



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 16, 2012
AGENDA

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

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

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

BRIEFINGS:

LINC Dallas - Leveraging and Improving Neighborhood Connections
Briefing on the City's next large-scale urban design initiative
David Whitley, Associate Director, dallas city**design** studio

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S045-255R**
(CC District 14)
- An application to revise a previously approved (S045-255) 9 lot shared access development subdivision to create a 10 lot shared access development from a 0.3185 acre tract of land containing all of Lots 1 and 16 in City Block P/582 located at 2429 Hall Street.
- Applicant/Owner: Crescent Estate Custom Homes, LP
Surveyor: Gonzalez & Schneeberg
Application Filed: January 20, 2012
Zoning: PD 225, Interior Neighborhood, Hi-Rise Office, Residential
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S112-067**
(CC District 3) An application to replat a 1.4026 acre tract of land containing all of Lot 6B in City Block J/4032 to revoke the offer to dedicate a 27 foot wide drainage easement at 2242 Zang Boulevard.
Applicant/Owner: Exxon Mobil Corporation
Surveyor: Texas heritage Surveying
Application Filed: January 23, 2012
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S112-068**
(CC District 7) An application to replat a 1.5642 acre tract of land containing all of Lots 6 through 14 in City Block 12/854 into one lot located between Merlin Street and Malcolm X Boulevard northwest of Grand Avenue.
Applicant/Owner: South Fair Community Development Corporation
Surveyor: Pogue Engineering & Development Co., Inc.
Application Filed: January 24, 2012
Zoning: PD 363, Subarea 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-069**
(CC District 3) An application to replat all of Lot 1 in City Block B/6160 and a tract of land into one 6.0665 acre lot on property located at Remond Drive and Westmoreland Road, northeast corner.
Applicant/Owner: Dallas County Hospital District
Surveyor: Lim & Associates, Inc.
Application Filed: January 25, 2012
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-071**
(CC District 2) An application to replat a 5.8890 acre tract of land containing all of Lot 1C in City Block A/1277 into one 4.740 acre lot and one 1.149 acre lot on All Star Way between Houston Street and Victory Way.
Applicant/Owner: Anland North, LP
Surveyor: Halff Associates, Inc.
Application Filed: January 27, 2012
Zoning: PD 542, North Subdistrict
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S112-072**
(CC District 2)

An application to replat a 1.984 acre tract of land containing part of Lots 1 and 3 and all of Lot 2 in City Block 1982; and all of Lots 5, 6, 7, 8, 9 and 10 in City Block D/1982 into one 0.485 acre lot, one 0.781 acre lot; and one 0.718 acre lot on 2001 Greenville Avenue between Sears Street and Bell Avenue.

Applicant/Owner: 2001 Greenland Venture Ltd.

Surveyor: CBG Surveying, Inc.

Application Filed: January 27, 2012

Zoning: CR, MD-1

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

Residential Replat:

(7) **S112-066**
(CC District 3)

An application to replat a 0.667 acre tract of land containing all of Lot 1 in City Block 5/6389 to reduce the platted 50 foot side yard building line to a 20 foot platted side yard building line at 5210 Royal Crest Drive.

Applicant/Owner: Sheldon Goldstein and Michelle Scopellite

Surveyor: A&W Surveyors, Inc

Application Filed: January 20, 2012

Notices Mailed: 11 notices mailed on January 27, 2012

Zoning: R1/2(A)

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

Miscellaneous Docket

M112-008
Richard Brown
(CC District 10)

An application for a minor amendment to the development and landscape plan for Planned Development District No. 501 for a Public school and R-10(A) Single Family District Uses, on the south line of Stults Road between Woodshore Drive and Clearwater Drive.

Staff Recommendation: **Approval**

Applicant: Richardson Independent School District

Representative: Karl Crawley

M112-011
Richard Brown
(CC District 4)

An application for a minor amendment to the site plan/traffic management plan for Specific Use Permit No. 1824 for an Open-enrollment charter school on west line of South R. L. Thornton Freeway, south of Kiest Boulevard.

Staff Recommendation: **Approval**

Applicant: Faith Family Academy

Representative: Dean McGuire

W112-006

Neva Dean
(CC District 4)

An application for a waiver of the two-year waiting period in order to submit an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on the north line of Bruton Road between Jim Miller Road and Mack Lane.

Staff Recommendation: **Denial**

Thoroughfare Plan Amendments

Elm Street between Good Latimer Expressway and Exposition Avenue; and Commerce Street between Good Latimer Expressway and Exposition Avenue.

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Thoroughfare Plan to change dimensional classifications of (1) Elm Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement; and (2) Commerce Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation:

Approval

Riverfront Boulevard from Continental Avenue to Corinth Street

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Thoroughfare Plan to change dimensional classification of Riverfront Boulevard from Continental Avenue to Corinth Street from a special eight lane divided (SPCL 8D) roadway within 137 to 150 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with bike lanes within 130 feet of right-of-way and 93 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Canada Drive between Gulden Lane and West Main Street; and Continental Viaduct between Beckley Avenue and Riverfront Boulevard; and Beckley Avenue between West Main Street and Singleton Boulevard

Tanya Brooks
(CC District 6)

An amendment to the City of Dallas Thoroughfare Plan to (1) Delete Canada Drive from Gulden Lane to West Main Street as a four lane divided (S-4-D) roadway within 80 feet of right-of-way; (2) Delete Continental Viaduct from Beckley Avenue to Riverfront Boulevard as a special eight lane divided (SPCL 8D) roadway within 134 to 150 feet of right-of-way; and (3) Add Beckley Avenue from West Main Street to Singleton Boulevard as a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right-of-way and 74 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Sylvan Avenue between IH-30 and Singleton Boulevard

Tanya Brooks
(CC District 6)

An amendment to the City of Dallas Thoroughfare Plan to change dimensional classifications of (1) Sylvan Avenue from IH-30 to Fort Worth Avenue from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 90 feet of right-of-way; and (2) Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 100 feet of right-of-way

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**
with Cross Sections provided.

Zoning Cases – Consent

1. **Z101-360(RB)**

Richard Brown
(CC District 8)

An application for an amendment to Planned Development District No. 512 for a Public school and R-1/2ac(A) Single Family District Uses on the south corner of Woody Road and Seagoville Road.

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

Applicant: Dallas Independent School District

Representative: Karl Crawley

2. **Z101-390(RB)**
Richard Brown
(CC District 6)

An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest corner of Goodnight Lane and Merrell Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Bencor Corporation
Representative: Michael R. Coker
3. **Z112-139(WE)**
Warren Ellis
(CC District 10)

An application for an amendment to Planned Development District No. 194 for a fire station on the west line of Greenville Avenue, north of Boundbrook Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: New Cingular Wireless
Representative: Peter Kavanagh
4. **Z112-140(MW)**
Megan Wimer
(CC District 11)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-10(A) Single Family District on the south side of Belt Line Road, east of Hillcrest Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: New Cingular Wireless
Representative: Peter Kavanagh
5. **Z112-144(JH)**
Jennifer Hiromoto
(CC District 2)

An application to amend Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District, an area generally bounded by Knight Street, Brown Street, Throckmorton Street and Fairmount Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Maple Multi-family, LLC
Representative: Rob Baldwin, Baldwin Associates
6. **Z112-151(JH)**
Jennifer Hiromoto
(CC District 10)

An application to amend Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Cosmos Foundation, Inc.
Representative: Karl Crawley, MASTERPLAN

7. **Z112-173(JH)** An application to create a new subdistrict within Planned Development District No. 577 on the east side of Central Expressway, north of Meadow Road.
Jennifer Hiromoto
(CC District 13)
Staff Recommendation: **Approval**, subject to conditions.
Applicant: RMI Royal Central Partners
Representative: David Watson

Zoning Cases – Under Advisement

8. **Z101-271(MG)** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road.
Neva Dean
(CC District 4)
Staff Recommendation: **Approval** for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
Applicant: Racetrac Petroleum, Inc
Representative: Masterplan - Santos Martinez
U/A From: September 15, 2011 and December 1, 2011

Zoning Cases – Individual

9. **Z112-120(WE)** An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Subarea 2 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the southwest corner of S. Buckner Boulevard and Lake June Road.
Warren Ellis
(CC District 5)
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions.
Applicant: CVS Corporation
Representative: MASTERPLAN - Santos Martinez

Development Code Amendment

- DCA112-004** Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-8.500, Subdivision Layout and Design, providing that lots for certain governmental uses are excluded from the requirement that lots must conform in width, depth, and area to the pattern already established in adjacent areas.
David Cossum
Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Pending**, February 16, 2012 Subdivision Review Committee meeting.

Other Matters

Reconsideration

Z101-233(MW)

Megan Wimer
(CC District 1)

1. Reconsideration of action taken on February 2, 2012, which was to move to recommend approval of a MU-2 Mixed Use District and approval of a Specific Use Permit for a convenience store with drive-through for a three-year period, subject to a site plan and conditions on property zoned an MU-1 Mixed Use District on the southwest corner of East 8th Street and South RL Thornton Freeway.

If #1 is approved then consideration of #2.

2. An application for an MU-2 Mixed Use District and a Specific Use Permit for a convenience store with drive-through on property zoned an MU-1 Mixed Use District on the southwest corner of East 8th Street and South RL Thornton Freeway.

Staff Recommendation: **Denial**

Minutes: February 2, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 14, 2012

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, February 14, 2012, City Hall, 1500 Marilla Street, Room 5BN, at 2:00 p.m., to consider (1) **1201275002** - An application for a Certificate of Appropriateness by Kevin Pheiffer of Staffelbach for a 370 square foot middle level attached sign on the northwest elevation (Bryan Street) at 325 N. St. Paul Street; and (2) **1201275003** - An application for a Certificate of Appropriateness by Kevin Pheiffer of Staffelbach for a 370 square foot middle level attached sign on the northeast elevation (N. St. Paul Street) at 325 N. St. Paul Street.

Thursday, February 16, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, February 16, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m. to consider (1) **DCA 112-002** - Consideration of amending the Dallas Development Code to amend certain parking standards including parking reductions for providing bicycle parking; and (2) **DCA 112-001** - Consideration of amending the Dallas Development Code to develop appropriate standards for alternative fueling stations including electrical charging, compressed natural gas and liquefied natural gas.

SUBDIVISION REVIEW COMMITTEE Thursday, February 16, 2012, City Hall, 1500 Marilla Street, in 5DN, at 10:00 a.m. to consider amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-8.500, Subdivision Layout and Design, providing that lots for certain governmental uses are excluded from the requirement that lots must conform in width, depth, and area to the pattern already established in adjacent areas.

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]

LOCATION: Hugo Street, southwest of Hall Street

DATE FILED: January 20, 2012
Hi-Rise Office / Residential

ZONING: PD No. 225, Interior Neighborhood,

COUNCIL DIST: 14

SIZE OF REQUEST: 0.3185 Ac.

MAPSCO: 45C

APPLICANT: Crescent Estate Custom Homes, LP

REQUEST: An application to revise a previously approved (S045-255) 9 lot shared access development subdivision to create a 10 lot shared access development from a 0.3185 acre tract of land and containing all of Lots 1 and 16 in City Block P/582 located at 2429 Hall Street.

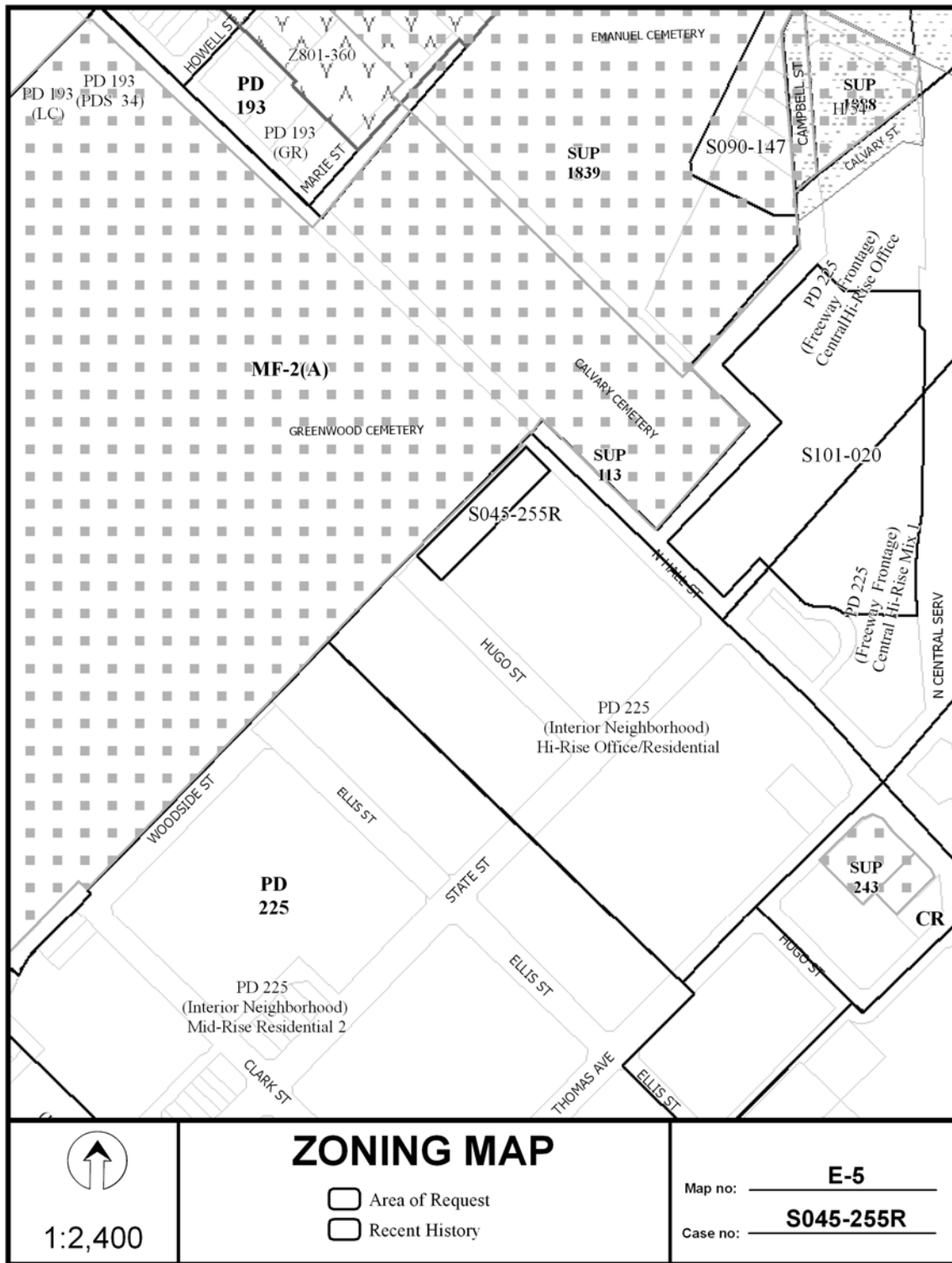
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of Planned Development District No. 225, for Interior Neighborhood, Hi-rise office / residential uses within; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
10. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
11. The maximum number of lots permitted by this plat is 10.
12. The shared access area must front a minimum width of 20 feet on Hugo Street.
13. All access and utility easements serving as streets must be a minimum 20 feet wide and contain a minimum paving width of 20 feet.
14. An exclusive 12 ft. wide water/wastewater easement must be centered within the Shared Access Area easement.
15. No early release building permit or building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use as required by Section 51A-4.411(c)(3) of the code.
15. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
16. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
17. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature.
18. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
19. Include the words "Shared Access Development" in the title block of the final plat.
20. Add a note to the final plat stating "This development is restricted to single family dwellings only."
21. On the final plat provide 3 guest parking spaces per lot on the plat. The parking spaces cannot be located within the water or wastewater easement.
22. On the final plat provide a street name for the "Shared Access Area." Contact the Street name Coordinator at 214-671-9057.

23. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
24. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
25. The final plat must comply with 51A-4.411 of Volume Three of the Dallas City Code, as amended.
26. On the final plat show how all adjoining ROW was created.
27. On the final plat show the recording information on all existing easements within 150 feet of the property.
28. On the final plat show the correct recording information of the Gables Ellis Street Addition.
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
30. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
31. New water/wastewater main extensions are required by Private Development Contract.
32. Prior to submittal of the final plat obtain approval of a street name from the City Street Name Coordinator.
33. On the final plat identify the properties as: Block P/582 Lots 1A, 1B, 1C, 1D, 1E, 16A, 16 B, 16 C, 16 D, 16 E and SAA.





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 16, 2012****FILE NUMBER:** S112-067**Subdivision Administrator:** Paul Nelson**LOCATION:** 2242 Zang Boulevard**DATE FILED:** January 23, 2012**ZONING:** MU-1**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.4026 Acres **MAPSCO:** 54U**APPLICANT/OWNER:** Exxon Mobil Corporation

REQUEST: An application to replat a 1.4026 acre tract of land containing all of Lot 6B in City Block J/4032 to revoke the offer to dedicate a 27 foot wide drainage easement at 2242 Zang Boulevard.

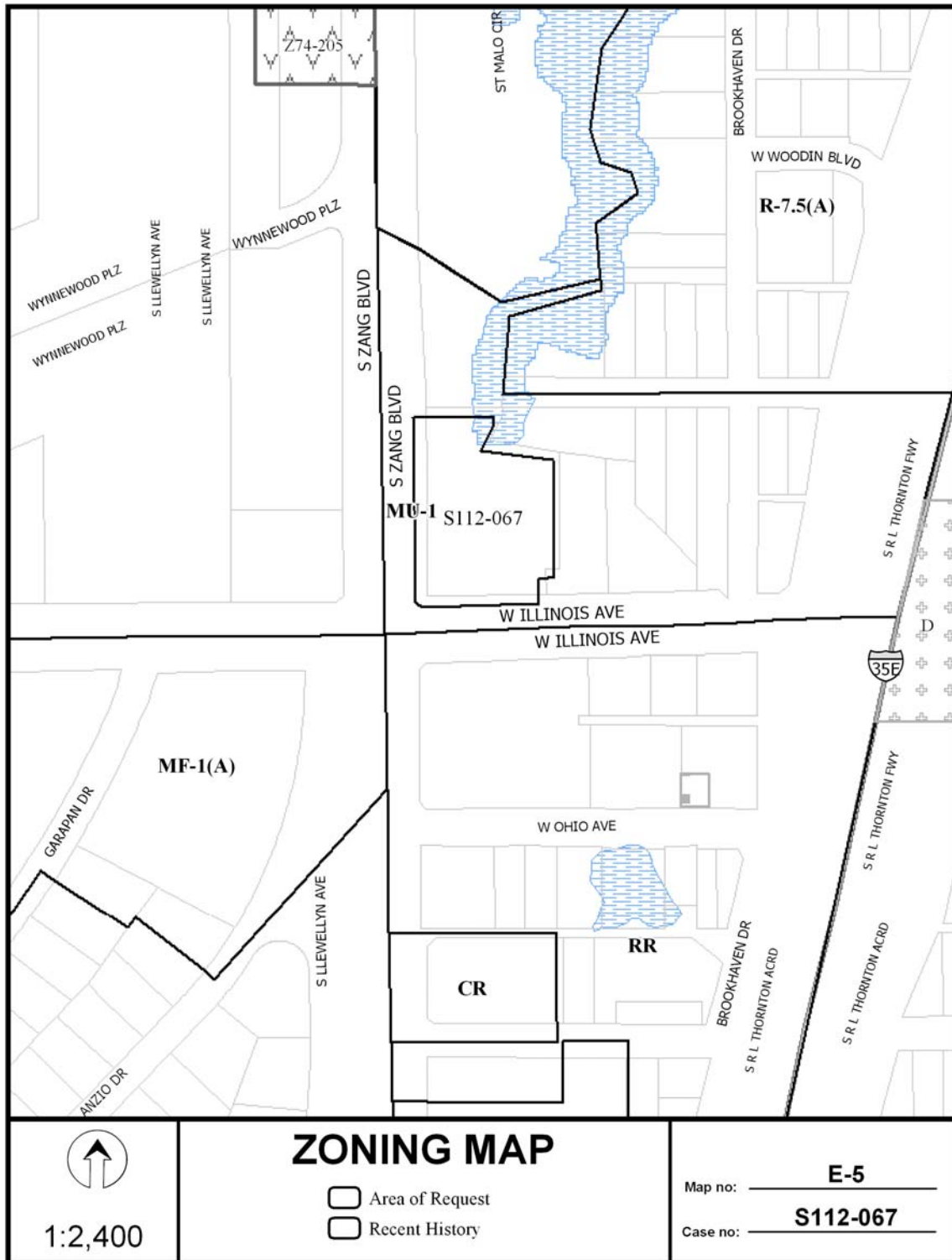
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

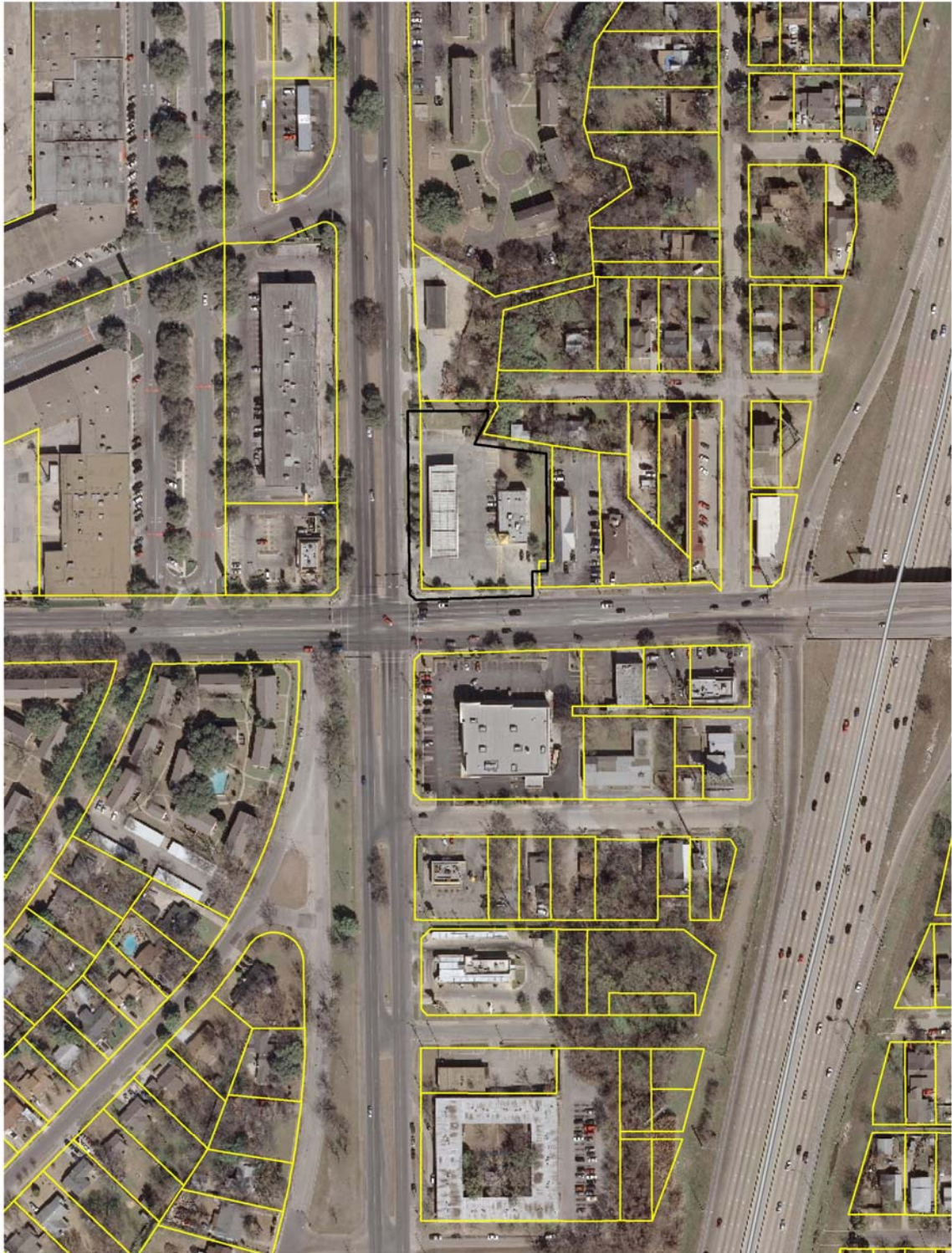
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the MU-1 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. On the final plat monument all set corners.
21. The 27 foot drainage easement to be abandoned must be abandoned by separate instrument and the recording information placed on the face of the plat.
22. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
23. On the final plat remove the directional prefix from Zang Blvd. and Illinois Avenue.
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. 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.
26. Water/wastewater main extension may be required by Private Development Contract.
27. On the final plat identify the property as City Block J/4032, Lot 6A.





CITY PLAN COMMISSION

THURSDAY, FEBRUARY 16, 2012

FILE NUMBER: S112-068

Subdivision Administrator: Paul Nelson

LOCATION: Between Merlin St. and Malcolm X Blvd.' northwest of Grand Ave.

DATE FILED: January 24, 2012

ZONING: PD 363, Subarea 3

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 1.5642 Acres **MAPSCO:** 46N

APPLICANT/OWNER: South Fair Community Development Corporation

REQUEST: An application to replat a 1.5642 acre tract of land containing all of Lots 6 through 14 in City Block 12/854 into one lot located between Merlin Street and Malcolm X Boulevard, northwest of Grand Avenue.

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

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 363 Subarea 3; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right of way was created.
14. On the final plat add the lien holder's subordination agreement..
15. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat identify the property as City Block 12/854, Lot 6A.



 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> E-5 </u> Case no: <u> S112-068 </u>
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2/6/2012

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 16, 2012****FILE NUMBER:** S112-069**Subdivision Administrator:** Paul Nelson**LOCATION:** Remond Drive and Westmoreland Road, northeast corner**DATE FILED:** January 25, 2012**ZONING:** NO(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 6.0665 Acres **MAPSCO:** 43U**APPLICANT/OWNER:** Dallas County Hospital District

REQUEST: An application to replat all of Lot 1 in City Block B/6160 and a tract of land into one 6.0665 acre lot on property located at Remond Drive and Westmoreland Road, northeast corner.

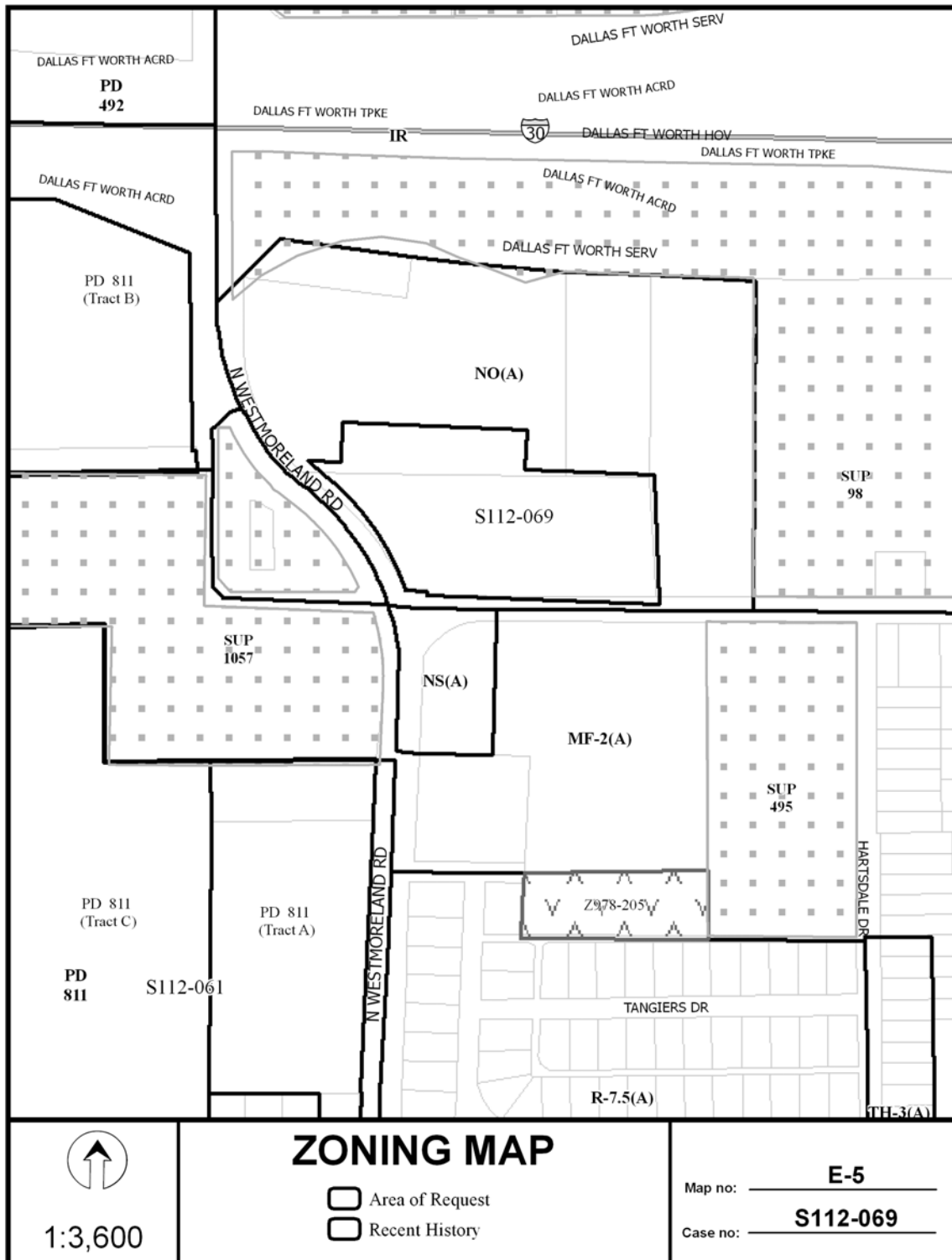
SUBDIVISION HISTORY:

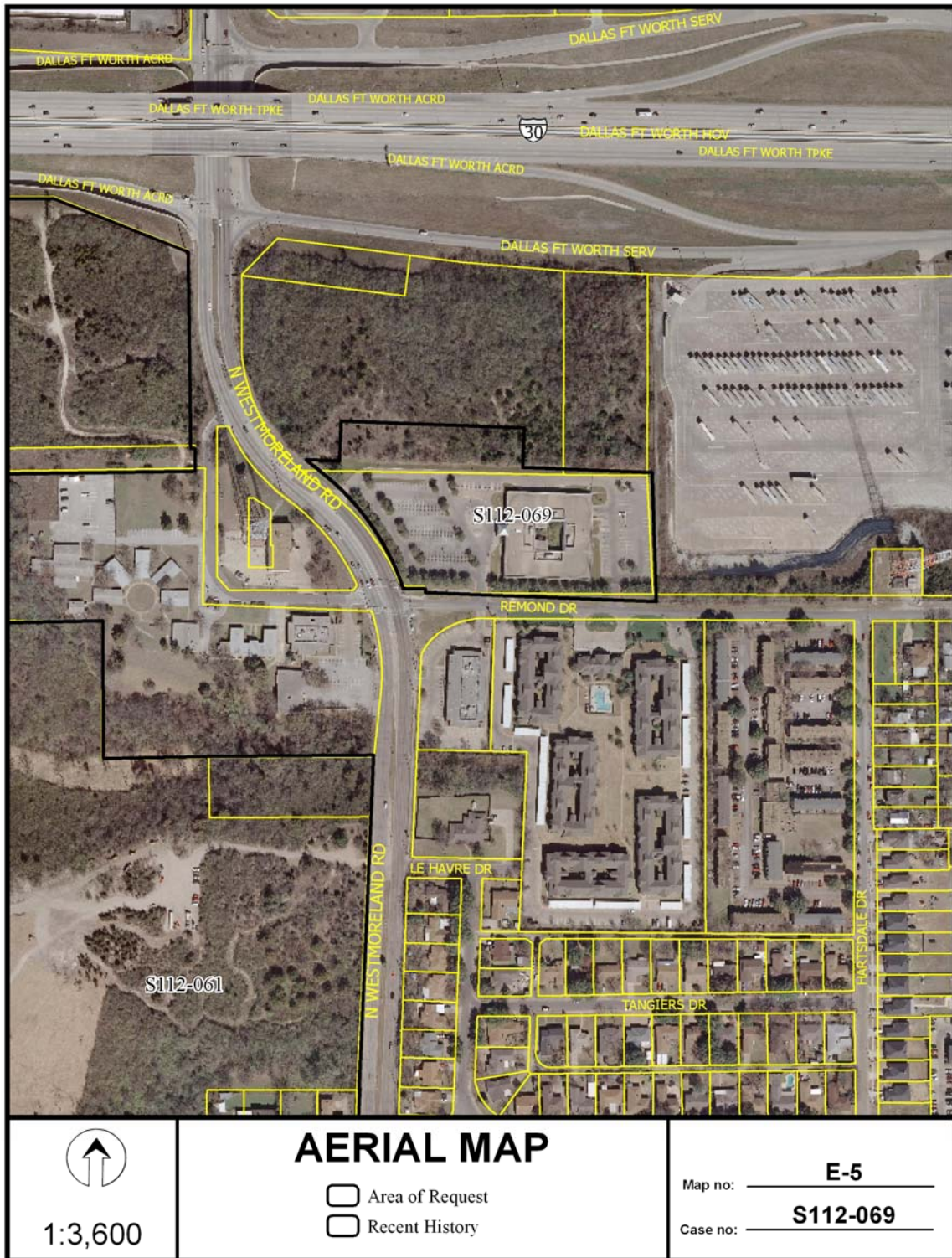
1. S112-061 is an application to replat a 189.549 acre tract of land west of the present request containing City Blocks 4152, 4153, 6161, 7212, 7213, 7216 and 7217 to create 12 lots on property generally bounded by Interstate 30 on the north, N. Westmoreland Road on the east, Fort Worth Avenue on the south and Pinnacle Park Blvd. on the west and was approved on February 2, 2012.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the NO(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
10. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
11. The maximum number of lots permitted by this plat is 1.
12. 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.
13. Place a note on the face of the final plat stating: "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 7.5 feet of ROW from the established centerline of the alley.
15. On the final plat dedicate a 15 feet by 15 feet corner clip at Westmoreland Road and Remond Drive.
16. On the final plat show how all adjoining ROW was created.
17. On the final plat chose a different addition name.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. On the final plat change "N. Westmoreland Drive" to "Westmoreland Road".
20. On the final plat identify the property as City Block B/6160, Lot 1A.





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 16, 2012****FILE NUMBER: S112-071****Subdivision Administrator: Paul Nelson****LOCATION: All Star Way between Houston Street and Victory Way****DATE FILED: January 27, 2012****ZONING: PD 582, North Subdistrict****CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 5.8890 Acres MAPSCO: 45E****APPLICANT/OWNER: Anland North, LP**

REQUEST: An application to replat a 5.8890 acre tract of land containing all of Lot 1C in City Block A/1277 into one 4.740 acre lot and one 1.149 acre lot on All Star Way between Houston Street and Victory Way.

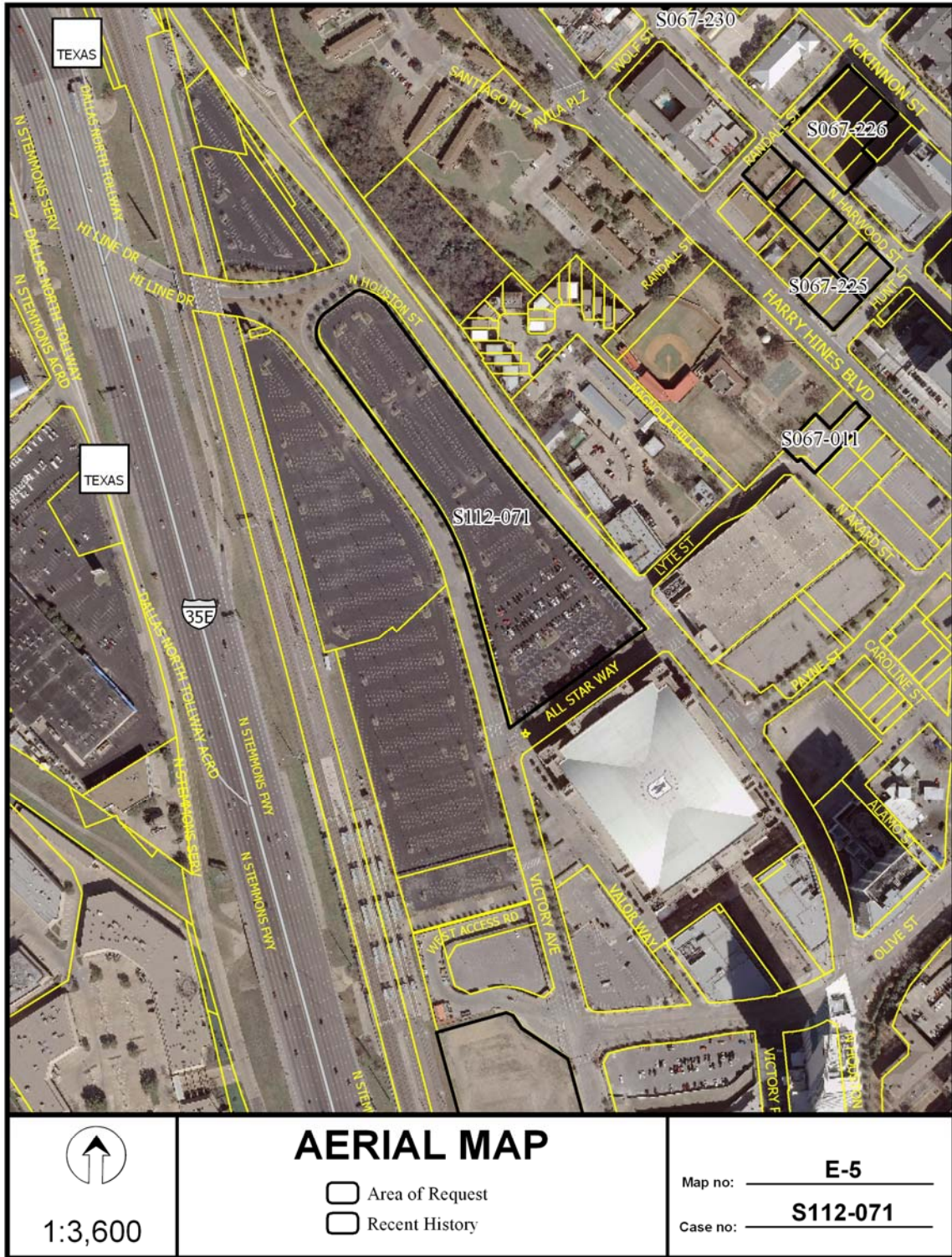
SUBDIVISION HISTORY:

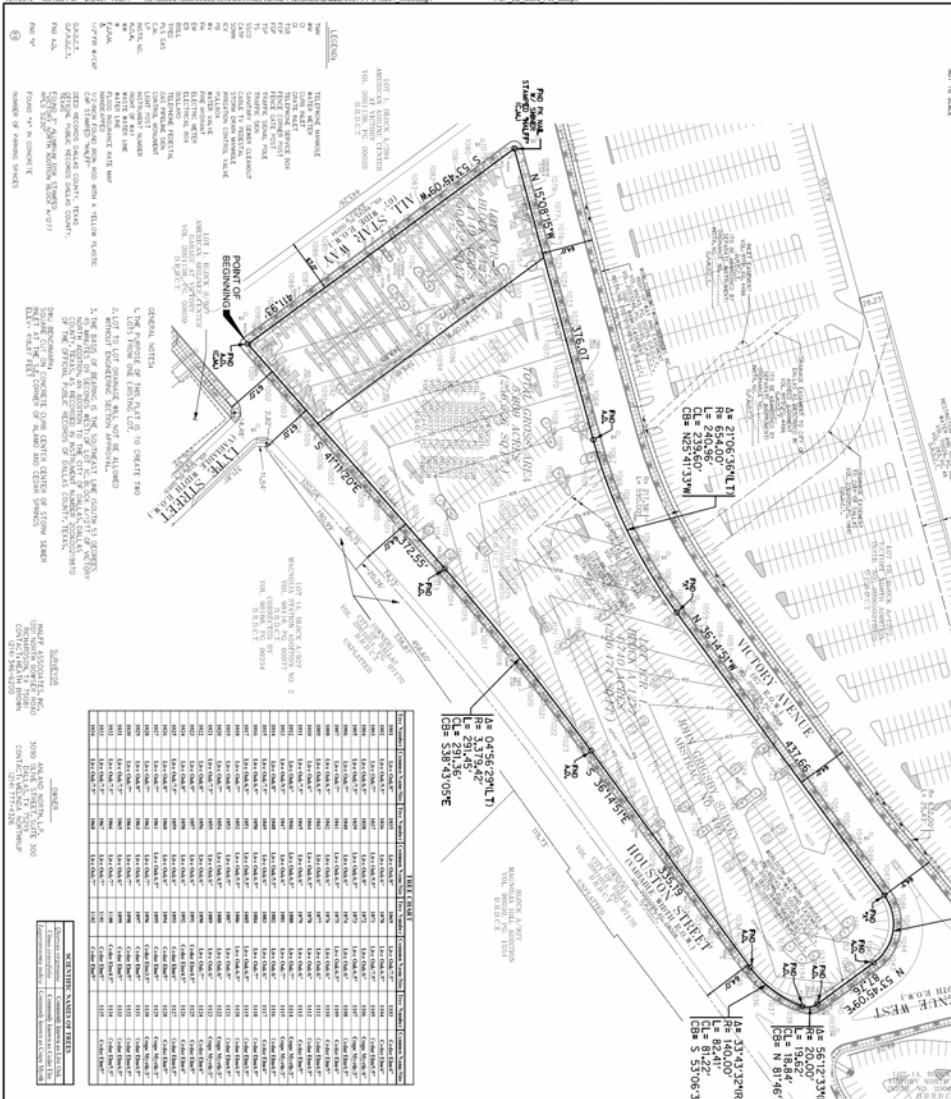
1. S056-116 was an application that included the present request and was to create three lots ranging in size from 2.59 acres to 8.42 acres in size from a 19.44 acre tract of land in City Blocks 2/1003, A/1277, 396, 397, 398 and 399 between Stemmons Freeway and North Houston Street and was approved on February 9, 2006 and recorded on July 16, 2006.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 582; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
10. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
11. The maximum number of lots permitted by this plat is 2.
12. 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.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. On the final plat chose a different addition name.
18. The drainage and inlet easements shown on the plat as proposed abandonments need to be shown as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____." Real Estate Division release required prior to submittal of final plat for Chairpersons signature.
19. On the final plat identify the property as City Block A/1277, Lots 1D and 1E.





NO.	DESCRIPTION	BEARING	DISTANCE	AREA	PERIMETER
1	LOT 1, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
2	LOT 2, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
3	LOT 3, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
4	LOT 4, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
5	LOT 5, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
6	LOT 6, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
7	LOT 7, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
8	LOT 8, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
9	LOT 9, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
10	LOT 10, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
11	LOT 11, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
12	LOT 12, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
13	LOT 13, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
14	LOT 14, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
15	LOT 15, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
16	LOT 16, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
17	LOT 17, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
18	LOT 18, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
19	LOT 19, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
20	LOT 20, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
21	LOT 21, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
22	LOT 22, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
23	LOT 23, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
24	LOT 24, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
25	LOT 25, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
26	LOT 26, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
27	LOT 27, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
28	LOT 28, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
29	LOT 29, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
30	LOT 30, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
31	LOT 31, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
32	LOT 32, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
33	LOT 33, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
34	LOT 34, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
35	LOT 35, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
36	LOT 36, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
37	LOT 37, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
38	LOT 38, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
39	LOT 39, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
40	LOT 40, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
41	LOT 41, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
42	LOT 42, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
43	LOT 43, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
44	LOT 44, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
45	LOT 45, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
46	LOT 46, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
47	LOT 47, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
48	LOT 48, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
49	LOT 49, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				
50	LOT 50, BLOCK A, WEST 1/2 SECTION 16, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W				

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described premises, do hereby acknowledge that the above described plat has been prepared by a duly licensed and qualified surveyor and that the same is a true and correct representation of the actual conditions of the premises as shown on the ground and as the same are shown on the above described plat.

I further acknowledge that the above described plat has been prepared in accordance with the provisions of the laws of the State of North Carolina and that the same is a true and correct representation of the actual conditions of the premises as shown on the ground and as the same are shown on the above described plat.

I hereby authorize the above described plat to be recorded in the public records of the State of North Carolina and to be used for all purposes for which it is intended.

Witness my hand and seal of office this _____ day of _____, 2012.

 Surveyor

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

VICTORY NORTH ADDITION

PRELIMINARY PLAT

LOTS 1 THRU 50

VICTORY NORTH ADDITION

PREPARED BY: HALFE

DATE: 12/20/2011

CITY OF RALEIGH, NORTH CAROLINA

PLAT NO. 12/20/2011

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 16, 2012****FILE NUMBER: S112-072****Subdivision Administrator: Paul Nelson****LOCATION:** 2001 Greenville Avenue between Sears Street and Bell Avenue**DATE FILED:** January 27, 2012**ZONING:** CR, MD-1**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 1.984 Acres MAPSCO: 36T****APPLICANT/OWNER:** 2001 Greenland Venture Ltd.

REQUEST: An application to replat a 1.98 acre tract of land containing part of Lots 1 and 3 and all of Lot 2 in City Block 1982; and all of Lots 5, 6, 7, 8, 9 and 10 in City Block D/1982 into one 0.485 acre lot, one 0.781 acre lot; and one 0.718 acre lot on Greenville Avenue between Sears Street and Bell Avenue

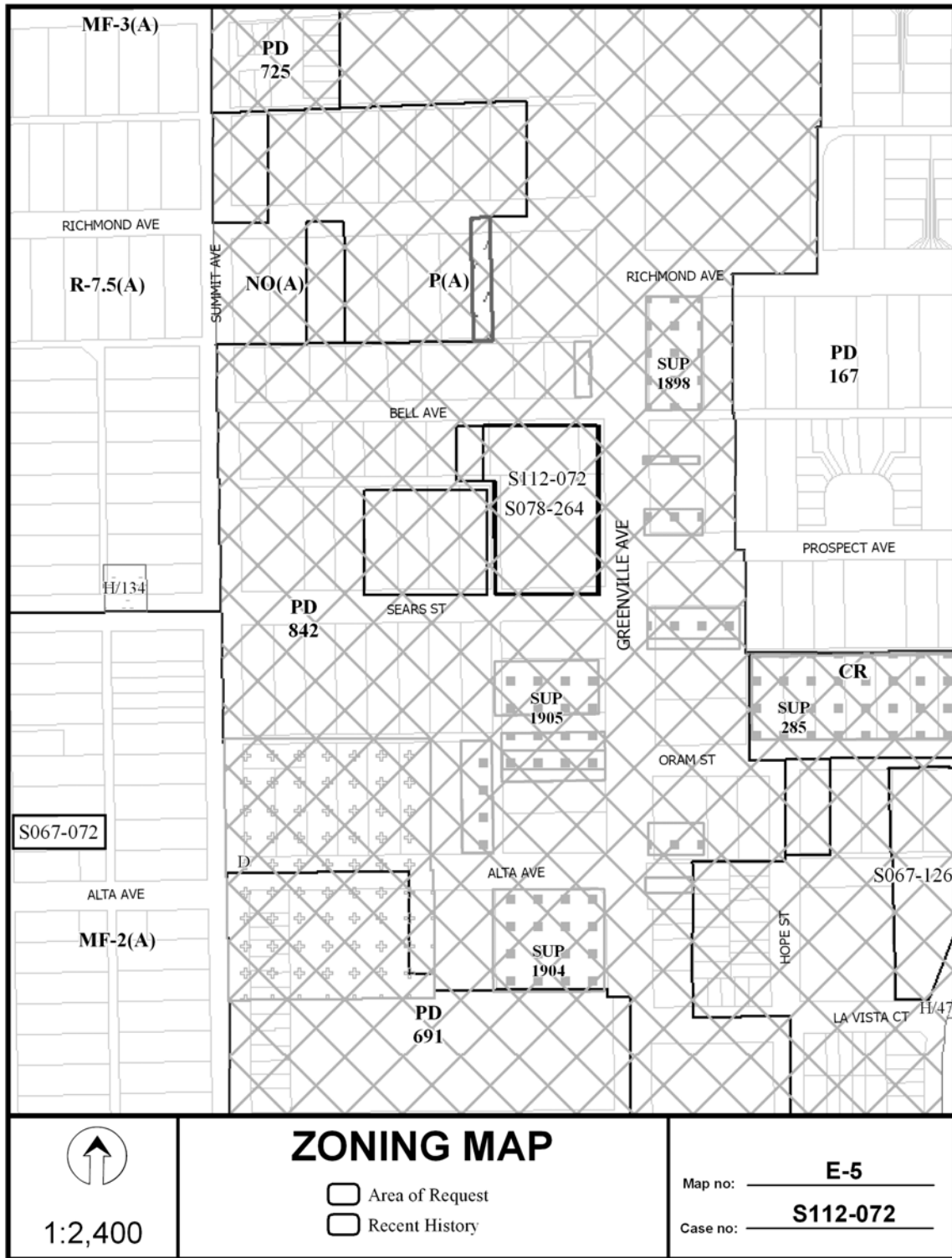
SUBDIVISION HISTORY:

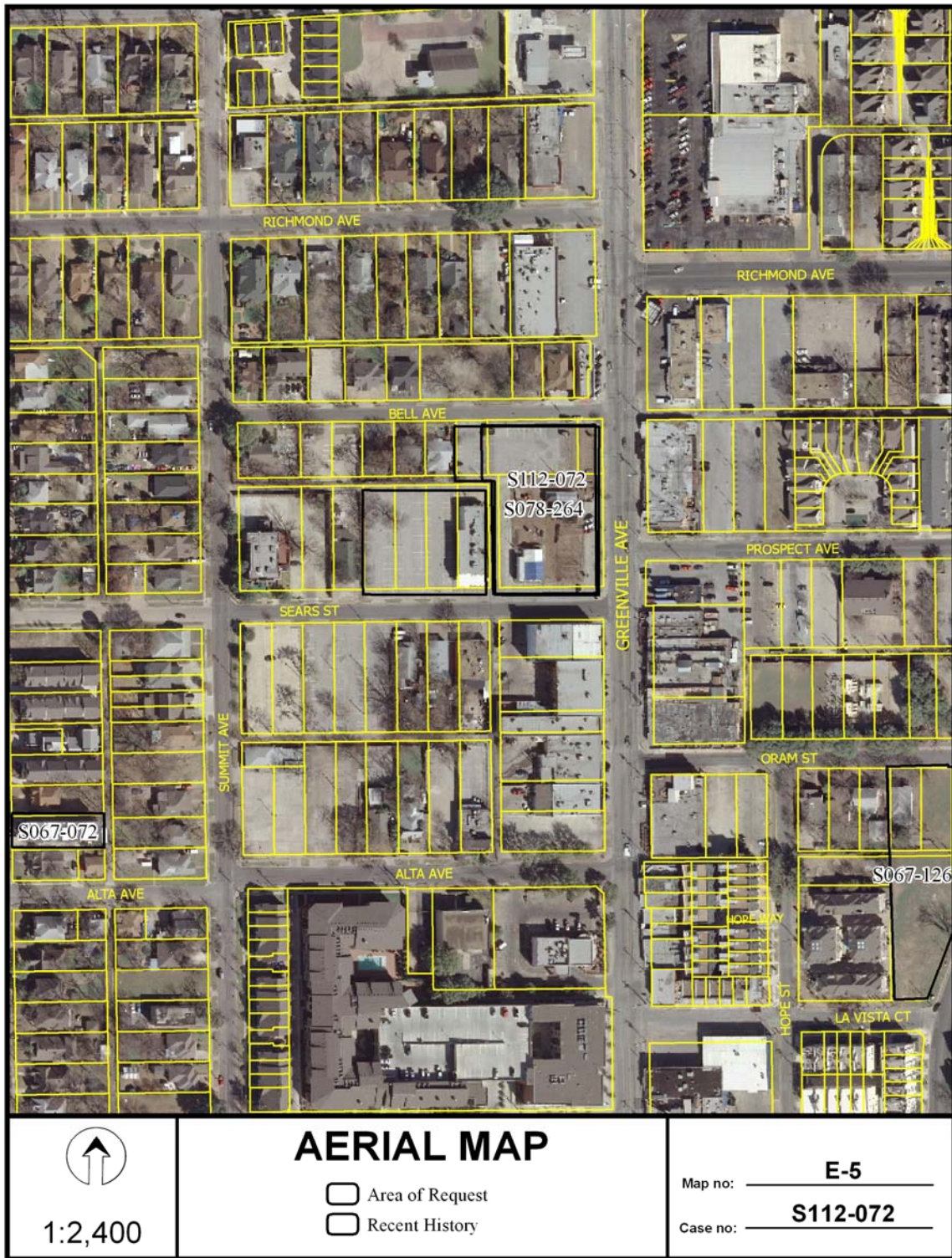
1. S078-264 was an application on the present request to replat a 1.10 acre tract of land containing all of Lots 1, 2, 9, 10 and 11 in City Block D/1982 into one 1.10 acre lot on Greenville Avenue between Sears Street and Bell Street and was approved on October 16, 2008 and was withdrawn on January 25, 2012.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
10. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
11. The maximum number of lots permitted by this plat is 3.
12. 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.
13. Place a note on the face of the final plat stating: "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Bell Street and Greenville Avenue, and at Sears Street and Greenville Avenue.
15. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Sears Street and Bell Street.
16. On the final plat dedicate a 15 foot by 15 foot corner clip at Sears Street and the alley.
17. On the final plat dedicate a 40 foot radius corner clip at the alley to alley intersection.
18. On the final plat comply with the Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
19. On the final plat show the distance/width of ROW for Greenville Avenue at a minimum of 2 locations.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Wastewater main abandonment may be required by Private Development Contract.
23. On the final plat identify the property as City Block 1982, Lot 1A; City Block D/1982 Lots 5A and 9A.





