



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 21, 2013
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

(A quorum of the Urban Design Committee may be present for the City Plan Commission Briefing and Meeting)

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S123-068**
(CC District 6)

An application to replat a 1.031 acre tract of land containing all of Lots 43 and 44 in City Block 6475 into one lot on property located on Myrtle Springs Avenue at Shady Trail, northeast corner.

Applicant/Owner: OSO Marron, Ltd.

Surveyor: Maddox Surveying & Mapping, Inc.

Application Filed: January 23, 2013

Zoning: IR

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

- (2) **S123-069**
(CC District 13)
- An application to replat a 14.8814 acre tract of land containing all of Lot 1A in City Block A/6381 into one 0.6673 acre lot and one 14.2041 acre lot on property located at 11920 Inwood Road north of Forest Lane.
Applicant/Owner: Hermanson Land Development / Lowe's Home Center
Surveyor: Survey Consultants, Inc.
Application Filed: January 24, 2013
Zoning: PD 457
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-070**
(CC District 5)
- An application to create one 0.354 acre lot and one 0.637 acre lot from a 0.991 acre tract of land in City Block 6350 on property located at 8725 Elam Road.
Applicant/Owner: Isidro and Elda Solis, Cesar Solis
Surveyor: Peiser & Mankin
Application Filed: January 25, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-072**
(CC District 6)
- An application to create one 2.97 acre lot from a tract of land in City Block 6560 on property located on Crown Road at Goodnight Lane, northeast corner.
Applicant/Owner: GLC, LLC./Jamie and Isidoro Hazan-Cohen, Trustees of the JHC IHC I-635 Trust
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 28, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-074**
(CC District 2)
- An application to create one 0.251 acre lot from a tract of land in City Block 2/1001 on property located on Stemmons Freeway, southeast of Oak Lawn Avenue.
Applicant/Owner: Michael Woodlee/LUI2 Dallas Oak Lawn VI, LP
Surveyor: North Texas Surveying, LLC
Application Filed: January 28, 2013
Zoning: PD 621, Sub District 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal/Residential Replat:

- (6) **S123-071**
(CC District 13)
- An application to replat a 0.9659 acre tract of land containing all of Lots 1A and 1B in City Block 6408 into one 0.9659 acre lot; remove a platted 50 foot building line parallel to the east line of Cox Avenue; add a 20 foot building line parallel to the east line of Cox Avenue; and extend a 50 foot building line parallel to the north line of Northaven Road ending 20 feet from the east line of Cox Lane on property located at 11314 Cox Lane at Northaven Road, northwest corner.
- Applicant/Owner: William and Marla Ferguson
Surveyor: Votex Surveying Company
Application Filed: January 25, 2013
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S23-073**
(CC District 13)
- An application to replat a tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one 0.826 acre lot on property located at 6423 and 6431 Prestonsshire Lane.
- Applicant/Owner: David Genecov
Surveyor: Hine-Thompson
Application Filed: January 28, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Denial**
- (8) **S123-075**
(CC District 14)
- An application to replat a 0.971 acre tract of land containing all of Lot 7 in City Block 3/4916 into two 13,994 square foot lots, and one 14,294 square foot lot on property located at 6506 Robin Road at Mockingbird Lane, northeast corner.
- Applicant/Owner: Allegiant Custom Homes, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: January 29, 2013
Zoning: R-10(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

- M123-008**
Richard Brown
(CC District 5)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1382 for a Processing use on the south line of River Oaks Road, east of South Central Expressway.
- Staff Recommendation: **Approval**
Applicant: Hope Agri Products, Inc.
Representative: Michael R. Coker

Zoning Cases – Consent

1. **Z112-314(RB)**
Richard Brown
(CC District 6)
An application for a Planned Development District for an Industrial (inside) potentially incompatible use limited to metal refining and IR Industrial Research District Uses on property zoned an IR Industrial Research District on the southeast line of Metromedia Place, south of State Highway 183.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: ARA Refining, LLC
Representative: Michael R. Coker

2. **Z123-133(RB)**
Richard Brown
(CC District 8)
An application for a Specific Use Permit for a Library, art gallery, or museum, limited to a public library, on property zoned an R-5(A) Single Family District and termination of Specific Use Permit No. 487 for a YMCA on the south line of Highland Hills Drive, between Bonnie View Road and Baraboo Drive.
Staff Recommendation: **Approval** for permanent period, subject to a site plan and conditions, and **approval** of the termination of Specific Use Permit No. 487.
Applicant: Stefan Kesler
Representative: Frank Mills

3. **Z123-150(RB)**
Richard Brown
(CC District 7)
An application for a Specific Use Permit for a Motor vehicle fueling station on property zoned an NC(E) Neighborhood Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the south corner of Hatcher Street and South Central Expressway.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site and landscape plan and conditions.
Applicant: Fahmina Pervaiz
Representative: Santos Martinez

4. **Z123-153(RB)**
Richard Brown
(CC District 10)
An application for an amendment to Specific Use Permit No. 1360 for a Public school on property zoned a TH-3(A) Townhouse District on the north line of Forest Lane, west of Audelia Road.
Staff Recommendation: **Approval**, subject to a revised site plan, traffic management plan and revised conditions.
Applicant: Richardson Independent School District
Representative: Karl Crawley

5. **Z112-327(WE)**
Warren Ellis
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1884 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of East Ledbetter Drive and South Lancaster Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: NR Texaco
Representative: Parvez Malik - Business Zoom
6. **Z123-165(WE)**
Warren Ellis
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of Scyene Road and Namur Street.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: Kirit Gajera
Representative: Audra Buckley

Zoning Cases – Under Advisement

7. **Z123-154(MW)**
Megan Wimer
(CC District 1)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of West Illinois Avenue, west of Knoxville Street.
- Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District in lieu of a CR Community Retail District.
- Applicant: Los Barrios Unidos Community Clinic, Inc.
Representative: Tailim Song Law Firm
U/A From: February 7, 2013
8. **Z112-306(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict Uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of existing deed restrictions on the northwest line of Travis Street, between Lemmon Avenue East and Lemmon Avenue West.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions, and **approval** of the termination of existing restrictions.
- Applicant: CFO2 Dallas II, LLC
Representative: Gladys Bowens and Dallas Cothrum
U/A From: November 15, 2012 and January 10, 2013

Zoning Cases – Individual

9. **Z112-290(RB)**
Richard Brown
(CC District 13)
- An application for an amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, with the expansion area zoned an R-1ac(A) Single Family District with consideration given to the granting of a Specific Use Permit for an Illuminated competitive athletic field on a portion of the property in the southwest quadrant of Walnut Hill Lane and Inwood Road.
- Staff Recommendation: **Approval** of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section of the traffic management plan, competitive athletic field landscape plan, and staff's recommended conditions, and **approval** of a Specific Use Permit for an Illuminated competitive athletic field for a three-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan, traffic management plan-athletic field section of the traffic management plan, and staff's recommended conditions.
- Applicant: Ursuline Academy of Dallas
Representative: William S. Dahlstrom

Special Provision Sign District

- SPSD112-003**
Carrie Gordon
(CC District 2)
- An application for a Special Provision Sign District on multiple tracts of land owned by the Dallas County Hospital District (aka Parkland Hospital) in an area generally bounded by Redfield Street, both sides of Butler Street, Maple Avenue, Medical District Drive (both sides near Harry Hines Boulevard), Harry Hines Boulevard, and the C.R.I. & G.R.R. Railroad line.
- Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Dallas County Hospital
Representative: Jackson Walker, LLP - Suzan Kedron

Land Use Plans:

Suspension of the CPC Rules of Procedure

Consideration of suspension of the CPC Rules of Procedure requiring a recommendation on a land use study by the Urban Design Committee.

HUD Challenge Grant Dallas Transit Oriented Design (TOD) Projects

www.DallasTOD.com

Buckner Station Area

Luis Tamayo
(CC District 5)

Consideration of the adoption of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project. This area plan, if adopted, will be used as planning and implementation guide for future development in an area generally a half mile around the Buckner DART Station located at the intersection of Buckner Boulevard and Elam Road

Staff Recommendation: **Approval**

Hatcher Station Area

Luis Tamayo
(CC District 7)

Consideration of the adoption of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project. This area plan, if adopted, will be used as planning and implementation guide for future development in an area generally a half mile around the Hatcher DART Station located near the intersection of Hatcher Street and Scyene Road.

Staff Recommendation: **Approval**

MLK Station Area

Luis Tamayo
(CC District 7)

Consideration of the adoption of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project. This area plan, if adopted, will be used as planning and implementation guide for future development in an area generally a half mile around the MLK DART Station located near the intersection of South Trunk Avenue and Martin Luther King Jr. Boulevard.

Staff Recommendation: **Approval**

Lancaster Corridor Area

Luis Tamayo
(CC District 4)

Consideration of the adoption of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project. This area plan, if adopted, will be used as planning and implementation guide for future development in an area generally within 1,800 feet of Lancaster Road between the VA Medical Center DART Station, located at South Lancaster Road and Mentor Avenue, and the Kiest DART Station, located south of Kiest Boulevard and South Lancaster Road, and an area generally within a half mile around those stations.

Staff Recommendation: **Approval**

Vickery Meadow Area

Luis Tamayo
(CC District 13)

Consideration of the adoption of the area plan related to the HUD Challenge Grant Dallas Transit Oriented Design (TOD) project. This area plan, if adopted, will be used as planning and implementation guide for future development in the Vickery Meadow area, bounded by Northwest Highway to the South, Walnut Hill to the North, 75/Central to the West and Fair Oaks Park to the East.

Staff Recommendation: **Approval**

Authorization of Hearings:

Mark Doty
(CC District 7)

A public hearing to receive comments on authorizing a public hearing to determine proper zoning on property zoned Planned Development District No. 595, (R-5(A)), with consideration given to an historic overlay for the Kathlyn Joy Gilliam House on the southwest side of Wendelkin Street, northwest of Driskell Street (3817 Wendelkin Street). This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Staff Recommendation: **Approval**

Other Matters

Minutes: January 24, 2013
February 7, 2013

Discussion of future Gas Drilling Workshops

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 21, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, February 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:30 a.m., to consider (1) **DCA 112-002(c)** Consideration of amending the Dallas Development Code to amend parking requirements to permit the use of mechanized parking systems for required parking.

URBAN DESIGN COMMITTEE (UDC) - Thursday, February 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 12:30 p.m., for a briefing on Dallas TOD Station Area Plans developed by the City of Dallas through a HUD Challenge Grant.

Thursday, March 7, 2013

TRANSPORTATION COMMITTEE MEETING - Thursday, March 7, 2013, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m., to consider (1) Danieldale Road from Polk Street to IH-35E – change designation from 6 lane divided roadway within 100' of R.O.W. to a 4 lane undivided roadway within 60' of R.O.W.; and (2) Sylvan Avenue from IH-30 to Colorado Boulevard – change designation from 6 lane divided roadway to a 4 lane divided with bicycle lanes.

Tuesday, March 12, 2013

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) is scheduled to meet on Tuesday, March 12, 2013, City Hall, 1500 Marilla Street.

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

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 21, 2013

FILE NUMBER: S123-068

Subdivision Administrator: Paul Nelson

LOCATION: Myrtle Springs Avenue at Shady Trail, northeast corner

DATE FILED: January 23, 2013

ZONING: IR

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.031 Ac.

MAPSCO: 23S

APPLICANT: OSO Marron, Ltd.

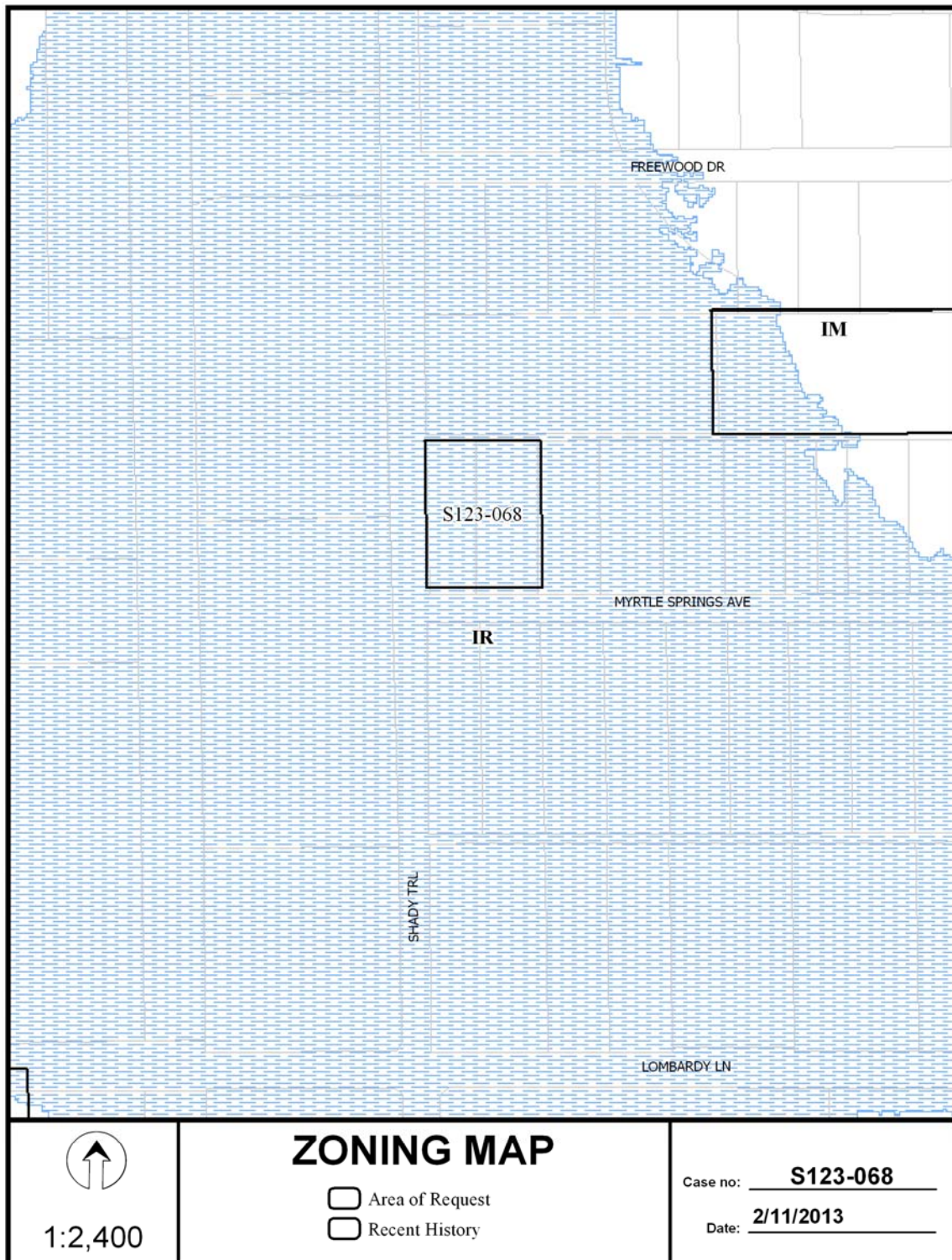
REQUEST: An application to replat a 1.031 acre tract of land containing all of Lots 43 and 44 in City Block 6475 into one lot on property located on Myrtle Springs Avenue at Shady Trail, northeast corner.

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


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

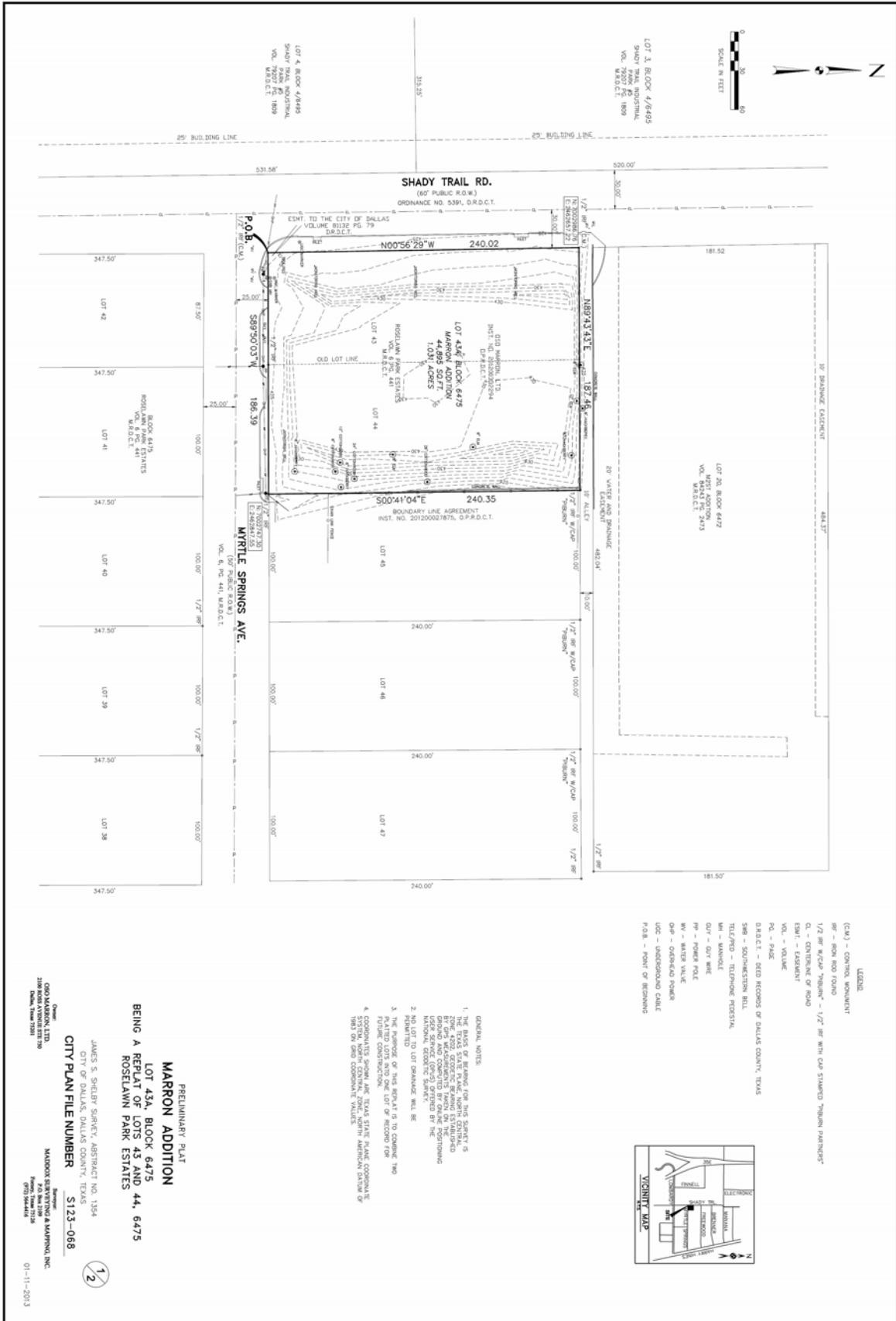
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley on Shady Trail.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley-intersection with Shady Trail.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat remove the proposed buildings from the face of the plat.
18. On the final plat show the platted lot line for Lots 44 and 45.
19. On the final plat identify the Boundary Agreement by document number(s).
20. On the final plat change Shady Trail Rd. to Shady Trail.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water main extension is required by Private Development Contract.
24. On the final plat show how all right-of-way was created.
25. Identify the properties as Lot 43A, City Block 6475.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-068</u> Date: <u>2/11/2013</u>
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CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2013****FILE NUMBER:** S123-069**Subdivision Administrator:** Paul Nelson**LOCATION:** 11920 Inwood Road, north of Forest Lane**DATE FILED:** January 24, 2013**ZONING:** PD 457**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 14.8814 Ac. **MAPSCO:** 14Z, 15W**APPLICANT:** Hermanson Land Development / Lowe's Home Center

REQUEST: An application to replat a 14.8814 acre tract of land containing all of Lot 1A in City Block A/6381 into one 0.6673 acre lot and one 14.2041 acre lot on property located at 11920 Inwood Road, north of Forest Lane.

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

STAFF RECOMMENDATION: PD 457 needs to be amended to allow for the proposed use. The development plan needs amended to provide for two lots, modify parking requirements (all parking spaces shown on the existing development plan are for a home improvement center, brick, or building materials sales yard), provide vehicular access to the proposed 0.6673 acre lot.

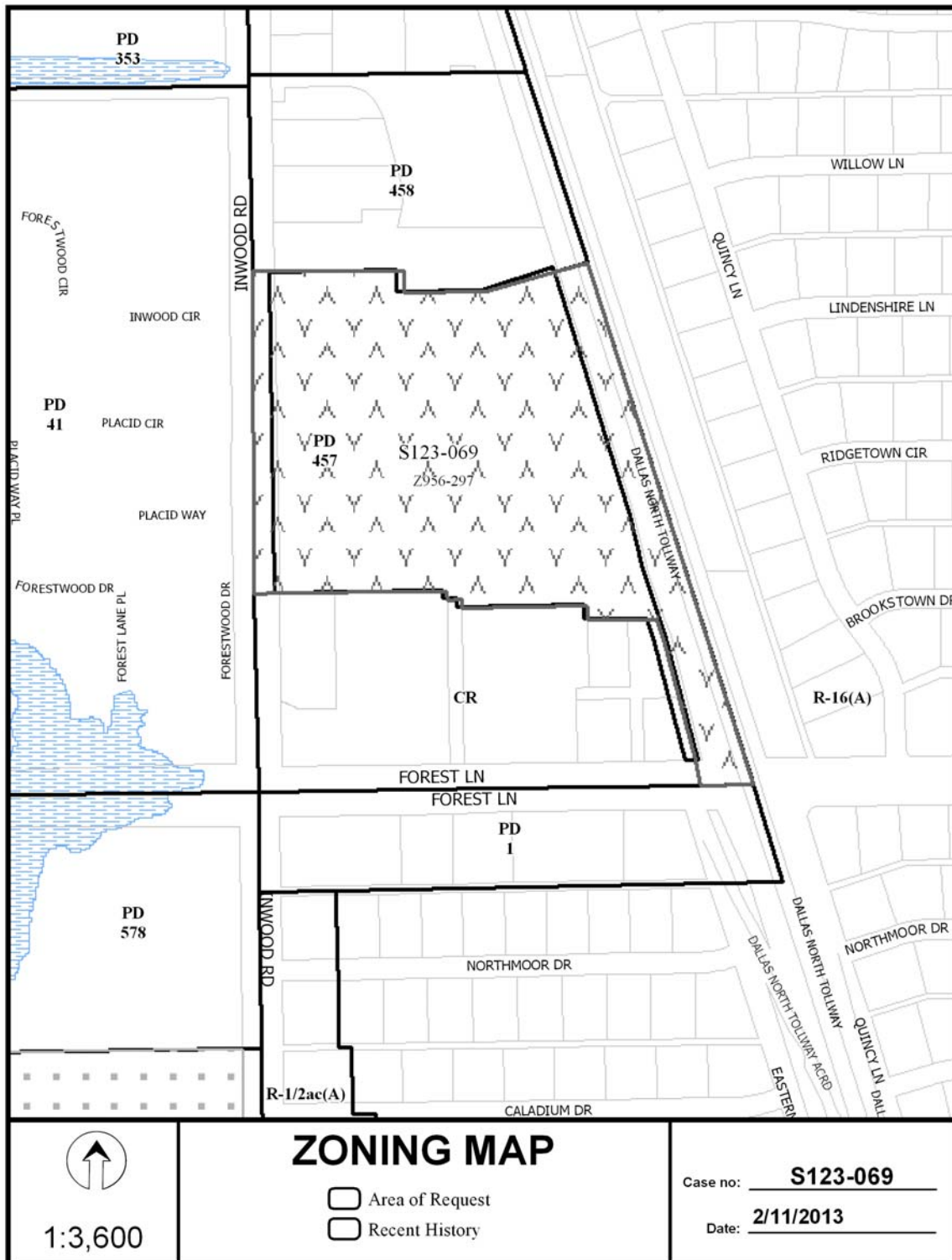
An existing structure has a lot line passing through it because the preliminary plat on the then proposed lot line from Forest Lane did not show the existing structure on the preliminary plat. As a result, neither the staff nor the plan commission realized that the preliminary plat did not comply with Section 8.503(e) of the Dallas Development Code. This section of the code states "No plat may be approved if an existing improvement on the property would encroach upon a proposed lot line or setback line, unless the existing improvement is to be removed or relocated, or unless the encroachment is authorized by the Dallas Building Code." The preliminary plat was approved without staff or commission knowledge that new lot lines would encroach onto an existing structure. As a result, the plat was approved and recorded without complying with Section 8.503(e).

The request does not comply with Section 8.503(e) of the Dallas Development Code; however, amendments to the Development Plan and elimination of the lot lines going through existing structures can eliminate the deficiencies so that the proposal will comply with the planned development district; therefore staff recommends approval of the request subject to compliance with the following conditions:

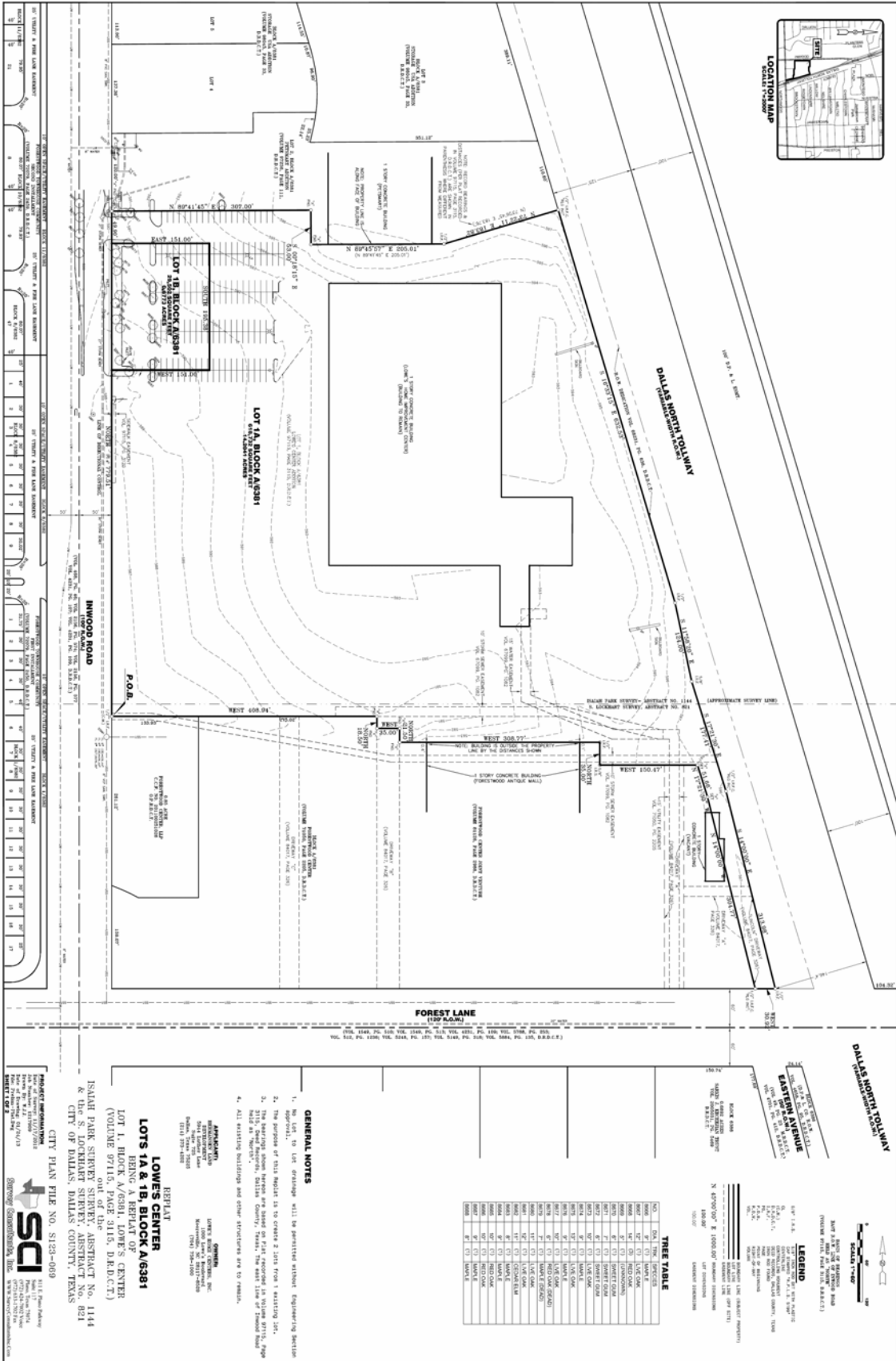
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. On the final plat show how all right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat chose a different addition name.
16. On the final plat all utility easement abandonments must be shown with recording information.
17. Prior to submittal of the final plat for the Chairman's signature or submittal of an Early Release Building Permit on either proposed Lots 1A and/or Lot 1B the existing lot line going through the existing structures must be relocated so it does not create an encroachment on the existing structures; or the structure needs to be demolished prior to recording the final plat.

18. Phasing of this plat is prohibited until all lot lines that encroach or pass through existing structures are resolved to the satisfaction of the Chief Building Code Administrator.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. 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.
22. Water/wastewater main extension is required by Private Development Contract.
23. Identify the properties as Lot 1A and Lot 1B in City Block A/6381.







CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2013****FILE NUMBER:** S123-070**Subdivision Administrator:** Paul Nelson**LOCATION:** 8725 Elam Road**DATE FILED:** January 25, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.991 Ac. **MAPSCO:** 58V**APPLICANT:** Isidro and Elda Solis, Cesar Solis

REQUEST: An application to create one 0.354 acre lot and one 0.637 acre lot from a 0.991 acre tract of land in City Block 6350 on property located at 8725 Elam Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of R-7.5(A); 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Elam Road.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
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. Waste/water main extension may be required by Private Development Contract.
18. On the final plat show how all Right-Of-Way was created.
19. Identify the properties as Lots 12 and 13, City Block E/6350.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-070 </u> Date: <u> 2/11/2013 </u>
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CITY PLAN COMMISSION

THURSDAY, FEBRUARY 21, 2013

FILE NUMBER: S123-072

Subdivision Administrator: Paul Nelson

LOCATION: 2301, 2305, 2307 and 2315 Crown Road at Goodnight Lane, northeast corner

DATE FILED: January 28, 2013

ZONING: IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 2.97 Ac. **MAPSCO:** 14Z, 15W

APPLICANT/OWNER: GLC, LLC. / Jamie and Isidoro Hazan-Cohen, Trustees of the JHC IHC I-635 Trust

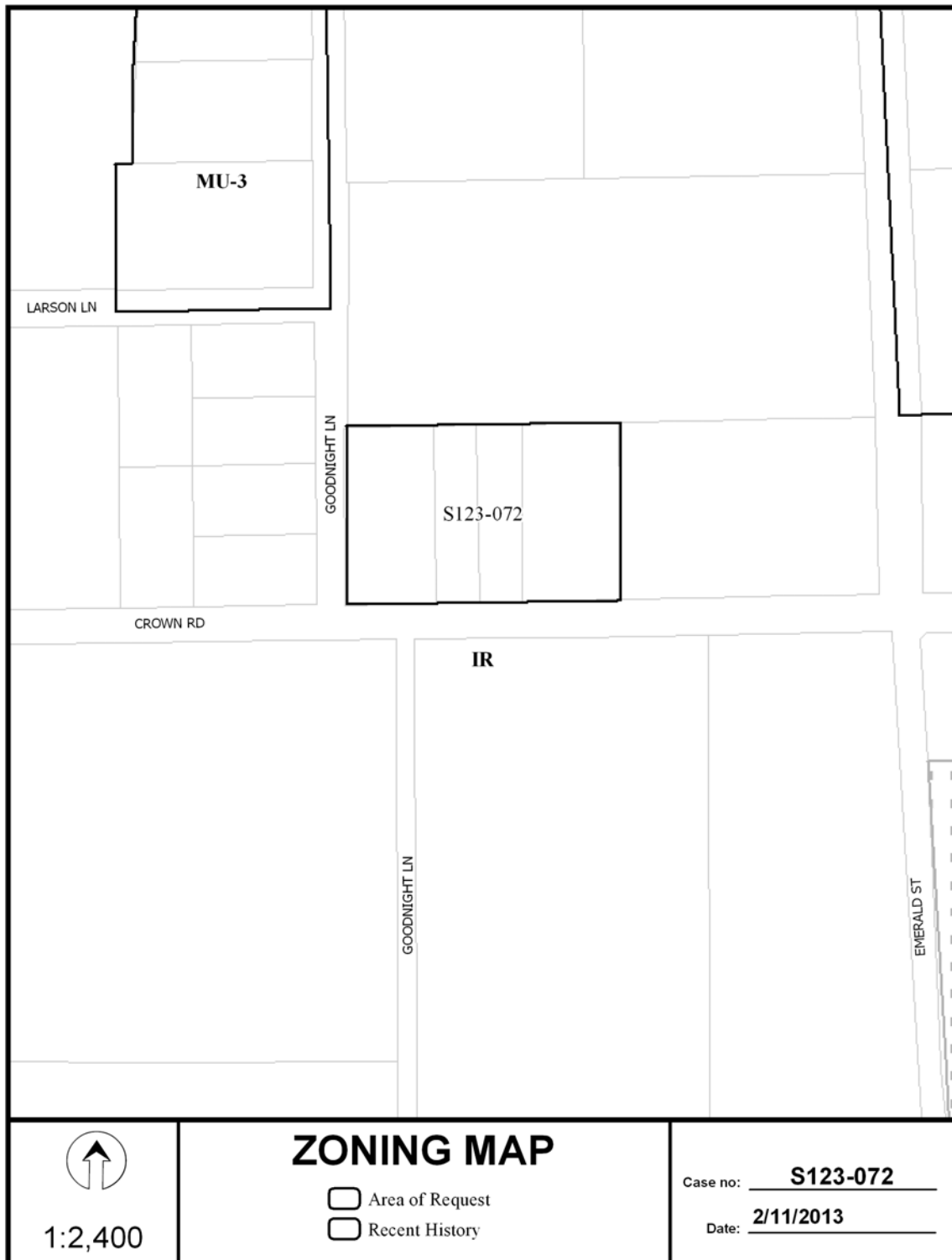
REQUEST: An application to create one 2.97 acre lot from a tract of land in City Block 6560 on property located on Crown Road at Goodnight Lane, northeast corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of the IR 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 30 feet from the established center line of Goodnight Lane.
15. On the final plat show how all adjoining right-of-way was created.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Wastewater main extension is required by Private Development Contract.





CITY PLAN COMMISSION

THURSDAY, FEBRUARY 21, 2013

FILE NUMBER: S123-074

Subdivision Administrator: Paul Nelson

LOCATION: Stemmons Freeway, southeast of Oak Lawn Avenue

DATE FILED: January 28, 2013

ZONING: PD 621, Subdistrict 1

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.251 Ac.

MAPSCO: 44H

APPLICANT: Michael Woodlee / LUI2 Dallas Oak Lawn VI, LP

REQUEST: An application to create one 0.251 acre lot from a tract of land in City Block 2/1001 on property located on Stemmons Freeway, southeast of Oak Lawn Avenue.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 621, Subdistrict 1; 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

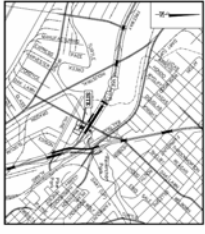
must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. Any modification to Stemmons Freeway Service Road requires TXDOT approval requires TXDOT approval.
15. Location is in the Hampton – Oak Lawn Sump (WSE 403.7). All construction for any proposed development must be above the 403.7 foot elevation. For the areas where the existing elevation is below 403.7 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
16. On the final plat show recording information on all existing easements within 150 feet of the property.
17. A cross access easement must be recorded by separate instrument and the recording information placed on the face of the plat.
18. A private drainage easement and storm sewer recording information must be provided prior to submittal of the final plat for the Chairman's signature.
19. On the final plat delete the label Stemmons Freeway Service Road.
20. On the final plat change Stemmons Freeway to Stemmons Freeway (Interstate Highway No. 35E).
21. A release from the Real Estate Division is required prior to the submittal of the final plat for the Chairman's signature or the issuance of a Certificate of Occupancy, whichever occurs first.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. A covenant could be substituted for a water main extension.
30. On the final plat show how all Right-Of-Way was created.
32. Identify the properties as Lot 1A, City Block A/276 and Lot 1 in City Block A/283.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-074 </u> Date: <u> 2/11/2013 </u>
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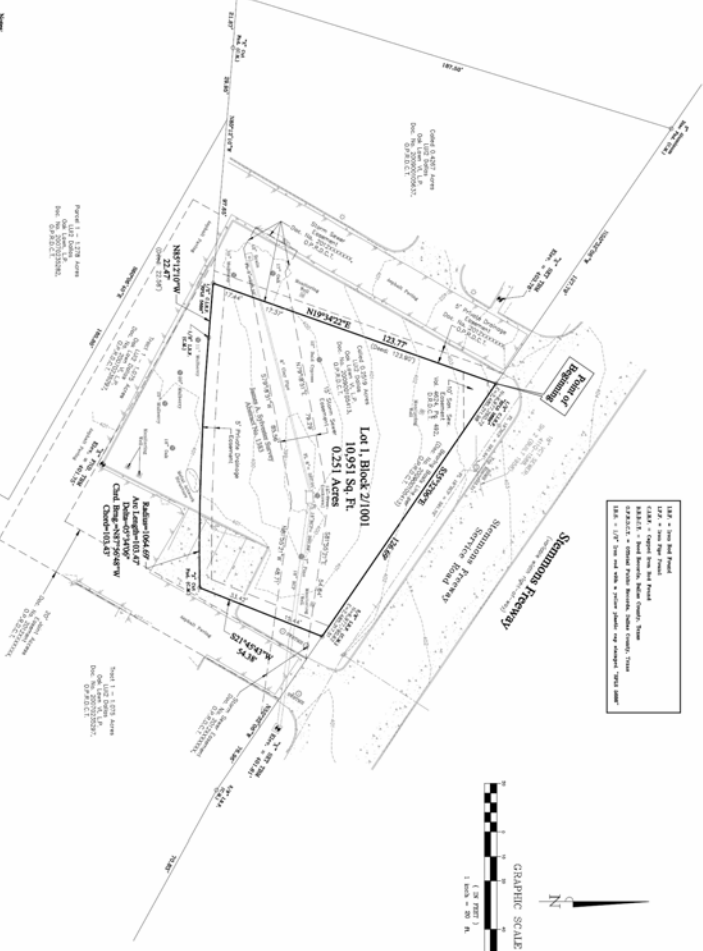


1. This plat is based on the accompanying map of Dallas County, Texas, recorded in Public Record Book 12025, Page 123. The map is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas, and is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas.

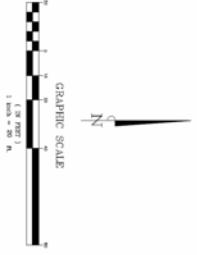
1. SECTION 8, TOWNSHIP 10 NORTH, RANGE 14 EAST, COUNTY OF DALLAS, TEXAS. The land shown on this plat is a portion of the land described in the accompanying map of Dallas County, Texas, recorded in Public Record Book 12025, Page 123. The map is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas, and is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



1. This plat is based on the accompanying map of Dallas County, Texas, recorded in Public Record Book 12025, Page 123. The map is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas, and is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas.



COUNTY OF DALLAS
STATE OF TEXAS

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the accompanying map of Dallas County, Texas, recorded in Public Record Book 12025, Page 123, do hereby certify that the same is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas, and is a true and correct copy of the original map on file in the office of the County Clerk of Dallas County, Texas.

COUNTY OF DALLAS
STATE OF TEXAS

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COUNTY OF DALLAS
STATE OF TEXAS

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CITY FILE NO. S123-074
PRELIMINARY PLAT
Lot 1, Block 2/1001
DALLAS DESIGN
DISTRICT ADDITION
JAMES A. STEVENSON SURVEY
ABSTRACT NO. 1383
DALLAS COUNTY, TEXAS

LOCATION: 11314 Cox Lane at Northaven Road, northwest corner

DATE FILED: January 25, 2013

ZONING: R-16(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.9659 Ac. **MAPSCO:** 24A

APPLICANT: William and Marla Ferguson

REQUEST: An application to replat a 0.9659 acre tract of land containing all of Lots 1A and 1B, City Block 6408 into one 0.9659 acre lot; relocate a platted 50 foot building line to a 35 foot building line parallel to the east line of Cox Lane; and extend the 50 foot building line parallel to the north line of Northaven Road ending 35 feet from the east line of Cox Lane on property located at 11314 Cox Lane at Northaven Road, northwest corner.

SUBDIVISION HISTORY:

1. S123-051 was an application on the same property as the present request to replat a 0.9659 acre tract of land containing all of Lots 1A and 1B, City Block 6408 into one 0.9659 acre lot; relocate a platted 50 foot building line to 20 feet parallel to the east line of Cox Avenue; and add a 50 foot building line parallel to the north line of Northaven Road ending 20 feet from the east line of Cox Lane on property located at 11314 Cox Lane at Northaven Road, northwest corner. The request was denied on January 10, 2013 based on the proposed parcels not being consistent with the established lot pattern of the area.

DATE NOTICES SENT: Staff sent 20 notices to property owners within 200 feet of the boundaries of the plat on February 4, 2013.

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

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:

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

- The relocation of the platted 50 foot building line 35 feet along Cox Lane will allow the property to be developed similar to the adjoining properties to the north and the south. Both of those properties have side yards adjacent to Cox Lane. This reduction will allow the property to be developed with a similar setback as the adjacent properties. The R-16(A) zoning district has a 10 foot side yard setback, the 35 foot building line is than the building line on the property contiguous on the north.

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

- Notices were sent to 20 property owners within 200 feet of the boundary of the request with 0 responses in favor of the request and 0 responses opposed to the request as of February 12, 2013.

“(iii) adversely affect neighboring properties; and”

- The removal of the 50 foot building line replaced on Cox Lane with the 20 foot building line will be consistent with the side yard of the neighboring properties.

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

- The relocation of the 50 foot building line to 35 feet along Cox Lane and the extension of the 50 foot line along Northaven Road are consistent with the adjacent properties and will not impact other properties, and will allow the property to be developed in accordance with the requirements of the zoning district.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the relocation of the platted 50 foot building line to 35 feet on Cox Lane and the extension of the 50 foot platted building line along Northaven Road will be consistent with the contiguous property on the north.

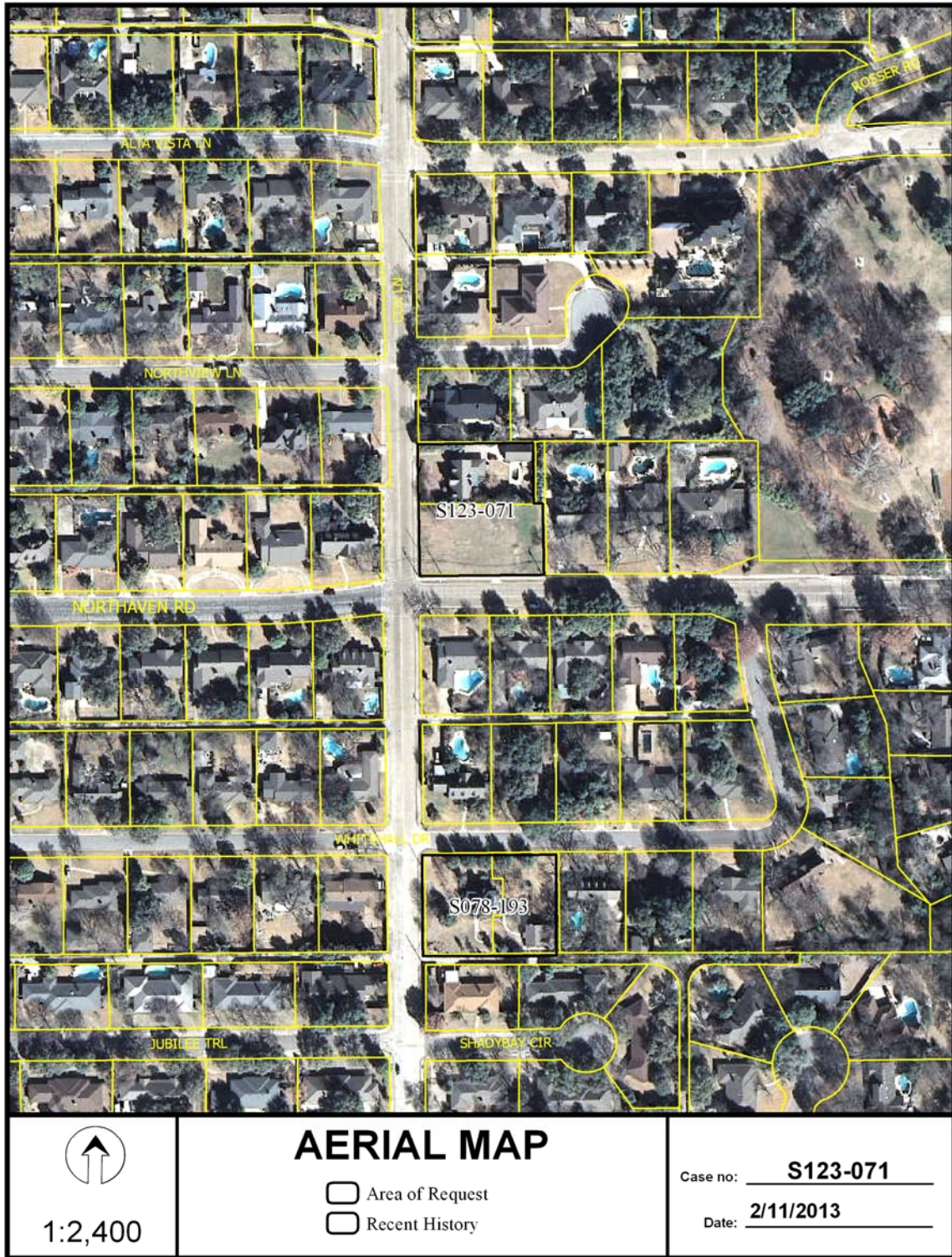
STAFF RECOMMENDATION PLAT: Section 51A-8.503(a) indicates that “...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

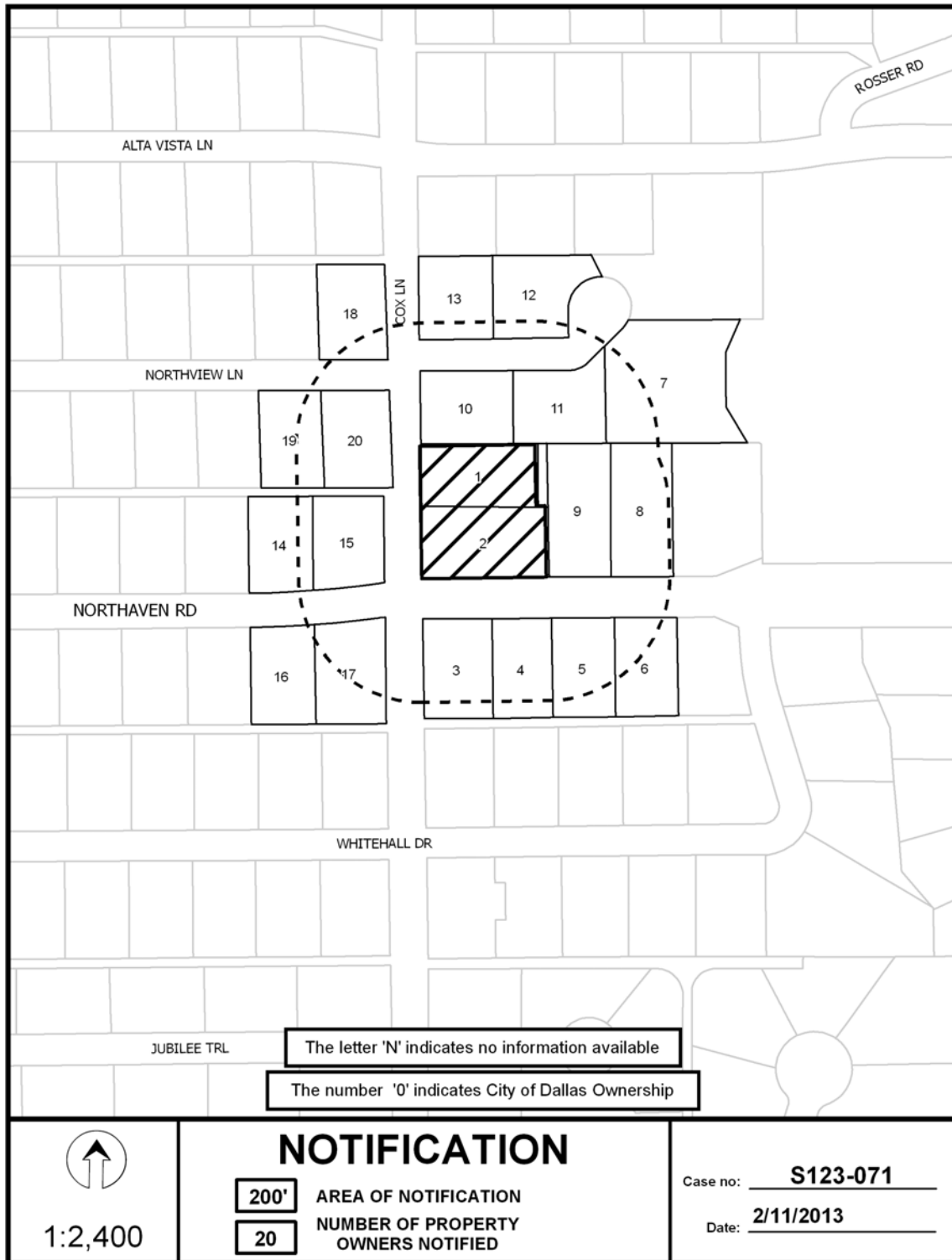
The combining of the 2 lots into one lot is consistent with the established lot pattern of the property lying between Northaven Lane and Northview Lane to the north and northeast of the request. Also, there are other lots in the area that are similar in size to the requested lot size; therefore, staff recommends approval subject to compliance with the following conditions 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 per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Northaven Road and Cox Lane.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information for the existing 15 foot alley.
16. On the final plat add a note that the relocation of the platted 50 foot building line to 35 feet parallel to Cox Lane is approved; the extension of the platted 50 foot building line parallel to Northaven Road is approved provided that the building line is no closer than 35 feet from the east right-of-way line of Cox Lane.





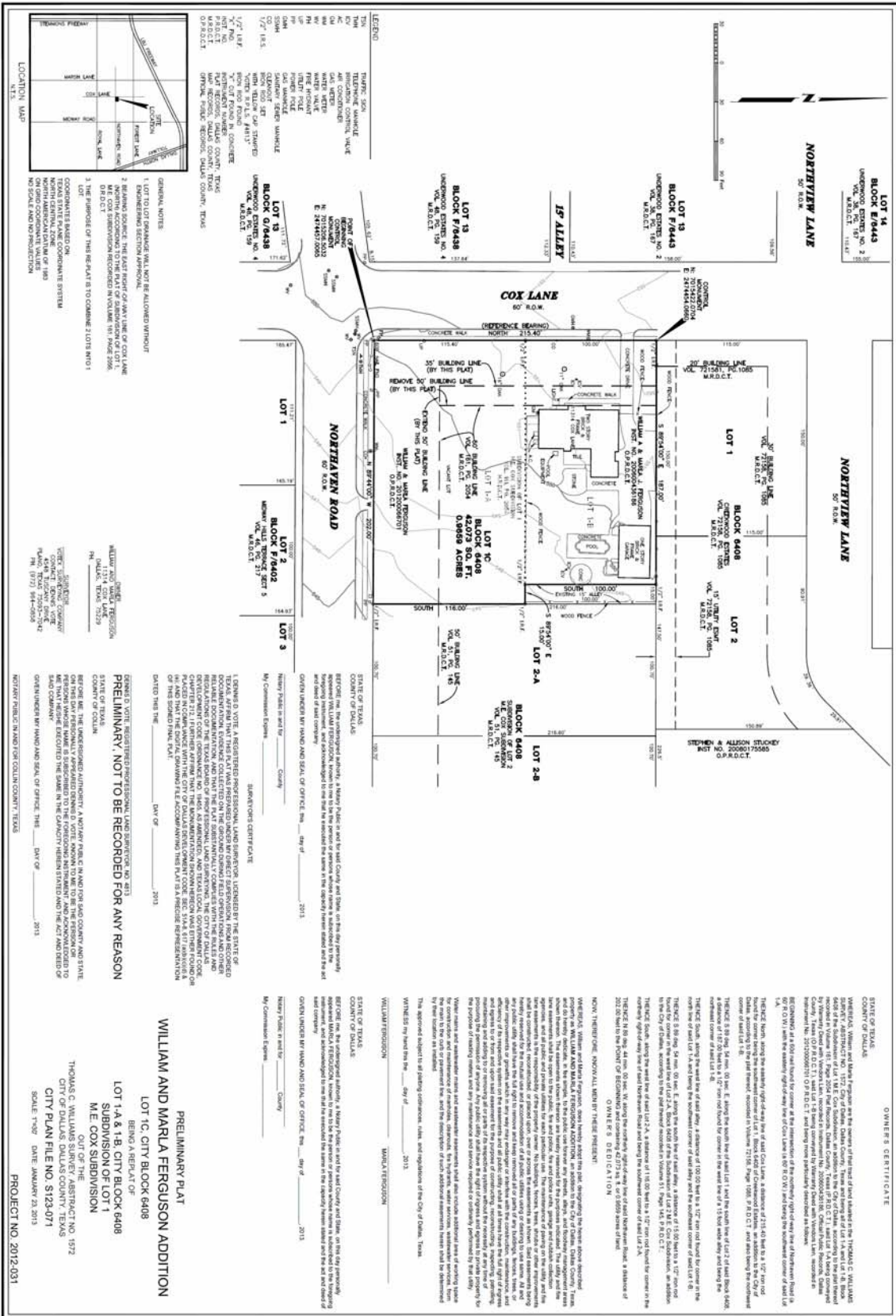


Notification List of Property Owners

S123-071

20 Property Owners Notified

Label #	Address	Owner
1	11314 COX LN	FERGUSON WILLIAM A & FERGUSON MARLA J
2	11310 COX LN	FERGUSON WILLIAM & MARLA
3	3810 NORTHAVEN RD	MCNEAL KEITH & REBECCA J
4	3820 NORTHAVEN RD	SANCHEZ MARGARET
5	3830 NORTHAVEN RD	CRAIN BYRON CAREY
6	3840 NORTHAVEN RD	GROSS GREGORY B
7	3822 NORTHVIEW LN	STUCKEY STEPHEN S & ALLISON
8	3833 NORTHAVEN RD	PAULEY STUART ALAN & SARA BRIGGS
9	3823 NORTHAVEN RD	WOJNAR MARCELLE S
10	3810 NORTHVIEW LN	ROSS CHARLES A & BRENDAN P
11	3816 NORTHVIEW LN	GREEN THADDEUS V
12	3817 NORTHVIEW LN	GREEN DOROTHY P
13	3811 NORTHVIEW LN	AUSTIN JAMES R & PAT B
14	3775 NORTHAVEN RD	HASTY TURNER E
15	3783 NORTHAVEN RD	TRAUTMANN DANIEL & KELLY
16	3776 NORTHAVEN RD	THETFORD LARRY D & LINDA
17	3784 NORTHAVEN RD	LYON LAURA G
18	3785 NORTHVIEW LN	WIESE FRANK W JR
19	3780 NORTHVIEW LN	DANASINGH RAHUL &
20	3786 NORTHVIEW LN	WIRZ JAMES A & KAMME S



GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. REVISIONS TO THIS PLAT SHALL BE MADE BY A LICENSED SURVEYOR AND SHALL BE RECORDED IN VOLUME 151 PAGE 2596.
3. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1801-1803.

CONVEYANCE BASED ON:

PLAT OF THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 151 PAGE 2596.

DATE: JANUARY 23, 2013

OWNER'S CERTIFICATE

I, **WILLIAM AND MARLA FERGUSON**, being the owner of the above described premises, do hereby certify that the above described premises are the same as those described in the plat of the City of Dallas, Texas, recorded in Volume 151, Page 2596, and that the same are now owned by me and my wife, **MARLA FERGUSON**, and that we have no other claim or interest in the same.

DATED THIS 23 DAY OF JANUARY, 2013.

STATE OF TEXAS

County of **DALLAS**

My Commission Expires 2013

WILLIAM AND MARLA FERGUSON

PRELIMINARY, NOT TO BE RECORDED FOR ANY REASON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE OF TEXAS, the above named and designated parties, personally appeared and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and that they are the legal owners of the premises described in the above plat, and that they have no other claim or interest in the same.

DATED THIS 23 DAY OF JANUARY, 2013.

STATE OF TEXAS

County of **DALLAS**

My Commission Expires 2013

WILLIAM AND MARLA FERGUSON

PRELIMINARY PLAT

WILLIAM AND MARLA FERGUSON ADDITION

LOT 1C, CITY BLOCK 6408

BEING A PART OF

LOT 1A & 1B, CITY BLOCK 6408

SUBDIVISION OF LOT 1

ME COX SUBDIVISION

CITY OF THE

THOMAS C. WILLIAMS SURVEY, ABSTRACT NO. 1572

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAT FILE NO. 5723-071

SCALE: 1"=40'

DATE: JANUARY 23, 2013

PROJECT NO. 2012-031

STATE OF TEXAS

County of **DALLAS**

My Commission Expires 2013

WILLIAM AND MARLA FERGUSON

STATE OF TEXAS

County of **DALLAS**

My Commission Expires 2013

WILLIAM AND MARLA FERGUSON

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2013****FILE NUMBER: S123-073****Subdivision Administrator: Paul Nelson****LOCATION: 6423 and 6431 Prestonshire Lane****DATE FILED: January 28, 2013****ZONING: R-7.5(A)****CITY COUNCIL DISTRICT: 13 SIZE OF REQUEST: 0.826 Ac. MAPSCO: 25Q****APPLICANT/OWNER: David Genecov**

REQUEST: An application to replat a 0.826 acre tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one lot at 6423 and 6431 Prestonshire Lane.

SUBDIVISION HISTORY: The existing subdivision was filed for record in the Dallas County Courthouse on October 8, 1954 prior to annexation into the City of Dallas.

1. S112-033 was a request on the same property as the present request to replat a 0.826 acre tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one lot at 6423 and 6431 Prestonshire Lane. The request was denied due to noncompliance with Section 8.503(a) of the Dallas Development Code on December 15, 2011.

DATE NOTICES SENT: 18 notices were sent February 4, 2013 with 2 replies in favor and 0 replies in opposition.

