID D JR ET AL
2	310 RIVERFRONT	JIFFY PROPERTIES LP
3	212 REUNION	WISK STACEY
4	212 REUNION	WISK STACEY
5	311 RIVERFRONT	JIFFY PPTIES LP
6	326 RIVERFRONT	RIEKE LUCY CHRISTINE TR ETAL
7	220 RIVERFRONT	FRANCIS FAMILY HOLDINGS LTD
8	250 RIVERFRONT	FRANCIS FAMILY HOLDINGS LTD
9	257 RIVERFRONT	CHPD-LP

Friday, January 07, 2011

Planner: Richard E. Brown

FILE NUMBER: Z090-229(RB) **DATE FILED:** July 31, 2010
LOCATION: Reunion Boulevard and the Interstate 35 Southbound Access Road, Southwest Corner
COUNCIL DISTRICT: 2 **MAPSCO:** 45 N
SIZE OF REQUEST: Approx. 30,056 Sq. Ft. **CENSUS TRACT:** 100

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

REPRESENTATIVE: Santos Martinez

OWNERS: Stacy Wisk and John Key

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

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

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

PRIOR CPC ACTION: On January 6, 2011, the City Plan Commission held this request under advisement until January 20, 2011.

BACKGROUND INFORMATION:

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

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z090-230	An SUP for a Bail bonds office. Pending the January 20, 2011 City Plan Commission public hearing.

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

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

STAFF ANALYSIS:

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

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

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

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

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

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

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

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

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

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

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

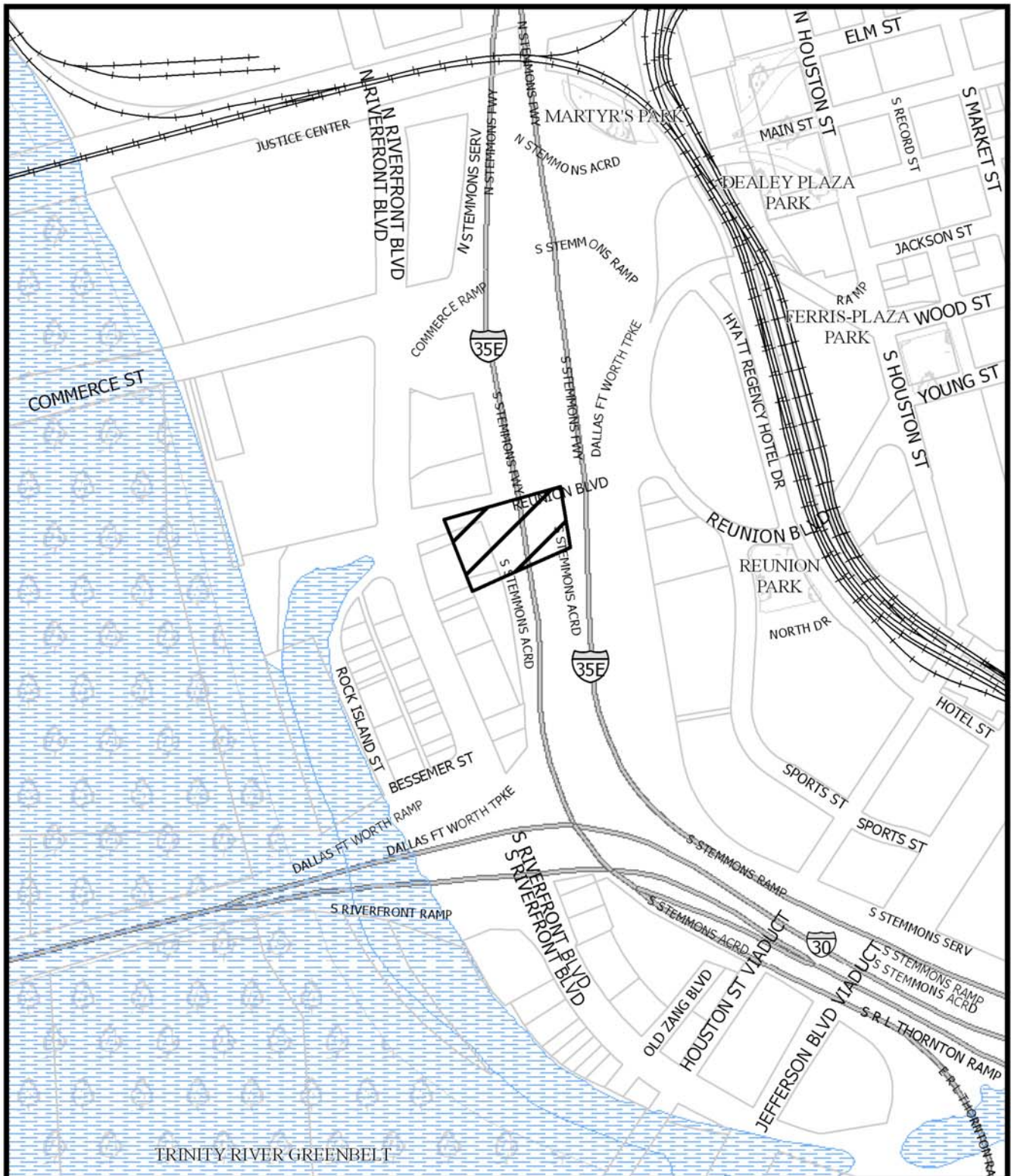
It should be noted that had a valid certificate of occupancy for a bail bonds office existed at the time of passage of the ordinance creating the PDD, the use would be legally nonconforming.

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

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

Z090-229(RB)

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



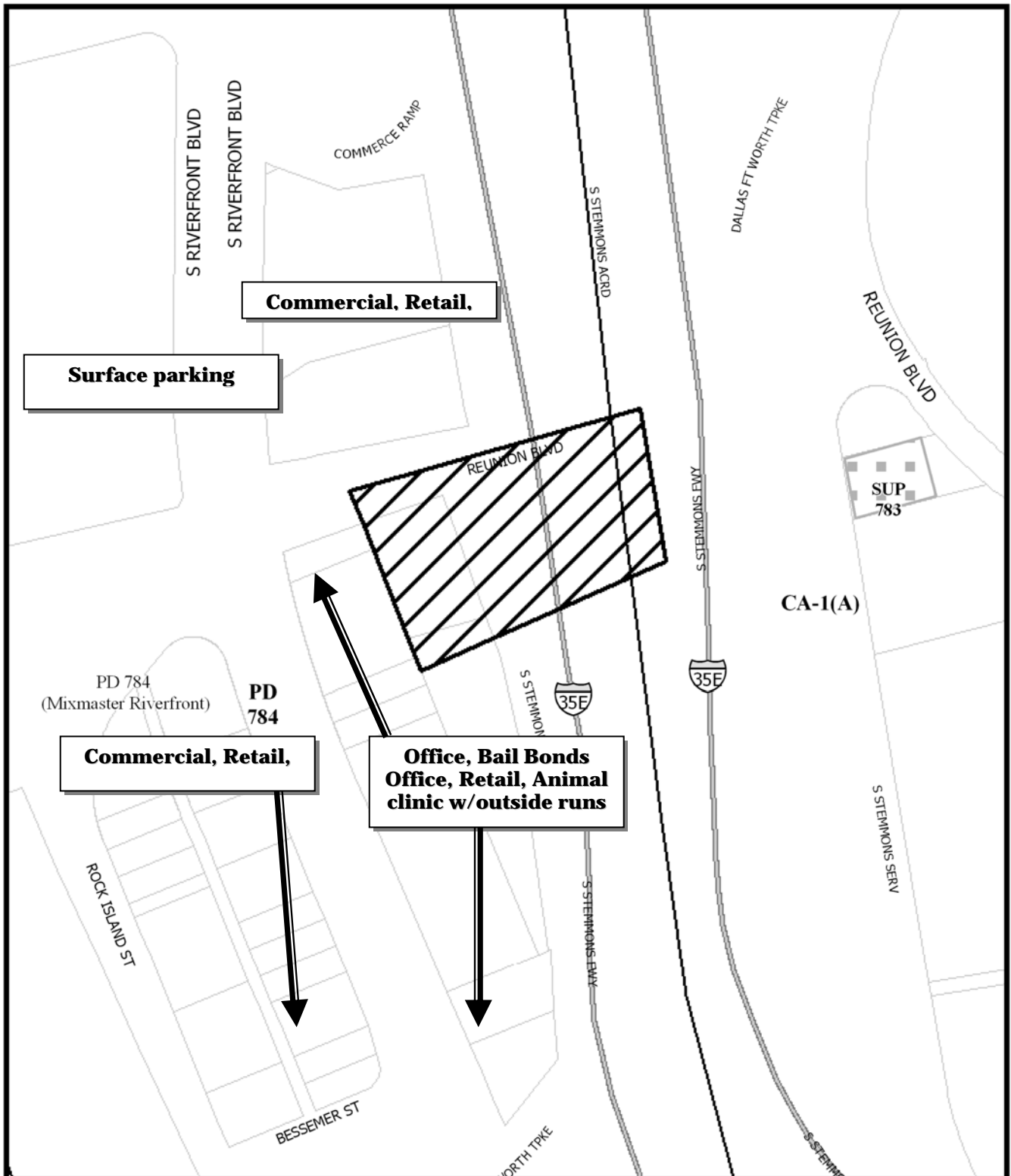
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VICINITY MAP

Map no: **K-7**

Case no: **Z090-229**

DATE: December 03, 2010



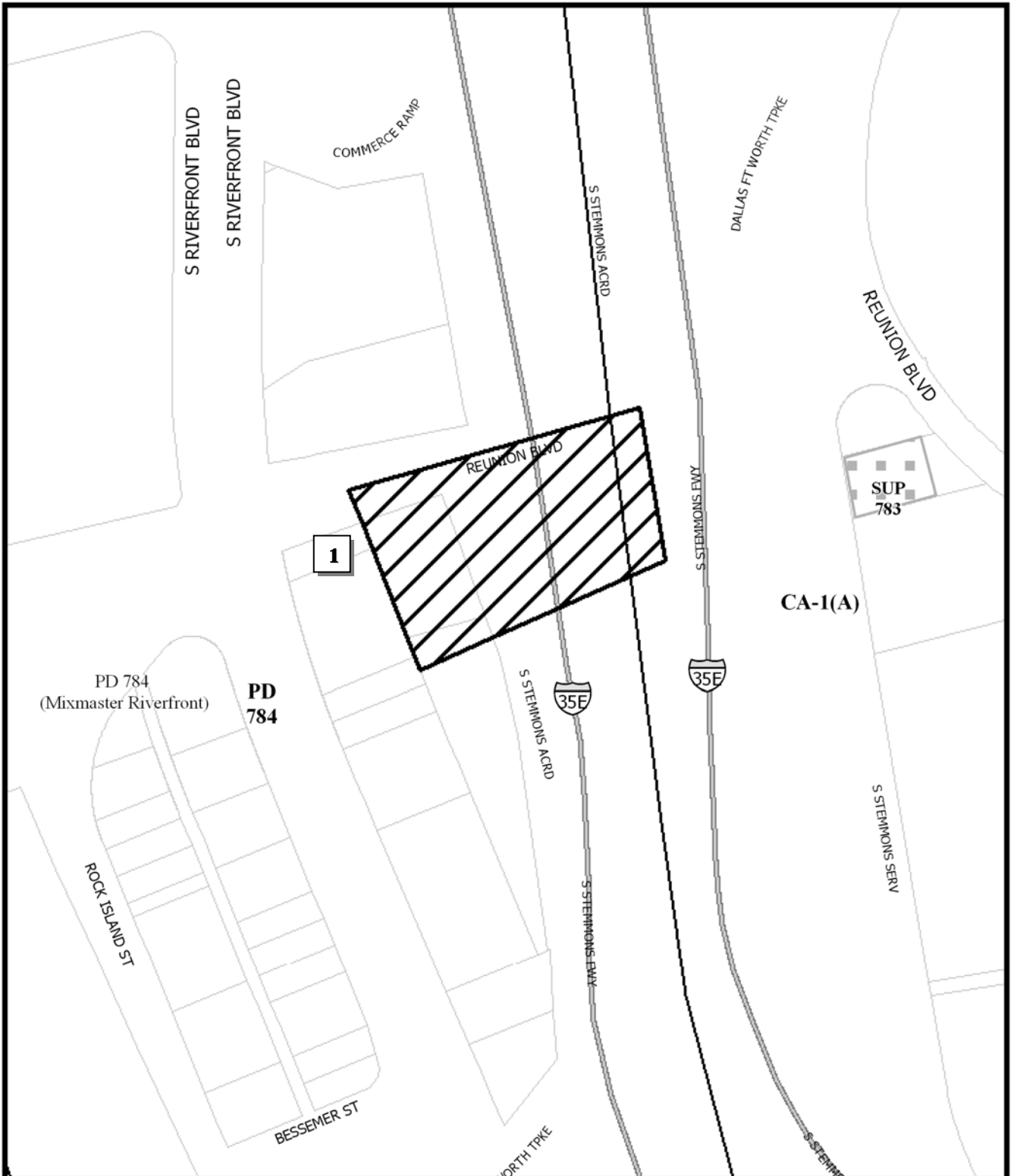
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ZONING AND LAND USE

Map no: K-7

Case no: Z090-229

DATE: December 03, 2010




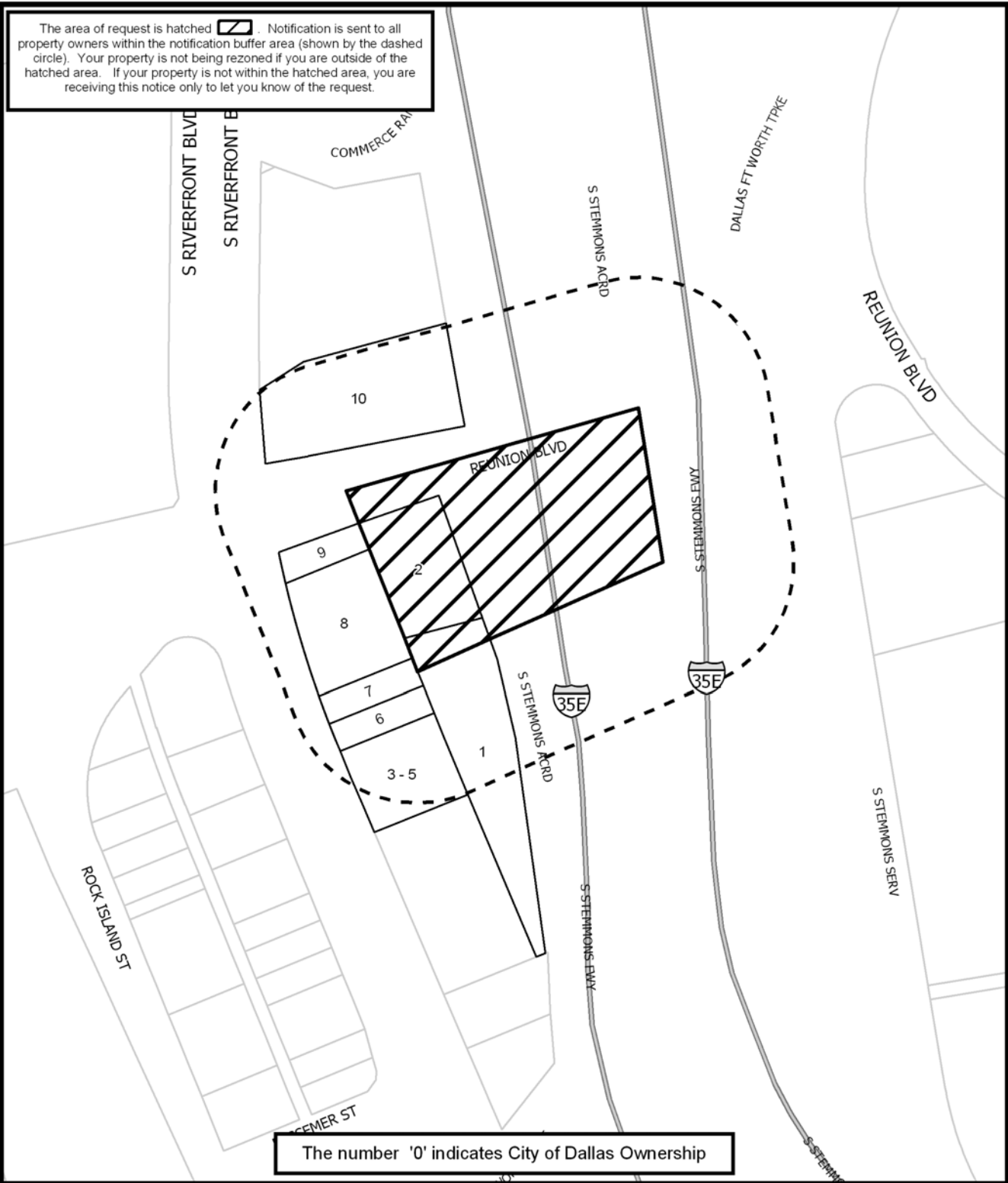
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ZONING HISTORY

Map no: K-7
 Case no: Z090-229

DATE: December 03, 2010

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



The number '0' indicates City of Dallas Ownership



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NOTIFICATION

200'

AREA OF NOTIFICATION

10

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-7

Case no: Z090-229

DATE: December 03, 2010

Notification List of Property Owners

Z090-229

10 Property Owners Notified

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

Friday, December 03, 2010

FILE NUMBER: Z090-220(RB)

DATE FILED: June 25, 2010

LOCATION: Northwest Line of Marvin D. Love Freeway, Southwest of Camp
Wisdom Road

COUNCIL DISTRICT: 8

MAPSCO: 63 X

SIZE OF REQUEST: Approx. 35,950 Sq. Ft. **CENSUS TRACT:** 109.01

APPLICANT: TreCo, Ltd.;Owner

REPRESENTATIVE: Tre Black

REQUEST: An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an RR Regional Retail District.

SUMMARY: The applicant proposes to utilize the existing improvements to support an open-enrollment charter school for high school students with a maximum enrollment of 100 students.

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

PRIOR CPC ACTION: On November 18, 2010, the City Plan Commission held this request under advisement until January 20, 2011.

BACKGROUND INFORMATION:

- The request site is developed with a multi-story office structure, inclusive of a partially covered (grade level) off-street parking area.
- The applicant proposes to utilize a portion of the structure to accommodate an open-enrollment charter school for high school students with a maximum enrollment of 100.

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

Thoroughfare

US Highway 67

Designation; Existing & Proposed ROW

Freeway; Variable ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with a multi-story office structure, inclusive of a partially covered (grade level) off-street parking area. The applicant is proposing to utilize a portion of the structure to accommodate an open-enrollment charter school for high school students with a maximum enrollment of 100.

The site has access from the westbound service road of US Highway 67 and is located on the perimeter of Southwest Mall. The site is surrounded by the existing regional retail mall, with multifamily uses across US Highway 67.

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

Staff has determined that the site can accommodate the use without creating any negative impact on surrounding uses. As a result of this analysis, staff supports the request, subject to a site plan and staff's recommended conditions, inclusive of implementation of the requirements of the required traffic management plan.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, periodic reviews are being recommended to the plan initially submitted with this application.

Landscaping: The site possesses minimal landscape areas, most notably a few perimeter trees. The applicant proposes to utilize the existing improvements, thus no additional landscape materials are required nor recommended.

**PARTNER
NAME & ADDRESS**

1. Albert C. Black, Jr.
2525 Logan Street
Dallas, Texas 75215

2. Gwyneith Black
2525 Logan Street
Dallas, Texas 75215

3. On-Target Supplies and Logistical
Services, Inc.
2525 Logan Street
Dallas, Texas 75215

**STAFF 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 landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. **CLASSROOMS:** The maximum number of classrooms is seven.
6. **HOURS OF OPERATION:** The open-enrollment charter school may only operate between 7:30 a.m. and 5:00 p.m., Monday through Friday.
7. **INGRESS/ EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. **OFF-STREET PARKING:** A minimum of 67 off-street parking spaces must be provided in the location shown on the attached site plan.
9. **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 management plan.**
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by August 1, 2013. After the initial traffic study, the

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

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

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

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

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

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

D. Amendment process.

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

(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.

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

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal

Z090-220(RB)

and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Technical Memorandum

To: Tre' Black — Treco Investments, Ltd.
From: DeShazo Group, Inc.
Date: October 22, 2010
Re: Traffic Management Plan for a proposed Charter School located at 7441 Martin D. Love Freeway, Dallas, Texas (DeShazo No. 10144)

INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by Treco Investments, Ltd. to conduct a traffic management plan (TMP) for a proposed charter school ("the school") in Dallas, Texas. DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

The proposed charter school is a 100-student high school serving Grades 9-12. The school is proposed to be located on the top floor (4th) of an existing four-story office building with the first floor being parking located at 7441 Martin D. Love Freeway (US 67), Dallas, Texas 75237. The office building is bounded by southbound US 67 frontage road to the east, Southwest Center Mall ring road to the west, mall entrance to the north and Bally Total Fitness to the south. The remaining portion (2nd & 3rd floors) of the building is approximately 90% occupied currently with office use.

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 report is developed for use by Treco Investments, Ltd. in a request for an Specific Use Permit (SUP - Case# z09-0220) for the Project. The study will be provided to the City of Dallas for review as to fulfill the associated requirements of the local approval process.

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 City of Dallas strives for all drop-off and pick-up carpool activity to occur on private property rather than in the public right-of-way. 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.

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.

Queue Lengths

The City of Dallas strives for all vehicular queuing and drop-off/pick-up procedures to take place on private property (i.e., off public right-of-way). A standardized technique for determining queue length does not exist, however DeShazo has developed a proprietary methodology for estimating vehicular queue at schools based upon various, prior, school studies performed around the Dallas metropolitan area.

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 25% of the total inbound PM peak hour traffic volume. The PM peak hour inbound volume is calculated as follows:

1. Deduct the estimated mode split of students travelling by bus and/or other significant travel mode from the total number of students. [NOTE: No deductions were applicable in this case.]
2. Apply the ITE *Trip Generation-8th Edition* equations for “private schools” using the adjusted number of students [“private schools” trip equations typically contain no public bussing or alternative travel modes]. 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.

Based on the information provided by Treco Investments, Ltd. for the proposed charter school, the following assumptions were employed in the DeShazo Model:

- 100 total students
- No students will be bused or walked
- No students will be driving themselves to school

The ITE *Trip Generation* does not provide trip information data for a charter or private high school. Since no students will be driving to school it was assumed that the trip generation characteristics for this school would be similar to that of an elementary school. Therefore, the DeShazo model was run for a private school (grades K-12) with 100 students. [NOTE: A small percentage may stay longer at the school for after-school activities. However, for the purpose of this study this percentage was assumed to be negligible.] Trip generation equations/rates for the ITE Land Use code 536 for Private Schools (K-12) were used in the DeShazo model. Excerpts from the ITE *Trip Generation* are provided in **Appendix A**. Based on DeShazo's methodology the maximum passenger vehicle queue for the school was estimated as **13 vehicles** (260 linear feet @ 20 feet/vehicle). More information and detailed queue calculations are also provided in **Appendix A**.