CITY PLAN COMMISSION

THURSDAY, FEBRUARY 16, 2012

FILE NUMBER: S112-066

Subdivision Administrator: Paul Nelson

LOCATION: 5210 Royal Crest Drive

DATE FILED: January 20, 2012

ZONING: R-1/2(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.667Ac.

MAPSCO: 24H

APPLICANT/OWNER: Sheldon Goldstein and Michelle Scopellite

REQUEST: An application to replat a 0.667 acre tract of land containing all of Lot 1 in City Block 5/6389 to reduce the platted 50 foot side yard building line to a 20 foot platted side yard building line at 5210 Royal Crest Drive.

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

DATE NOTICES SENT: 11 notices were sent January 27, 2012.

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

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

(2) if the commission finds that the platted building line will not:

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

- The proposed side yard building line is 20 feet; the required side yard by zoning is 10 feet.

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

- 11 notices were sent on January 27, 2011 with 0 replies in favor or against as of February 3, 2012.

“(iii) adversely affect neighboring properties; and”

- The building line after the reduction will be the same as the property contiguous on the south.

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

- The reduction of the building line will not change the development pattern of the neighborhood.
- The property contiguous on the south also has a 20 foot platted building line.

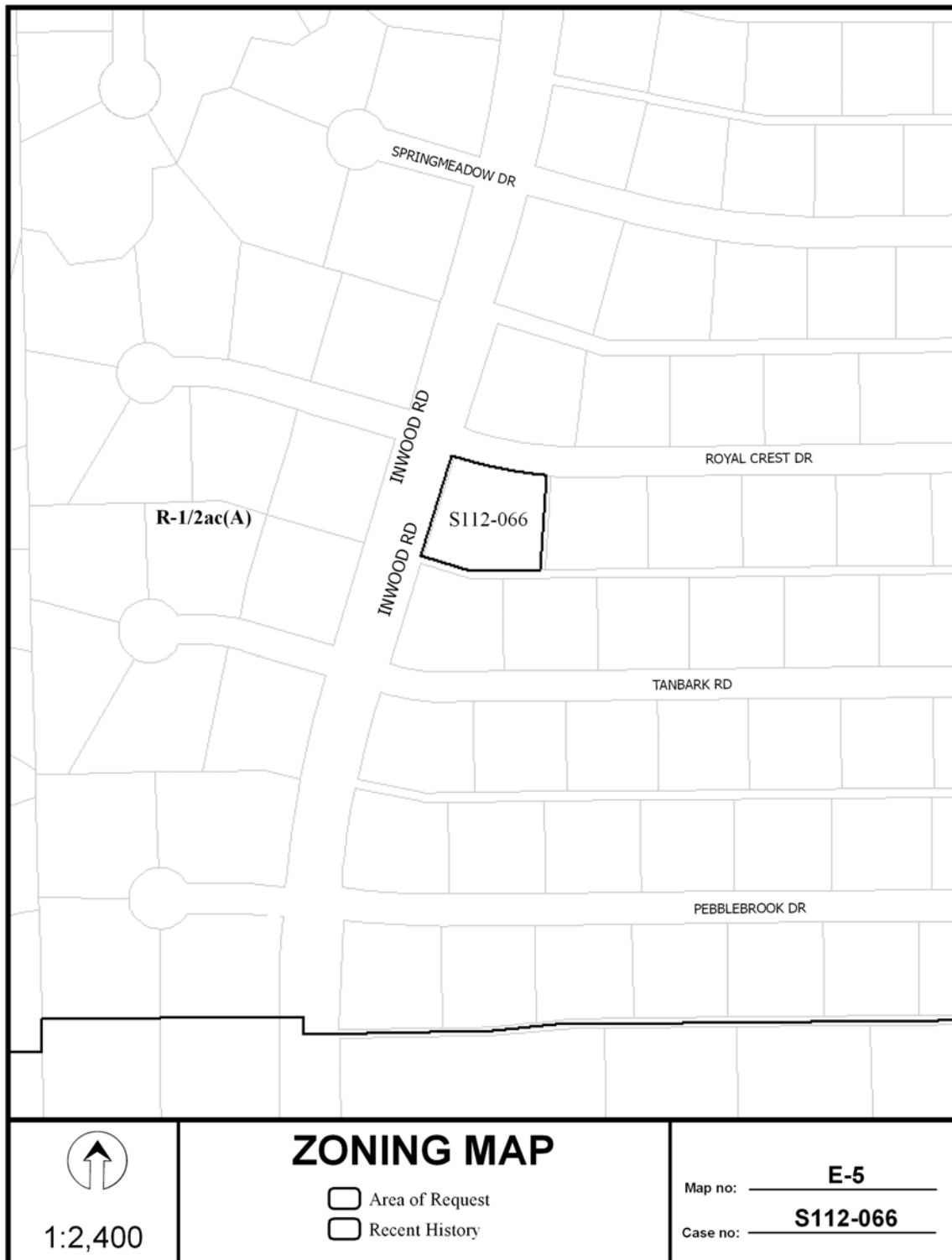
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request to reduce the building line does not negatively affect the neighborhood; therefore, staff recommends approval of the building line reduction.

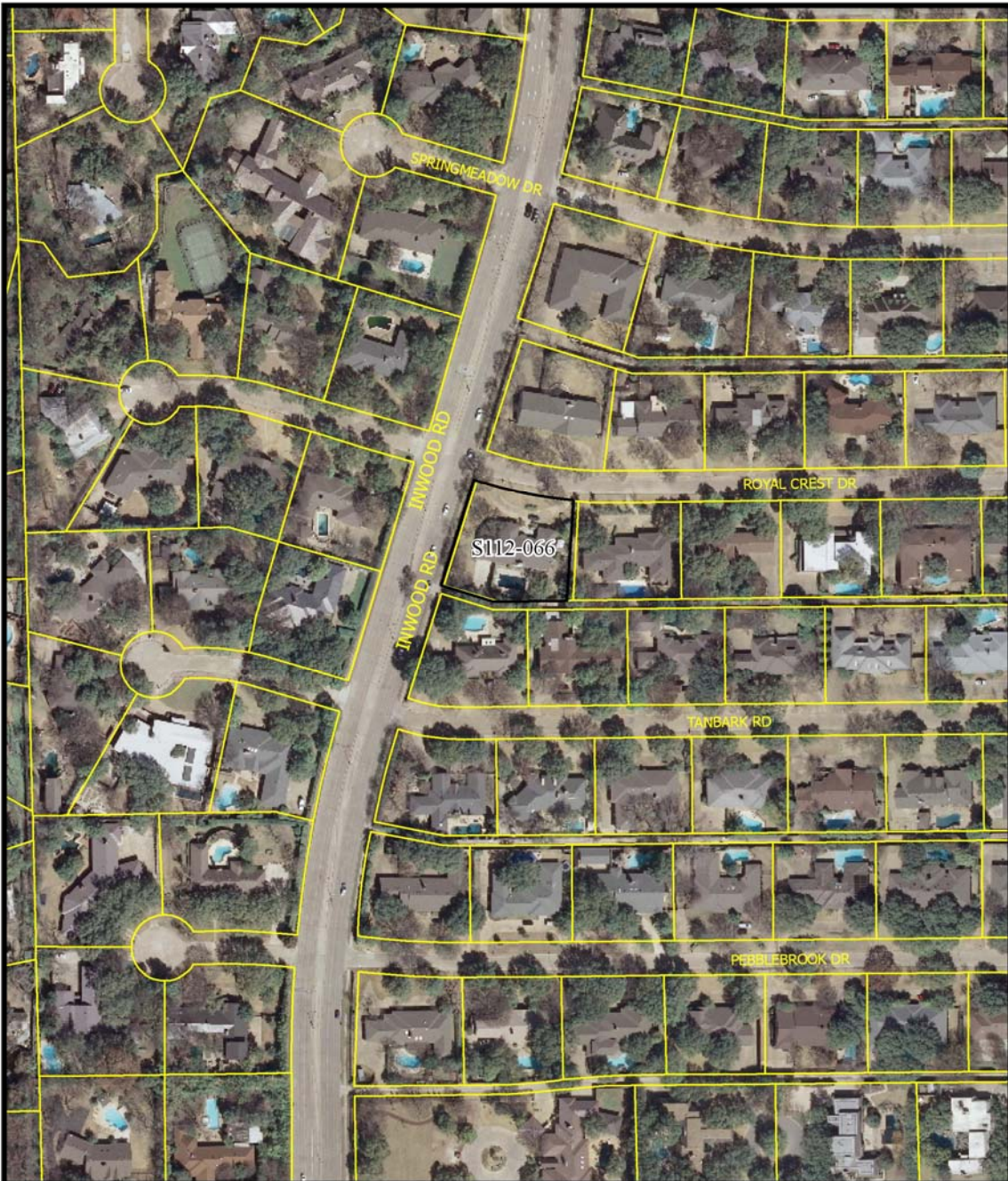
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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


The request area lies within an R-1/2ac(A) area that consists of lots similar in size to the existing lot. The staff has determined that the requested parcel complies with Section 51A-8.503(a); 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. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed grading plan prepared by a professional engineer.
12. On the final plat dedicate a 15 foot by 15 foot corner clip at Royal Crest Drive and Inwood Road.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Inwood Road and the alley.
14. On the final plat monument all set corners per the monumentation ordinance..

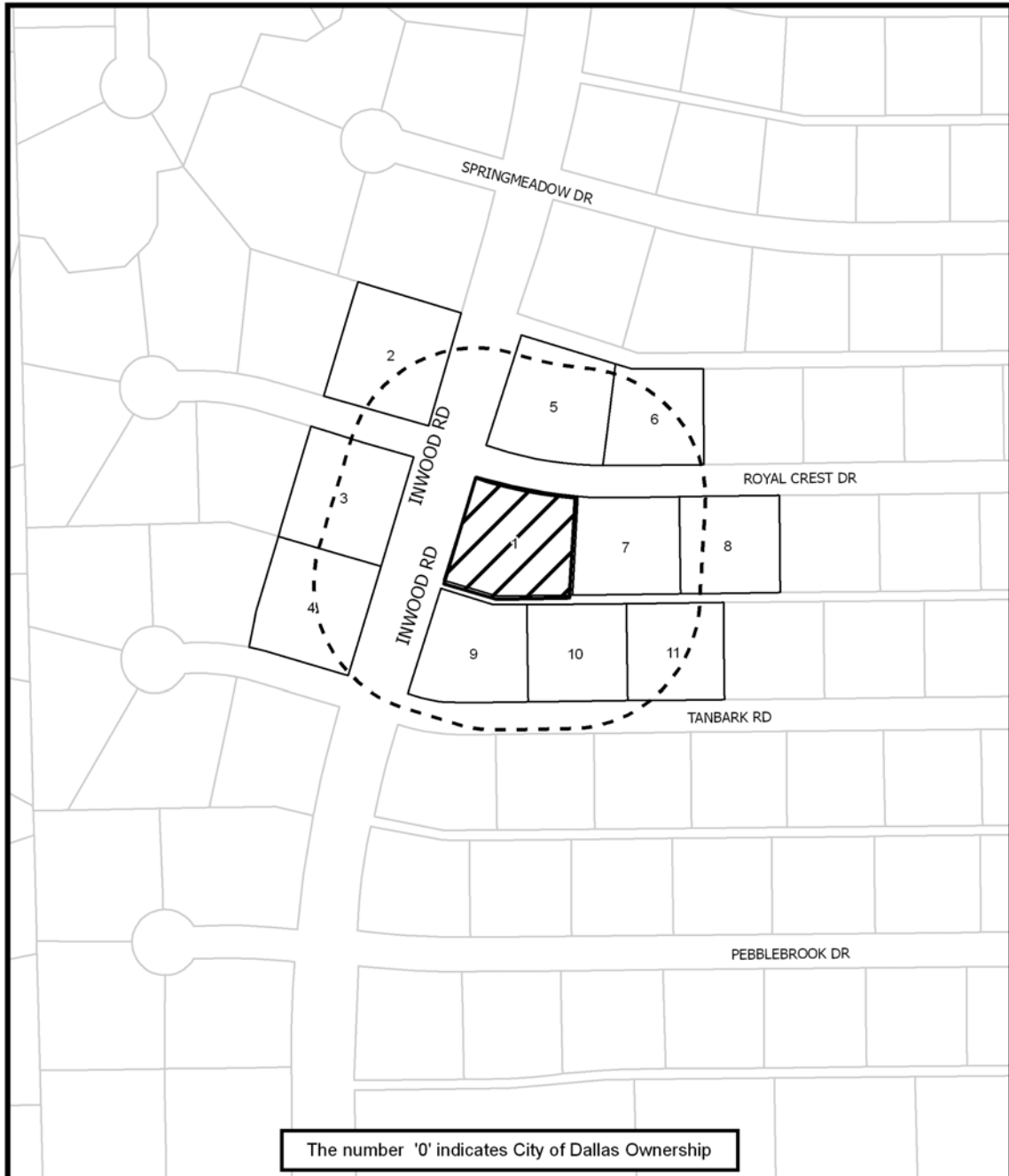
15. On the final plat identify the property as City Block 5/6389, Lot 1.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Map no: <u> E-5 </u> Case no: <u> S112-066 </u>
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2/6/2012



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: <u> E-5 </u> Case no: <u> S112-066 </u>
200'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

2/6/2012

Notification List of Property Owners

S112-066

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5210 ROYAL CREST DR	GOLDSTEIN SHELDON IRVIN & MICHELLE J SCOPELLITE
2	5135 ROYAL CREST DR	LACKEY CRAIG A & MELISSA G
3	5134 ROYAL CREST DR	FM FORTUNE INC
4	5019 TANBARK RD	BRUEGGER JOSEPH F & JUDI E
5	5211 ROYAL CREST DR	CARTWRIGHT FAMILY LIVING TRUST
6	5221 ROYAL CREST DR	LEONARD LESLIE L & JANE F LEONARD
7	5220 ROYAL CREST DR	LOGSDON BRANDON B & SUNNY C
8	5230 ROYAL CREST DR	MOSS ANNA LEE
9	5111 TANBARK RD	SHWIFF ESTELLE
10	5121 TANBARK RD	BLONKVIST C KAYE
11	5131 TANBARK RD	WEINSTOCK PETER & HILARIE LYONS

Monday, January 23, 2012

FILE NUMBER: M112-008

DATE FILED: November 23, 2011

LOCATION: South Line of Stults Road between Woodshore Drive and Clearwater Drive

COUNCIL DISTRICT: 10

MAPSCO: 26 C, D

SIZE OF REQUEST: Approx. 9.664 Acres

CENSUS TRACT: 78.05

APPLICANT/OWNER: Richardson Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

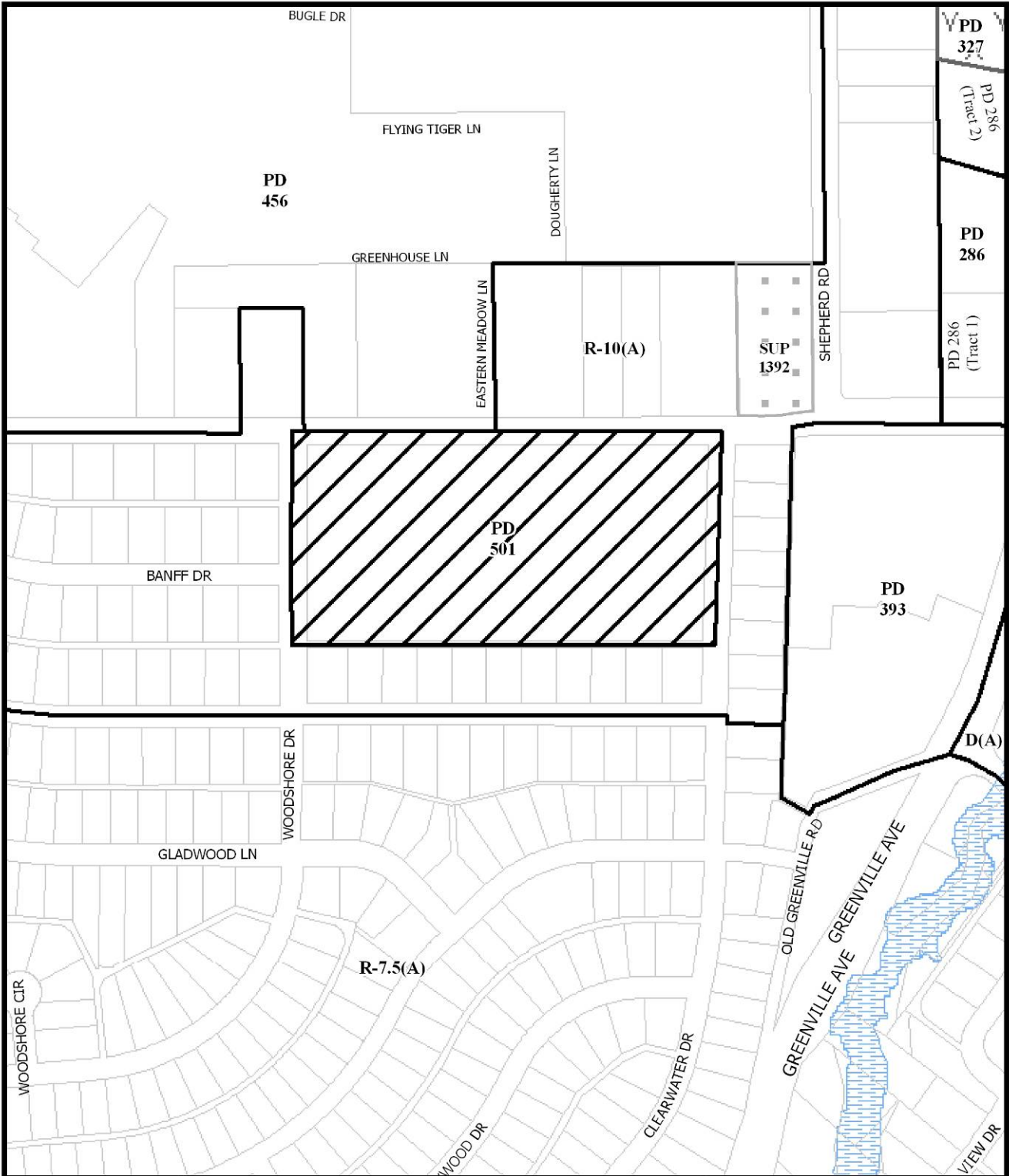
Minor Amendment for Development Plan and Landscape Plan

On February 25, 1998, the City Council passed Ordinance No. 23448 which established Planned Development District No. 501 for a Public school and R-10(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for revisions/relocation of previously approved expansion areas and revised off-street parking areas. The landscape plan has been revised to provide for consistency as well as updating existing landscaping on the property.

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

STAFF RECOMMENDATION: Approval

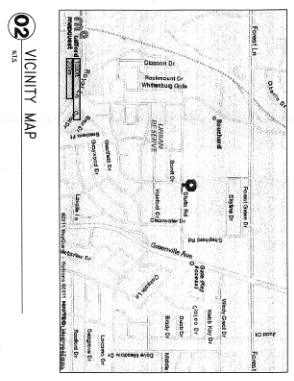
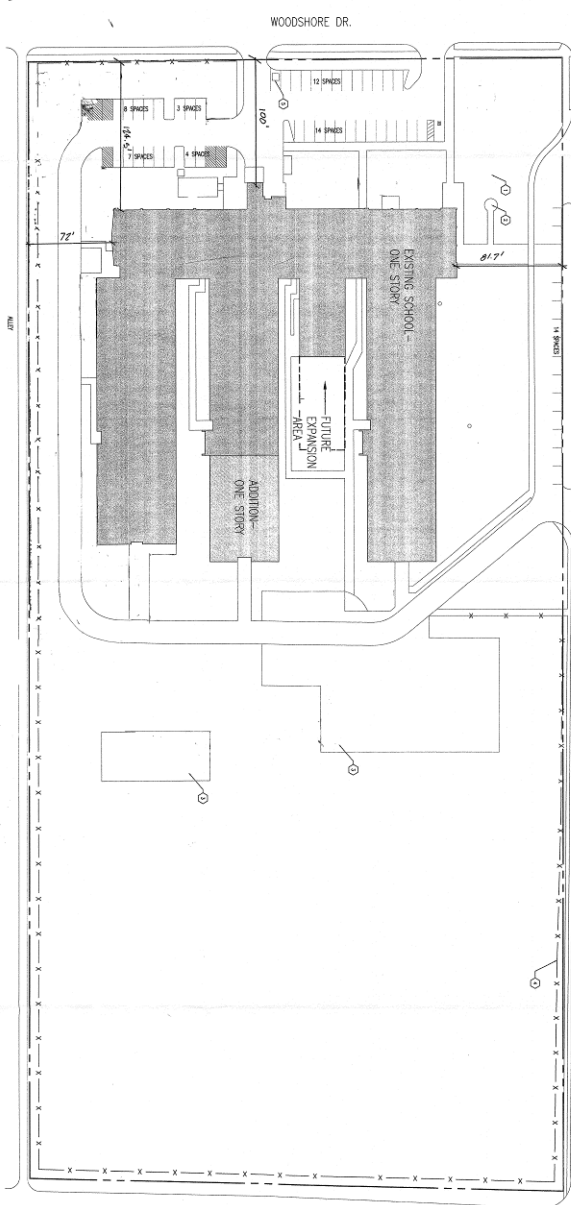
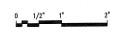


1:3,600

ZONING MAP

Case no: M112-008

Date: 1/12/2012



01 DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"



LEGEND

[Pattern]	EXISTING BUILDING FOOTPRINT
[Pattern]	NEW BUILDING
[Pattern]	NEW PARKING

ARCHITECTURAL SITE PLAN
 NOTES BY NUMBER

- 1) UTILITY SIGN
- 2) UTILITY CONDUIT
- 3) UTILITY FOR NEW
- 4) UTILITY FOR EXISTING
- 5) UTILITY SERVICE CONNECTION

SITE SUMMARY

Use: Public School - Elementary
 Site Area: 420,889 sf

Floor Area:	Existing	62,000 sf
	Addition	5,600 sf
	Future	3,400 sf
	Total	71,000 sf

FAR

Existing	0.151
w/ addition	0.161
Total	0.171

Height/Stories

Existing	22 ft./1 story
Permitted	26 ft./1 story

Lot Coverage

Existing	15%
w/ addition	15%
Total/Future	17%

Classrooms 41

Off-street Parking
 Required 62 spaces
 Provided 62 spaces

REVISIONS

NO.	DATE	DESCRIPTION

PERKINS + WILL
 600 North Dearborn Street
 Chicago, IL 60610
 www.perkinswill.com

STULTS ES. ADDITION & RENOVATION

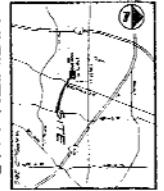
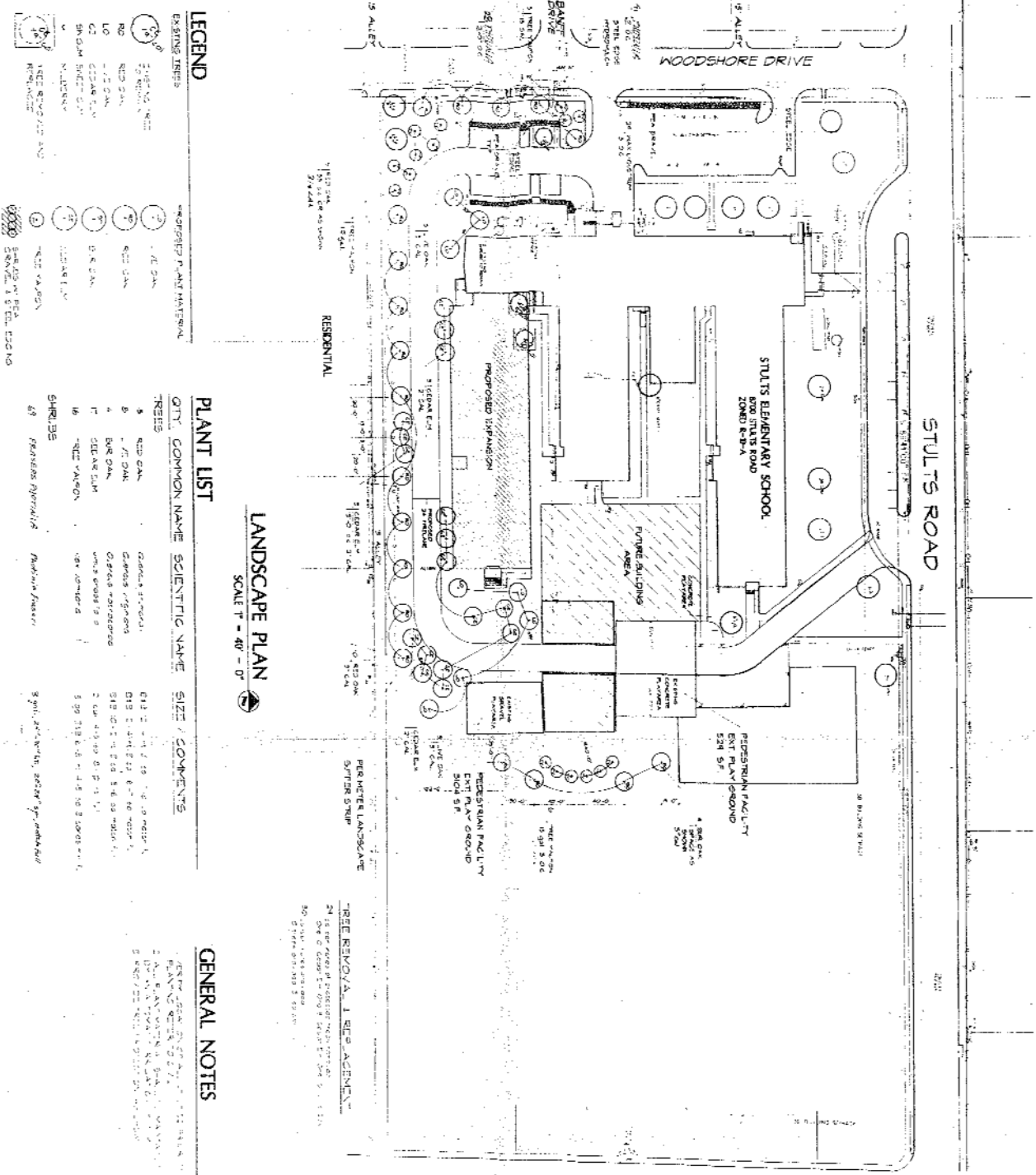
RISD
 400 S. Greenleaf Ave.
 Richardson, Texas 75081
 In consultation with:
 R.L. DODDSON
 1000 West Center Street
 Fort Worth, Texas 76102
 L.A. FERRER, INC. (INTERIOR)
 3301 W. Park Row
 Fort Worth, Texas 76102

Reed, White, Bennett & Co.
 1200 West Center Street
 Fort Worth, Texas 76102

PLAN REVISIONS REVIEW
 11/20/11

DEVELOPMENT PLAN
A-051
 SCALE: 1/8" = 1'-0"
 Copyright © 2011 Perkins+Will

Proposed Development Plan



LEGEND

EXISTING TREES

- 18' - 20' DBH - 18'
- 12' - 15' DBH - 12'
- 8' - 11' DBH - 8'
- 4' - 7' DBH - 4'
- 2' - 3' DBH - 2'
- 1' - 1.5' DBH - 1'
- 0.5' - 1' DBH - 0.5'
- 0.2' - 0.5' DBH - 0.2'

PROPOSED PLANT MATERIAL

- 1 - 18' DBH - 18'
- 2 - 12' DBH - 12'
- 3 - 8' DBH - 8'
- 4 - 4' DBH - 4'
- 5 - 2' DBH - 2'
- 6 - 1' DBH - 1'
- 7 - 0.5' DBH - 0.5'
- 8 - 0.2' DBH - 0.2'

PLANT LIST

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
5	RED OAK	Quercus sp.	18' - 20' DBH	
5	PISTACHE	Quercus agrifolia	12' - 15' DBH	
4	BUR OAK	Quercus macrocarpa	8' - 11' DBH	
1	DOGWOOD	Cornus florida	4' - 7' DBH	
1	RED WALNUT	Juglans nigra	2' - 3' DBH	
1	DOGWOOD	Cornus florida	1' - 1.5' DBH	
1	RED WALNUT	Juglans nigra	0.5' - 1' DBH	
1	DOGWOOD	Cornus florida	0.2' - 0.5' DBH	

GENERAL NOTES

1. TREE REMOVAL: TREE AGENCY

2. TREE REMOVAL: TREE AGENCY

3. TREE REMOVAL: TREE AGENCY

4. TREE REMOVAL: TREE AGENCY

5. TREE REMOVAL: TREE AGENCY

6. TREE REMOVAL: TREE AGENCY

7. TREE REMOVAL: TREE AGENCY

8. TREE REMOVAL: TREE AGENCY

9. TREE REMOVAL: TREE AGENCY

10. TREE REMOVAL: TREE AGENCY

APPROVED BY
CITY COUNCIL

980722
23448

APPROVED BY
CITY COUNCIL

980722
23448

APPROVED BY
CITY COUNCIL

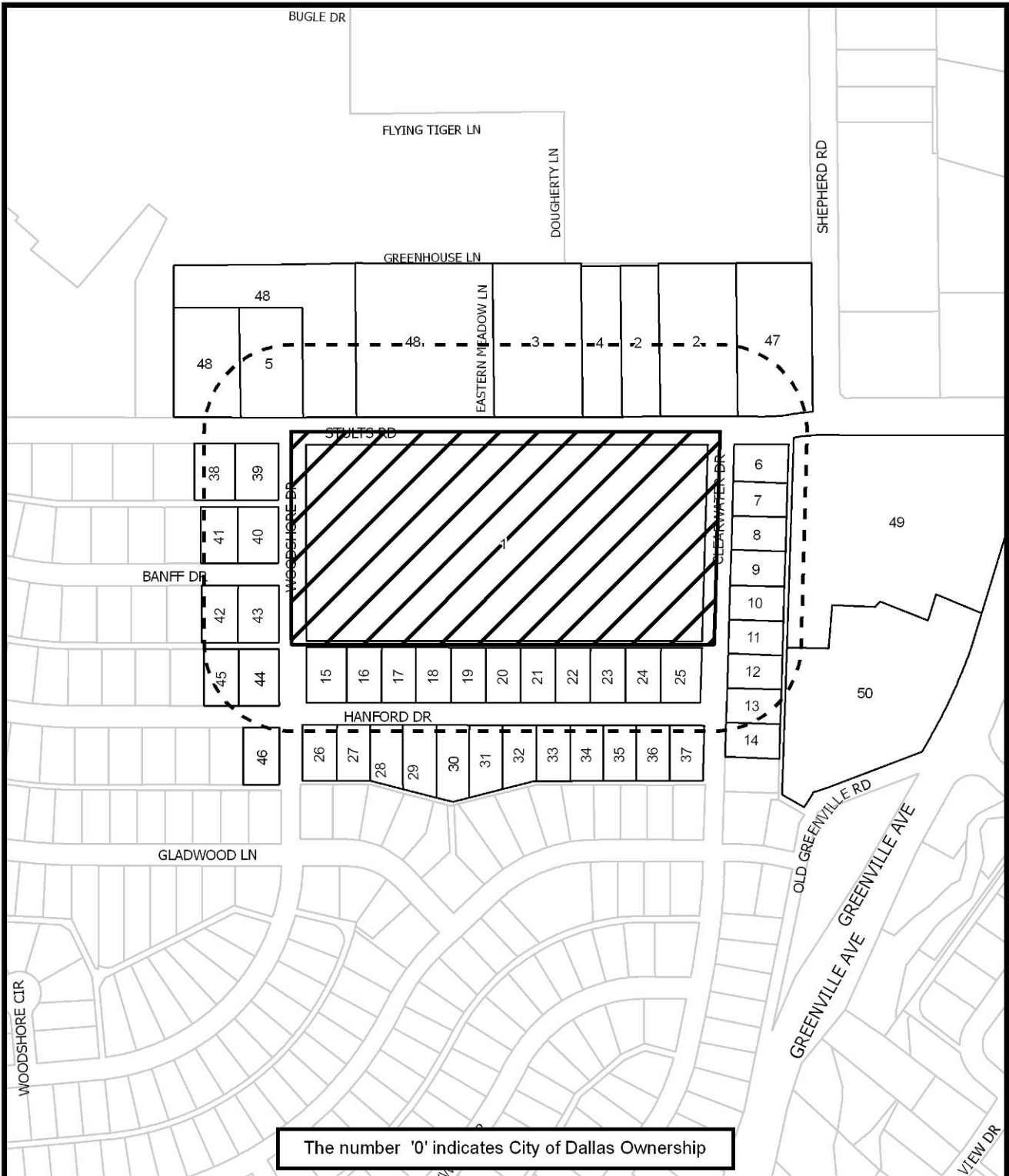
980722
23448

STULTS ELEMENTARY
RICHARDSON I.S.D.
RICHARDSON, TEXAS

LANDSCAPE PLAN

CITY SUBMITAL

Newman, Jackson, Biersbach, Inc.
Landscape Architecture
1800 West Loop
Suite 1000
Houston, TX 77056
Tel: 713.861.1111
Fax: 713.861.1112



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

50

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-008**

Date: **1/12/2012**

1/13/2012

Notification List of Property Owners

M112-008

50 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8700 WOODSHORE DR	RICHARDSON I S D
2	8821 STULTS RD	CORNELL CLYDE BLAKE
3	8807 STULTS RD	CHECKI JOHN J JR
4	8811 STULTS RD	DAMIENS ROY A
5	8631 STULTS RD	DAVIS KATHRYN B
6	9422 CLEARWATER DR	MARSHALL JERALDENE M & MICHELLE TURNER
7	9416 CLEARWATER DR	DAVIS DOROTHY
8	9410 CLEARWATER DR	MCHANNEY DEBRA K
9	9404 CLEARWATER DR	STEPHENS CARL EST OF
10	9324 CLEARWATER DR	FOUNTAIN BOBBY JOE
11	9318 CLEARWATER DR	JUDD COURT LP
12	9312 CLEARWATER DR	VAUGHAN KIMBERLY
13	9306 CLEARWATER DR	TOKERUD ROBERT K & CHANTAL ARASHVAND
14	9228 CLEARWATER DR	KASPAR ASHLEY E & JARED M
15	8707 HANFORD DR	GEORGE MONCY & JOLLY MONCY GEORGE
16	8715 HANFORD DR	AVANT LINDA
17	8721 HANFORD DR	COLLERETTE C BRYCE & GILBERT RANDOLPH V
18	8727 HANFORD DR	RUVALCABA ROGELIO
19	8735 HANFORD DR	BARNHART JAMES E
20	8741 HANFORD DR	ECHOLS HERTHA H
21	8805 HANFORD DR	FIELDS L B ESTATE OF
22	8811 HANFORD DR	MORENO ROBERTO B
23	8819 HANFORD DR	SCHULTZ JAMIE D
24	8827 HANFORD DR	PALMER KAREL L& ARTHUR
25	8835 HANFORD DR	ANSYE YIRGALEM
26	8706 HANFORD DR	LOWE LINDA KAY

1/13/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8714 HANFORD DR	FINLAY THOMAS F
28	8720 HANFORD DR	ROBISON DANIEL I & SYLVIA R
29	8726 HANFORD DR	PALCHIK YEFIM & SOFYA UNIT TW210
30	8734 HANFORD DR	GIBBS DONNIE J
31	8740 HANFORD DR	HOOVER AMY &
32	8804 HANFORD DR	MEIER RUTH O MEIER TR
33	8810 HANFORD DR	RAMIREZ FAMILY TRUST
34	8818 HANFORD DR	BARBOSA JAIME
35	8824 HANFORD DR	ALLEN EDWARD L
36	8830 HANFORD DR	MEISNER SAM
37	8836 HANFORD DR	HOERNER KELLY RICHARD
38	8622 STULTS RD	SMITH WILLIE F JR LF EST REM JESSIE RUTH
39	8630 STULTS RD	SMITH THOMAS LEE
40	8633 BANFF DR	REDMAN CECILE M EST OF % JANE REDMAN KIN
41	8625 BANFF DR	TREVIZO ANASTASIO & MARIA LUISA
42	8626 BANFF DR	HILL KAREN
43	8634 BANFF DR	AGERLID PATRICIA
44	8633 HANFORD DR	TERRELL LURLENE & VICKI TURNER
45	8625 HANFORD DR	TERRELL BUCKNEY W
46	8634 HANFORD DR	HILBURN JIMMIE E
47	8835 STULTS RD	NEW MOUNT ZION BAPTIST CHURCH OF DALLAS
48	8703 STULTS RD	PRESBYTERIAN VILLAGE
49	8920 STULTS RD	YOUNG MENS CHRISTIAN ASSN OF METROPOLITA
50	9303 GREENVILLE AVE	YMCA OF METROPOLITAN DALLAS

FILE NUMBER: M112-011

DATE FILED: December 15, 2011

LOCATION: West Line of South R. L. Thornton Freeway, South of Kiest Boulevard

COUNCIL DISTRICT: 4

MAPSCO: 54 Y, 64 C

SIZE OF REQUEST: Approx. 13.45 Acres

CENSUS TRACT: 60.02

APPLICANT/OWNER: Faith Family Academy

REPRESENTATIVE: Dean McGuire

MISCELLANEOUS DOCKET ITEM

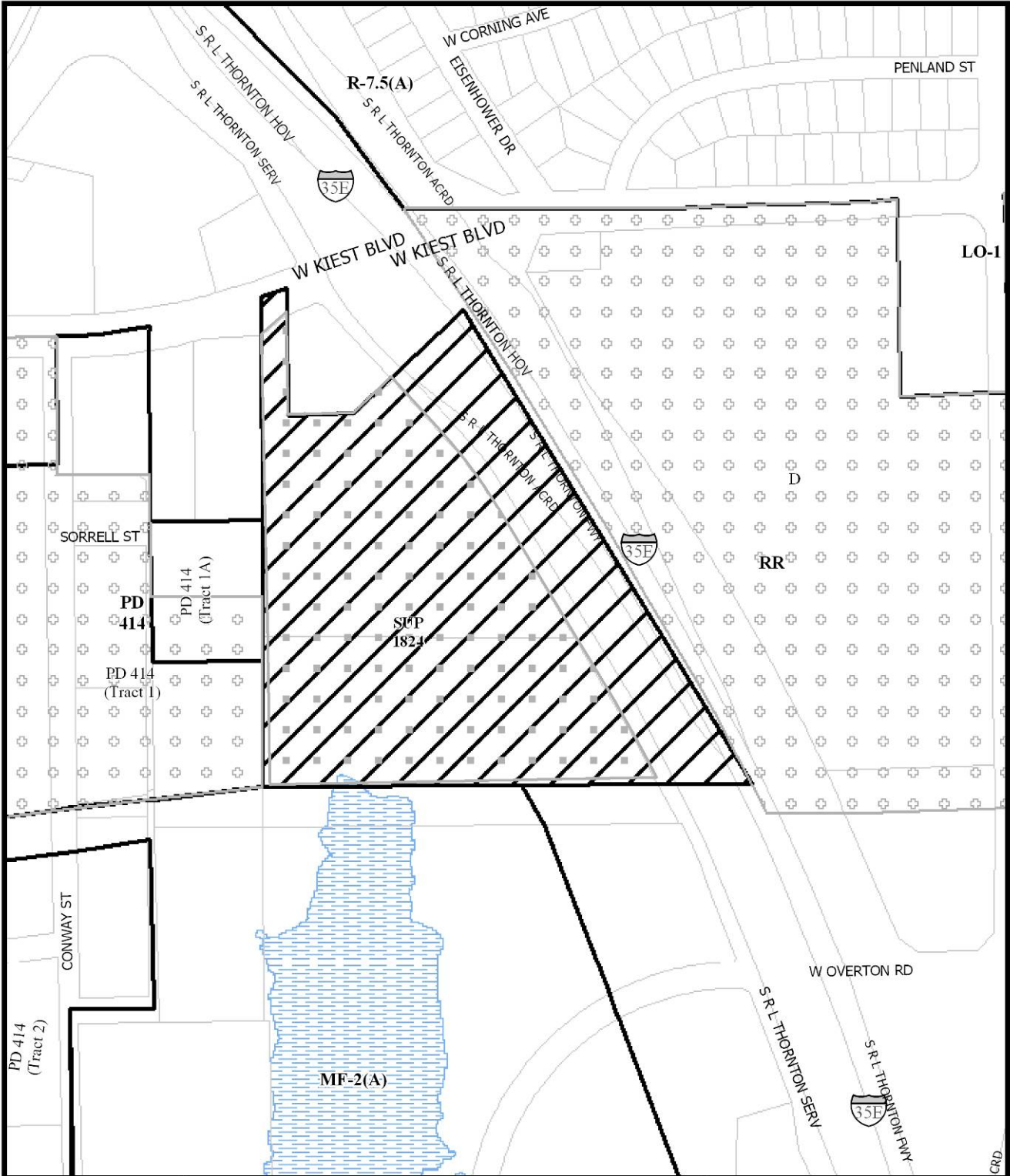
Minor Amendment for Site Plan/Traffic Management Plan

On January 26, 2011, the City Council passed Ordinance No. 28111 which established Specific Use Permit No. 1824 for an Open-enrollment charter school on property at the above location. The ordinance was subsequently amended by Ordinance No. 28358,

At this time, the property owner has submitted an application for consideration of a minor amendment to provide for new structures located within the site's southwest quadrant while realigning a future internal drive within this quadrant. It should be noted that the approved traffic management plan's circulation is not impacted by the request.

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

STAFF RECOMMENDATION: Approval

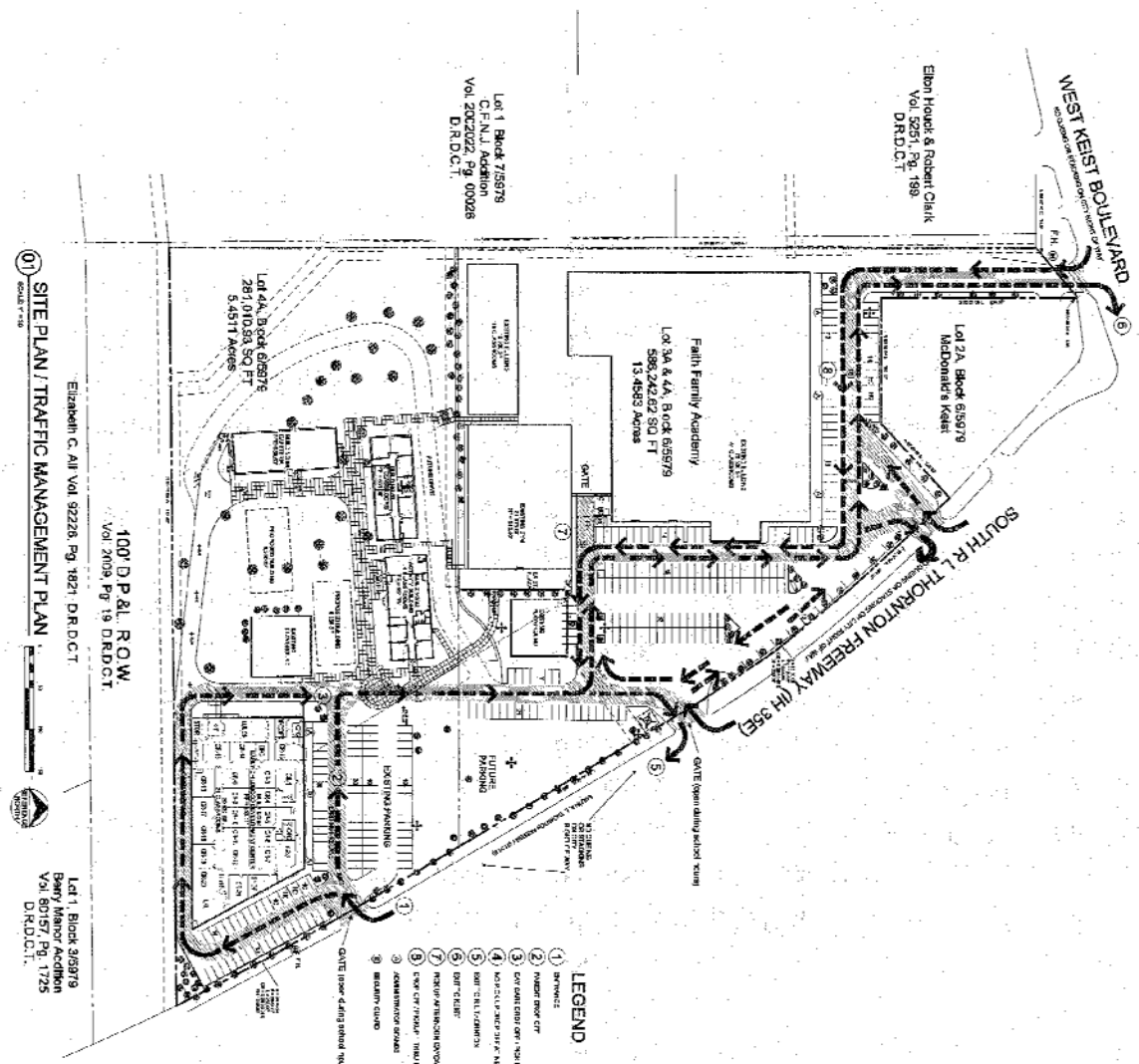


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ZONING MAP

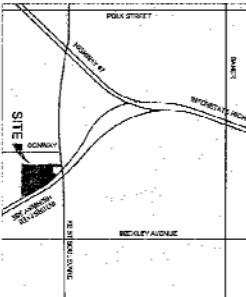
Case no: M112-011

Date: 1/12/2012



01 SITE PLAN / TRAFFIC MANAGEMENT PLAN
 SCALE: 1"=100'
 Elizabeth G. All Vol 92228, Pg. 1821, D.R.D.C.T.
 Vol 2002022, Pg. 00026 D.R.D.C.T.

02 LOCATION PLAN
 SCALE: 1"=1000'
 Elizabeth G. All Vol 92228, Pg. 1821, D.R.D.C.T.
 Vol 2002022, Pg. 00026 D.R.D.C.T.



LEGEND

- 1 ENTRANCE
- 2 PARKING LOT
- 3 DRIVEWAY OFF-ROAD
- 4 DRIVEWAY ON-ROAD
- 5 DRIVEWAY
- 6 DRIVEWAY
- 7 DRIVEWAY
- 8 DRIVEWAY
- 9 DRIVEWAY

AREA CALCS - EXISTING

1.00 ACRES
 43,560 SQ. FT.

PARKING CALCS - CURRENT

1.00 ACRES
 43,560 SQ. FT.

CODES

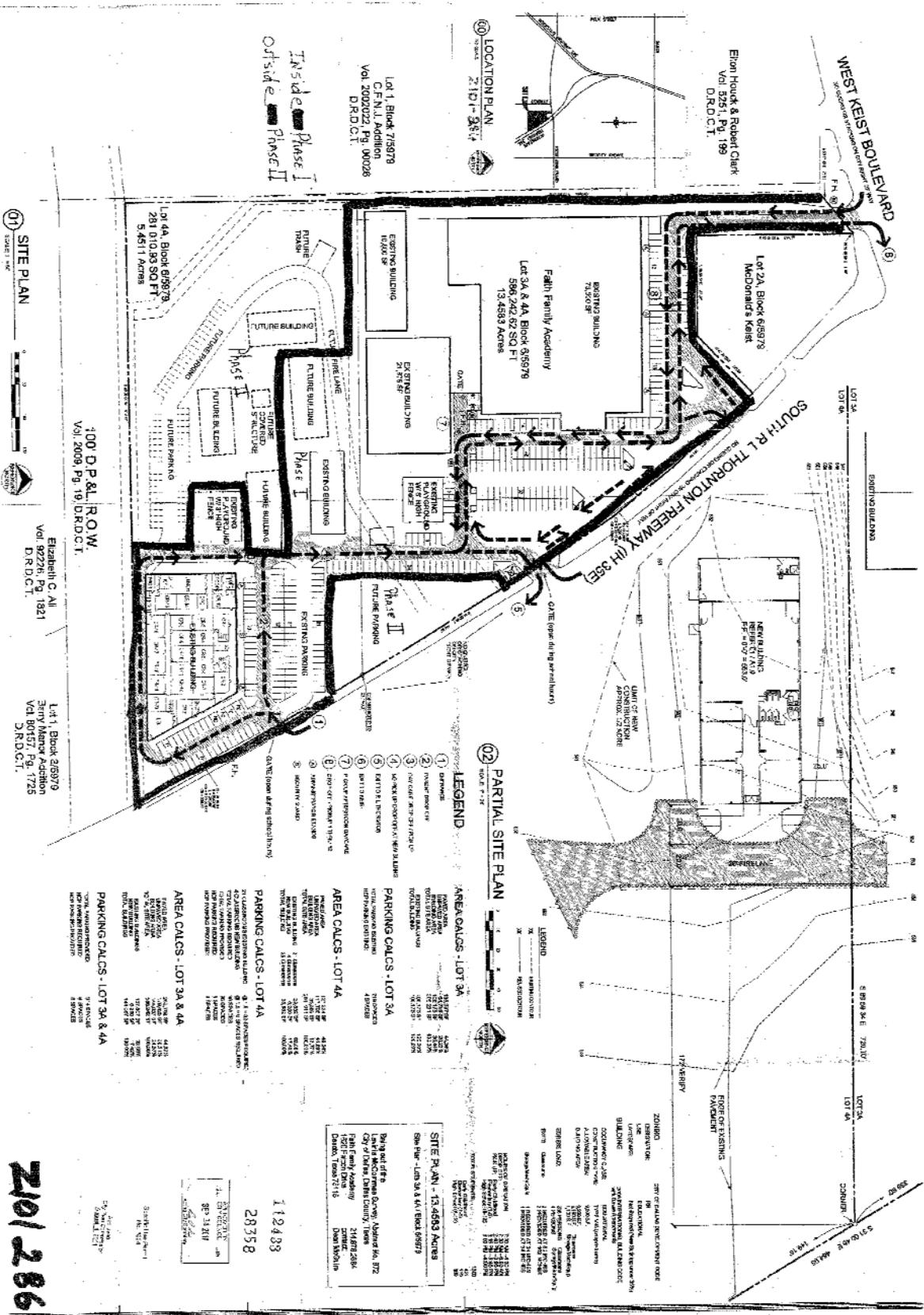
ZONING: M-1
 SUBDIVISION: 100' D.P. & L. ROW
 BALDING: 100' D.P. & L. ROW

INDEX OF DRAWINGS

400 SITE PLAN / TRAFFIC MANAGEMENT PLAN
 401 SITE PLAN / TRAFFIC MANAGEMENT PLAN
 402 SITE PLAN / TRAFFIC MANAGEMENT PLAN

<p>Project Number: 1007201-1</p> <p>Scale: A0.0</p>	<p>CHARTER SCHOOL 3415 South R.L. Thornton Freeway, Dallas, TX 75224</p>		
	<p>FATH FAMILY ACADEMY 1670 Falcon Drive, Dallas, TX 75116</p>		
	<p>SITE PLAN / TRAFFIC MANAGEMENT PLAN</p>		
	<p>DATE: 10/03/18</p>		

Proposed Site Plan/Traffic Management Plan



112433
28358

2101 286

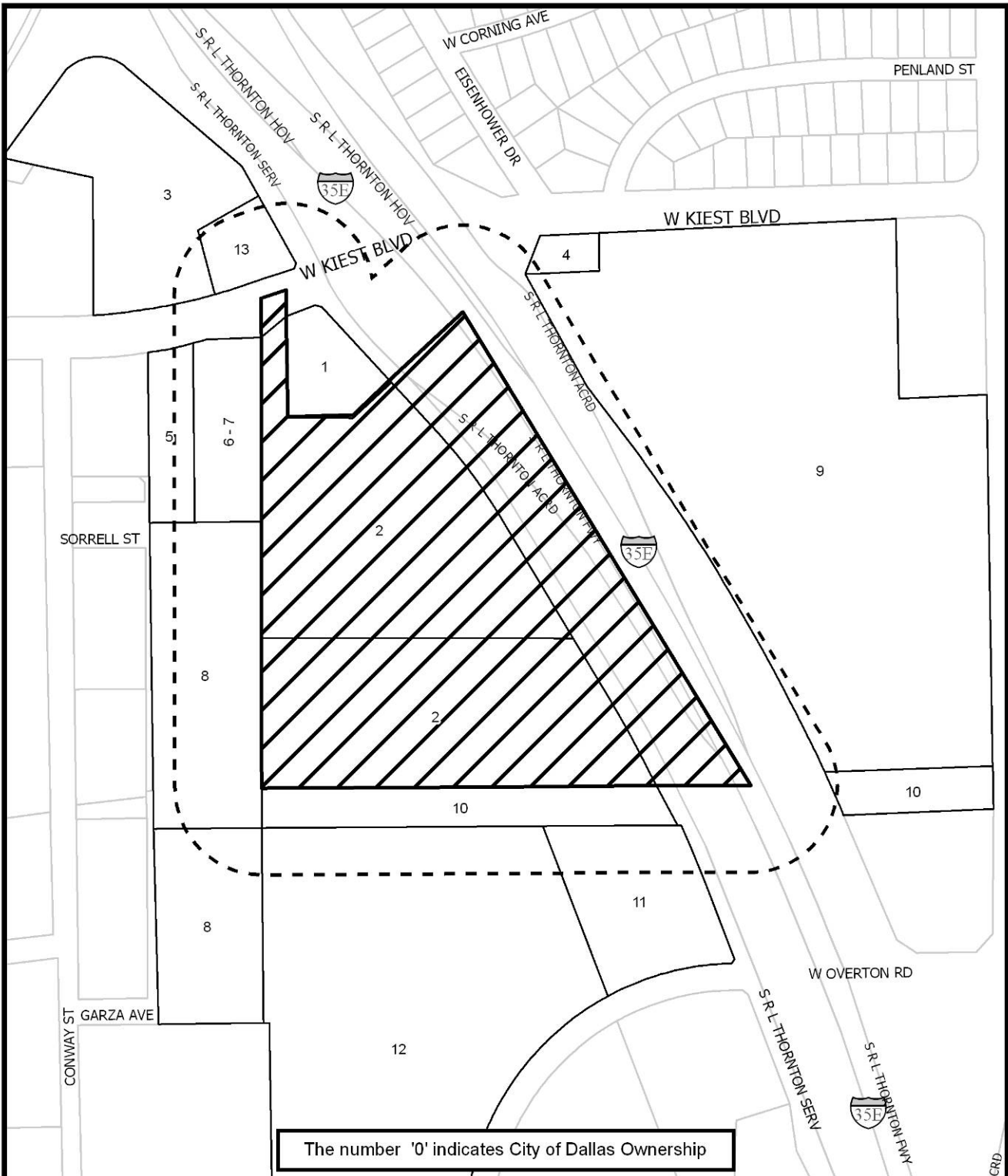
FAITH FAMILY ACADEMY
 3416 South R.L. Thornton Freeway, Dallas, TX 75224

FAITH FAMILY ACADEMY
 1620 Falcon Drive, Dallas, TX 75115

SITE PLAN, INDEX, CODES, & SITE LOCATION

B&W BURSON AND WILLIAMS ARCHITECTS INC.
 10000 North Central Expressway, Suite 1000, Dallas, TX 75243

0000
A0.0



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-011**

Date: **1/12/2012**

1/12/2012

Notification List of Property Owners

M112-011

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	310 Kiest Blvd	ARCHLAND PROPERTY II LP
2	3415 R L Thornton Fwy	FAITH FAMILY KIDS
3	321 Kiest Blvd	CHRIST FOR THE NATIONS BIBLE INSTITUTE
4	200 Kiest Blvd	Dallas ISD
5	330 Kiest Blvd	JACKSON MELVIN DBA J & C TRANSPORT
6	334 Kiest Blvd	GUARANTY BANK NKA RED OAK STATE BANK
7	334 Kiest Blvd	RED OAK STATE BANK
8	3500 Conway St	CHRIST FOR THE NATIONS INC
9	3434 R L Thornton Fwy	Dallas ISD EXEMPT 1978
10	110 Overton Rd	TEXAS UTILITIES ELEC CO % STATE & LOCAL
11	3515 R L Thornton Fwy	GOTHARD FAMILY TRUST
12	205 Overton Rd	MADISON POINT LTD PS
13	309 Kiest Blvd	AMERICAN HOMESTEAD LTD

FILE NUMBER: W112-006

DATE FILED: February 1, 2012

LOCATION: North line of Bruton Road between Jim Miller Road and Mack Lane

COUNCIL DISTRICT: 4

MAPSCO: 58A

SIZE OF REQUEST: Approx. 14,810.4 sq ft

CENSUS TRACT: 91.01

MISCELLANEOUS DOCKET ITEM:

Owner: Mendi Rezaeizadeh

Waiver of Two-Year Waiting Period

On March 24, 2012, the City Plan Commission recommended denial of a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay at the above location. The applicant did not appeal the denial recommendation to City Council. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to March 24, 2014, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet. The applicant indicated the change in circumstance is “applicant has obtained support for a new application. Applicant did not understand the process and believes he can work with the community on any concerns.”

