



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 3, 2011
AGENDA

BRIEFINGS:	5ES	12:00 p.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S101-036**
(CC District 14) An application to replat a 2.974 acre tract of land acre tract of land and part of abandoned Blackburn Street into one 2.974 acre lot in City Block 984 on Blackburn Street between N. Central Expressway and Noble Avenue
Applicant/Owner: JLB Cityplace, LP
Surveyor: Spiars Engineering, Inc.
Application Filed: January 12, 2011
Zoning: PD 305, Sub district D-1, west mixed use district
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S101-037**
(CC District 2) An application to create a 6.006 acre lot from a tract of land in City Block 5721 in the 6100 block of Maple Avenue between Kimsey Street and Bomar Street.
Applicant/Owner: JLB Maple Partners, LP
Surveyor: Spiars Engineering, Inc.
Application Filed: January 12, 2011
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S101-038**
(CC District 2)
- An application to replat a 4.008 acre tract of land containing all of lots 3, 4, 5, 6, 7, 8, 9, 10 and part of lots 1 and 2 in City Block 6/856 into one lot on property located on 1610 S. Malcolm X Boulevard at Dawson Drive, north corner.
Applicant/Owner: CDM City of Hope, Inc./City Square
Surveyor: Goodwin & Marshall
Application Filed: January 13, 2011
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S101-039**
(CC District 14)
- An application to replat all of Lots 15 and 16 in City Block D/1056 into one 0.368 acre lot located at 4019 Bowser Avenue between Knight Street and Throckmorton Street.
Owner: Texas Intown Homes, LLC
Surveyor: C.B.G. Surveying, Inc.
Application Filed: January 14, 2011
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S101-040**
(CC District 14)
- An application to replat all of Lots 9 and 10 in City Block 3/1567 into one 0.367 acre lot located at 3923 and 3931 Holland Avenue at Throckmorton Street, south corner.
Owner: Texas Intown Homes, LLC
Surveyor: C.B.G. Surveying, Inc.
Application Filed: January 14, 2011
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S101-041**
(CC District 14)
- An application to replat all of Lots 1, 2 and part of Lot 3 in City Block 2/1336 into one 0.5427 acre lot located at 2803 thru 2811 Shelby Avenue and 3910 Congress.
Owner: Texas Intown Homes, LLC
Surveyor: C.B.G. Surveying, Inc.
Application Filed: January 14, 2011
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S101-042**
(CC District 14) An application to replat all of Lot 18 in City Block A/1324 into five lots ranging in size from 1,536 square feet to 2,504 square feet in size located at 4001 N. Hall Street at Throckmorton Street, west corner.
Owner: Texas Intown Homes, LLC
Surveyor: C.B.G. Surveying, Inc.
Application Filed: January 14, 2011
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S101-043**
(CC District 2) An application to create one 0.399 acre lot, one 1.097 acre lot and one 1.401 acre lot from a 2.897 acre tract of land in City Block 7940 on Mockingbird Lane and Stemmons Freeway.
Owner: Stemmons Plaza, c/o Bobby Cox Companies
Surveyor: Salcedo Group, Inc.
Application Filed: January 14, 2011
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Individual Items:
- (9) **S101-033**
(CC District 3) An application to replat a 0.379 acre tract of land containing all of Lots 1, 2 and 3 in City Block 15/7130 into one lot at 1917, 1919 and 1923 Bayside Street between Harston Street and Puget Street.
Owner: Community Care Fellowship
Surveyor: Shields and Lee Surveying
Application Filed: January 6, 2011
Zoning: R-5(A)
Staff Recommendation: **Denial**
- (10) **S101-034**
(CC District 13) An application to replat an 8.748 acre tract of land into 1 lot and containing all of Lots 1A, 1B, 1C, 1D, Lot 2A and the remainder of Lots 1 and 2 in City Block N/6431 and Assembly Court to be abandoned on property between Webb Chapel Road and Pensive Drive south of Merrell Road.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Engineers
Application Filed: January 7, 2011
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S101-035**
(District 13)
- An application to replat all of Lot 4 and part of Lot 5 in City Block 14/5587 of the "Subdivision of Block 14, Sunnybrook Estates Addition" into one 2.094 acre lot fronting 359.7 feet on 9762 Audubon Place.
- Owner: Randy and Nancy Best
Surveyor: C.B.G. Surveying, Inc.
Application Filed: January 12, 2011
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M101-007**
Richard Brown
(CC District 1)
- Minor Amendment to the development plan and landscape plan for Planned Development District No. 306 for a Public school and Community service center on the west line of Edgefield Avenue between Brooklyn Avenue and Twelfth Street.
- Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

- D101-002**
Olga Torres Holyoak
(CC District 9)
- Development plan for Planned Development District No. 742 on the northeast side of Northwest Highway, west of Skillman Road.
- Staff Recommendation: **Approval**
Applicant: Whataburger Restaurants, LP
Representative: Janet Reid

- D101-003**
Olga Torres Holyoak
(CC District 9)
- Development plan and landscape plan for Planned Development District No. 742 on the northeast side of Northwest Highway, west of Skillman Road.
- Staff Recommendation: **Approval**
Applicant: TC Timbercreek Associates, L.P.
Representative: Robert Brandt

- D101-004**
Olga Torres Holyoak
(CC District 9)
- Development plan for Planned Development District No. 742 on the northeast side of Northwest Highway, west of Skillman Road.
- Staff Recommendation: **Approval**
Applicant: TC Timbercreek Associates, L.P.
Representative: Robert Brandt

D101-005 Development plan for Planned Development District No. 742
Olga Torres Holyoak on the northeast side of Northwest Highway, west of Skillman
(CC District 9) Road.
Staff Recommendation: **Approval**
Applicant: TC Timbercreek Associates, L.P.
Representative: Robert Brandt

Zoning Cases – Consent

1. **Z101-114(OTH)** An application for a Specific Use Permit for an industrial
Olga Torres Holyoak (inside) for light manufacturing on property zoned Planned
(CC District 6) Development District No. 784, the Trinity River Corridor
Special Purpose District, on the east side of Rock Island
Street, north of Bessemer Street.
Staff Recommendation: **Approval** for a five-year period,
subject to a site plan and conditions.
Applicant: Hargett Electric Company
Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z101-126(RB)** An application for the renewal of Specific Use Permit No. 1692
Richard Brown for a Bar, lounge, or tavern on property zoned Planned
(CC District 7) Development District No. 269, the Deep Ellum/Near East Side
Special Purpose District on the southwest line of Exposition
Avenue, west of Parry Avenue.
Staff Recommendation: **Approval** for a three-year period,
subject to a site plan and conditions.
Applicant: Exposition Taverns-Michael Scheel, Sheldon
Hubbard-Partners
Representative: Michael Scheel

3. **Z101-130(RB)** An application for a CR Community Retail District on property
Richard Brown zoned an NO(A) Neighborhood Office District on the northwest
(CC District 2) line of Garrett Avenue, northwest of Ross Avenue.
Staff Recommendation: **Approval**
Applicant: Tom Miller
Representative: Bryan M. Buerger

Zoning Cases – Under Advisement

4. **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 for additional two-year periods, subject to a site plan and conditions.
Applicant: Texas Bail Bonds
Representative: Santos Martinez
U/A From: January 6, 2011 and January 20, 2011
5. **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, on the southeast corner of Reunion Boulevard and Riverfront Boulevard.
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.
Applicant: Jullis Acosta Mata
Representative: Santos Martinez
U/A From: January 20, 2011

Development Code Amendment – Under Advisement

- 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**
U/A From: January 20, 2011

Land Use Plan

West Dallas Urban Structure and Guidelines

http://www.dallascityhall.com/citydesign_studio/index.html

- David Whitley
- Consideration of the adoption of the West Dallas Urban Structure and Guidelines. This study, if adopted, will be used as an urban design, planning and implementation guide for future development in the area generally bounded by Interstate 30 to the south, Sylvan Avenue to the west, and the Trinity River Levee to the north and east.
Staff Recommendation: **Approval**

Other Matters

Minutes: January 20, 2011 and January 27, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 3, 2011

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, February 3, 2011, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-010** – Consideration of amending the Dallas Development Code to amend parking regulations.

Tuesday, February 8, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) is scheduled to meet on Tuesday, February 8, 2011, City Hall, 1500 Marilla Street.

Note: The official Special Sign District Advisory Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.

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]

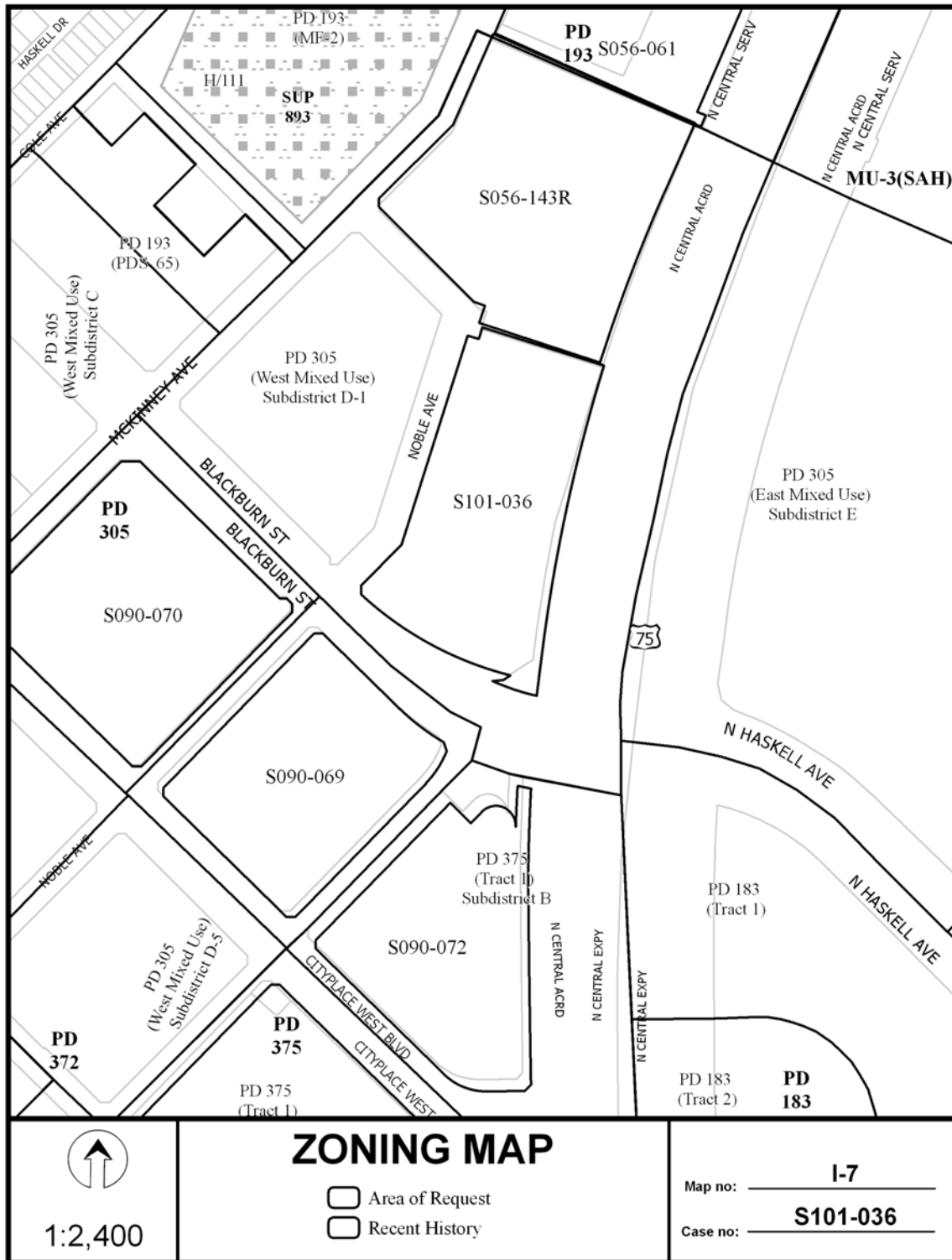
CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-036**Subdivision Administrator:** Paul Nelson**LOCATION:** Blackburn Street between N. Central Expressway and Noble Avenue**DATE FILED:** January 12, 2011 **ZONING:** PD 305, Sub district D-1, west mixed use district**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 2.974 ac. **MAPSCO:** 35Y**APPLICANT/OWNER:** JLB Cityplace, LP**REQUEST:** An application to replat a 2.974 acre tract of land and part of abandoned Blackburn Street into one 2.974 acre lot in City Block 984 on Blackburn Street between N. Central Expressway and Noble Avenue**SUBDIVISION HISTORY:**

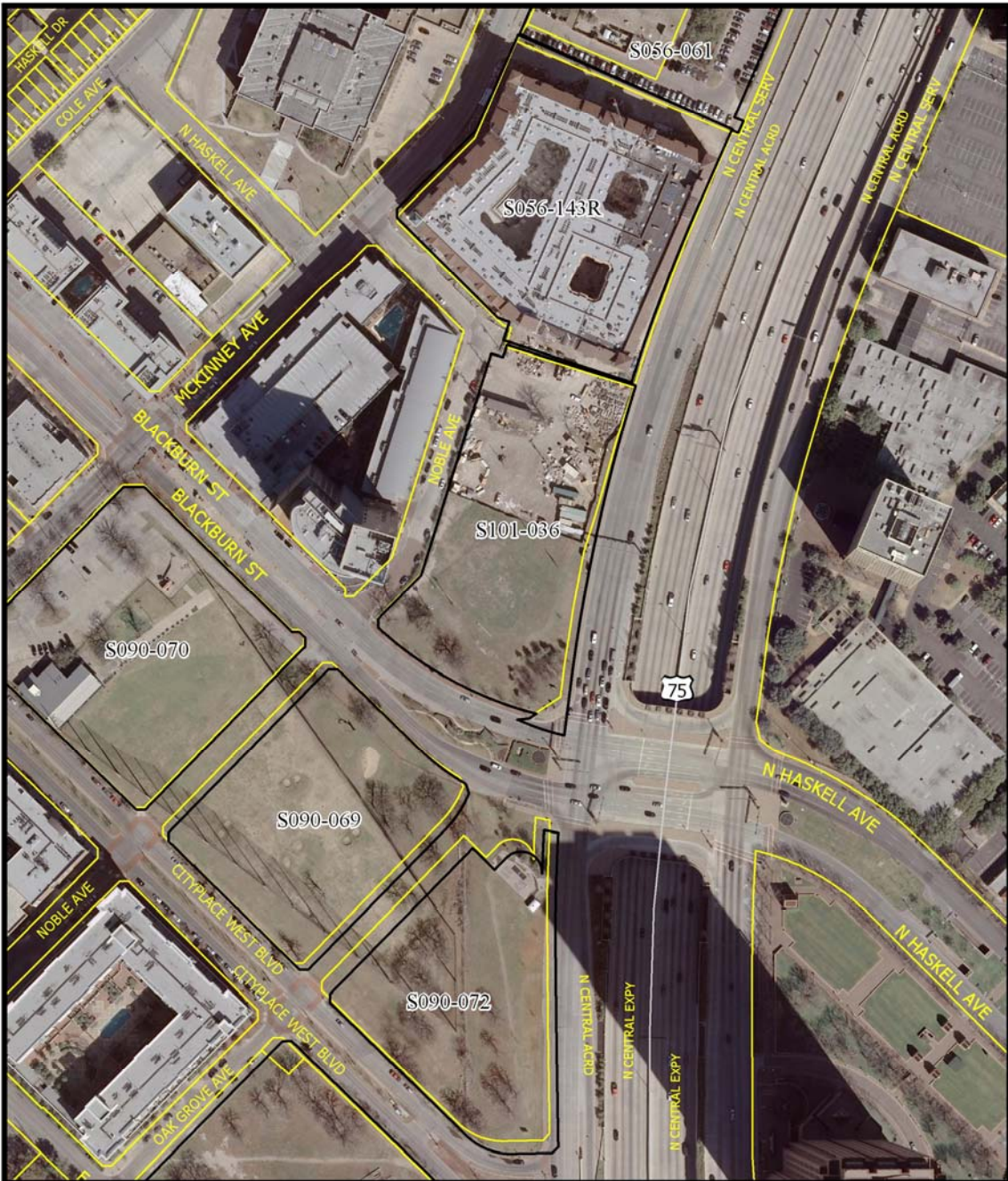
1. S056-143 was an application contiguous on the north of the present request to create a 3.5470 acre lot in City Block 6/1511 at McKinney Ave. and Noble Ave, the northeast corner. The request was approved on December 21, 2006 and recorded on May 16, 2008.


STAFF RECOMMENDATION: The request complies with the PD 305, Sub district D-1, west mixed use district requirements; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.
11. On the final plat dedicate 28 feet of right of way from the centerline of Noble Avenue or dedicate a street easement/public utility easement that equals 28 feet from the centerline of Noble Avenue.
12. On the final plat dedicate 30 feet of ROW from the established center line of Blackburn Street.
13. Add a note to the final plat that access to or modification to the US Highway 75 service road requires TXDOT approval.
14. On the final plat show distances/width of right of way across Blackburn Street.
15. On the final plat provide a sidewalk easement along the south property line.
16. On the final plat dedicate the exsiting street easement along the US Highway 75 service road in fee simple.
17. On the final plat all utility easement abandonments must be shown with recording information.
18. On the final plat list utility easements as retained within street abandonments.
19. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat label the lot as Lot 1, City Block 2/984.
23. Provide a copy of the recording instrument to real estate for the City of Dallas dedication designated in Ord. #24147, Vol. 2000248, Pg. 7796.
24. The brick paving shown on the plat may require a license from the City of Dallas.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> I-7 </u></p> <p>Case no: <u> S101-036 </u></p>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-037**Subdivision Administrator:** Paul Nelson**LOCATION:** 6100 block of Maple Avenue between Kimsey Street and Bomar Street**DATE FILED:** January 12, 2011**ZONING:** MU-2**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 6.006 ac.**MAPSCO:** 34P**APPLICANT/OWNER:** JLB Maple Partners, LP

REQUEST: An application to create a 6.006 acre lot from a tract of land in City Block 5721 in the 6100 block of Maple Avenue between Kimsey Street and Bomar Street.

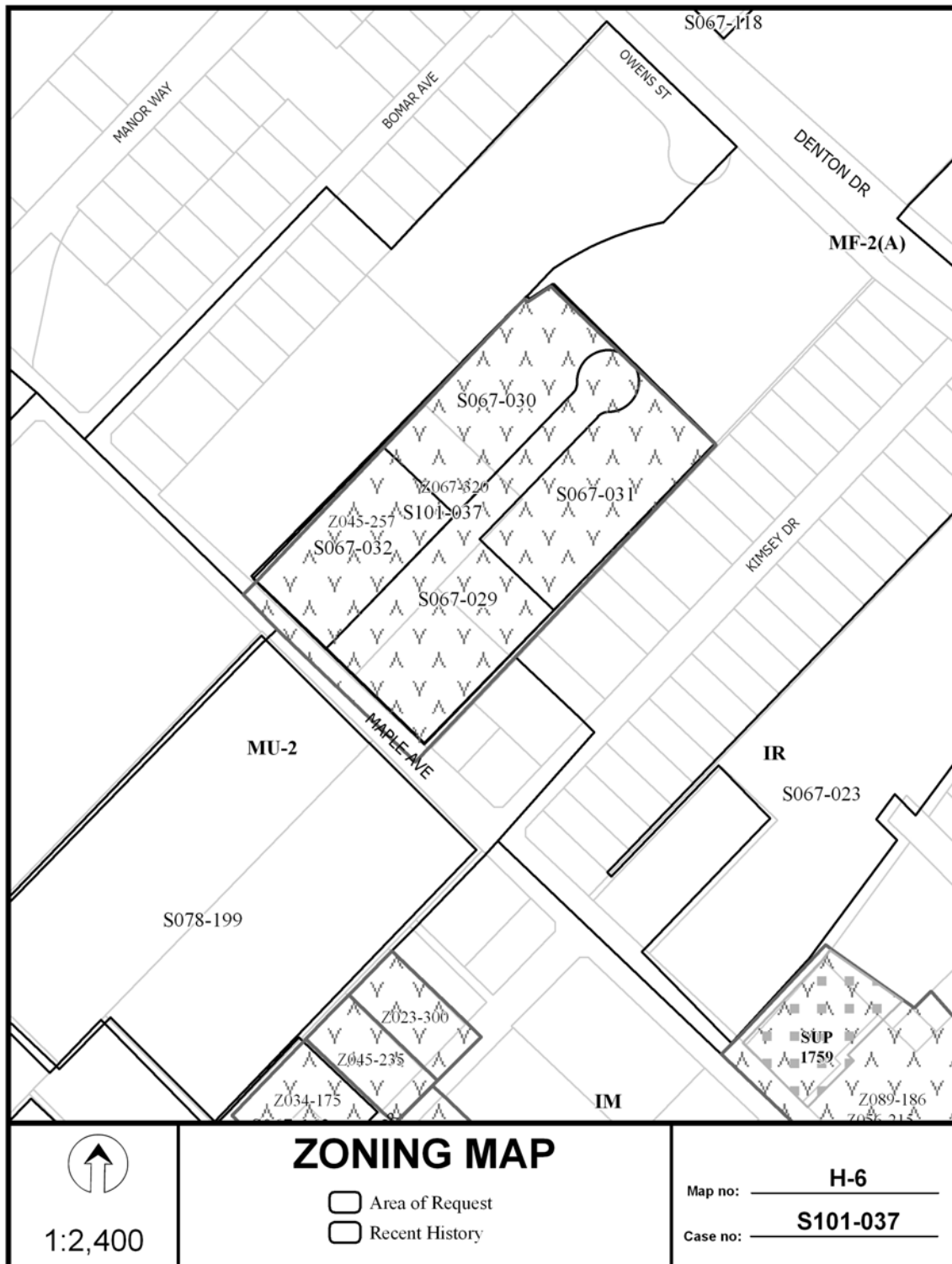
SUBDIVISION HISTORY:

1. S067-029 was an application on property that is part of the current request and was to create a 20 lot Shared Access Area Development from a 2.066 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive. The request was approved on December 7, 2006 but was not recorded and was withdrawn January 11, 2011.
2. S067-030 was an application on property that is part of the current request and created a 23 lot Shared Access Area Development from a 2.066 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive. The request was approved on December 7, 2006 but was not recorded and was withdrawn January 11, 2011.
3. S067-031 was an application on property that is part of the current request and was to create a 23 lot Shared Access Area Development from a 1.389 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive. The request was approved on December 7, 2006 but was not recorded and was withdrawn January 11, 2011..
4. S067-032 was an application on property that is part of the current request and was to create a 20 lot Shared Access Area Development from a 1.149 acre tract of land and containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive. The request was approved on December 7, 2006 but was not recorded and was withdrawn January 11, 2011.
5. S078-199 was an application on property south of the present request to create one lot from a tract of land containing 7.795 acres in City Block D/2370, on 5919 and 5925 Maple Ave. and was approved on November 16, 2006 but has not been recorded.


STAFF RECOMMENDATION: The request complies with the MU-2 district requirements; 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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. The site is within the 65 Ldn contour of Dallas Love Field and this noise level may require special construction standards for certain uses per the building code.
13. On the final plat show all additions or tracts within 150 feet of the property boundary.
14. Prior to submittal of the final plat verify buildings along the northeast property line do not encroach upon the plat boundary.
15. On the final plat create an easement by separate instrument for the overhead electric at the west property corner and include the recording information on the face of the final plat.
16. On the final plat show the existing 5 foot alley along the southeast property line.

17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat label the property as Lot 1, City Block A/5721.





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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-038**Subdivision Administrator:** Paul Nelson**LOCATION:** 1610 S. Malcolm X Blvd. at Dawson Dr., north corner**DATE FILED:** January 13, 2011**ZONING:** IM**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 4.008 ac.**MAPSCO:** 46N**APPLICANT/OWNER:** CDM City of Hope, Inc./City Square

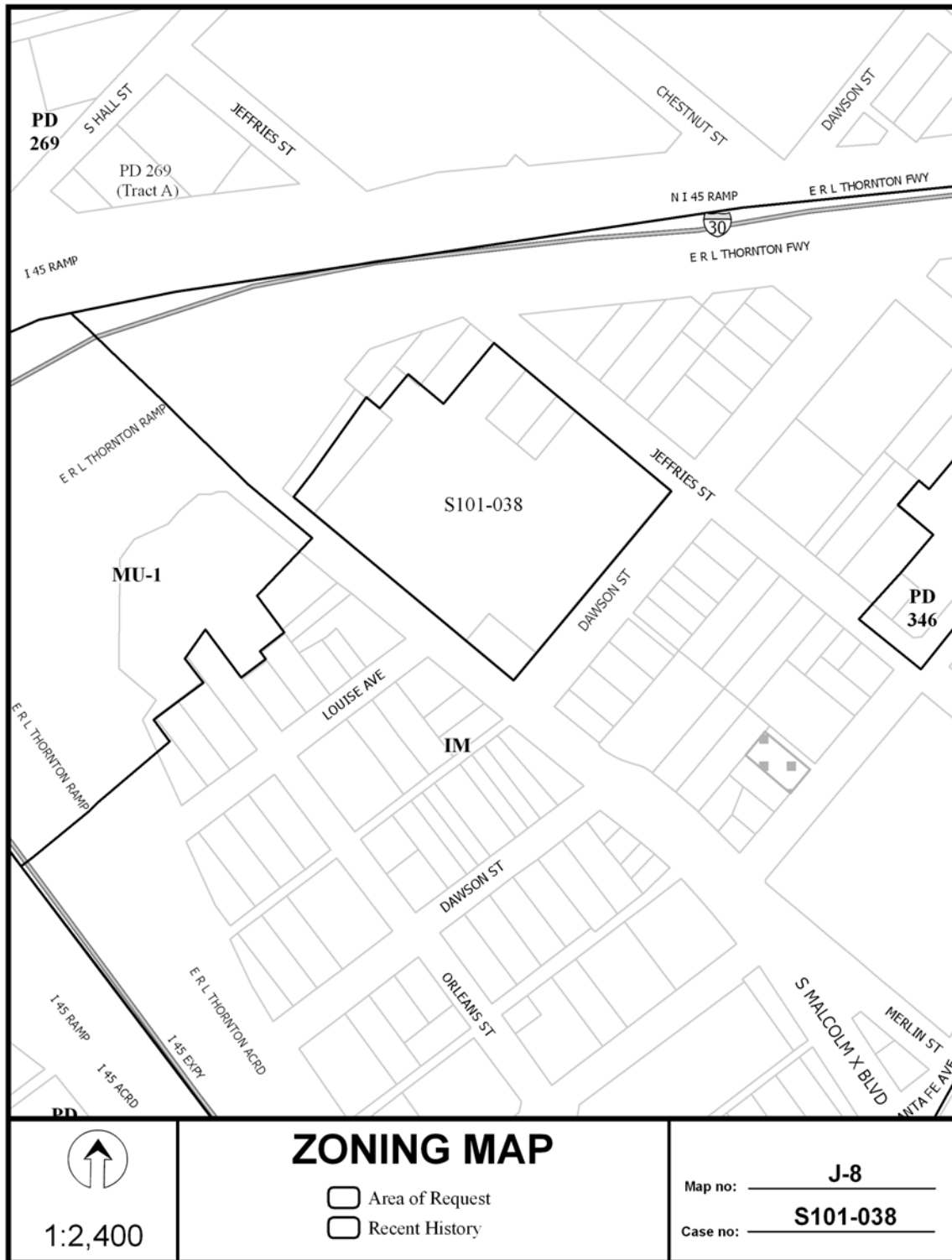
REQUEST: An application to replat a 4.008 acre tract of land containing all of lots 3, 4, 5, 6, 7, 8, 9, 10 and part of lots 1 and 2 in City Block 6/856 into one lot on property located on 1610 S. Malcolm X Blvd. at Dawson Dr., north corner.

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

STAFF RECOMMENDATION: The request complies with the IM district requirements; 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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
11. On the final plat dedicate a 15 foot by 15 foot corner clip at Malcolm X Blvd. and Dawson Street and at Dawson Street and Jeffries Street.
12. On the final plat add a note stating: "Access or modification to I-30 requires TXDOT approval."
13. The plat may be within the Mill Creek Stormwater Hazard Area. Contact the Engineering Division in Room 200, 320 E. Jefferson Blvd. to determine what, if any, drainage or stormwater management improvements/upgrades must be made to meet the Mill Creek Stormwater Hazard Area guidelines.
14. On the final plat show all recording information for all existing easements within 150 feet of the property boundary.
15. On the final plat show all adjoining property owners.
16. On the final plat call out adjoining property owners in legal description.
17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Existing water and/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.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat label the lot as Lot 1A, City Block 6/856.





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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-039**Subdivision Administrator:** Paul Nelson**LOCATION:** 4019 Bowser Avenue between Knight Street and Throckmorton Street**DATE FILED:** January 14, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.368 ac.**MAPSCO:** 35T**APPLICANT/OWNER:** Texas Intown Homes, LLC

REQUEST: An application to replat all of Lots 15 and 16 in City Block D/1056 into one 0.368 acre lot located at 4019 Bowser Avenue between Knight Street and Throckmorton Street.

SUBDIVISION HISTORY:

1. S101-040 is an application east of the present request to replat all of Lots 9 and 10 in City Block 3/1567 into one 0.367 acre lot located at 3923 and 3931 Holland Avenue at Throckmorton Street, south corner and is scheduled for a hearing on February 3, 2011.
2. S067-235 was an application southeast of the current request to replat Lots 7 and 8 in City Block 3/1567 into one 0.3673 acre lot on 3930 and 3926 Bowser Avenue at Throckmorton Street. The application was approved on August 23, 2007 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; 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.
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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. Provide a detailed lot grading plan prepared by a professional engineer.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Verify that no buildings encroach on or cross existing lot lines prior to submittal of the final plat.
12. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
13. On the final plat label the lot as Lot 15A, City Block D/1056.



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> I-7 </u> Case no: <u> S101-039 </u>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-040**Subdivision Administrator:** Paul Nelson**LOCATION:** 3923 and 3931 Holland Avenue at Throckmorton Street, south corner**DATE FILED:** January 14, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.367 ac.**MAPSCO:** 35T**APPLICANT/OWNER:** Texas Intown Homes, LLC

REQUEST: An application to replat all of Lots 9 and 10 in City Block 3/1567 into one 0.367 acre lot located at 3923 and 3931 Holland Avenue at Throckmorton Street, south corner.