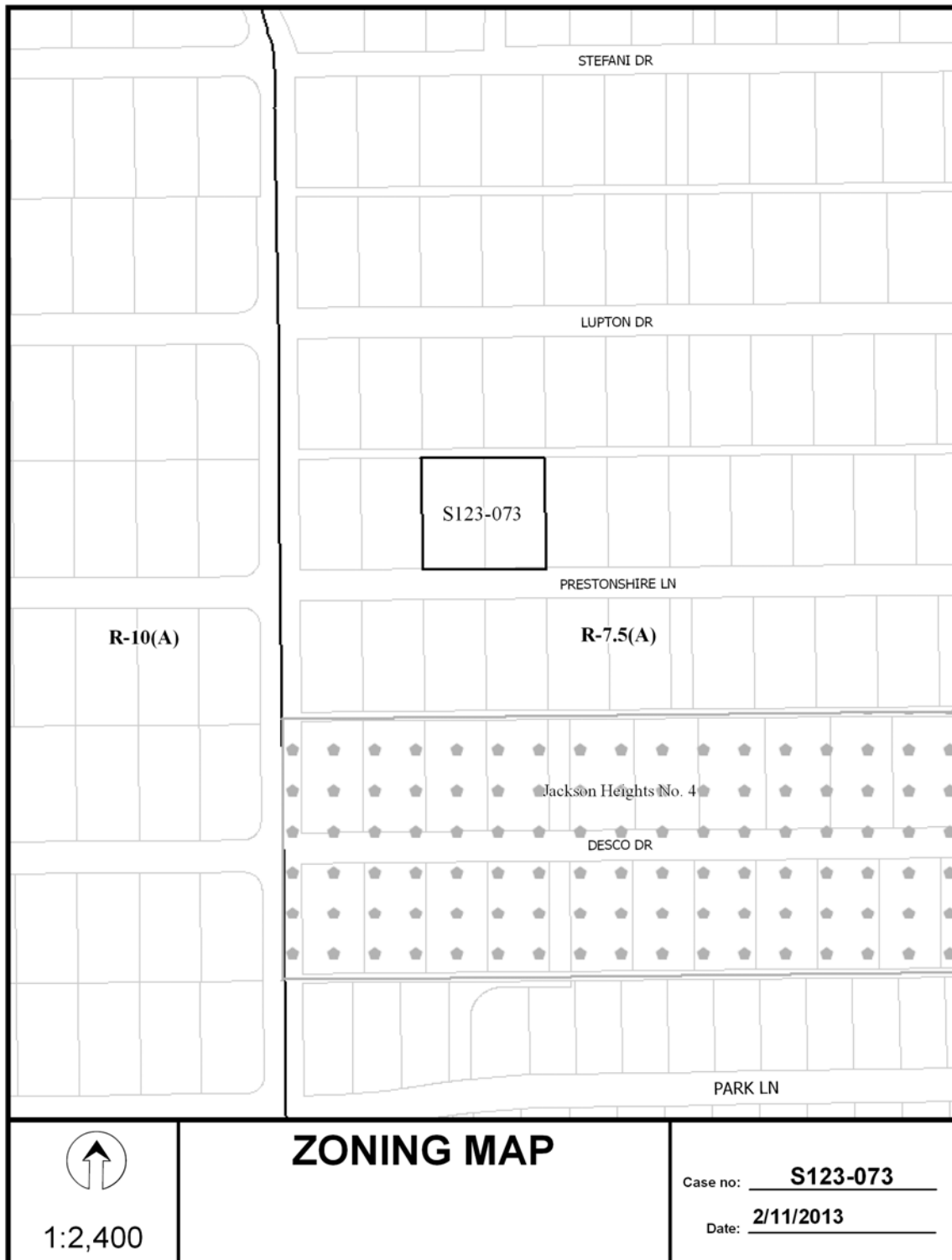
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

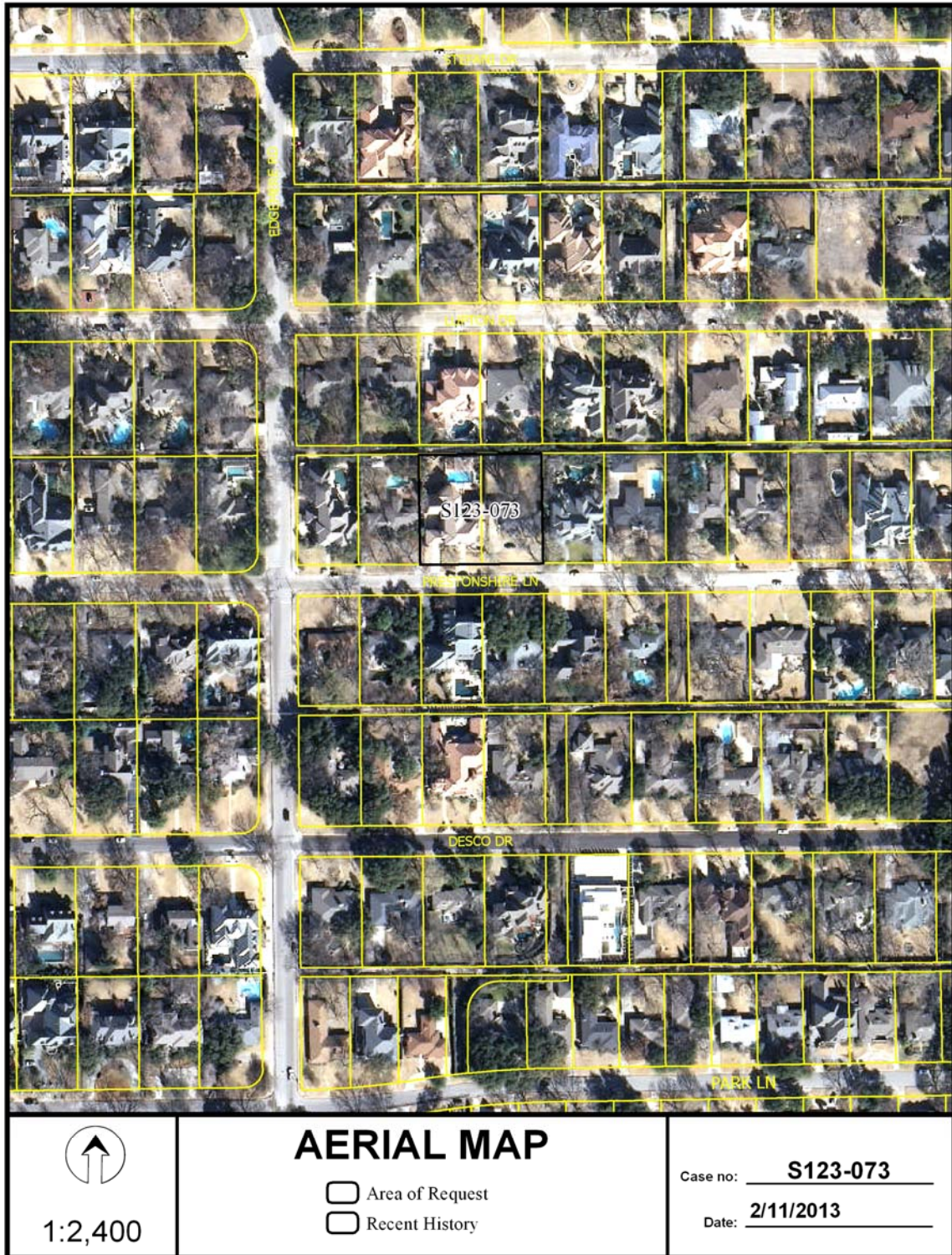
The request area lies within an R-7.5(A) area that consists of lots predominantly 18,000 square feet in size for many blocks in either direction. The request is to create one lot 36,000 square feet in size.

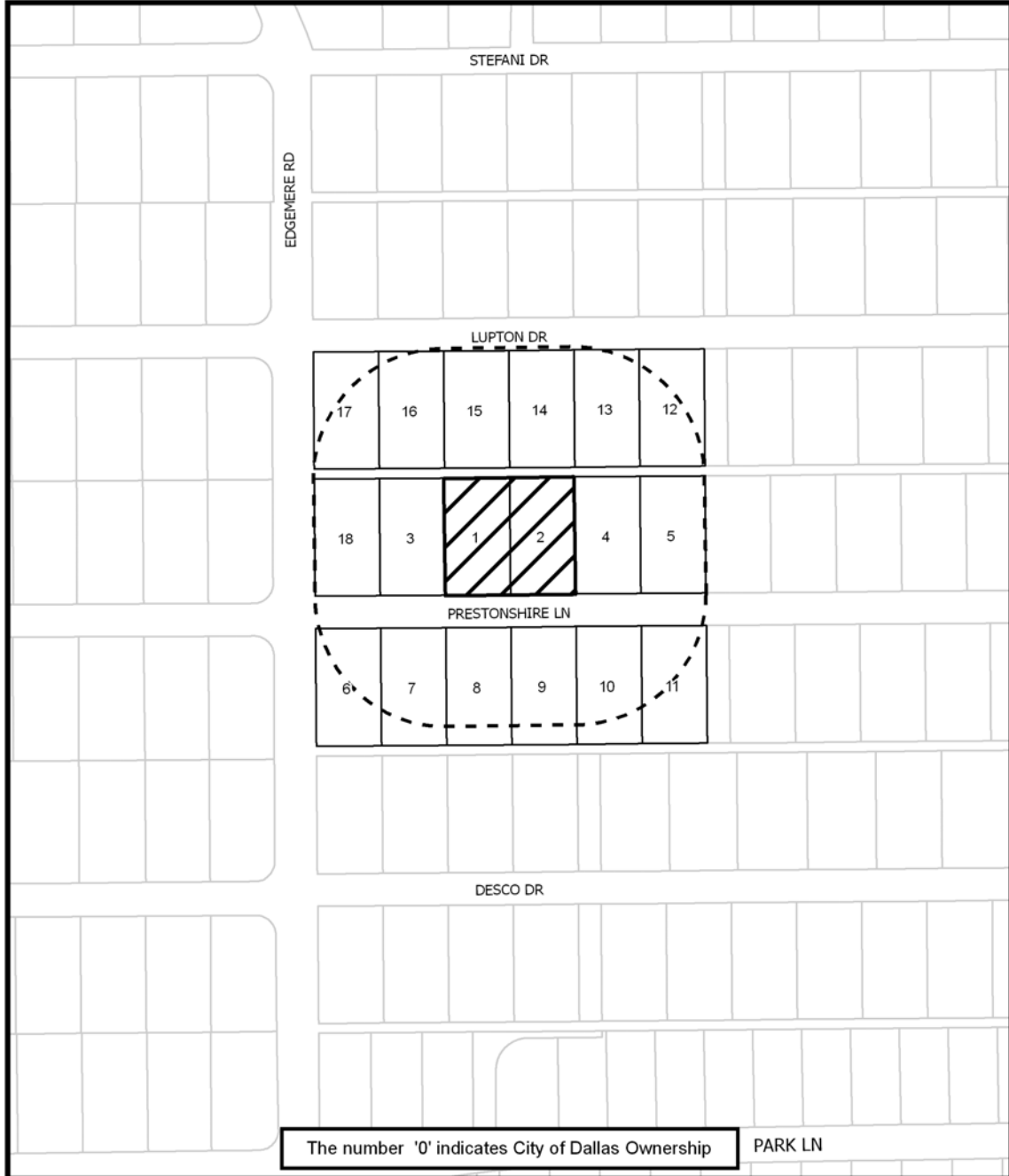
The staff has determined that the requested parcel does not comply with Section 51A-8.503(a) because it is not similar to the established lot pattern of the area; therefore; staff recommends denial of the request; however, should the request be approved staff recommends that the approval be subject to compliance with the following conditions:

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

5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement 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 lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat show how all adjoining right-of-way was created.
13. On the final plat remove all proposed building lines.
14. On the final plat identify the property as City Block 3/5475, Lot 3A.







 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>18</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	18	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S123-073</u> Date: <u>2/11/2013</u>
200'	AREA OF NOTIFICATION					
18	NUMBER OF PROPERTY OWNERS NOTIFIED					

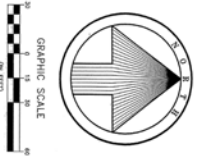
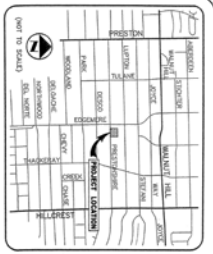
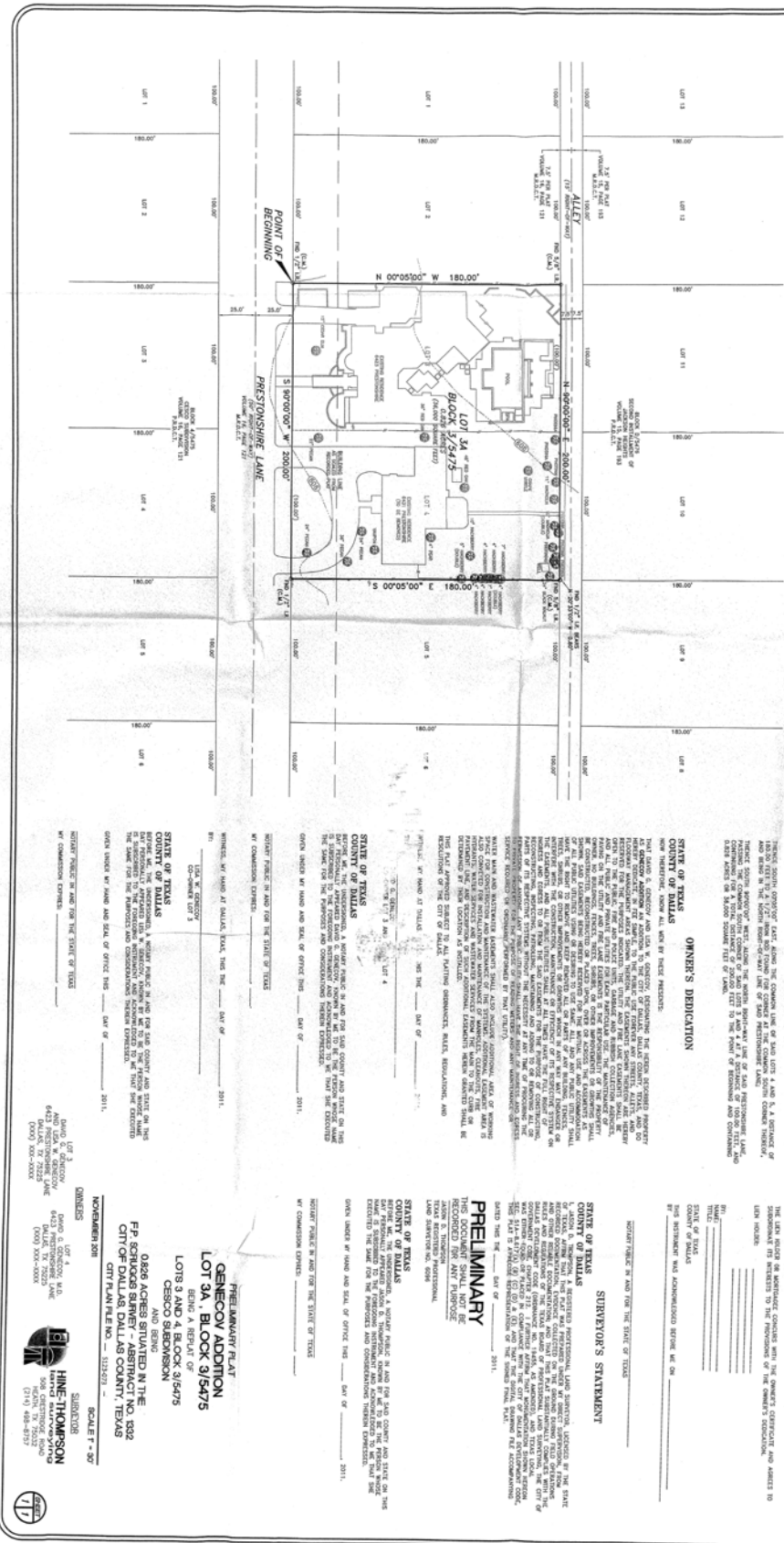
Notification List of Property Owners

S123-073

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6423 PRESTONSHIRE LN	GENECOV DAVID G & LISA W
2	6431 PRESTONSHIRE LN	GENECOV DAVID MD
3	6415 PRESTONSHIRE LN	CHASTAIN CATHERINE L
4	6439 PRESTONSHIRE LN	PARRISH JAMES L
5	6445 PRESTONSHIRE LN	JONES EDWIN GERALD
6	6406 PRESTONSHIRE LN	ZWEIG IDA ANN GOLMAN
7	6414 PRESTONSHIRE LN	RED OAK EQUITIES LTD SUITE 105
8	6422 PRESTONSHIRE LN	FEHERTY DAVID & ANITA
9	6430 PRESTONSHIRE LN	WAYMAN KAREN R
10	6438 PRESTONSHIRE LN	OWENS DONALD P & CARRAN C
11	6446 PRESTONSHIRE LN	FIEDLER ROBERT C & ELIZABETH J
12	6446 LUPTON DR	HO JAMES C & ALLYSON N
13	6438 LUPTON DR	CARUSO SUZANNE A
14	6430 LUPTON DR	MAYO STANLEY OWEN
15	6422 LUPTON DR	STEPHENS JOHN J & MICHELE L
16	6414 LUPTON DR	PEARSON LARRY A
17	6406 LUPTON DR	SLADE JARED M & KATHERINE C
18	6407 PRESTONSHIRE LN	SILVERMAN MICHAEL R & MARY M

Tuesday, February 12, 2013



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE FINAL SET OF PLANS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE CITY OF DALLAS AND DALLAS COUNTY, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND DALLAS COUNTY, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND DALLAS COUNTY, TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND DALLAS COUNTY, TEXAS.

LEGEND

CONTOUR LINE
 EASEMENT
 PLAT RECORD OF DALLAS COUNTY, TEXAS

STATE OF TEXAS

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described premises, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the same, and that I have executed the same for the purposes and consideration therein expressed.

WITNESSED MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

 OWNER

STATE OF TEXAS

OWNER'S DEDICATION

I, the undersigned, being the owner of the above described premises, do hereby dedicate the same to the public use of the City of Dallas, Texas, for the purposes and consideration therein expressed.

WITNESSED MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

 OWNER

STATE OF TEXAS

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WITNESSED MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

 OWNER

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2013****FILE NUMBER:** S123-075**Subdivision Administrator:** Paul Nelson**LOCATION:** 6506 Robin Rd. at Mockingbird Lane, northeast corner**DATE FILED:** January 29, 2013**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.971 Ac. **MAPSCO:** 25W**APPLICANT/OWNER:** Allegiant Custom Homes, LLC

REQUEST: An application to replat a 0.971 acre tract of land containing all of Lot 7 in City Block 3/4916 into two 13,994 square foot lots, and one 14,294 square foot lot on property located at 6506 Robin Road.

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

1. The existing subdivision was filed for record in the Dallas County Courthouse on November 26, 1935 prior to annexation into the City of Dallas.

DATE NOTICES SENT: 19 notices were sent to property owners within 200 feet of the property on February 4, 2013 with 0 replies received by February 12, 2013.

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..."

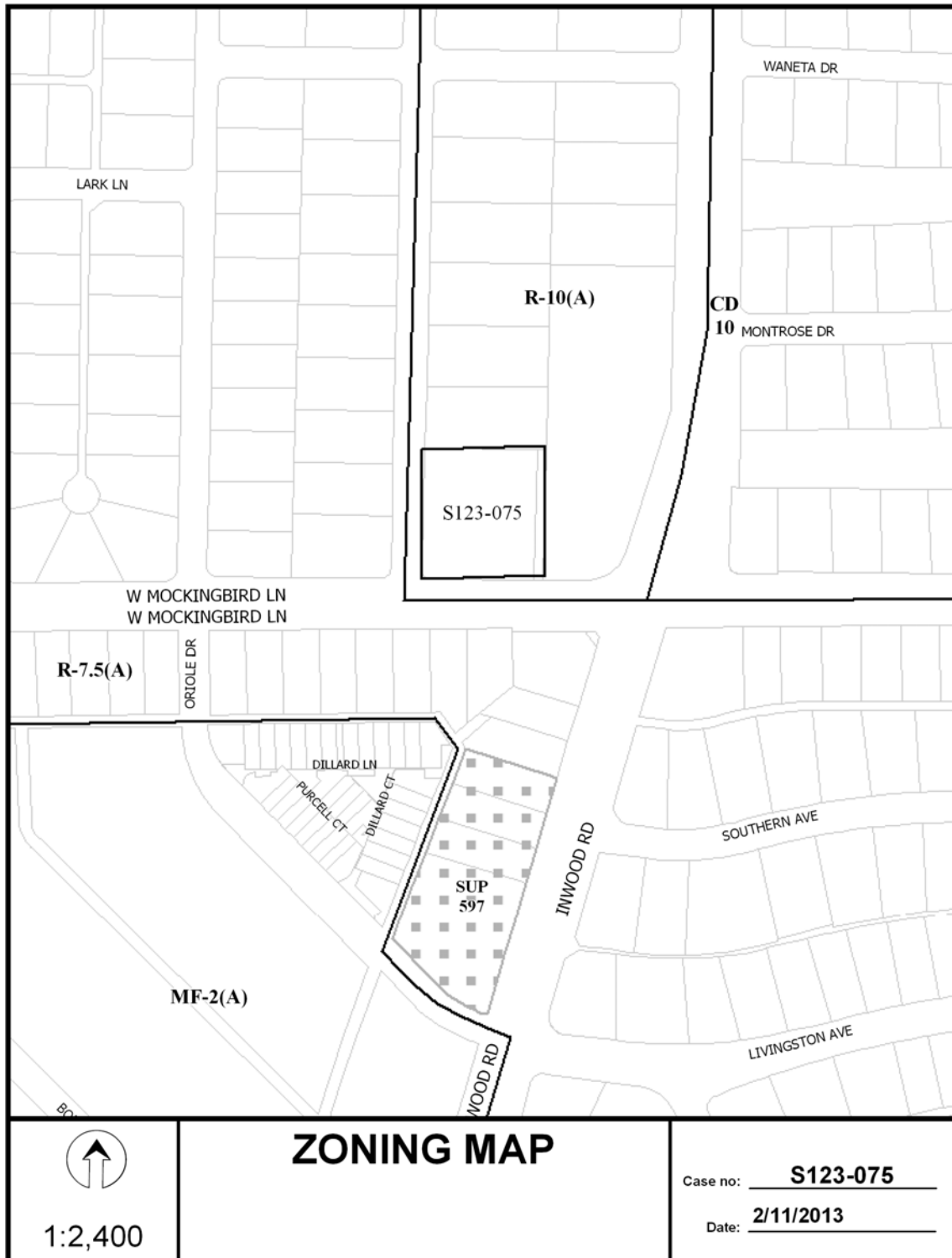
The request area lies within an R-10(A) area in which the tracts in the same block face consists of lots predominantly 40,000 square feet in size, but the ownership pattern is tracts 20,000 square feet in size.

The request is to create two 13,994 square foot lots, and one 14,294 square foot lot from a corner lot that is approximately 42,200 square feet in size. The staff has determined that the requested parcels comply with the lot area requirement of the R-10(A) District. The lots fronting along the east line of Robin Road in the same block face as the request have been divided by ownership, not by plat, into 100 foot wide tracts 20,000 square feet in size. The lots on the west line of the block are predominantly 85 feet in width and have a lot area of approximately 13,600 square feet in size.

Although the proposed lots fit the established parcel sizes of the lots on the west line of Robin Road, they do not comply with the platted lot area and pattern along the east line of Robin Road; therefore, staff recommends denial of the request. However, should the request be approved, staff recommends that the approval be subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement 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 3.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat dedicate 50 feet of right-of-way from the established center line of Mockingbird Lane.
13. On the final plat dedicate 15 foot by 15 foot corner clip at Mockingbird Lane and Robin Road.
14. On the final plat dedicate 28 feet of right-of-way from the established center line of Robin Road.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat verify the 9 foot Atmos easement along the east lot line.

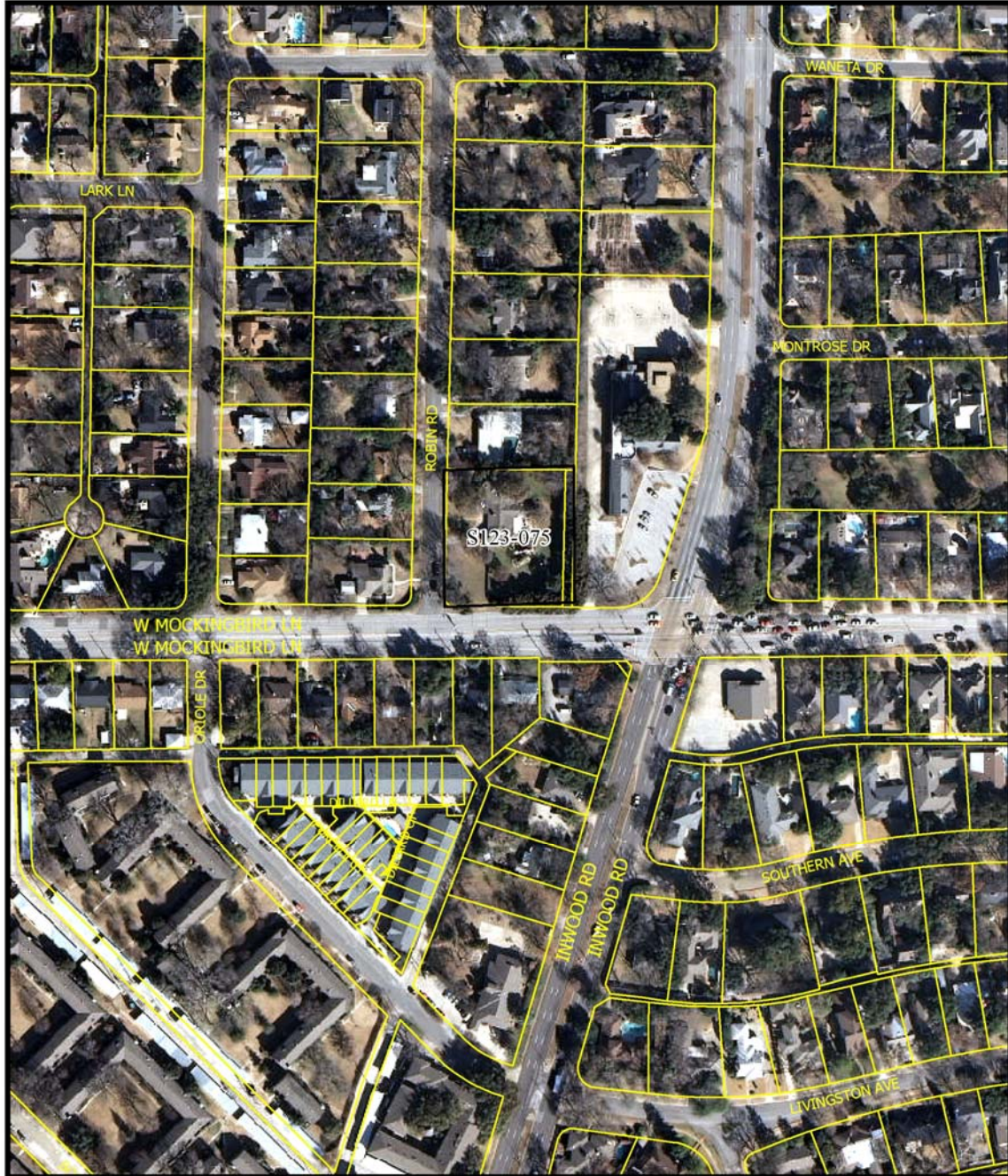


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ZONING MAP

Case no: S123-075

Date: 2/11/2013



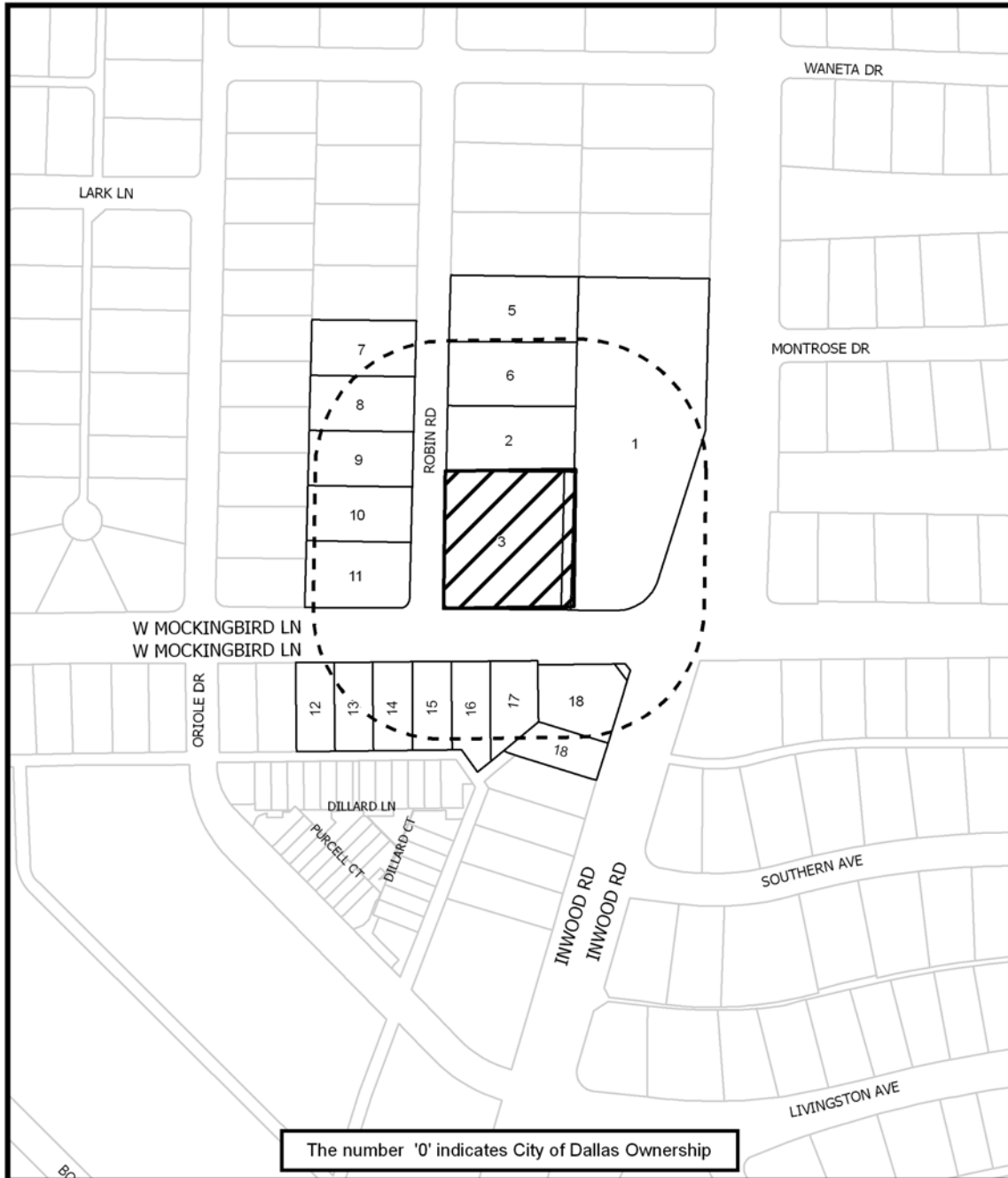
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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-075

Date: 2/11/2013



 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S123-075</u> Date: <u>2/11/2013</u>
200'	AREA OF NOTIFICATION					
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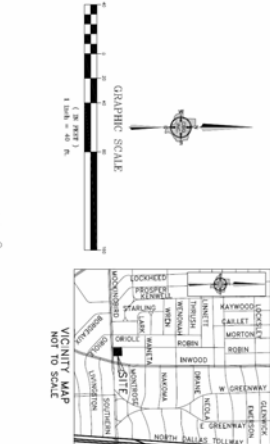
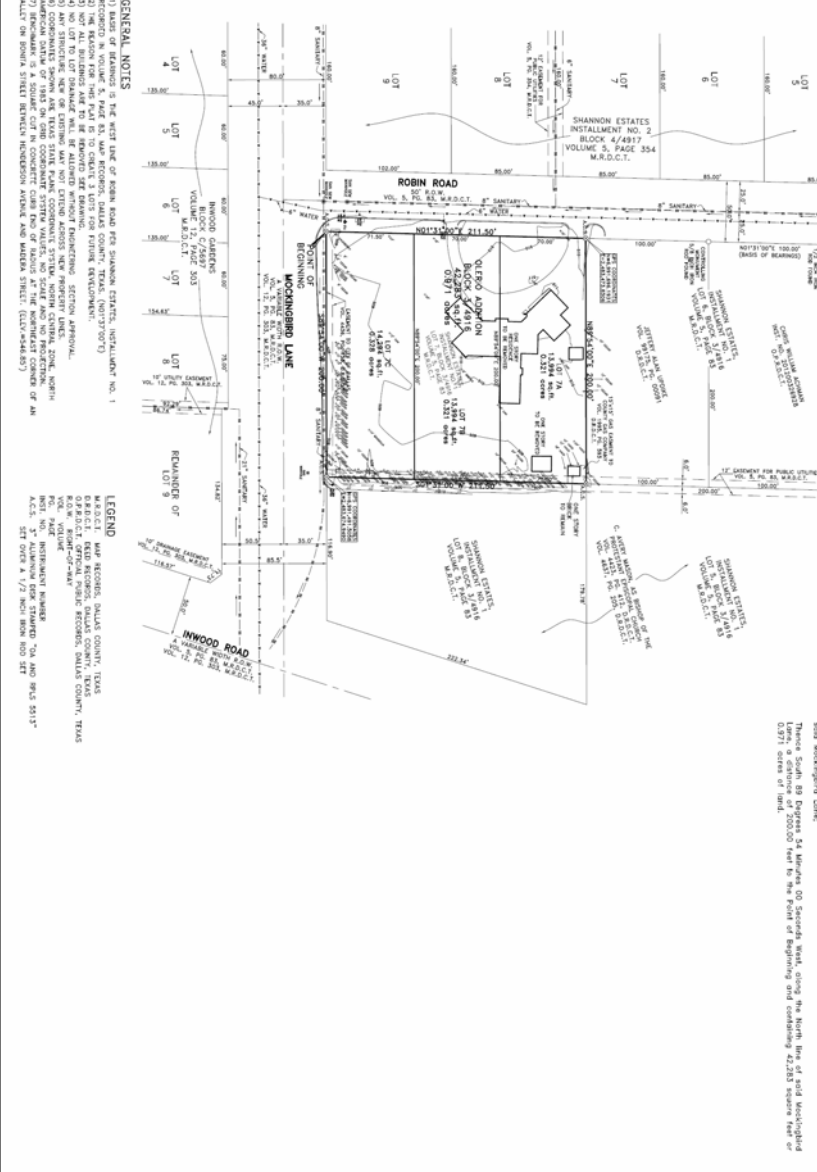
Notification List of Property Owners

S123-075

19 Property Owners Notified

Label #	Address	Owner
1	6529 INWOOD RD	CORPORATION OF EPISCOPAL DIOCESE OF DALLAS
2	6522 ROBIN RD	UPDIKE JEFFREY ALAN
3	6506 ROBIN RD	CLEVELAND BRUCE J
4	6516 ROBIN RD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
5	6608 ROBIN RD	PEARSON KENT
6	6530 ROBIN RD	DUERST JOHN A
7	6531 ROBIN RD	DAIN ROBERT N
8	6527 ROBIN RD	CATHEY CRAIG W & BARBARA J YOUNT
9	6519 ROBIN RD	FARMER JAMES H
10	6515 ROBIN RD	ESPINOSA OSCAR
11	6507 ROBIN RD	BERRY MURDINE
12	5112 MOCKINGBIRD LN	DAVIS ROSEMARY
13	5116 MOCKINGBIRD LN	SEITZ WILLIAM RAYMOND
14	5122 MOCKINGBIRD LN	MAGERS BRUCE TERRY
15	5126 MOCKINGBIRD LN	CONDON SEAN P &
16	5202 MOCKINGBIRD LN	MUELLER JOHN R & ROBERT R BRIGANCE
17	5208 MOCKINGBIRD LN	DODD ERNEST WAYNE
18	5214 MOCKINGBIRD LN	KOELZER RONALD J & KAREN G KOELZER
19	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

Tuesday, February 12, 2013



OWNER'S CERTIFICATE

STATE OF TEXAS

WHEATLEY, Attaguid Custom Homes, LLC, as the owners of a tract of land situated in the C.C. Cook Survey, Dallas, Texas, County of Dallas, State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas.

OWNER'S DECLARATION

WHEATLEY, Attaguid Custom Homes, LLC, being by and through their duly authorized agent, Lou...

STATE OF TEXAS

COUNTY OF DALLAS

Shirley Public be and for the State of Texas

STATE OF TEXAS

Attaguid Custom Homes, LLC

STATE OF TEXAS

Shirley Public be and for the State of Texas

STATE OF TEXAS

Shirley Public be and for the State of Texas

FILE NUMBER: M123-008

DATE FILED: January 7, 2013

LOCATION: South Line of River Oaks Road, East of South Central Expressway

COUNCIL DISTRICT: 5

MAPSCO: 67 A, E, F

SIZE OF REQUEST: Approx. 50.83 Acres

CENSUS TRACT: 202

APPLICANT/OWNER: Hope Agri Products, Inc.

REPRESENTATIVE: Michael R. Coker

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Site Plan

On March 24, 1999 the City Council passed Ordinance No. 23829 which established Specific Use Permit No. 1382 for a Processing use on property at the above location. The SUP was subsequently amended by Ordinance Nos. 25224 and 27510 providing for a revised site plan and conditions. It should be noted that PDD No. 540 permits this use by SUP.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for the following:

- 1) location of fueling area for applicant's vehicles;
- 2) removal of small structure and unused water tower;
- 3) expanded area for specific operations (hopper and shaker/separator equipment);
- 4) revised caretaker's quarters notation (224 sf);
- 5) addition of 160 sf storage building; and
- 6) new 16 foot-tall water tower

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the requirements for consideration of the request.

STAFF RECOMMENDATION: Approval



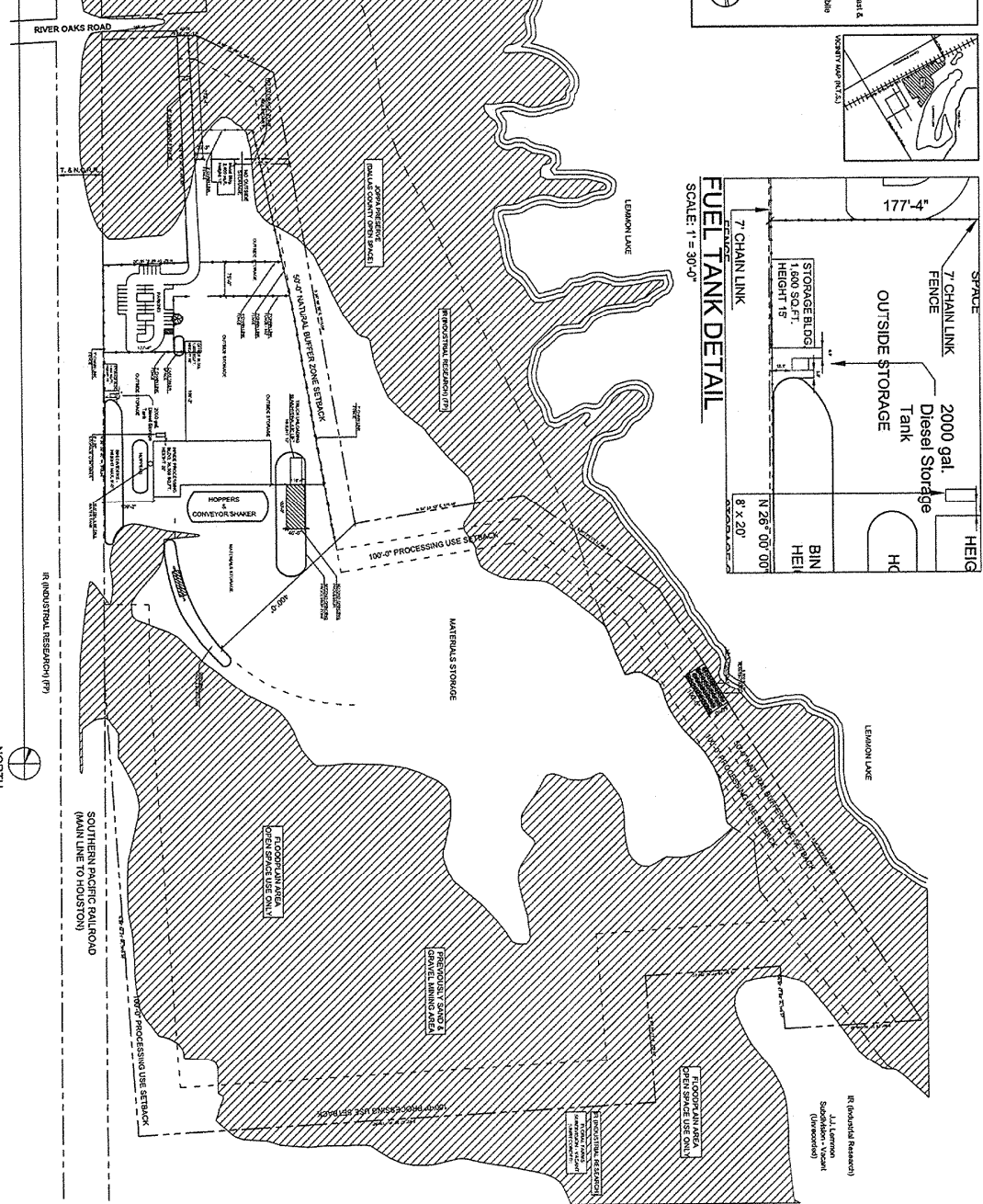
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ZONING MAP

Case no: M123-008

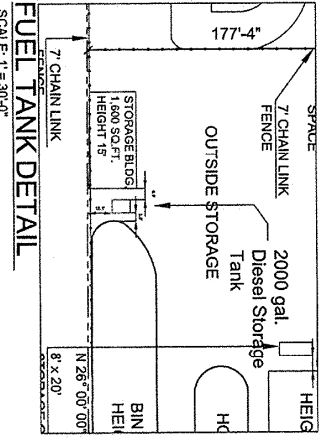
Date: 1/31/2013

A SITE PLAN
SCALE: 1" = 100'-0"



NOTES:
 Total Site Area: 224,518 sq.ft.
 Total Building Area: 60,833 sq.ft.
 Total Parking Area: 47,189 sq.ft.
 Lot Coverage: 14%
 Parking Spaces: 39
 Van HOV: 1
 Progress Schedule:
 Related Natural Dike 50 ft. in width for East & West Property Property Lines
 "Chainline Space" reference is 224 ft. inside
 value

LEGEND:
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DATE: 01/21/09
 DRAWN BY: MRC
 CHECKED BY: MRC
 PROJECT: 2123
 SHEET: S-1

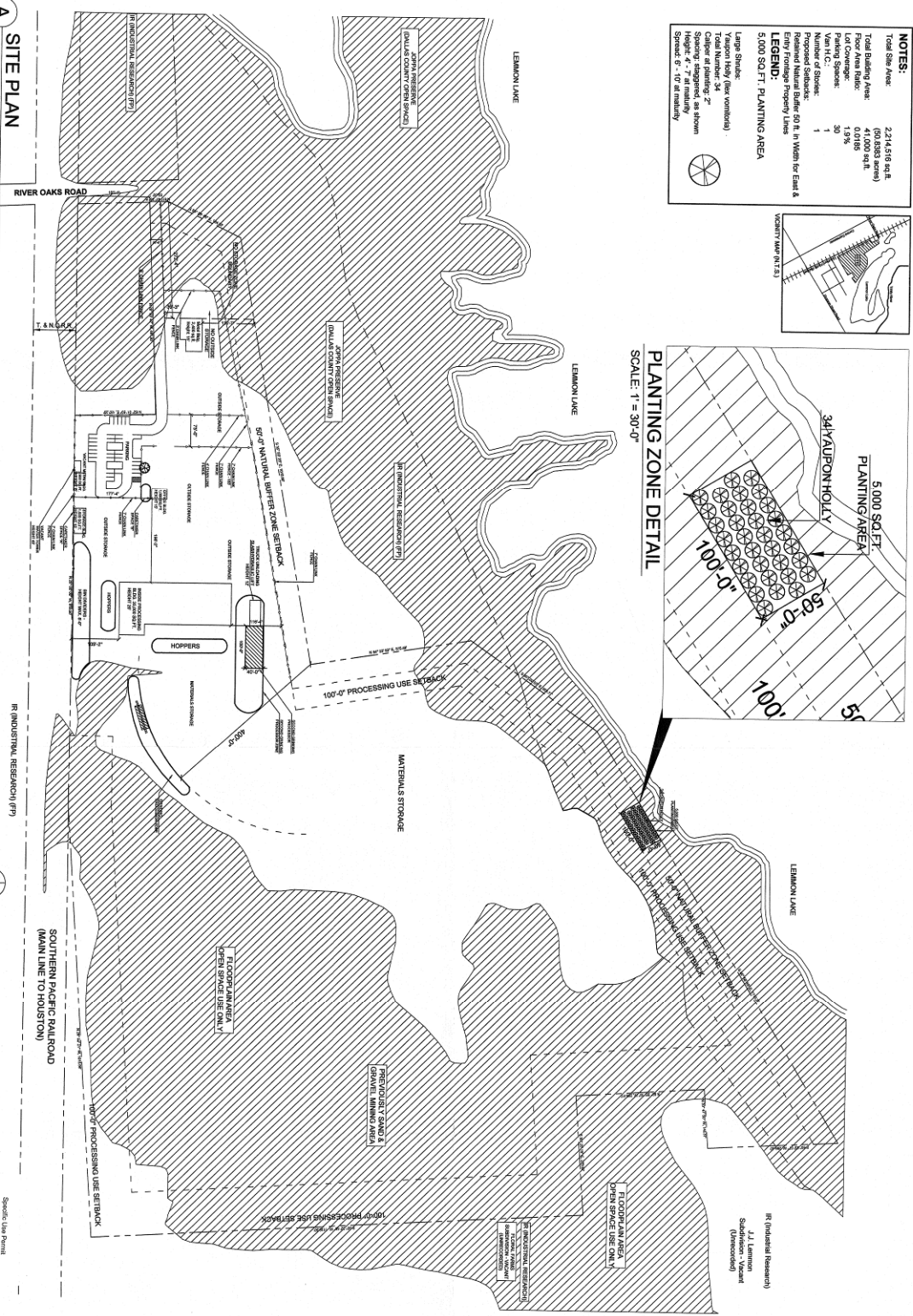
Revised/Revisions

NO.	DATE	DESCRIPTION
1	01/21/09	ISSUE FOR PERMITTING
2	01/21/09	REVISED PER PERMITTING
3	01/21/09	REVISED PER PERMITTING
4	01/21/09	REVISED PER PERMITTING
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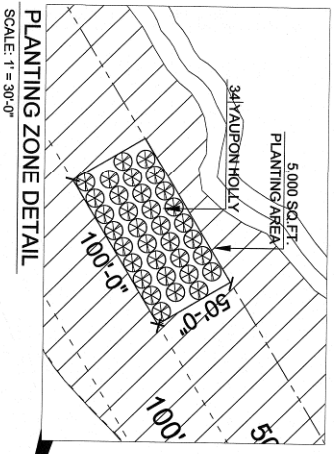
HOPE AGRI PRODUCTS
 4930 RIVER OAKS ROAD
 DALLAS, TEXAS



A SITE PLAN
SCALE: 1" = 100'-0"



NOTES:
 Total Site Area: 2,244,919 sq ft
 Total Building Area: 7,000 sq ft
 Floor Area Ratio: 41,000 sq ft
 Lot Coverage: 0.0118
 Impervious Surface: 3.19%
 Van H.C.: 2
 Number of Stacks: 1
 Proposed Water Buffer: 50 ft in Width for Each Stack
 Entry Fencing Property Lines
LEGEND:
 5,000 SQ FT PLANTING AREA
 Large Stack
 Stack
 Chiller at Planting
 Stormwater Equipment as shown
 2" Water Main
 6" Water Main
 12" Water Main
 18" Water Main
 24" Water Main
 36" Water Main
 48" Water Main
 60" Water Main
 72" Water Main
 84" Water Main
 96" Water Main
 108" Water Main
 120" Water Main
 132" Water Main
 144" Water Main
 156" Water Main
 168" Water Main
 180" Water Main
 192" Water Main
 204" Water Main
 216" Water Main
 228" Water Main
 240" Water Main
 252" Water Main
 264" Water Main
 276" Water Main
 288" Water Main
 300" Water Main



Planning: Hope Agri S
 Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]
 Scale: [Scale]

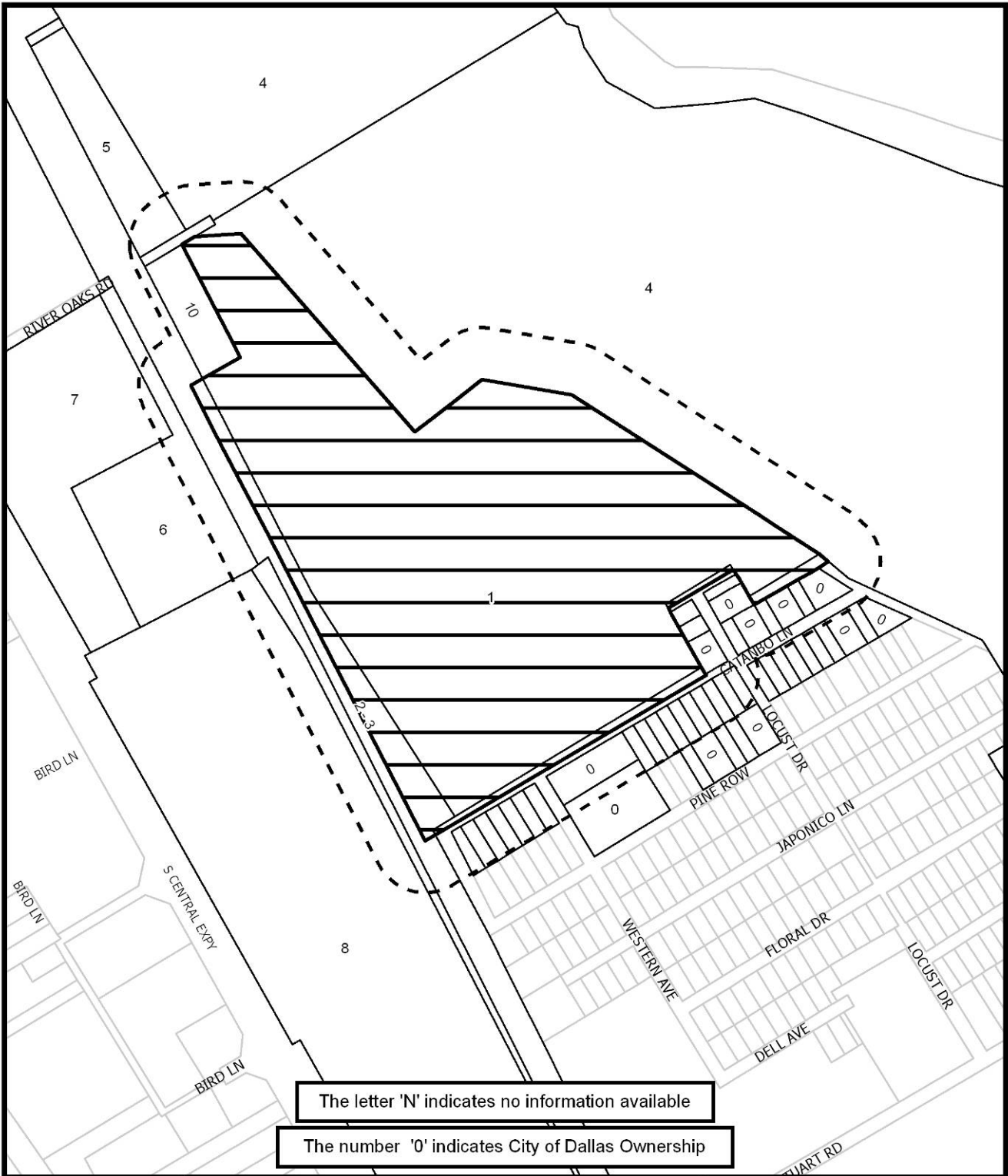
Approved:
 [Signature]
 [Title]
 [Date]

09 08 49
 27510
ZD589-108

No.	Date	Description
01	08/08/19	Initial
02	08/29/19	Revision
03	09/03/19	Revision
04	09/03/19	Revision
05	09/03/19	Revision
06	09/03/19	Revision
07	09/03/19	Revision
08	09/03/19	Revision
09	09/03/19	Revision
10	09/03/19	Revision
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95	09/03/19	Revision
96	09/03/19	Revision
97	09/03/19	Revision
98	09/03/19	Revision
99	09/03/19	Revision
100	09/03/19	Revision

HOPE AGRI PRODUCTS
 4930 RIVER OAKS ROAD
 DALLAS, TEXAS





The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

200'

AREA OF NOTIFICATION

10

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-008**

Date: **1/31/2013**

1/31/2013

Notification List of Property Owners

M123-008

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4930 RIVER OAKS RD	HOPE AGRI PRODUCTS INC
2	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
4	4911 RIVER OAKS RD	County of Dallas ATTN COUNTY CLERK
5	4911 RIVER OAKS RD	VILLAGRAN FILEMON
6	8800 CENTRAL EXPY	OCCIDENTAL CHEMICAL CORP PROPERTY TAX
DE		
7	8800 CENTRAL EXPY	8800 SCE LP
8	9000 CENTRAL EXPY	UTSI FINANCE INC
9	8900 CENTRAL EXPY	SOUTHERN PACIFIC TRANS CO % UNION PACIFI
10	4912 RIVER OAKS RD	MITCHELL RALPH POSEY

FILE NUMBER: Z112-314(RB)

DATE FILED: September 4, 2012

LOCATION: Southeast line of Metromedia Place, south of State Highway 183

COUNCIL DISTRICT: 6

MAPSCO: 33 T

SIZE OF REQUEST: Approx. 35,545 Sq. Ft.

CENSUS TRACT: 100

APPLICANT/OWNER: ARA Refining, LLC

REPRESENTATIVE: Michael R. Coker

REQUEST: An application for a Planned Development District for an Industrial (inside) potentially incompatible use limited to metal refining and IR Industrial Research District Uses on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to utilize the existing improvements for metal refining of precious metals and stones.

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

BACKGROUND INFORMATION:

- The request site is developed with a 21,760 (approx.) square foot vacant commercial structure. Surface parking exists between the front façade and the property line.
- The applicant proposes to utilize the property for a potentially incompatible industrial use for metal refining of precious stones and metals. It is the applicant’s intent to relocate the existing operation from its current location (northwest Dallas area).
- The proposed use is only permitted in an IM District by specific use permit, thus one of the two reasons for the applicant’s request for a PDD: 1) allow the use by right, and 2) provide for an alternate off-street parking requirement for the proposed use.
- The underlying IR District Uses will be retained in the requested PDD.

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

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Metromedia Place	Local; 60’ ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered an Industrial Area. Industrial 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.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a vacant commercial building with surface parking between the front façade and property line. The applicant proposes to utilize the property for a potentially incompatible industrial use for metal refining of precious stones and metals. While this use is not permitted by the underlying IR District, it is permitted by SUP in an IM District. As a result, the applicant's request is two-fold: 1) allow the use by right, and 2) provide for an alternate off-street parking requirement for the proposed use.

The predominate land use in the immediate area consists of commercial/inside industrial uses and office uses. An abandoned section of railroad right-of-way abuts the site's southern property line.

While the proposed use category can include various types of sub uses, staff is recommending the use category be limited to the refining of precious metals and stones. Additionally, outside storage functions will be prohibited. Lastly, the underlying IR District Uses will be retained.

Another option to provide for the request is rezone the property to an IM District, which permits the use by SUP, however there are certain uses that are permitted in an IM District that could prove incompatible with the surrounding uses. As was the situation with a similar request, deed restrictions were volunteered to prohibit those uses, however, the applicant was still able to provide off-street parking to support the request. In this situation, the property was developed for a warehouse use, which requires less off-street parking than that of the proposed use. As a result, a parking study was provided and the most efficient vehicle in which to provide for the request is a PDD.

As a result of this analysis, staff supports the request, subject to the attached development plan and conditions.

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

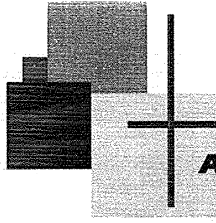
Off-Street Parking: As noted above, one of the reasons for a PDD is to consider an alternative off-street parking requirement for the proposed use. The proposed use

requires one space for each 600 square feet of floor area, thus requiring 36 spaces for the 21,760 square foot structure. Staff has received the requested study and determined a reduced off-street parking requirement is warranted as the use has been found to generate a larger employee to floor area ratio than generally found for similar inside industrial uses. The study is heavily influenced on the operational characteristics and parking demand of the applicant's current location. Lastly, there are no typical retail functions associated with this commercial use, which tend to generate additional parking demands during normal business hours.

It should be noted that other permitted uses will require off-street parking as required by the Dallas Development Code.

Landscaping: The site possesses minimal landscaping materials, and is fairly consistent with the lack of landscaping found in the immediate area. The request does not trigger, nor is staff recommending, additional landscaping.

Environmental: This general area is protected by the Trinity River levee. While the site consists of the above referenced structure and surface parking area, no additional improvements are anticipated.



ARA

AMERICAN RECYCLING ASSOCIATES

TO WHOM IT MAY CONCERN:

List of Principals, Officers, Executives for A.R.A. as of August 31, 2012

Nicki Emehiser	Co-Owner	34%
Don Kilgore	Co-Owner	33%
John Kilgore	Co-Owner	33%

This concludes all officers, principals, and executives for A.R.A.

Z112-314

**STAFF RECOMMENDED CONDITIONS FOR A PLANNED
DEVELOPMENT DISTRICT**

SEC. 51P ____ .101. LEGISLATIVE HISTORY.

PD _ was established by Ordinance No. __, passed by the Dallas City Council on _.

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

PD _____ is established on property generally located on the southeast line of Metromedia Place, south of State Highway 183. The size of PD ____ is approximately 35,545 square feet.

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit __A: development plan.

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

(a) For an industrial (inside) potentially incompatible use limited to metal refining, development and use of the Property must comply with the development plan (Exhibit __A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

(b) Industrial (inside) potentially incompatible use limited to metal refining is permitted by right.

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

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the IR Industrial Research District apply.

(b) Floor area. For an industrial (inside) potentially incompatible use limited to metal refining, maximum floor area is 21,760 square feet.

