



CITY OF DALLAS
 CITY PLAN COMMISSION
 Thursday, March 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:

Valley View – Galleria Plan

Peer Chacko, Assistant Director of Strategic Planning, Sustainable Development and Construction

Z123-186 – A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 22, Planned Development District No. 130, Planned Development District No. 215, Planned Development District No. 250, Planned Development District No. 279, Planned Development District No. 322, Planned Development 423, Planned Development 713, Planned Development District No. 782, a CR Community Retail District with deed restrictions on a portion, a CS Commercial Service District, a GO(A) General Office District with deed restrictions on a portion, an RR Regional Retail District with deed restrictions on a portion and Specific Use Permit Nos. 1335, 1389, 1390 on a portion, an LO-2 Limited Office District 2 with deed restrictions on a portion, an NO(A) Neighborhood Office District, an MO-2 Mid-range Office District 2, an MF-1(A) Multifamily District, an MF-4(A) Multifamily District, an MU-1 Mixed Use District with deed restrictions on a portion, an MU-2 Mixed Use District with deed restrictions on a portion, an MU-3 Mixed Use District, an MU-3 (SAH) Mixed Use District Affordable, and a P(A) District Parking on approximately 430 acres generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Monfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

Peer Chacko, Assistant Director of Strategic Planning, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-093**
(CC District 14)

An application to replat part of Lot 1 and part of Lot 2 in City Block A/2894 into one 0.427 acre lot on property located at 3526 Greenville Avenue at Martel Avenue, southeast corner.
Applicant/Owner: LG Greenville Avenue Snuffers, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: February 22, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-094**
(CC District 2)

An application to create one 0.834 acre lot and one 0.395 acre lot and 4.958 acres of right-of-way reserved for Oak Lawn Avenue in City Block 1/1000 from a 1.229 acre tract of land and situated on property located at 3630 Harry Hines Blvd.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: February 27, 2013
Zoning: PD 193(I-2), (H/14)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-095**
(CC District 2)

An application to replat a 1.126 acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517 acre lot and one 0.609 acre lot on property located at 5119 Ross Avenue.
Applicant/Owner: Firebrand Properties, LP/Schenkel Roberts Partners
Surveyor: Terracorp Associates, LLC
Application Filed: February 26, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-096**
(CC District 11)

An application to replat a 15.4526 acre tract of land containing all of Lots 1D and Lot 3 into one 14.5427 acre lot and one 0.9099 acre lot on property located at the northwest corner of Interstate No. 635 and Montfort Drive.
Applicant/Owner: Target Corporation, McDonald's USA, LLC
Surveyor: Cates and Clark
Application Filed: February 27, 2013
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S123-097**
(CC District 2)
- An application to replat a 0.9968 acre tract of land containing all of Lot 1 and a tract of land in City Block 1/931 into one lot on property located on Wolf Street between N. Harwood Street and McKinnon Street.
Applicant/Owner: Harwood International/Frost National Bank
Surveyor: Brockett Davis Drake, Inc.
Application Filed: February 27, 2013
Zoning: PD 193(PDS 16)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-098**
(CC District 2)
- An application to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.3213 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place.
Applicant/Owner: John A. Hamilton/1904 Owners, LLC, Charles P. Manicchia
Surveyor: Gonzalez and Schneeberg
Application Filed: February 27, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-101**
(CC District 3)
- An application to create one lot from a 12.973 acre tract of land in City Block 8018 on property located at the intersection of West Kiest Blvd. and Loop 12 (Walton Walker Blvd.).
Applicant/Owner: La Academia de Estrellas/Redbird 166 Partners, LP
Surveyor: Peiser & Mankin
Application Filed: February 27, 2013
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-103**
(CC District 5)
- An application to replat a 2.50 acre tract of land containing part of Lot 10 and part of Lot 11 in City Block 6625 to create one 1.10 acre lot and one 1.40 acre lot on property located at the intersection of IH 35E and Laureland Road, northeast corner.
Applicant/Owner: Michael Montgomery
Surveyor: Survey Group
Application Filed: February 27, 2013
Zoning: CR, RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removals:

- (9) **S123-100**
(CC District 14)
- An application to replat a 4.301 acre tract of land located in City Block A/5403 and abandoned Amesbury Drive right-of-way into one lot; and to remove the 25 foot platted building line along Amesbury Drive on property located at 4601 Amesbury Drive, south of Sandhurst Drive.
Applicant/Owner: JLB 4662 Amesbury Partners, L.P.
Surveyor: Spiars Engineering, Inc.
Application Filed: February 27, 2013
Zoning: PD 873, Subareas A, C, D1, and D2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-102**
(CC District 14)
- An application to replat a 14.771 acre tract of land containing all of Lot 1 in City Block 3/5404 and all of City Block B/5403 and City Block A/5403; and to remove the 30 foot platted building line on Sandhurst Lane, and to remove the 25 foot platted building line along Amesbury Drive to create one 5.803 acre lot at the southeast corner of Sandhurst Lane and Amesbury Drive, and to create one 8.968 acre lot on property located at 4662 Amesbury Drive.
Applicant/Owner: JLB 4662 Amesbury Partners, L.P.
Surveyor: Spiars Engineering, Inc.
Application Filed: February 27, 2013
Zoning: PD 873, Subarea PD 873, Subarea A, C, D1 & D2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (11) **S123-092**
(CC District 2)
- An application to replat a 0.317 acre tract of land containing all of Lots 26 and 27 to create a four lot Shared Access Area Development with lots ranging in size from 0.075 acre to 0.83 acre on Lots 26 and 27 in City Block 15/2268 on property located at 2127 and 2203 Wycliff Avenue.
Applicant/Owner: Hickory Creek Retail/Pierott Associates, Ltd.
Surveyor: Hayden Consultants
Application Filed: February 22, 2013
Zoning: PD 193(TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S123-099**
(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 one 0.489 acre lot, and one 0.482 acre 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: February 27, 2013

Zoning: R-10(A)

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

Miscellaneous Items:

M123-009

Richard Brown
(CC District 7)

An application for a minor amendment to the development plan for Planned Development District No. 641 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Claremont Drive, Telegraph Avenue, Rangeway Drive and El Centro Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

M123-010

Richard Brown
(CC District 11)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 143 on the northwest corner of Valley View Lane and LBJ Freeway.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Kirk Williams, Tommy Mann

Thoroughfare Plan Amendments

Danieldale Road from Polk Street to IH-35E

Tanya Brooks
(CC District 8)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Danieldale Road from Polk Street to IH35E from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation:

Approval

Zoning Cases - Consent

1. **Z123-136(RB)**
Richard Brown
(CC District 2)

An application for an MF-3(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District and a P(A) Parking District on the southwest line of Hill Avenue, between Simpson Street and Race Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Dallas Housing Corporation
Representative: Rob Baldwin
2. **Z123-145(RB)**
Richard Brown
(CC District 3)

An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District on property bounded by Walton Walker Boulevard, Kiest Boulevard and Morse Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: La Academia de Estrellas
Representative: Rob Baldwin
3. **Z123-176(RB)**
Richard Brown
(CC District 3)

An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an A(A) Agricultural District in the northeast quadrant of Illinois Avenue and Spur 408/Loop 12.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: John Thomas
Representative: John Blacker
4. **Z123-178(RB)**
Richard Brown
(CC District 2)

An application for an amendment to and expansion of Planned Development Subdistrict No. 75 for MF-2 Subdistrict Uses with the expansion area zoned an MF-2 Subdistrict with both properties within Planned Development District No. 193, the Oak Lawn Special Purpose District on property fronting on Lucas Drive, Cotton Belt Avenue and Arroyo Avenue, north of Brown Street.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.
Applicant: Trinsic Residential
Representative: Rob Baldwin

Zoning Cases – Under Advisement

5. **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; January 10, 2013 and February 21, 2013
6. **Z101-220(JH)**
Jennifer Hiromoto
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the north side of Northwest Highway, west of Luna Road.
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.
Applicant: Trinity East Energy, LLC
Representative: MASTERPLAN
U/A From: January 10, 2013 and February 7, 2013
7. **Z101-221(JH)**
Jennifer Hiromoto
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the south side of Royal Lane, west of Luna Road.
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.
Applicant: Trinity East Energy, LLC
Representative: MASTERPLAN
U/A From: January 10, 2013 and February 7, 2013
8. **Z101-248(JH)**
Jennifer Hiromoto
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road.
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.
Applicant: Trinity East Energy, LLC
Representative: MASTERPLAN
U/A From: January 10, 2013 and February 7, 2013

Zoning Cases – Individual

9. **Z123-195(MW)**
Megan Wimer
(CC Districts 4 & 5)
- An application for a Planned Development District on property zoned an IM Industrial Manufacturing District, an R-7.5(A) Single Family District, an IR/IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay on a portion, an LI Light Industrial District with Specific Use Permit No. 383 on a portion, an A(A) Agricultural District with Specific Use Permit No. 383 and a CS/CS-D-1 Commercial Service District with Specific Use Permit No. 383 and a D-1 Liquor Control Overlay on a portion on the south side of CF Hawn Freeway, west side of Pemberton Hill Road and South Longacre Lane and on both sides of Great Trinity Forest Way.
- Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.
- Applicant: City of Dallas
- Representative: Than Nguyen, City of Dallas Trinity Watershed Management Department

Authorization of Hearings

- Neva Dean
(CC District 13)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Tracts 3 and 4 within Planned Development District No. 463 in the southwest quadrant of Northwest Highway and Central Expressway with consideration given to increasing the floor area and height for lodging and similar uses. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: March 7, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 21, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, March 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1) DCA123-001** - Consideration of amending the Dallas Development Code to amend Handicap Group Dwelling Unit regulations.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, March 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 10:30 a.m., to consider **(1) NC123-001** - An application to change the name of Sabine Street between Eads Street and N. Denley Drive to "Rev. C.B.T. Smith Street."

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, MARCH 21, 2013

FILE NUMBER: S123-093

Subdivision Administrator: Paul Nelson

LOCATION: 3526 Greenville Avenue at Martel Avenue, southeast corner

DATE FILED: February 22, 2013

ZONING: CR

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 0.427 Ac.

MAPSCO: 36P

OWNER/APPLICANT: Harvey Mineral Partners

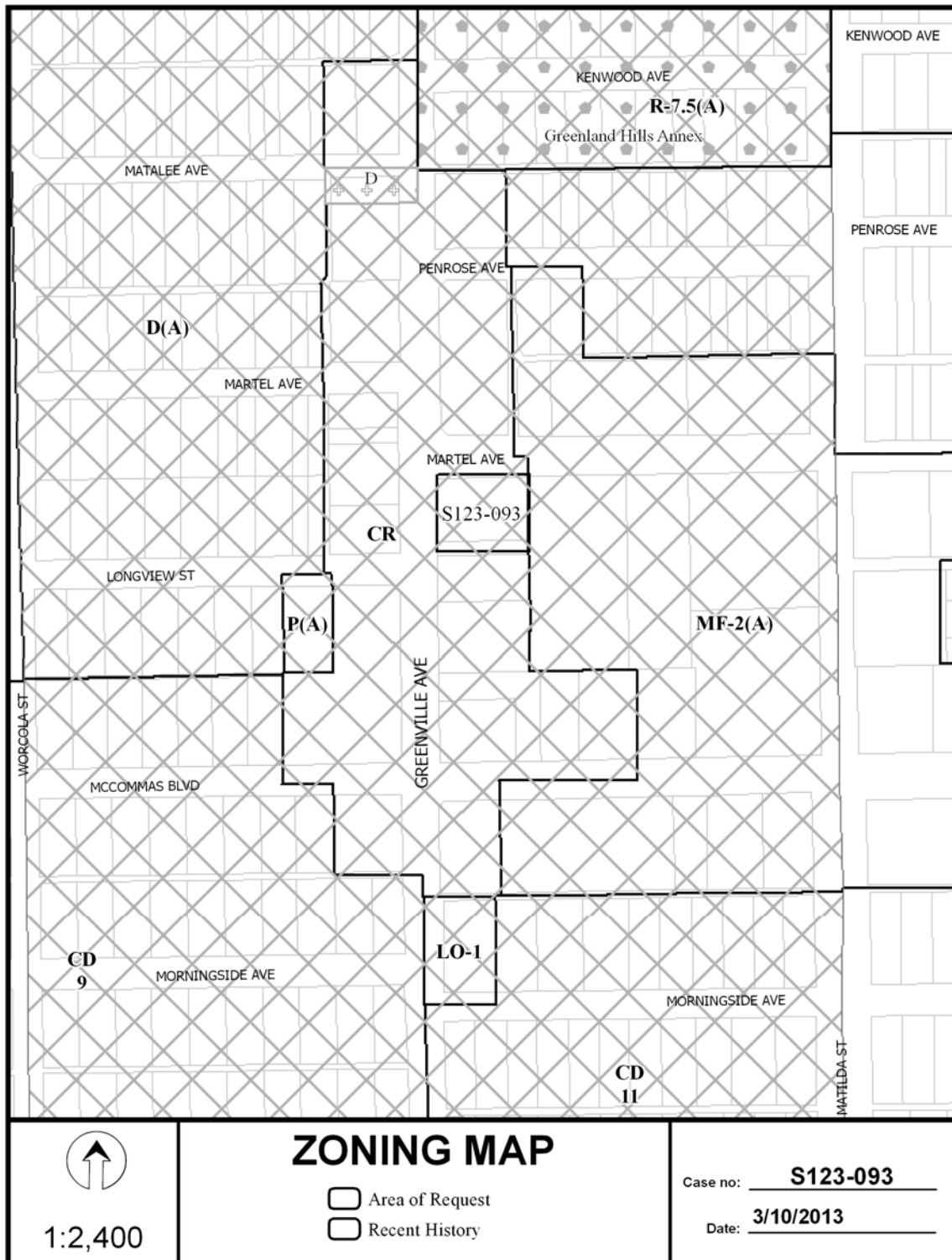
REQUEST: An application to replat part of Lot 1 and part of Lot 2 in City Block A/2894 into one 0.427 acre lot on property located at 3526 Greenville Avenue at Martel Avenue, southeast corner.

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 CR District; therefore, staff recommends approval subject to compliance with the following conditions:

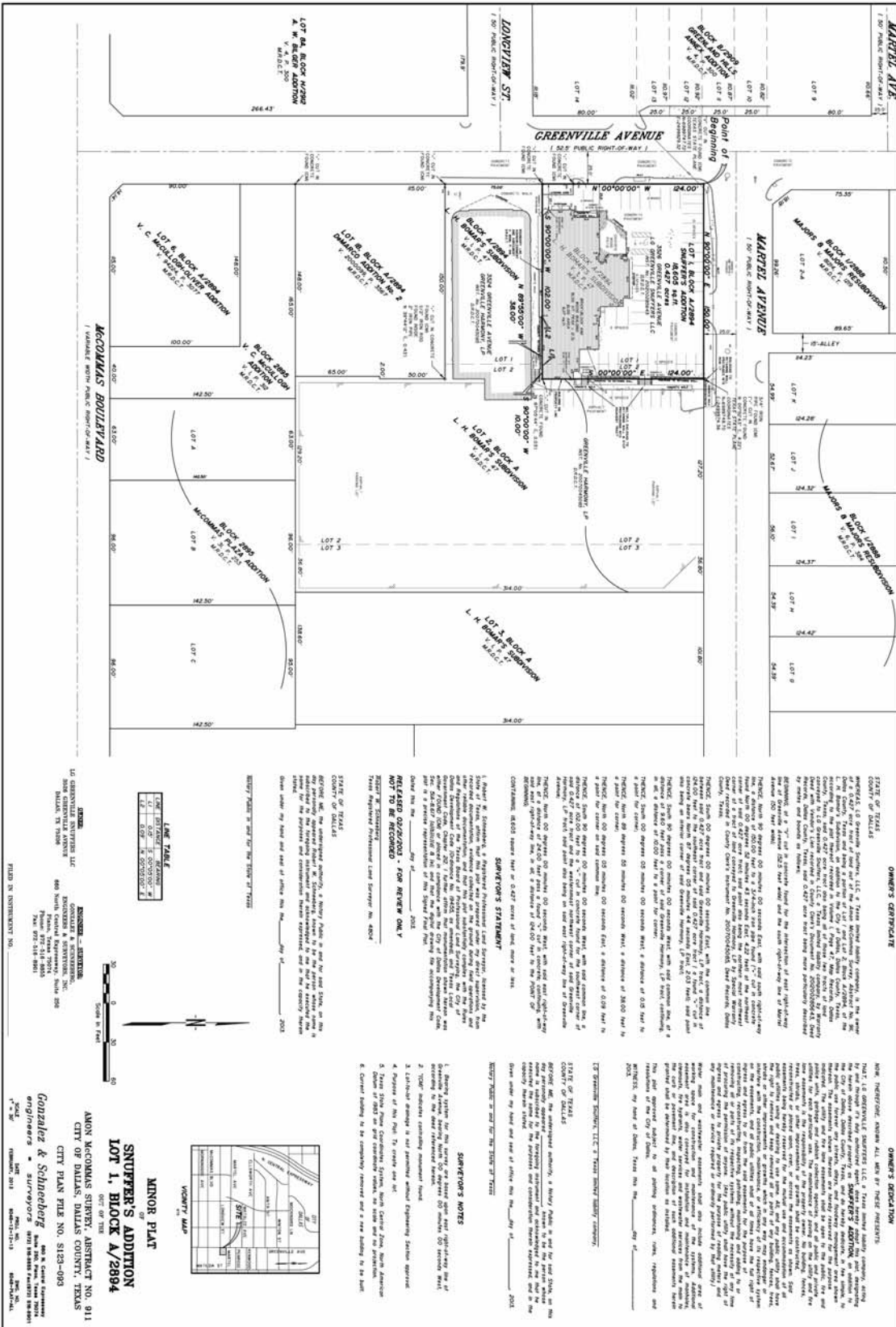
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way 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 28 feet of right-of-way from the established center line of Greenville Avenue and Martel Avenue.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Martel Avenue at Greenville Avenue.
15. On the final plat show or list the prior plat on the map and/or in the title block.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. The minimum distance of the south façade of the existing building or a new structure must be 30 feet from the lot line of Lot 1B.
19. On the final plat show two control monuments.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Wastewater main extension is required by Private Development Contract.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-092</u> Date: <u>3/10/2013</u>
--	---	--



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WE, the undersigned, being the legal 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 same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.

Witness my hand and seal of office this _____ day of _____, 2013.

[Signature]

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF DALLAS

I, _____, being the legal owner of the above described premises, do hereby declare that the above described premises are the same as those described in the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.

Witness my hand and seal of office this _____ day of _____, 2013.

[Signature]

MINOR PLAT

SNUFFER'S ADDITION

LOT 1, BLOCK A/2894

CITY PLAN FILE NO. S123-093

CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER'S NOTES

1. This plat is subject to the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.
2. This plat is subject to the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.
3. This plat is subject to the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.
4. This plat is subject to the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.
5. This plat is subject to the plat of the same as shown on file in the office of the County Clerk of Dallas County, Texas, and that the same are not subject to any lien, mortgage, or other encumbrance, and that the same are not subject to any claim of any person other than the undersigned.

Witness my hand and seal of office this _____ day of _____, 2013.

[Signature]

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2013****FILE NUMBER:** S123-094**Subdivision Administrator:** Paul Nelson**LOCATION:** 3630 Harry Hines Blvd.**DATE FILED:** February 27, 2013**ZONING:** PD 193(I-2), (H/14)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 6.187 Ac.**MAPSCO:** 45A**OWNER/APPLICANT:** City of Dallas

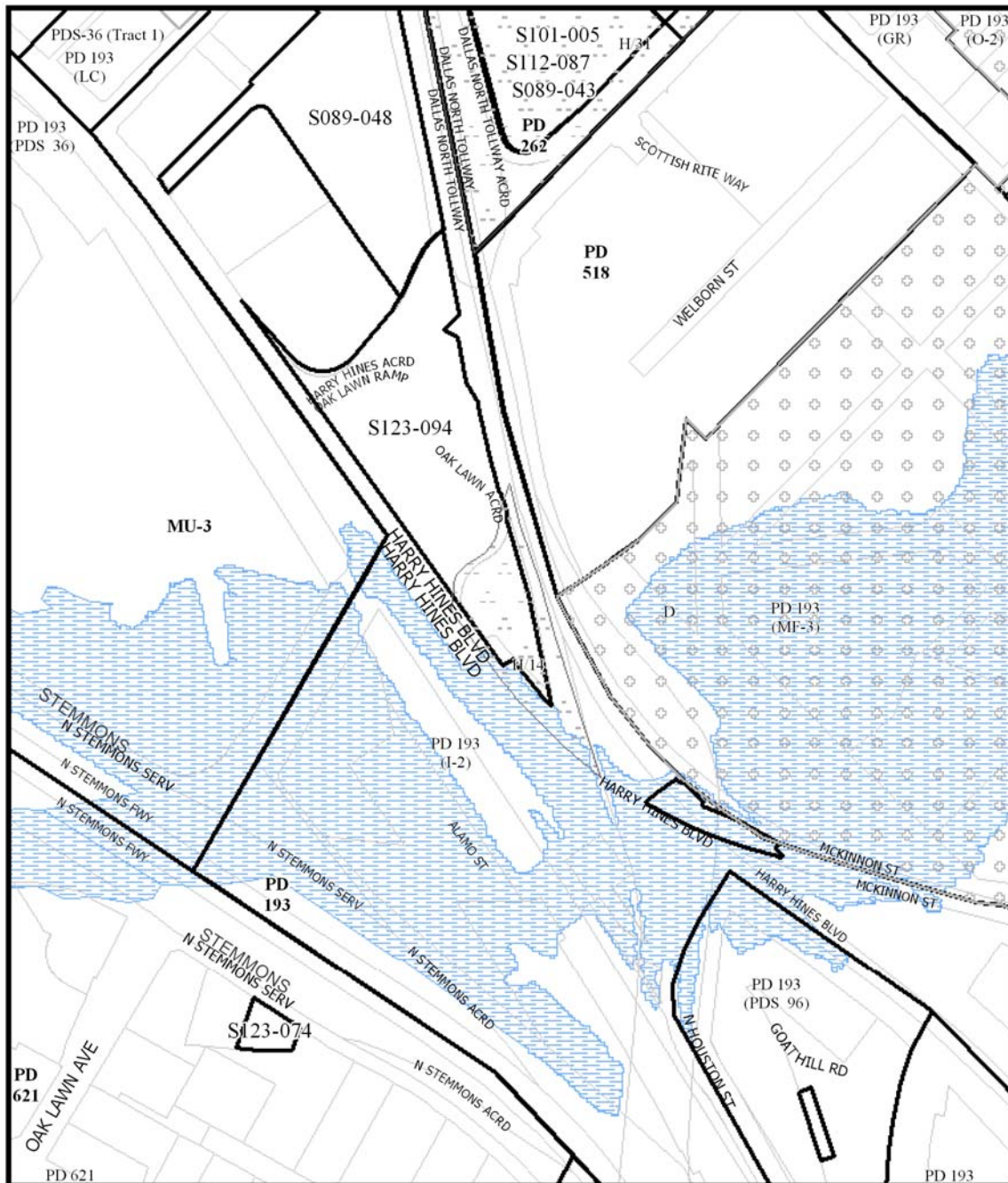
REQUEST: An application to create one 0.834 acre lot and one 0.395 acre lot and 4.958 acres of right-of-way reserved for Oak Lawn Avenue in City Block 1/1000 from a 1.229 acre tract of land and situated on property located at 3630 Harry Hines Blvd.


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 193 (I-2) and (H/14) Districts; 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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat determine the 100 year water surface elevation across the plat.
13. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
15. On the final plat specify minimum fill and minimum finished floor elevations.
16. On the final plat show the natural channel set back from the crest of the natural channel.
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
19. On the final plat conform to the plat regulations.
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. Water/wastewater main extension may be required by Private Development Contract.
22. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
23. On the final plat change the text on sheet 1 from "Area to be dedicated as Oak Lawn Ave." to "Oak Lawn Avenue". Use arrows from the text to the different roadway sections being reserved as "Oak Lawn Avenue".



 1:3,600	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: S123-094 Date: 3/12/2013
--	--	--



 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-094 </u> Date: <u> 3/12/2013 </u>
--	--	--

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2013

FILE NUMBER: S123-095

Subdivision Administrator: Paul Nelson

LOCATION: 5119 Ross Avenue

DATE FILED: February 26, 2013

ZONING: CR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.126 Ac. **MAPSCO:** 36W

OWNER/APPLICANT: Firebrand Properties, LP / Schenkel Roberts Partners

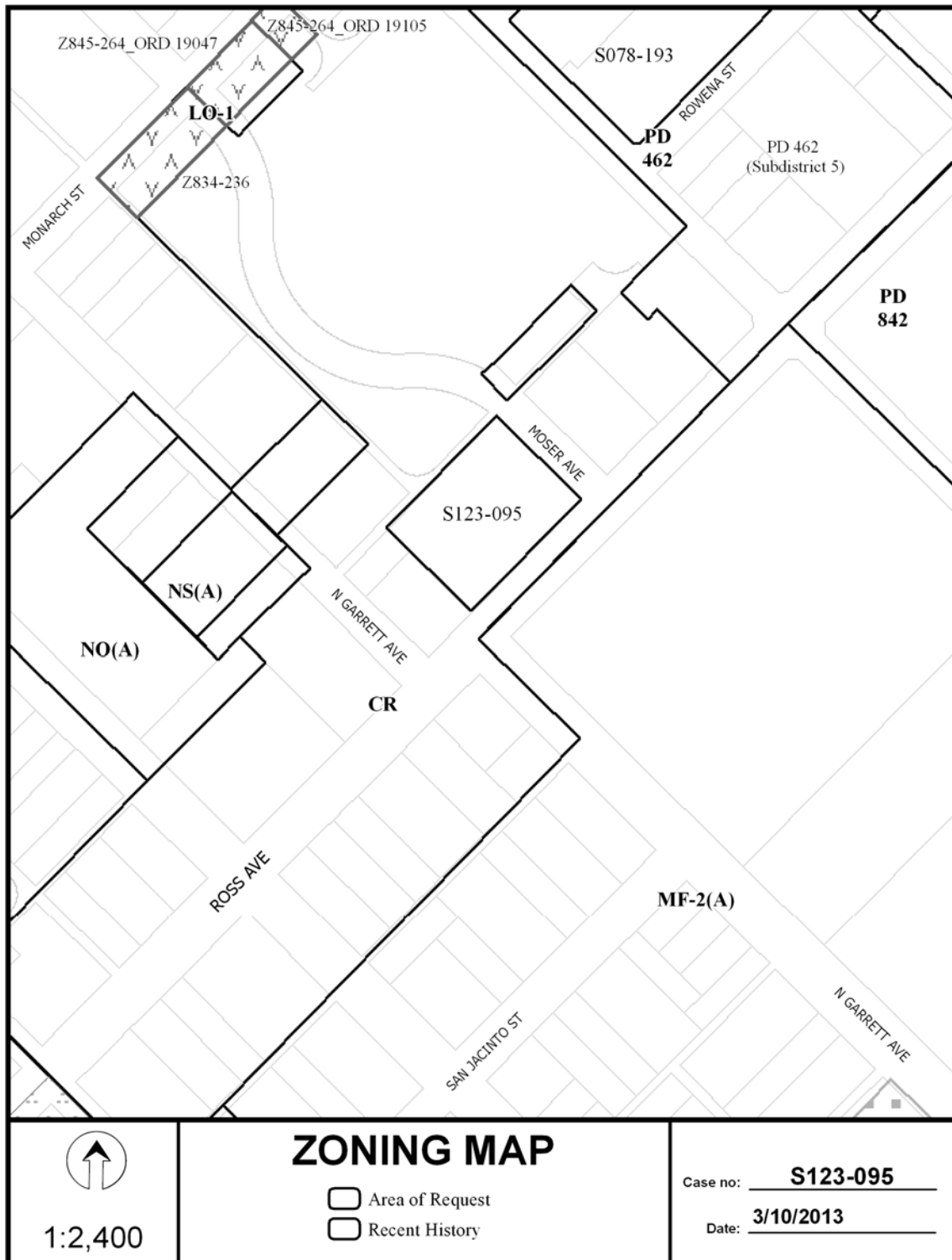
REQUEST: An application to replat a 1.126 acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517 acre lot and one 0.609 acre lot on property located at 5119 Ross Avenue.

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

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way 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.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Ross Avenue and Moser Avenue.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Moser Avenue and the alley.
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. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water main (large water service) extension is required by a P Contract.





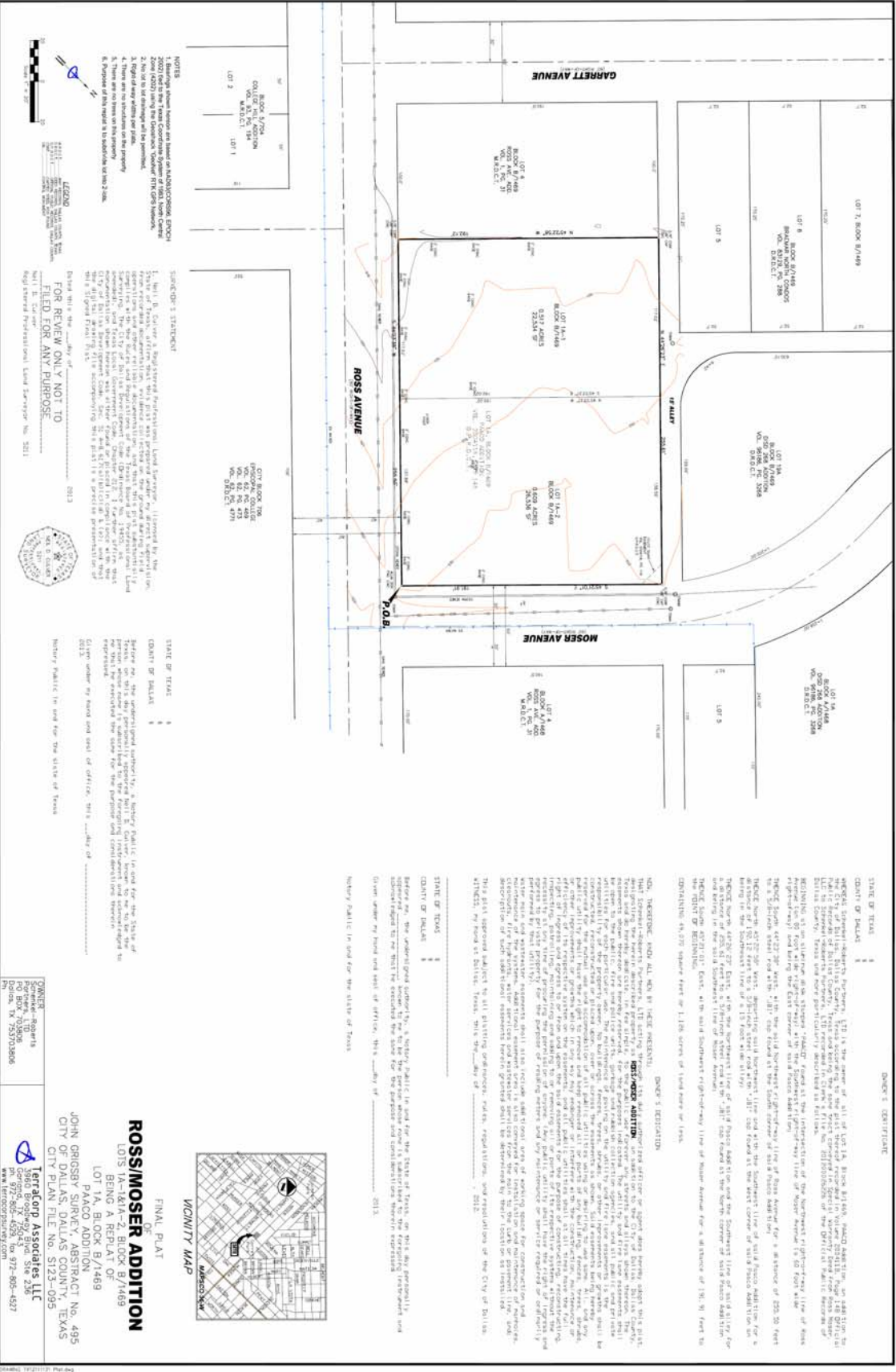
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-095

Date: 3/10/2013



NOTES

1. This is a preliminary plan. The final plan shall be submitted to the City of Dallas for review and approval.
2. The proposed plat shall be subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code.
3. The proposed plat shall be subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code.
4. There are no easements on the property.
5. The proposed plat shall be subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code.
6. The proposed plat shall be subject to the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code.