SUBDIVISION HISTORY:

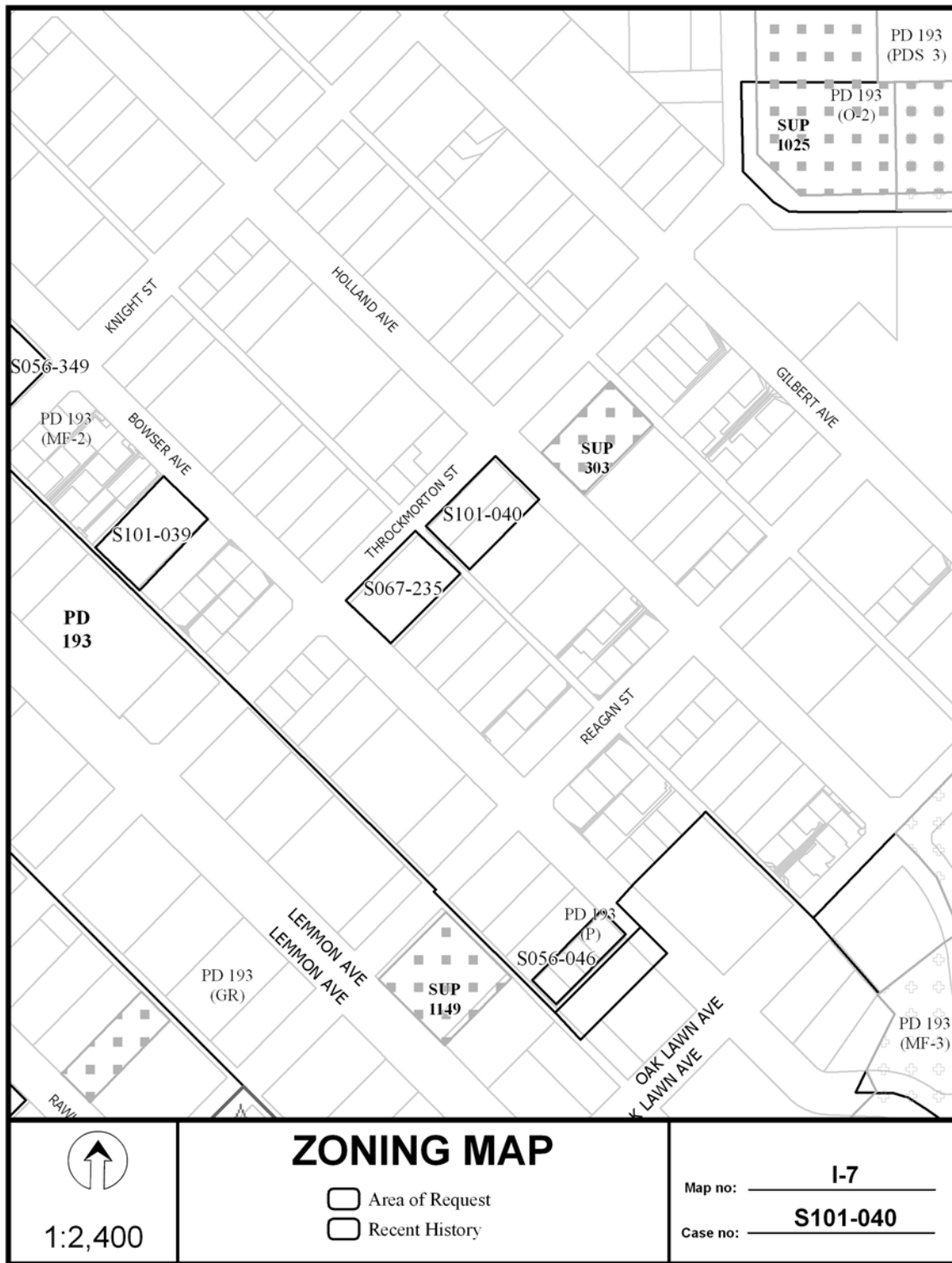
1. S101-039 is an application northwest of this request to replat all of Lots 15 and 16 in City Block D/1056 into one 0.368 acre lot located at 4019 Bowser Avenue between Knight Street and Throckmorton Street and is scheduled for a hearing on February 3, 2011.
2. S067-235 was an application adjacent on the northwest across the alley to replat Lots 7 and 8 in City Block 3/1567 into one 0.3673 acre lot on 3930 and 3926 Bowser Avenue at Throckmorton Street. The application was approved on August 23, 2007 but has not been recorded.

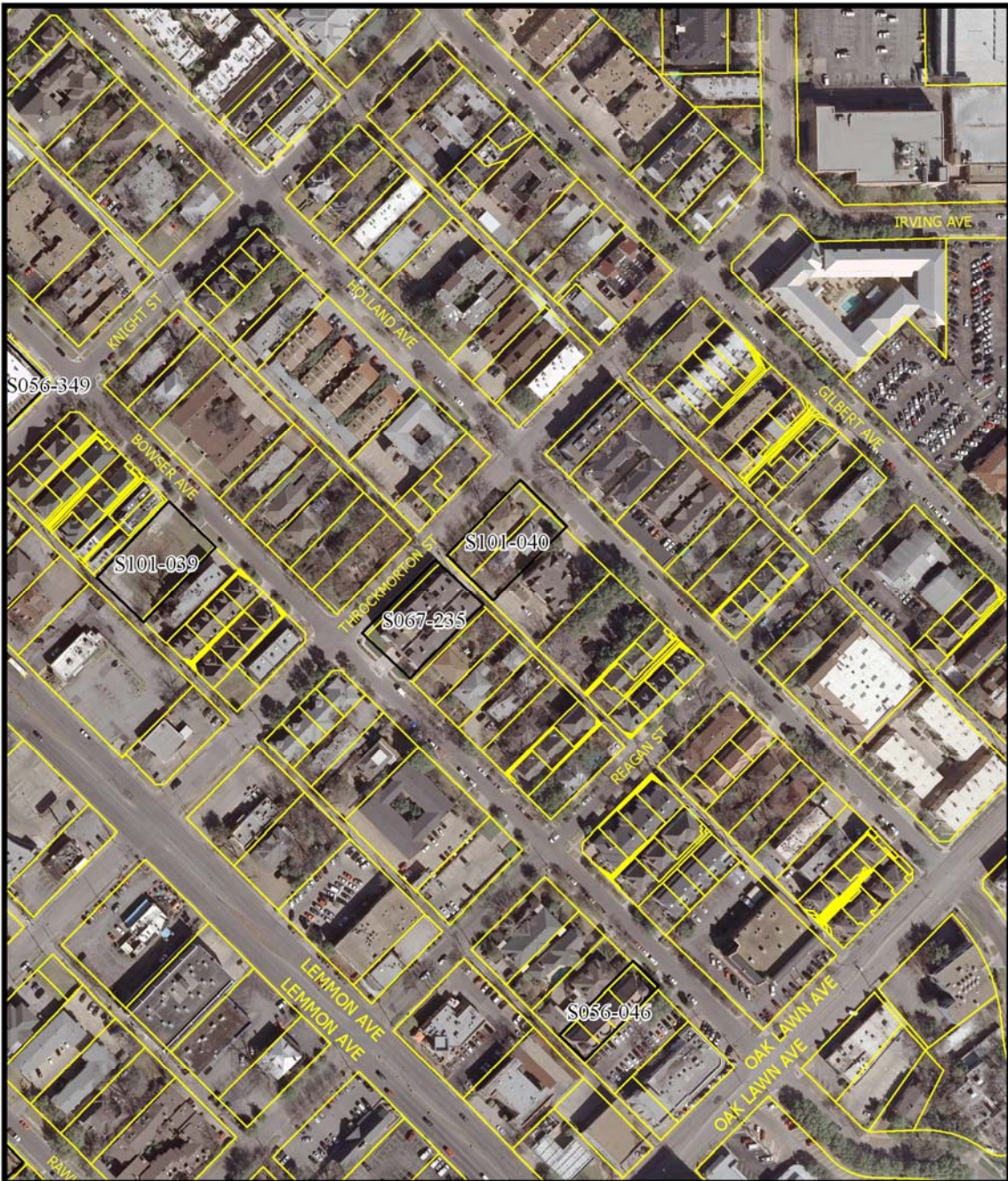
STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

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 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. 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 dedicate a 10 foot X 10 foot corner clip at Holland Avenue and Throckmorton Street.
12. On the final plat dedicate a 15 foot X 15 foot corner clip at Throckmorton Street and the alley.
13. The owner(s) of the property at the time of the signing of the final plat must sign the final plat.
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 9A, City Block 3/1567.





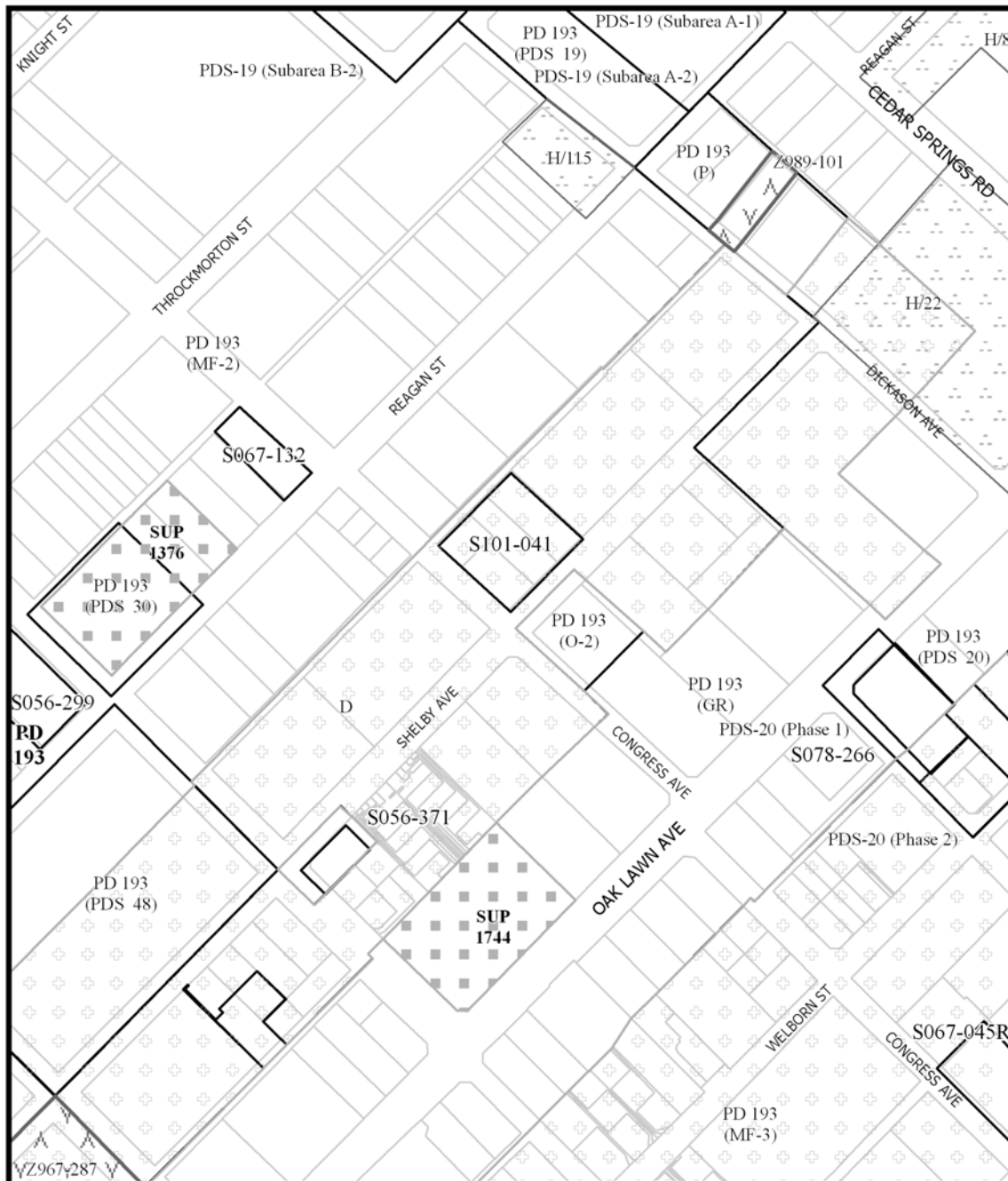
 <p>1:2,400</p>	<p style="text-align: center;">AERIAL MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> I-7 </u></p> <p>Case no: <u> S101-040 </u></p>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-041**Subdivision Administrator:** Paul Nelson**LOCATION:** 2803 thru 2811 Shelby Avenue and 3910 Congress Avenue**DATE FILED:** January 14, 2011**ZONING:** PD 193(MF-3)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.5427 ac. **MAPSCO:** 35W**APPLICANT/OWNER:** Texas Intown Homes, LLC**REQUEST:** An application to replat all of Lots 1, 2 and part of Lot 3 in City Block 2/1336 into one 0.5427 acre lot located at 2803 thru 2811 Shelby Avenue and 3910 Congress.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the PD 193(MF-3) district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

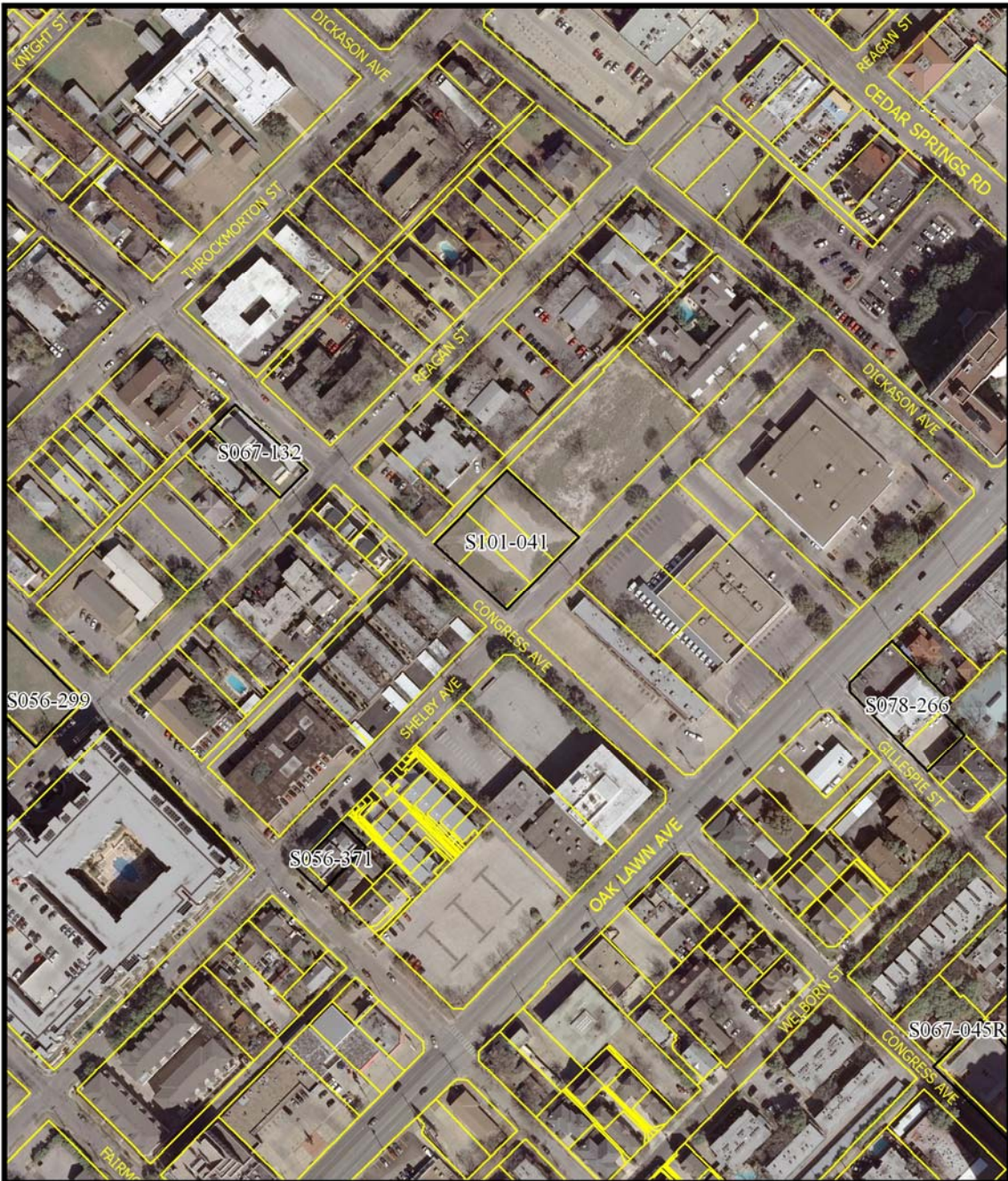
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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 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. 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 change the addition name.
12. On the final plat show all additions or tracts of land within 150 feet the property.
13. The owner(s) of the property at the time of the signing of the final plat must sign the final plat.
14. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat label the lot as Lot 1A, City Block 2/1336.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: I-7 Case no: S101-041
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DATE: January 26, 2011



 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> I-7 </u> Case no: <u> S101-041 </u>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-042**Subdivision Administrator:** Paul Nelson**LOCATION:** 4001 N. Hall Street at Throckmorton Street, west corner**DATE FILED:** January 14, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.218 ac. **MAPSCO:** 35W**APPLICANT/OWNER:** Texas Intown Homes, LLC

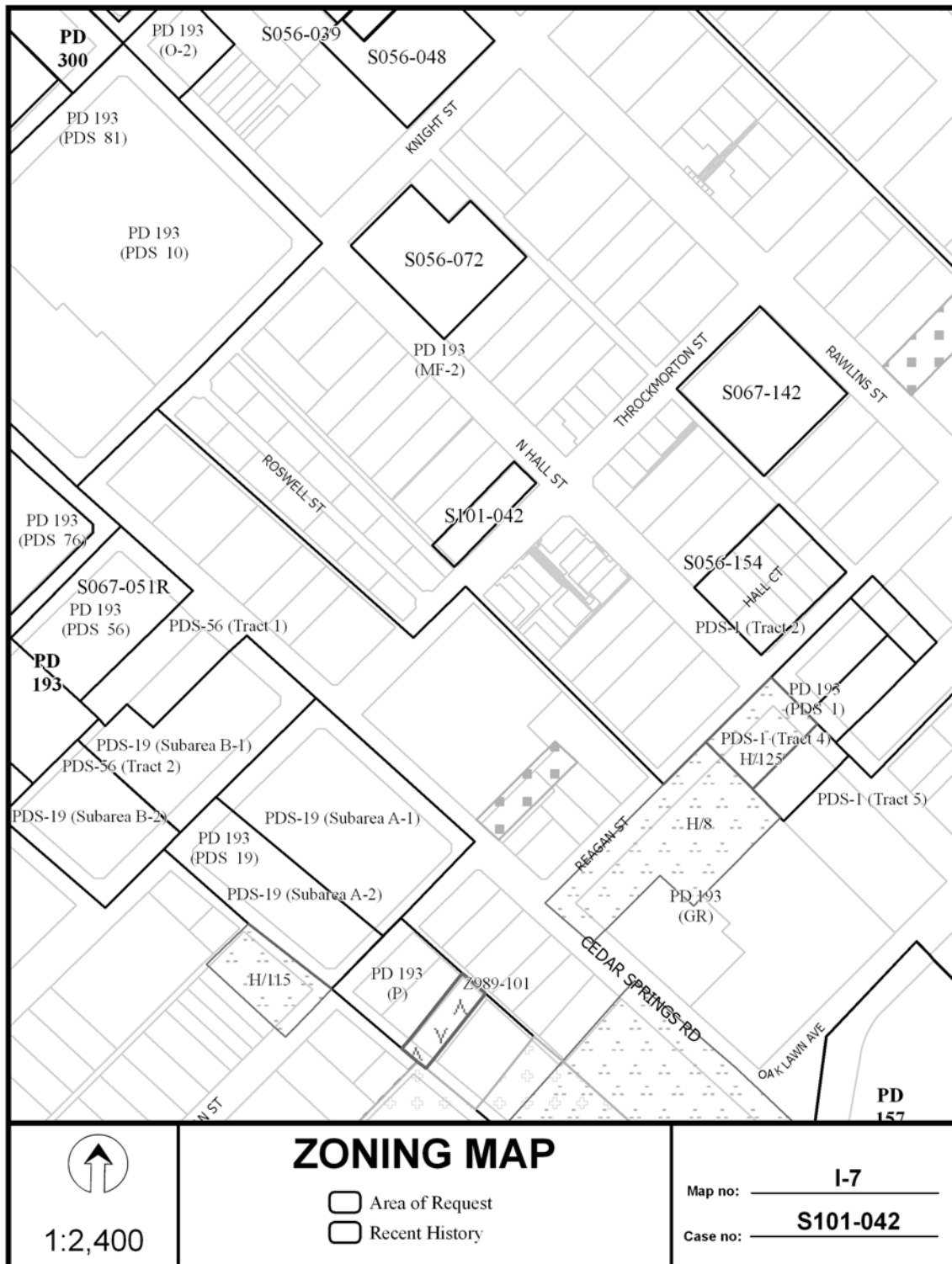
REQUEST: An application to replat all of Lot 18 in City Block A/1324 into five lots ranging in size from 1,536 square feet to 2,504 square feet in size located at 4001 N. Hall Street at Throckmorton Street, west corner.

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

STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; 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 5 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 dedicate a 15 foot by 15 foot alley sight easement at Throckmorton Street and the alley.
12. On the final plat dedicate a 10 foot by 10 foot corner clip at Hall Street and Throckmorton Street.
13. On the final plat dedicate 7.5 feet of ROW from the established centerline of the existing alley.
14. On the final plat show all additions or tracts of land within 150 feet the property.
15. On the final plat show the current ownership of abandoned Strange Street.
16. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat label the lots as Lots 18A, 18B, 18C, 18D and 18E, City Block A/1324.



DATE: January 26, 2011



 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> I-7 </u> Case no: <u> S101-042 </u>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-043**Subdivision Administrator:** Paul Nelson**LOCATION:** Mockingbird Lane and Stemmons Freeway**DATE FILED:** January 14, 2011**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.897 ac.**MAPSCO:** 33U**APPLICANT/OWNER:** Stemmons Plaza; Bobby Cox Companies

REQUEST: An application to create one 0.399 acre lot, one 1.097 acre lot and one 1.401 acre lot from a 2.897 acre tract of land in City Block 7940 on Mockingbird Lane and Stemmons Freeway.

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

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

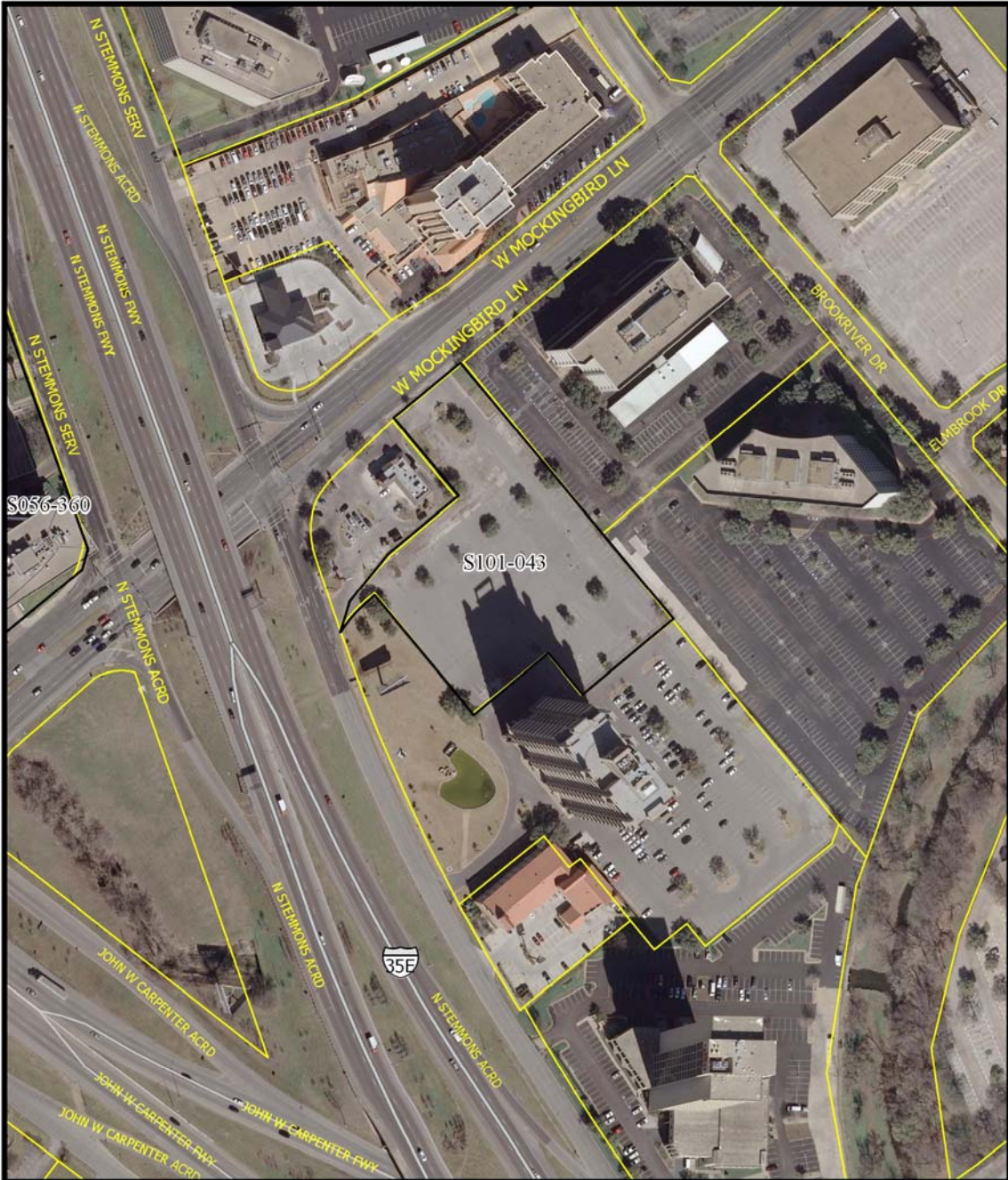
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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 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 3 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. Specify minimum fill and minimum finished floor elevations.
12. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for.
13. The property is in the Record Crossing Sump (WSE 405.8). All Construction for any proposed development must be above 405.8 feet in elevation. For the areas where the existing elevation is below 405.8 feet and development is proposed, there must be a fill permit applied for and approved by the Public Works and Transportation Department and the Minimum Finished Floor elevation will have to be established thru fill permit process.
14. On the final plat add the following note: "Access or modification to I-35E requires TXDOT approval."
15. On the final plat verify the ROW width of Mockingbird Lane.
16. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension is required by Private Development Contract.
19. Fire hydrant(s) are required to be provided by Private Development Contract.
20. On the final plat label the lots as Lots 2, 3 and 4 in City Block L/7940.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> I-5 </u> Case no: <u> S101-043 </u>
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DATE: January 26, 2011



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> I-5 </u></p> <p>Case no: <u> S101-043 </u></p>
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DATE: January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-033**Subdivision Administrator:** Paul Nelson**LOCATION:** 1917, 1919 and 1923 Bayside St., between Harston St. and Puget St.**DATE FILED:** January 6, 2011**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.379 ac.**MAPSCO:** 44J**APPLICANT/OWNER:** Community Care Fellowship

REQUEST: An application to replat a 0.379 acre tract of land containing all of Lots 1, 2 and 3 in City Block 15/7130 into one lot at 1917, 1919 and 1923 Bayside Street between Harston Street and Puget Street.

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

DATE NOTICES SENT: January 13, 2011

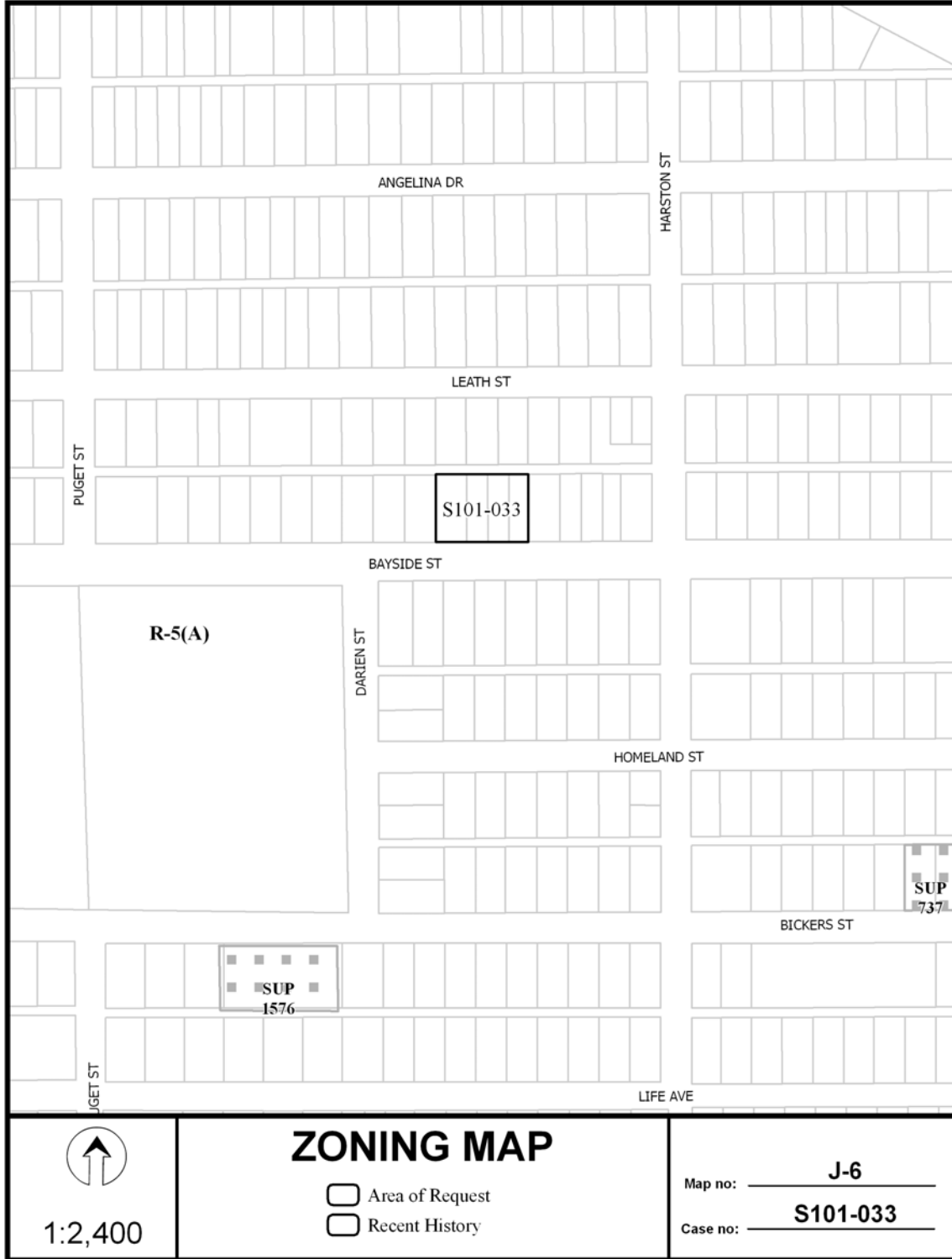
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

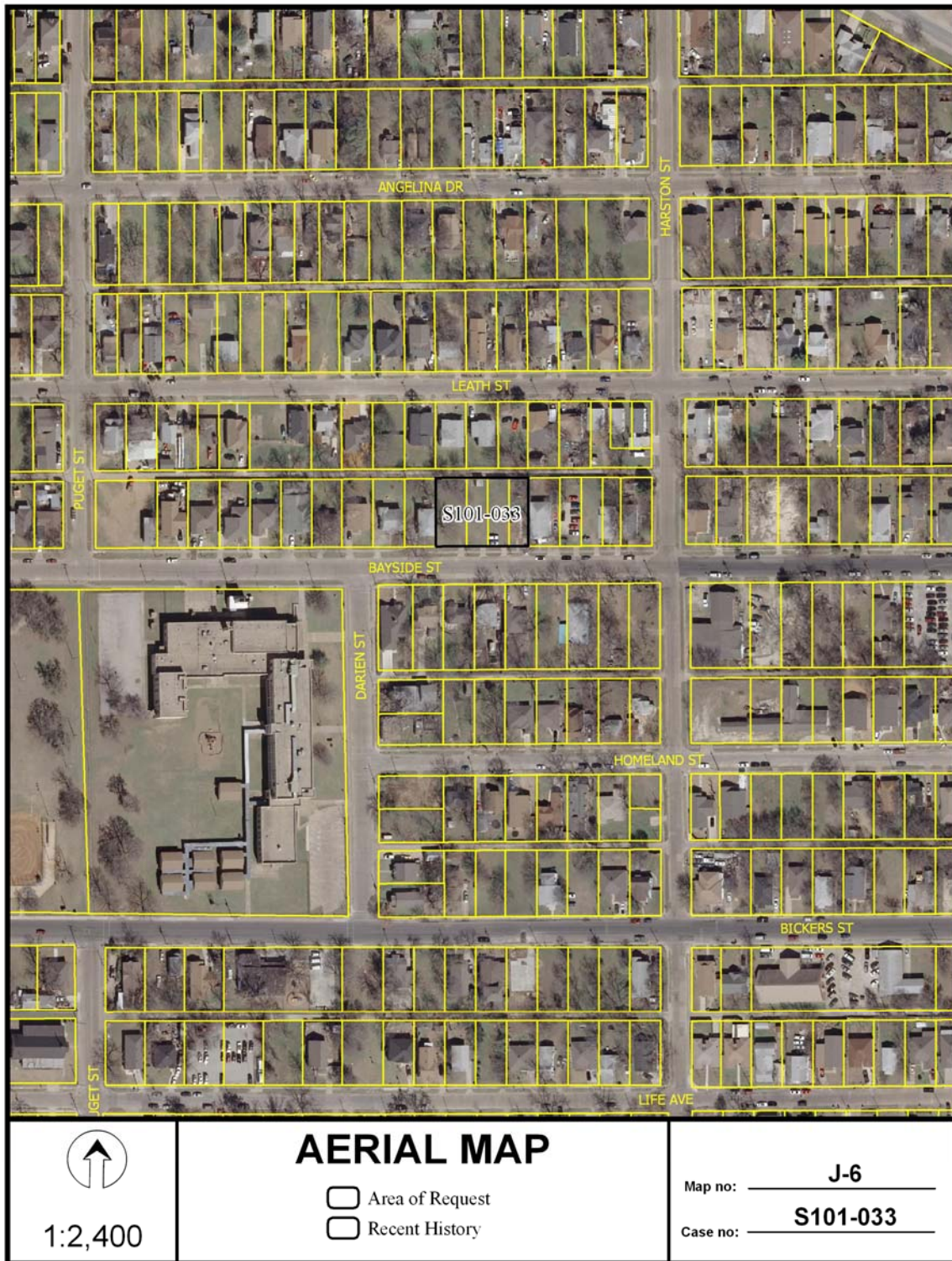
The request complies with the R-5(A) district regulations; however, the new lot is not consistent in size with the existing lot sizes or lot pattern of the area; therefore, staff recommends denial of the request. However, should the request be approved the approval should be subject to compliance with the following conditions:

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

from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. The final plat is limited to a maximum of 1 lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. The subject site is located within the Pavaho Sump (WSE 408.0 feet). All construction for any proposed development must be above 408.0 feet elevation. For the areas where the existing elevation is below 408.0 feet, if any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process.
12. On the final plat show easements by location and recording information for overhead electric lines.
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission. A signed Fire Protection Certificate is also required prior to the approval of an "Early Release Building Permit" application.
15. Water main extension may be required by Private Development Contract.
16. On the final plat label the property as Lot 30A, City Block 15/7130.