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

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

(b) For an industrial (inside) potentially incompatible use limited to metal refining, one space for each 1,028 square feet of floor area is required.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) In general. Landscaping must be provided in accordance with Article X.
- (b) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

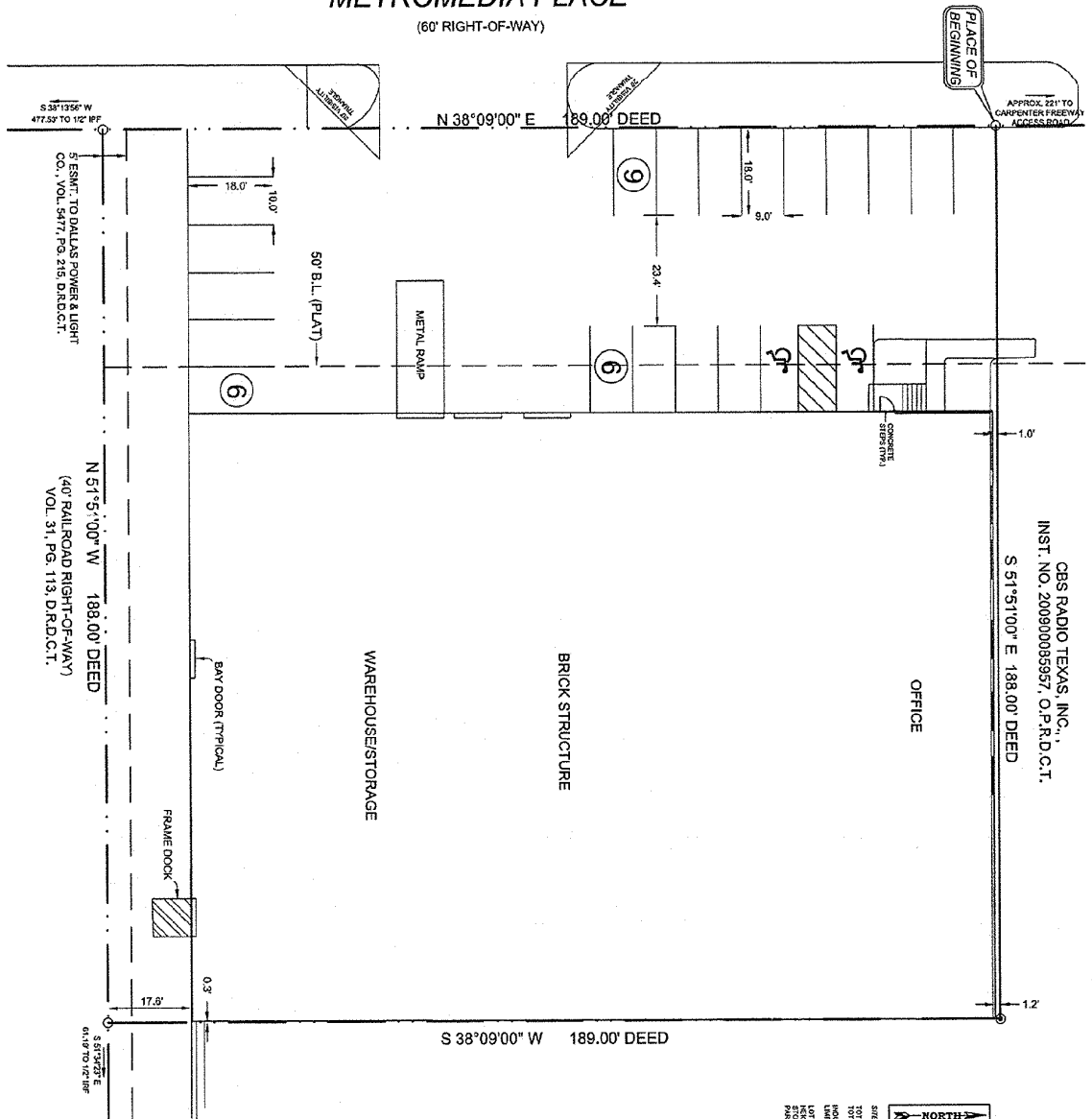
- (a) Outside storage is prohibited.
- (b) The Property must be properly maintained in a state of good repair and neat appearance.
- (c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

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

METROMEDIA PLACE

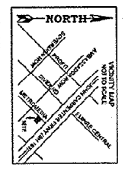
(60' RIGHT-OF-WAY)



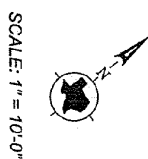
ESMT TO DALLAS POWER & LIGHT CO., VOL. 5477, PG. 215 D.R.D.C.T.

N 51°51'00" W 188.00' DEED (40' RAILROAD RIGHT-OF-WAY) VOL. 31, PG. 113, D.R.D.C.T.

CBS RADIO TEXAS, INC., INST. NO. 200900089597, O.P.R.D.C.T. S 51°51'00" E 188.00' DEED



SIZES
TOTAL SITE AREA: 21,985 S.F.
TOTAL BUILDING AREA: 12,785 S.F.
INDUSTRIAL ZONING POTENTIALLY INAPPLICABLE USE.
LOT COVERAGE = 58%
LOT AREA = 21,985 S.F.
LOT FRONT = 211 FEET
Paved/Impervious = 1 SPACE PER 1,000 S.F.



SCALE: 1" = 10'-0"

Issue Date: 08/01/12
Order Contract: 2124
Reviewed By: HRC
Drawn By: KCS
Drawing Number: **D-1**
METROMEDIA ENGINEERING & ARCHITECTURE
1050 METROMEDIA PLACE, SUITE 1000
DALLAS, TEXAS 75241-1000
TEL: 214-750-1000
WWW.METROMEDIAENGINEERING.COM

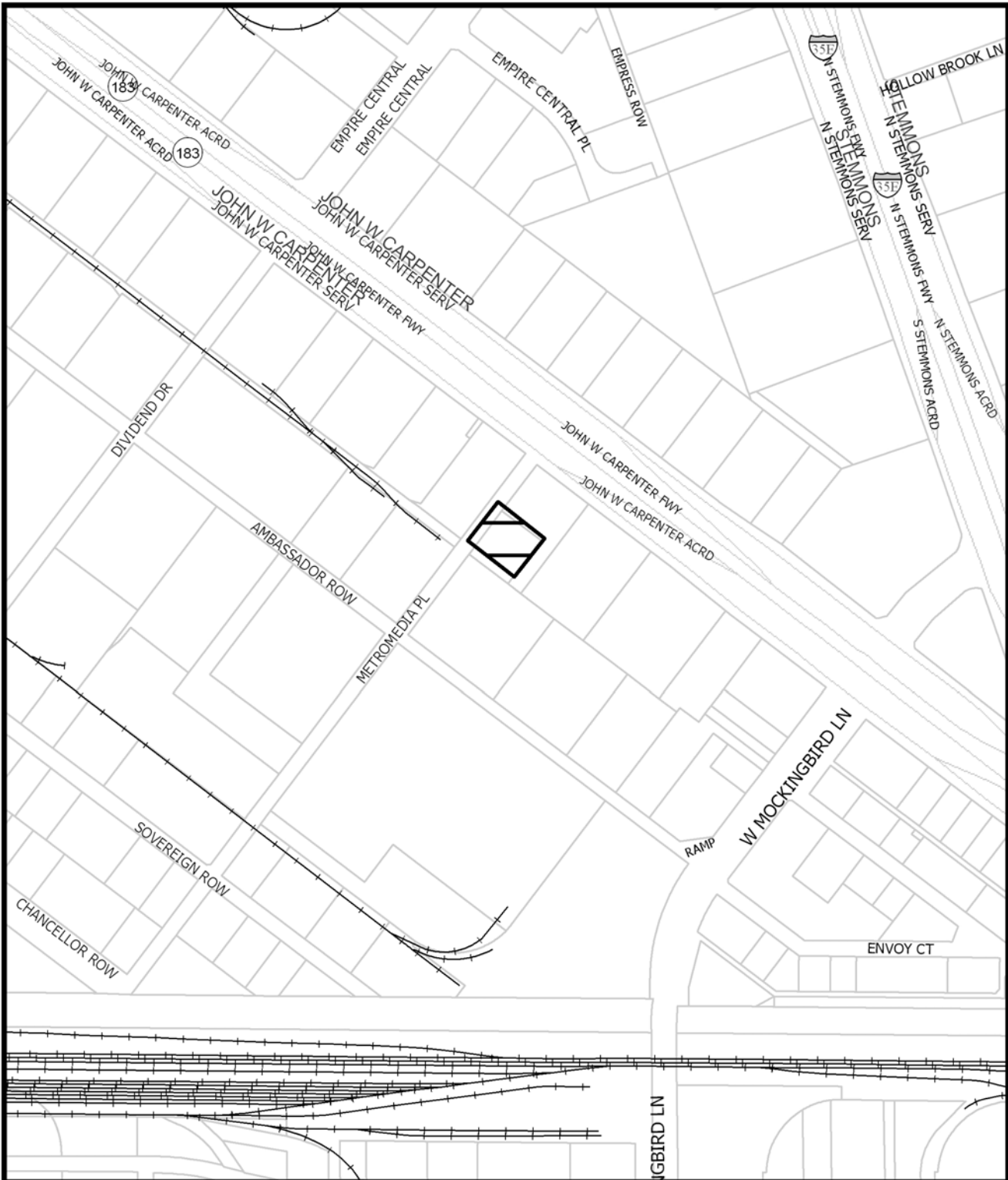
Z112-314(RB)
DEVELOPMENT PLAN

Issue/Revision	NO.	DATE	DESCRIPTION
1	01	08/01/12	ISSUED FOR PERMITS
2	02	08/01/12	REVISIONS
3	03	08/01/12	REVISIONS
4	04	08/01/12	REVISIONS
5	05	08/01/12	REVISIONS

1050 METROMEDIA PLACE
AMERICAN RECYCLING ASSOCIATES
BLOCK 45/7940
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Michael R. Coker Company
1050 METROMEDIA PLACE
DALLAS, TEXAS 75241-1000
TEL: 214-750-1000
WWW.MICHAELR. COKER.COM

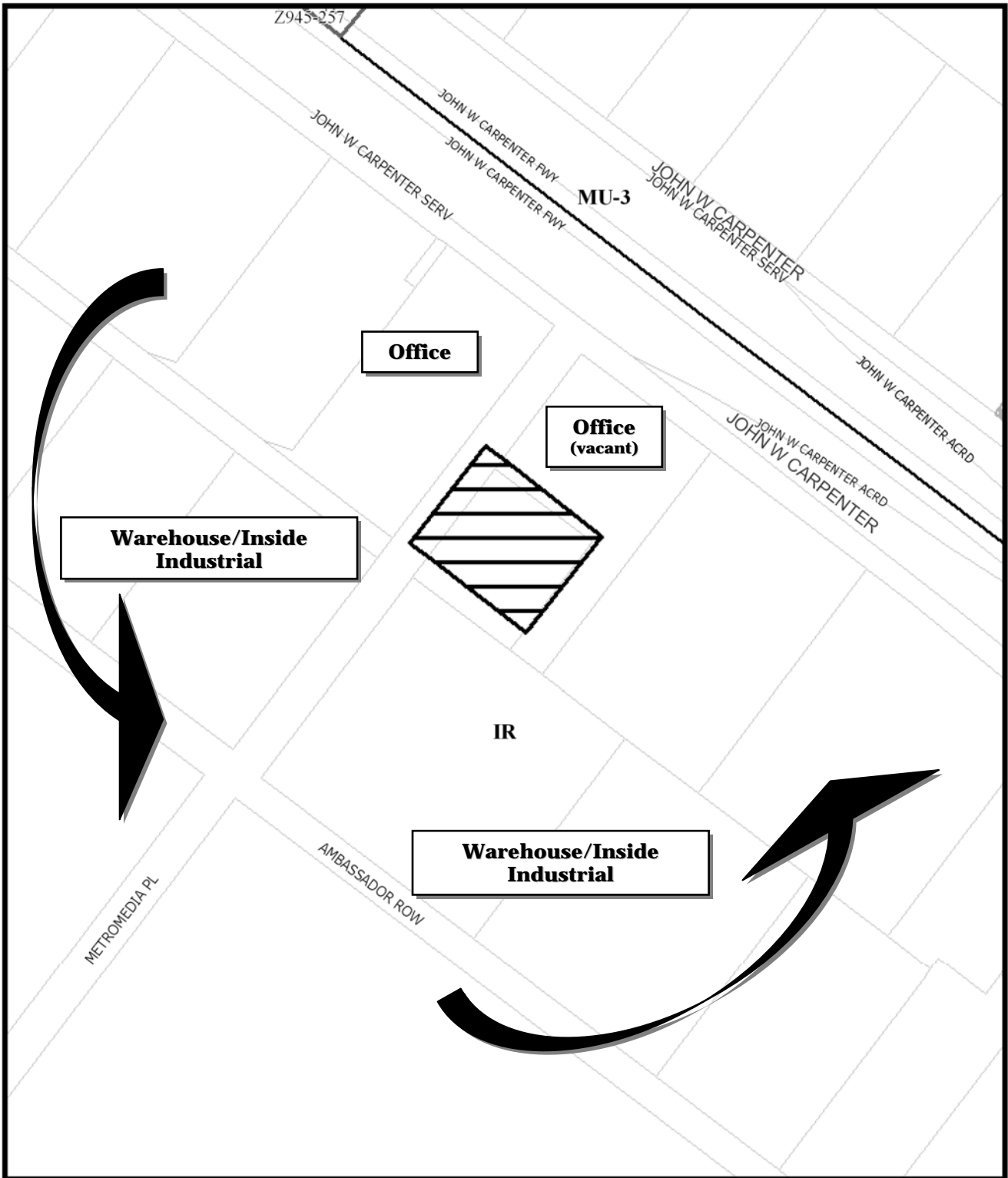





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VICINITY MAP

Case no: **Z112-314**
 Date: **11/9/2012**




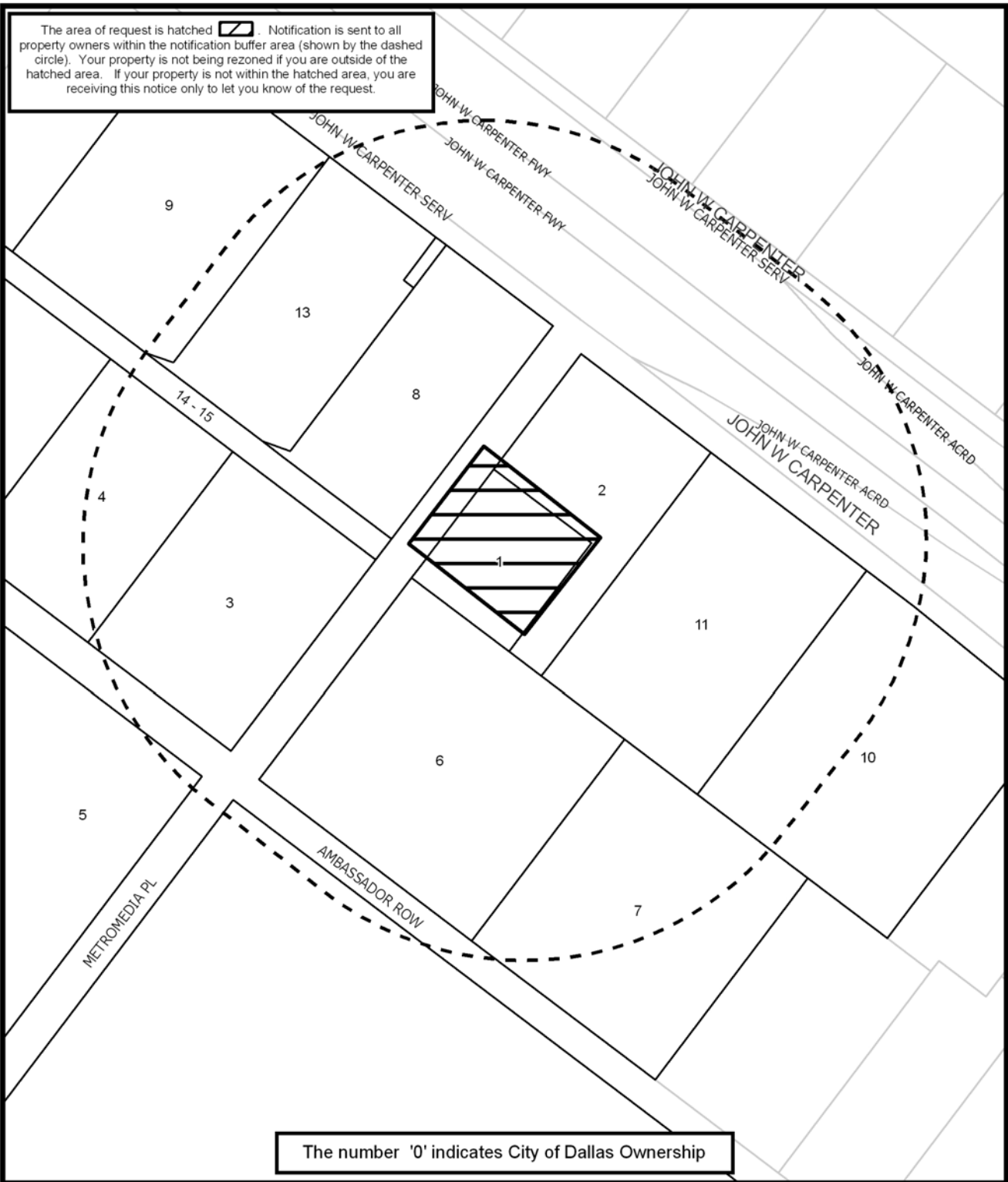
1:2,400

ZONING AND LAND USE

Case no: Z112-314

Date: 11/9/2012

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

NOTIFICATION

500' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-314
 Date: 11/9/2012

11/9/2012

Notification List of Property Owners***Z112-314******15 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1050 METRO MEDIA PL	SCI LTD PARTNERSHIP II
2	7901 JOHN W CARPENTER FWY	CBS RADIO TX INC
3	8000 AMBASSADOR ROW	TELOTSCHER ERIC & RACHEL TR ERIC T & RACHEL
4	8120 AMBASSADOR ROW	ACRES OF SUNSHINE, LTD SUITE 100
5	999 METRO MEDIA PL	METRO MEDIA REALTY HOLDINGS LLC SUITE 12
6	7900 AMBASSADOR ROW	ESOR GROUP PARTNERS LTD
7	7600 AMBASSADOR ROW	SAF SALES INC
8	8001 JOHN W CARPENTER FWY	KDAF TV WB 33
9	8231 JOHN W CARPENTER FWY	HOLT TEXAS LTD
10	7611 JOHN W CARPENTER FWY	AMERICAN CYANAMID CO % CARPENTER
FRWY JV		
11	7777 JOHN W CARPENTER FWY	FOUR SEVENS CARPENTER PARTNERS LTD
12	7601 AMBASSADOR ROW	INTERCHANGE DIST LTD PS ATTN: DALLAS
13	8101 JOHN W CARPENTER FWY	8101 CARPENTER FRWY PTNS % LAURENCE
E SY		
14	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
15	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC

FILE NUMBER: Z123-133(RB)

DATE FILED: November 18, 2012

LOCATION: South Line of Highland Hills Drive, between Bonnie View Road and Baraboo Drive

COUNCIL DISTRICT: 8

MAPSCO: 66 Q,U

SIZE OF REQUEST: Approx. 4.852 Acres

CENSUS TRACT: 202

APPLICANT: Stefan Kesler

REPRESENTATIVE: Frank Mills

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a Library, art gallery, or museum, limited to a public library, on property zoned an R-5(A) Single Family District and termination of Specific Use Permit No. 487 for a YMCA.

SUMMARY: The applicant proposes to develop the site with a public library. Additionally, Specific Use Permit No. 487 will be terminated to make way for the proposed library.

STAFF RECOMMENDATION: Approval for a permanent time period, subject to a site plan and conditions, and approval of the termination of Specific Use Permit No. 487.

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant proposes to develop the site with a public library.
- In conjunction with the application, the applicant has requested termination of Specific Use Permit No. 487 for a YMCA, adopted by the City Council on November 12, 1969. This approved use was never constructed.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z090-145	On June 23, 2010, the City Council approved a CR District, subject to volunteered deed restrictions.

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Bonnie View Road	Minor Arterial; 60' & 60' ROW
Highland Hills Drive	Local; 50' ROW
Baraboo Drive	Local; 50' ROW

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1	Use Vision Building Blocks as a general guide for desired development patterns.
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Land Use Compatibility: The request site is undeveloped. The applicant proposes to develop the site with a public library (Highland Hills Branch) possessing 19,570 square feet of floor area. The eastern third of the site will be void of structures but will be enhanced with native vegetation and publicly accessible walkways and seating areas. In conjunction with the request, the applicant is requesting termination of SUP No. 487 for a YMCA.

The site is located within a predominately residentially zoned area. The predominate housing stock consists of single family structures, with the exception of a multifamily complex to the north. A child-care facility (SUP No. 464) and fire station are found along the Bonnie View Road frontage across from the site's north and south corners, respectively, and a church developed on property zoned an NO(A) District to the west.

The site possesses a subtle rise in elevation (approx. seven feet) from north to south which in conjunction with the building's orientation and landscaped open areas will provide for an enjoyable pedestrian experience. DART bus stops are found along both the Bonnie View Road and Highland Hills rights-of way.

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.

As a result of staff's analysis, support is provided subject to the attached site plan and conditions. Additionally, staff supports the termination of SUP No. 487.

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

Landscaping: The development will require compliance with Article X landscape regulations. Additionally, the applicant has provided for a specific focus for publicly

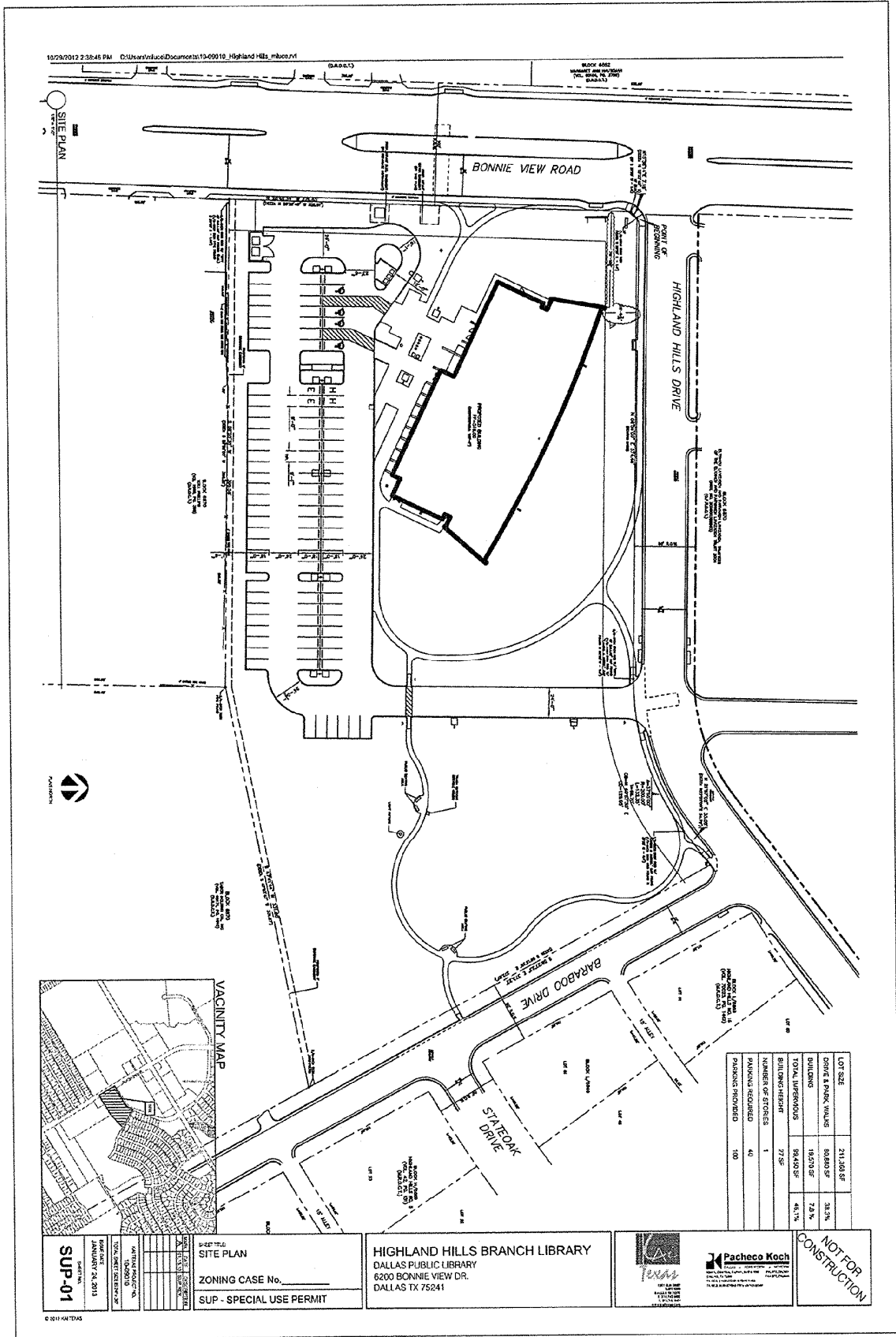
Z123-133(RB)

accessible open space. In excess of one acre of land in the eastern half of the site will be devoted to pedestrian paths, seating areas, and other amenities.

Off-Street Parking: Any permitted use will require parking per the Dallas Development Code. The site plan incorporates both electric charging stations (two) as well as hybrid-designated spaces (two).

CONDITIONS FOR AN SUP FOR A PUBLIC LIBRARY

1. USE: The only use authorized by this specific use permit is a library, art gallery, or museum limited to a public library.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



SECTION 1. That the basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter described, which is presently zoned Residential-5,000 square feet with Specific Use Permit #214 for a hospital, and which shall be used under Specific Use Permit No. 487 for a Y.M.C.A., po-wit:

BEING part of City Block 6870 and further described as follows:

BEGINNING at the intersection of the northeast line of Bonnie View Road with the southeast line of Highland Hills Drive, said point being the south corner of Block A/6870, Coston Arms Apartments, an addition to the City of Dallas, Texas;

THENCE N 59° 55' E along the southeast line of Highland Hills Drive 398.51 feet to beginning point of curve;

THENCE along a curve to the left having a radius of 200 feet, a central angle of 37° 55' a distance of 132.35 feet to end of curve;

THENCE N 22° 00' E 34.79 feet to corner;

THENCE S 59° 30' E along the southwest line of Baraboo Drive 373.15 feet to corner;

THENCE S 47° 41' W 331.48 feet to corner;

THENCE S 59° 55' W 416.29 feet to corner;

THENCE N 28° 41' W along the northeast line of Bonnie View Road parallel with and 30.0 feet northeast of the center line of Bonnie View Road 331.80 feet to place of beginning.

This tract of land contains 5.000 acres of land.

SECTION 2. That this Specific Use Permit No. 487 for a Y.M.C.A. with reference to the hereinabove described property, authorized by Section 10 of said Ordinance, is approved and granted upon the following express conditions, and adopted as part of Section 34, of the Zoning Ordinance:

1. Site Plan: That prior to the issuance of building permit, a site plan shall be approved by the City Plan Commission.
2. Dedication: That prior to the issuance of a building permit, dedication shall be made to provide for 50 feet of right-of-way from the centerline of Bonnie View Road.
3. Parking: Off-street parking shall be provided at the ratio of one parking space for each 100 square feet of floor area.
4. Lighting: That no night lighting shall be allowed for baseball diamonds.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.

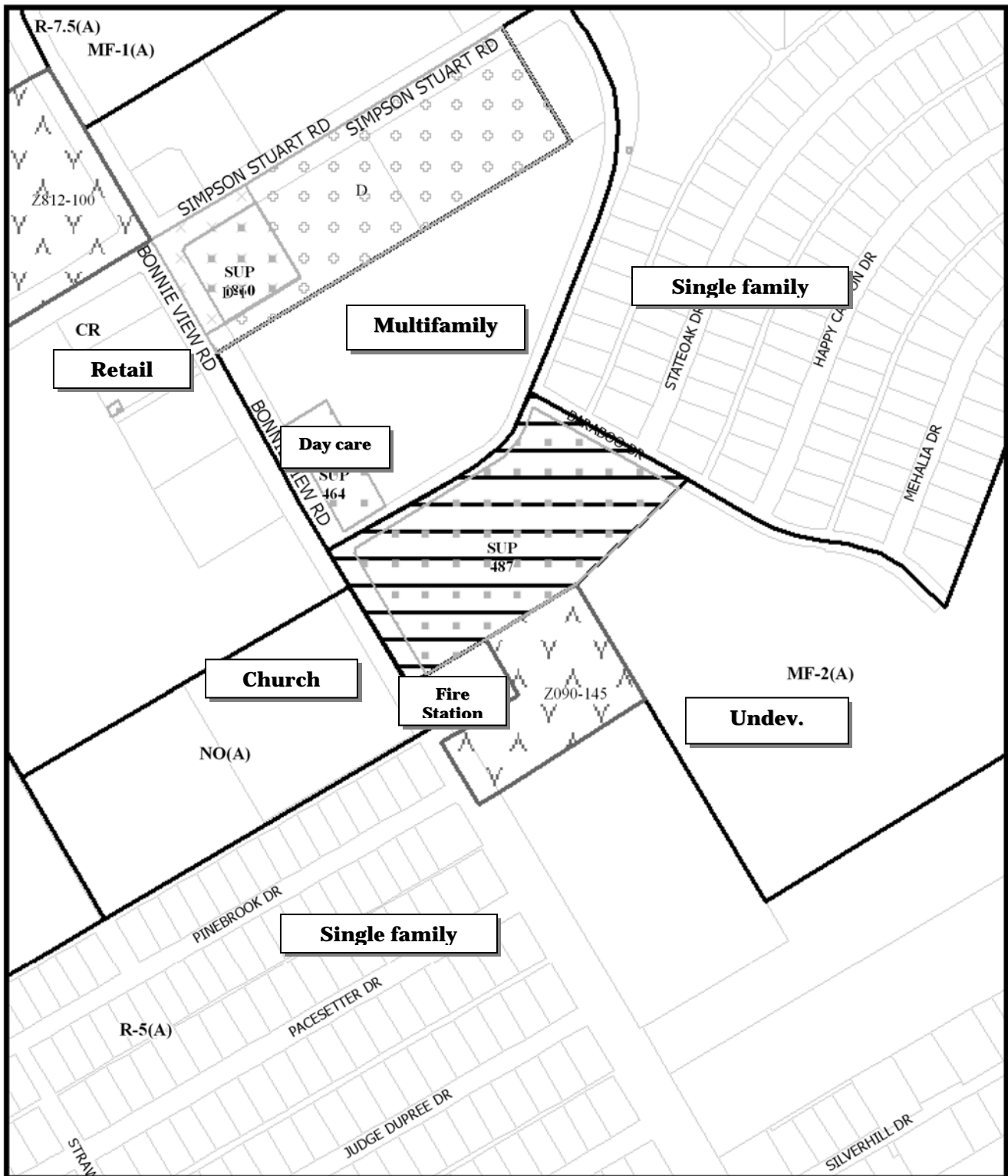



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VICINITY MAP

Case no: **Z123-133**

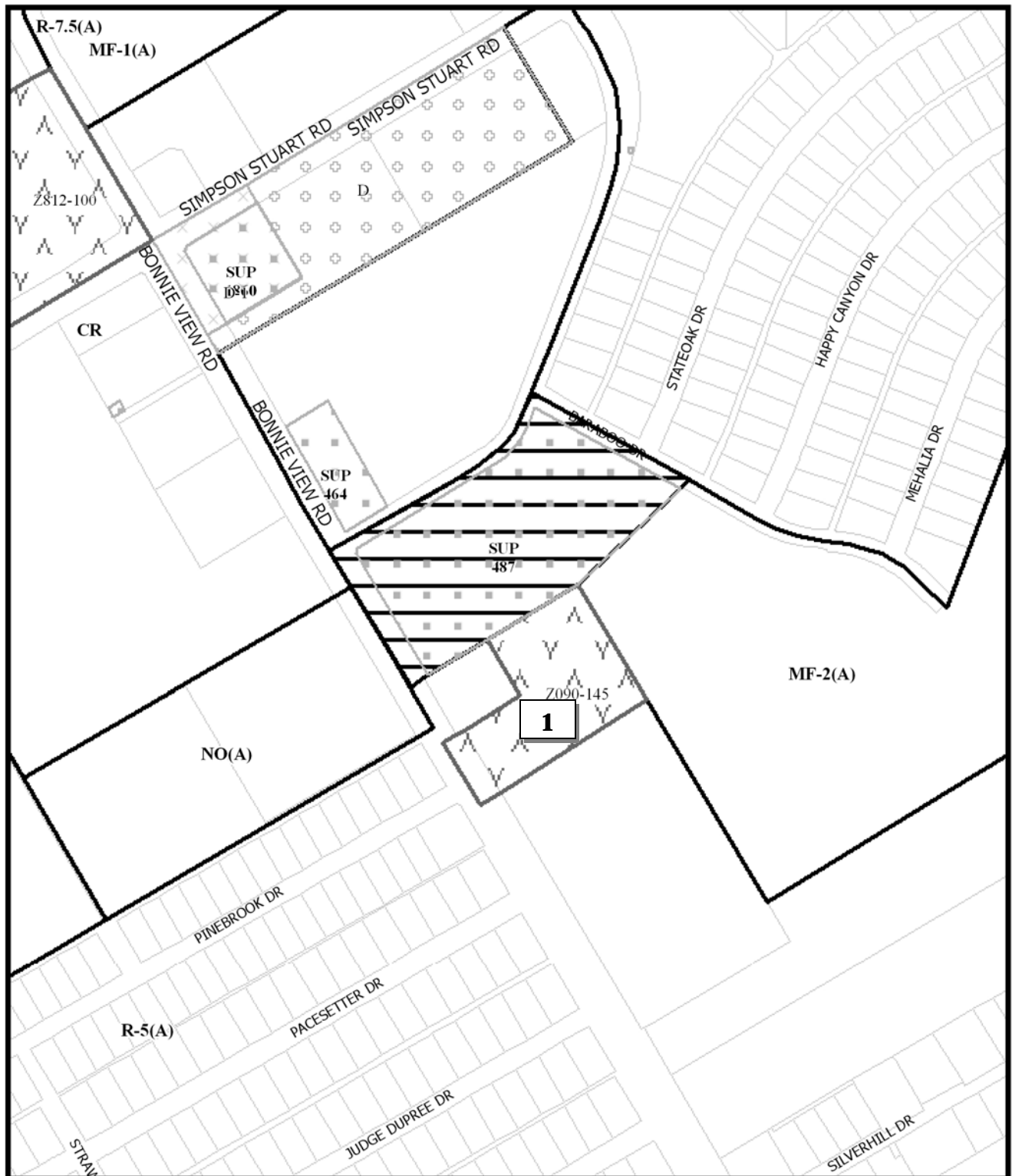
Date: **11/29/2012**




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ZONING AND LAND USE

Case no: **Z123-133**
 Date: **11/29/2012**




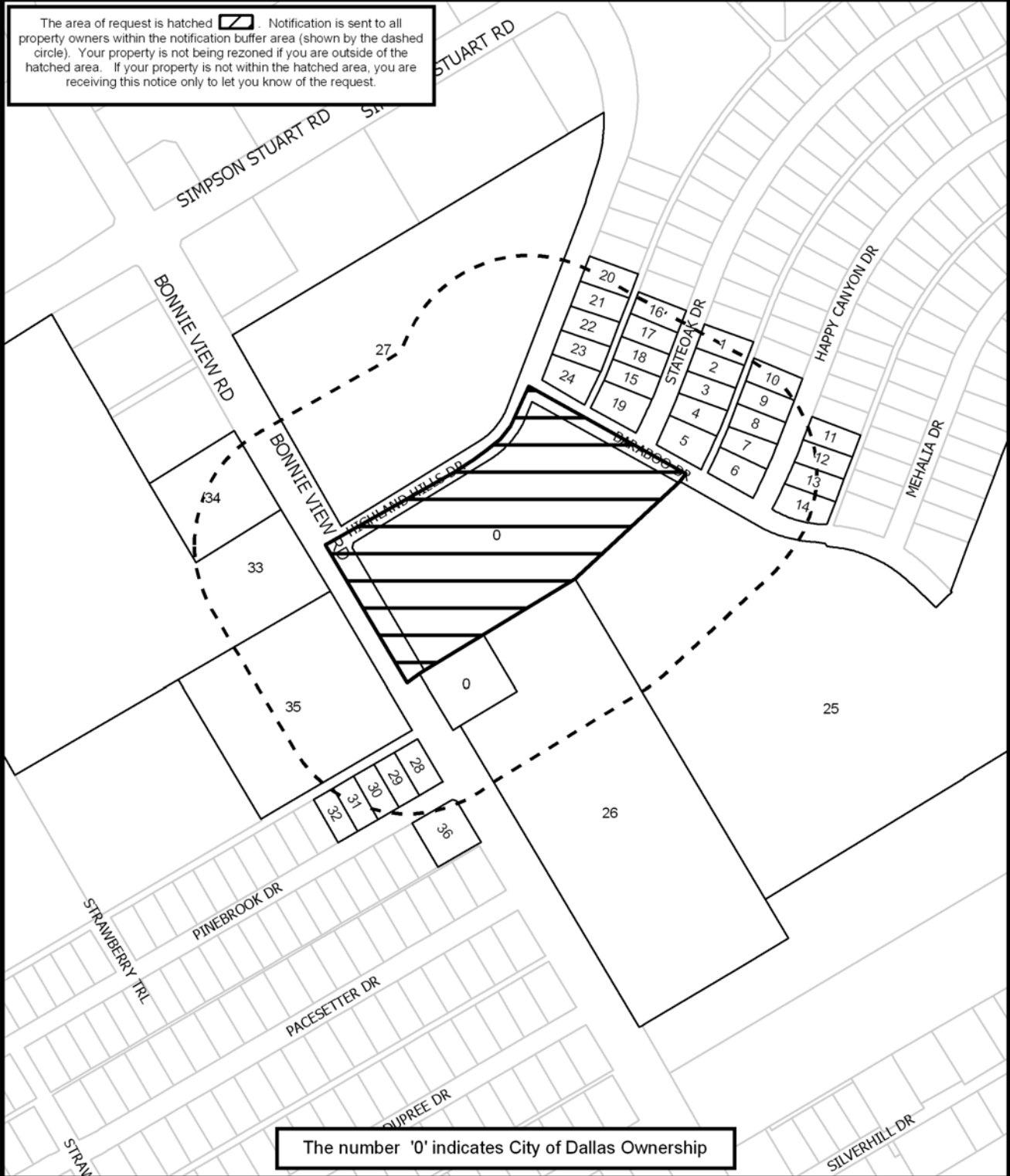
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ZONING HISTORY


Case no: Z123-133

Date: 11/29/2012

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.



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

300' AREA OF NOTIFICATION
36 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-133**
 Date: **11/29/2012**

11/29/2012

Notification List of Property Owners***Z123-133******36 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3722 STATE OAK DR	SYLMOND TRUDIE MARIE EST % BEVERLY RUFFI
2	3718 STATE OAK DR	WILLIAMS FRANCES & RONALD A
3	3714 STATE OAK DR	TAYLOR JOHNNIE JR
4	3710 STATE OAK DR	BOWERS ELIZA
5	3706 STATE OAK DR	KNIGHT DELBERT H &
6	3707 HAPPY CANYON DR	SHAW JENNIE VEE EST OF
7	3711 HAPPY CANYON DR	WHITE NATHANIEL
8	3715 HAPPY CANYON DR	WILLIAMS SHERRY L
9	3719 HAPPY CANYON DR	WALKER ALBERT & ARTHELLA
10	3725 HAPPY CANYON DR	LOVE T O
11	3718 HAPPY CANYON DR	BLAIR LEROY DECD
12	3714 HAPPY CANYON DR	COLLINS EARLIE RUTH
13	3710 HAPPY CANYON DR	HORDGE ATHALINE
14	3706 HAPPY CANYON DR	BALOUS HAROLD B
15	3711 STATE OAK DR	JOHNSON MILDRED
16	3723 STATE OAK DR	HARRIS COMELITA G
17	3719 STATE OAK DR	CLARK MELVIN J
18	3715 STATE OAK DR	SMITH BOBBIE JEAN
19	3707 STATE OAK DR	MILES MARVA J
20	6212 HIGHLAND HILLS DR	WATSON THOMAS JOE
21	6216 HIGHLAND HILLS DR	POSTEL PHILIP
22	6220 HIGHLAND HILLS DR	FISHER ALBERT
23	6224 HIGHLAND HILLS DR	BRADFORD ARTHUR L
24	6228 HIGHLAND HILLS DR	KING VIOLA
25	6200 BARABOO DR	MT TABOR BAPTIST CHURCH
26	6246 BONNIE VIEW RD	PHILLIPS JERRY W &

Z123-133(RB)

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6271 HIGHLAND HILLS DR	HIGHLAND PARK INVESTMENT LLC
28	3827 PINEBROOK DR	WARFIELD JANICE
29	3821 PINEBROOK DR	MCGINES GEORGIA L & ROY L
30	3817 PINEBROOK DR	FLOYD ROBBIE
31	3811 PINEBROOK DR	EASTER AVAN SR & MELBA J EASTER LIV TRU
32	3807 PINEBROOK DR	RODRIGUEZ RAUL & ERICA MARIA AYALA
33	3380 SIMPSON STUART RD	HAUTEMAN MARGARET ANN
34	6181 BONNIE VIEW RD	DUVAR FAMILY TRUST THE
35	6255 BONNIE VIEW RD	FAITHFUL MISSIONARY BAPT CHURCH % REV N
36	3822 PINEBROOK DR	LEMONS TONEY LEE & LILLIE MAE

FILE NUMBER: Z123-150(RB)

DATE FILED: December 10, 2012

LOCATION: Hatcher Street and South Central Expressway, South Corner

COUNCIL DISTRICT: 7

MAPSCO: 56 B, C

SIZE OF REQUEST: Approx. 22,651 Sq. Ft.

CENSUS TRACT: 40

APPLICANT/OWNER: Fahmina Pervaiz

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a Specific Use Permit for a Motor vehicle fueling station on property zoned an NC(E) Neighborhood Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant proposes to provide for fueling islands previously provided for on the property.

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

BACKGROUND INFORMATION:

- The request site is developed with a general merchandise or food store less than 3,500 square feet use, encompassing 1,370 square feet.
- The applicant proposes to add a fueling area along the South Central Expressway frontage.
- Prior to 2002, the site encompassed two fueling areas in conjunction with the existing main structure. Due to a change of ownership and contractual obligations, the fueling areas were removed.
- The existing NC(E) Subdistrict requires an SUP for the fueling area.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
South Central Expressway	Freeway; Variable width ROW
Hatcher Street	Local; 50' ROW
Herald Street	Local; 50' ROW

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

Policy 1.2.1	Use Vision Building Blocks as a general guide for desired development patterns.
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Land Use Compatibility: The request site is developed with a general merchandise or food store less than 3,500 square feet use, encompassing 1,370 square feet. Access to the property is provided from all three public right-of-way frontages. The applicant proposes to provide for a motor vehicle fueling area, which requires an SUP in the existing NC(E) Subdistrict within PDD No. 595.

As it relates to the previous utilization of the property, two fueling areas were provided, one along Hatcher Street and one along the southbound access road of South Central Expressway. Due to a change of ownership and certain contractual requirements, the fueling areas were removed, thus the use remained as the above referenced retail use. The proposed fueling area will be located along the access road of the freeway.

With the exception of a restaurant located at the west corner of Hatcher Street and South Central Expressway, the site is located within a predominately low-density residentially zoned area comprised of single family structures. The elevated portion of South Central Expressway separates the site from additional residential uses across the freeway to the north/northeast.

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.

As a result of staff's analysis, support is provided subject to the attached site and landscape plan and conditions.

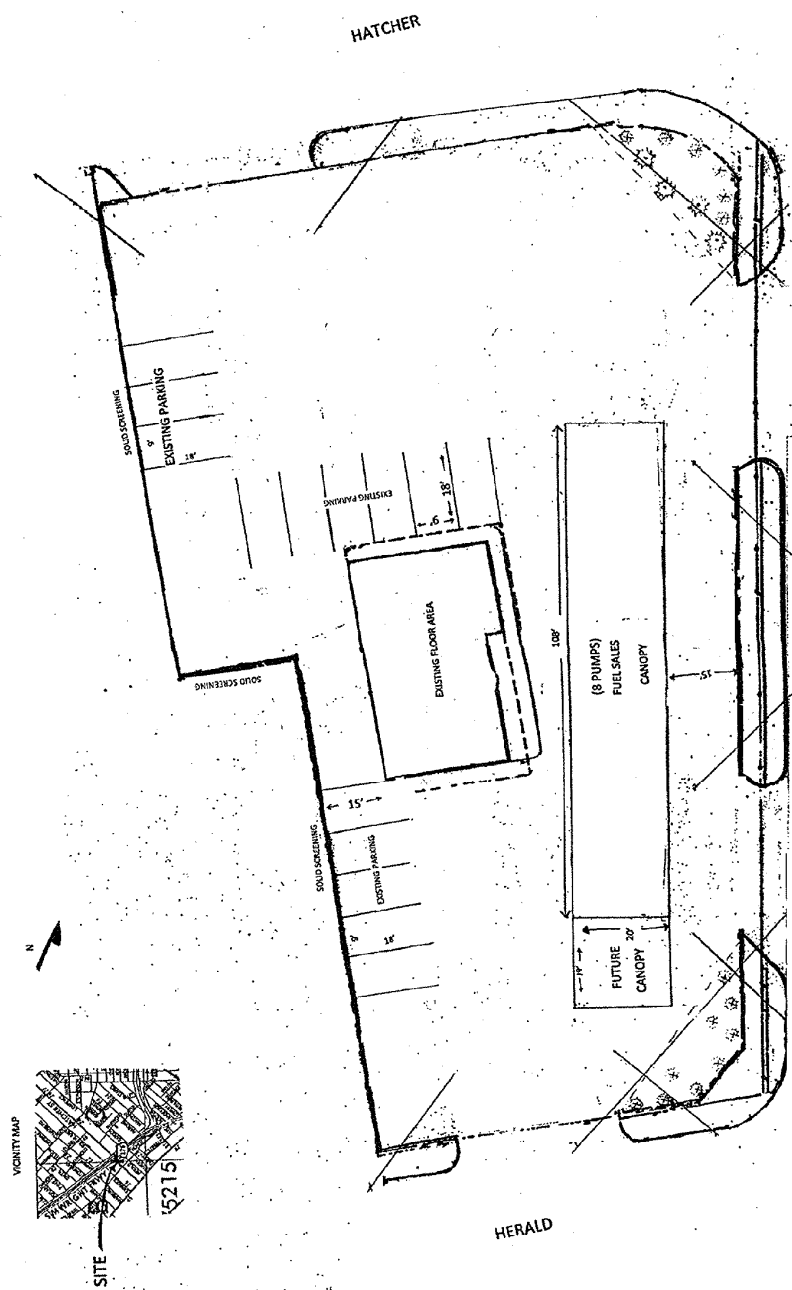
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined it will not significantly impact the surrounding road system.

Landscaping: The site does not provide for any landscape materials. The request does not trigger any landscape requirements, however the applicant has worked with staff to ensure two planting areas will be provided along the South Central Expressway frontage prior to the issuance of a certificate of occupancy for the requested use.

Off-Street Parking: Off-street parking for both uses will be provided per the provisions outlined in PDD No. 595. With regard to the requested motor vehicle fueling station, a minimum of two spaces are required and provided.

**CONDITIONS FOR A SPECIFIC USE PERMIT
FOR A MOTOR VEHICLE FUELING STATION**

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



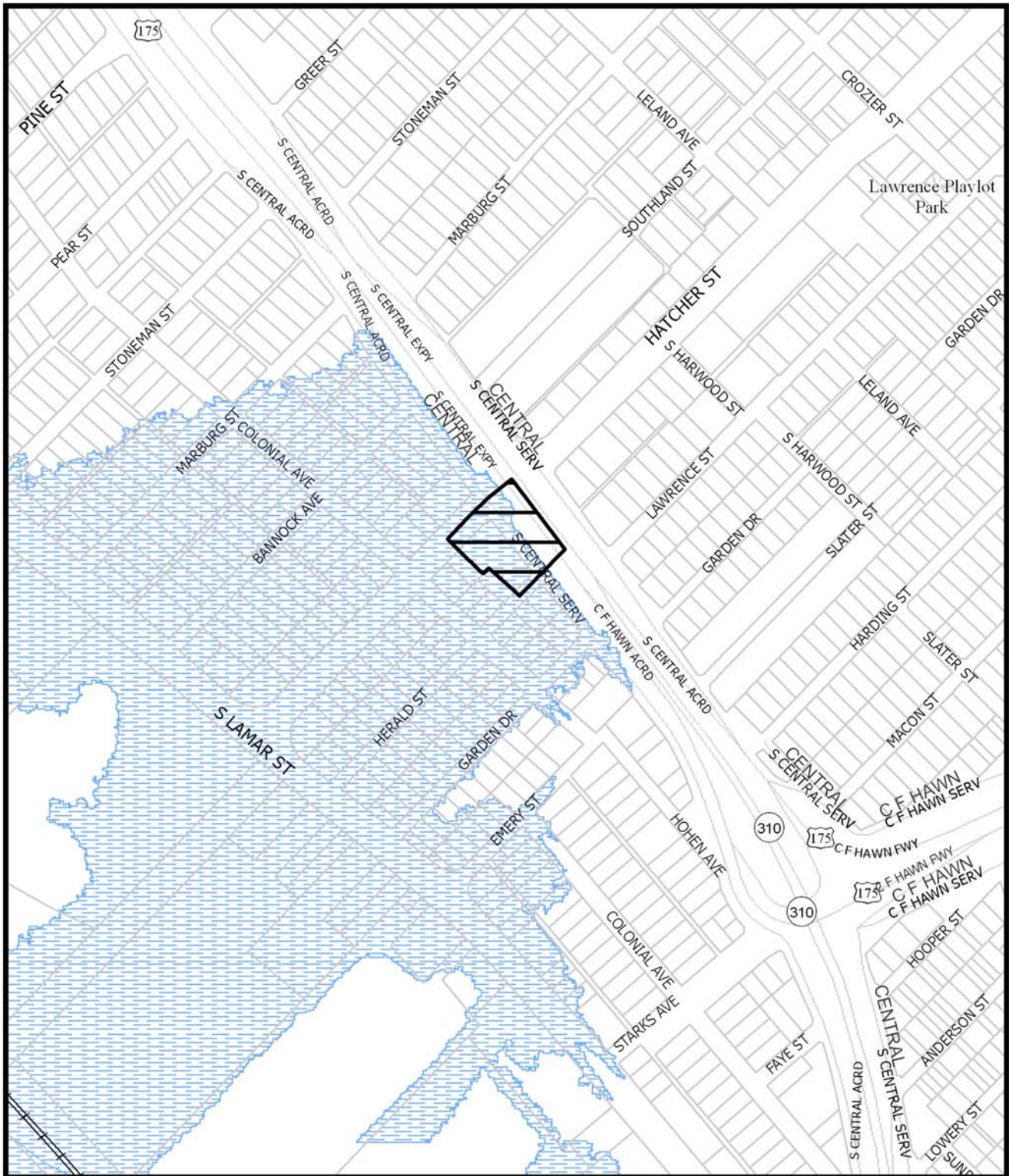
SITE SUMMARY
 EXISTING ZONING: PDD 595, NC
 USE: MOTOR VEHICLE FUELING STATION
 EXISTING FLOOR AREA: 1370 S.F.
 EXISTING LOT COVERAGE: .06
 REQUIRED PARKING: 2
 PROPOSED CANOPY HEIGHT: 23 FEET

S. CENTRAL

Landscaping Notes
 Dwarf Nandina
 Lambina

SCALE 1"=30'

Proposed Site and Landscape Plan

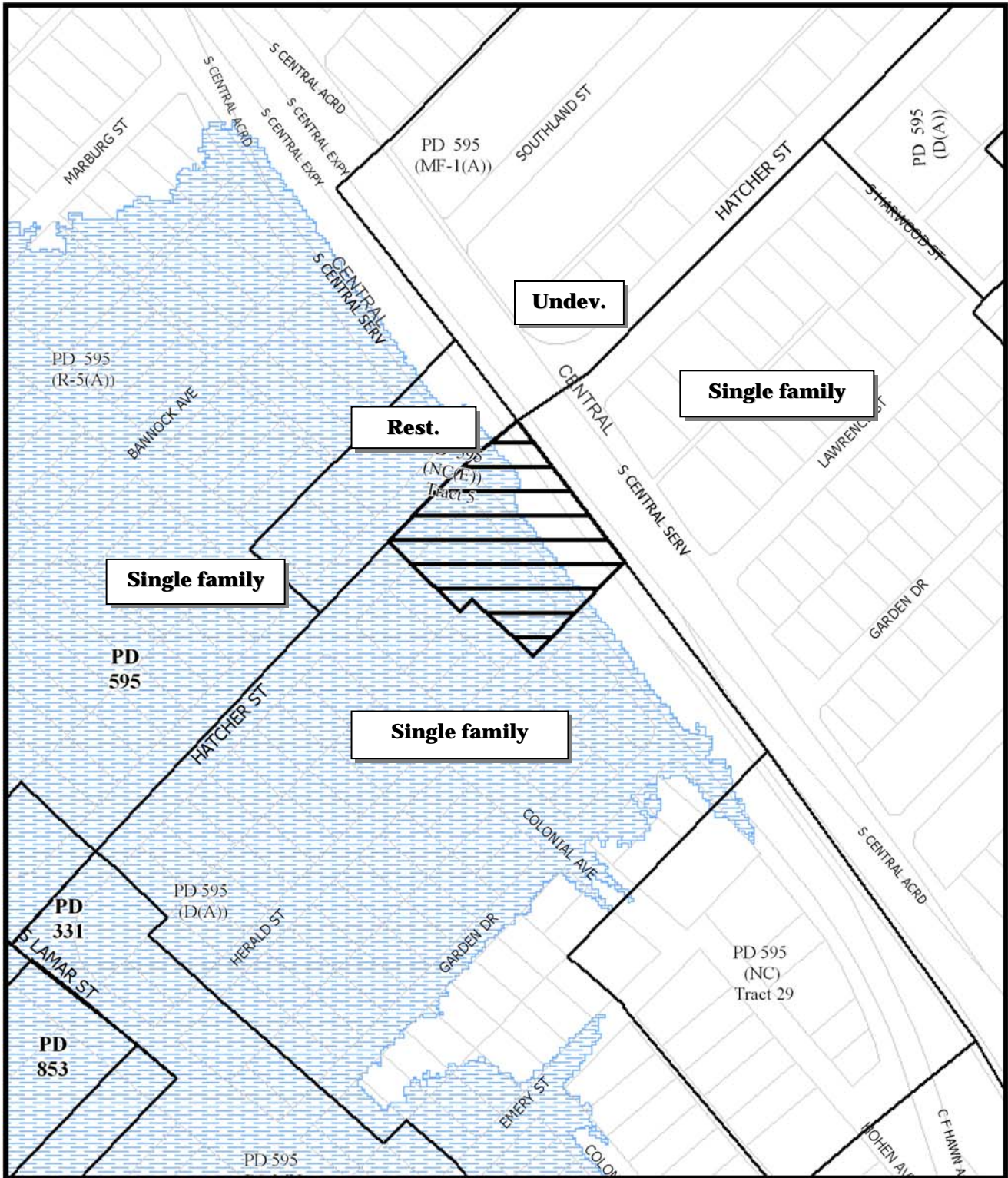


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VICINITY MAP

Case no: Z123-150

Date: 12/26/2012




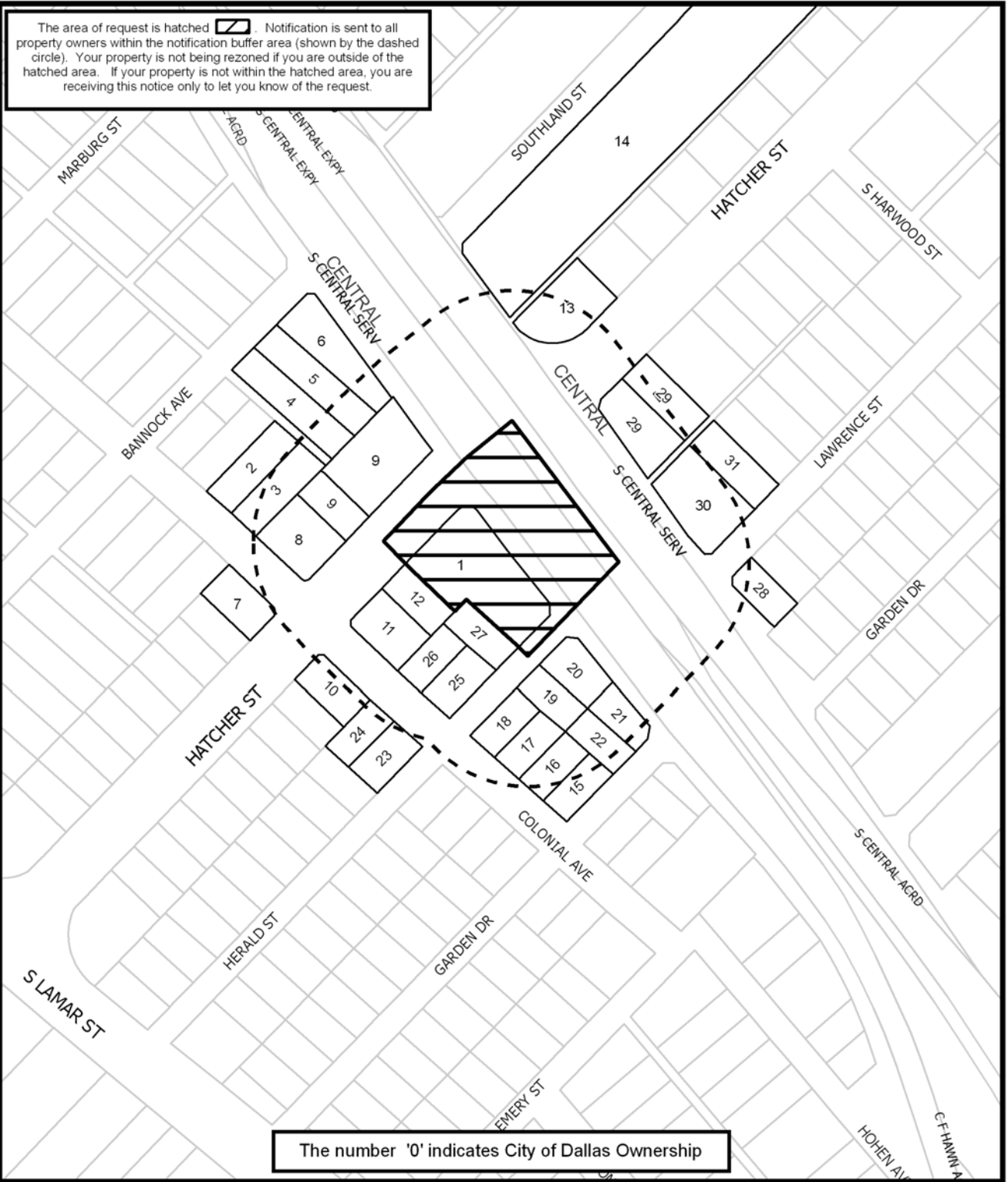
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ZONING AND LAND USE

Case no: **Z123-150**

Date: **12/26/2012**

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.



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
31 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-150**
 Date: **12/26/2012**

12/26/2012

Notification List of Property Owners***Z123-150******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4707 CENTRAL EXPY	PERVAIZ FAHMINA
2	4610 COLONIAL AVE	PITTS LAWRENCE
3	4614 COLONIAL AVE	NORVILLE HOMER L PO BOX 156
4	1714 BANNOCK AVE	ALLIANCE TX HOLDINGS LLC SUITE 310
5	1718 BANNOCK AVE	HOT HOUSE PPTIES LLC
6	1728 BANNOCK AVE	HODGE EDITH M
7	1645 HATCHER ST	THOMPSON MELVIN LLOYD
8	1705 HATCHER ST	MONTGOMERY WARD & CO %W H CATHEY
9	1709 HATCHER ST	JONES W J
10	1646 HATCHER ST	DEGELIA TONY
11	1704 HATCHER ST	CALHOUN LASHONDA RENEE
12	1708 HATCHER ST	BRADLEY DOROTHY
13	2209 HATCHER ST	SUMMER BREEZE PTNRS LP
14	2202 SOUTHLAND ST	SUMMER BREEZE PARTNERS LP
15	4814 COLONIAL AVE	MYERS NATHAN
16	4810 COLONIAL AVE	DESOTO IAM CO INC
17	4804 COLONIAL AVE	LEE GLORIA JEAN &
18	4800 COLONIAL AVE	HILL WANAY A
19	1710 HERALD ST	THOMAS VALERIE R
20	1714 HERALD ST	COWENS RUBY ESTATE OF
21	1715 GARDEN DR	APEX FINANCIAL CORP
22	1709 GARDEN DR	GOFF GENEVA
23	4725 COLONIAL AVE	JAMES RUTH
24	4715 COLONIAL AVE	WEBSTER NORMAN
25	4718 COLONIAL AVE	TYLER MARY LOUISE
26	4714 COLONIAL AVE	ALLEN JOE

Z123-150(RB)

12/26/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1711 HERALD ST	CARRINGTON BETTY
28	2210 LAWRENCE ST	EVERETT SHARON
29	2206 HATCHER ST	SOUTH DALLAS MISSIONARY BAPTIST CHURCH
30	2215 LAWRENCE ST	BRIGHT ELLA EST OF
31	2219 LAWRENCE ST	PEARL CALVIN L

FILE NUMBER: Z123-153(RB)

DATE FILED: December 13, 2012

LOCATION: North Line of Forest Lane, West of Audelia Road

COUNCIL DISTRICT: 10

MAPSCO: 17 Y

SIZE OF REQUEST: Approx. 9.762 Acres

CENSUS TRACT: 190.35

APPLICANT/OWNER: Richardson Independent School District

REPRESENTATIVE: Karl Crawley

REQUEST: An application for an amendment to Specific Use Permit No. 1360 for a Public school on property zoned a TH-3(A) Townhouse District.