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

John Grigsby, Surveyor
 Registered Professional Land Surveyor No. 5013



STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

John Grigsby, Surveyor
 Registered Professional Land Surveyor No. 5013

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

John Grigsby, Surveyor
 Registered Professional Land Surveyor No. 5013

FINAL PLAN
ROSS/MOSER ADDITION
 LOTS 1A-1A/4-2, BLOCK B/1469
 BEING A REPLAT OF
 LOT 1A, BLOCK B/1469
 PACO ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5123-095

TerraCorp Associates, LLC
 10000 Preston Road, Suite 236
 Dallas, Texas 75242
 Tel: 972-895-4628 Fax: 972-895-4327
 www.terraassoc.com



REVISIONS

DATE: 03/21/2013
 BY: JG
 DESCRIPTION: CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES AND CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES.

DATE: 03/21/2013
 BY: JG
 DESCRIPTION: CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES AND CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES.

DATE: 03/21/2013
 BY: JG
 DESCRIPTION: CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES AND CORRECTED LOT 1A-1A/4-2 TO BE 1/4 ACRES.

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2013****FILE NUMBER:** S123-096**Subdivision Administrator:** Paul Nelson**LOCATION:** Interstate Highway No. 635 at Montfort Drive, northwest corner**DATE FILED:** February 27, 2013**ZONING:** RR**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 15.4526 Ac. **MAPSCO:** 15N**OWNER/APPLICANT:** Target Corporation, McDonald's USA, LLC

REQUEST: An application to replat a 15.4526 acre tract of land containing all of Lots 1D and Lot 3 into one 14.5427 acre lot and one 0.9099 acre lot on property located at the northwest corner of Interstate Highway No. 635 at Montfort Drive.

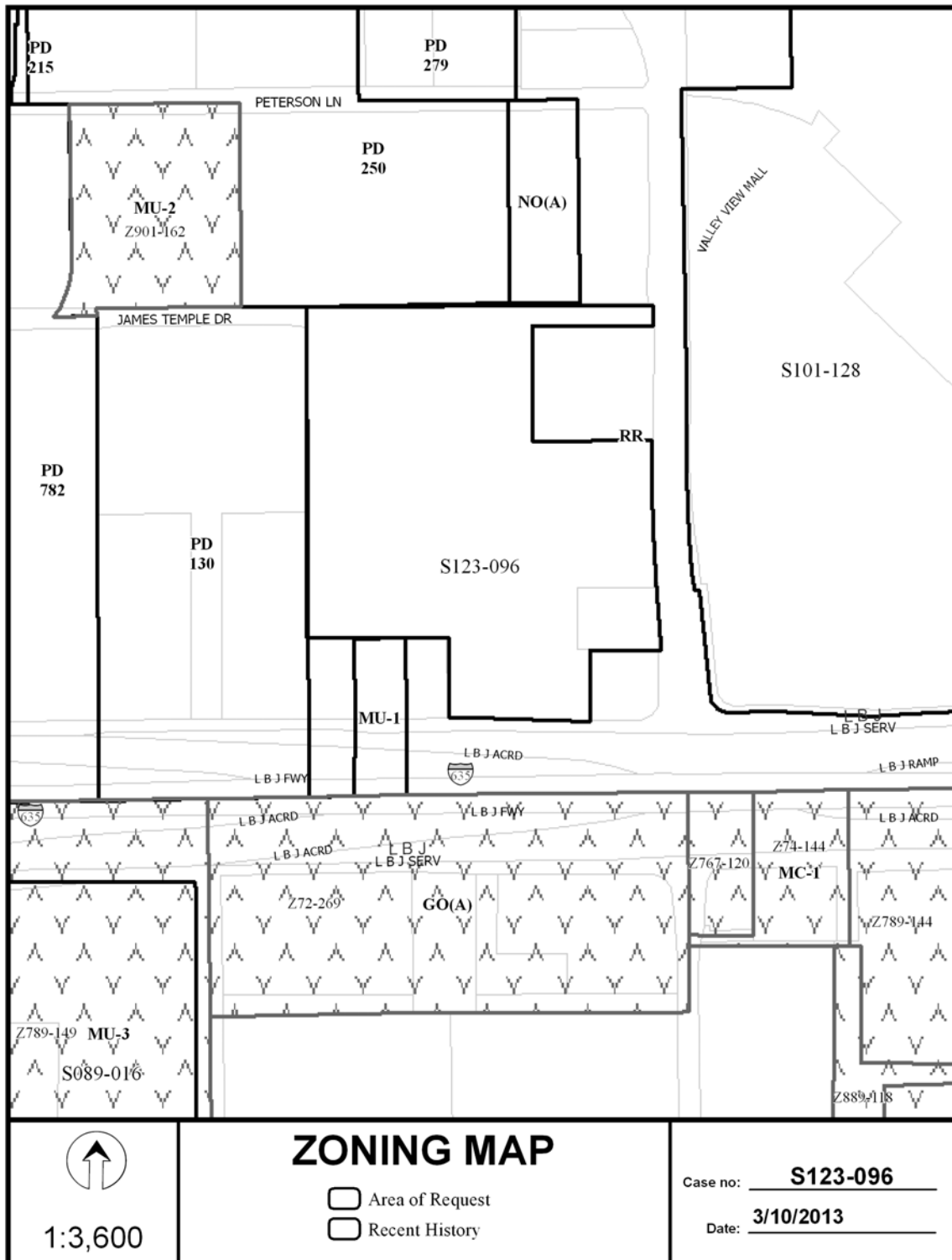
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

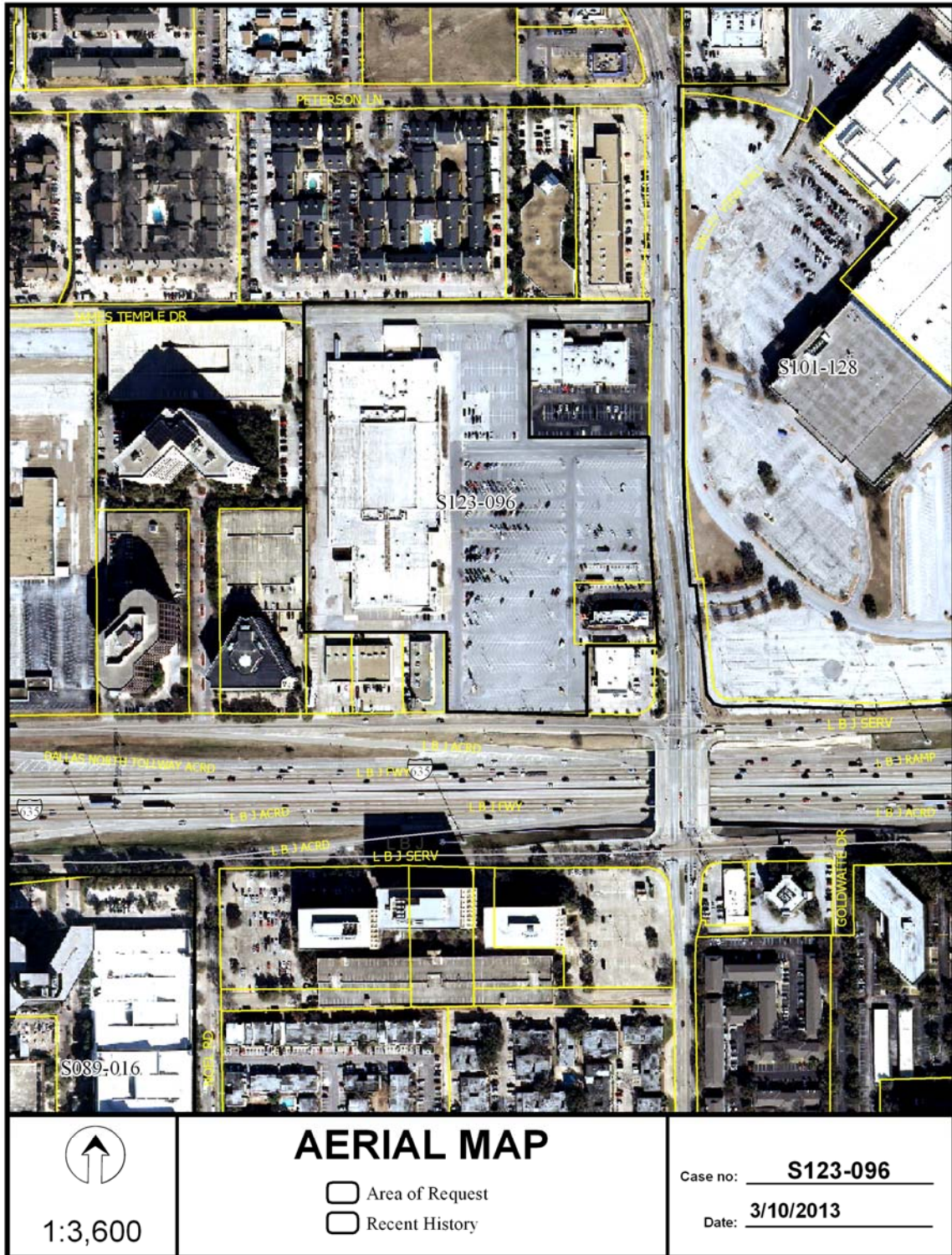
STAFF RECOMMENDATION: The request complies with the requirements of the RR District; therefore, staff recommends approval subject to compliance with the following conditions:

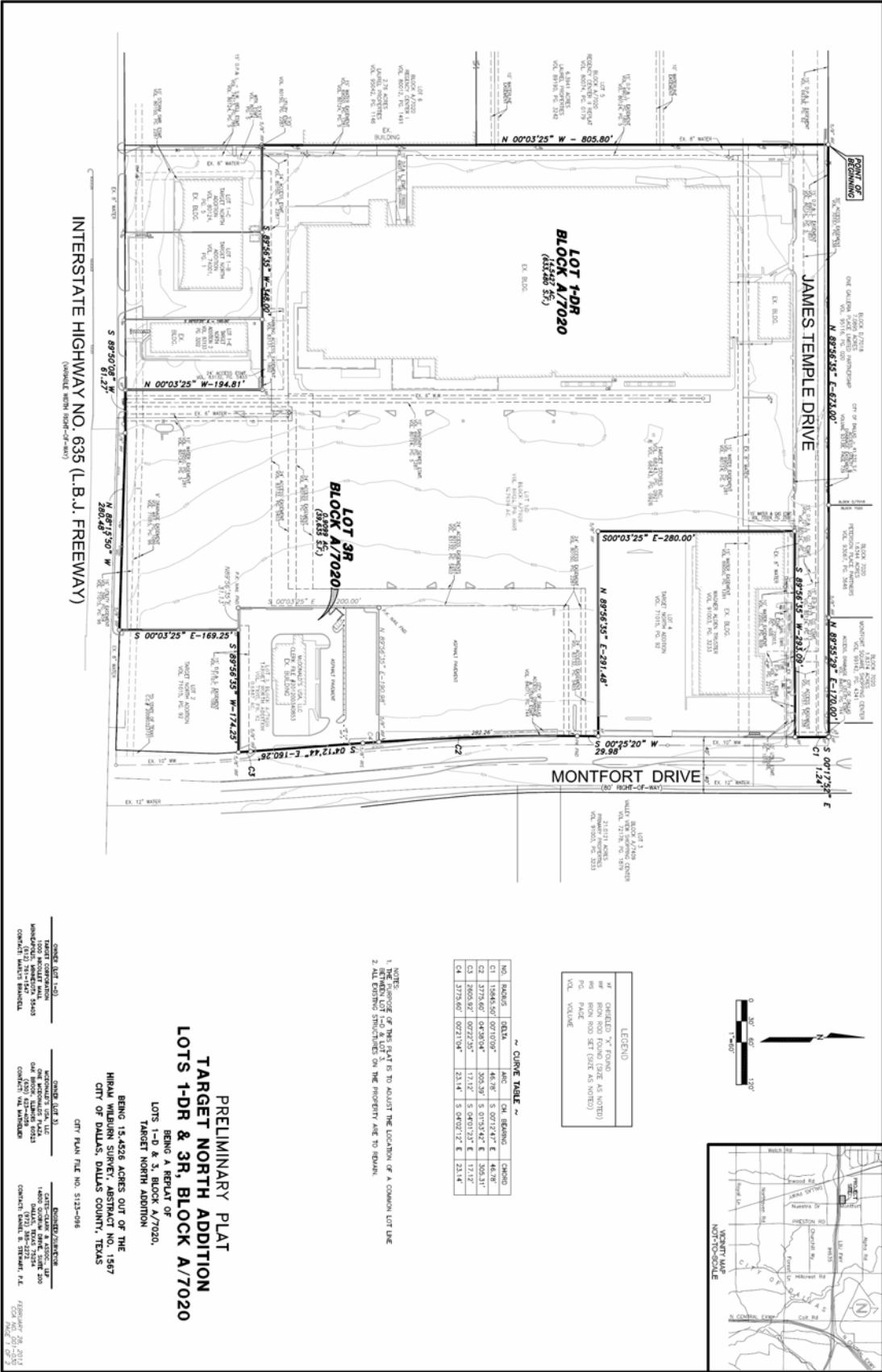
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 45 feet of right-of-way from the established center line of Montfort Drive.
14. On the final plat add the following note: "Any new access or modification to the Interstate Highway 635 frontage road requires TxDOT approval."
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 show two control monuments and monument all set corners.
18. On the final plat chose a different addition name.
19. On the final plat provide documentation that the building on Lot 6 does not protrude onto proposed Lot 1DR.
20. On the final plat provide documentation that the building on Lot 4 does not protrude onto proposed Lot 1DR.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. 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 and wastewater main extensions are required by Private Development Contract.
23. On the final plat verify the right-of-way or private access easement of City of Dallas access, utility and drainage easement and label accordingly.
24. On the final plat document that James Temple Drive is a public right-of-way. If it is not, then remove the name from the final plat.

25. On the final plat, change “Interstate Highway No. 635 (L.B.J. Freeway)” to Lyndon B. Johnson Freeway (Interstate Highway No. 635).







~ CORNER TABLE ~

NO.	INCHES	DEG.	AC.	OR BEARING	CHANG.
C1	298.52	102.00	5.00	S 00°03'25" E	308.31
C2	171.00	90.00	3.00	S 00°03'25" E	171.00
C3	2605.87	0922'30"	17.12	S 04°01'27" E	17.12
C4	3179.40	0921'30"	21.14	S 04°01'27" E	21.14

LEGEND

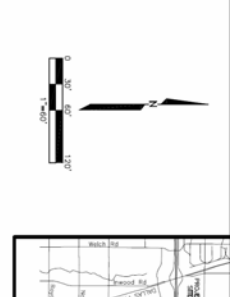
IF SHOWN BY PLAT

OR FROM ADD FOUND (SEE AS NOTED)

OR FROM ADD SET (SEE AS NOTED)

OR FROM PLAT

OR FROM VOLUME



OWNER (SEE ALSO)

TARGET CORPORATION
1400 DALLAS STREET, SUITE 200
DALLAS, TEXAS 75201
CONTACT: (214) 741-1111

OWNER (SEE 3)

WILSON/CLARK & ASSOC., LLP
1400 DALLAS STREET, SUITE 200
DALLAS, TEXAS 75201
CONTACT: (214) 741-1111

REGISTERED SURVEYOR

LESTER CLARK & ASSOC., LLP
1400 DALLAS STREET, SUITE 200
DALLAS, TEXAS 75201
CONTACT: (214) 741-1111

CITY PLAN FILE NO. 5123-098

DATE: 03/21/2013

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2013****FILE NUMBER:** S123-097**Subdivision Administrator:** Paul Nelson**LOCATION:** Wolf Street between N. Harwood Street and McKinnon Street**DATE FILED:** February 27, 2013**ZONING:** PD 193(PDS 16)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.9968 Ac. **MAPSCO:** 45E**OWNER/APPLICANT:** Harwood International / Frost National Bank

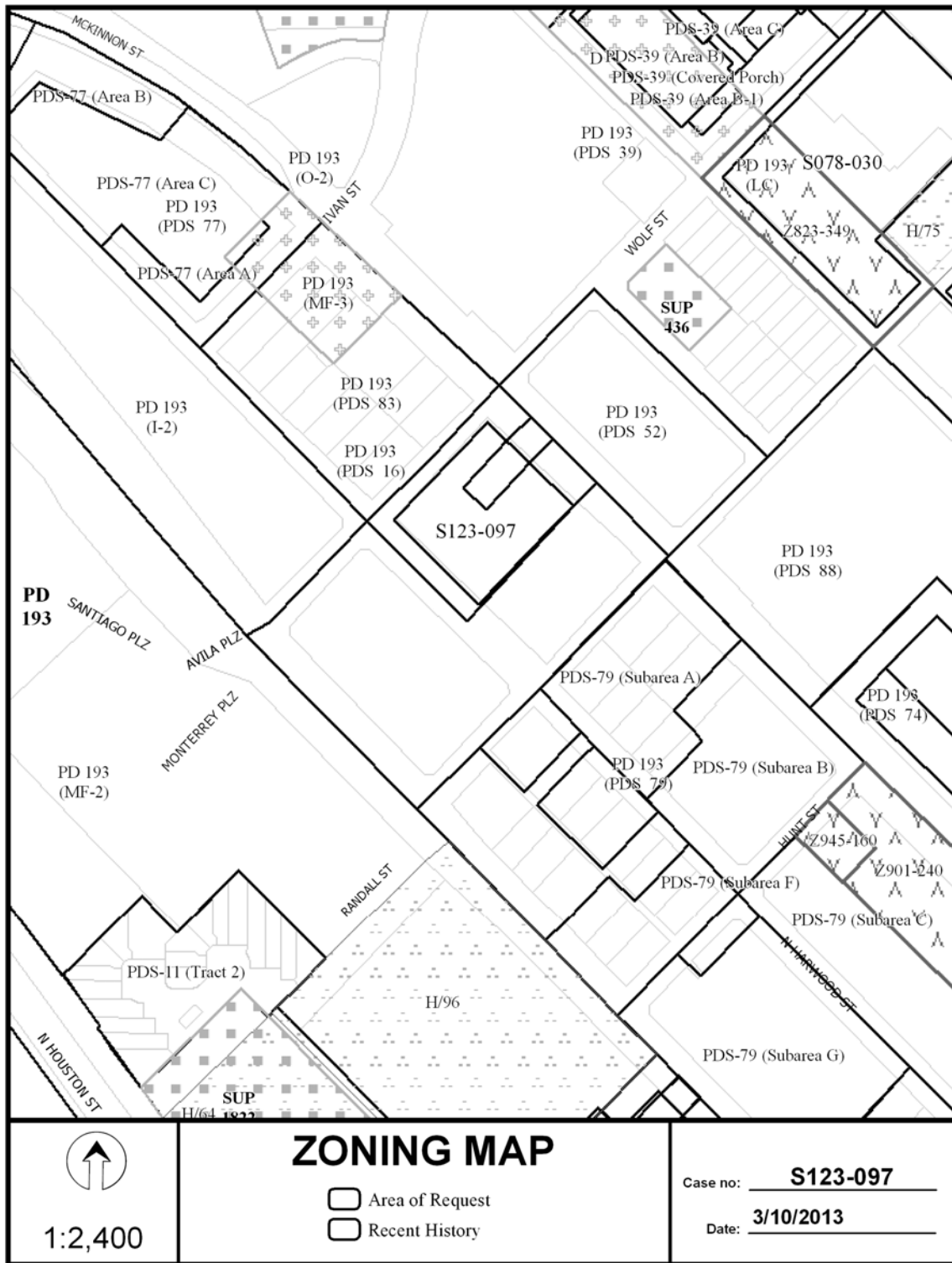
REQUEST: An application to replat a 0.9968 acre tract of land containing all of Lot 1 and a tract of land in City Block 1/931 into one lot on property located on Wolf Street between N. Harwood Street and McKinnon Street.

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 193(PDS 16) 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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 25 feet of right-of-way from the established center line of Wolf Street.
14. On the final plat dedicate a 10 feet by 10 feet corner clip at the intersection of Wolf Street and McKinnon Street.
15. On the final plat dedicate a 10 feet by 10 feet corner clip at the intersection of Wolf Street and N. Harwood Street.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat monument all set corners and set two control monuments..
18. On the final plat show two control monuments.
19. On the final plat show distances/widths of right-of-way across McKinnon Street.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat change Dallas North Tollway (McKinnon Street) to McKinnon Street.



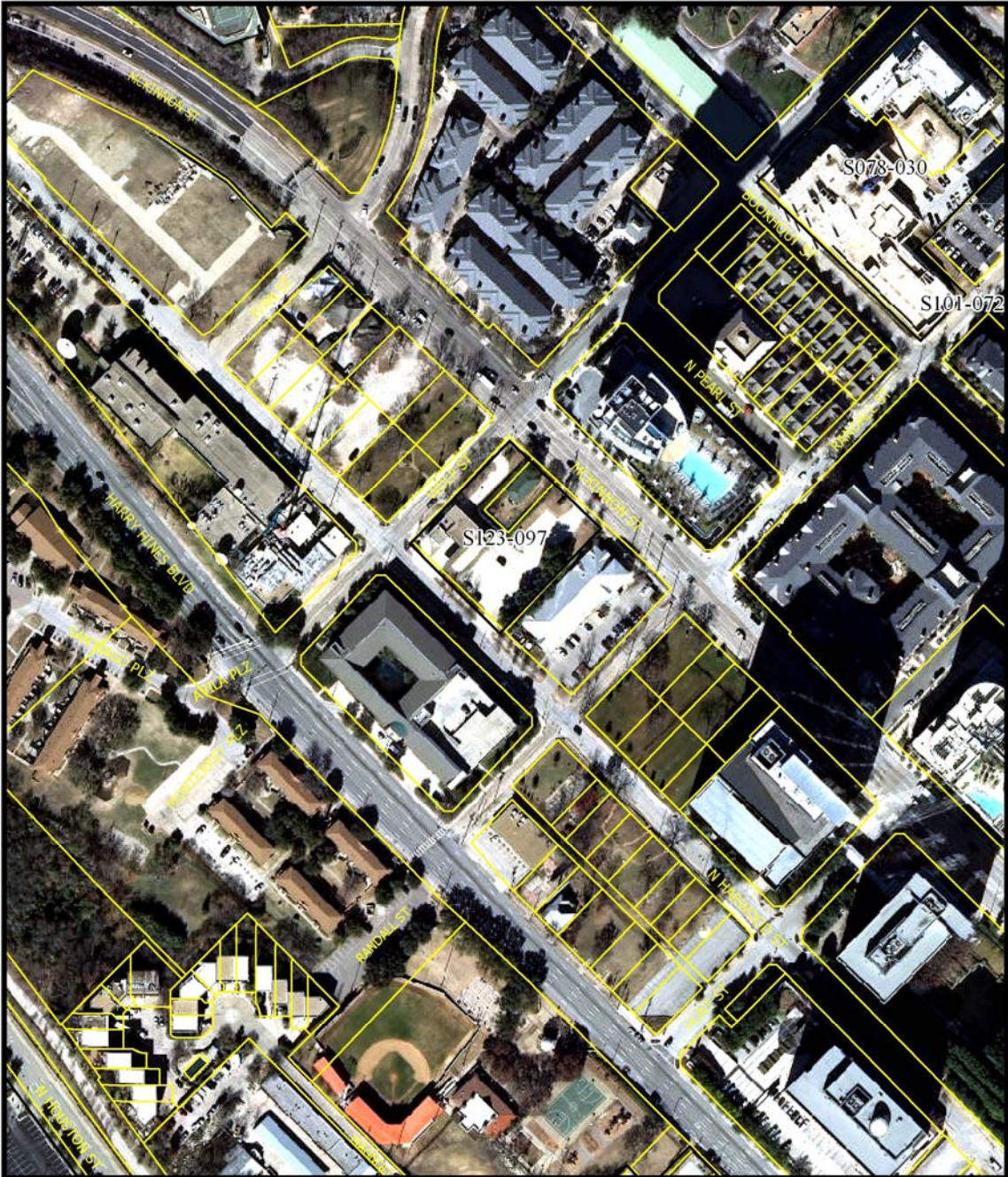
1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: **S123-097**

Date: **3/10/2013**



 1:2,400	<h2 style="margin: 0;">AERIAL MAP</h2> <p style="margin: 5px 0;"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-097 </u> Date: <u> 3/10/2013 </u>
--	--	--

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2013

FILE NUMBER: S123-098

Subdivision Administrator: Paul Nelson

LOCATION: 1904 Haskell Avenue between Munger Avenue and Delano Place.

DATE FILED: February 27, 2013

ZONING: CR

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 0.3213 Ac.

MAPSCO: 45D

OWNER/APPLICANT: John A. Hamilton / 1904 Owners, LLC, Charles P. Manicchia

REQUEST: An application to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.226 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place.

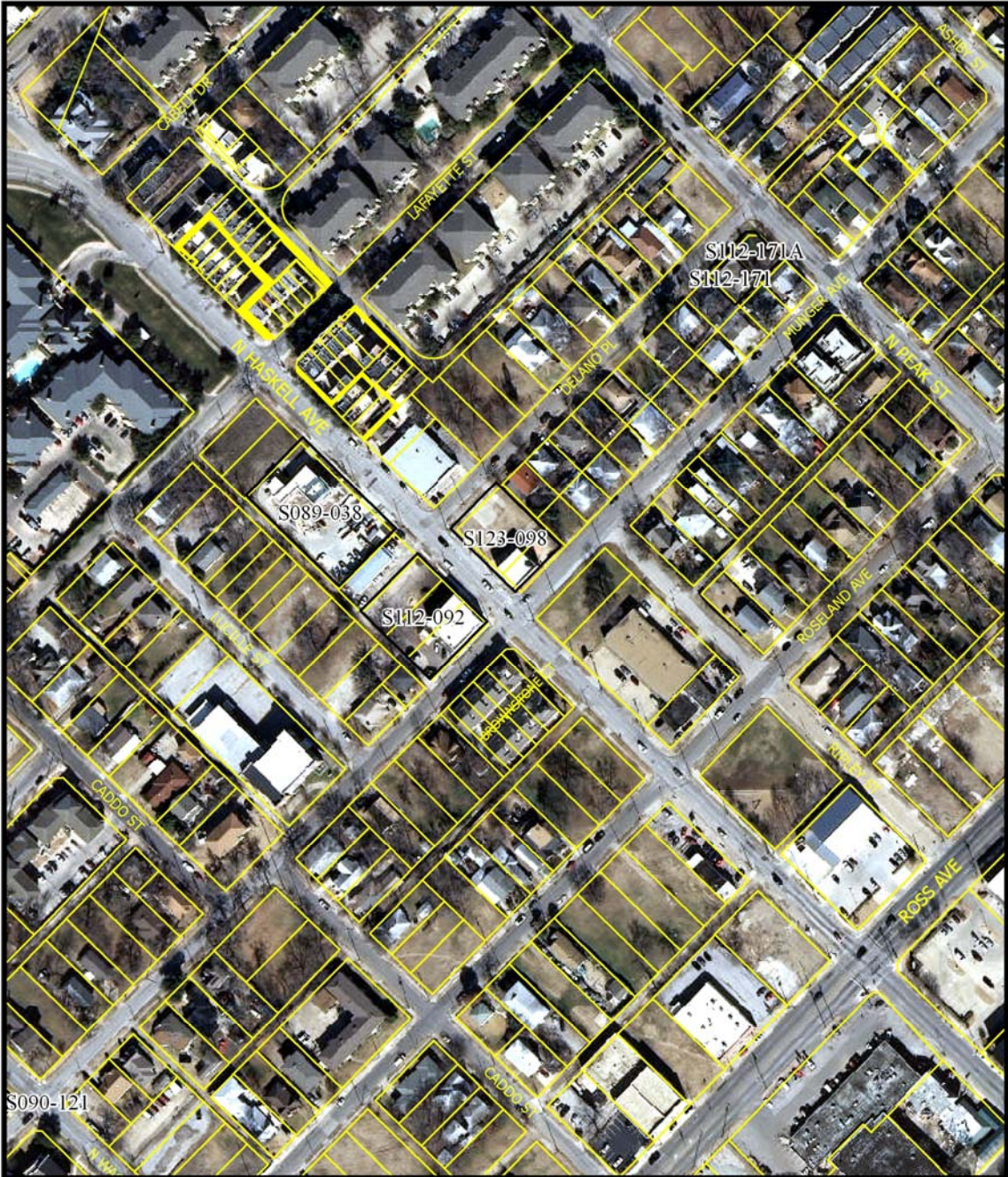
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 25 feet of right-of-way from the established centerline of Munger Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Haskell Avenue and Delano Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Munger Street and Haskell Avenue.
16. On the final plat dedicate 32.5 feet of right-of-way from the established centerline of Haskell Avenue.
17. Comply with the Mill Creek drainage requirement. Finished Floor elevation is recommended to be 3 feet above the nearest inlet, top of curb.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show the recording information on all existing easements within 150 feet of the property.
20. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information identified.
21. On the final plat chose a different addition name.
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. Wastewater main extension is required by Private Development Contract.





 1:2,400	<h2 style="margin: 0;">AERIAL MAP</h2> <div style="margin-top: 10px;"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </div>	Case no: <u> S123-098 </u> Date: <u> 3/10/2013 </u>
---	---	--

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2013

FILE NUMBER: S123-101

Subdivision Administrator: Paul Nelson

LOCATION: Kiest Blvd. and Loop 12 (Walton Walker Blvd.)