 1:2,400	<h2>NOTIFICATION</h2>	Map no: J-6
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">43</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: S101-033

DATE: January 26, 2011

Notification List of Property Owners

S101-033

43 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1927 BAYSIDE	COMMUNITY CARE FELLOWSHIP
2	1919 BAYSIDE	COMMUNITY CARE FELLOWSHIP CHURCH
3	1923 BAYSIDE	COMMUNITY CARE FELLOWSHI CHURCH INC
4	1917 BAYSIDE	COMMUNITY CARE FELLOWSHIP
5	1934 BAYSIDE	BACON C T
6	1930 BAYSIDE	HERNANDEZ GUILLERMO A & MARTHA I
7	1926 BAYSIDE	SHETH HEMANG A
8	1922 BAYSIDE	FERGUSON ELLA
9	1918 BAYSIDE	BUILDERS OF HOPE COMMUNITY DEV CORP
10	1914 BAYSIDE	JONES GLORIA F
11	1910 BAYSIDE	COLEMAN MRS C E TRUSTEE
12	1906 BAYSIDE	COLEMAN MARK A ET AL
13	1902 BAYSIDE	COLEMAN FRANK L JR ESTATE OF
14	1931 LEATH	GARCIA ARTEMIO & IRMA GARCIA
15	1927 LEATH	HMK LTD
16	1923 LEATH	WINSTON ELLENE
17	1919 LEATH	GARZA MARIA & JESUS
18	1915 LEATH	ALVARADO JOSE & LUCIA
19	1911 LEATH	MASON BILLY JOE
20	1905 LEATH	DAVIS REGINALD V SR
21	1942 LEATH	MILLIGAN FRED % SWASHE REALTY GROUP
22	1938 LEATH	WILLIAMS ROSIE LEE
23	1934 LEATH	PEREZ ARIEL
24	1930 LEATH	REYES RUBEN
25	1926 LEATH	JONES GLORIA DEAN
26	1922 LEATH	CROW RODNEY C

Wednesday, January 26, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1918 LEATH	CLARK GARRETT JR %TW ROBERTS
28	1914 LEATH	CLARK GARRETT JR % T W ROBERTS
29	1910 LEATH	SIMMONS GLADYS MAE
30	1906 LEATH	POWELL ALBERT
31	1904 LEATH	DAYE IZA LEE
32	1902 LEATH	DAVIS REGINALD VAUGHN
33	1943 BAYSIDE	LYNN EMMA E EST % DEBRA ANN TURNER ETAL
34	1939 BAYSIDE	KELLY SALLIE B
35	1935 BAYSIDE	DIAMANTE HOMES INC
36	1931 BAYSIDE	HARRIS PATRICIA L
37	1915 BAYSIDE	ALEXANDER BEVERLY LYNN
38	1911 BAYSIDE	ALEXANDER EDD
39	1909 BAYSIDE	COMMUNITY CARE CTR OF DAL
40	1905 BAYSIDE	COMMUNITY CARE CENTER OF DALLAS
41	1903 BAYSIDE	BEENE ORA LEE ETAL
42	1952 BAYSIDE	Dallas ISD
43	1935 LEATH	REYES JOEL & ROBERTO REYES

Wednesday, January 26, 2011

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 3, 2011

FILE NUMBER: S101-034

Subdivision Administrator: Paul Nelson

LOCATION: between Webb Chapel Rd. and Pensive Dr. south of Merrell Rd.

DATE FILED: January 7, 2011

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 8.748 ac.

MAPSCO: 23L

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to replat an 8.748 acre tract of land into 1 lot and containing all of Lots 1A, 1B, 1C, 1D, 2A and the remainder of Lots 1 and 2 in City Block N/6431 and Assembly Court to be abandoned on property between Webb Chapel Rd. and Pensive Dr. south of Merrell Rd.

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

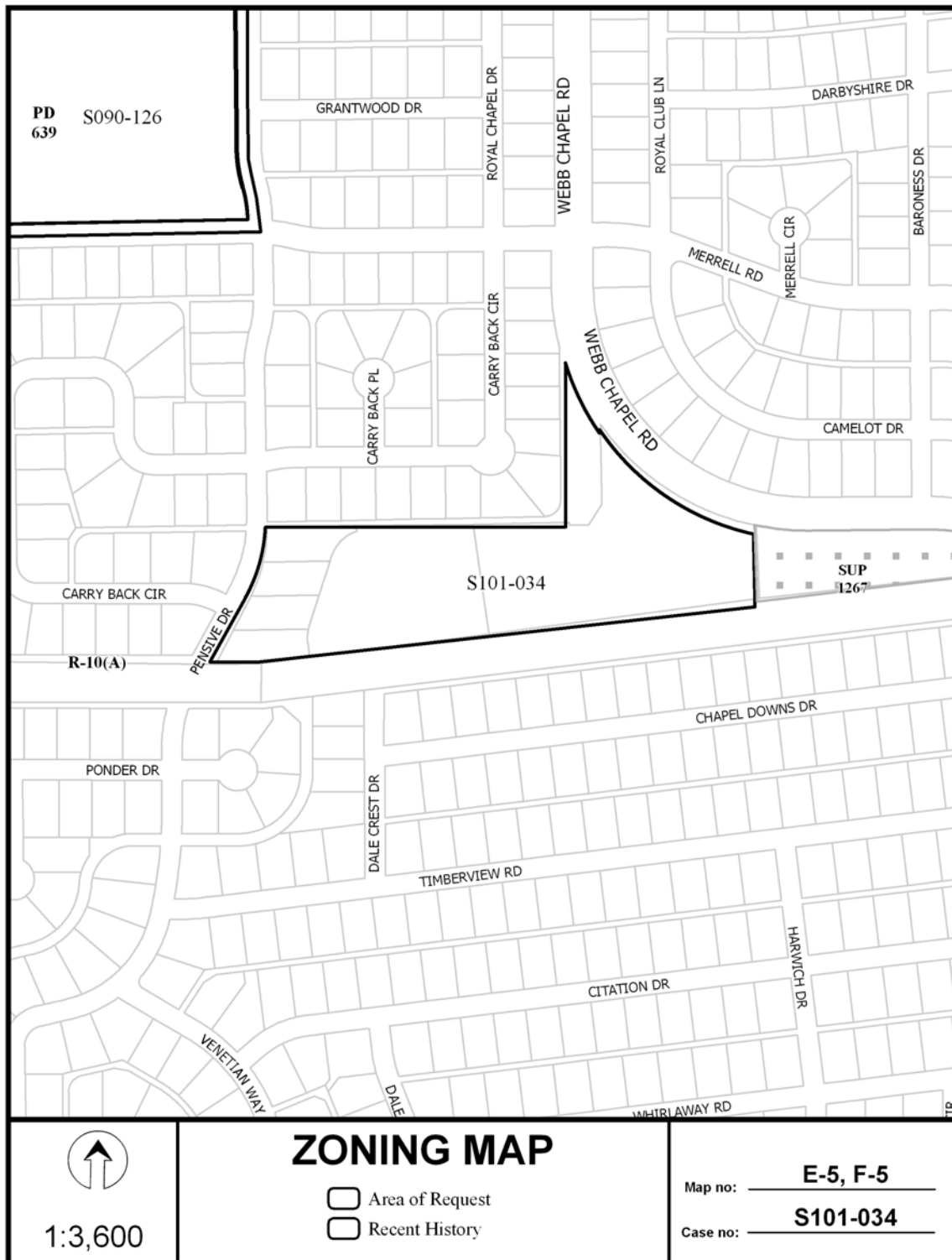
DATE NOTICES SENT: January 14, 2011

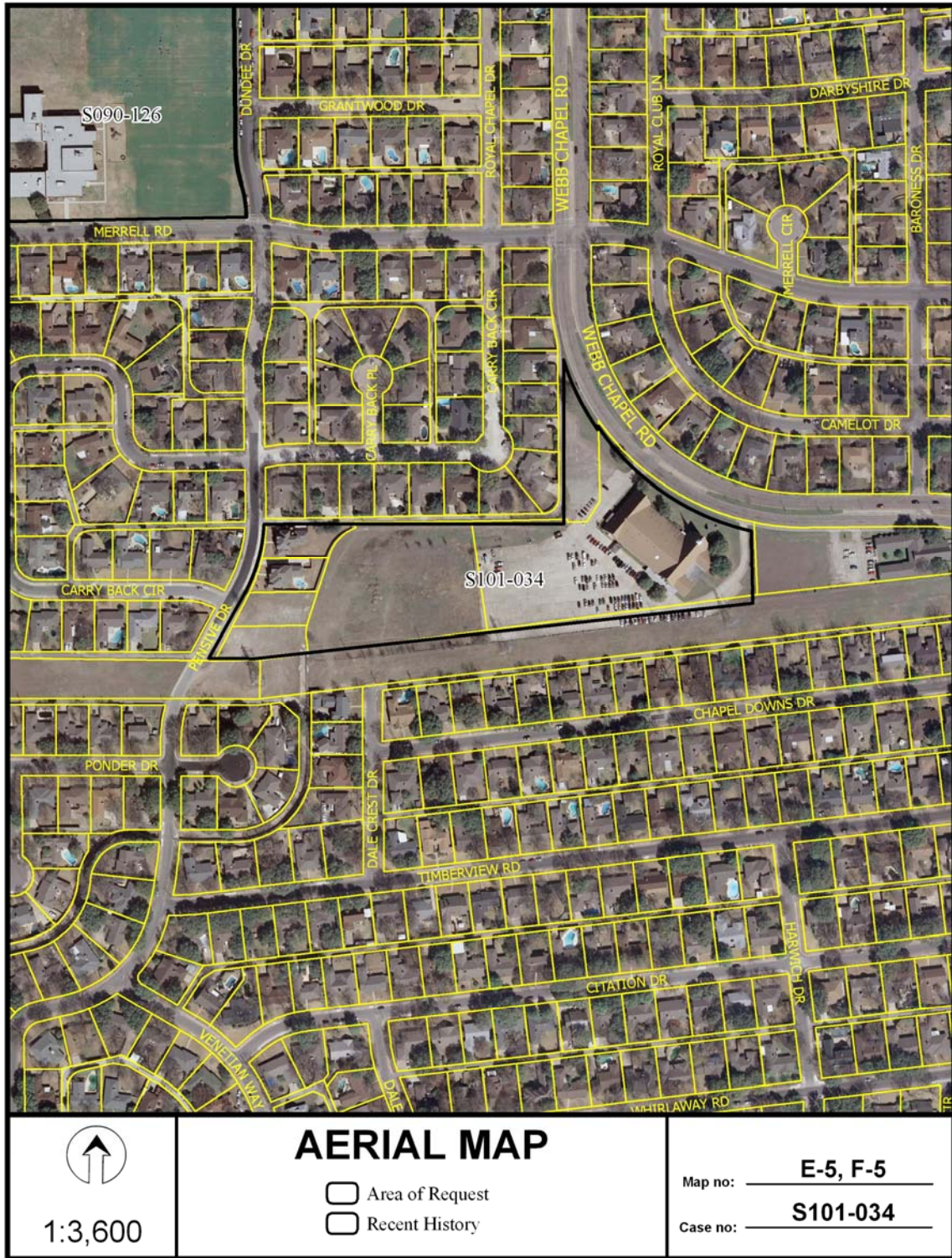
STAFF RECOMMENDATION: The request complies with the R-10(A) district regulations, therefore, staff recommends approval subject to compliance with the following conditions:

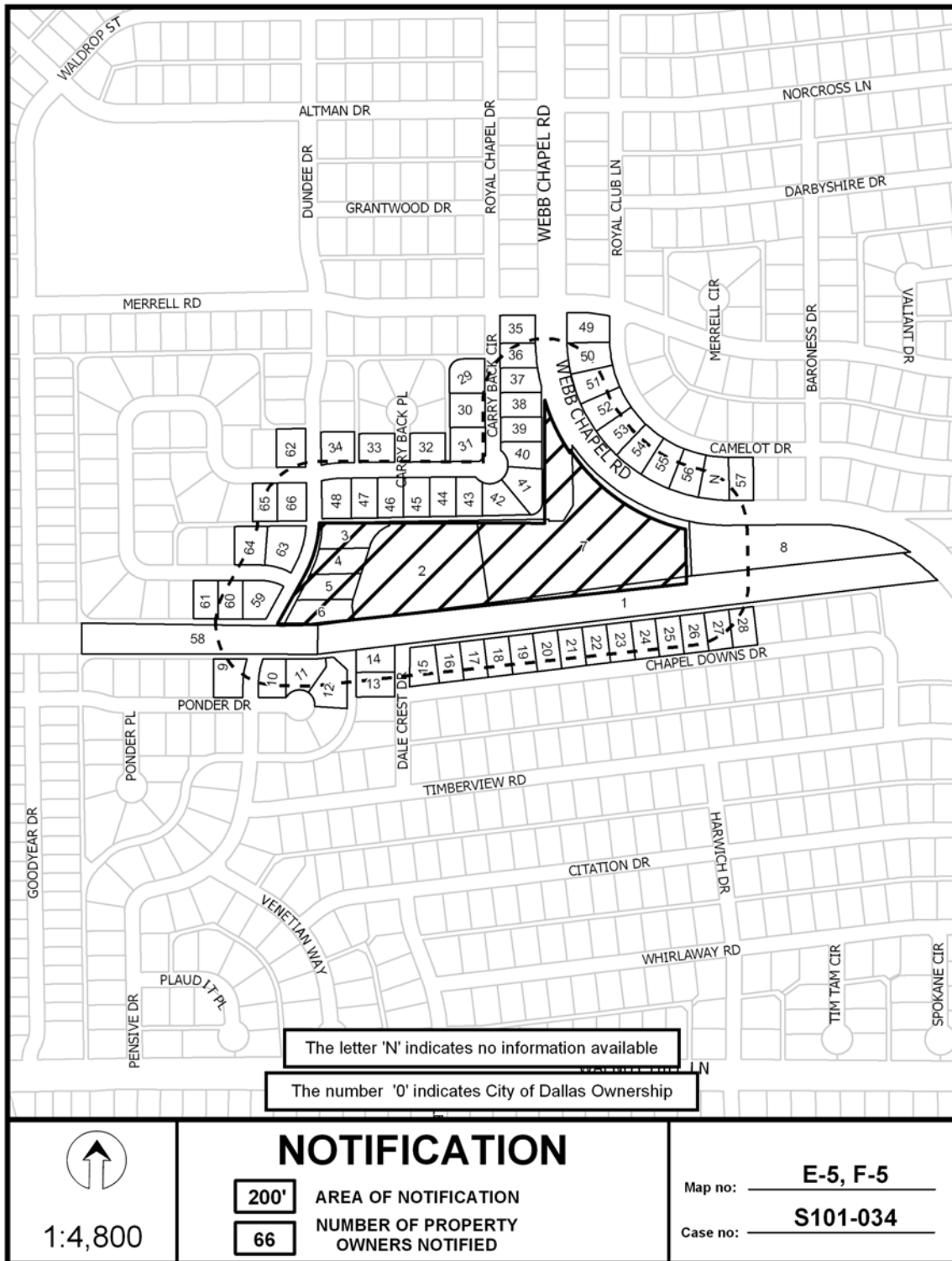
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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 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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
11. On the final plat dedicate 7.5 feet of ROW from the established centerline of the existing alley.
12. On the final plat dedicate a 15 foot X 15 foot alley sight easement at the intersection of Pensive Drive and the alley.
13. Prior to submittal of the final plat for the Chairman's signature resolve the issue of City of Dallas property shown as "Tract B" (vol. 572, pg. 126) or have the City of Dallas also sign the final plat.
14. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development
16. Water/wastewater main extension is required by Private Development Contract.
17. Fire hydrant(s) required by Private Development Contract.
18. On the final plat label the property as Lot 1E, City Block N/6431.
19. On the final plat confirm if City of Dallas Tract B dedicated by Vol. 572, pg.126 is to be abandoned and if so include recording information. Confirm if 20 foot firelane easement dedicated by Vol. 69165, Pg. 2112 is to be abandoned.
20. All abandonments must be processed through the Real Estate Division.







Notification List of Property Owners

S101-034

66 Property Owners Notified

Label #	Address	Owner
1	10298 DALE CREST	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
2	10343 WEBBS CHAPEL	Dallas ISD
3	10214 PENSIVE	Dallas ISD
4	10210 PENSIVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
5	10206 PENSIVE	Dallas ISD
6	10202 PENSIVE	Dallas ISD
7	10345 WEBB CHAPEL	Dallas ISD ATTN: LEE SIMPSON
8	10303 WEBBS CHAPEL	NORTH DALLAS CHURCH OF THE NAZARENE
9	3093 PONDER	BILLMAN LEVI
10	3107 PONDER	WHITE THERESA D REVOCABLE LIVING TRUST
11	3115 PONDER	SINGSANK RICHARD C
12	3121 PONDER	LYONS LAURA MARY
13	10219 DALE CREST	MILLER ROBERT F JR
14	10225 DALE CREST	SADRNIA KAIVAN
15	3107 CHAPEL DOWNS	GODINEZ SERGIO & CLAUDIA
16	3115 CHAPEL DOWNS	KOLLING DAVID
17	3121 CHAPEL DOWNS	WILKINSON SANDRA G
18	3127 CHAPEL DOWNS	ADAMS WILLIAM L
19	3133 CHAPEL DOWNS	SABA ROBERT D & FRANCESCA S
20	3139 CHAPEL DOWNS	AFG HOLDINGS LLC #207
21	3145 CHAPEL DOWNS	PEREZ JAVIER
22	3151 CHAPEL DOWNS	BARTA DOROTHY E
23	3157 CHAPEL DOWNS	SPRADLING KATHLEEN M
24	3163 CHAPEL DOWNS	CRUZ ROSA LINDA R
25	3169 CHAPEL DOWNS	RAPOZA ANDREW B & DIANA R RAPOZA
26	3175 CHAPEL DOWNS	O CON MARCUS & JENNIFER

Wednesday, January 26, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3209 CHAPEL DOWNS	THOMPSON TIMOTHY M
28	3217 CHAPEL DOWNS	BLAKENEY E TROY JR STE 1000
29	10461 CARRY BACK	BASIL TERI L
30	10453 CARRY BACK	DEAL JOHN R TR & JEAN GARRETT DEAL TR
31	10445 CARRY BACK	PEIKERT BOBBY R & PEIKERT RUTH R
32	10427 CARRY BACK	CAMPBELL CHARLES E & MARY LOU
33	10403 CARRY BACK	LAMBERT ELAINE
34	10306 PENSIVE	JONES OTIS R
35	10470 CARRY BACK	SANDLIN LAWRENCE JR
36	10464 CARRY BACK	ROUNTREE SHERRY
37	10460 CARRY BACK	HOPKINS LAKKHANA
38	10454 CARRY BACK	STEELE SUSAN V
39	10450 CARRY BACK	SCHROEDER DOROTHY
40	10444 CARRY BACK	MUNVES SONDR
41	10440 CARRY BACK	MARKS RYAN P & HEATHER L FARRIS MARKS
42	10434 CARRY BACK	DEMPSEY JAMES LYNN
43	10430 CARRY BACK	WESTER CHARLES R
44	10424 CARRY BACK	HAGOOD JENNIFER S
45	10420 CARRY BACK	HARRIS DAVID H JR
46	10414 CARRY BACK	LINAKEER GREGORY F
47	10410 CARRY BACK	PROPERTYWORX INVESTMENTS LLC
48	10404 CARRY BACK	SWANBECK ERIC
49	3206 CAMELOT	BROWN THOMAS M & LINDA W
50	3212 CAMELOT	NEATHERY JAMES ARTHUR & MELISSA MARIE
51	3216 CAMELOT	HAN CHELSSYA M & LANGBECKER DANA M
52	3222 CAMELOT	CHAPMAN LOUIS B JR
53	3226 CAMELOT	MIRAMONTES JIMMY R & LISA A
54	3230 CAMELOT	ALLRED THOMAS B & CHRISTINE L
55	3236 CAMELOT	SMITH WILLIAM B JR ET UX
56	3240 CAMELOT	BAHL SARI ELLEN BOCK
57	3250 CAMELOT	REEDY MARK A & YVONNE D

Wednesday, January 26, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10200 PENSIVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
59	10207 CARRY BACK	NGUYEN TONG V
60	10211 CARRY BACK	PREMIUM INVESTMENT LLC
61	10217 CARRY BACK	ESLAVA OLIVIA
62	10355 CARRY BACK	RIDGWAY JOHN & KRISTEN
63	10206 CARRY BACK	STEVENS CAROLYN ANN
64	10210 CARRY BACK	MILLER J ARTHUR JR TRUST % JAMES ARTHUR MILLER JR
65	10350 CARRY BACK	PAYNE FRANK C
66	10356 CARRY BACK	HITCHCOCK JERRY W

Wednesday, January 26, 2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 3, 2011****FILE NUMBER:** S101-035**Subdivision Administrator:** Paul Nelson**LOCATION:** 9762 Audobon Place**DATE FILED:** January 12, 2011**ZONING:** R-1ac.(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.094 ac. **MAPSCO:** 24R**APPLICANT/OWNER:** Randy and Nancy Best

REQUEST: An application to replat all of Lot 4 and part of Lot 5 in City Block 14/5587 of the "Subdivision of Block 14, Sunnybrook Estates Addition" into one 2.094 acre lot fronting 359.7 feet on 9762 Audubon Place.

SUBDIVISION HISTORY:

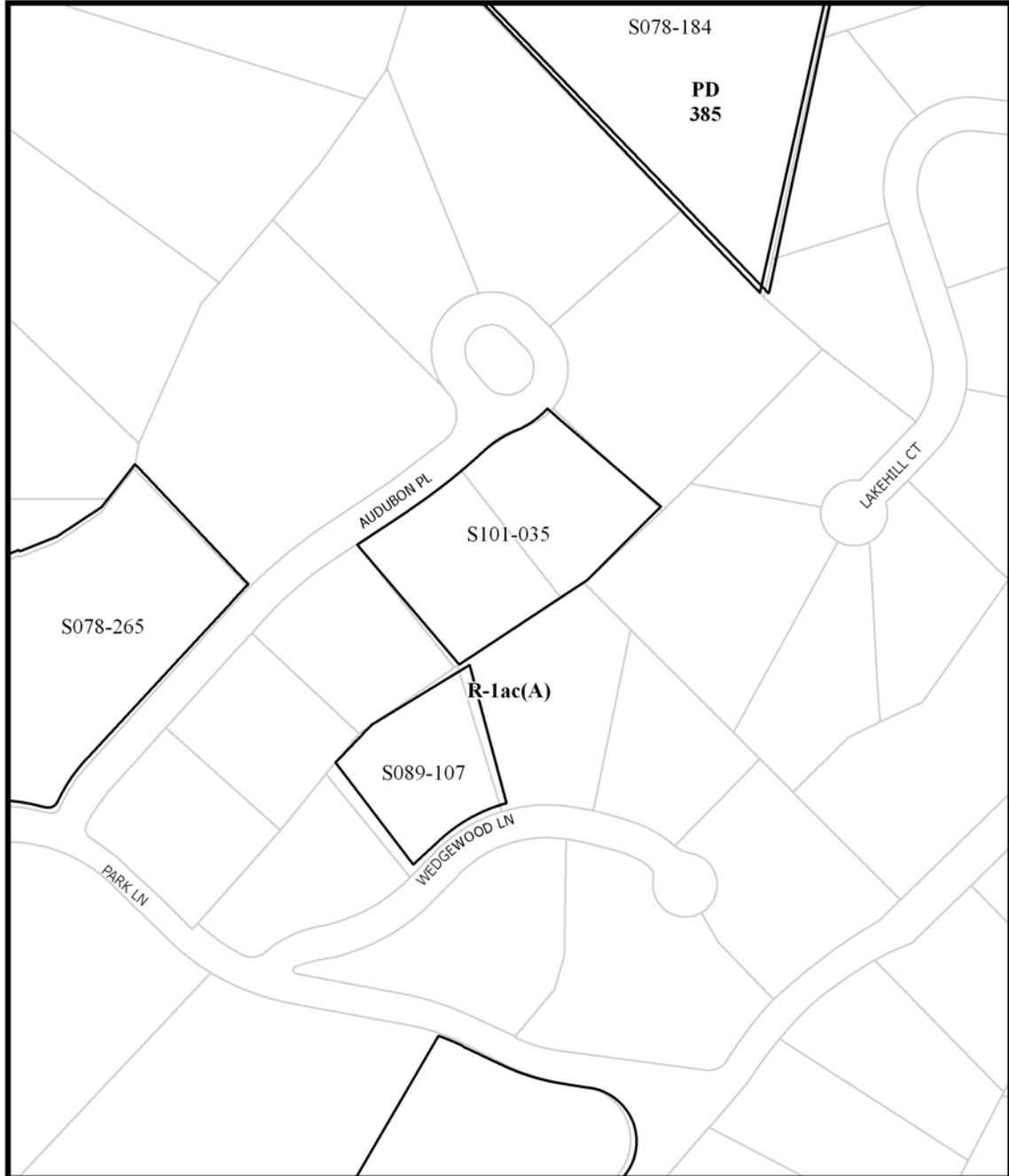
1. S078-265 was an application to replat Lots 11 and 12 in City Block 14/5587 of Sunnybrook Estates, also known as 9727 and 9707 Audubon Place, into one 3.18 acre lot located at the intersection of Park Lane and Audubon Place, northwest corner. The request was approved on October 16, 2008 and recorded on August 14, 2009.
2. S078-163 was an application to replat all of Lots 8A, 8B, and 8C, of the Lloyd Subdivision, in City Block 13/5586, into one 4.14 acre lot at the southwest corner of Sunnybrook Lane at Park Lane. Approved April 24, 2008, but has not been recorded.

DATES NOTICES SENT: January 18, 2011.

STAFF RECOMMENDATION: The request complies with the R-1ac.(A) district regulations and consistent with the established lot pattern on the north, east and south of this request; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.

6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement 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 26.5 feet of ROW from the established centerline, or dedicate a street easement, or Public Utility and Sidewalk Easement to equal 26.5 feet from the established centerline of Audubon Place.
12. On the final plat label the property as Lot 4A, City Block 14/5587.