Circulation

The proposed school will use the existing two driveways to the office building. Both the driveways access the public right-of-way. One driveway is located on southbound US 67 frontage road and the other is located on the Southwest Center Mall ring road.

It is desired for all internal circulation to be one-way and provide passenger-side vehicle loading—in order to provide the safest, most efficient transportation for the students. Two passenger vehicle loading/unloading areas have been identified for this school site:

- 1) along the front side of the building near main entrance from southbound US 67 frontage road, and
- 2) along the rear side under the building near the entrance from mall ring road.

It is recommended that the front side of the building be used as the primary drop-off/pick-up location for this school. This location will provide the maximum queuing length for the drop-off/pick-up activity while avoiding the conflict with the patrons of the office building who primarily use rear side entrance to access the building.

Passenger vehicles dropping-off/picking-up students should enter the school from the entrance on the mall ring road, turn left and circulate under and around the building to reach the designated drop-off/pick-up location. Upon the completion of drop-off/pick-up activity, these vehicles could exit the school through either driveway.

Detailed illustrations 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 one staff member at the drop-off/pick-up area to guide vehicles to designated locations and direct students into the school building. Because this is a high school, students do not need as much assistance finding and loading into their vehicle in the afternoon as compared to younger grades, but staff should still be present at all times in sufficient numbers to monitor all loading operations. A greater presence is needed in the afternoon due to the increased traffic and pedestrian activity. It is

*DeShazo Group, Inc.
October 22, 2010*

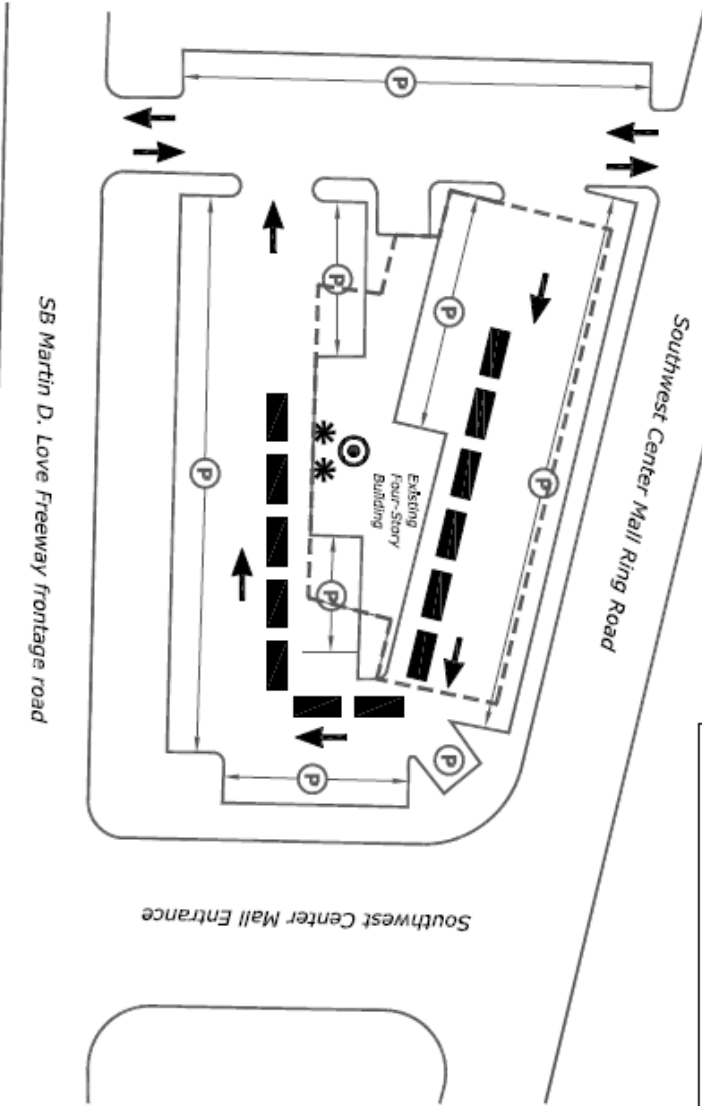
recommended that the staff should oversee operations and ensure traffic flows according to the TMP.

SUMMARY/CONCLUSIONS

This TMP is to be used by the proposed charter school beginning in 2011 to provide safe and efficient transportation of students, staff, and faculty to and from the site. It was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way, and shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to investigate potential improvements.

END OF MEMO

School Information
 Address: 7441 Martin D Love Freeway, Dallas, TX
 City of Dallas Case #: 209-0220



School Information
 Students: 100
 Grades: 9th - 12th
 Hours: 8:00 AM - 3:00 PM

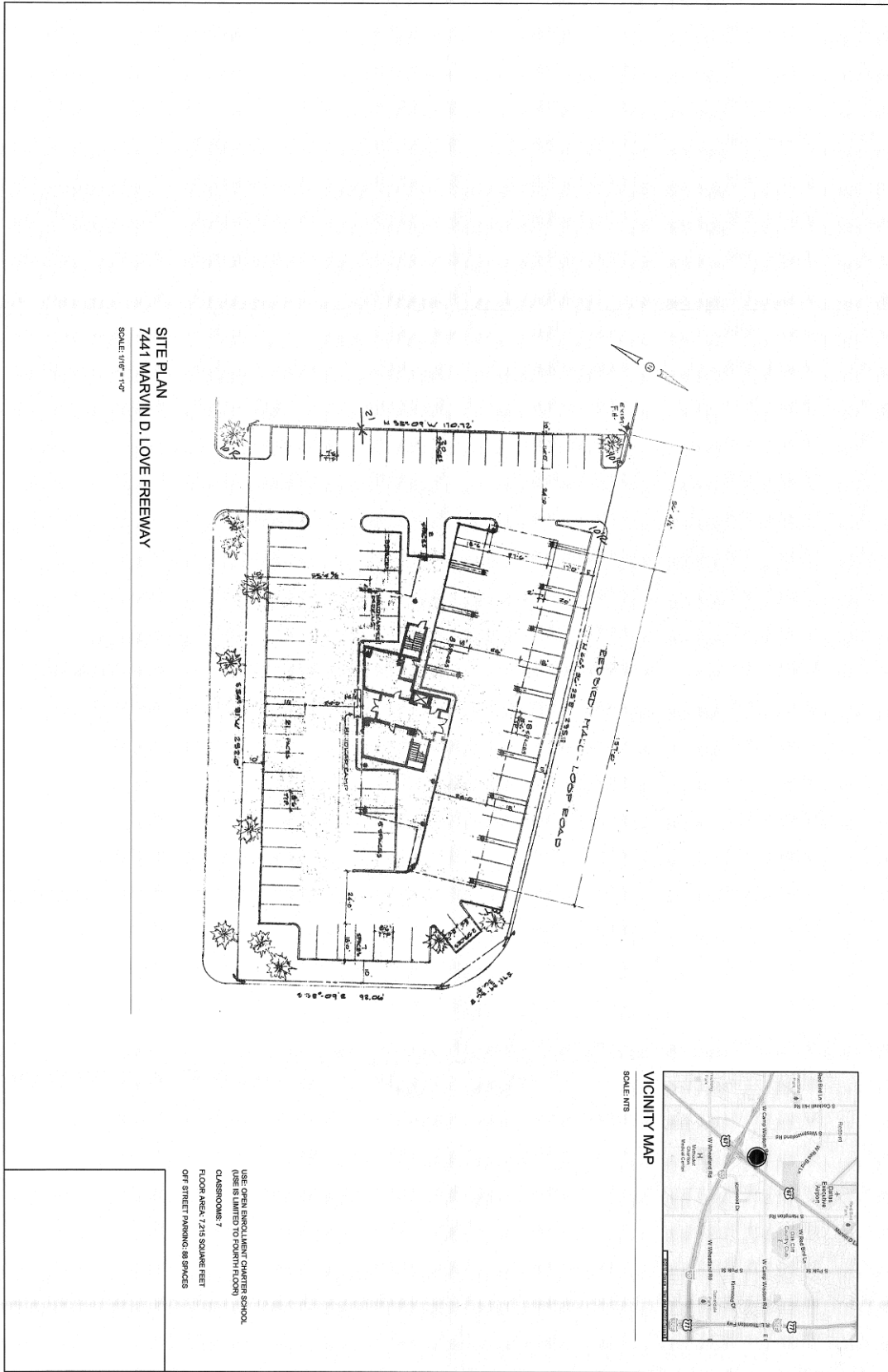
Passenger Vehicles (Total)
 Available queue - 370 ft. (18 veh.)
 Required queue - 260 ft. (13 veh.)
 Excess queue - 110 ft. (5 veh.)

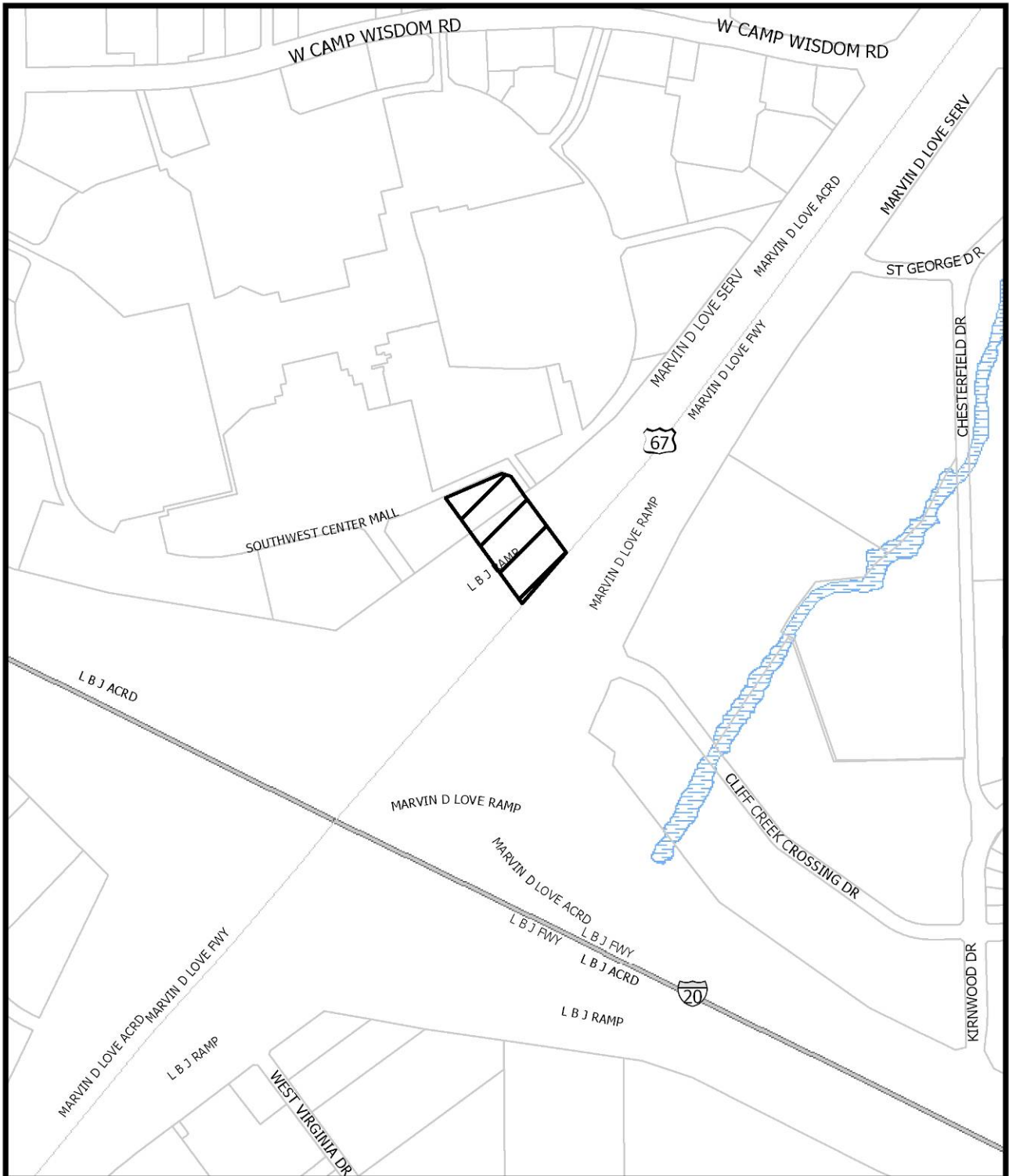
- LEGEND**
- ⊙ - Staff Assistance
 - * = Drop-off/Pick-Up Location
 - ▬ = Queued Vehicle
 - = Circulation Path
 - - - = Existing Building (Approximate)
 - (P) = Existing Parking (Approximate)

TRAFFIC MANAGEMENT PLAN (7441 Martin D. Love Freeway, Dallas, TX)

Traffic Management Plan for a Charter School

Note 1: The approximate building and site boundaries are intended solely for site plan provided by Trues Investments, LLC.
Note 2: This Traffic Management Plan was developed to present the quantity of drop-off/pick-up related vehicles within the City right-of-way. The school administrator should adhere to this TMP and any deflection due to spill over of queuing into undesignated areas of the City ROW including roadway travel lanes should be corrected by school immediately.





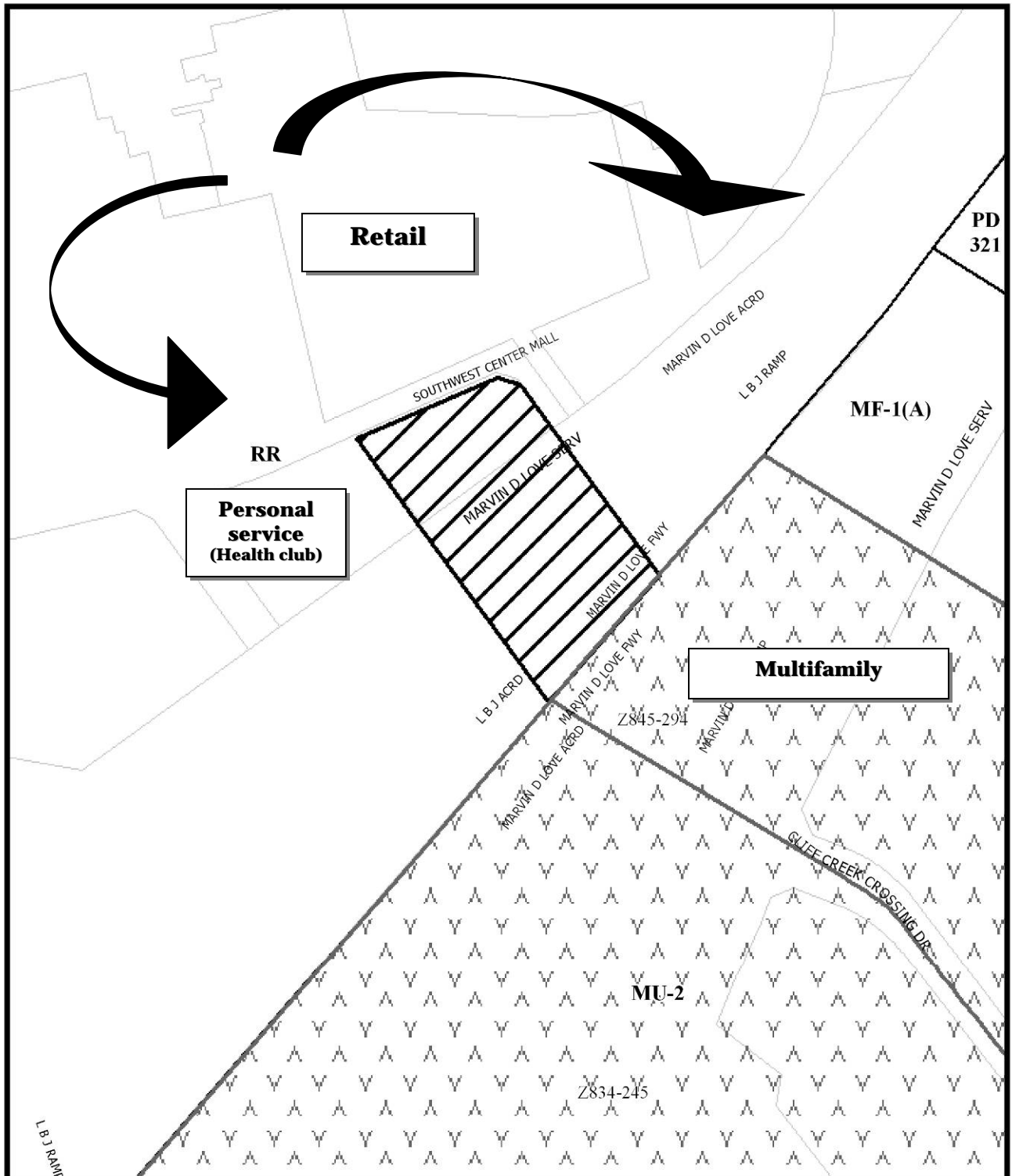
1:6,000

VICINITY MAP

Map no: P-5


Case no: Z090-220

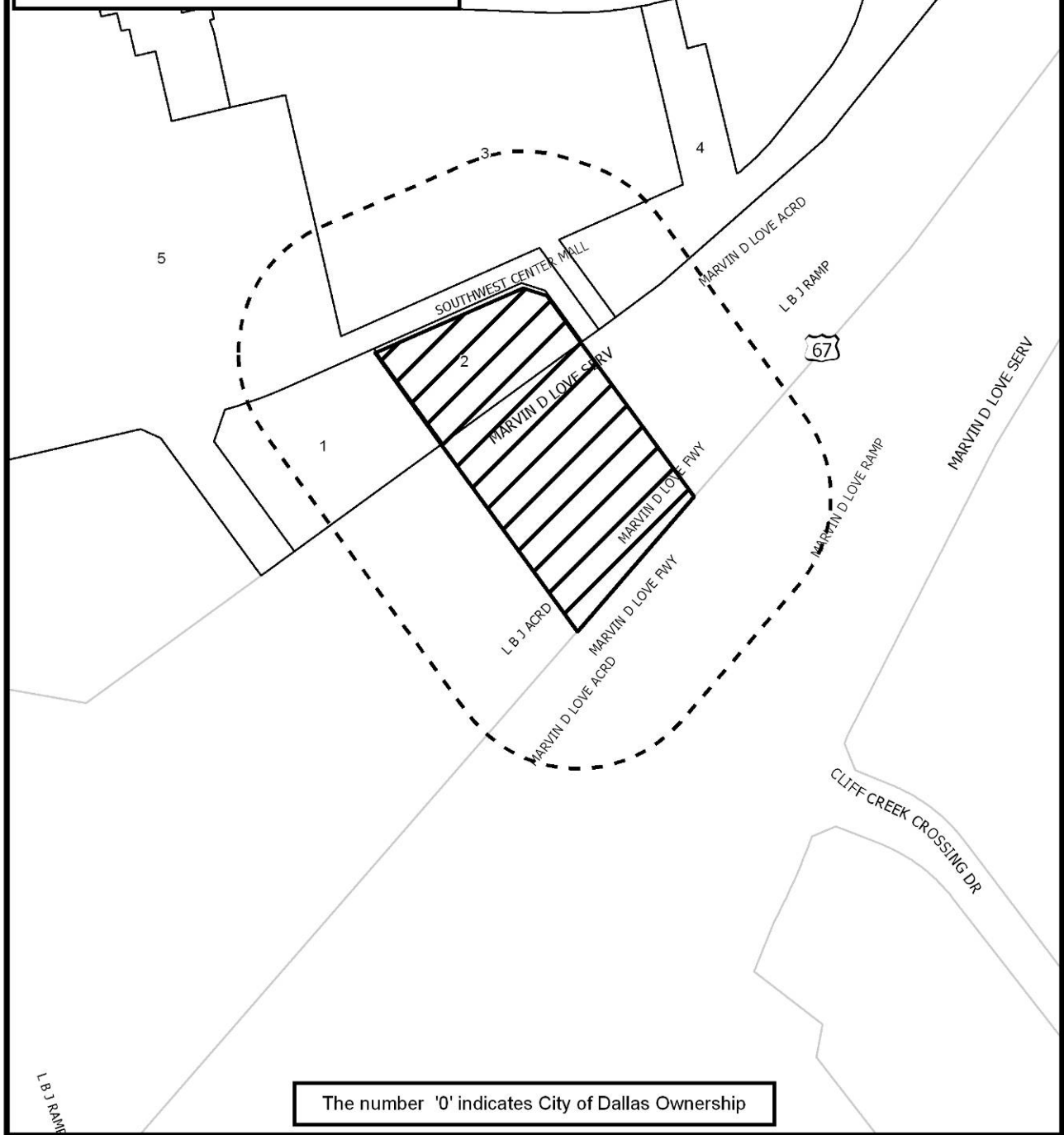
DATE: November 04, 2010




 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u> P-5 </u> Case no: <u> Z090-220 </u>
--	----------------------------------	--

DATE: November 04, 2010

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
5 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: P-5
Case no: Z090-220

DATE: November 04, 2010

Notification List of Property Owners

Z090-220

5 Property Owners Notified

Label # Address

Owner

1	7471	MARVIN D LOVE	BALLY TOTAL FITNESS CORP PPTY MGMT DEPT # 625-10
2	7441	MARVIN D LOVE	TRECO LTD
3	3700	CAMP WISDOM	BURLINGTON COAT FACTORY REALTY OF
4	3200	CAMP WISDOM	RETAIL SWC MALL LLC ATTN: JACK FRIEDLER
5	3560	CAMP WISDOM	EL REY PPTIES LP

Thursday, November 04, 2010

FILE NUMBER: Z090-237(RB)

DATE FILED: July 30, 2010

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

COUNCIL DISTRICT: 14

MAPSCO: 36 Z, 46 D

SIZE OF REQUEST: Approx. 17.414 Acres

CENSUS TRACT: 13.01

APPLICANT: Dallas I.S.D., Owner

REPRESENTATIVE: Karl Crawley

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

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

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

PRIOR CPC ACTION. On December 2, 2010, the City Plan Commission held this request under advisement until January 20, 2011.

BACKGROUND INFORMATION:

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

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

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

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

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

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

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

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

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

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

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

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

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

AMENDING CONDITIONS-ARTICLE 543.

PD 543.

SEC. 51P-543.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-543.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-543-103.1. EXHIBITS.

The following exhibits are incorporated into this article:

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

SEC. 51P-543.104. DEVELOPMENT PLAN.

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

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

SEC. 51P-543.105. MAIN USES PERMITTED.

(a) ~~Public school.~~

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

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

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

SEC. 51P-543.106. ACCESSORY USES.

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

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

SEC. 51P-543.107. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Front yard.

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

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

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

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

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

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

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

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

~~(d) Height.~~

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

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

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

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

~~(f)] Lot coverage.~~

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

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

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

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

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

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

(g[h]) Floor area.