According to the Dallas Development Code, “the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing.”

Staff Recommendation: Denial

W112-006

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z-101-162

Location 7047 Bruton Road

Date of last CPC or CC Action March 2011


Applicant's Name, Address & Phone Number Mendi REZAEI ZADEH
500 Cartwright Rd #1716 DALLAS 75180 972-931-1667

Property Owner's Name, Address and Phone No., if different from above
Same

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

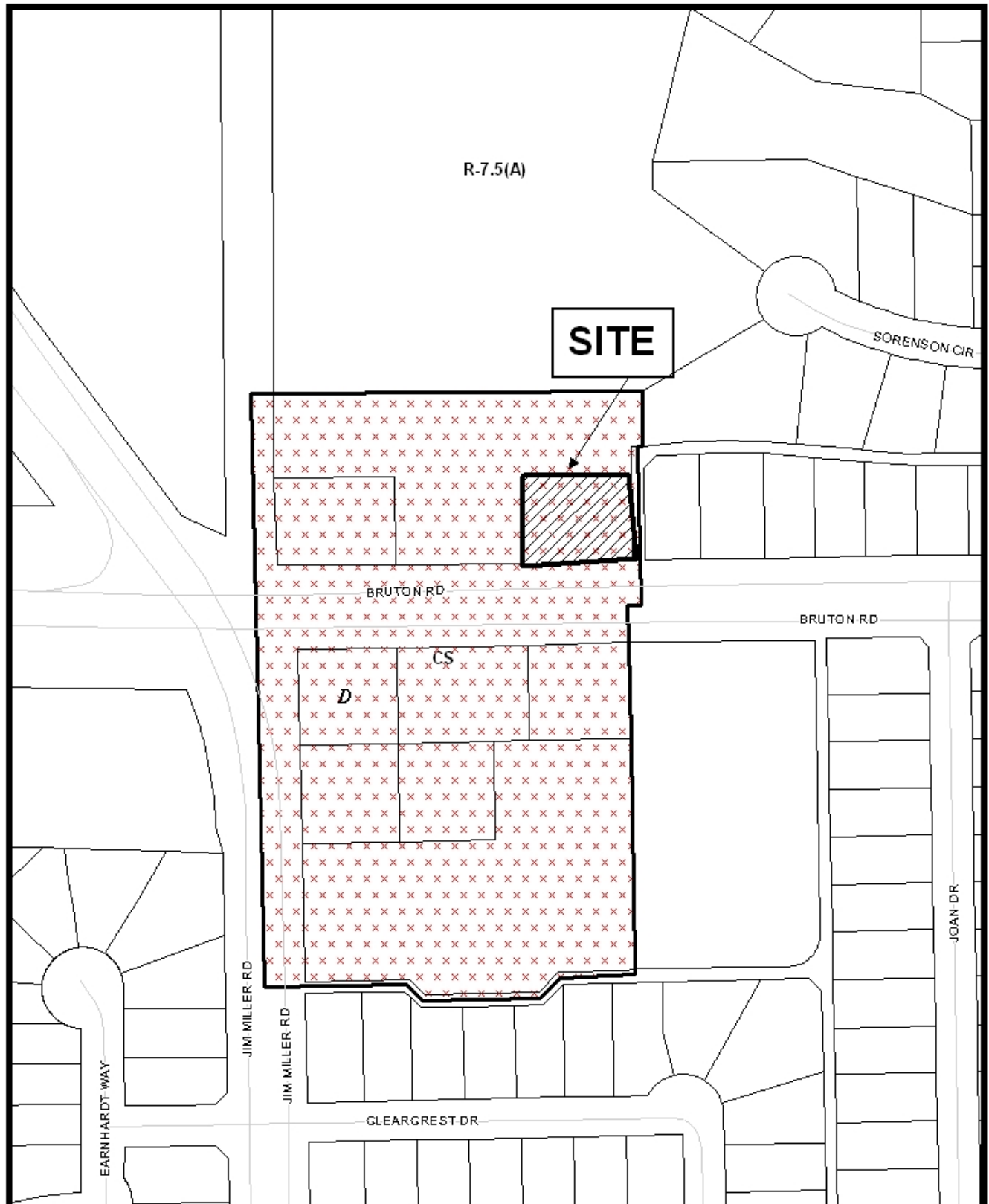
Applicant has obtained support for a new
application. Applicant did not understand
the process and believes he can work with
the community on any concerns.


Applicant's Signature


Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

RECEIVED BY
FEB - 1 2012
Current Planning

Date Received
Fee: \$300.00



1:1,800

W112-006
February 16, 2012

LOCATION: (1) Elm Street between Good Latimer Expressway and Exposition Avenue; and (2) Commerce Street between Good Latimer Expressway and Exposition Avenue.

COUNCIL DISTRICT: 2

MAPSCO: 46J

PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Elm Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement; and (2) Commerce Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement.

SUMMARY

The Public Works Department is requesting amendments to the Thoroughfare Plan to change the operational characteristics of Elm and Commerce Streets between Good Latimer Expressway and Exposition Avenue from one way to two way roadway conversions in an effort to change the character and revitalize the Deep Ellum community. The objective of these amendments is to facilitate efficient circulation, improve access and visibility of the adjacent businesses and create a pedestrian friendly streetscape that creates a safer pedestrian experience. This project will provide wider sidewalks, narrower travel lanes, curb bump outs and on-street parking throughout.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the City of Dallas' Thoroughfare Plan to convert the operation of Elm and Commerce Streets from Good Latimer Expressway to Exposition Avenue from one way roadways to two way roadways and change the dimensional classifications of (1) Elm Street from Hall Street to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement; and (2) Commerce Street from Hall Street to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

February 2, 2012
Recommendation Approval

MAPS

Attached

DEEP ELLUM CONVERSIONS (ELM AND COMMERCE STREETS) FACT SHEET

PROPOSED COUNCIL AGENDA: March 28, 2012

PROJECT: Authorize an amendment to the Thoroughfare Plan to:

(1) Change the dimensional classification of Elm Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement; and

(2) Change the dimensional classification of Commerce Street from Good Latimer Expressway to Exposition Avenue from a four lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two lane undivided (SPCL 2U) roadway within 60 feet of right-of-way and 38 feet of pavement.

BACKGROUND:

- 2006 – Task force comprised of representatives from the Deep Ellum Foundation, Deep Ellum Resident's Council, area businesses and city staff was organized to change the negative perception of Deep Ellum and develop a Vision for the community;
- 2006 – Bond funds were earmarked by City Council to begin implementation of projects that would facilitate the transformation and Deep Ellum Vision;
- Scope of project was to focus on Elm and Commerce Streets and implement improvements designed to convert these roads into more patron and pedestrian friendly streets----Complete Streets.
- Elm Street is on the Thoroughfare Plan as a four lane undivided roadway that currently operates as two one-way eastbound lanes with parking on both sides and Commerce Street is on the Thoroughfare Plan as a four lane undivided roadway that currently operates as three one-way eastbound lanes with parking on both sides;
- Due to funding constraints, design and construction has been strategically broken down into 2 Phases – Phase I includes Elm Street from Good Latimer to Hall and Phase II includes Elm Street from Hall to Exposition and Commerce Street from Good Latimer to Exposition;
- Elm and Commerce Streets are not listed in the Bike Plan; Main Street is identified in the Bike Plan.

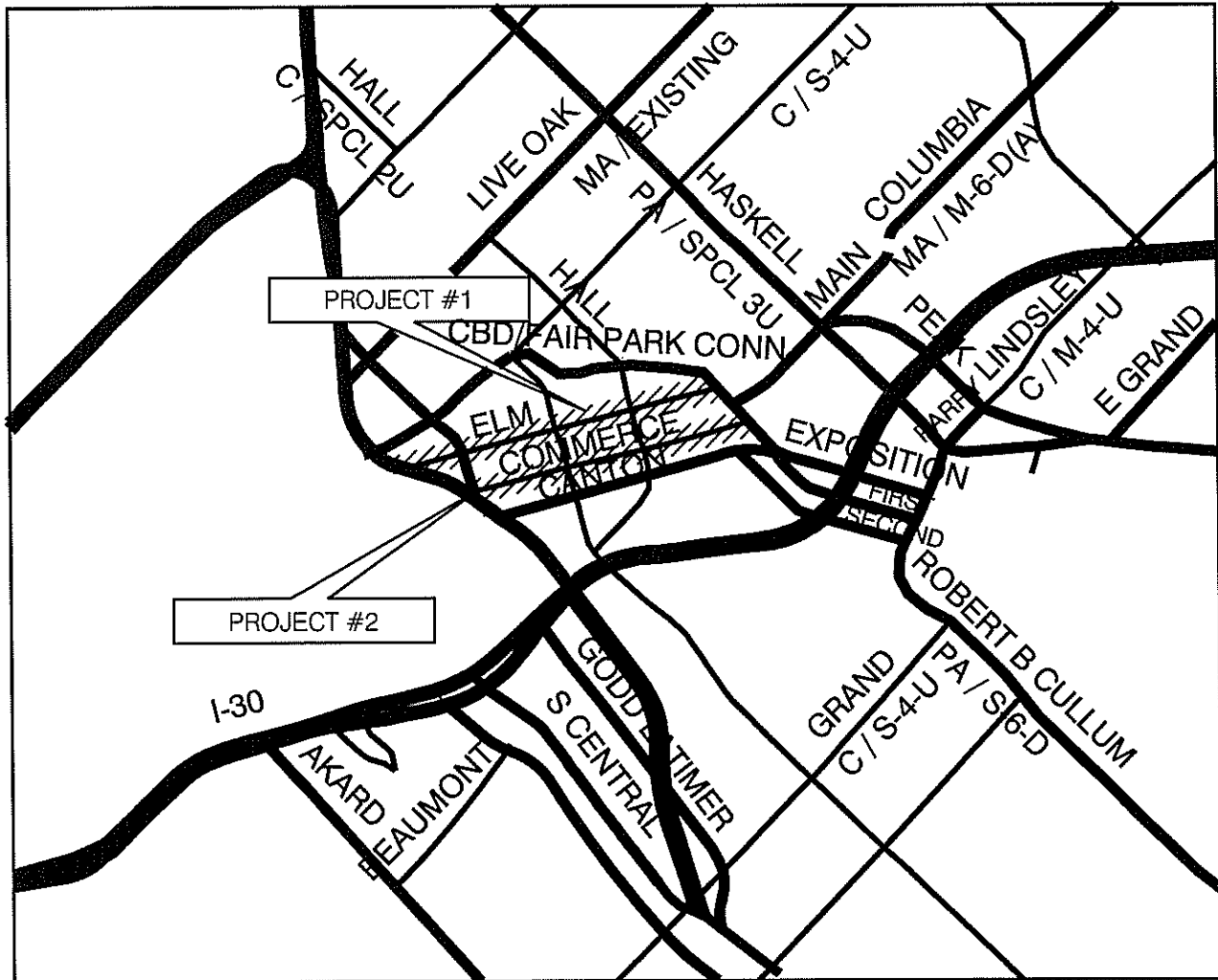
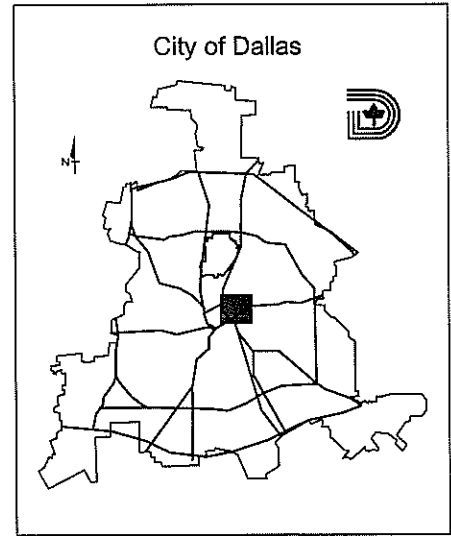
IMPACT OF DEFERRAL:

Delaying this project will not cause any hardship regarding construction, financing and contracting.

DEEP ELLUM CONVERSIONS

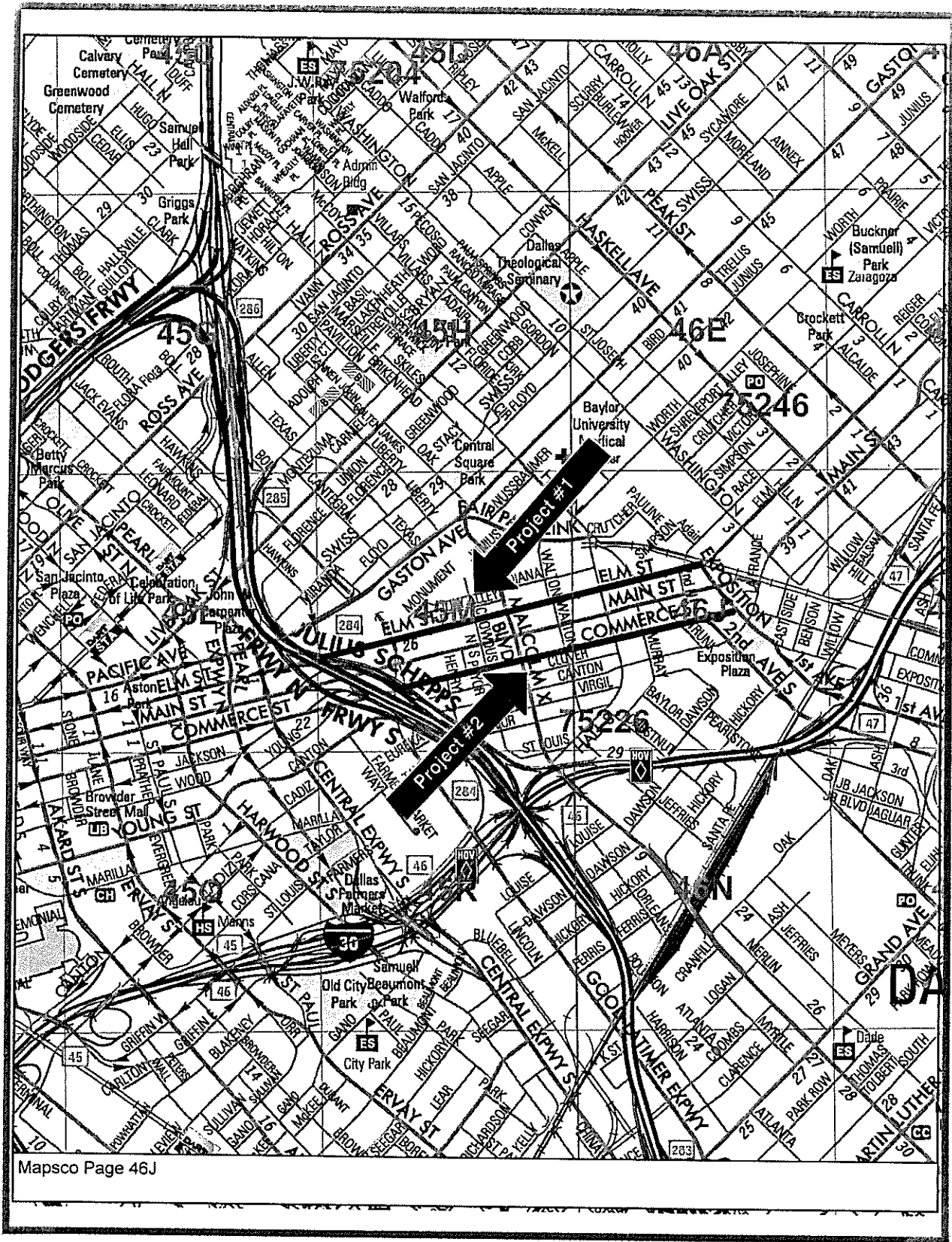
#1 - Elm Street From
Good-Latimer to Exposition

#2 - Commerce Street From
Good-Latimer to Exposition



LOCATOR MAP
NOT TO SCALE

Deep Ellum Conversions



Mapsco Page 46J

Mapsco Page 46J

LOCATION: Riverfront Boulevard from Continental Avenue to Corinth Street

COUNCIL DISTRICT: 2

MAPSCO: 45H, J, M, N, S, T, X, Y
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Riverfront Boulevard from Continental Avenue to Corinth Street from a special eight lane divided (SPCL 8D) roadway within 137 to 150 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with bike lanes within 130 feet of right-of-way and 93 feet of pavement.

SUMMARY

The Public Works Department is requesting amendments to the Thoroughfare Plan to facilitate proposed development of the Trinity River Project. Staff has worked with TxDOT, NTTA, NCTCOG and the Trinity River Urban Design Team to establish a street design, a circulation plan and other transportation improvements, commonly referred to as the "Trinity River Corridor Balanced Vision Plan".

In the Trinity River Corridor Balanced Transportation Concept, Riverfront Boulevard will serve as a major connector between downtown, Trinity, Cedars West and the Design District. The planned modifications on Riverfront Boulevard were previously approved by the City Council as part of the Trinity Parkway Project however construction could not be accommodated within the existing right-of-way. The new design proposal for Riverfront Boulevard meets the needs of proposed developments and existing property owners and can be accommodated within the existing right-of-way. The design creates a multi-modal street that includes six travel lanes, buffered bike lanes on both sides and a large pedestrian zone to accommodate all transportation users. The design concept outlines goals for landscaping, pedestrian improvements and parkway amenities in the district.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the City of Dallas' Thoroughfare Plan to change the dimensional classifications of (1) Riverfront Boulevard from Continental Avenue to Corinth Street from a special eight lane divided (SPCL 8D) roadway within 137 to 150 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with bike lanes within 130 feet of right-of-way and 93 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

February 2, 2012
Recommendation Approval

MAPS

Attached

RIVERFRONT BOULEVARD FACT SHEET

PROPOSED COUNCIL AGENDA: March 28, 2012

PROJECT: Authorize an amendment to the Thoroughfare Plan to:

(1) Change the dimensional classification of Riverfront Boulevard from Continental Avenue to Corinth Street from a special eight lane divided (SPCL 8D) roadway within 137 to 150 feet of right-of-way to a special six lane divided (SPCL 6D) roadway with bike lanes within 130 feet of right-of-way and 93 feet of pavement

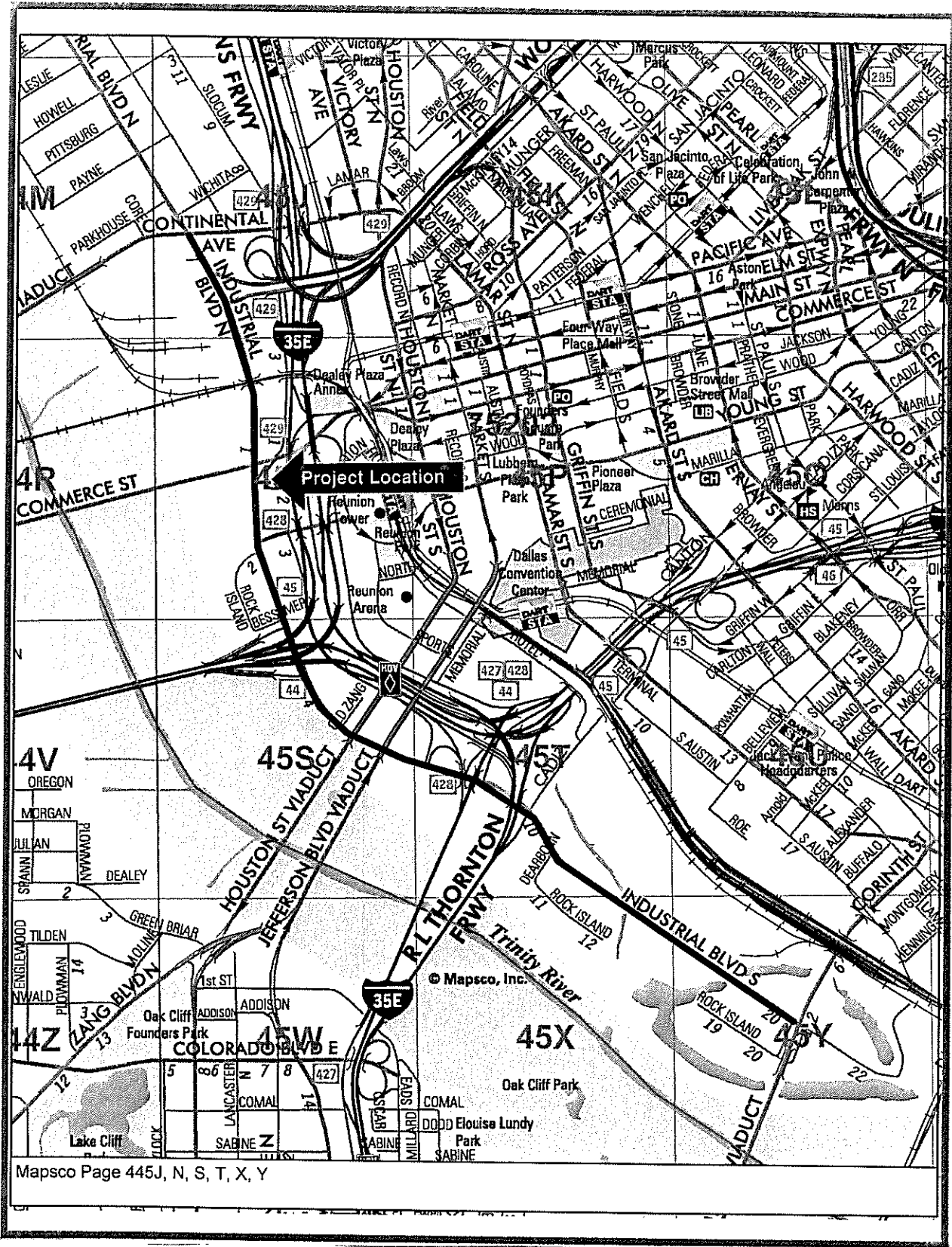
BACKGROUND:

- This project is a joint project between the City of Dallas, Dallas County, TxDOT and NCTCOG;
- 2006 – Thoroughfare Plan amended from 6 to 8 lanes as called for in the Balanced Vision Plan;
- Riverfront Boulevard is currently on the Thoroughfare Plan as a eight lane divided roadway that operates as six lane divided roadway within a 130 feet of right-of-way;
- 2010 – Public meetings conducted to discuss design indicated a preference for a 6 lane option with bicycle lanes and pedestrian amenities;
- Riverfront Boulevard is on the Bike Plan.

IMPACT OF DEFERRAL:

Delaying this project will not cause any hardship regarding construction, financing and contracting.

Riverfront Blvd.



Mapsco Page 445J, N, S, T, X, Y

Mapsco Page 45J, N, S, T, X, Y

LOCATION: (1) Canada Drive between Gulden Lane and West Main Street; (2) Continental Viaduct between Beckley Avenue and Riverfront Boulevard; and (3) Beckley Avenue between West Main Street and Singleton Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 44L, M, R
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to (1) Delete Canada Drive from Gulden Lane to West Main as a four lane divided (S-4-D) roadway within 80 feet of right-of-way; (2) Delete Continental Viaduct from Beckley Avenue to Riverfront Boulevard as a special eight lane divided (SPCL 8D) roadway within 134 to 150 feet of right-of-way; and (3) Add Beckley from West Main to Singleton as a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right-of-way and 74 feet of pavement.

SUMMARY

The Trinity Watershed Management Department is requesting amendments to the Thoroughfare Plan to facilitate the proposed development of the Continental Bridge and West Dallas Gateway projects. Staff has worked with the West Dallas Community, the Trinity River Corridor Project Committee, Dallas City Design Studio and TxDOT to establish a street design and circulation plan that connects West Dallas to downtown Dallas. The West Dallas Gateway outlines goals for landscaping and pedestrian friendly amenities.

The planned modifications that were previously approved by the City Council as part of the West Dallas Gateway Project includes closing the Continental Bridge to vehicular traffic and converting it to a pedestrian plaza/promenade that will be used as a gathering space for festivals and special events and will include amenities to be enjoyed by the community. As part of this new design, Canada Drive is proposed to end at Gulden and Beckley Avenue from West Main to Singleton will be reconfigured as a four lane divided roadway with bicycle lanes to match the segment south to I-30 where right of way and pavement widths have been established.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the City of Dallas' Thoroughfare Plan to (1) Delete Canada Drive from Gulden Lane to West Main as a four lane divided (S-4-D) roadway within 80 feet of right-of-way; (2) Delete Continental Viaduct from Beckley Avenue to Riverfront Boulevard as a special eight lane divided (SPCL 8D) roadway within 134 to 150 feet of right-of-way; and (3) Add Beckley from West Main to Singleton as a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right-of-way and 74 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

February 16, 2012
Recommendation Approval

MAPS

Attached

WESTERN GATEWAY FACT SHEET

PROPOSED COUNCIL AGENDA: March 28, 2012

PROJECT: Authorize an amendment to the Thoroughfare Plan to:

(1) Delete Canada Drive from Gulden Lane to West Main as a four lane divided (S-4-D) roadway within 80 feet of right-of-way;

(2) Delete Continental Viaduct from Beckley Avenue to Riverfront Boulevard as a special eight lane divided (SPCL 8D) roadway within 134 to 150 feet of right-of-way; and

(3) Add Beckley from West Main to Singleton as a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right-of-way and 74 feet of pavement.

BACKGROUND:

- This project is a joint project between the City of Dallas and TxDOT;
- Western Gateway will serve as a major portal from West Dallas to the Continental Pedestrian Bridge;
- Design is underway to convert the Continental Bridge to a pedestrian bridge/promenade;
- No impact on the construction timeline for Margaret Hunt Hill Bridge;
- Canada Drive is currently on the Thoroughfare Plan from Bernal/Pluto Connection to the Beckley Connection as a four lane divided roadway;
- Continental Viaduct is currently on the Thoroughfare Plan from Beckley to I-35 as a eight lane divided roadway;
- Canada Drive and Beckley Avenue are on the Bike Plan.

IMPACT OF DEFERRAL:

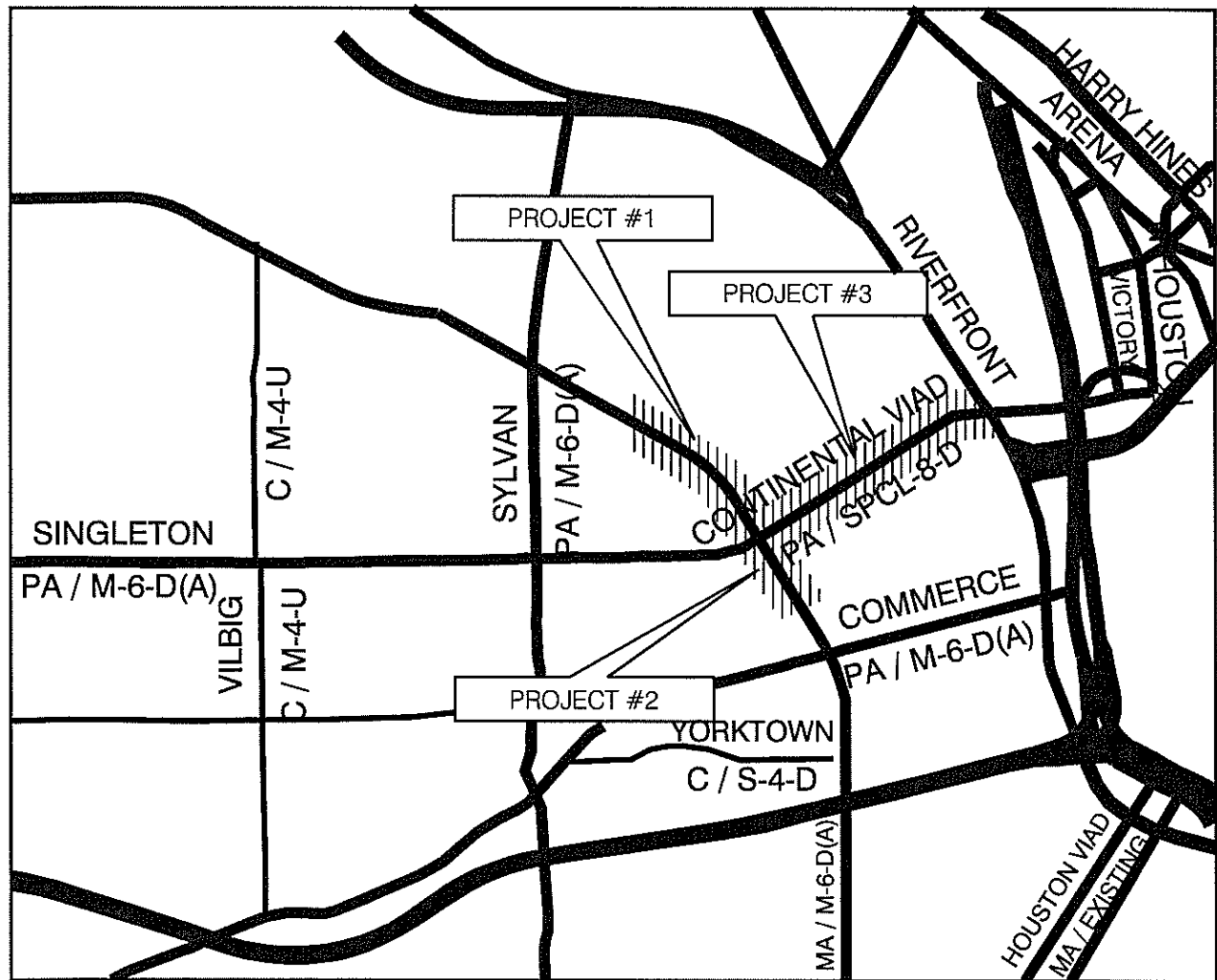
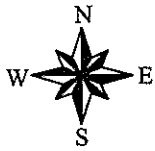
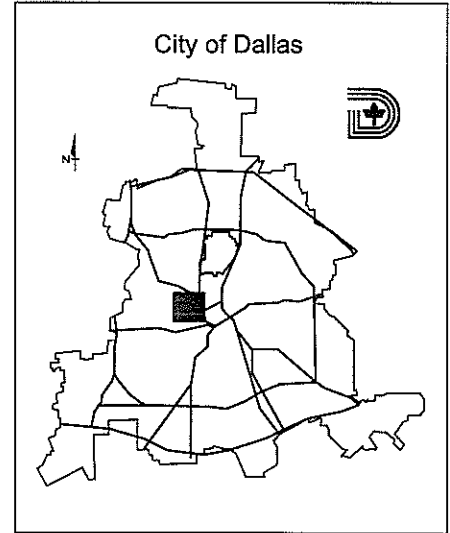
Delaying this project will cause hardship regarding bid letting, construction, financing and contracting.

WESTERN GATEWAY

#1 - Canada Dr. From Gulden to W. Main

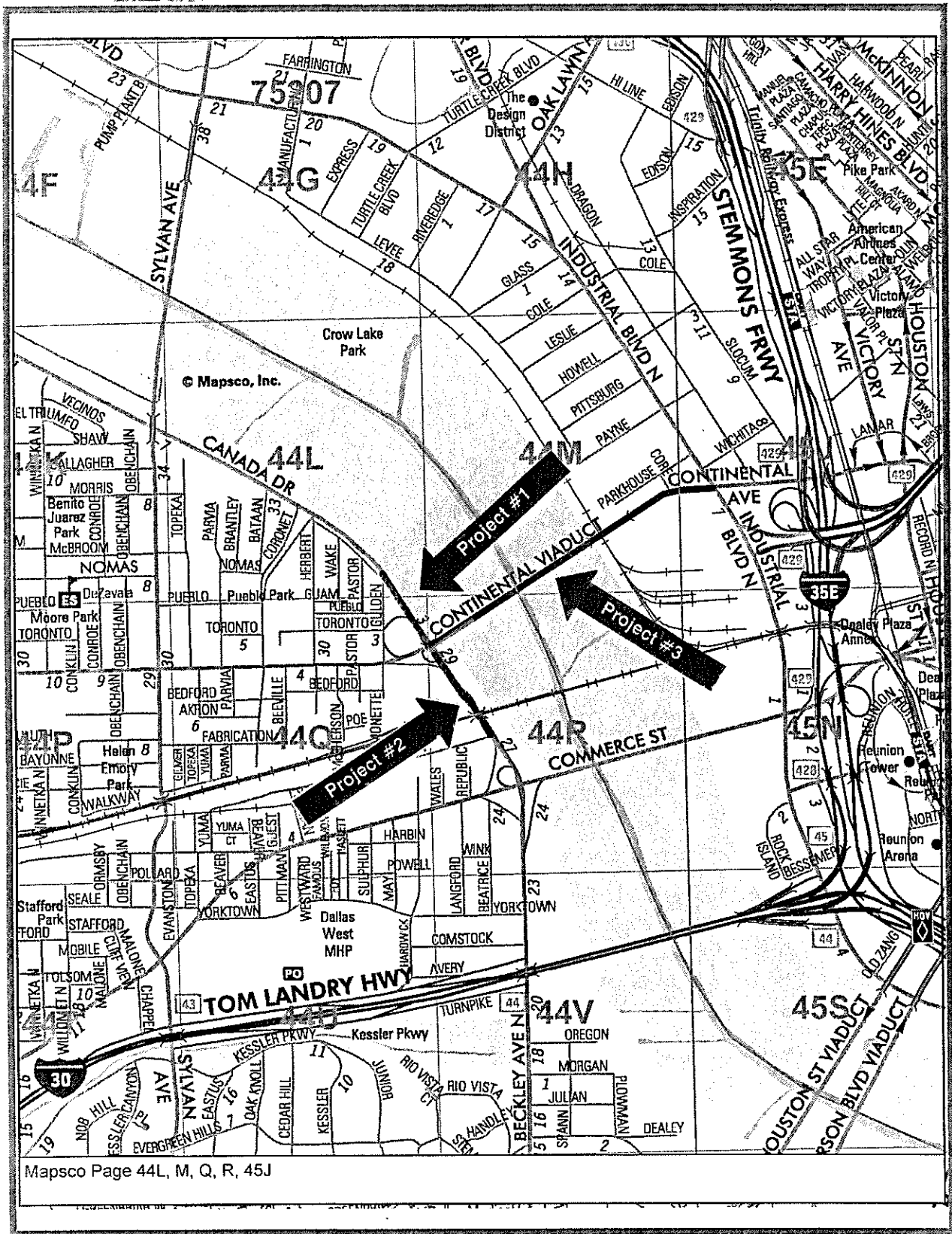
#2 - Beckley Ave. From W. Main to Singleton Blvd.

#3 - Continental Viaduct From Beckley to Riverfront



LOCATOR MAP
NOT TO SCALE

Western Gateway



Mapscos Page 44L, M, Q, R, 45J

Mapscos Page 44L, M, Q, R, 45J

LOCATION: Sylvan Avenue between IH-30 and Singleton Boulevard**COUNCIL DISTRICT:** 6**MAPSCO:** 44P, T
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classifications of (1) Sylvan Avenue from IH-30 to Fort Worth Avenue from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 90 feet of right-of-way; and (2) Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 100 feet of right-of-way.

SUMMARY

Staff is requesting amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of Sylvan Avenue from IH-30 to Fort Worth Avenue from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 90 feet of right-of-way and to change the dimensional classification of Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 100 feet of right-of-way.

The amendments will facilitate proposed development projects in the West Dallas community. Staff has worked with stakeholders in the community to establish a sustainable street design approach that meets the needs of proposed developments, existing property owners and all transportation modes. The design proposal creates a balanced multi-modal street while incorporating enhanced pedestrian sidewalks, separated bicycle facilities while maintaining adequate capacity for vehicles and public transit users. The proposal incorporates the vision of the community and the West Dallas Plan.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the Thoroughfare Plan to (1) Change the dimensional classification of Sylvan Avenue from IH-30 to Fort Worth Avenue from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 90 feet of right-of-way; and (2) Change the dimensional classification of Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard from a six lane divided roadway M-6-D(A*) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with bicycle lanes within 100 feet of right-of-way.

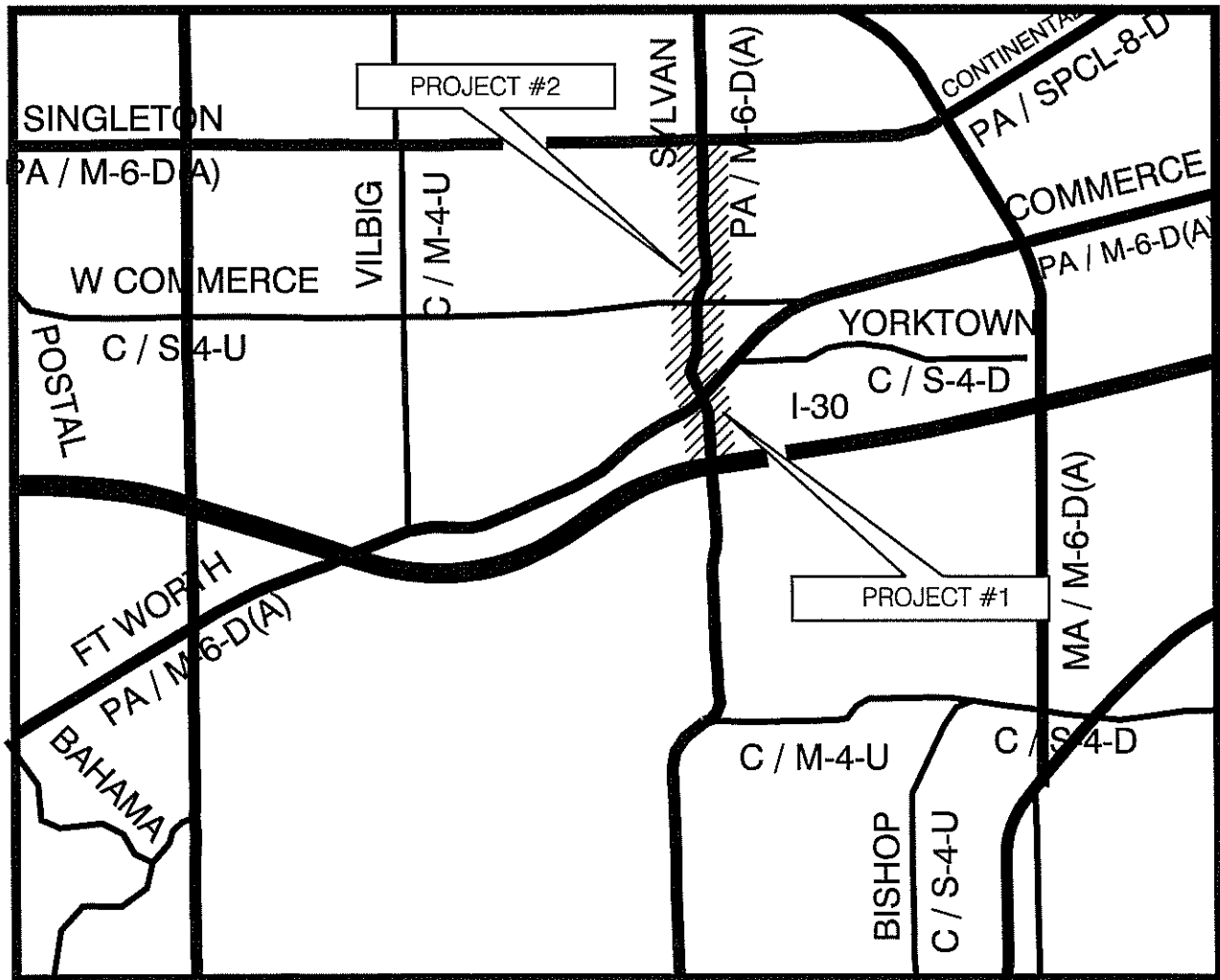
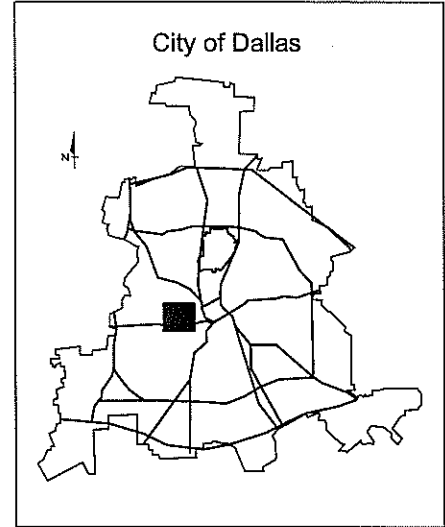
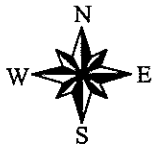
PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)City Plan Commission
Transportation CommitteeFebruary 16, 2012
Recommendation Approval with Cross Sections Provided**MAPS**

Attached

#1 - SYLVAN AVE. I-30 TO FT. WORTH AVE.

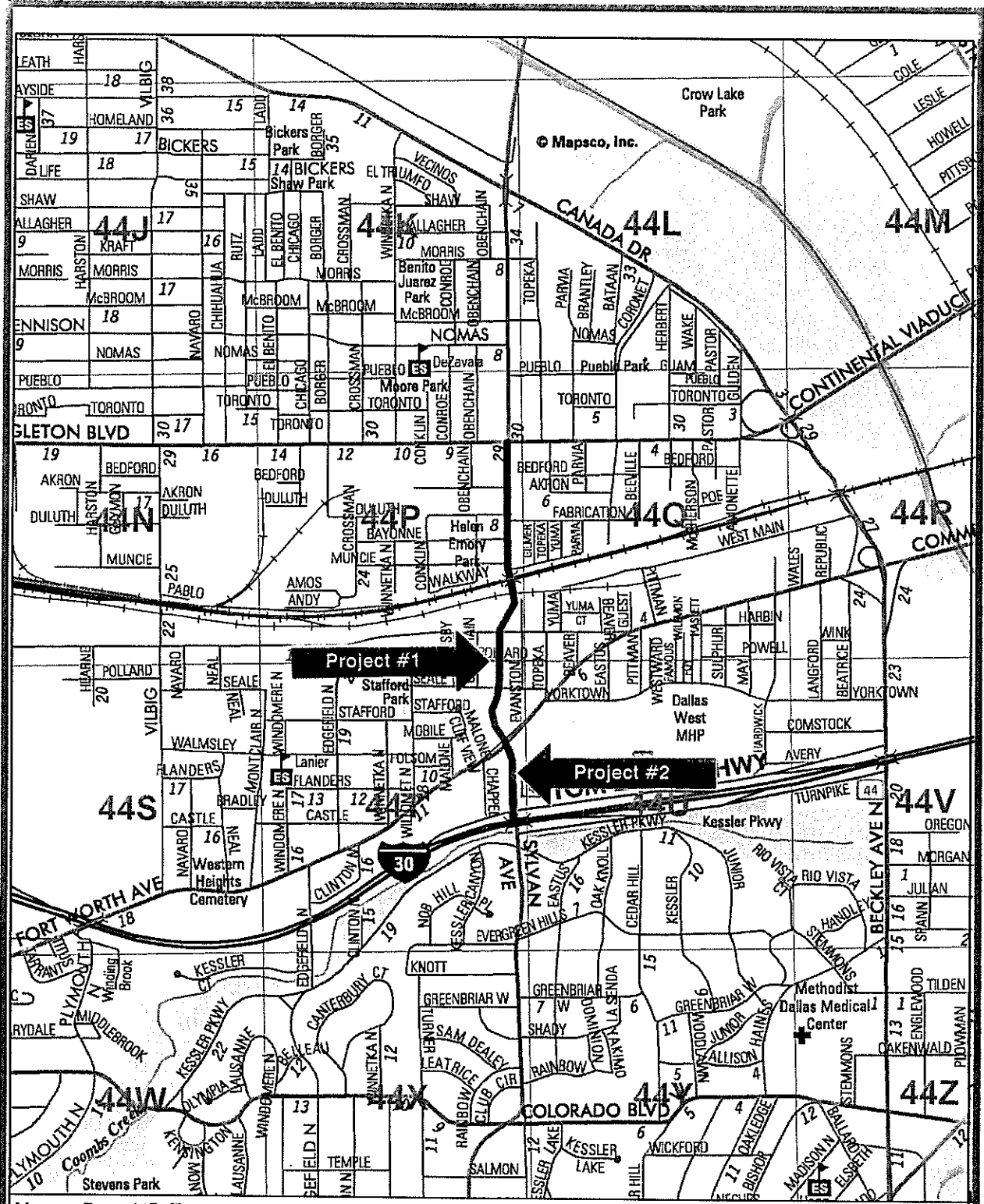
#2 - SYLVAN AVE. FT. WORTH AVE. TO SINGLETON BLVD.