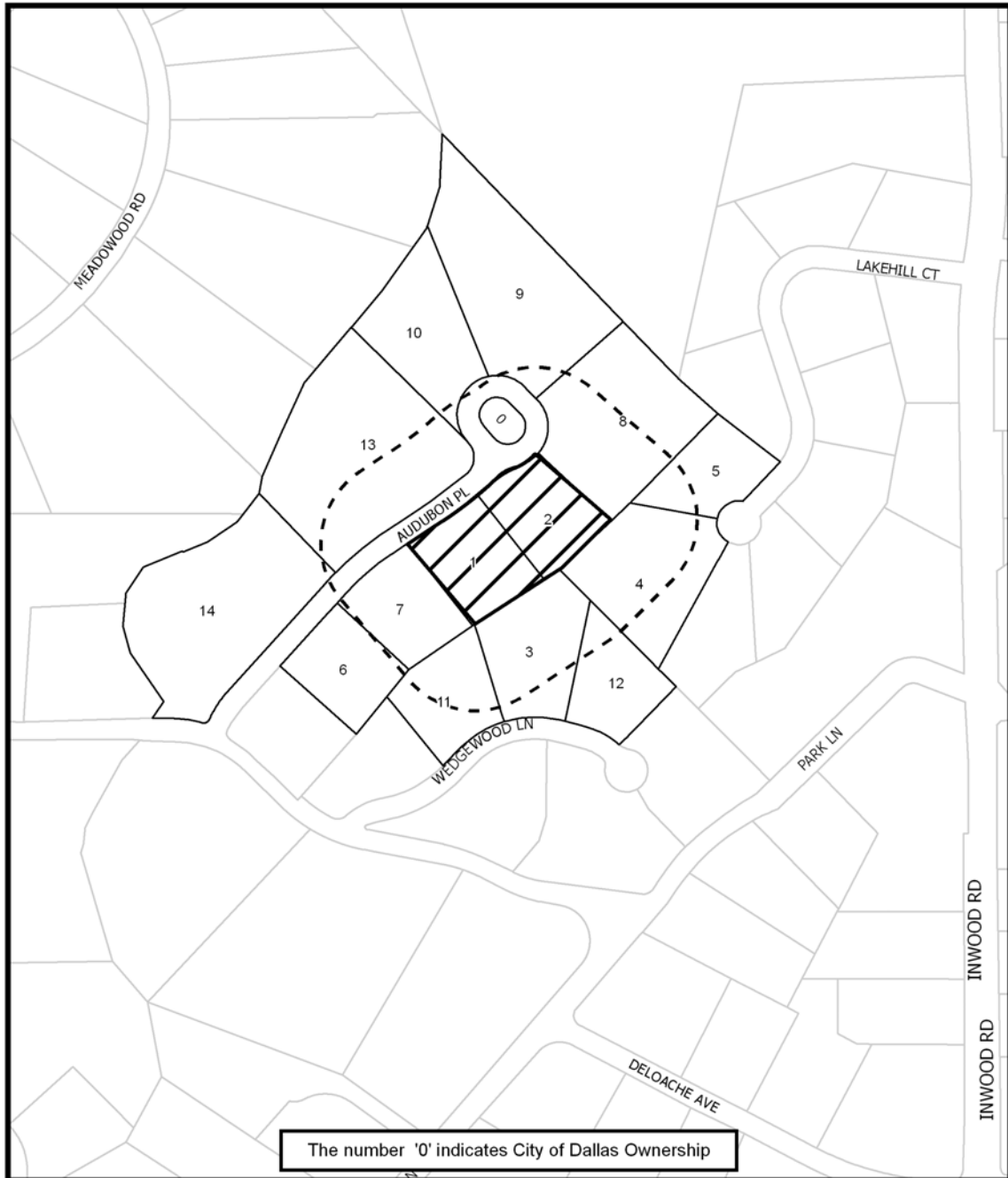
 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> F-6 </u></p> <p>Case no: <u> S101-035 </u></p>
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DATE: January 26, 2011



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> F-6 </u> Case no: <u> S101-035 </u>
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DATE: January 26, 2011



The number '0' indicates City of Dallas Ownership

 1:3,600	<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;">14</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	14	NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: <u> F-6 </u> Case no: <u> S101-035 </u>
200'	AREA OF NOTIFICATION					
14	NUMBER OF PROPERTY OWNERS NOTIFIED					

DATE: January 26, 2011

Notification List of Property Owners

S101-035

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9762 AUDUBON	BEST RANDY & NANCY K
2	9770 AUDUBON	SCHLIEM THOM & JANICE R
3	4945 WEDGEWOOD	MOON THOMAS R & LINDA H
4	5025 LAKEHILL	BRINKMANN J BAXTER
5	5035 LAKEHILL	FITTS JOHN STUART
6	9720 AUDUBON	ROSE MAURICE & LYDIA
7	9746 AUDUBON	PEACOCK ROBERT B TR ET AL
8	9784 AUDUBON	HUGHES JOSEPH V JR & HOLLY O HUGHES
9	9785 AUDUBON	FEARON JEFFREY ARCHER & REGEN HORCHOW
10	9779 AUDUBON	DAYTON JOHN W
11	4931 WEDGEWOOD	ZICARELLI AMY A & THOMAS MICHAEL
12	4955 WEDGEWOOD	BUTZBERGER PAUL T & DONNA M
13	9769 AUDUBON	MITCHELL LEE ROY & TANDY
14	9727 AUDUBON	TANNER TRUST THE ELIZABETH M SCHURIG TRUSTEE

Wednesday, January 26, 2011

FILE NUMBER: M101-007

DATE FILED: November 10, 2010

LOCATION: West Line of Edgefield Avenue between Brooklyn Avenue and Twelfth Street

COUNCIL DISTRICT: 1

MAPSCO: 54 E, F

SIZE OF REQUEST: Approx. 9.6 Acres

CENSUS TRACT: 52

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

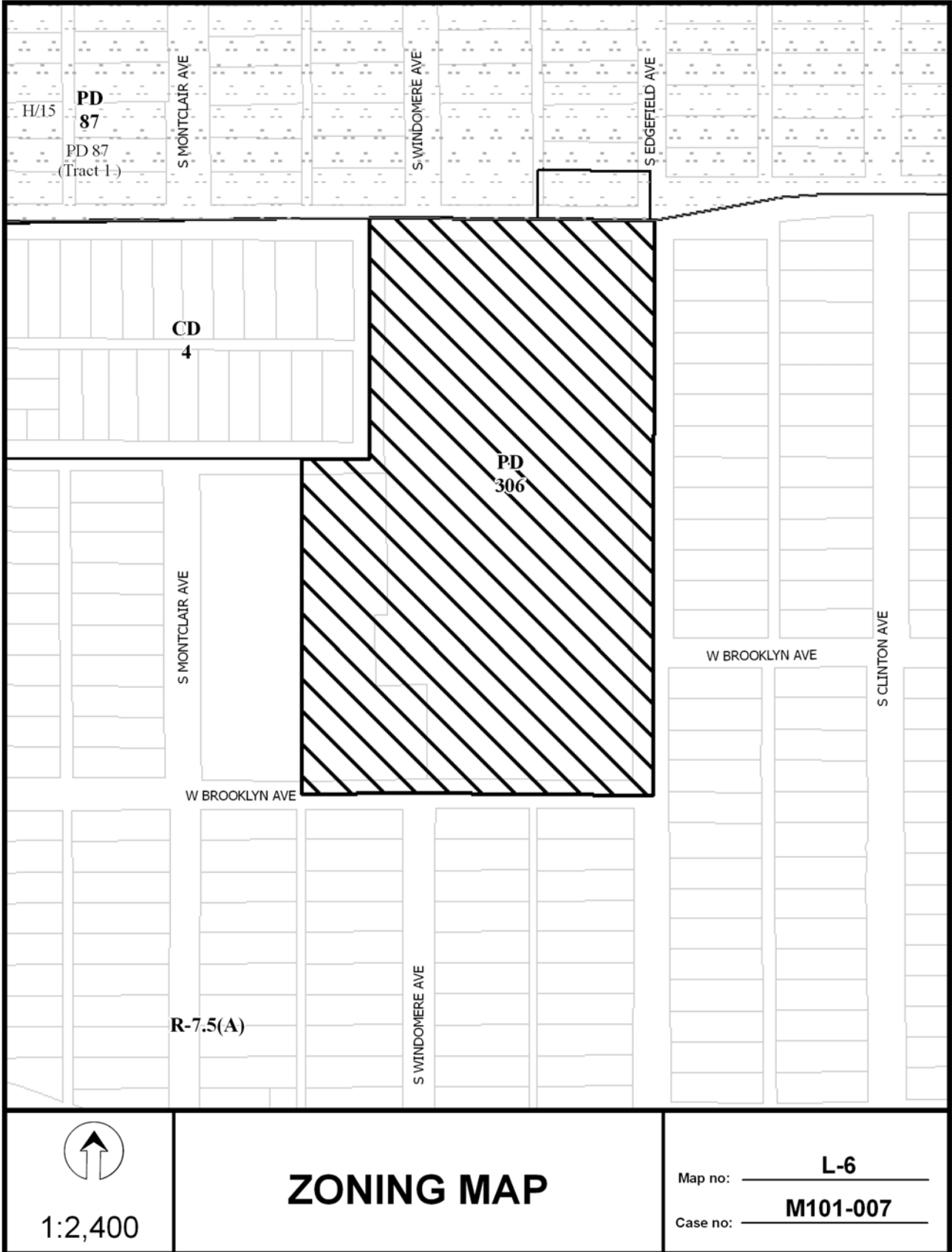
Minor Amendment for Development Plan and Landscape Plan

On February 22, 1989, the City Council passed Ordinance No. 20220 which established Planned Development District No. 306 for a Public school and Community service center on property at the above location. The PDD was subsequently amended by Ordinance No. 20922.

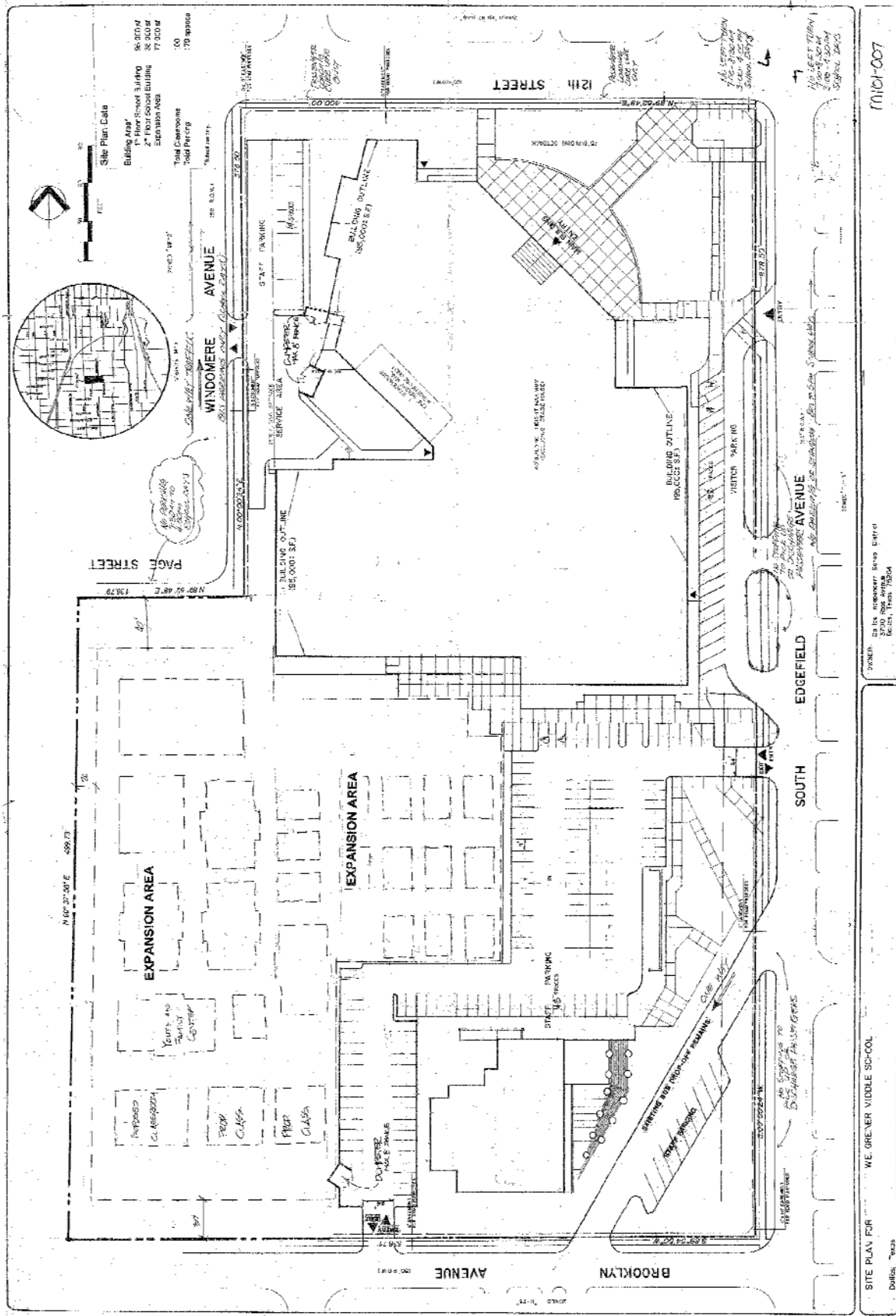
The property owner has requested consideration of a minor amendment to the development plan to provide for revised dumpster locations and on-site surface parking areas. The landscape plan is being amended to provide for consistency with these requested improvements.

The requested minor amendment complies with the requirements for consideration of such and does not impact any other provisions of the ordinance governing the property.

STAFF RECOMMENDATION: Approval

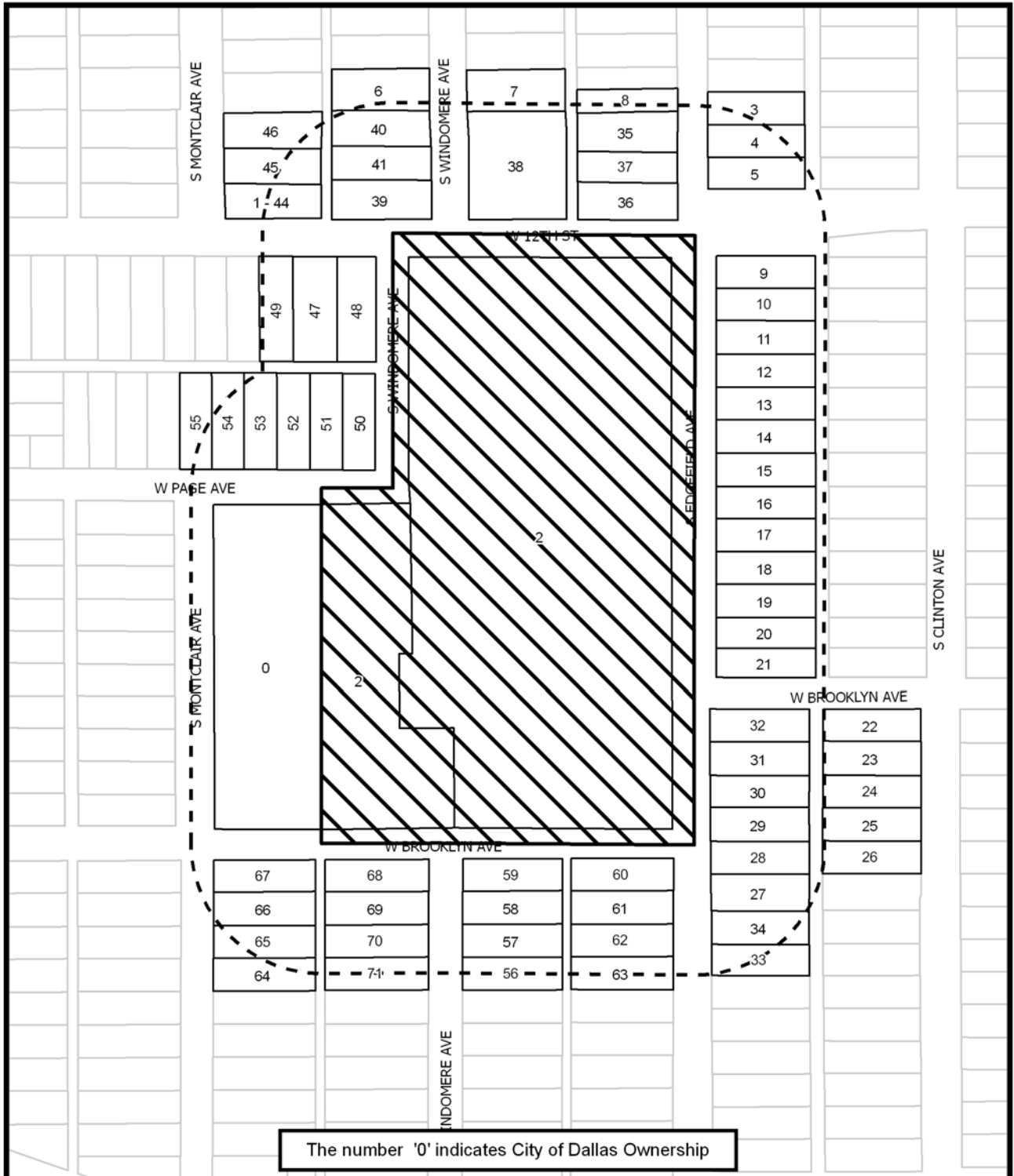


DATE: December 06, 2010



**Proposed
Development Plan**





1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

70

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: L-6

Case no: M101-007

DATE: December 06, 2010

Notification List of Property Owners

M101-007

70 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	410 MONTCLAIR	ELLIOTT ANN
2	600 MONTCLAIR	Dallas ISD
3	336 EDGEFIELD	WOY MITZI
4	340 EDGEFIELD	CROW REED C & LEVIN ALLISON I
5	342 EDGEFIELD	ROSALES MANUEL
6	335 WINDOMERE	ALMAZAN ROBERTO M
7	332 WINDOMERE	DELAMETTER JACK II
8	335 EDGEFIELD	ECKART JAMES & VANESSA MOLINA
9	506 EDGEFIELD	GALVAN JOSE G
10	510 EDGEFIELD	SALDIVAR ALFREDO
11	514 EDGEFIELD	RODRIGUEZ MANUEL & CYNTHIA
12	518 EDGEFIELD	HOWARD ROBERT L
13	522 EDGEFIELD	MONTEMAYOR ANSELMO
14	526 EDGEFIELD	ALDRED FAMILY 2 LIMITED PARTNERSHIP THE
15	602 EDGEFIELD	MARQUEZ JUAN V & ALICIA
16	606 EDGEFIELD	MEDINA ANTONIO O & ELIZABETH
17	610 EDGEFIELD	KEITH KOREY LANE
18	614 EDGEFIELD	RODRIGUEZ VIRGINIA
19	616 EDGEFIELD	CORDERO JUAN & PAULA
20	622 EDGEFIELD	TREJO XOCHITL R DBA DIAMANTE HOMES INC
21	626 EDGEFIELD	YBARRA BENITA RANGEL
22	701 CLINTON	LAMURE STEPHEN J & DANA C S
23	707 CLINTON	OLALDE LUIS & SOCORRO OLALDE
24	711 CLINTON	CABRERA JUANA & LEONARDO PARRA
25	715 CLINTON	RUBIO ANDREA &
26	719 CLINTON	VILLAGOMEZ SALVADOR & ESTER

Monday, December 06, 2010

<i>Label # Address</i>			<i>Owner</i>
27	722	EDGEFIELD	FISCAL JUAN MARTIN
28	718	EDGEFIELD	CONTRERAS FRANCISCO M & GUADALUPE R
29	714	EDGEFIELD	SANTIAGO JULIO C & AZUCENA GARCIA
30	710	EDGEFIELD	CONTRERAS JUAN
31	706	EDGEFIELD	HUD % PPTY DISP BRANCH
32	700	EDGEFIELD	AGUINAGA LUISA
33	802	EDGEFIELD	JC LEASING LLP
34	724	EDGEFIELD	MILES RONALD H
35	337	EDGEFIELD	RAMIREZ LORENZO
36	345	EDGEFIELD	LULAC NATL EDUCATION SERVICE CENTERS INC
37	341	EDGEFIELD	HASH LONNIE WATSON JR
38	410	WINDOMERE	THOMAS MARK M & CANDICE
39	411	WINDOMERE	LARA IGNACIO H & ELIZABETH M
40	401	WINDOMERE	MARTIN SHARHONDA
41	407	WINDOMERE	CITY BANK OF TEXAS
43	410	MONTCLAIR	ELLIOTT ANN
44	408	MONTCLAIR	ELLIS ALLISON L & WEI MENG CHEE TR
45	406	MONTCLAIR	RIVERA ALEJANDRINA L MRS
46	402	MONTCLAIR	TART DAVID & CANDYCE
47	1504	12TH	ESPINOZA LUCAS J & IGNACIO ESPINOZA
48	1500	12TH	ISELL FAMILY LTD PS
49	1508	12TH	MARTINEZ MARIA
50	525	WINDOMERE	PEREZ AGUSTIN JR
51	1505	PAGE	REYES FRANCES LOUISE &
52	1507	PAGE	VILLARREAL JUAN CARLOS
53	1509	PAGE	ERRISURIZ MARLENE & NELLYDA ERRISURIEZ
54	1511	PAGE	STOKER BOBBIE
55	1513	PAGE	MEDINA ANGEL & FLORINDA MEDINA
56	814	WINDOMERE	MENDOZA MAXIMINO & MARIA
57	810	WINDOMERE	MACIAS JUANA GONZALEZ &
58	806	WINDOMERE	GONZALEZ MACARIA

Monday, December 06, 2010

<i>Label # Address</i>			<i>Owner</i>
59	802	WINDOMERE	ESPARZA EDUARDO & MARIA CAROLINA
60	803	EDGEFIELD	ZAYAS LARRY JESUS &
61	807	EDGEFIELD	ARIAS MARGARITA R
62	811	EDGEFIELD	SNIDOW BARRY G &
63	815	EDGEFIELD	ROMERO FRANCISCA
64	814	MONTCLAIR	SWART ROBERT JEFFREY & DARLENE SWART
65	810	MONTCLAIR	ZARRELLA JOHN & NANCY
66	806	MONTCLAIR	AGUIRRE EDMUNDO VALENTINA
67	802	MONTCLAIR	MARTINEZ LAURA
68	803	WINDOMERE	ALBARRAN MARIA C
69	807	WINDOMERE	COUCH PATRICIA ANNETTE
70	811	WINDOMERE	AVILA LORENZO H
71	815	WINDOMERE	JESTER PHILLIP SHORTRIDGE

Monday, December 06, 2010

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-002

DATE FILED: November 29, 2010

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

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. 0.78 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Owner: TC Timbercreek Associates, L.P.

Applicant: Whataburger Restaurants, LP

Representative: Janet Reid

Development Plan:

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

The property is located in Zone 1, Lot 5A within Planned Development District No. 742.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a restaurant with drive-in or drive-through service. The proposed building is 3,218 square feet.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Partners for T.C. Timbercreek

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

Re: List of Whataburger Restaurant, LP - Officers

Tom Dobson – Chairman and CEO

Preston Atkinson – President and COO

James Turcotte – Vice President, Property & Facilities

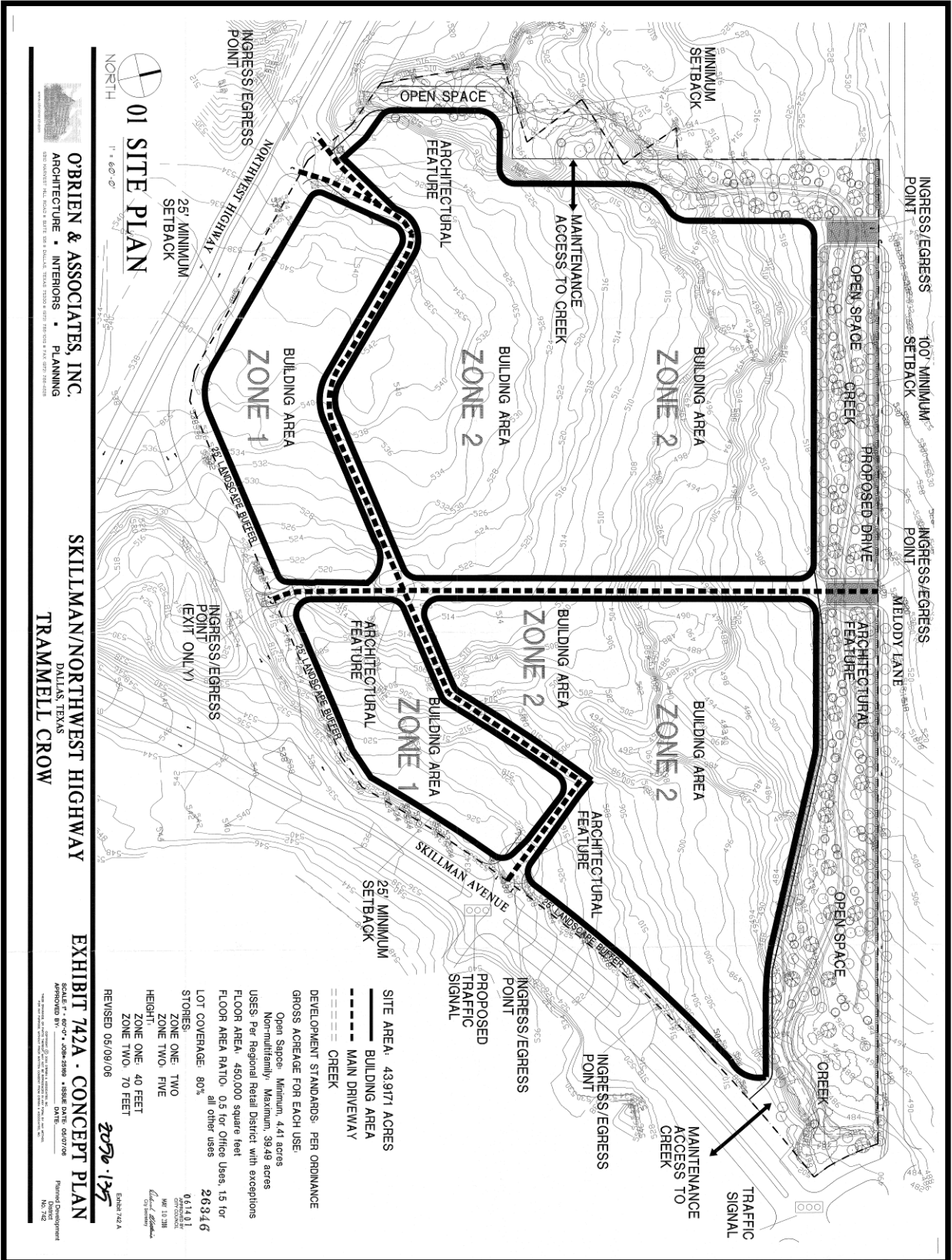
300 Concord Plaza Drive

San Antonio, TX 78216

(210) 476-6625 office

(210) 395-6625 fax

EXISTING CONCEPTUAL PLAN



01 SITE PLAN
 NORTH
 1" = 60'-0"

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

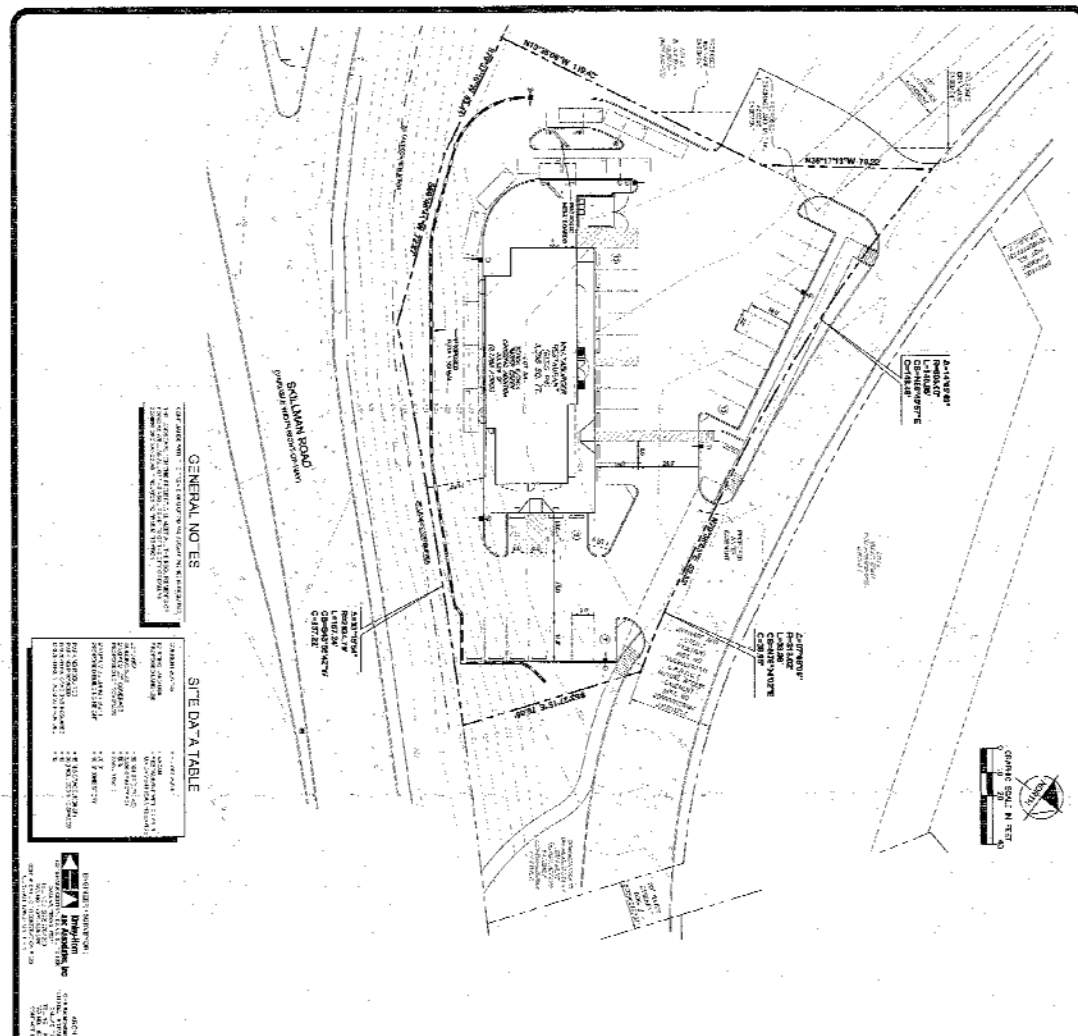
SKILLMAN/NORTHWEST HIGHWAY
 DALLAS, TEXAS
 TRAMMELL CROW

EXHIBIT 742A - CONCEPT PLAN
 REVISED 05/09/08

- SITE AREA: 43,917.1 ACRES
 - BUILDING AREA
 - MAIN DRIVEWAY
 - CREEK
- DEVELOPMENT STANDARDS - PER ORDINANCE
 GROSS ACREAGE FOR EACH USE:
 Open Space- Minimum, 4.41 acres
 Non-multifamily- Maximum, 39.49 acres
 USES: Per Regional Retail District with exceptions
 FLOOR AREA: 450,000 square feet
 FLOOR AREA RATIO: .05 for Office Uses, .15 for all other uses
 LOT COVERAGE: 80%
 STORES:
 ZONE ONE: TWO
 ZONE TWO: FIVE
 HEIGHT:
 ZONE ONE: 40 FEET
 ZONE TWO: 70 FEET
- 0611481
 05/09/08
 100 10 388
 05/09/08

PROPOSED DEVELOPMENT PLAN

DATE: 10/15/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



GENERAL NOTES

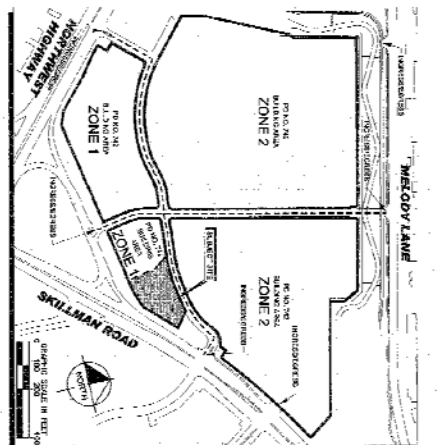
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL PERMITS.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SITE DATA TABLE

NO.	DESCRIPTION	AMOUNT
1	TOTAL SITE AREA	10.5 ACRES
2	EXISTING IMPAVED AREA	0.5 ACRES
3	EXISTING GRASSY AREA	1.0 ACRES
4	EXISTING WOODS	0.5 ACRES
5	EXISTING UTILITIES	1.0 ACRES
6	EXISTING STRUCTURES	0.5 ACRES
7	EXISTING DRIVEWAYS	0.5 ACRES
8	EXISTING FENCES	0.5 ACRES
9	EXISTING LIGHTS	0.5 ACRES
10	EXISTING SIGNAGE	0.5 ACRES
11	EXISTING LANDSCAPING	0.5 ACRES
12	EXISTING UTILITIES	1.0 ACRES
13	EXISTING STRUCTURES	0.5 ACRES
14	EXISTING DRIVEWAYS	0.5 ACRES
15	EXISTING FENCES	0.5 ACRES
16	EXISTING LIGHTS	0.5 ACRES
17	EXISTING SIGNAGE	0.5 ACRES
18	EXISTING LANDSCAPING	0.5 ACRES

LEGEND

- EXISTING CONCRETE DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- EXISTING GRASS
- EXISTING WOODS
- EXISTING UTILITIES
- EXISTING STRUCTURES
- EXISTING DRIVEWAYS
- EXISTING FENCES
- EXISTING LIGHTS
- EXISTING SIGNAGE
- EXISTING LANDSCAPING



**DEVELOPMENT PLAN
 PLANNED DEVELOPMENT DISTRICT
 NO. 742, ZONE 1
 D101-002**

WHATTAJ RIGER
 TRIMBLE GREEN CROSSING ADDITION
 8854C B & C THE BLOSSOM BRICKS NO. 81
 CITY OF DALLAS DALLAS COUNTY TEXAS

**UNIT 10-638
 BUILDING TYPE P4
 N.W.C. OF SKILLMAN RD.
 & NORTHWEST HWY
 DALLAS, TEXAS**

WINDHAMBERGER

C21

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-003

DATE FILED: December 13, 2010

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

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. 2.147 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Owner/ Applicant: TC Timbercreek Associates, L.P.