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

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

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

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

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

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

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

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

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

SEC. 51P- _____.108.1. TRAFFIC MANAGEMENT PLAN.

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

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

(c) Traffic study.

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

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

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

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

SEC. 51P-543.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-543.111. LANDSCAPING.

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

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

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

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

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

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

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

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

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

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

condition.

SEC. 51P-543.112. SIGNS.

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

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

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

SEC. 51P-543.114. VISUAL OBSTRUCTION REGULATIONS.

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

SEC. 51P- .114.1. EXPANSION AREA.

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

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

SEC. 51P-543.115. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-543.116. COMPLIANCE WITH CONDITIONS.

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

Z090-237(RB)

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

SEC. 51P-543.117. ZONING MAP.

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

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

and

J. L. LONG MIDDLE SCHOOL
6116 Reiger Avenue

Prepared for the DISD and the City of Dallas

By

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



July, 2010

Z090-237(RB)

**Wilson High School and
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

Table of Contents

Introduction	1
Overview	1
The Site	1
Queuing Analysis	2
Recommendation	4

**Wilson High School and
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

Introduction:

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

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

Overview:

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

The Site:

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

1.

**Wilson High School and
Long Middle School**

Traffic Management Plan (TMP) School Year 2011-2012

Queuing Analysis:

Wilson H.S.

Queuing Analysis:

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

Subtotal Grades 9-12

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

Queuing Analysis:

Long M.S.

Queuing Analysis:

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

Subtotal Grades 6-8

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

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

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

2.

Wilson High School and Long Middle School

Traffic Management Plan (TMP) School Year 2011-2012

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

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

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

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

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

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

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

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

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

3.

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

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

RECOMMENDATION

Z090-237(RB)

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

4.

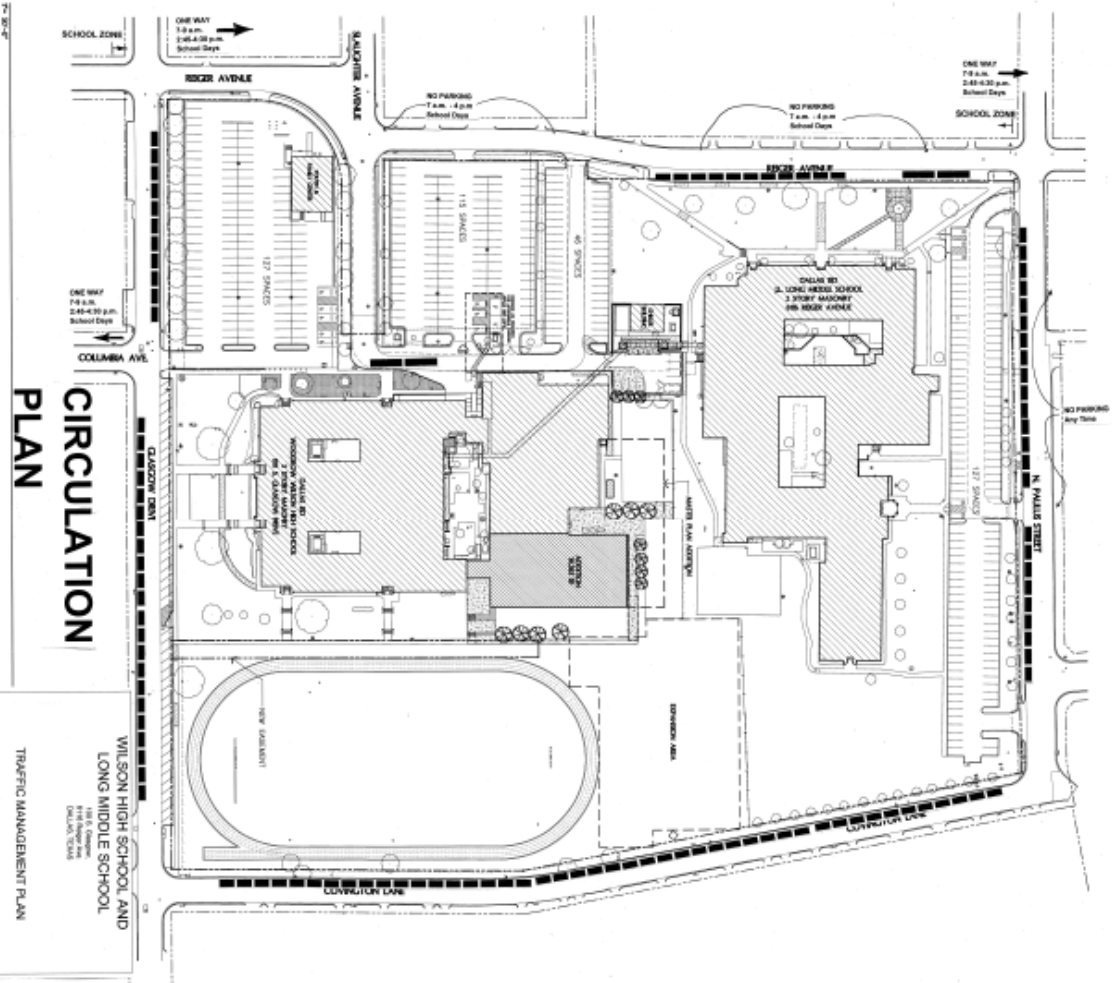
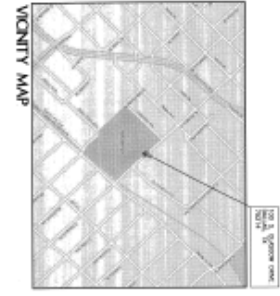
Queueing Analysis

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

Queueing Analysis

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

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



CIRCULATION PLAN

WILSON HIGH SCHOOL AND LONG MIDDLE SCHOOL

TRAFFIC MANAGEMENT PLAN

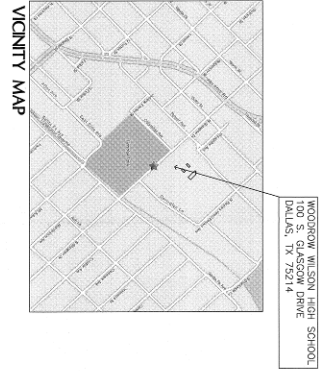
DATE: 2018

MASTER CODE, INC.

1800 S. GARDNER

IRVING, TEXAS 75039

1000 WEST GARDNER STREET, IRVING, TEXAS 75039



SITE INFORMATION:

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

WOODROW WILSON HIGH SCHOOL:

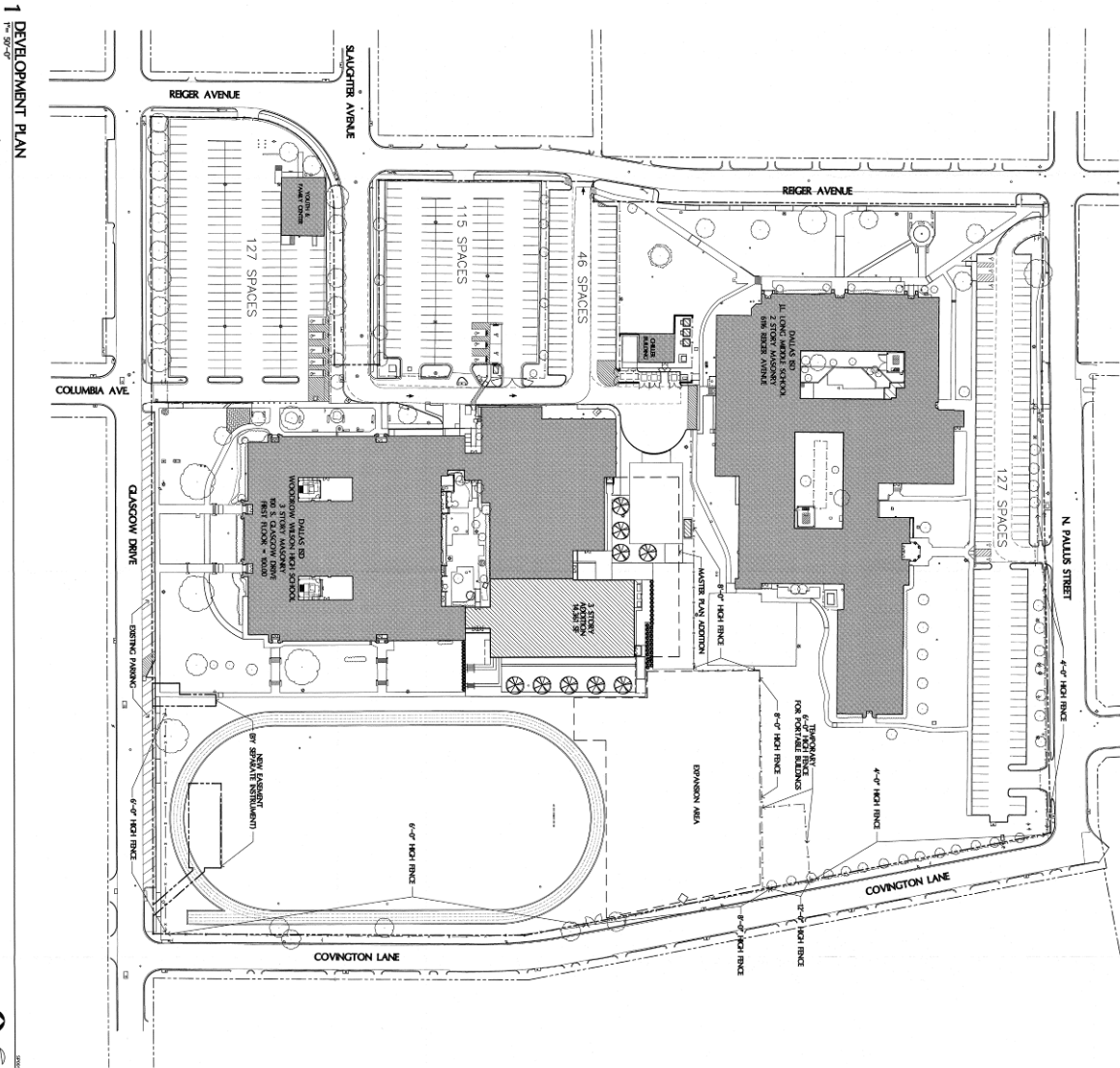
EXISTING HIGH SCHOOL FLOOR AREA	168,000 SF
BUILDING DEMOLITION	6,700 SF
ADDITION FLOOR AREA	14,361 SF
FUTURE ADDITION FLOOR AREA	44,600 SF
TOTAL HIGH SCHOOL CLASSROOMS	85
OVERALL BUILDING HEIGHT	64 FT

J. L. LONG MIDDLE SCHOOL:

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

LANDSCAPE LEGEND

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



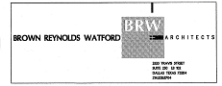
1 DEVELOPMENT PLAN
11/05/2010

11/05/2010
Z090-237(RB)

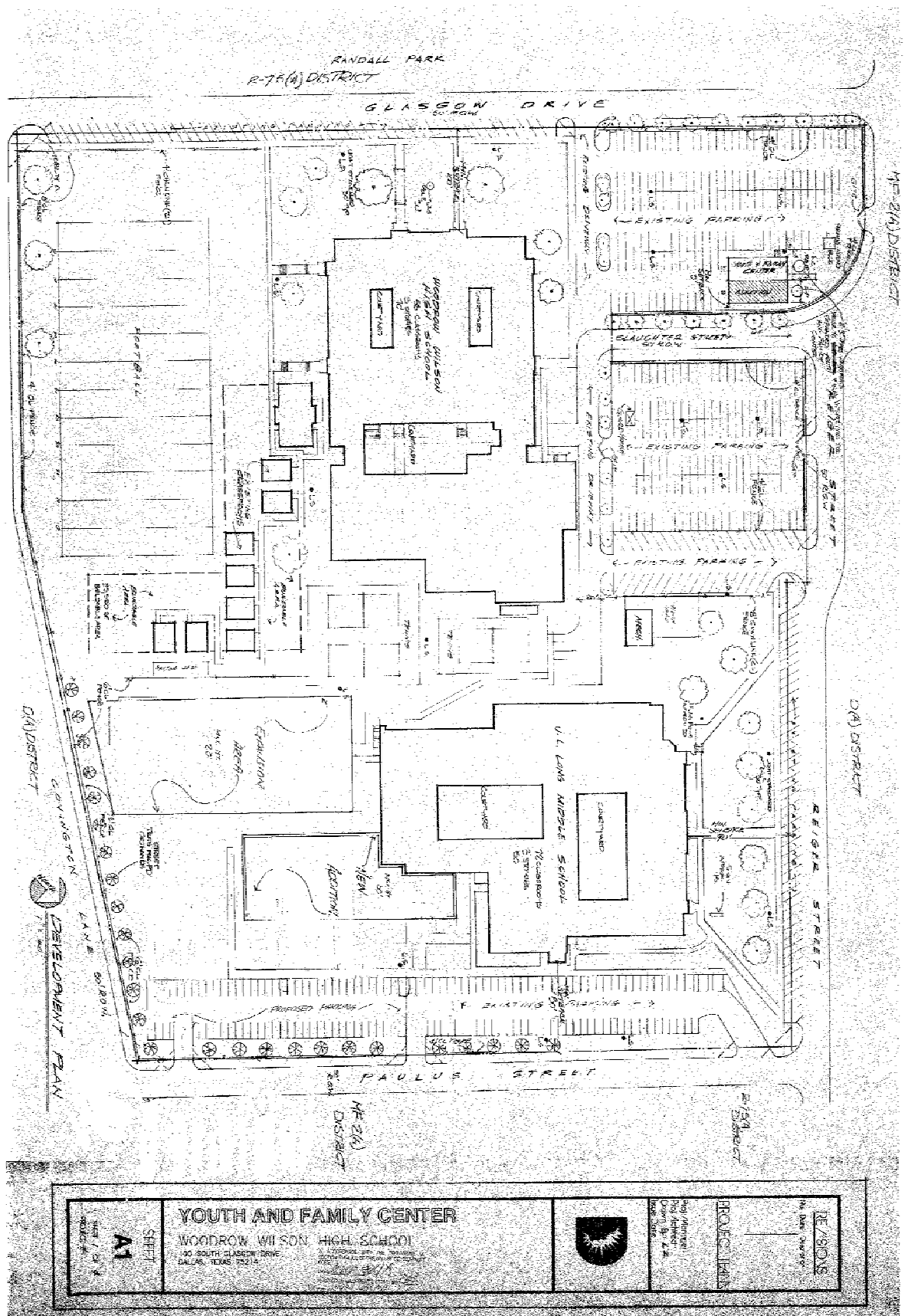
DATE: 11/05/2010
PROJECT NO.: 29176.00
BD PACKAGE: 046



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




Proposed Development Plan



SHEET A1 10/1/07	YOUTH AND FAMILY CENTER WOODROW WILSON HIGH SCHOOL 100 SOUTH GLASSON DRIVE DALLAS, TEXAS 75214		PREPARED BY THE DISTRICT OFFICE OF THE CITY CLERK	PROJECT LEAD THE DISTRICT OFFICE OF THE CITY CLERK
	100 SOUTH GLASSON DRIVE DALLAS, TEXAS 75214			

Existing Development Plan

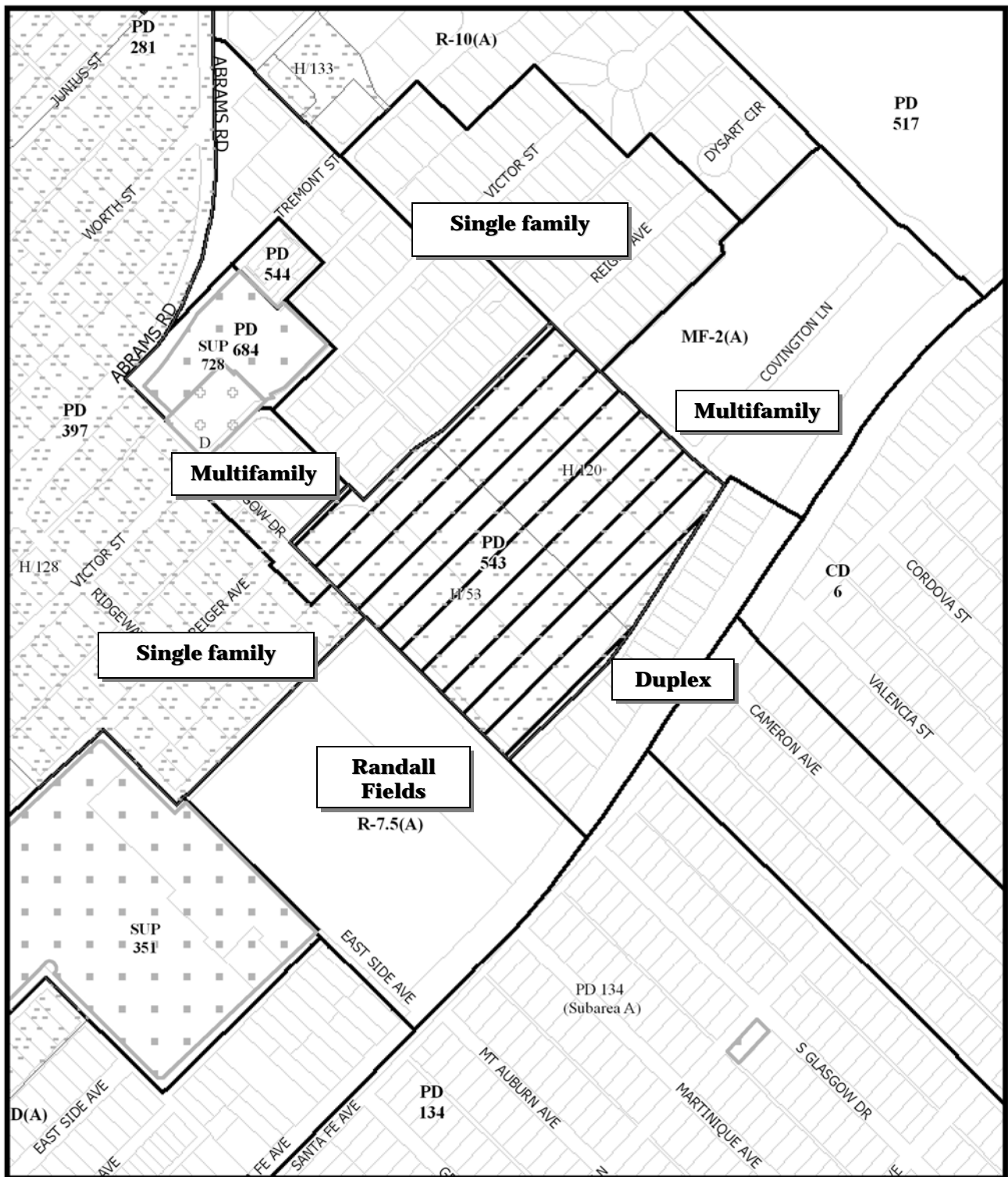



1:8,400

VICINITY MAP


Map no: **I-8**
 Case no: **Z090-237**

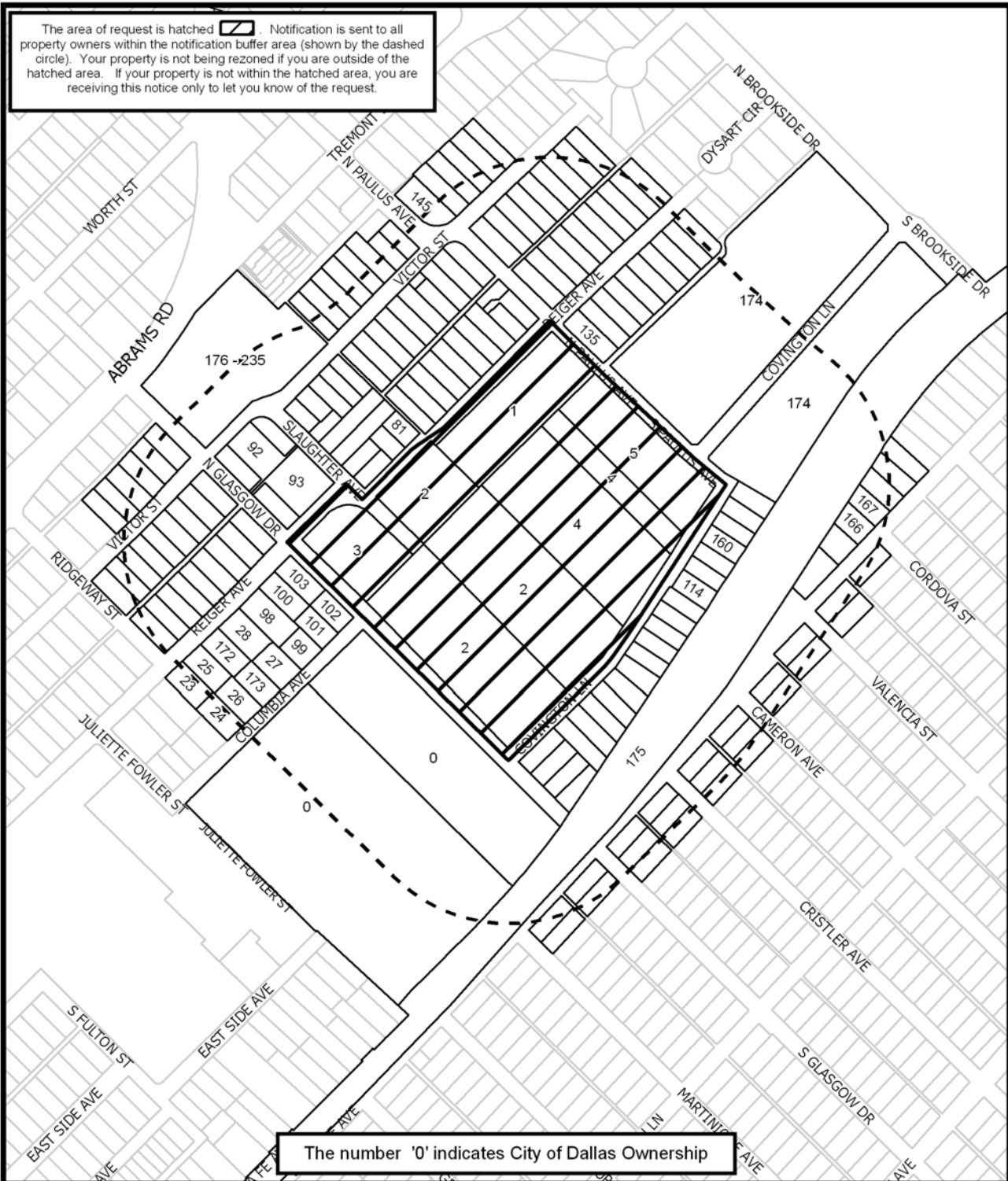
DATE: November 12, 2010



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

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



The number '0' indicates City of Dallas Ownership

 1:4,800	<h1>NOTIFICATION</h1> <table border="1" style="margin: 10px auto;"> <tr> <td style="padding: 2px;">500'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">235</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	500'	AREA OF NOTIFICATION	235	NUMBER OF PROPERTY OWNERS NOTIFIED	<p>Map no: <u> I-8 </u></p> <p>Case no: <u> Z090-237 </u></p>
500'	AREA OF NOTIFICATION					
235	NUMBER OF PROPERTY OWNERS NOTIFIED					

DATE: November 12, 2010

Notification List of Property Owners**Z090-237****235 Property Owners Notified**

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Friday, November 12, 2010

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

Planner: Warren F. Ellis

FILE NUMBER: Z090-223(WE) **DATE FILED:** June 16, 2010

LOCATION: Cedar Springs Road and Welbourn Street, southeast corner

COUNCIL DISTRICT: 14 **MAPSCO:** 35W, X

SIZE OF REQUEST: Approx. 38,115 sq. ft. **CENSUS TRACT:** 5.00

APPLICANT/OWNER: David Shuford

REPRESENTATIVE: Gregg A. Smith

REQUEST: An application for GR General Retail Subdistrict and deed restrictions volunteered by the applicant on property zoned an O-2 Office Subdistrict with a D Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to permit a greenhouse on the property. The applicant has volunteered deed restrictions that will limit the uses that are permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.