SUMMARY: The applicant is proposing to add three additions to the school campus; an administrative expansion (cafeteria) and two classroom additions.

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

BACKGROUND INFORMATION:

- The property is developed with a public elementary school, serving grades pre K-6th.
- On June 24, 1998, the City Council adopted SUP No. 1360 for a permanent time period.
- The applicant is proposing additions (10,900 square foot aggregate) in three areas on the school campus: 1) administrative expansion (cafeteria) at the southwest corner of the main building, and 2) two classroom additions at the northwest and northeast corners of the main building.
- Existing deed restrictions requires perimeter fencing along with a 50 foot building setback from the northern property line. No revisions are requested at this time.
- A staff recommended traffic management plan will be added to the ordinance regulating the school.

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

Thoroughfare

Forest Lane

Designation; Existing & Proposed ROW

Principal Arterial; 90' & 90' 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 request site is developed with a public elementary school (Forest Lane Academy) that serves grades pre-K through sixth. The campus includes a dedicated unloading/loading area, separate access to additional surface parking, and outdoor play areas. The applicant is proposing an increase of 10,900 square feet of floor area to be spread across three expansion areas: 1) administrative area for a cafeteria addition at the southwest corner of the main structure, and 2) two classroom additions-one each at the northwest and northeast corners of the main structure. Enrollment is anticipated to increase by approximately 160 students.

Existing deed restrictions require fencing (six and eight foot-tall sections) along portions of the perimeter as well as a 50 foot setback along the northern property line.

The site is surrounded by residential uses, with the predominate development being multifamily structures of medium density, and an area of single family structures to the northwest. Both vehicular and student access (many students walk to/from the campus, often by their parents) to the school is limited to its frontage along Forest Lane. Except for its Forest Lane frontage, the balance of the property is secured with six foot-tall screening fences along its property line.

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 school has operated in a responsible manner since its opening in 2000. Subject to staff's recommended conditions, the request is recommended for approval.

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

Landscaping: SUP No. 1360 requires landscaping as required by Article X. The proposed improvements will require additional landscaping which is anticipated to be provided by establishing an artificial lot for these areas.

RICHARDSON INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

Kim Quirk, President

Karen Holburn, Vice President

Kris Oliver, Treasurer

Kim Caston, Secretary

Luke Davis

Karen Ellis

Lanet Greenhaw

ADMINISTRATION

Kay Waggoner, Ph.D., Superintendent

Patti Kieker, Deputy Superintendent

Joyce Wilson, Assistant Superintendent

Bob DeVoll, Assistant Superintendent

Tony Harkleroad, Assistant Superintendent

Mia Martin, General Counsel

Jennie Moore, Executive Director of Communication and Public Affairs

Michael Longanecker, AIA, Executive Director Facilities and Construction

Z123-153

**AMENDING CONDITIONS FOR SPECIFIC USE PERMIT
NO. 1390 FOR A PUBLIC SCHOOL**

1. USE: The only use authorized by this specific use permit is a public school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. PARKING: Parking must be provided and located as shown on the attached site plan.
5. LANDSCAPING: Prior to the issuance of a certificate of occupancy for the public school, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a healthy, growing condition.
6. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. Traffic management plan.
 - i. The Property owner or operator shall prepare an update to the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan must be submitted to the director by November 1, 2015. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 every odd-numbered year thereafter (beginning 2017).
 - ii. The traffic management plan must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
 - a. ingress and egress points;
 - b. queue lengths;
 - c. number and location of personnel assisting with loading and unloading of students;
 - d. drop-off and pick-up locations;

- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

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

D. Amendment process.

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

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

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

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

Traffic Management Plan For
FOREST LANE ACADEMY
9663 FOREST LANE, DALLAS, TEXAS

Prepared for the RISD and the City of Dallas

By

Master Code, Inc.

7309 Bay Chase Drive, Arlington, TX 76016

Phone: 214 957 5024



December, 2012

Z123.153

Z123-153(RB)

Forest Lane Academy
9633 Forest Lane
Traffic Management Plan (TMP) School Year 2013-2014

Table of Contents

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

Forest Lane Academy

9663 Forest Lane

Traffic Management Plan (TMP) School Year 2013-2014

Introduction:

Forest Lane Academy was constructed at its present location in 2000. The school has approximately 675 students in 29 general classrooms. At this time the District is proposing to construct two new one-story classroom additions and an expansion to the existing cafeteria space in order to reduce overflow students to other campuses, reduce class sizes, and free up space for specialty classrooms. The construction of additional classrooms will allow for students who are currently overflowed to return to their home school.

Overview:

The attendance zone for Forest Lane Academy will not be changed in conjunction with this expansion. The additional students presently reside in the attendance zone for the school. The school day is from 8:00 a.m. to 3:00 p.m. Kindergarten and pre-K children are released approximately 10 minutes the remainder of the school in order to lessen the number of children leaving at once and to allow the younger children more time.

The Site:

The school receives all of its vehicular traffic from Forest Lane which it fronts. Forest Lane is a six-lane divided thoroughfare in this area and has a reduced speed school zone in the morning and afternoon. All queuing for the school is done on campus. The school is not served by bus service because of the small attendance zone (see attached). The school served adjacent apartment complexes on both sides of Forest Lane. A more detailed description of the driveway and crossing configuration on Forest Lane is described below.

Forest Lane Academy
 9663 Forest Lane
 Traffic Management Plan (TMP) School Year 2013-2014

Queuing Analysis:

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
PK	1 AM & PM	22	44	8:00 a.m.	2:50 p.m.
K	6	22	132	8:00 a.m.	2:50 p.m.
1	5	22	110	8:00 a.m.	3:00 p.m.
2	5	22	110	8:00 a.m.	3:00 p.m.
3	5	22	110	8:00 a.m.	3:00 p.m.
4	5	22	110	8:00 a.m.	3:00 p.m.
5	4	28	112	8:00 a.m.	3:00 p.m.
6	4	28	112	8:00 a.m.	3:00 p.m.

Subtotal Grades PK-6

Total 35

840

Observation and information provided by the school principal shows approximately 5% of the students are dropped off and picked up by area child care facilities in vans. Approximately 75% of the remaining students walk to school, with the remaining arriving by vehicles. Taking into account the number of students arriving by vans and walking leaves approximately 170 children arriving by personal vehicle.

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

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

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

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

According to the above chart the remaining student population would require a stacking length of 900 feet.

Forest Lane Academy

9663 Forest Lane

Traffic Management Plan (TMP) School Year 2013-2014

The school fronts on Forest Lane and has a separate entrance for buses and child-care vans versus parent pick-up and drop-off. The exclusive bus lane leads to a turn-around and pick-up area located on the east side of the building. This area allows stacking for several buses/vans and children using buses and vans enter and leave the school building adjacent to the area set aside for the buses.

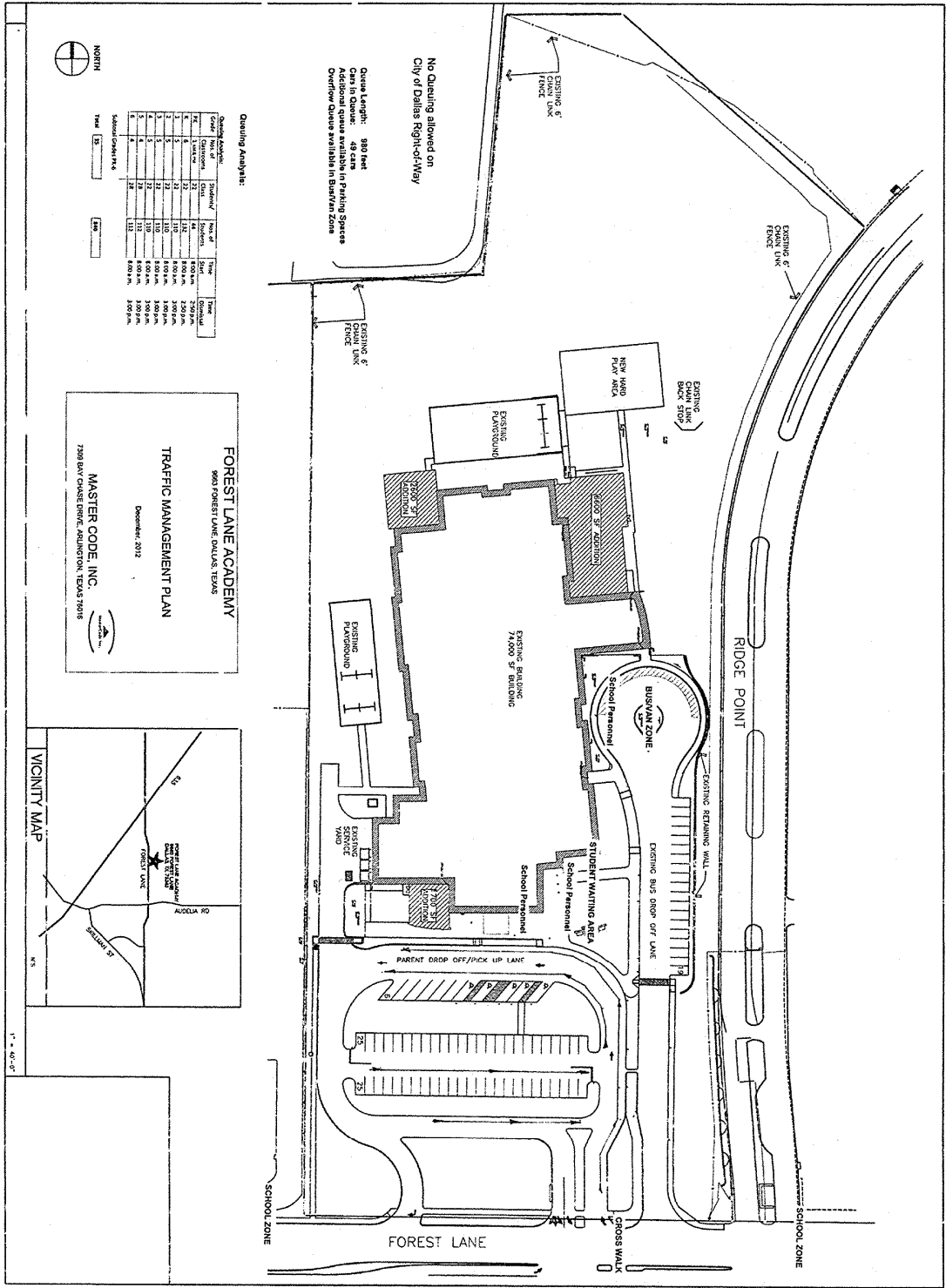
The campus has gone through several transportation related changes over the past summer. The initial plan (that contained in the SUP) had three sets of driveways entering and exiting the site. All of the entrances were limited to right in and right out because there was no median opening in Forest Lane. Forest Lane in this area is a six-lane divided roadway. This past summer the City of Dallas rearranged the eastern most car driveway to align with a new traffic signal and left turn lane that the City installed. The eastern most drive is to be used by buses and day care vans and this did not change. The queuing layout for the school did not appreciably change and if anything got a little longer. The key was that the signal allows left turns into the site and more importantly provided a safe crosswalk for the students to cross Forest.

School crossing guards are located at the signaled intersection at the entrance to the school, along with a signalized intersection approximately 500 feet west of the site on Forest Lane. With the majority of the children walking home from school, the school has several teachers that monitor the pick-up of children to insure that if traveling by vehicle that get into their vehicle safely in the queuing area in front of the school. The teachers also insure that children who are walking are picked up by a parent or guardian to walk home. As mentioned earlier this school serves are or adjacent apartments, this limits the amount of vehicles that pick-up children. The queuing lane has sufficient length for 40+ cars plus extra parking spaces. The van pool area is separate from the personal vehicle queuing area. Observation on numerous occasions shows approximately 25 to 30 vehicles queuing at peak time and all of the vehicles off of the school site within 15 minutes.

The Forest Lane Academy has an active after school program for its students. According to the principal approximately 25% of the children take part in the program. The program lasts from dismissal time (3:00 pm) until 6 pm at which time parents pick-up their children most of them still walking home to the nearby apartments. This further reduces the number of children leaving at school at dismissal time. With 25% (210 students) of the children staying after school and 75% of the children leaving at 3pm walking home, 5% taking day care vans, this leaves approximately 150 children leaving by personal vehicle.

RECOMMENDATION

With the recent changes put in place by the City of Dallas and the RISD, the traffic management plans currently used for the Forest Lane Academy will remain in place.



No Queuing allowed on City of Dallas Right-of-Way

Queue Length: 200 feet
 Additional queue available in Parking Spaces
 Overflow Queue available in Busman Zone

Queuing Analysis:

Queue Location	Queue Length	Queue Type	Time
1. School Drop Off	200	Queue	2:00 PM
2. School Drop Off	200	Queue	2:15 PM
3. School Drop Off	200	Queue	2:30 PM
4. School Drop Off	200	Queue	2:45 PM
5. School Drop Off	200	Queue	3:00 PM
6. School Drop Off	200	Queue	3:15 PM
7. School Drop Off	200	Queue	3:30 PM
8. School Drop Off	200	Queue	3:45 PM
9. School Drop Off	200	Queue	4:00 PM
10. School Drop Off	200	Queue	4:15 PM
11. School Drop Off	200	Queue	4:30 PM
12. School Drop Off	200	Queue	4:45 PM
13. School Drop Off	200	Queue	5:00 PM
14. School Drop Off	200	Queue	5:15 PM
15. School Drop Off	200	Queue	5:30 PM
16. School Drop Off	200	Queue	5:45 PM
17. School Drop Off	200	Queue	6:00 PM
18. School Drop Off	200	Queue	6:15 PM
19. School Drop Off	200	Queue	6:30 PM
20. School Drop Off	200	Queue	6:45 PM
21. School Drop Off	200	Queue	7:00 PM
22. School Drop Off	200	Queue	7:15 PM
23. School Drop Off	200	Queue	7:30 PM
24. School Drop Off	200	Queue	7:45 PM
25. School Drop Off	200	Queue	8:00 PM
26. School Drop Off	200	Queue	8:15 PM
27. School Drop Off	200	Queue	8:30 PM
28. School Drop Off	200	Queue	8:45 PM
29. School Drop Off	200	Queue	9:00 PM
30. School Drop Off	200	Queue	9:15 PM
31. School Drop Off	200	Queue	9:30 PM
32. School Drop Off	200	Queue	9:45 PM
33. School Drop Off	200	Queue	10:00 PM
34. School Drop Off	200	Queue	10:15 PM
35. School Drop Off	200	Queue	10:30 PM
36. School Drop Off	200	Queue	10:45 PM
37. School Drop Off	200	Queue	11:00 PM
38. School Drop Off	200	Queue	11:15 PM
39. School Drop Off	200	Queue	11:30 PM
40. School Drop Off	200	Queue	11:45 PM
41. School Drop Off	200	Queue	12:00 PM
42. School Drop Off	200	Queue	12:15 PM
43. School Drop Off	200	Queue	12:30 PM
44. School Drop Off	200	Queue	12:45 PM
45. School Drop Off	200	Queue	1:00 PM
46. School Drop Off	200	Queue	1:15 PM
47. School Drop Off	200	Queue	1:30 PM
48. School Drop Off	200	Queue	1:45 PM
49. School Drop Off	200	Queue	2:00 PM
50. School Drop Off	200	Queue	2:15 PM

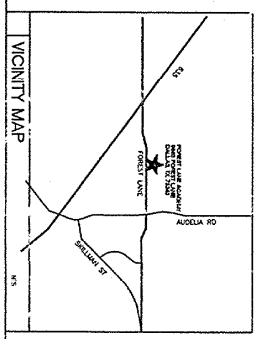


FOREST LANE ACADEMY
 9905 FOREST LANE DALLAS, TEXAS

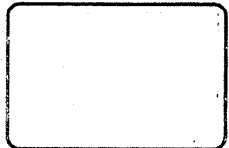
TRAFFIC MANAGEMENT PLAN

December 2012

MASTER CODE, INC.
 7399 BAY CHASE DRIVE, ARLINGTON, TEXAS 76010

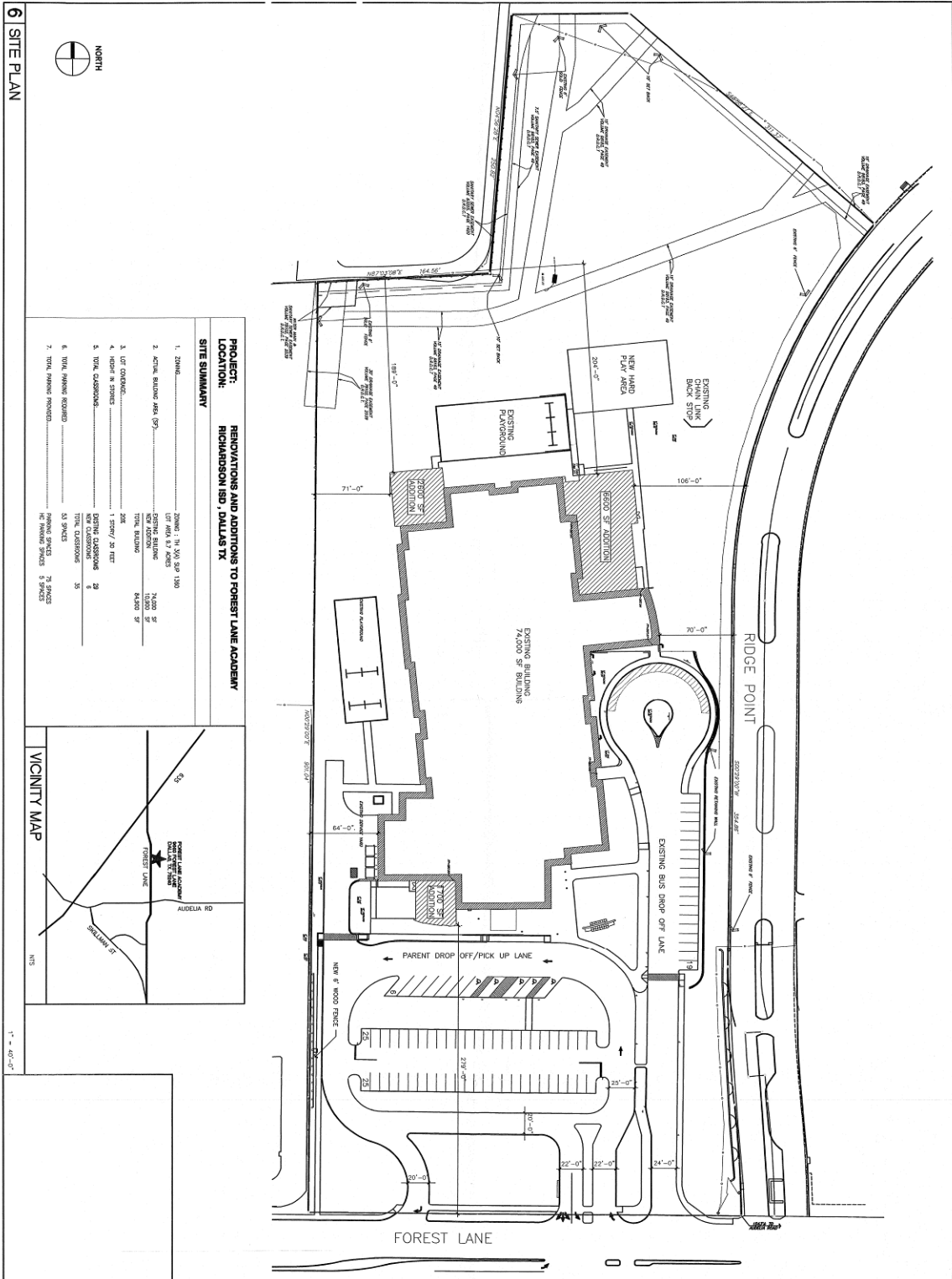


CIRCULATION PLAN



Z123-153



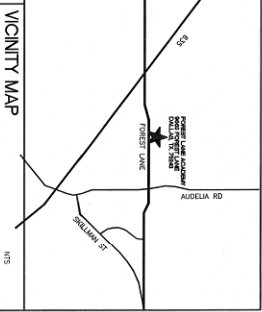


6 SITE PLAN

PROJECT: RENOVATIONS AND ADDITIONS TO FOREST LANE ACADEMY
LOCATION: RICHARDSON ISD, DALLAS TX

SITE SUMMARY

1. ZONING:	1. N. M. U. SP. 130
2. ACTUAL BUILDING AREA (SFT):	LOT AREA 6.7 ACRES EXISTING BUILDING 74,000 SF TOTAL BUILDING 94,000 SF
3. LOT COVERAGE:	1. 51% / 25 FEET 2. 20%
4. HEIGHT IN FEET:	EXISTING CLASSROOMS 28 NEW CLASSROOMS 5
5. TOTAL CLASSROOMS:	53 SPACES
6. TOTAL PARKING SPACES:	PARKING SPACES 71 SPACES EXISTING 30 SPACES NEW 41 SPACES



VICINITY MAP

1" = 40'-0"

A1.00 SITE PLAN	PROJECT NO. 12195
	DRAWN 12/17/12
CHECKED	
REVISIONS	
957 REVIEW	

PKR
 Architecture
 Engineering
 Planning
 Facility Consulting

THESE DOCUMENTS ARE
 INSTRUMENTS OF SERVICE.
 THEY ARE TO BE USED ONLY
 FOR THE PROJECT AND
 CONTRIBUTION IDENTIFIED
 HEREON BY THE ARCHITECT.
 NO PART OF THESE
 DOCUMENTS IS TO BE
 REPRODUCED OR
 TRANSMITTED IN ANY
 FORM OR BY ANY
 MEANS, ELECTRONIC
 OR MECHANICAL, FOR
 ANY PURPOSES OTHER
 THAN THOSE AUTHORIZED
 BY THE ARCHITECT.

1401 N. Central Expressway
 Suite 2100
 Dallas, Texas 75246
 Phone 972.233.2522
 Fax 972.233.2523
 Web Site www.pkrcorp.com

**ADDITIONS AND RENOVATIONS TO
 FOREST LANE ACADEMY
 ELEMENTARY SCHOOL**
 RICHARDSON INDEPENDENT SCHOOL DISTRICT

CONSULTANTS

ARCHITECT
 PKR Architecture
 1401 N. Central Expressway
 Suite 2100
 Dallas, Texas 75246
 Phone 972.233.2522
 Fax 972.233.2523
 Web Site www.pkrcorp.com

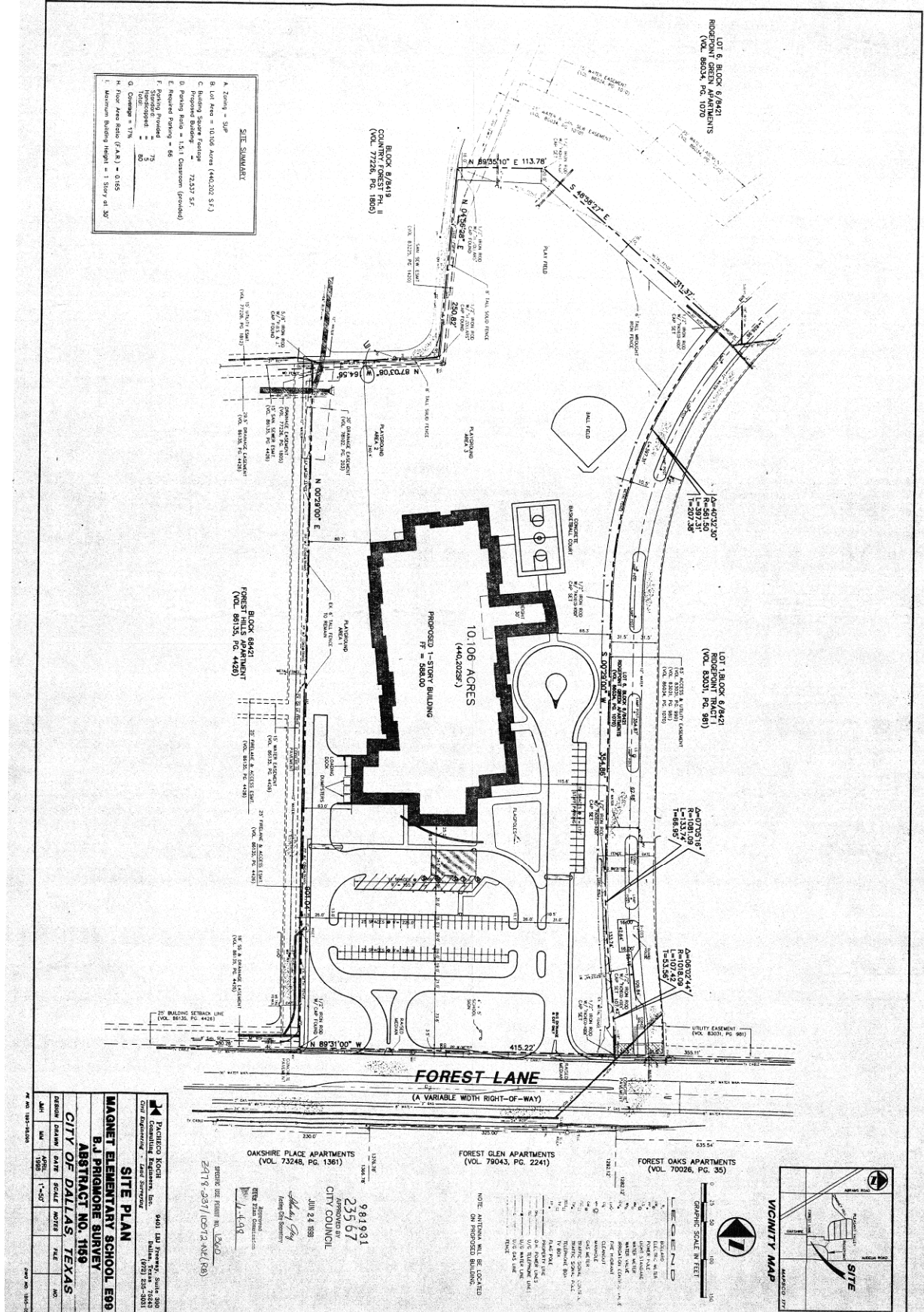
ENGINEER
 HNTB
 1000 North Central Expressway
 Suite 2000
 Dallas, Texas 75246
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 Fax 972.233.2523
 Web Site www.hntb.com

PLANNING
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 Fax 972.233.2523
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LANDSCAPE ARCHITECT
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 Phone 972.233.2522
 Fax 972.233.2523
 Web Site www.hntb.com

CONSTRUCTION MANAGEMENT
 HNTB
 1000 North Central Expressway
 Suite 2000
 Dallas, Texas 75246
 Phone 972.233.2522
 Fax 972.233.2523
 Web Site www.hntb.com

Proposed Site Plan



SITE SUMMARY

- A. Zoning = S1P
- B. Lot Area = 10,106 Acres (440,202 SF)
- C. Building Square Footage = 73,337 SF
- D. Parking Ratio = 1.5:1 (Overseas (Variable))
- E. Required Parking = 66
- F. Parking Provided = 75
- G. Maximum Building Height = 80
- H. Coverage = 17%
- I. Floor Area Ratio (FAR) = 0.153
- J. Maximum Building Height = 1 Story at 30'

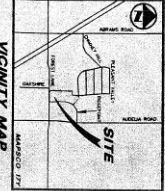
MAGNET ELEMENTARY SCHOOL E99
B.J. PRIGMORE SURVEY
ABSTRACT NO. 1189
CITY OF DALLAS, TEXAS

DATE: 11-1-07
 SCALE: 1"=50'
 SHEET: 1 OF 1

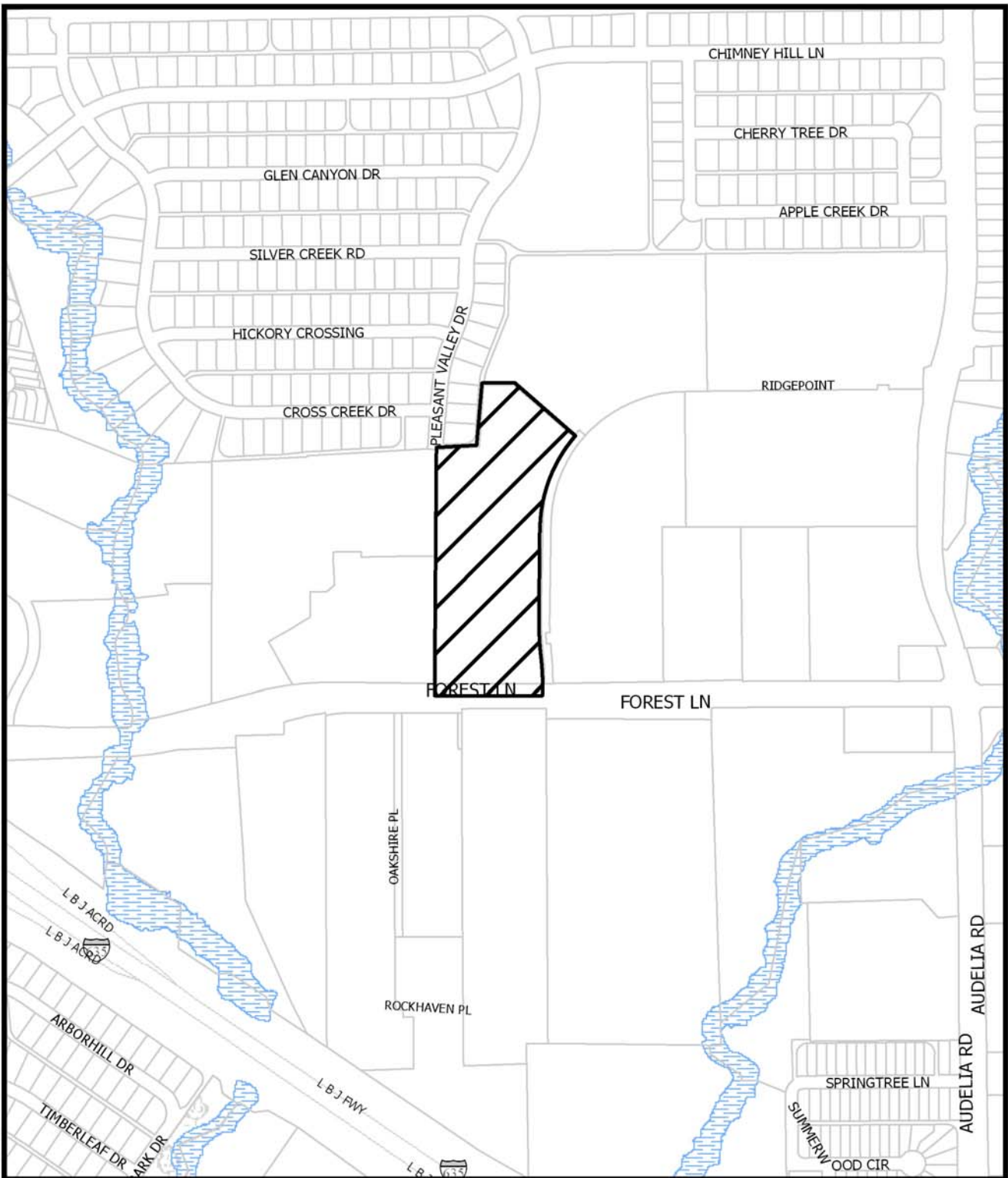
PREPARED BY: **PACKER & KOCI**
 3601 130th Street, Suite 200
 Dallas, Texas 75244
 (972) 258-2001

DATE: JUL 24 1998
 981931
 235 67
 CITY COUNCIL

NOTE: ALL INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



Existing Site Plan



1:6,000

VICINITY MAP

Case no: **Z123-153**

Date: **1/10/2013**




1:3,600

ZONING AND LAND USE


Case no: Z123-153

Date: 1/10/2013

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
37 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-153**
 Date: **1/10/2013**

1/10/2013

Notification List of Property Owners***Z123-153******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9669 FOREST LN	ROC TX INDIGO LLC
2	12121 AUDELIA RD	ROC TX INDIGO LLC
3	9663 FOREST LN	RICHARDSON I S D
4	9659 FOREST LN	FOREST HILLS APTS I LP
5	9637 FOREST LN	AHC CHIMNEY HILL LP STE 425
6	9694 FOREST LN	9690 FOREST LANE LP
7	9660 FOREST LN	DALLAS CITY HOMES INC % 9660 FOREST LN H
8	9670 FOREST LN	WRH MORTGAGE INC % WRH MORTGAGE INC
9	12117 CROSS CREEK DR	PAISLEY GEORGE C II & JANIE PAISLEY
10	12115 CROSS CREEK DR	JOHNSON PHYLLIS
11	12111 CROSS CREEK DR	ODELL STEVE N
12	12107 CROSS CREEK DR	HALE JOEL TIMOTHY
13	12103 CROSS CREEK DR	WALLACE KENNETH
14	10022 SILVER CREEK RD	WILLIAMS SCOTT & ALISON
15	10023 HICKORY CROSSING ST	HELMS ROBIN & SCOTTY JOE HELMS
16	10019 HICKORY CROSSING ST	LONG JAY L
17	10015 HICKORY CROSSING ST	MOSKOP KERRY P
18	10006 HICKORY CROSSING ST	GREFALDON JONATHAN B & ROBYN K
19	10010 HICKORY CROSSING ST	MINNERUP ROBERT
20	10014 HICKORY CROSSING ST	HABENICHT SUZANNE L
21	10018 HICKORY CROSSING ST	MOSER STEVEN C & STEPHANIE L
22	12104 CROSS CREEK DR	THOMPSON EDGAR D & LAURIE L
23	12108 CROSS CREEK DR	LOZANO JOHN M & ANNA
24	12112 CROSS CREEK DR	SINOVICH NICHOLAS W &
25	12116 CROSS CREEK DR	LOWDEN SCOTT R & NANCY T
26	12120 CROSS CREEK DR	FRANKLIN ROBIN O

Z123-153(RB)

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12226	PLEASANT VALLEY DRMORALES JOSE & MARIA M ABARCA
28	12222	PLEASANT VALLEY DRBARNER TODD A & STEFANI
29	12218	PLEASANT VALLEY DRPARKER GREGG D & CHRISTINE
30	12214	PLEASANT VALLEY DRWYLIE ROBERT W & CONSTANCE R
31	12210	PLEASANT VALLEY DRJERNBERG WILLIAM &
32	12206	PLEASANT VALLEY DRRILEY HERBERT L JR & ANGELA B
33	12202	PLEASANT VALLEY DRMEIERHOFER ADAM & BRANDY
34	12130	PLEASANT VALLEY DRPUGH PHILLIP & CARMELLA TRUSTEES PUGH FA
35	12126	PLEASANT VALLEY DRHUNTER CHAZ RAMIREZ
36	9660	FOREST LN 9600 FOREST LANE HOLDINGS LP
37	9600	FOREST LN 9600 FOREST LANE HOLDINGS

Planner: Warren F. Ellis

FILE NUMBER: Z112-327(WE) **DATE FILED:** December 20, 2011

LOCATION: E. Ledbetter Drive & S. Lancaster Road, southeast corner

COUNCIL DISTRICT: 8 **MAPSCO:** 65-M & L

SIZE OF REQUEST: Approx. 0.512 acres **CENSUS TRACT:** 87.05

APPLICANT: NR Texaco

OWNER: NR Stations, Inc.

REPRESENTATIVE: Parvez Malik
Business Zoom

REQUEST: An application for an amendment to Specific Use Permit No. 1884 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant has amended the site plan to reflect a larger building site that was approved by City Council.

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

BACKGROUND INFORMATION:

- The applicant’s request for an amendment to Specific Use Permit No. 1884 will allow for the site plan to reflect an accurate building footprint and landscaping of the building site.
- The request site is currently developed with a general merchandise or food store 3,500 square feet or less, and a motor vehicle fueling station.
- In September 2011, the City Council approved Specific Use Permit No. 1884 for a two year period with eligibility for automatic renewal for additional five-year periods and a D-1 Dry Liquor Overlay.
- The surrounding land uses consist of several retail and personal service uses.

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

1. Z101-262 On Wednesday, September 14, 2011, the Dallas City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less and a D-1 Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay. (Request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Lancaster Road	Principal Arterial	107 ft.	107 ft.
E. Ledbetter Drive	Principal Arterial	107 ft.	107 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Service Station & general Merchandise store
North	CR	Retail & personal service use
South	CR-D	General merchandise or food store
East	CR	General merchandise or food store
West	CR	Retail & personal service use

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 located along a Transit Center.

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 0.512 acre site is zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The CR Community Retail District permits a general merchandise or food store less than 3,500 square feet by right. The applicant's request to amend Specific Use Permit No. 1884 will allow for the proposed site plan to reflect an accurate building footprint and landscaping of the building site.

In 2011, the site was redeveloped to allow for a 2,358 square foot general merchandise or food store in conjunction with a vehicle fueling station. The building footprint did not

match the approved Specific Use Permit site plan. The structure was constructed approximately 622 square feet larger than the initial footprint and was built in a different configuration.

In addition, the Texas Department of Transportation has requested the applicant close the existing driveway approach on E. Lancaster Road, which is near the intersection of E. Ledbetter Drive and E. Lancaster Road. Moreover, City staff also requested the applicant close an existing driveway approach on E. Ledbetter Drive. Both driveways do not meet the spacing requirements to construct driveway approaches near an intersection.

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 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	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

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

Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below.

The screenshot shows the Dallas Police Department's Virtual Viewer interface. At the top, it says "DALLAS POLICE DEPARTMENT" and "Virtual Viewer - Public Access". Below this is a search bar and a "Filter" button. The main content is a table of search records for offenses, with columns for Service #, Offense Date, Complainant, Offense, Block, Dir, Street, Beat, Reporting Area, UCR1, and UCR2. The table lists 25 records, each with a unique service number and corresponding details.

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0008484-Z	01/10/2012	HERNANDEZ,JOSE,VIC...	AUTO THEFT-UUMV	02104	E	LEDBETT...	735	4326	07691	
0014438-X	01/15/2010	CRITTEDON,DAVID,W...	TRAFFIC MOTOR VEHI...	02104	E	LEDBETT...	735	4326	32090	
0043591-Y	02/20/2011	WILLIAMS, RICKEY,	ASSAULT	02104	E	LEDBETT...	735	4326	08211	
0044873-X	02/16/2010	WILLIAMS, RICKY	ASSAULT	02104	E	LEDBETT...	735	4326	08212	
0096779-Y	04/17/2011	LACY, ELNORA	TRAFFIC MOTOR VEHI...	02104	E	LEDBETT...	735	4326	32090	
0114747-Y	05/05/2011	*TEXACO	CRIMINAL MISCHIEF/...	02104	E	LEDBETT...	735	4326	14082	
0116993-V	04/21/2008	GREEN,PHILLIP	ASSAULT	02104	E	LEDBETT...	751	4326	08212	
0134972-V	05/07/2008	TODD,AMINA	AUTO THEFT-UUMV	02104	E	LEDBETT...	751	4326	07192	
0135627...	05/04/2009	GLASPIE, KEVIN	OTHER OFFENSES	02104	E	LEDBETT...	735	4326	26000	
0138975-Z	06/05/2012	MOORE, JOCHAIN	THEFT	02104	E	LEDBETT...	735	4326	06945	
0152519-Y	06/11/2011	WILLIAMS,RICKEY JOE	OTHER OFFENSES	02104	E	LEDBETT...	735	4326	26530	
0167663-V	06/06/2008	GILMORE,LOIS	ASSAULT	02104	E	LEDBETT...	751	4326	08411	
0175783-Z	07/16/2012	@CITY OF DALLAS/VI...	FOUND PROPERTY	02104	E	LEDBETT...	735	4326	43020	
0197601-Z	08/09/2012	BETTS,DORIS	CRIMINAL MISCHIEF/...	02104	E	LEDBETT...	735	4326	14031	
0212941...	07/20/2009	GAY, BRENDA	ASSAULT	02104	E	LEDBETT...	735	4326	08411	
0212943...	07/20/2009	BARR, BORIS	ASSAULT	02104	E	LEDBETT...	735	4326	08211	
0227885-Z	09/12/2012	*N.P. TEXACO SERVICE	OTHER OFFENSES	02104	E	LEDBETT...	735	4326	26530	
0250769-V	08/13/2008	LANDRY,ATHELGRA	ASSAULT	02104	E	LEDBETT...	751	4326	08412	
0261477-Z	10/20/2012	NICHOLSON,CHRISTO...	OTHER OFFENSES	02104	E	LEDBETT...	735	4326	26760	
0266194-Z	10/25/2012	ROSS, GERALD	OTHER OFFENSES	02104	E	LEDBETT...	735	4326	26000	

<p>LIST OF OFFICERS NR Stations, Inc</p>

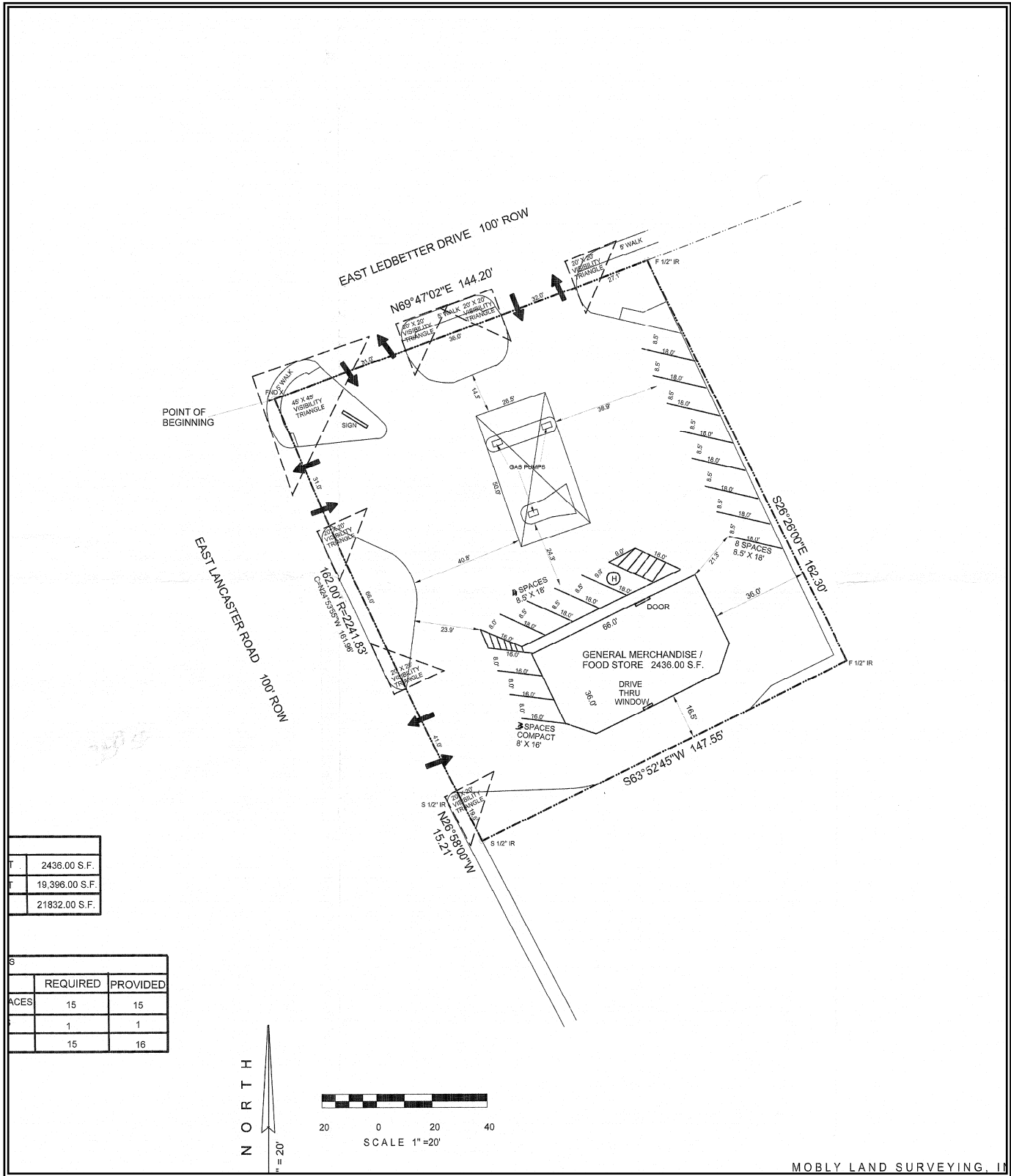
Managers:

- Nadir Shah Panchani President/Secretary
- Rafiq Hooda Vice President/Treasurer

PROPOSED SUP CONDITIONS

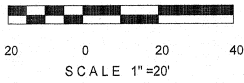
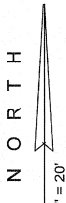
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on September 14, 201~~3~~⁴, 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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

COUNCIL APPROVED SITE PLAN

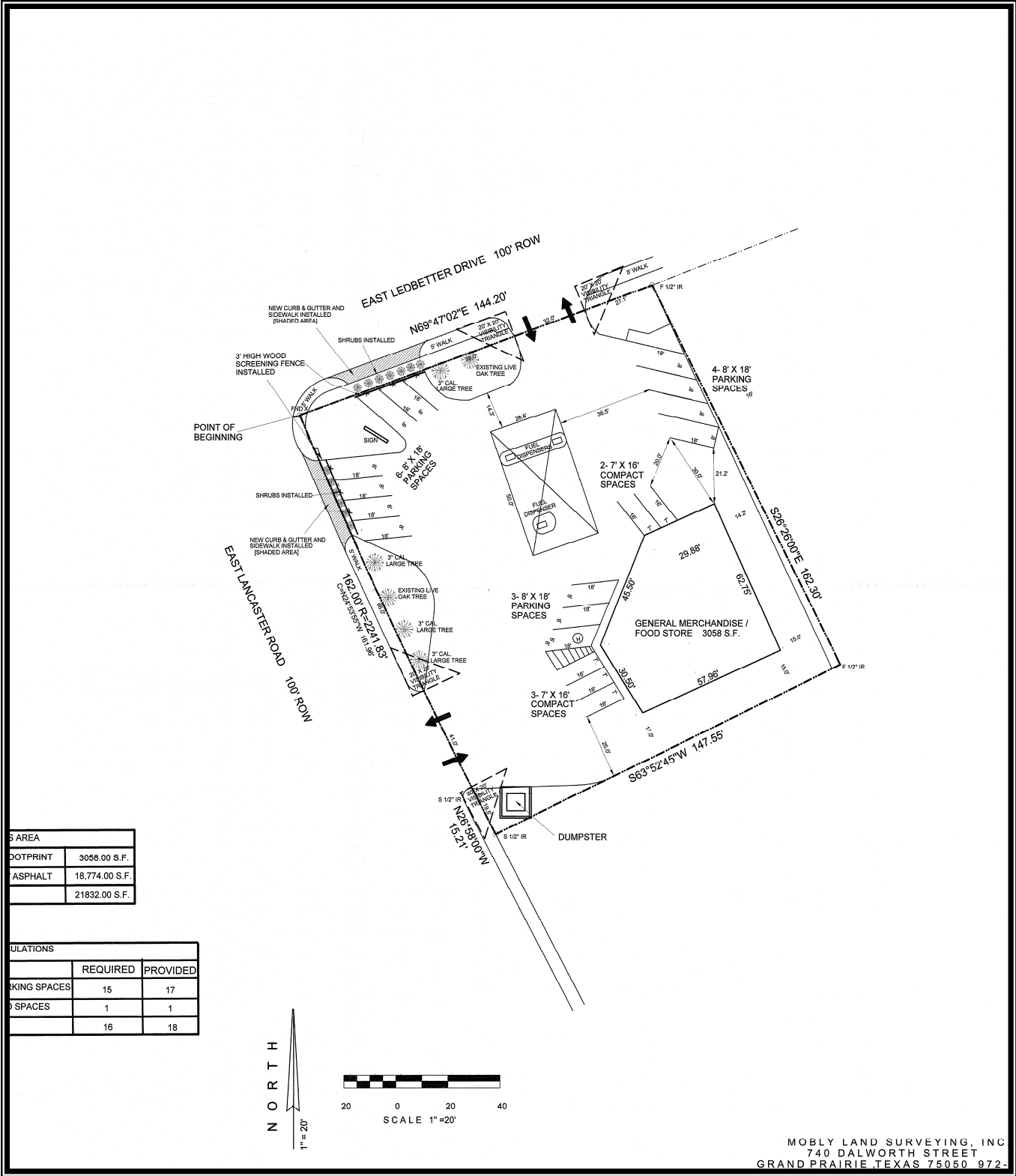


T	2438.00 S.F.
F	19,396.00 S.F.
	21832.00 S.F.

	REQUIRED	PROVIDED
ACES	15	15
	1	1
	15	16

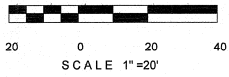
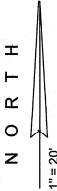


PROPOSED SITE PLAN

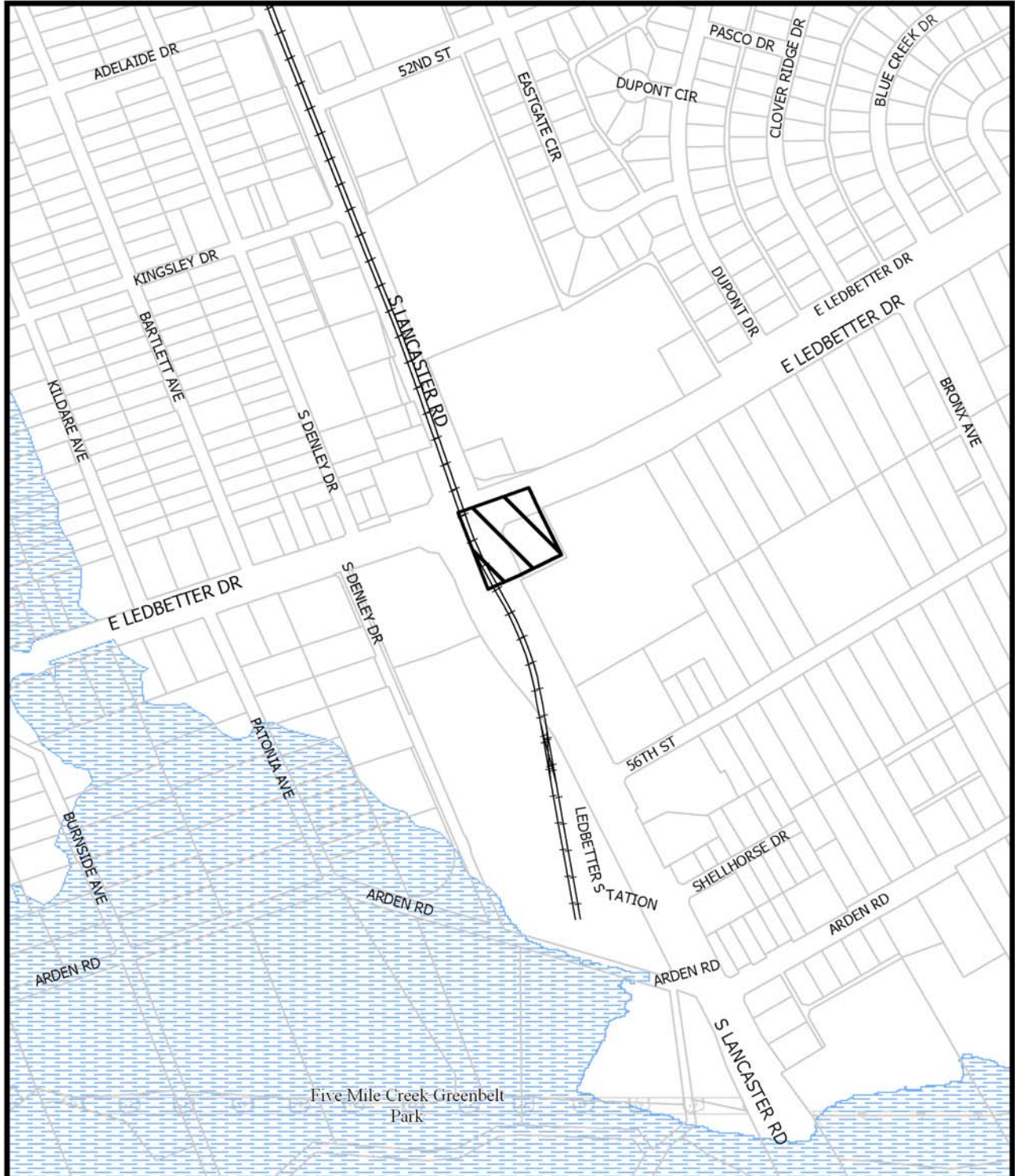


PAVED AREA	
CONCRETE	3058.00 S.F.
ASPHALT	18,774.00 S.F.
TOTAL	21832.00 S.F.