Representative: Robert Brandt

Development Plan & Landscape Plan:

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

The property is located in Zone 1, Lot 3 within Planned Development District No. 742.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a 20,800 square feet building for retail uses.

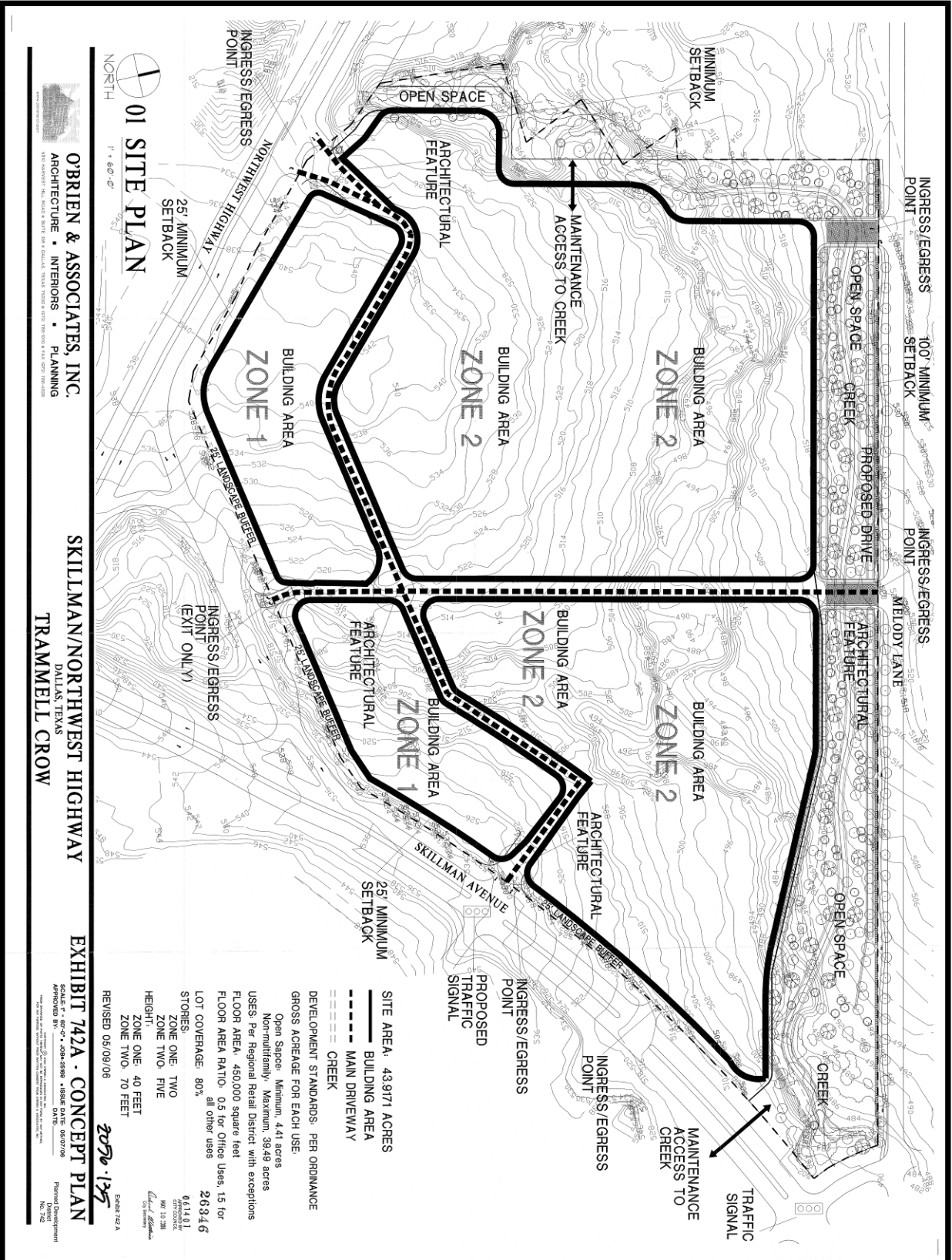
STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Partners for T.C. Timbercreek

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

EXISTING CONCEPTUAL PLAN



Planner: Olga Torres-Holyoak

FILE NUMBER: D101-004

DATE FILED: December 13, 2010

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

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. 1.719 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: TC Timbercreek Associates, L.P.

Representative: Robert Brandt

Development Plan:

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

The property is located in Zone 1, Lot 7 within Planned Development District No. 742.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a 20,800 square feet building for retail uses and a restaurant with drive-in or drive through service.

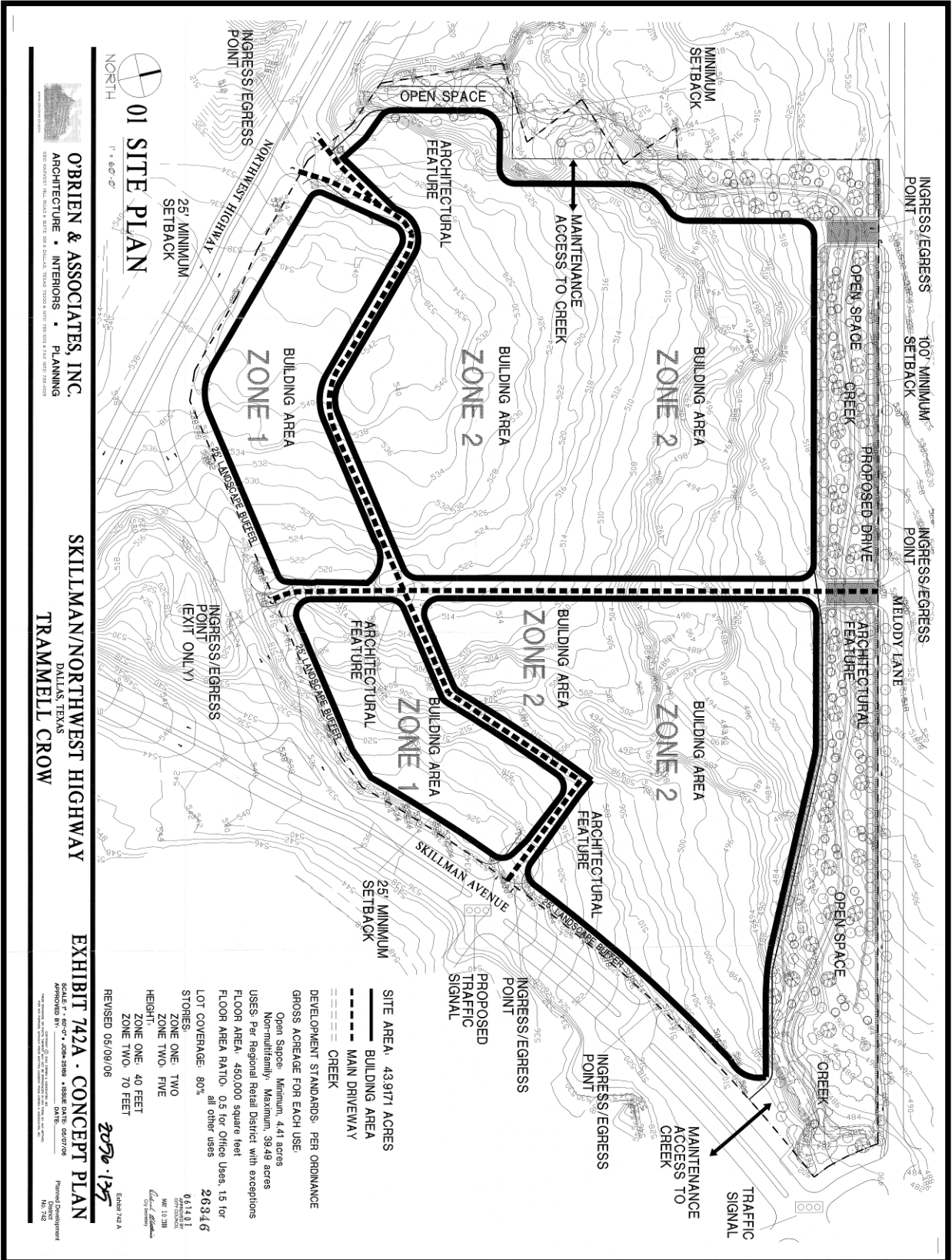
STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Partners for T.C. Timbercreek

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

EXISTING CONCEPTUAL PLAN



01 SITE PLAN
 NORTH
 1" = 60'-0"

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

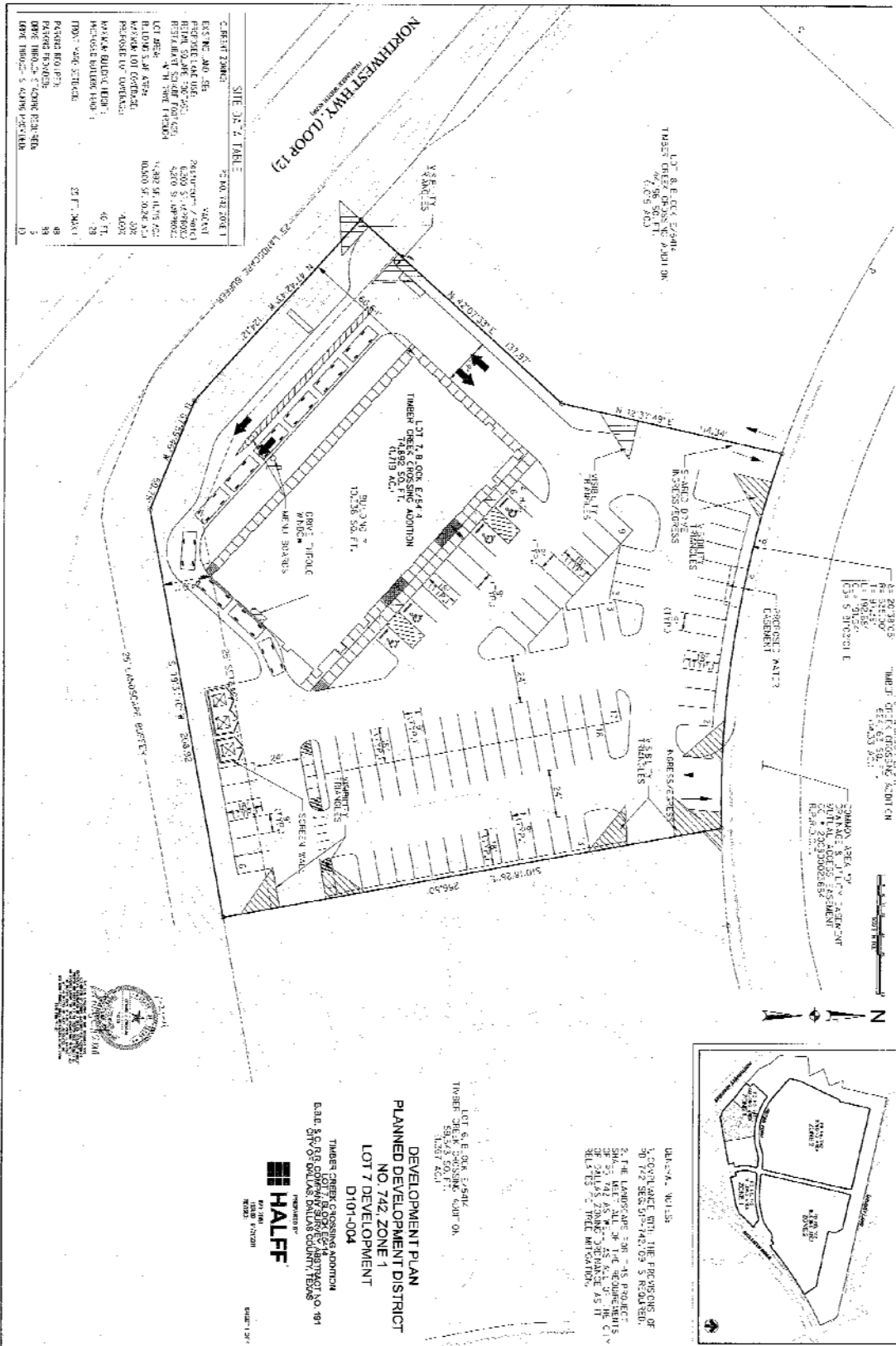
SKILLMAN/NORTHWEST HIGHWAY
 DALLAS, TEXAS
TRAMMELL CROW

EXHIBIT 742A - CONCEPT PLAN

REVISIONS:
 2020.125
 REVISED 05/09/08

- SITE AREA: 43,917 ACRES
 - BUILDING AREA
 - MAIN DRIVEWAY
 - CREEK
- DEVELOPMENT STANDARDS - PER ORDINANCE
 GROSS ACREAGE FOR EACH USE:
 Open Space- Minimum, 4.41 acres
 Non-multifamily- Maximum, 39.49 acres
 USES: Per Regional Retail District with exceptions
 FLOOR AREA: 450,000 square feet
 FLOOR AREA RATIO: .05 for Office Uses, .15 for all other uses
 LOT COVERAGE: 80%
 STORES:
 ZONE ONE: TWO
 ZONE TWO: FIVE
 HEIGHT:
 ZONE ONE: 40 FEET
 ZONE TWO: 70 FEET
- 0611481
 05/09/08
 100 10 308
 O'Brien & Associates, Inc.
 10000 North Central Expressway, Suite 1000, Dallas, TX 75243
 Phone: 972.382.1000
 Fax: 972.382.1001
 www.obrienandassociates.com

PROPOSED DEVELOPMENT PLAN



DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT
NO. 742, ZONE 1
LOT 7 DEVELOPMENT
D101-004

TIMBER CREEK CROSSING ADDITION
 EASE NO. 86, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

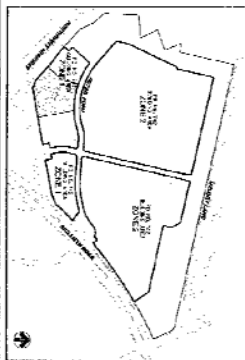
HALF
 PREPARED BY
 10000
 10000
 10000

DATE: 12/15/2011

SCALE: 1" = 40'

DATE: 12/15/2011

SCALE: 1" = 40'



SITE NO. 7, TABLE 1

EXISTING NO.	NO.	AREA
1	1	8,000.00
2	2	8,000.00
3	3	8,000.00
4	4	8,000.00
5	5	8,000.00
6	6	8,000.00
7	7	8,000.00
8	8	8,000.00
9	9	8,000.00
10	10	8,000.00
11	11	8,000.00
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94	94	8,000.00
95	95	8,000.00
96	96	8,000.00
97	97	8,000.00
98	98	8,000.00
99	99	8,000.00
100	100	8,000.00

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-005

DATE FILED: December 13, 2010

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

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. 1.367 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: TC Timbercreek Associates, L.P.

Representative: Robert Brandt

Development Plan:

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

The property is located in Zone 1, Lot 6 within Planned Development District No. 742.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a 9,200 square feet building for retail and a restaurant with drive-in or drive-through service.

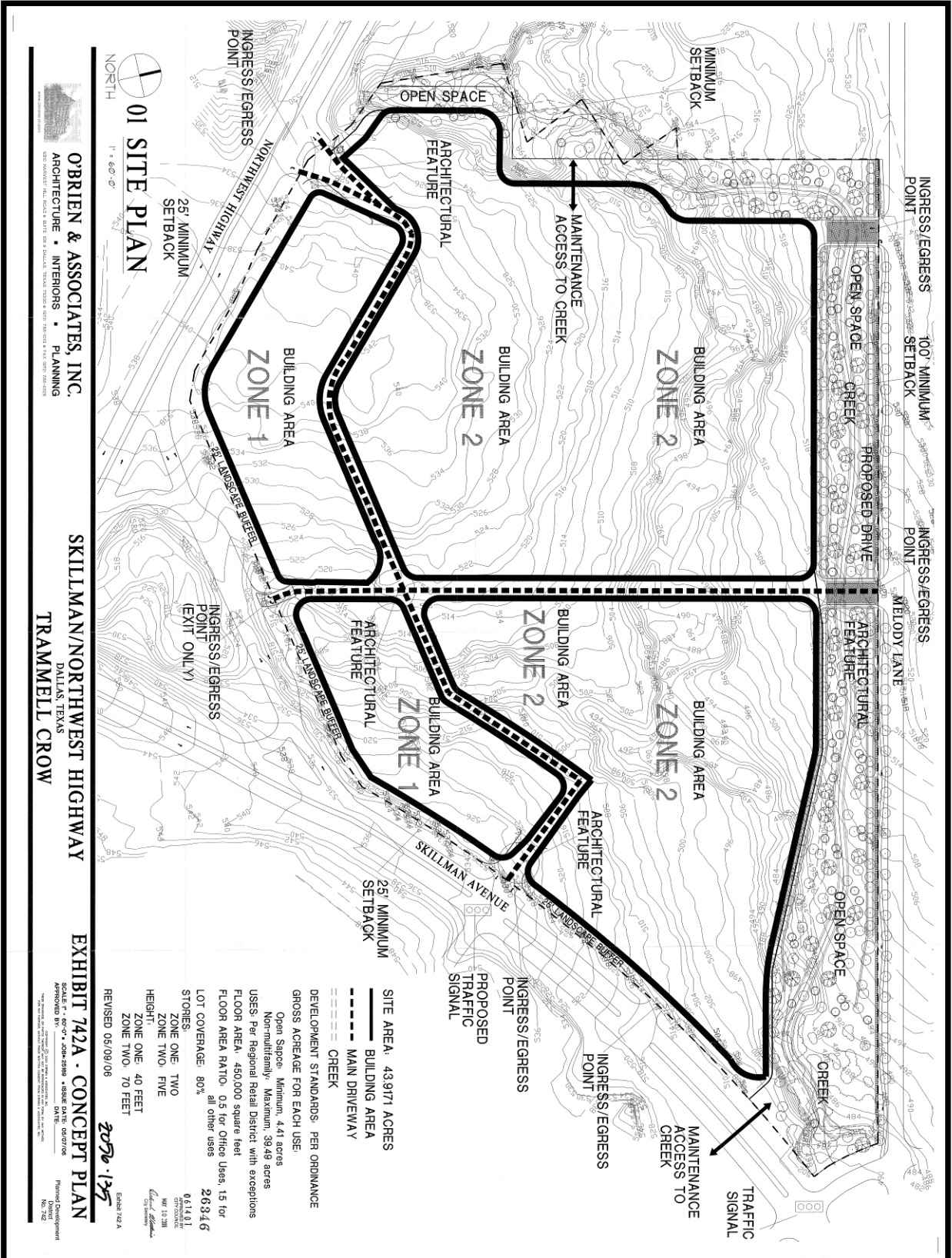
STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Partners for T.C. Timbercreek

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

EXISTING CONCEPTUAL PLAN



O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

SKILLMAN/NORTHWEST HIGHWAY
 DALLAS, TEXAS
TRAMMELL CROW

EXHIBIT 742A - CONCEPT PLAN

- SITE AREA: 43,917.1 ACRES
 - BUILDING AREA
 - MAIN DRIVEWAY
 - CREEK
- DEVELOPMENT STANDARDS - PER ORDINANCE
 GROSS ACREAGE FOR EACH USE:
 Open Space- Minimum, 4.41 acres
 Non-multifamily- Maximum, 39.49 acres
 USES: Per Regional Retail District with exceptions
 FLOOR AREA: 450,000 square feet
 FLOOR AREA RATIO: .05 for Office Uses, .15 for all other uses
 LOT COVERAGE: 80%
 STORES:
 ZONE ONE: TWO
 ZONE TWO: FIVE
 HEIGHT:
 ZONE ONE: 40 FEET
 ZONE TWO: 70 FEET
- REVISED 05/09/08
- 0611481
 05/09/08
 05/09/08

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 3, 2011

Planner: Olga Torres-Holyoak

FILE NUMBER: Z101-114(OTH) **DATE FILED:** October 26, 2010

LOCATION: On the east side of Rock Island Street, north of Bessemer Street.

COUNCIL DISTRICT: 6 **MAPSCO:** 45 N

SIZE OF REQUEST: Approx. 0.451 acres **CENSUS TRACT:** 100.00

OWNER/APPLICANT: Hargett Electric Company

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

REQUEST: An application for a Specific Use Permit for an industrial (inside) for light manufacturing on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The applicant proposes to utilize the property for an industrial (inside) for light manufacturing.

STAFF RECOMMENDATION: Approval, for a period of five years subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The applicant’s request is for a specific use permit for an industrial (inside) for light manufacturing. The property is being utilized as a warehouse.
- The applicant proposes lease the property to GlassHouse Custom Glass and Windows which specializes in the assembly of art glass windows for residential and commercial uses.
- The property is surrounded by industrial inside to the north, retail and office to the east, industrial inside to the south, and the Trinity River Levee to the west.

Zoning History: There has been one zoning case in the area:

1. Z067-148(DW) On September 24, 2008, the City Council approved a planned development district for property south of the Union Pacific Rail Line, subject to a regulating plan

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Rock Island Street	Collector	Variable ROW

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 784	Warehouse
North	Planned Development District No. 784	Industrial Inside
East	Planned Development District No. 784	Retail and Commercial
South	Planned Development District No. 784	Industrial Inside
West	Planned Development District No. 784	Trinity River Corridor

COMPREHENSIVE PLAN:

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

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

LAND USE

Goal 1.2 Promote the desired development.

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

STAFF ANALYSIS:

Land Use Compatibility:

The property is located on the east side of Rock Island Street. The area is approximately 2,875 square feet and it is developed with a warehouse building and a parking lot.

The applicant's request is for a specific use permit for an industrial (inside) for light manufacturing. The property is being utilized as a warehouse. The applicant proposes lease the property to GlassHouse Custom Glass and Windows which specializes in the assembly of art glass windows for residential and commercial uses.

The property is adjacent to industrial inside to the north, retail and offices to the east, industrial inside to the south and the Trinity River Levee to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with the adjacent property and consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B)

Z101-114(OTH)

contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

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

PARTNERS AND OFFICERS

Hargett Electric Company, L.P.

Partners:

General Partner: Virgharg, LLC, Virgil Hargett, Manager and Director

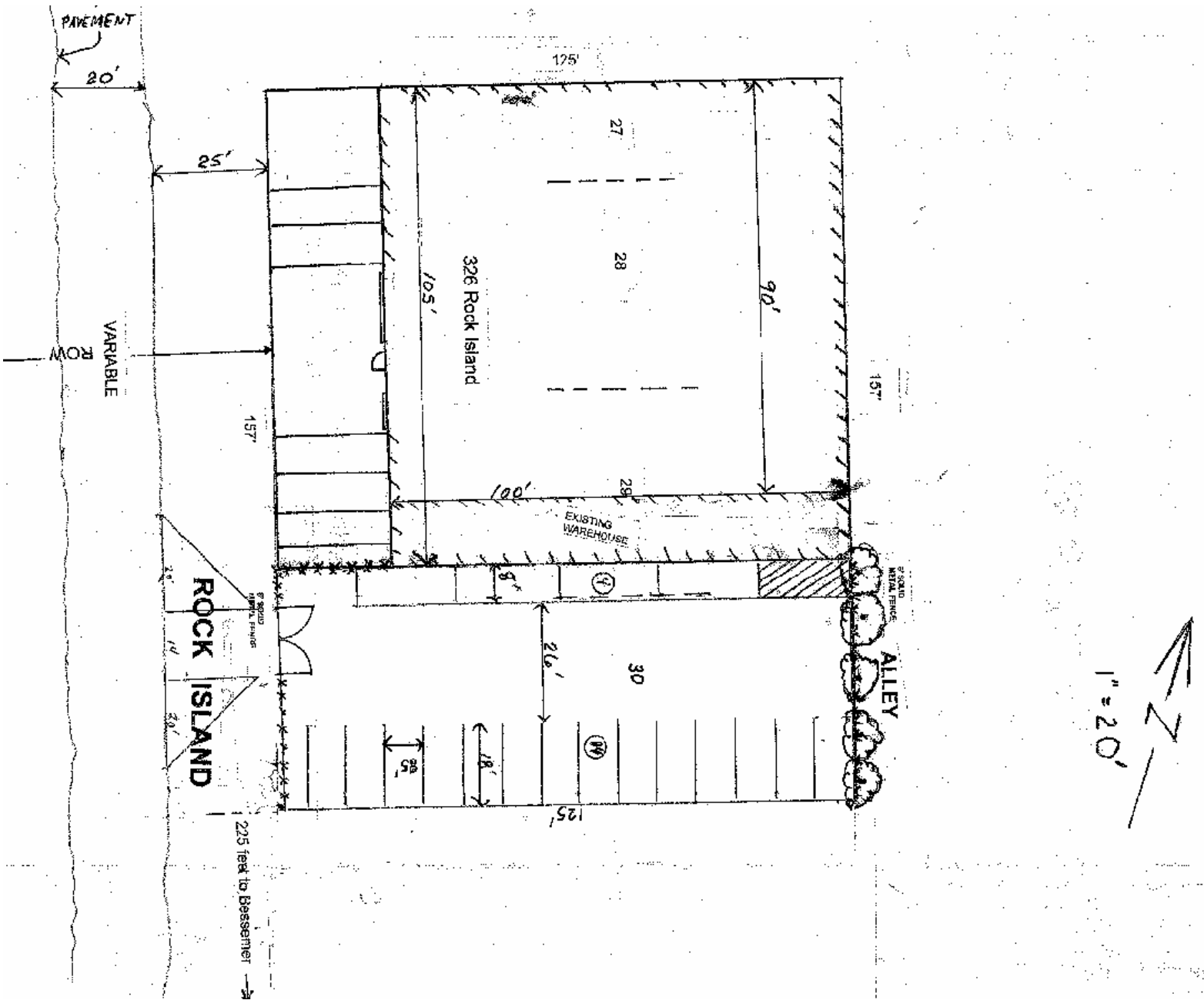
Limited Partners: Lisa J. Chapman
Stephen M. Hargett
Thomas G. Hargett
Virgil E. Hargett, Jr.
Dorothy Hargett

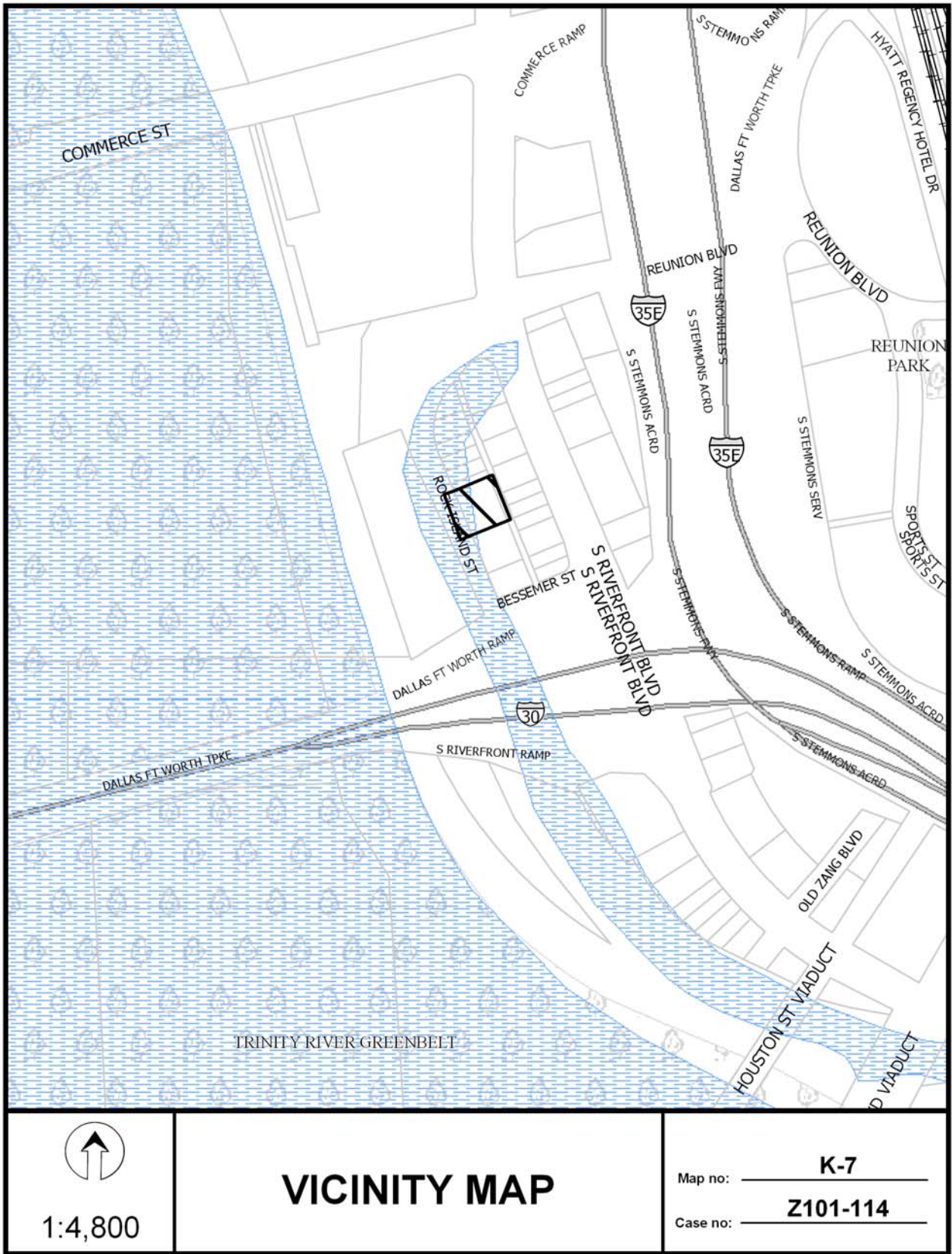
**PROPOSED SPECIFIC USE PERMIT FOR AN
INDUSTRIAL (INSIDE) FOR LIGHT MANUFACTURING**