STAFF RECOMMENDATION: Approval, subject to the deed restrictions volunteered by the applicant and retention of the D Dry Liquor Control Overlay

PREVIOUS ACTION: On November 18, 2010, the City Plan Commission held this case under advisement at the request of the applicant.

BACKGROUND INFORMATION:

- The applicant’s request for GR General Retail Subdistrict will allow for the development of a greenhouse on the property. The applicant’s intent is to have a community garden on the property and use the garden as an outreach ministry for the surrounding community. The size of the proposed greenhouse will have approximately 2,200 square feet of floor area and will not exceed a maximum height of 12 feet.
- Currently the development code does not have a land use category for a community garden. The Zoning Ordinance Committee (ZOC) is currently conducting meetings to discuss the development standards and regulations for a community garden. The GR General Retail Subdistrict is the closet zoning category that permits a community garden within PDD 193, the Oak Lawn Special Purpose District.
- The applicant has volunteered deed restrictions that will limit the uses to those permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.
- The surrounding land uses consist of office and residential uses. A church, which is across Welbourn Street, is located within a GR General Retail Subdistrict.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Road	Collector	60 ft.	60 ft.
Welbourn Street	Local Street	40 ft.	40 ft.
Dickason Avenue	Local Street	40 ft.	40 ft.

Land Use:

	Zoning w/in PDS No. 193	Land Use
Site	O-2-D	Surface Parking lot
North	PDD No. 229	
South	O-2-D, MF-3-D, PDS No. 14	Surface Parking lot,
East	O-2-D	Surface Parking lot, Office
West	O-2-D, GR	Surface Parking lot, Church

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

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

Land Use

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 38,115 square foot site is developed as an improved surface parking lot and is adjacent to office and residential uses. Across Welbourn Street, is the church that will manage and operate the proposed use. The applicant's request for GR General Retail Subdistrict will allow for the development of a greenhouse on the property. Currently the development code does not have a land use category for a community garden and the only zoning subdistrict that relates to the applicant's request within PDD No. 193 is the GR General Retail Subdistrict.

The Zoning Ordinance Committee (ZOC) is currently facilitating meetings to discuss the development standards and regulations for a community garden. The applicant's intent is to have a community garden on the property and use the garden as an outreach ministry for the surrounding community. As a result of the surrounding area being office and residential and the underlying zoning Subdistrict being an O-2 Office, the applicant has volunteered deed restrictions that will limit the uses to those permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.

Staff recommendation is for approval of the applicant's request for a GR General Retail Subdistrict, subject to the deed restrictions volunteered by the applicant and retention of the D Dry Liquor Control Overlay.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
O-2 – Existing Office	10' -res. Other: 20'	0' -res. Other: 10'	4:1*	36' – res. Other: 240'	60%		Office
GR – Proposed General retail	0' –res. Other: 10'	0'	2:1*	50'	80%.		Office, Greenhouse

Landscaping: Landscaping must comply with the landscape provisions in Section 193.126 of Planned Development District No. 193.

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

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, Oak Lawn United Methodist Church ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Grigsby League Survey, Abstract No. 1383, City Block 1033, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by NEC Properties, Inc., by deed dated July 16, 1993, and recorded in Volume 93143, Page 6341, in the Deed Records of Dallas County, Texas, and being more particularly described in the attached Exhibit A.

II.

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

- 1. The following uses are prohibited:

Animal related uses.

- Animal clinic without outside runs.

Bar and restaurant uses.

- Catering service.
- Drive-through restaurant.

Commercial uses.

- Appliance fix-it shop.
- Building repair and maintenance shop.
- Custom print shop.
- Gummed label printing.
- Plumbing, electrical, air conditioning, and heating shops.
- Tool equipment rental (inside display only).

Medical uses.

- Ambulance service.

Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Commercial parking lot or garage.

Professional, personal service, and custom craft uses.

- Commercial wedding chapel.
- Custom cleaning shop.
- Handcrafted art work studio.
- Laundry or cleaning pickup and receiving station.
- Mortuary or funeral home.
- Safe deposit boxes.
- Self service laundry or dry cleaning.

Recreation and entertainment uses.

- Country club with private membership.
- Game court center.
- Inside commercial amusement.
- Outside commercial amusement.
- Public golf course.
- Theatre.

Residential uses.

- Group residential facility.
- Lodging or boarding house.

Retail uses.

- Feed store.
- Furniture store.
- Hardware or sporting goods store.
- Home improvement center.
- Liquor store.
- Paint and wallpaper store.
- Pawn shop.
- Pet shop.

- Retail food store.
- Retail stores other than listed.
- Second hand store.
- Swimming pool sales and supply.

Storage and waste disposal uses.

- Recycling buy-back center.
- Recycling collection center.

Transportation uses.

- Passenger bus station and terminal.

2. The following uses are allowed only as a limited use or a street level use:

Bar and restaurant uses.

- Bar, lounge, or tavern. *[street level use only]*
- Dance hall. *[limited use or street level use]*
- Restaurant without drive-in or drive-through service. *[limited use only]*
- Private club. *[limited use or street level use]*

Commercial uses.

- Duplication shop. *[limited use or street level use]*

Community service uses.

- Adult day care facility. *[limited use only]*
- Child-care facility. *[limited use only]*

Medical uses.

- Optical shop. *[street level use only]*

Motor vehicle related uses.

- Service station. *[limited use only]*

Professional, personal service, and custom craft uses.

- Barber and beauty shop. *[limited use or street level use]*
- Handcraft bookbinding. *[street level use only]*

- Health studio. *[limited use or street level use]*
- Key shop. *[street level use only]*
- Photography studio. *[limited use or street level use]*
- Shoe repair. *[street level use only]*
- Tailor, custom sewing, and millinery. *[street level use only]*
- Travel bureau. *[limited use or street level use]*

Recreation and entertainment uses.

- Private recreation club or area. *[street level use only]*

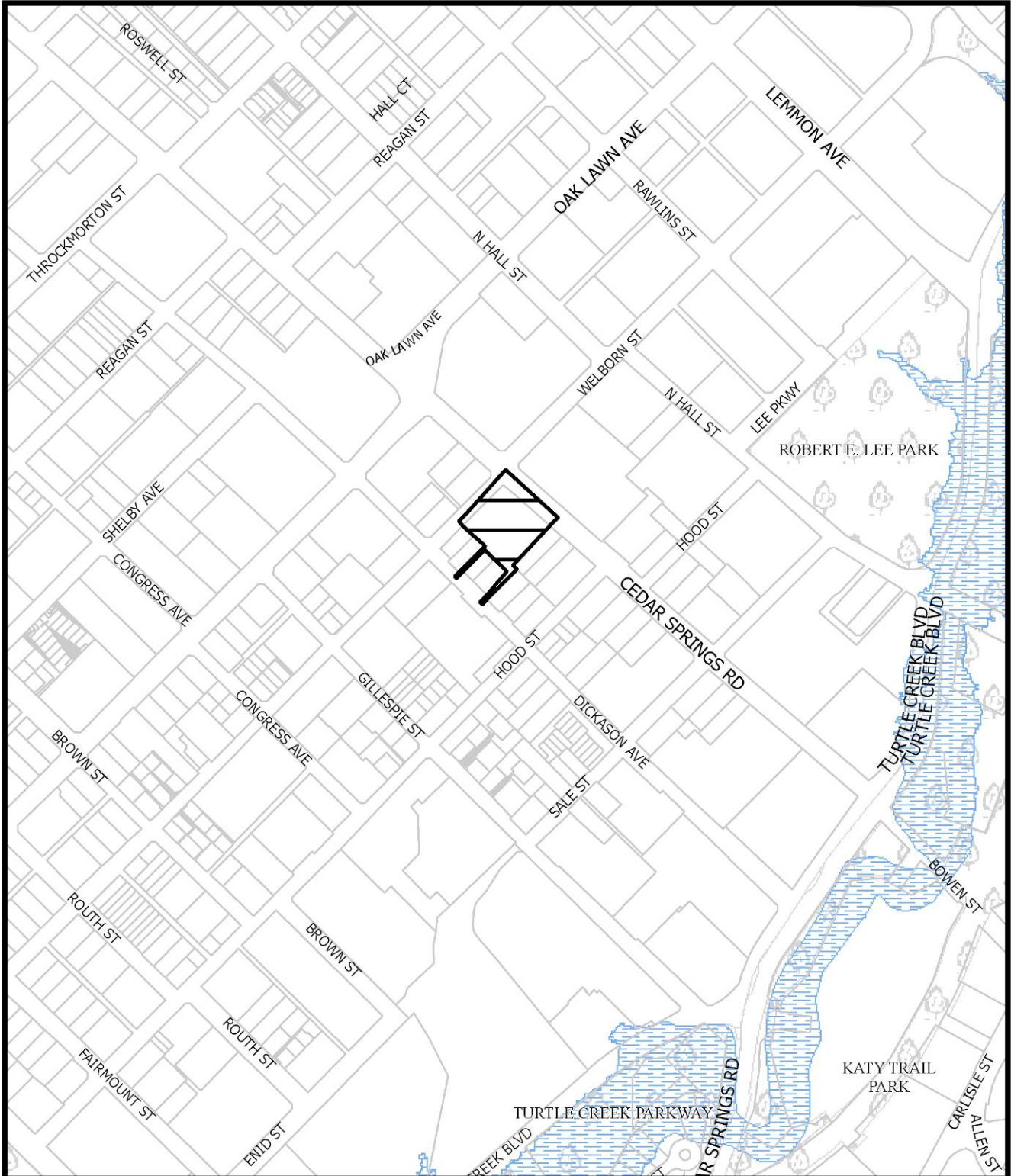
Retail uses.

- Antique shop. *[street level use only]*
- Bakery or confectionary shop. *[street level use only]*
- Book or stationary store. *[street level use only]*
- Camera shop. *[street level use only]*
- Cigar, tobacco, and candy store. *[limited use or street level use]*
- Clothing store. *[street level use only]*
- Drug store. *[limited use or street level use]*
- Florist store. *[street level use only]*
- Hobby and art supplies store. *[street level use only]*

3. Street level uses must comply with the requirements for street level uses in the O-2 Office subdistrict. See Dallas Development Code § 51P-193.110.

III.

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

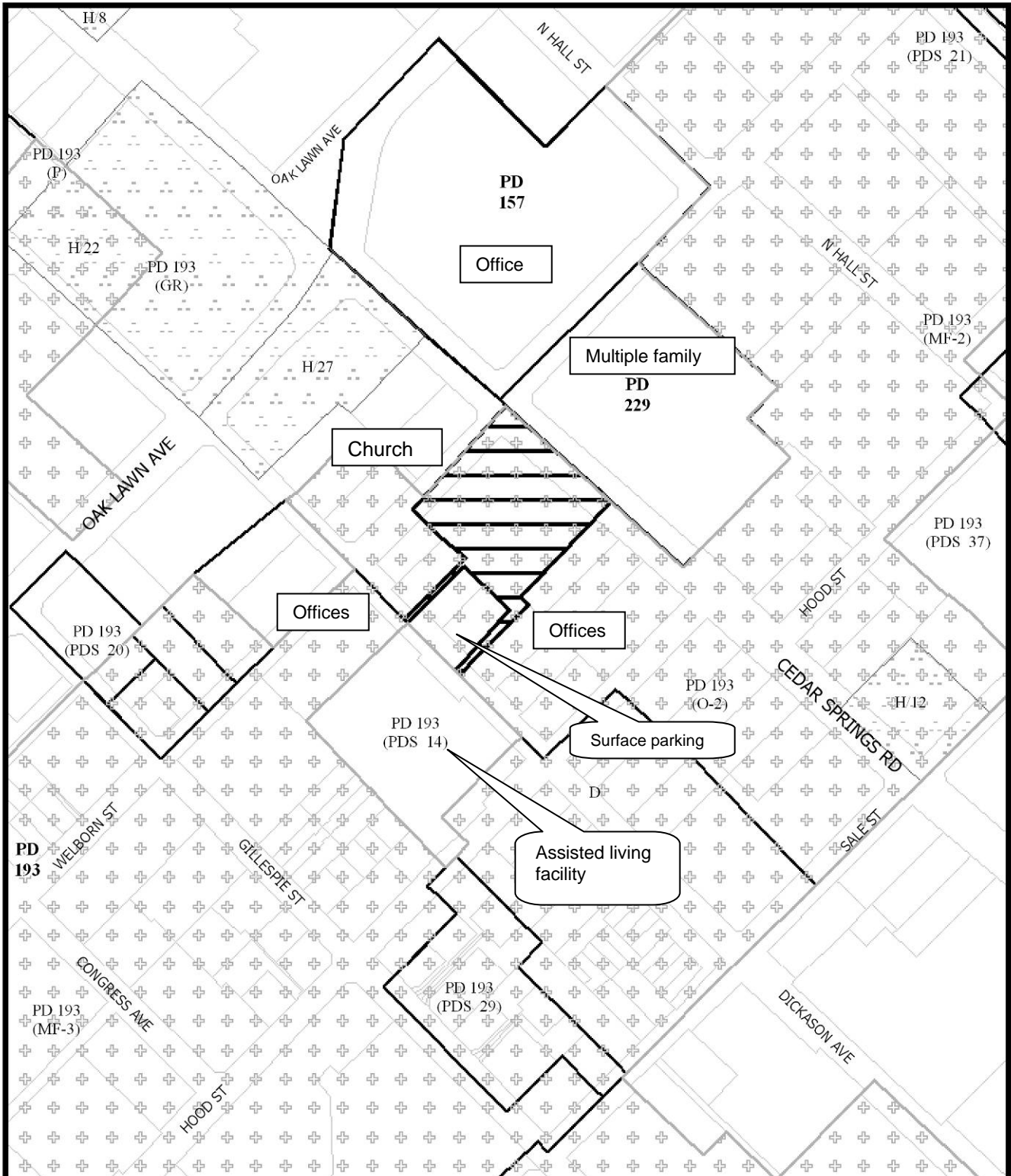


1:4,800

VICINITY MAP

Map no: 1-7

Case no: Z090-223

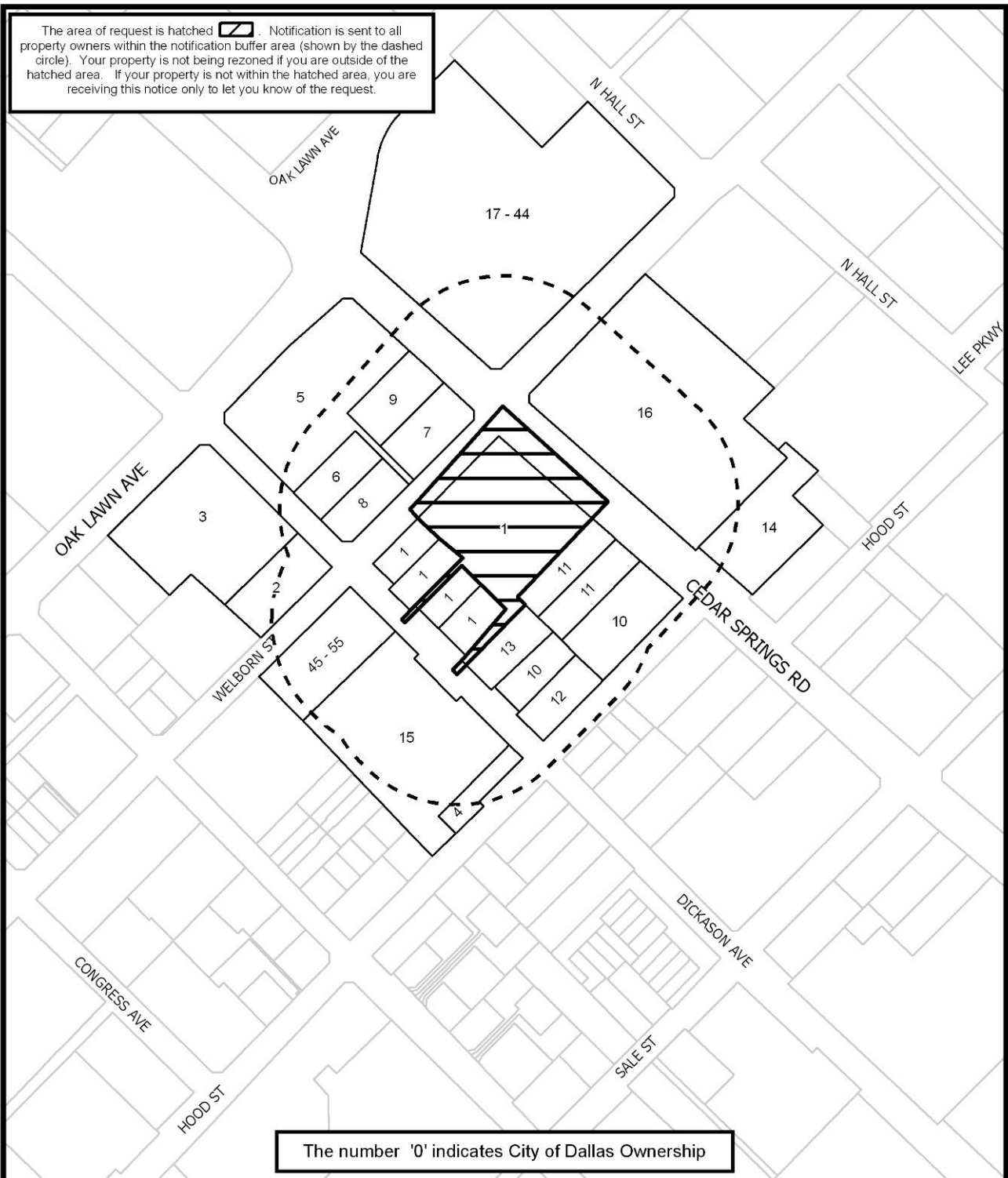


1:2,400

ZONING AND LAND USE

Map no: I-7

Case no: Z090-223



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 55 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Map no: <u> I-7 </u> Case no: <u> Z090-223 </u>
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DATE: October 25, 2010

Notification List of Property

Z090-223

55 *Property Owners Notified*

Label #	Address	Owner
1	3631 DICKASON	OAK LAWN UNITED METHODIST CHURCH
2	2929 WELBORN	CONRADO INC
3	2920 OAK LAWN	INTERPROPERTIES GROUP INC
4	3601 DICKASON	CLARK RICHARD M
5	3014 OAK LAWN	OAK LAWN M E CHURCH
6	3706 DICKASON	OAK LAWN METH CHURCH EXEMPT 1967
7	3703 CEDAR SPRINGS	OAK LAWN METH CH
8	3704 DICKASON	OAK LAWN METH CHURCH
9	3707 CEDAR SPRINGS	BD OF TRUSTEES OAK LAWN UNITED METHODIST
10	3606 DICKASON	SALI LP
11	3613 CEDAR SPRINGS	CUTSHALL HANNAH & RALPH S
12	3011 HOOD	3011 HOOD STREET LLC
13	3636 DICKASON	3636 DICKASON LLC
14	3530 CEDAR SPRINGS	CUTSHALL RALPH S JR
15	3611 DICKASON	SILVERADO SENIOR LIVING TURTLEE CREEK INC
16	3604 CEDAR SPRINGS	CWS CEDAR SPRING PV WB LP
17	3102 OAK LAWN	CENTRUM GS LTD STE 390 LB 100
18	3102 OAK LAWN	CENTRUM GS LTD SUITE 390 LB 100
19	3111 WELBORN	FELDMAN MICHAEL L
20	3111 WELBORN	GREGG ROBERT SCOTT
21	3111 WELBORN	CAPRA JACQUELINE D
22	3111 WELBORN	WRIGHT RUSSELL & PATRICIA
23	3111 WELBORN	GEM CENTENNIAL CENTRUM
24	3111 WELBORN	MERINGER CHRISTOPHER G & MARIA CANO
25	3111 WELBORN	LAWRENCE CHARLES M & KIMBERLY D
26	3111 WELBORN	JOHNSON MADELEINE UNIT 1208

Monday, October 25, 2010

Label #	Address	Owner
27	3111 WELBORN	ROBERTS MAIDA L B STE 1301
28	3111 WELBORN	DASEKE DON ROBERT & BARBARA SUE
29	3111 WELBORN	MOHR ROBERT R & STE 329
30	3111 WELBORN	LONDON FREDERICK A & JUDITH A UNIT 1304
31	3111 WELBORN	LUINO LTD
32	3111 WELBORN	BRIDGES JAMES D
33	3111 WELBORN	FA MANAGEMENT LLC
34	3111 WELBORN	BOONE GARRETT &
35	3111 WELBORN	DASEKE DON ROBERT & BBARBARA SUE
36	3111 WELBORN	JOHNSON MADELEINE UNIT 1501
37	3111 WELBORN	DANIS JEROLD I & JEANNE M UNIT 1502
38	3111 WELBORN	PONDER GENE & PATSY LIVIN TRUST
39	3111 WELBORN	SHEKTER MARK ARTHUR UNIT 1601
40	3111 WELBORN	SUDER ERIC UNIT 1602
41	3111 WELBORN	THOMSON MICHAEL D UNIT 1604
42	3111 WELBORN	CENTRUM TOWERS LTD STE 390 LB 100
43	3111 WELBORN	JONES JERRAL W #1702
44	3111 WELBORN	REED ALBERT S JR
45	3627 DICKASON	SMITH TREY
46	3627 DICKASON	ADAMS DAVID G
47	3627 DICKASON	HUGHES STEVEN L
48	3727 DICKASON	SNAPP CHARLES W
49	3627 DICKASON	RICE JAMES L & VONDA L RICE
50	3727 DICKASON	HESTON MATTHEW R
51	3727 DICKASON	BOECKLE SCOTT
52	3627 DICKASON	
53	3627 DICKASON	MACIAS TRIMBLE & MACIAS LLC
54	3627 DICKASON	HARTLEY NICHOLE L UNIT 10 BLDG C
55	3627 DICKASON	GALLI JEFFREY

Monday, October 25, 2010

Planner: Warren F. Ellis

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

LOCATION: Marine Way and Stillwell Boulevard, southeast corner

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

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

APPLICANT / OWNER: Guillermo Fonseca

REPRESENTATIVE: Jorge Barragan

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

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

STAFF RECOMMENDATION: Approval

PREVIOUS ACTION: On January 6, 2011, the City Plan Commission held this under advisement because of a notification error.