COMPLIANCE		
	REQUIRED	PROVIDED
PARKING SPACES	15	17
COMPACT SPACES	1	1
TOTAL	16	18



MOBLY LAND SURVEYING, INC
740 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050 972-

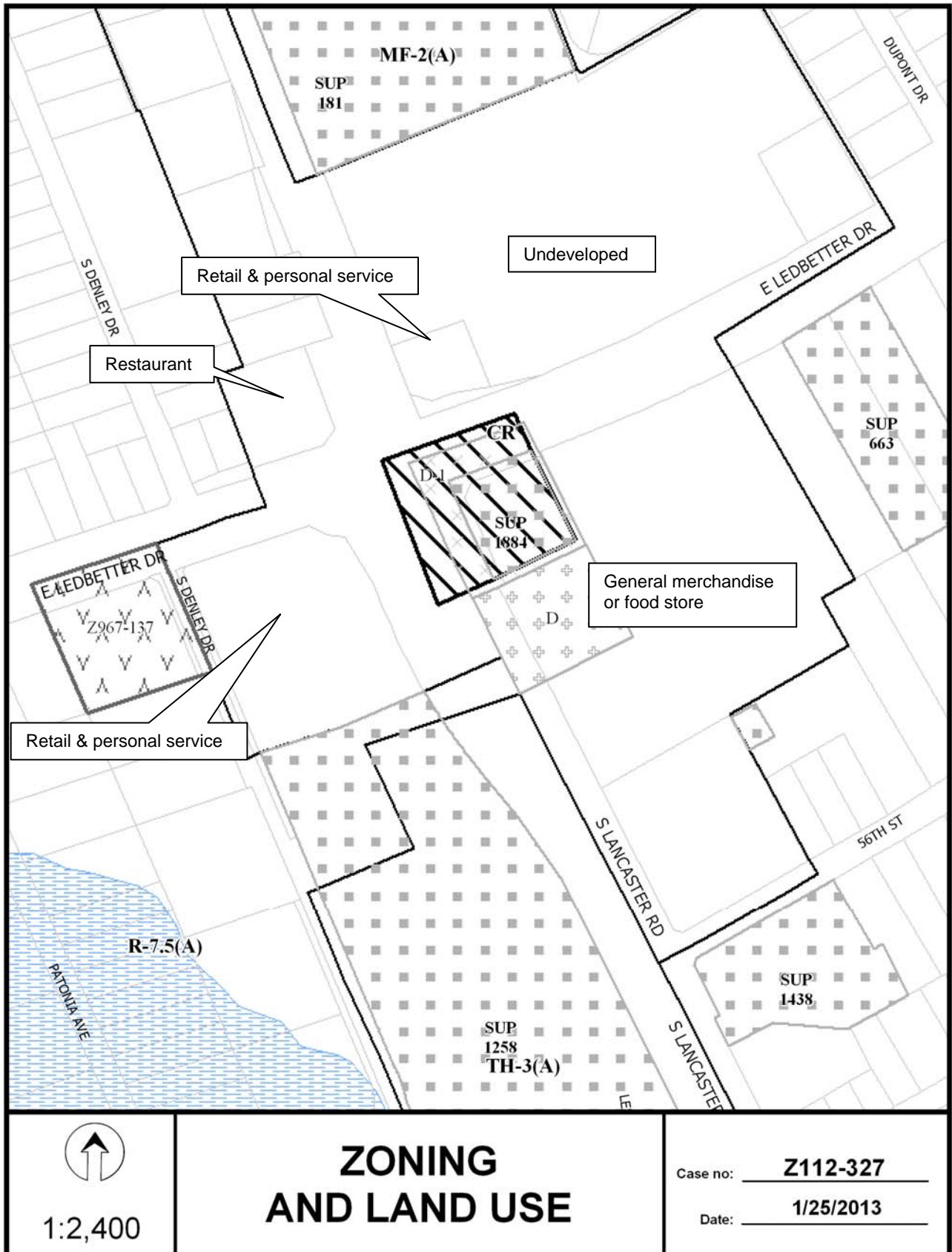


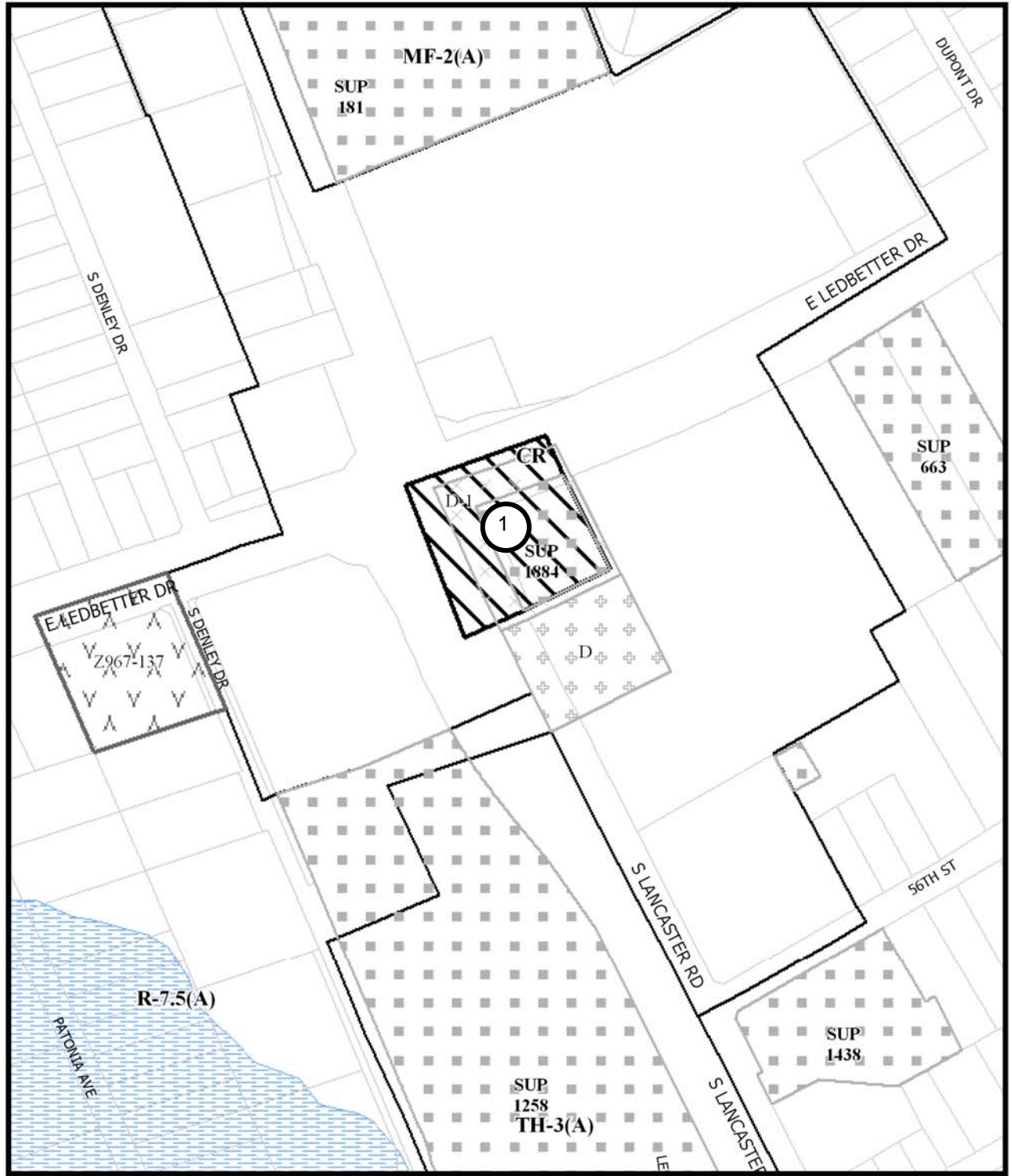
1:4,800

VICINITY MAP

Case no: Z112-327

Date: 1/25/2013



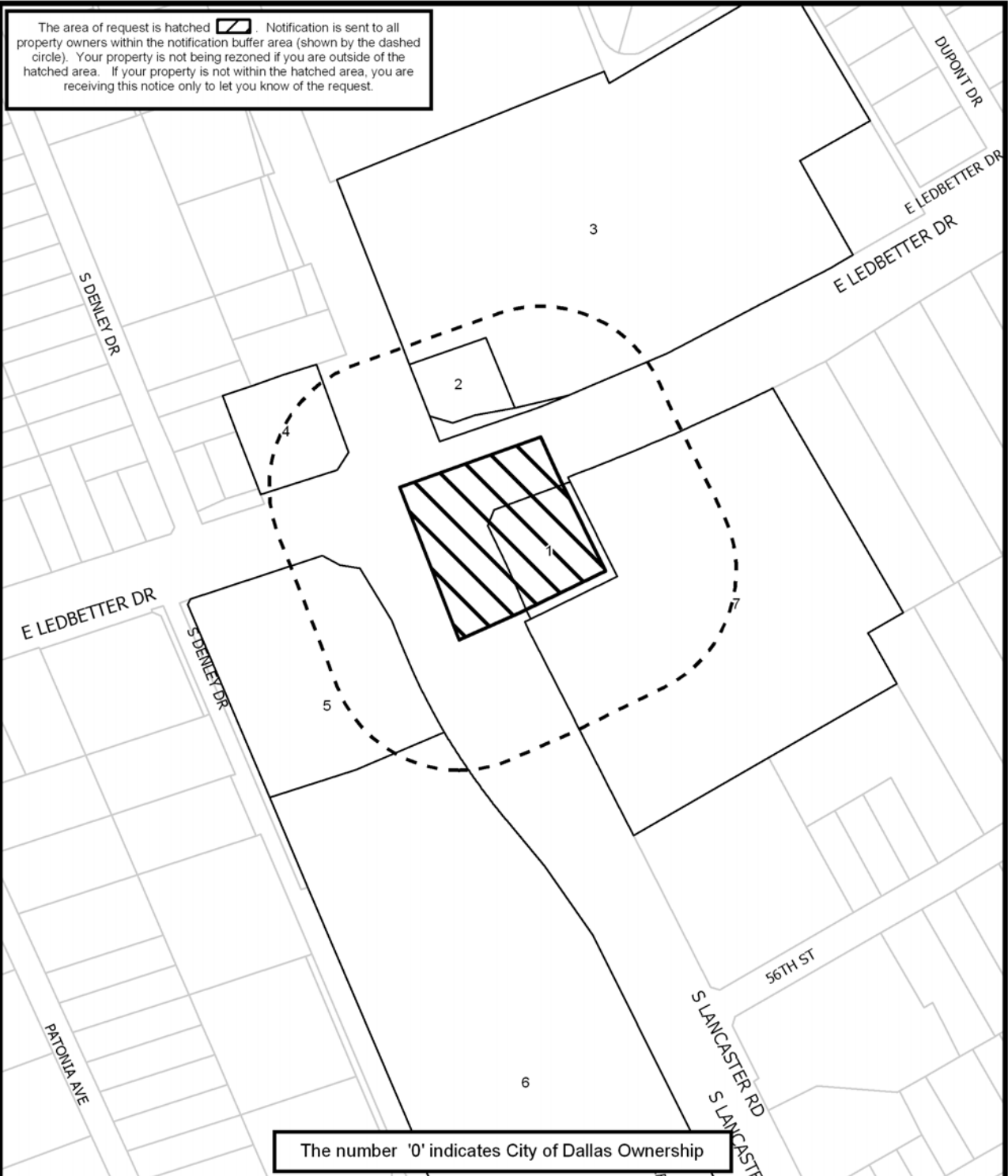


1:2,400

ZONING HISTORY

Case no: Z112-327

Date: 1/25/2013



 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">7</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	7	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z112-327 </u> Date: <u> 1/25/2013 </u>
200'	AREA OF NOTIFICATION					
7	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

Z112-327

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2104 LEDBETTER DR	NR STATIONS INC
2	2103 LEDBETTER DR	MARTIN STEPHEN L & GARY L
3	5002 LANCASTER RD	DEBUSK FOUNDATION
4	5025 LANCASTER AVE	SHAW YU & WINNIE KAM LENG CHAN
5	5101 LANCASTER RD	LEDGREEN LP & LANGREEN LP % ALLAN RILEY
6	5151 LANCASTER RD	DALLAS AREA RAPID TRANSIT
7	2130 LEDBETTER DR	MYDAL LLC % PETER KRAUS

Planner: Warren F. Ellis

FILE NUMBER: Z123-165(WE) **DATE FILED:** December 27, 2012
LOCATION: Scyene Road and Namur Street, southeast corner
COUNCIL DISTRICT: 5 **MAPSCO:** 49-Y
SIZE OF REQUEST: Approx. 0.4349 sq. ft. **CENSUS TRACT:** 176.05

APPLICANT: Kirit Gajera

OWNER: Kwickpick Grocery, Inc.

REPRESENTATIVE: Audra Buckley

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

SUMMARY: The applicant proposes to convert a retail store into a convenience store to sell alcohol for off-premise consumption.

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

BACKGROUND INFORMATION:

- The request site is developed with a vacant one-story, 4,896 square foot multi-tenant building.
- The proposed request is to rehabilitate the existing structure into a general merchandise or food store to sell alcohol for off-premise consumption.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on the property requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of family uses to the west, across Namur Street, and undeveloped tract of land to the south. Properties to the north, across Scyene Road consist of a mini-warehouse use, and an undeveloped tract of land.

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

1. Z101-152 On Wednesday, April 13, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Dry Liquor Control Overlay on the south side of Scyene Road, west of Sam Houston Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Scyene Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Vacant Retail Building
North	CR-D-1	Undeveloped
South	R-7.5(A)	Undeveloped
East	CR-D-1	Undeveloped
West	CR-D-1	Single Family

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

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. 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 19,166.4 square foot site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a vacant one-story, 4,896 square foot multi-tenant building. The applicant proposes to rehabilitate the existing structure into a general merchandise or food store to sell alcohol for off-premise consumption.

The surrounding land uses consist primarily of family uses to the west across Namur Street, undeveloped land to the south. Properties to the north, across Scyene Road consist of a mini-warehouse use, and an undeveloped tract of land.

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 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	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping 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 greater than 3,500 square feet is at one space for each 200 square feet of floor area. The development requires 24 spaces with 25 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.

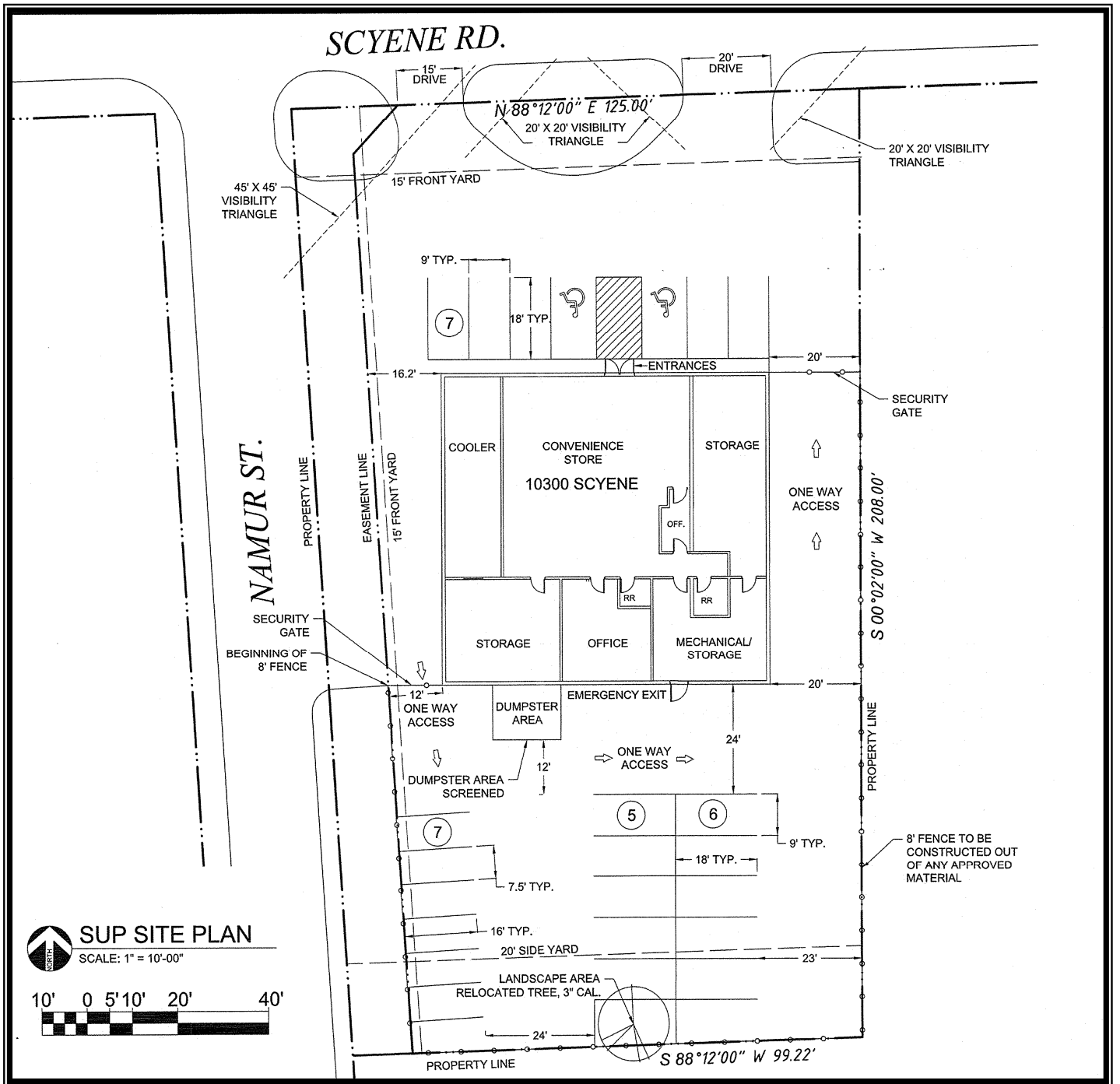
Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below.

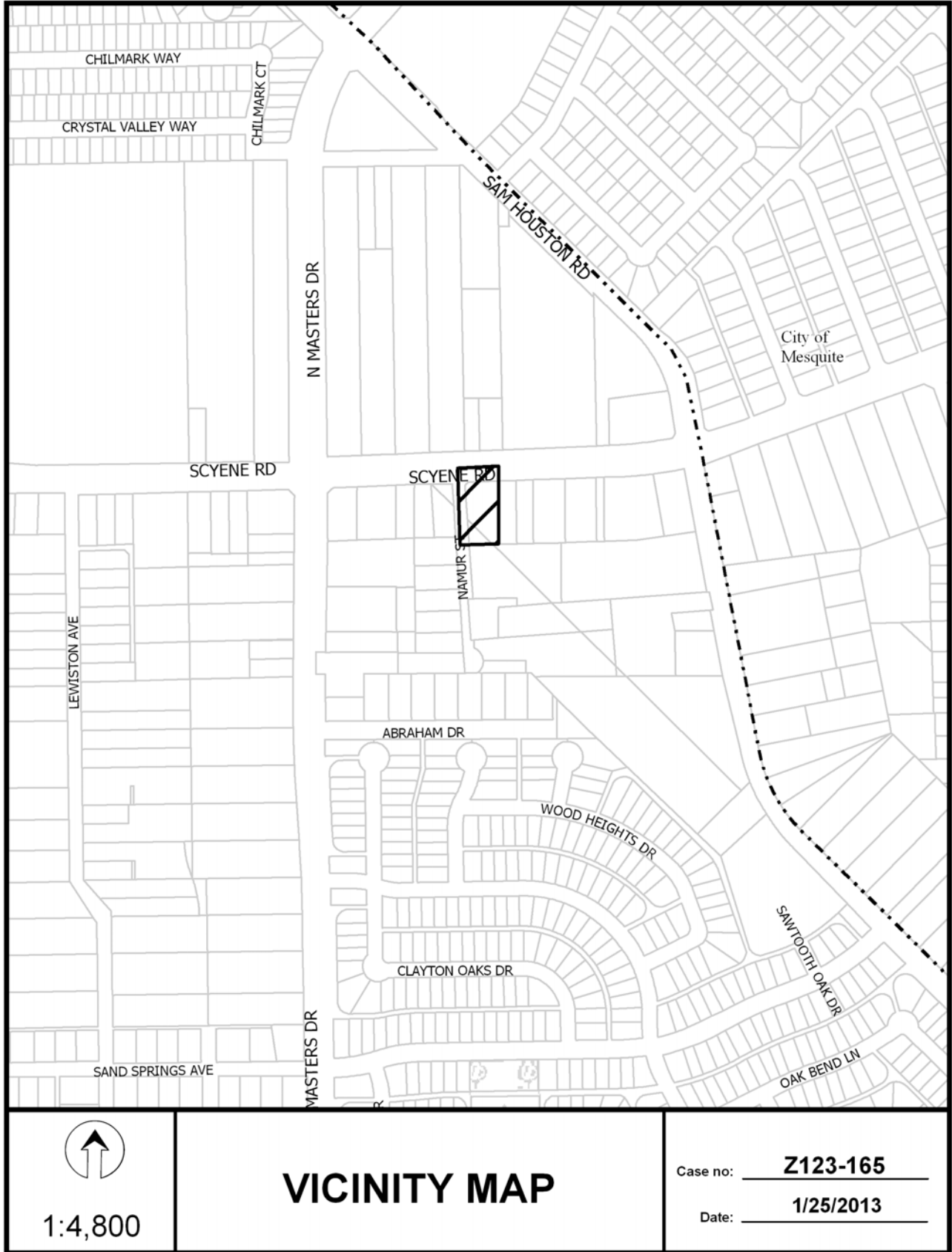
DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access										Welcome		
  												
Search Records - Offense										Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0008942-A	01/07/2013	*ENCORE ENERGY	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0058504-W	02/28/2009	*PRECISION TREE CARE	LOST PROPERTY	10300		SCYEN...	327	1247	42020			
0077432-Y	03/28/2011	@CITY OF DALLAS	FORGERY & COUNTERFEI...	10300		SCYEN...	327	1247	10012			
0099589-X	04/11/2010	ROMERO,SANTIAGO	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0131304-W	05/08/2009	*TXU	CRIMINAL MISCHIEF/VAN...	10300		SCYEN...	327	1247	14081			
0152763-X	06/01/2010	JARAMILLO,MARIA	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0267926-X	09/25/2010	TORRES, IRMA	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	327	1247	32090			
0292237-W	10/01/2009	YORK,CATHY	ASSAULT	10300		SCYEN...	327	1247	08312			
0320376-V	10/16/2008	PEARSON,CHRISTOPHER,	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	338	1247	32090			
0350426-V	11/14/2008	MASEDO, CELESTIONO	TRAFFIC MOTOR VEHICLE	10300		SCYEN...	338	1247	32090			
0391166-V	12/26/2008	SHANNON, CHRISTOPHER	ROBBERY	10300		SCYEN...	338	1247	03A11			

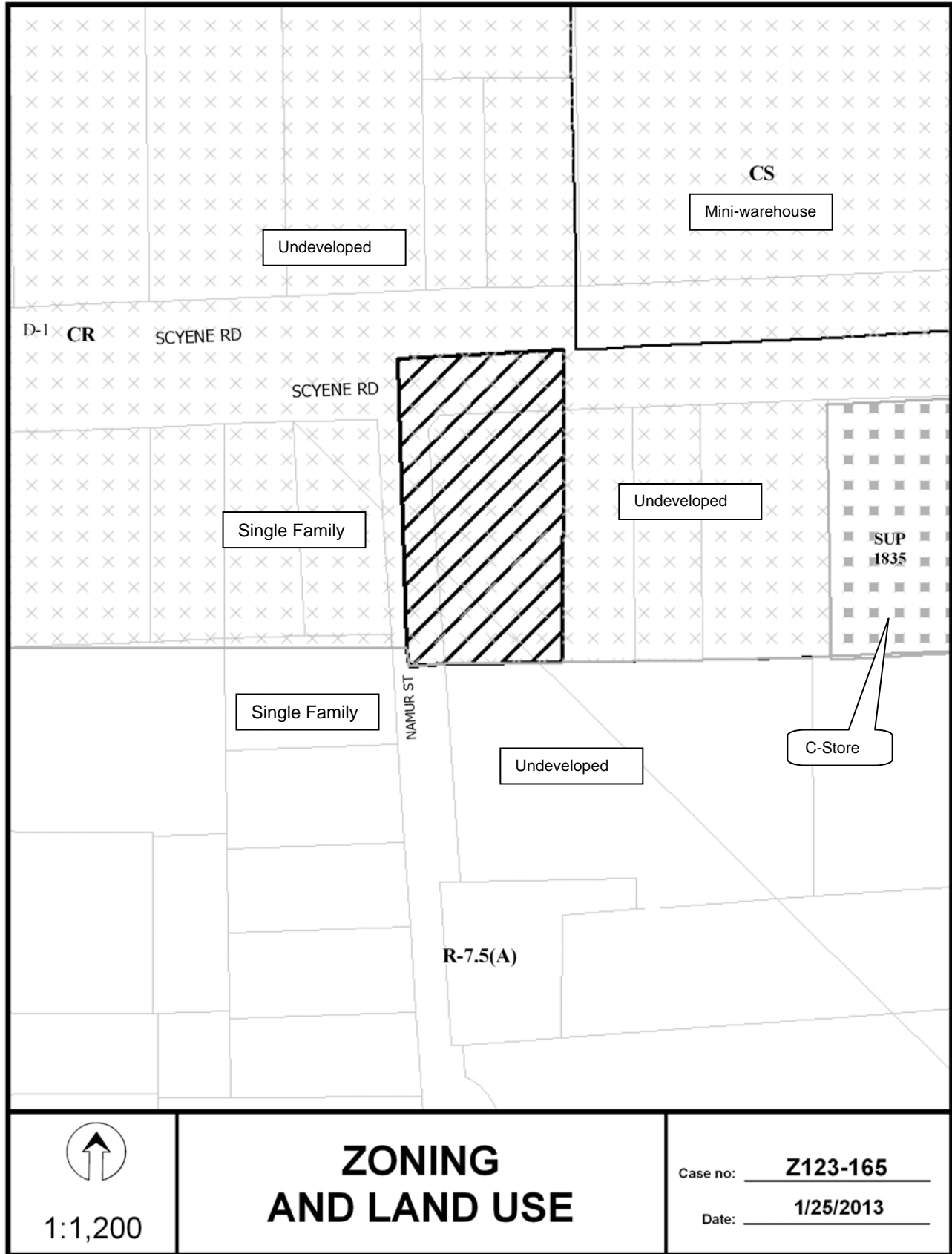
PROPOSED SUP CONDITIONS

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.
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. 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.

PROPOSED SITE PLAN





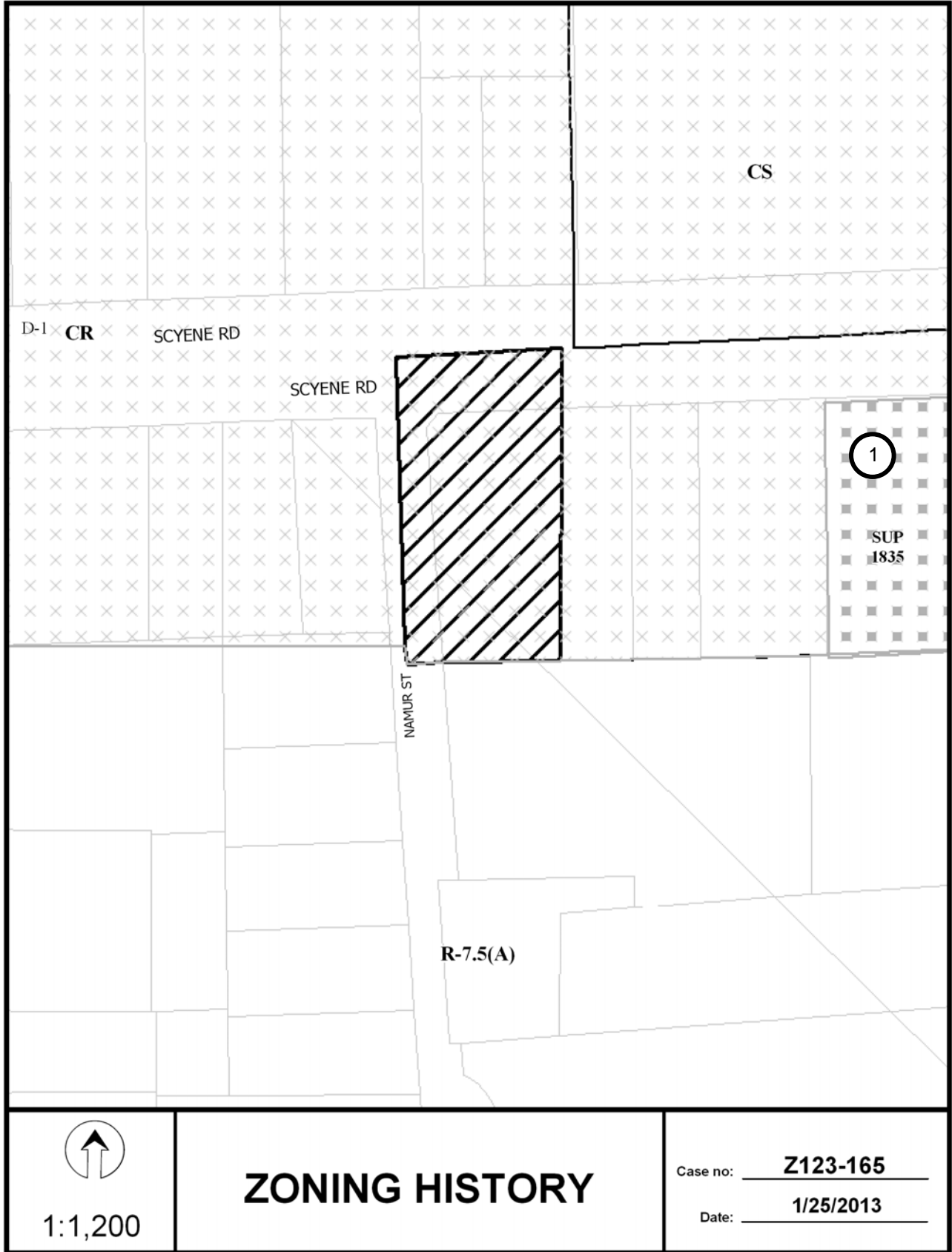


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ZONING AND LAND USE

Case no: Z123-165

Date: 1/25/2013

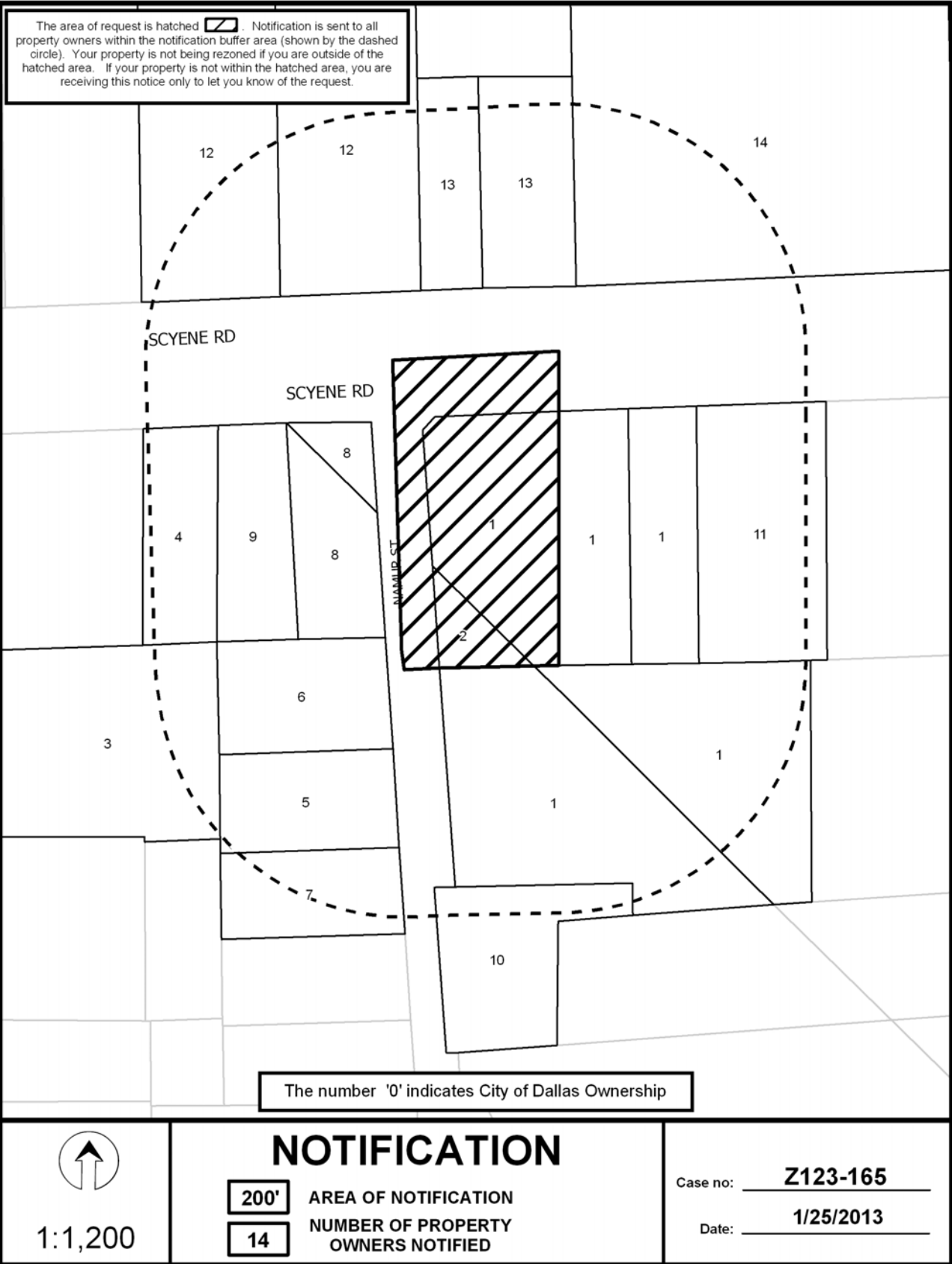


1:1,200

ZONING HISTORY

Case no: Z123-165

Date: 1/25/2013



Notification List of Property Owners

Z123-165

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10310 SCYENE RD	KWICKPICK GROCERY INC
2	10300 SCYENE RD	SPAKES MARTY CALVIN
3	2910 MASTERS DR	CASTILLO MAGDA
4	10222 SCYENE RD	GARCIA GABRIEL & TERESA GARCIA
5	2909 NAMUR ST	TYLER INVESTMENTS LLC
6	2917 NAMUR ST	JORDAN JULIA
7	2901 NAMUR ST	ALFARO MARTINA
8	10230 SCYENE RD	POOL JUDY MARIE
9	10226 SCYENE RD	GARCIA GABRIEL &
10	2830 NAMUR ST	BRITT HARRIS TRUSTEE BRITT FAMILY TRUST
11	10320 SCYENE RD	GOMEZ JAMIE
12	10221 SCYENE RD	PAYMA KHAJEHNOORI FAMILY TRUST THE
13	10301 SCYENE RD	TAMEZ HECTOR &
14	10331 SCYENE RD	SCYENE STORAGE LP #230

FILE NUMBER: Z123-154(MW)

DATE FILED: December 14, 2012

LOCATION: South side of West Illinois Avenue, west of Knoxville Street

COUNCIL DISTRICT: 1

MAPSCO: 52-U

SIZE OF REQUEST: ±6.8839 acres

CENSUS TRACT: 108.01

APPLICANT: Los Barrios Unidos Community Clinic, Inc.

REPRESENTATIVE: Tailim Song Law Firm

OWNER: Templo de Alabanza, Inc.

REQUEST: An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop the request site with a ±20,000 square foot building comprised of office and medical clinic uses.

STAFF RECOMMENDATION: Approval of an NS(A) Neighborhood Service District in lieu of a CR Community Retail District

PREVIOUS ACTION: Under advisement from February 7, 2013

BACKGROUND INFORMATION:

- With the exception of a ±888-square foot single family home, the ±6.8839-acre request site is undeveloped.
- The request site is surrounded by a community college to the north; a church to the east; single family residential to the south and undeveloped land and multifamily residential the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Illinois Avenue	Principal Arterial	80 feet; 100 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped; vacant single family
North	R-7.5(A) with SUP 472	Community college
East	R-7.5(A)	Church
South	PDD No. 420	Single family
West	MF-2(A) with deed restrictions	Multifamily; undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

According to the **forwardDallas! Vision Illustration**, adopted June 2006, the subject site is identified as being within an *Urban Neighborhood Building Block* on the **forwardDallas! Vision Illustration**, adopted June 2006. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking

distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The applicant's request is not consistent with the following goals and policies of the comprehensive plan.

HOUSING

GOAL 3.1 Ensure a sustainable and efficient long-range housing supply

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

URBAN DESIGN

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD ELEMENT

Goal 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood development compatibility.

Land Use Compatibility:

With the exception of a ±888-square foot single family home, the ±6.8839-acre request site is undeveloped. The applicant proposes to develop the request site with a ±20,000 square foot building comprised of office and medical clinic uses.

The request site is surrounded by a community college to the north; a church to the east; single family residential to the south and undeveloped land and multifamily residential the west.

The request site is located within a predominately residential area; however, undeveloped land zoned a CR Community Retail District exists to the west of the request site. Therefore, staff does not believe further encroachment into the residential district is necessary and does not support this request.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family
Proposed: CR	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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:

While the applicant proposes to develop the request site with a ±20,000 square foot building comprised of office and medical clinic uses, specific information has not been provided. However, pursuant to the Dallas Development Code, the required off-street parking for an office use is one (1) space per 333 square feet of floor area. The required off-street parking for a medical clinic is one (1) space per 200 square feet of floor area.

Landscaping:

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

Deed Restrictions:

The applicant intends to volunteer deed restrictions to ensure compatibility with the single family residential development adjacent to the south of the request site. However, the applicant's volunteered deed restrictions are not available at the time of this report.

Partners/Principals/Officers:

List of Principles/Partners/Officers

**Los Barrios Unidos Community Clinic, Inc.
A 501(c)(3) organization**

Volunteer Board of Directors	
Mr. Nicholas Renna	President, Board of Directors
Mrs. Josephine Torres	Vice President, Board of Directors
Mrs. Margaret Hinguanzo-Daugherty	Treasurer, Board of Directors
Mrs. Gloria Ortega	Secretary, Board of Directors
Dr. Barbara Baxter	Member, Board of Directors
Ms. Vickie Cedillo	Member, Board of Directors
Ms. Elizabeth Lopez	Member, Board of Directors
Steve Salazar	Member, Board of Directors
Larry Taylor	Member, Board of Directors
Mrs. Magdalena Wolters-Williams	Member, Board of Directors
Mrs. Sofia Garcia	Member, Board of Directors

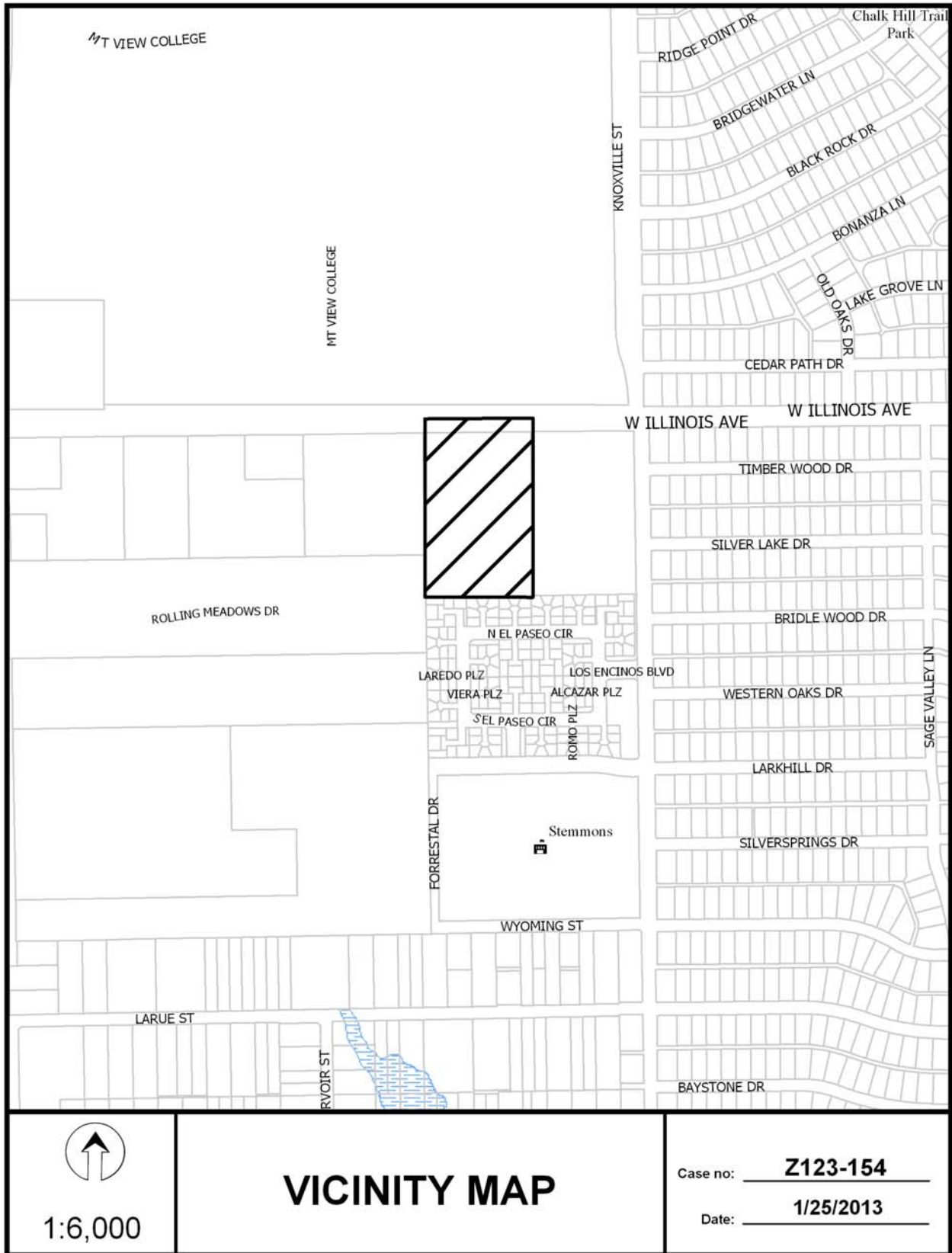
Executive staff	
Leonor Márquez	Chief Executive Officer
Herlinda Bonilla	Chief Financial Officer
Michael McMahan	Chief Operations Officer
Susan Briner, M.D.	Chief Medical Officer

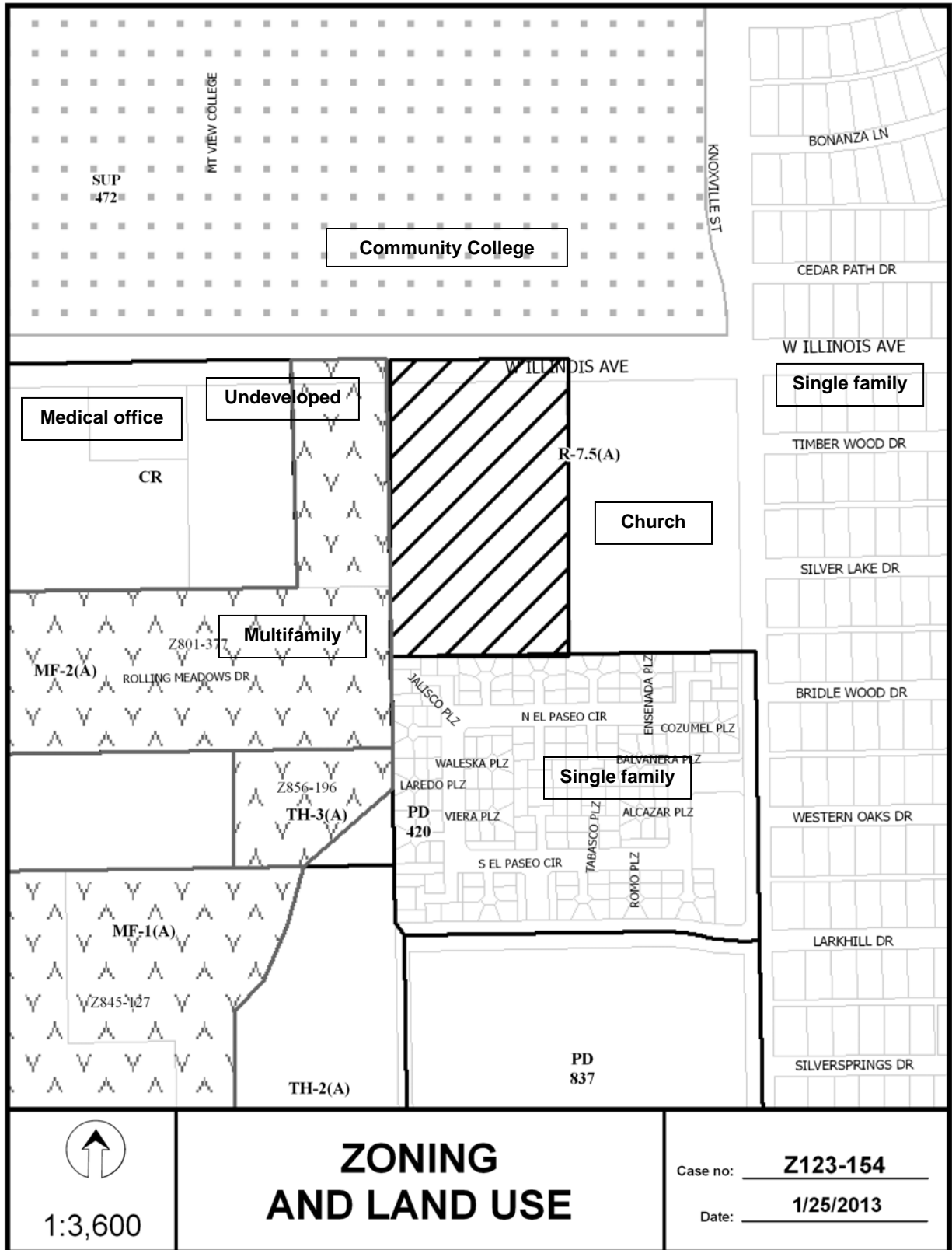
Templo de Alabanza

Board of Directors	
Mr. Vincent Avalos	Board of Directors
Mrs. Marie Newhouse	Board of Directors
Mr. Brian Sandoval	Board of Directors

Executive staff	
Mr. David Sandoval	President
Mrs. Elizabeth Buentello	Secretary

Z123-154



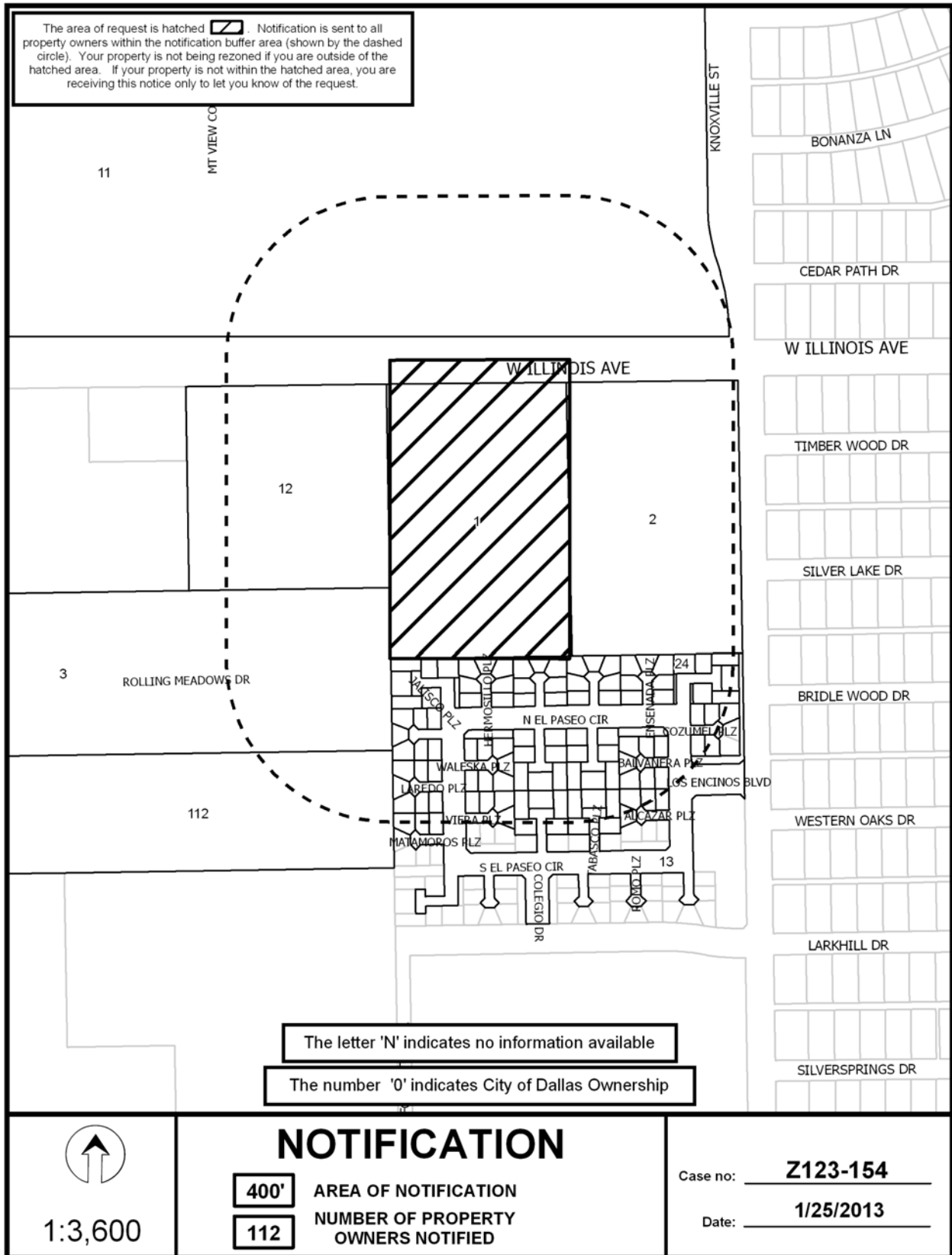


1:3,600

ZONING AND LAND USE

Case no: **Z123-154**

Date: **1/25/2013**



1/24/2013

Notification List of Property Owners***Z123-154******112 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4732 ILLINOIS AVE	TEMPLO DE ALABANZA INC
2	4710 ILLINOIS AVE	TEMPLO DE ALABANZA
3	2500 DUNCANVILLE RD	4909 ROLLING MEADOWS LP
4	405 FLORENCIA PLAZA	CADE SHANDREA
5	506 GUAYMAS PLAZA	ACOSTA EDGAR
6	508 GUAYMAS PLAZA	ARROYO MIGUEL A & IRMA G
7	505 GUAYMAS PLAZA	HORNBECK OTIS J
8	606 HERMOSILLO PLAZA	MBOGO JAMES
9	608 HERMOSILLO PLAZA	TRAYLOROBY DONNA
10	605 HERMOSILLO PLAZA	FERNANDEZ MARIA DEL ROCIO AMADOR
SAMUEL		
11	4849 ILLINOIS AVE	DALLAS COUNTY COMMUNITY COLLEGE
DISTRICT		
12	4800 ILLINOIS AVE	3 ORTEGAS & SB LLC STE 430
13	4700 LOS ENCINOS BLVD	LOS ENCINOS HOMEOWNERS ASSOCIATION INC
14	102 COZUMEL PLAZA	NATIONWIDE HOUSE BUYERS LLC
15	104 COZUMEL PLAZA	NEELY RICHARD J III
16	105 COZUMEL PLAZA	HILL CHRISTOPHER
17	103 COZUMEL PLAZA	HM EXECUTIVE HOMES INC
18	101 COZUMEL PLAZA	LUCILA EDITA
19	206 DELICIAS PLAZA	SANCHEZ MILTON & HERNAN SANCHEZ
20	210 DELICIAS PLAZA	CORTEZ GABRIELA
21	214 DELICIAS PLAZA	SIRIVITHAYAPAKORN KOBCHA
22	215 DELICIAS PLAZA	WELLS OLIVER C & ELEANORS J WELLS
23	209 DELICIAS PLAZA	BONILLA JOSE A &
24	205 DELICIAS PLAZA	JONES LOREE
25	302 ENSENADA PLAZA	GARZA CYNTHIA A
26	304 ENSENADA PLAZA	ZURITA DAVID

1/24/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	306	ENSENADA PLAZA RAPP LANCE J
28	308	ENSENADA PLAZA BERMEA RAQUEL A
29	305	ENSENADA PLAZA CARRILLO ARTURO EST OF
30	303	ENSENADA PLAZA VIERA MARIA ELSA
31	301	ENSENADA PLAZA DAVILA ILIANA
32	402	FLORENCIA PLAZA POOLE CATHERINE & KEITH POOLE
33	404	FLORENCIA PLAZA MCQUEEN MELODY
34	406	FLORENCIA PLAZA KEATON ADDIE
35	408	FLORENCIA PLAZA JONES TOBI LASEAN
36	403	FLORENCIA PLAZA SALAICES CAROLINA
37	401	FLORENCIA PLAZA ERNESTO ROSA
38	502	GUAYMAS PLAZA GONZALEZ LAZARO
39	504	GUAYMAS PLAZA BUTTS TAMEKA
40	503	GUAYMAS PLAZA RAMIREZ ALBERTO
41	501	GUAYMAS PLAZA SIMPSON GAYLA
42	602	HERMOSILLO PLAZA HERRERA JON C & PAULA
43	604	HERMOSILLO PLAZA CASCO DAVID J
44	603	HERMOSILLO PLAZA GUTIERREZ MARIA V
45	601	HERMOSILLO PLAZA CALDERON JORGE
46	705	JALISCO PLAZA CARDIEL HERMELINDA & ANGEL
47	709	JALISCO PLAZA BECKER JOSEPH S
48	715	JALISCO PLAZA CARREON EDGARDO JAVIER
49	714	JALISCO PLAZA HUD % MICHAELSON CONNOR & BOUL INC
50	710	JALISCO PLAZA CERDA HORACIO JR & VANESSA REYES
51	706	JALISCO PLAZA VELASQUEZ MARTA
52	805	ISLA VERDE PLAZA CONN PAUL E &
53	809	ISLA VERDE PLAZA TANGUMA ROBERT
54	815	ISLA VERDE PLAZA AGUILERA GABRIELA
55	816	ISLA VERDE PLAZA ONEAL IKE & MARY
56	812	ISLA VERDE PLAZA TRAN DOANH &
57	808	ISLA VERDE PLAZA TOLIVER BEAULAH A

1/24/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	804 ISLA VERDE PLAZA	MIRANDA DFW PROPERTIES LLC
59	905 LAREDO PLAZA	TELLO JESUS JR
60	909 LAREDO PLAZA	CAMPOS MARESA
61	916 LAREDO PLAZA	CABRERA FLORENCIO&SANJUAN
62	912 LAREDO PLAZA	GREEN VINCENT
63	908 LAREDO PLAZA	JIMENEZ ALEJANDRO
64	904 LAREDO PLAZA	FLORES ABEL ELIAS & REINA M GOMEZ
65	1005 MATAMOROS PLAZA	DAVILA MARIA & SANTIAGO
66	1009 MATAMOROS PLAZA	GERALD STEVE JR & BEVELYN
67	1015 MATAMOROS PLAZA	ZELAYA MELBIN & DINA LEMUS
68	2301 BALVANERA PLAZA	NACHAMPASSAK TAB & SENG PHET
69	2303 BALVANERA PLAZA	PEARLES JUAN M
70	2305 BALVANERA PLAZA	FIELD ERICK
71	2308 BALVANERA PLAZA	MOORE MARILYN B
72	2304 BALVANERA PLAZA	DELATORRE TRINIDAD L
73	2302 BALVANERA PLAZA	SALAZAR EUSEBIO
74	1601 ALCAZAR PLAZA	DESANTIAGO UBALDO & SOCORRO
75	1603 ALCAZAR PLAZA	HOLSTON ALICE H
76	1605 ALCAZAR PLAZA	SMITH AISHA
77	1608 ALCAZAR PLAZA	BROOKS FRENNIE E
78	1704 TABASCO PLAZA	HM EXECUTIVE HOMES INC
79	1706 TABASCO PLAZA	BROWN JAMES D & BRANDI L
80	1708 TABASCO PLAZA	VEGA MIGUEL A JR
81	1705 TABASCO PLAZA	SILURANTINE HECTOR
82	1703 TABASCO PLAZA	ARRIAGA ALICE
83	1804 URUAPAN PLAZA	AGUSTIN JOEY & FRANK CABRERA A
84	1806 URUAPAN PLAZA	ST GERMAINE SHIRLEY
85	1808 URUAPAN PLAZA	AYENI OLUWAFUNMILAYO G & OLALEYE SEGUN
86	1805 URUAPAN PLAZA	PEREZ WILLIE
87	1803 URUAPAN PLAZA	CONTRERAS MARIA
88	1908 VIERA PLAZA	MOXEY CASANDRA N

O

Z123-154(MW)

1/24/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1905 VIERA PLAZA	HUD % MICHAELSON, CONNOR & BOUL INC
90	1903 VIERA PLAZA	LUU AMY A & JIAN Q
91	1901 VIERA PLAZA	THOMPSON JOEL
92	2002 WALESKA PLAZA	TILLEY JESSICA
93	2004 WALESKA PLAZA	LUNA IRMA
94	2006 WALESKA PLAZA	TRAN DOANH &
95	2008 WALESKA PLAZA	LEWIS RONALD C
96	2005 WALESKA PLAZA	GARY GWENDOLYN & CHARLES O GARY
97	2003 WALESKA PLAZA	RIVAS JESSICA D
98	2001 WALESKA PLAZA	EQUITY TRUST CO CUSTODIAN FBO GEORGE
MON		
99	2101 YUCATAN PLAZA	HOLLIS MONIQUE & CHRIS
100	2105 YUCATAN PLAZA	DIAZ DANIEL
101	2108 YUCATAN PLAZA	DELGADO JOHN D
102	2106 YUCATAN PLAZA	MORRIS DEBRA
103	2104 YUCATAN PLAZA	WILLIAMS DEBRA
104	2102 YUCATAN PLAZA	GARZA CRISTINA & GEORGINA G GARZA
105	2201 ZARAGOZA PLAZA	FALCON STEVEN P & MARIA A
106	2203 ZARAGOZA PLAZA	HM EXECUTIVE HOMES INC
107	2205 ZARAGOZA PLAZA	RAMIREZ PEDRO
108	2208 ZARAGOZA PLAZA	RUIZ JORGE & PAULA CISNE
109	2206 ZARAGOZA PLAZA	HOSSU MARIUS R V & MARIA
110	2204 ZARAGOZA PLAZA	ROWLETT CAROLYN
111	2202 ZARAGOZA PLAZA	JULES ANSELMA
112	2600 DUNCANVILLE RD	MOUNTAIN RIDGE DEV ASSOCS STE 555

FILE NUMBER: Z112-306(RB)

DATE FILED: August 20, 2012

LOCATION: Northwest Line of Travis Street, between Lemmon Avenue East and Lemmon Avenue West

COUNCIL DISTRICT: 14

MAPSCO: 35 X

SIZE OF REQUEST: Approx. 2.33 Acres

CENSUS TRACT: 7.01

APPLICANT/OWNER: CFO2 Dallas II, LLC

REPRESENTATIVES: Gladys Bowens and Dallas Cothrum

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict Uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of existing deed restrictions.

SUMMARY: The applicant is requesting a zoning change in order to permit a restaurant without drive-through service. Additionally, deed restrictions that require certain development standards are being terminated, however, some of the provisions are being provided for in the requested PDS.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions, and approval of the termination of existing restrictions.

PRIOR CPC ACTION: On November 15, 2012, the City Plan Commission held this request under advisement until January 10, 2013. On January 10, 2013, the City Plan Commission held this request under advisement until February 21, 2013.

BACKGROUND INFORMATION:

- The request site is developed with a multi-tenant office building with covered parking as part of the building’s design.
- The applicant is proposing to provide for a restaurant and outdoor patio area within the southwest corner of the existing building footprint.
- As part of the request, existing deed restrictions are being terminated, however, the provisions of the deed restrictions are incorporated into the proposed PDS conditions.
- The existing uses and development standards provided by the underlying O-2 Subdistrict are being retained.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z034-120	On May 12, 2004, CPC approved an application for an amendment to the conceptual plan and conditions for PDD No. 174. Applicant withdrew the request.
2. Z045-296	On March 8, 2006, the City Council approved an amendment to PDD No. 174, subject to a conceptual plan and conditions.

<u>Thoroughfare/Street</u>	<u>Existing & Proposed ROW</u>
Lemmon Avenue	Principal Arterial; 60’ & 60’ ROW
Travis Street	Local; 50’ ROW

STAFF ANALYSIS:

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

- (1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

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

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

The applicant's request will not require any new construction, other than in the southwest corner of the existing parking garage. The existing improvements comply with objective numbers 1, 3, 4, 6, and 7. Objective numbers 2 and 5 are not applicable to the request.

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with a multi-tenant office building with covered parking as part of the building's design. The applicant is requesting a zoning change to provide for a restaurant without drive-through service (existing O-2 Subdistrict prohibits this use). It is the intent of the applicant to provide for a 3,800 square foot restaurant with an accompanying 2,300 square foot patio. These improvements will be located within the southwest corner of the building, with the patio exposed to the Katy Trail.

The second part of the request is to terminate existing deed restrictions. Generally, they require certain design/construction standards (see attached existing deed restriction instrument). The applicant has included these within their requested conditions, so the integrity of what was volunteered during the July, 1981 rezoning (from MF-2 to O-2) will be continued in the PDS ordinance regulating the property.

The predominate land use in the immediate area consists of medium density residential uses, much of which is developed within three PDD's; the West Village Special Purpose District and City Place PDD to the north and northeast, and PDD No. 174, specifically the Phase 2 portion southeast of the site. The Phase 1 portion of PDD No. 174 is developed with an electrical substation and is situated south, across Lemmon Avenue West. The Katy Trail abuts the site's western boundary (no physical connection) and traverses north to south with various pedestrian connection points along its alignment. The Dallas Theater Center occupies property to the northwest, across the trail from the request site.

In consideration of the 'notching' of this use within a portion of the parking structure will not negatively impact the built environment and the inclusion of a patio area with unobstructed views afforded by its location on the property will visually connect the use to the Katy Trail.

As a result of this analysis, staff supports the request subject to the following specific recommendations related to the restaurant that will ensure that certain characteristics associated with the use do not impact the residentially influenced built environment: 1) limit the number of restaurants on the property to one; 2) restricted hours of operation for the uncovered outdoor patio; and, 3) prohibit outside amplification and live performances.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined it will not significantly

impact the surrounding street system.

Landscaping: The site is blessed with a significant tree canopy and certain planting areas along the Travis Street frontage. Existing sidewalks are located at the back of curb along the property's three street frontages.

In working with the chief arborist, staff has determined the above represents landscaping and sidewalk placements that meet the spirit of Part 1 of PDD No. 193. Staff is requesting that trees located within the Street Tree Zone (20 foot-deep area around the site's perimeter as shown on the attached development plan) be retained and any mitigation be provided within this area.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

CFO2 Dallas II, LLC

Thomas G. Bacon, Manager

Daniel R. Dubrowski, Manager

Glenn L. Lowenstein, Manager

Z112-306

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

“Division S-____. PD Subdistrict ____.”

SEC. S-____. 101. LEGISLATIVE HISTORY.

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

SEC. S-____. 102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property generally located on the northwest line of Travis Street between Lemmon Avenue East and Lemmon Avenue West. The size of the PD Subdistrict ____ is approximately 2.3325 acres.

SEC. S-____. 103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part 1 of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls. In this division: SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-____. 104. EXHIBITS.

The following exhibits are incorporated into this division:

- (1) Exhibit S-____A: development plan.
- (2) Exhibit S-____B: landscape plan.

SEC. S-____. 105. DEVELOPMENT PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

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

(b) The following additional main use is permitted in this subdistrict: restaurant without drive-through service. *[outdoor patios must be uncovered]*

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of 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.

SEC. S-____.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 1 of this article. If there is a conflict between this section and Part 1 of this article, this section controls.)

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

(b) Height. Maximum structure height is 120 feet.

(c) Multiple Family Uses. For a building containing multiple family uses:

(1) The first, second, and third floors may house either multiple family dwelling units, or office units, or a combination of both.

(2) The remaining floors may only house multiple family dwelling units.

(d) Restaurant without drive-through service.

(1) Maximum floor area is 3,800 square feet in the location shown on the development plan.

(2) Maximum uncovered patio area is 2,300 square feet in the location shown on the development plan.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

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

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit S-__B).

(b) Any tree removed from the Street Tree Zone as located on the attached landscape plan must be replaced per the tree mitigation regulations within Article X of the Dallas Development Code, as amended.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. RESTAURANT WITHOUT DRIVE-THROUGH SERVICE.