Thoroughfare Plan Amendment
Thoroughfare Map



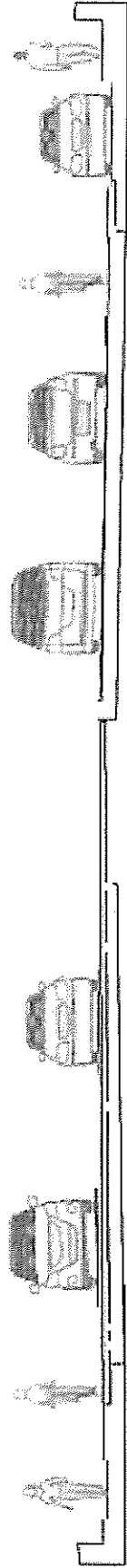
LOCATOR MAP
NOT TO SCALE

Sylvan Avenue



Sylvan Avenue – IH-30 to Fort Worth Avenue

Proposed Plan View and Cross-Section w/Pedestrian and Bicycle Elements



40'

50'

5'

1'

5'

2'

11'

10'

14'

10'

11'

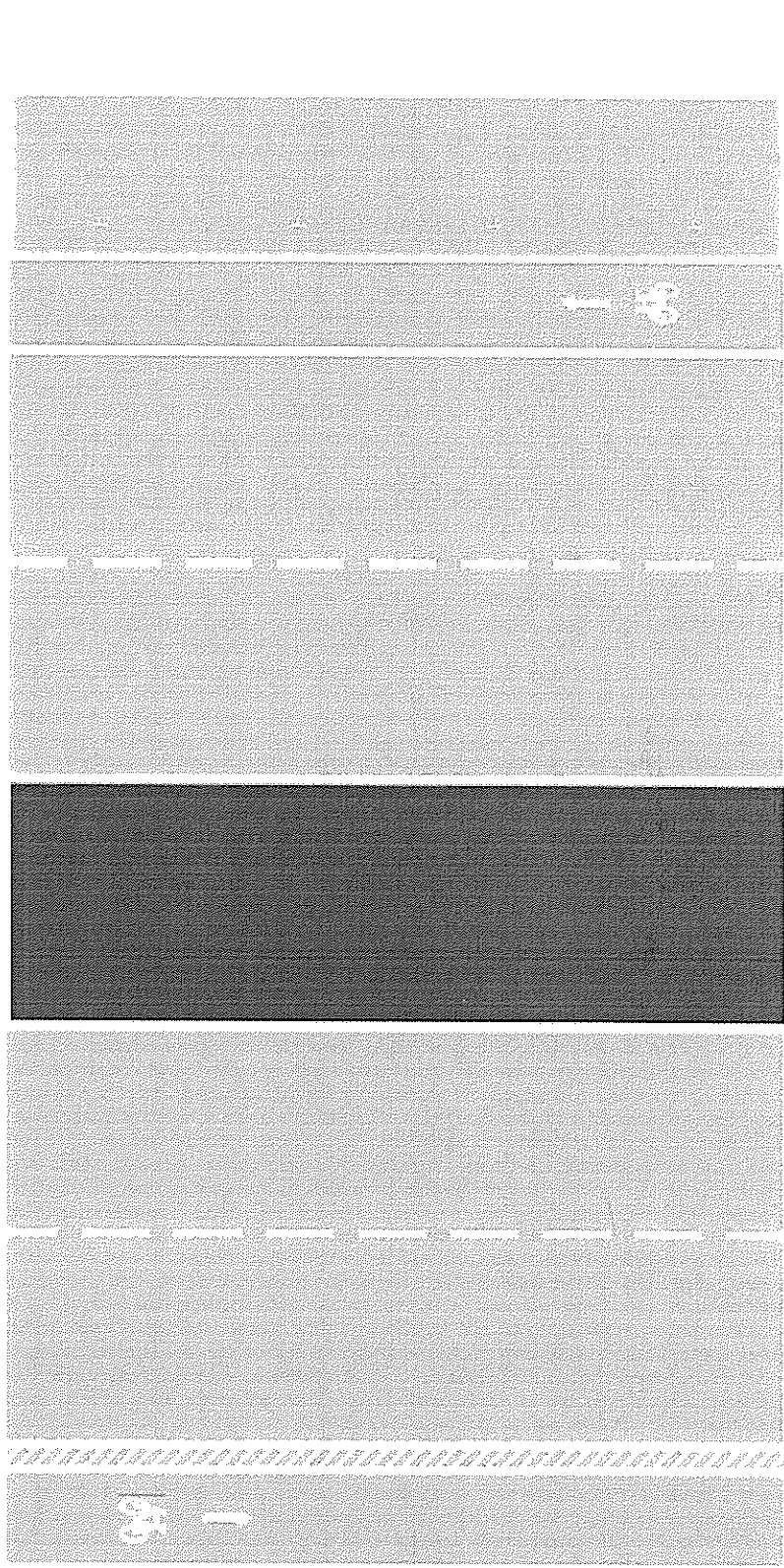
1'

5'

2'

8'

5'

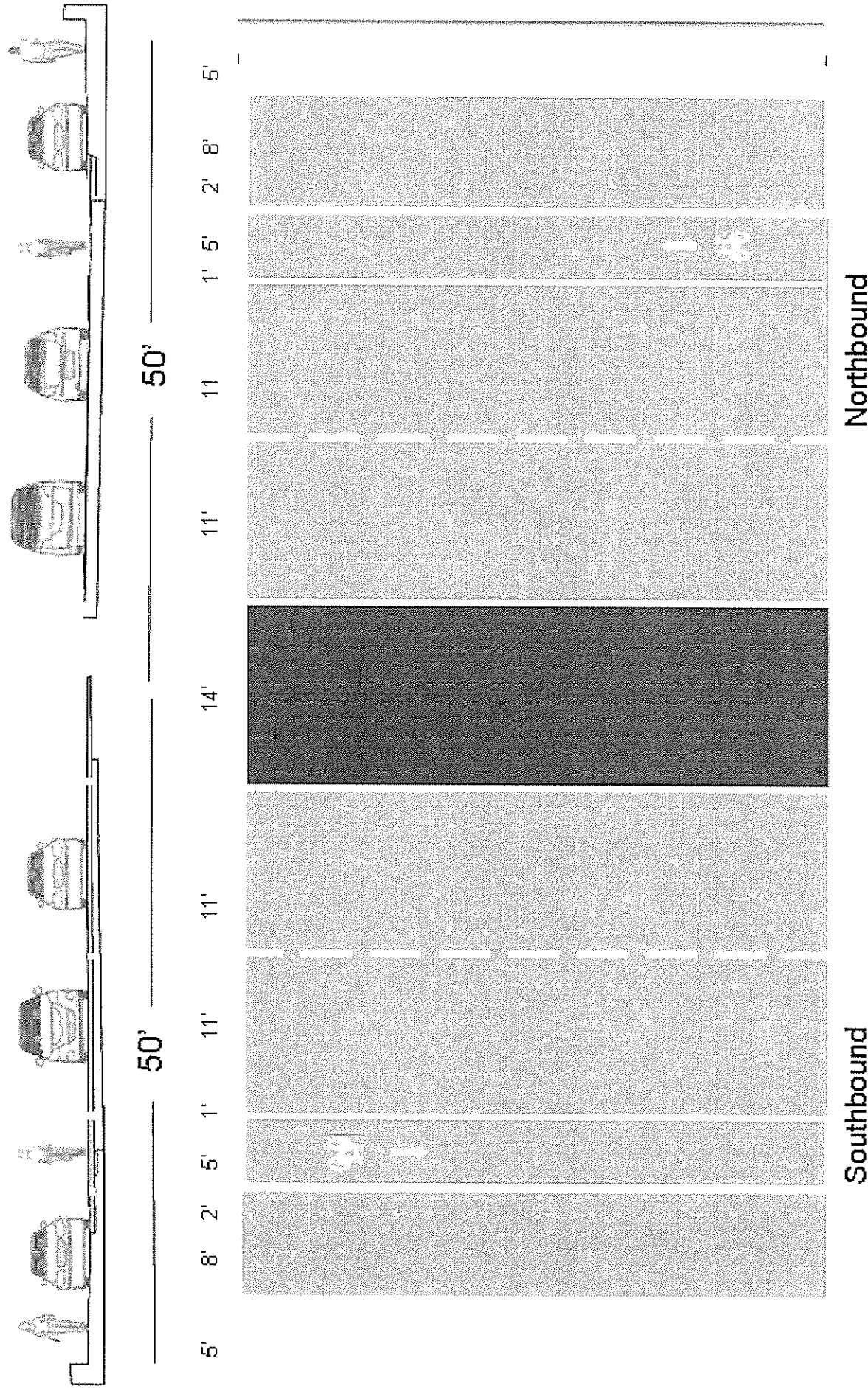


Southbound

Northbound

Sylvan Avenue – Fort Worth Avenue to Singleton

Proposed Plan View and Cross-Section w/Pedestrian and Bicycle Elements



FILE NUMBER: Z101-360(RB)

DATE FILED: August 25, 2011

LOCATION: Woody Road and Seagoville Road, South Corner

COUNCIL DISTRICT: 8

MAPSCO: 70 J, K, P

SIZE OF REQUEST: Approx. 100.05 Acres

CENSUS TRACT: 170.04

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

REQUEST: An application for an amendment to Planned Development District No. 512 for a Public school and R-1/2ac(A) Single Family District Uses.

SUMMARY: The applicant proposes to provide for an expansion of classroom and support areas for the middle school as well as provide for reduced setbacks for certain existing structures.

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

BACKGROUND INFORMATION:

- The site is developed with both a middle school and high school along with various support areas consistent with DISD campuses.
- On June 24, 1998, the City Council approved the creation of PDD No. 512. On October 24, 2001, the City Council approved an amendment providing for the youth and family center and specific landscape requirements for this use.
- The purpose of the request is to provide for an approximate 38,000 square foot expansion to the middle school portion of the PDD (northwest quadrant) for additional classrooms and support areas. Additionally, it has been determined certain structures were located within required setbacks.

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

Thoroughfare	Designation; Existing & Proposed ROW
Woody Road	Residential Collector; 60' & 60' ROW
Seagoville Road	Minor Arterial; 80' & 80' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site is developed with both a middle school and high school along with various support areas consistent with DISD campuses. The applicant proposes an expansion area for the middle school (wrapping the northern and eastern facades) that will provide for an increase in classrooms (25) as well as provide for

reduced setbacks for certain existing structures. No amendments are proposed for the high school.

The site is situated in a residential area (single family structures). Except for two subdivisions (northwest and south), the area very rural, with a couple of pockets of institutional/office/retail at the intersections of Woody Road and Seagoville Road and Seagoville Road and Stark Road.

Staff has determined the scale of the proposed expansion as well as the analysis of the submitted Traffic Management Plan will not have an impact on the built environment. The proposed physical improvements (new structure) are internalized and will simply appear as an expansion of the middle school's main building.

As a result of this analysis, staff supports the requested amendment, subject to the attached development plan, traffic management plan, and conditions.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendment and required Traffic Management Plan. As a result of this review, staff has determined the requested amendment will not significantly affect the surrounding street system. As reviewed, approximately one-third of the students arrive/leave by school bus. Additionally, Transportation Division of Street Department Public Works and Transportation has worked with the school over the years to utilize the outside lanes of both Woody Road and Seagoville Road for unloading/loading of students. It should be noted that School Zone signage exists on both thoroughfares.

As a result of this analysis and existing relationship between the city and the school district, staff is not recommending updates to the attached TMP. It should be noted that any future amendment to this PDD (providing for additional classrooms to accommodate increased enrollment) or any concern from stakeholders will be reviewed by staff as to whether a revised tmp should be submitted at that time.

Off-Street Parking: PDD No. 512 requires off-street parking to be provided by use as established by the Dallas Development Code. The requested expansion will be provided for as well as maintaining an excess number of parking spaces over that required (approx. 93 spaces).

Landscaping: PDD No. 512 requires compliance with Article X with the addition of additional plantings in conjunction with the youth and family center (Seagoville Road frontage). No revisions are being requested.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

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

**STAFF RECOMMENDING AMENDING CONDITIONS
ARTICLE 512.**

PD 512.

SEC. 51P-512.101. LEGISLATIVE HISTORY.

PD 512 was established by Ordinance No. 23560, passed by the Dallas City Council on June 24, 1998. Ordinance No. 23560 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23560 was amended by Ordinance No. 24754, passed by the Dallas City Council on October 24, 2001. (Ord. Nos. 19455; 23560; 24754; 26042)

SEC. 51P-512.102. PROPERTY LOCATION AND SIZE.

PD 512 is established on property generally located at the south corner of Woody Road and Seagoville Road. The size of PD 512 is approximately 100.05 acres. (Ord. Nos. 23560; 26042)

SEC. 51P-512.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. Nos. 24754; 26042)

SEC. 51P-512.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 512A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Section 51A-4.702(c)(2) through Section 51A-4.702(i) regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply. (Ord. Nos. 23560; 24754; 26042)

SEC. 51P-512.105. MAIN USES PERMITTED.

(a) Public school.

(b) All other uses permitted in an R-1/2ac(A) Single Family District, subject to the same conditions applicable in the R-1/2ac(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-1/2ac(A) Single Family District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the R-1/2ac(A) Single Family District is subject to DIR in this PD, etc. (Ord. Nos. 24754; 26042)

SEC. 51P-512.106. ACCESSORY USES.

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

(b) An accessory youth and family center is a permitted accessory use in this PD, but it is only permitted in the location shown on the enlarged partial development plan. (Ord. Nos. 24754; 26042)

SEC. 51P-512.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, The yard, lot, and space regulations of the R-1/2ac(A) Single Family District in Section 51A- 4.112(b)(4) apply to this PD. (Ord. Nos. 24754; 26042).

(b) A minimum front yard setback of 20 feet is permitted for the existing Youth and Family Center and the one Zone of Portable Classrooms area fronting on Seagoville Road and Woody Road and two areas fronting on Woody Road, located as shown on the development plan.

SEC. 51P-512.108. OFF-STREET PARKING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally. (Ord. Nos. 24754; 26042)

SEC. 51P-512.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24754; 26042)

SEC. 51P-512.110. LANDSCAPING.

(a) Except as provided below, landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Article X.

(b) Within 90 days after the issuance of a certificate of occupancy for the accessory youth and family center, a foundation planting strip must be provided along the entire western, northern, and eastern building facades, exclusive of doorways. The planting strip must consist of shrubs, with a minimum size of five gallons, planted a minimum of 30 inches on center. (Ord. Nos. 24754; 26042)

SEC. 51P-512.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII, except that one additional premise sign with a maximum effective area of 75 square feet and a maximum height of 25 feet may be located as shown on the development plan. (Ord. Nos. 24754; 26042)

SEC. 51P-512.112. ACCESS.

Ingress and egress must be provided as shown on the development plan. (Ord. Nos. 24754; 26042)

SEC. 51P-512.113. TRAFFIC MANAGEMENT PLAN.

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

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

SEC. 51P-512.1134. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24754; 26042)

SEC. 51P-512.1145. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24754; 26042)

SEC. 51P-512.1156. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24754; 26042)

Z101-360(RB)

SEC. 51P-512.1167. ZONING MAP.

PD 512 is located on Zoning Map No. O-13. (Ord. Nos. 23560; 26042)

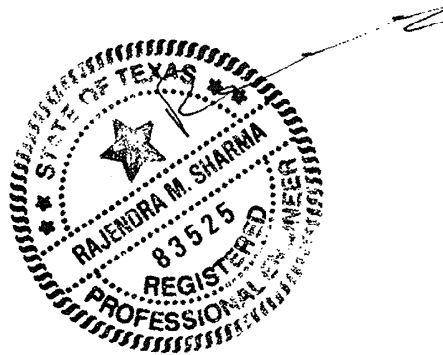
Traffic Management Plan For
SEAGOVILLE MIDDLE SCHOOL
950 WOODY ROAD, DALLAS, TEXAS

Prepared for the DISD and the City of Dallas

By

Master Code, Inc.

7309 Bay Chase Drive, Arlington, TX 76016
Phone: 214 957 5024



July, 2011

Z101-360

Seagoville Middle School
950 Woody Road
Traffic Management Plan (TMP) School Year 2012-2013

Table of Contents

Introduction	1
Overview	1
The Site	1
Queuing Analysis	2
Recommendation	3

Seagoville Middle School

950 Woody Road

Traffic Management Plan (TMP) School Year 2012-2013

Introduction:

Seagoville Middle School was constructed at its present location in the mid 1980's. The facilities have been expanded throughout the years. The school has approximately 990 students in 41 homeroom classrooms. At this time the District is proposing to construct a new two-story classroom addition in order to eliminate the need for modular classrooms. **The number of students will remain the same.**

Overview:

Seagoville is presently served by eight buses. The school day is from 8:20 a.m. to 3:30 p.m. Classes begin at 8:20 a.m. Buses arrive between 7:55 and 8:15 a.m.

The Site:

The school is surrounded on two sides by streets, Seagoville Road and Woody Road., a further description of the surrounding streets follows. The site is platted. Each of the adjacent streets has a minimum of 80 feet of right of way and at least 36 feet of pavement. The pavement width allows either queuing or parking in the outside lanes and a free travel lane. Both have School Zones.

Seagoville Middle School

950 Woody Road

Traffic Management Plan (TMP) School Year 2012-2013

According to the above chart the remaining student population would require a stacking length of a maximum of 1200 feet.

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

The school is at the corner of two major streets. Woody Road to west is a four lane undivided thoroughfare that currently has queuing on the inside lane adjacent of the school. Seagoville Road to the north is a four lane divided thoroughfare with No Parking on both sides on the street in front of the school.

With the proposed addition to the school additional parking is being added in front of the school to accommodate visitors and teachers. This parking will also allow for some additional queuing of parents. The additional queue space will not totally eliminate the need to queue on the street but should shorten the amount of queuing on Woody Road. The eight buses that serve the school will now be able to queue in front of the school. Additional school personnel will be used in order to monitor the on-site parent queuing and departures of the buses.

RECOMMENDATION

As there is no change in student population, DISD to continue using the system of pick-up and drop-off which has been used for a number of years on Woody Road with the addition of a larger on-site queuing area for parents. Additional school personnel will be utilized in order to monitor the interaction between parent pick-up and on-site buses queuing.

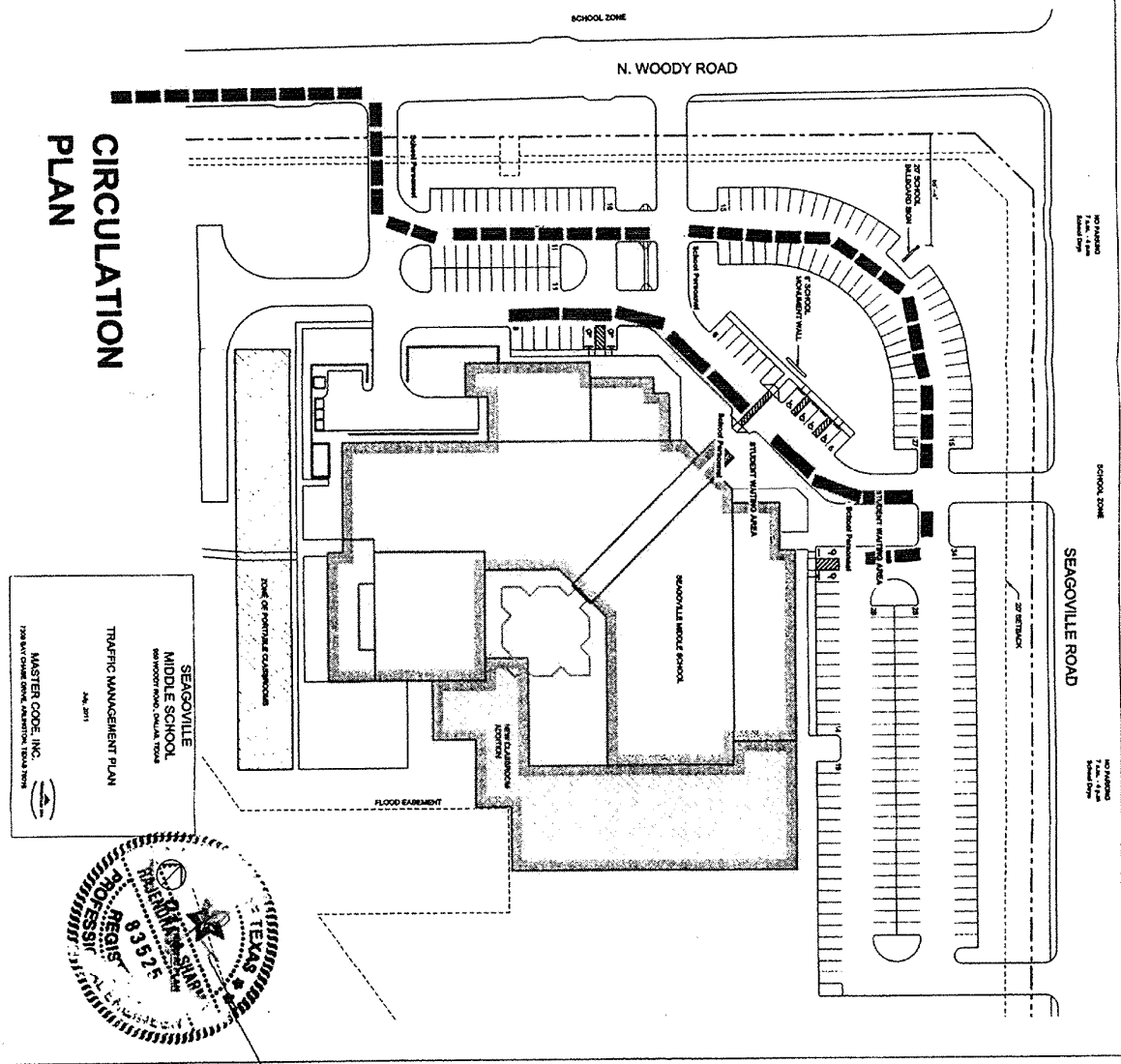
Z101-360

This is current condition.
 No increase in students.
 The dedicated spaces are used for queuing
 the public. Motorist convenience is confirmed
 with Steve Cherniack.

Quantity Analysis

Item	Quantity	Unit	Total
Classrooms	10	Sq. Ft.	10,000
Offices	5	Sq. Ft.	5,000
Storage	5	Sq. Ft.	5,000
Other	5	Sq. Ft.	5,000
Total	25	Sq. Ft.	25,000

CIRCULATION PLAN

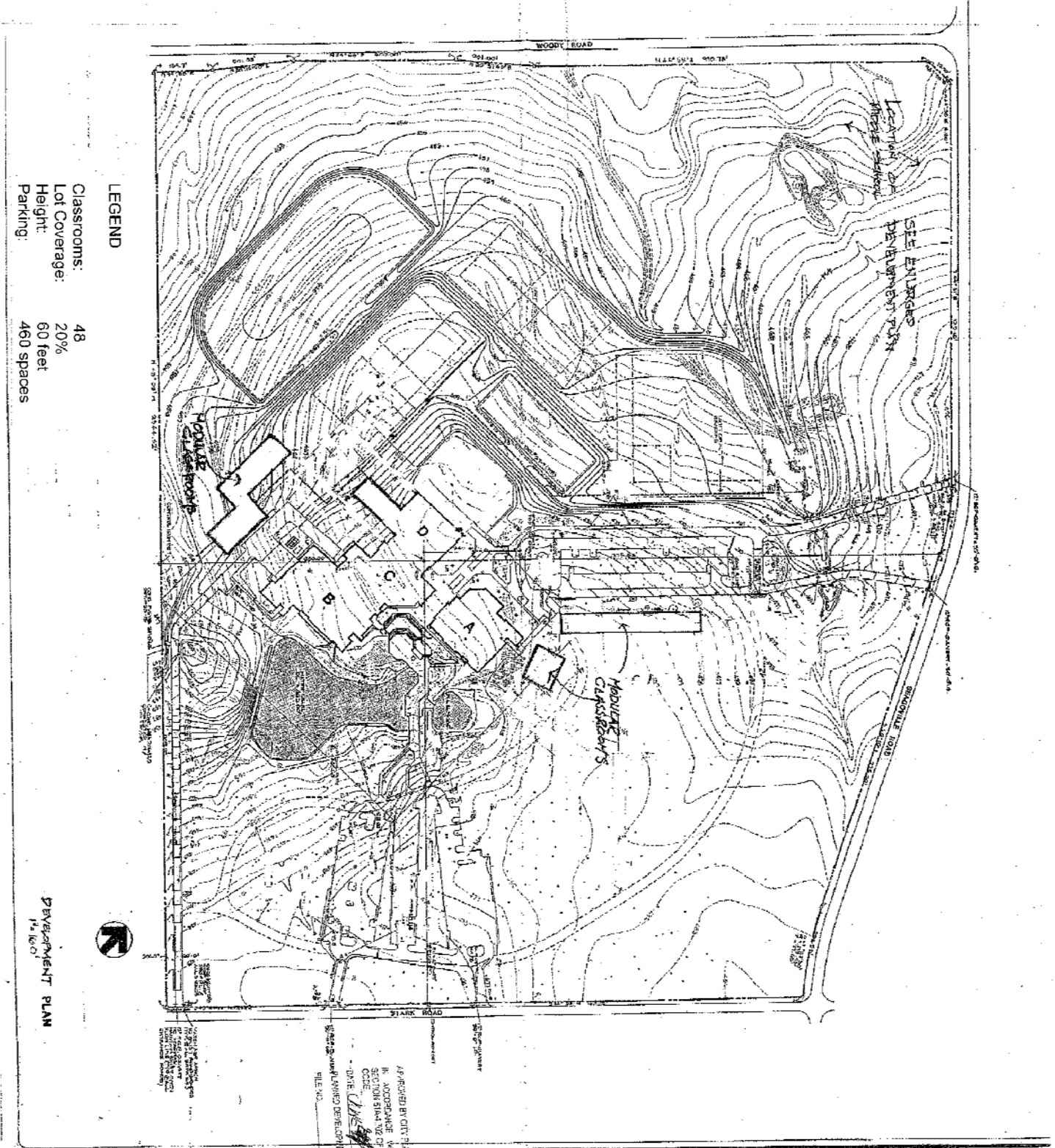


SEAGOVILLE MIDDLE SCHOOL
 580 WOODY ROAD, DALLAS, TEXAS
 TRAFFIC MANAGEMENT PLAN
 MAY 2011
 MASTER CODE, INC.
 1200 SAVANNAH DRIVE, AMARILLO, TEXAS 79130



DALLAS INDEPENDENT SCHOOL DISTRICT
SEAGOVILLE MIDDLE
SCHOOL ADDITION

TMP Circulation Plan



LEGEND

- Classrooms: 48
- Lot Coverage: 20%
- Height: 60 feet
- Parking: 460 spaces



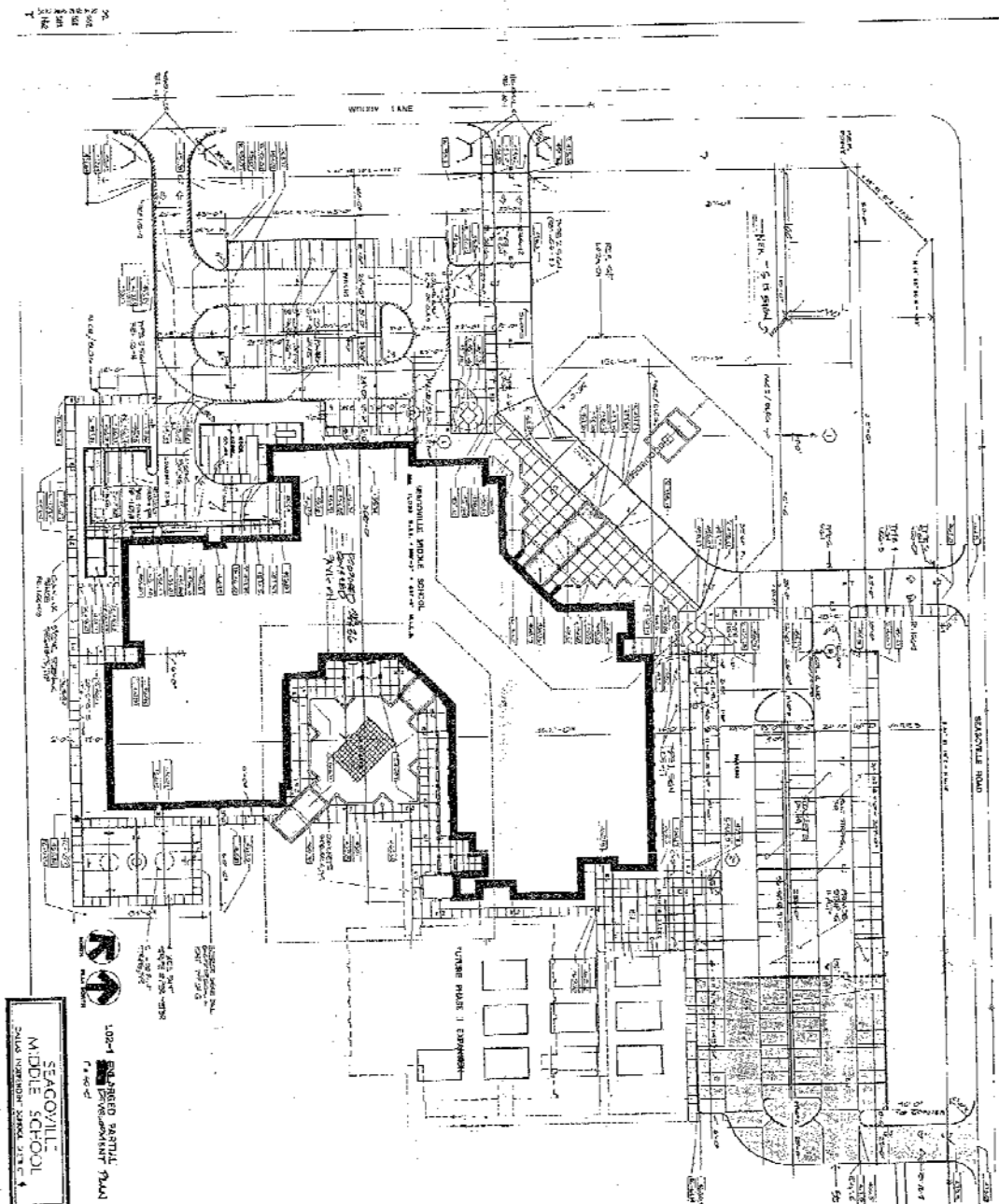
DEVELOPMENT PLAN
1/2" = 1' = 0"

SHS · DISD

22

APPROVED BY CITY PLANNING COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A.04 OF THE DALLAS DEVELOPMENT
CODE
DATE: 1/18/11
FILE NO. 512

**Existing Development Plan
(Overall PDD Boundary)**



SEACOVILLE
MIDDLE SCHOOL
2000 WILSON STRAIGHTWAY, SEACOVILLE, VA 22151

100-1 BALANCED PARTIAL PLAN
P.A. NO. 01

Floor Area for Modular Classrooms:
Floor Area for Youth and Family Center

Classrooms:
Specialty Building:
Provided Parking:

40 classrooms
147 parking spaces
152 parking spaces

6,000 sq. ft.
6,000 sq. ft.

013168
24754
APPROVED BY
CITY COUNCIL
OCT 24 2001

Approved by
City Council

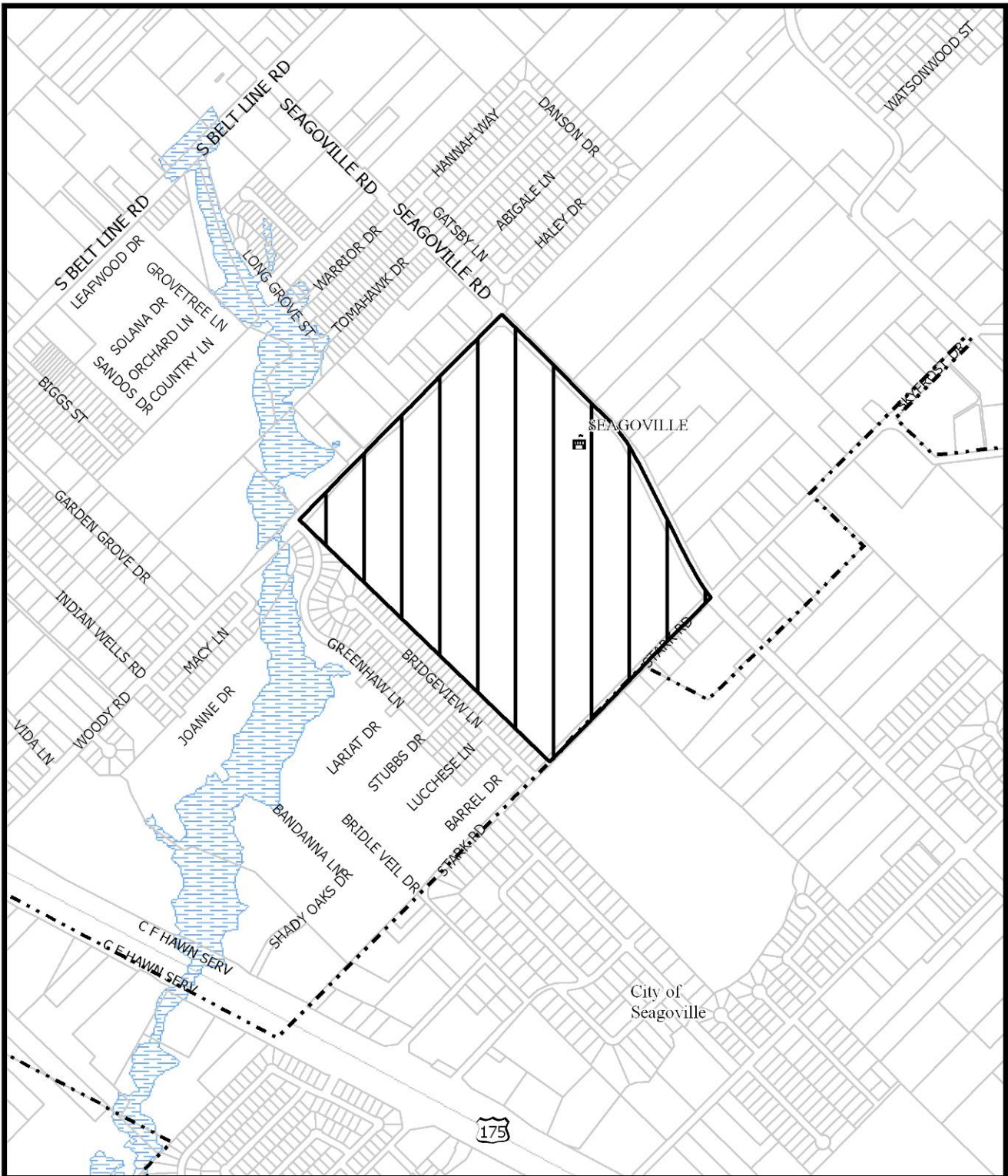
512

2001-057/8020-58(RB)

DATE 12/20/01

BY: [Signature]

**Existing Middle School
Development Plan**



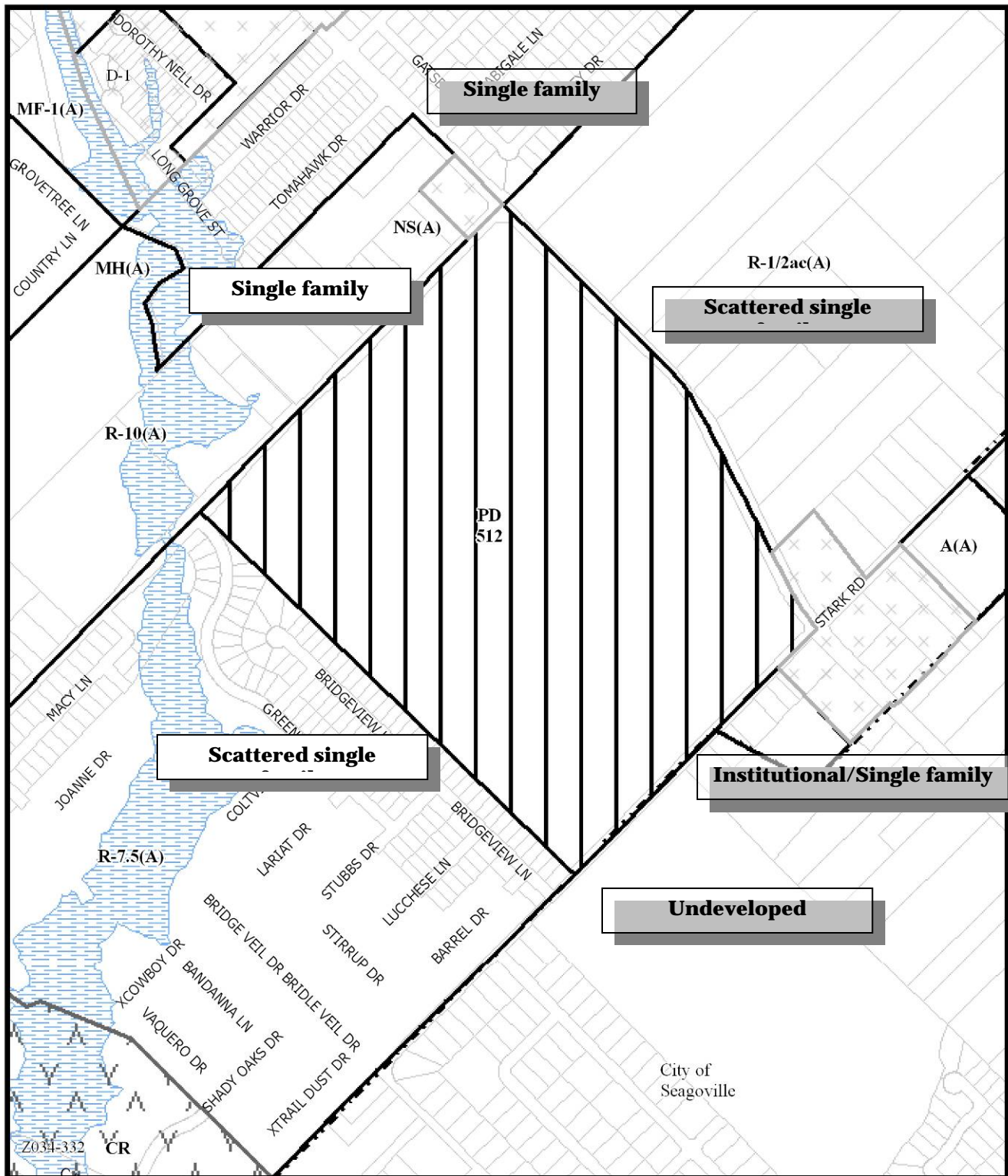
1:10,800

VICINITY MAP

Map no: O-13

Case no: Z101-360

DATE: October 04, 2011




1:7,200

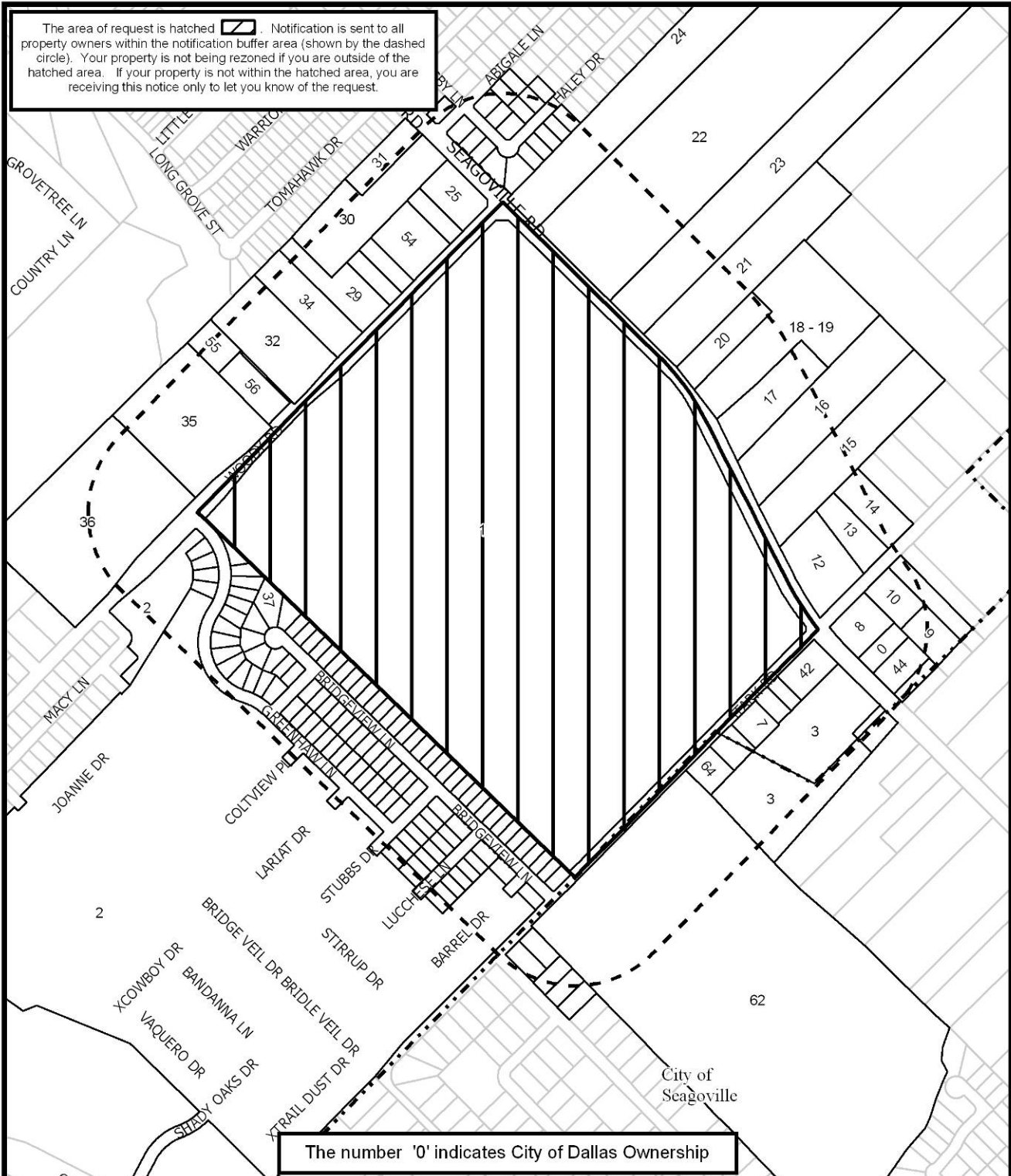
ZONING AND LAND USE

Map no: O-13

Case no: Z101-360

DATE: October 04, 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



1:7,200

NOTIFICATION

500' AREA OF NOTIFICATION
64 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **O-13**
 Case no: **Z101-360**

DATE: October 04, 2011

10/4/2011

Notification List of Property Owners***Z101-360******64 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15920 SEAGOVILLE RD	Dallas ISD
2	14303 BRIDGEVIEW LN	SHADY OAKS TB LTD SUITE 205
3	16220 SEAGOVILLE RD	SCROGGINS JO ELLEN
4	16220 SEAGOVILLE RD	WHEAT AUBREY N & ALLIE L WHEAT
5	1730 STARK AVE	HALLMARK WILLIAM E
6	1738 STARK RD	REED PAMELA R
7	1762 STARK AVE	RUTHERFORD JERRY D
8	16201 SEAGOVILLE RD	MARLOW CARL THOMAS
9	1618 STARK RD	ANDERSON WILLIAM SR & GLORIA
10	1618 STARK RD	HERNANDEZ VALENTINO & MA DEL CARMEN SALA
11	1500 STARK AVE	GUARDADO MARIO & MARLENE
12	16135 SEAGOVILLE RD	TILZA L P
13	1617 STARK AVE	BELKEN KENNETH L & BRENDA H BELKEN
14	1549 STARK AVE	BELKEN KENNETH & BRENDA
15	16111 SEAGOVILLE RD	LARUE BILLIE
16	16021 SEAGOVILLE RD	LARUE BILLIE G
17	16005 SEAGOVILLE RD	GUANAJUATO RAMIRO M
18	15931 SEAGOVILLE RD	YARBOROUGH SUE ANN
19	15931 SEAGOVILLE RD	YARBOROUGH SUE ANN
20	15921 SEAGOVILLE RD	LANDESS LEE
21	15901 SEAGOVILLE RD	WEATHEREAD DOROTHY C TR
22	15741 SEAGOVILLE RD	AGUILAR SANTOS & LINDA AGUILAR
23	15851 SEAGOVILLE RD	BENITEZ ANTONIO
24	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
25	15610 SEAGOVILLE RD	ROMO PETER & KATHY
26	923 WOODY RD	ROMO REYNALDO

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1003 WOODY RD	HUGHEY ROBERT L
28	1009 WOODY RD	GROOMS WILLIAM D
29	1015 WOODY RD	PELAYO ARTURO
30	15622 SEAGOVILLE RD	ORTIZ INOCENCIO T & MARIA
31	15602 SEAGOVILLE RD	DANIEL HARVEY JOEL EST OF
32	1123 WOODY RD	MUNOZ MARIA
33	1123 WOODY RD	VASQUEZ SILVERIO & MARIA
34	1043 WOODY RD	TAMANG ANJU
35	1143 WOODY RD	SOLIS VICTOR
36	1315 WOODY RD	CORONADO ASSETS LP
37	14230 BRIDGEVIEW LN	SHEPHERD PLACE HOMES INC
38	14129 GREENHAW LN	TOLSON TRACEY LEE
39	14235 GREENHAW LN	SHEPHERD PLACE HOMES INC DBA ROBBIE HALE
40	14247 GREENHAW LN	FIVE STAR 2006 LP SUITE 205
41	1804 STARK RD	RUTHERFORD DWAIN R & ANN
42	1700 STARK RD	CALVARY EAST BAPTIST CHURCH
43	16225 SEAGOVILLE RD	DILTS ESTER R
44	16219 SEAGOVILLE RD	ANDERSON WILLIAM W & GLORIA E
45	56 GATSBY LN	HERITAGE DEVELOPMENT LP %WELLS FARGO BAN
46	964 HALEY DR	STENSON ERIC D & SHANETTE S CULPEPPER
47	968 HALEY DR	RANG TWO HOLDINGS LLC
48	972 HALEY DR	EGORRETA JOSE ISRAEL STE 216
49	15656 GATSBY LN	MARTINEZ RAUL & ELIZABETH CALZADA
50	15647 GATSBY LN	FLOYD ZANETTA L
51	15641 GATSBY LN	SANTOS ROBERTO &
52	954 ABIGALE LN	ENGLISH TANYA & KEITH
53	950 ABIGALE LN	DEUTSCHE BANK NATIONAL TRUST COMPANY %OC
54	941 WOODY RD	WOODY ROAD CHURCH OF GOD
55	1129 WOODY RD	ARRIAGA JUAN F
56	1131 WOODY RD	GARCIA ANDRES A
57	404 STARK RD	COUCH BARBARA

Z101-360(RB)

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	402 STARK RD	COUCH BARBARA E
59	3004 LYNELL	HERRERA PAUL
60	3002 LYNELL	CHURCH OF GOD 7TH DAY
61	2920 LYNELL	HENDERSON JAMES A
62	408 STARK RD	WAGLIARDO CARMEN ET AL
63	1804 STARK RD	RUTHERFORD DWAIN R & ANN
64	1810 STARK RD	RUTHERFORD DONALD

Planner: Richard E. Brown

FILE NUMBER: Z101-390(RB) **DATE FILED:** September 16, 2011

LOCATION: Goodnight Lane and Merrell Road, Northwest Corner

COUNCIL DISTRICT: 6 **MAPSCO:** 22 L

SIZE OF REQUEST: Approx. 3.36 Acres **CENSUS TRACT:** 99

APPLICANT: Bencor Corporation

OWNER: 2333 Southwell, LLC

REPRESENTATIVE: Michael R. Coker

REQUEST: An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to continue operating a contractor's maintenance yard on the property and has volunteered deed restrictions prohibiting certain uses and providing for specific operational regulations.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The site is utilized for a contactor's maintenance yard.
- The current zoning does not permit this use, thus the request for an IM District.
- The applicant has volunteered deed restrictions that prohibit certain uses as well as provide for certain operational regulations.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z045-241	An IM District on property zoned an IR District. On August 24, 2005, the City Council approved the request, subject to deed restrictions that provide for screening and setback regulations as well as prohibiting certain uses on a portion of the property.
2. Z101-391	An IM District on property zoned an IR District. Pending a CPC public hearing.
3. Z101-392	An IM District on property zoned an IR District. Pending a CPC public hearing.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Goodnight Lane	Collector; 60' & 60' ROW
Merrell Road	Collector; 60' & 60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered an Industrial Area. These areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include

a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

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 utilized by the applicant as a contractor's maintenance yard, a use not permitted by the existing IR District. The applicant proposes to continue this operation, and as part of the request, volunteered deed restrictions that prohibit certain uses as well as provide for certain operational regulations. On a related matter, the applicant has submitted two additional applications to provide for zoning that permits this same use (see Zoning History, above).

It should be noted the applicant purchased this property and began operations as a contractor's maintenance yard without a certificate of occupancy. Prior to the city's zoning transition in 1989, the property was zoned an I-2 District, which permitted this use.

The site is surrounded by industrial uses (both inside and outside use classifications) and supporting administrative/office components. Scattered auto service center uses are found interspersed among these uses east of the site.

This area of the city possesses a large percentage of industrial users that rely on convenient freeway accessibility (IH 35/IH 635/Loop 12) thus a significant amount of truck traffic is present in the area. While many of these uses are situated on large parcels and are relatively 'open', it is staff's opinion that certain regulations that maintain a compatible business environment required by the existing IR District zoning should be considered during a zoning change that provides for a canvas for a more intense level of industrial uses (both use-wise and operationally). With regard to this issue, the applicant has worked with staff to address many of these concerns, thus the attached deed restrictions have been volunteered to mitigate for much of this.

As a result of this analysis, staff supports the request, subject to the attached volunteered deed restrictions.

Landscaping: The site is void of landscape materials. No landscaping is being proposed, however Article X requirements will be enforced should future improvements trigger such.

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

Partners, Principals, Officers

Bencor Corporation

Ugo Piccagli
GianCarlo Santarelli
Lawrence Piccagli
Max Piccagli

11507 Newberry LLC - Partners

Ugo Piccagli
Caterina Piccagli
Lawrence Piccagli
Max Piccagli

2333 Southwell LLC - Partners

Ugo Piccagli
Caterina Piccagli
Lawrence Piccagli
Max Piccagli

Piccagli Associates LTD - Partners

Piccagli Management, LLC, General Partner
Ugo Piccagli, Manager
Caterina Piccagli
Lawrence Piccagli
Max Piccagli

2315 Southwell LLC - Partners

GianCarlo Santarelli
Piccagli Associates LTD:
Ugo Piccagli
Caterina Piccagli
Lawrence Piccagli
Max Piccagli

THENCE North 89 degrees 55 minutes 11 seconds East a distance of 492.16 feet to a set 5/8 inch iron rod in the West line of Goodnight Lane for corner;

THENCE South 00 degrees 43 minutes 26 seconds West along said West line of Goodnight Lane a distance of 299.44 feet to the POINT OF BEGINNING and containing 3.3917 acres of land, more or less.

II.

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

(1) The following uses are prohibited:

(A) INDUSTRIAL USES

- Metal salvage facility.
- Mining.
- Outside salvage or reclamation.

(B) RETAIL AND PERSONAL SERVICE USES

- Drive-in theater.

(C) TRANSPORTATION USES.

- Railroad yard, roundhouse, or shops.

(D) UTILITY AND PUBLIC SERVICE USES

- Electrical generating plant.
- Refuse transfer station.
- Sanitary landfill.
- Sewage treatment plant.

(E) WHOLESALE, DISTRIBUTION, AND STORAGE USES

- Auto auction.
- Livestock auction pens or sheds.
- Outside storage (without visual screening).
- Petroleum product storage and wholesale.
- Sand, gravel, or earth sales and storage.
- Vehicle storage lot.

(2) The following uses are prohibited within 490 feet of the west right-of-way line of Goodnight Lane:

- Industrial (outside) potentially incompatible.
- Hazardous waste management facility.

(3) Outside storage that exceeds six feet in height is prohibited within 15 feet of the west right-of-lane line of Goodnight Lane.

(4) Screening of any outside storage uses and contractor's maintenance yards, as defined in the Dallas Development Code, shall be provided as follows:

(A) Where the property abuts Goodnight Lane solid screening is required between the outside storage and Goodnight Lane if the outside storage is within 490 feet of the west right-of-way line of Goodnight Lane.

(B) Solid screening is required between the outside storage and the south line of the property if the outside storage is within 490 feet of the west right-of-way line of Goodnight Lane.

(C) Solid screening may be either a solid fence or a building.

(D) Screening provided by a fence shall be a minimum of six feet in height and is prohibited in any visibility triangle area.

(E) Access to any portion of the property is permitted through the screening fence.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment

or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

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

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

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

VIII.

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

IX.

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

X.

Z101-390(RB)

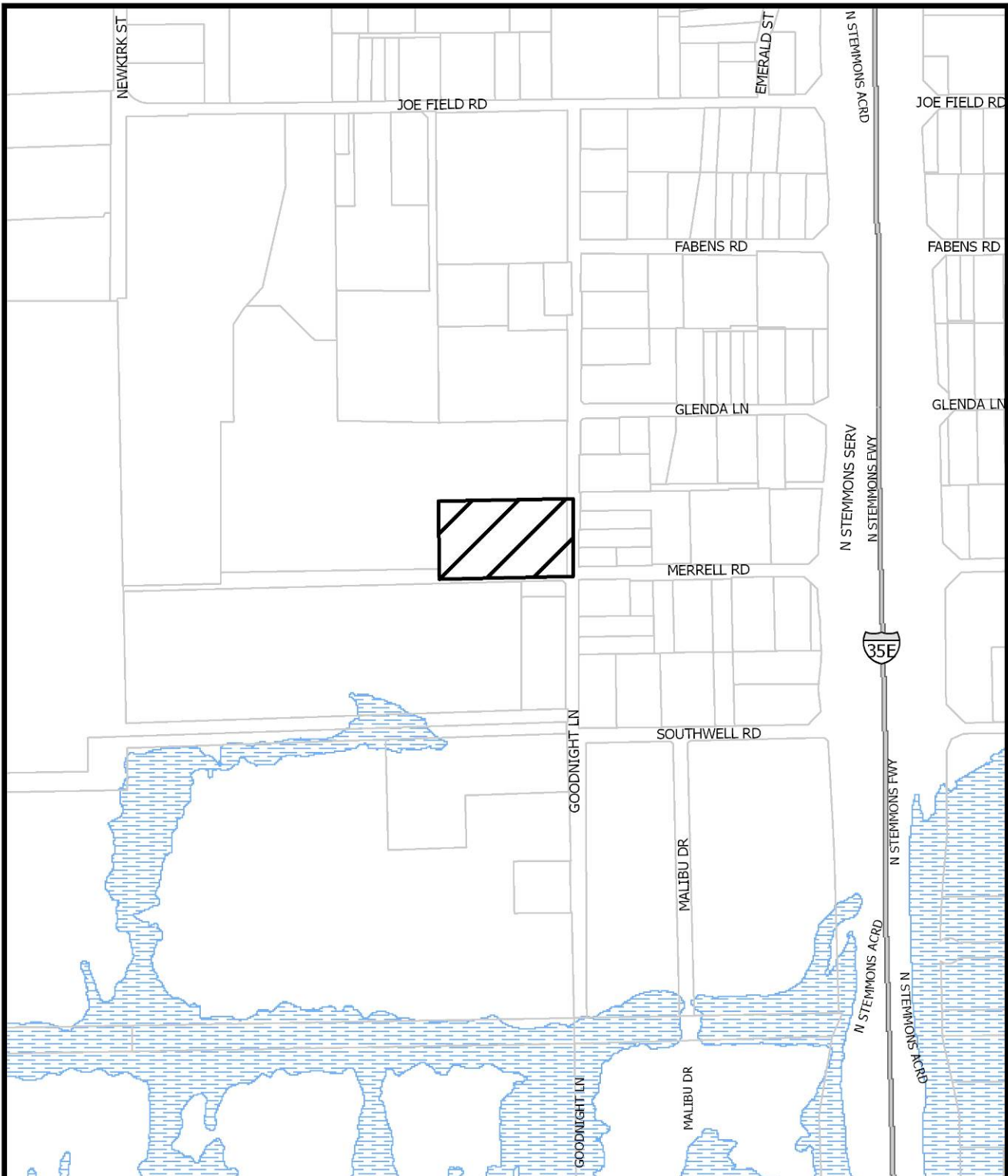
The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

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

XII.