BACKGROUND INFORMATION:

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

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

Thoroughfares/Streets:

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

Land Use:

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

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

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

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

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

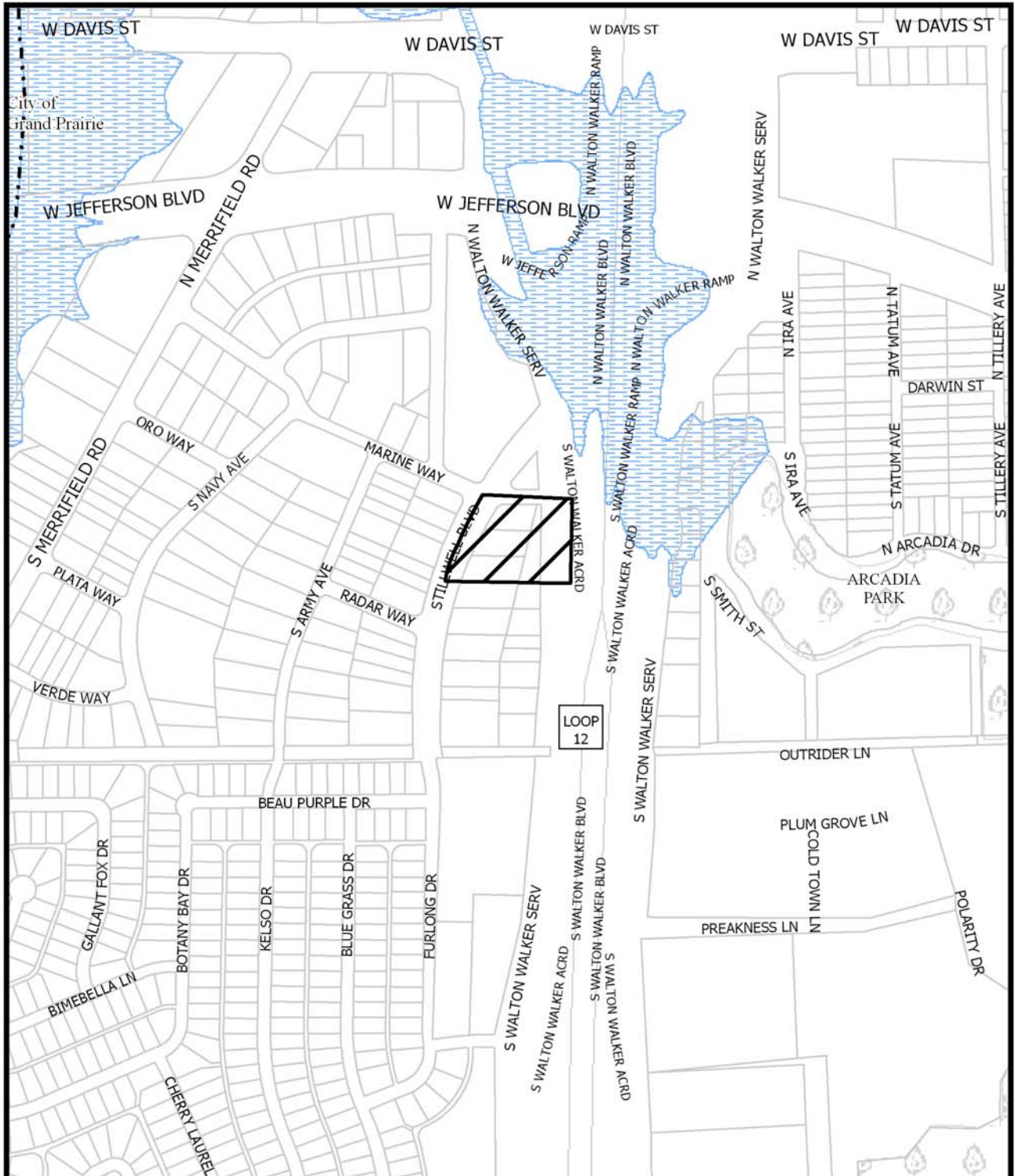
Development Standards:


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
NO(A) - Proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office

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

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

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

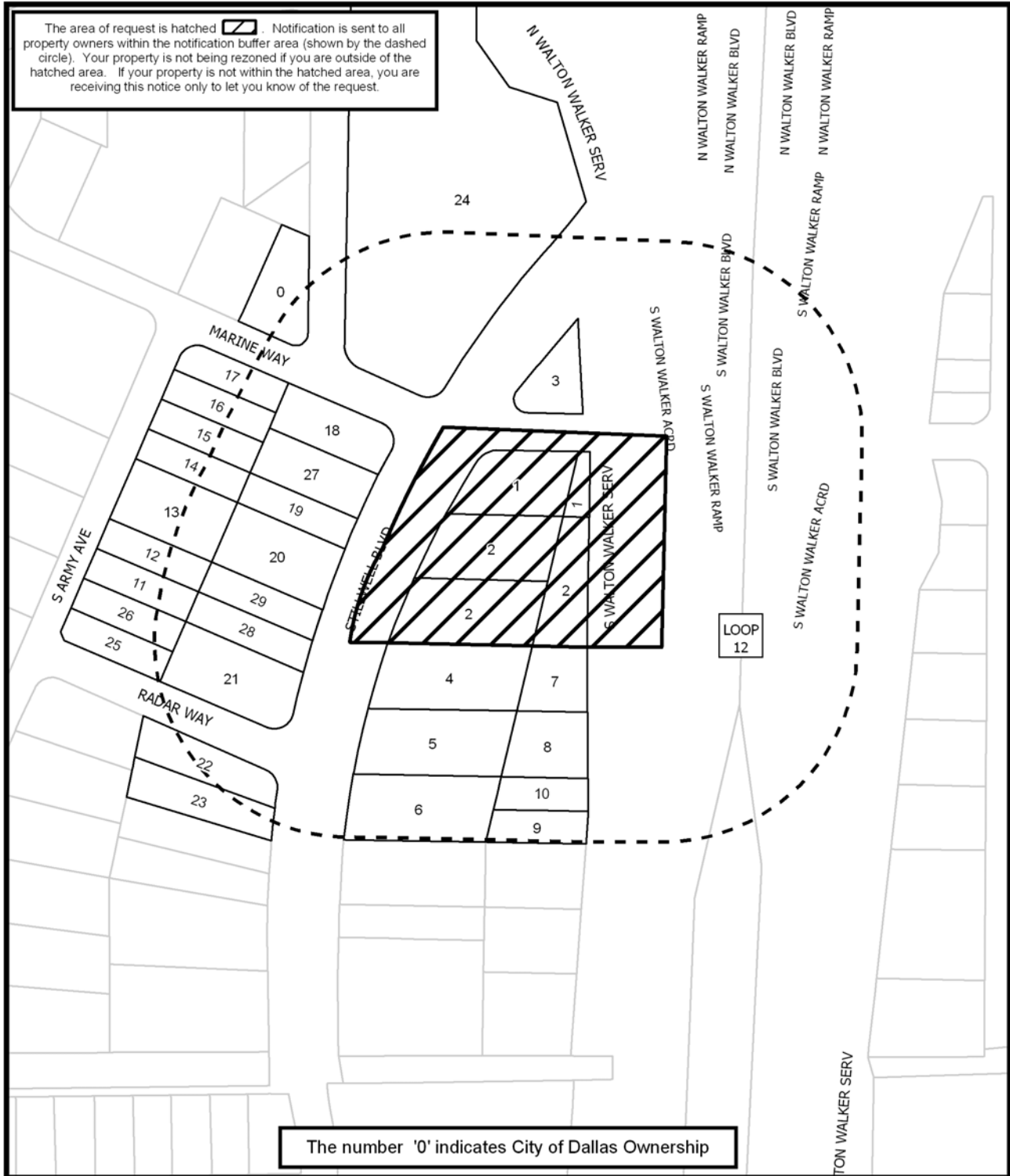


 1:6,000	<h1>VICINITY MAP</h1>	Map no: <u> L-4 </u> Case no: <u> Z090-239 </u>
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DATE: November 04, 2010



DATE: November 04, 2010



 1:2,400	<h1>NOTIFICATION</h1>	L-4
	300' AREA OF NOTIFICATION 29 NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: _____ Case no: Z090-239

DATE: November 04, 2010

Notification List of Property Owners

Z090-239

29 Property Owners Notified

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

Thursday, November 04, 2010

Z090-239 (WE)

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

Thursday, November 04, 201

Planner: Mike Grace, AICP

FILE NUMBER: Z101-108(MG) **DATE FILED:** October 6, 2010

LOCATION: East line of Marsh Lane south of Cox Lane

COUNCIL DISTRICT: 13 **MAPSCO:** M-23

SIZE OF REQUEST: Approx. 269.5 sq. Ft. **CENSUS TRACT:** 95.0

APPLICANT: T-Mobile

OWNER: Walnut Hill Church of Christ

REPRESENTATIVE: Vincent Gerard & Associates

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-16(A) Single Family District located on the east line of Marsh Lane south of Cox Lane.

SUMMARY: The purpose of this SUP is to allow a 95' cellular tower/antenna structure adjacent to an existing church.

STAFF RECOMMENDATION: Denial.

PREVIOUS ACTION: On December 16, 2010, the City Planning Commission held this case under advisement to January 20, 2011.

BACKGROUND INFORMATION:

- A tower/antenna is only allowed within the R-16(A) Single Family District with a Specific Use Permit.
- The standard maximum height limitation is 30' in the R-16(A) District. Some minor structures such as an ornamental cupola or dome may exceed the height limit by 12 feet subject to residential proximity slope restrictions.
- The applicant's request for a Specific Use Permit is to allow a stealth 95' tower/antenna structure for cellular communication.
- Stealth tower/antennas employ design techniques to disguise the structure and negate visible impacts. The proposed tower/antenna consists of materials that are similar to the existing church and steeple.
- The request site is surrounded by R-16(A) zoning and includes the existing church. The church property is surrounding by existing single family development.

Zoning History: There have not been any recent zoning change requests in the immediate vicinity.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Marsh Lane	Principle	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	R-16(A)	Church
North	R-16(A)	Church
South	R-16(A)	Church
East	R-16(A)	Church
West	R-10(A)	Church

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site being within a 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 269.5 sq. ft. specific use permit request area proposes a stealth 95’ monopole tower/antenna for cellular communication and is contained within a 4.91 tract that contains Walnut Hill Church of Christ property. The subject tract also contains an existing steeple approximately 86.5’ in height. Stealth tower/antennas employ design techniques to disguise the structure and negate visible impacts. The proposed tower/antenna consists of materials that are similar to the existing church and steeple. A tower/antenna for cellular communication is only allowed within the R-16(A)

single family district with a Specific Use Permit.

Residential proximity slope requirements mandate that the proposed 95' tower/antenna be located a minimum of 285' away from the nearest residential property line. Per Sec. 51A-4.408(D), a monopole cellular tower is exempt from residential proximity slope requirements if a specific use permit is required for the monopole cellular tower use. On the other hand, Sec. 51A-4.219(2) states that "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."

The request site is surrounded by R-16(A) zoning and includes the existing church. In addition, the church property is surrounded by existing single family development to the north, east, south and west. The proposed tower/antenna is located 160 feet from the nearest residential lot line.

While the existing church steeple is 86.5', the addition of another structure exceeding 75' is not in keeping with the established low heights of the structures in the surrounding vicinity. Staff could support a tower/antenna not exceeding 75' in height.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-16(A) Single family residential	35'	10' adjacent to residential OTHER: 15'	No maximum	30	40% residential; 25% non-residential	Proximity Slope U-form setback Tower spacing Visual Intrusion	Single family residential

Landscaping: In the event that the Planning Commission approves this request, Article X would not apply and there would be no landscaping requirement as no buildings are proposed.

Parking: No additional parking is required as no buildings are proposed.

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

**BOARD OF DIRECTORS
WALNUT HILL CHURCH OF CHRIST**

- Frank L. Kuerstler Chairman
- W.W. Minchew Secretary
- Ben Cox Director
- Tom Leka Director

PROPOSED SUP CONDITIONS

Staff's Recommendation

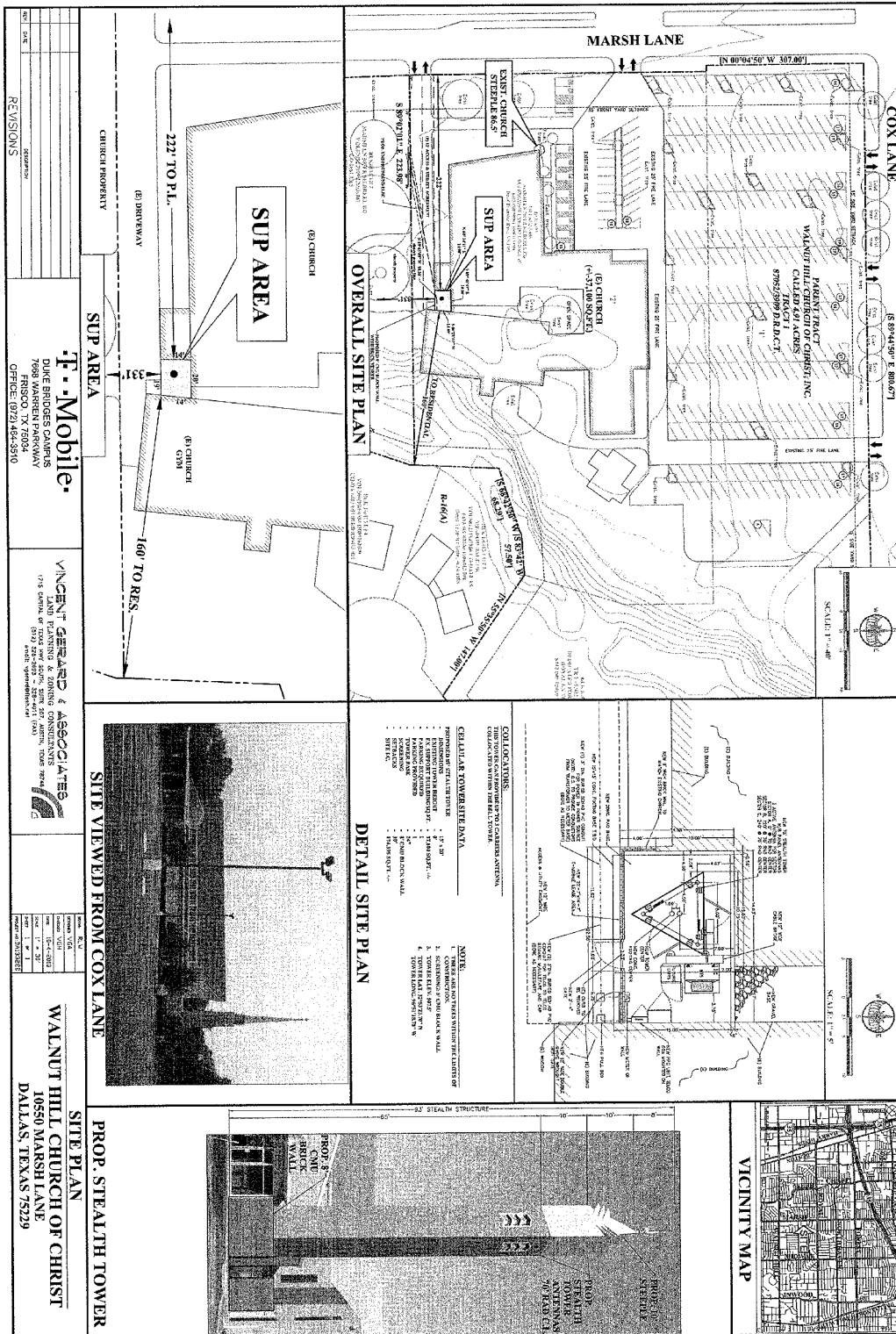
1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower. Note: Staff is recommending approval of a 75' tower/antenna for cellular communication limited to a monopole cellular tower.

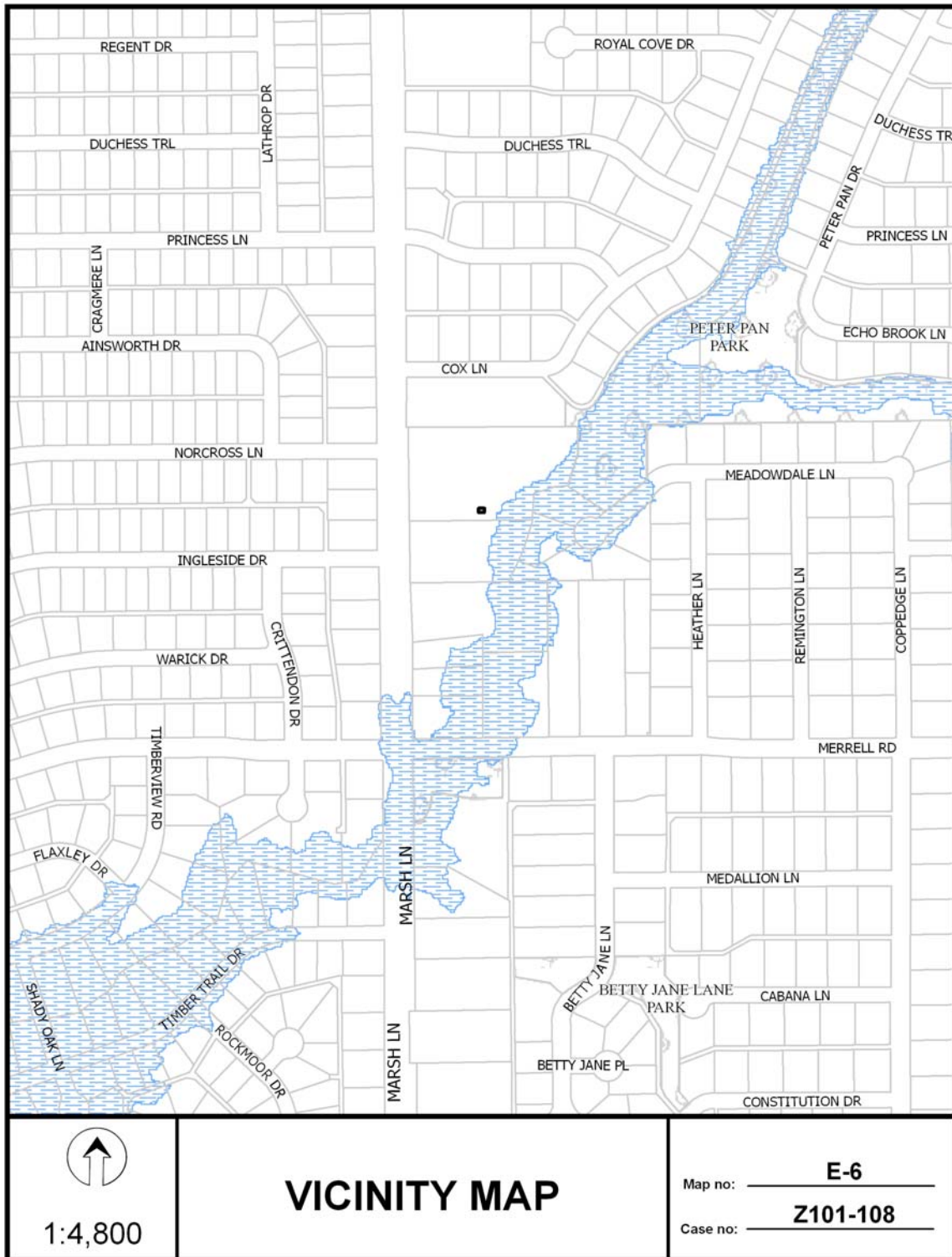
Applicant's proposal

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower. Note: The applicant is proposing a 95' tower/antenna.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. **COMMUNICATION TOWER:** Any antenna cells on the tower/antenna for cellular communication must be mounted and any future co-location cells must be of the same type.
5. **HEIGHT:** The tower/antenna for cellular communication may not exceed **75'** feet in height.
6. **SHARED USE WITH OTHER CARRIERS:** Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

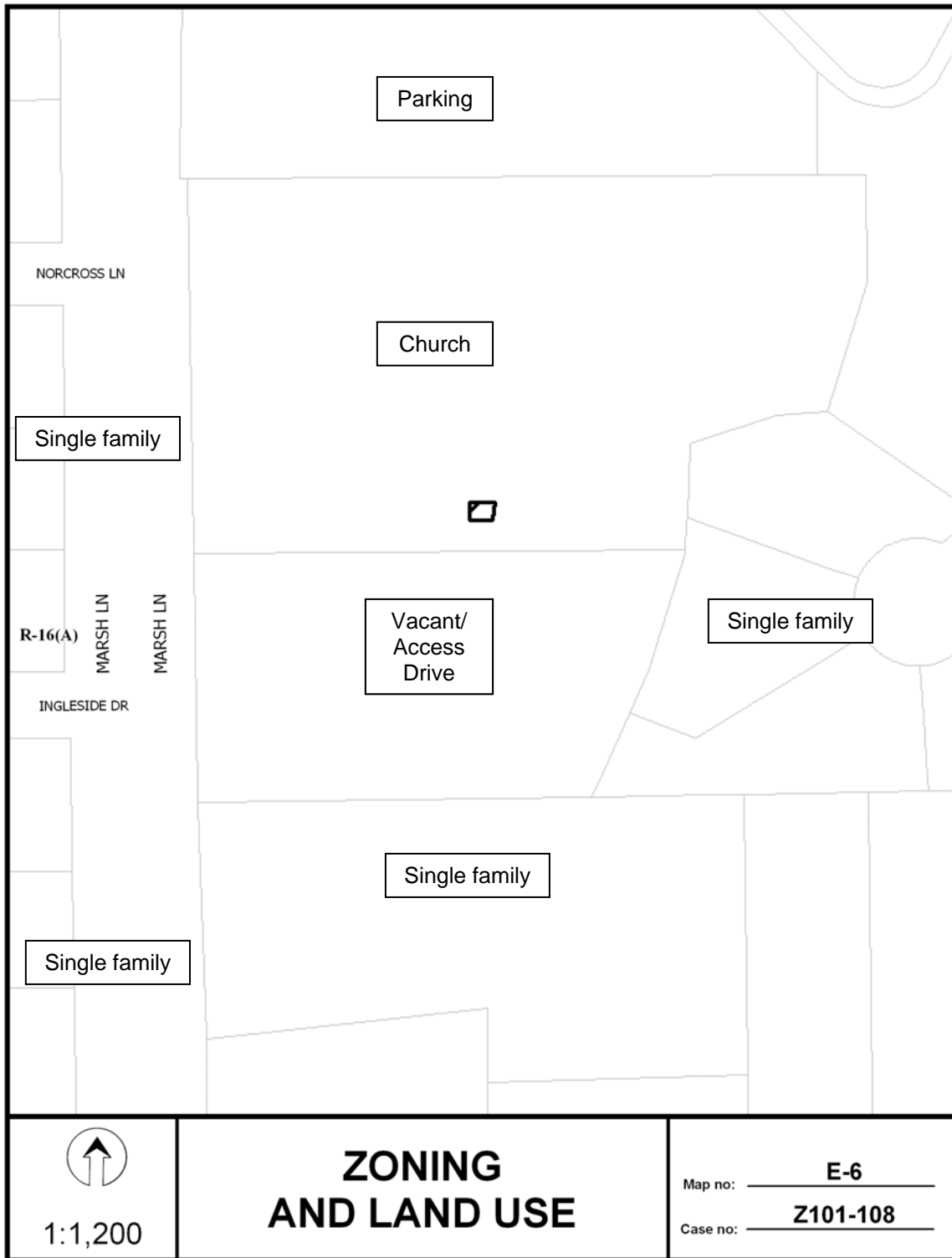
7. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