DATE FILED: February 27, 2013

ZONING: RR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 12.973 Ac. **MAPSCO:** 52Y,A & 62C

OWNER/APPLICANT: Redbird 166 Partners, LP/ La Academia de Estrellas

REQUEST: An application to create one lot from a 12.973 acre tract of land in City Block 8018 on property located at the intersection of Kiest Blvd. and Loop 12 (Walton Walker Blvd.).

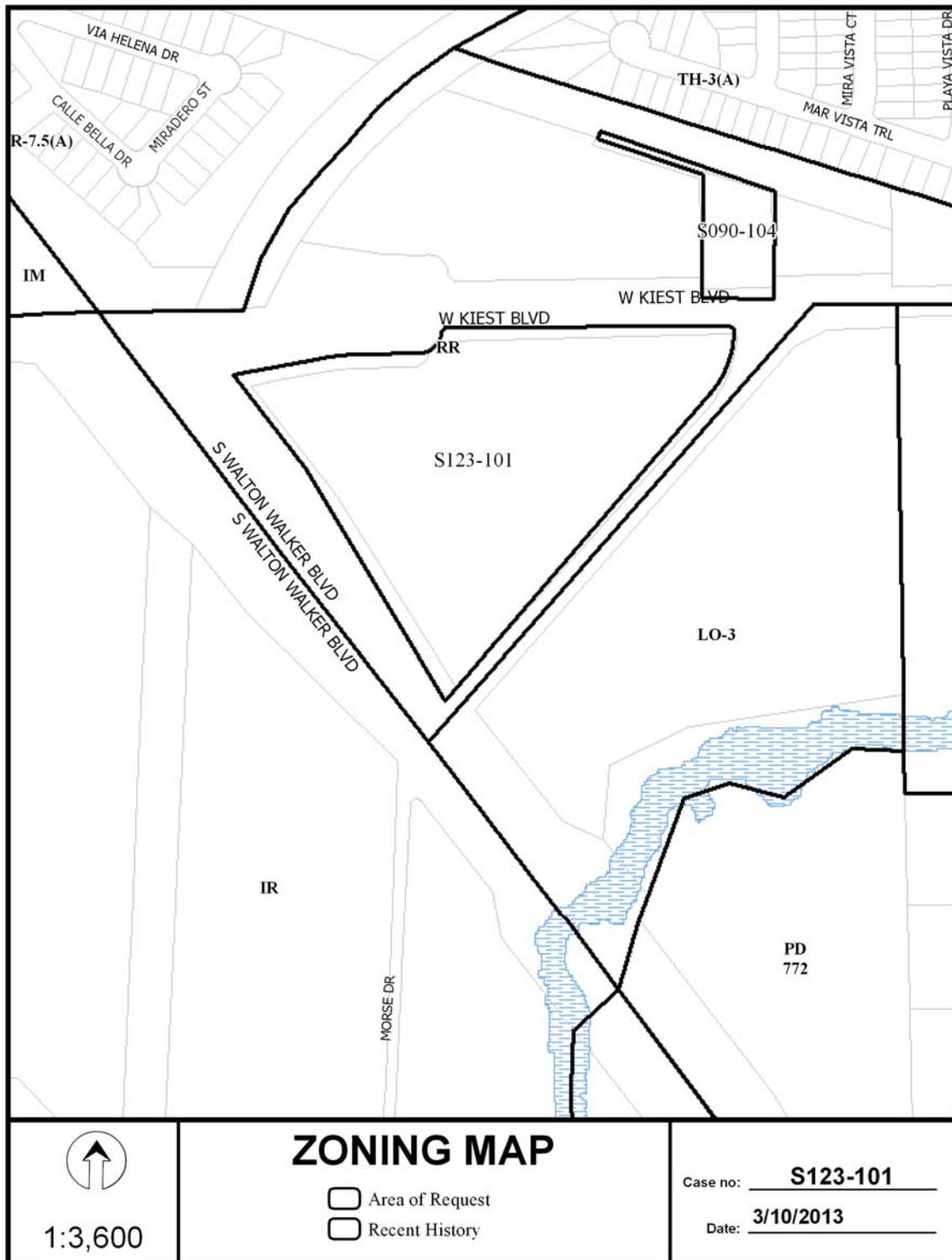
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the RR 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 right-of-way 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

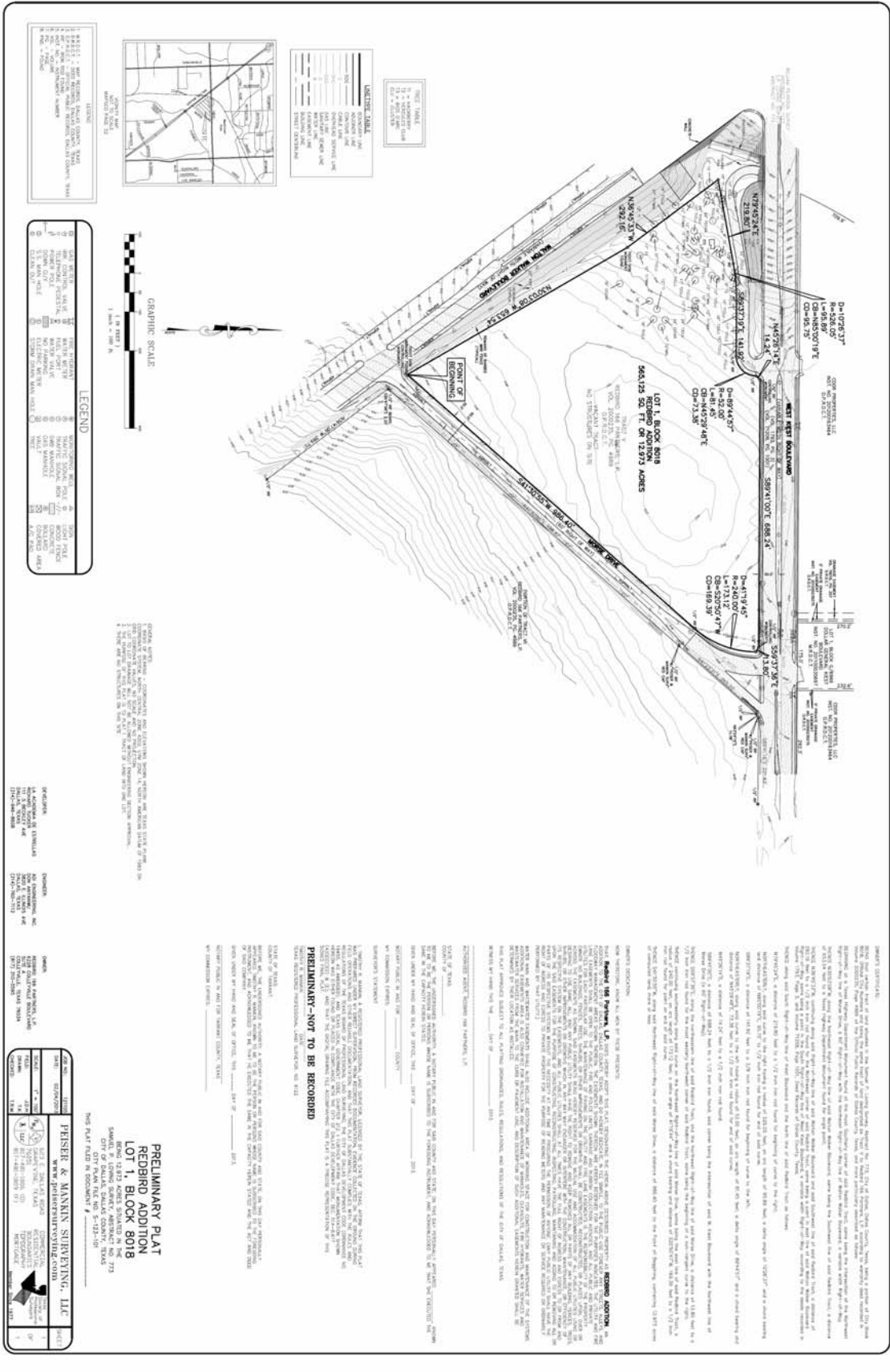
must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Kiest Boulevard.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Walton Walker Boulevard at Morse Drive.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Kiest Boulevard at Morse Drive.
16. On the final plat add the following note: "Any access or modification to Walton Walker Boulevard requires TxDOT approval.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat chose a different addition name.
19. On the final plat show the distances/width of right-of-way across Kiest Boulevard.
18. On the final plat remove "West" from Kiest Boulevard.
19. On the final plat provide a private electric easement for the power line crossing the property at the northeast corner.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water and wastewater main extension is required by Private Development Contract.
23. A fire hydrant requires a private development contract..
24. On the final plat change "Walton Walker Boulevard" to "Walton Walker Boulevard (State Highway Loop No. 12)".





 1:3,600	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-101</u> Date: <u>3/10/2013</u>
--	---	--



CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2013****FILE NUMBER:** S123-103**Subdivision Administrator:** Paul Nelson**LOCATION:** IH 35E at Laureland Road, northeast corner**DATE FILED:** February 27, 2013**ZONING:** CR, RR**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 2.50 Ac.**MAPSCO:** 64R**OWNER/APPLICANT:** Redbird 166 Partners, LP / Michael Montgomery

REQUEST: An application to replat a 2.50 acre tract of land containing part of Lot 10 and part of Lot 11 in City Block 6625 to create one 1.10 acre lot and one 1.40 acre lot on property located at the intersection of IH 35E and Laureland Road, northeast corner.

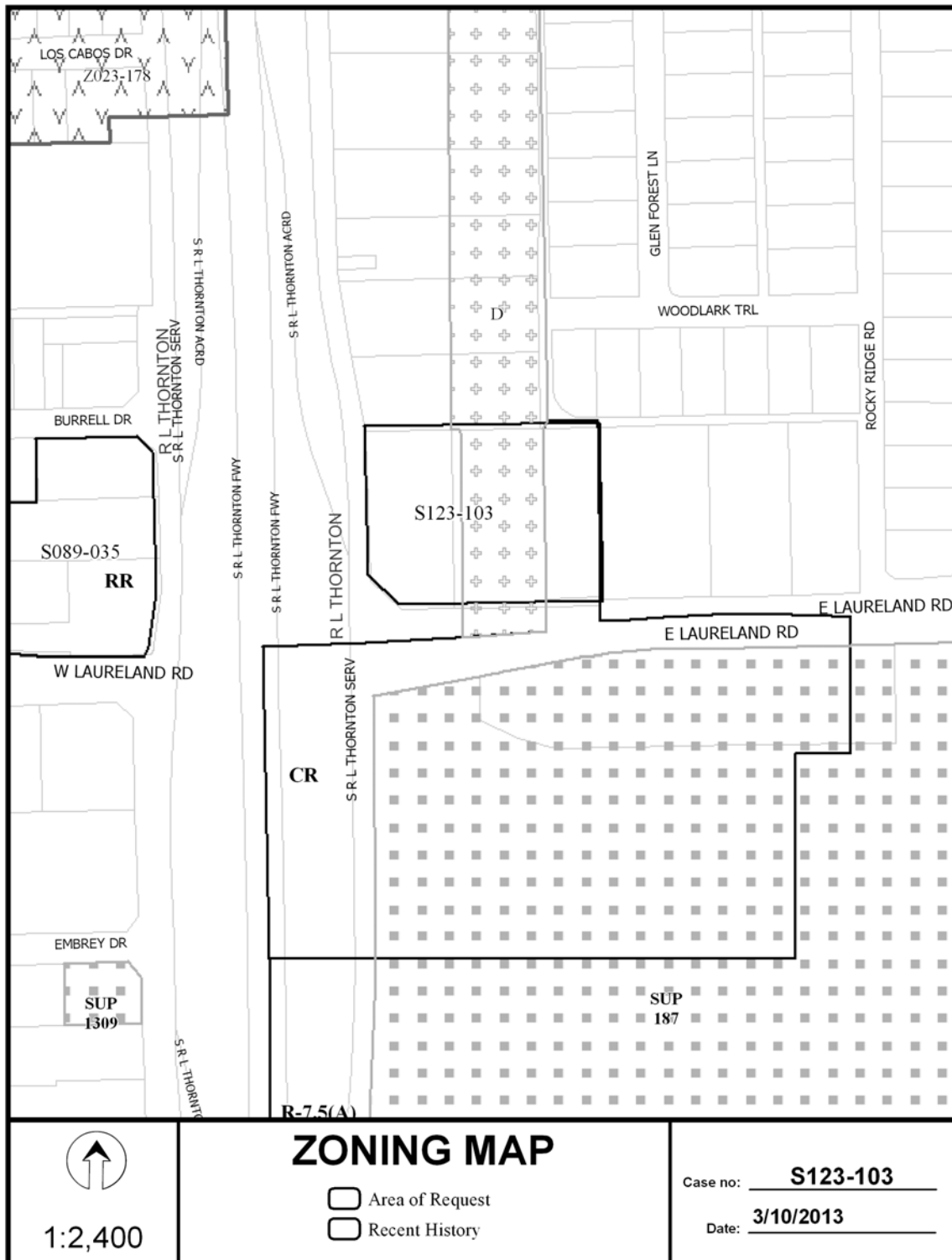
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

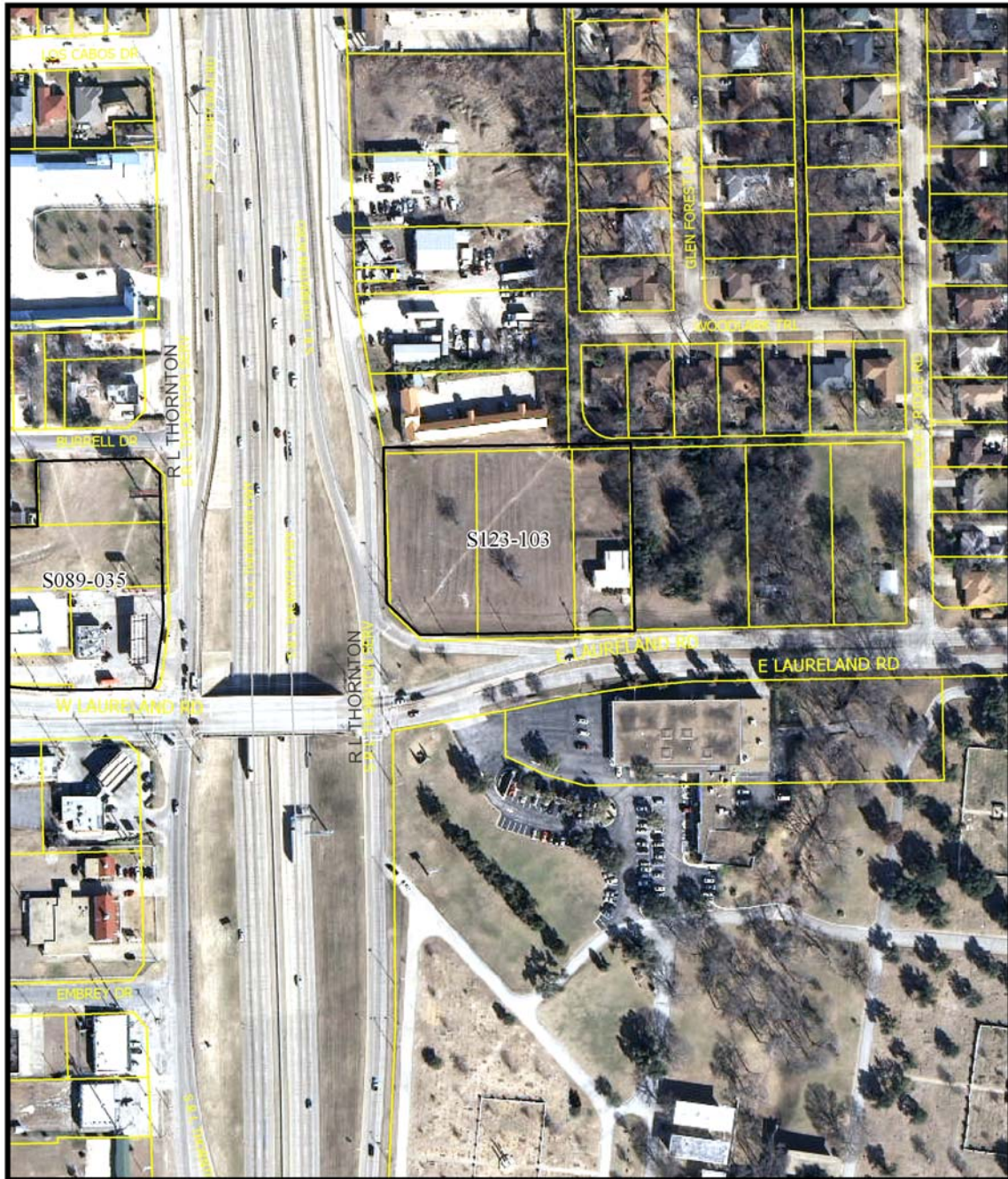
STAFF RECOMMENDATION: The request complies with the requirements of the CR and RR Districts; therefore, staff recommends approval subject to compliance with the following conditions:


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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 40 feet of right-of-way from the established center line of Laureland Road.
14. On the final plat provide 7.5 feet of right-of-way from the established centerline of the alley.
15. On the final plat add the following note: "Any access or modification to IH 635 requires TxDOT approval.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat chose a different addition name.
19. On the final plat remove all proposed building lines.
20. On the final plat show the distances/width of Laureland Road.
21. On the final plat show the correct owner in the legal description and on the face of the plat.
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. Wastewater main extension may be required by Private Development Contract.
24. On the final plat change Interstate Highway NO. 35E" to R.L. Thornton Freeway (Interstate Highway No. 35E).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-103 </u> Date: <u> 3/10/2013 </u>
--	--	--

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2013

FILE NUMBER: S123-100

Subdivision Administrator: Paul Nelson

LOCATION: 4601 Amesbury Drive, south of Sandhurst Drive

DATE FILED: February 27, 2013

ZONING: PD 873, Subarea B

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 4.301 Ac.

MAPSCO: 36F

OWNER/APPLICANT: JLB 4662 Amesbury Partners, L.P.

REQUEST: An application to replat a 4.301 acre tract of land located in City Block A/5403 and abandoned Amesbury Drive right-of-way into one lot; and to remove the 25 foot platted building line along Amesbury Drive on property located at 4601 Amesbury Drive, south of Sandhurst Drive.

SUBDIVISION HISTORY:

1. S123-102 is an adjacent to the current request and is an application to replat a 14.771 acre tract of land containing all of Lot 1 in City Block 3/5404 and all of City Block B/5403 and City Block A/5403; and to remove the 30 foot platted building line on Sandhurst Lane, and to remove the 25 foot platted building line along Amesbury Drive to create one 5.803 acre lot at the southeast corner of Sandhurst Lane and Amesbury Drive, and to create one 8.968 acre lot on property fronting on Amesbury Drive. This request is also being heard on March 21, 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 removal of the front building lines will allow the property to be developed in accordance with the PD 873, Subarea B front yard set back which is 10 feet along Amesbury Drive.

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

- No notices were sent because the property is zoned a non single family district.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will not adversely impact neighboring properties as the removal will allow the property to be developed in compliance with the requirements of PD 873, Subarea B.

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

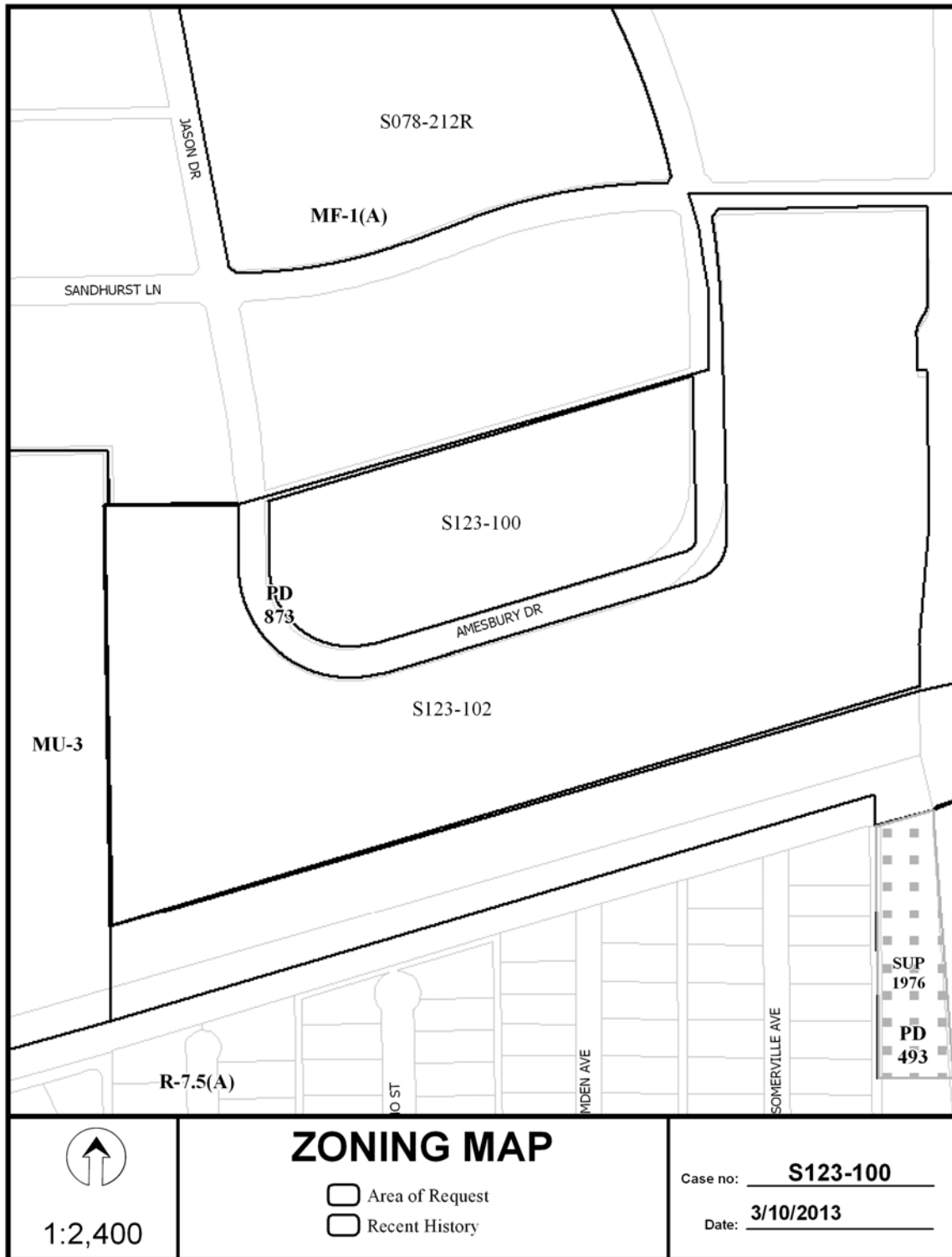
- The removal of the building lines will not impact the development of the area, because the entire property is being replatted and is part of PD 873.

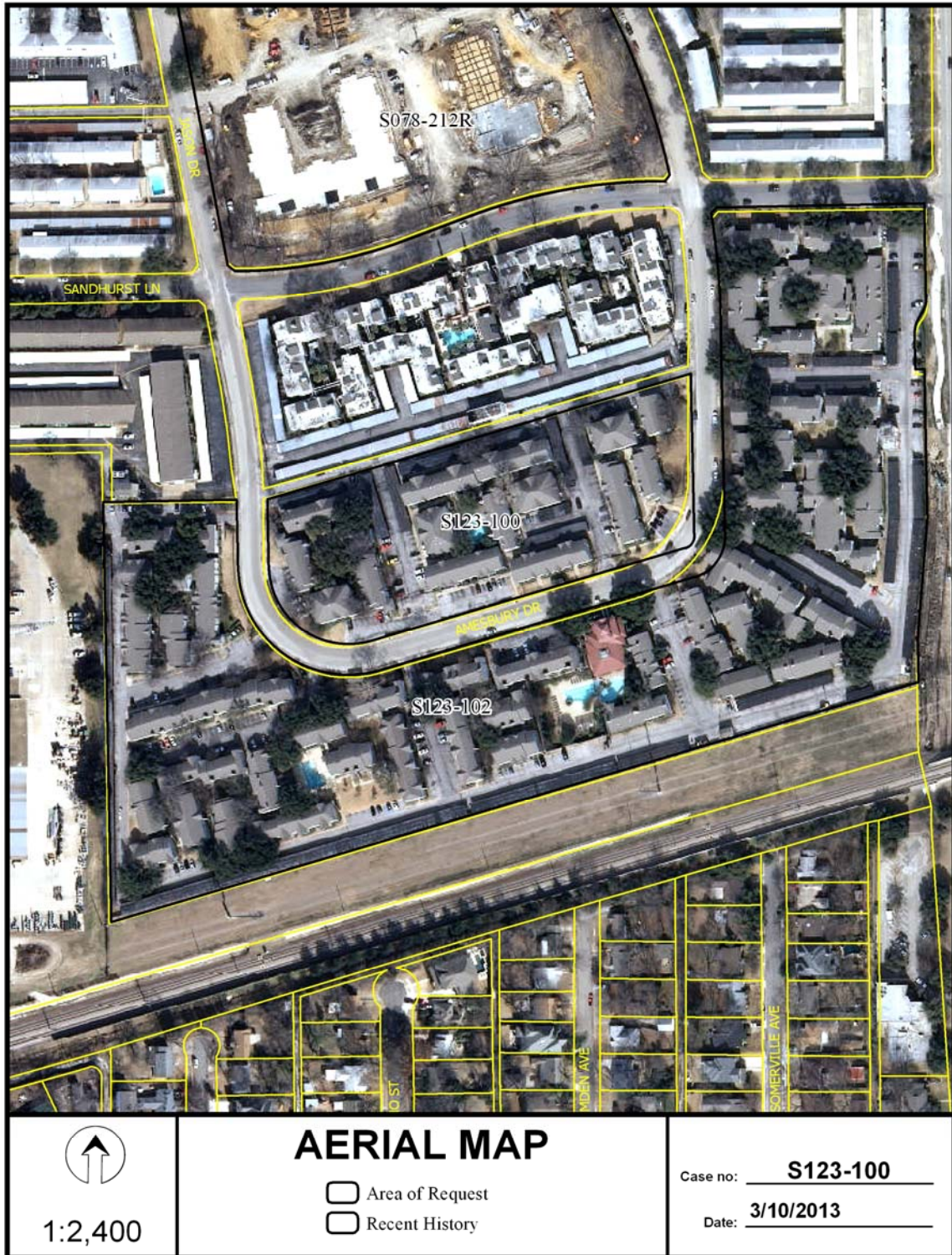
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the building lines.

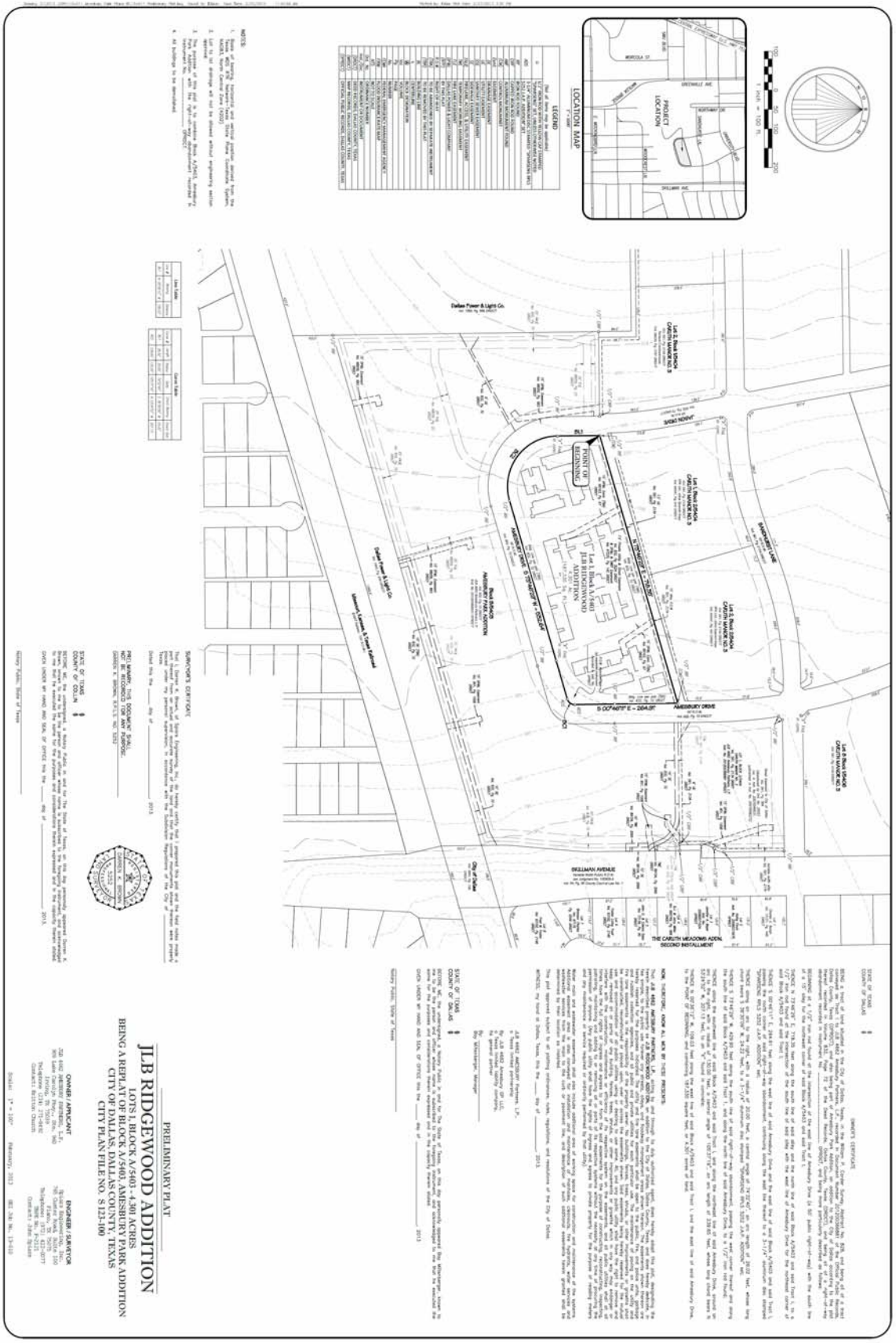
STAFF RECOMMENDATION: The request complies with the requirements of the PD 873, Subarea B District; therefore, staff recommends approval subject to compliance with the following conditions:

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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat dedicate 25 feet of right-of-way from the established center line of Amesbury Drive.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Jason Drive and Amesbury Drive.
15. On the final plat add a note stating: "All building lines removed by this plat." Place the note where existing building lines are shown.
16. On the final plat all utility easement abandonments must be shown with their recording information.
17. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water and wastewater main extensions are required by Private Development Contract.
23. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No _____ and recorded as No. _____. For right-of-way abandonments indicate "Easements retained" on the plat.
24. Real Estate release required prior to submittal of the final plat for the Chairman's signature.
25. On the final plat change "Skillman Avenue" to "Skillman Street".
26. On the final plat show exactly where Jason Drive ends and Amesbury Drive begins.