EXECUTED this the _____ day of _____, 20_____.



1:6,000

VICINITY MAP

Case no: Z101-390

Date: 11/17/2011

PD
554

GLEENDA LN

Vehicle storage

Z045-241

Office/Commercial

MERRELL RD

Commercial/Industrial

Asphalt
batching plant

SUP
920

GOODNIGHT LN

SUP
1386

IM

SUP

PD

SU DR

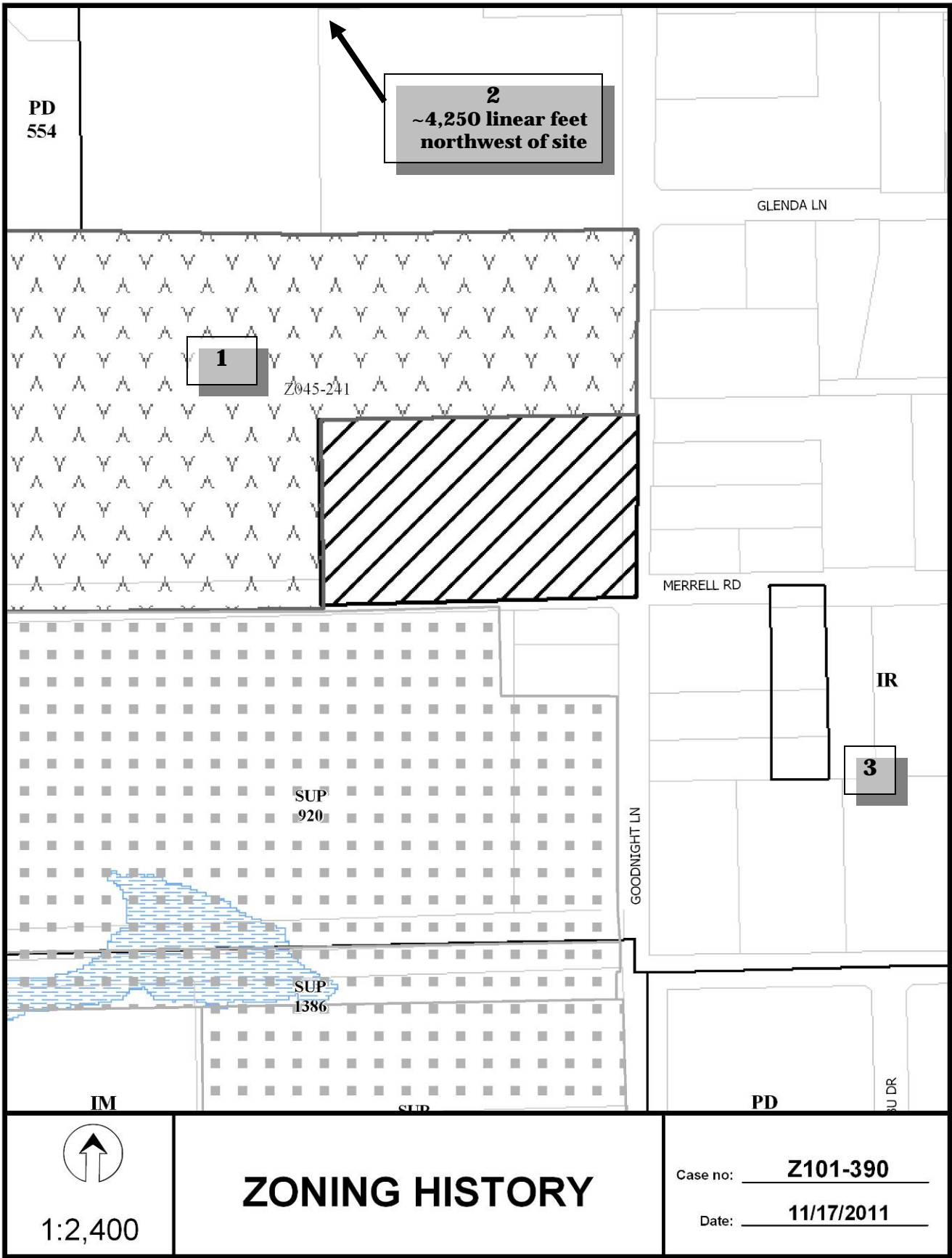



1:2,400

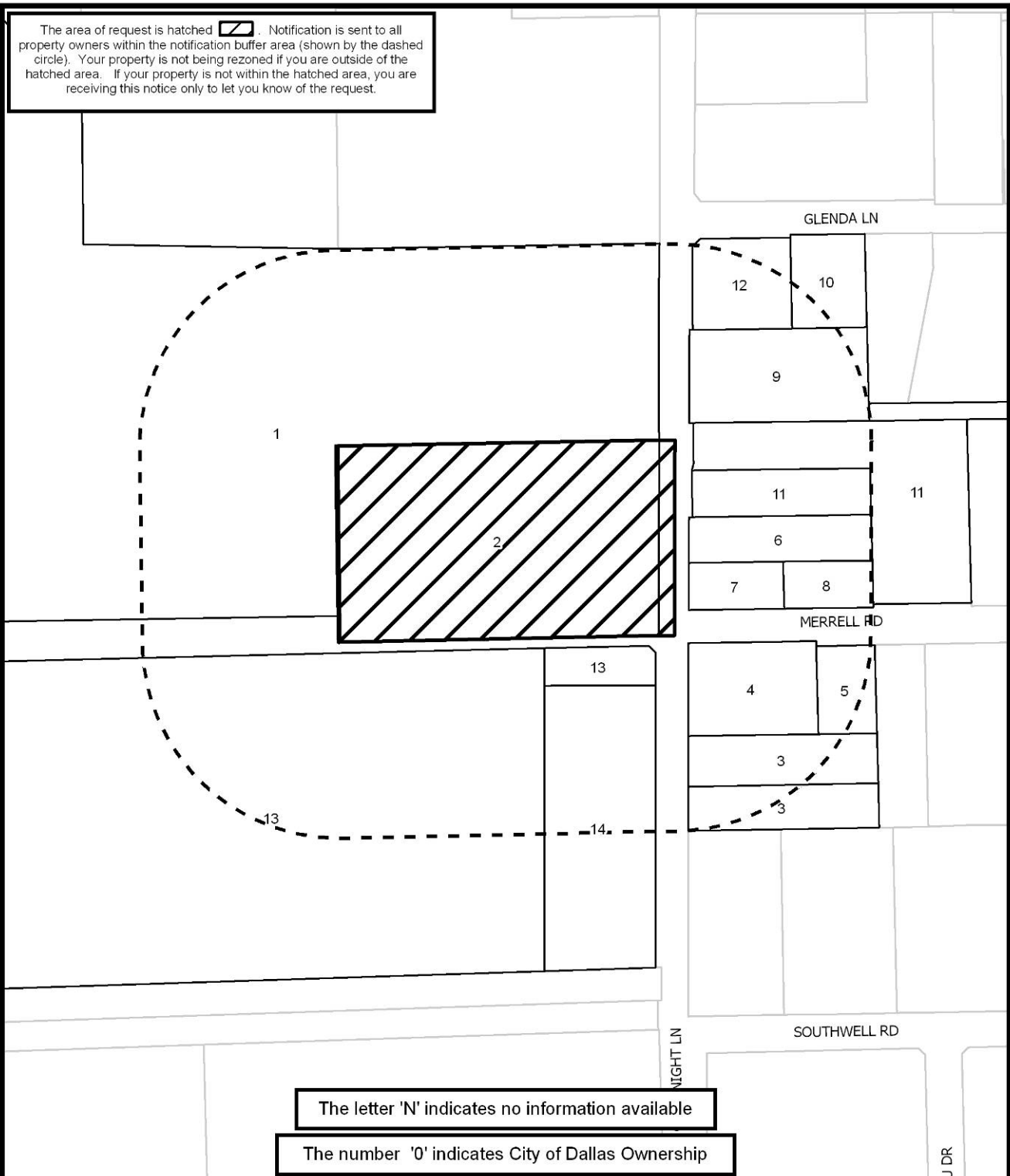
ZONING AND LAND USE

Case no: Z101-390

Date: 11/17/2011




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 letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
14 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z101-390
 Date: 11/17/2011

11/17/2011

Notification List of Property Owners

Z101-390

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11200 GOODNIGHT LN	BROWN LEWISVILLE RAILROAD FAMILY FIRST L
2	11201 GOODNIGHT LN	2333 SOUTHWELL LLC
3	11154 GOODNIGHT LN	VASQUEZ MANUEL DANIEL TRUSTEE MANUEL DAN
4	11160 GOODNIGHT LN	RHOADS CHARLES ANDREW
5	2320 MERRELL RD	JAG MAC JAGUAR INC
6	11206 GOODNIGHT LN	HOBRECHT RICHARD BARRY
7	2317 MERRELL RD	AKINS JAMES ESTATE OF % BETTY AKINS
8	11202 GOODNIGHT LN	HOBRECHT RICHARD B
9	11212 GOODNIGHT LN	BIGGS BROTHERS LLC
10	2314 GLENDA LN	ADVANCED CONSTRUCTION SERV INC
11	11208 GOODNIGHT LN	FARRAR JAMES MICHAEL
12	11220 GOODNIGHT LN	BCK PROPERTIES JOINT VENTURE
13	11143 GOODNIGHT LN	AUSTIN INTERNATIONAL VENTURES INC
14	11143 GOODNIGHT LN	BROWN LEWISVILLE RR FAM FIRST LP

Planner: Warren F. Ellis

FILE NUMBER: Z112-139(WE) **DATE FILED:** December 5, 2011

LOCATION: West line of Greenville Avenue, north of Boundbrook Avenue

COUNCIL DISTRICT: 10 **MAPSCO:** 26-H , G

SIZE OF REQUEST: Approx. 41,628 sq. ft. **CENSUS TRACT:** 78.05

APPLICANT: New Cingular Wireless

OWNER: City of Dallas

REPRESENTATIVE: Peter Kavanagh

REQUEST: An application for an amendment to Planned Development District No. 194 for a fire station.

SUMMARY: The purpose of this request is to replace an existing 51-foot storm warning siren pole by a tower /antenna for cellular communication. The proposed height of the antenna is 65 feet.

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

BACKGROUND INFORMATION:

- The applicant’s request for an amendment to Planned Development District No. 194 will allow for an existing 51 foot storm siren pole to be replaced by a 65 foot unmanned telecommunication tower (monopole).
- The adjacent properties consist of an institutional use to the north and residential uses to the south and west. Properties east of the site, across Greenville Avenue, are developed with office uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Greenville Avenue	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 194	Fire Station
North	R-7.5(A)	Church
South	TH-2(A)w/deed restrictions	Townhomes
East	NO(A)	Offices
West	TH-2(A)w/deed restrictions	Townhomes

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 0.955 acre site is developed with a fire station and storm siren pole that is approximately 51 feet in height. The storm siren pole is located on the west site of the fire station, approximately 5 feet from an adjacent townhome development.

The applicant’s request for an amendment to Planned Development District No. 194 for a fire station will allow for the existing 51 foot storm siren pole to be replaced by a 65 foot unmanned telecommunication tower (monopole). The cellular communication equipment will be built on a pad site no larger than 531 square feet and will be enclosed by a 6-foot wood fence.

Even though the existing 51 foot siren pole is within the residential proximity slope, staff does not believe that the additional height of 14 feet will have an adverse affect on the adjacent property. As a footnote, the residential proximity slope does not apply to institutional uses.

The adjacent townhome development was constructed with a perimeter fence that is approximately 6 feet in height that obstructs the view of the fire station. Staff has inserted a provision in the Planned Development conditions that will waive the residential proximity slope for the proposed 65 foot tower /antenna for cellular communication. On all other uses, the residential proximity slope will apply. The maximum allowable height of a structure that meets the residential proximity slope at the proposed location is 36 feet.

Staff has reviewed and will recommend approval of the applicant’s request subject to the development plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 194	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	22' fire station 30' SF	45%		Single family, Fire station

Landscaping: The request will not trigger any landscaping requirements because the applicant is not increasing the existing floor area.

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than a 120 square feet.

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

LIST OF OFFICERS

AT&T Directors

Randall L. Stephenson
Jon C. Madonna
Gilbert F. Amelio
Reuben V. Anderson
James H. Blanchard
Jaime Chico Pardo
James P. Kelly
Lynn M. Martin
John B. McCoy
Joyce M. Roche
Matthew K. Rose
Laura D'Andrea Tyson

New Cingular Wireless PCS, LLC officers and directors

Amy L Keith
Brian F. Fontes
Brian Shay
Carolyn J. Wilder
Charles M. Nalbone
Cynthia R. Irons
Edgar L. Reynolds
Gregory T. Hall
James W. Glass
Joanne Todaro
Joaquin R. Carbonell
John J. O'Connor
Kathleen Dowling
Kellye E. Abernathy
Kent M. Wells
Kris Rinne
Larry Carter
Leann Priebe
Linda Fisher
Peter A. Ritcher
Rick Bradley
Rodney J. Larsen
Stephen McGaw
William W. Hague

PROPOSED PDD CONDITIONS

ARTICLE 194.

PD 194.

SEC. 51P-194.101. LEGISLATIVE HISTORY.

PD 194 was established by Ordinance No. 18598, passed by the Dallas City Council on February 27, 1985. Ordinance No. 18598 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

SEC. 51P-194.102. PROPERTY LOCATION AND SIZE.

PD 194 is established on property generally located on the northwest side of Greenville Avenue, north of the north line of Boundbrook Avenue. The size of PD 194 is approximately 41,628 square feet.

SEC. 51P-194.103. DEFINITIONS AND INTERPRETATIONS.

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

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

SEC. 51P-194.104. EXHIBITS~~[CONCEPTUAL PLAN]~~.

The following exhibits are incorporated into this article:

- (1) Exhibit 194A: development plan.
- (2) Exhibit 194B: conceptual plan.
- (3) Exhibit 194C: tower/antenna for cellular communication elevations.

~~[Development of the fire station must conform to the conceptual plan that is labelled Exhibit 194A. Development of residential uses must comply with the standards for an R-7.5 Single Family District as defined by the Dallas Development Code.]~~

SEC. 51P-194.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 194A). If there is a conflict between the text of this article and the development plan, the text of this article controls. ~~[Prior to the issuance of a building permit for a fire station, a detailed development plan for the fire station must be approved by the city]~~

~~plan commission. The development plan must be in accordance with the conceptual plan and conditions of this article.]~~

SEC. 51P-194.106. LANDSCAPING [~~LANDSCAPE PLAN~~].

(a) Landscaping must be provided as shown on the landscape plan (Exhibit 194B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

~~[Prior to the issuance of a certificate of occupancy for a fire station, a detailed landscape plan for the fire station must be approved by the city plan commission.]~~

SEC. 51P-194.107. USES.

(a) Except as provided in this section, the only permitted uses on the Property are [~~a fire station and~~] those uses permitted in an R-7.5 Single-Family District.

(b) The following uses are also permitted:

- Fire station.
- Tower/antenna for cellular communication. *[monopole cellular tower only]*

SEC. 51P-194.108. HEIGHT.

(a) Maximum permitted height for the fire station is 22 feet. Height for residential uses must comply with the standards for an R-7.5 Single-Family District.

(b) The maximum height for the tower/antenna for cellular communication is 65 feet.

SEC. 51P-194.109. SETBACKS.

For the fire station, the front yard setback is 25 feet from the currently existing right-of-way of Greenville Avenue. Side yard setbacks for the fire station are 10 feet and the rear yard setback is 15 feet. Setbacks for residential uses must conform to the standards of an R-7.5 Single-Family District.

SEC. 51P-194.112 RESIDENTIAL PROXIMITY SLOPE

For a tower/antenna for cellular communication, residential proximity slope does not apply. Residential proximity slope applies to all other uses.

SEC. 51P-194.11[0]3. SCREENING.

A six-foot solid screening wall must be constructed along the western and southern boundaries of the fire station site.

SEC. 51P-194.111. ADDITIONAL PROVISIONS ~~[GENERAL REQUIREMENTS]~~.

a. A tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.

b. Antenna cells mounted on a tower/antenna for cellular communication must be flush mounted and any future co-location cells must be of the same type.

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

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

~~[SEC. 51P-194.112. PAVING.]~~

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

SEC. 51P-194.113. COMPLIANCE WITH CONDITIONS.

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

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

~~[SEC. 51P-194.114. ZONING MAP.]~~

~~PD 194 is located on Zoning Map No. E-8.]~~

SEC. 51P-194.11[1]4. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all other applicable codes and regulations of the city.

SEC. 51P-194.11[2]5. PAVING.

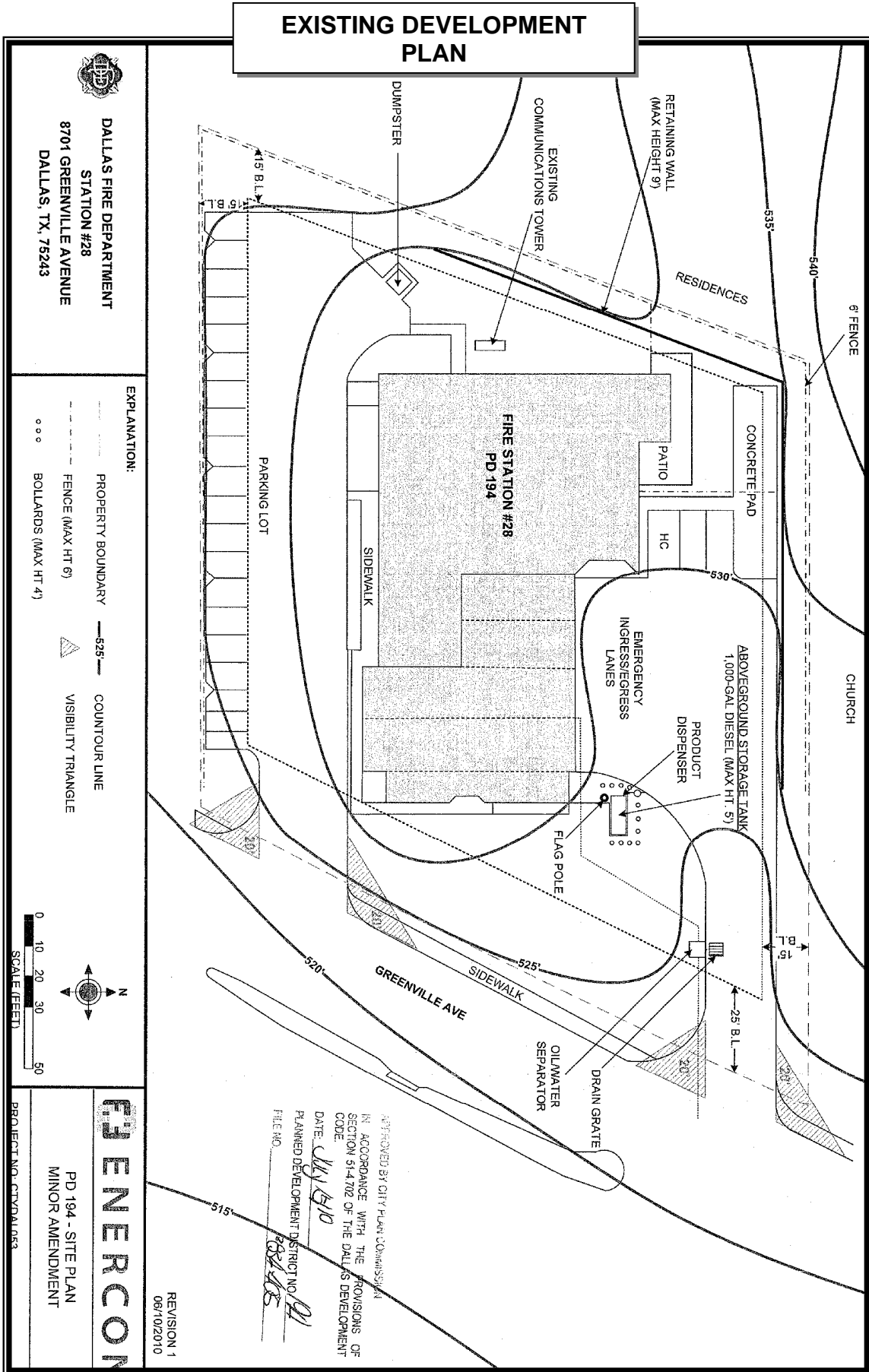
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation.

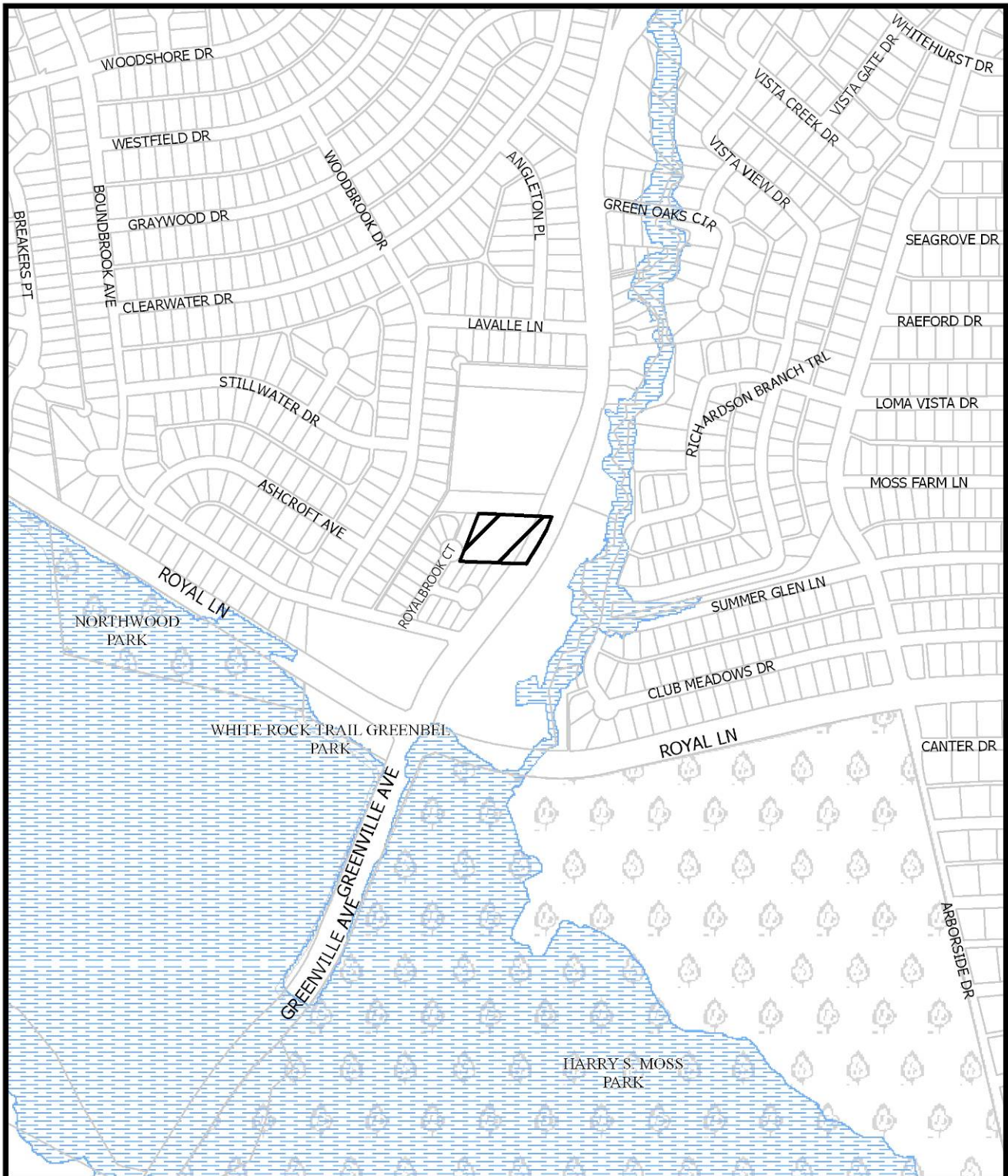
SEC. 51P-194.11[3]6. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there is full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.

~~[SEC. 51P-194.114. ZONING MAP.]~~

~~[PD 194 is located on Zoning Map No. E-8.]~~



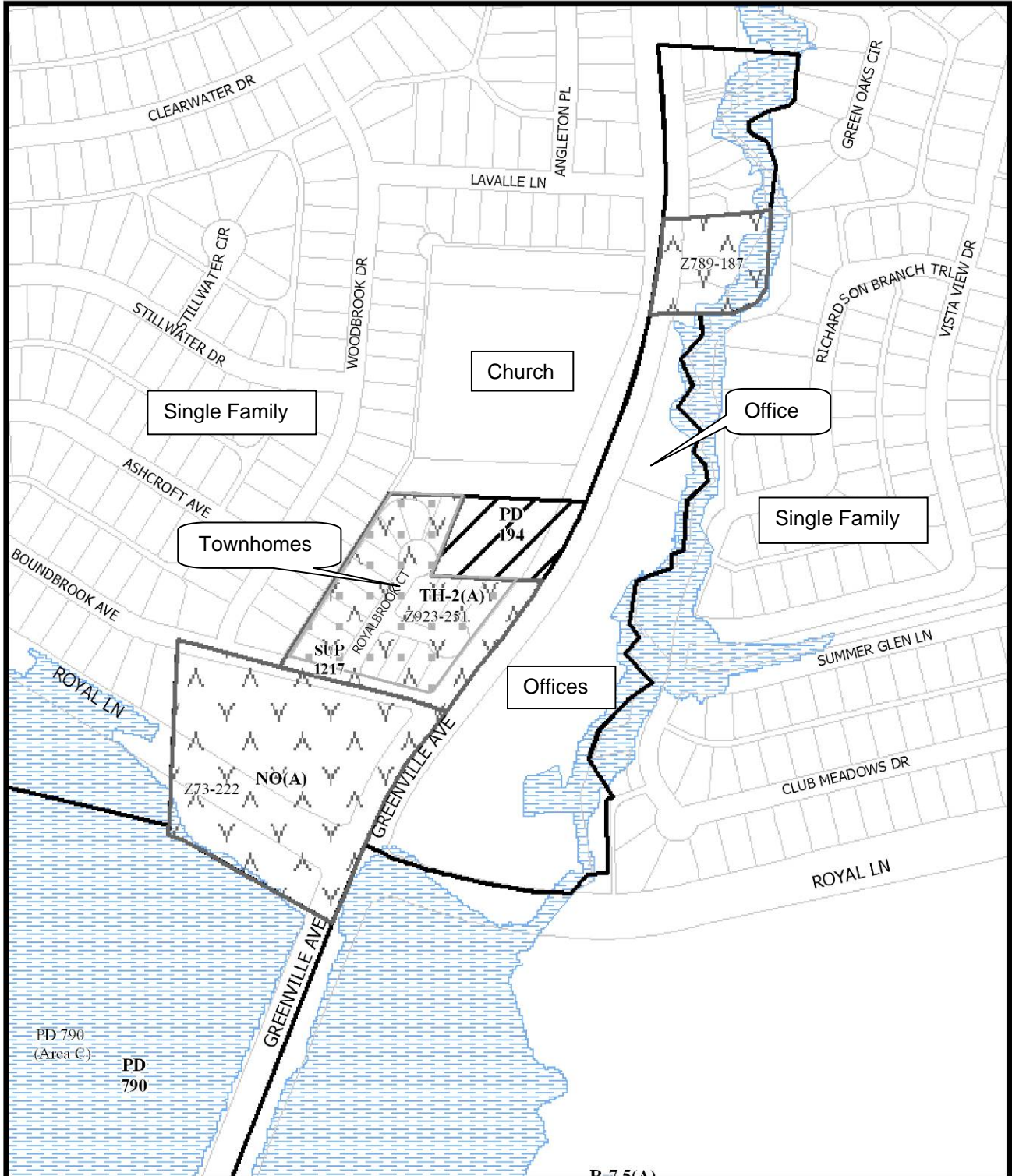


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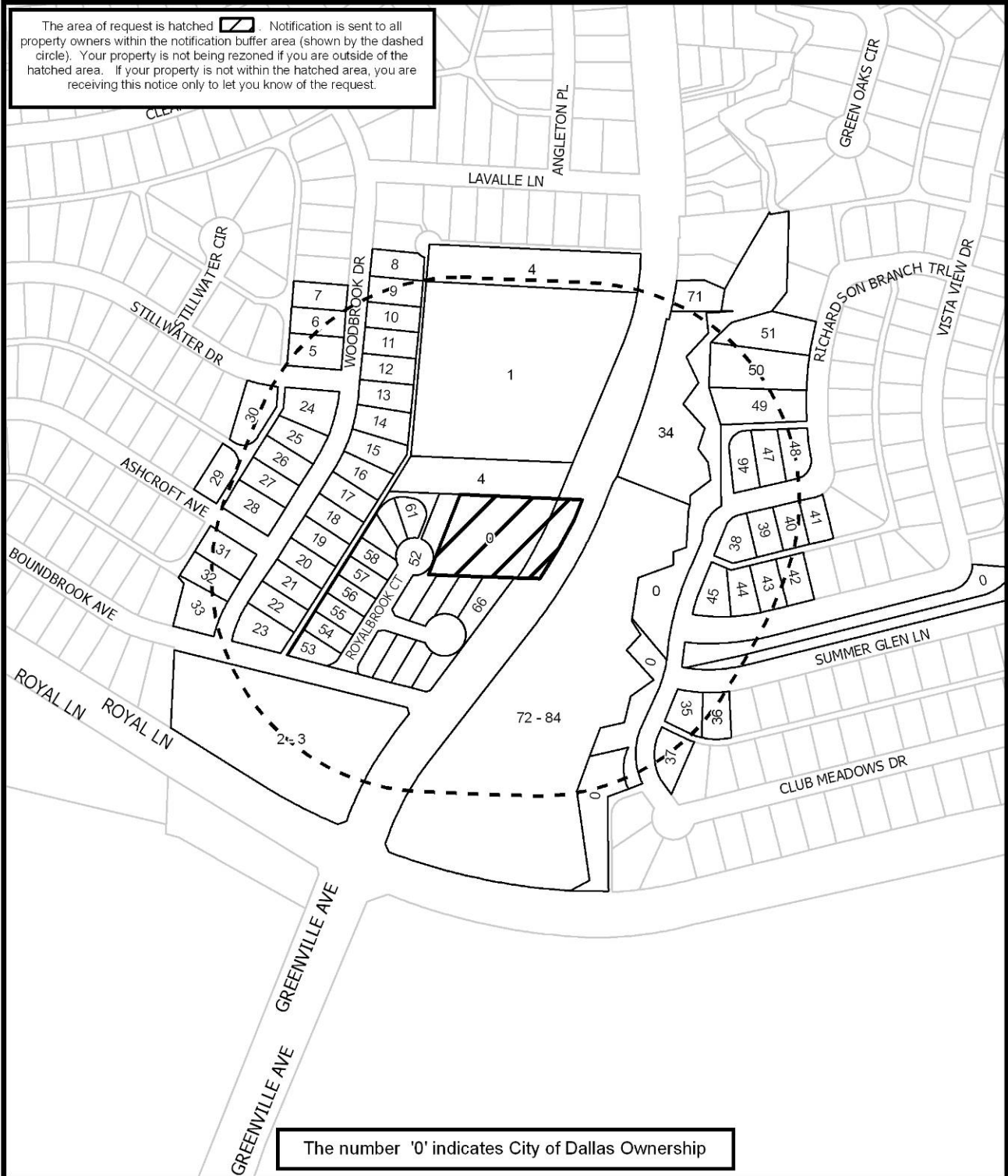
VICINITY MAP

Case no: Z112-139

Date: 12/19/2011



 1:3,600	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z112-139 </u> Date: <u> 12/19/2011 </u>
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 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  500' AREA OF NOTIFICATION  84 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z112-139 </u> Date: <u> 12/19/2011 </u>
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Notification List of Property Owners

Z112-139

84 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8787 GREENVILLE AVE	CORPORATION OF EPISCOPAL DIOCESE OF DALL
2	8515 GREENVILLE AVE	GASTON AVE BAPT CHURCH SUITE 201
3	8515 GREENVILLE AVE	GASTON AVE BAPTIST CHURCH
4	8729 GREENVILLE AVE	CHURCH OF THE ASCENSION
5	8805 WOODBROOK DR	RODRIGUEZ ARMANDO & MARIA P LOPEZ
6	8815 WOODBROOK DR	MALMGREN JANICE KAY
7	8819 WOODBROOK DR	NUNN DAVID M
8	8826 WOODBROOK DR	CRUES JANET L
9	8820 WOODBROOK DR	CARLISLE HAZEL
10	8816 WOODBROOK DR	HUD
11	8810 WOODBROOK DR	NAJERA RICHARD
12	8806 WOODBROOK DR	TAYLOR JERALD Y
13	8734 WOODBROOK DR	GAZAWAY BARRY J
14	8730 WOODBROOK DR	ALLEN EDWARD L
15	8724 WOODBROOK DR	GARZA FRED N
16	8720 WOODBROOK DR	MURRAY BRIAN T
17	8714 WOODBROOK DR	SAENZ RAFAEL & ANA D
18	8710 WOODBROOK DR	ESCOBAR ISABEL AMAYA & MARCOS
19	8704 WOODBROOK DR	SMITH SHANA
20	8620 WOODBROOK DR	SPENCER IONE G
21	8616 WOODBROOK DR	AYELE BEKELE &
22	8610 WOODBROOK DR	HUDSON KAREN DENISE
23	8606 WOODBROOK DR	KRESH NORMAN
24	8729 WOODBROOK DR	MCCRACKEN DANA R
25	8725 WOODBROOK DR	SMITH BRIAN L
26	8719 WOODBROOK DR	SAINZ JOSE SALVADOR & MARIA LUCINA

12/19/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8711 WOODBROOK DR	HART SUSAN
28	8705 WOODBROOK DR	GEORGE DORIS VIVIAN ET AL ESTATE OF
29	8659 ASHCROFT AVE	THOROGOOD DAVID C
30	8620 STILLWATER DR	DUNCANSON RONALD D
31	8615 WOODBROOK DR	MACBETH MARY E
32	8607 WOODBROOK DR	RUIZ ALBERTICO
33	8603 WOODBROOK DR	ORTEGA JORGE F & JUANA
34	8616 GREENVILLE AVE	EMERALD FOCUS PROPERTIES LLC
35	9002 SUMMER GLEN LN	SCOTT THOMAS W
36	9006 SUMMER GLEN LN	PUGH KENNETH & JENNIE
37	8402 RICHARDSON BRANCH TRAIL	EVANS WILLIAM W LF EST & P R EVANS LIFE
38	8502 RICHARDSON BRANCH TRAIL	BORK TERRY L
39	8506 RICHARDSON BRANCH TRAIL	SEAGO CARL V
40	8510 RICHARDSON BRANCH TRAIL	SCHWALB DAVID L & KAREN
41	8514 RICHARDSON BRANCH TRAIL	EVANS MARK S
42	8415 VISTA VIEW DR	WIDEMAN ZACHARY & LAUREN
43	8409 VISTA VIEW DR	HAMMOND WILLIAM RAY
44	8405 VISTA VIEW DR	ROBERTS BILLY K & LAURA MCCOY
45	8401 VISTA VIEW DR	PALETTI ALFRED J & JUDITH R
46	8505 RICHARDSON BRANCH TRAIL	AUSTIN MATTHEW S & KAREN
47	8509 RICHARDSON BRANCH TRAIL	HENDRIX WILLIAM G
48	8515 RICHARDSON BRANCH TRAIL	HARRISON JACK E & HELEN L
49	8611 RICHARDSON BRANCH TRAIL	HORNUNG PAUL R & LAURA A
50	8615 RICHARDSON BRANCH TRAIL	BOATMAN GARY R & VICKI M
51	8619 RICHARDSON BRANCH TRAIL	HOMINICK DAVID P & JUDITH
52	8600 ROYALBROOK CT	BOUNDBROOK OAKS VENTURE %BOUNDBROOK OAKS
53	8607 ROYALBROOK CT	NADELSON ADAM S
54	8611 ROYALBROOK CT	BUCHANAN DONNA J PERKINS
55	8615 ROYALBROOK CT	JONES PAUL E & JUANITA N
56	8619 ROYALBROOK CT	HAGEMAN NORMAN U & CYNTHIA L
57	8623 ROYALBROOK CT	FJORDBAK EDWARD & SHARON

12/19/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8627 ROYALBROOK CT	Taxpayer at
59	8631 ROYALBROOK CT	LANDRY SHERRY B
60	8635 ROYALBROOK CT	HARRIS BRENDA
61	8639 ROYALBROOK CT	DYER MICHAEL E & LOIS A DYER
62	8643 ROYALBROOK CT	DUPERIER JON M
63	8703 ALLENBROOK CT	NEDLER DONALD HOWARD
64	8707 ALLENBROOK CT	LE THACH
65	8711 ALLENBROOK CT	OHL JEFFREY R
66	8715 ALLENBROOK CT	HENDERSON WALTER T & JANIE H
67	8720 ALLENBROOK CT	TURNER BEVERLY
68	8714 ALLENBROOK CT	MUMBY MARC C & SUSANNE
69	8710 ALLENBROOK CT	SMITH JIMMIE S
70	8704 ALLENBROOK CT	NUGENT WILLIAM E
71	8808 GREENVILLE AVE	MJAF & M JOINT VENTURE
72	8604 GREENVILLE AVE	HO MING TAO & JUI LIEN CHOU HO
73	8604 GREENVILLE AVE	LEAP & ROUQUETTE COMMERCIAL PROP LLC
74	8604 GREENVILLE AVE	COMMUNITY OPTIONS INC
75	8604 GREENVILLE AVE	ROYAL CREEK OFFICE SUITES CONDOMINIUM AS
76	8604 GREENVILLE AVE	ROYAL CREEK PSYCHIATRIC CENTER LLC SUITE
77	8610 GREENVILLE AVE	B & C HOLDINGS LP ATTN: RANDY DUVALLE
78	8610 GREENVILLE AVE	B & C HOLDINGS LP
79	8616 GREENVILLE AVE	AAM GROUP LLC
80	8616 GREENVILLE AVE	8616 GREENVILLE ASC LP
81	8710 GREENVILLE AVE	LLGEE INC
82	8722 GREENVILLE AVE	TANUR PPTIES % EDUARDO TANUR DDS MS PA
83	8722 GREENVILLE AVE	WHIDDON LONNIE L
84	8722 GREENVILLE AVE	ASCENSION REAL ESTATE LLC BLDG E STE 102

FILE NUMBER: Z112-140(MW)

DATE FILED: December 6, 2011

LOCATION: South side of Belt Line Road, east of Hillcrest Road

COUNCIL DISTRICT: 11

MAPSCO: 15-H

SIZE OF REQUEST: ±1.2 acre

CENSUS TRACT: 136.09

REPRESENTATIVE: Peter Kavanagh

APPLICANT: New Cingular Wireless

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to replace an existing 58.5-foot storm siren pole, on which antennas for cellular communication are mounted, with a 65-foot stealth monopole.

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

BACKGROUND INFORMATION:

- The ±1.2-acre property is developed with City of Dallas Fire Station No. 56. Located behind the fire station is a storm siren pole on which antennas for cellular communication are mounted; the associated equipment is adjacent to the pole.
- The applicant proposes to remove the existing 58.5-foot storm siren pole and equipment and replace them with a new 65-foot stealth monopole and equipment.
- A specific use permit is required for a monopole cellular tower in all residential zoning districts.
- Pursuant to Section 51A-4.407, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.
- The request site is surrounded by single family residential to the north (across Belt Line Road); a public park to the east and south; a public recreation center to the southwest and public library to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Belt Line Road	Principal Arterial	100 feet
Hillcrest Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	R-10(A)	Fire Station
North	R-10(A)	Single family
East	R-10(A)	Park
South	R-10(A)	Park
Southwest	R-10(A)	Recreation Center
West	R-10(A)	Library

STAFF ANALYSIS:

Comprehensive Plan:

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

According to the ***forwardDallas! Vision Illustration***, the subject site is within a residential neighborhood building block. While single family dwelling units are the dominate land use in residential neighborhoods, shops, restaurants and institutional land uses that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The ±1.2-acre property is developed with City of Dallas Fire Station No. 56. Behind the fire station is a storm siren pole on which antennas for cellular communication are mounted; the associated equipment is located adjacent to the pole. The applicant proposes to remove the existing 58.5-foot storm siren pole and equipment and replace them with a new 65-foot stealth monopole and equipment.

A specific use permit is required for a monopole cellular tower in all residential zoning districts. Pursuant to Section 51A-4.407, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.

In this case, RPS originates from the private property zoned an R-10(A) Single Family District ±100 feet to the north; an R-7.5(A) Single Family District and a D(A) Duplex

District ±1,000 feet to the east; an R-10(A) Single Family District ±450 to the south and an R-16(A) Single Family District ±850 feet to the west.

The proposed 65-foot stealth monopole is within the residential proximity slope originating from the property to the north, as is the existing 58.5-foot storm siren. However, staff does not believe that the additional height of 6.5 feet of height will adversely affect the adjacent properties.

The request site is surrounded by single family residential to the north (across Belt Line Road); a public park to the east and south; a public recreation center to the southwest and public library to the west.

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

The applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the required off-street parking for this use is one (1) space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than 120 square feet. Physically separate auxiliary buildings will not be aggregated to determine the area of an auxiliary building for the purpose of determining required off-street parking requirements.

The proposed site plan indicates that equipment will be housed in cabinets (each less than 120 square feet); therefore, no off-street parking is required.

Z112-140(MW)

Landscaping:

The request will not trigger the requirements of Article X of the Dallas Development Code. With regard to screening, the applicant proposes a six-foot wood privacy fence with swing gate around the 20-foot by 25-foot area in which the pole and equipment will be located.

Partners/Principals/Officers:

Z 112-140

AT&T Directors

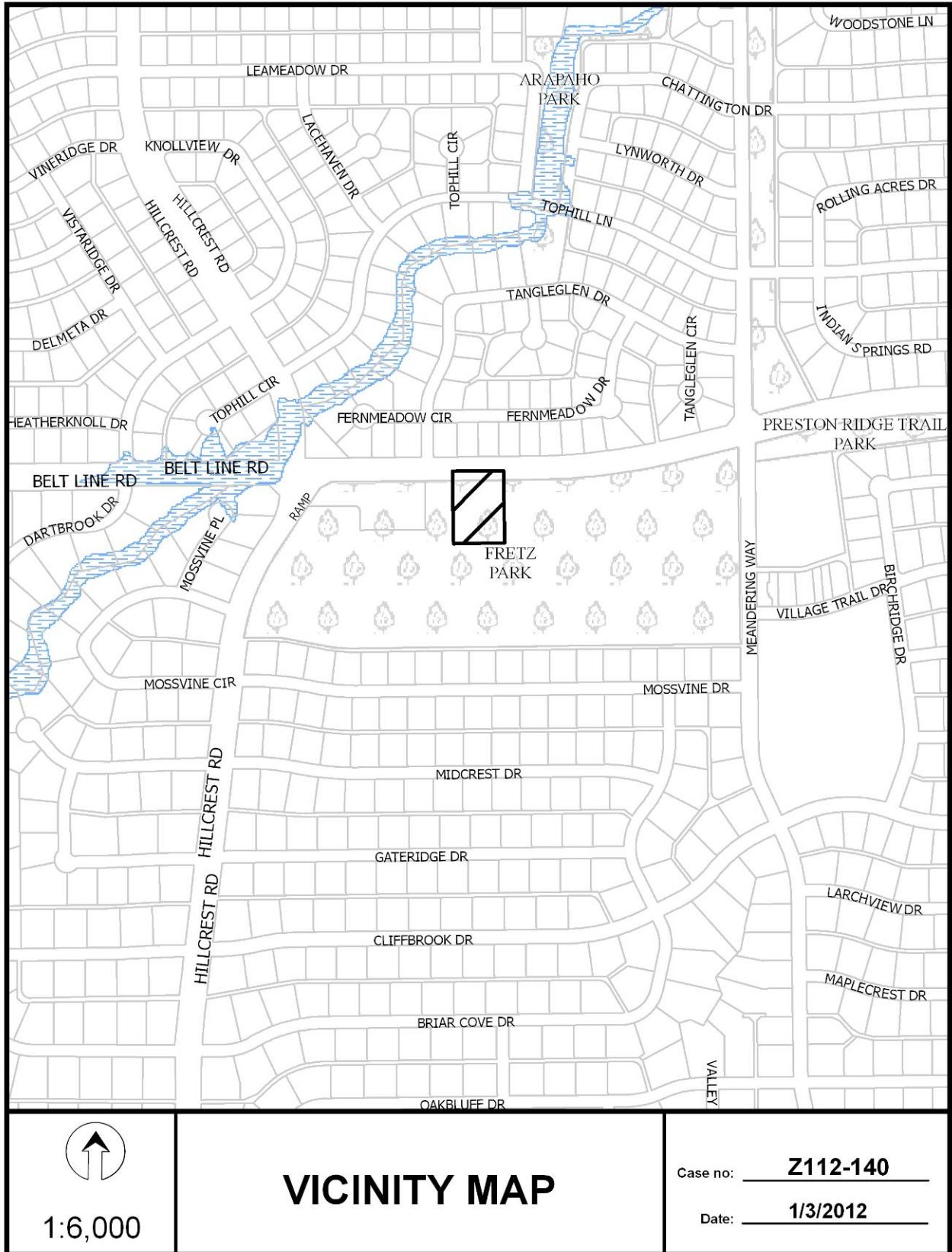
Randall L. Stephenson
Jon C. Madonna
Gilbert F. Amelio
Reuben V. Anderson
James H. Blanchard
Jaime Chico Pardo
James P. Kelly
Lynn M. Martin
John B. McCoy
Joyce M. Roche
Matthew K. Rose
Laura D'Andrea Tyson

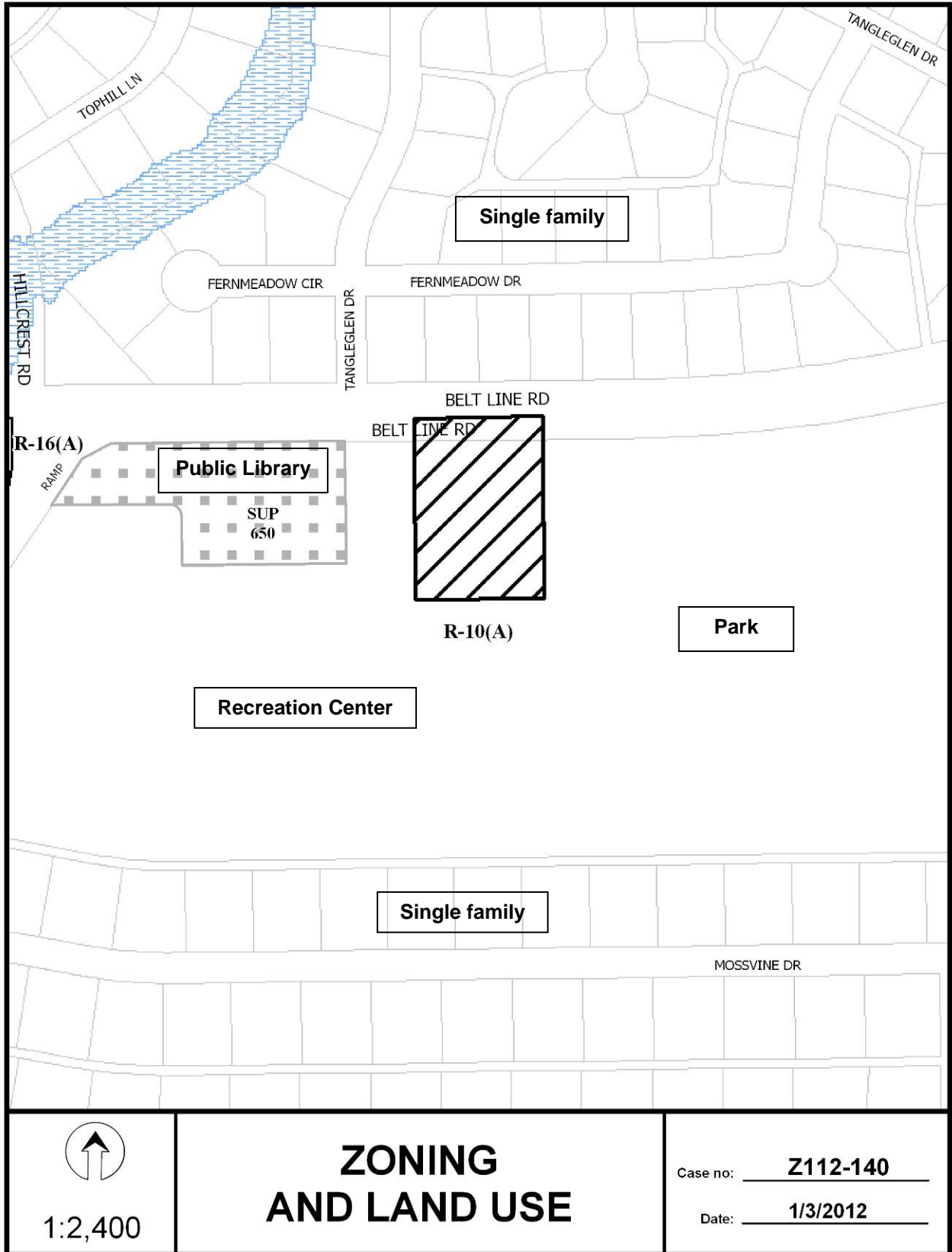
New Cingular Wireless PCS, LLC officers and directors

Amy L Keith
Brian F. Fontes
Brian Shay
Carolyn J. Wilder
Charles M. Nalbone
Cynthia R. Irons
Edgar L. Reynolds
Gregory T. Hall
James W. Glass
Joanne Todaro
Joaquin R. Carbonell
John J. O'Connor
Kathleen Dowling
Kellye E. Abernathy
Kent M. Wells
Kris Rinne
Larry Carter
Leann Priebe
Linda Fisher
Peter A. Ritcher
Rick Bradley
Rodney J. Larsen
Stephen McGaw
William W. Hague

Z112-140
CPC Recommended Conditions

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **CELLULAR TOWER:** The tower/antenna for cellular communication must be a stealth monopole (cables, antennas and other similar equipment must be located within the structure) as shown on the site plan.
5. **COLLOCATION:** The tower/antenna for cellular communication must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
6. **HEIGHT:** The tower/antenna for cellular communication may not exceed 65 feet in height.
7. **ILLUMINATION:** The tower/antenna for cellular communication may not be illuminated, except as required by the Federal Aviation Administration.
8. **SCREENING:** A six-foot-high solid screening fence must be located as shown on the site plan. No equipment, other than the tower/antenna for cellular communication, may exceed the height of the screening fence.
9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
10. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.