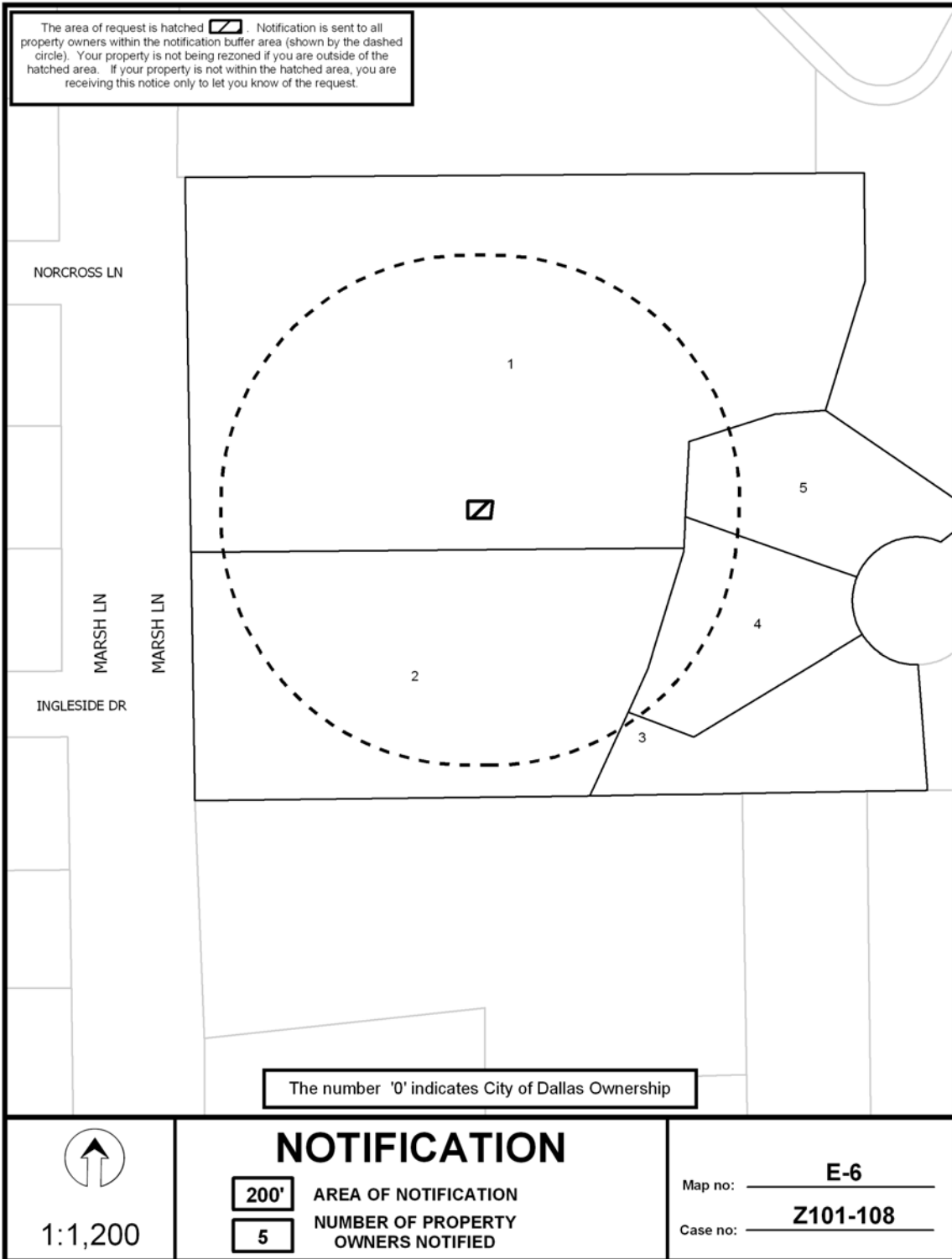
PROPOSED SITE PLAN





DATE: November 10, 2010





DATE: November 10, 2010

Notification List of Property Owners

Z101-108

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10550 MARSH	WALNUT HILL CHURCH OF CHRIST INC
2	10448 MARSH	WALNUT HILL CHURCH OF CHRIST INC
3	3750 MEADOWDALE	MEHRA SURESH
4	3744 MEADOWDALE	MCGEE JAMES M & MANSOUREH A TEHRANI
5	3755 MEADOWDALE	BURTON MARK LEROY & JOHN PLAMER WRIGHT

Friday, April 30, 2010

CITY PLAN COMMISSION

THURSDAY, JANUARY 20, 2010

Planner: David Cossum

FILE NUMBER: DCA 090-008

DATE INITIATED: April 14, 2010

TOPIC: Digital Billboards

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to digital detached non-premise signs (billboards)

SUMMARY: This proposal amends provisions related to the installation of digital billboards. The proposed amendment would allow the installation of and guidelines for the use of detached, non-premise electronic signs (digital billboards).

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

PREVIOUS ACTION: On December 16, 2010, the City Plan Commission remanded this item back to the Special Sign District Advisory Committee for review.

BACKGROUND

- On April 14, 2010, Clear Channel Outdoor submitted a request to amend the City of Dallas Code, Section 51A, Article VIII, sign regulations, to allow digital billboards.
- Section 51A-7.306 prohibits the installation or maintenance of a detached non-premise sign in the City of Dallas. The applicant has stated that under the proposed guidelines, they will remove the face of an existing standard billboard and replace it with a digital face; therefore, no new billboard structures will be installed.
- The Special Sign District Advisory Committee (SSDAC) considered this issue at two public meetings in June and July of 2010. The meetings were attended by billboard industry representatives and interested citizens.
- On December 16, 2010, the City Plan Commission (CPC) remanded this issue back to the SSDAC for clarification and review.
- On January 11, 2011, the SSDAC reviewed this item, specifically discussing the following issues:
 - Adding the steps and procedures needed for obtaining a permit (from City of Dallas Building Code and the Texas Department of Transportation regulations) to the proposed ordinance
 - Limiting the height of each sign per the City of Dallas City Code Section 51A-7.307, Relocation of Certain Detached Non-Premise Signs ordinance.
 - Clarifying that the distance between each sign be measured linearly.
 - Clarifying that the distance of residentially zoned property from the digital sign be measured radially.
 - SSDAC did not change their recommendation on the face exchange ratio of 3-to-1.
 - SSDAC voted to add the language regarding sign companies that hold a valid state advertising license and maintaining a registered expressway non-premise sign as of January 1, 2011 be allowed to utilize an exchange ratio of 1-to-1 based on square feet for one digital billboard sign.
 - The brightness level of all digital signs is to be measured by footcandles, and the limit of brightness is 0.3 footcandles over ambient light when measured at a distance of 250 feet.
 - The operator must respond to a malfunction within 1 hour, and must remedy the malfunction within 12 hours.

PROPOSAL

Proposed amendments to allow digital billboards.

- Allow digital billboards to replace existing billboards along expressways and highways. The new digital billboard to be defined as a “reconstructed sign”.
- Require the existing support structure for the billboard to be reused, and to not increase the support poles used on the structure.
- Reconstructed signs shall not increase the number of faces from the original billboard.
- Billboards utilizing digital technology must be spaced a minimum of 1500 ft apart, measured linearly along the expressway.
- The SSDAC recommended to allow the replacement of detached non-premise signs with the new digital signs with a three-to-one (3 to 1) exchange, based on square foot measurements. The applicant had proposed a 1 to 1 exchange.
- All new digital billboards must comply with the Federal Highway Administration and Texas Department of Transportation Codes regarding digital off-premise signs.
- All new digital billboards must comply with the City of Dallas requirements for operation, including but not limited to the following:
 - Must contain a default mechanism that freezes the image in one position in case of a malfunction;
 - Must automatically adjust the sign brightness based on natural ambient light conditions
 - Each message must be displayed for a minimum of eight seconds.
 - Changes of message must be accomplished within two seconds.
 - Changes of message must occur simultaneously on the entire sign face.
 - No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

STAFF ANALYSIS

While staff has no objection to the use of digital LED technology, subject to the appropriate regulations, there are currently studies underway that are attempting to measure whether the use of the technology has any adverse impact relating to driver distraction and safety. Staff acknowledges that digital LED sign technology is currently employed for on-premise detached signs adjacent to freeways and city streets, though not at the same size or scale that a 672 sq. ft. billboard represents. While staff is comfortable moving forward with consideration of amendments to permit digital billboards, ultimate approval by the City might more appropriately be considered after the current federal study on driver distraction and safety issues is complete or initial findings have been published.

Since SSDAC first considered the proposal, staff has heard from individuals and businesses in the out door sign industry with very limited sign inventories that have some concerns with the proposal. They are concerned that they may be preempted from utilizing digital technologies because of either the spacing requirements or because they have insufficient inventory to be able to trade out 3 square feet of traditional sign face for 1 square foot of digital display area.

Given the experience of other cities, staff also has concerns with allowing digital signs too close in visual proximity to residential areas. Options to address this concern would either be to set a minimum distance from residentially zoned areas or to specifically identify corridors which are predominately commercial where the signs would be permitted.

SSDAC ACTION

On July 13, 2010 the Special Sign District Advisory Committee voted 4 to 0 to recommend approval of the proposed amendments.

In Favor Chris Bauer
 Joyce Van Dermark
 Watt Winn
 Maria Gomez

Absent Gloria Tarpley

SSDAC ACTION

On January 11, 2011 the Special Sign District Advisory Committee voted 4 to 0 to recommend approval of the proposed amendments.

In Favor Chris Bauer
 Joyce Van Dermark
 Gloria Tarpley
 Maria Gomez

Absent Watt Winn

ORDINANCE NO. _____

An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Section 51A-7.308; allowing existing non-premise expressway signs to use digital display technology; requiring a sign face exchange ratio for digital display signs; providing operational requirements for digital display signs; 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 Division 51A-7.300, "Provisions for Business Zoning Districts," of Article VII, "Sign Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Section 51A-7.308, "Digital Display Signs," to read as follows:

"SEC. 51A-7.308. DIGITAL DISPLAY SIGNS.

(a) In general. Certain nonconforming detached non-premise signs may be modified to use digital display technology subject to the restrictions in this section.

(b) Application. The owner of the sign must submit a sign permit application for a face modification. After the building official approves the sign permit, the owner must apply for a demolition permit to remove sign face area in accordance with Subsection (e). The owner must complete demolition of sign face according to the applicable ratio in Subsection (e) before any sign faces are modified.

(c) Compliance required.

(1) Except as provided in this section, digital display signs must fully comply with the size, height, spacing, setback, and other restrictions in this article for detached non-premise signs.

(3) Digital display signs must be built to comply with the building code. *[taken from 51A-7.307(e)(10)]*

(2) Digital display signs must comply with Title 43 Texas Administrative Code Section 21.163, "Electronic Signs," as amended.

(d) Restrictions on digital display signs.

(1) Digital display signs may only be expressway signs.

(2) Digital display signs may not exceed an overall height of 50 feet or 42.5 feet above the nearest point on the nearest travel surface of the nearest expressway, whichever is higher, if the total height of the sign does not exceed 80 feet above the ground at the base of the sign. *[taken from 51A-7.307(f)(4)]*

(3) Digital display signs must be located a minimum of 1,500 feet from any other digital display sign along the same side of the same expressway, measured linearly.

(4) Digital display signs must be located a minimum of 300 feet from any residential district along the same side of the expressway, measured radially.

(e) Sign face exchange ratio.

(1) Except as provided below, for every one square foot of sign face modified to use digital display technology, three square feet of detached non-premise sign face area must be removed from within the city or its extraterritorial jurisdiction. Sign face area to be removed must be completed before modification of sign area to use digital display technology.

(2) A company holding a valid state advertising license and maintaining a registered expressway non-premise sign on January 1, 2011 shall be allowed one sign face modification at a ratio of one square foot modified to use digital display technology to one square foot of detached non-premise sign face area to be removed.

(f) Display. All digital displays signs must automatically adjust the sign brightness so that the brightness level of the sign is no more than 0.3 footcandles over

ambient light conditions at a distance of 250 feet from the sign. A digital sign must be equipped with both a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions.

(g) Light intensity. Before the issuance of a digital display sign permit, the applicant shall provide written certification from the sign manufacturer that:

(1) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards in Paragraph (f); and

(2) the light intensity is protected from end-user manipulation by password-protected software or other method satisfactory to the building official.

(h) Change of message. Except as provided in this section, changes of message must comply with the following:

(1) Each message must be displayed for a minimum of eight seconds.

(2) Changes of message must be accomplished within two seconds.

(3) Changes of message must occur simultaneously on the entire sign face.

(4) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(i) Malfunction. Digital display sign operators must respond to a malfunction or safety issue within one hour after notification and must remedy that malfunction or safety issue within 12 hours after notification.

(j) Display of emergency information. The city may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed on digital display signs. Upon notification, the sign operators shall display: Amber Alerts, Silver Alerts, information regarding terrorist attacks, natural disasters, and other emergency situations in appropriate sign rotations. Emergency information messages must remain in rotation according to the issuing agency's protocols."

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

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

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

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

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

FILE NUMBER: DCA 090-005 (DC)

DATE INITIATED: 12-15-09

TOPIC: Alternative Financial Establishments

COUNCIL DISTRICT: All

CENSUS TRACT: All

PROPOSAL: Consideration of amendments to Chapter 51A to establish a new alternative financial establishment use and appropriate standards for the use.

SUMMARY: The proposal would establish a single use category for check cashing, payday loan, and car title businesses and establish appropriate standards for the use.

STAFF RECOMMENDATION: Approval of creating a new use.

ZONING ORDINANCE COMMITTEE RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- Currently, check cashing facilities are considered personal service uses under the retail and personal service use category and pay day loan and car title loan businesses are considered financial institutions under the office use category and are not a separate, distinct, use.
- Staff researched other cities ordinances and studies supporting their ordinances. Several cities in the area have adopted zoning regulations for alternative financial institutions in the area and across the country over the past several years. While some studies have found a correlation between the location of these time type of uses and relative crime rates and lower property values, the studies do not establish a direct link to the use and these impacts.
- The Zoning Ordinance Committee (ZOC) was first briefed on this topic in February of 2010. ZOC considered this issue again at 6 hearings through out the year and made a final recommendation of no change to the development code regarding this issue at its October 7, 2010 meeting.
- In evaluating studies from other cities and studies on the area furnished by representatives of the short term loan industry, and public testimony, ZOC concluded that any land use impacts of the use on the surrounding area are not dissimilar to other retail, personal service and office uses.

ZOC Action (November 4, 2010)

In the matter of DCA 090-005, its was moved to make no change to the development code to create new use.

Motion: Mike Anglin

2nd: Patty Tafoya Valenzuela

Result: Passed: 6 to 0

For: Anglin, Bolin, Gomez, Jones, Tafoya Valenzuela and Wolfish

Against: 0

Staff Recommendation for New Alternative Financial Establishment Use

“(1) Alternative financial establishment.

(A) Definition: In this paragraph:

(i) ALTERNATIVE FINANCIAL ESTABLISHMENT means a car title loan business, check cashing business, or money transfer business. An alternative financial establishment does not include state or federally chartered banks, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.

(ii) CAR TITLE LOAN BUSINESS means an establishment that makes small, short-term consumer loans secured by a title to a motor vehicle.

(iii) CHECK CASHING BUSINESS means a business that provides check cashing, payday cash advance, payroll advance, short-term cash loan, short term cash advance, instant payday cash advance, short-term money loan services, or similar services to individuals for a specified fee.

(iv) MONEY TRANSFER BUSINESS means an establishment that transmits funds for a fee.

(B) Districts permitted: By right in all nonresidential districts except the NO, NS, MU-1, UC-1, and P(A) districts.

Alternative

(B) Districts permitted:

(i) Except as other wise provided below, by right in all nonresidential districts except the NO, NS, MU-1, UC-1, and P(A) districts.

(ii) In addition to the above requirements, an SUP is required for this use when within 500 feet of another alternative financial institution use.

(C) Required off-street parking: One space per 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.

(D) Required off-street loading:

SQUARE FEET
FLOOR AREA IN STRUCTURE

TOTAL REQUIRED
SPACES OR BERTHS

0 to 50,000

NONE

50,000 to 150,000

1

Each additional 100,000
or fraction thereof

1 additional

(E) Additional provisions:

Alternative

(i) For purposes of determining the applicability of regulations triggered by the proximity of this use to another like use, measurements are made in a straight line, without regard to intervening structures or objects, from the nearest exterior wall of the building where this use is conducted to the nearest exterior wall of the building where the like use is located.

(ii) This use must comply with all applicable state and federal regulations.

Local Studies

Submitted By

Alternative Financial Establishment Representatives

**Economic and Property Value Impacts of
Short-Term Loan Retail Operations:
City of Dallas and Dallas County**

**Prepared for:
Consumer Service Alliance of Texas**

**Prepared by:
Terry L. Clower, Ph.D.
Bernard L. Weinstein, Ph.D.
Weinstein, Clower & Associates**

August 2010

Introduction

The financial crisis and subsequent national recession have brought many households to their economic knees. Many who have become unemployed during this downturn have had tremendous difficulty finding new jobs and many of those who have found work have had to accept salaries lower than their previous jobs. Credit scores for these individuals have fallen, the equity in their home—the single largest source of household collateral—has disappeared, credit card limits have been lowered while monthly minimum payments have risen, and the use of penalty interest rates by credit card companies has exploded. Consequently, these households may find themselves cut off from previously available sources of lending.

Exacerbating the problem of access to credit, lending standards in the post financial crisis market have tightened, meaning that at a time of greatest need, traditional lenders have withdrawn from serving a sizable portion of the population. Even those households not directly affected by job losses have found lending standards at traditional banking institutions tightened to the point of inaccessibility.

Providing small, short-term (often described as “pay-day”) loans to these households can mean the difference in having electric services cut off during 100-plus degree summer days, or having to pay penalties for late rental payments. While some decry the fees charged on these short-term loans, they are usually much lower than utility service reconnection fees or late payment fees. Moreover, there are no data to support the contention that fees associated with short-term loans lead to excessive profits by these businesses – on average, according to the US Department of Commerce, short-term loan services providers (“STLs”) realize lower profit margins than traditional banking

institutions. However, even without offering a market alternative for the financial needs of households shut off from traditional lending sources, philosophical opponents of short-term lending have broadened their attacks by claiming that the presence of companies providing these services diminishes surrounding property values.

Short-term loan services providers typically occupy space in neighborhood retail centers, usually as tenants in strip malls. Often their lending activities are conducted in conjunction with other business activities, such as check cashing services, pawn loans, and furniture and appliance rentals. Many readers will have seen Ace Cash, Cash America, Cash Store, First Cash, and Rent-A-Center locations in their neighborhoods.

Though the Dallas regional economy has fared better than most other major cities across the nation during the recent recession, we have seen significant increases in unemployment and stress on public finances. Short-term loan services providers directly employ hundreds of workers in the Dallas area, and their operations support economic activity and employment across the region.

In the following we examine the impacts of STL retail locations on surrounding property values and examine their influence, if any, on their landlords' ability to attract other businesses to co-locate with these businesses. In conducting this analysis we utilize quantitative and qualitative methodologies. This analysis also quantifies the economic and fiscal impacts of STL retail operations in Dallas County and the City of Dallas.

Impacts of Short-Term Loan Retail Locations on Surrounding Property Values

To assess the degree to which STL locations impact surrounding property values we engaged in a two-part research strategy. In the first, we took a randomly drawn

selection of STL locations and examined property valuations for their host buildings and properties adjacent to the subject locations and then compared these valuations with other similar retail properties located within the same local market, but not adjacent to the host center. We did not include the valuations for space specifically occupied by the STLs since our objective is to examine any possible influence on surrounding property valuations. The comparison group properties are located about one block away from each of the study group properties.

The properties from which we drew our sample come from the list of locations for retailers represented by CSAT – the Consumer Service Alliance of Texas. This business group includes the companies listed in the previous section, as well as other retailers providing short-term loan services. Property values were obtained from the Dallas County Appraisal District. There are 140 CSAT-represented store locations in the City of Dallas plus another 23 store locations in Dallas County. In addition, there are about 100 locations of independent STLs located in the Dallas area (see Figure 1).

Our analysis examined 135 separate property records for the combined study and control groups (see Figure 2). By using random sampling to identify the study group, we can reasonably project our findings to the population of STL locations. Given the sometimes arbitrary nature of how land values are assessed on properties in the Dallas County Appraisal District jurisdiction, we compared improvement (building) property values on a per-square foot of building space basis.¹ Importantly, we did not include business personal property (BPP) value in our assessment. While BPP is a required, self-

¹ As a reminder, the value of real property can be assessed either on its market value in a real estate transaction or based on the income that property can generate from rents.

reported component of property tax bills, it is not based on a market assessment of value and therefore is not meaningful to this analysis.