(a) Hours of operation for the area of the uncovered patio are limited to the hours of 7:00 a.m. to 10:00 p.m., Monday through Sunday.

(b) Outside amplification and live performances are prohibited.

SEC. S-_____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) Development and use of the property must comply with Part I of this article.

SEC. S-_____.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 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.

Existing Deed Restrictions

7/988

DEED RECORD

8 12175

DEED RESTRICTIONS

STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

5.00 DEED
8/16/81

That the undersigned, TURTLE CREEK PLACE ASSOCIATES, a Partnership, is the owner of the following described property situated in Dallas County, Texas, and being located in City of Dallas Block 7/988, out of the Bowser and Lemmon's Oak Lawn North Dallas Addition to the City of Dallas, Dallas County, Texas, and being more particularly described as follows:

BEING all of Lots 1, 2, 3, 4, 5, and 6 in City Block 7/988 out of the Bowser and Lemmon's Oak Lawn North Dallas Addition, to the City of Dallas, according to the map or plat recorded in the Map and Plat Records of Dallas County, Texas.

That the undersigned, TURTLE CREEK PLACE ASSOCIATES, a Partnership, does hereby impress all of the above described property with the following deed restrictions, to-wit:

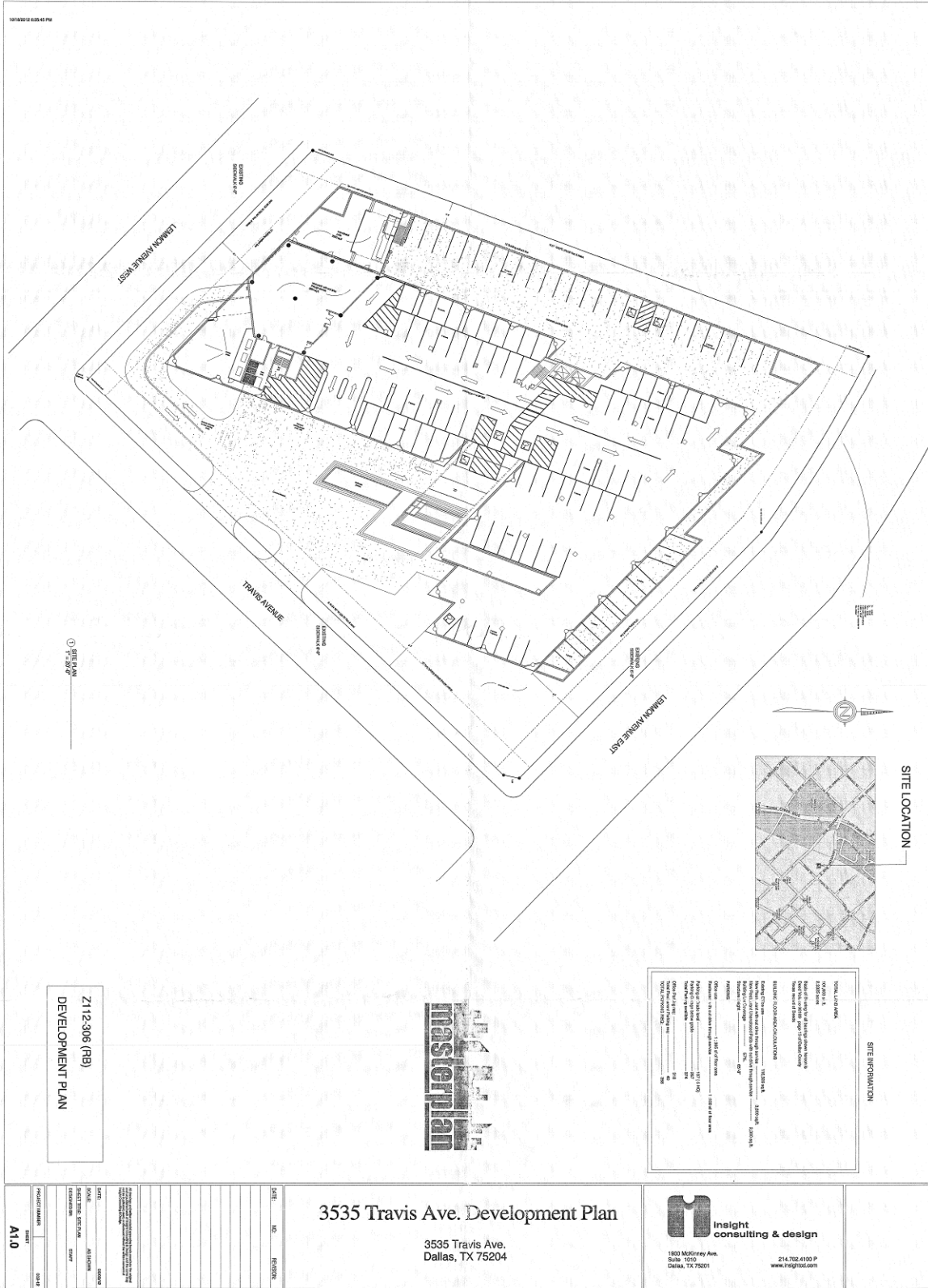
1. That no building may be constructed upon such property with a height in excess of one hundred twenty (120) feet.
2. That the first, second and third floor may be used for either multi-family dwellings or for office purposes only, and the remaining floors may be used for multi-family dwelling purposes only.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein. These restrictions may be altered, amended or terminated only upon a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

PAGE
81189 1433

2801-191/5049-N



Z112-306 (RB)
DEVELOPMENT PLAN



3535 Travis Ave. Development Plan
3535 Travis Ave.
Dallas, TX 75204

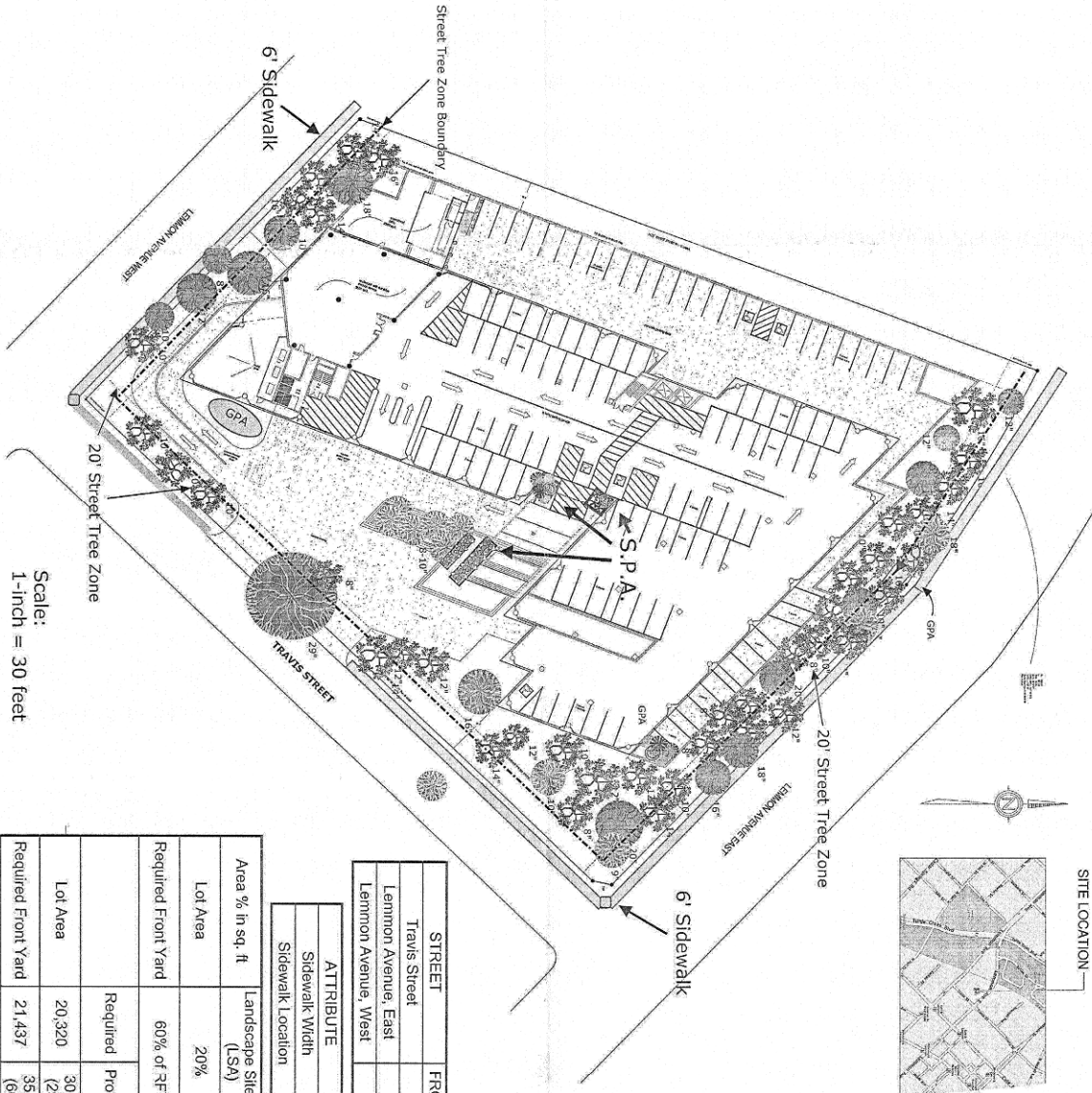
insight
consulting & design

1800 McKinney Ave.
Suite 1000
Dallas, TX 75201

214.702.4100 P
www.insightd.com

DATE	NO.	REVISION

PREPARED BY: **A110**



Scale:
1-inch = 30 feet

STREET	FRONTAGE	RATIO	REQUIRED	PROVIDED
Travis Street	380	1/25 FT	14	7
Lemmon Avenue, East	348	1/25 FT	14	19
Lemmon Avenue, West	202	1/25 FT	8	6

ATTRIBUTE	REQUIRED	PROVIDED
Sidewalk Width	6'	6'
Sidewalk Location	5' to 12' from curb	Against curb

Area % in sq. ft.	Landscape Site Area (LSA)	General Planting Area (GPA)	Special Planting Area (SPA)
Lot Area	20%	50% of 20% LSA	20% (of GPA) w/ Pl./6 s.f.
Required Front Yard	60% of RFY	30% of RFY	6% of RFY w/ 1 Pl./6 s.f.
Lot Area	Required	Provided	Required
Required Front Yard	Required	Provided	Provided
Lot Area	20,320	30,211 (29%)	10,166 (14%)
Required Front Yard	21,437 (60%)	35,717 (60%)	10,718 (13%)
		1,456 (14%)	1,456 (13%)
		2,032/339	2,143/358
		Plants	Plants
		26	26

SYM	NUMBER	TYPE
(Live Oak symbol)	14	LIVE OAK
(Cedar Elm symbol)	39	CEDAR ELM
(Magnolia symbol)	13	MAGNOLIA
(Ash symbol)	1	ASH
GPA	-	General Planting Area
SPA	-	Special Planting Area

**LANDSCAPE PLAN
3535 TRAVIS STREET**

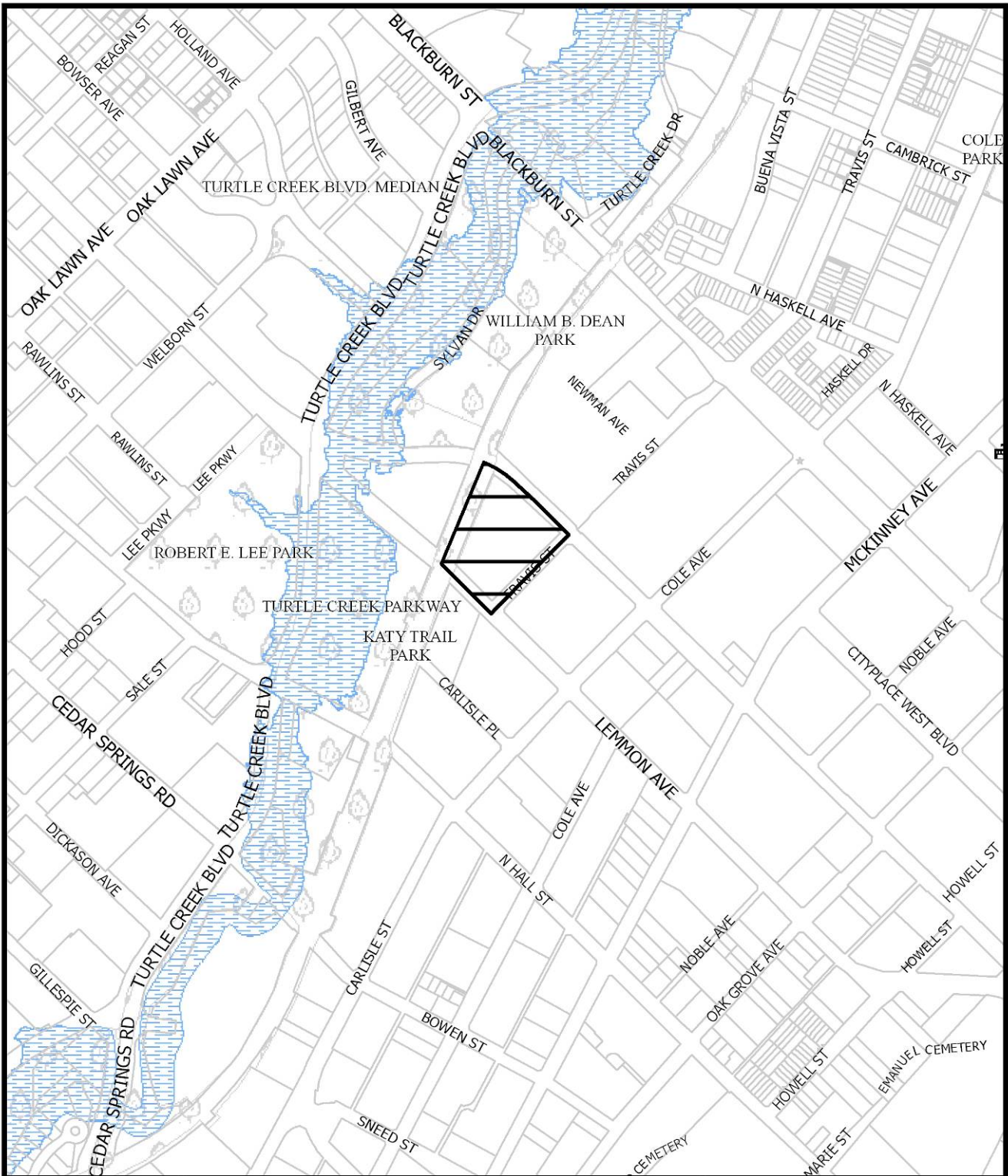
DATE: _____
SCALE: _____
TITLE: _____
DESIGNED BY: _____



900 Jackson Street, Suite 640
Dallas, Texas 75202
Phone: 214.761.9197

Land Use & Development Consultants

Proposed Landscape Plan

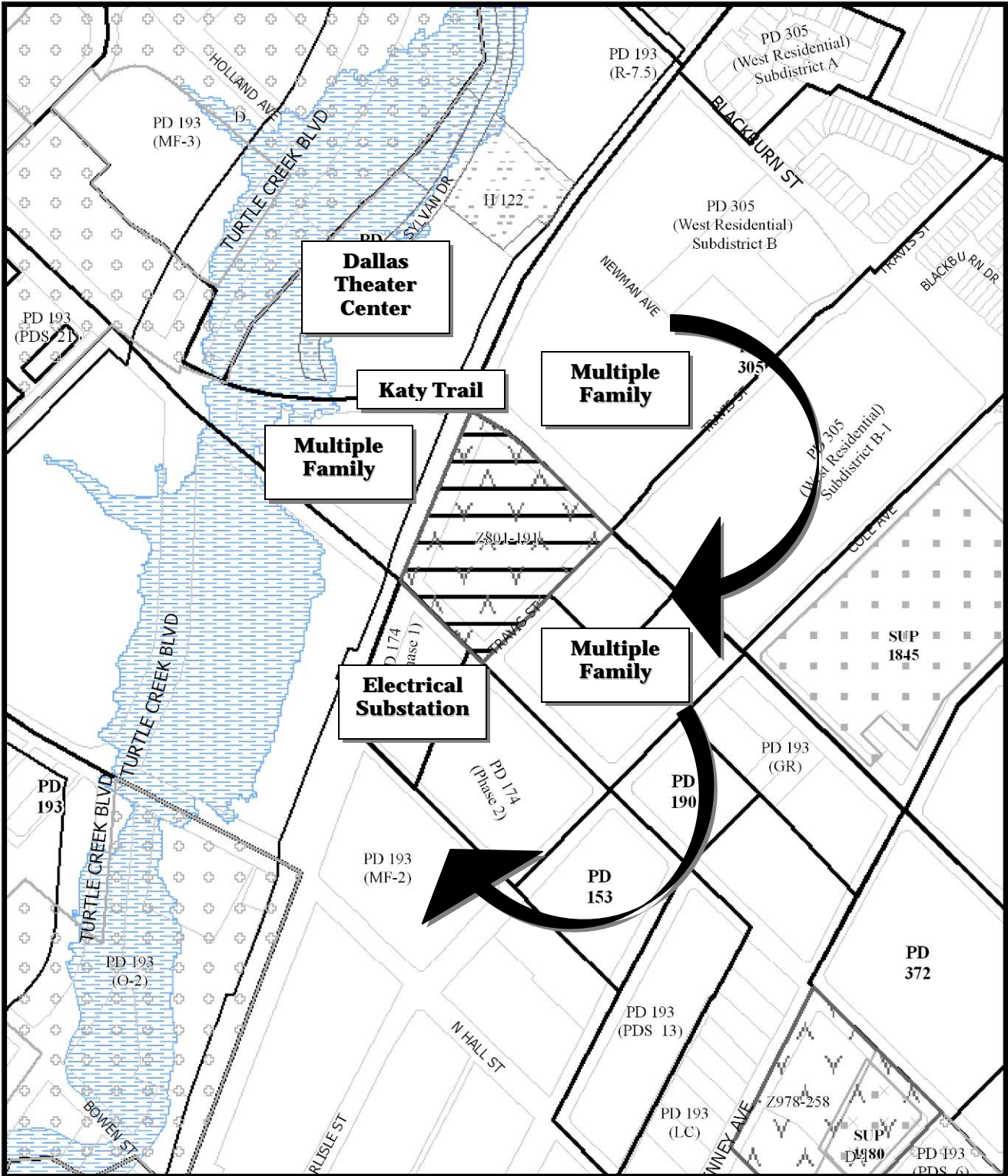


1:6,000

VICINITY MAP

Case no: **Z112-306**

Date: **9/7/2012**

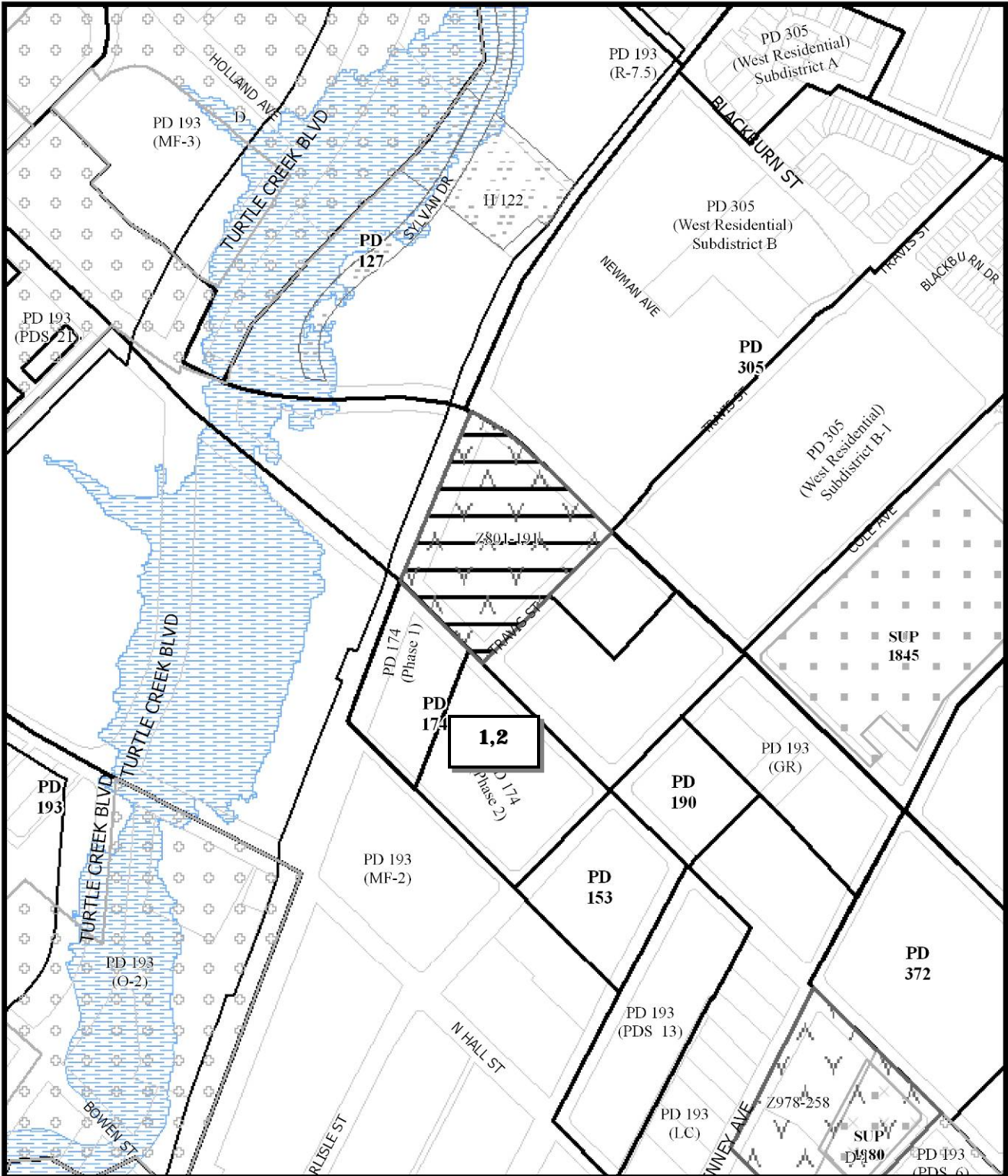


1:3,600

ZONING AND LAND USE

Case no: **Z112-306**

Date: **9/7/2012**




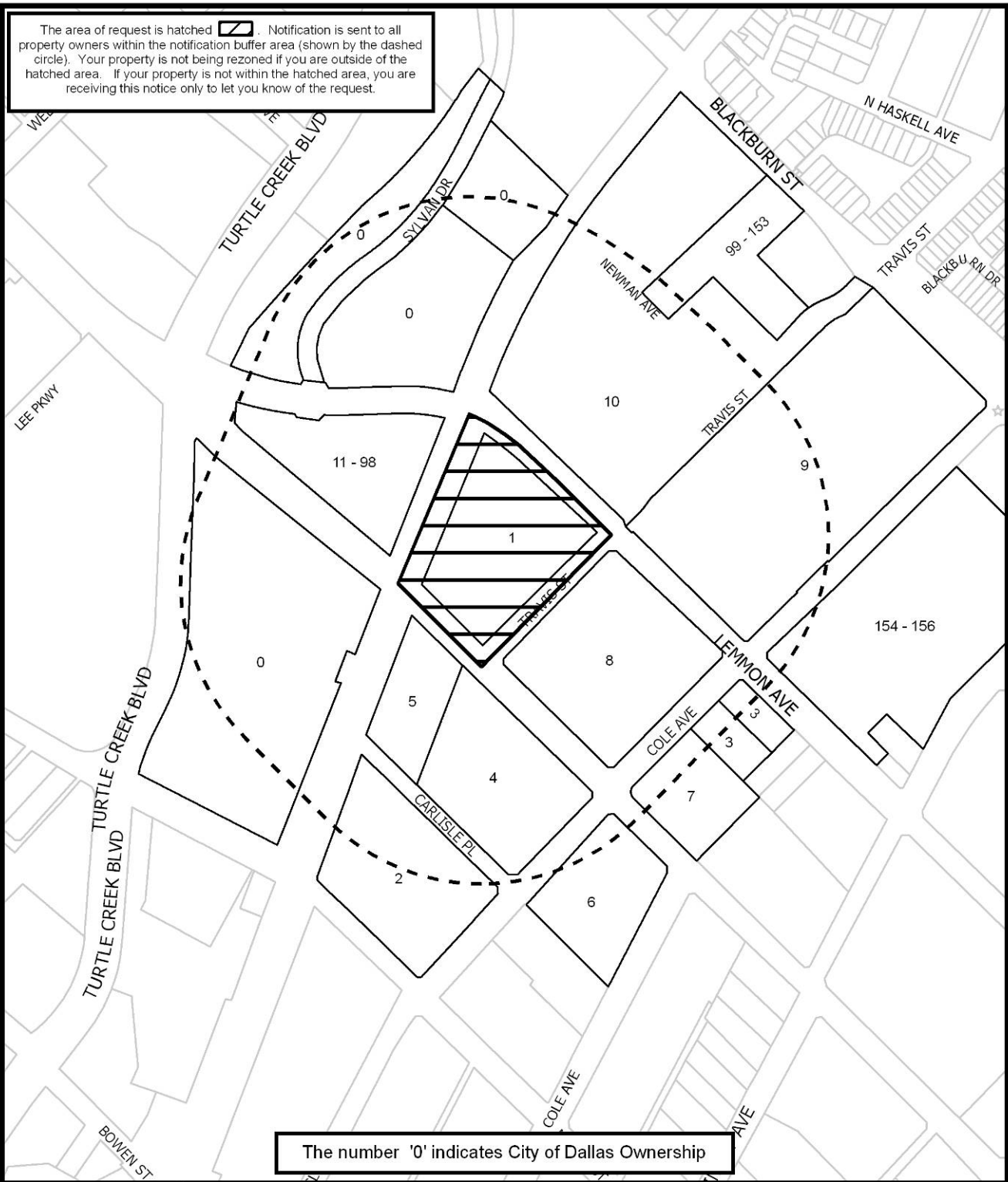
1:3,600

ZONING HISTORY

Case no: Z112-306

Date: 9/7/2012

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.



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500'

AREA OF NOTIFICATION

156

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-306**

Date: **9/7/2012**

9/7/2012

Notification List of Property Owners***Z112-306******156 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3535 TRAVIS ST	CFO2 DALLAS II LLC
2	3230 HALL ST	KENSINGTON CARLISLE LLC
3	3522 COLE AVE	RP TOWN & COUNTRY SC
4	3223 LEMMON AVE	CITYVILLE CARLISLE LIMITED PS LTD PS
5	9 LEMMON AVE	TEXAS UTILITY ELECTRIC CO DBA TXU ELECTR
6	3400 CARLISLE ST	TURTLE CREEK LIMON LP ATTN GRAHAM
MCFARL		
7	3130 LEMMON AVE	LEMMON & COLE PARTNERS LP STE 100
8	3530 TRAVIS ST	3530 TRAVIS ST APARTMENTS
9	3711 COLE AVE	LG CITYPLACE LP
10	3377 BLACKBURN ST	TC BLACKBURN %B&D EQUITY PROPERTY TAX
GR		
11	3510 TURTLE CREEK BLVD	KEMP MAURY PAGE & JEAN J UNIT 2A
12	3510 TURTLE CREEK BLVD	PITTMAN JUDY GOFF & WILLIAM THOMAS PH 23
13	3510 TURTLE CREEK BLVD	JULIAN RUTH GRAY BLDG 2 UNIT C
14	3510 TURTLE CREEK BLVD	CHEN LIN R & JEFFERY UNIT 2D
15	3510 TURTLE CREEK BLVD	MCKINLEY JOHN K 1994 TR UNIT 2E
16	3510 TURTLE CREEK BLVD	HANKINSON DEBORAH G BLDG 2 UNIT 2F
17	3510 TURTLE CREEK BLVD	HOGLUND FORREST E & SALLY R
18	3510 TURTLE CREEK BLVD	GRINNAN SUSANNA MARITAL TRUST
19	3510 TURTLE CREEK BLVD	MARIANI JANET #3C
20	3510 TURTLE CREEK BLVD	ALLISON CHRISTOPHER & APT 3E
21	3510 TURTLE CREEK BLVD	BALLEW GREGORY E & LISA H UNIT 3F
22	3510 TURTLE CREEK BLVD	PARKER TOM F III & JOANNE E UNIT 4A
23	3510 TURTLE CREEK BLVD	SENISE JAIRO & ELAINE
24	3510 TURTLE CREEK BLVD	SHAUGHNESSY ROBERT M & DENISE T APT
25	3510 TURTLE CREEK BLVD	STOCK DAVID V & GLENDA F
26	3510 TURTLE CREEK BLVD	PHILLIPS CATHERINE COOK & CECIL B

9/7/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3510 TURTLE CREEK BLVD	MIDDLEBERG IRA J
28	3510 TURTLE CREEK BLVD	BAKER ANDREW & VERA BAKER
29	3510 TURTLE CREEK BLVD	JAROBEE WALLACE & ANN UNIT 5B
30	3510 TURTLE CREEK BLVD	ROBERTS DAVID M & LAURIE UNIT 5C
31	3510 TURTLE CREEK BLVD	CLARK JOHN J & LESLIE L CLARK APT 5D
32	3510 TURTLE CREEK BLVD	IRWIN ROBERT B & MARY M UNIT 5E
33	3510 TURTLE CREEK BLVD	SMITH KEVIN L UNIT 5F
34	3510 TURTLE CREEK BLVD	GOLDFARB ABRAHAM TR & BARBARA TR
35	3510 TURTLE CREEK BLVD	VAUGHAN SUSAN S
36	3510 TURTLE CREEK BLVD	DONSKY CAL L UNIT 6C
37	3510 TURTLE CREEK BLVD	ABERLY ANSEL & SUZANNE
38	3510 TURTLE CREEK BLVD	AGATHER V NEILS & ELAINE B APT 6E
39	3510 TURTLE CREEK BLVD	SATURN REALTY CORP % C/O HANS HOLTERBOSC
40	3510 TURTLE CREEK BLVD	MAIA LUIS F & VALERIE R UNIT 7-B
41	3510 TURTLE CREEK BLVD	ELLMAN FAMILY PARTNERSHIP BLDG 7 STE C
42	3510 TURTLE CREEK BLVD	FUNK CAROL O
43	3510 TURTLE CREEK BLVD	CRAIG JOY UNIT 7E
44	3510 TURTLE CREEK BLVD	GOLD LINDA
45	3510 TURTLE CREEK BLVD	MCINERNEY MICHAEL P & KATHLEEN
46	3510 TURTLE CREEK BLVD	OVERCASH CHRISTA A # 8B
47	3510 TURTLE CREEK BLVD	ROTHSTEIN MARION & LORETTA SOFIA ROTHSTE
48	3510 TURTLE CREEK BLVD	DONSKY ANDREA & CAL DONSKY
49	3510 TURTLE CREEK BLVD	JOINT HUSSEINI TR
50	3510 TURTLE CREEK BLVD	ROWAN MARCUS R APT 8F
51	3510 TURTLE CREEK BLVD	SPITZBERG JACK & MARIAN
52	3510 TURTLE CREEK BLVD	HEMBREE H L & JANELLE Y UNIT9B
53	3510 TURTLE CREEK BLVD	ROSS ADAM UNIT 9C
54	3510 TURTLE CREEK BLVD	PEARSON ROBERT L & NORMA D
55	3510 TURTLE CREEK BLVD	WALLACH STEVEN J & SAMRA E
56	3510 TURTLE CREEK BLVD	WALKER THOMAS C & CAROLYN UNIT 10A
57	3510 TURTLE CREEK BLVD	BOBER JOANNE #10B

9/7/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3510 TURTLE CREEK BLVD	GRACE OLIVER R JR
59	3510 TURTLE CREEK BLVD	LEWIS JOHN P & ANN L APT 10D
60	3510 TURTLE CREEK BLVD	MILHOUS M DOLORES UNIT 10E0
61	3510 TURTLE CREEK BLVD	HART MILLEDGE A III SUITE 900
62	3510 TURTLE CREEK BLVD	MCDERMETT DONALD J UNIT 11B
63	3510 TURTLE CREEK BLVD	RICHEY H L
64	3510 TURTLE CREEK BLVD	KNORR KATHARINE H REV TR UNIT 11F
65	3510 TURTLE CREEK BLVD	LEE HARRY & SOPHIE WU LEE UNIT 12A
66	3510 TURTLE CREEK BLVD	SCHENKEL STEPHEN UNIT 12-B
67	3510 TURTLE CREEK BLVD	SAMUEL MESFIN
68	3510 TURTLE CREEK BLVD	ZOLLARS ROBERT L ETAL # 12D
69	3510 TURTLE CREEK BLVD	SCHOLZ NANCY S APT 12E
70	3510 TURTLE CREEK BLVD	CHRISTENSEN JOHN G UNIT12F
71	3510 TURTLE CREEK BLVD	MCADAMS HERBERT HALL III& LETTY CASTLEBE
72	3510 TURTLE CREEK BLVD	FELDMAN HELGA A UNIT 14B
73	3510 TURTLE CREEK BLVD	TURNER FRED E & PATRICIA NO 14C
74	3510 TURTLE CREEK BLVD	QUERBES C R & DIANNE # 14D
75	3510 TURTLE CREEK BLVD	PRATT EDWARD T JR & MARIA A PRATT APT 15
76	3510 TURTLE CREEK BLVD	WHITMAN MARIE CAROLINE UNIT 15B
77	3510 TURTLE CREEK BLVD	STANLEY GAINES & VICKIE #15C
78	3510 TURTLE CREEK BLVD	BANK OF NEW YORK ET AL CHURCH STREET STA
79	3510 TURTLE CREEK BLVD	STANLEY GAINES B JR & VICKIE C #15E
80	3510 TURTLE CREEK BLVD	LEHNER PAUL M & LINDA S UNIT 16A
81	3510 TURTLE CREEK BLVD	UPTON JOHN A
82	3510 TURTLE CREEK BLVD	DITTMAN WILLIAM & PAULETTE APT
83	3510 TURTLE CREEK BLVD	GEORGE WILLIAM W UNIT 16D
84	3510 TURTLE CREEK BLVD	MOORE JAMES H & BEVERLY J
85	3510 TURTLE CREEK BLVD	BAACK LYLE A & SHERILL A
86	3510 TURTLE CREEK BLVD	ENGLES CYNTHIA K UNIT 17B
87	3510 TURTLE CREEK BLVD	KEW CLARIDGE LLC
88	3510 TURTLE CREEK BLVD	STRAUSS ROBERT S %RICHARD C STRAUSS STE3

9/7/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3510 TURTLE CREEK BLVD	OPPENHEIMER MILDRED M TR UNIT 17E
90	3510 TURTLE CREEK BLVD	MACCO PROPERTIES INC
91	3510 TURTLE CREEK BLVD	THOMA CARL & THOMA MARILYNN UNIT 18E
92	3510 TURTLE CREEK BLVD	THOMA CARL & THOMA MARILYNN UNIT 18-E
93	3510 TURTLE CREEK BLVD	MILHOUS M DOLORES NO 10E
94	3510 TURTLE CREEK BLVD	HART MILIEDGE A III ET AL SUITE 900
95	3510 TURTLE CREEK BLVD	STRAUSS ROBERT S % JERRY A CANDY CPA
96	3510 TURTLE CREEK BLVD	SMITH POMEROY & BETTY SUITE 19A PHA
97	3510 TURTLE CREEK BLVD	BUFORD ROBERT & LINDA
98	3510 TURTLE CREEK BLVD	MILHOUS M DOLORES UNIT 10 E
99	3311 BLACKBURN ST	SUERO LILIANA
100	3311 BLACKBURN ST	BICHLER BRANDON CLARK
101	3311 BLACKBURN ST	SMITH WILLIAM
102	3311 BLACKBURN ST	MCCARTNEY ALISHA M
103	3311 BLACKBURN ST	SULIT MARIO A
104	3311 BLACKBURN ST	KATEB MEDHI &
105	3311 BLACKBURN ST	TRAN JOHN
106	3311 BLACKBURN ST	JOHNSON CHANELLE L #108
107	3311 BLACKBURN ST	PRICE LINDSEY C
108	3311 BLACKBURN ST	MAK NANCY MAN FONG
109	3311 BLACKBURN ST	VAUGHN PATRICIA
110	3311 BLACKBURN ST	BANCROFT CHRISTOPHER JR
111	3311 BLACKBURN ST	DANE EUGENE
112	3311 BLACKBURN ST	LEHENBAUER DAVID G UNIT 116
113	3311 BLACKBURN ST	RUCHLIN KEVIN
114	3311 BLACKBURN ST	NUNEZ CARLOS A UNIT 118
115	3311 BLACKBURN ST	GERMANY MEREDITH PAIGE
116	3311 BLACKBURN ST	WEBB RONALD J # 120
117	3311 BLACKBURN ST	CALHOUN BRENDA OATES
118	3311 BLACKBURN ST	CASH ERIN TIFFANY
119	3311 BLACKBURN ST	GONZAGA CHRISTINE

9/7/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3311 BLACKBURN ST	RICCARDI ALYSON L UNIT 125
121	3311 BLACKBURN ST	MEADOR KIRSTEN M
122	3311 BLACKBURN ST	RAMSEY BRIDGETTE S
123	3311 BLACKBURN ST	BORNE MATTHEW UNIT 128
124	3311 BLACKBURN ST	LONG KRISTINA A UNIT 129
125	3311 BLACKBURN ST	ARSIANTO JANESA UNIT 201
126	3311 BLACKBURN ST	SNYDER ANA
127	3311 BLACKBURN ST	WRIGHT LARRY J & WRIGHT PATRICIA D
128	3311 BLACKBURN ST	MOTLAGH AL
129	3311 BLACKBURN ST	ROBERTS DIANA
130	3311 BLACKBURN ST	MCCARTNEY BRIAN SCOTT UNIT 206
131	3311 BLACKBURN ST	TORRES DULCE
132	3311 BLACKBURN ST	NGO HONGVIEN # 208
133	3311 BLACKBURN ST	NORWICH MANAGMENT LLC
134	3311 BLACKBURN ST	GREEN PHILLIP WISTER
135	3311 BLACKBURN ST	TORRES DULCE M
136	3311 BLACKBURN ST	HERNANDEZ DANIELLE
137	3311 BLACKBURN ST	SHADE PARKER H UNIT 213
138	3311 BLACKBURN ST	SWIFT MICHAEL UNIT 214
139	3311 BLACKBURN ST	KRIVACIC ROBYN UNIT 215
140	3311 BLACKBURN ST	NH EXEMPT TRUST U/A MARIA R
141	3311 BLACKBURN ST	BISHOP THOMAS D
142	3311 BLACKBURN ST	GOVITVIWAT PRINYA & MANANYA
143	3311 BLACKBURN ST	LAROCCA ASHLEY
144	3311 BLACKBURN ST	E S INTERESTS LLC
145	3311 BLACKBURN ST	MICIOTTO ELLETT J UNIT 221
146	3311 BLACKBURN ST	CAMPANARO JENNIFER L
147	3311 BLACKBURN ST	KNOPIK NICOLE A
148	3311 BLACKBURN ST	KEARNEY KATHLEEN
149	3311 BLACKBURN ST	DECKER WILLIAM M
150	3311 BLACKBURN ST	CORONA GARY L & DETTA D

Z112-306(RB)

9/7/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3311 BLACKBURN ST	HINES MATHEW B TRUST
152	3311 BLACKBURN ST	RUGGIERO ROSECELLE M
153	3311 BLACKBURN ST	GOLDBERG ERIC #229
154	3699 MCKINNEY AVE	CWS VILLAGE RESIDENTIAL LP SUITE 210
155	3699 MCKINNEY AVE	SOUTH ALLEY LOFT LLC BLDG A UNIT 221
156	3699 MCKINNEY AVE	MILLER HENRY S III & ANGELA AHMADI

FILE NUMBER: Z112-290(RB)

DATE FILED: July 25, 2012

LOCATION: Walnut Hill Lane and Inwood Road, Southwest Quadrant

COUNCIL DISTRICT: 13

MAPSCO: 24 R

SIZE OF REQUEST: Approx. 25.47 Acres

CENSUS TRACT: 206

APPLICANT/OWNER: Ursuline Academy of Dallas

REPRESENTATIVE: William S. Dahlstrom

REQUEST: An amendment to and expansion of Planned Development District No. 385 for a Private school, a Convent or Monastery, and Single Family Dwellings, with the expansion area zoned an R-1ac(A) Single Family District. Consideration will also be given to the granting of a Specific Use Permit for an Illuminated competitive athletic field on a portion of the property.

SUMMARY: The applicant proposes to provide for an illuminated competitive athletic field and accessory improvements for the existing private school.

STAFF RECOMMENDATION: Approval of an amendment to and expansion of Planned Development District No. 385, subject to a revised development plan, traffic management plan-school section of the traffic management plan, competitive athletic field landscape plan, and staff's recommended conditions, and approval of a Specific Use Permit for an Illuminated competitive athletic field for a three-year period with eligibility for automatic renewal for additional six-year periods, subject to site plan, traffic management plan-athletic field section of the traffic management plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- The site is developed with a private school and related structures/activity areas. The expansion area is undeveloped.
- On August 23, 1993, the City Council approved the creation of PDD No. 385. Various minor amendments have been approved during this period, most recently in 2005, providing for a modular classroom area for use during construction within the main campus.
- The applicant is requesting an amendment to and expansion of the PDD to provide for an illuminated athletic field within the expansion area.
- On October 24, 2001, the City Council denied a request for an amendment to and expansion of PDD No. 385 to provide for an illuminated soccer field.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Walnut Hill Lane	Principal Arterial; 100' & 100' ROW
Inwood Lane	Principal 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 various structures and improvements that support the existing private school campus. The expansion area, located at the southwest corner of Walnut Hill Lane and Inwood Road, is undeveloped.

The PDD provides for other uses and development standards consistent with those found in an R-1ac(A) Single Family District.

The applicant is requesting an amendment to and expansion of the PDD to provide for an illuminated athletic field within the above referenced expansion area. It should be noted that no revisions are being requested for the approximate 23.57 acres currently regulated by the PDD.

The site is surrounded by low density residential uses. Access to the school campus is provided along Walnut Hill Lane (three ingress/egress points) and Inwood Road (one ingress/egress point), with no means of ingress/egress along the site's internal property lines.

The applicant has worked closely with staff as well as involving the surrounding property owners in dialogue during this process. As noted above, a similar request was denied by the City Council in 2001, thus many property owners in the immediate area were involved during the previous public hearing process as well.

While the built environment has not changed since that time, staff has approached this request from a somewhat refreshed perspective. The applicant has provided two forms of additional analysis not specifically provided during the 2001 rezoning; 1) a photometric study based on anticipated lighting infrastructure, and 2) a traffic management plan focusing on anticipated vehicular activity generated by providing for the athletic field.

Staff has determined that three main areas of 'impact' should be addressed regarding this request: 1) illumination of a new athletic field; 2) trip generations specific to utilization of the athletic field, whether illuminated or not; and, 3) noise levels generated by utilization of an athletic field outside of normal school hours (students have daily activities scheduled throughout normal classroom hours). Each is addressed below:

No. 1-Lighting of an athletic field provides for illumination to produce clear visibility (i.e., radiance or intensity of lighting at the source) without blinding glare cast onto adjacent properties. To address this situation, lighting experts must mathematically determine the precise level of foot-candles needed for the size of a particular field. Additionally, they must also take into account whether or not spectators will be watching the game, as this constitutes a second layer of light that must be evenly spread over the field.

A term that is somewhat misunderstood in its application is 'stadium lighting'. In this environment, lighting tends to 'rise' above the area of illumination. The type of fixtures utilized in this application tend to increase the chance of spillover lighting as there are many additional variables to address. It is anticipated lighting for this site will not be of this type, but rather more managed (reduced light standard height utilizing shielded fixtures) to keep the intensity of lighting directed downward onto the field.

Dallas City Code exists to ensure that spillover lighting generated from the source is minimized on adjacent properties. It should be noted that the existing 30 foot-tall light standards located in the medians of Inwood Road and Walnut Hill Lane emit approximately 2.5 footcandles at grade.

Staff has determined the light standards utilized by the school should possess a form of third-party approval. The International Dark-Sky Association (IDA), founded in 1988, is a recognized authority on light pollution. The organization works at the state and city level to assist in crafting dark-sky legislation, as well as providing resources to individuals and entities involved in providing lighting for public and private development.

One such resource the organization provides is the Fixture Seal of Approval designation. This provides objective, third-party certification for luminaries (light standards and fixtures) that are designed to minimize glare, reduce light trespass, and ensure no lighting is present above 90 degrees. It is staff's recommendation that the school utilize light standards that possess this certification.

Lastly, staff requested a photometric plan to assess the anticipated impact of lighting the athletic field. As noted in staff's recommended conditions, a future study update of existing conditions will be required.

No. 2-Regardless of whether these fields are lighted or not, it is anticipated that additional vehicular traffic will present itself during competitive use of the field. As a result, staff requested the attached TMP address anticipated levels of additional vehicle trips associated with usage of the field for district games. As noted, there will be approximately 40 'home games' per year (approx. 20 for soccer, both varsity and junior varsity when applicable, and 20 for lacrosse, both varsity and junior varsity when applicable). As noted in the analysis, adequate ingress/egress points exist and there is no anticipated circulation issues that would force vehicles into the right-of-way.

Staff is recommending annual updates for the first three years of actual athletic field usage (biennially afterwards) to assess actual trip generation/circulation associated with the field once it becomes operational.

No.3-As is the situation with existing outside athletic activities, certain noise levels are anticipated and present during school hours as well as usage of these areas after classroom hours until dusk. Environmental staff has not expressed any concern related to potential noise intrusion, however a condition is being recommended that a minimum of four scheduled district and non-district games (during the first 20 games hosted on the property) be monitored to measure noise at adjacent property lines, with this study being submitted to city staff.

For comparison purposes, five PDD's exist that provide for athletic facilities for private schools, although one (PDD No. 143-Covenant School) prohibits lighting of its athletic field, thus it has been excluded from the table in this section. Each of these schools do have a residential adjacency. It should be noted that certain provisions exist regarding use of these improvements as ultimately adopted by the City Council during each respective zoning request.

PROVISION	ST. MARKS	JESUIT	ESD	HOCKADAY	URSULINE (REQ.)
PROXIMITY OF RESIDENTIAL ADJACENCY FROM ILLUMINATED FILED*	~245'	~150'	~140'	~320'	~150'
PROXIMITY OF RESIDENTIAL ADJACENCY FROM LIGHT STANDARDS**	~225'	~115'	~120'	~310'	~140'
ATHLETIC FIELD LIGHT STANDARDS	80'	70'-FOOTBALL (RPS DOES NOT APPLY TO WESTERNMOST LIGHT STDS. FOR FOOTBALL STADIUM) 80'-BASEBALL	60', SUBJECT TO RPS	60'	EIGHT @ 45' WITH IDA CERTIFICATION
DAYS/HOURS OF USE	N/A	LIGHTING FRI. AND SAT. PLUS TWO ADDL. NIGHTS/WEEK, 11 PM-FOOTBALL AND 10:30 PM OTHER ATHLETIC ACTIVITIES	N/A	N/A	MON-FRI UNTIL 9 PM***
ADDITIONAL REGULATIONS	PRESTON ROAD NETTING-40' AND PROHIBITED ALONG ORCHID LANE	AMPLIFICATION LIMITED TO 8 AM-11 PM;; OUTSIDE GROUPS PERMITTED USE SIX EVENTS/YEAR, FROM 9 AM-7 PM	N/A	N/A	LIMIT USE TO PRIVATE SCHOOL; 20' NETTING ON 4'6" RETAINING WALL***; PROHIBIT AMPLIFICATION; ONE SCOREBOARD***; LIGHTING, NOISE, TMP UPDATES***

*measured from closest point of athletic field to residential property line

**measured from closest light standard to residential property line

***see attached conditions for staff recommended provisions

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.

While each of the above referenced private schools with illuminated athletic fields/areas possess varied provisions adopted by their respective PDD regulating ordinance, one could deduce that the staff recommendation for this request appears much more restrictive. Staff has determined this focused approach is warranted in this situation for the following reasons:

- 1) more pronounced residential adjacency (only two of the four schools noted above possesses residential adjacency along all property lines);
- 2) minimal physical separation of proposed field area and light standards (see table); and,
- 3) timing of such request (i.e., proposed athletic field areas were part of the initial request to create specific zoning for each of the schools noted as compared to this school physically expanding to add the improvements).

As a result of this analysis, staff has determined the addition of an illuminated athletic field to the school campus should be permitted, subject to a certain level of on-going responsibilities to be exercised by both the property owner and city staff (see Nos. 1, 2 and 3, above). The vehicle to accomplish this is a specific use permit. Based on staff's recommended conditions, all parties must remain engaged to ensure the actual impact of the requested improvements (all analysis to date has generally been industry-based generated assumptions) is routinely monitored with an ability to engage surrounding property owners (automatic renewal process) in the process.

While the applicant's representative has indicated support of the illuminated competitive athletic field by SUP, it is unclear as to what specific regulations contained in the attached SUP conditions there may be disagreement.

Should CPC recommend approval of an illuminated competitive athletic field by right, in lieu of staff's recommendation of an SUP, it is recommended that the following conditions from pages 20 and 21 be included in the attached amending ordinance for PDD No. 385:

- a) No. 4-Lighting
- b) No. 5-Ingress/Egress
- c) No. 6-Photometric Study

Structure Height: With respect to existing regulations, the PDD provides for specific structure height flexibility across the campus; none of these are being requested for amendments.

The expansion area will provide for consideration of structure height for the following: 1) light standards (eight) installed to a height of 45 feet, and 2) field netting installed to a height of 20 feet on top of a four foot/six inch retaining wall.

Traffic: As has been the situation for many years, staff generally has requested a traffic management plan for all public and private schools, whether they are to be newly established, or in the case of this school, an existing entity requesting an amendment to previously approved zoning for this institutional use category. Due to the operational characteristics of the applicant's request (consistent use of the school campus after normal school hours), staff requested the same analysis devoted to utilization of an athletic field.

As a result, the Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and Traffic Management Plan (divided into two sections; Traffic Management Plan-School, and Traffic Management Plan-Athletic Field) and determined that it will not significantly impact the surrounding street system, subject to the following improvements:

1. Install No Left-Turn sign at Driveway A and No Right-Turn signs at Driveways A, C, and D to reduce the risk of wrong-way turning maneuvers.
2. Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive/Driveway B and at Strait Lane to improve their effectiveness.
3. Consider adjusting the time of the existing school zone operation on Walnut Hill Lane to better coincide with school hours of operation.

As has been a consistent provision (required updates) for uses that require a TMP, staff is recommending biennial updates (both sections of the TMP) to ensure sustained compatibility with the adjacent residential areas.

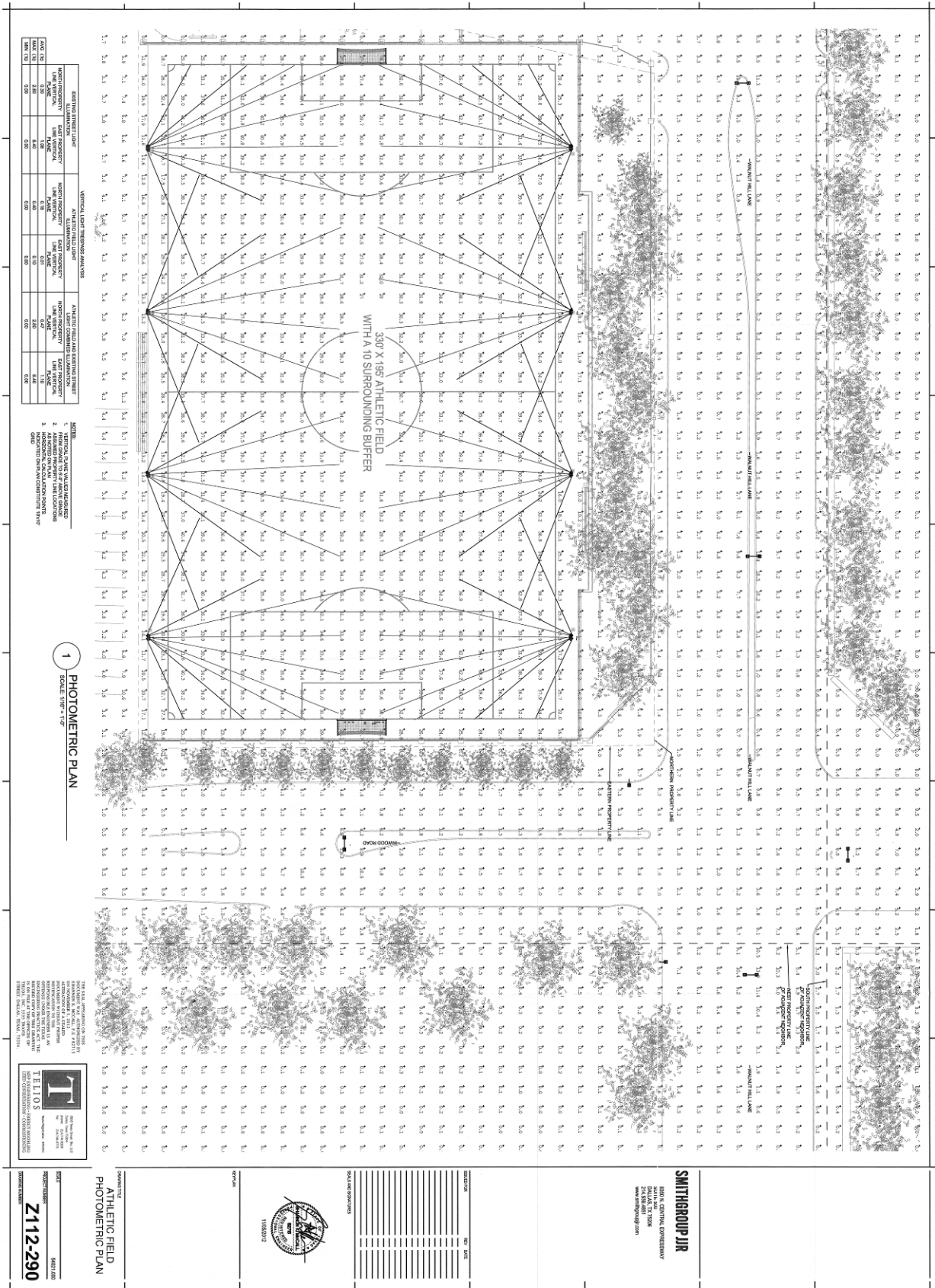
Off-Street Parking: Required off-street parking is provided per the PDD's permitted uses as required by the Dallas Development Code, with not less than 585 spaces for a private school. With respect to the athletic field, staff has determined additional off-street parking spaces will not be required. Competitive use of the field will occur after normal school hours, thus the vast majority of the existing spaces will be available for the competitive matches. The submitted TMP accounts for this scenario which is supported by staff.

Lastly, it should be noted that the required TMP updates will address actual vehicular movements to and from the property but actual parking demands for the respective reporting periods (see frequency in staff's recommended PDD conditions).

Landscaping: PDD No. 385 provides for landscaping per a specific landscape plan. Additionally, certain buffers must be provided around the practice fields located along the southern portion of the school campus. No revisions are proposed for that portion of the property currently zoned PDD No. 385.

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With respect to the expansion area, the applicant has worked with the chief arborist to ensure the expansion area (illuminated athletic field) can sufficiently provide for a natural buffer, utilizing much of the existing tree line along both street frontages, and the addition of new plantings.



EXISTING LIGHTING PLAN				VERTICAL LIGHT TRANSMISSION ANALYSIS				ATHLETIC FIELD AND SURROUNDING AREA			
HEIGHT (FEET)	TYPE OF LIGHTING	FOOT-CANDLES	FOOT-CANDLES	HEIGHT (FEET)	TYPE OF LIGHTING	FOOT-CANDLES	FOOT-CANDLES	HEIGHT (FEET)	TYPE OF LIGHTING	FOOT-CANDLES	FOOT-CANDLES
100	100	0.00	0.00	100	100	0.00	0.00	100	100	0.00	0.00
200	200	0.00	0.00	200	200	0.00	0.00	200	200	0.00	0.00
300	300	0.00	0.00	300	300	0.00	0.00	300	300	0.00	0.00
400	400	0.00	0.00	400	400	0.00	0.00	400	400	0.00	0.00
500	500	0.00	0.00	500	500	0.00	0.00	500	500	0.00	0.00
600	600	0.00	0.00	600	600	0.00	0.00	600	600	0.00	0.00
700	700	0.00	0.00	700	700	0.00	0.00	700	700	0.00	0.00
800	800	0.00	0.00	800	800	0.00	0.00	800	800	0.00	0.00
900	900	0.00	0.00	900	900	0.00	0.00	900	900	0.00	0.00
1000	1000	0.00	0.00	1000	1000	0.00	0.00	1000	1000	0.00	0.00

- 1. ATHLETIC FIELD AND SURROUNDING AREA
- 2. SURROUNDING AREA
- 3. SURROUNDING AREA
- 4. SURROUNDING AREA

1 PHOTOMETRIC PLAN

PROJECT: ATHLETIC FIELD PHOTOMETRIC PLAN
 SHEET: Z112-290
 DATE: 11/15/2022
 DRAWN BY: JLR
 CHECKED BY: JLR

SMITHGROUP JLR
 800 N. CENTRAL EXPRESSWAY
 SUITE 1000
 DALLAS, TEXAS 75202
 TEL: 972.343.7000
 FAX: 972.343.7001
 WWW.SMITHGROUPJLR.COM

11/15/2022

Photometric Plan
 (for information purposes only)

Ursuline Academy of Dallas

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Z112-290

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS

ARTICLE 385.

PD 385.

SEC. 51P-385.101. LEGISLATIVE HISTORY.

PD 385 was established by Ordinance No. 21788, passed by the Dallas City Council on August 25, 1993. Ordinance No. 21788 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21788; 25850)

SEC. 51P-385.102. PROPERTY LOCATION AND SIZE.

PD 385 is established on property generally located ~~on the south line~~ at the southwest corner of Walnut Hill Lane and~~[, west of]~~ Inwood Road. The size of PD 385 is approximately ~~23.547~~ 25.747 acres. (Ord. Nos. 21788; 25850)

SEC. 51P-385.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol [SUP] appearing after a listed use means that the use is permitted by specific use permit only.

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21788; 25850)

(f) COMPETITIVE ATHLETIC FIELD means an athletic field utilized for scheduled soccer and lacrosse games and practices where one of the teams utilizing the athletic field is comprised of athletes that attend the private school on the Property.

SEC. 51P-385.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 385A: development plan.
- (2) Exhibit 385B: landscape plan.
- (3) Exhibit 385C: competitive athletic field landscape plan.

SEC. 51P-385.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 385A). Prior to the issuance of a building permit for any other development, a development plan that complies with the requirements of Section 51A-4.702 must be submitted to and approved by the city plan commission. [Note: Exhibit 385A was erroneously stamped with Ordinance No. 21787 rather than Ordinance No. 21788.] (Ord. Nos. 21788; 25850)

SEC. 51P-385.105. USE REGULATIONS IN GENERAL.

The private school, theater, and private recreation center, club, or area may be used only for school-sponsored functions. (Ord. Nos. 21788; 25850)

SEC. 51P-385.106. MAIN USES PERMITTED.