1. Show all lot lines, easements, and other features shown here, the same as they appear on the original survey or other authoritative source.
2. Lot 1 is an addition to the existing lot 1, and the same as shown on the original survey.
3. The portion of the lot 1 is to contain the same as shown on the original survey.
4. All buildings to be constructed.

LOT	AREA	AREA	AREA
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00
26	1.00	1.00	1.00
27	1.00	1.00	1.00
28	1.00	1.00	1.00
29	1.00	1.00	1.00
30	1.00	1.00	1.00
31	1.00	1.00	1.00
32	1.00	1.00	1.00
33	1.00	1.00	1.00
34	1.00	1.00	1.00
35	1.00	1.00	1.00
36	1.00	1.00	1.00
37	1.00	1.00	1.00
38	1.00	1.00	1.00
39	1.00	1.00	1.00
40	1.00	1.00	1.00
41	1.00	1.00	1.00
42	1.00	1.00	1.00
43	1.00	1.00	1.00
44	1.00	1.00	1.00
45	1.00	1.00	1.00
46	1.00	1.00	1.00
47	1.00	1.00	1.00
48	1.00	1.00	1.00
49	1.00	1.00	1.00
50	1.00	1.00	1.00
51	1.00	1.00	1.00
52	1.00	1.00	1.00
53	1.00	1.00	1.00
54	1.00	1.00	1.00
55	1.00	1.00	1.00
56	1.00	1.00	1.00
57	1.00	1.00	1.00
58	1.00	1.00	1.00
59	1.00	1.00	1.00
60	1.00	1.00	1.00
61	1.00	1.00	1.00
62	1.00	1.00	1.00
63	1.00	1.00	1.00
64	1.00	1.00	1.00
65	1.00	1.00	1.00
66	1.00	1.00	1.00
67	1.00	1.00	1.00
68	1.00	1.00	1.00
69	1.00	1.00	1.00
70	1.00	1.00	1.00
71	1.00	1.00	1.00
72	1.00	1.00	1.00
73	1.00	1.00	1.00
74	1.00	1.00	1.00
75	1.00	1.00	1.00
76	1.00	1.00	1.00
77	1.00	1.00	1.00
78	1.00	1.00	1.00
79	1.00	1.00	1.00
80	1.00	1.00	1.00
81	1.00	1.00	1.00
82	1.00	1.00	1.00
83	1.00	1.00	1.00
84	1.00	1.00	1.00
85	1.00	1.00	1.00
86	1.00	1.00	1.00
87	1.00	1.00	1.00
88	1.00	1.00	1.00
89	1.00	1.00	1.00
90	1.00	1.00	1.00
91	1.00	1.00	1.00
92	1.00	1.00	1.00
93	1.00	1.00	1.00
94	1.00	1.00	1.00
95	1.00	1.00	1.00
96	1.00	1.00	1.00
97	1.00	1.00	1.00
98	1.00	1.00	1.00
99	1.00	1.00	1.00
100	1.00	1.00	1.00

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

PRELIMINARY PLAT

JLB RIDGEWOOD ADDITION

LOTS 1, BLOCK A/5401, 4.301 ACRES

BECOMING A REPLAT OF BLOCK A/5401, AMESBURY PARK ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S123-100

OWNER: JLB RIDGEWOOD, L.P.

PREPARED BY: JLB RIDGEWOOD, L.P.

DATE: 03/21/2013

SCALE: 1" = 100'

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

SCALE OF TOWN

COUNTY OF DALLAS

PLAT NO. 12345

SECTION 10

TOWNSHIP 10N

COUNTY OF DALLAS

STATE OF TEXAS

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2013

FILE NUMBER: S123-102

Subdivision Administrator: Paul Nelson

LOCATION: Sandhurst Lane and Amesbury Drive, southeast corner

DATE FILED: February 27, 2013

ZONING: PD 873, Subarea A, C, D1 & D2

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 14.771 Ac.

MAPSCO: 36F

OWNER/APPLICANT: JLB 4662 Amesbury Partners, L.P.

REQUEST: An application to replat a 14.771 acre tract of land containing all of Lot 1 in City Block 3/5404 and all of City Block B/5403 and City Block A/5403; and to remove the 30 foot platted building line on Sandhurst Lane, and to remove the 25 foot platted building line along Amesbury Drive to create one 5.803 acre lot at the southeast corner of Sandhurst Lane and Amesbury Drive, and to create one 8.968 acre lot on property located at 4662 Amesbury Drive.

SUBDIVISION HISTORY:

1. S123-100 is an application to replat a 4.301 acre tract of land located in City Block A/5403 and abandoned Amesbury Drive right-of-way into one lot; and to remove the 25 foot platted building Line along Amesbury Drive. This request is also being heard on March 21, 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 removal of the front building lines will allow the property to be developed in accordance with the front yard set back established by PD 873 which is 15 feet along Sandhurst Drive and 10 feet along Amesbury Drive.

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

- No notices were sent because the property is permitted more than 2 units per lot.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will not adversely impact neighboring properties as the removal will allow the property to be developed in compliance with the setback requirements of PD 873.

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

- The removal of the building lines will not impact the development of the subdivision, because the entire property is within PD 873.

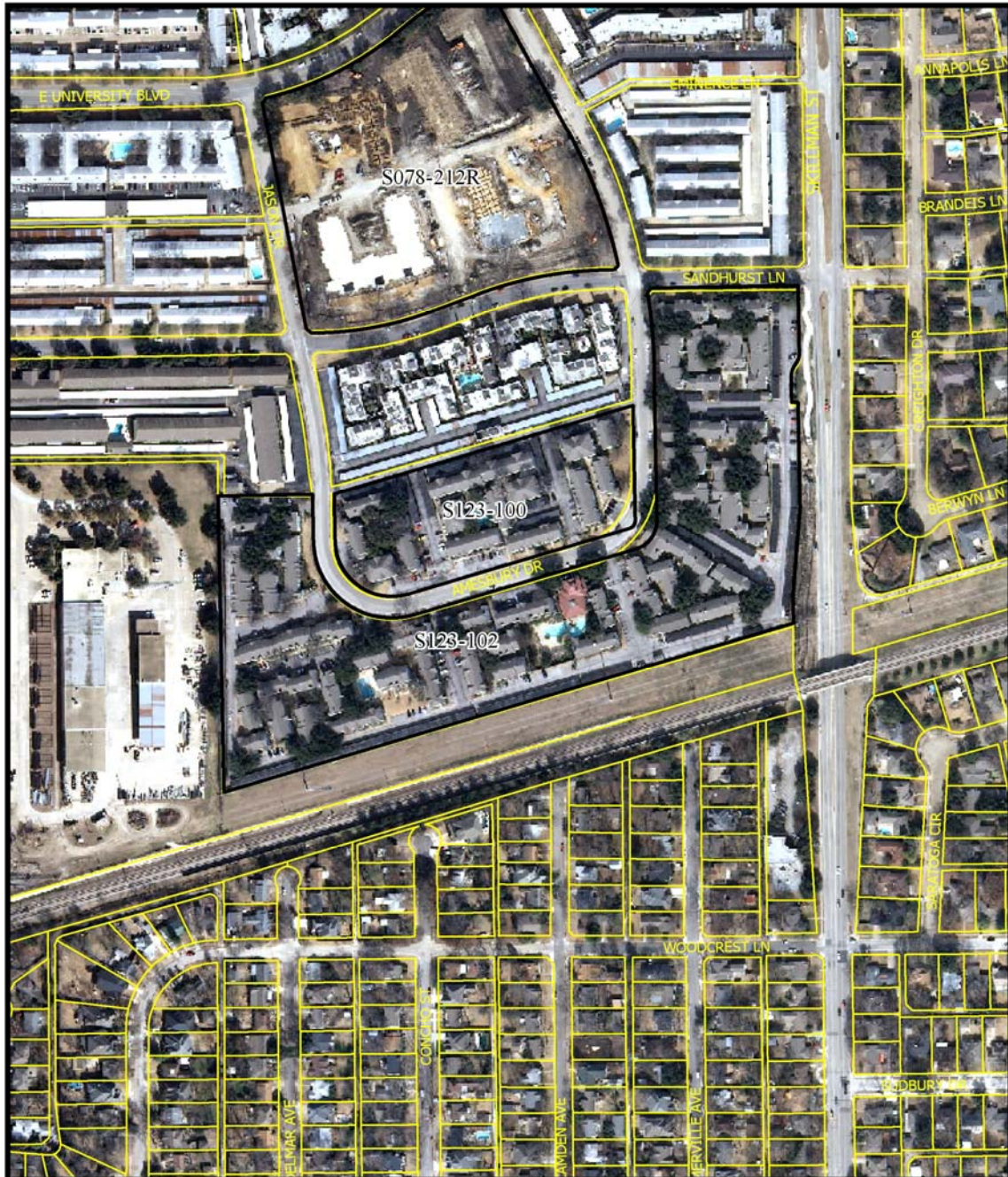
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the building lines.


STAFF RECOMMENDATION: The request complies with the requirements of PD 873, therefore, staff recommends approval subject to compliance with the following conditions:

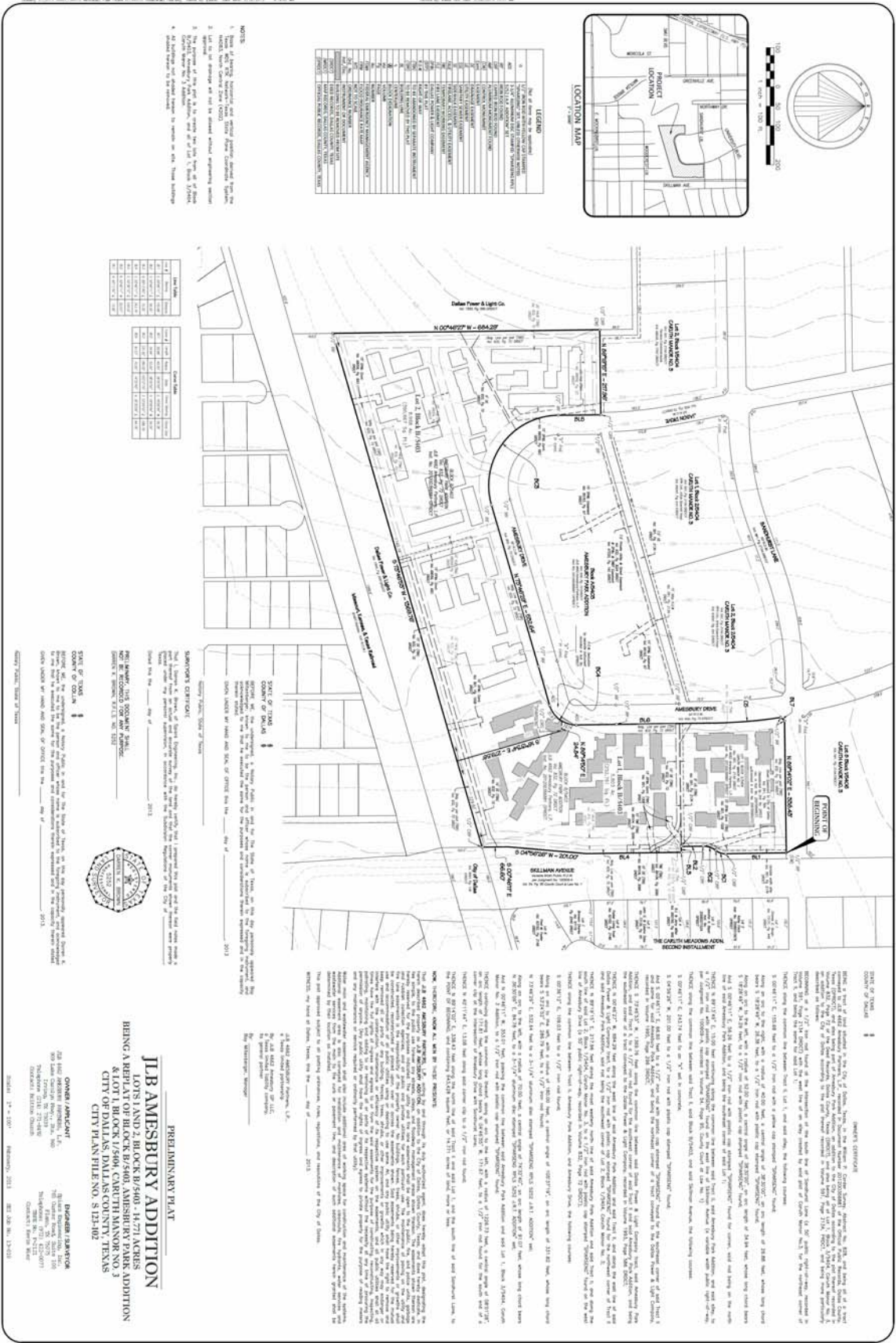
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 right-of-way 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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 25 feet of right-of-way from the established center line of Amesbury Drive.
14. On the final plat dedicate 25 feet of right-of-way from the established center line of Sandhurst Lane.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Amesbury Drive and Sandhurst Drive.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Sandhurst Drive and Skillman Street.
17. On the final plat add a note stating: "All building lines removed by this plat." Place the note where existing building lines are shown.
18. On the final plat all utility easement abandonments must be shown with their recording information.
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 and wastewater main extensions are required by Private Development Contract.
23. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No _____ and recorded as No. _____. For right-of-way abandonments indicate "Easements retained" on the plat.
24. Real Estate release required prior to submittal of the final plat for the Chairman's signature.
25. On the final plat change "Skillman Avenue" to "Skillman Street".
26. On the final plat show exactly where Jason Drive ends and Amesbury Drive begins.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-102 </u> Date: <u> 3/10/2013 </u>
--	---	--



CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2013****FILE NUMBER:** S123-092**Subdivision Administrator:** Paul Nelson**LOCATION:** 2127 and 2203 Wycliff Avenue**DATE FILED:** February 22, 2013**ZONING:** PD 193(TH-3)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.317 Ac. **MAPSCO:** 34Z,44D**APPLICANT/OWNER:** Hickory Creek Retail/Pierott Associates, Ltd.

REQUEST: An application to replat a 0.317 acre tract of land containing all of Lots 26 and 27 to create a four lot Shared Access Area Development with lots ranging in size from 0.075 acre to 0.83 acre in City Block 15/2268 on property located at 2127 and 2203 Wycliff Avenue.

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

DATE NOTICES SENT: 16 notices were sent to property owners within 200 feet of the property on March 1, 2013 with 0 replies received by March 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 the TH-3 area within PD 193. The TH-3 allows for lots to be a minimum of 2,000 square feet in size. The lot area of Lots 26 and 27 is 13,798 square feet in size. All four lots are over 3,000 square feet in size and therefore complies with the lot area requirement of the zoning district.

The staff has determined that the requested parcels comply with the lot area requirement of PD 193 (TH-3). The lot sizes along Wycliff Avenue and Hondo Avenue are all 7,500 square feet in size or larger. The proposed lot sizes and lot configurations are not similar to the established lot pattern of the residential area but are compatible with the properties in the non-residential zoning districts adjacent to the request area and along Harry Hines Blvd.

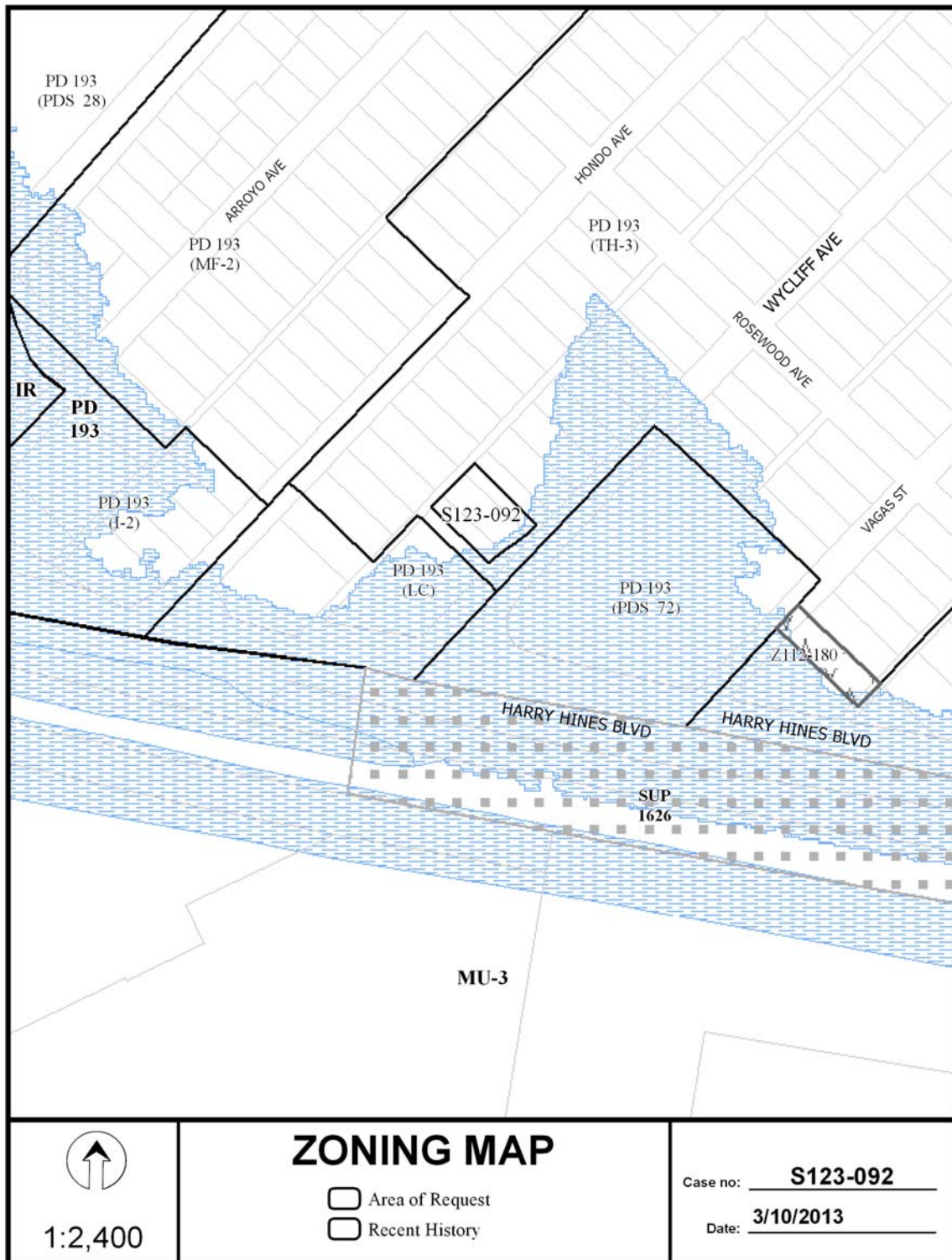
Although the proposed lots do not fit the established parcel sizes nor the lot pattern in the area; they do comply with the requirements of Section 51A-4.411 of the Dallas City Code, as amended. The plat complies with the requirements of PD193 (TH-3) and the requirements of Section 51A-4.411 (Shared Access Provisions) of the Development Code, therefore, staff recommends **approval** of the request subject to compliance with the following conditions:

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


3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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 4.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. On the final plat dedicate 30 feet of right-of-way from the established center line of Wycliff Avenue.
13. On the final plat determine the 100 year water surface elevation across the plat.
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

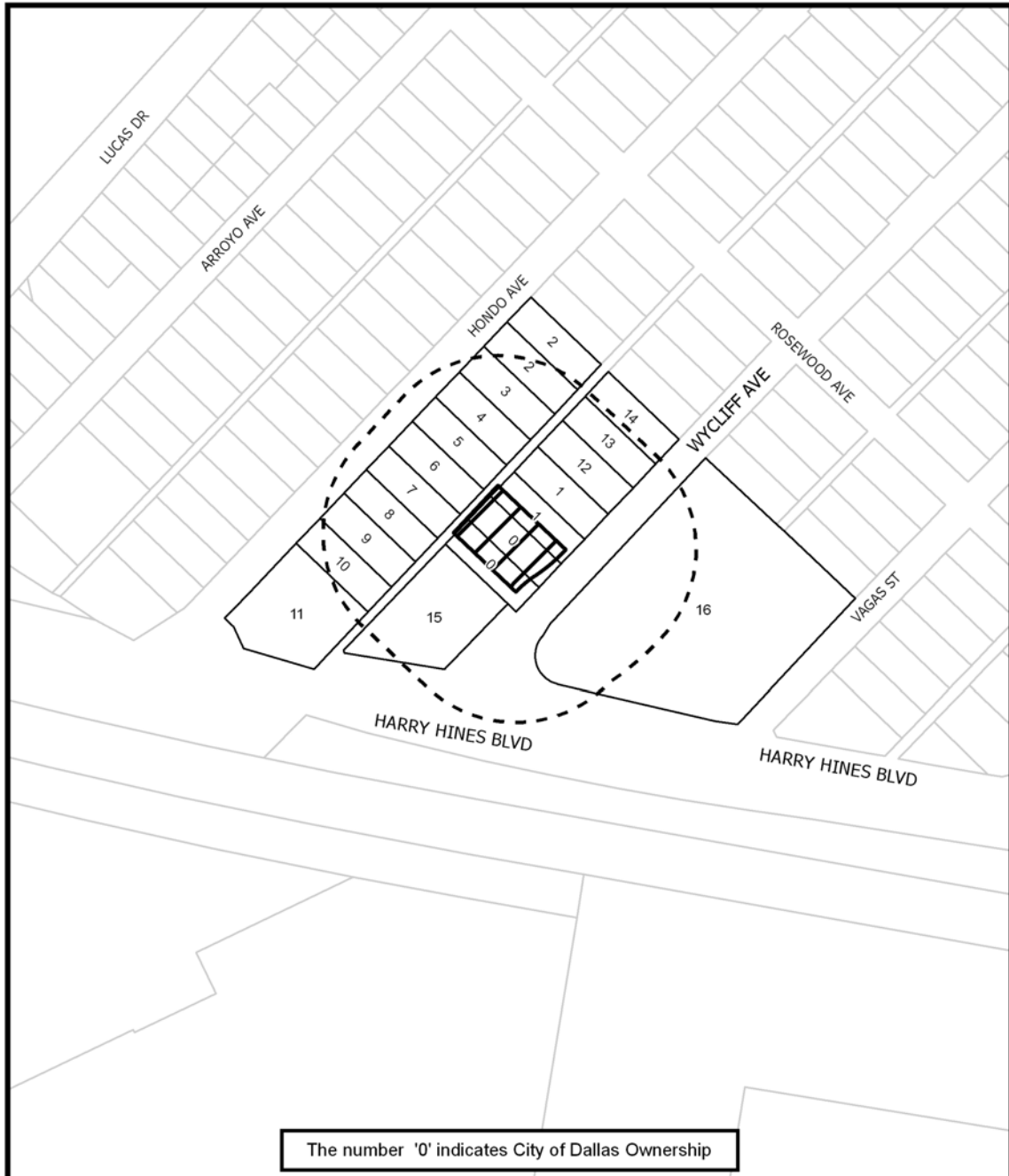
20. On the final plat show how all right-of-way was created.
21. On the final plat show the recording information on all existing easements within 150 feet of the property.
22. On the final plat monument all set corners per the monumentation ordinance.
23. On the final plat show two control monuments.
24. On the final plat show the distances/width of right-of-way across Wycliff Avenue.
25. On the final plat use the correct shared access area dedication statement.
26. The shared access easement must be filed by separate instrument and the recording information placed on the face of the plat.
27. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
28. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
29. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
30. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
31. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
32. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
33. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
34. Include the words "Shared Access Development" in the title block of the final plat.
35. Add a note to the final plat stating "This development is restricted to single family dwellings only."
36. The final plat shall limit the number of lots to a maximum of four single family lots.

37. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
38. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public street or a City Council approved private street."
- 39.. If a guard house is provided, it must be at least 30 feet from the shared access point.
40. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property and/or alley right-of-way.
41. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the City of Dallas Street Name Coordinator for an approved street name.
42. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
43. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
44. Water/wastewater main extension is required by Private Development Contract.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-092</u> Date: <u>3/10/2013</u>
--	---	--



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-092 </u> Date: <u> 3/10/2013 </u>
200'	AREA OF NOTIFICATION					
16	NUMBER OF PROPERTY OWNERS NOTIFIED					

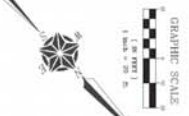
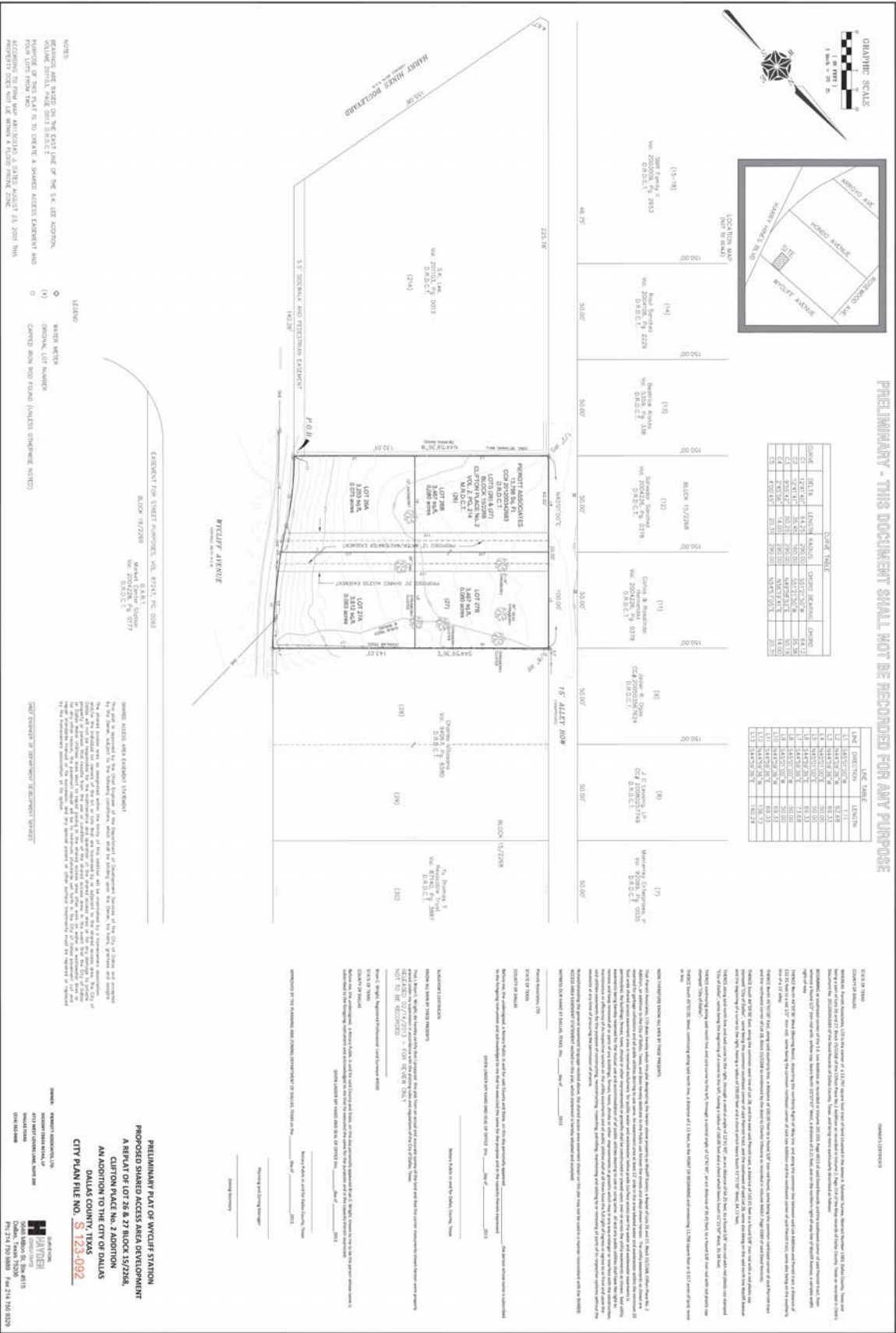
Notification List of Property Owners

S123-092

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2209 WYCLIFF AVE	VILLASANA CHARLES
2	2222 HONDO AVE	MEDRANO PROPERTIES
3	2212 HONDO AVE	MONTERREY ENTERPRISES INC
4	2210 HONDO AVE	J C LEASING LLP
5	2206 HONDO AVE	OGAS JAVIER R
6	2202 HONDO AVE	HERNANDEZ JUAN CARLOS & HERNANDEZ ROSALINDA
7	2134 HONDO AVE	SANCHEZ SALVADOR MARIA ALEJANDRA REYES
8	2130 HONDO AVE	ALONZO MARTIN G & BEATRICE Y
9	2126 HONDO AVE	SALAZAR PEDRO R & CARMELITA A
10	2122 HONDO AVE	SANCHEZ RAUL
11	4354 HARRY HINES BLVD	SMR FAMILY II LP
12	2215 WYCLIFF AVE	YU THOMAS T REVOCABLE TRUST
13	2219 WYCLIFF AVE	B & G PPTIES
14	2223 WYCLIFF AVE	SOLARES GEORGE
15	4340 HARRY HINES BLVD	SKL INVESTMENT CO LTD
16	4322 HARRY HINES BLVD	DART

Tuesday, March 12, 2013



CONF. TABLE

CONF.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY
2	12/15/11	REVISIONS
3	01/10/12	REVISIONS
4	02/01/12	REVISIONS
5	02/15/12	REVISIONS
6	03/01/12	REVISIONS
7	03/15/12	REVISIONS
8	04/01/12	REVISIONS
9	04/15/12	REVISIONS
10	05/01/12	REVISIONS
11	05/15/12	REVISIONS
12	06/01/12	REVISIONS
13	06/15/12	REVISIONS
14	07/01/12	REVISIONS
15	07/15/12	REVISIONS
16	08/01/12	REVISIONS
17	08/15/12	REVISIONS
18	09/01/12	REVISIONS
19	09/15/12	REVISIONS
20	10/01/12	REVISIONS
21	10/15/12	REVISIONS
22	11/01/12	REVISIONS
23	11/15/12	REVISIONS

LOT TABLE

LOT	SECTION	LENGTH
1	1	111
2	1	111
3	1	111
4	1	111
5	1	111
6	1	111
7	1	111
8	1	111
9	1	111
10	1	111
11	1	111
12	1	111
13	1	111
14	1	111
15	1	111
16	1	111
17	1	111
18	1	111
19	1	111
20	1	111
21	1	111
22	1	111
23	1	111

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

NOTES:
 1. REVISIONS ARE BASED ON THE LATEST PLAN OF THE U.S. G.S. LOT LAYOUT.
 2. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. THE OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.
 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS.
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS.

- LEGEND**
- WATER UTILITY
 - () GAS UTILITY
 - CEMENT AND CONCRETE (UNLESS OTHERWISE NOTED)

PLANNED ACCESS AND EGRESS STATEMENT
 The proposed project is located on a lot that is currently zoned for residential use. The project will provide access and egress to the surrounding streets through the existing driveway and sidewalk. The project will also provide access and egress to the surrounding streets through the existing driveway and sidewalk. The project will also provide access and egress to the surrounding streets through the existing driveway and sidewalk.