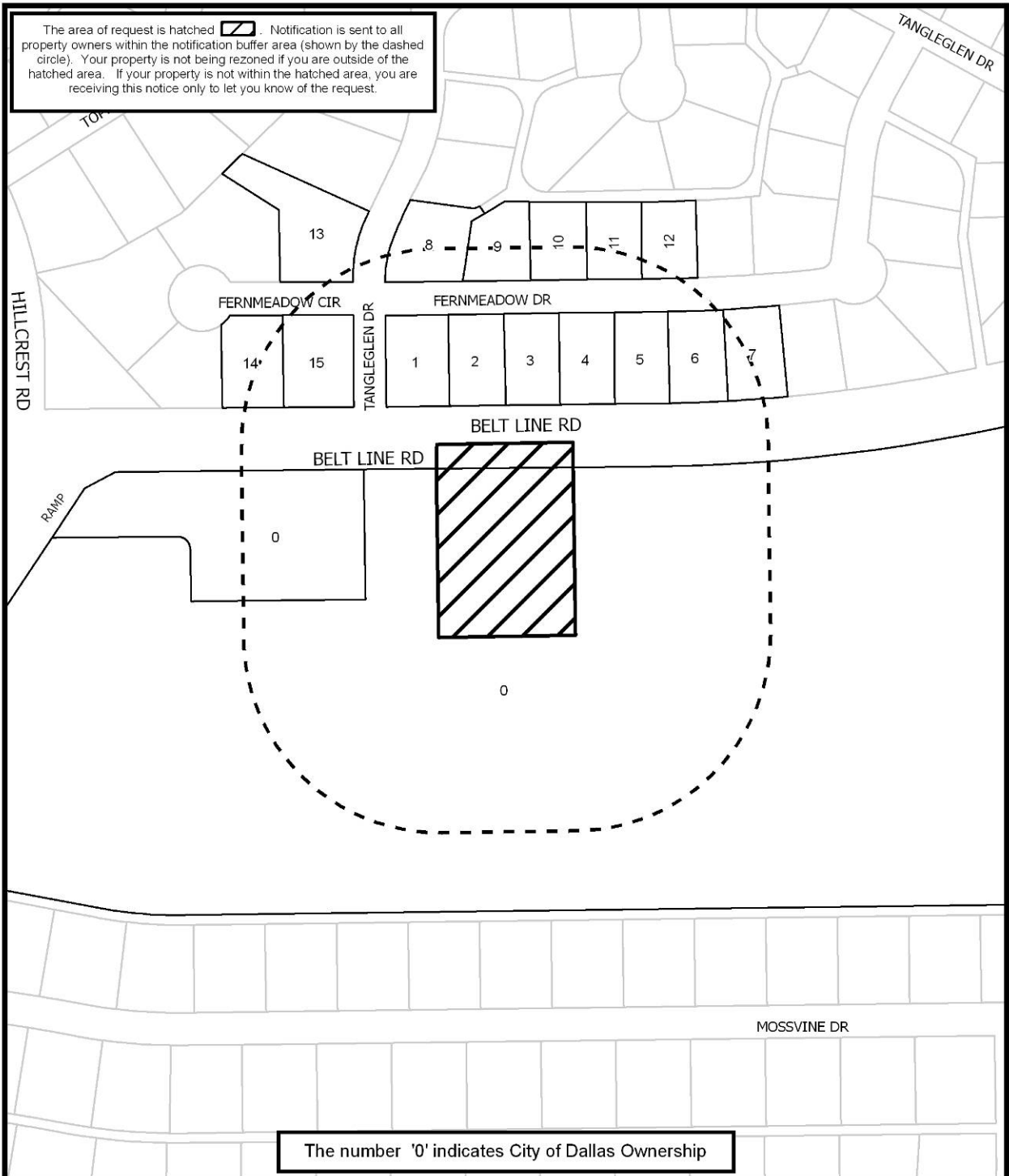


1:2,400

ZONING AND LAND USE

Case no: Z112-140
Date: 1/3/2012

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



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">300'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">15</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	300'	AREA OF NOTIFICATION	15	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z112-140 </u> Date: <u> 1/3/2012 </u>
300'	AREA OF NOTIFICATION					
15	NUMBER OF PROPERTY OWNERS NOTIFIED					

1/3/2012

Notification List of Property Owners

Z112-140

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7208 FERNMEADOW DR	NEESE J HARREL
2	7214 FERNMEADOW DR	KENZIE DAVID A & NANCY K
3	7220 FERNMEADOW DR	PETERS SAMUEL C
4	7226 FERNMEADOW DR	LEWIS LIVING TRUST
5	7232 FERNMEADOW DR	SCHRAKAMP SCOTT A & LISA C
6	7238 FERNMEADOW DR	POWELL CHARLES MONROE JR
7	7244 FERNMEADOW DR	COCHILL THOMAS E
8	7209 FERNMEADOW DR	ARNOLD HERBERT III
9	7215 FERNMEADOW DR	HOLT WENDY & BOBBY JR
10	7221 FERNMEADOW DR	ESCOBAR JAVIER TR & MURIEL W ESCOBAR TR
11	7227 FERNMEADOW DR	LEV MARSHA & B MICHAEL
12	7233 FERNMEADOW DR	CORPUZ VICTOR & TERRY HOPKINS
13	7221 TANGLEGLEN DR	MCDONALD DAVID W & MARSHA
14	7116 FERNMEADOW CIR	NIX WILLIAM & EULAINÉ
15	7126 FERNMEADOW CIR	SARASUE BROTHERS RAINS TAYLOR

FILE NUMBER: Z112-144 (JH)

DATE FILED: December 16, 2011

LOCATION: Generally bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street

COUNCIL DISTRICT: 2

MAPSCO: 35-W

SIZE OF REQUEST: Approx. 3.72 acres

CENSUS TRACT: 5

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Maple Multi-family, LLC

OWNER: Chevelle Apartment Group, LLC

REQUEST: An application for to amend Planned Development Subdistrict No. 78 within Planned Development District No 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is requesting to increase the maximum number of dwelling units to 277 from 245, provide a 10 foot minimum front yard setback, and increase the maximum height from 48 feet to 54 feet with an additional 12 feet for elevator, mechanical equipment, and clerestory. The applicant is also proposing urban design elements to enhance the building facade.

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

BACKGROUND INFORMATION:

- The request site is currently developed with multifamily and single family residential uses.
- On October 22, 2008, Planned Development Subdistrict No. 78 was established for multifamily uses. The PDS varied the density, front yard, height, and parking from the MF-2 Multifamily Subdistrict it was zoned previously.

Zoning History:

1. BDA067-100 On August 14, 2007, the Board of Adjustment denied without prejudice an application for a variance to the front yard setback regulations and for variances to the side yard setback regulations at 2701 Throckmorton Street.
2. Z067-132 On February 28, 2007, the City Council approved an amendment to PDD No. 262/H31, the Old Parkland Hospital, on the west corner of Maple Avenue and Oak Lawn Avenue
3. Z067-139 On May 23, 2007, the City Council approved a Specific Use Permit for a bank or savings and loan with drive in or drive through service on property zoned a GR-D General Retail Subdistrict with a Dry Overlay within PDD No. 193, on the northeast corner of Oak Lawn Avenue and Maple Avenue.
4. Z067-245 On July 12, 2007, the City Plan Commission recommended denial of an MF-3 Multiple Family Subdistrict on property zoned and MF-2 Multiple Family Subdistrict within PDD No. 193 on the southeast side of Throckmorton Street, northeast of Congress Avenue.
5. Z067-274 On September 26, 2007, the City Council approved a Planned Development Subdistrict for MF-2 Multiple Family uses subject to a development plan and conditions on property zoned an MF-2 Multiple Family Subdistrict within PDD No. 193 on an area bounded by Congress Avenue, Douglas Avenue, Brown Street, and Wycliff Avenue.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Brown Street	Local	50 ft
Throckmorton Street	Local	50 ft
Fairmount Street	Local	50 ft
Knight Street	Local	50 ft

STAFF ANALYSIS:

Comprehensive Plan:

The requested zoning change subject to appropriate conditions to protect adjacent development, is compatible with the intent of the Comprehensive Plan because it complies with the below mentioned goal and policy for Land Use by strengthening the residential characteristic of the area by developing the property with residential uses.

Land Use

Goal 1.1 Align land use strategies with economic development priorities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Area Plans:

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

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

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

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

The proposed development supports objective number 1, 2, 3, 4, and 7. The applicant is proposing setbacks that achieve buildings more urban in form. The applicant is building a parking garage that will be wrapped around by residential units, thus encouraging the placement of off-street parking within buildings disguising the appearance of parking garages. The applicant's request does comply with objective number four by providing a development appropriate to the character of the neighboring areas.

Though the property is not in a retail area, the proposed development will include pedestrian amenities that will encourage pedestrian environment with continuous street frontage activities. The applicant will be providing a minimum of eight feet sidewalk in the four street frontages of the property. Therefore, the request is complying with objectives 2 and 7.

The applicant's request does not comply with objective number 5 or 6. The maximum density proposed is 75 units per acre. The MF-2 district allows an average of 50 units per acre. The surrounding MF-2 Subdistrict allows for a minimum lot size of 1,000 sq. ft.; 800 sq ft for an efficiency apartment, 1,000 sq. ft for a one bedroom apartment, 1,200 sq ft for a two bedroom apartment, and an additional 150 sq ft each additional bedroom. The PDS was created to allow approximately 72 dwelling units per acre.

Land Use Compatibility:

Currently, the request site is developed with multiple-family and single family units. The surrounding uses are multiple-family, institutional, single family and undeveloped to the north; and retail, undeveloped and multiple-family to the south.

The request site is zoned PDS No. 78 for MF-2 Multiple Family uses within Planned Development District No. 193. The applicant is requesting to amend the PDS to increase the density, unify the front yard regulations, eliminate parking for the accessory community center, and provide for urban design elements. The applicant is proposing to redevelop the entire site with 277 multifamily units, approximately 75 units per acre. The development will have an interior parking structure, wrapping the residential buildings around the parking garage. PDS No. 78 was previously approved for 245 dwelling units.

The surrounding MF-2 Multiple Family Subdistrict allows for a maximum height of 36 feet with an additional 12 feet for mechanical equipment and other listed structures. Staff is comfortable with the requested height of 54 feet plus an additional 12 feet for mechanical equipment and clerestory for the property. Similar development has been happening in the surrounding area, and the site is appropriate for allowing higher structures because of the close proximity to downtown and employment centers. The

maximum lot coverage proposed by the applicant is 75 percent. The MF-2 Subdistrict allows for 60 percent lot coverage.

The applicant met and worked with the City Design Studio on adding urban design elements to the PD conditions. The proposed development will have individual units on the ground floor that have direct access to the street, bicycle parking, benches, and trash receptacles, which will enhance pedestrian activity. The urban form of the building will be broken up with required articulations every 50 feet and using a mix of façade materials. Staff supports the applicant’s request for more density and height because of the increase urban design and pedestrian amenities.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDS 78 Multiple family	10'	10'	277 Dwelling Units	54' 4 stories /garage 5 stories	75%	Pedestrian amenities, façade standards	Multiple family
Existing							
PDS 78 Multiple family	10-15'	10'	245 Dwelling Units	48'	75%		Multiple family

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Development Services has reviewed the requested use and determined the proposal will not have a significant impact on the street system.

Parking:

The PDS requires a minimum of 1.5 parking spaces per dwelling unit, and 0.25 unassigned parking per dwelling units for visitors and guests parking. The PD also requires that 0.25 unassigned parking spaces be available for use by visitor and residents. No change is proposed to the parking requirement per dwelling unit.

The applicant is requesting to strike the requirement for parking the accessory community center parking requirement. It is consistent with recent recommendations from ZOC and CPC to eliminate this requirement from the Dallas Development Code and staff supports this request.

Landscaping:

Landscaping must be provided in accordance with the requirements of PD No. 193 with one exception and be approved by the building official prior to the issuance of a building permit. Screening of a loading zone is a landscaping provision in PD No. 193. The development plan shows the loading zone between the street and the building on the Throckmorton side of the request site. Instead of screening the loading zone with a solid fence, the PD conditions allow for this screening to be served by shrubs. Staff supports this condition to allow a continuous visibility of the building along the street.

Z112-144(JH)

List of Partners/Principals/Officers

Chevelle Apartment Group, LLC

VPI, Inc., General Partner

Scott Kepner, Vice President
Robert Isackson, President

Maple Multi-family, LLC

Anne L. Raymond, Manager
Kenneth J. Valach, Vice President
Mathew D. Schidt, Vice President
Scott D. David, Vice President
Stephen Bancroft, Vice President
Timothy Hogan, Vice President

PD Conditions

Division S-78. PD Subdistrict 78.

SEC. S-78.101. LEGISLATIVE HISTORY.

PD Subdistrict 78 was established by Ordinance No. 27367, passed by the Dallas City Council on October 22, 2008.

SEC. S-78.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 78 is established on property generally bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street. The size of PD Subdistrict 78 is approximately 3.72 acres.

SEC. S-78.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. In the event of a conflict, this division controls. In the event of a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-78.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-78A: development plan.

SEC. S-78.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit S-78A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-78.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by specific use permit (SUP); a use subject to

development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-78.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. S-78.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

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

(b) Multiple family uses.

(1) Front yard. Minimum front yard is ~~between 10 and 15 feet as shown on the development plan.~~

(2) Side and rear yard. Minimum side and rear yards are 10 feet ~~as shown on the development plan.~~

(3) Density. The maximum number of dwelling units is ~~245~~ 277.

(4) Height. Maximum structure height is ~~48~~ 54 feet with an additional 12 feet in height for elevator, or mechanical equipment or clerestory. Parapet walls can extend up to four feet above the maximum structure height.

(5) Lot coverage. Maximum lot coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Stories. ~~No maximum number of stories.~~ Maximum number of stories for residential uses is four. Maximum number of stories for parking structures is five.

SEC. S-78.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) Multiple family uses.

(1) One-and-a-half parking spaces are required for each dwelling unit. Of the required parking spaces, a quarter space per dwelling unit must be reserved for guest parking.

~~(2) For an accessory community center, one space per 500 square feet of floor area is required.~~

SEC. S-78.110. SIDEWALKS.

A minimum unobstructed sidewalk width of eight feet must be provided along all street frontages.

SEC. S-78.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-78.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Tree preservation. Protected trees must be preserved in accordance with Article X. The protective fencing and tree mitigation requirements apply to all uses. No grading may occur and no building permit may be issued to authorize work on the Property until required protective fencing is inspected and approved by the building official.

(c) Height and caliper.

(1) Except as provided in this subsection, parkway trees must have a minimum height of 12 feet and a minimum caliper of three-and-a-half inches measured at a point 12 inches above the root ball at the time of installation.

(2) If the building official determines that a tree with a minimum height of 12 feet will interfere with utilities, a parkway tree may have a minimum height of six feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(X) Screening of loading zone. Loading zones adjacent to a street must be buffered with a minimum of three feet wide planting area with three feet tall large evergreen shrubs spaced a minimum of three feet on center.

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

SEC. S-78.113. SIGNS.

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

SEC. S-78.XXX. URBAN DESIGN ELEMENTS.

(a) A minimum of 80 percent of the street-facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk. Individual entries may be gated and private yards fenced if the fencing is a minimum of 70% open, such as wrought iron.

(b) The use of stoops and or porches at each street-facing, ground floor dwelling unit is encouraged.

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

(d) A minimum of 70 percent of the street-facing ground floor dwelling units must have the individual entrance or patio within 6 to 30 inches above the finished sidewalk grade.

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

(f) A mix of façade materials is required on each street-facing facade.

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

(h) A minimum of two of each of the following pedestrian amenities are required along each street frontage: bench, trash receptacle, and bicycle rack.

SEC. S-78.114. ADDITIONAL PROVISIONS.

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

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

(c) Except as otherwise specified in this division or shown on the development plan, development and use of the Property must comply with Part I of this article.

SEC. S-78.115. COMPLIANCE WITH CONDITIONS.

Z112-144(JH)

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

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

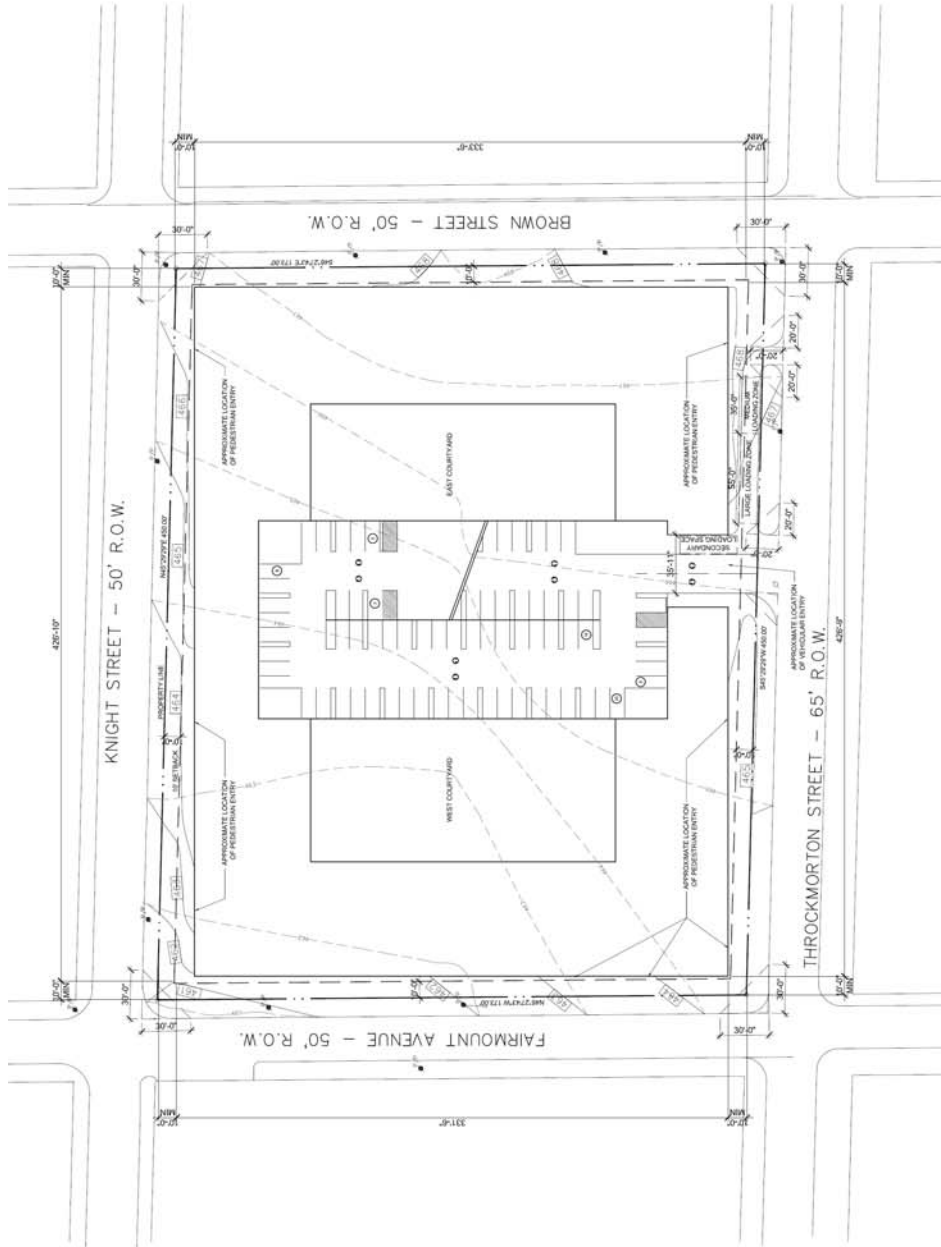
~~SEC. S-78.116. ZONING MAP.~~

~~———— PD Subdistrict S-78 is located on Zoning Map No. I-7.~~

PROPOSED DEVELOPMENT PLAN



PROJECT DATA
 Lot Area: 162,356 SF, 3.727 AC
 Max. Building Footprint (Including Garage): 105,000 SF
 Max. Lot Coverage: 64.3%
 Max. Units: 277 Units
 Max. Total Building Area: 288,000 SF
 Max. Units per Acre: 74.05
 Total Parking Spaces Provided: 415
 Parking Spaces per Unit: 1.5
 Max. Height: 52' with exceptions as noted in PD-193, S-78



Job #: 11199.00
 File Name: SP12E1.dwg
 Date: 01/24/2012
 Drawn by: ELB, RSP

CONCEPT PLAN
 Case No: 2112-144
 Alexan Fairmount
 Dallas, Texas



Good Fulton & Farrell Architects
 2008 Fairmount Street
 Suite 300
 Dallas, Texas 75201
 214.303.5000
 214.303.5027/far
 www.gfa.com

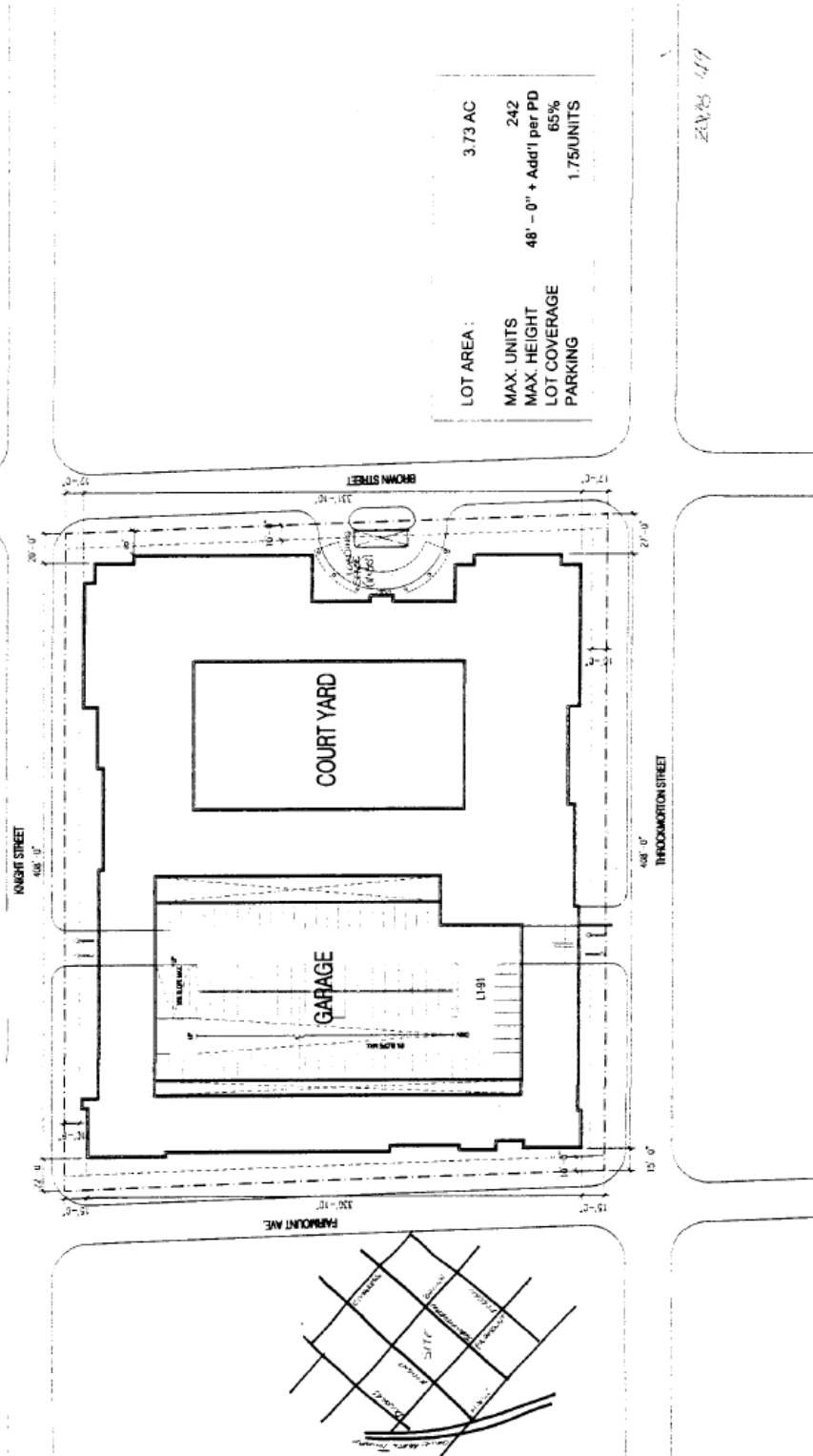


EXISTING DEVELOPMENT PLAN

Exhibit S-78A

082883

27367



Scale: 1" = 30'-0"

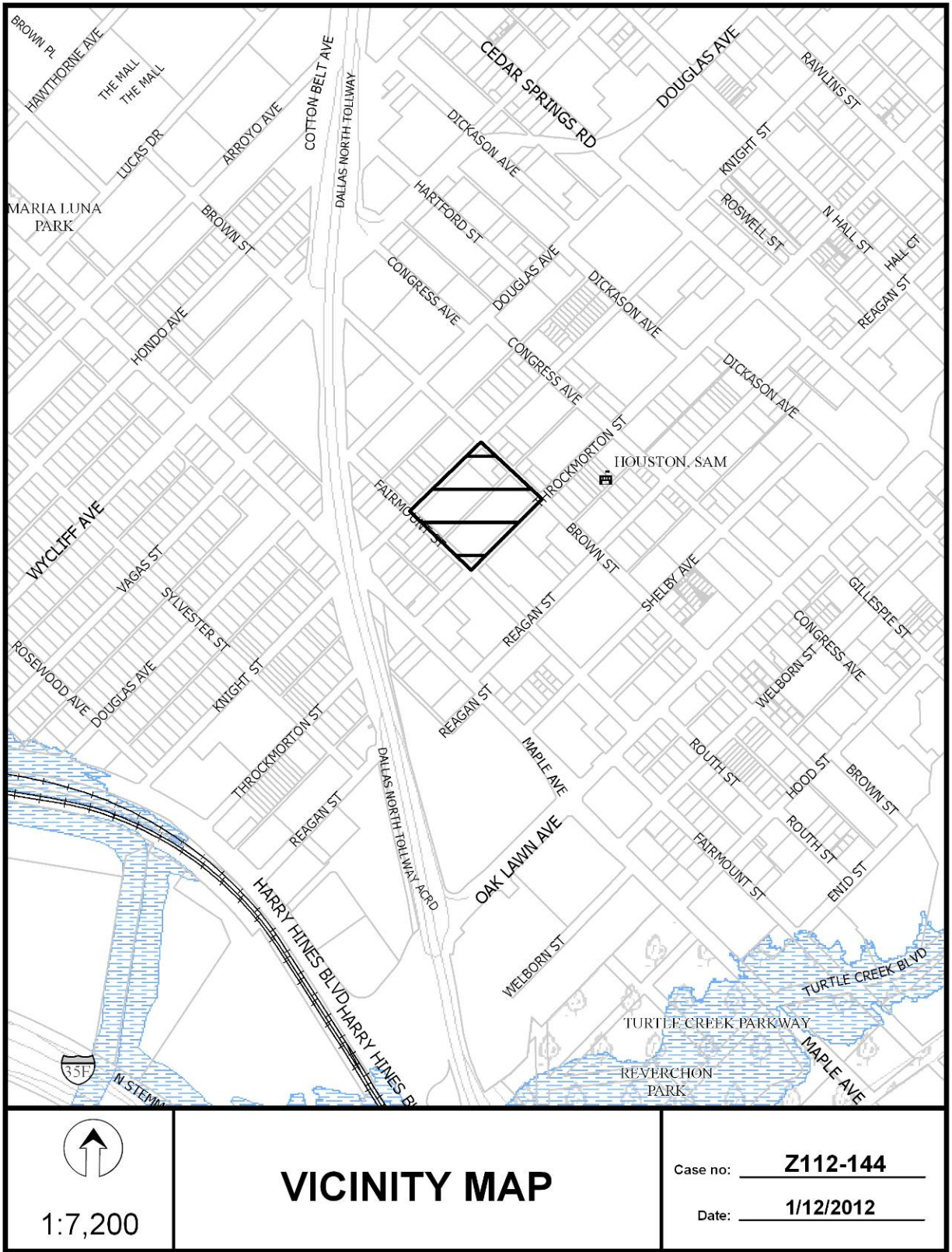
Planned Development Subdistrict No. 78

Planned Development District No. 193

Approved City Plan Commission September 18, 2008

Istex Development Company | Dallas, Texas

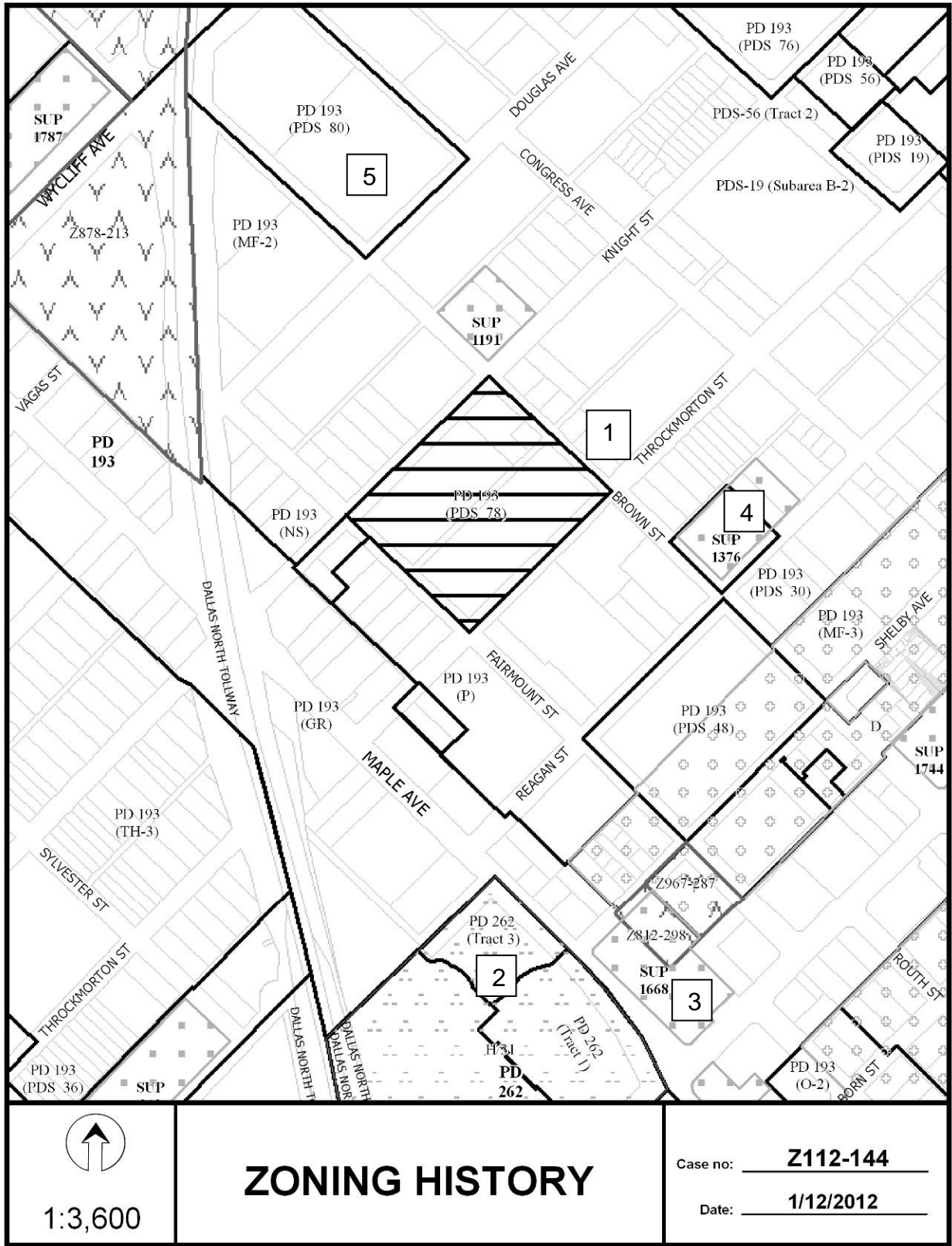
Development Plan



1:7,200

VICINITY MAP

Case no: Z112-144
Date: 1/12/2012



Notification List of Property Owners

Z112-144

274 Property Owners Notified

Label #	Address	Owner
1	2607 THROCKMORTON ST	CHEVELLE APT GROUP LLC STE 250
2	4117 BROWN ST	CHEVELLE APT GROUP LLC
3	2706 KNIGHT ST	WATERFORD DEVELOPMENT HOLDINGS LP % SAN
4	4118 BROWN ST	OSTERMANN CHARLES J &
5	2700 KNIGHT ST	OSTERMANN CHARLES
6	4114 BROWN ST	TEXAS INTOWN HOMES LLC
7	2701 THROCKMORTON ST	CALVIN COLLEEN Y
8	2705 THROCKMORTON ST	WEST OLIN N
9	2701 REAGAN ST	RESOURCE CENTER OF DALLAS INC
10	2715 REAGAN ST	RESOURCE CENTER
11	2719 REAGAN ST	CLARK JAMES B & BRADLEY G WILDE
12	2734 THROCKMORTON ST	ONE PACIFIC INVESTMENTS
13	2716 THROCKMORTON ST	MARTIN ROBERT GLEN & MARY SUSAN MARTIN
14	2716 THROCKMORTON ST	ATCHESON FRANK
15	2714 THROCKMORTON ST	BAUM EDWARD M # A
16	2714 THROCKMORTON ST	ASAFF JAMES H
17	2712 THROCKMORTON ST	MCELWEE PATRICK
18	2712 THROCKMORTON ST	NUNNS EDWARD S JR
19	2710 THROCKMORTON ST	RODRIGUEZ ISAAC ALVA
20	2706 THROCKMORTON ST	BAUM EDWARD M
21	4040 BROWN ST	MARASLIOGLU SAHIN &
22	2714 REAGAN ST	REINFELD CAROLYN M
23	2708 REAGAN ST	DILDINE ROBERT D
24	2631 REAGAN ST	CAPITAL ONE NA % BANK LEGAL DEPT
25	2627 REAGAN ST	MAYORGA HAYDEE
26	2621 REAGAN ST	BATTLES ROBERT MORGAN
27	2612 THROCKMORTON ST	OAKLAWN VILLAGE SQUARE INC
28	4024 MAPLE AVE	SOUTH TOLLWAY 3920 LP
29	2801 KNIGHT ST	KNIGHT APARTMENTS LTD
30	2717 KNIGHT ST	MUNIZ CIRILO P

Label #	Address	Owner
31	2719 KNIGHT ST	LUNA JUANITA
32	2723 KNIGHT ST	GARZA CECELIA
33	2729 KNIGHT ST	MCCLAIN CAROLYN
34	4213 CONGRESS AVE	BAZLEH JASMIN
35	4117 MAPLE AVE	SOUTH TOLLWAY 3920 LP C/O MANDY LEMMOND
36	4117 MAPLE AVE	MAPLE AVENUE BT LLC C/O MANDY LEMMOND
37	4103 MAPLE AVE	NORTH MAPLE LLC % ASSET MANAGER
38	4011 MAPLE AVE	4011 MAPLE LLC ATTN: ASST MGR - 4011 MAP
39	4303 CONGRESS AVE	RESIDENCES AT WYCLIFF LTD STE 330
40	4104 MAPLE AVE	OAKBROOK MAPLE LLC %ASHMORE & ASHMORE PR
41	4100 MAPLE AVE	BALLAS VICTOR
42	4108 MAPLE AVE	ASHMORE RETAIL PROPERTIES INC
43	4122 MAPLE AVE	PRESCOTT INTERESTS LTD
44	4125 FAIRMOUNT ST	WALIZADA MOHAMMAD S & RONA S
45	4121 FAIRMOUNT ST	PENFOLD CRAIG
46	4105 FAIRMOUNT ST	SOUTH TOLLWAY PPTIES LP
47	2507 KNIGHT ST	CHERTKOEV GOCHA
48	4201 FAIRMOUNT ST	ONE PRIME LP
49	4215 FAIRMOUNT ST	QUINN C F JR & HELEN
50	4223 FAIRMOUNT ST	ONE PRIME LP SUITE 170
51	2624 DOUGLAS AVE	2624 DOUGLAS PARTNERS LP
52	2619 KNIGHT ST	JONES MARK E
53	2613 KNIGHT ST	JONES MARK
54	2611 KNIGHT ST	GARRISON RICHARD T
55	2607 KNIGHT ST	GARRISON RICHARD TOM
56	2601 KNIGHT ST	WHARTON JOHN T
57	4210 FAIRMOUNT ST	DAHM THEODORE & MARGARET PMB 2452
58	2602 DOUGLAS AVE	HOLLY 2 INVESTMENTS INC
59	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
60	4226 MAPLE AVE	GRTP LTD SUITE 606
61	4215 MAPLE AVE	DALLAS COMMUNITY CENTER FOR THE DEAF
62	4211 MAPLE AVE	YO EL RIO NILO
63	2626 REAGAN ST	IMT CAPITAL SEVILLE LP SUITE 200
64	2701 KNIGHT ST	INTERVEST LAND INVEST LTD
65	2713 KNIGHT ST	KNIGHT STREET PROPERTIES LLC
66	4117 FAIRMOUNT ST	SOUTH TOLLWAY PROPERTIES
67	4234 MAPLE AVE	LEE ROBERT KAPSUNG & JENNIFER KYUNG LEE

Label #	Address	Owner
68	2706 REAGAN ST	MANSOUR INTERESTS INC % C M MANSOUR PRES
69	2706 REAGAN ST	MANSOUR INTERESTS INC % C M MANSOUR PRE
70	4039 CONGRESS AVE	HEALY BRENDA C # 100
71	4039 CONGRESS AVE	WEISFELD RONALD A &
72	4039 CONGRESS AVE	BURNETT BROOKE # 200
73	4039 CONGRESS AVE	WEISFELD RONALD A &
74	2720 REAGAN ST	BELL JAMES HALL
75	2720 REAGAN ST	BELL JAMES H
76	2720 REAGAN ST	TUTT STEVEN J
77	2720 REAGAN ST	REYNOSO EZEQUIEL & NORA REYNOSO
78	2720 REAGAN ST	HERBERT ROBERT A UNIT 208
79	2720 REAGAN ST	BANK OF AMERICA NA
80	2720 REAGAN ST	SMITH THOMAS S JR TR & SHERRON ERICKSEN
81	2720 REAGAN ST	LESZINSKI SLAWOMIR TRUST
82	2720 REAGAN ST	THOMAS WOODROW W
83	2720 REAGAN ST	CAMPBELL MARIE
84	2720 REAGAN ST	HERBERT ROBERT A
85	2720 REAGAN ST	LAWSON MARK
86	2720 REAGAN ST	MATHISON ROBERT
87	2720 REAGAN ST	ANDERSON JONATHAN &
88	2720 REAGAN ST	HERBERT ROBERT A
89	2720 REAGAN ST	TUCKER DAN
90	2720 REAGAN ST	HERMITAGE HOMEOWNERS ASSOC INC BLDG C UN
91	2720 REAGAN ST	STRUNK APRIL &
92	2720 REAGAN ST	MILSTEAD JAN UNIT 201
93	2720 REAGAN ST	MALDONADO BENITO JR
94	2720 REAGAN ST	BARAJAS NICOLAS
95	2660 THROCKMORTON ST	HORAN JOHN J % G & G PROPERTIES
96	2662 THROCKMORTON ST	DARLEY ROBERT C ESTATE OF
97	2664 THROCKMORTON ST	SHEPHERD JANET
98	2674 THROCKMORTON ST	MORRIS JAMES A ETUX % G & G PROPERTIES
99	2678 THROCKMORTON ST	SHEPHERD JANET SUE
100	2680 THROCKMORTON ST	CHRISTIANSSEN DEREK
101	2682 THROCKMORTON ST	VANGOOL ALFRED & ELIZABETH R TRUST
102	2686 THROCKMORTON ST	HEYLAND EDWARD & BARRY CARPENTER
103	2688 THROCKMORTON ST	TRUMAH LLC
104	2690 THROCKMORTON ST	MARTIN JUSTIN A

Label #	Address	Owner
105	2694 THROCKMORTON ST	LEE KELLY S L
106	2696 THROCKMORTON ST	ULRICH CLIFF
107	2722 KNIGHT ST	CARNOHAN BRUCE C
108	2722 KNIGHT ST	SHIN HAE WON
109	2722 KNIGHT ST	LIN KERRI
110	2722 KNIGHT ST	FEDERAL HOME LOAN MORTGAGE CORPORATION
111	2722 KNIGHT ST	SHAVE DAVID T & MICHELLE FINNERTY
112	2722 KNIGHT ST	ARREDONDO MARTHA & RAUL CARDENAS
113	2722 KNIGHT ST	SPEARS NATHAN S
114	2722 KNIGHT ST	MALIK ANJALI
115	2722 KNIGHT ST	HERNANDEZ PABLO
116	2722 KNIGHT ST	HEJNY ROSEMARY KAY
117	2722 KNIGHT ST	FUNK JOSEPH M & CATHRYN L
118	2722 KNIGHT ST	CHANTHARAJ JUDITH
119	2722 KNIGHT ST	PILCIK BRITTANI
120	2722 KNIGHT ST	BALFOUR MARGARET
121	2722 KNIGHT ST	MADDOX RONALD L
122	2722 KNIGHT ST	ARRIETA DORA E
123	2722 KNIGHT ST	PASCUZZI MICHAEL &
124	2722 KNIGHT ST	MOONEY STEPHEN
125	2722 KNIGHT ST	MCALOON STEVEN P & SARAH MCALOON
126	2722 KNIGHT ST	FONTENOT TIMOTHY DAVID
127	2722 KNIGHT ST	SCURLOCK DELOIS C BLDG G UNIT 124A
128	2722 KNIGHT ST	RODRIGUEZ CHRISTOPHER & BLDG B UNIT 125B
129	2722 KNIGHT ST	THOMAS KIMBERLY L
130	2722 KNIGHT ST	RANGINWALA NAJEEB A & SHAZIA HAMID
131	2722 KNIGHT ST	JONES JASON R
132	2722 KNIGHT ST	GILLIAM BRADLEY N
133	2722 KNIGHT ST	NEWAY ALAZAR
134	2722 KNIGHT ST	VILLARREAL D SCOTT UNIT 129A
135	2722 KNIGHT ST	CRUZ JOSE MICHAEL UNIT 130B
136	2722 KNIGHT ST	STICKLER RUSTIN E
137	2722 KNIGHT ST	MOHIUDDIN IMRAN
138	2722 KNIGHT ST	ROONEY MATTHEW B
139	2722 KNIGHT ST	BUI HIEN THE & THUY DANG

Label #	Address	Owner
140	2722 KNIGHT ST	LUETHE TROY
141	2722 KNIGHT ST	CAS TEX NEDA LLC
142	2722 KNIGHT ST	KOVELAN JOHN BLDG J UNIT 305E
143	2722 KNIGHT ST	GARGIULO MICHAEL R BLDG J UNIT 401E
144	2722 KNIGHT ST	ROONEY MATTHEW B
145	2712 KNIGHT ST	WOODRUFF L MARK
146	2722 KNIGHT ST	TUCKER JOHN
147	2722 KNIGHT ST	CORN HUGH
148	2722 KNIGHT ST	ROSENFELD ELIJAH
149	2722 KNIGHT ST	DISCHLER STACY C
150	2722 KNIGHT ST	LOWENSTEIN MARK D
151	2722 KNIGHT ST	CURRIE JOHN D
152	2722 KNIGHT ST	BELL KRISTAPHER JAMES BLDG M UNIT 310E
153	2722 KNIGHT ST	DARLING ROBERT E JR
154	2722 KNIGHT ST	CLAY MICHELLE R
155	2722 KNIGHT ST	MARTIN BRITT M BLDG M UNIT 410E
156	2722 KNIGHT ST	PORTER CARRIE A
157	2722 KNIGHT ST	DEARDURFF CHRISTOPHER D
158	2722 KNIGHT ST	BENAVIDES VICTOR
159	2722 KNIGHT ST	QUARLES STEPHANIE
160	2722 KNIGHT ST	KING JOHN R
161	2722 KNIGHT ST	RANGINWALA MOIN A
162	2722 KNIGHT ST	MEZZACAPPA DAVID J
163	2722 KNIGHT ST	THOR PPTIES LLC
164	2722 KNIGHT ST	KRAEMER CHAD M
165	2722 KNIGHT ST	RYNER JAMES M
166	2722 KNIGHT ST	PASH PENELOPE
167	2722 KNIGHT ST	LOZA LEONSO
168	2722 KNIGHT ST	RADDEMANN ROBERT J
169	2722 KNIGHT ST	RODGERS BRENT BLDG P UNIT 422
170	2702 DOUGLAS AVE	ADAMS RICK & JAMES DICKSON
171	2702 DOUGLAS AVE	ADAMS RICK G & JAMES T DICKSON
172	2710 DOUGLAS AVE	ANWEILER DAVID W
173	2710 DOUGLAS AVE	KAHN RICHARD
174	2702 DOUGLAS AVE	ARMSTRONG HENRIA D E M & HENRY R ARMSTRO
175	2702 DOUGLAS AVE	LEE SO JA
176	2702 DOUGLAS AVE	REEP GARY J #107

Label #	Address	Owner
177	2710 DOUGLAS AVE	HODGES PHILIP
178	2702 DOUGLAS AVE	CHAUHAN VANDANA
179	2702 DOUGLAS AVE	ADAMS RICK
180	2702 DOUGLAS AVE	ABAY AZIEB
181	2710 DOUGLAS AVE	HODGES PHILIP
182	2710 DOUGLAS AVE	RODGERS RICHARD F
183	2710 DOUGLAS AVE	BORGERS FREDERICK & CHRISTINE C UNIT 114
184	2710 DOUGLAS AVE	DARBY JOHN P JR UNIT 115
185	2702 DOUGLAS AVE	MILLER ELIZABETH DIANE BLDG B UNIT 11
186	2702 DOUGLAS AVE	FRUHWIRTH RICK E
187	2710 DOUGLAS AVE	SOLTANI OMID
188	2702 DOUGLAS AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
189	2710 DOUGLAS AVE	KUERBITZ CHARLES RAY
190	2702 DOUGLAS AVE	DICKSON JAMES T
191	2710 DOUGLAS AVE	ARENDSE CHERIE MICHELLE & DAVID ALLEN
192	2702 DOUGLAS AVE	SAMUKLA FRANK
193	2702 DOUGLAS AVE	CORSEY FLOYD APT 122
194	2702 DOUGLAS AVE	JEFFREY MARK A
195	2702 DOUGLAS AVE	PARK JAY H % RAVENS
196	2702 DOUGLAS AVE	COOK JIMMY D EST OF
197	2702 DOUGLAS AVE	FAGAN JODIE K
198	2702 DOUGLAS AVE	WILLIAMS RAY E
199	2702 DOUGLAS AVE	ANWEILER DAVID W
200	2702 DOUGLAS AVE	POLLARD MARSHALL C
201	2710 DOUGLAS AVE	MITCHELL CYNTHIA R & BLDG E UNIT 130
202	2702 DOUGLAS AVE	BOOTH MARC H
203	2702 DOUGLAS AVE	NONESUCH PLACE CONDO ASSN BOX 151
204	2702 DOUGLAS AVE	TALAKAUSKAS ANTHONY J
205	2710 DOUGLAS AVE	LE KHANH N BLDG F UNIT 138
206	2702 DOUGLAS AVE	JOHNSON GARY L
207	2702 DOUGLAS AVE	RAINBOW ESTATE LLC
208	2702 DOUGLAS AVE	YOUNG PAUL III
209	2710 DOUGLAS AVE	KIRBY KEVIN S BLDG G UNIT 142
210	2702 DOUGLAS AVE	HOWE TIMOTHY B UNIT 144
211	2702 DOUGLAS AVE	STOCKTON ROBERT L
212	2710 DOUGLAS AVE	BAKER MICHAEL J BLDG G UNIT 146

Label #	Address	Owner
213	2702 DOUGLAS AVE	YOUNG JENNIFER E APT 147
214	2702 DOUGLAS AVE	BARRON DAVID L UNIT 148
215	2702 DOUGLAS AVE	BANKS JOHN L JR & SUSAN
216	4323 BROWN ST	SHEPHERD JANET
217	2627 DOUGLAS AVE	HILL DANIEL
218	2627 DOUGLAS AVE	PEDRAZA JAVIER
219	2627 DOUGLAS AVE	LOPEZ STEVE BLDG E UNIT 103
220	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA D D DOMINGU
221	2627 DOUGLAS AVE	ADAMS MELVIN C
222	2627 DOUGLAS AVE	TAYLOR KENT L # D
223	2627 DOUGLAS AVE	BUSHNELL R WAYNE
224	2627 DOUGLAS AVE	KERR LAURA ELIZABETH
225	2627 DOUGLAS AVE	AKBARI LEYLA
226	2627 DOUGLAS AVE	STONE GARY
227	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
228	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
229	2627 DOUGLAS AVE	BARNABAS DAVID Y
230	2627 DOUGLAS AVE	MATA JOSE M BLDG G UNIT 114
231	2627 DOUGLAS AVE	TRAN LINDA VAN
232	2627 DOUGLAS AVE	PHILLIPS STEVEN & MAI NGUYEN
233	2627 DOUGLAS AVE	CRUZ GUSTAVO
234	2627 DOUGLAS AVE	NGUYEN LE BA
235	2627 DOUGLAS AVE	WILLIAMS SANDIE
236	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE
237	2627 DOUGLAS AVE	HENNIG GWEN
238	2627 DOUGLAS AVE	WREN VENNIS JR
239	2627 DOUGLAS AVE	BETANCOURT ADRIANA
240	2627 DOUGLAS AVE	HATHAWAY JOSEPH H III
241	2627 DOUGLAS AVE	CUNNINGHAM WALTER & MARY BLDG I UNIT 126
242	2627 DOUGLAS AVE	GUZMAN MARIO C
243	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA DELGADILLO
244	2627 DOUGLAS AVE	PETE LEO A BLDG I UNIT 129
245	2627 DOUGLAS AVE	HESS CRAIG
246	2627 DOUGLAS AVE	COLEMAN RONALD M
247	2627 DOUGLAS AVE	TRAN LINDA V
248	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
249	2627 DOUGLAS AVE	KNOLL THOMAS L UNIT 1208

Label #	Address	Owner
250	2627 DOUGLAS AVE	DEJEAN GERALD G
251	2627 DOUGLAS AVE	HUTTON JERRY B JR
252	2627 DOUGLAS AVE	POTTS DIMITRI R UNIT 202
253	2627 DOUGLAS AVE	QUINTANILLA JOE BLDG E UNIT 203
254	2627 DOUGLAS AVE	MALAGON MARTIN
255	2627 DOUGLAS AVE	HALL SHEILA
256	2627 DOUGLAS AVE	GANDY JASON
257	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE W
258	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA UNIT 208
259	2627 DOUGLAS AVE	SMITH RONALD W
260	2627 DOUGLAS AVE	GOLDBERG RUTH
261	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ & ISAURA DEL MENDEZ S
262	2627 DOUGLAS AVE	MALAGON MARTIN UNIT 213
263	2627 DOUGLAS AVE	LACEY CATHRYN
264	2627 DOUGLAS AVE	GANDY JASON
265	2627 DOUGLAS AVE	MCHUGH JOHN UNIT 220
266	2627 DOUGLAS AVE	PARRIS ABIGAIL UNIT 221
267	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC
268	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
269	2627 DOUGLAS AVE	LOPEZ ZULEMA
270	2727 REAGAN ST	SAWCHUK WILLIAM % HOMESTEAD MANAGEMENT
271	2727 REAGAN ST	GOODWIN HARPER % WILLIAM SAWCHUK
272	2727 REAGAN ST	HOMESTEAD MANAGEMENT
273	2727 REAGAN ST	DOROCHOVICH HENRY A % WILLIAM SAWCHUK
274	2727 REAGAN ST	SAWCHUCK MICHAEL % WILLIAMS SAWCHUK

FILE NUMBER: Z112-151 (JH)

DATE FILED: December 28, 2011

LOCATION: West and north side of Forestgate Drive, north of Forest Lane

COUNCIL DISTRICT: 10

MAPSCO: 18-W

SIZE OF REQUEST: Approx. 5.58 acres

CENSUS TRACT: 190.19

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Cosmos Foundation, Inc.

REQUEST: An application to amend Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District.

SUMMARY: The applicant is requesting to add seven classrooms within existing buildings.

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

BACKGROUND INFORMATION:

- The request site is currently developed with an open enrollment charter school and office showroom warehouse.
- The applicant is requesting to increase the allowed floor area by 34,933 square feet in an existing building and increase the number of classrooms by seven.
- SUP No. 1548 was established on May 12, 2004 for a maximum of 17 classrooms. On April 26, 2006, this SUP was approved to allow a maximum of 36 classrooms. On January 10, 2007, the SUP was again approved to amend the number of classrooms to 40 and add an additional 3 acres and a gymnasium.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Forest Lane	Principle Arterial	107 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The requested zoning change is compatible with the intent of the Comprehensive Plan because it complies with the following goals and policies.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Land Use Compatibility:

Specific Use Permit No. 1548 is for an open enrollment charter school. The approximately 5.5 acres request site is zoned an IR Industrial Research District and is located within an office park.

The surrounding land uses are residential to the west and north and office showroom warehouse uses to the east and south.

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 is proposing additional classrooms in floor area within an existing building. The SUP conditions also show that the hours of operation are proposed to include Saturday mornings. The site plan has been updated to add the proposed number of classrooms at 47. Staff supports the expansion of the open enrollment charter school as proposed as it will likely have a minimal impact on the surrounding office park or adjacent residential uses.

Parking/Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development. The updated Traffic Management Plan has also been reviewed and is recommended for approval. The SUP conditions regarding traffic have only been modified to alter the time for drop off and pick up and to refer to a separate traffic management plan. Staff is not requiring biannual reporting on the performance of the traffic management plan because of the surrounding office park land uses and no report from city departments of an issue with the school's traffic.

Landscaping:

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

List of Partners/Principals/Officers

COSMOS FOUNDATION, INC.