Figure 1
Short-Term Loan Locations Represented by the
Consumer Service Alliance of Texas

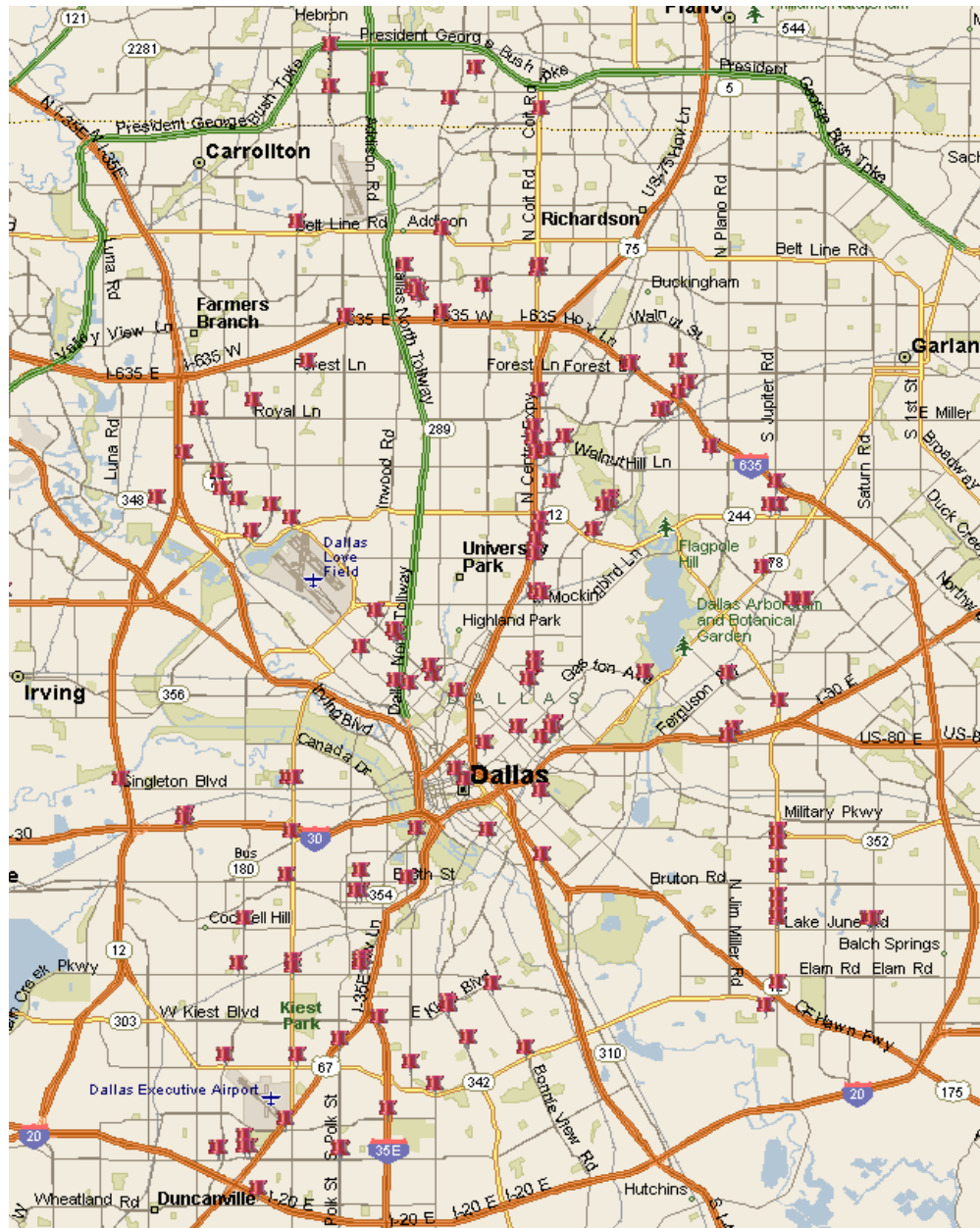
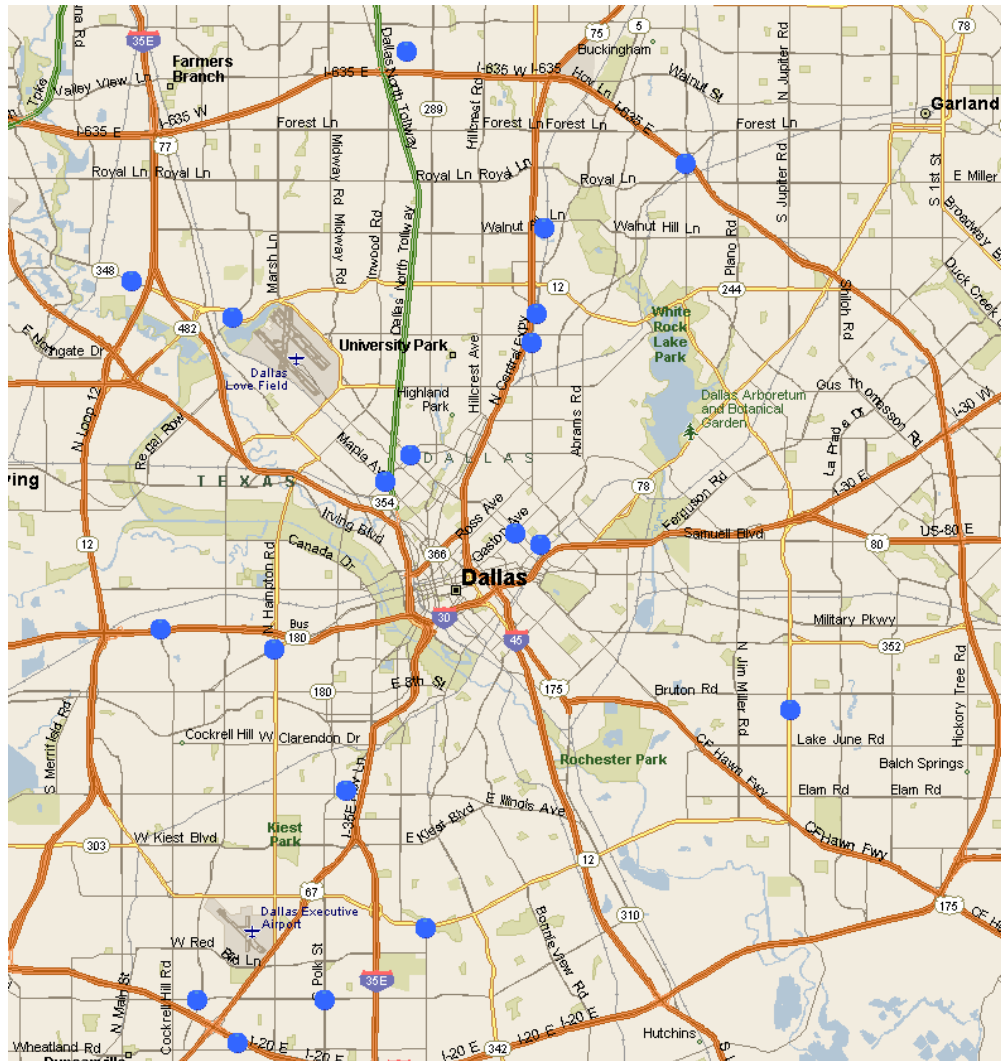


Figure 2
Short-Term Loan Locations Randomly Selected for Analysis



As shown in Table 1, the taxable value of all commercial properties located adjacent to STL locations divided by the total square foot of building space is \$59.28. For commercial properties located at least one-block away, the value is \$35.70 per square foot of space. This represents the weighted average value.² To limit the influence of particularly large properties, we also examined the simple average of each property value.

² The weighted average is the sum of all property values divided by the sum of all space expressed in square feet.

In other words, if building #1 has a value of \$30.00 per square foot and building #2 has a value of \$40.00 per square foot, the simple average value is \$35.00 per square foot without regard to the size of each building. Using this measure, the average value of properties located adjacent to STLs is \$73.59 per square foot, while the corresponding value of properties at least one block away is \$51.61 per square foot. By these measures, it appears that being located adjacent to an STL retail location is associated with *higher* property values. However, a statistical assessment of the comparison of values for match groups, matching each of the randomly selected STL locations with its particular control group of commercial properties at least one block away, does not find a statistically significant difference in values. **Therefore, our analysis of the impact of the presence of STLs on surrounding property values finds that while, on average, the value of commercial properties adjacent to STL locations is higher than comparable property values located farther away, there is no statistically significant effect of STL locations on surrounding property valuations.**

Table 1
Real Property Values for Commercial Properties
(Improvement Value per Square Foot of Building Space)

	Located Adjacent to STL* Locations	Located Away from STL Locations
Weighted Average	\$ 59.28	\$ 35.70
Simple Average	\$ 73.59	\$ 51.61

*Short-Term Loan. Sources: Dallas County Appraisal District, Authors' calculations.

To gain additional understanding about the impacts of STLs on adjacent property values we conducted several key informant interviews with landlords and property managers who host a STL retail location. Each interview lasted about 20 minutes. The interview guide is attached as Appendix A.

All but one of the key interview participants currently have at least one STL occupying a space they own, manage or represent. The participant who does not currently have a STL tenant has had previous experience managing properties with STLs on site. Participants have from one to five properties each with most being located in the City of Dallas. One participant owns a strip retail center in Weatherford with two STLs as tenants. The sites are a combination of strip centers and stand-alone locations.

Participants report no concern among current tenants about co-locating with a STL. Many of the tenants in these centers are convenience stores, restaurants, nail salons, and other service-oriented businesses including dog grooming, insurance, and Starbucks. Short-term loan services provider stores are described as an expression of the types of businesses found in their neighborhoods, which carry through to any potential impacts on recruiting tenants to properties where a STL is located. The businesses that co-locate are dictated by the local market including demographic, educational, and income characteristics of the population served in the market. One participant discussed the possibility of national retailers – specifically higher end retail—having concerns about co-locating with a STL: “No one has ever tried to put one [STL] near upscale retail in Highland Park next to a Tiffany’s.” However, that same participant noted that other national retailers such as Rainbow or Payless Shoe Stores target a specific demographic group and view the STL as a complimentary business. Short-term lending services providers are not perceived by our participants to be “anchor” tenants, rather more of a complementary tenant to other businesses in the location.

There was some conflict in opinions regarding the impact of STLs on rent levels. One participant reported the presence of a STL diminishes property rental rates, but could

offer no explanation as to why. Interestingly, that same person does not believe that STL stores decrease the market value of their properties. Another participant described a positive impact on rents hypothesizing that security typically present at STL stores serves as a deterrent to crime and enhances perceived security among other tenants. This participant also believes that STL tenants help boost the market value of host properties because they are stable businesses providing a steady stream of rental income. Another noted that in his experience, STLs are willing to pay a 15% premium for certain locations, specifically high traffic or corner locations. Others specifically cited the stability of STL businesses and their reliability as rent payers while maintaining that there is no appreciable impact on market value or rental rates.

While acknowledging that STLs are negatively viewed by some individuals and politicians, interview participants unanimously viewed STLs as good tenants and enjoyable to deal with. When asked to sum up his thoughts regarding STLs as tenants, one participant reiterated the positive impacts of security provided by businesses that deal with large sums of cash, including pawnshops and STLs. This respondent's views have recently been verified by research conducted by the Dallas Police Department.

The findings of our key informant interviews support our quantitative analysis. Participants see STLs as reliable tenants that fit well with co-locating businesses. While some see some positive aspects of the presence of STLs on rents and/or property values, most feel there is no appreciable impact on property values from having a STL as a tenant.

Economic and fiscal impacts of the short-term loan industry in the City of Dallas

Short-term lending services providers currently operate about 230 storefronts in the City of Dallas and about 38 additional locations in Dallas County not in the Dallas city limits. In the following, we assess the economic and fiscal impacts of operations at these facilities. Our estimates are based on an IMPLAN economic input-output model developed by the Minnesota Implan Group, Inc. The IMPLAN model is widely used in professional and academic research. The model provides estimates of direct, indirect, and induced impacts on total economic activity, employment, labor income and indirect tax revenues. Direct impacts capture the spending by STLs necessary to run their operations. For example, a STL will purchase office supplies, hire workers, contract with a janitorial service, and pay utility bills. The indirect effects capture impacts of spending supported by STLs by their vendors and suppliers. For example, the janitorial service that cleans the STL storefront purchases cleaning supplies, pays rent for an office, and hires accountants to prepare their tax returns. The induced impacts capture the spending by a portion of the employees at all of these firms for goods and services in their local economy. At each stage of spending, the model allows for spending that leaks out of the local economy, such as when the office supplies purchased by the STL are not manufactured in Dallas. When added together, the sum of the direct, indirect, and induced impacts is usually greater than the initial direct spending, which is the “multiplier” effect.

Based on data made available by CSAT, we estimate that STLs in the City of Dallas provide 417 direct jobs. The level of economic activity needed to support this many jobs suggests that STLs in the City of Dallas are boosting local economic activity

by more than \$136 million each year (see Table 2). Including direct, indirect, and induced impacts, this activity supports 667 jobs in the city paying almost \$53 million in annual salaries, wages, and benefits. This activity also boosts the local tax base. Businesses and individuals associated with STL operations contribute about \$2.2 million each year in city, county, and school district property taxes and increase City of Dallas sales tax revenues by \$620,000 annually.

Including STL locations in Dallas County that are not located in the City of Dallas, total direct employment for the county rises to 484 jobs. Based on the IMPLAN model, STLs generate almost \$179 million in economic activity in Dallas County creating 898 area jobs that pay \$68.6 million in annual salaries, wages, and benefits. Total annual property taxes paid to all jurisdictions in Dallas County is about \$2.8 million and municipalities in Dallas County enjoy an estimated \$815,000 in sales tax revenues associated with STLs.

Table 2
Annual Economic and Fiscal Impacts of Short-Term Loan Storefront Operations
City of Dallas, Dallas County

Description	City of Dallas	Dallas County
Total Economic Activity	\$ 136,187,000	\$ 178,930,000
Labor Income	\$ 52,896,000	\$ 68,633,000
Employment (jobs, full and part time)	667	898
Property Tax Revenues (city, county, school district)	\$ 2,171,000	\$ 2,853,000
Sales Tax Revenues (city)	\$ 620,000	\$ 815,000

Source: IMPLAN and authors' estimates.

In short, besides providing critical financial services options to individuals shut off from traditional lending sources, STLs are significant contributors to the Dallas economy and are responsible for supporting millions of dollars in revenues to local taxing jurisdictions.

Conclusions

As the above data suggest, the STL industry does much more than provide financing to households who otherwise would not have access to cash to meet immediate needs. The industry's operations support hundreds of jobs in the City of Dallas paying almost \$53 million in direct and indirect labor income. Business activities by STLs directly or indirectly create about \$2.8 million in revenues for local taxing jurisdictions. These businesses pay millions of dollars in rents to local property owners, and based on quantitative and qualitative assessments have no differential impacts on property values other than those associated with being a good tenant. At a time when every job and every contribution to local tax revenues are critical, STLs are doing their part by boosting local economic activity and providing needed financial services to Dallas area residents.

Appendix A: Key Informant Interview Guide

1. Do you currently have short-term loan stores occupying space in any of the properties you own, manage or represent? How many are in the City of Dallas? Are they located across the city or concentrated in particular areas?
2. Are these properties stand alone, pad sites at retail centers, in retail centers, in other types of buildings?
3. Do other tenants of these properties express concern about co-locating with a short-term loan location?
4. Do you have any difficulty recruiting businesses to these locations because of the presence of a short-term loan store?
5. Does the presence of a short-term store enhance/diminish/have no impact on your rent levels? Any impact on market value? Please explain if there is an impact?
6. Can you give me some examples of businesses that co-locate with short-term loan stores in your properties?
7. Are there other issues we should consider in assessing the impact of short-term loan stores on commercial property values?

THE KUNKLE REPORT

AUGUST 2010

5538 RIDGEDALE
DALLAS, TX 75206

PHONE: 214.681.3922
EMAIL: DAVID.M.KUNKLE@GMAIL.COM
WEBSITE: WWW.KUNKLECONSULTING.COM

The logo for Kunkle Consulting, featuring the word "kunkle" in blue and "consulting" in yellow, both in a lowercase, sans-serif font, set against a black rectangular background.

CRIME STUDY:
DO SHORT-TERM LENDING ESTABLISHMENTS
CAUSE OR CONTRIBUTE TO NEIGHBORHOOD CRIME?

The logo for Kunkle Consulting, featuring the word "kunkle" in blue and "consulting" in yellow, both in a lowercase, sans-serif font, set against a black rectangular background.

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EXECUTIVE SUMMARY

- Based on both research and my extensive experience in law enforcement, I know of no examples of cities enacting ordinances based on criminal activity occurring at short-term loan businesses.
- If short-term loan establishments were causing crime, then there would be examples where police departments throughout the country were using nuisance abatement laws to prohibit or regulate the businesses.
- Based on an analysis of data (detailed in Appendices A-C), the number of police calls and activities at short-term loan establishments is significantly fewer than police service calls to supermarkets, convenience stores and banks.
- After analyzing data, (including Appendix A-C), I find no evidence to prove a high number of criminal offenses occur at short-term loan establishments.
- Short-term loan establishments do not want activities that can contribute to or cause crime because it is contrary to their business model.
- The nature of the basic business environment desired by these establishments is not conducive to encouraging street type criminal activities. They do not want loitering or disruptive or threatening behavior in front of their businesses.

INTRODUCTION

Short-term loan businesses are gaining popularity. As a result, more establishments are opening new locations. At the same time there are groups lobbying local, state and federal governments to restrict or regulate the industry. Part of the debate revolves around the issue of crime.

This study attempts to answer the fundamental question:
Do short-term loan establishments cause or contribute to neighborhood crime?

The results of the Kunkle Report are based on basic crime prevention principles and philosophy. The findings are not limited to any one city, instead, they are applicable to all cities throughout the country.

AUGUST 2010

CHIEF DAVID M. KUNKLE

David M. Kunkle is a nationally respected authority in law enforcement. During his 38-year career, Kunkle led the sixth largest police department in the country. Including Dallas, he was chief of three of the top ten largest police departments in North Texas. After serving six years as Dallas Police Chief, fourteen years as Chief in Arlington and three years as Chief of Police in Grand Prairie, dozens of his former employees have gone on to be Police Chiefs in cities across the country. Kunkle is known as one of the most successful and progressive Chiefs of Police in the U.S.

Chief Kunkle has a Master's degree in Public Administration and has held leadership roles in developing the curriculum for the State of Texas police management college, as well as developing and revising the standards for the Commission on Accreditation for Law Enforcement Agencies. Kunkle regularly teaches programs at the Police Executive Research Forum's Senior Management Institute in Boston; he was an adjunct professor at the University of Texas at Arlington; and he is currently the Executive in Residence at the University of North Texas Dallas, Caruth Police Institute.

As a Police Chief, Kunkle received local and national recognition for making significant, lasting changes at each department he led. While

AUGUST 2010

CHIEF DAVID M. KUNKLE

-serving as Chief in Arlington, Texas, *Good Housekeeping* magazine commissioned a research project which named the Arlington Police Department as one of the eight best police departments in the United States.

More recently, PBS aired a documentary based on the leadership concepts described by author Jim Collins in his New York Times best-selling book, Good to Great. The documentary aired across the country and profiled Chief Kunkle's leadership of the Dallas Police Department. PBS heralded his leadership style as a successful model for turning around organizations in turmoil. In addition to Kunkle's extensive experience as a major city Police Chief, he has also been credited with many key leadership initiatives. Kunkle had a primary role in the creation and funding of the Caruth Police Institute at the University of Texas at Dallas. He was also instrumental in raising over 18 million dollars for the Dallas Police Department from foundation and private donations.

Kunkle was Dallas Police Chief from 2004-2010. Prior to that position he was a Deputy City Manager in Arlington for over five years. In that role, his responsibilities included managing the police department, fire department, libraries, parks, code enforcement, human resources, technology services and other city departments.

AUGUST 2010

KUNKLE CAREER HIGHLIGHTS

- Youngest captain in the history of the Dallas Police Department
- Reduced violent crime in Dallas by 32%
- Six consecutive years of total crime reduction in Dallas
- In all three departments where he was Chief, Kunkle reduced crime, improved officer professionalism, accountability and morale and increased public trust
- In 2007, Jim Collins, author of the best selling leadership book Good to Great, created a PBS documentary highlighting Level 5 leaders across the country. Kunkle was singled out as the only example of a public sector Level 5 leader, and a large portion of the documentary focused on Kunkle's leadership and the Dallas Police Department
- Deputy Assistant City Manager, Arlington
- While Kunkle was Chief in Arlington, the department was named one of the eight best Police Departments in the United States (out of 17,000 departments evaluated)
- Over 30 officers who worked under Kunkle have gone on to become Police Chiefs in various cities across the country
- International policing experience in Israel, Northern Ireland and Great Britain
- For 22 years of his career, Kunkle has been a Police Chief
- Top Secret FBI Clearance

AUGUST 2010

KUNKLE PERSPECTIVE

- As Police Chief in three major cities and as an Assistant City Manager, my primary professional objective for the past three decades has been to reduce crime, enhance public safety, and create safer more livable neighborhoods.
- This objective has been accomplished by relying on traditional police activities, enhanced community partnerships, and using such tools as ordinances specifically aimed at crime reduction. It is also important to recognize the critical role property owners and managers play in creating safer neighborhoods.
- When crime is being discussed, two things must be considered: crimes reported to police through the Uniform Crime Reporting System (UCR), as well as public disorder, including narcotics trafficking, prostitution and other threatening or disruptive public behavior. For a municipality to develop an ordinance directed at a specific industry based on crime, then these factors must be present.
- Throughout my career I have been part of developing and adopting hundreds of ordinances regulating sexually oriented businesses, pawn- shops, convenience stores, apartments, scrap metal yards, and bars in entertainment districts.

AUGUST 2010

CRIME SPECIFIC ORDINANCES

- Within the past two years in Dallas, I participated in the creation of three ordinances specifically designed to address the issue of crime. Those ordinances include:
- Convenience Store Ordinance: required cameras to record activities at location; gives police officers trespass authority to keep loiterers off property.
- Apartment Ordinance: addresses complexes with higher than average crime rates; required management to develop a crime prevention plan and additional screening of residents.
- Scrap Metal Yard Ordinance: prevents companies from paying customers in cash; must keep video tape of transactions; required to keep files including drivers license numbers or identification cards of customers.
- Based on both research and my extensive experience in law enforcement, I know of no examples of cities enacting ordinances based on criminal activity occurring at short-term loan businesses.

AUGUST 2010

NUISANCE ABATEMENT LAWS

- Nuisance abatement laws have become an impactful tool in crime prevention.
- Almost all states have nuisance abatement laws, which hold property owners responsible for knowingly allowing certain types of criminal activity or public disorder to occur on their properties.
- Nuisance abatement laws are designed to deal with properties where violent crimes such as gang activity, narcotics and prostitution occur.
- Nuisance abatement is the most common tool used to address businesses with high criminal activity on their property. I can find no examples throughout the county where nuisance abatement laws have been used against individual businesses in the short-term loan industry.
- **This is a significant finding: If short-term loan establishments were causing crime, then there would be examples where police departments throughout the country were using nuisance abatement laws to prohibit or regulate the businesses.**

ANALYSIS

- Appendix A examines a sample of police calls to short-term loan businesses in comparison to convenience stores, banks and super markets.
- Based on an analysis of data (detailed in Appendices A-C), the number of police calls and activities at short-term loan establishments is significantly fewer than police service calls to supermarkets, convenience stores and banks.
- After analyzing data, (including Appendix A-C), I find no evidence to prove a high number of criminal offenses occur at short-term loan establishments.
- Customers do not loiter outside of the short-term loan stores or on sidewalks. Customers transact their business and leave.
- Short-term loan establishments do not want activities that can contribute to or cause crime because it is contrary to their business model.