PRELIMINARY PLAN OF WYCLIFF STATION
 A REPEAT OF LOT 26 & 27 BLOCK 15/2288
 AN ADDITION TO THE CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 CITY PLANNING FILE NO. **S 123-092**

PREPARED BY: [Firm Name]
DATE: [Date]

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2013****FILE NUMBER:** S123-099**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 one 0.489 acre lot, and one 0.482 acre lot on property located at 6506 Robin Road at Mockingbird Lane, northeast corner.

SUBDIVISION HISTORY:

1. S123-075 was an application on the same property as the present request and was heard on February 21, 2013 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. The request was denied based on non compliance with Section 51A-8.503(a).
2. 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 March 5, 2013 with 0 replies received by March 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 consist of lots predominantly 40,000 square feet in size, but the ownership pattern is tracts 20,000 square feet in size.

The 2 proposed lots are similar in size to other parcels along Robin Road and comply with the zoning requirements. Therefore, staff recommends approval subject to compliance with the following conditions:

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

4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. 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 2.
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.

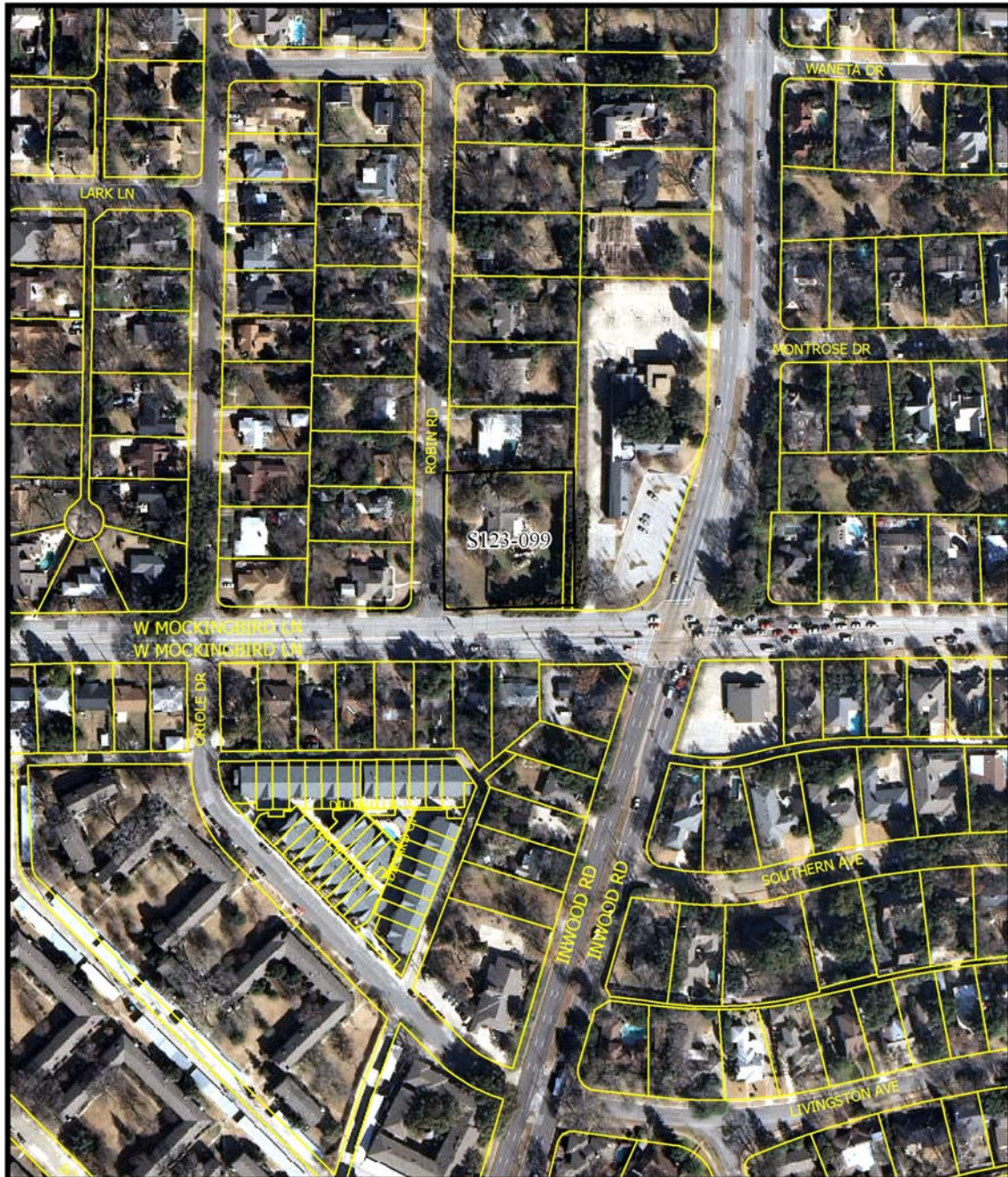



1:2,400

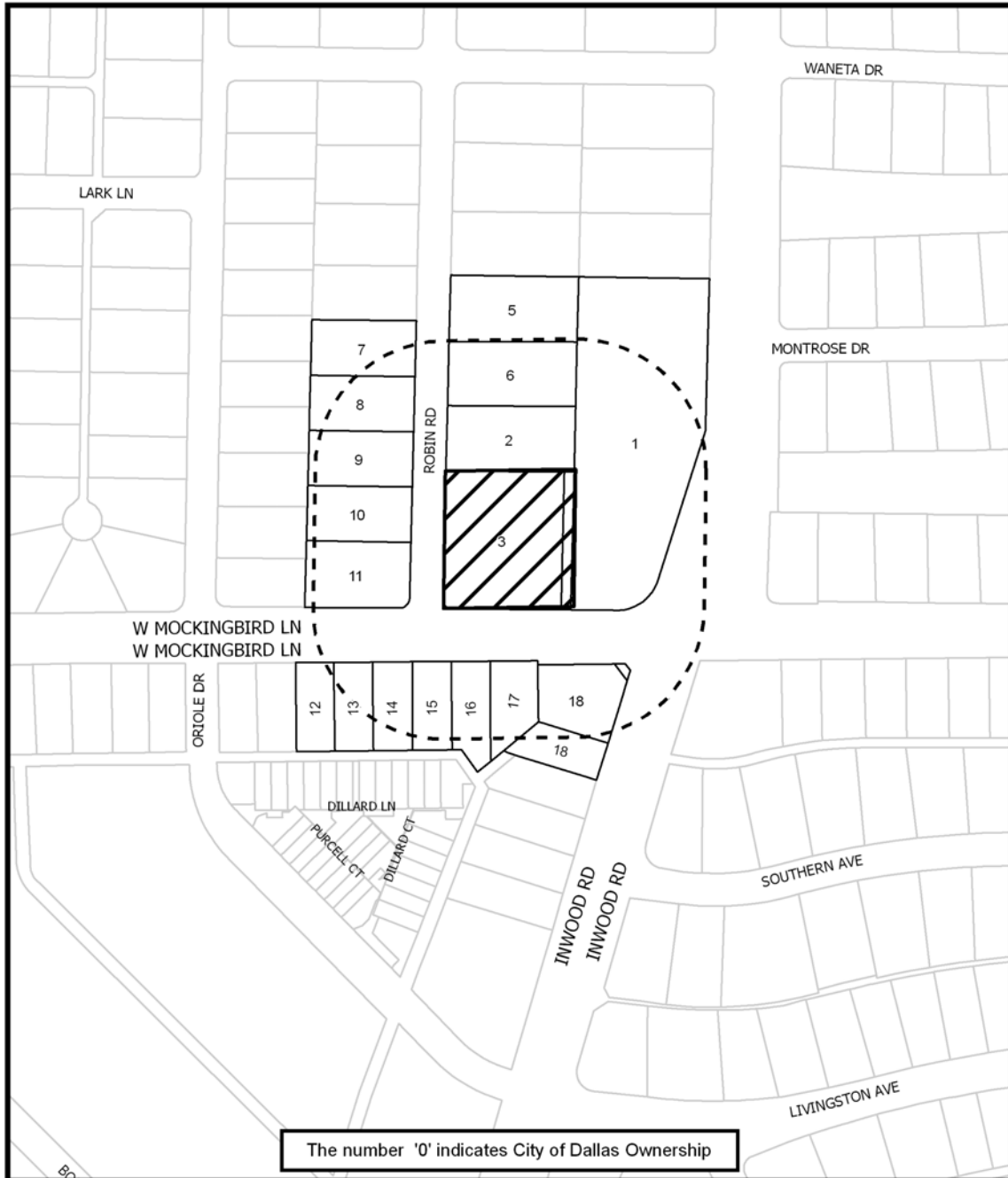
ZONING MAP

Case no: S123-099

Date: 3/10/2013



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-099 </u> Date: <u> 3/10/2013 </u>
--	---	--



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-099 </u> Date: <u> 3/10/2013 </u>
200'	AREA OF NOTIFICATION					
19	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-092

16 Property Owners Notified

Label #	Address	Owner
1	2209 WYCLIFF AVE	VILLASANA CHARLES
2	2222 HONDO AVE	MEDRANO PROPERTIES
3	2212 HONDO AVE	MONTERREY ENTERPRISES INC
4	2210 HONDO AVE	J C LEASING LLP
5	2206 HONDO AVE	OGAS JAVIER R
6	2202 HONDO AVE	HERNANDEZ JUAN CARLOS & HERNANDEZ ROSALINDA
7	2134 HONDO AVE	SANCHEZ SALVADOR MARIA ALEJANDRA REYES
8	2130 HONDO AVE	ALONZO MARTIN G & BEATRICE Y
9	2126 HONDO AVE	SALAZAR PEDRO R & CARMELITA A
10	2122 HONDO AVE	SANCHEZ RAUL
11	4354 HARRY HINES BLVD	SMR FAMILY II LP
12	2215 WYCLIFF AVE	YU THOMAS T REVOCABLE TRUST
13	2219 WYCLIFF AVE	B & G PPTIES
14	2223 WYCLIFF AVE	SOLARES GEORGE
15	4340 HARRY HINES BLVD	SKL INVESTMENT CO LTD
16	4322 HARRY HINES BLVD	DART

Tuesday, March 12, 2013

FILE NUMBER: M123-009

DATE FILED: January 14, 2013

LOCATION: Bounded by Claremont Drive, Telegraph Avenue, Rangeway Drive,
and El Cerrito Drive

COUNCIL DISTRICT: 7

MAPSCO: 47 D, 48 A

SIZE OF REQUEST: Approx. 10.34 Acres

CENSUS TRACT: 122.04

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

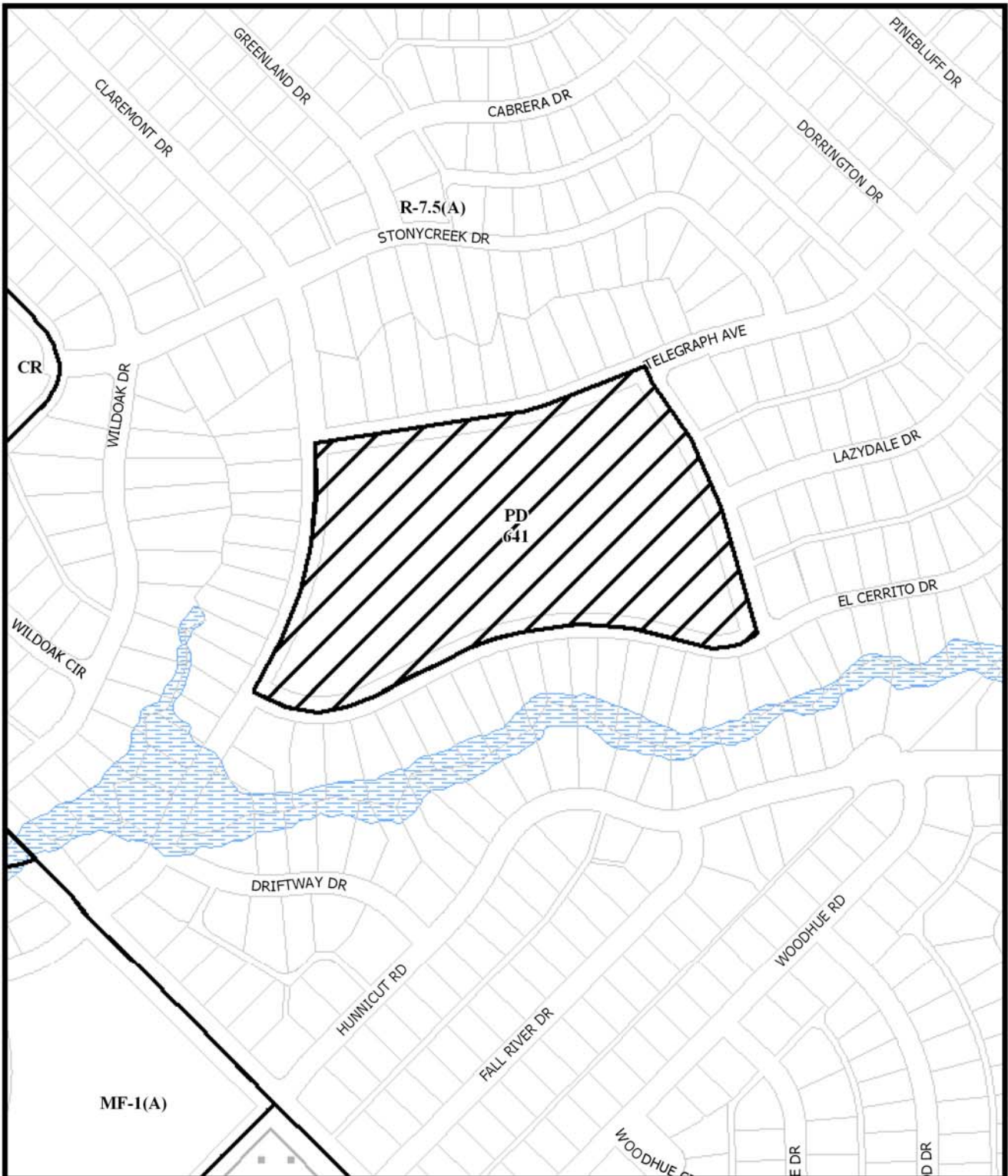
Minor Amendment for Development Plan

On June 11, 2003, the City Council passed Ordinance No. 25285 which established Planned Development District No. 641 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) enclosed dumpster area; 2) on-site bus lane along the Telegraph Avenue frontage; and 3) revised off-street parking areas.

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

STAFF RECOMMENDATION: Approval

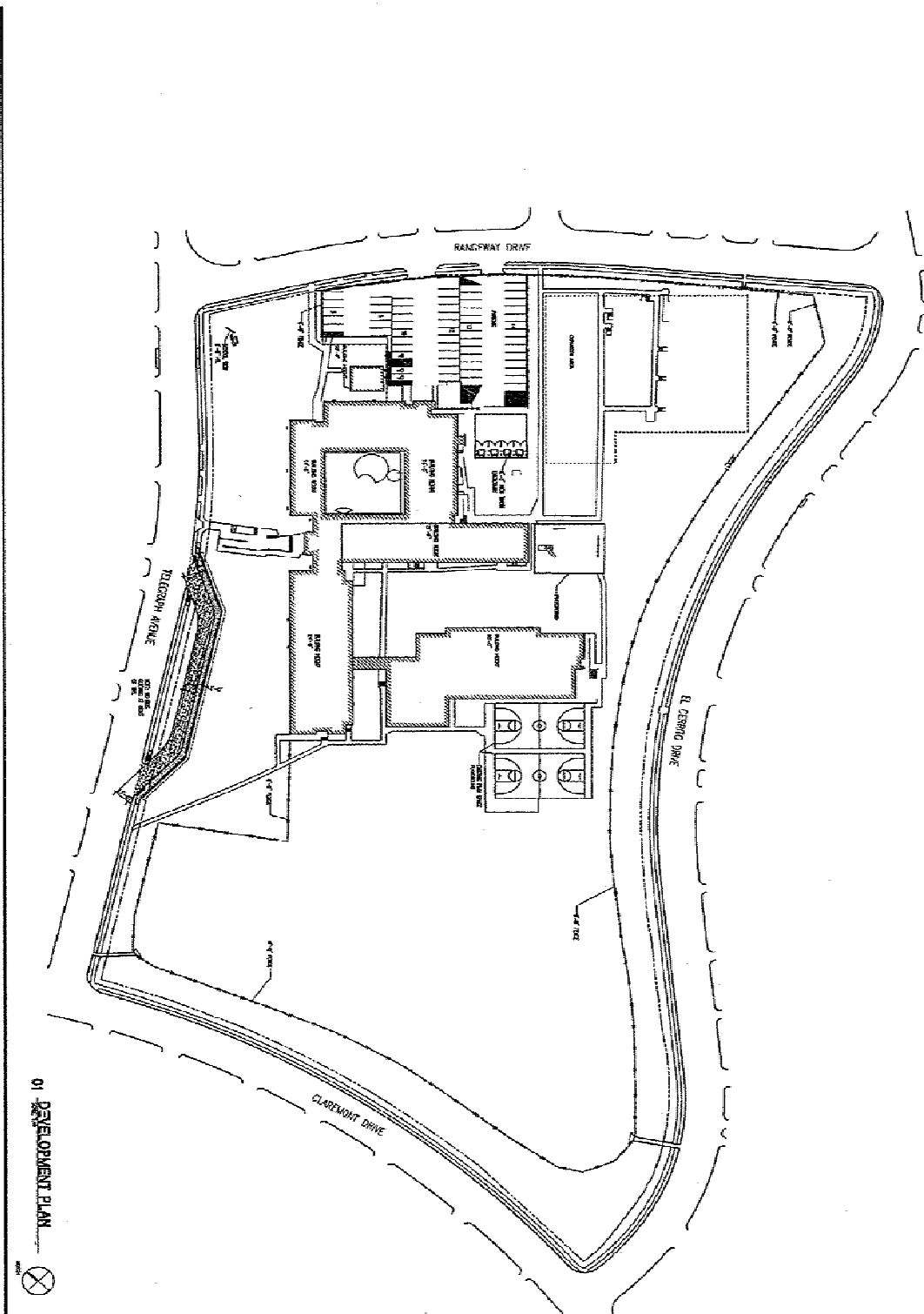


1:3,600

ZONING MAP

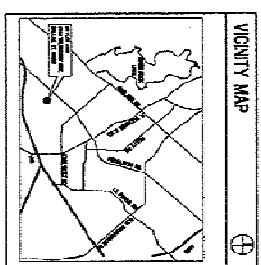
Case no: M123-009

Date: 2/11/2013



SITE DATA SUMMARY

THE FINAL SITE PLAN, ARCHITECTURAL AND ENGINEERING DRAWINGS, AND ALL OTHER INFORMATION REQUIRED FOR THE SUBMITTAL OF THIS PROJECT TO THE CITY OF DALLAS, TEXAS, IS THE PROPERTY OF THE ARCHITECT AND ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.



01 DEVELOPMENT PLAN

	City of Dallas Department of Public Works Planning and Development		Bayles Elementary School ORG • 108 2444 TELEGRAPH AVE. DALLAS, TEXAS 75228 Dallas ISD 2008 BOND PROGRAM
	PROJECT NO. _____ DATE _____ DRAWN BY _____ CHECKED BY _____ APPROVED BY _____		

Proposed Development Plan



JACOBS / PEGASUS

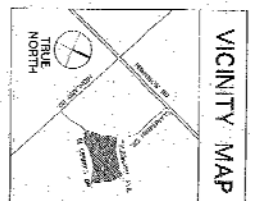
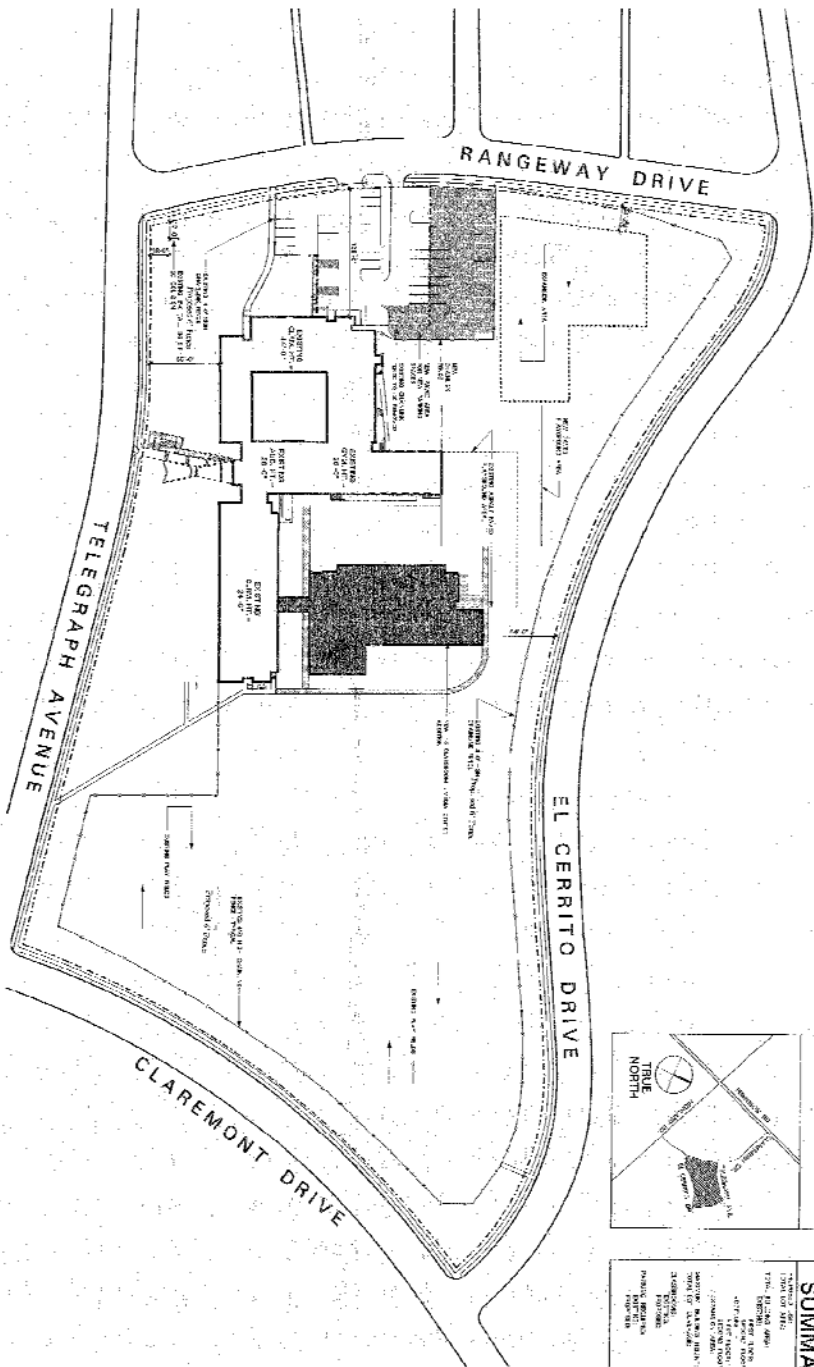
**BAYLES ELEMENTARY SCHOOL RENOVATION AND ADDITION
DEVELOPMENT PLAN**

03.21.03

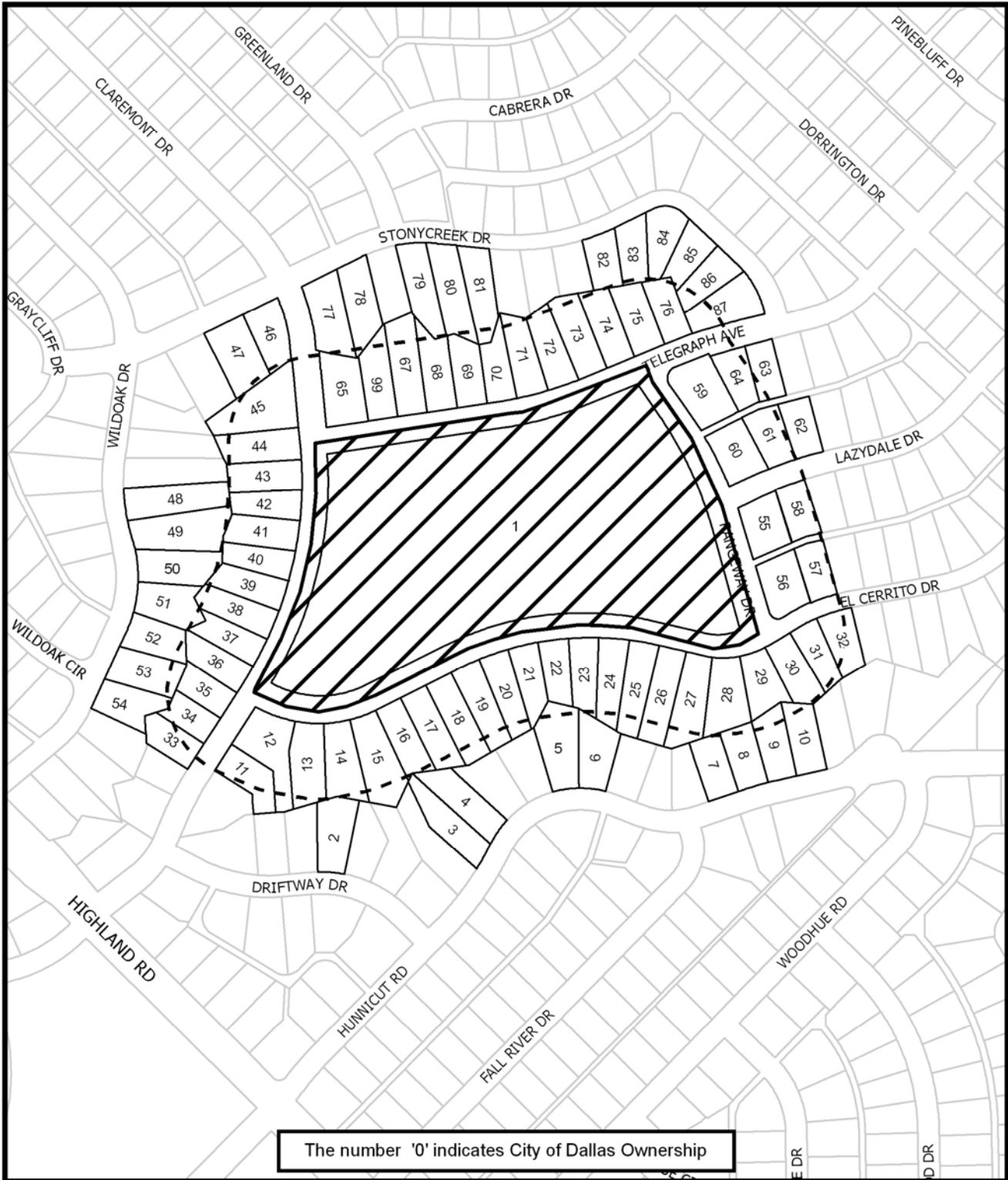
SCALE: 1" = 80'
5.5.03
7003313



081885
25205
CITY OF DALLAS
CITY ENGINEER
APR 11 2003
5/11/03
5/11/03
5/11/03



VICINITY MAP	
<p>SITE DATA SUMMARY</p> <p>PROJECT NO: 03.21.03 SHEET NO: 03.21.03 DATE: 03/21/03 DRAWN BY: JACOBSON CHECKED BY: JACOBSON SCALE: 1" = 80' PROJECT LOCATION: 11000 RANGEWAY DRIVE, DALLAS, TX 75243 PROJECT NUMBER: 03.21.03 SHEET NUMBER: 03.21.03</p>	



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

87

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-009**

Date: **2/11/2013**

Notification List of Property Owners

M123-009

87 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2444 TELEGRAPH AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	2435 DRIFTWAY DR	DALLAS HOUSING AUTHORITY
3	8119 HUNNICUT RD	CALLOWAY RAYMON DON
4	8125 HUNNICUT RD	KERFONTA MARY M
5	8141 HUNNICUT RD	GOOSEN BRIAN W
6	8145 HUNNICUT RD	SUASTE JOSE & HELEN
7	8165 HUNNICUT RD	CORTEZ FABIOLA
8	8171 HUNNICUT RD	KERR SHAREN
9	8175 HUNNICUT RD	WOFFORD KELLY DONOVAN & BRYAN
		WOFFORD
10	8181 HUNNICUT RD	SPARKS ROBERT C & DAPHNE R
11	8030 CLAREMONT DR	EVANS WENDY LEA
12	8040 CLAREMONT DR	HATCHER PATRICIA L
13	2410 EL CERRITO DR	SCHMITT ELIZABETH
14	2414 EL CERRITO DR	GUMMA VICTOR L
15	2420 EL CERRITO DR	BOYKIN JOHN C
16	2424 EL CERRITO DR	SIMMONS MICHAEL W
17	2430 EL CERRITO DR	LOWERY JASON SAMUEL & CHRISTINA M
18	2434 EL CERRITO DR	EASTER SUSYE FAYE
19	2440 EL CERRITO DR	MAXWELL RYAN G & LAURA K
20	2444 EL CERRITO DR	MITCHELL LINDA J
21	2450 EL CERRITO DR	MCCAIN DEMETRIA
22	2454 EL CERRITO DR	FONTAINE RICK F & CATHERINE A
23	2460 EL CERRITO DR	GORDON DARRYL BENTLEY
24	2464 EL CERRITO DR	CROUCH BILLY G JR
25	2470 EL CERRITO DR	STREETER LARRY W & JEAN A
26	2474 EL CERRITO DR	SMITH STERLING & SHANNON

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2480 EL CERRITO DR	KAZOLA MICHAEL JR EST OF % DENISE KAZOLA
28	2484 EL CERRITO DR	STRONG GERI L & JON A GRINALDI
29	2490 EL CERRITO DR	CLANTON STEPHANIE
30	2504 EL CERRITO DR	PRATER MIRANDA L &
31	2510 EL CERRITO DR	BORUSSARD REGINALD
32	2516 EL CERRITO DR	SANDERS JONATHAN S & JEAN E
33	8029 CLAREMONT DR	EVANS LESTER R
34	8035 CLAREMONT DR	PARKS ROY M
35	8041 CLAREMONT DR	APODACA ALFONSO III & ELIZABETH J KETTLE
36	8047 CLAREMONT DR	WRIGHT BRADLEY S
37	8053 CLAREMONT DR	ERICKSON DORIS J TR
38	8059 CLAREMONT DR	CALLAWAY THOMAS J
39	8065 CLAREMONT DR	BERMUDEZ GERARDO
40	8071 CLAREMONT DR	LANGE STEPHEN W
41	8077 CLAREMONT DR	JAMS MELINDA L
42	8083 CLAREMONT DR	HINSON JACK RILEY
43	8089 CLAREMONT DR	TAMEZ LUIS E JR & CORRAL ERICA P
44	8105 CLAREMONT DR	CORDOVA SARAH ANN
45	8115 CLAREMONT DR	CAMPOS RAFAEL M & EVA V
46	8140 STONYCREEK DR	MORENO JOSE A II & CAROLINA CENTENO
47	8132 STONYCREEK DR	STEELE BRUCE WARREN
48	2426 WILDOAK DR	HOAGLAND AMY DENISE
49	2432 WILDOAK DR	OZIER KATHRYN HEARIN
50	2440 WILDOAK DR	KENNEDY DAVIS
51	2450 WILDOAK DR	VANBUSKIRK JOHN C
52	2460 WILDOAK DR	FRANKLIN JOYCE C
53	2470 WILDOAK DR	TURNER SHANNON E &
54	2480 WILDOAK DR	KACHIOS JOAN ELIZABETH & ANTHONY ROBERT
55	2508 LAZYDALE DR	MAHONEY JOHN L & LAURIE A
56	2509 EL CERRITO DR	STREETER ANDREW W & ARELY
57	2515 EL CERRITO DR	TRUNGAL KELLI RHEA