Board of Directors

Oner Ulvi Celpcikay
Mustafa Ata Atik
Cengizhan Keskin
Bilal Akin
Ellen A. MacDonald

Officers

Oner Ulvi Celpcikay, President
Mustafa Ata Atik, Secretary
Cengizhan Keskin, Treasurer
Bilal Akin, Vice President
Ellen A. MacDonald, Vice President
Fatih Ay, Cluster Superintendent Dallas-Waco

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit [~~is approved for a period that~~] expires on (five years) [~~January 10, 2012~~], but [and] is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10th 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. INGRESS-EGRESS: [~~Vehicular-i~~]ngress and egress must be provided in the locations shown on the attached site plan. No other ingress and egress is permitted.
5. CLASSROOMS: The maximum number of classrooms is ~~40~~ 47 , limited to no more than ~~19~~ 18 kindergarten and elementary classrooms, ~~44~~ 15 junior high/middle school classrooms, and ~~40~~ 14 high school classrooms.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 8:00 a.m. and 4:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 noon on Saturday.
7. STUDENT LOADING AND UNLOADING:
 - A. A designated area for student loading and unloading must be identified with pavement markings and signage in the location shown on the attached ~~site plan~~ circulation plan.
 - B. School personnel must be provided at student loading and unloading areas, as shown on the attached circulation plan, between the hours of 7:30 a.m. to 8:15 a.m., ~~2:30 p.m. to 2:50 p.m.~~ 2:50 p.m. to 3:15 p.m., and ~~3:30~~ 3:45 p.m. to 4:00 p.m., Monday through Friday to facilitate traffic circulation and student loading and unloading.
 - C. Pavement markings showing the direction of traffic must be provided as shown on the attached ~~site plan~~ circulation plan.
 - D. Student loading and unloading is prohibited on Forestgate Drive.

8. TRAFFIC MANAGEMENT PLAN:
 - A. Prior to the issuance of a certificate of occupancy for Building 7C, the Property owner must comply with the provisions outlined in the attached Traffic Management Plan.
 - B. Thirty days prior to each new school year, the Property owner must provide the director of public works and transportation with an update to the Traffic Management Plan. Any changes required by the director after review of the revised plan must be implemented within 15 days after the date of the director's request.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.”

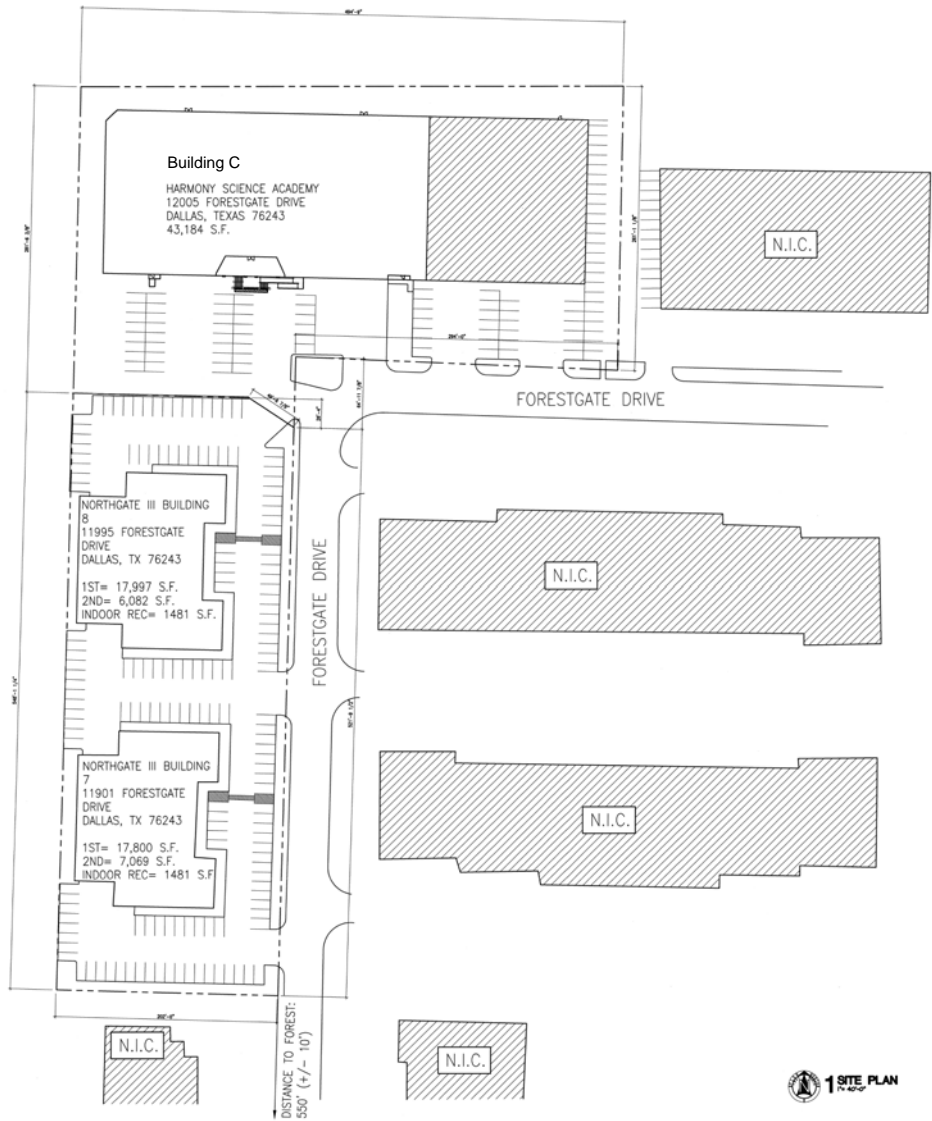
PROPOSED SITE PLAN

SITE PLAN DATA:

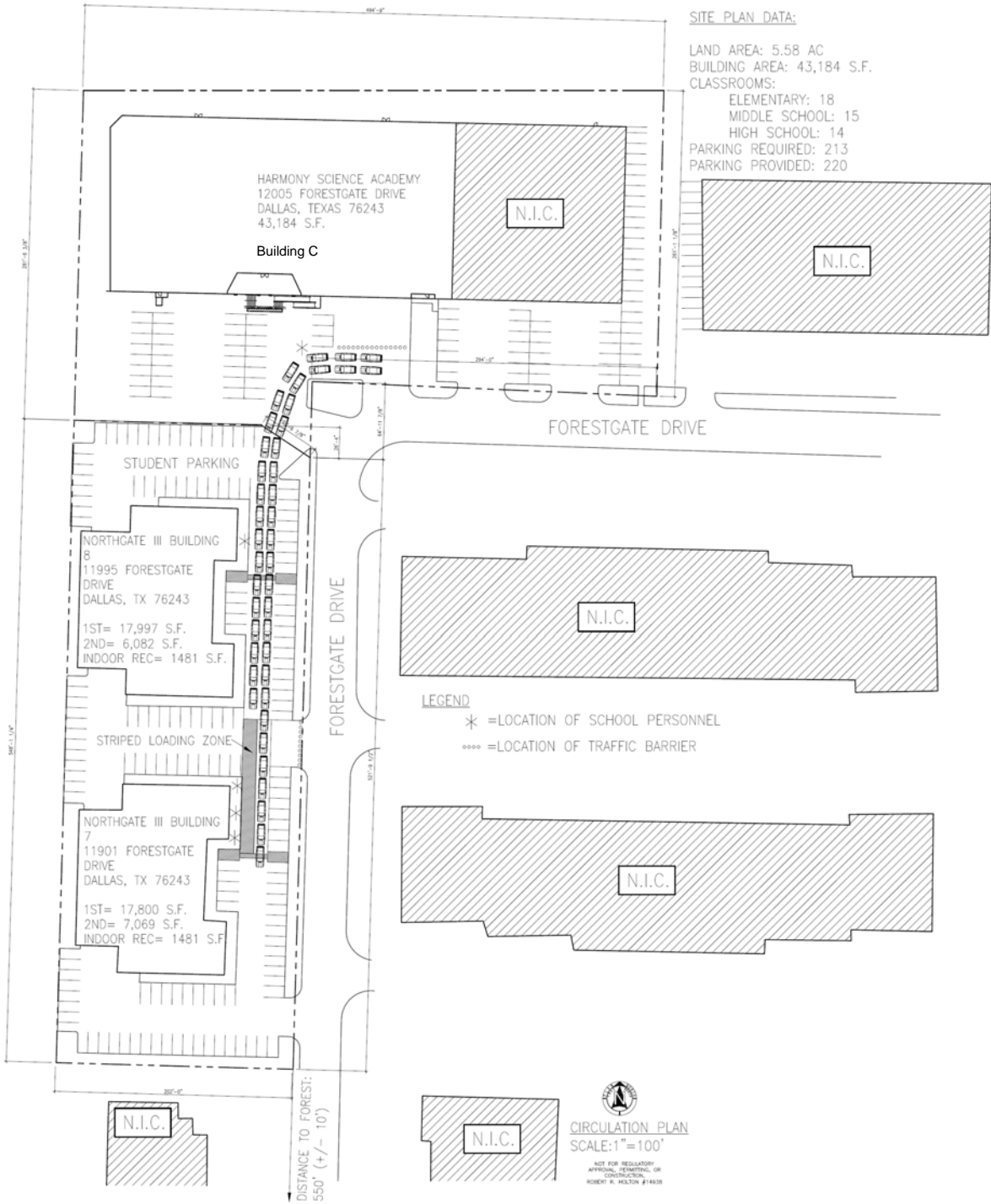
LAND AREA: 5.58 AC
BUILDING AREA: 95,094 S.F.
CLASSROOMS:
ELEMENTARY: 18
MIDDLE SCHOOL: 15
HIGH SCHOOL: 14
PARKING REQUIRED: 213
PARKING PROVIDED: 220

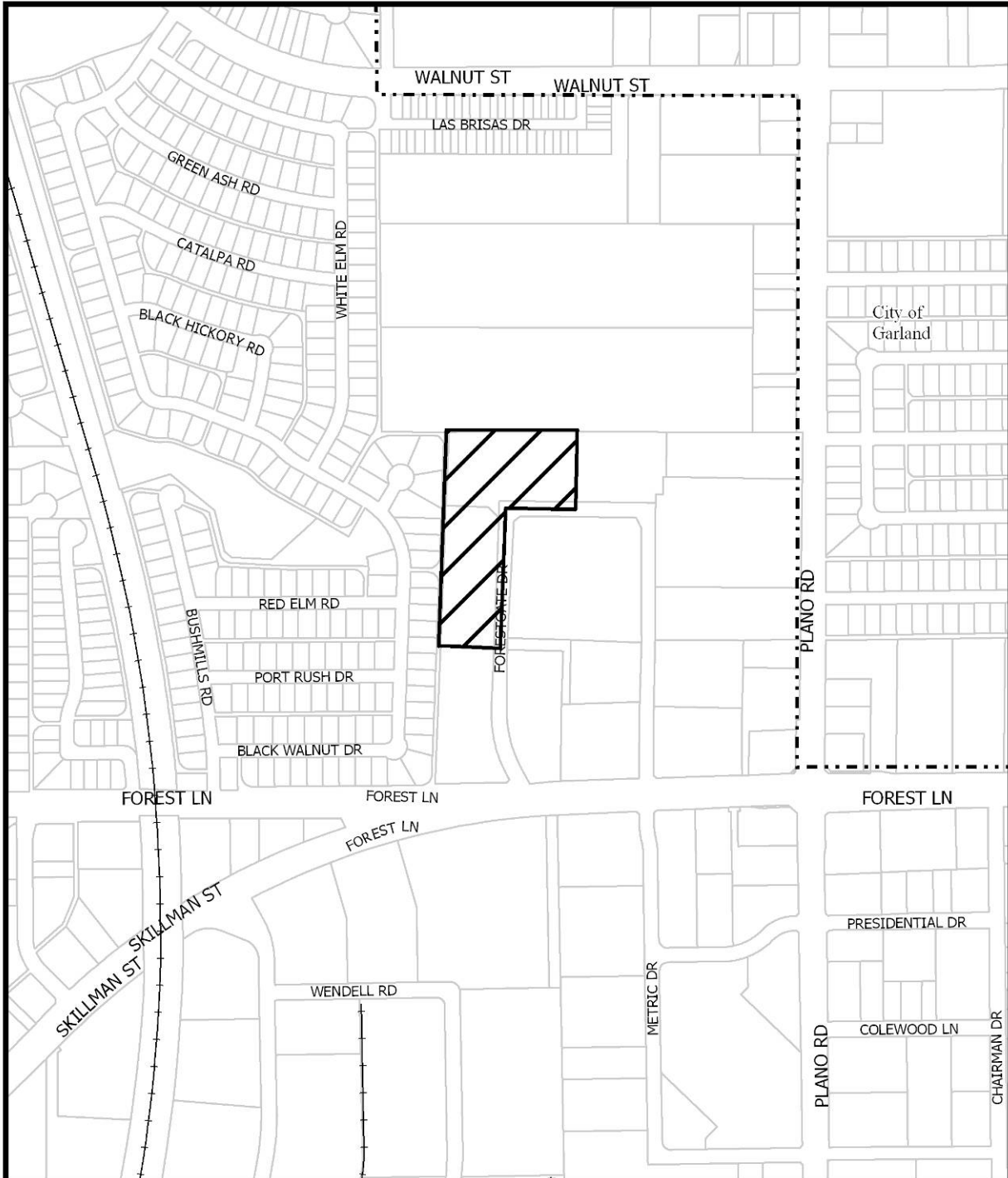


VICINITY MAP



PROPOSED TRAFFIC MANAGEMENT PLAN



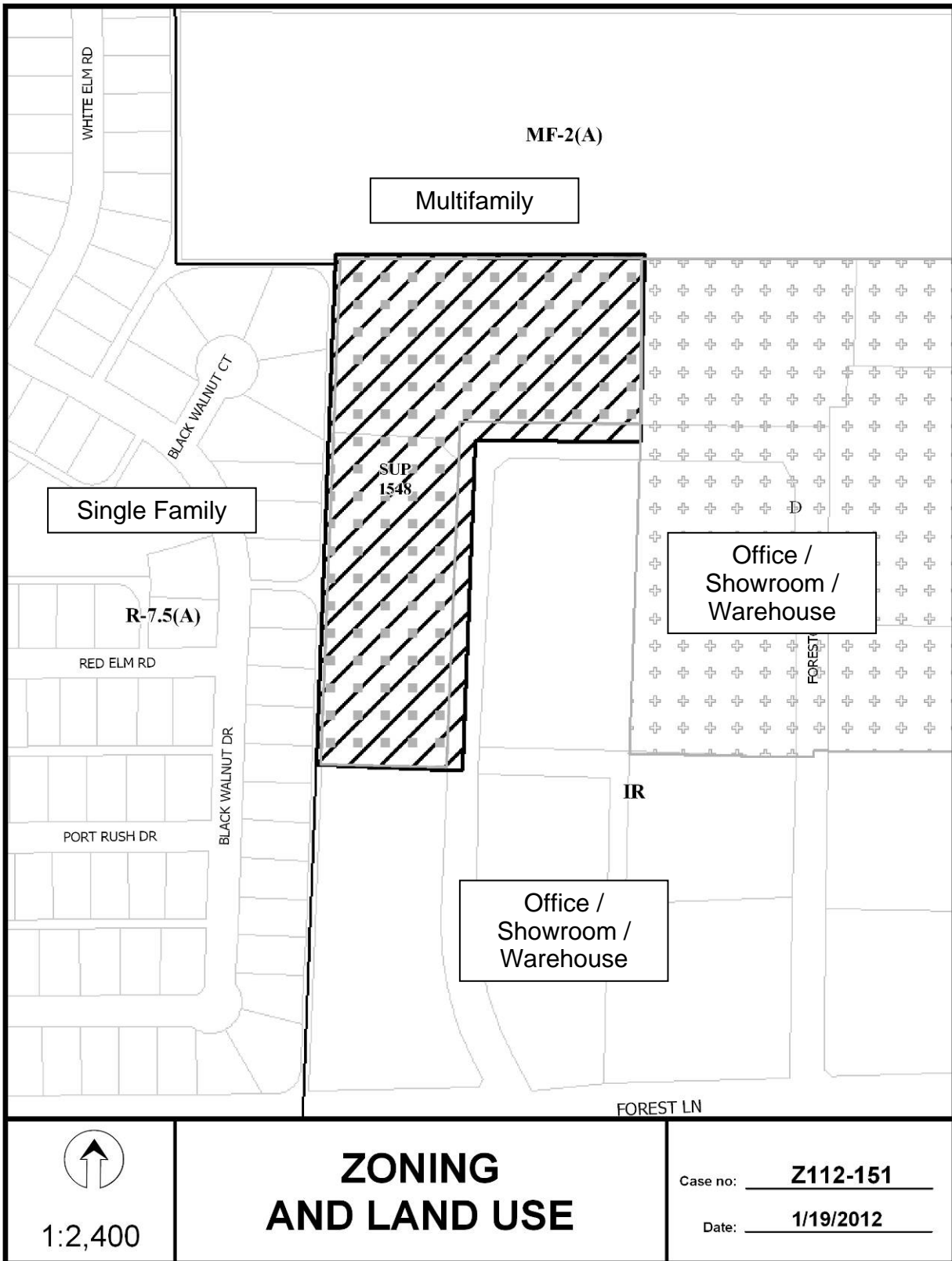


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VICINITY MAP

Case no: Z112-151

Date: 1/19/2012

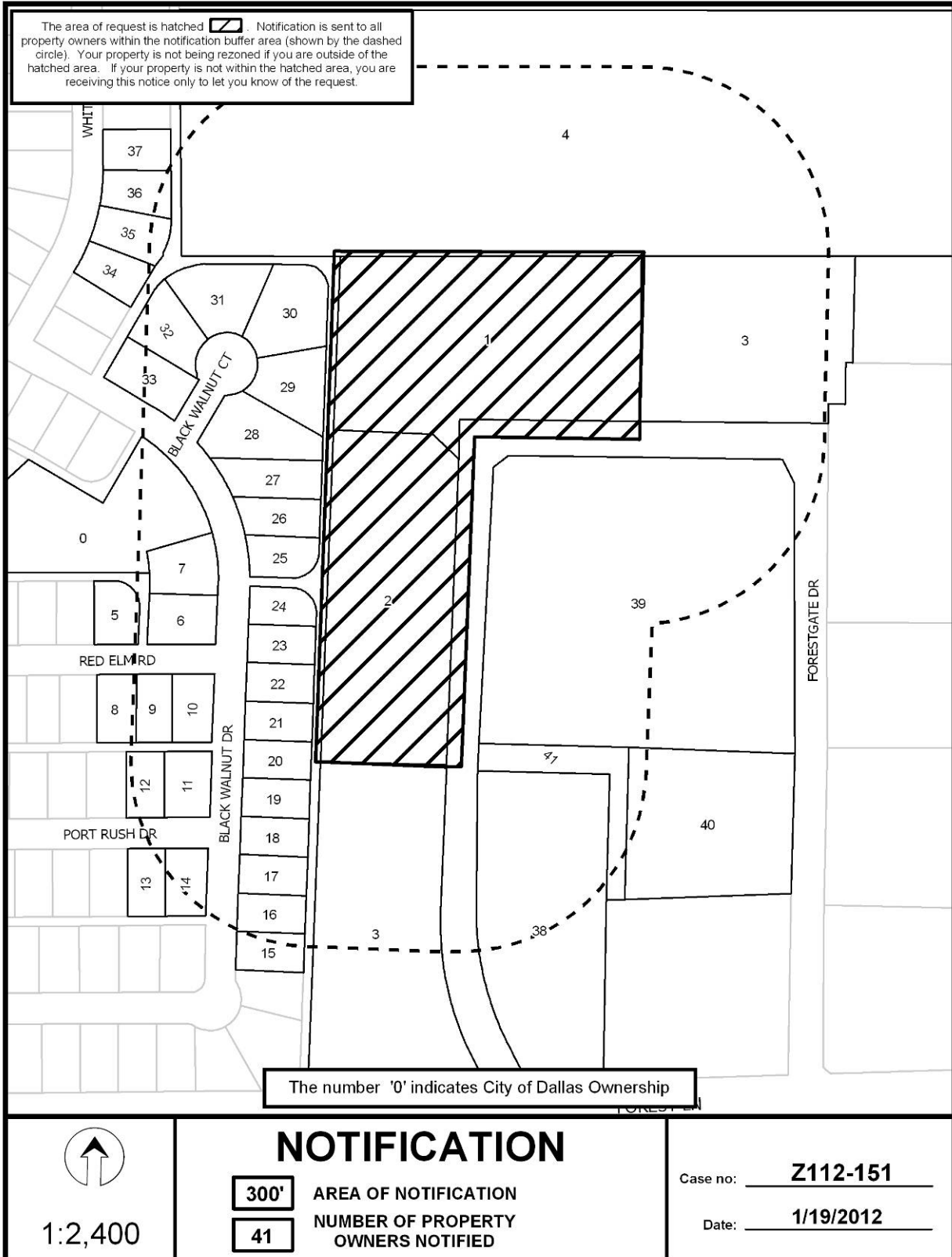


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ZONING AND LAND USE

Case no: Z112-151

Date: 1/19/2012



1/19/2012

Notification List of Property Owners

Z112-151

41 Property Owners Notified

Label #	Address	Owner
1	12005 FORESTGATE DR	COSMOS FOUNDATION INC DBA HARMONY PUBLIC
2	11945 FORESTGATE DR	BREOF DDR DALLAS LP THIRD WORLD FINANCIA
3	11805 FORESTGATE DR	RIVERBEND DFW INDUSTRIAL STE 300
4	12203 PLANO RD	FOREST GARDEN INVESTORS
5	10339 RED ELM RD	OWENS TERRY
6	10501 BLACK WALNUT DR	HARDIN ELVERN & BRENDA G PARKER
7	10505 BLACK WALNUT DR	BROSSETT DANIEL L & CHAROONGJAI MAI
8	10338 RED ELM RD	NGUYEN NGHIEP ET AL LF ES REM: DUC TAN N
9	10342 RED ELM RD	WADDLE NITA B
10	10346 RED ELM RD	AVERETTE RANDOLPH A & BELINDA L
11	10343 PORT RUSH DR	HINTON L BRUCE
12	10339 PORT RUSH DR	NGUYEN DUY & LINH
13	10338 PORT RUSH DR	WAH EH
14	10342 PORT RUSH DR	PALACIOS MARY INFANTES
15	10406 BLACK WALNUT DR	POUNCIE ERICA N
16	10410 BLACK WALNUT DR	VU TOMMY
17	10414 BLACK WALNUT DR	GRANT REGINALD & LAPRENSA
18	10418 BLACK WALNUT DR	HARRIS MARY K
19	10422 BLACK WALNUT DR	LOVELL JT & JUANITA S
20	10426 BLACK WALNUT DR	NWACHUKWU PETER
21	10430 BLACK WALNUT DR	GOYAL ASHOK KUMAR &
22	10434 BLACK WALNUT DR	TRAN BINH VAN & PHUONG THI MAC
23	10502 BLACK WALNUT DR	HANSON FAMILY PARTNERSHIP % ANNELIES CHR
24	10506 BLACK WALNUT DR	BACA BENJAMIN S & MARIA M
25	10510 BLACK WALNUT DR	GALLEGOS ISIDRO & SANTIAGA RAYMUNDO
26	10514 BLACK WALNUT DR	MOSELEY WILLIAM G & MYKA J

Z112-151(JH)

1/19/2012

Label #	Address	Owner
27	10518 BLACK WALNUT DR	NGUYEN SAM D
28	10522 BLACK WALNUT CT	NGUYEN KIM CHI
29	10526 BLACK WALNUT CT	GRANT STANLEY E JR & SUSAN L
30	10530 BLACK WALNUT CT	ORUPABO ADELAIDE
31	10534 BLACK WALNUT CT	BALDERAS TRINIDAD & CANDIDA
32	10538 BLACK WALNUT CT	CHAN KWONG POU & SIU YIN
33	10542 BLACK WALNUT CT	THE THOPPIL FAMILY LIMITED PARTNERSHIP T
34	10375 WHITE ELM RD	PARK YONG D ESTATE OF % HI SOON PARK
35	10371 WHITE ELM RD	TEXAS LAND CAPITAL LP
36	10367 WHITE ELM RD	THOMPSON DARRYL A & SHERRY A
37	10363 WHITE ELM RD	HOWARD DARRYL & ROBIN R
38	10503 FOREST LN	BREOF DDR DALLAS LP THREE WORLD FINANCIA
39	12002 FORESTGATE DR	RED HAWK APTS LTD %MOUNTAIN WEST INDUSTR
40	12215 FORESTGATE DR	HONG PROPERTIES LTD STE 101
41	12215 FORESTGATE DR	BREOF AIP DALLAS LP % BREOF ASSET MGMT L

FILE NUMBER: Z112-173 (JH)

DATE FILED: January 24, 2012

LOCATION: East side of Central Expressway, north of Meadow Road

COUNCIL DISTRICT: 13

MAPSCO: 26-F

SIZE OF REQUEST: Approx. 4.55 acres

CENSUS TRACT: 78.23

REPRESENTATIVE: David Watson

APPLICANT/OWNER: RMI Royal Central Partners

REQUEST: An application to create a new subdistrict within Planned Development District No. 577.

SUMMARY: The purpose of the request is to add vehicle or engine repair or maintenance as a permitted use in the new subdistrict.

STAFF RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION:

- The request site is currently developed with a vehicle or engine repair or maintenance use. The business has a Certificate of Occupancy for a vehicle display, sales, or service use. The business no longer sells vehicles and therefore should not be classified as a vehicle display sales, or service use. Planned Development District No. 577 lists vehicle display sales, or service as a permitted use in addition to those uses in a GO(A) General Office District.
- Planned Development District No. 577 was last amended on January 11, 2006. An expansion of the vehicle display, sales, and service use was approved to allow 250,000 square feet and 50% lot coverage from 100,000 square feet and 20% lot coverage, but restricted the vehicular access openings and required parking lot screening. The expansion that was approved in 2006 has not been constructed.

Zoning History:

1. Z089-233 On October 28, 2009, the City Council approved an amendment to, and an expansion of, Planned Development District No. 745 for mixed uses on property zoned Planned Development District No. 745, a CR Community Retail District and an MF-2(A) Multifamily District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Central Expressway	Expressway	Varies

STAFF ANALYSIS:

Comprehensive Plan:

The vision illustration identifies the area near the request site as an urban mixed use. The request site is located at the edge of this building block area, between the DART rail line and Central Expressway.

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. 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 midrise 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.

The request complies with the comprehensive plan because it allows for an additional use of the property, similar to its previous uses, with control that changes to the property will require an amendment to the development plan and or PD conditions.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Land Use Compatibility:

The approximately 4.55-acre request site is zoned Planned Development District No. 577 and is currently developed with an auto-related use. The applicant is proposing to use the property as an auto body repair and service facility, which is not allowed by the existing zoning. The applicant is proposing to create a subdistrict that would allow vehicle or engine repair or maintenance as a permitted use in this subdistrict only.

The surrounding land uses are undeveloped to the east, office to the north and south. Multifamily uses exist to the west of the request site across Central Expressway.

Both vehicle-related uses in the PD conditions allow for heavier intensity work on passenger vehicles. The PD conditions already have regulations regarding sound, screening, opening in facades facing east, and lighting standards to mitigate the vehicle-related use on the mixed use development planned to the east. A vehicle, display, sales, and service use allows for body repair and engine repair, but a vehicle or engine repair or maintenance use does not allow for the sale of vehicles. Staff is comfortable adding the requested use with the existing PD conditions and using the last approved development plan.

Parking/Traffic:

The expected number of trips generated by the proposed use is 835 trips per day according to the trip rate at the proposed floor area. A Traffic Impact Study is only required for proposals that generate more than 1,000 trips per day unless a waiver is issued.

Landscaping:

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

Z112-173(JH)

List of Partners/Principals/Officers

Troy Aikman, sole officer

PD Conditions

ARTICLE 577.

PD 577.

SEC. 51P-577.101. LEGISLATIVE HISTORY.

PD 577 was established by Ordinance No. 24287, passed by the Dallas City Council on June 14, 2000. Ordinance No. 24287 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-577.102. PROPERTY LOCATION AND SIZE.

PD 577 is established on property generally located on the east line of North Central Expressway, 1,800 feet north of the north line of Meadow Road. The size of PD 577 is approximately 12.266 acres.

SEC. 51P-577.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

(d) ACCESSORY LUBE CENTER means a facility for oil changes and similar servicing or minor mechanical repair of a motor vehicle as defined by the auto service center use in Chapter 51A that is detached from the main use.

SEC. 51P-577.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 577A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

SEC. 51P-577.105. DEVELOPMENT PLAN.

(a) For the vehicle sales, display, and service use and vehicle or engine repair or maintenance use in Subdistrict 1, a development plan must be approved by the city plan commission before issuance of any building permit. The location of outdoor loudspeakers and lighting must be shown on the development plan.

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

SEC. 51P-577.106. MAIN USES PERMITTED.

(a) Except as provided in ~~Subsection (b)~~, the uses permitted in this district are all uses permitted in the GO(A) General Office District, subject to the same conditions applicable in the district, as set out in the Dallas Development Code, as amended. For example, a use permitted in a GO(A) General Office District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in a GO(A) General Office District is subject to DIR in this planned development district; etc.

(b) Vehicle display, sales, and service.

_____ (c) Vehicle or engine repair or maintenance (Subdistrict 1).

SEC. 51P-577.107. ACCESSORY USES.

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

(b) An accessory lube center use is permitted only as an accessory use to a vehicle display, sales, and service use.

SEC. 51P-577.108. YARD, LOT, AND SPACE REGULATIONS.

The development standards contained in Section 51A-4.121(d), "GO(A) General Office District," apply to this planned development district, except that the minimum setback along the eastern property line for the vehicle display, sales, and service use and vehicle or engine repair or maintenance use in Subdistrict 1 is 50 feet.

SEC. 51P-577.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

SEC. 51P-577.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) See Article VI for environmental performance standards generally.

(b) The sound pressure level at the eastern property line must not exceed 56 dB(A), or five dB(A) over the background level, whichever is greater.

(c) The sound pressure level at the northern and southern property lines must not exceed 63 dB(A), or five dB(A) over the background level, whichever is greater.

(d) Outdoor loudspeakers may be attached only to the west side of any building constructed on the Property.

(e) Outdoor loudspeakers must be directional speakers and must project to the west and away from the multifamily uses east of the Property.

(f) Outdoor loudspeakers may only be used between 9:30 a.m. and 6:30 p.m.

SEC. 51P-577.111. LANDSCAPING.

All landscaping must be provided in accordance with Article X.

SEC. 51P-577.112. SCREENING.

(a) A minimum six-foot-high solid screening fence must be maintained along the eastern property line as shown on the conceptual plan.

(b) The parking garage, as shown on the June 2, 2005, city plan commission-approved development plan, must be constructed so that headlights of vehicles within the parking garage do not shine onto the eastern portion of the Property.

SEC. 51P-577.113. SIGNS.

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

SEC. 51P-577.114. ADDITIONAL PROVISIONS.

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

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

(c) Except as provided below, vehicular access openings on the east façade of any building are prohibited.

(1) A maximum of two vehicular access openings are permitted on the east façade of the building labeled as “existing building” on the June 2, 2005, city plan commission-approved development plan.

(2) Vehicle access openings for an accessory lube center use must be setback a minimum of 150 feet from the eastern Property line.

Z112-173(JH)

(d) If light standards are within 225 feet of the eastern Property line, they may not exceed 12 feet in height and must have a devise or fixture that directs the light away from the eastern Property line.

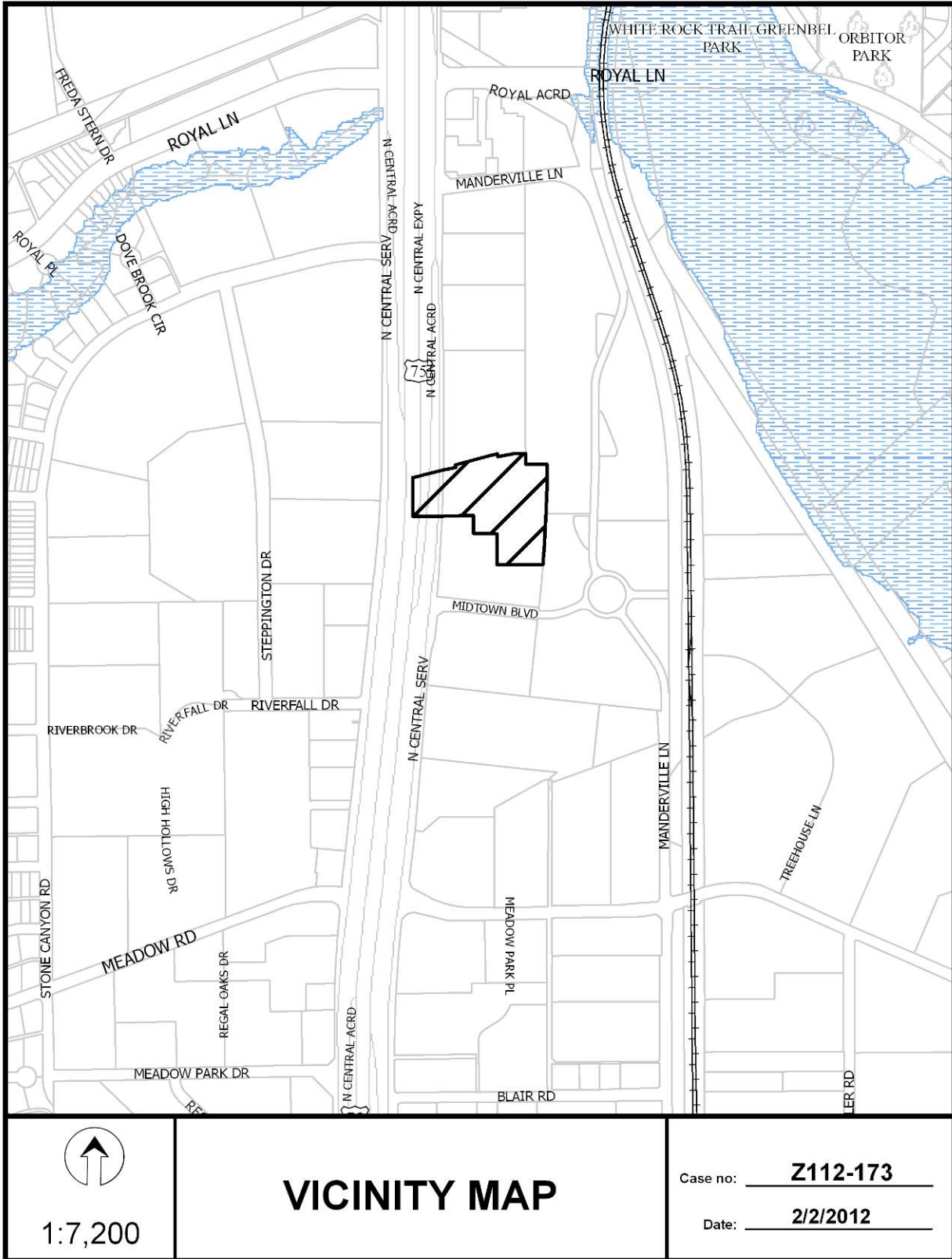
SEC. 51P-577.115. COMPLIANCE WITH CONDITIONS.

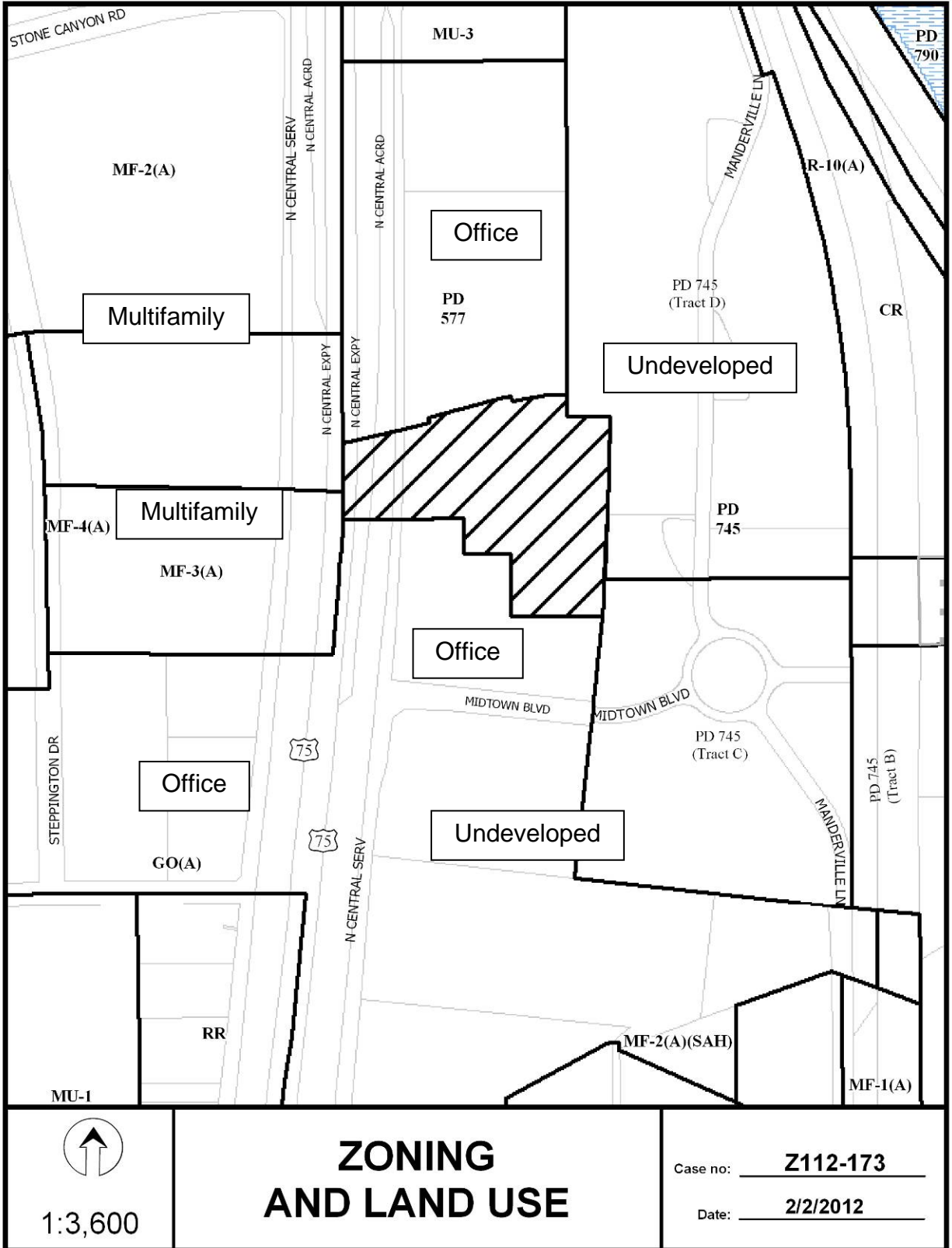
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

SEC. 51P-577.116. ZONING MAP.

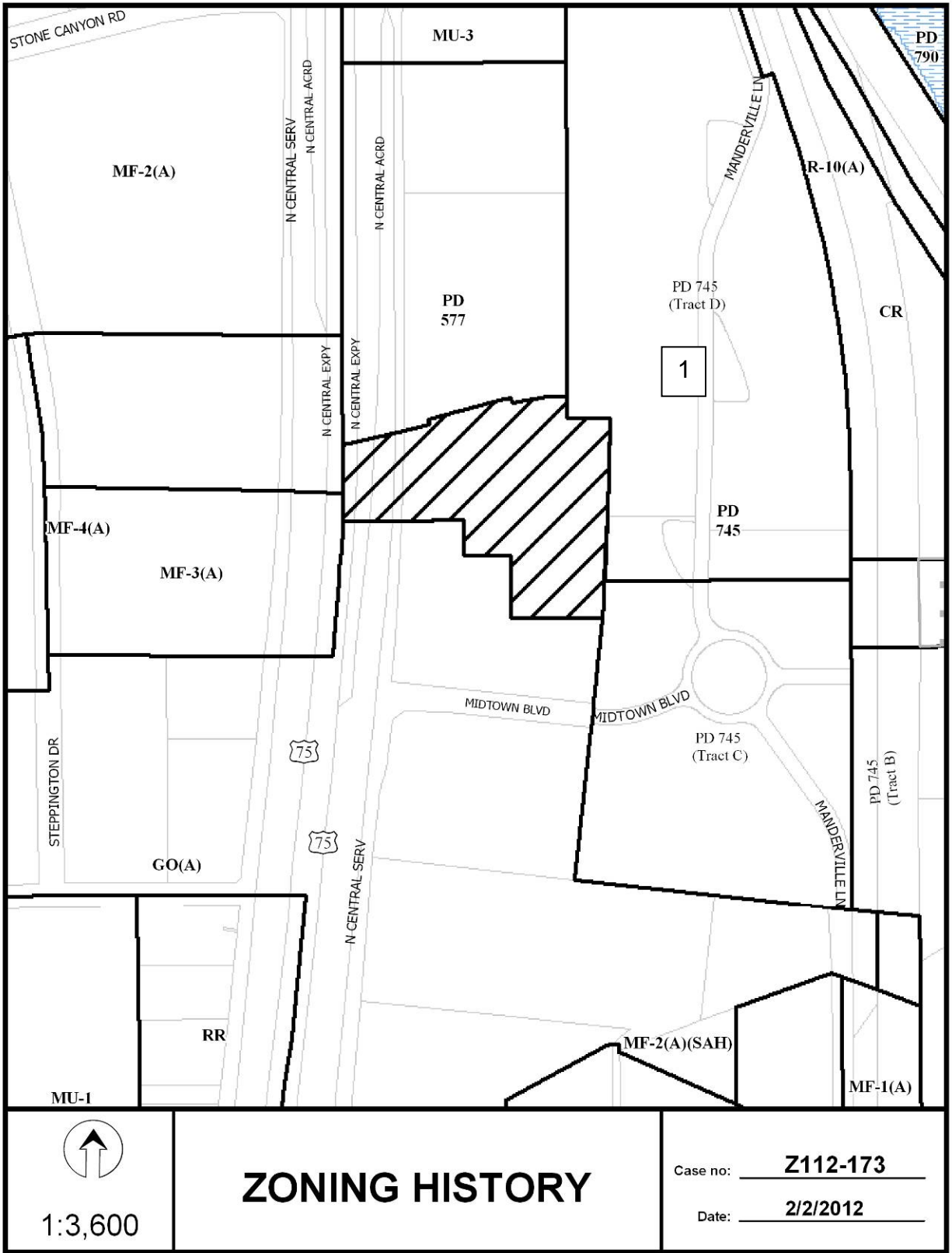
~~PD 577 is located on Zoning Map No. J-8.~~





**ZONING
AND LAND USE**

Case no: Z112-173
Date: 2/2/2012

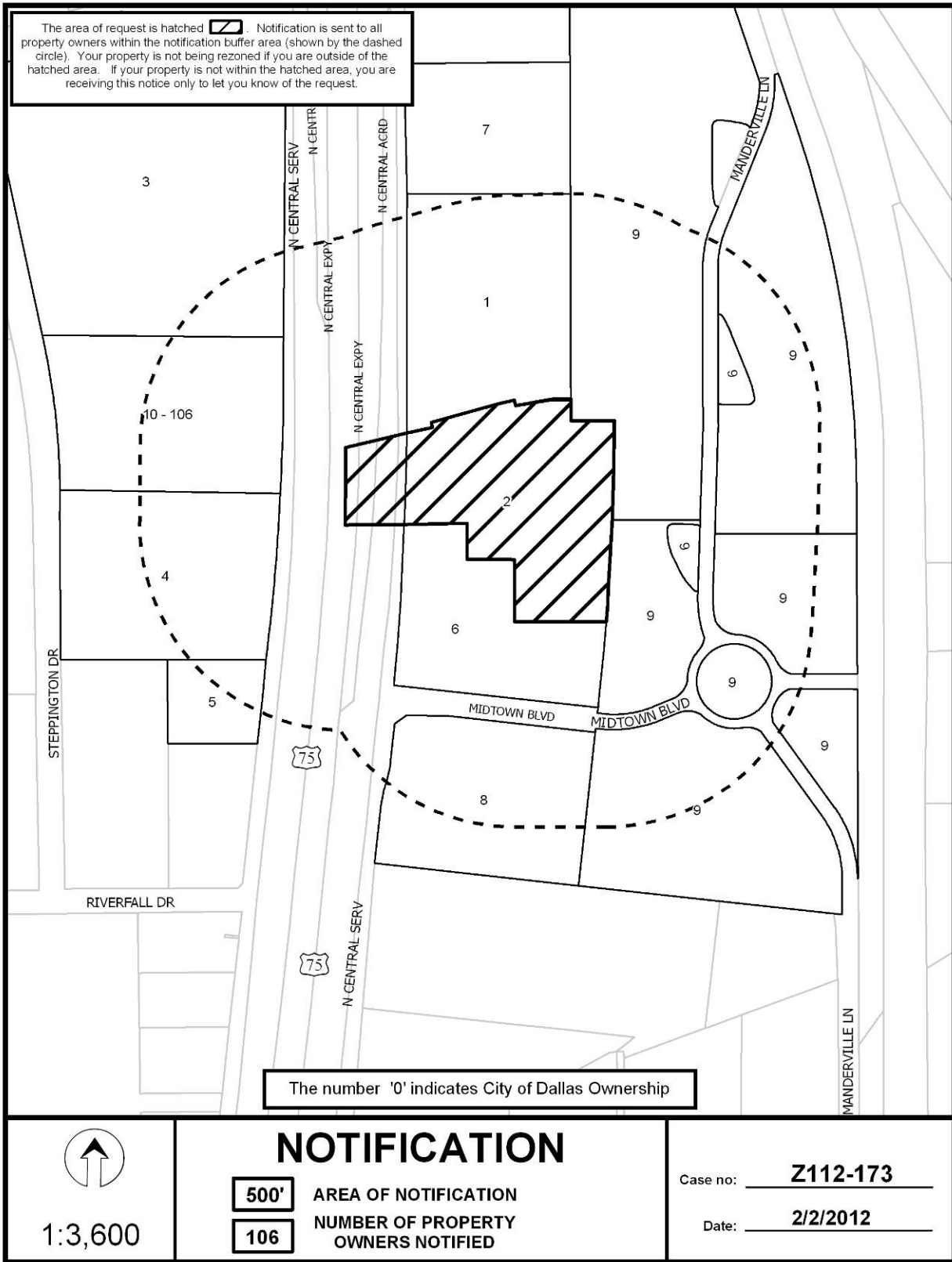


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ZONING HISTORY

Case no: Z112-173

Date: 2/2/2012



Notification List of Property Owners

Z112-173

106 Property Owners Notified

Label #	Address	Owner
1	10740 CENTRAL EXPY	TEXAS INSTITUTE FOR EYES LLC
2	10720 CENTRAL EXPY	RMI ROYAL CENTRAL PTNRS
3	10843 CENTRAL EXPY	ADVENIRATFOXMOOR LLC
4	10640 STEPPINGTON DR	STEPPINGTON DALLAS INC 20TH FLOOR TX 492
5	10511 CENTRAL EXPY	06 QCC 0121 LLC SUITE 400
6	10670 CENTRAL EXPY	SEARCH PLAZA OFFICE LP STE 500
7	10824 CENTRAL EXPY	SSA LP STE 310
8	10650 CENTRAL EXPY	NEXT BLOCK DALLAS HOTEL SUITE 400
9	8401 MANDERVILLE LN	NEXT BLOCK DALLAS I LP SUITE 400
10	10650 STEPPINGTON DR	GALVEZ CHARLES BLDG A UNIT 101
11	10650 STEPPINGTON DR	DUCHON MADELINE BLDG A UNIT 102
12	10650 STEPPINGTON DR	CABRIA MARIOLA M
13	10650 STEPPINGTON DR	TALIS PAMELA D &
14	10650 STEPPINGTON DR	SHELLENBERG DONALD P BLDG A UNIT 201
15	10650 STEPPINGTON DR	KAZIC EDIN & SAIDA KAZIC
16	10650 STEPPINGTON DR	MINIKES ALAN N
17	10650 STEPPINGTON DR	HERRON RODNEY GLEEN & HERRON JACQUELYN E
18	10650 STEPPINGTON DR	MOORE JACQUELINE P BLDG B UNIT 105
19	10650 STEPPINGTON DR	LONG MICHAEL A UNIT 106
20	10650 STEPPINGTON DR	BOSWELL JOSEPH LAWRENCE & YOLANDA ANN
21	10650 STEPPINGTON DR	NAIK JANDRERAI & MADHU # 108
22	10650 STEPPINGTON DR	NEWMAN KATHERINE
23	10650 STEPPINGTON DR	WRETA DAWIT BLDG B UNIT 206
24	10650 STEPPINGTON DR	RELCHARDT WILLIAM
25	10650 STEPPINGTON DR	MALHI K S & MANJIT
26	10650 STEPPINGTON DR	NELSON VIRGINIA D #111
27	10650 STEPPINGTON DR	LEJEUNE AMANDA # 112
28	10650 STEPPINGTON DR	BURSTYN PEARCE L BLDG C UNIT 211
29	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN UNIT 212
30	10650 STEPPINGTON DR	MCCART TERRY D
31	10650 STEPPINGTON DR	ANDRADE MIRIAM C UNIT #115
32	10650 STEPPINGTON DR	BEHROOZI KAMRAN

Label #	Address	Owner
33	10650 STEPPINGTON DR	CREIGHTON LARRY & CREIGHTON CAROL
34	10650 STEPPINGTON DR	SHACKELFORD LEWIS L III
35	10650 STEPPINGTON DR	ADCOCK SHIRLEY A #215
36	10650 STEPPINGTON DR	DARRAH JOHN S
37	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA UNIT 217
38	10650 STEPPINGTON DR	PYSIAK GREGORY & EVA
39	10650 STEPPINGTON DR	BRUER HOMER L BLDG E UNIT 110
40	10650 STEPPINGTON DR	LONDON ALAN N & JEAN ANN
41	10650 STEPPINGTON DR	SUTTERFIELD ODIS R TR & MARY J TR
42	10650 STEPPINGTON DR	RUBIO ROSA APT 120
43	10650 STEPPINGTON DR	LANGE NATALIE G UNIT 121
44	10650 STEPPINGTON DR	DELA PENA A & GABRIELA
45	10650 STEPPINGTON DR	VALENTINE CANDICE &
46	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
47	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
48	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA BLGD G UNIT 218
49	10650 STEPPINGTON DR	WHITE SUE # 219
50	10650 STEPPINGTON DR	GARVIN CATHERINE L BLDG H UNIT 122
51	10650 STEPPINGTON DR	FOWLER CHERYL A
52	10650 STEPPINGTON DR	HARRISON MARY B
53	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT AND INVESTMENT
54	10650 STEPPINGTON DR	CARRASCO GILDA L
55	10650 STEPPINGTON DR	CASTANEDA GEORGE
56	10650 STEPPINGTON DR	GOLDMAN STANLEY
57	10650 STEPPINGTON DR	HAILU YODIT BLDG H UNIT 223
58	10650 STEPPINGTON DR	SPRUIELL STANLEY M BLDG H UNIT 224
59	10650 STEPPINGTON DR	JACOBS SUSAN D BLDG H UNIT 225
60	10650 STEPPINGTON DR	LONDON ALAN M & JEAN A
61	10650 STEPPINGTON DR	MURILLO ESTALLA B
62	10650 STEPPINGTON DR	BARNETT DON & MARY ALICE BARNETT
63	10650 STEPPINGTON DR	CAUSEVIC ADEL
64	10650 STEPPINGTON DR	FORD DIANN C APT 131
65	10650 STEPPINGTON DR	BAILEY TONYA B BLDG I UNIT 132
66	10650 STEPPINGTON DR	WIDEMAN TERRENCE T UNIT 133
67	10650 STEPPINGTON DR	PATRICK & SONS LLC
68	10650 STEPPINGTON DR	TOLEDO TEX LLC STEWART TITLE N TX ATTN:
69	10650 STEPPINGTON DR	MORALES MARIBEL G BLDG I UNIT 230

Label #	Address	Owner
70	10650 STEPPINGTON DR	SMITH SHIRLEY A APT 231
71	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
72	10650 STEPPINGTON DR	JACKSON JAMES APT 233
73	10650 STEPPINGTON DR	WILBER LYN REID SUITE 134
74	10650 STEPPINGTON DR	LIU YAN
75	10650 STEPPINGTON DR	FUENTES ALMA BLDG J-136
76	10650 STEPPINGTON DR	GREBOW MARTIN BLDG J UNIT 137
77	10650 STEPPINGTON DR	ABAY ASMAMAW #234
78	10650 STEPPINGTON DR	COX KIMBERLY LOU APT 235
79	10650 STEPPINGTON DR	SHULTS JANICE S UNIT 236
80	10650 STEPPINGTON DR	REASONOVER TODD UNIT 237 BLDG J
81	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA
82	10650 STEPPINGTON DR	ZERMENO MARIA # 217
83	10650 STEPPINGTON DR	AGS INVESTMENTS LLC UNIT 140
84	10650 STEPPINGTON DR	DAVIS JON T
85	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL UNIT 238
86	10650 STEPPINGTON DR	DILLINGHAM TOM # 239
87	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD BLDG K UNIT 240
88	10650 STEPPINGTON DR	RIOPELLE ONEIDA
89	10650 STEPPINGTON DR	KALMAN BERK J UNIT 142
90	10650 STEPPINGTON DR	ANDREWS SUSAN
91	10650 STEPPINGTON DR	EBBIGHAUSEN RAY & JEAN
92	10650 STEPPINGTON DR	HUMPHRIES JOHN F JR & DENNIS R
93	10650 STEPPINGTON DR	PERRY MELISSA UNIT 146 BLDG L
94	10650 STEPPINGTON DR	PYSIAK GREGORY & EWA
95	10650 STEPPINGTON DR	LEE FLOYD H BLDG L UNIT 246
96	10650 STEPPINGTON DR	GANE SUE H UNIT 247
97	10650 STEPPINGTON DR	LEE FLOYD H UNIT 148
98	10650 STEPPINGTON DR	SANFORD LILA APT 149
99	10650 STEPPINGTON DR	LONDON ALAN W & JEAN A
100	10650 STEPPINGTON DR	SCHENKLER BRUCE G APT 151
101	10650 STEPPINGTON DR	KAZIC ESMA UNIT # 248
102	10650 STEPPINGTON DR	MILLER SHERALYN O
103	10650 STEPPINGTON DR	SUMMEY JOHN M APT 250
104	10650 STEPPINGTON DR	WALL SIMEON H
105	10650 STEPPINGTON DR	MCINTOSH JAMES L BLDG N UNIT 152
106	10650 STEPPINGTON DR	MCLERRAN SEAN P

FILE NUMBER: Z101-271 (MG)

DATE FILED: May 16, 2011

LOCATION: Southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road

COUNCIL DISTRICT: 4

MAPSCO: 48 E

SIZE OF REQUEST: Approx. 1.5379 acres

CENSUS TRACT: 122.06

REPRESENTATIVE: Masterplan, Santos Martinez

APPLICANT/OWNER: Racetrac Petroleum, Inc.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing grocery store.