Z101-114(OTH)

1. **USE**: The only use authorized by this specific use permit is industrial (inside) for light manufacturing.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit automatically terminates on FIVE YEARS FROM THE DATE OF APPROVAL.
4. **HOURS OF OPERATION**: The industrial (inside) for light manufacturing use may only operate between 7:00 a.m. and 6:00 p.m. Monday through Friday.
5. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
6. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





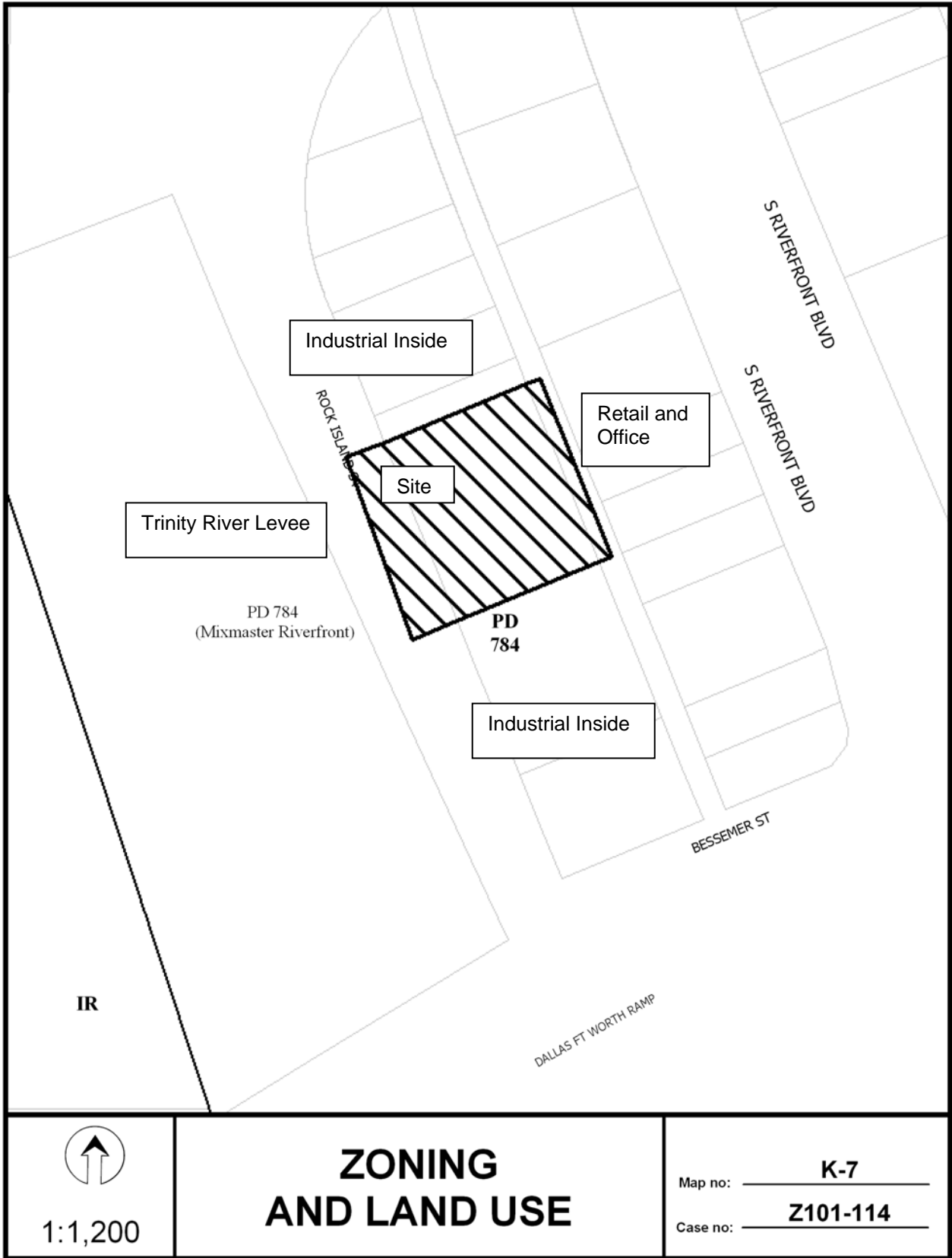
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VICINITY MAP

Map no: K-7

Case no: Z101-114

DATE: January 21, 2011



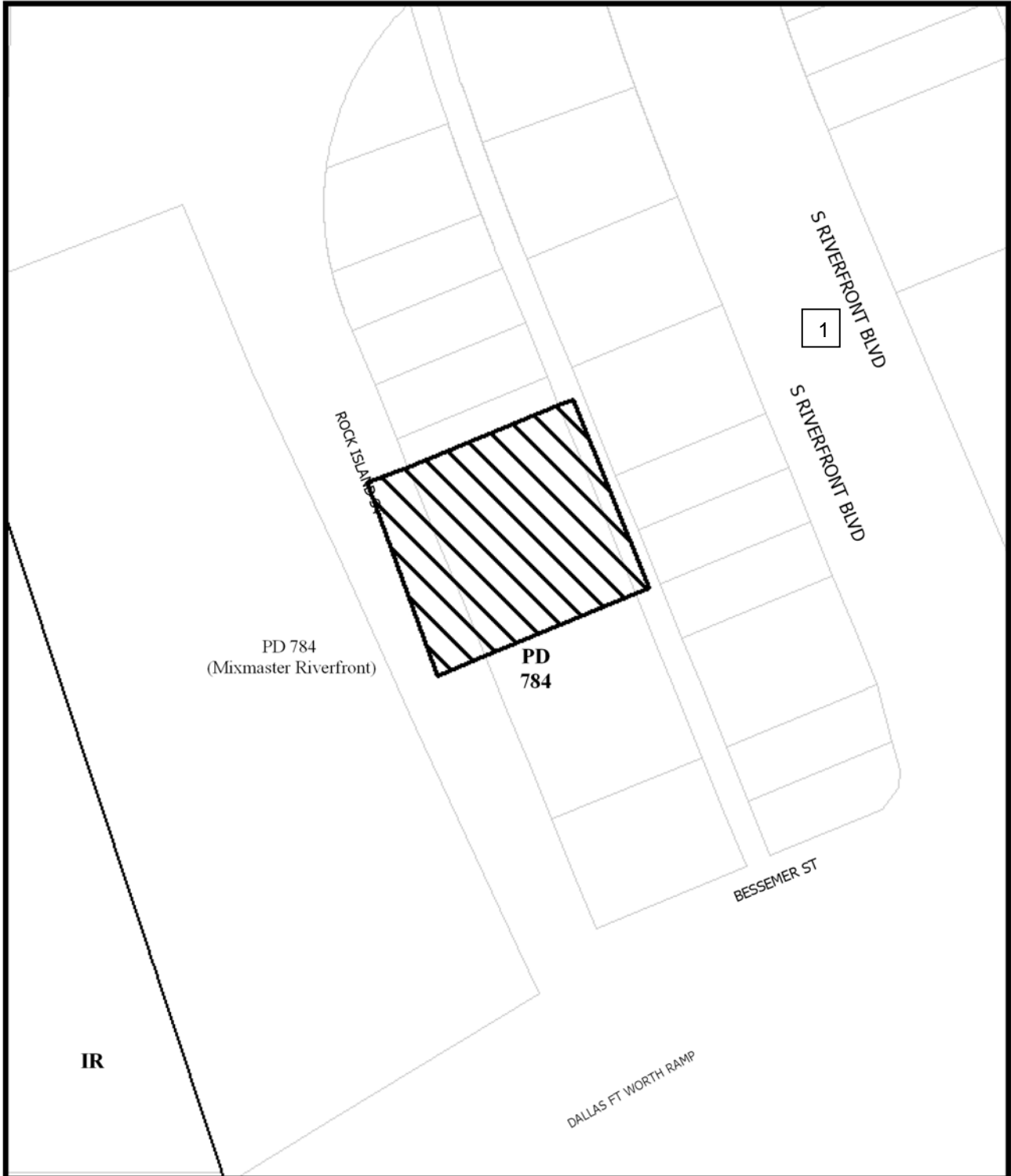
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ZONING AND LAND USE

Map no: K-7

Case no: Z101-114

DATE: January 21, 2011



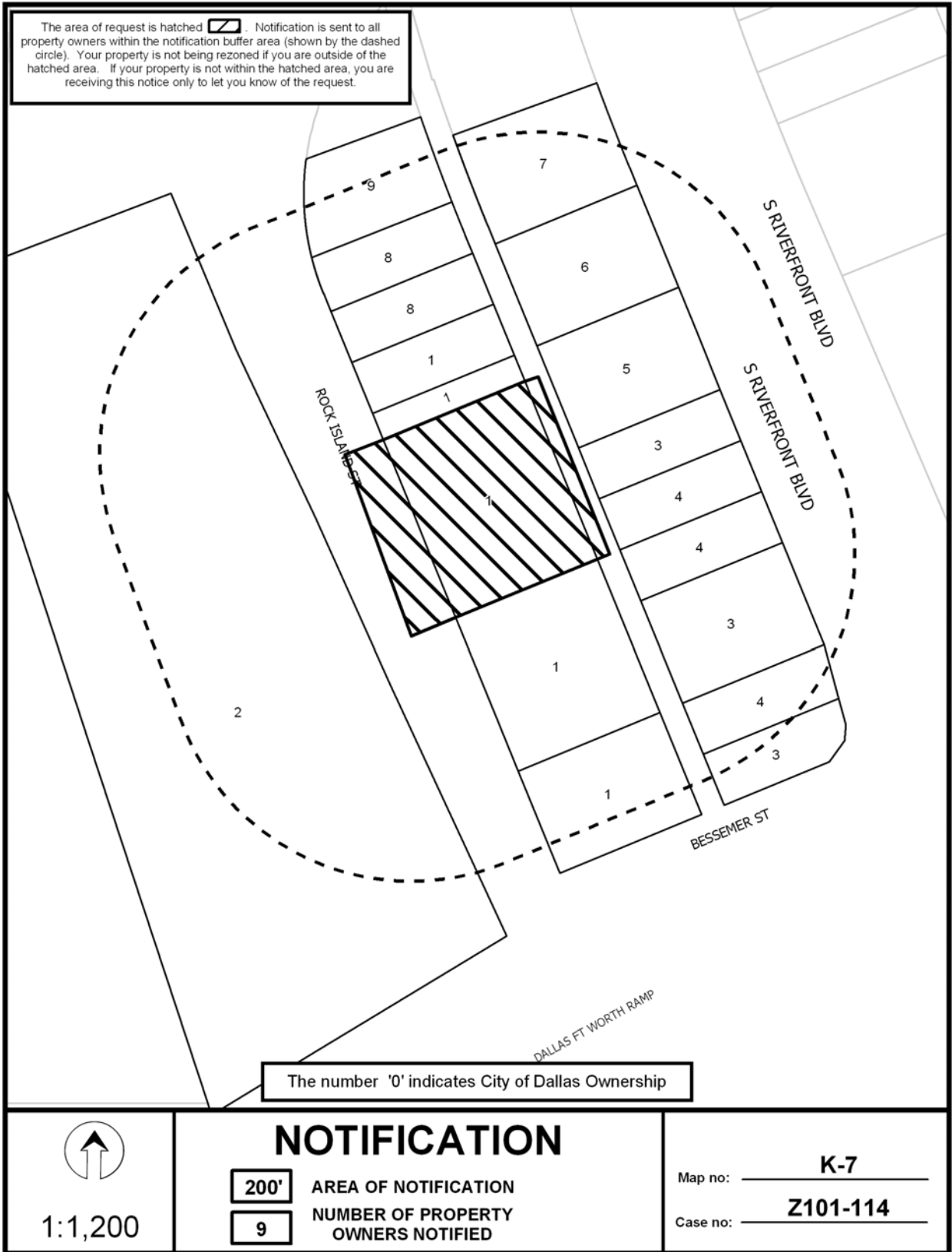
1:1,200

ZONING HISTORY

Map no: K-7

Case no: Z101-114

DATE: January 21, 2011



DATE: January 21, 2011

Notification List of Property Owners

Z101-114

9 Property Owners Notified

Label #	Address	Owner
1	350 ROCK ISLAND	ROCK ISLAND INC
2	417 ROCK ISLAND	CITY & COUNTY LEVEE IMPT DISTRICT ROOM 203
3	359 RIVERFRONT	LAKHANI MEHMOOD & MALIK LAKHANI
4	355 RIVERFRONT	LAKHANI MEHMOOD
5	331 RIVERFRONT	CHPD LP
6	323 RIVERFRONT	LAMS FAMILY LTD
7	317 RIVERFRONT	JIFFY PROPERTIES LP
8	310 ROCK ISLAND	WILLIAM , LYN , CASH & ELLA LLC
9	304 ROCK ISLAND	THOMPSON RUSSELL W

Friday, January 21, 2011

FILE NUMBER: Z101-126(RB)

DATE FILED: November 17, 2010

LOCATION: Southwest Line of Exposition Avenue, West of Parry Avenue

COUNCIL DISTRICT: 7

MAPSCO: 46 K

SIZE OF REQUEST: 6,500 Sq. Ft.

CENSUS TRACT: 29

APPLICANT: Exposition Taverns-Michael Scheel, Sheldon Hubbard-Partners

REPRESENTATIVE: Michael Scheel

OWNERS: Expo Park Partners

REQUEST: An application for the renewal of Specific Use Permit No. 1692 for a Bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant is requesting the renewal of SUP No. 1692 in order to continue operation of an existing bar, lounge, or tavern use.

STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions.

BACKGROUND:

- The request site consists of a two-story structure. The second story is utilized as a residence with direct access from the rear of the property.
- The existing bar encompasses 1,475 square feet of floor area (first floor) and an uncovered patio. The applicant is proposing to cover the existing patio (1,981 sq. ft.).
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for this use category.
- On December 12, 2007, the City Council approved SUP No. 1692 for a three-year period.
- At this time, the applicant is not proposing any revisions to the site plan or conditions governing the use.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z067-332	An SUP for a Bar, lounge, or tavern. On December 12, 2007, the City Council approved the request for a one-year period. Renewed two previous times; pending third application for renewal.
2. Z067-340	An SUP for a Bar, lounge, or tavern. On December 12, 2007, the City Council approved the request for a three-year period. Applicant has not applied for renewal.

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Exposition Avenue	Collector; 80' ROW*

*This roadway possesses 59 feet of pavement and will be configured as a five-lane undivided thoroughfare from the CBD/Fair Park Link to Parry Avenue.

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a two-story structure and an uncovered patio (with plans for converting to a covered patio). The applicant is requesting renewal of SUP No. 1692 in order to continue operation of an existing bar, lounge, or tavern use.

The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots and metered spaces along Exposition Avenue. In addition to these uses, residential lofts are developed on property to the north/northwest along Exposition Avenue.

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

The applicant’s request, subject to staff’s recommended conditions, complies with the general provisions for consideration of an SUP.

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

Off-Street Parking: PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for this use located in an original building on the first floor. The applicant occupies 1,475 square feet of floor area and is not required to provide any designated parking for the use at this time. It should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area.

Police Report: Staff obtained reported offenses for the most recent three-year period, consistent with the period in which SUP No. 1692 has existed.

Dallas Police Department Reports

Public Offense Search Results

	SERVICE #	OFFENSE		COMPLAINANT	ADDRESS	REPORTING	
		DATE	TYPE			BEAT	AREA
1	0392671-V	12/27/2008	THEFT	CLEMENTS, TAYLOR	00833 EXPOSITIONAVE	313	2082
2	0131397-W	05/08/2009	THEFT	AMARA,CHRISTINE	00831 EXPOSITIONAVE	153	2082
3	0037255-X	02/08/2010	ASSAULT	SMITH, MADISON	00831 EXPOSITIONAVE	153	2082
4	0037256-X	02/08/2010	ASSAULT	GRAHAM, ANDREW	00831 EXPOSITIONAVE	153	2082
5	0107839-X	03/08/2010	OTHER OFFENSES	MCGARVEY,DANIEL	00831 EXPOSITIONAVE	153	2082
6	0232137-W	08/06/2009	BURGLARY	RATHBURN, DAVID	00833 EXPOSITIONAVE	153	2082
7	0210157-X	07/27/2010	ASSAULT	THOMPSON, TIFFANY	00833 EXPOSITIONAVE	153	2082
8	0310141-X	11/06/2010	ASSAULT	PARSONS,JAMES STEPHEN	00831 EXPOSITIONAVE	153	2082

List of Partners/Principles/Officers of Expo Park Partners, Ltd.

General Partner: JSM Investments, Inc. – John Broude, President
309 W. 7th St., Suite 1100
Fort Worth, Texas 76102

Limited Partners: SDL Partners, Ltd. – General Partner is GP SDL Partners, LLC –
Susan B. Reese, Manager
2622 Commerce Street
Dallas, Texas 75226

Reese Children's Trust No. II – James G. Vetter, Trustee
1201 Elm St., Suite 1700
Dallas, TX 75270

Lower Greenville Avenue Trust – James G. Vetter, Trustee
1201 Elm St., Suite 1700
Dallas, TX 75270

Reese Grandchildren's Trust No. I – James G. Vetter, Trustee
1201 Elm St., Suite 1700
Dallas, TX 75270

**STAFF RECOMMENDED AMENDING CONDITIONS SPECIFIC USE PERMIT NO.
1692 FOR A BAR, LOUNGE, OR TAVERN**

3. TIME PERIOD: This specific use permit automatically terminates on (three years from passage of the ordinance) December 12, 2010.

~~4. CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a bar, lounge, or tavern must obtain an amended certificate of occupancy from the Building Official by January 11, 2008. All requirements of this specific use permit and Planned Development District No. 269 (the Deep Ellum/Near East Side District), must be met before the Building Official may issue the amended certificate of occupancy.~~

27039

073755

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

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

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as Planned Development District No. 269 (the Deep Ellum/Near East Side District), to be used under Specific Use Permit No. 1692 for an alcoholic beverage establishment limited to a bar, lounge, or tavern:

BEING the eastern half of Lot 8 and the western half of Lot 9 in City Block 10/812, fronting 50 feet on the southwest line of Exposition Avenue, 75 feet west of the northwest line of Parry Avenue, and containing 6,500 square feet of land.

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

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit automatically terminates on December 12, 2010.
4. CERTIFICATE OF OCCUPANCY: The alcoholic beverage establishment limited to a bar, lounge, or tavern must obtain an amended certificate of occupancy from the Building Official by January 11, 2008. All requirements of this specific use permit and Planned Development District No. 269, the Deep Ellum/Near East Side District, must be met before the Building Official may issue the amended certificate of occupancy.
5. FLOOR AREA:
 - A. The maximum indoor floor area is 1,475 square feet.
 - B. The maximum floor area for a covered patio is 1,981 square feet.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

Z101-126

27039

073755

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.

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

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

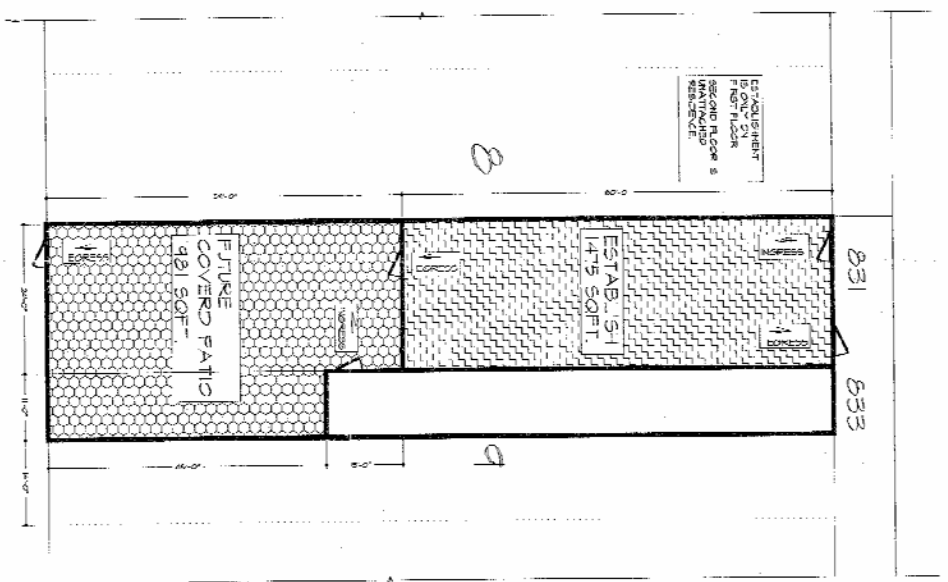
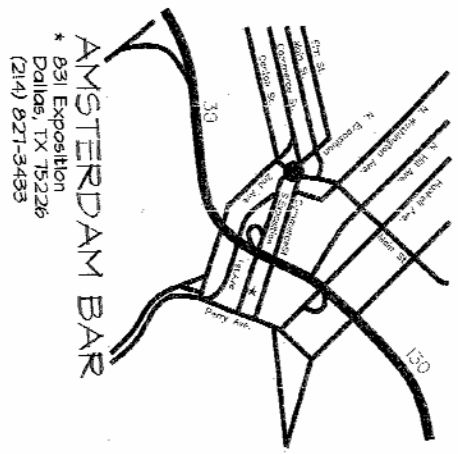
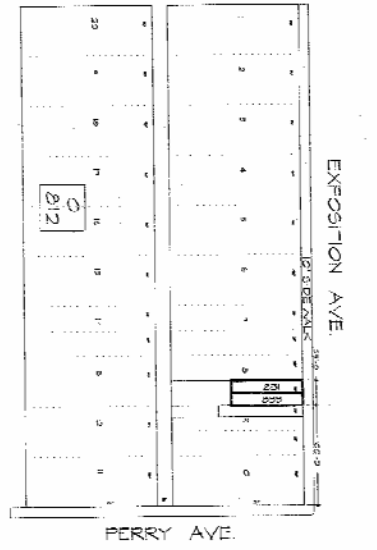
SECTION 5. That the director of development services shall correct Zoning District Map No. J-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

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

SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. 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.

Z101-126



SITE PLAN

DATE: 10/20/07

SCALE: AS SHOWN

OWNER: M'CHEAL SCHEEL

FILE #: Z101-126

DESIGNER: J. M. BERRY, INC.