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2512 LAZYDALE DR	BLACK CATHERINE A
59	2510 TELEGRAPH AVE	QUIROZ KAREN
60	2507 LAZYDALE DR	BARRON JERISUE & VLADYSLAV BATURA
61	2511 LAZYDALE DR	CALVILLO ERBEY
62	2517 LAZYDALE DR	MCCULLOUGH D FRANCES APT 1418
63	2522 TELEGRAPH AVE	JOHNSON JASON
64	2516 TELEGRAPH AVE	SMITH JUDITH E
65	2407 TELEGRAPH AVE	CHENAULT INA
66	2411 TELEGRAPH AVE	ROGAN ROBERT & MICHAEL TODD LITTLE
67	2417 TELEGRAPH AVE	BROWN WILLIAM KEVIN &
68	2423 TELEGRAPH AVE	WHITE IMOGENE E EST OF
69	2429 TELEGRAPH AVE	GREGORY VINCENT L
70	2435 TELEGRAPH AVE	ADKINS LEONARD
71	2441 TELEGRAPH AVE	DELEON JERRY
72	2447 TELEGRAPH AVE	TULLOCH BARBARA GWEN
73	2453 TELEGRAPH AVE	TUCK DAVID & CATHERINE C
74	2459 TELEGRAPH AVE	HUD %MICHAELSON, CONNER, & BOUL INC
75	2505 TELEGRAPH AVE	TOPLEY DONALD CHARLES
76	2511 TELEGRAPH AVE	LUTHER BRANDON &
77	8208 STONYCREEK DR	MCNABB LINDA
78	8216 STONYCREEK DR	HUNTER JOANN
79	8228 STONYCREEK DR	KIM KERRIE S
80	8234 STONYCREEK DR	HENNING SHERRY L
81	8240 STONYCREEK DR	HORN STEVEN L
82	8306 STONYCREEK DR	HORVATH AGOSTON S & PAMELA A
83	8314 STONYCREEK DR	SUTTON TIFFANY LEE
84	8326 STONYCREEK DR	CULLISON CARLA M
85	8340 STONYCREEK DR	BRANTLEY JANE B
86	8344 STONYCREEK DR	TUBB MANYA L
87	8354 STONYCREEK DR	STEGALL VIRGINIA AUSTIN EST OF

FILE NUMBER: M123-010

DATE FILED: January 22, 2013

LOCATION: Valley View Lane and LBJ Freeway, Northwest Corner

COUNCIL DISTRICT: 11

MAPSCO: 15 R, V 16 N, S

SIZE OF REQUEST: Approx. 18.1 Acres

CENSUS TRACT: 136.10

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVES: Kirk Williams, Tommy Mann

MISCELLANEOUS DOCKET ITEM

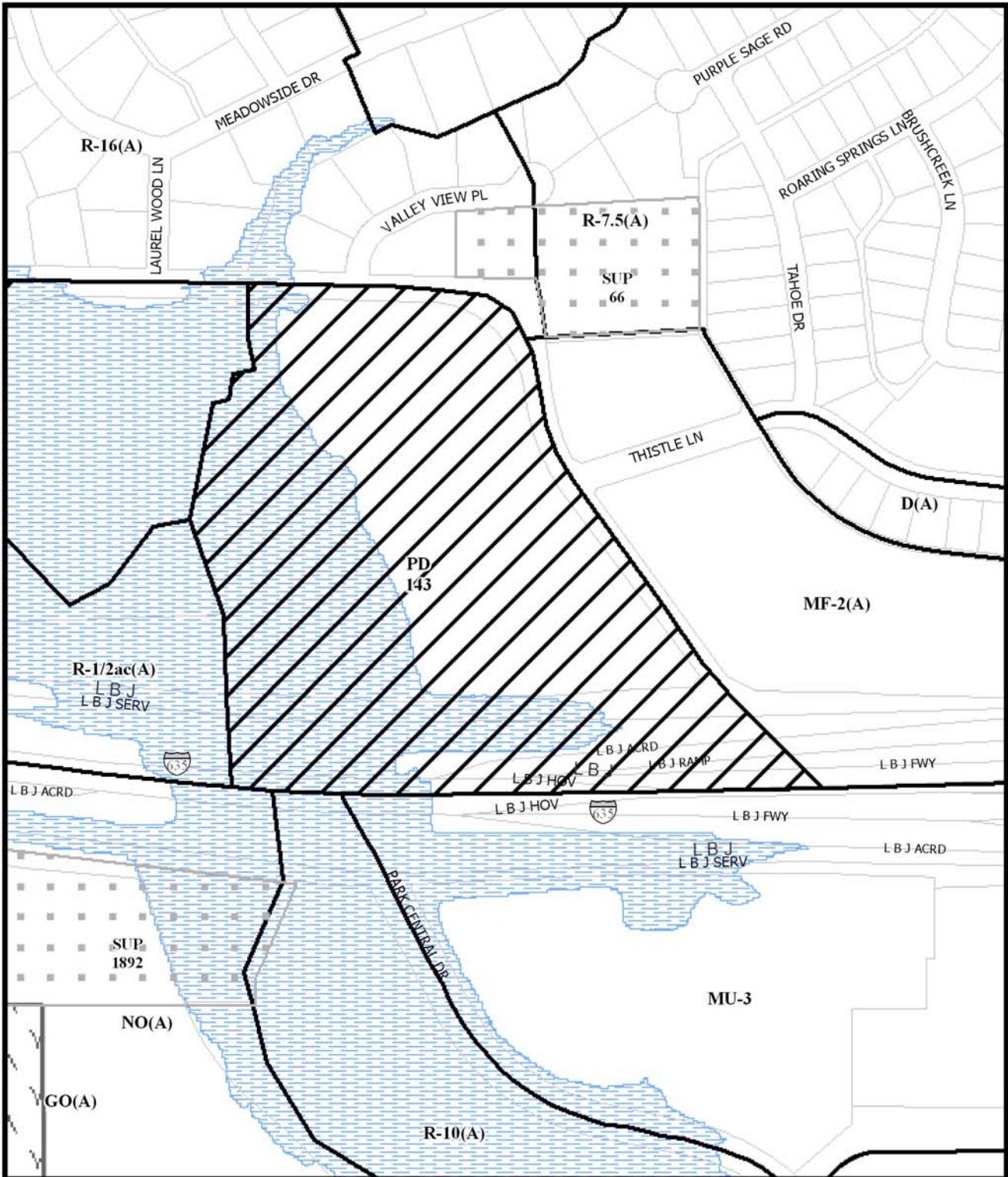
Minor Amendment for Development/Landscape Plan

On February 2, 1993, the City Council passed Ordinance No. 17685 which established Planned Development District No. 143 at the above referenced location. The PDD was subsequently amended by Ordinance No. 19483 and most recently, Ordinance No. 26137 which provided for a conceptual plan for a proposed private school along with a requirement for City Plan Commission approval for a development plan and landscape plan. On January 25, 2007, the City Plan Commission approved a development/landscape plan for the private school.

At this time, the applicant is requesting to provide for revised building footprints, a relocation of an outside play area, and reconfigured internal courtyards.

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

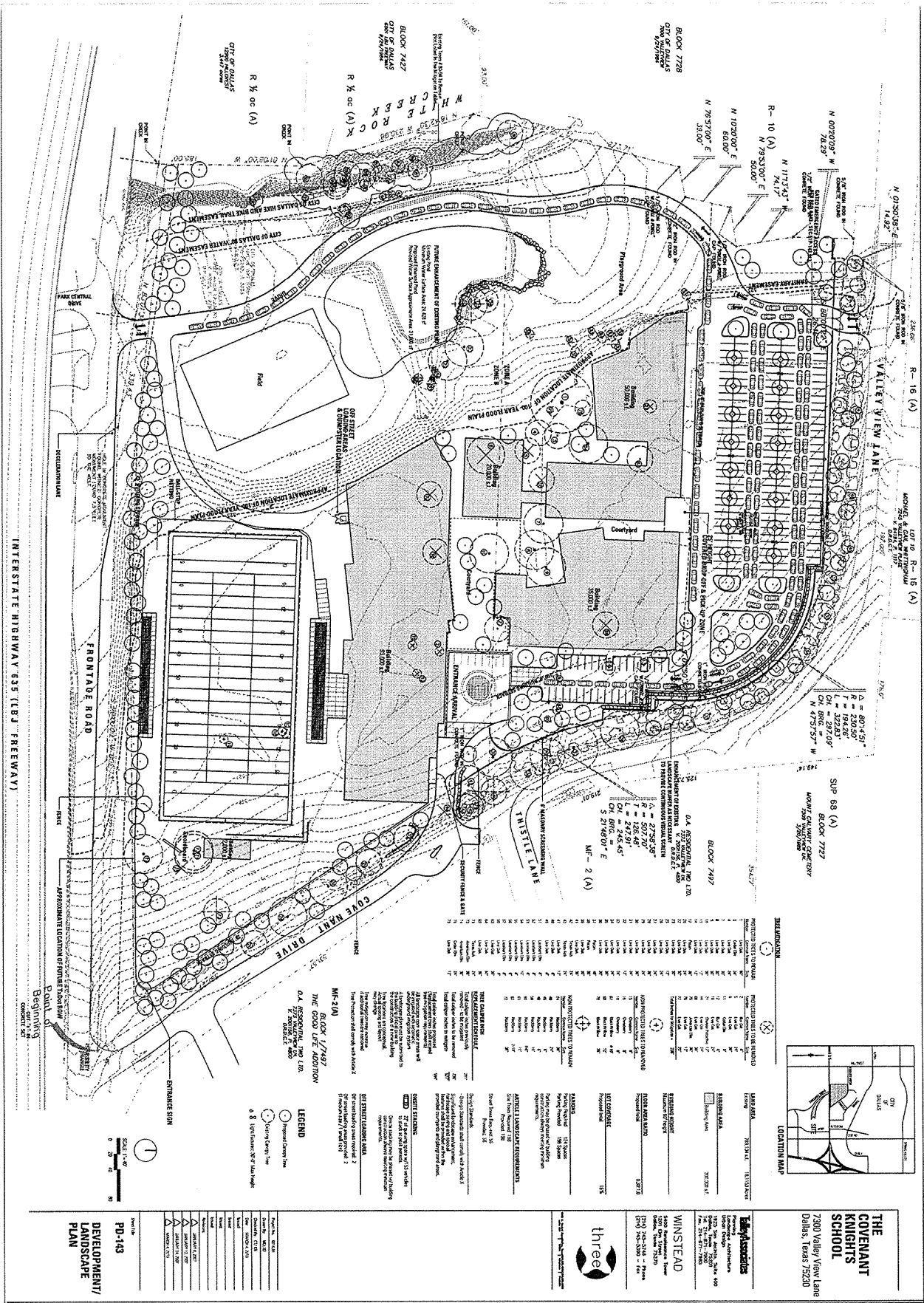
STAFF RECOMMENDATION: Approval




 1:3,600

ZONING MAP

Case no: M123-010
 Date: 2/11/2013



INTERSTATE HIGHWAY 635 (I-635 FREEWAY)

Point of Beginning
Coveant Dr. at N. 17th St.



LEGEND
 ○ Proposed Green Tree
 ○ Proposed Tree
 ○ Existing Tree
 ○ Existing Tree to be Removed

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

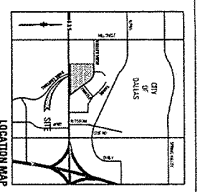
THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

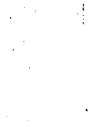
THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

THE GOOD LIFE ADDITION
 O.A. RESIDENTIAL, INC. LTR.
 7900 VALLEY VIEW LANE
 DALLAS, TEXAS 75230

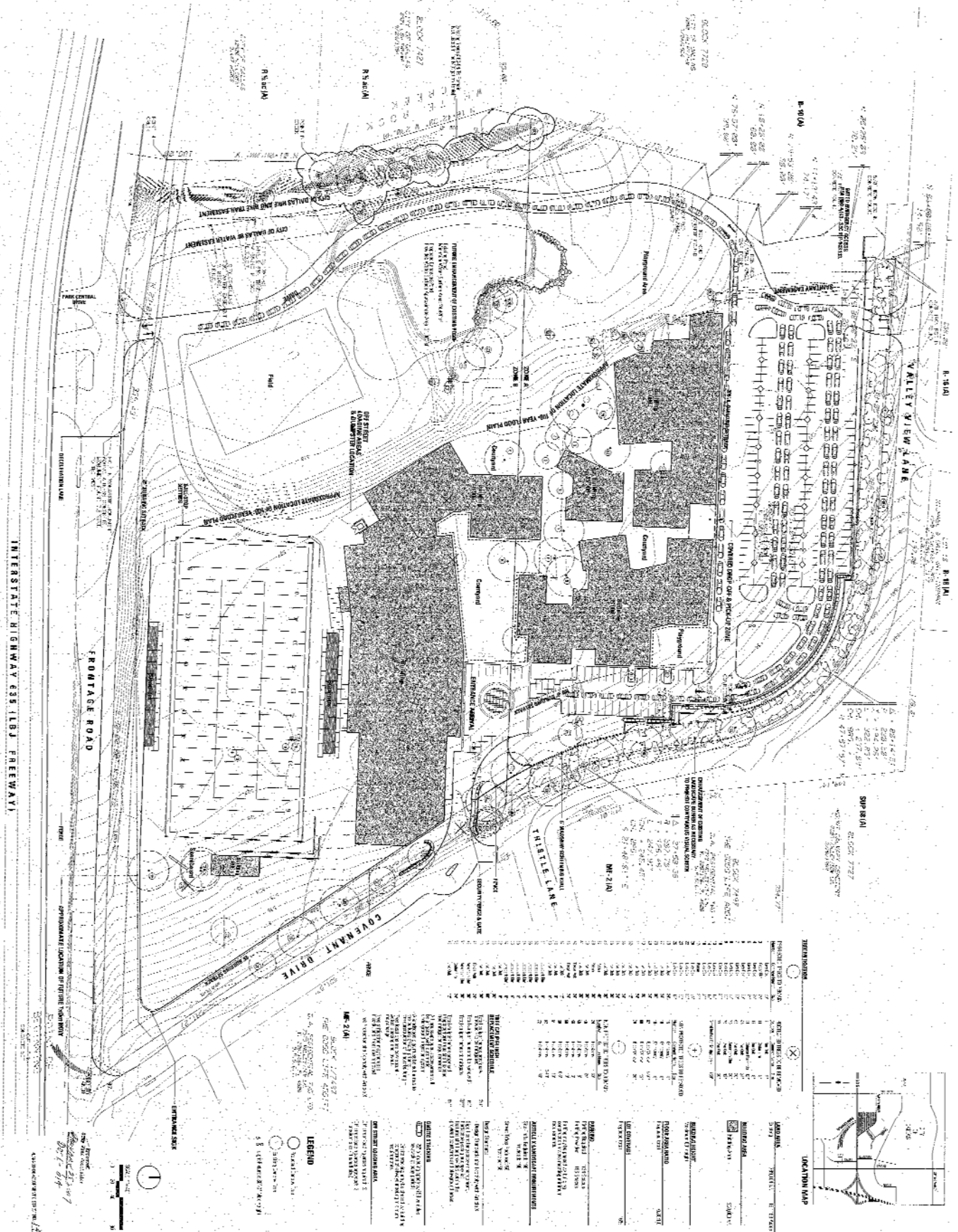


THE COVEANT KNIGHTS SCHOOL
 7900 Valley View Lane
 Dallas, Texas 75230

Winstead
 11111 Winstead
 Dallas, Texas 75230



Proposed Development/Landscape Plan



THE COVENANT KNIGHTS SCHOOL
 7300 Valley View Lane
 Dallas, Texas 75230

Winstead
 2172001

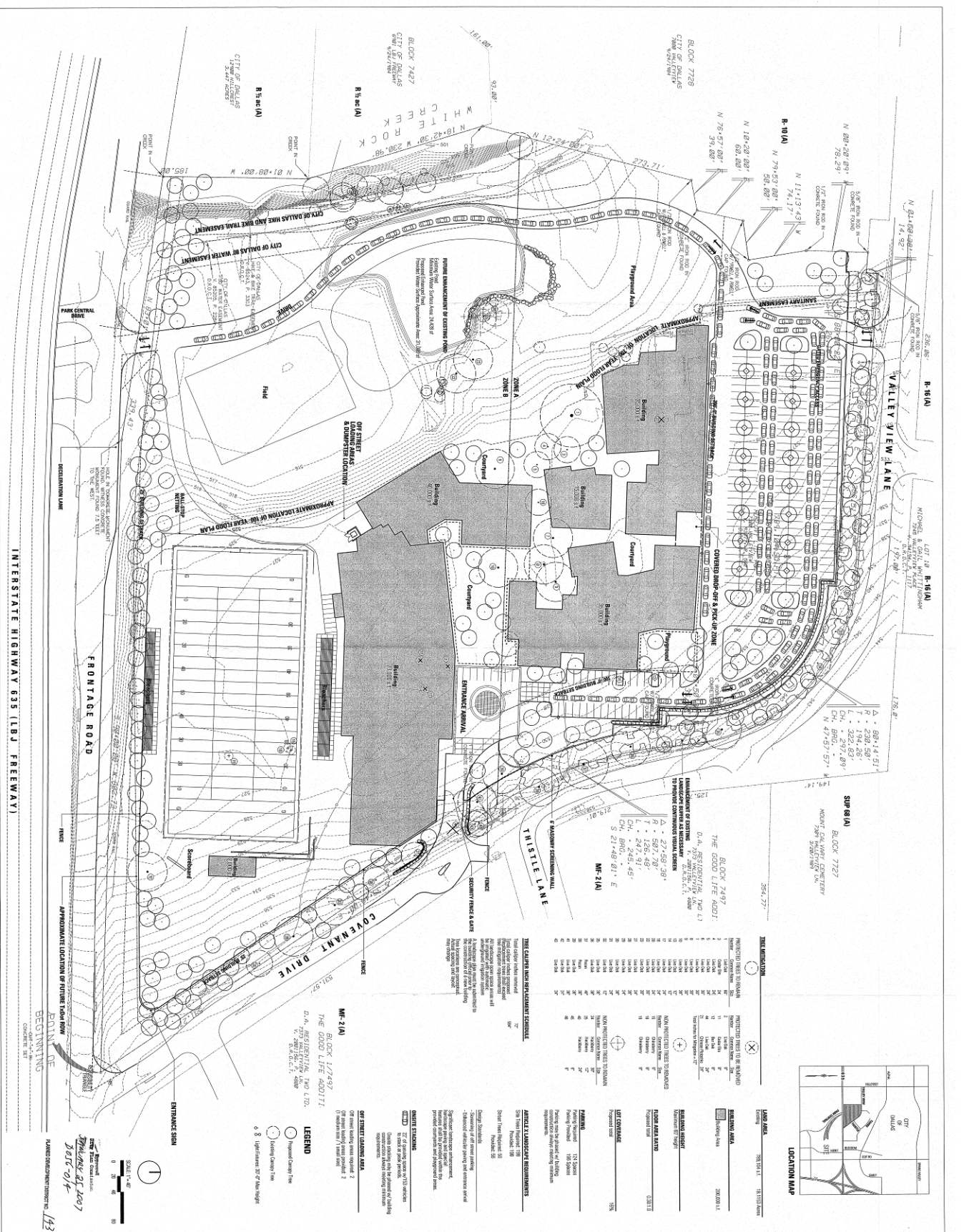
three

LEGEND

Symbol	Description
Circle with dot	Existing Building
Circle with cross	Proposed Building
Circle with diagonal lines	Existing Parking
Circle with horizontal lines	Proposed Parking
Circle with vertical lines	Existing Landscape
Circle with wavy lines	Proposed Landscape
Circle with stars	Existing Utility
Circle with dots	Proposed Utility

1 OF 2

Existing Development/Landscape Plan 1 of 2



THE COVARIANT KNIGHTS SCHOOL
7300 Valley View Lane
Dallas, Texas 75230

Winstead
7300 Valley View Lane
Dallas, Texas 75230

Talley Associates
7300 Valley View Lane
Dallas, Texas 75230

three

Existing Development/Landscape Plan 2 of 2

143

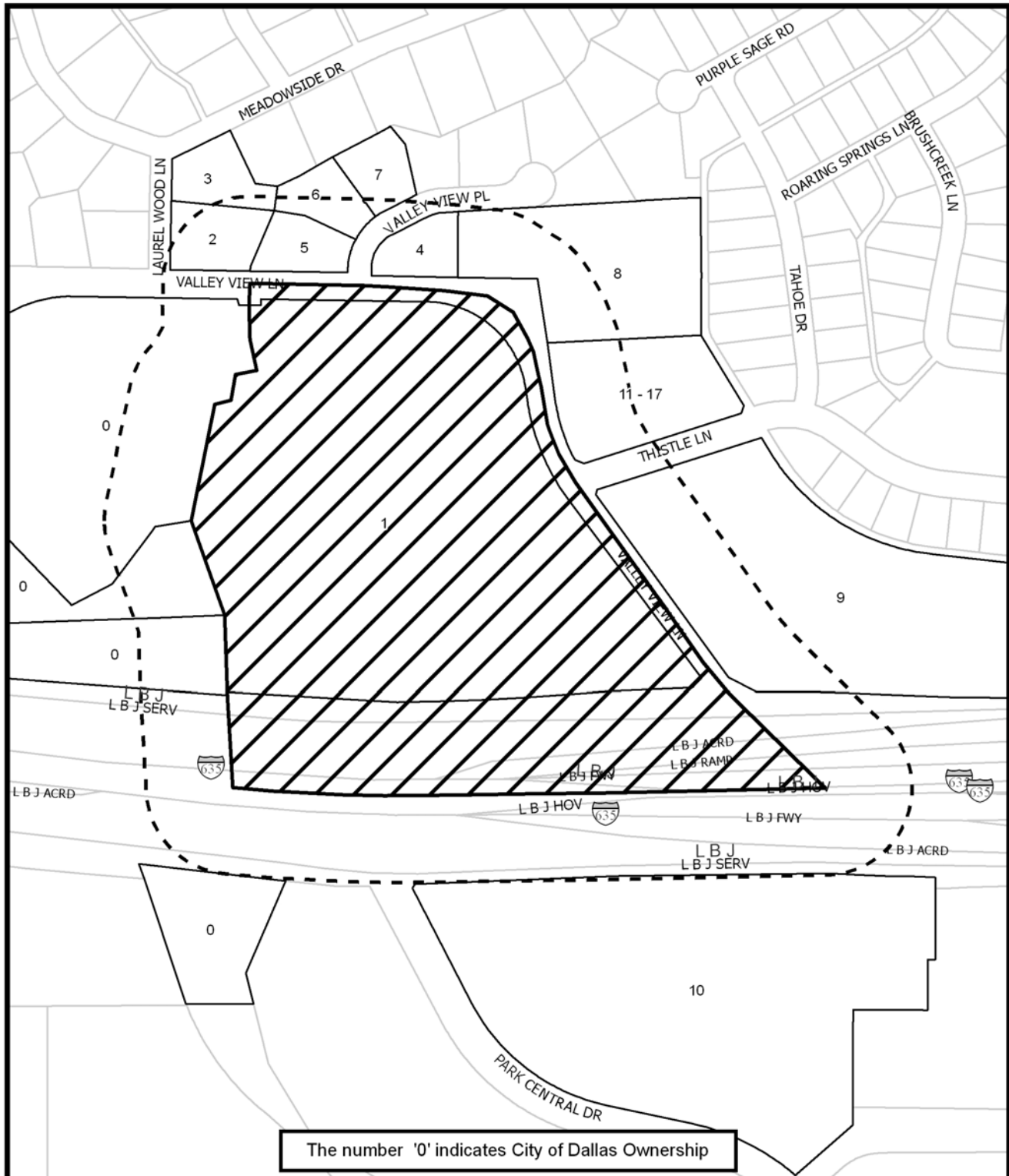
DATE: 01/14/2017

PROJECT: THE COVARIANT KNIGHTS SCHOOL

SCALE: 1/8" = 1'-0"

PD-143

DEVELOPMENT/LANDSCAPE PLAN



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
17 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-010**

Date: **2/11/2013**

2/7/2013

Notification List of Property Owners

M123-010

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7300 VALLEY VIEW LN	COVENANT KNIGHTS SCHOOL THE
2	13210 LAUREL WOOD LN	REISMAN JAMES H
3	13220 LAUREL WOOD LN	BEERS KEITH & HELEN
4	7245 VALLEY VIEW PL	WHITTINGHAM MICHAEL & GAIL
5	7211 VALLEY VIEW PL	KRELL PETER A
6	7215 VALLEY VIEW PL	WOLFF ROBERT PAUL & CATHERINE ANN
7	7219 VALLEY VIEW PL	FREELAND NEWTON F JR & DAWN S
8	7309 VALLEY VIEW LN	MOUNT CALVARY CEMETERY
9	7373 VALLEY VIEW LN	191 II FSC CITY NORTH APARTMENTS LLC
10	7540 LBJ FWY	WATERMARK COMMUNITY CHURCH % FRANK SCHUB
11	7333 VALLEY VIEW LN	GRIFFITH CURTIS
12	7333 VALLEY VIEW LN	NEWSOM JOHN DAVID & MIKELLA
13	7333 VALLEY VIEW LN	LINER ROBERT M & SUZANNE BECK
14	7333 VALLEY VIEW LN	LINER ROBERT M & SUZANNE BECK
15	7333 VALLEY VIEW LN	BASS KEVIN
16	7333 VALLEY VIEW LN	NEWSOM CORY T
17	7333 VALLEY VIEW LN	BECK ANDREW

LOCATION: Daniieldale Road from Polk Street to IH35E

COUNCIL DISTRICT: 8

MAPSCO: 74K, L, M
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Daniieldale Road from Polk Street to IH35E from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.

SUMMARY

Hillwood Investment Properties, LP has requested an amendment to change the dimensional classification of Daniieldale Road from Polk Street to IH35E from a six lane divided Principal Arterial roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) Principal Arterial roadway within 60 feet of right of way.

Hillwood Investment Properties, LP is developing the area on the southwest corner of the IH 35E and Daniieldale Road with warehouse and distribution functions. Traffic generated by proposed land use changes will not require a six lane divided roadway. The development will receive access from Daniieldale Road and IH35E southbound service road where a private driveway currently exists. Daniieldale Road between Polk Street to IH35E currently exists as a sub-standard two lane roadway.

At build-out, the daily traffic demand is not anticipated to exceed the 24 hour capacity of a four lane undivided roadway. A four lane divided cross section will match the adjacent cross section of the remaining Daniieldale Road between Old Hickory Trail and Polk Street as designated on the City of Dallas Thoroughfare Plan.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Daniieldale Road from Polk Street to IH35E from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

March 7, 2013
Recommendation Approval

MAPS

Attached

Danieldale Road

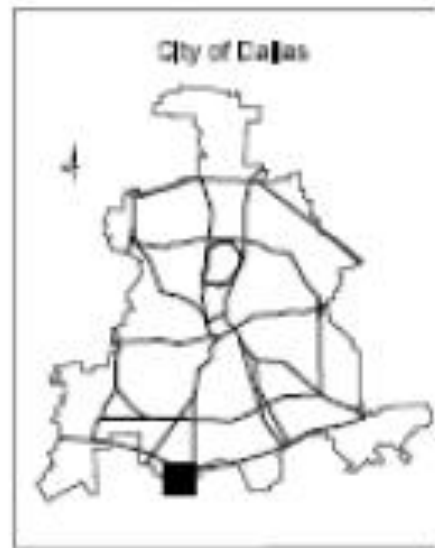


Mapscor Page 74K, L, M

Mapscor Page 74K, L, M

DANIELDALE ROAD FROM POLK ST. TO R.L. THORNTON FRWY.

Thoroughfare Plan Amendment
Thoroughfare Map



FILE NUMBER: Z123-136(RB)

DATE FILED: November 13, 2012

LOCATION: Southwest Line of Hill Avenue, between Simpson Street and Race Street

COUNCIL DISTRICT: 2

MAPSCO: 46 E, J

SIZE OF REQUEST: Approx. 1.59 Acres

CENSUS TRACT: 22

APPLICANT/OWNER: Dallas Housing Corporation

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an MF-3(A) Multifamily District, with deed restrictions volunteered by the applicant, on property zoned an MF-2(A) Multifamily District and a P(A) Parking District.

SUMMARY: The applicant is requesting the MF-3(A) District for the increase in permitted structure height for a proposed six-story convalescent facility. In conjunction with the request, the applicant has volunteered deed restrictions that limit structure height, for all permitted uses other than that requested, to 36 feet.

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

BACKGROUND:

- The request site is undeveloped, possessing three street frontages.
- The applicant proposes to develop the site with a convalescent and nursing home, hospice care, and related institutions use for a 150 bed facility.
- While the proposed use is permitted by right in the existing and requested district, the latter permits structure height to accommodate a facility expected to develop within the 75 foot-90 foot range.
- In conjunction with the request, the applicant has volunteered deed restrictions that limit structure height for all permitted uses, other than that proposed, to 36 feet.

Zoning History:

Case Number

Request, Disposition & Date

1. Z067-160

An MF-4(A) District on property zoned an MF-2(A) District. On March 29, 2007, the CPC denied the request. The applicant did not appeal this recommendation to the CC.

Street

Designation; Existing & Proposed ROW

Hill Avenue

Local; 40' ROW

Simpson Street

Local; 80' ROW

Comprehensive Plan: The site is located in an area considered a Campus Building Block.

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and

visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

STAFF ANALYSIS:

Land Use Compatibility: The request site is undeveloped, possessing no changes of elevation, and enjoys three street frontages. The applicant proposes to develop the site with a convalescent and nursing home, hospice care, and related institutions use for a 150 bed facility, which is allowed by right in both the existing and requested districts. Permitted structure height of the existing MF-2(A) District (36 feet) will not accommodate the proposed development (approximately 75 feet-90 feet). In conjunction with the request, the applicant has volunteered deed restrictions that limit structure height for all permitted uses, other than that proposed, to 36 feet.

With regard to that portion of the site zoned as a P(A) District (extreme southeast corner), this approximate 800 square foot area is somewhat insignificant as it relates to any development of the request site, existing or proposed zoning notwithstanding.