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

PREVIOUS ACTION: On September 15, 2011, and December 1, 2011, the City Plan Commission held this case under advisement.

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,443 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

1. Z101-310

On September 1, 2011 the City Planning Commission recommended approval of an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay. (This case is scheduled for the October 10, 2011 City Council hearing.)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Jim Miller	Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	RR-D-1	General Merchandise/Food Store/Motor Vehicle Fueling
North	RR	Restaurant
South	RR-D-1	Restaurant
East	RR-D-1	Car wash/restaurant/retail
West	RR-D-1	Restaurant

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

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 approximately 1.5379 acre request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a 2,443 square foot general merchandise and food store and associated motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

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

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

preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the general merchandise and food store and motor vehicle fueling station. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR- existing Regional Retail	15'/20'	20' adjacent to residential OTHER: No Min.	NA	70'	80%	Proximity Slope Visual Intrusion	Retail, personal service

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and 2 spaces for a motor vehicle fueling station. While the existing development requires 14 spaces, 15 spaces are provided as shown on the attached site plan.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

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DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0005674-T	01/03/2007	REEVES,MICHAEL	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04121	
0008888-W	01/10/2009	*RACETRACK	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10022	
0027524-X	01/28/2010	CLINE, AUSTIN LENI	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0027602-V	01/26/2008	NORWOOD, REGINA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07121	
0030661-T	01/13/2007	SANDERS,SARA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0031670-Y	02/07/2011	ANDERSON,DENISE	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0035094-Y	02/08/2011	*COMMONWEALTH BRAND TOB...	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0046387-W	02/18/2009	THOMPSON,MELVIN	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03971	03971
0049766-V	02/18/2008	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06903	
0052085-Y	03/02/2011	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0055067-Y	03/03/2011	MARAMBA,MUNASHE,	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0056078-V	02/24/2008	WILSON, LADORA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	42020
0061153-W	03/05/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0071736-W	03/15/2009	CALHOUN,DELANEIVS	THEFT	08130	E	RLTHORNTONFRWY	317	1216	26000	06945
0078520-V	03/17/2008	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03471	
0080540-Y	03/31/2011	LOCKE, LEROY, JR	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06951	
0080860-Y	04/01/2011	DAVIS, CHARLES	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0080896-W	03/24/2009	*RACEWAY #967	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0082606-W	03/17/2009	WARDEN, MARK	OTHER OFFENSES	08130	S	RLTHORNTONFRWY	748	4384	26000	
0083802-X	03/27/2010	*RACEWAY	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0104326-X	04/14/2010	DODD, LATOYA	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0117162-W	04/26/2009	MARTINEZ, DAVID	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03A21	
0119048-X	04/29/2010	THOMPSON, STEVIE	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0124840-Y	05/15/2011	*RACEWAY	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0127616-W	05/05/2009	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06903	
0135875-W	05/13/2009	HAMID, MOHAMMED	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	
0136689-T	02/27/2007	WILKINS, KEINETA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07611	
0137003-W	05/14/2009	MARQUEZ, GABRIEL	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0140935-W	05/18/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0144442-Y	05/03/2011	RODRIGUEZ, MARIA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0147197-Y	06/02/2011	KING, ARBREYAN	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0150968-W	03/27/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0155248-V	03/26/2008	HAMID, MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08111	
0162184-V	05/01/2008	HERNANDEZ, MARIANO	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03A11	
0182812-V	05/19/2008	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0188889-Y	07/18/2011	BLACKWELL, LINDA	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06941	
0190108-R	03/14/2006	JAMES, DORAN	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0196393-W	07/06/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0205216-Y	08/01/2011	COOK, SINCERE	FRAUD	08130	E	RLTHORNTONFRWY	317	1216	11051	
0211878-R	03/23/2006	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43020	
0219689-V	07/15/2008	GRAINGER, KENNETH	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0226228-X	08/12/2010	BUDAK, SATHI	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06905	42020
0226686-X	03/13/2010	VELAZQUEZ, JENNI	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03931	
0236604-X	03/22/2010	PORRAS, MELANIE	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0244050-T	04/06/2007	@MESQUITE POLICE DEPT	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	

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Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0246780-T	04/07/2007	*ROYAL TRUCKING	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07393	
0251474-W	08/24/2009	*RACE-WAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0252619-W	08/24/2009	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03411	
0252759-W	08/25/2009	*RACEWAY SERVICE STATION	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0254354-W	08/26/2009	MHABUB, ANJUMAN	ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	08312	
0256382-W	08/31/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0262444-W	09/03/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0263690-W	09/04/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0273064-W	09/13/2009	SANCHEZ, ADRIAN	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	26330
0281017-T	04/21/2007	BROWN, JAVON	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07131	
0282351-X	10/03/2010	MYERS,JENNIFER	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0296222-R	04/21/2006	*RACEWAY	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	
0308571-V	10/04/2008	WILLIAMSON, MICHAEL LEE	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03912	
0327283-W	11/03/2009	CHASTAIN , TRACY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0343848-V	11/08/2008	GODLOCK,PHILLIP	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08221	

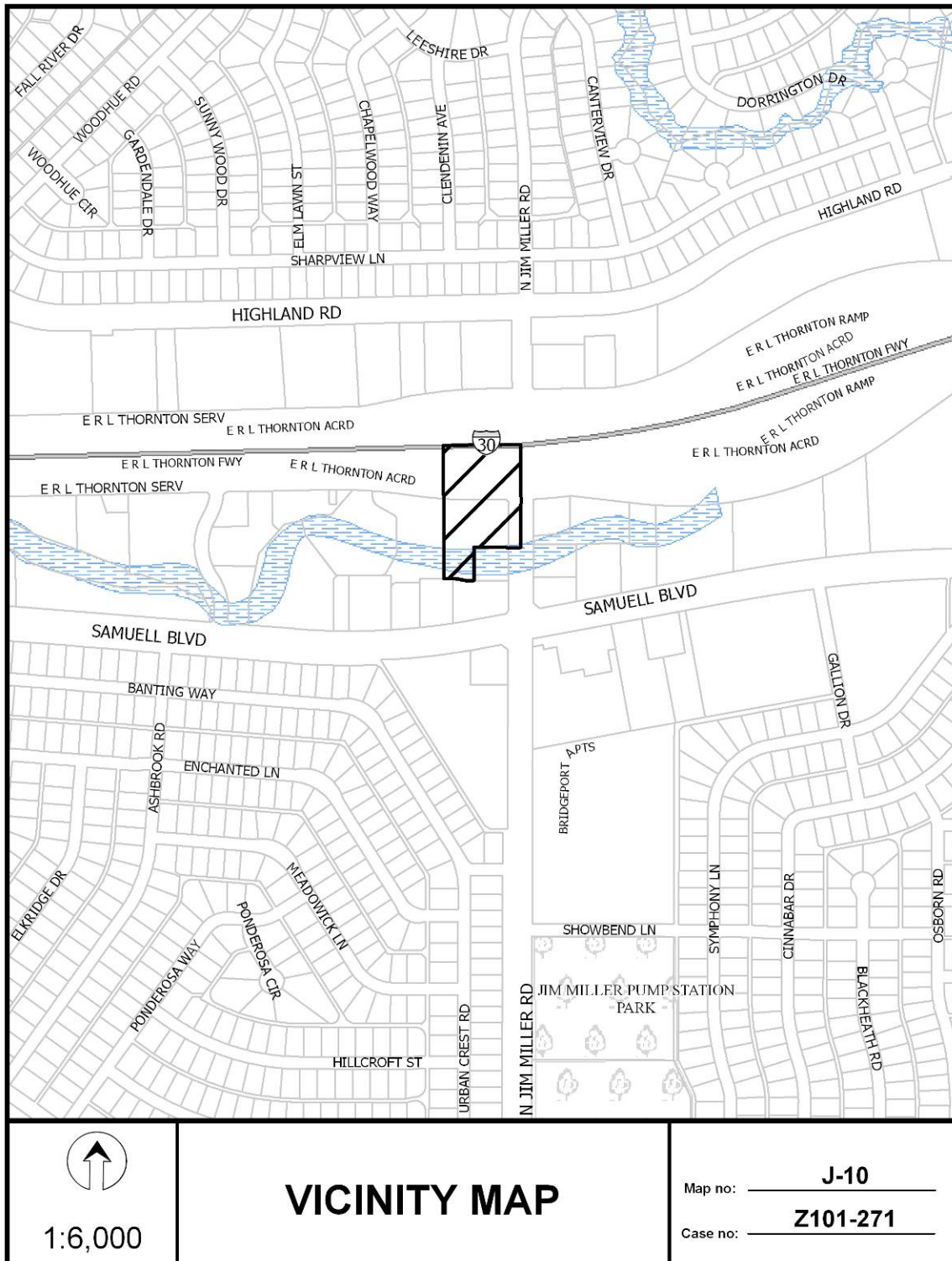
0351984-X	12/26/2010	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0370584-W	12/17/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0371096-R	05/18/2006	@GARLAND COUNTY SHERIFFS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	
0401080-R	05/28/2006	MATTOON, MITZI	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03931	
0409479-T	06/24/2007	*RACEWAY #967	FRAUD	08130	E	RLTHORNTONFRWY	322	1216	11051	
0525588-R	07/10/2006	BRANVILLE,CHRISTOPHER	LOST PROPERTY	08130	F	RLTHORNTONFRWY	322	1216	42020	
0538330-T	07/18/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0557026-T	07/24/2007	NATIVIDAD,CRYSTAL	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06121	
0588595-R	08/03/2006	HOOPER,DON	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08122	
0590416-T	08/06/2007	DAVIS,CARLOS LARAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03411	
0591038-T	08/07/2007	WALKER,TASHA	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08411	
0636930-T	08/27/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0643214-T	09/02/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0681425-T	10/07/2007	SMITH, BRENDA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0695016-T	10/19/2007	CRISWELL, JEFFERTY	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07613	

0723237-R	09/23/2006	THOMAS,VERONICA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0724291-R	09/23/2006	*RACE WAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10011	
0744189-T	11/20/2007	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
0744491-T	11/20/2007	*RACEWAY	LOST PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	42020	
0801187-P	10/05/2005	BOOKS,SHAWN	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03941	
0823377-P	10/13/2005	AYELE,TIMOTIOS	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04211	
0823429-P	10/13/2005	MOODY,JIMMY	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08121	
0843387-P	10/20/2005	GALINDO,PALOMA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06943	
0897151-R	11/29/2006	MUSHIN,MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08191	
0977870-P	12/10/2005	*RACE WAY #967	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
1029647-P	12/31/2005	LOZANO,MELISSA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	

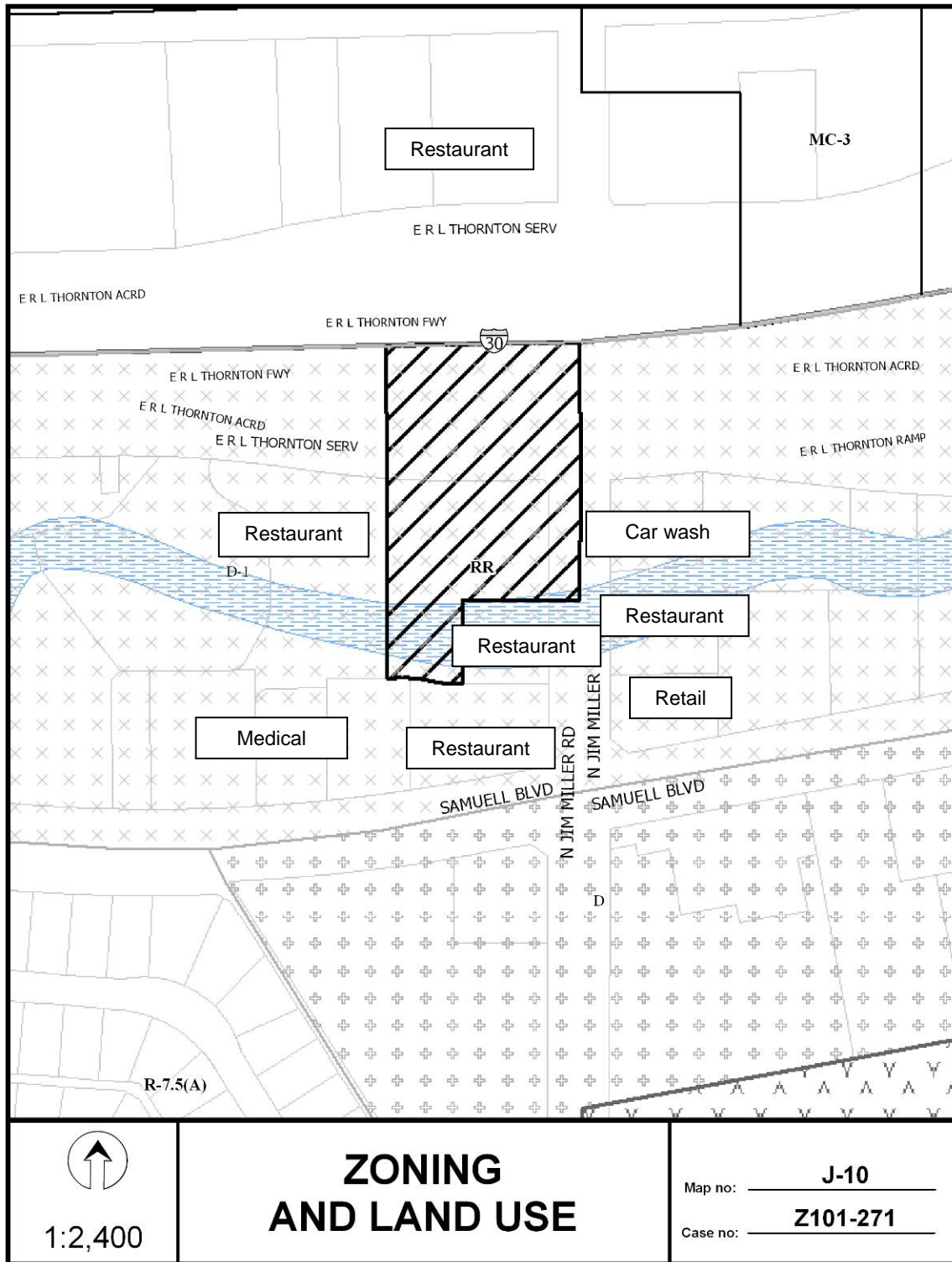


Proposed SUP Conditions

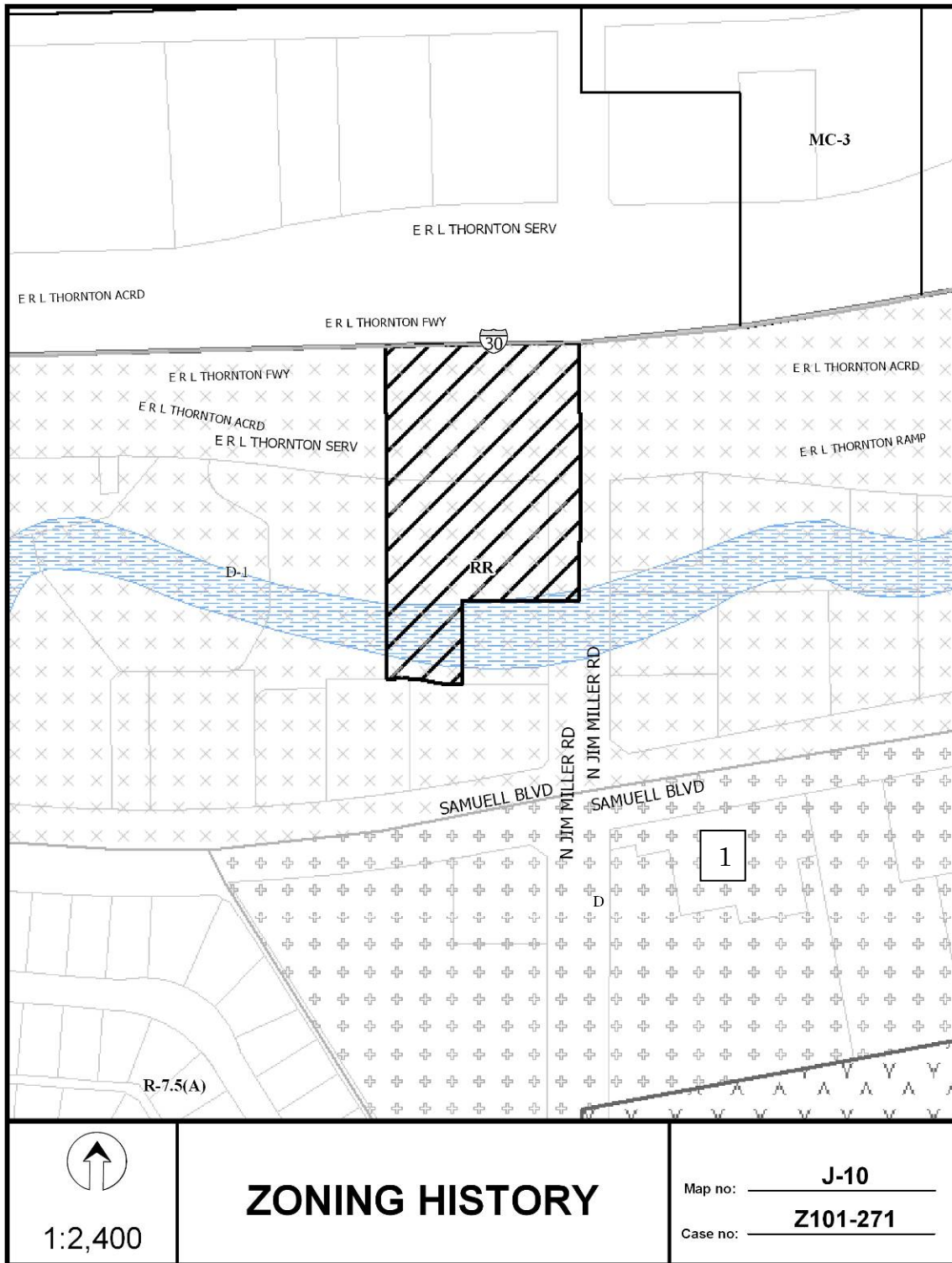
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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



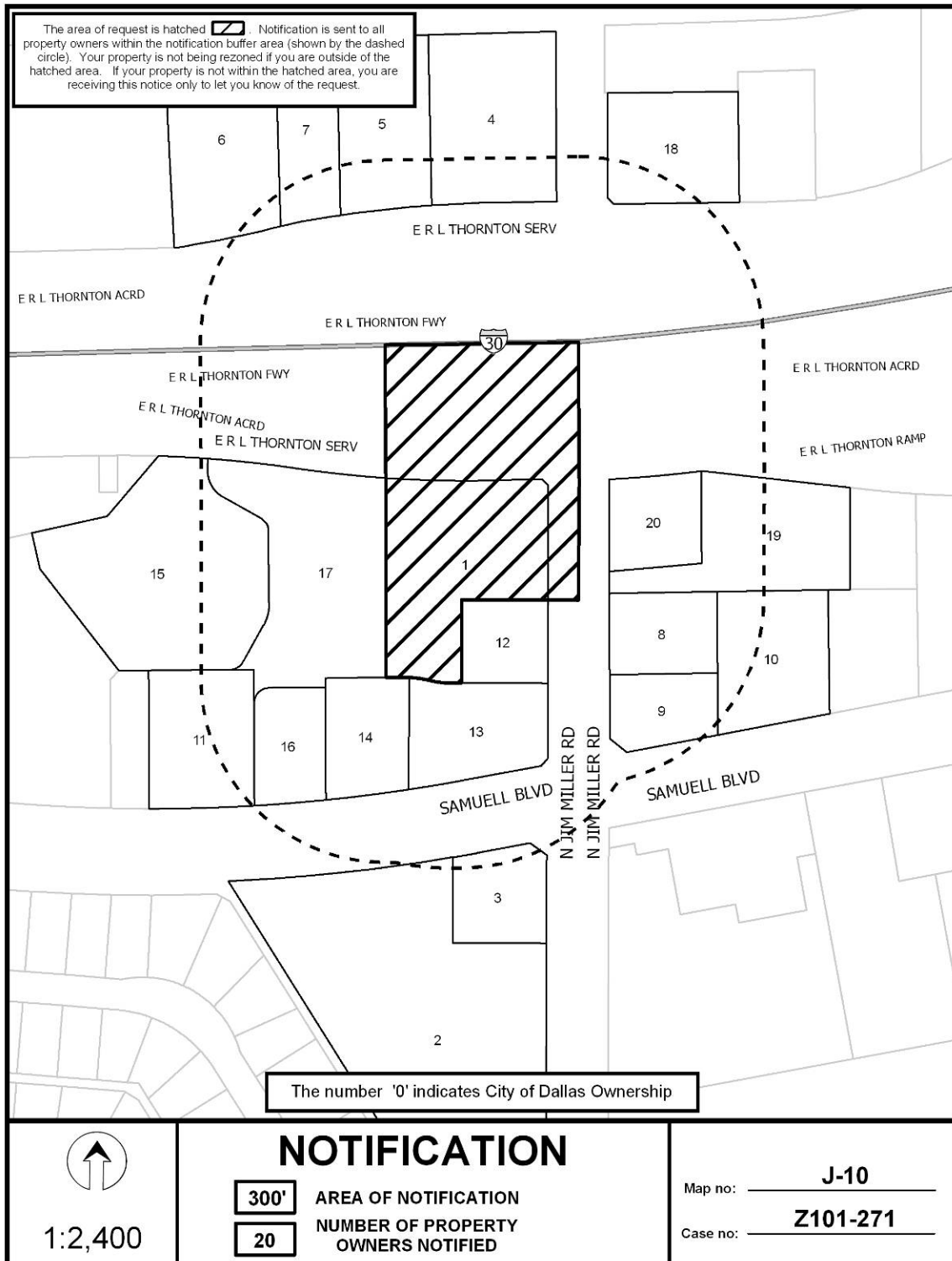
DATE: August 30, 2011



DATE: August 30, 2011



DATE: August 30, 2011



8/30/2011

Notification List of Property Owners***Z101-271******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8130 R L THORNTON	RACETRAC PETROLEUM INC
2	5409 JIM MILLER	JIM MILLER SHOPPING CENTER LP
3	5475 JIM MILLER	ISSA DAVID
4	5757 JIM MILLER	LIANG YU CHAO & FEI LIN
5	8117 R L THORNTON	MCDONALDS CORP 9742 % LAWRENCE INGRAM
6	8105 R L THORNTON	WILBANKS FRANCES YVONNE
7	8111 R L THORNTON	RETIREMENT REALTY EQUITIES LLC
8	5514 JIM MILLER	USRP FUNDING 2001 A LP
9	5510 JIM MILLER	DAY MARIE L
10	6885 SAMUELL	BURGER KING CORP 3997 % PPTY TAX ACCOUN
11	5757 SAMUELL	HI LO AUTO SUPPLY LP
12	5575 JIM MILLER	SIDERIS BASIL K ET AL % R W BALL INC
13	5555 JIM MILLER	SIDERIS BASIL K ET AL TAX DEPARTMENT 4
14	5877 SAMUELL	KENTUCKY FRIED CHICKEN % KFC TAX UNIT W1
15	8108 R L THORNTON	JIM MILLER HOSPITALITY LP
16	5859 SAMUELL	PIZZA HUT LTD % PPTY TAX DEPT
17	8120 R L THORNTON	POP HOLDINGS LP STE 120-221
18	8201 R L THORNTON	EXXON MOBIL CORP
19	8228 R L THORNTON	NELSON WILLIAM C JR % ALLISON AVE CORP
20	8200 R L THORNTON	QUIK WAY RETAIL AS II LTD

Planner: Warren F. Ellis

FILE NUMBER: Z112-120(WE) **DATE FILED:** October 24, 2012
LOCATION: S. Buckner Boulevard and Lake June Road, southwest corner
COUNCIL DISTRICT: 5 **MAPSCO:** 58-L
SIZE OF REQUEST: Approx. 1.48 acres **CENSUS TRACT:** 93.01

APPLICANT: CVS Corporation

OWNER: Gottieb Martial Trust

REPRESENTATIVE: MASTERPLAN
Santos Martinez

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

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing drug store.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store greater than 3,500 square feet.
- The SUP request will permit the sale of alcohol for off-premise consumption in conjunction with the existing general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of a mix of retail and personal service uses and auto related uses

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	100 ft.	100 ft.
S. Buckner Boulevard	Principal Arterial	100 ft.	100 ft.
Trade Village Place	Local	50 ft.	50 ft.
World Store Court	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 366-D-1	General Merchandise store
North	PDD No. 366-D-1	Retail & Personal service
South	PDD No. 366-D-1	Auto related uses
East	PDD No. 366-D-1	Retail & Personal Service, Restaurants
West	PDD No. 366-D-1	Auto related uses, Retail & Personal service uses

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site is located along a Transit Center or Multi-Modal Corridor.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1.48 site is zoned Subarea 2 of Planned Development District No. 366-D-1 with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store greater than 3,500 square feet. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The request site is developed on a city block and is bounded by 2 major arterials and 2 local streets. The request site can be accessed from three of the four existing streets; S. Buckner Boulevard, Trade Village Place or World Store Court. The surrounding land uses consist of a mix of retail and personal service uses and auto related uses.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

The 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 the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location. Staff's recommendation to permit no automatic renewals is a result of the number of violations that were reported in a five year period.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
PDD No. 366	No Min.	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 FAR for any combination of lodging, office, and retail and personal service uses	45' or 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 67 spaces with 80 being provided per the attached site plan.

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

Dallas Police Department: A copy of a police report of the past 2 years of offenses is provided below. However, the entire report of the past 5 years will be provided for review at the briefing. The report shows that during a 5 year span, there were a total of 328 offenses.

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1
0000827-X	01/01/2010	*CVS	THEFT	01235	S	BUCKNERB...	336	2201	06934
0001600-Y	01/02/2011	LOPEZ,MIGUEL	THEFT	01235	S	BUCKNERB...	336	2201	06941
0003611-V	01/03/2008	*TEAMFISHEL	THEFT	01235	S	BUCKNERB...	334	2201	06941
0004640-W	01/05/2009	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	334	2201	06934
0004771-X	01/05/2010	*CVS #7664	THEFT	01235	S	BUCKNERB...	336	2201	06934
0005684-W	01/06/2009	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	334	2201	06934
0007706-W	01/08/2009	RODRIGUEZ,VICTOR	THEFT	01235	S	BUCKNERB...	336	2201	06945
0008209-W	01/04/2009	SHOAF,KARYN	THEFT	01235	S	BUCKNERB...	336	2201	06945
0008462-V	01/09/2008	*CVS PHARMACY #7664	OTHER OFFE...	01235	S	BUCKNERB...	334	2201	26530
0009568-W	01/10/2009	*CVS	THEFT	01235	S	BUCKNERB...	336	2201	06931
0009691-W	01/10/2009	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06935
0009692-W	01/10/2009	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06935
0011480-X	01/12/2010	*CVS	THEFT	01235	S	BUCKNERB...	336	2201	06932
0011529-X	01/12/2010	*CVS	THEFT	01235	S	BUCKNERB...	336	2201	06934
0012326-X	01/13/2010	*CVS PHARMACY	ROBBERY	01235	S	BUCKNERB...	336	2201	03441
0012484-W	01/13/2009	*CVS PHARMACY #7664	THEFT	01235	S	BUCKNERB...	336	2201	06934
0012701-W	01/13/2009	*CVS PHARMACY #7664	THEFT	01235	S	BUCKNERB...	336	2201	06931
0012703-W	01/13/2009	GARCIA,LUIS	ASSAULT	01235	S	BUCKNERB...	336	2201	08111
0012730-W	01/13/2009	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06932
0016468-V	01/16/2008	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	334	2201	06931
0017524-Y	01/21/2011	JOHNSON, BENNIE	THEFT	01235	S	BUCKNERB...	336	2201	06951
0018488-X	01/19/2010	*CVS PHARMACY #7664	THEFT	01235	S	BUCKNERB...	336	2201	06934
0019924-Z	01/24/2012	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06934
0020335-Z	01/24/2012	*CVS PHARMACY	OTHER OFFE...	01235	S	BUCKNERB...	336	2201	26530
0023236-W	01/24/2009	*CVS PHARMACY # 7664	THEFT	01235	S	BUCKNERB...	336	2201	06935
0023389-W	01/24/2009	*C V S PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06935
0023462-W	01/24/2009	*CVS #7664	THEFT	01235	S	BUCKNERB...	336	2201	06935
0023748-Z	01/28/2012	*CVS PHARMACY	THEFT	01235	S	BUCKNERB...	336	2201	06932
0024810-Y	01/29/2011	COX, RICHARD	THEFT	01235	S	BUCKNERB...	336	2201	06951
0025618-V	01/25/2008	*CVS #7664	ROBBERY	01235	S	BUCKNERB...	334	2201	03442

LIST OF OFFICERS
CVS

- Thomas Ryan Chairman of the Board
- Larry Merio President, COO
- Thomas S. Mofatt Vice President and Assistant Secretary

LIST OF OFFICERS
Gottlieb Martial Trust

- Brindell Robert Gottlieb – Co Trustee
- Walter L. Weisman – Co Trustee

PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

Staff's Recommendation

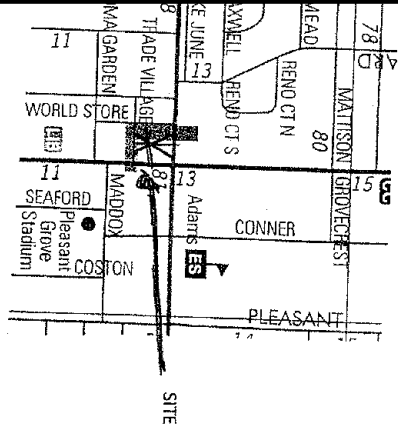
3. **TIME LIMIT:** This specific use permit terminates on_____, (two-years from the passage of this ordinance).

Applicant's proposal

3. **TIME LIMIT:** This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **INGRESS/EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. **PARKING:** Off-street parking must be located as shown on the attached site plan.
6. **DRIVE-THROUGH WINDOW:** A retail use may not use a drive-through window for retail sales of alcoholic beverages.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

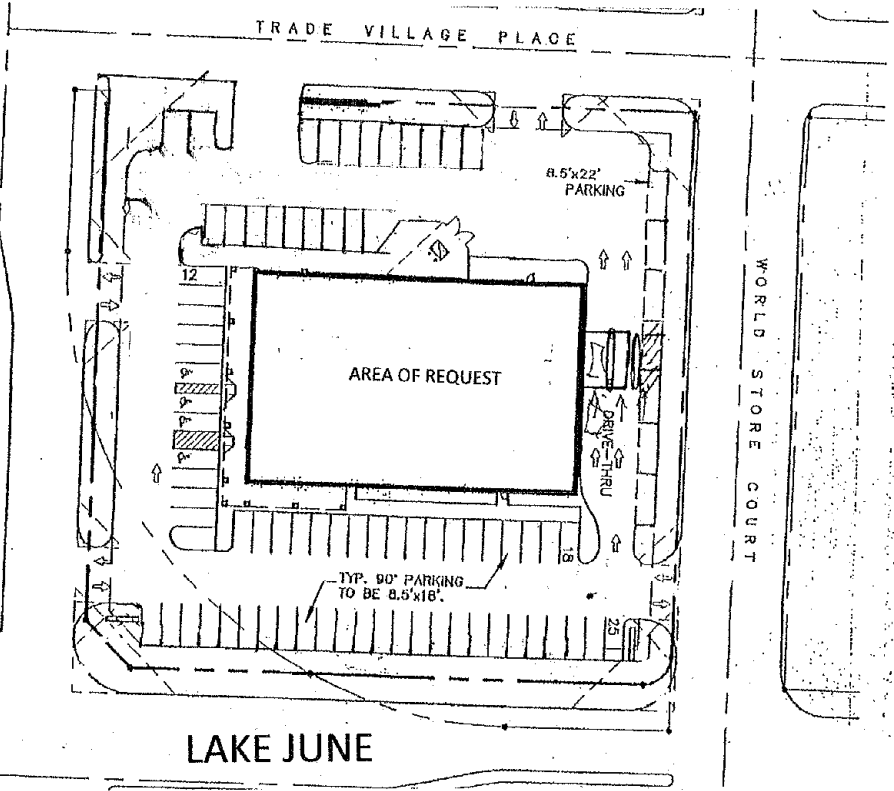
VICINITY MAP



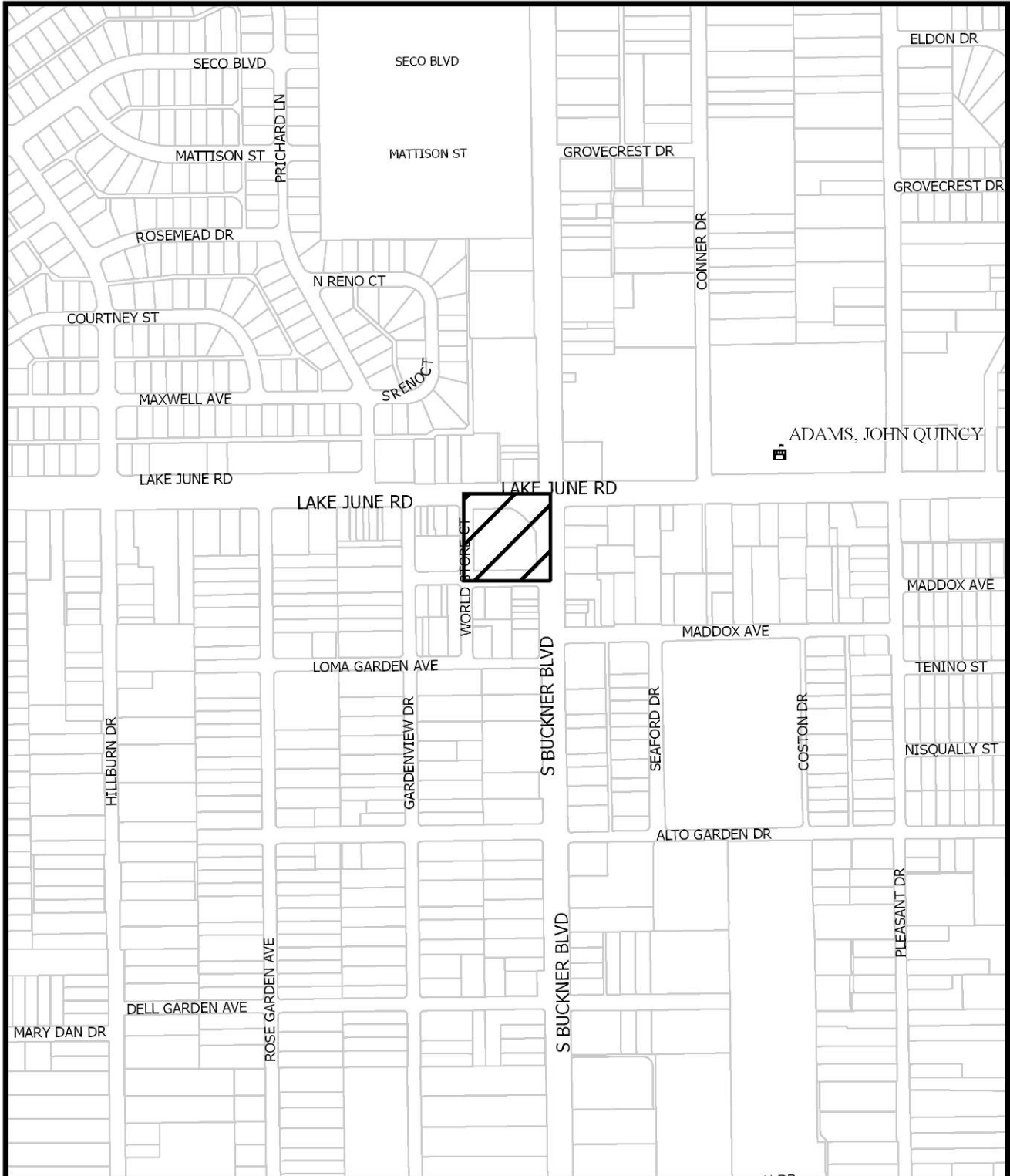
366, D-1
 UP for general merchandise > 3500 square feet
 allow off premise alcohol consumption
 merchandise greater than >3500 s.f.
 1.8 %

SCALE: 1"=60'

BUCKNER BOULEVARD



Z11

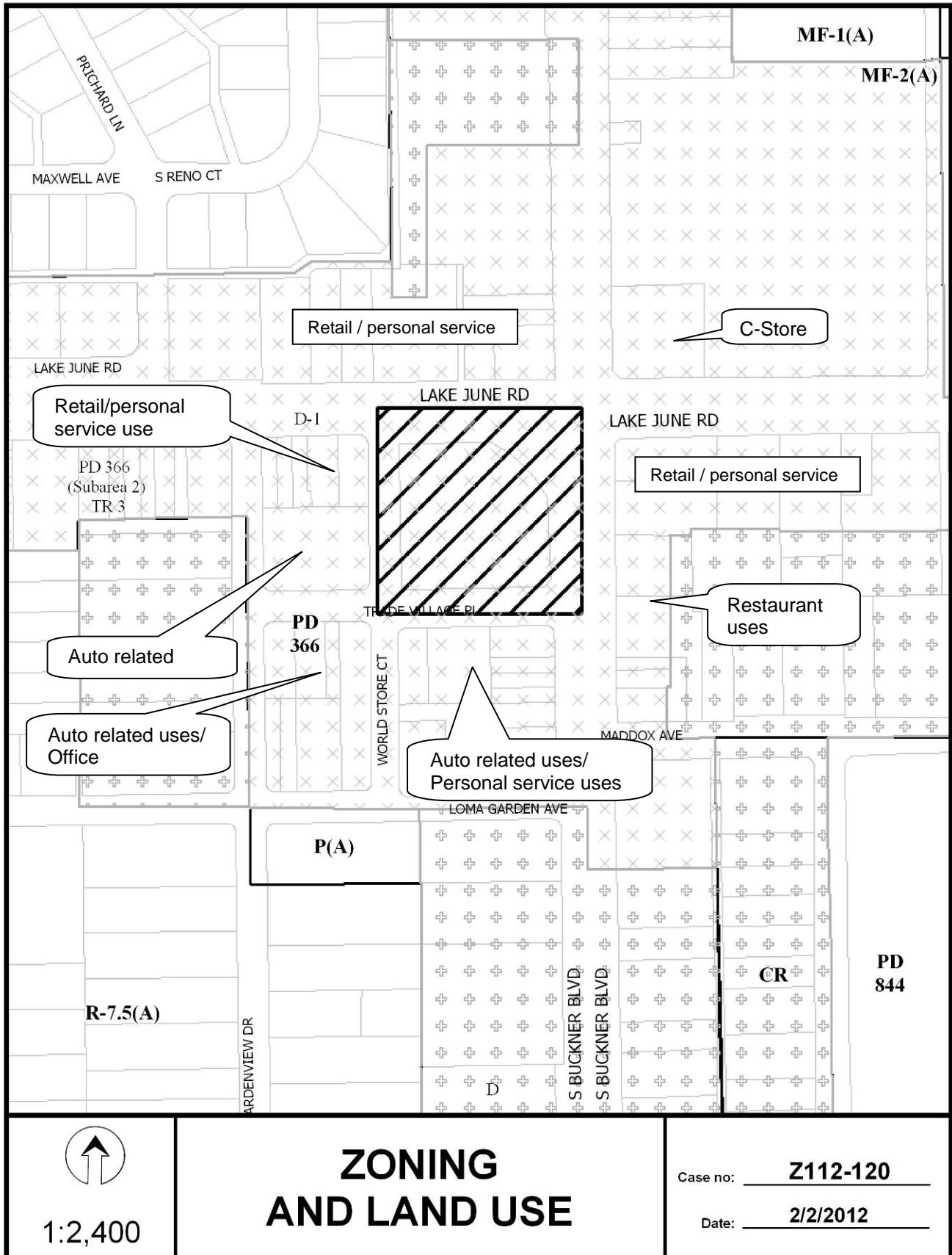


1:6,000

VICINITY MAP

Case no: Z112-120

Date: 2/2/2012

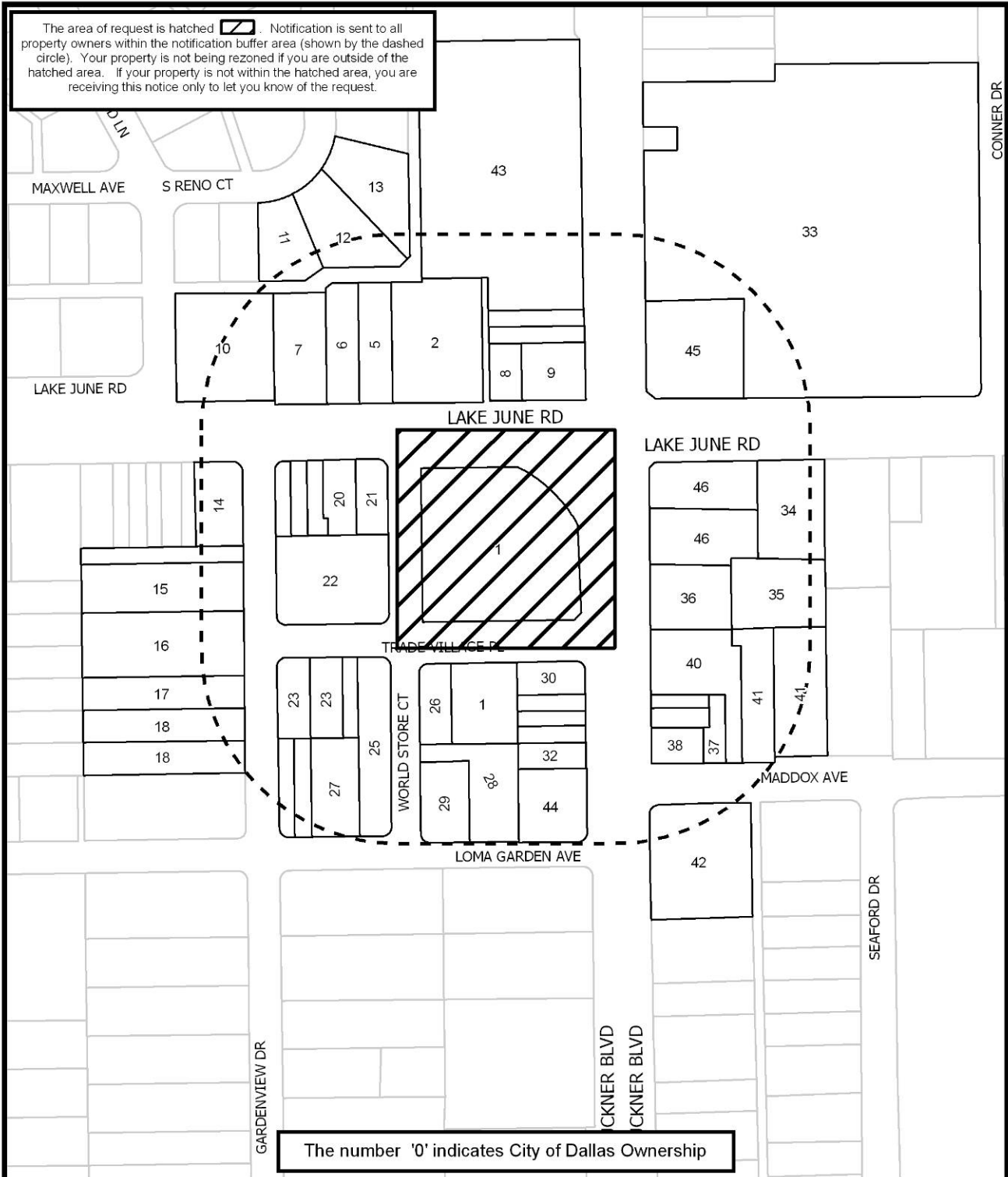


1:2,400

ZONING AND LAND USE

Case no: Z112-120

Date: 2/2/2012



 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2>	Case no: <u> Z112-120 </u>			
	<table border="1" style="margin: 0 auto;"> <tr> <td style="padding: 2px 5px;">300'</td> <td style="padding: 2px 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px 5px;">46</td> <td style="padding: 2px 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	300'	AREA OF NOTIFICATION	46	NUMBER OF PROPERTY OWNERS NOTIFIED
300'	AREA OF NOTIFICATION				
46	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

Z112-120

46 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1227 BUCKNER BLVD	GOTTLIEB MILTON TRUSTEE
2	8017 LAKE JUNE RD	SHIDID TERESA TRUSTEE & SALOMON SHIDID T
3	1309 BUCKNER BLVD	HINDI AMGAD HAMED & ABDALLA YOUSEF
4	1311 BUCKNER BLVD	SANTOS GUADALUPE & GENARO SANTOS
5	8011 LAKE JUNE RD	RODRIGUEZ ROBERTO & ALMA
6	8007 LAKE JUNE RD	RODRIGUEZ ROBERTO & ALMA RODRIGUEZ
7	8005 LAKE JUNE RD	L F MARTINEZ INC
8	8027 LAKE JUNE RD	SHIDID SOLOMON TR & TERESA SHIDID
9	1301 BUCKNER BLVD	YOUSEF ABDALLA ETAL
10	8003 LAKE JUNE RD	CRISTO LA ROCA
11	8014 RENO CT	DELGADO JOSE L & DELMI E
12	8018 RENO CT	LOVE JOSEPH B
13	8022 RENO CT	LLAMAS JAVIER M
14	7938 LAKE JUNE RD	MARTINEZ RAUL & LETICIA
15	1233 GARDENVIEW DR	ROSALES THELMA
16	1223 GARDENVIEW DR	ROSALES MARTIN & THELMA
17	1219 GARDENVIEW DR	MI HACIENDA PPTIES DEV LLC
18	1215 GARDENVIEW DR	METOYER GLENN C &
19	8000 LAKE JUNE RD	JPVOS PROPERTIES LLC
20	8002 LAKE JUNE RD	VOSBURG PATRICK F & JOY R
21	8014 LAKE JUNE RD	MONTOYA LUPE
22	1227 WORLD STORE PL	HERNANDEZ JOEL R &
23	8000 TRADE VILLAGE PL	SILVA JUAN J & EMIGDIA C SILVA
24	8010 TRADE VILLAGE PL	SARAZUA NICOMEDES
25	8010 TRADE VILLAGE PL	SILVA JUAN J & EMIGDIA C SILVA
26	8018 TRADE VILLAGE PL	QUINTERO BERTHA LIDIA

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8001 LOMA GARDEN AVE	BALTAZAR BRENDA SILVERIO &
28	8025 LOMA GARDEN DR	ARELLANO JOSE
29	8019 LOMA GARDEN DR	GROVE CLININC LTD
30	1221 BUCKNER BLVD	FLORES GUADALUPE F & ARMANDINA
31	1217 BUCKNER BLVD	MARTINEZ FERNANDO & JOSE J MARTINEZ
32	1209 BUCKNER BLVD	MARTINEZ FERNANDO & JESSE MARTINEZ
33	1310 BUCKNER BLVD	R G M EAGLE INC
34	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
35	1214 BUCKNER BLVD	MADDOX STORAGE LTD % THOMAS M PAUSZEK
36	1234 BUCKNER BLVD	FRIS CHKN LLC % CAJUN OPERATING CO ATTN
37	8107 MADDOX AVE	WHITE MICHAEL J & SHERRY L
38	1200 BUCKNER BLVD	WILLINGHAM IMOGENE
39	1204 BUCKNER BLVD	AKHTAR JUNAID # 2305
40	1212 BUCKNER BLVD	ALAM JAVED
41	8115 MADDOX AVE	MORA ADELE GARZA
42	1150 BUCKNER BLVD	GRIFFS OF AMERICA INC
43	1343 BUCKNER BLVD	NWC BUCKNER LAKE JUNE
44	1207 BUCKNER BLVD	LOMBARD FINANCIAL SERVICES LP
45	1310 BUCKNER BLVD	CIRCLE K STORES INC
46	1250 BUCKNER BLVD	REALEINS PROPERTIES LTD %

FILE NUMBER: DCA 112-004 (DC)

DATE INITIATED: 1-5-12

TOPIC: Subdivision Requirements for Certain Governmental Uses

COUNCIL DISTRICT: All

CENSUS TRACT: All

PROPOSAL: Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend Section 51A-8.500, Subdivision Layout and Design, providing that lots for certain governmental uses are excluded from the requirement that lots must conform in width, depth, and area to the pattern already established in adjacent areas

SUMMARY: The purpose of the amendment is to recognize that larger lots for certain governmental related uses such as parks, schools, libraries and fire stations are appropriate in areas that would typically have smaller lot sizes. One of the standards the City Plan Commission is to consider when approving a plat is if the proposed lot conforms in width, depth, and area to the pattern already established in adjacent areas.

STAFF RECOMMENDATION: Approval.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: Pending

BACKGROUND INFORMATION:

- Currently the Development Code has the following standard for lots under the requirements for subdivision layout and design:

Lot size. The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. 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.

- There are certain governmental related uses that are appropriate to locate in most zoning district classifications. Frequently these uses require greater lot areas than surrounding lots, particularly when located in single family residential zoning districts. These uses include parks, recreation centers, libraries, public schools, fire stations, and utilities such as water storage facilities and pump stations.
- As a result of capital programs the city has platted several libraries, fire stations and recreation centers in the past several years that were in areas with smaller lots intended for residential uses.
- Similarly, area school districts have had to plat to accommodate both new schools and school expansions in areas with smaller lots intended for residential uses.
- Typically these plats have been approved but the current wording does not recognize the unique service these uses provide that are complimentary to and consistent with the lots in the surrounding area.
- This item has been scheduled for consideration by the Subdivision Review Committee on February 16, 2012.

Staff Analysis

The purpose of the amendment is to recognize that larger lots for certain governmental related uses such as parks, schools, libraries and fire stations are appropriate in areas that would typically have smaller lot sizes. One of the standards the City Plan Commission is to consider when approving a plat is if the proposed lot conforms in width, depth, and area to the pattern already established in 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. Lots for parks, schools, libraries, and fire stations do not always conform in width, depth, and area to the pattern of lots in many areas where these uses are desired and appropriately located.

Forward dallas includes several references to the importance of amenities such as schools and parks to serve neighborhoods. Most of the purpose statements for single family zoning districts in the development code include similar language to the purpose statement for the R-7.5(A) district which includes the following sentence. "This district is intended to be composed of single family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units."

Staff is recommending approval of the proposed code amendment to make the provisions of the code consistent with providing desired amenities in areas which may typically include smaller lot sizes. Specifically staff is recommending that Section 8.503 be amended to read:

"(a) Lot size. The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. Except for property owned by a governmental agency and intended to be used for a public purpose such as a fire station, library, park, school or utility use; [L]ots 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, its zoning and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets."

SRC Action (Pending February 16, 2012)

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-8.503; providing that church and public or private school uses in residential zoning districts are excluded from the requirement that lots must conform in width, depth, and area to the pattern already established in adjacent areas; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

SECTION 1. That Subsection (a), “Lot Size,” of Section 51A-8.503, “Lots,” of Division 51A-8.500, “Subdivision Layout and Design,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) Lot size. The area of each platted lot must comply with the minimum regulations for the zoning district in which the lot is located. Except for property owned by a governmental agency and intended to be used for a public purpose such as a fire station, library, park, school or utility use; [~~L~~]ots 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, its zoning and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets.”

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

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

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

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

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____