- (a) Institutional and community service uses.
 - Competitive athletic field. [By SUP required if field is illuminated. Otherwise, by right.]
 - Convent or monastery.
 - Private school.
- (b) Recreation uses.
 - Private recreation center, club, or area.
- (c) Residential uses.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Single family.
- (d) Retail and personal service uses.
 - Theater.
- (e) Utility and public service uses.
 - Local utilities. (Ord. Nos. 21788; 25850)

SEC. 51P-385.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21788; 25850)

SEC. 51P-385.108. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) Except as provided in this section, mMinimum front yard along Inwood Road and Walnut Hill Lane is 50 feet. All other front yards must comply with the setbacks indicated on the approved development plan.

(2) Competitive Athletic Field. Lighting, retaining walls, and protective athletic field netting with supporting poles are permitted in the front yard.

(b) Side and rear yard. Minimum side and rear yard is 40 feet unless otherwise shown on the development plan.

(c) Dwelling unit density. Maximum dwelling unit density is one dwelling unit per net acre.

(d) Floor area ratio. Maximum floor area ratio is 0.3.

(e) Height.

(1) Residential proximity slope. Except for athletic playing field lighting standards and protective playing field netting and supporting poles, if any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope, as defined by Section 51A-4.412. The angle of projection of the slope must be set forth on the approved development plan. The extent of the slope is infinite. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope up to 12 feet above the slope.

(2) Maximum height. Maximum structure height is:

(i) 80 feet for the theater;

(ii) 46 feet for the bell tower;

(iii) 44 feet for the gymnasium; ~~and~~

(v) 25 feet for netting and support poles, inclusive of a four-foot, six-inch tall retaining wall.

(vi) 36 feet for all other structures.

(f) Lot coverage. Maximum lot coverage is 60 percent. No more than two-thirds of the permitted coverage may be for residential, convent or monastery, and private school structures, and no more than one-third of the permitted coverage may be for accessory structures. Parking lots are not considered as main or accessory structures for purposes of lot coverage. Aboveground parking structures and surface parking lots are included in maximum lot coverage calculations; underground parking structures are not.

(g) Lot size. Minimum lot size is one acre.

(h) Stories. Maximum number of stories above grade is three. (Ord. Nos. 21788; 25850)

SEC. 51P-385.109. OFF-STREET PARKING AND LOADING.

(a) Parking.

(1) Required off-street parking:

(A) Two spaces for each single family dwelling and handicapped group dwelling unit.

(B) Six spaces for each classroom of the private school.

(C) One space for each three residents of the convent or monastery with a minimum of two spaces required.

(D) No spaces for the other uses.

~~[(2) Handicapped parking must be provided in accordance with Section 51A-4.305.]~~

(b) Loading. Consult Section 51A-4.303 for requirements regarding off-street loading generally. (Ord. Nos. 21788; 25850)

SEC. 51P-385.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21788; 25850)

SEC. 51P-385.111. LANDSCAPING.

(a) In general. ~~Except as provided in this section, a~~All landscaping must be provided as shown on the landscape plan (Exhibit 385B). Unless otherwise stated below or shown on the landscape plan, all landscaping must be installed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. [Note: Exhibit 385B was erroneously stamped with Ordinance No. 21787 rather than Ordinance No. 21788.]

(b) For a competitive athletic field, landscaping must be provided as shown on the competitive athletic field landscape plan (Exhibit 385C).

(b) Playing field buffer. One tree must be planted in the playing field buffer shown on the landscape plan for each tree removed during installation of the playing field or compliance with Division 51A-10.130 is required. The replacement trees must be randomly distributed and each tree must have a minimum caliper of two inches. If the number of replacement trees to be planted exceeds the number the buffer can accommodate in accordance with standard landscaping practices, the excess required trees may be planted elsewhere in the Bachman Branch flood plain on the Property. Native privet and other naturally occurring evergreen materials may be installed. (Ord. Nos. 21788; 25850)

It should be noted the applicant requests private license language provided in the PDD:

Staff recommends the applicant apply through the normal process for planting within the parkway. This ensures that proper documentation, inventory of landscape materials, and other administrative requirements will enhance the City's ability to manage such requests.

By eliminating this language in the PDD, it does not lessen the ability of the Property owner to pursue approval for utilizing the parkway for planting landscape materials.

SEC. 51P-385.111.1. TRAFFIC MANAGEMENT PLAN FOR A PRIVATE SCHOOL.

(a) In general. The operation of a private school must comply with the traffic management plan-school section of the Traffic Management Plan (Exhibit _____).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan-school section. The initial traffic study must be submitted to the director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

SEC. 51P-385.111.1. TRAFFIC MANAGEMENT PLAN FOR A COMPETITIVE ATHLETIC FIELD.

(a) In general. Operation of the competitive athletic field must comply with the attached traffic management plan-athletic field section of the traffic management plan.

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

(c) Traffic management plan.

(1) The Property owner shall prepare an update to the traffic management plan-athletic field section of the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan-athletic field section must be submitted to the director by November 1, 2014. After the initial update, the Property owner shall submit additional updates of the traffic management plan-athletic field section to the director by November 1 of each year for the first two years (2015, and 2016), and by November 1 every even-numbered year thereafter (beginning 2018).

(2) The traffic management plan-athletic field section must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different game days, one hour before the scheduled game(s) and one hour after the anticipated conclusion of the game(s) over a six-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of student athletes and spectators and the directing of buses and vehicles entering the property for the sole purpose of participating or attending the scheduled athletic event;

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

(E) circulation.

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

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

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

(4) Amendment process.

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

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

SEC. 51P-385.111.2. TRAFFIC CIRCULATION IMPROVEMENTS.

(a) Prior to a certificate of occupancy providing for a competitive athletic field or six months after passage of this ordinance (date), whichever occurs first, the following improvements must be completed, with final approval by the Transportation Section of the Street Department:

(1) Install a No Left-Turn sign at Driveway A and a No Right-Turn sign at Driveways A, C, and D;

(2) Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive and Driveway B at Strait Lane; and,

(3) Adjust existing school zone warning signals on Walnut Hill to coincide with school hours of operation.

SEC. 51P-385.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21788; 25850)

(b) One monument sign with a maximum effective area of 65 square feet and a maximum height of four feet may be located as shown on the development plan.

SEC. 51P-385.113. FLOOD PLAIN.

See Division 51A-5.100. (Ord. Nos. 21788; 25850)

SEC. 51P-385.114. PLAYING FIELD.

(a) Other than the playing fields shown on the development plan, no other playing fields may be installed in the Bachman Branch flood plain.

(b) No lighting may be installed or maintained for the playing field.

(c) No school-sponsored activity may be held at the playing field between the end of spring term and the beginning of the fall term of the private school.

SEC. 51P-385.114.1. ADDITIONAL REQUIREMENTS FOR A COMPETITIVE ATHLETIC FIELD.

Staff recommended:

(1) Protective netting must be removed after use of the field. Support poles to which the protective netting is attached may be permanently affixed to the Property.

Applicant does not agree with the above referenced provision

(2) Loud speakers and other forms of amplification are prohibited.

Applicant requested:

(3) One scoreboard is allowed in the area shown on the development plan.

Staff recommended:

(3) One scoreboard that is not viewable from a public right-of-way is allowed.

(A) Maximum effective area is 56 square feet as measured from the grade of the athletic field.

(B) Maximum height is 14 feet.

(C) Lighting is limited to internal sources to indicate time, score, and other pertinent items related to either soccer or lacrosse matches.

(D) All lighting sources must be turned off by 9:30 p.m.

(E) Advertising, other than the name of the school, field name, or its mascot, is prohibited.

(4) The playing field may only be used by students, alumni, and faculty of the private school located on the Property.

Staff recommended:

<p>(5) <u>Prior to the completion of the 20th scheduled District and Non-District athletic game on the Property, the Property owner must provide an analysis to the building official, prepared by a registered engineer, measuring noise generated during a minimum of four District or Non-District athletic games on adjacent residentially zoned properties north and east of the athletic field. If the director determines that the submitted noise analysis results in levels of noise that exceed City Code or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels that exceed City Code. If the Property owner fails to submit an outline of the required improvements within 30 days of the director's request, the director shall notify the city plan commission.</u></p>
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SEC. 51P-385.115. GENERAL REQUIREMENTS.

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

(b) 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.

(c) 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 applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21788; 25850)

SEC. 51P-385.116. ZONING MAP.

PD 385 is located on Zoning Map Nos. F-6 and F-7. (Ord. Nos. 21788; 2585

**STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR AN ILLUMINATED COMPETITIVE ATHLETIC FIELD**

1. **USE:** The only use authorized by this specific use permit is an illuminated competitive athletic field.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on three years from the issuance of a certificate of occupancy, but is eligible for automatic renewal for additional six-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. **LIGHTING:**
 - A. A maximum of eight light standards are permitted in the locations as shown on the attached site plan. Light standards used to illuminate the athletic field must obtain a Fixture Seal of Approval from the International Dark-Sky Association, a copy of which must be submitted to the building official at time of the issuance of a building permit.
 - B. Maximum height of the eight light standards, as measured to the top of the fixture, is 45 feet above the finished grade of the field.
 - C. Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

Applicant requested:

D. Lighting is permitted until 9:00 p.m., Monday through Friday.
--

Staff recommended:

D. Except as provided in this paragraph, lighting is permitted until 9:00 p.m., Monday through Friday, and further restricted to scheduled District and Non-District athletic games in which one of the teams utilizing the athletic field is comprised of athletes that attend the private school located on the Property. For purposes of this subparagraph, scheduled District and Non-District athletic games are those published on the official website of the private school located on the Property.
--

E. Lighting is permitted until 7:00 p.m., Monday through Friday for athletic practices involving teams comprised of students that attend the private school located on the Property.

5. INGRESS/EGRESS:

A. Ingress and egress must be provided as shown on the attached site plan.

B. Any changes to the ingress and egress must be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

6. PHOTOMETRIC STUDY: Prior to the completion of the 20th scheduled District and Non-District athletic game on the Property, the Property owner must provide an photometric analysis to the building official, prepared by a registered engineer, measuring spillover lighting during a minimum of four District or Non-District athletic games on adjacent residentially zoned properties north and east of the athletic field. If the director determines that the submitted photometric study results in levels of spillover lighting or glare that exceeds City Code or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate identified spillover lighting and glare that exceed City Code. If the Property owner fails to submit an outline of the required improvements within 30 days of the director's request, the director shall notify the city plan commission.

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.

***TRAFFIC MANAGEMENT PLAN FOR
URSULINE ACADEMY OF DALLAS
IN DALLAS, TEXAS***

Prepared for:
Ursuline Academy of Dallas
4900 Walnut Hill Lane
Dallas, TX 75229

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

September 18, 2012



Traffic Management Plan for
Ursuline Academy of Dallas
< DeShazo Project No. 12083.2 >

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Technical Memorandum

To: Sister Margaret Ann Moser — Ursuline Academy of Dallas
Cc: Suzan Kedron — Jackson Walker
From: Steve E. Stoner, P.E., PTOE — DeShazo Group, Inc.
Date: September 18, 2012
Re: Traffic Management Plan for Ursuline Academy of Dallas and Athletic Field Addition
DeShazo Project No. 12083.2

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by Ursuline Academy of Dallas (UA) to conduct a traffic management plan (TMP) for their existing campus located at 4900 Walnut Hill Lane in Dallas, Texas. The requirement for this document is precipitated by the proposed addition of an athletic field in the northeast portion of the campus, which is also included in this study.

DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

Background

The existing school has an enrollment of approximately 800 students from grades 9th through 12th. As part of the proposed athletic field entitlements, no changes to the student enrollment are proposed. Operational characteristics of the school will also remain unchanged aside from those directly related to the athletic field as described below.

Purpose

The purpose of this report is to document the existing traffic operations at Ursuline Academy during the morning drop-off and afternoon pick-up hours (to remain unchanged). In addition this report will document the anticipated traffic operations associated with athletic field (visitors) as requested by the City of Dallas — though, as described later in this study, the volume of visitors associated with the athletic field are quite low and only occur on approximately 20 days per year. Where applicable recommendations to traffic operations on public rights-of-way have been provided as needed to

facilitate safety and minimize impact. The TMP is available for distribution to the City of Dallas staff ("the Staff") for review as to fulfill the associated requirements of the local approval process.

TRAFFIC MANAGEMENT PLAN – SCHOOL

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The following summary depicts the circulation plan, traffic management strategies, and observed queuing (i.e., vehicle stacking) space used on site to accommodate peak demands related to student drop-off and pick-up at the school as well as student drivers. A concerted effort by the school administration and the parents is encouraged to maintain safe and efficient traffic operations.

School Hours

The school operates on a regular schedule. Classes on typical school days begin and conclude at following times.

- Mondays - start: 9:30 AM, end: 3:45 PM
- Tuesdays-Fridays - start: 8:50 AM, end: 3:45 PM

Most peak traffic activity occurs within thirty minutes of the start and end times. A 20-MPH school zone is provided on Walnut Hill Lane adjacent to the school.

According to school representatives, approximately 37% of students park personal vehicles at the school; and, typically, approximately 5-20% of students stay at the school following dismissal for extra-curricular activities. School bus service is not provided.

Access and Circulation

The site provides three driveways on Walnut Hill Road (labeled "A", "B", and "C", on Exhibit 1) and one driveway (Driveway "D" on Exhibit 1) on Inwood Road. All driveways are secured and/or access-controlled when not in use.

All inbound traffic to the school enters at Driveway B on Walnut Hill Lane. Driveway B is one-way, inbound-only with a full median opening. During the morning peak period, an off-duty police officer is stationed on Walnut Hill Lane at Driveway B to assist entering traffic. Internally, access through Driveway B is monitored by a security guard.

Driveway A is one-way, outbound-only and serves most of the site's outbound traffic. An off-duty police officer controls traffic on Walnut Hill Lane at Driveway A during the afternoon egress peak.

Driveway C is a right-turn-, exit-only driveway serving the student parking lot. The driveway is closed except during the afternoon peak exit period.

Access to Driveway D, on Inwood Road, is controlled by an automatic gate at all times. Any vehicle may exit by pulling up to the gate, but only authorized vehicles are allowed to enter. Overall, Driveway D serves a very low volume of traffic.

During student drop-off/pick-up periods, parents enter via Driveway B, drive through the student parking lot to the peripheral campus loop road. Most student unloading and loading occurs in the designated loading areas at the southeast of the building. Most traffic exits via Driveway A, though some may opt to use Driveway D.

Queue Lengths

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

DeShazo conducted site observations of the afternoon pick-up-related queuing conditions at the school on Thursday, August 30, 2012. The existing school features a one-way loop road around the main school building from which parents may queue and load passengers. All queuing associated with student pick-up occurred in the loop road and did not extend to the public street. Exhibit 1 provides a graphical summary of the observed queue conditions.

Bus Circulation

–Not Applicable (no buses)–

TRAFFIC MANAGEMENT PLAN – ATHLETIC FIELD

By request of the City of Dallas staff, this analysis also provide a summary of the Traffic Management Plan for the proposed athletic field.

Traffic Characteristics

The following summary describes the planned use of the proposed athletic field based upon a phone interview conducted on May 23, 2012 with Mr. Mike Jensen, Athletic Director for UA. Traffic generation associated with the field can be intuitively projected according to the use characteristics.

- The proposed athletic field will be for the exclusive use of UA for school- and athletic-related activities and will not be available for use by unaffiliated persons.
- Specifically, the field will primarily be used for the UA lacrosse and soccer team practices and official games. Secondary uses of the field may include: practice area for other UA sports teams, UA wellness classes, and other UA-related athletic programs.
- The UA lacrosse season lasts from September through early May. Practices generally occur from 4:00-5:30 PM, weekdays. UA lacrosse teams may host up to ten game days per season. Most game days consist of doubleheaders (i.e., Junior Varsity followed by Varsity) and typically start at 5:00 PM and 6:30 PM (or, 5:30 PM and 7:00 PM). Occasionally, play-off games may occur on weekend afternoons (may be Saturday or Sunday), which have different start times. Practices consist of players and coaches who are already on the campus - no

additional traffic or parking demand is generated (only the time of departure is adjusted, accordingly).

- The UA soccer season lasts from October through mid-March. Practices generally occur two-to-three days per week from 6:30-8:30 AM (to avoid conflict with lacrosse practices). UA soccer teams may host up to ten game days per season. About half of the game are doubleheaders (since not all teams have both Junior Varsity and Varsity squads), which typically start at 6:00 PM and 7:30 PM (or, 6:30 for single games). Occasional play-off games may occur on weekends (Saturday only), which have different start times. Practices consist of players and coaches who would otherwise already be on the campus – no additional traffic or parking demand is generated (only the time of arrival is adjusted, accordingly). Soccer games may attract up to 50 spectators (but, usually less than for lacrosse) from off site.
- Parking for game spectators can easily be accommodated in adjacent parking spaces which have been vacated by school traffic.

Circulation

As with general school traffic, all inbound traffic will enter the site via Driveway B. From the main driveway, vehicles may continue south through the circular driveway and travel toward the athletic field. Sufficient parking will be available immediately surround the field as shown in Exhibit 2. Upon exit, motorists may exit via Driveway A or Driveway D.

RECOMMENDATIONS

Exhibit 3 provides a summary of existing traffic signage within public right-of-way in the immediate vicinity of the school. Exhibit 4 provides a summary of traffic control recommendations, which are listed below:

- I. Install No Left-Turn sign at Driveway A and No Right-Turn signs at Driveways A, C, and D to reduce the risk of wrong-way turning maneuvers.
- II. Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive/Driveway B and at Strait Lane to improve their effectiveness.
- III. Consider adjusting the time of the existing school zone operation on Walnut Hill Lane to better coincide with school hours of operation.

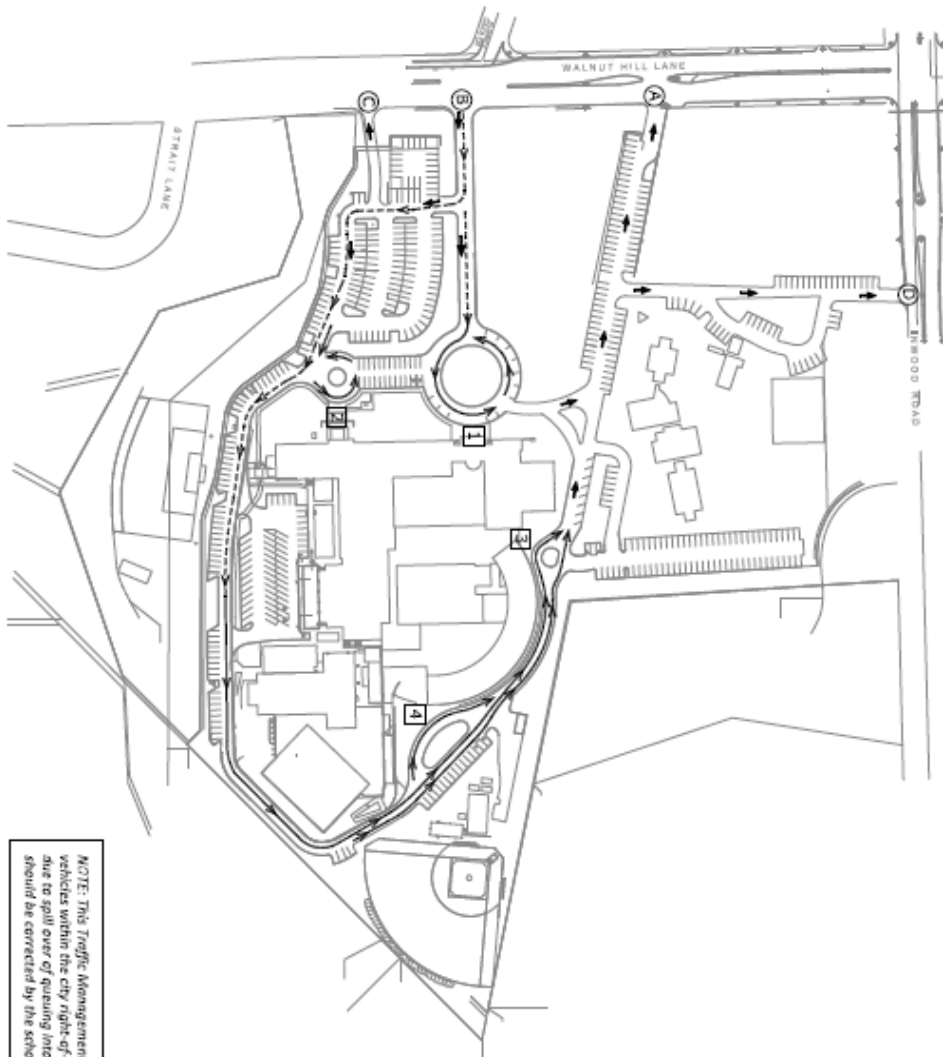
SUMMARY

This TMP is provided to summarize the traffic characteristics of Ursuline Academy of Dallas for general school traffic and traffic associated with the proposed athletic field. The Plan is intended to maintain passenger vehicle loading/unloading within the site and to avoid vehicle queuing and passenger loading/unloading within the City right-of-way. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to consider adjustments as needed to provide overall safety.

END OF MEMO

TRAFFIC MANAGEMENT PLAN

Ursuline Academy Traffic Management Plan



School Information
 Enrollment: 800 students (approx.)
 Academic: 9th - 12th
 Hours: 7:45 AM-3:45 PM

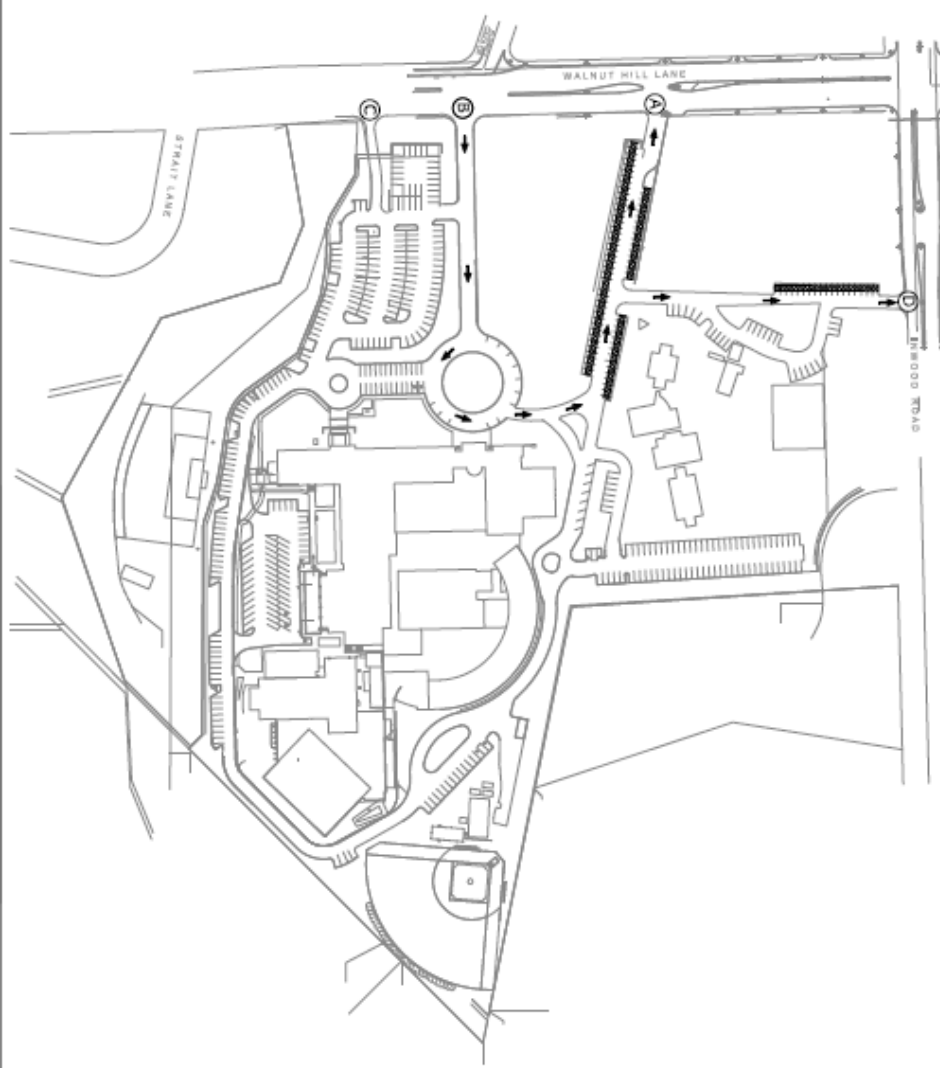
Passenger Vehicles (Total)
 Estimated Demand* (at peak queue length required by City of Dallas): 2,260 feet (~112 veh)
 Available Capacity: 3,360 feet (~175 veh.)
 Estimated Surplus Capacity: 1,100 feet (~56 veh.)
*Based on average school departure

- Legend**
- Pick-Up Area Nomenclature
 - Vehicular Circulation Path
 - Passenger Vehicle Queue (observer)
 - Passenger Vehicle Queue (available)
 - School Driveway Nomenclature

NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMP and any deficiency due to spill over of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.



Perkins+Will Group, Inc. Job No. 12083 02 Exhibit Created on 08-12-2012



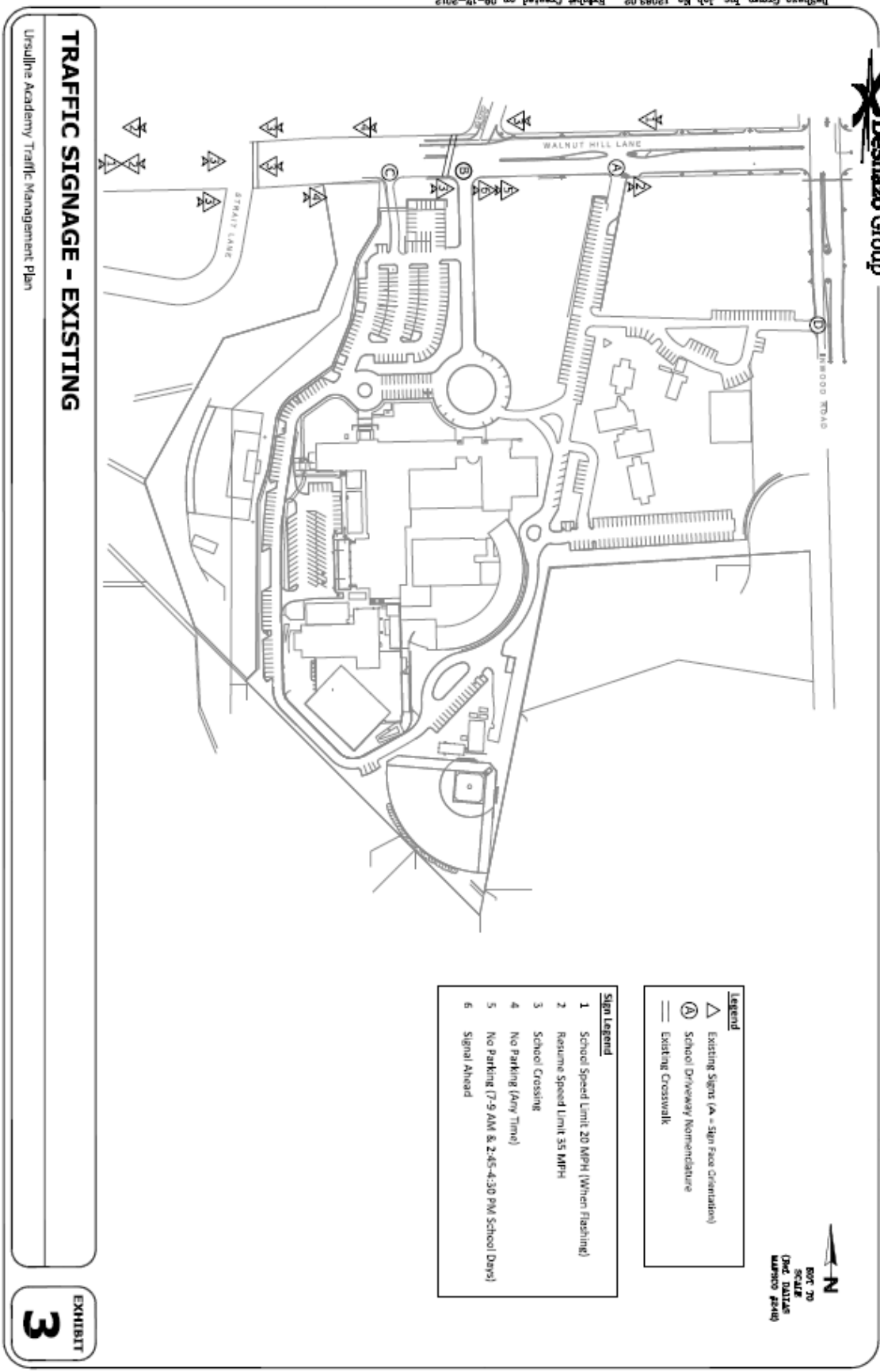
Legend

- Vehicular Circulation Path
- ▨ Athletic Field Parking Area
- ⓐ School Driveway Nomenclature

N
NOT TO SCALE
(SEE NOTES NUMBERED 2444)

TRAFFIC CIRCULATION PLAN (ATHLETIC FIELD)
Ursuline Academy Traffic Management Plan

EXHIBIT 2



TRAFFIC SIGNAGE - EXISTING

Ursuline Academy Traffic Management Plan

N
 80%
 SCALE
 DATE: 08/19/12
 DRAWN BY: JSM

Legend

- △ Existing Signs (A = Sign Face Orientation)
- Ⓐ School Driveway Nomenclature
- Existing Crosswalk

Sign Legend

- 1 School Speed Limit 20 MPH (When Flashing)
- 2 Resume Speed Limit 35 MPH
- 3 School Crossing
- 4 No Parking (Any Time)
- 5 No Parking (7-9 AM & 2-4:30 PM School Days)
- 6 Signal Ahead

EXHIBIT 3



Legend	
<input type="checkbox"/>	Recommended Signs (A = Sign face Orientation)
<input type="checkbox"/>	School Driveway Nomenclature
<input type="checkbox"/>	Existing Crosswalk

Sign Legend	
7	No Left Turn
8	No Right Turn

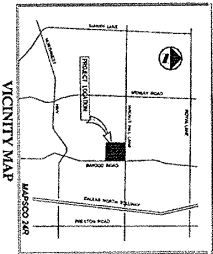
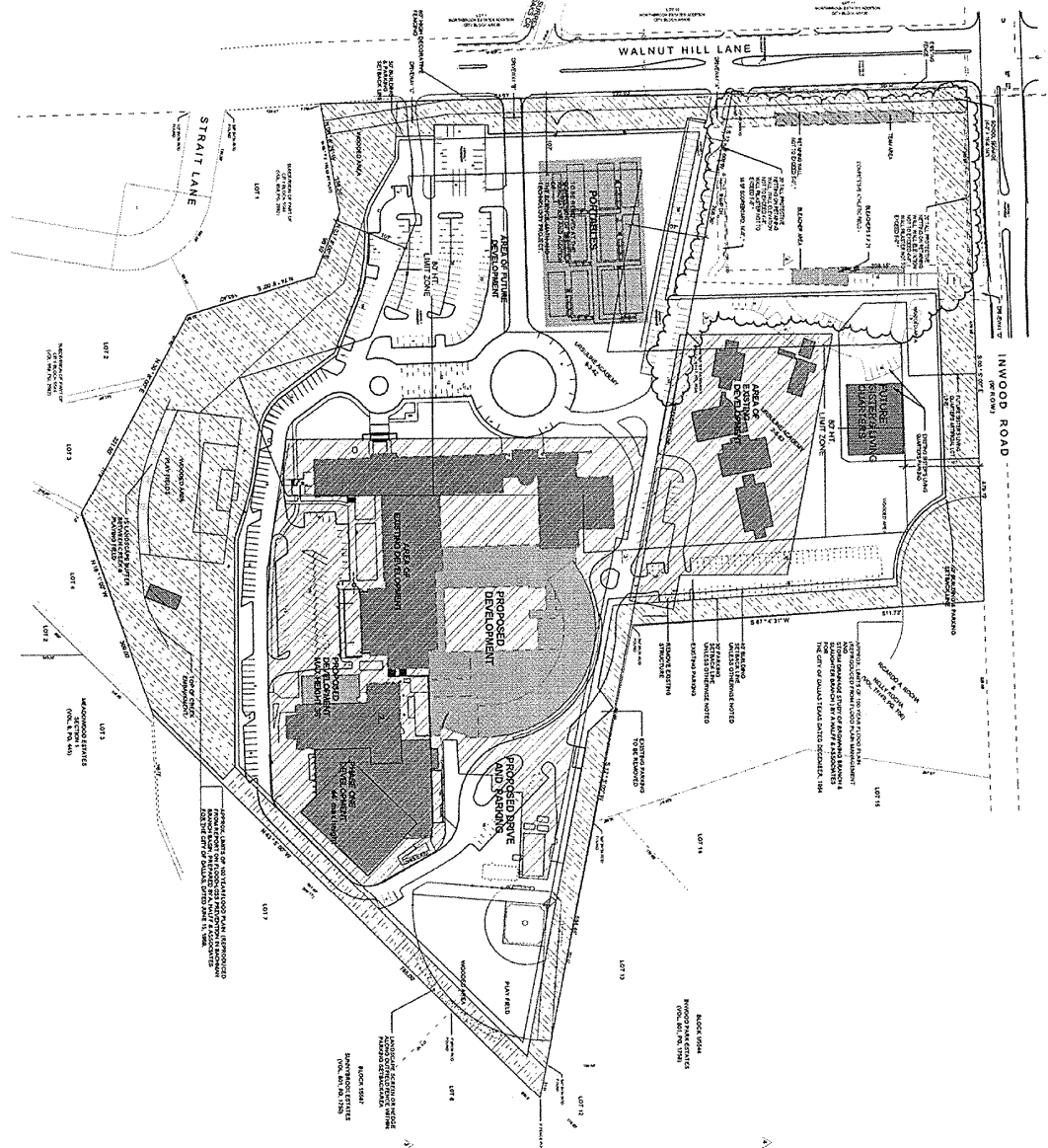
Other Recommendations

- II. Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive/Driveway B and at Straits Lane to improve visibility.
- III. Consider adjusting the time of the existing school zone operation on Walnut Hill Lane to better coincide with school hours of operation.

RECOMMENDATIONS

Ursuline Academy Traffic Management Plan

Plot Date: 1/7/2015 4:25:51 AM



PLANNED DEVELOPMENT DISTRICT

No. 385

Consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina

4300 Walnut Hill Lane

DNV CONCEPT PLAN DATE: 10/17/14

1. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

2. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

3. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

4. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

5. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

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11. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

12. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

13. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

14. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

15. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

16. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

17. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

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19. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

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21. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

22. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

23. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

24. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

25. The proposed development is consistent with the Comprehensive Zoning Ordinance of the City of Raleigh, North Carolina.

SMITHGROUP JIR

DAVID M. SMITH, AIA

SMITHGROUP JIR

100 SOUTH MAIN STREET, SUITE 1200

RALEIGH, NC 27601

www.smithgroup.com

NO.	DESCRIPTION	DATE	BY
1	CONCEPT PLAN	10/17/14	DAVID M. SMITH
2	REVISIONS		
3	FINAL PLAN	1/7/15	DAVID M. SMITH

LEGEND

---	PROPERTY LINE
---	PARKING STRIP
---	SETBACK STRIP

DEVELOPMENT PLAN

2112/20/15

SCALE: 1" = 60'

DATE: 1/7/15

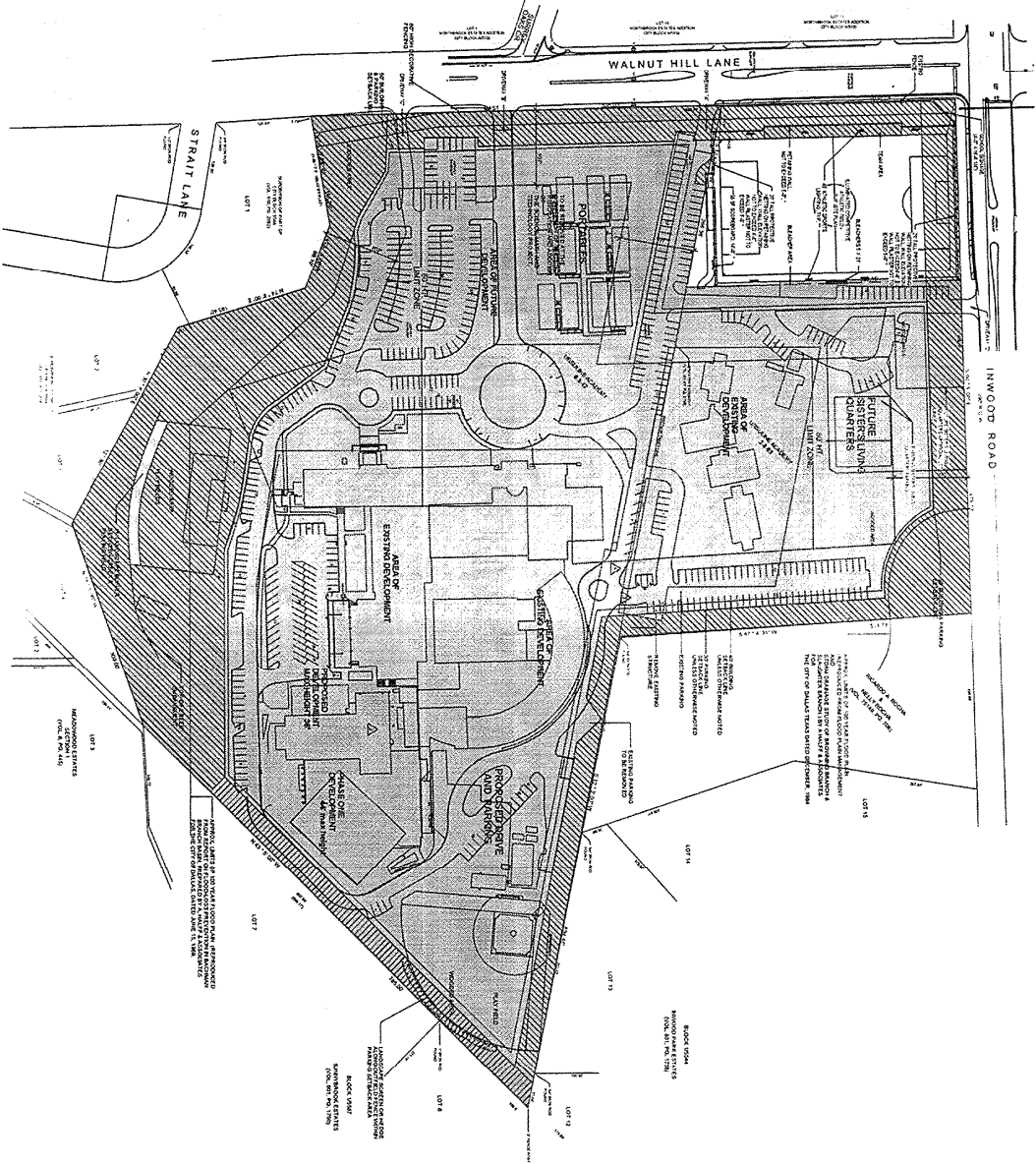
PROJECT NO: 408102

BY: [Signature]

PD

Plot Date: 1/5/2013 1:55:55 PM

1 Day of Issue
 10/1/2013

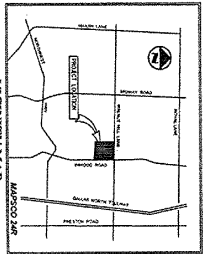


LEGEND
 --- PROPERTY LINE
 --- PLANNING STRIPBACK
 --- BUILDING STRIPBACK



LEGEND

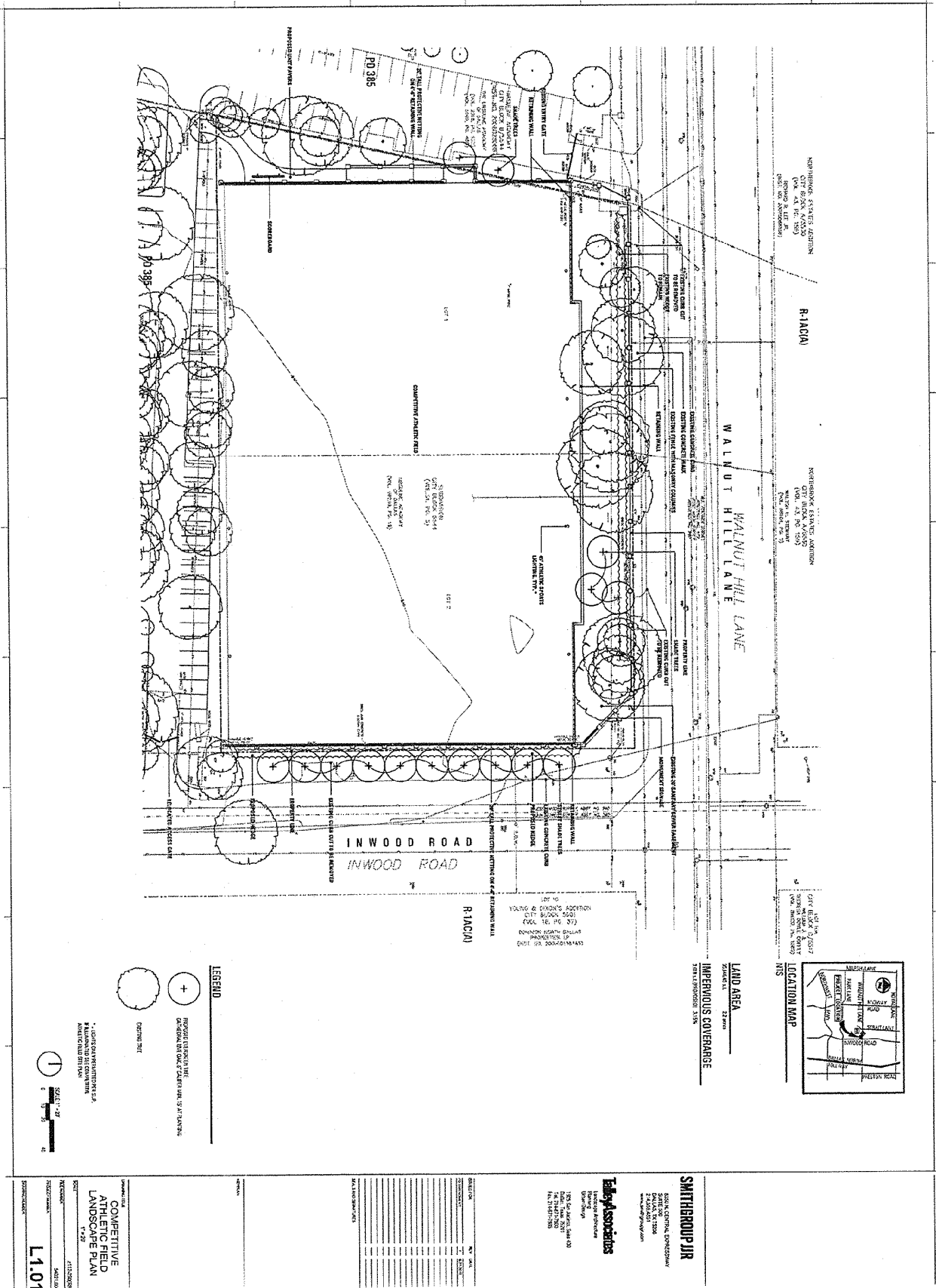
1. - - - - - PROPOSED EASEMENTS FROM FIELD SURVEY
2. - - - - - PROPOSED TO GO OR EXISTING FROM FIELD SURVEY
3. - - - - - EXISTING FROM FIELD SURVEY
4. - - - - - EXISTING FROM FIELD SURVEY
5. - - - - - EXISTING FROM FIELD SURVEY

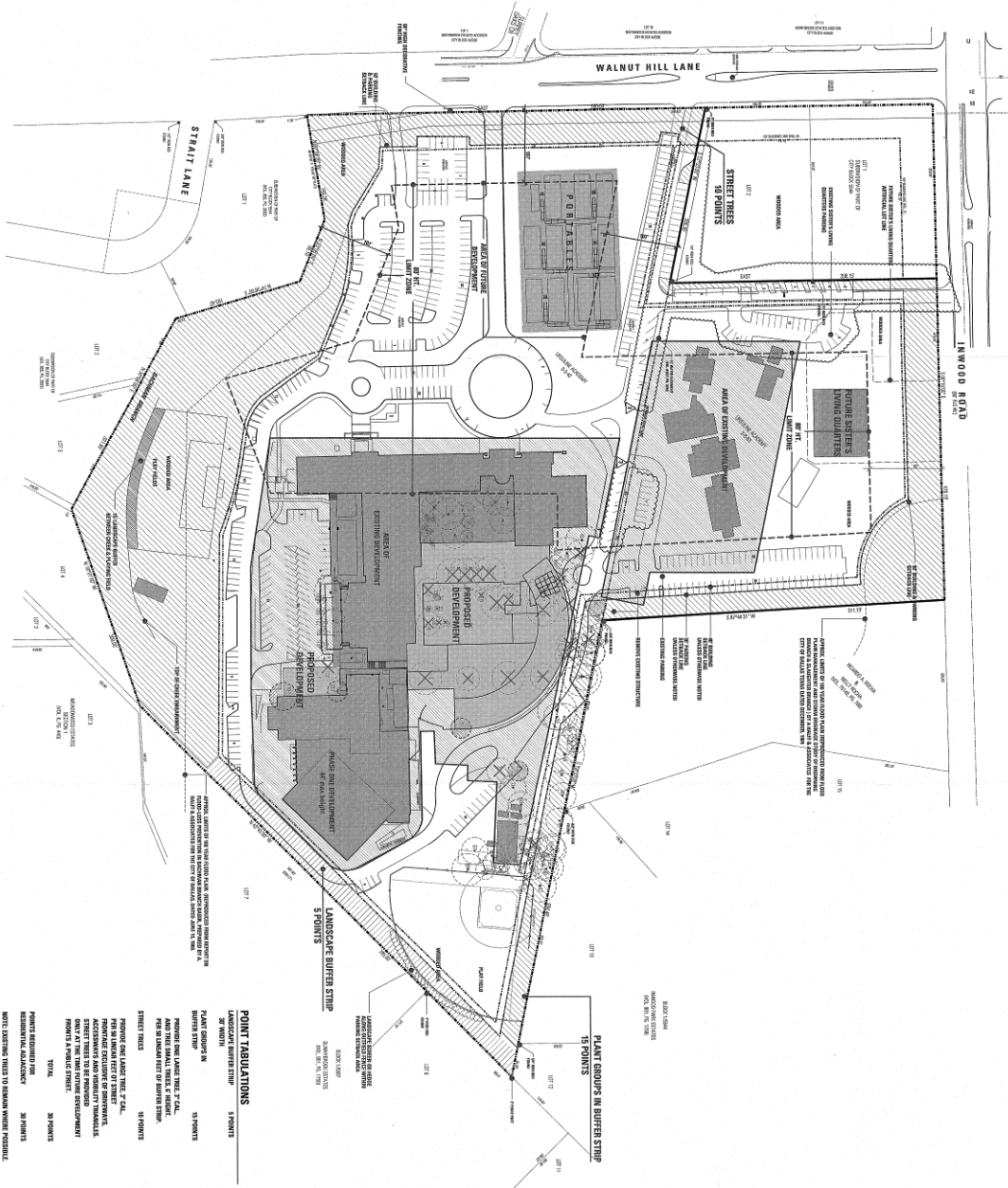


SITE PLAN
 2/15/2013
 1"=60'
 1001102
SUP

SMITHGROUP JIR
 300 N. CENTRAL EXPRESSWAY
 SUITE 100
 CHARLOTTE, NC 28206
 www.smithgroup.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/5/2013
2	REVISED	1/5/2013
3	REVISED	1/5/2013
4	REVISED	1/5/2013
5	REVISED	1/5/2013
6	REVISED	1/5/2013
7	REVISED	1/5/2013
8	REVISED	1/5/2013
9	REVISED	1/5/2013
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49	REVISED	1/5/2013
50	REVISED	1/5/2013





PLANT TABULATIONS

5 POINTS

15 POINTS

30 POINTS

45 POINTS

60 POINTS

75 POINTS

90 POINTS

105 POINTS

120 POINTS

135 POINTS

150 POINTS

165 POINTS

180 POINTS

195 POINTS

210 POINTS

225 POINTS

240 POINTS

255 POINTS

270 POINTS

285 POINTS

300 POINTS



NOTE

LANDSCAPE PLAN SHALL BE DEVELOPED TO DISPLAY THE ANTICIPATED AND DETAILED DESIGN OF THE LANDSCAPE DEVELOPMENT AND TO PROVIDE A VISUAL RECORD OF THE DESIGN AND CONSTRUCTION COSTS.

LEGEND

[Symbol]	PROPOSED PLANTING
[Symbol]	EXISTING PLANTING
[Symbol]	PROPOSED PAVEMENT SURFACE
[Symbol]	EXISTING PAVEMENT SURFACE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING DRIVE

PROJECT INFORMATION

Project No.	0218
Client	URS
Design By	URS
Drawn By	URS
Scale	AS SHOWN
Date	02/20/20
Revision	1

URS | URSULINE ACADEMY of Dallas

URS Partners

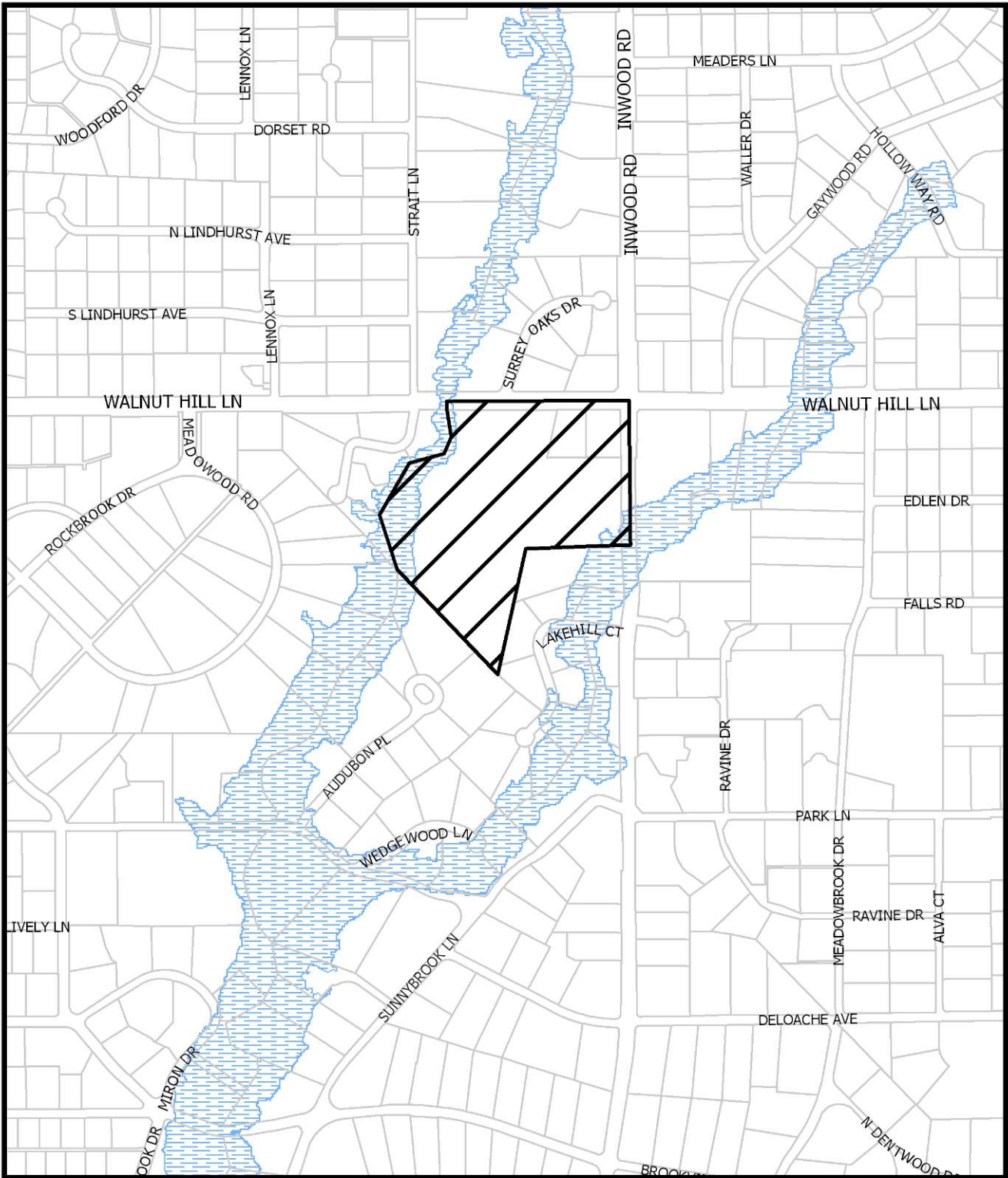
F&S Partners

Table Associates

11111 DALLAS STREET, SUITE 200, DALLAS, TEXAS 75244

PH: 214.241.2500 FAX: 214.241.2501

WWW.URS.COM

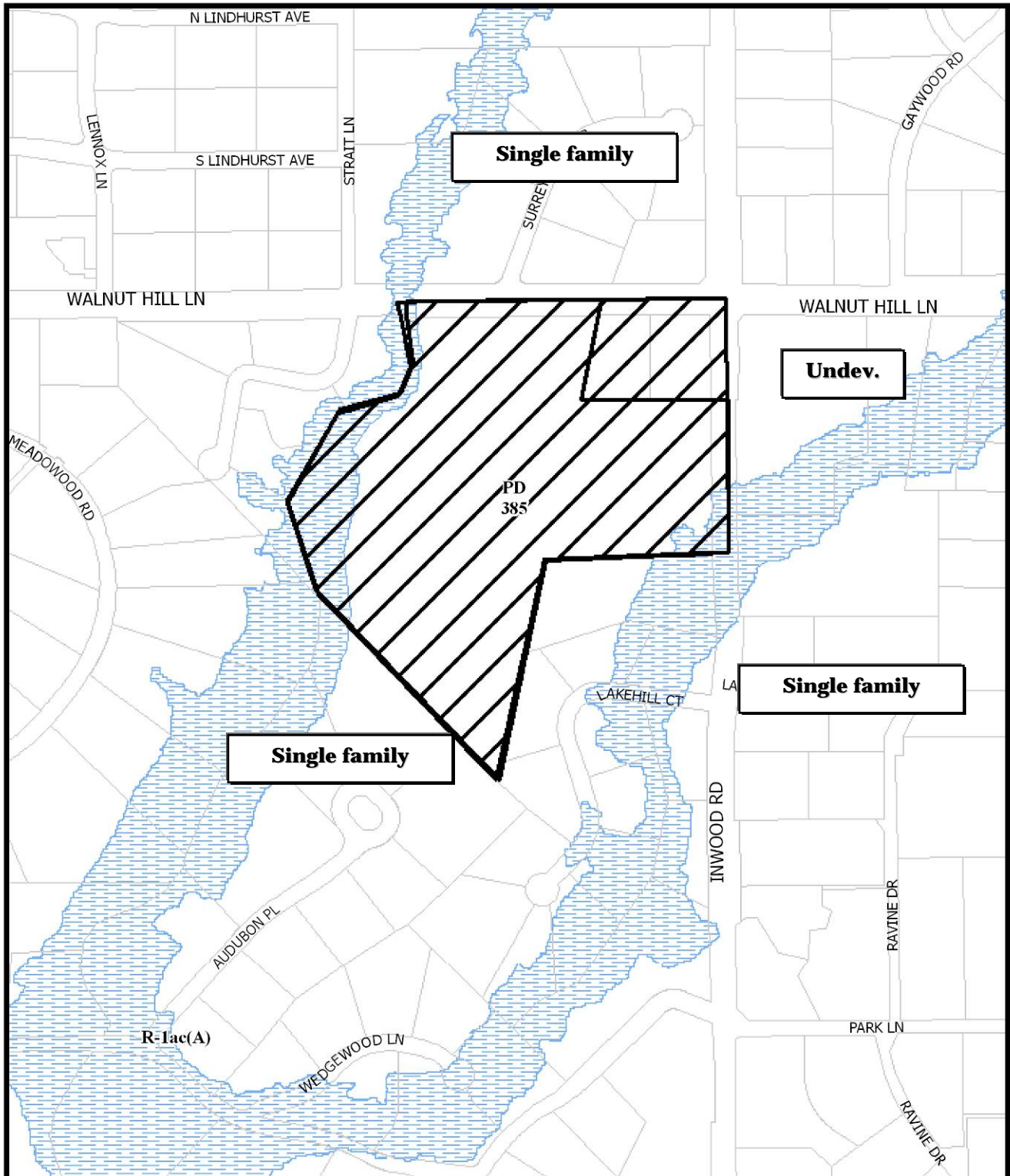


1:8,400

VICINITY MAP

Case no: **Z112-290**

Date: **8/23/2012**




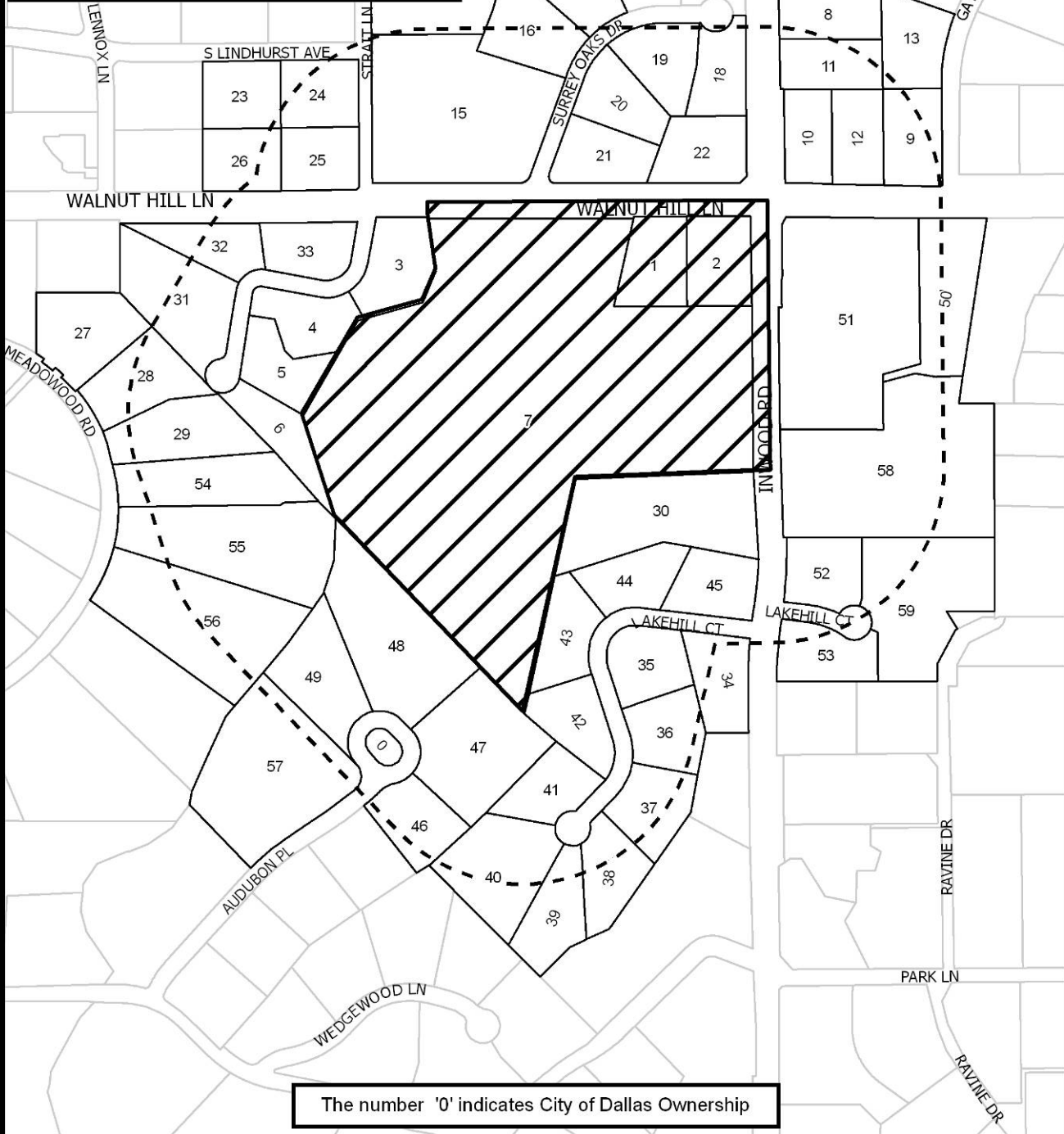
1:4,800

ZONING AND LAND USE

Case no: Z112-290

Date: 8/23/2012

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.