PROJECT: 214-821-3433

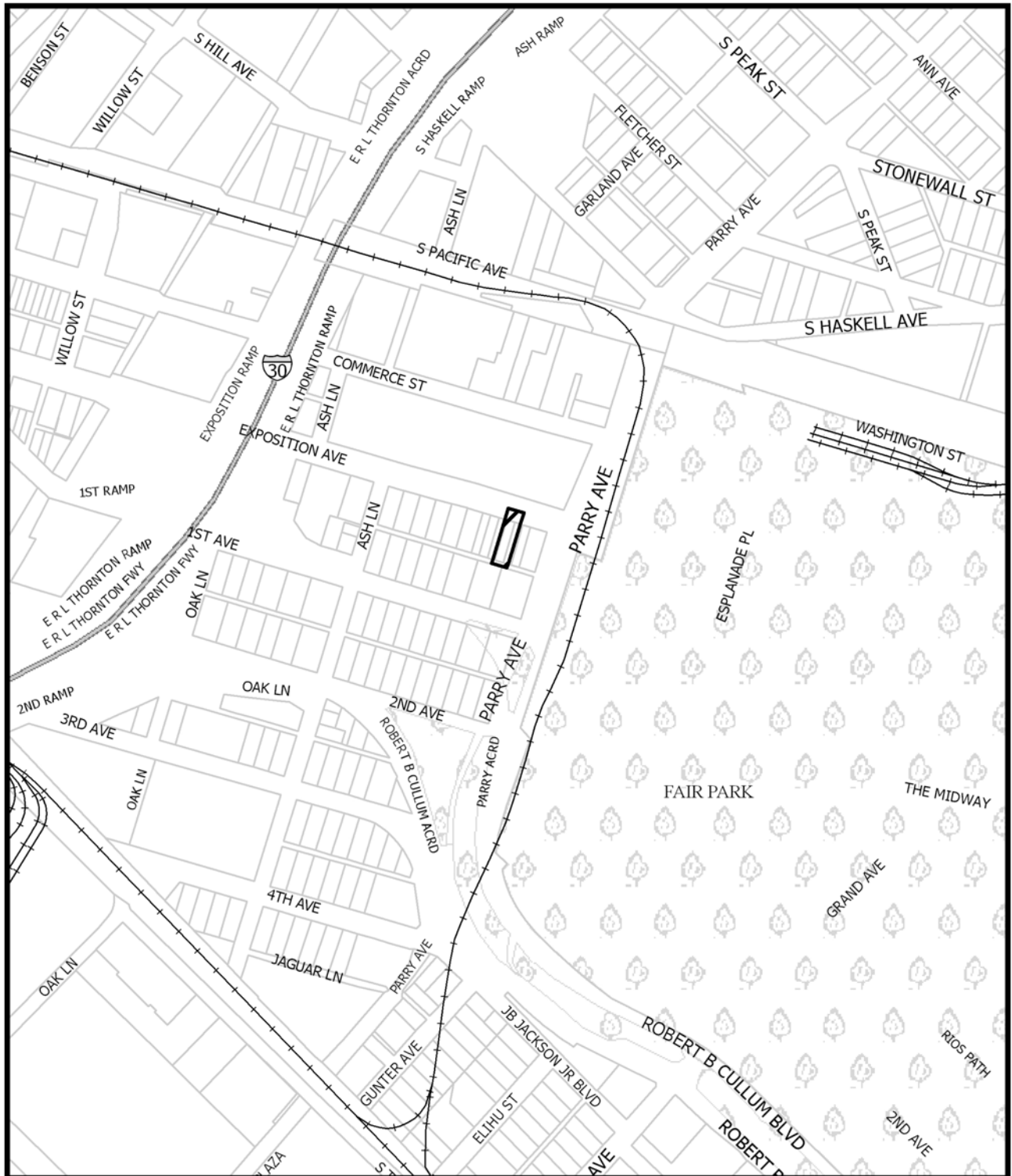
DATE: 10/20/07


PROJECT: 214-821-3433

SCALE: AS SHOWN

PROJECT: 214-821-3433

Proposed Site Plan

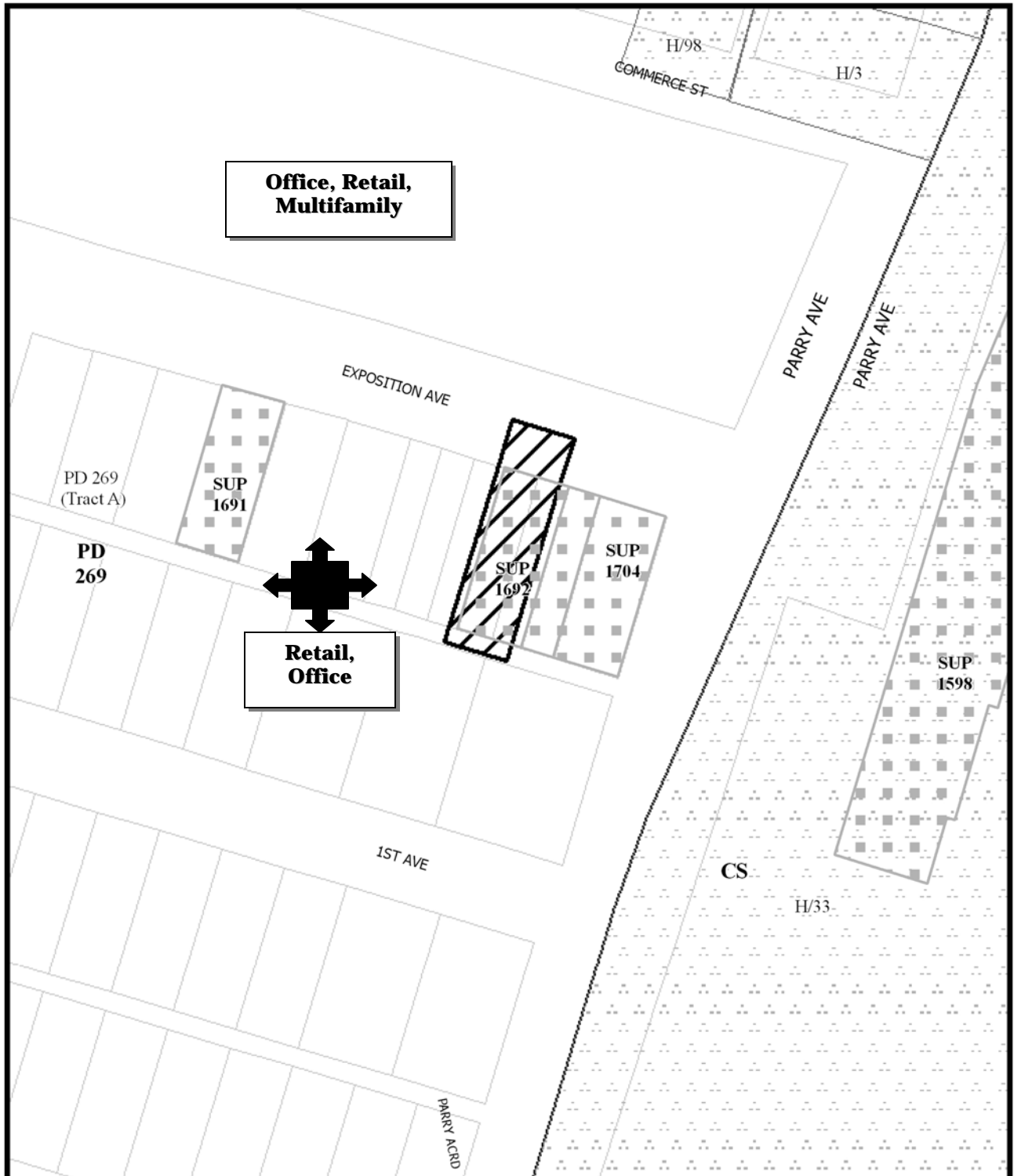




 1:4,800

VICINITY MAP

Map no: J-8
 Case no: Z101-126

DATE: January 21, 2011

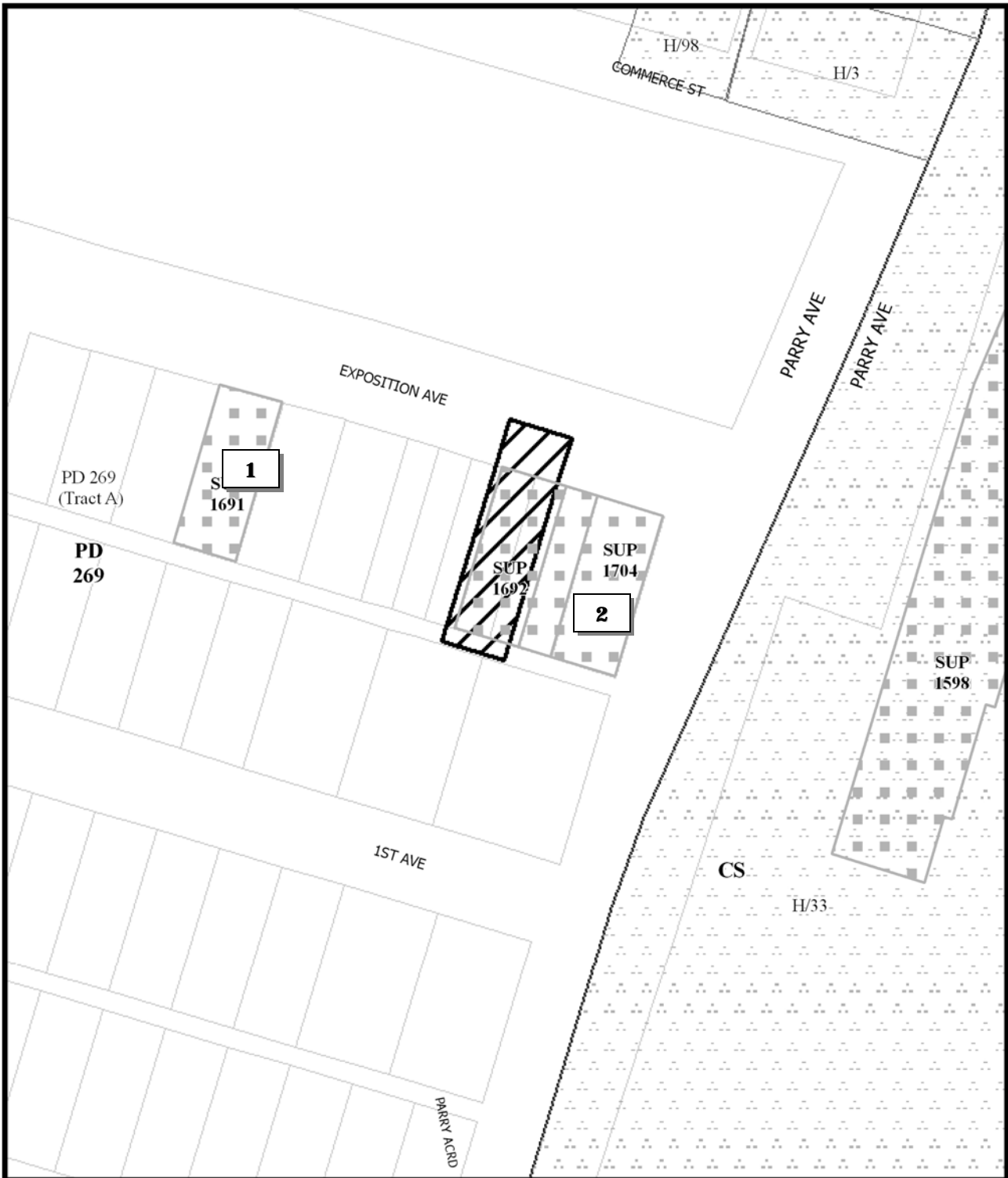



 1:1,200

**ZONING
AND LAND USE**

Map no: J-8
 Case no: Z101-126

DATE: January 21, 2011




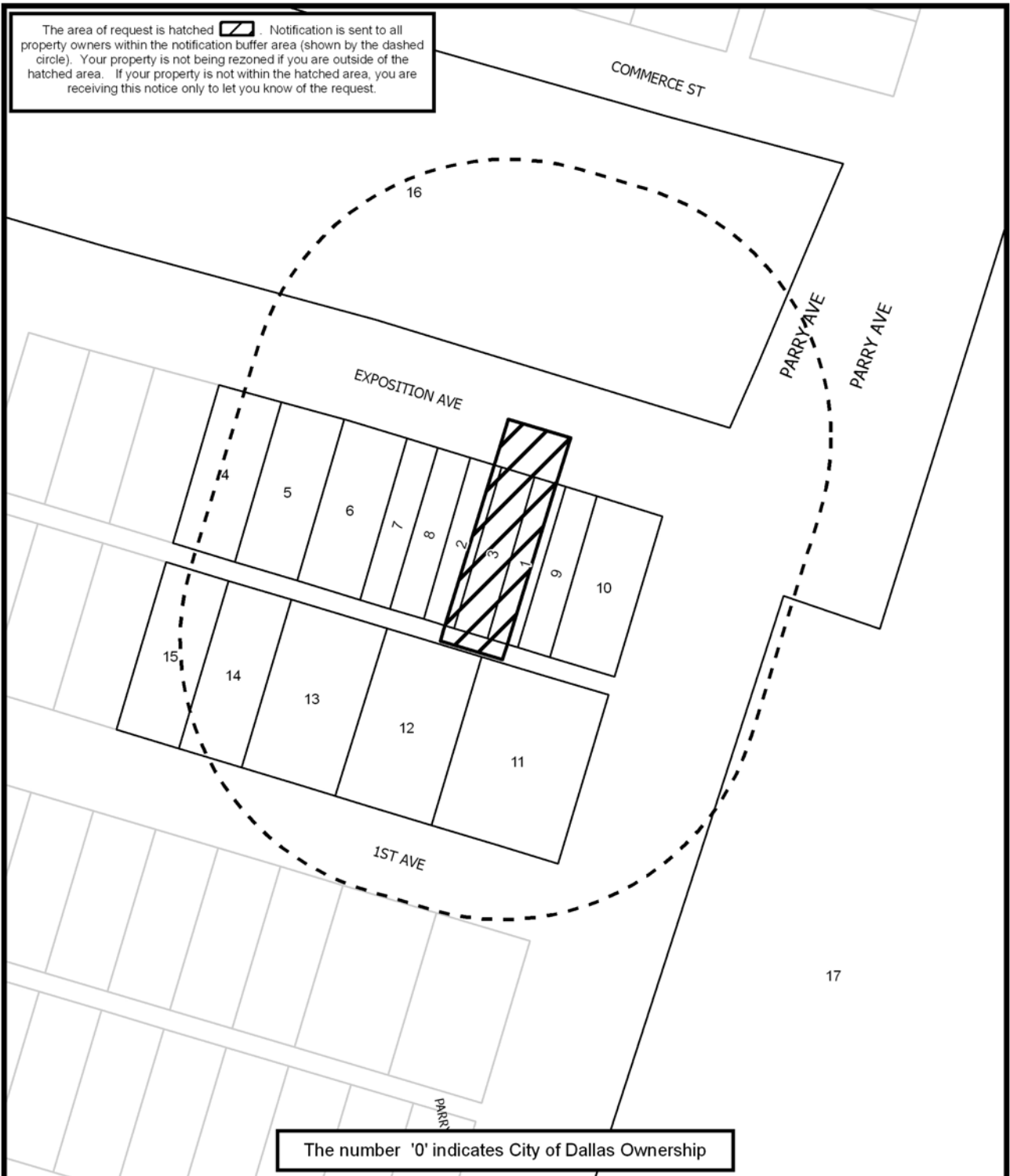

 1:1,200

ZONING HISTORY

Map no: J-8
 Case no: Z101-126

DATE: January 21, 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	<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;">17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED	<p style="text-align: right;">Map no: <u> J-8 </u></p> <p style="text-align: right;">Case no: <u> Z101-126 </u></p>
200'	AREA OF NOTIFICATION					
17	NUMBER OF PROPERTY OWNERS NOTIFIED					

DATE: January 21, 2011

Notification List of Property Owners

Z101-126

17 Property Owners Notified

<i>Label # Address</i>			<i>Owner</i>
1 MUELLER II	835	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
2 MUELLER II	831	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
3	829	EXPOSITION	HAYS BURL A
4	813	EXPOSITION	ROBERTS JOHN STEVEN
5 MUELLER II	815	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
6	821	EXPOSITION	MCNEILL ROBERT K
7 MUELLER II	825	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
8	827	EXPOSITION	GREENE PATRICK % LIZ GREENE
9 MUELLER II	833	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
10 MUELLER II	839	EXPOSITION	EXPO PARK PARTNERS LTD & HARVEY H
11 MUELLER II	842	1ST	EXPO PARK PARTNERS LTD & HARVEY H
12 MUELLER II	830	1ST	EXPO PARK PARTNERS LTD & HARVEY H
13 TRUST	820	1ST	JAMES WILLIAM PRITCHETT REVOCABLE LIVING
14	816	1ST	JAMES W PRICHETT REVOCABLE LIVING TRUST
15	812	1ST	BELCLAIRE REALTY LTD
16	4115	COMMERCE	BLOCK 811 LTD
17	3839	FITZHUGH	MCA PACE AMPHITHEATERS LP

Friday, January 21, 2011

FILE NUMBER: Z101-130(RB)

DATE FILED: November 19, 2010

LOCATION: Northwest line of Garrett Avenue, Northwest of Ross Avenue

COUNCIL DISTRICT: 2

MAPSCO: 36 W

SIZE OF REQUEST: Approx. 7,715 Sq. Ft.

CENSUS TRACT: 9

APPLICANT: Tom Miller

REPRESENTATIVE: Bryan M. Buerger

OWNER: Schafer Plaza LV, LTD.

REQUEST: An application for a CR Community Retail District on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The applicant proposes to develop the property with an abutting parcel (currently zoned a CR District) with a car wash.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant proposes to utilize the abutting parcel to the south in order to develop the site with a car wash.
- A final plat for both parcels noted above was filed in November, 2002.

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

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Garrett Avenue	Local; 50' ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is undeveloped. The applicant proposes to utilize the parcel with the abutting property (zoned a CR District) fronting on Ross Avenue to provide for a car wash.

The surrounding area consists of a mix of uses inclusive of various retail and auto service center uses along Ross Avenue, with a medical clinic developed on property to the north. These uses transition to multifamily and single family uses further north/northwest.

The site possesses approximately 50 feet of frontage along Garrett Avenue. This 'strip' of land is limited by zoning to office uses as well as possessing utility easements across the land. A mutual access easement ties this parcel, the pharmacy to the west, and the abutting property to the south (the proposed car wash) with access options from Garrett Avenue and Ross Avenue. While the rezoning would permit the introduction of retail uses, the existing medical office to the north and adjacent parcel across Garrett Avenue, both zoned for office uses, will ensure adequate buffers from the residential uses further north. Lastly, the presence of the utility easements renders this strip from being developed with physical structures, although improvements such as vehicular access and parking (normally permitted over easements) would facilitate development for the abutting parcel, thus maximizing its development potential.

As a result of this analysis, staff supports the applicant's request.

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

Landscaping: The site is void of any landscape materials. Development of the site will require landscaping that is in compliance with Article X of the Dallas Development Code.

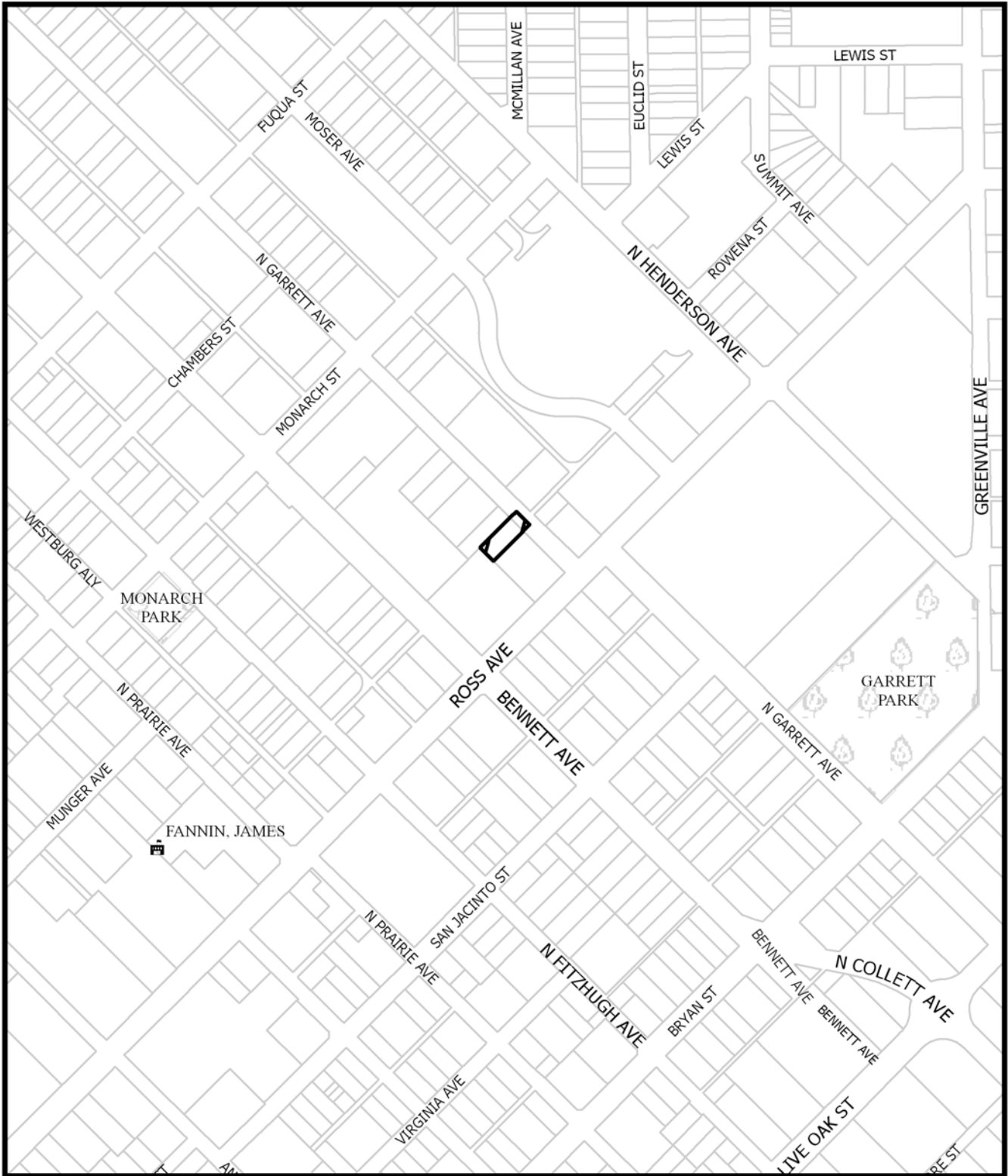
Z101-130(RB)

Richard

Please find below the list of partners involved in the current ownership group I received from the owner. Will this work for what you need?

Steven G Shafer
Drew Shafer
Ryan Shafer

J.D. Moore
Shafer Property Company
Leasing Associate
jdmoore@shaferproperty.com
214-361-7778 x. 220
214-224-5020 direct
214-534-3402 cell



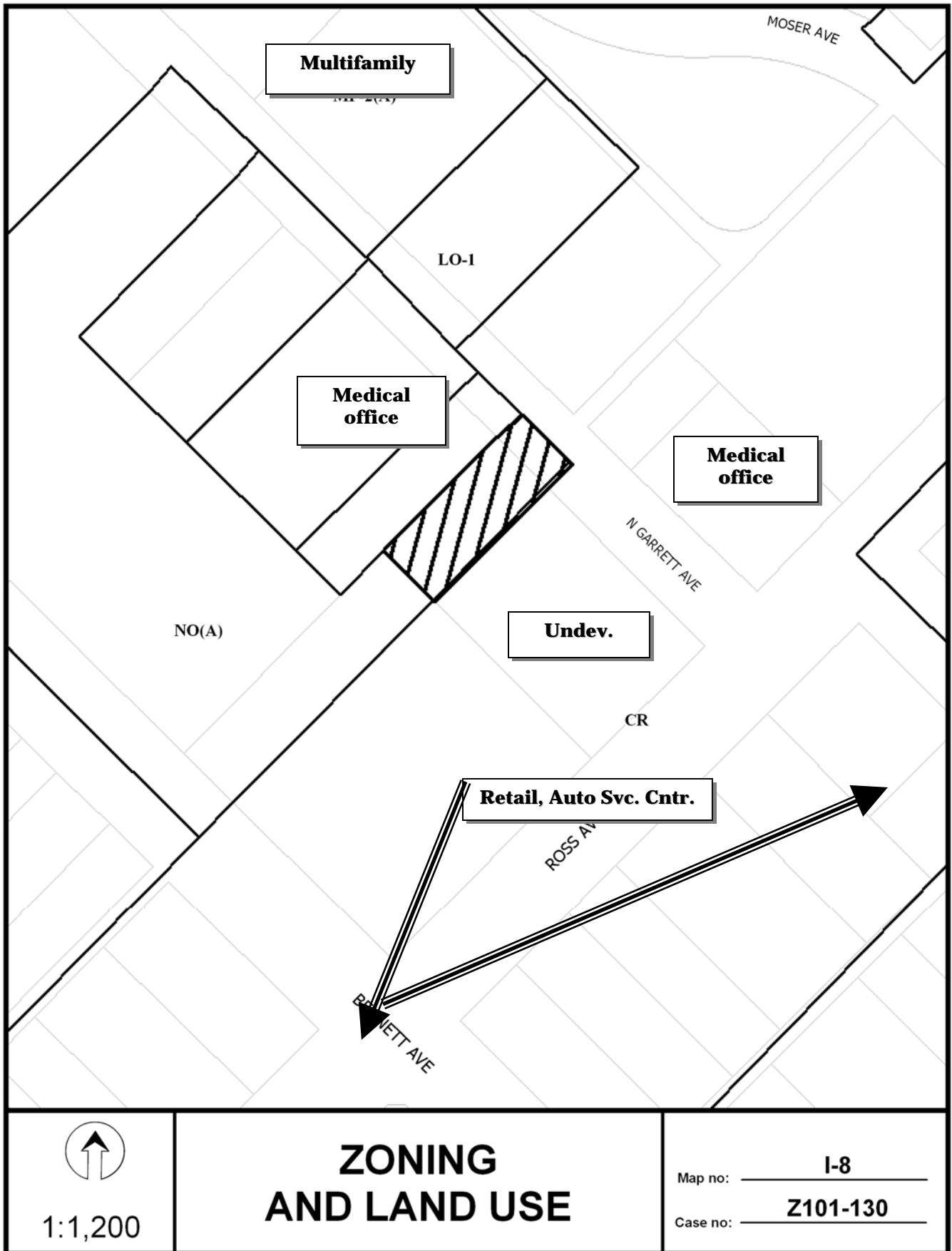
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VICINITY MAP


Map no: I-8

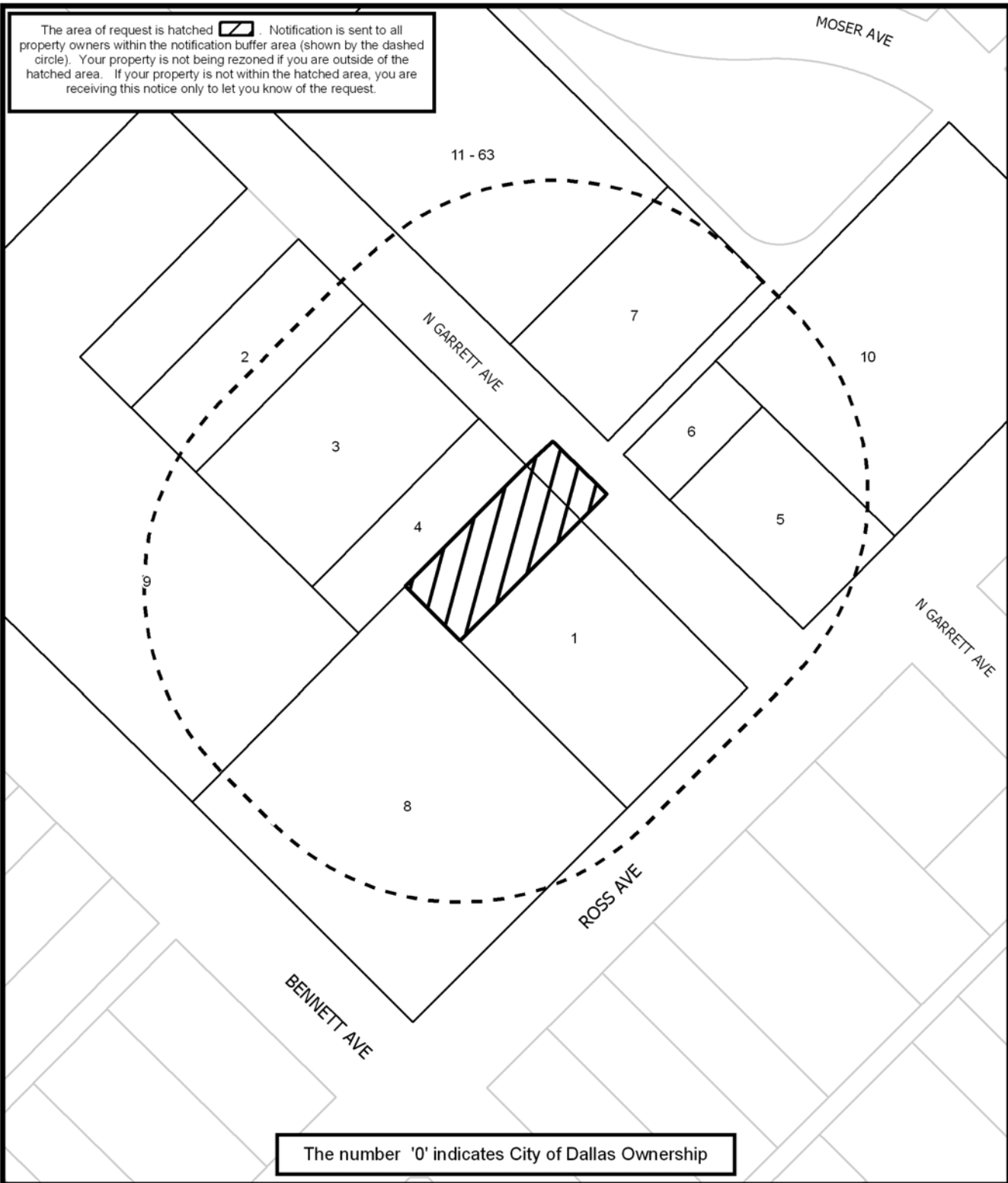
Case no: Z101-130

DATE: January 26, 2011



DATE: December 27, 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



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

63

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-8

Case no: Z101-130

DATE: December 27, 2010

Notification List of Property Owners

Z101-130

63Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5001 ROSS	SHAFER PLAZA LV LTD
2	1805 GARRETT	MEDHANFALEM ERITREAN ORTHODOX CHURCH
3	1721 GARRETT	COMUNIDAD DE ESPERANZA IGLESIA CRISTIANA
4	1717 GARRETT	MARLISA LTD PARTNERSHIP #625
5	5101 ROSS	BEW FINANCING INC % BRUCE WARDLEY
6	1712 GARRETT	BEW FINANCING INC % BRUCE WARDLEY
7	1716 GARRETT	MARLISA LTD PARTNERSHIP
8	5003 ROSS	MV1 PROPERTIES LLC
9	1800 BENNETT	CHURCH OF JESUS CHRIST OF % TAX ADM DIV 560-7418
10	5119 ROSS	PAACO AUTOMOTIVE GROUP
11	1810 GARRETT	RODRIGUEZ ESPERANZA & MARIA C RODRIGUEZ
12	1810 GARRETT	AMADOR LUDMILA & ANA UNIT 102
13	1810 GARRETT	RIVERPOINT PARTNERS
14	1810 GARRETT	RAMIREZ ACENSION J
15	1810 GARRETT	EARLY VIRGINIA
16	1810 GARRETT	LOPEZ JUAN PABLO MARQUEZ
17	1810 GARRETT	BONDS ROBERT A
18	1810 GARRETT	RIVERPOINT PARTNERS
19	1810 GARRETT	WADE J S
20	1810 GARRETT	REED GEORGE P
21	1810 GARRETT	VILLAGOMEZ JESUS UNIT 304
22	1810 GARRETT	RATLIFF HARVEY LOCKE & FRANKLIN X RATLIFF
23	1810 GARRETT	MACIAS EFRAIN BLDG B UNIT 105
24	1810 GARRETT	VILLAGOMEZ JESUS
25	1810 GARRETT	RATLIFF HARVEY LOCKE
26	1810 GARRETT	RATLIFF HARVEY LOCKE

Monday, December 27, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1810 GARRETT	GARZA MANUEL J & ET AL BLDG B UNIT 110
28	1801 GARRETT	ONE DROP GROUP LLC
29	1810 GARRETT	CALEY KATHRYN
30	1810 GARRETT	GUITERREZ VICTOR & MARIA
31	1810 GARRETT	RATLIFF HARVEY LOCKE
32	1810 GARRETT	OWEN FRED D APT 210B
33	1810 GARRETT	FUSSELMAN ELAINE
34	1810 GARRETT	GARRETT AVE TR NO 907032008 THE % HBERT SIMMONS
35	1810 GARRETT	TOM ALFRED
36	1810 GARRETT	NICKS HENRY R
37	1810 GARRETT	MAYPO REALTY 1 LP
38	1810 GARRETT	SIKES ROBERT C & J KEVAN DILBECK
39	1810 GARRETT	MOORE KATHLEEN UNIT 116
40	1810 GARRETT	RATLIFF HARVEY LOCKE & FRANKLIN X RATLIFF
41	1810 GARRETT	RISCIGNO JAMES & VIRGINIA
42	1810 GARRETT	FLORES JUAN & MARIA APT 214
43	1810 GARRETT	GARZA MANUEL J BLDG C UNIT 215
44	1810 GARRETT	DIJKMAN CELIA MARIA TRUST
45	1810 GARRETT	WADE JAY
46	1810 GARRETT	LAFON CYNTHIA FAYE
47	1810 GARRETT	WYLAND MICHAEL & MARY APT 120D
48	1810 GARRETT	RATLIFF HARVEY LOCKE & FRANKLIN X RATLIFF
49	1810 GARRETT	GUTIERREZ NORMA I
50	1810 GARRETT	WILLIMAS ELIZABETH L
51	1810 GARRETT	BANDY SCOTT G
52	1810 GARRETT	WADE JAY
53	1810 GARRETT	HUBER WILLIAM R
54	1810 GARRETT	ESTRELLA YOJAIDA
55	1810 GARRETT	ZAK PAUL A UNIT 221
56	1810 GARRETT	RISCIGNO JAMES & VIRGINIA
57	1810 GARRETT	FLORES JUANITA L

Monday, December 27, 2010

Z101-130(RB)

<i>Label # Address</i>			<i>Owner</i>
58	1810	GARRETT	ANDINO JUAN FRANCISCO & YENNY LINNET CABRERA
59	1810	GARRETT	WEST DON M & EVELYN L SOUTHWORTH
60	1810	GARRETT	BRAEMAR NORTH JV
61	1810	GARRETT	YBARRA ALFONZO R
62	1810	GARRETT	YBARRA AL BLDG E UNIT 225
63	1810	GARRETT	GUTIERREZ NORMA IRENE

Monday, December 27, 2010

Z090-108(RB)

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. On January 20, 2011, the City Plan Commission held this request 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 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 when located more than 500 feet from a detention facility.

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

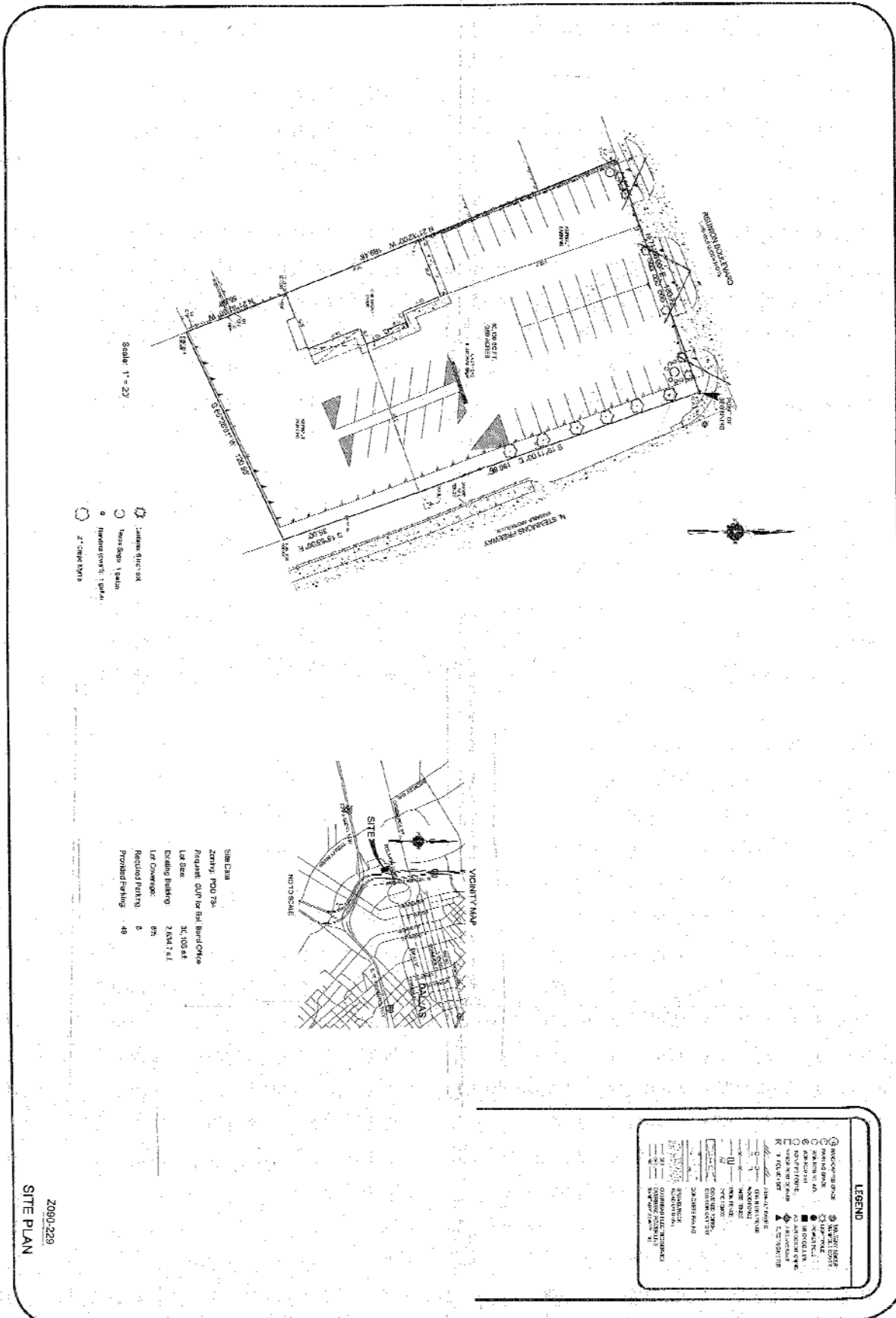
August 8, 2008-application for a c/o for an office. Issued September 12, 2008

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.

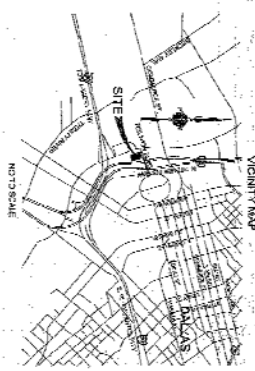
**STAFF'S RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A BAIL BONDS OFFICE**

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.