The site is situated along the southeastern edge of PDD No. 749, the Baylor University Medical Center Special Purpose District. Surface parking areas are situated to the south, west and northwest across Hill Avenue. Facilities supporting a church are developed to the north, with various commercial uses to the east. It should be noted that these uses actually back up to the site, in that their storefronts face Elm Street. The Race Street frontage actually provides for access to their service areas.

Staff has determined the proposed use is compatible with adjacent uses. Furthermore, close proximity to the services offered within the Baylor campus can place less reliance on the need of vehicle trips to these service areas. The applicant’s intent to provide for a more vertical development for the proposed use than that permitted by the underlying zoning is tempered by the volunteered deed restrictions; should the site redevelop for any other permitted use, the yard, lot, and space regulations (specifically structure height of 36 feet) permitted in an MF-2(A) District would apply. Lastly, the majority of the properties adjacent to the site are utilized for surface parking, with the Elm Street fronting commercial/retail uses to the east/southeast having their service areas and employee parking areas visible to the site.

Z123-136(RB)

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

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

Landscaping: The site is void of any landscaping. Development of the site will require compliance with Article X.

DHA BOARD OF COMMISSIONERS

January 2012

Mr. Terdema Ussery, Chairman
DHA Commissioners
C/O Dallas Mavericks
2909 Taylor Street
Dallas, TX 75226

Mr. Pedro Aguirre, Vice Chairman
DHA Commissioner
C/O Aguirre Roden, Inc.
10670 N. Central Expressway, 6th Floor
Dallas, TX 75231

Mr. John Gates
DHA Commissioner
C/O Jones Lang LaSalle Americas, Inc.
8343 Douglas Avenue, Suite 100
Dallas, TX 75225

Mayela Lopez
DHA Commissioner
3302 Lake Hollow Drive
Dallas, TX 75212

Mr. Steven Stamos
DHA Commissioner
C/O Lambert's
6333 Denton Drive #100
Dallas, TX 75235

Ms. MaryAnn Russ
President/CEO
Secretary, DHA Commissioners
3939 North Hampton Road
Dallas, TX 75212

Z123-136

DEED RESTRICTIONS

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

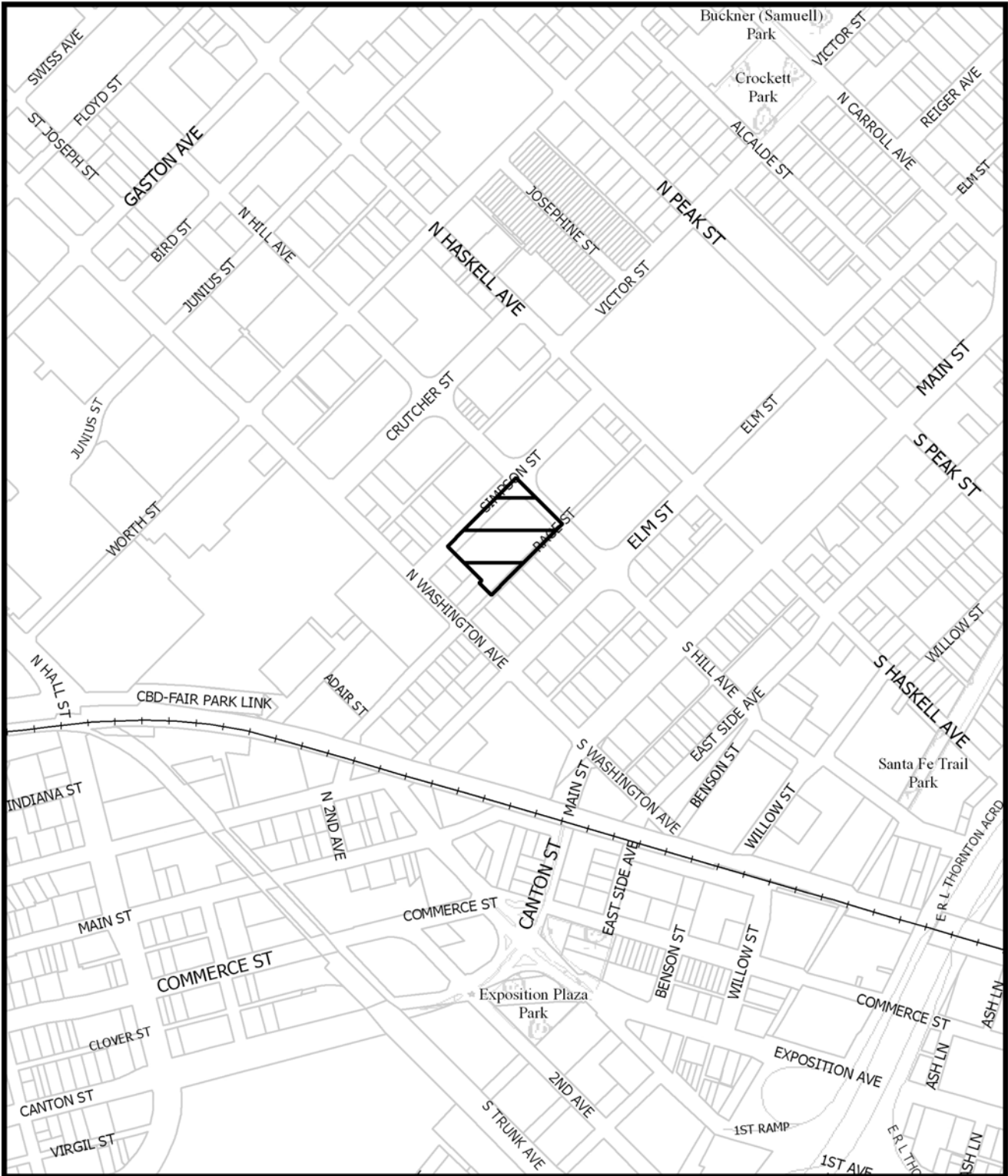
The undersigned, DALLAS HOUSING AUTHORITY, (“the Owner”), is the owner of the following described property (“the Property”), and being that same tract of land conveyed to the Owner by Red Bird Investors, LTD., a California limited partnership, by deed dated October 8, 2982, and recorded in Volume 82207, Page 2207, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

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

For all permitted uses other than a convalescent and nursing homes, hospice care, or related institutions, maximum structure height is as permitted in the MF-2(A) Multifamily District.

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

This restriction may be amended or terminated as to any portion of the Property upon application to the City of Dallas by the current owner of that portion of the Property, without concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

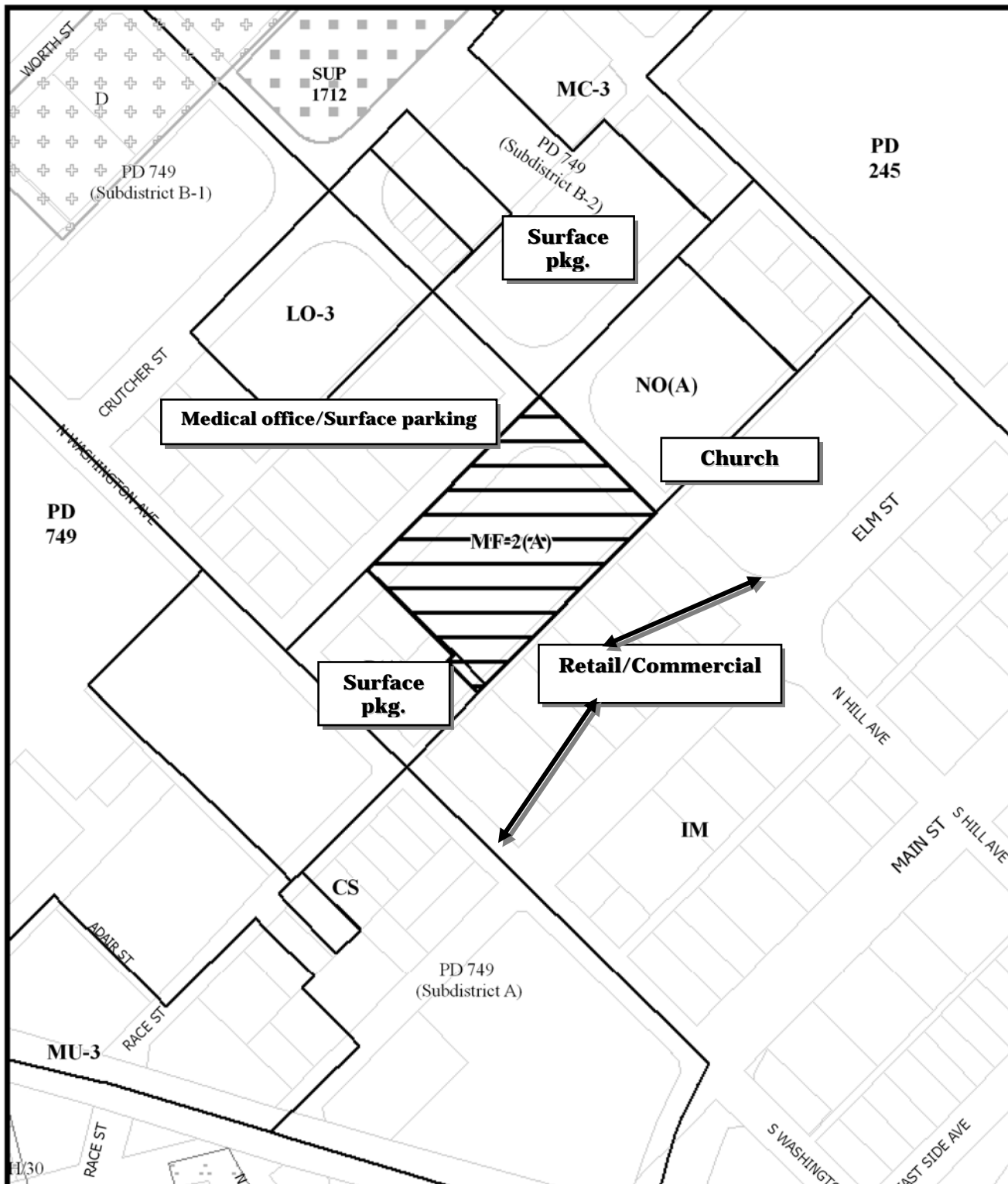


1:6,000

VICINITY MAP

Case no: Z123-136

Date: 2/11/2013

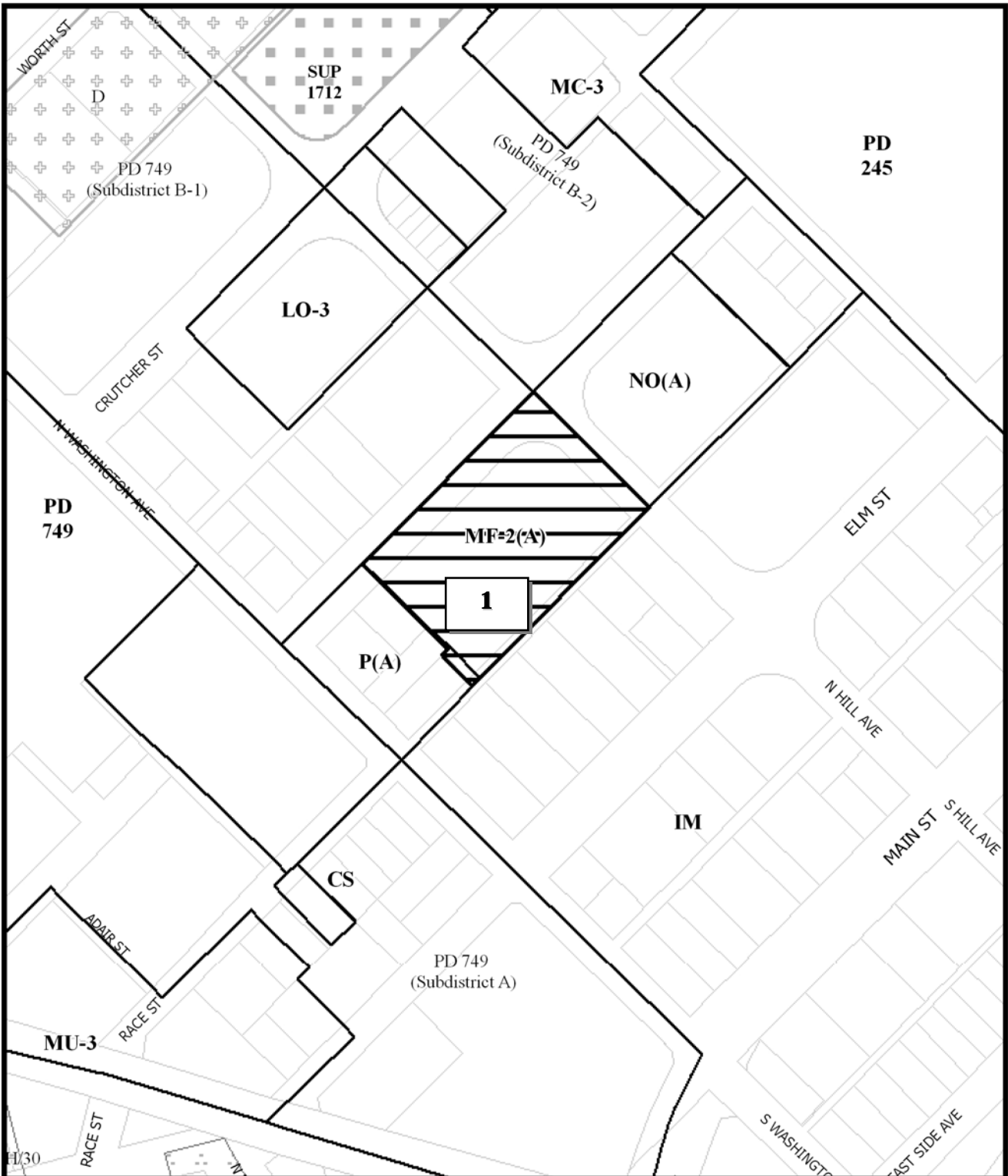


1:2,400

ZONING AND LAND USE

Case no: Z123-136

Date: 2/11/2013




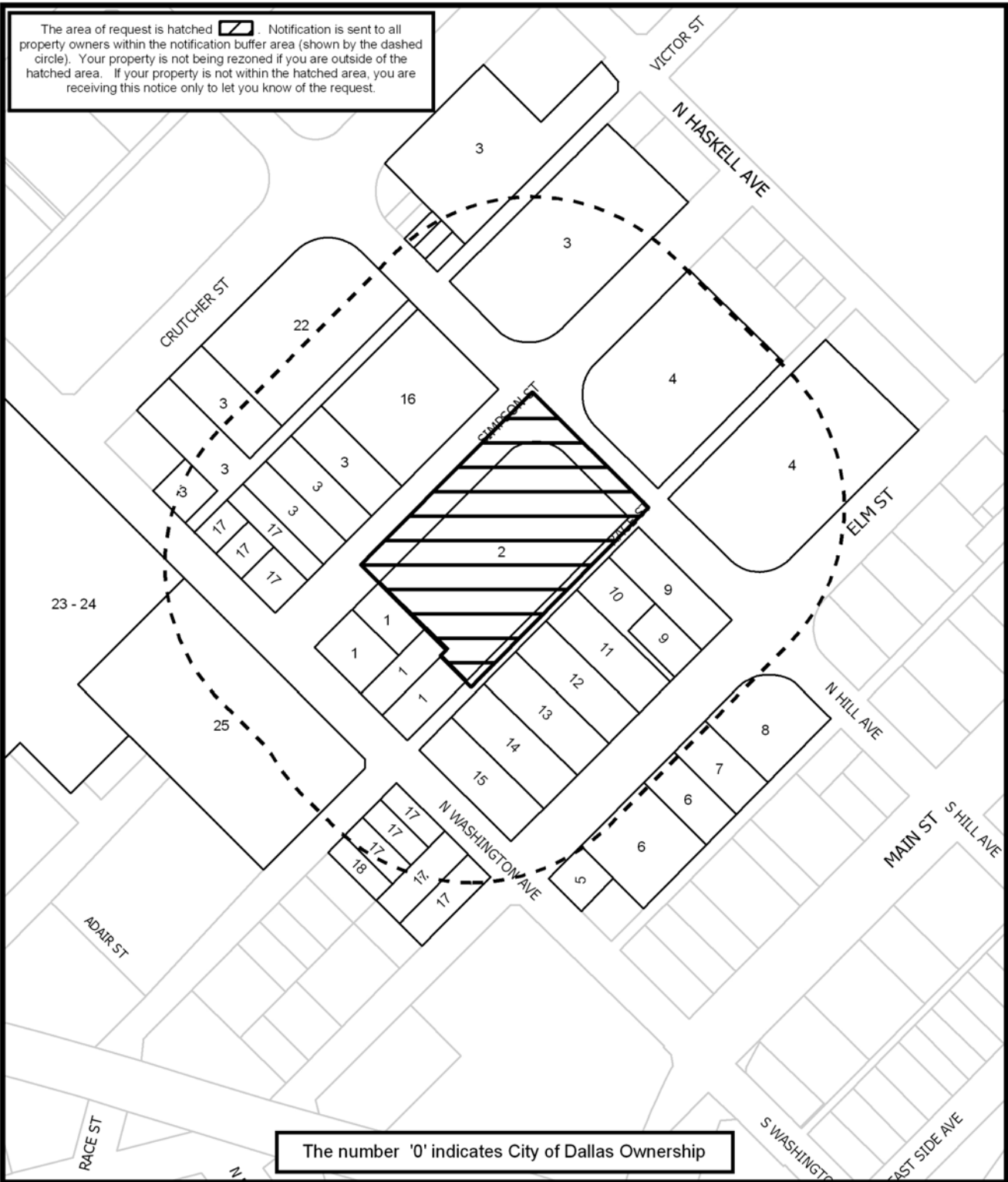
1:2,400

ZONING HISTORY

Case no: Z123-136

Date: 2/11/2013

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



1:2,400

NOTIFICATION

300'

AREA OF NOTIFICATION

25

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-136**

Date: **2/11/2013**

2/7/2013

Notification List of Property Owners***Z123-136******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	304 WASHINGTON AVE	BAPTIST GENERAL CONVENTION OF TX THE
2	3922 SIMPSON ST	DALLAS HOUSING AUTHORITY
3	4015 SIMPSON ST	BAYLOR HEALTH CARE SYSTEM
4	4001 ELM ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
5	3900 ELM ST	3900 ELM STREET DALLAS TEXAS LLC % PHIL
6	3908 ELM ST	CITY SIGN SERVICES INC
7	3922 ELM ST	CITY SIGN SERVICE INC
8	3924 ELM ST	K & R SCREEN GRAPHICS
9	3933 ELM ST	3511 CEDAR SPRINGS LP % JUSTIN TRAIL
10	3932 RACE ST	3511 CEDAR SPRINGS LP % JUSTIN TRAIL
11	3921 ELM ST	KOFAHL LLOYD EDWARD JR
12	3917 ELM ST	RUSSELL ELM ST LTD %CAROL RUSELL
13	3909 ELM ST	RUSSELL ELM ST LTD %CAROL RUSSELL
14	3907 ELM ST	RUSSELL ELM STREET LTD %CAROL RUSSELL
15	3901 ELM ST	BAPTIST GENERAL CONV OF TEXAS
16	3925 SIMPSON ST	WORKS GEORGE W JR & N WORKS TRUSTEE
17	3905 SIMPSON ST	BAYLOR HEALTH CARE SYSTEM SUITE 2200
18	3804 RACE ST	BAYLOR UNIVERSITY MED CTR SUITE 2200
19	428 HILL AVE	WHATLEY JON R & THANH DAO
20	424 HILL AVE	SMITH MONICA BOX 378
21	420 HILL AVE	SKINNER CHANDRA
22	3930 CRUTCHER ST	KKT I L P
23	411 WASHINGTON AVE	BAYLOR HEALTH CARE SYSTEM SUITE 2200
24	411 WASHINGTON AVE	HRT PROPERTIES OF TX LTD
25	333 WASHINGTON AVE	BAPTIST GENERAL CONVENTION OF TEXAS

FILE NUMBER: Z123-145(RB)

DATE FILED: November 27, 2012

LOCATION: Property bounded by Walton Walker Boulevard, Kiest Boulevard, and Morse Drive

COUNCIL DISTRICT: 3

MAPSCO: 52 Y, Z, 62 C

SIZE OF REQUEST: Approx. 12.97 Acres

CENSUS TRACT: 108.03

APPLICANT: La Academia de Estrellas

REPRESENTATIVE: Rob Baldwin

OWNER: Red Bird 166 Partners, LP

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

SUMMARY: The applicant is proposing to construct a private school and support areas with a projected maximum enrollment of 792 students, grades kindergarten through eighth.

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

BACKGROUND INFORMATION:

- The triangular-shaped request site is undeveloped with street frontage on all property lines.
- The applicant proposes to develop an open-enrollment charter school (approx. 86,000 sf), which will accommodate a maximum of 792 students, kindergarten through eighth grade.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Kiest Boulevard	Principal Arterial; 100' & 100' ROW
Walton Walker Boulevard	Freeway; Variable ROW
Morse Drive	Local; 60' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered an Industrial Area, which offers important employment opportunities, occupies large areas of land and usually is near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is undeveloped. The triangular-shaped parcel possesses three street frontages.

Due to the site's beneficial frontage characteristics, access and impact on adjacent uses is minimal. Single family uses are developed across Kiest Boulevard to the north and northeast. A multifamily use fronts the south line of Kiest Boulevard, east of the site. Undeveloped property zoned for LO-3 District Uses fronts property across Morse Drive. Finally, inside industrial uses are developed across the elevated portion of Walton Walker Boulevard.

Staff routinely considers applications for schools generating significant enrollment. Regardless of adjacent zoning and uses, certain operational characteristics (unloading/loading of students, location of outside activity areas, access points) must be addressed so as to ensure schools are able to support these larger enrollments without impacting surrounding areas. The bulk of the physical improvements are somewhat centered in the property with open areas to the west and east.

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 this analysis, staff has determined the request complies with this section of the city code, subject to the attached site plan, traffic management plan, and conditions.

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

Landscaping: The site possesses minimal native landscaping, but does possess a significant understory area in the northwest corner of the site. Staff has encouraged the applicant to preserve this area, of which the majority will be retained as located on the attached site plan. This will serve as one of the required design standards, with the balance of required landscaping to comply with Article X.

**3200 and 3400 Walton Walker
Owners and Officers**

Ownership

Redbird 166 Partners, LP
6228 Colleyville Boulevard – Suite A\
Colleyville, Texas 76034

Officers

Redbird 166 Partners, LP
Christopher A. Cole
2254 Moore Street – Suite 102
San Diego, CA 92110

Harold Kaemerle, Jr.
2254 Moore Street – Suite 102
San Diego, CA 92110

La Academia de Estrellas

Gracie Oyervides, President
3521 W. Jefferson
Dallas< TX 75211

Karen Davis, Secretary
423 Morning Dove Drive
Duncanville, TX 75137

Z123-145

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

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional fifteen-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. CLASSROOMS: Maximum number of classrooms is 42.
5. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. OFF-STREET PARKING: Parking must be provided as shown on the attached site plan.
7. 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, 2014. 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 year for the first two years (2015, 2016, and 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.

8. ROADWAY IMPROVEMENTS: Prior to a certificate of occupancy, a No Left-Turn/No U-Turn sign on westbound Kiest Boulevard at the median opening in the vicinity of Driveway 2 must be installed, subject to approval of Street Services.

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

Z123-145(RB)

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

**TRAFFIC MANAGEMENT PLAN FOR
LA ACADEMIA DE ESTRELLAS
IN DALLAS, TEXAS**

Prepared for:
La Academia de Estrellas
547 E. Jefferson Boulevard
Dallas, TX 75203

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



November 26, 2012



Traffic Management Plan for
La Academia de Estrellas
< DeShazo Project No. 12174 >

Table of Contents

INTRODUCTION	1
<i>Purpose</i>	1
TRAFFIC MANAGEMENT PLAN	1
<i>School Operational Characteristics</i>	2
<i>Circulation</i>	2
<i>Queue Lengths</i>	3
<i>Staff Assistance</i>	4
<i>Bus Circulation</i>	5
ADDITIONAL RECOMMENDATIONS	5
SUMMARY	5
EXHIBIT 1	
APPENDIX	



Technical Memorandum

To: Richard Tuck — La Academia de Estrellas
From: DeShazo Group, Inc.
Date: November 26, 2012
Re: Traffic Management Plan for the proposed La Academia de Estrellas in Dallas, Texas
(DeShazo Project No. 12174)

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by La Academia de Estrellas (“the school”) to conduct a traffic management plan (TMP) for their proposed campus planned to be located at 3200 & 3400 Walton Walker Boulevard in Dallas, Texas. The project site is bounded by Kiest Boulevard to the north, Walton Walker Boulevard to the west, and Morse Drive to the east. The proposed Project is an open-enrollment charter school that is being designed to accommodate up to 792 students from Kindergarten through 8th grades at the site buildout. This TMP is developed for and applicable to the ultimate school buildout conditions. However, TMP for any interim scenarios leading up to the ultimate school buildout could be commensurately derived from the concepts developed in this TMP.

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

Purpose

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

TRAFFIC MANAGEMENT PLAN

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

School Operational Characteristics

For the proposed La Academia de Estrellas, the following information was provided by the School:

- Estimated enrollment of 792 students
- No students will be transported via school buses
- No significant number of students will be walking to/from the school

The school also indicated that approximately 15-20% students may stay at the school following dismissal for tutoring and extra-curricular activities.

School Hours

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades are planned to begin at 7:45 AM and conclude at 3:30 PM. While class times are established, it can be assumed that not all students will enter/exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

Circulation

The site contains two driveways on Kiest Boulevard and one driveway on Morse Drive. Primary access to the campus during the morning drop-off and afternoon pick-up periods will be provided at Driveway 1 on Morse Drive and at Driveway 2 on Kiest Boulevard. It is recommended that the access at Driveway 3 on Kiest Boulevard be temporarily prohibited during the morning drop-off and afternoon pick-up periods in order to maintain safe and efficient traffic operations on campus. The overall circulation pattern on the school campus will be counterclockwise.

Passenger vehicles loading/unloading students from Area A will enter the school site via Driveway 1 from Morse Drive, form a single queue lane, circulate one-way northbound in the parking aisle. Vehicles will circulate counterclockwise through the parking lot and approach the loading/unloading area located along the eastern wall of the main building. [NOTE: Based upon the information obtained from the School, the main building with 82,167 SF will accommodate all classrooms, cafeteria and administrative offices and the secondary building with 10,000 SF will provide a gymnasium at site buildout.] The designated start of the loading/unloading area is located in the drive aisle adjacent to the southeast corner of the main building. Following the pick-up/drop-off, vehicles should exit the campus via Driveway 1 onto Morse Drive.

Passenger vehicles loading/unloading students from Area B will enter the school site via Driveway 2 from Kiest Boulevard, form a single queue lane, circulate one-way southbound in the parking aisle. Vehicles will circulate counterclockwise through the parking lot and approach the loading/unloading area located along the western wall of the main building. The designated start of the loading/unloading area is located in the drive aisle adjacent to the northwest corner of the main building. Following the pick-up/drop-off, vehicles should exit the campus via Driveway 2 onto Kiest Boulevard.

An additional loading/unloading area could be provided (as needed) on the east side of the gymnasium building starting from the northeast corner of the gymnasium building. Vehicles loading/unloading students from this area should enter the school via Driveway 2, circulate one-way southbound through the parking lot, form a single queue lane around the gymnasium building and enter the loading/unloading area. Following the pick-up/drop-off, these vehicles shall exit the school site via Driveway 1 onto Morse Drive.

Except at the driveways, all internal site circulation used for student loading/unloading shall be operated as one-way, counter-clockwise flow. On-site activity and circulation should be facilitated by staff members of the school. Ideally the student loading/unloading should occur on the passenger-side.

Detailed illustrations of the proposed circulation plan are provided in **Exhibit 1**.

NOTE: Also see important instructions in the next section: "Staff Assistance".

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). To facilitate this goal, 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 has observed vehicle queuing characteristics at similar schools to estimate peak vehicular queue demand on the school campus.

Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobiles – traffic queuing during the morning period is typically less significant than the afternoon period since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak period.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 40% of the total inbound PM peak hour traffic volume. [NOTE: Since, this TMP is designed for the ultimate scenario, the total enrollment of 792 students was used to calculate the total inbound PM peak hour inbound volume.] The PM peak hour inbound volume is calculated for "private schools" based upon the projected number of students using the ITE *Trip Generation* equations. [ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.]

For the proposed La Academia de Estrellas, the following assumptions were employed in the DeShazo Model:

- 792 total students
- No students will be transported via school buses
- No students will be walking to/from the school

Trip generation equations/rates for the ITE Land Use Code 534 - Private School (K-8) were used in the DeShazo model (excerpts from the ITE *Trip Generation* are provided in **Appendix**). Based on DeShazo's methodology the maximum passenger vehicle queue for the school was estimated to be **90 vehicles** or 1,800 linear feet (@ 20 feet/vehicle). More information and detailed queue calculations are also provided in **Appendix**.

The proposed school campus as shown on the site plan provides a primary queuing space of approximately 1,220 feet (about 61 vehicles @ 20 feet per vehicle) in the queue lanes (#1 and #2) and approximately 951 feet (about 47 vehicles @ 20 feet per vehicle) in the queue lanes (#3 and #4) as shown in **Exhibit 1**. [NOTE: The school may assign parents to a specific queue lane in order to balance the traffic demand with the queue space provided.] An additional queue length of approximately 380 feet (about 19 vehicles @ 20 feet per vehicle) around the gymnasium building (as illustrated in **Exhibit 1**) can also be made available, as needed. The site plan also shows a total of 218 parking spaces on campus out of which at least 100 spaces (approximately) are expected to remain available for student pick-up.

A supplemental strategy to be considered by the school (in order to reduce the peak queuing demand) is to introduce staggered release times during the afternoon pick-up period. With proper management, vehicular traffic can be dispersed over a longer period of time and peak queue can be further reduced.

Staff Assistance

To optimize safety, it is important to have staff from the school present where- and whenever students are dropped-off or picked-up. The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and where pedestrians are present, and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit.

Option: Placement of temporary traffic control devices (e.g., traffic cones, barricades, signs, etc.) within the site by school personnel may be used to assist and guide motorists through the intended circulation patterns during peak drop-off and pick-up periods.

NOTE: Only deputized officers of the law (including school crossing guards) may place traffic control devices or instruct traffic within public rights-of-way.

In the morning, at least two staff members should be available at the designated passenger drop-off area(s) to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least three staff members should be available at the designated passenger loading area(s) to facilitate orderly and expedient passenger loading. An additional staff member should be stationed at the intersecting point of the queue lanes near Driveway 3 to safely facilitate traffic flow into the loading lane to pick-up students.

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs

with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

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

- enforce no parking of passenger vehicles in the queue lanes (i.e., leaving vehicles unattended)
- passenger loading and unloading should primarily occur at the curbside and in some cases other areas specially designated for passenger loading/unloading on private property (*NOT* on public right-of-way)

Bus Circulation

--Not Applicable (no buses)--

ADDITIONAL RECOMMENDATIONS

1. Subject to approval by the City of Dallas Department of Street Services: Install "*No Left-Turn/No U-Turn*" sign on westbound Kiest Boulevard at the median opening in the vicinity of Driveway 2.