The number '0' indicates City of Dallas Ownership


1:4,800

NOTIFICATION

500'	AREA OF NOTIFICATION
59	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-290**
Date: **8/23/2012**

8/23/2012

Notification List of Property Owners***Z112-290******59 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5030 WALNUT HILL LN	URSULINE ACADEMY OF DALLAS THE
2	9909 INWOOD RD	URSULINE ACADEMY OF DALLAS THE
3	9970 STRAIT LN	XL CAPITAL LLC
4	9950 STRAIT LN	SILCOCK JULIE E
5	9930 STRAIT LN	DAVIDSON ANNE L
6	9920 STRAIT LN	SECOND PHOENIX GROWTH FUND LTD SUITE 202
7	4900 WALNUT HILL LN	URSULINE ACADEMY OF DALLAS
8	10044 INWOOD RD	LIN WENN WED & BERNADETTE
9	10001 GAYWOOD RD	BOWIE WILLIAM H SUITE 225
10	10000 INWOOD RD	COFFEY WILLIAM J & THERESA D
11	10030 INWOOD RD	BUDNER KEITH H & ELIZABETH S
12	5115 WALNUT HILL LN	CASEY MARK & PRATT JILL
13	10035 GAYWOOD RD	ARMSTRONG WILLIAM MARK & NANCY S
14	10050 STRAIT LN	BROADY GEORGE K & ELEANOR
15	10010 STRAIT LN	REESE NINETTA SPEARMAN REV TR SHARON REE
16	10035 SURREY OAKS DR	RADER HOMER J JR
17	10045 SURREY OAKS DR	PAYNE JONATHAN M III & MARGARET A
18	10064 SURREY OAKS DR	CONRAD EMILY BODINE & BARRY B
19	10056 SURREY OAKS DR	SHOUSE CLINTON BRADLEY & MARGARET C
20	10024 SURREY OAKS DR	SPIRITAS SS 2003 TRUST STE 200
21	10014 SURREY OAKS DR	LEE RICHARD R JR REVOCABLE TRUST
22	5055 WALNUT HILL LN	STEWART WALTON H
23	4834 LINDHURST AVE	SHARIF & MUNIR RESIDENTIAL LTD
24	10095 STRAIT LN	MCINTYRE MICHAEL P & STACYE E
25	10011 STRAIT LN	JENNINGS BRIAN J & LISA C
26	4833 WALNUT HILL LN	NAGLER MARY CROCKETT

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4674 MEADOWOOD RD	SPIRITAS STEVEN F
28	4668 MEADOWOOD RD	GLAZER PHYLLIS R
29	4664 MEADOWOOD RD	HAYES COLLEEN A & DAVID W HAYES
30	9807 INWOOD RD	ROCHA NELLY
31	9929 STRAIT LN	POLLOCK RICHARD & KAREN S
32	9941 STRAIT LN	KING MARK A & MARCIA J
33	9949 STRAIT LN	GILES CLARICE T & STEPHEN
34	5074 LAKEHILL CT	REGNER LLOYD
35	5054 LAKEHILL CT	HAMMOND PROP INC
36	5042 LAKEHILL CT	SCHULZE RICHARD H & ENIKA H SCHULZE
37	5026 LAKEHILL CT	MEYER WILLIAM E
38	5014 LAKEHILL CT	HAMMOND PROPERTIES INC
39	5015 LAKEHILL CT	CHANCELLOR ERIC W MARY P
40	5025 LAKEHILL CT	BRINKMANN J BAXTER
41	5035 LAKEHILL CT	FITTS JOHN STUART
42	5045 LAKEHILL CT	ZAINFELD STANLEY J & JEAN
43	5055 LAKEHILL CT	BECK MICHAEL R & PATRICE F
44	5065 LAKEHILL CT	THOMSON BONNIE & CLIFFORD REV TRUST THE
45	5075 LAKEHILL CT	TOROK A DAVID & SHIRLEY R
46	9770 AUDUBON PL	BEST NANCY
47	9784 AUDUBON PL	HUGHES JOSEPH V JR & HOLLY O HUGHES
48	9785 AUDUBON PL	FEARON JEFFREY ARCHER & REGEN HORCHOW
49	9779 AUDUBON PL	DAYTON JOHN W
50	5202 WALNUT HILL LN	DOYE JOSEPH P JR
51	9910 INWOOD RD	DOMINION NORTH DALLAS PPTIES LP STE 700
52	5101 LAKEHILL CT	CAMPBELL DAVID A & TAMARA J
53	5102 LAKEHILL CT	BERLIN RONALD P & GAIL M
54	4660 MEADOWOOD RD	CARTY DONALD J & ANA M
55	4656 MEADOWOOD RD	FOJTASEK JOE & JACQUELINE ELAINE
56	4650 MEADOWOOD RD	FINN SHLOMO SAM & MARGARET DELYON FINN
57	9769 AUDUBON PL	MITCHELL LEE ROY & TANDY

Z112-290(RB)

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9806 INWOOD RD	CEALES TRUST
59	5105 LAKEHILL CT	TURLEY R WINDLE & SHIRLEY A

FILE NUMBER: SPSD112-003

DATE INITIATED: September 17, 2012

LOCATION: An area generally bounded by Redfield Street, both sides of Butler Street, Maple Avenue, Medical District Drive (both sides near Harry Hines Boulevard), Harry Hines Boulevard, and the C.R.I. & G.R.R. Railroad line.

COUNCIL DISTRICT: 2

MAPSCO: 34-Y, T, U & X

SIZE OF REQUEST: ± 153.099 acres

CENSUS TRACT: 4.01

APPLICANT: Dallas County Hospital

REPRESENTATIVE: Jackson Walker, LLP (Suzan Kedron)

PROPOSAL: An application for a Special Purpose Sign District (SPSD) for the Parkland Hospital campus to be known as the "Parkland SSPD".

SUMMARY: The purpose of this request is to allow for a unified signage type that is consistent with campus branding efforts; district signage type that marks a majority of the property owned by the Dallas County Hospital District in the vicinity; and donor signage.

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- Dallas County Hospital submitted an application to create a new Special Provision Sign District (SPSD) for property owned by Parkland Hospital.
- The existing land use is comprised of a hospital and various supporting healthcare facilities.
- Except for the retail or mixed use premises in the proposed Parkland Corridor, all permanent signs in this district must be premise signs or convey a noncommercial message.
- On November 27, 2012, the SSDAC committee considered the proposed SSPD and recommended approval subject to a site plan and amended conditions.

STAFF ANALYSIS:

Due to the unique character of, and services provided by, the Medical District and the Parkland Hospital campus specifically, way finding and directional signage is important. Many individuals utilizing the services provided by the Parkland facility may be unfamiliar with the area and would benefit from appropriate signage.

The proposed signage within the hospital corridors are as follows:

Table 1.1: Proposed Signage

SIGN TYPES	
➤	ATTACHED (arcade, awning, canopy, flat attached, projecting attached such as a parapet)
➤	DETACHED (monument, district identification, donor recognition and temporary)
1.	banner
2.	branding
3.	changeable message
4.	construction barricade
5.	donor recognition
6.	kiosk
7.	landscape
8.	monument
9.	movement control
10.	parking lot ID
11.	parking zone ID
12.	pedestrian movement control
13.	permanent
14.	portable
15.	premise

16. temporary
17. window display

- The Parkland Hospital SPSP will be divided into three (3) corridors for specific sign types based on the function of each, namely: *Perimeter Corridor*, *Parkland Corridor*, and *Service Corridor*. Proposed restrictions per corridor are as follows:

Table 1.2: Movement Control Signs

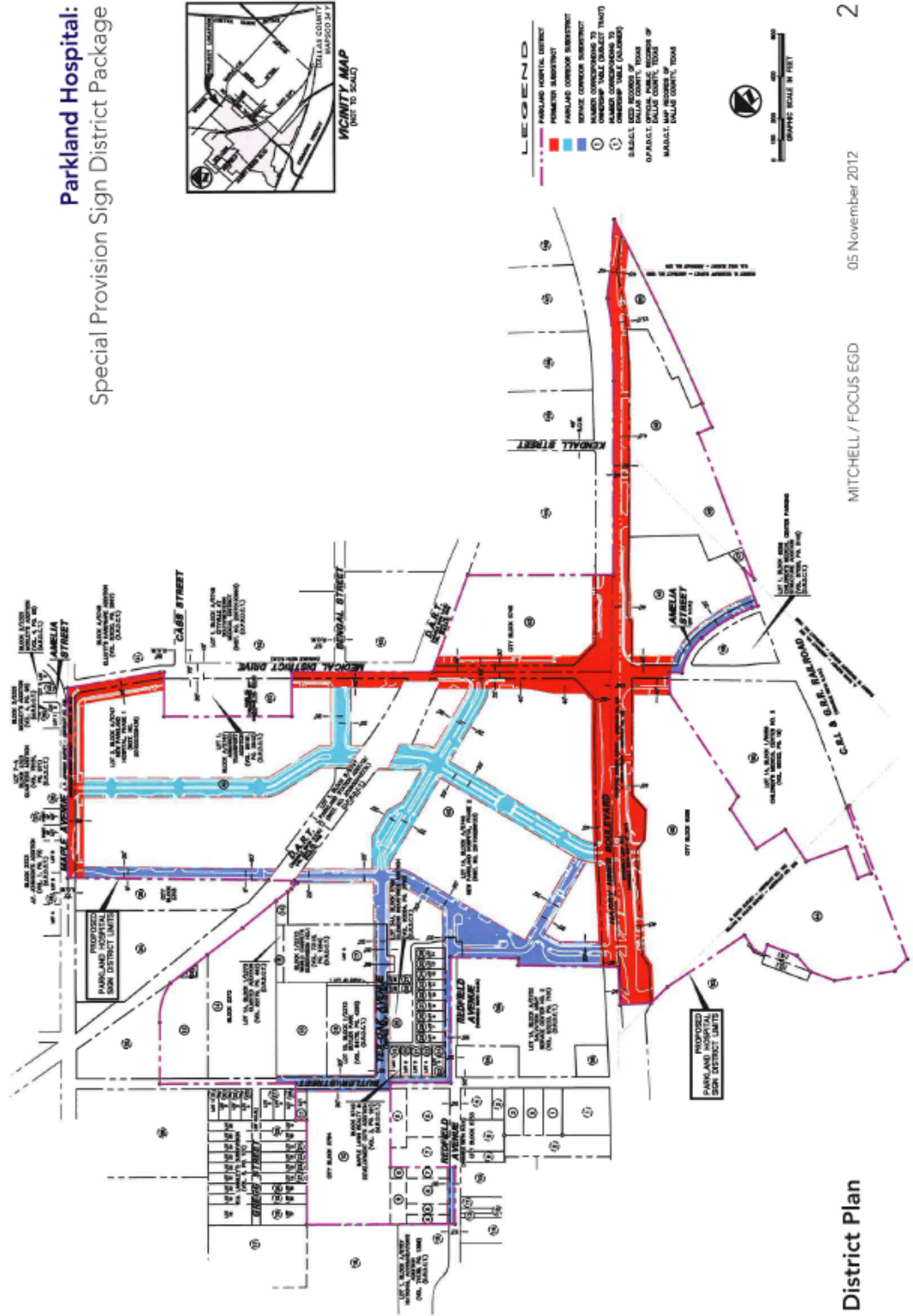
Movement Control Signs	Restriction(s)	Corridor
1. Primary	Monument	Perimeter
2. Secondary	Monument	Perimeter
3. Tertiary	Monument	Parkland
4. Quaternary	Monument	All
5. Overhead	Pole mounted	All
6. Parkland Corridor Movement Control (PCMC)	Pole mounted (May support banner(s))	Parkland only
7. Pedestrian	Monument (Optional)	All
8. Parking Lot ID	Monument	All
9. Parking Zone ID	Pole mounted (Optional)	All

Table 1.3: Other Signage

SIGN TYPE	CORRIDOR(S)	RESTRICTIONS
Donor Recognition	All	Lower level sign areas only
Detached District ID	Perimeter only	2 max.
	Parkland	Not permitted.
	Service	2 max. (Monument sign only.)
Banner	Parkland	May be attached to PCMC sign pole.
	Perimeter & Service	Unlimited
Window Display	Parkland	Ground floor of a retail or mixed-use premise only.

SITE PLAN

Parkland Hospital:
Special Provision Sign District Package



ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by adding a new Division 51A-7.2200; providing for the creation of the Parkland Hospital Sign District; 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 Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Division 51A-7.2200, “Parkland Hospital Sign District,” to read as follows:

**“Division 51A-7.2200.
Parkland Hospital Sign District.**

SEC. 51A-7.2201. DESIGNATION OF PARKLAND HOSPITAL SIGN DISTRICT.

(a) A sign district is hereby created to be known as the Parkland Hospital Sign District.

(b) This district is that area of the city within the following described boundaries:

DESCRIPTION a 153.099 acre of land....

SEC 51A-7.2202. DESIGNATION OF CORRIDORS.

(a) Signage in this district is in part regulated by the corridor the signage is located on. Three corridors are established: the Perimeter Corridor, the Parkland Corridor, and the Service Corridor.

(b) The Perimeter Corridor is that area of the district generally bordering on Harry Hines Boulevard, Medical District Drive, and Maple Avenue.

(c) The Parkland Corridor is that area of the district generally encompassing the internal campus drive from Harry Hines Boulevard to Maple Avenue and from Tex-Oak Avenue to Bengal Street.

(d) The Service Corridor is that area of the district generally bordering the Parkland campus on the west, Tex-Oak Avenue, Butler Street, portions of Redfield Street, and Amelia Court.

SEC. 51A-7.2203. PURPOSE.

(a) The purpose of this division is to regulate both the construction of new signs and alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the Parkland Hospital area while addressing the public's need to find and navigate to the multiple entrances efficiently.

(b) The objectives of this division include those listed in Section 51A-7.101 as well as the objectives of ensuring that signs are appropriate to the architecture of the district, do not obscure significant architectural features, and lend themselves to the various user types (vehicular to pedestrian) of the area.

(c) The district regulations are in large part inspired by the vehicular speeds along Harry Hines Boulevard and Medical District Drive, the high level of pedestrian activity along Parkland Boulevard, and the need to maximize effective orientation to multiple buildings on the campus.

SEC. 51A-7.2204. DEFINITIONS.

(a) In this division:

(1) **ARCADE SIGN** means any sign that is mounted under a canopy or awning and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(2) **AWNING** means a fabric or vinyl surface supported by a metal structure, which is applied to the face of a building.

(3) **AWNING SIGN** means a sign attached to, painted on, or otherwise applied to an awning.

(4) **BANNER** means a sign attached to or applied on a strip of cloth, vinyl, or similar material and attached to a building, pole, or structure. Canopy signs and flags are not banners.

(5) **BRANDING SIGN** means a sign that only displays the brand, logo, or name of the district.

(6) **BUILDING** means a structure that has a roof supported by columns, walls, or air for the shelter, support, or enclosure of persons, animals, or chattel.

(7) **CANOPY** means a permanent, non-fabric architectural element projecting from the face of a building.

(8) **CANOPY SIGN** means a sign attached to, applied on, or supported by a canopy.

(9) **CHANGEABLE MESSAGE SIGN** means a sign displaying static images that may display different designs, messages, or advertisements and that may include LED/LCD elements, slide lettering, slated rotating surfaces, or other changeable message technology.

(10) **CONSTRUCTION BARRICADE SIGN** means a sign that is affixed to a construction barricade.

(11) **DONOR RECOGNITION SIGN** is a sign made of words, logos, or emblems that displays the name of an individual, institution, or other entity that donates money, time, services, or other goods to Parkland Hospital or the Parkland Foundation for the benefit of the hospital.

(12) **DISTRICT** or **THIS DISTRICT** means the Parkland Hospital Sign District.

(13) **EFFECTIVE AREA** means the following:

(A) For a detached sign, the area within a minimum imaginary rectangle of vertical and horizontal lines that fully contains all extremities of the sign, excluding its supports. This rectangle is calculated from an orthographic projection of the sign viewed horizontally. The viewpoint for this projection that produces the largest rectangle must be used. If elements of the sign are movable or flexible, such as a flag or a string of lights, the measurement is taken when the elements are fully extended and parallel to the plane of view.

(B) For an attached sign, the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. If a design, outline, illustration, or interior illumination surrounds or attracts attention to a word, then it is included in the calculation of effective area.

(C) For signs placed on a fence, non-enclosing wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure is not computed, and the effective area is measured by the rule for effective area for attached signs.

(14) FLAT ATTACHED SIGN means an attached sign projecting 24 inches or less from a building, and has a face parallel to the building facade.

(15) GENERIC GRAPHICS means a pattern of shapes, colors, or symbols that does not commercially advertise.

(16) KIOSK means a multi-sided structure for the display of premise signs, information messages, and wayfinding information and maps.

(17) LANDSCAPE SIGN means a sign that is a part of a single landscape design which creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material.

(18) LOWER LEVEL SIGN AREA means the portion of a facade equal to or less than 85 linear feet measured vertically from ground.

(19) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(20) MOVEMENT CONTROL SIGN means a sign that must direct vehicular or pedestrian movement onto or within this district and may include the name or logo of any premise located in this district.

(21) PARAPET SIGN means a projecting attached sign erected on or attached to the eaves or edge of the roof or on a parapet. A parapet sign is not a roof sign.

(22) PARKING LOT IDENTIFICATION SIGN means a sign that may display the number, name, and primary users, in any combination, of a parking lot within the district.

(23) **PARKING ZONE IDENTIFICATION SIGN** means a sign identifying a particular zone or area within a parking lot either by letter, number, name, or a combination of the three, typically located on light poles within the parking lot.

(24) **PEDESTRIAN MOVEMENT CONTROL SIGN** means a sign providing information about any of the following:

(A) The name, trade name, or logo of the owner or occupant of any premise within this district.

(B) The identification of any premise within this district.

(C) Any accommodations, services, or activities offered or conducted, other than incidentally, on any premise within this district.

(D) Pedestrian directional information.

(E) Campus maps and other orientation information.

(25) **PERMANENT SIGN** means any sign that is not a temporary sign as defined in this section.

(26) **PREMISE** means a lot or unplatted tract held under common ownership that is reflected in the plat books of the building inspection division.

(27) **PREMISE SIGN** means any sign the content of which relates to the premise on which it is located and refers exclusively to:

(A) the name, trade name, or logo of the owner or occupant of the premise, the identification of the premise, or the donor of the premise;

(B) accommodations, services, or activities offered or conducted on the premise;

(C) products sold, other than incidentally, on the premise if no more than 70 percent of the sign is devoted to the advertisement of products by brand name or symbol; or

(D) the sale, lease, or construction of the premise.

(28) **PROJECTING ATTACHED SIGN** means an attached sign projecting 18 or more inches from a building.

(29) **PROMOTIONAL MESSAGE** means a message that identifies, promotes, or advertises a cultural activity within this district, any event being conducted, in whole or in part, in this district, or any special event being conducted in this district.

(30) SIGN HARDWARE means the structural support system for a sign, including the fastening devices that secure the sign to a building facade or pole.

(31) SPECIAL EVENT means a temporary event or gathering, including a special event parade, using either private or public property, in which the estimated number of participants and spectators exceeds 75 during any day of the event and that involves one or more of the following activities, except when the activity is for construction purposes only:

- (A) Closing of a public street.
- (B) Blocking or restriction of public property.
- (C) Sale of merchandise, food, or beverages on public or private property.
- (D) Erection of a tent on public or private property.
- (E) Installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers on public or private property.
- (F) Placement of portable toilets on public or private property.
- (G) Placement of temporary no-parking, directional, over-size, or identification signs or banners in or over a public right-of-way, or on private property where otherwise prohibited by ordinance.

(32) TEMPORARY SIGN means a sign erected for a limited time that identifies an event or activity of limited duration. Examples include signs advertising the sale or lease of property, construction activity in progress, or a special or other cultural event.

(33) UPPER LEVEL SIGN AREA means the portion of a facade within the top 45 linear feet of the building measured vertically.

(34) VISION GLASS means window glass that is transparent, translucent, or decoratively fritted.

(35) WELCOME MESSAGE means a message that identifies and greets heads of state; foreign dignitaries; groups using city property in accordance with a contract, license, or permit; or government organizations.

SEC. 51A-7.2205. SIGN PERMIT REQUIREMENTS.

(a) In general. Except as provided in this subsection, a person shall not alter, place, maintain, expand, or remove a sign in this district without first obtaining a sign permit. A sign permit is not required to:

(1) Change the text on a changeable message sign, a window display sign, a protective sign, or a kiosk.

(2) Erect or replace a banner on a street pole using the existing sign hardware. A sign permit is required to install sign hardware for a banner.

(3) Erect a temporary sign that is less than 50 square feet in effective area.

(4) Erect a non-illuminated sign with an effective area of 20 square feet or less.

(b) Sign permit procedures. The procedures for obtaining a sign permit using the director procedure in Section 51A-7.505(4) apply in this district.

(c) Special event signs. Special event signs are governed by the special event permit.

SEC. 51A-7.2206. IMITATION OF TRAFFIC AND EMERGENCY SIGNS PROHIBITED.

Except as provided for hospital emergency services, no person shall cause to be erected or maintained, any sign using any combination of forms, words, colors, or lights that imitate standard public traffic regulatory or emergency signs or signals.

SEC. 51A-7.2207. OTHER CODES NOT IN CONFLICT, APPLICABLE.

All signs erected or maintained pursuant to the provisions of this division shall be erected and maintained in compliance with all applicable state laws and with the building code, electrical code, and other applicable ordinances of the city. In the event of conflict between this division and other laws, the most restrictive standard applies.

SEC. 51A-7.2208. CREATION OF SITE.

Except for signs located wholly within the public right-of-way, the building official shall not issue a permit for construction, erection, placement, or maintenance of a sign until a site is established in one of the following ways:

(1) A lot is part of a plat which is approved by the city plan commission and filed in the plat records of Dallas County, Texas.

(2) Tracts that are governed by a detached sign unity agreement in accordance with Section 51A-7.213.

SEC. 51A-7.2209. GENERAL MAINTENANCE.

(a) In general. Sign and sign supports must be maintained in a state of good repair and neat appearance at all times.

(b) Revocation of permit.

(1) The building official may revoke, in writing, a sign permit if the sign has for a period of one year:

(A) displayed obsolete advertising matter;

(B) been without advertising matter; or

(C) been damaged in excess of 50 percent of the cost of replacement of the sign.

(2) The owner of the sign is liable to the city for a civil penalty in the amount of \$200 a day for each calendar day that the sign is maintained without a required permit. The building official shall give written notice to the property owner of the amount owed to the city in civil penalties, and shall notify the city attorney of any unpaid civil penalty. The city attorney shall collect unpaid civil penalties in a suit on the city's behalf.

(3) The civil penalty provided for in Paragraph (2) is in addition to any other enforcement remedy the city may have under city ordinances and state law.

SEC. 51A-7.2210. GOVERNMENT SIGNS.

Nothing in this division shall be construed to regulate the display of a government sign.

SEC. 51A-7.2211. SIGNS OVER THE PUBLIC RIGHT-OF-WAY.

(a) Signs may be located in or project over the public right-of-way, including, but not limited to, sidewalks, subject to the licensing and franchise requirements of Chapter XIV of the city charter, Article VI of Chapter 43 of the Dallas City Code, as amended, and the requirements of this section.

(b) The traffic engineer shall review the location of any sign located in or overhanging the public right-of-way to ensure that the sign will not pose a traffic hazard or visibility obstruction.

SEC. 51A-7.2212. COMMERCIAL VERSUS NONCOMMERCIAL MESSAGES.

Notwithstanding any other provision in this division, any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of this division that do not pertain to the content of the message displayed.

SEC. 51A-7.2213. GENERAL PROVISIONS FOR ALL SIGNS.

- (a) Except as provided in this division, all signs must comply with Article VII.
- (b) Except as provided in this subsection, the minimum setback from back of curb is two feet. In the Perimeter Subdistrict, the minimum setback from back of curb is 10 feet.
- (c) Signs are not allowed in a visibility triangle.
- (d) All permanent signs must be premise signs or convey a noncommercial message.
- (e) Except as provided in this section, no sign may be painted onto the roof of a building, and no flat attached sign is permitted on the roof of a building.
- (f) Helipad signs identifying Parkland Hospital are permitted to be painted onto the roof of a building.
- (g) Signs may be internally illuminated.
- (h) No illuminated sign with an effective area of 500 square feet or less may have a luminance greater than 300 foot lamberts, nor may any such sign have a luminance greater than 300 foot lamberts for any portion of the sign within a circle two feet in diameter.
- (i) No illuminated sign with an effective area greater than 500 square feet may have a luminance greater than 200 foot lamberts, nor may any such sign have a luminance greater than 200 foot lamberts for any portion of the sign within a circle of two feet in diameter.
- (j) The measurements of luminance are taken from any other premise or from any public right-of-way other than an alley.
- (k) Changeable messages must follow the requirements of Section 51A-7.303(b).
- (l) There is no limit to the number of words permitted on a sign.

SEC. 51A-7.2214. MOVEMENT CONTROL SIGNS.

- (a) In general.
 - (1) Movement control signs may be monument signs or supported on a pole.
 - (2) Movement control signs may be erected on any premise without limit as to number.
 - (3) Movement control signs may contain generic graphics.
- (b) Movement control signs are permitted subject to the following provisions:

- (1) Primary movement control signs:
 - (A) must be monument signs;
 - (B) may not exceed 150 square feet in effective area;
 - (C) may not exceed 20 feet in height; and
 - (D) may be located only in the Perimeter Subdistrict.
- (2) Secondary movement control signs:
 - (A) must be monument signs;
 - (B) may not exceed 100 square feet in effective area;
 - (C) may not exceed 16 feet in height; and
 - (D) may be located only in the Perimeter Subdistrict.
- (3) Tertiary movement control signs:
 - (A) must be monument signs;
 - (B) may not exceed 50 square feet in effective area;
 - (C) may not exceed 11 feet in height;
 - (D) may be located anywhere in the district; and
 - (E) in the Parkland Corridor Subdistrict, may contain multiple tenant names.
- (4) Quaternary movement control signs:
 - (A) must be monument signs;
 - (B) may not exceed 20 square feet in effective area;
 - (C) may not exceed six feet in height; and
 - (D) may be located anywhere in the district.
- (5) Overhead movement control signs:
 - (A) must be pole mounted signs;

(B) may not exceed 40 square feet in aggregate effective area of movement control panels;

(D) must have a minimum clearance of 13 feet; and

(E) may be located anywhere in the district.

(6) Parkland Corridor movement control signs:

(A) must be pole mounted signs;

(B) may not exceed 25 square feet in effective area of movement control panels;

(C) may also support a banner (the banner square footage is not counted as part of the Parkland Corridor movement control sign square footage);

(D) must have a minimum clearance of eight feet; and

(E) may be located only in the Parkland Corridor Subdistrict.

(7) Pedestrian movement control signs:

(A) may be monument signs;

(B) may not exceed 20 square feet in effective area;

(C) may not exceed 10 feet in height; and

(D) may be located anywhere in the district.

(8) Parking zone identification signs:

(A) may be pole mounted signs;

(B) may not exceed three square feet in effective area;

(C) must have a minimum clearance of eight feet; and

(D) may be located anywhere in the district.

(9) Parking lot identification signs:

(A) must be monument signs;

(B) may not exceed 25 square feet in effective area; and

(C) may be located anywhere in the district.

SEC. 51A-7.2215. DISTRICT IDENTIFICATION SIGNS.

- (a) District identification signs may only identify the name or logo of this district.

Applicant's Recommendation:

“District identification signs may only identify the name and/or logo of this district or an abutting SPSP district.”

- (b) District identification signs may be internally or externally illuminated.

(c) These signs are in addition to all other signs permitted on a premise and are subject to the following regulations:

(1) In the Perimeter Subdistrict, a maximum of two district identification signs are permitted. A district identification sign in this subdistrict may be attached onto a non-enclosing wall or may be a monument sign.

(A) If the sign is attached onto a non-enclosing wall, the sign may not exceed 10 square feet in effective area.

(B) If the sign is a monument sign, the sign may not exceed 20 feet in height or 150 square feet in effective area.

(2) In the Parkland Corridor Subdistrict, district identification signs are prohibited.

(3) In the Service Corridor Subdistrict, a maximum of two district identification signs are permitted and they must be monument signs. The signs may not exceed 11 feet in height or 45 square feet in effective area.

SEC. 51A-7.2216. BANNER SIGNS.

- (a) Banner signs may not be illuminated.

(b) Banner signs may be attached to Parkland Corridor Subdistrict movement control sign poles, or may be mounted to street light poles in the Perimeter Subdistrict or the Service Corridor Subdistrict.

- (c) Pole mounted banner signs are not limited in number.

(d) Pole mounted banner signs are in addition to all other signs permitted on a premise and are subject to the following regulations:

- (1) The banner and its hardware must:

- (A) meet the sign construction and design standards contained in the Dallas Building Code;
- (B) be at least eight feet, but no more than 16 feet, above grade;
- (C) not project more than three feet from the pole on which it is mounted;
- (D) not exceed eight square feet in effective area;
- (E) be made out of weather-resistant and rust-proof material; and
- (F) may contain district activity promotional messages, welcome messages, premise messages, and sponsorship messages.
- (2) A sign permit is not required to erect or remove a pole mounted banner.

SEC. 51A-7.2217. BRANDING SIGNS.

- (a) In addition to all other signs permitted in this district, an unlimited number of branding signs may be located on or incorporated into manhole covers, street light poles, sidewalks, benches, trash receptacles, and other improvements.
- (b) Branding signs may not exceed one square foot in effective area.

SEC. 51A-7.2218. DONOR RECOGNITION SIGNS.

- (a) Attached donor recognition signs.
- (1) Attached donor recognition signs are allowed in the lower level sign area only.
- (2) Attached donor recognition signs may not be located on vision glass, but may be located on non-vision glass or solid surface areas of the facade.
- (3) The aggregate square footage of all donor recognition signs on a facade may not exceed 15 percent of the facade to which it is attached.
- (b) Detached donor recognition signs.
- (1) Detached donor recognition signs may be monument or landscape signs.
- (2) Detached donor recognition signs may not exceed 50 square feet in effective area.

- (3) Detached donor recognition signs may not exceed 11 feet in height.
- (4) Detached donor recognition signs may include other non-commercial messages.
- (5) Detached donor recognition signs may be located anywhere in the district.

SEC. 51A-7.2219. STREAMERS, PENNANTS, AND INFLATABLE SEASONAL DECORATIONS PROHIBITED.

Streamers, pennants, and inflatable seasonal decorations, including, but not limited to, balloons, are prohibited in this district.

SEC. 51A-7.2220. ATTACHED SIGNS.

(a) In general.

- (1) Except as provided in this subsection, the total effective area for all attached signs on a facade may not exceed 30 percent of the area of the facade to which they are attached.
- (2) Projecting signs and special event signs may not exceed 20 percent of the area of facade to which they are attached.
- (3) Attached signs must be securely attached.
- (4) Attached signs may not project more than four feet above the surface to which they are attached.
- (5) Attached signs may only be located in the lower level sign area or the upper level sign area of a facade.

(b) Arcade signs.

- (1) Except as provided in this subsection, an arcade sign may be located anywhere in the district.
- (2) An arcade sign must be located at least six feet from any other arcade sign.
- (3) No arcade sign may exceed six square feet in effective area.
- (4) No arcade sign may be lower than 10 feet above grade.

(c) Awning signs.

- (1) An awning sign may be located anywhere in the district.

(2) No awning sign may project beyond the surface of the awning or be lower than 10 feet above grade.

(3) An awning sign may not exceed six square feet in effective area.

(4) An awning sign must be located over a window or a door.

(5) Awning signs may not be backlit.

(d) Canopy signs.

(1) A canopy sign may be located anywhere in the district.

(2) No canopy sign may:

(A) exceed 75 percent of the length of the canopy facade to which it is attached;

(B) project vertically beyond the canopy more than four feet;

(C) project horizontally more than 12 inches from the surface of the canopy; or

(D) be lower than 10 feet above grade.

(e) Flat attached signs.

(1) Except as provided in this subsection, a flat attached sign may be located anywhere in the district.

(2) The minimum distance between flat attached signs on a retail or mixed use premise is four feet.

(3) The maximum width of a flat attached sign on a retail or mixed use premise is 75 percent of the facade width to which it is attached.

(4) The flat attached sign on a retail or mixed use premise may not be located more than 20 feet from ground.

(f) Projecting attached signs.

(1) A projecting attached sign may be located anywhere in the district.

(2) No projecting attached sign on a retail or mixed use premise may:

(A) exceed 20 square feet in effective area of the face of the sign;

(B) be lower than 10 feet above grade;

(C) be closer than 15 feet to any other projecting attached sign on a retail or mixed use premise; or

(D) project vertically above 20 feet.

SEC. 51A-7.2221. WINDOW DISPLAY SIGNS.

(a) Window display signs are permitted only on the ground floor of a retail or mixed-use premise in the Parkland Corridor Subdistrict.

(b) Window display signs may not cover more than 25 percent of the surface area of a window.

SEC. 51A-7.2222. KIOSK SIGNS.

(a) A maximum of 10 kiosks are permitted in this district.

(b) No kiosk may be illuminated by a detached, independent external light source.

(c) Kiosks may be changeable message signs.

(d) Kiosks must be spaced at least 50 feet apart.

(e) Kiosks may be located on sidewalks if unobstructed sidewalk widths of eight feet are maintained and the kiosk complies with the licensing and franchise requirements of Chapter XIV of the city charter and Article VI of Chapter 43 of the Dallas City Code, as amended.

(f) Kiosks must be securely anchored to the ground.

(g) Kiosks may not exceed 10 feet in height and 50 square feet in effective area. The display area for each sign on a kiosk may not exceed 20 square feet in effective area.

SEC. 51A-7.2223. CONSTRUCTION BARRICADE SIGNS.

(a) A sign affixed to a construction barricade may not be illuminated nor contain any moving parts.

(b) A sign that is affixed to a construction barricade must be removed when the construction barricade is removed.

(c) A construction barricade may be fully decorated with a graphic except that:

(1) no decoration or part of the graphic may project more than two inches horizontally from the barricade facade, or

(2) no decoration or graphic may project more than four feet vertically above the top of the barricade.

SEC. 51A-7.2224. TEMPORARY SIGNS.

(a) Temporary signs may be externally or internally illuminated.

(b) Temporary signs may be attached or detached.

(1) Attached temporary signs may not exceed 125 square feet in effective area.

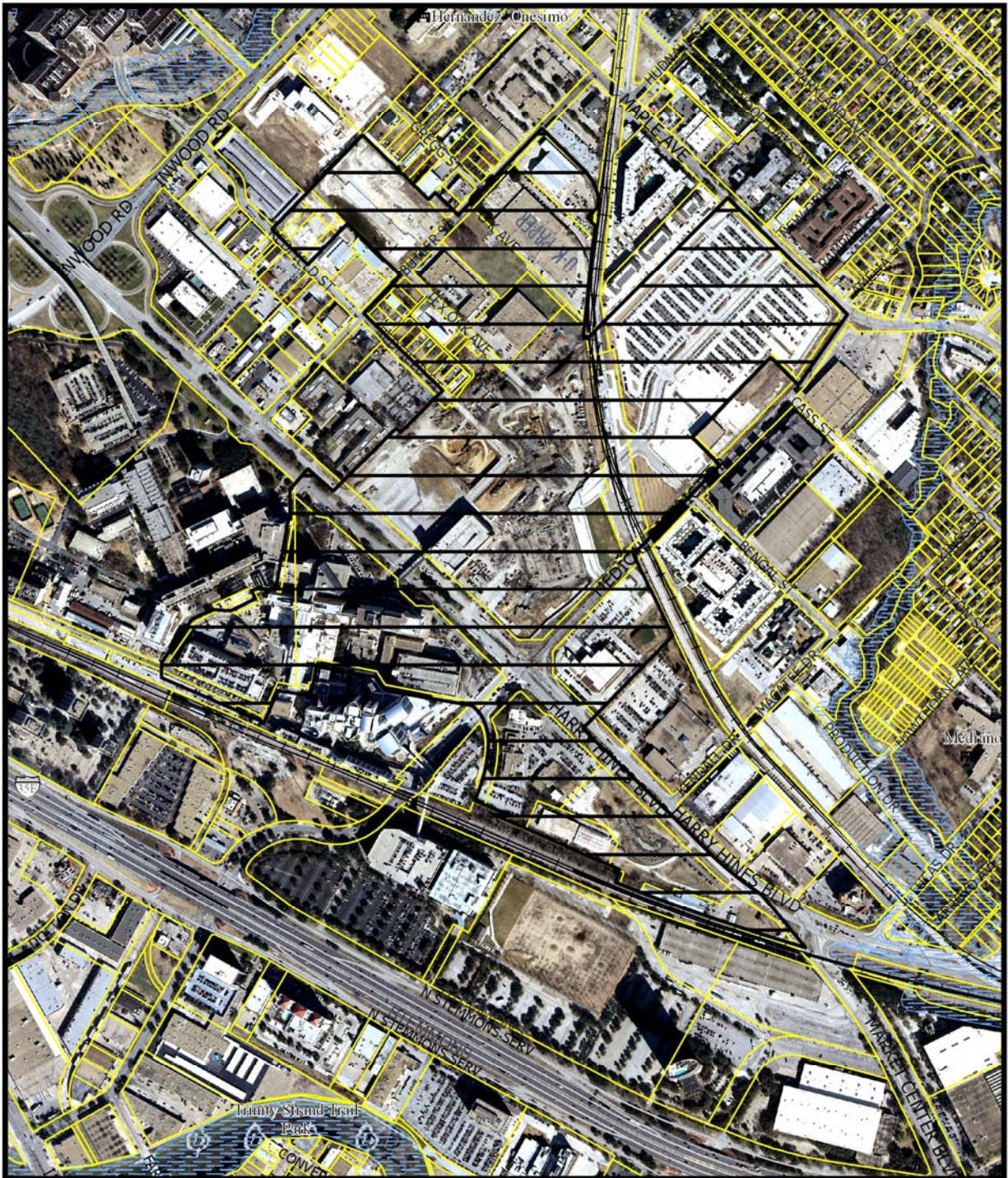
(2) Detached temporary signs may not exceed 25 square feet in effective area.”

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

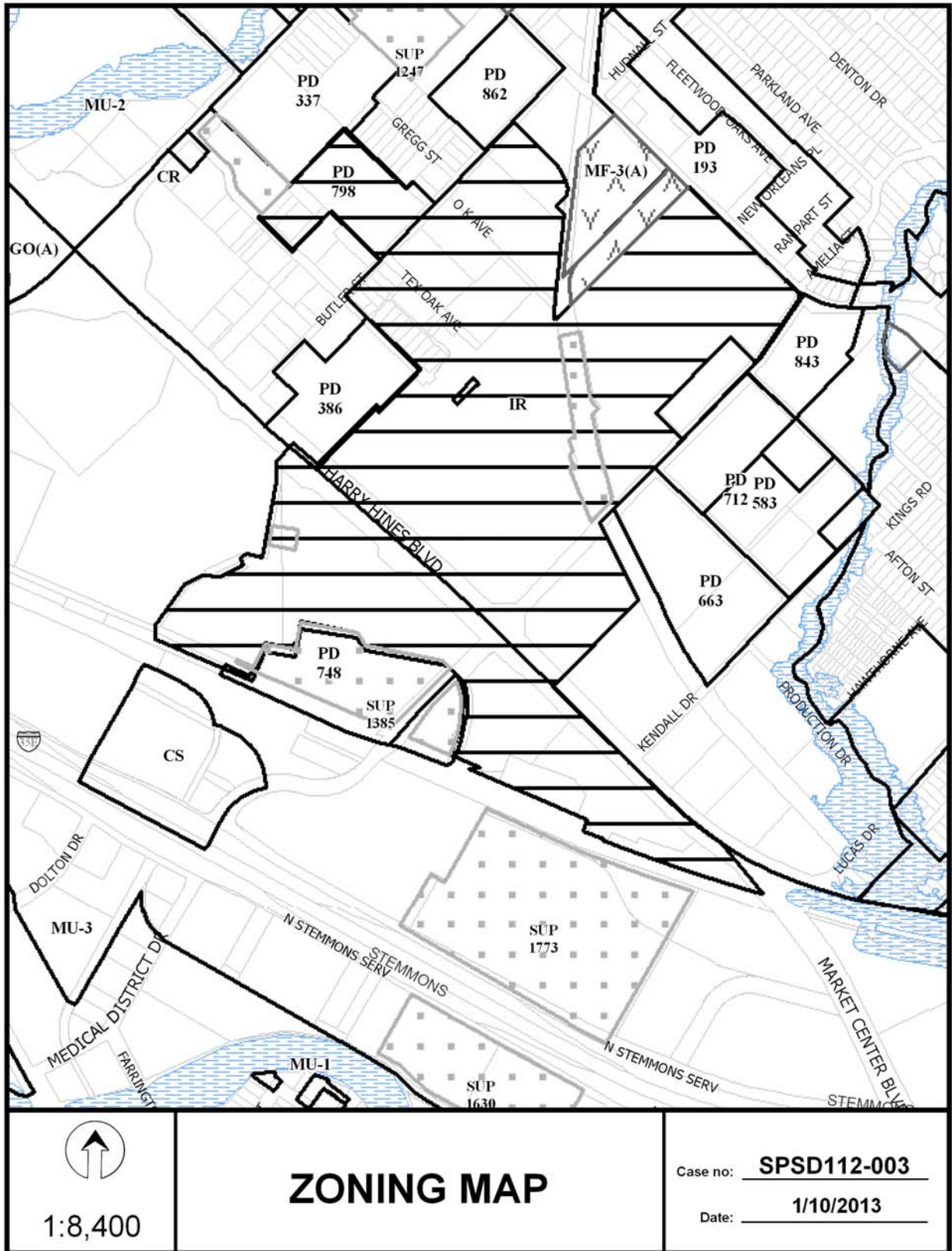
SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

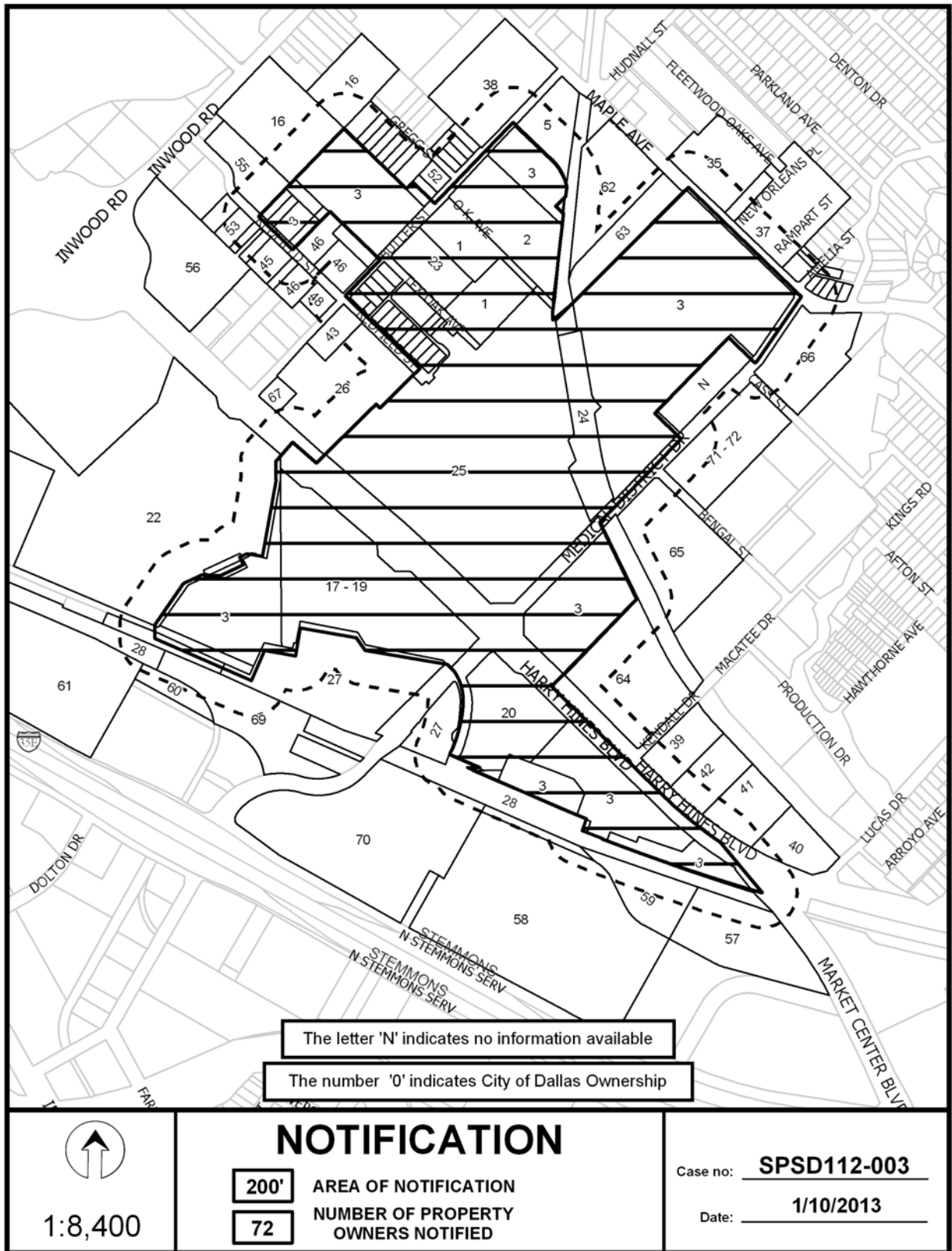
SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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.



 1:8,400	<h1>AERIAL MAP</h1>	Case no: <u>SPSD112-003</u> Date: <u>1/10/2013</u>
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1/10/2013

Notification List of Property Owners***SPSD112-003*****72 Property Owners Notified**

Label #	Address	Owner
1	5220 TEX OAK AVE	DALLAS COUNTY HOSPITAL DIST DBA PARKLAND
2	2420 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
3	2422 BUTLER ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
4	2422 BUTLER ST	CENTRAL ENG & SUPPLY CO
5	2438 BUTLER ST	MAPLE OFFICE PARTNERS LLC ATTN: CHARLES
6	5322 REDFIELD ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
7	5314 REDFIELD ST	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
8	5238 REDFIELD ST	DALLAS COUNTY HOSPITAL DIST DBA PARKLAND
9	5305 TEX OAK AVE	DALLAS COUNTY HOSPITAL DIST DBA PARKLAND
10	2333 BUTLER ST	SANCHEZ JOSE
11	5415 GREGG ST	DOOLEY DAVID M
12	5423 GREGG ST	STRAUBMUELLER DOUGLAS & J MORT STRAUBM
13	5431 GREGG ST	BAKER ALBERT L JR
14	5511 GREGG ST	BOARD OF REGENTS OF THE UNIVERSITY OF TE
15	5507 GREGG ST	BOARD OF REFENTS OF THE UNIVERSITY OF TE
16	5515 GREGG ST	BOARD OF REGENTS % REAL ESTATE OFFICE
17	5201 HARRY HINES BLVD	PARKLAND HOSPITAL CITY AND COUNTY HOSPIT
18	5203 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT
19	5235 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
20	4801 HARRY HINES BLVD	PARKLAND HOSPITAL CITY AND COUNTY HOSPIT
21	5300 HARRY HINES BLVD	County of Dallas ATTN COUNTY CLERK
22	5401 HARRY HINES BLVD	TEXAS STATE OF
23	2330 BUTLER ST	FUTERFAS FAMILY LP % FRANK LAWRENCE FUTE
24	2101 MEDICAL DISTRICT DR	DART
25	5134 HARRY HINES BLVD	DALLAS COUNTY HOSPITAL DISTRICT DBA PARK
26	5320 HARRY HINES BLVD	SALVATION ARMY THE

1/10/2013

Label #	Address	Owner
27	1935 MEDICAL DISTRICT DR	CHILDRENS MEDICAL CENTER
28	1900 OAK LAWN AVE	DART & FT WORTH TRANSP AUTH
29	4934 MAPLE AVE	HUCKABEE W G
30	4924 MAPLE AVE	HUCKABEE WALTER G
31	2514 AMELIA ST	HUCKABEE W G
32	5000 MAPLE AVE	HUCKABEE PARTNERSHIP, LTD
33	2511 AMELIA ST	HUCKABEE LOU G
34	2513 AMELIA ST	HUCKABEE LOU G
35	5225 FLEETWOOD OAKS DR	TOWN SQUARE JV
36	5120 MAPLE AVE	QUINTANILLA RAYMOND
37	5010 MAPLE AVE	SAN CARLOS ASSOC LP
38	5415 MAPLE AVE	UCF MAPLE LLC % UCF I TRUST 1
39	4646 HARRY HINES BLVD	DYNASTY CONSOLIDATED INDUSTRIES INC
40	4500 HARRY HINES BLVD	MARKET CENTER DFW HOTEL STE 1300
41	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS BOARD OF REGENTS
42	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS
43	2210 BUTLER ST	PAPPAS HARRIS PROPERTIES LLC
44	5427 REDFIELD ST	REDFIELD INVESTMENTS LP
45	5503 REDFIELD ST	SALVATION ARMY THE
46	5417 REDFIELD ST	REDFIELD INVESTMENT LP
47	5511 REDFIELD ST	EBERLINE JANE SANTOYO & BRENDA D ARRINGT
48	2213 BUTLER ST	GOODSTEIN BARNETT & ROME JUDITH M
49	5527 REDFIELD ST	ILLES GEORGE M % RICK ILLES
50	2415 BUTLER ST	OLMSTED KIRK PAPER CO
51	2411 BUTLER ST	TSEHAI TADESSE ET AL
52	2339 BUTLER ST	STAFFIN JEFF INC
53	5527 REDFIELD ST	ILLES CO THE % PRESIDENT
54	5529 REDFIELD ST	TEXAS ELECTRONIC INC
55	5602 REDFIELD ST	BOARD OF REGENTS OF THE UNIVERSITY OF TX
56	5554 HARRY HINES BLVD	SALVATION ARMY THE
57	2525 MARKET CENTER BLVD	AM CAMPUS LP

1/10/2013

Label #	Address	Owner
58	2300 STEMMONS FWY	DALLAS MARKET CENTER CO 5TH FLOOR
59	2206 STEMMONS FWY	MARKET CENTER LAND LP STE 700
60	2600 STEMMONS FWY	POLLOCK REALTY CORP STE 895
61	2730 STEMMONS FWY	2700 STEMMONS LP ETAL SUITE 388
62	5225 MAPLE AVE	MAEDC MAPLE APTS LLC SUITE 290
63	5219 MAPLE AVE	MAPLE GARDENS LP
64	4800 HARRY HINES BLVD	AMERICAN NATL RED CROSS
65	2140 MEDICAL DISTRICT DR	MOTOR STREET APTS LP
66	4901 MAPLE AVE	KROGER MANAGEMENT NMTC DALLAS I LLC % TH
67	5350 HARRY HINES BLVD	FONBERG PETER TR & 5350 HARRY HINES PTNR
68	2300 STEMMONS FWY	MARKET CENTER LAND LP
69	1419 MEDICAL DISTRICT DR	DALLAS & FT WORTH CITIES % MICHAEL PYLES
70	2302 STEMMONS FRWY	CHILDRENS MEDICAL CENTER OF DALLAS
71	2222 MEDICAL DISTRICT DR	CRLP MEDICAL DISTRICT DRIVE LLC
72	2222 MEDICAL DISTRICT DR	GIC - MOTOR RETAIL, LP

Memorandum



CITY OF DALLAS

DATE February 21, 2013

TO Joe Alcantar, Chair and City Plan Commissioners

SUBJECT Public hearing on the HUD Challenge Grant Dallas TOD Area Studies

A public hearing is scheduled for February 21, 2013 for City Plan Commission to receive public testimony on the HUD Challenge Grant Dallas TOD Area Studies. Staff is asking for CPC action on these 5 items at this meeting.

The HUD Challenge Grant Dallas TOD Study areas are:

- *Buckner Station Area:* An area generally a half mile around the Buckner DART Station located at the intersection of Buckner Boulevard and Elam Road
- *Hatcher Station Area:* An area generally a half mile around the Hatcher DART Station located near the intersection of Hatcher Street and Scyene Road
- *MLK Station Area:* An area generally a half mile around the MLK DART Station located near the intersection of South Trunk Avenue and Martin Luther King Jr. Boulevard
- *Lancaster Corridor Area:* The area generally within 1,800 feet of Lancaster Road between the VA Medical Center DART Station, located at South Lancaster Road and Mentor Avenue, and the Kiest DART Station, located south of Kiest Boulevard and South Lancaster Road, and an area generally within a half mile around those stations.
- *Vickery Meadow Area:* The area bounded by Walnut Hill to the North, Fair Oaks Park to the East, Northwest Highway to the South, and 75/Central to the West

Attached are draft documents of the HUD Challenge Grant Dallas TOD Area Studies for your consideration. If you have any questions you can reach me at (214) 670 3972.

A handwritten signature in blue ink that reads "Peer Chacko".

Peer Chacko, AICP
Assistant Director
Strategic Planning Division
Department of Sustainable Development and Construction

Attachments: Five

Memorandum



CITY OF DALLAS

DATE February 21, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Southwest side of Wendelkin Street, northwest of Driskell Street
(3817 Wendelkin Street)

Commissioners Bagley, Rodger, and Lavallaisaa are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, with consideration given to an historic overlay for the Kathlyn Joy Gilliam House. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Mark Doty, Senior Planner
Current Planning Division - Historic Preservation
Sustainable Development and Construction Department

Memorandum

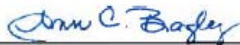


DATE: January 24, 2013
TO: David Cossum, Assistant Director
Department of Sustainable Development and Construction
SUBJECT: Request for Agenda Item for Authorized Hearing
Location: 3817 Wendelkin

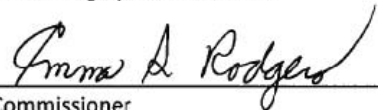
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned PD 595 (R-5(A)). Consideration is to be given to an historic overlay for the Kathlyn Joy Gilliam House. Mrs. Gilliam was a DISD pioneer and South Dallas activist. A map of the area to be considered is attached.

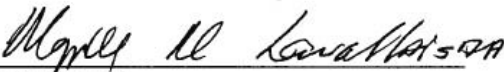
Thank you for your attention to this matter.



Ann C. Bagley, Commissioner



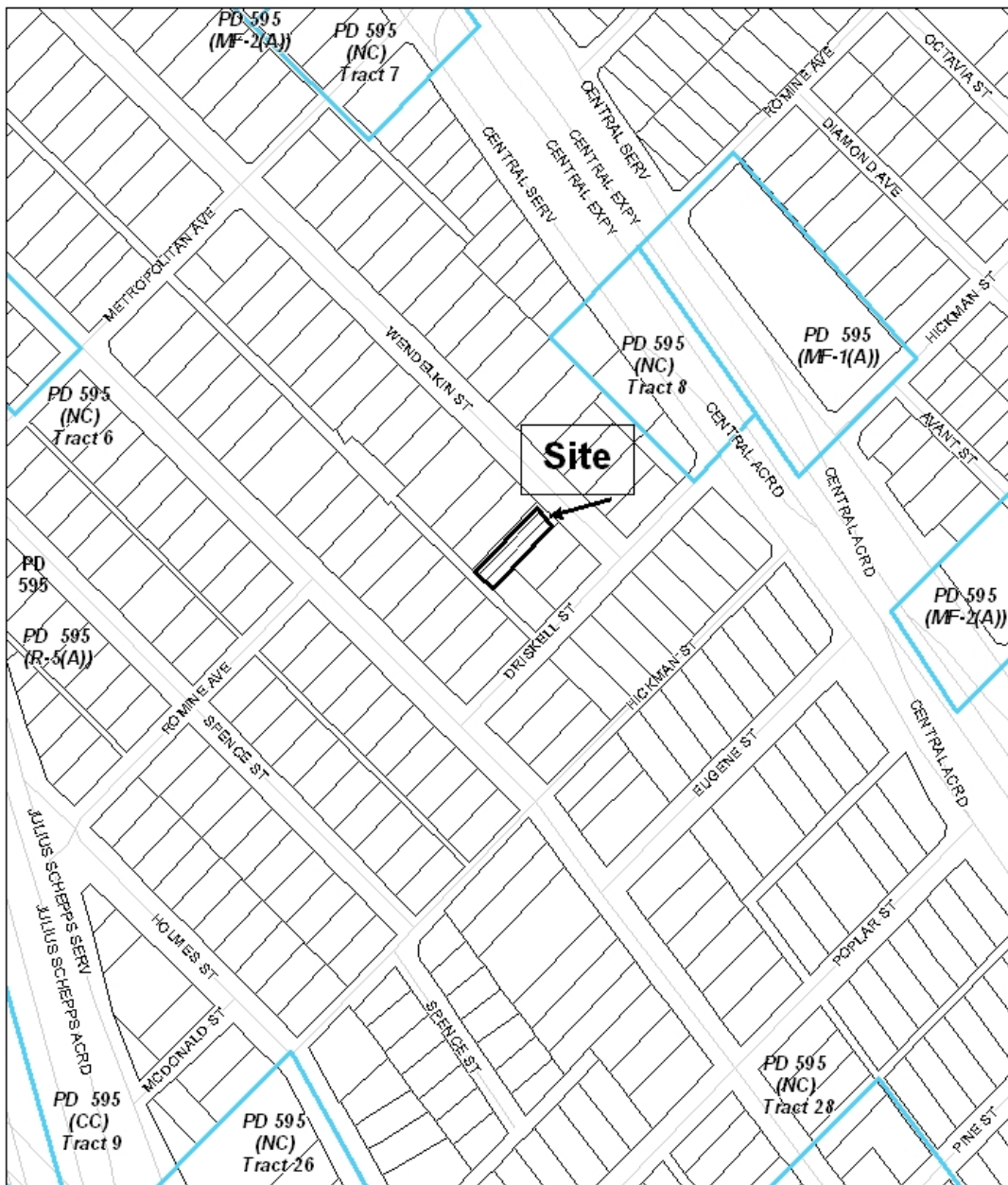
Commissioner



Commissioner

Cc: Mark Doty
Katherine Seale, Chair, Landmark Commission

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**Proposed authorized hearing
February 21, 2013**