Scale: 1" = 20'

- Carport
- Open Storage
- Covered Storage
- Other



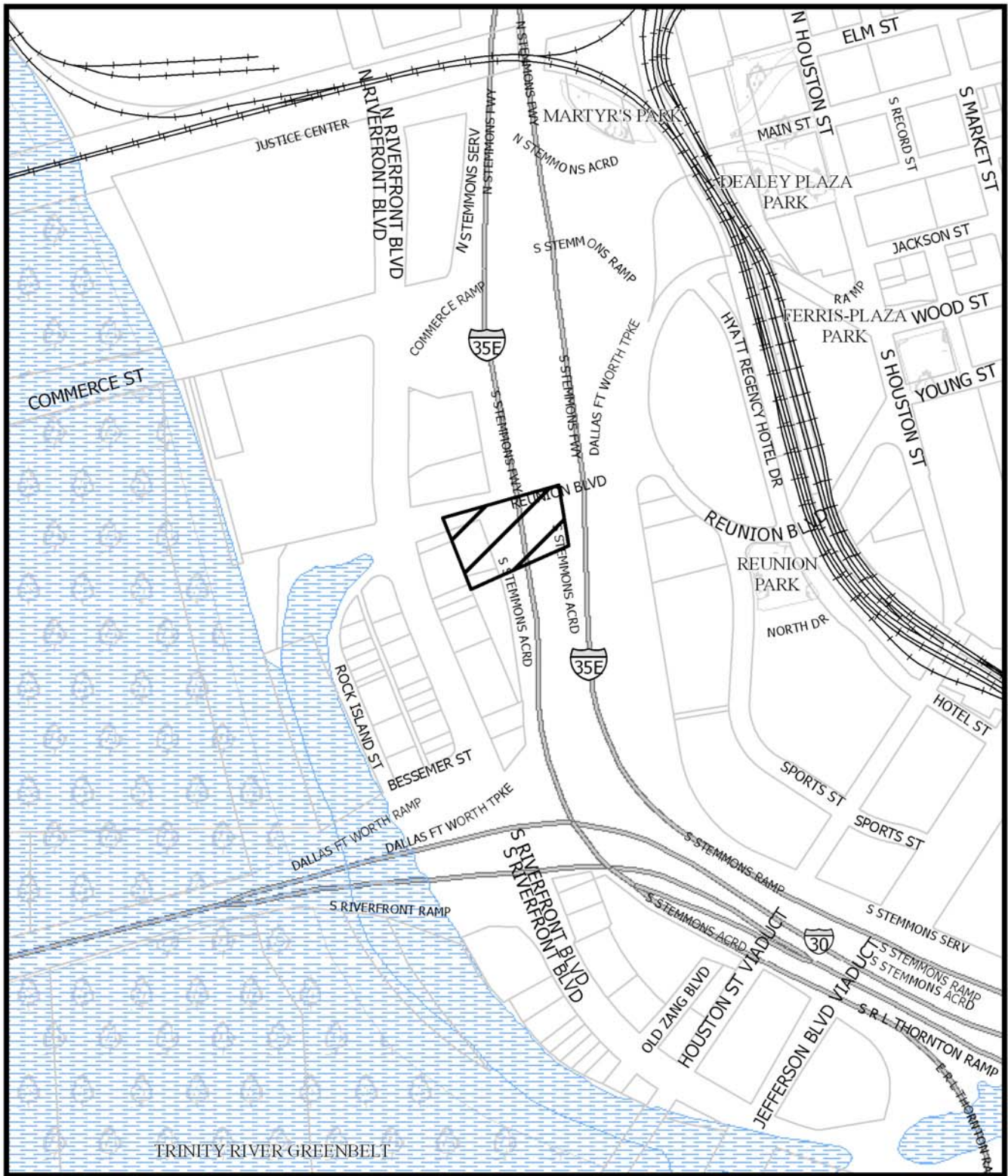
SUBJECT
 Zoning: PD075
 Request: Office/Industrial Office
 Lot Size: 21,000 sq ft
 Existing Building: 2,500 sq ft
 Lot Coverage: 8%
 Reduced Parking: 8
 Provided Parking: 48

LEGEND

- Building Footprint
- Open Storage
- Covered Storage
- Other
- Carport
- Parking
- Landscape
- Utility
- Easement
- Boundary
- Survey
- Other

Z090-229
 SITE PLAN

Proposed Site Plan



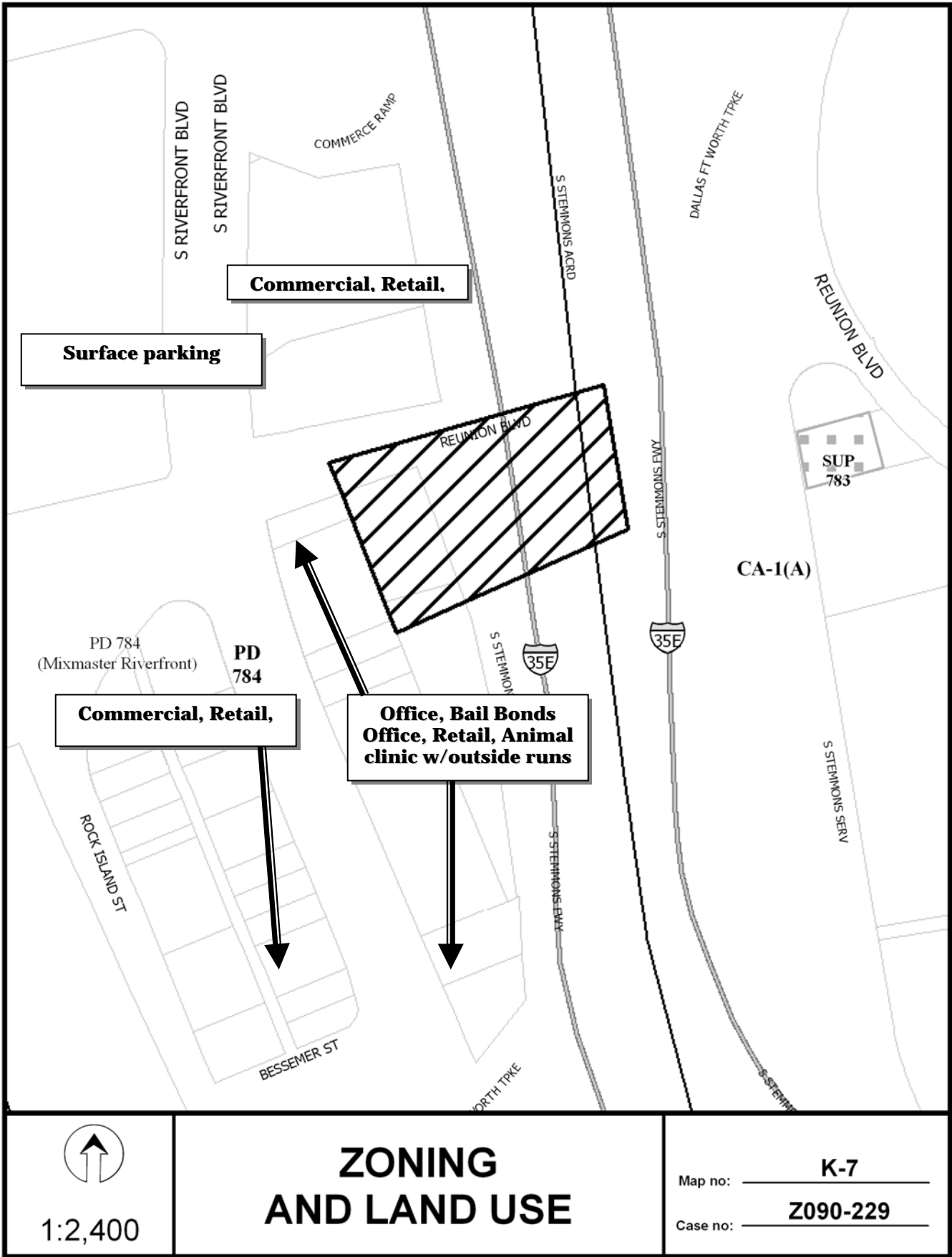
1:6,000

VICINITY MAP

Map no: K-7

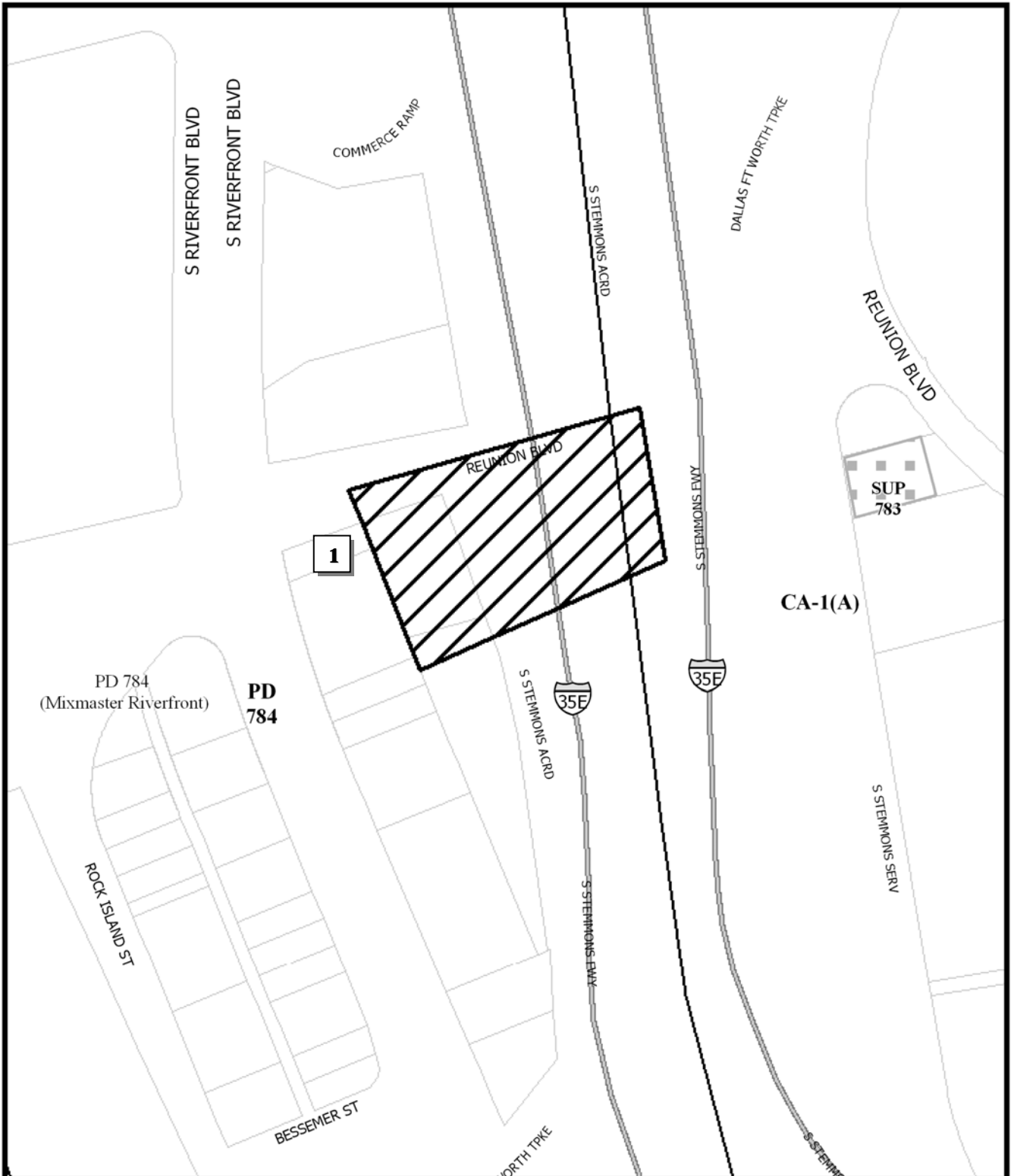
Case no: Z090-229

DATE: December 03, 2010



1:2,400

DATE: December 03, 2010




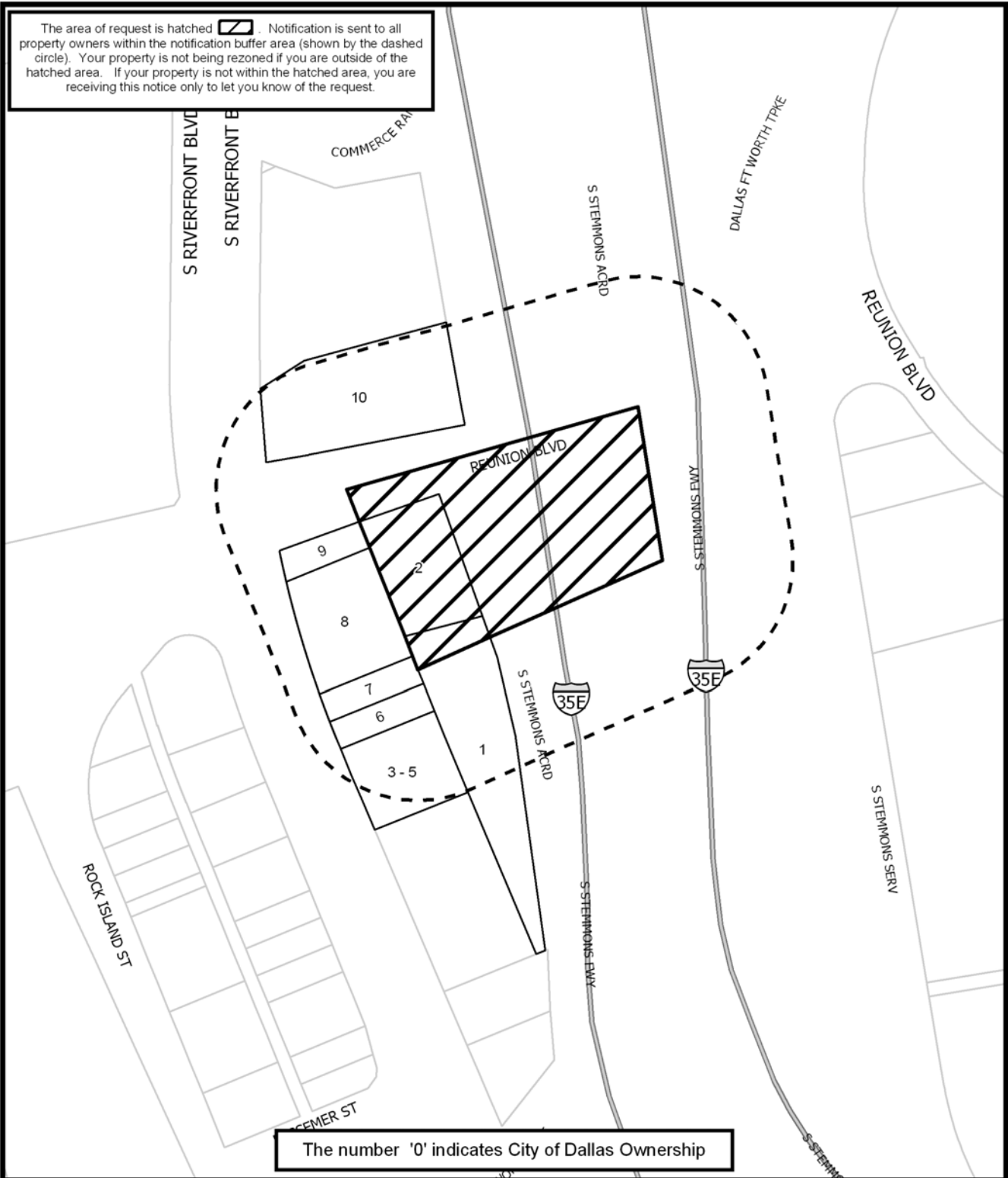
1:2,400

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



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

10

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-7

Case no: Z090-229

DATE: December 03, 2010

Notification List of Property Owners

Z090-229

10 Property Owners Notified

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

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

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)

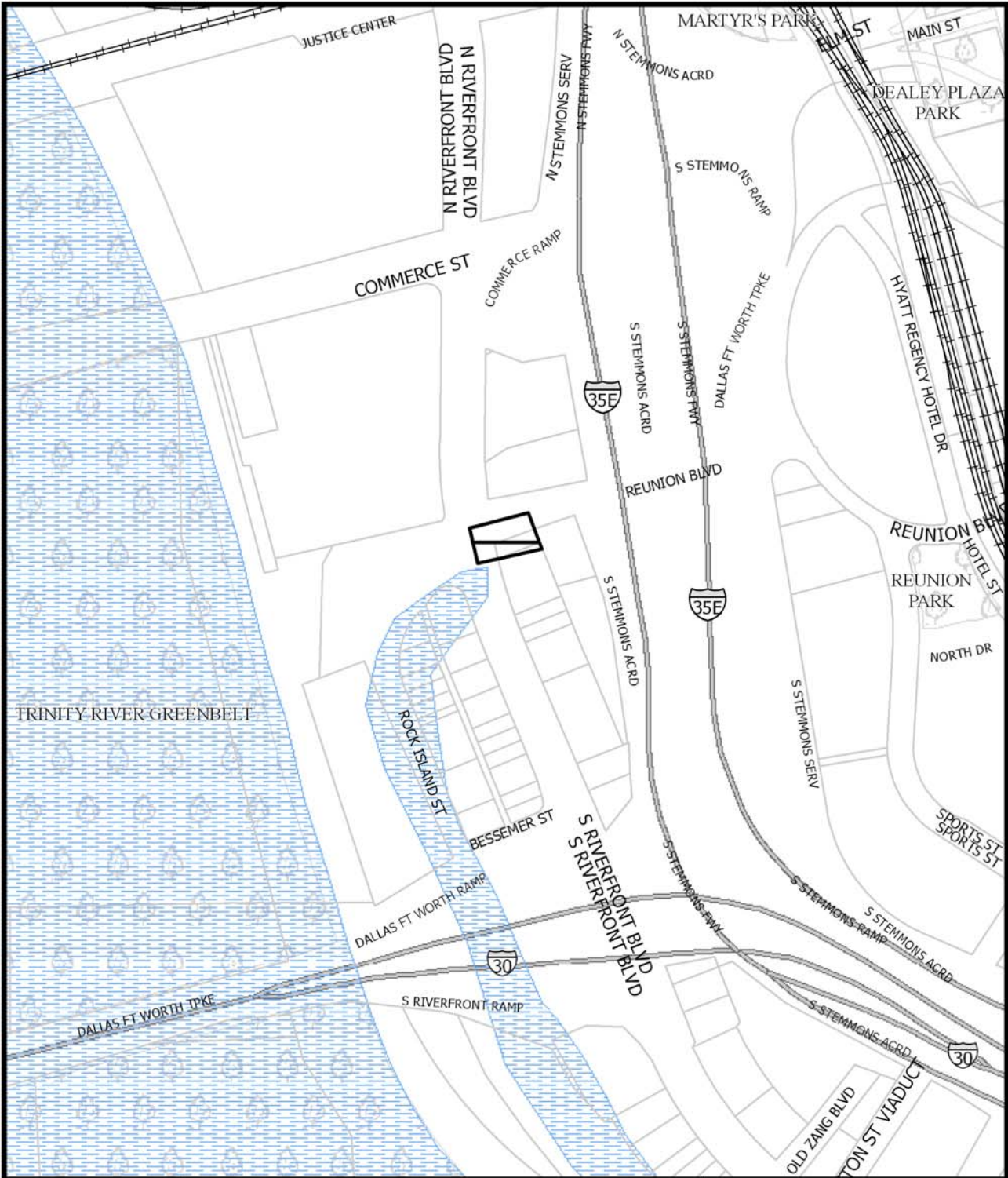
5/19/10-certificate of occupancy for an office (no bail bonds)

**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

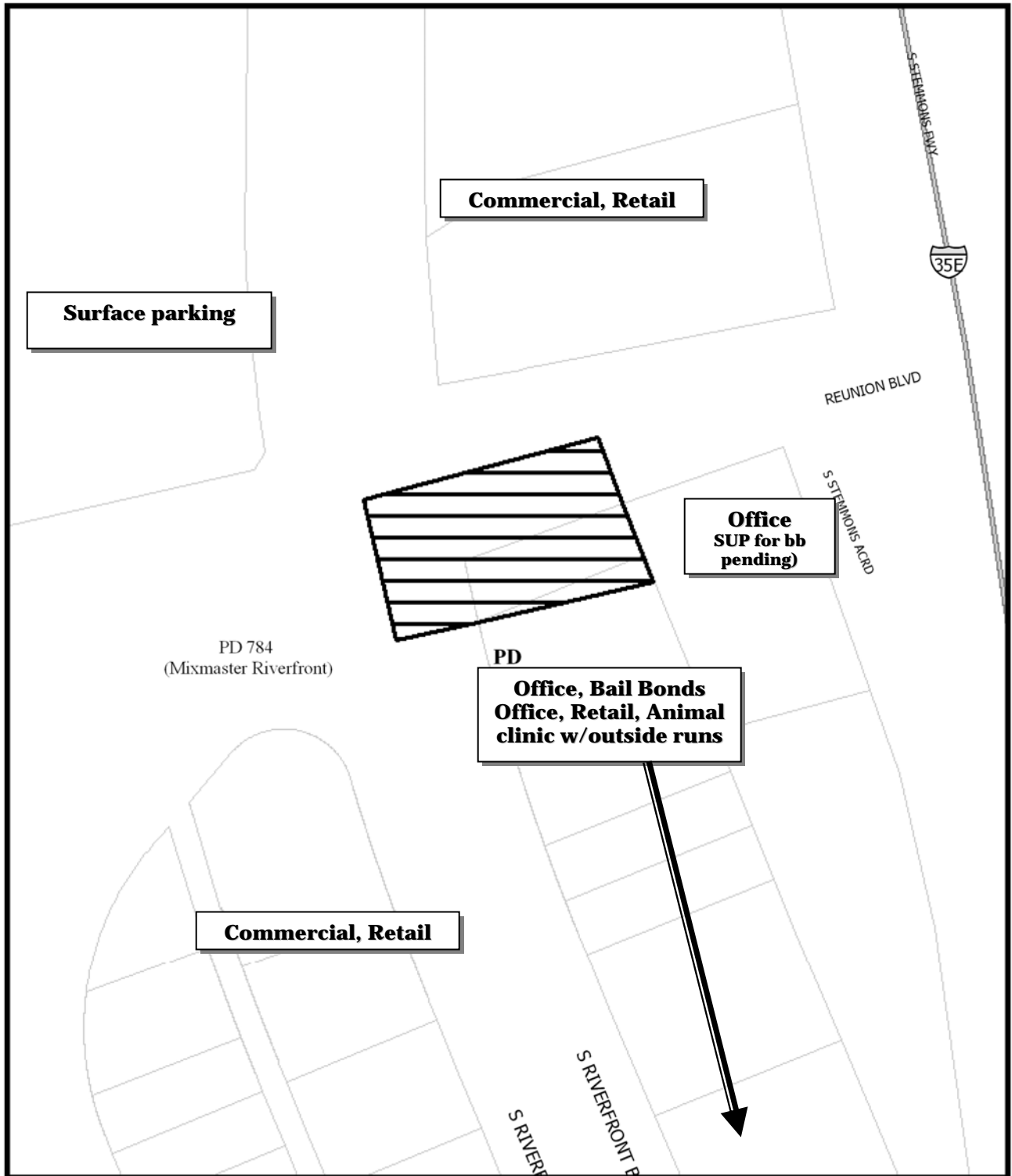


1:4,800

VICINITY MAP

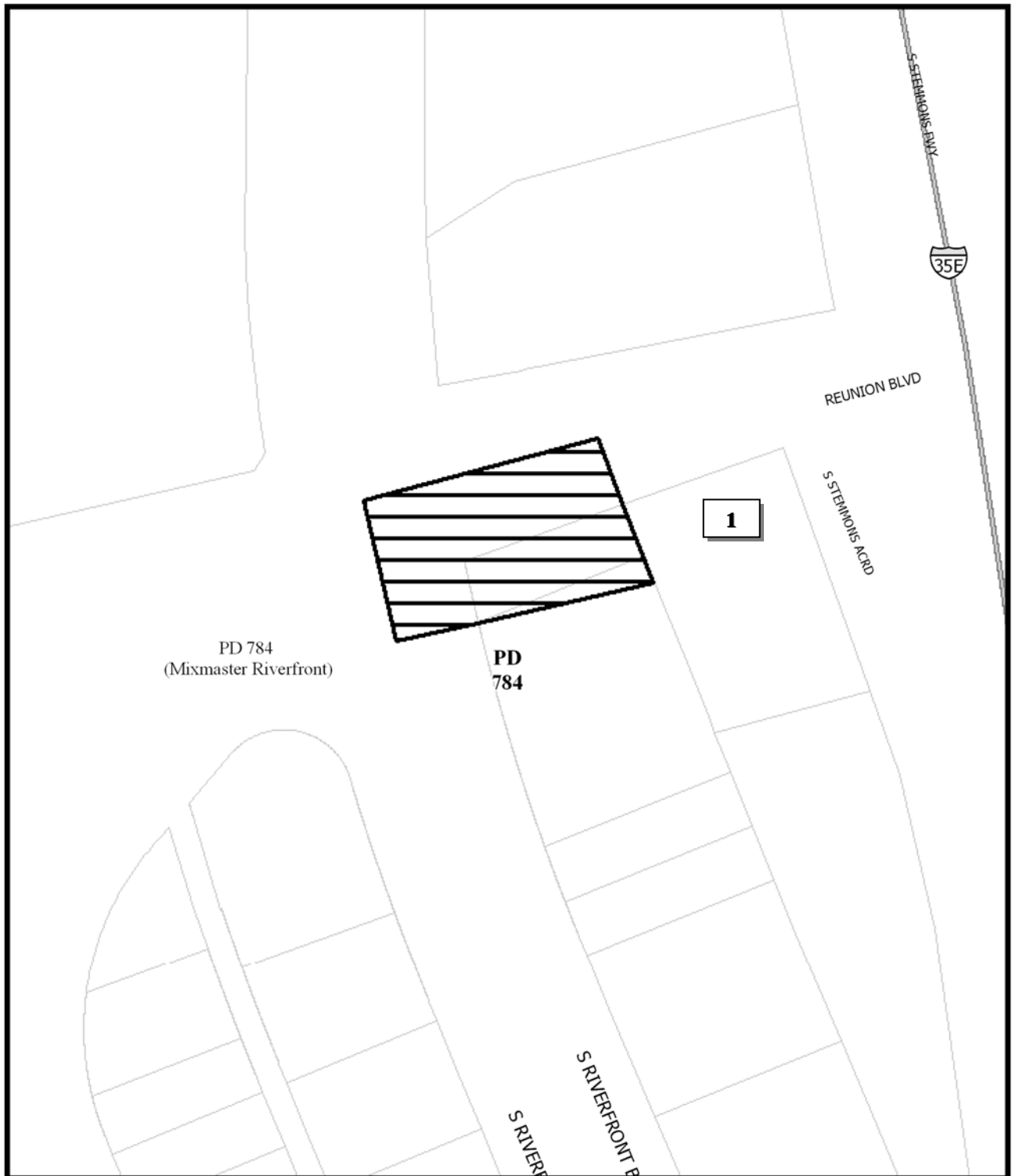
Map no: K-7
 Case no: Z090-230

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




1:1,200

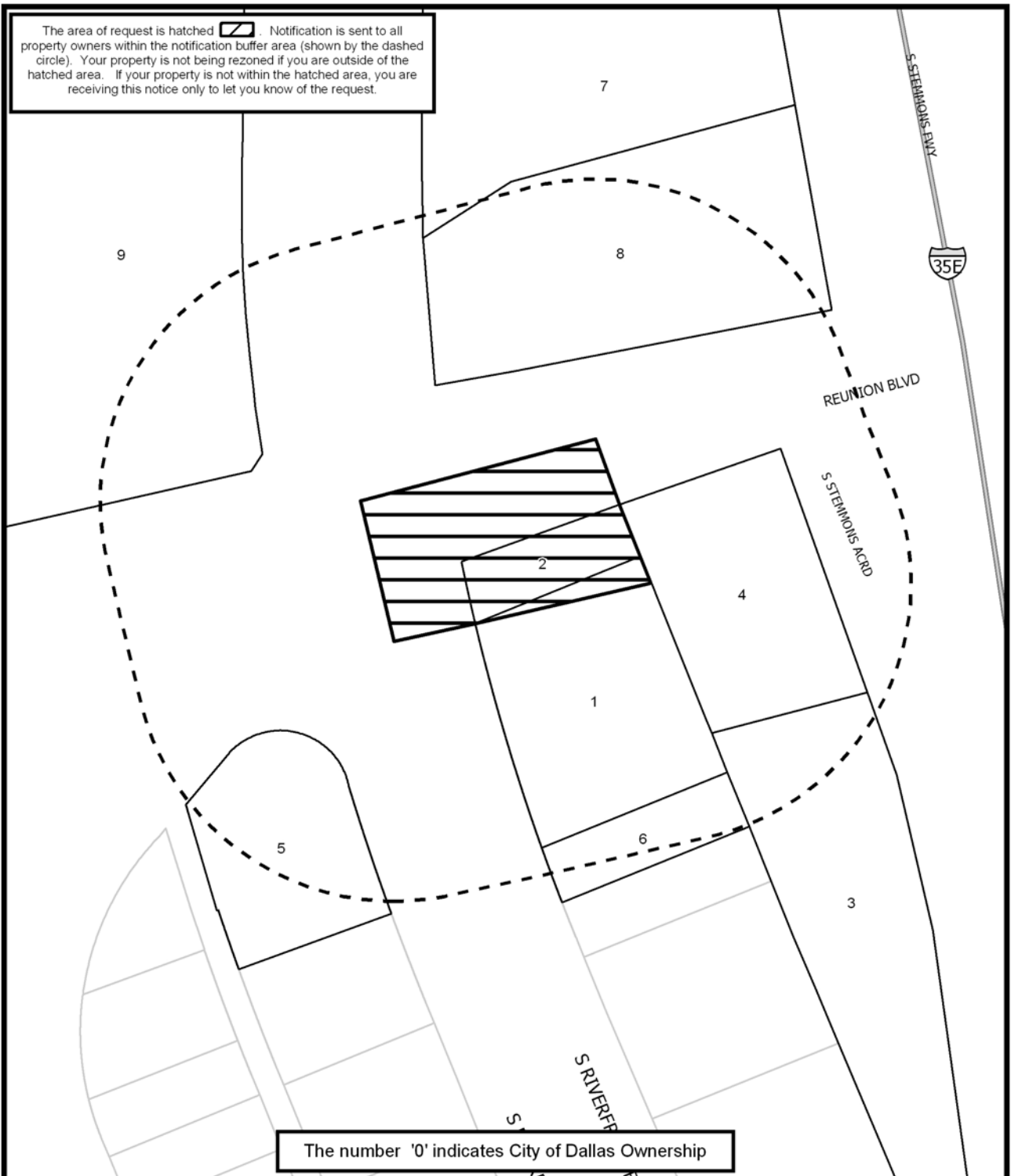
ZONING HISTORY

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

 <p>1:1,200</p>	<h2 style="text-align: center;">NOTIFICATION</h2> <p> AREA OF NOTIFICATION</p> <p> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	<p>Map no: <u> K-7 </u></p> <p>Case no: <u> Z090-230 </u></p>
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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

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

On January 20, 2011, the City Plan Commission held this case under advisement to February 3, 2011.

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 throughout 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, it 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.