ANALYSIS

- Short-term loan establishments tend to be located in areas where there is more poverty, rather than less poverty. There is a strong nexus between poverty and crime rates. That does not mean the short-term establishments cause the crime.
- In some distressed areas where short-term loan businesses locate, they create legitimate access to money that did not previously exist. This could potentially deter the hopelessness that prompts criminal activity. Often when there are legitimate sources of cash, people may avoid committing crimes or panhandling.
- In any social science research it is difficult to prove a correlation between an independent and dependent variable because there are too many variables that cannot be controlled. These uncontrolled variables are virtually unlimited, but could include changes in the economy, the relative size of the police department, gun control laws, changes in housing policies and practices, etc. Assertions that higher than average crime is a result of short-term loan establishments simply have no merit.

CONCLUSION

Short-term lending establishments do not cause or contribute to neighborhood crime.

- It is not reasonable to conclude that short-term loan businesses cause or contribute to crime. If these businesses were factors in crime, you would see cities adopting crime specific ordinances aimed at the industry.
- Crime is going down significantly in most major cities despite an increase in the number of short-term loan establishments.
- There are more short-term loan businesses today than there were six years ago. Yet during the past six years in Dallas while I was Chief of Police, we saw significant crime decreases in overall crime and decreases in violent crime. We also saw the fewest number of homicides on a per capita basis since the 1950's. Most major United States cities had similar experiences.
- Primarily relying on my extensive experience as a major city police chief, I conclude there is no reason from a crime perspective that the short-term loan industry should be the target of a municipal ordinance.
- The nature of the basic business environment desired by these establishments is not conducive to encouraging street type criminal activities. They do not want loitering, disruptive or threatening behavior associated with their businesses.

<u>TYPE OF BUSINESS</u>	<u># of OUTLETS</u>	APPENDIX A Source: CSAT <u># with Zero Police Reports in Last Year</u>	POLICE INCIDENT SUMMARY REPORT <u># with One Police Report in Last Year</u>	<u># with More Than One Police Report in Year</u>
AFEs	164	141	15	8
% of Total		85.98%	9.15%	4.88%
Banks	10	3	3	4
% of Total		30%	30%	40%
Supermarkets	10	4	0	6
% of Total		40%	0%	60%
Convenience Stores	10	3	1	6
% of Total		30%	10%	60%

APPENDIX B
Source: CSAT

POLICE INCIDENT
COMPARISON REPORT

NAME	ADDRESS	ZIP	ZONING	OWNER	POLICE ACTIVITY
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BANKS

BANK OF AMERICA	7515 GREENVILLE	76231	MU-2	GREENVILLE PROPERTIES LTD	15
BANK OF AMERICA	2523 S. HAMPTON RD	75224	CR	KARL J & K WILLOCK	3
COLONIAL BANK	7320 N. STEMMONS FWY	75247	MU-3	COLONIAL BANK/TROY STOLTZ	1
COMPASS BANK	2301 CEDAR SPRINGS RD	75201	PD 193	COMPASS BANK	0
COMPASS BANK	1824 ABRAMS	75214	PD 281	DIENERMILLS	1
CITIBANK	2606 FT. WORTH AVE.	75211	PD 714	PICKENS FINANCIAL GRP LLC	0
CITIBANK	3550 FOREST LN	75234	CR	CITIBANK	2
CHASE BANK	2833 MARTIN LUTHER KING	75215	PD 595	BANK ONE TEXAS NATL ASSN	0
CHASE BANK	1881 SYLVAN	75208	PD 744	SYLVAN ONE PARTNERS LP	2
INWOOD NATIONAL BANK	13760 NOEL RD.	75240	GO (A)	ST NOEL LP	1

SUPERMARKETS

ALBERTSON'S	7007 ARAPAHO ROAD	75248	CR	PACIFIC BEACH CO INC.	0
ALBERTSON'S	6464 E. MOCKINGBIRD LN	75214	PD 79	BRISTOL	3
MI SUPER MERCADO	1610 S. WESTMORELAND	75211	CR	MALONES FOOD STORES	15
KROGER	9140 FOREST LN.	75243	CR	KROGER COMPANY	31
KROGER	4142 CEDAR SPRINGS RD	75219	PD 193	KROGER TEXAS LP	0
MINYARD	8040 FERGUSON ROAD	75228	CR	MINYARD FOOD STORES INC	26
MINYARD	2128 FT. WORTH AVE.	75211	PD 714	BELLCLAIRE CAPITAL	0
TOM THUMB	18212 PRESTON	75252	PD 268	PRESTON ROAD ASSOC LTD	4
TOM THUMB	10455 N CENTRAL EXPWY	75231	MU-1	MEADOW CENTRAL LTS PS	0

SUPER MERCADO MEXICO	5535 COLUMBIA AVE	75214	CR	JOHN & MARY ALLEGRO	2
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CONVENIENCE STORES

7-ELEVEN	12121 ABRAMS	75243	MU-1	CENTURY ABRAMS LLC/SOUTHLAND	10
7-ELEVEN	7010 GREENVILLE AVE	75231	MU-2	PARK GREENVILLE PROPERTIES	9
7-ELEVEN	10998 HARRY HINES	75220	CS	SOUTHLAND	0
7-ELEVEN	2223 S. BECKLEY	75224	CR	SOUTHLAND	8
7-ELEVEN	3230 W. DAVIS	75211	PD 631	FIRST CLARKLAND PROP CORP	11
VOLERO CORNER STORE	5518 ALPHA RD	75240	RR	ELEVENTH NCS REALTY CO	8
VOLERO CORNER STORE	8380 MEADOW RD	75231		NO PARCEL INFORMATION	11
VOLERO CORNER STORE	3301 FT. WORTH AVE.	75211	RR	METROPOLITAN LIFE INS CO	0
KWIK STOP CENTER	351 S. INDUSTRIAL	75207	PD 784	MALLE LAHANI	1
KWIK WAY FOOD	12405 JUPITER	75218	CR	RENENDRA NAHAR	0

Police Incident Report on
Stores

Source: CSAT

ADDRESS	ZIP CODE	ZONING	OWNER	POL INCIDENTS	CO
10215 A CENTRAL EXPWY	75231	RR	N/A	0	
2910 A RUDER ST	75212	PD 406	TMT INC	0	
			JAC BERG FAMILY		
13519 MONTFORT DR	75240	RR	LP	2	
8380 MEADOW ROAD	75231	MU-3	ULTRAMAR DIAMOND SHAMROCK	0	
4303 S LANCASTER	75216	CR	ACE CASH EXPRESS	5 F&C	Personal Service Use
10806 GARLAND ROAD	75218	CR	HERBERT D WEITZMAN ETAL	0	General Merchandise or Food Store
1096 WYNNEWOOD PLAZA	75224	L0-3	ACE CASH EXPRESS DBA #380	0	
8224 PARK LANE	75231	MU-2	GREENVILLE CENTRE L.C.	2	Financial Institution w/o drive in window
2812 E. LEDBETTER	75216	CR	N/A	0	
1120 W. CAMP WISDOM ROAD	75232	CR	ACE CASH EXPRESS DBA #384	0	Financial Institution w/o drive in window
8010 SPRING VALLEY RD	75240	SP315	ACE CASH EXPRESS DBA #385	0	Personal Service Use
6526 SKILLMAN STREET	75231	CR	ACE CASH EXPRESS DBA #392	6 F&C	Office Building
5441 ALPHA ROAD	75240	MU-1	MONTFORT ALPHA JV	0	
4346 MAPLE AVE	75219	PD-193	ACE CASH EXPRESS	F & 1 R	Financial Institution w/o drive in window
9778 FOREST LANE	75243	CR	ACE CASH EXPRESS	11 F&C	Financial Institution w/o drive in window
10216 E. NORTHWEST HWY	75218	CR	AMERICA'S CASH EXPRESS	0	Personal Service Use
5910 LEMMON AVE. STE E	75209	PD 193	ACE CASH EXPRESS	1 F&C	Personal Service Use
5920 SAMUELL BLVD	75228	RR	ACE CASH EXPRESS DBA 1309	0	Financial Institution w/o drive in window
3520 N BUCKNER BLVD	75228	RRD-1	ACE CASH EXPRESS	2F & C 1	Financial Institution w/o drive in window
17630 PRESTON ROAD	75252	CR	ACE CASH EXPRESS	0	Office Building
3450 WEBB CHAPEL EXT	75220	CR	GAME STOP IND DBA #2494	0	Personal Service Use

1927 S. BUCKNER REDI-CASH	75217	PD 366	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
4309 LEMMON AVE REDI CASH	75219	GR	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
3714 W. LEDBETTER DR	75233	IR	ACE CASH EXPRESS	2 F&C	Personal Service Use
18110 MIDWAY	75287	CR	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
1300 S. BUCKNER	75217	PD 366	N/A	0	
3306 W. CAMP WISDOM RD.	75237	RR	ACE CASH EXPRESS	0	General Merchandise or Food Store
10201 LAKE JUNE ROAD	75217	CR	CASH EXPRESS ACE	0	Personal Service Use
4498 S. MARSALIS	75216	CR	ACE CASH EXPRESS	3 T & F	General Merchandise or Food Store
2102 NORTHWEST HWY	75441	IR	MILLENNIUM REAL ESTATE	0	
2821 LIVE OAK STREET	75204	PD 298	ACE AMERICA'S CASH EXPRESS	0	General Merchandise or Food Store
2440 WALNUT HILL LANE	75229	IR	BOSCHERT DANIELS	0	
17509 COIT ROAD	75252	MU-1	ACE AMERICA'S CASH EXPRESS	0	General Merchandise or Food Store
2335 LAKELAND	75228	CR	N/A	0	
2231 W LEDBETTER DR	75224	RR	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
10909 WEBB CHAPEL ROAD	75229	CR	N/A	0	
704 W. JEFFERSON	75208	PD 316	III M PARTNERS LTD	0	
3200 S. LANCASTER	75216	CS	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
9901 ROYAL LANE	75231	CR	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
3434 W. ILLINOIS AVENUE	75211	PD 710	ACE CASH EXPRESS	0	Personal Service Use
2138 FORT WORTH AVENUE	75211	PD 714	ACE CASH EXPRESS	0	Personal Service Use
10777 HARRY HINES BLVD	75220	CS	ACE CASH EXPRESS	0	Personal Service Use
4828 COLUMBIA AVE	75226	CR	ACE CASH EXPRESS	3 F	Personal Service Use
601 E JEFFERSON	75203	RR	PAULITA REZA	V	Financial Institution w/o drive in window
6005 R. L. THORTON FRWY	75232	RR	BZ ENTERPRISES	0	
2440 WALNUT HILL LANE	75227	IR	BOSCHERT DANIELS	0	
10455 N CENTRAL EXPWY	75231	MU-1	MEADOW & CENTRAL LTD PS	0	
6001 S. R L THORTON FWY	75232	RR	N/A	0	

3418 OAK LAWN AVE	75219	PD 193	ACE CASH EXPRESS #323	0	
9730 ABRMS ROAD	75243	CR	FOREST VILLA DEV LTD	F & 1 R	
5111 GREENVILLE AVENUE	75206	MU-3	LOVERS LANE REDWOOD TEXAS	0	
14902 PRESTON ROAD	75240		PRESTON WOOD MKT SQ LTD	0	
1095 WYNNEWOOD VILLAGE	75224	LO-3	ACE CASH EXPRESS #380	0	
9778 FOREST LANE	75243	CR	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
3520 N. BUCKNER	75228	RRD-1	ACE CASH EXPRESS #1312	0	Financial Institution w/o drive in window
17630 PRESTON RAOD	75252	CR	ACE CASH EXPRESS	0	Office Building
4003 A CAMP WISDOM ROAD	75237	CR	DAN HAN TR & YU DAN TR	0	
8010 SPRING VALLEY	75240	CR	ACE CASH EXP #385	0	
1604 ELM	75201	PD 619	AMERICA'S CASH EXPRESS ACE	3 F&C	Office Building
1114 S. WESTMORELAND	75211	CR	N/A	0	
			MONEY MART CHECK CASHING		
3428 SUNNYVALE	75216	CR	CENTER	0	Office Building
			MONEY MART CHECK CASHING		
2203 GREENVILLE	75206	CR	CENTER	0	Other finance, insurance & real estate services
5448 DENTON DR CUT OFF	75235	PD 193	LIBERTY TAX SERVICE	0	Office Building
4923 COLUMBIA STE B	75215	CR	CASH AMERICA	0	Pawn Shop
			MONEY MART CHECK CASHING		
4926 COLUMBIA AVE	75214	CR	CENTER	0	Office Building
1515 S BUCKNER BLVD	75217	PD 366	ACE CASH EXPRESS	0	Financial Institution w/o drive in window
3521 B MCKINNEY AVE	75204	PD 193	ALEYA FUTURES, INC	1	Dry Cleaning or Laundry Store
2980 W. NORTHWEST HWY	75220	IR	AMERICA CASH EXPRESS	0	Personal Service Use
2643 S HAMPTON ROAD	75224	IR	ACE AMERICA CASH EXPRESS	0	Financial Institution w/o drive in window
3117 GRAND AVE	75215	CS	CASH EXPRESS	0	Bank Related Functions
4201 GASTON AVE #10	75248	PD 298	GREENWAY GASTON LP	0	
3418 OAK LAWN AVE	75219	PD 193	ACE CASH EXPRESS INC	0	Personal Service Use
5111 GREENVILLE AVENUE	75206	MU-3	ACE CASH EXPRESS	2 F	Personal Service Use

WALNUT STREET AND AUDELIA	75237	CR	N/A	0	
			MONEY MART CHECK CASHING CENTER	0	General Merchandise or Food Store
110 SOUTH CARROLL	75226	RR		0	General Merchandise or Food Store
11355 HARRY HINES BLVD	75229	PD 498	NEIGHBORHOOD CASH EXPRESS	0	General Merchandise or Food Store
5522 - A EAST GRAND	75206	RR	N/A	0	
4003 W CAMP WISDOM	75237	CR	ACE CASH EXPRESS	0	Personal Service Use
3936 S POLK STREET	75224	RR	D TEXAS ASSOCIATES	1 R	
5742 MOCKINGBIRD LANE	75206	CR	RHJ DALLAS I LLC	0	
5224 GREENVILLE AVENUE	75206	PD610	ACE CASH EXPRESS	0	General Merchandise or Food Store
2302 GUS THOMASSON RD	75228	CR	CUTLER HAYDN	0	Bank Related Functions
5311 ROSS AVENUE	75206	PD462	N/A	0	
12921 JUPITER ROAD	75238	CR	ACE CASH EXPRESS	0	
1630 MOCKINGBIRD LANE	75206	MU-3	ACE CASH EXPRESS INC	0	Bank Related Functions
14320 MARSH LANE	75001	CR	N/A	0	
9730 ABRAMS ROAD	75243	CR	ACE CASH EXPRESS	0	Banking Services
14902 PRESTON ROAD	75264	CR	ACE CASH EXPRESS	1	Personal Service Use
2515 W JEFFERSON BLVD	75211	PD 631	ABS TX OWNERS LP	0	
11170 N CENTRAL EXPWY	75243	MU-3	11170 NORTH CENTRAL LP	0	
8688 SKILLMAN AVENUE	75231	CR	H & R BLOCK	0	
641 W. DAVIS	75208	CS	HRB TEXAS ENTERPRISES	0	
2261 SINGLETON ROAD #105	75212	CR		0	
3200 S. LANCASTER #158	75224	CS	DONALDSON PROPERTIES LTD	0	
9220 SKILLMAN AVENUE #111	75243	MU-2	SKILLMAN COMMONS LLC	0	
1221 W. AIRPORT FRWY #115	75062		N/A	0	
1904 MARTIN L. KING BLVD	75215	PD595	JULINMAR INVESTMENTS INC	0	
2223 S. BUCKNER #237	75227	PD 366	KRS PARTNERSHIP	0	
270 WYNNEWOOD VILLAGE	75224	RR	BELLAIRE CAPITAL PS LP	0	

2639 S. HAMPTON RD.	75224	IR	HRB TEXAS ENTERPRISED INC	0	
4220 LBJ FREEWAY	75240	CR	CHECK INTO CASH	0	Personal Service Use
1343 SOUTH BUCKNER	75217	PD366	CHECK INTO CASH	1	Personal Service Use
9310 E RL THORNTON FREEWAY	75228	RR	N/A	0	
4396 TOM LANDRY HWY	75211	IR	N/A	0	
9245 SKILLMAN AVENUE #106	75243	MU-3	CHECK INTO CASH	0	Personal Service Use
3207 WEST CAMP WISDOM RD.	75237	CR	CHECK INTO CASH	0	Personal Service Use
2707 BUCKNER	75227	PD366	FEDERAL CASH ADVANCE OF OKLA LLC	0	Office Building
5200 LEMMON AVE #106	75209	PD 193	PATRICK DYLAN WHITE	0	Office Building
5334-A ROSS AVE. # 300	75209	CR	PATRICK DYLAN WHITE	0	Office Building
18918 MIDWAY ROAD #130	75287	CR	PATRICK DYLAN WHITE	0	Office Building
2943 BUCKNER # 300	75227	PD 366	AMERICA ADVANCE	1	Financial Institution w/o drive in window
2205 GUS THOMASSON	75228	R 7.5 (A)	ACSO OF TEXAS LP	0	Personal Service Use
6751 ABRAMS RD	75231	CR	WEBER & CO	0	Financial Institution w/o drive in window
655 W ILLINOIS	75224	RR	BELLAIRE CAPITAL PS LP	0	
10155 LAKE JUNE	75217	CR	WEBSTER WILLIAM M	0	General Merchandise or Food Store
2425 S. COCKRELL	75211	CR	PARK PETER	0	Office Building
9784 FOREST LANE	75243	CR	WEBSTER IV WILLIAM M	0	General Merchandise or Food Store
2550 W REDBIRD	75237	RR	SQUARE 67 LTD -	0	General Merchandise or Food Store
13531 MONTFORT	75240	RR	HSM MONTFORT PLAZA LTD	0	
5521 GREENVILLE	75206	MU 3	WM WEBSTER IV CEO	0	Financial Institution w/o drive in window
11411 E NORTHWEST HWY #102	75238	RR	EA CORP LLP	0	Office Building
2506 GUS THOMASSON RD	75228	CR	EZ MONEY	0	Personal Service Use
10121 LAKE JUNE RD STE 103	75217	CR	TEXAS EZ MONEY	0	Financial Institution w/o drive in window
3917 W CAMP WISDOM STE 105	75237	CR	EZ CORP. DBA EZ MONEY PAYDAY LOAN	0	Financial Institution w/o drive in window

9734 N CENTRAL EXPWY	75231	MU3	EZ CORP	0	
5921 GREENVILLE AVE	75206	MU3	EZ MONEY	2R	Personal Service Use
2750 W NW FRWY STE 180	75220	PD 595	EZ MONEY	0	Financial Institution w/o drive in window
428 E JEFFERSON BLVE STE 111	75203	RR	EZ MONEY	0	Personal Service Use
202 ABRAMS FOREST SC		CR	EZ MONEY	0	
5365 SPRING VALLEY RD STE 150	75254	MU-1	EZ MONEY	0	Financial Institution w/o drive in window
3311 S LANCASTER	75216	CR	EZ PAWN	0	Pawn Shop
2940 S BUCKNER	75227	IR	EZ PAWN	1R	Pawn Shop
142-152 S BUCKNER	75217	IM	EZ PAWN	1R	OFFICE BUILDING
2112 SINGLETON BLVD	75212	IR	EZ PAWN	0	Financial Institution w/o drive in window
1707 S BUCKNER	75217	RR	N/A	1R	
1131 S CAMP WISDON RD	75232	PD 49	EZ PAWN	0	Pawn Shop
1931 GREENVILLE AVE	75206	CR	CAMILLE RIPLEY	0	Pawn Shop
19249 MONTFORT DR	75240	RR	RH THREE LP	0	
3797 FOREST LANE STE 105A	75244	CR	THE CASH STORE	0	Office Building
4701 FRANKFORD RD STE 213	75287	MU-1	THE CASH STORE	0	General Merchandise or Food Store
6434 SKILLMAN ST	75231	CR	COTTONWOOD FINANCIAL GRP	2R	Financial Institution w/o drive in window
8140 WALNUT HILL STE 603	75231	GO (A)	LANDGEM GLEN LAKES LTD	0	
4015 LEMMON #1	75219	PD 193	DYLAN WHITE	0	Personal Service Use
10531 E NW HWY STE D	75238	CR	DYLAN WHITE	0	Personal Service Use
9361 FOREST LANE	75243	MU-3	DYLAN WHITE	0	Office Building
3215 KIRNWOOD	75237	RR	WWM SC DUNCANVILLE INC	0	
12920 MIDWAY RD	75244	CR	CASH AMERICA	0	Pawn Shop
6119 GREENVILLE	75206	MU-3	HUGS & KISSES INC	1R	General Merchandise or Food Store
7345 GASTON AVE	75214	CR	CASH AMERICA	2T 1R	Pawn Shop
5016 LEMMON AVE	75209	PD193	CASH AMERICA PAWN	1R	Pawn Shop

10625 HARRY HINES BLVD	75220	IR	CASH AMERICA INTERNATIONAL	1R	Pawn Shop
7125 S POLK ST	75232	CR	CASH AMERICA	O	Pawn Shop
3333 S LANCASTER RD	75216	CR	CASH AMERICA PAWN LP	0	Pawn Shop
626 W JEFFERSON BLVD	75208	PD316	CASH AMERICA PAWN	2 T	General Merchandise or Food Store
1131 E LEDBETTER DR	75216	CR	CASH AMERICA INC.	2 T	Secondhand merchandise-retail
1515 N. COCKRELL HILL RD	75212	RR	CASH AMERICA PAY DAY ADVANCE	0	Personal Service Use
9090 SKILLMAN ST	75243	MC4	CASH AMERICA	1T	Personal Service Use
2511 S HAMPTON RD	75233	CR	CASH AMERICA	0	Personal Service Use
6509 E NORTHWEST HWY	75231	CR	CASH AMERICA PAWN	0	General Merchandise or Food Store
10502 E. NORTHWEST HWY	75218	CR	CASH AMERICA	0	Pawn Shop
14031 COIT RD	75240	CR	CASH AMERICA PAWN LP	0	Pawn Shop
3442 WEBB CHAPEL	75220	CR	EZ MONEY	0	Personal Service Use
3434 S RL THORNTON FRWY	75224	PD 595	EARLY COLLEGE HIGH SCHOOL	0	Other special training and schooling, NEC.

F* FORGERY

RR 23

CR 60

C* COUNTERFIET

MU-1 5

R * ROBBERY

MU-3 10

T* THEFT

IR 10

V* VANDALISM

CS 4

PD'S 32