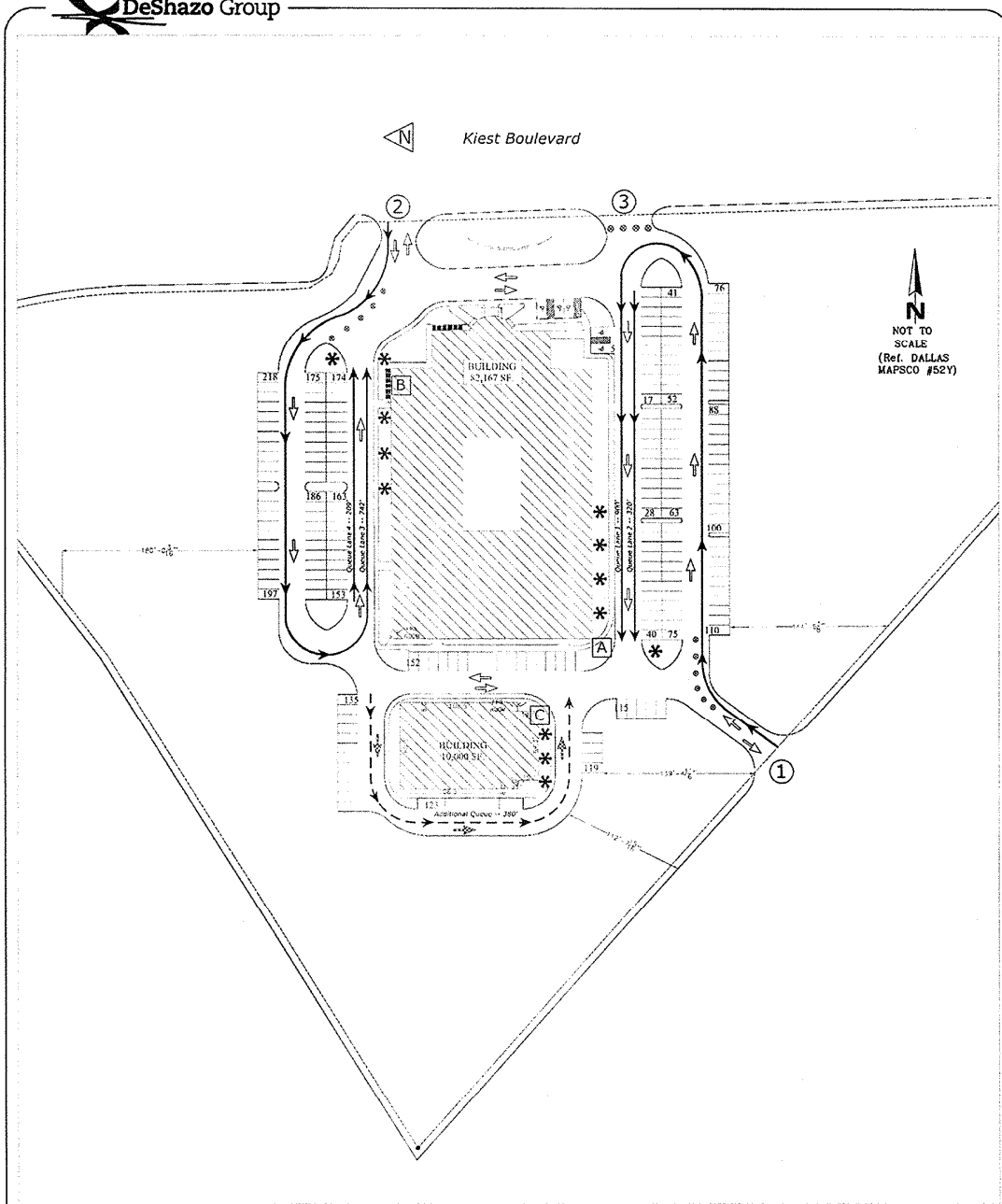
SUMMARY

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

END OF MEMO



DeShazo Group, Inc. Job No. 12174 Exhibit Created on 03-06-2013



NOT TO SCALE
(Ref. DALLAS MAPSCO #52Y)

School Information
 Current Enrollment: 792 Students
 Academic: Kindergarten - 8th
 Hours: 7:45 AM-3:30 PM

	Queuing (Passenger Vehicles)			Total
	Primary Queue	Additional Queue	Parking	
Projected Demand*	90	--	--	90
Available Capacity	108	19	100**	227
NET Surplus/Deficiency	18	119	137	

* Based upon DeShazo Queuing Model
 ** Estimated parking supply available for afternoon pick-up operations.

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.

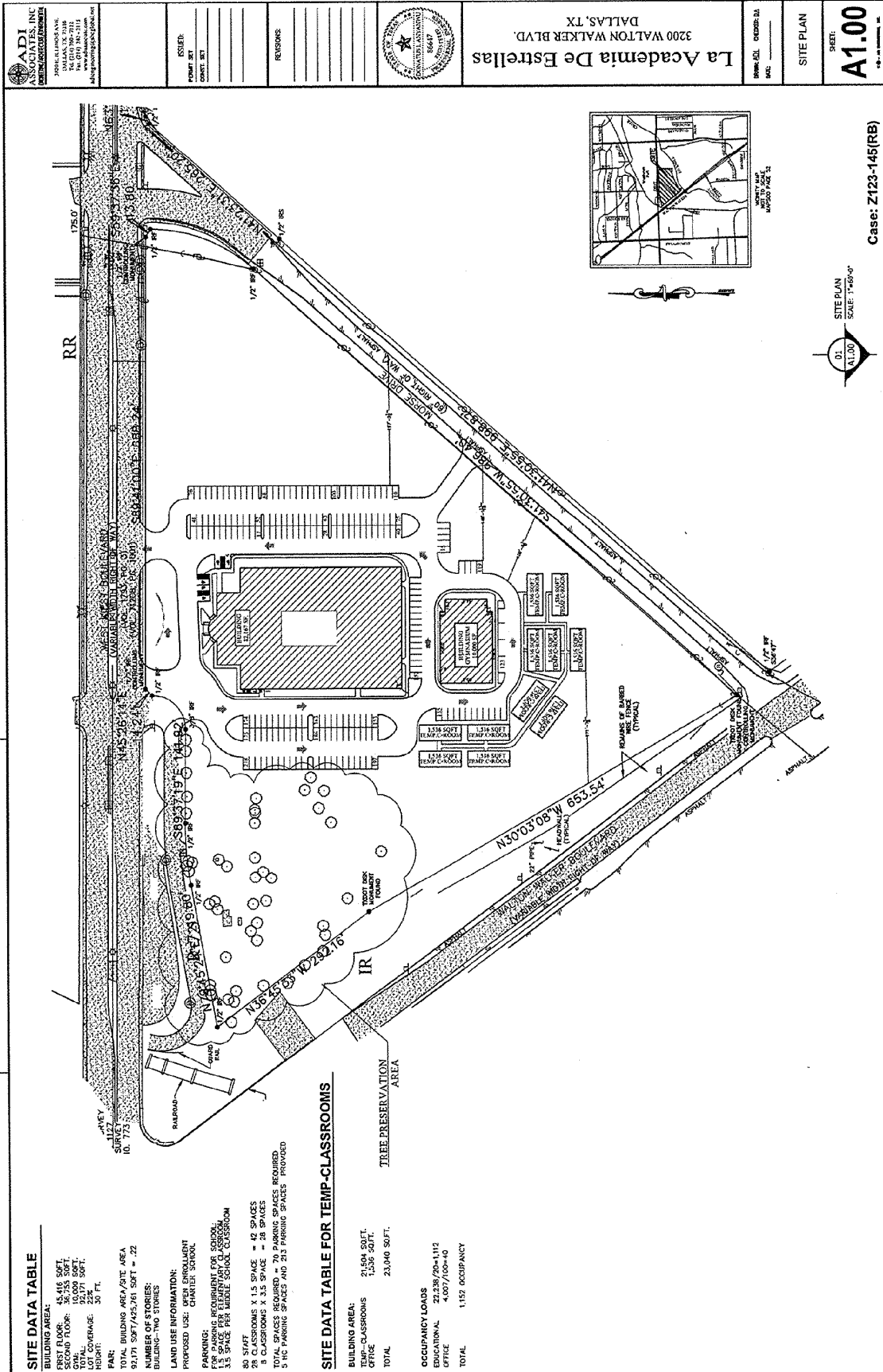
- Legend**
- Circulation Path (Primary)
 - ⇄ Circulation Path (Additional)
 - Passenger Vehicle Queue (Primary)
 - - - Passenger Vehicle Queue (Additional)
 - [A] Drop-off/Pick-up Area (Primary)
 - [B] Drop-off/Pick-up Area (Primary)
 - [C] Drop-off/Pick-up Area (Additional)
 - * Staff Assistance
 - ⊕ School Driveway Nomenclature
 - ⊗ Temporary Traffic Cones
 - ⚠ "No Left-Turn/ No U-Turn" Sign

Traffic Management Plan Update (Afternoon Pick-Up)

La Academia de Estrellas Traffic Management Plan

Site plan (base) is provided by ADI Engineering, Inc. on Monday, November 19, 2012. Aerial photograph (base) is obtained from <http://maps.dallascityhall.com>.

EXHIBIT
1



SITE DATA TABLE

BUILDING AREA:
 BUILDING AREA: 45,416 SQFT.
 FIRST FLOOR: 10,000 SQFT.
 GROUND FLOOR: 10,000 SQFT.
 LOT COVER/AREA: 22.71%
 HEIGHT: 30 FT.
 FAR: 1.0

LAND USE INFORMATION:
 TOTAL BUILDING AREA/ITE AREA: 91,171 SQFT/42,516 SQFT = 22
 NUMBER OF STORIES: 3
 BUILDING-TWO STORES

PROPOSED USE: OTHER ENROLLMENT CENTER SCHOOL
PARKING: 70 PARKING SPACES REQUIRED FOR SCHOOL, 1.5 SPACE PER MIDDLE SCHOOL CLASSROOM

80 SEAT
 28 CLASSROOMS X 1.5 SPACE = 42 SPACES
 8 CLASSROOMS X 3.5 SPACE = 28 SPACES
 TOTAL SPACES REQUIRED = 70 PARKING SPACES REQUIRED
 5 HC PARKING SPACES AND 215 PARKING SPACES PROVIDED

SITE DATA TABLE FOR TEMP-CLASSROOMS

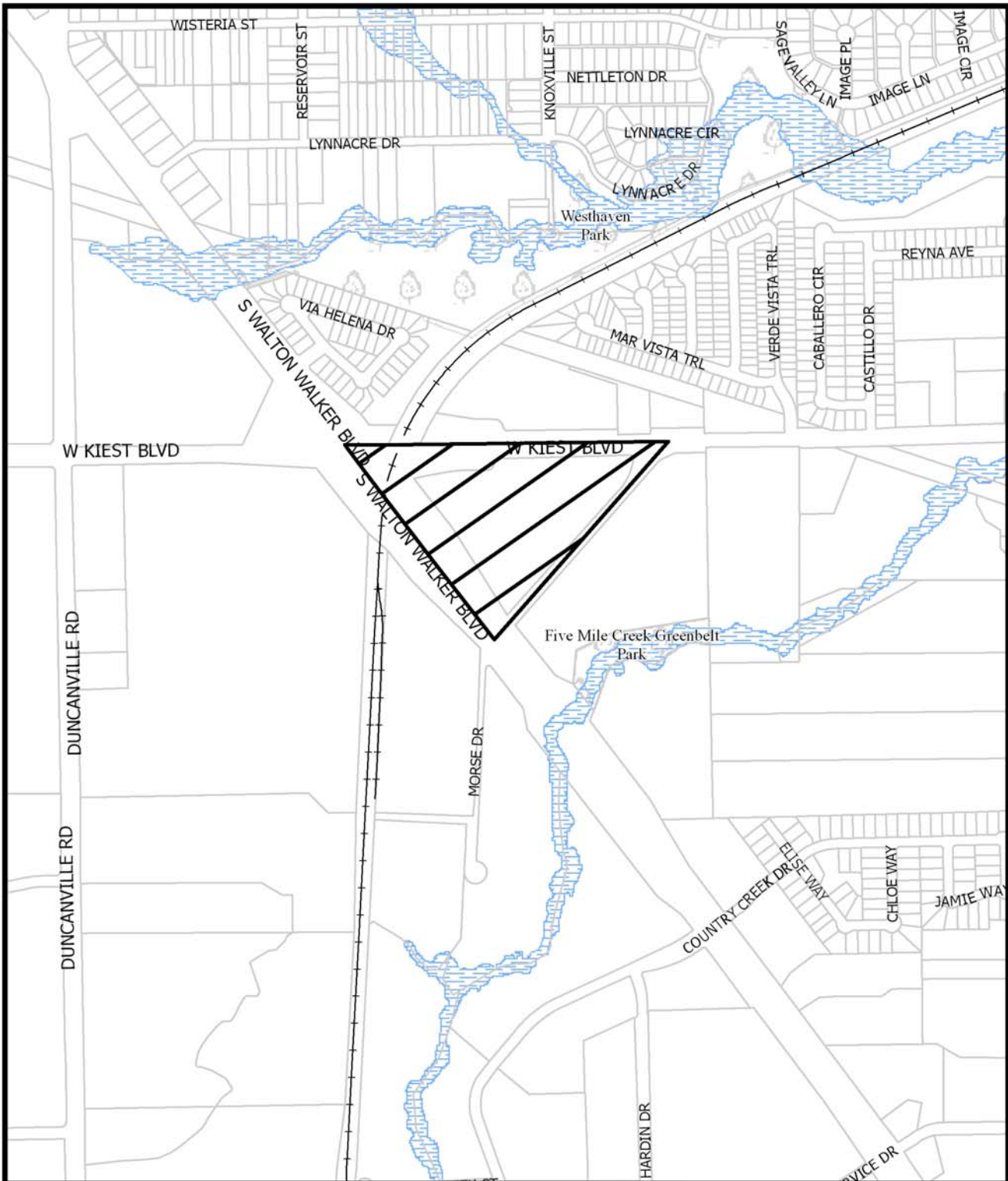
BUILDING AREA:
 TEMP-CLASSROOMS: 21,604 SQFT.
 OFFICE: 1,856 SQFT.
 TOTAL: 23,460 SQFT.

OCCUPANCY LOADS:
 TOTAL: 4,007/100=40
 OFFICE: 1,152 OCCUPANCY

ADI ASSOCIATES, INC.
 ARCHITECTS/ENGINEERS
 3000 W. WALTON BLVD.
 DALLAS, TX 75248
 TEL: (214) 796-7911
 FAX: (214) 796-7911
 WWW.ADIASSOCIATES.COM

La Academia De Estrellas
 3200 WALTON WALKER BLVD.
 DALLAS, TX

DATE: 01/11/2007
 DRAWN: JLD
 CHECKED: JLD
 SCALE: 1"=60'-0"

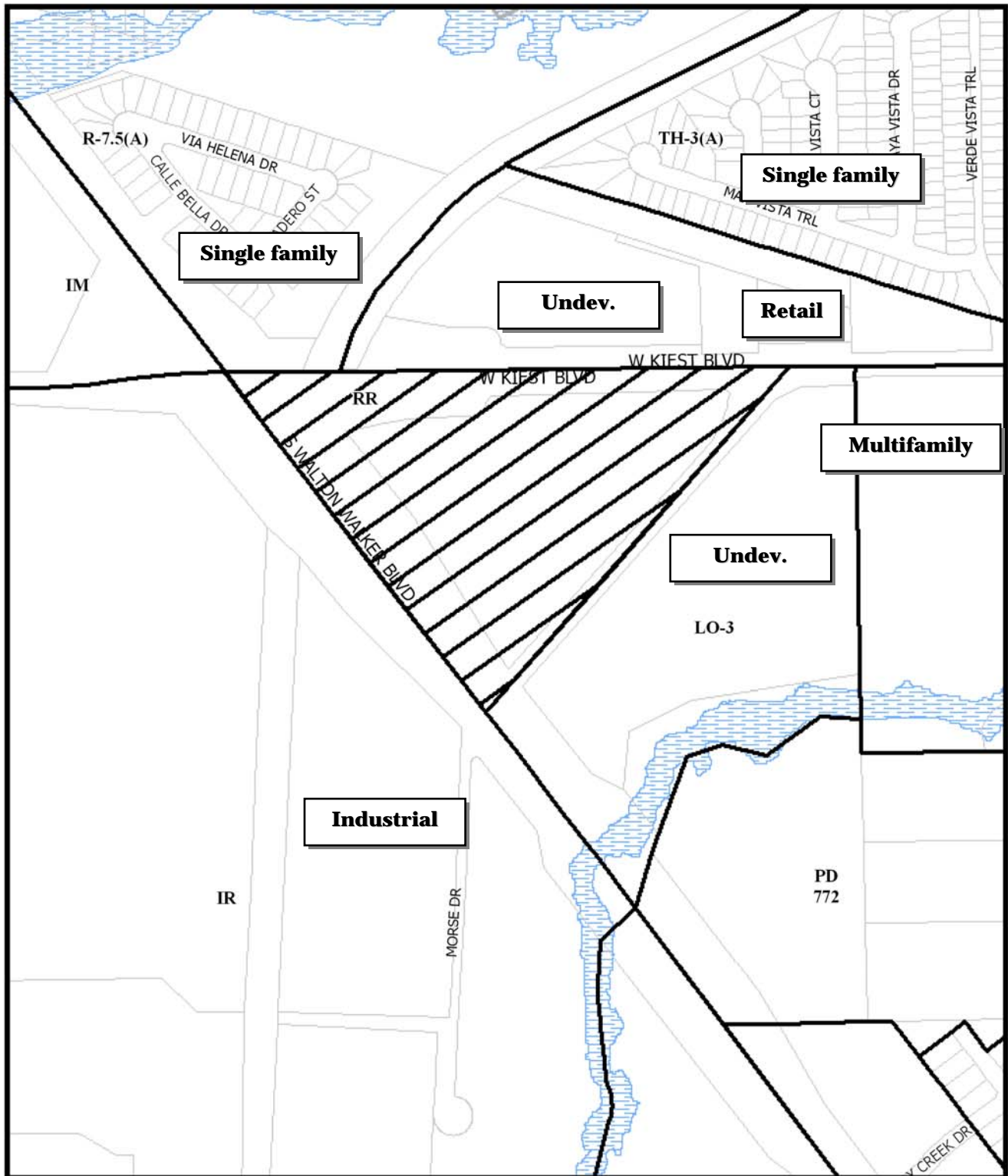


1:8,400

VICINITY MAP

Case no: **Z123-145**

Date: **2/20/2013**




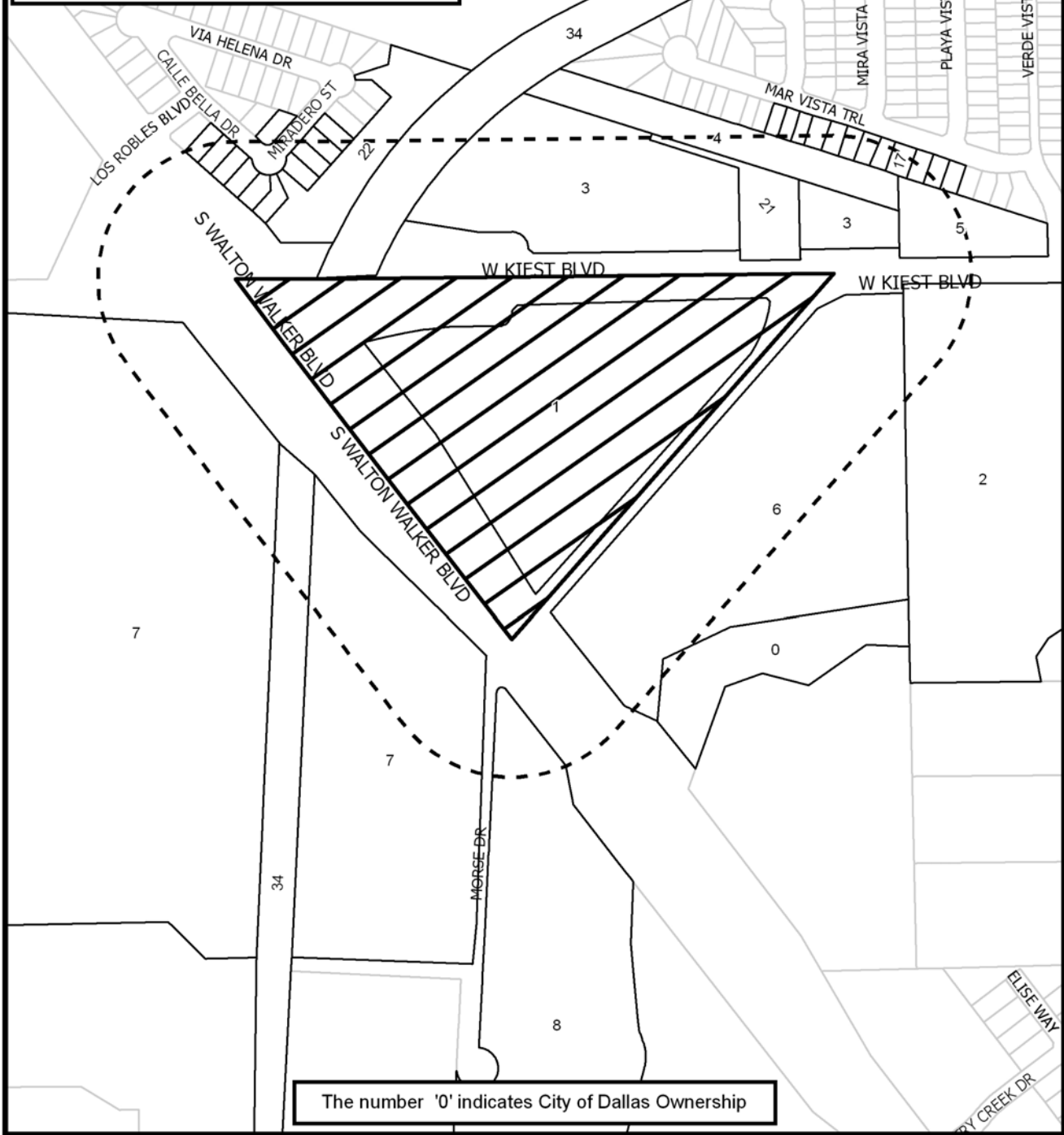
1:4,800

ZONING AND LAND USE

Case no: Z123-145

Date: 2/20/2013

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

 1:4,800	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">400'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">34</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u> Z123-145 </u> Date: <u> 2/20/2013 </u>
--	---	--

2/19/2013

Notification List of Property Owners***Z123-145******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3200 WALTON WALKER BLVD	RED BIRD 166 PARTNERS LP
2	4542 KIEST BLVD	KIMBALL SQUARE LTD
3	4601 KIEST BLVD	CDDR PPTIES LLC
4	4511 KIEST BLVD	QUANSET CORPORATION STE 200
5	4511 KIEST BLVD	CATINA LAND LLC %MICHAEL NEITZEL
6	3400 WALTON WALKER BLVD	RED BIRD 166 PARTNERS LP
7	3433 MORSE DR	FRITO LAY INC
8	3444 MORSE DR	3444 MORSE DR LLC % STANLEY R TIDWELL
9	4620 MAR VISTA TRL	PAYNE MARGARET E
10	4616 MAR VISTA TRL	FOSTER ANGELA
11	4612 MAR VISTA TRL	AMEZQUITA ERASMO
12	4608 MAR VISTA TRL	WELSH JENNIFER LYNNE
13	4604 MAR VISTA TRL	VALERO ROSALINA & PABLO
14	4542 MAR VISTA TRL	MORA MARTHA ROA
15	4538 MAR VISTA TRL	BARRETO DAVID
16	4534 MAR VISTA TRL	NELSON LARRY W
17	4530 MAR VISTA TRL	RODRIGUEZ RAYMOND S & FELICIANA NEGRETE
18	4526 MAR VISTA TRL	TORRES EULALIA & GALDIN TORRES SR
19	4522 MAR VISTA TRL	HAMILTON FRED ECKERY
20	4518 MAR VISTA TRL	GONZALEZ JOSE & BLANCA
21	4627 KIEST BLVD	FINKLESTEIN MAX J &
22	3100 WALTON WALKER BLVD	MRL CONSTRUCTION LP
23	4728 MIRADERO ST	REYES IGNACIO
24	4724 MIRADERO ST	PLUTARCO ESPIRICUETA
25	4720 MIRADERO ST	TAMEZ EDWIN A
26	4716 MIRADERO ST	BARRERA MIGUEL A & TAMMY L GALVAN

Z123-145(RB)

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3135 CALLE BELLA DR	VELASQUEZ GERARDO
28	3139 CALLE BELLA DR	ASTURIAS MARINA
29	3143 CALLE BELLA DR	RAMIREZ ISREAL
30	3147 CALLE BELLA DR	ALVARADO RIGOBERTO
31	3151 CALLE BELLA DR	ARTEAGA ALFREDO
32	4732 MIRADERO ST	CRUZ JERMAN
33	3144 CALLE BELLA DR	LYON HILARIA F
34	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT

FILE NUMBER: Z123-176(RB)

DATE FILED: January 14, 2013

LOCATION: Illinois Avenue and Spur 408/Loop 12, Northeast Quadrant

COUNCIL DISTRICT: 3

MAPSCO: 52 P,T

SIZE OF REQUEST: Approx. 22.397 Acres

CENSUS TRACT: 107.04

APPLICANT: John Thomas

REPRESENTATIVE: John Blacker

OWNER: The Gospel Lighthouse Church

REQUEST: An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to operate an open-enrollment charter school within a portion of an existing church campus with a projected enrollment of 750 students, grades K-six.

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

BACKGROUND INFORMATION:

- The request site is partially developed with a multiple buildings/areas utilized for a church campus. The eastern half is undeveloped, with a portion of it located within a designated flood plain.
- The applicant proposes to provide for an open-enrollment charter school utilizing specific buildings within the existing improvements as well as an approximate 21,000 square foot (land area) expansion area.
- The proposed school will accommodate an anticipated enrollment of 750 students, grades K through six.

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Illinois Avenue	Principal Arterial; 100' & 100' ROW
Spur 408/Loop 12	Freeway; Variable ROW

STAFF ANALYSIS:

Comprehensive Plan: The site is located in an area that most closely resembles the Campus Building Block, which focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. This 26-acre parcel is located in close proximity to Molina High School/ Mary McLeod Bethune Elementary School, a 77 acre (aggregate) institutional campus to the east/northeast, with Pinnacle Park partially developed to the southwest.

The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is partially developed with a multiple buildings/areas utilized for a church campus. The eastern half is undeveloped, with a portion of it located within a designated flood plain. The applicant proposes to provide for an open-enrollment charter school utilizing specific buildings within the existing improvements as well as an approximate 21,000 square foot (land area) expansion area.

The site is situated at a high elevation with unobstructed views to the northwest/west. Undeveloped property abuts the site's northern and eastern property lines, with a public elementary school (Mary McLeod Bethune Elementary School) and high school (Moises E. Molina High School) further east/northeast. Single family detached uses are developed to the south/southwest, with another institutional (church) use to the southwest.

Staff has worked with the applicant to ensure the above referenced residential areas are not impacted by a school at this location. Certain site design (location of outdoor play areas, on-site circulation as required by the traffic management plan) has been incorporated into the applicant's request. It should be noted that the site possesses a significant number of parking spaces that serve the church, and with most of these activities taking place outside of projected school hours, staff does not envision any impact on surrounding uses or the abutting public roadways.

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

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

Landscaping: The site possesses landscape materials provided during the initial construction of improvements associated with the church. While initial plans will not trigger a recommendation for additional landscaping, the proposed expansion will. This will be addressed at the time permits are submitted for this expansion. Staff envisions that an artificial lot will be created to address the expansion area.

November 26, 2012

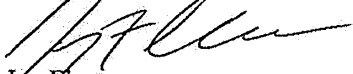
To whom it may concern:

The following is a list of officers/board members for Gospel Lighthouse Church:

Gregg Headley (President)
Barry Gordon (Secretary)
Pam Moss (Treasurer)
Carl Cathey
Dan Craig
Ken Pierce
Adam Pacheco

If you have any additional questions please feel free to contact me at 214-331-6516 or by email at jfleener@lighthouseofdallas.org.

Warmest Regards,



Jay Fleener
Associate Pastor

Z123-176

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

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of classrooms is 28.
5. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. OFF-STREET PARKING: Parking must be located as shown on the attached site plan.
7. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. Traffic study.
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2014. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

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

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

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

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

D. Amendment process.

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

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

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

9. 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
LIFE SCHOOL AT GOSPEL LIGHTHOUSE CHURCH
IN DALLAS, TEXAS**

Prepared for:
Life School of Dallas
5525 W. Illinois Avenue
Dallas, TX 75211

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

February 15, 2013



Traffic Management Plan for
Life School at Gospel Lighthouse Church
< DeShazo Project No. 13020 >

Table of Contents

INTRODUCTION.....	1
<i>Purpose</i>	1
TRAFFIC MANAGEMENT PLAN	1
<i>School Operational Characteristics</i>	2
<i>Circulation</i>	2
<i>Queue Lengths</i>	3
<i>Staff Assistance</i>	4
<i>Bus Circulation</i>	4
ADDITIONAL RECOMMENDATIONS.....	5
SUMMARY.....	5
EXHIBIT 1	
APPENDIX	



Technical Memorandum

To: Mr. John Blacker — Hart, Gaugler & Associates, Inc.
From: DeShazo Group, Inc.
Date: February 15, 2013
Re: Traffic Management Plan for the proposed Life School at Gospel Lighthouse Church in Dallas, Texas
(DeShazo Project No. 13020)

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by retained by Hart, Gaugler & Associates, Inc. on behalf of Life School at Gospel Lighthouse Church (“the school”) to conduct a traffic management plan (TMP) for their proposed campus planned to be located at 5525 W. Illinois Avenue in Dallas, Texas. The school will be located in the existing Gospel Lighthouse Church building. [NOTE: The church also has an existing daycare learning center facility (NOT affiliated with the school) located on the church campus.] The proposed school is an open-enrollment charter school that is being designed to accommodate up to 744 students from Kindergarten through 6th grades at the school opening year. This TMP is developed for and applicable to the school opening year (2013-14) conditions.

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

Purpose

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

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The analysis summarized below utilizes the school site plan to identify the queuing (i.e., vehicle stacking) space needed on site to accommodate the observed peak demands related to student drop-

February 15, 2013

off and pick-up at the school. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

School Operational Characteristics

For the proposed Life School at Gospel Lighthouse Church, the following information was provided by the School:

- Estimated enrollment of 744 students
- No students will be transported via public school buses
- No appreciable number of students will be walking to/from the school

School Hours

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades are planned to begin at 8:00 AM and conclude at 3:15 PM. While class times are established, it can be assumed that not all students will enter/exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

Circulation

The site contains five driveways on Illinois Avenue and two driveways on northbound Walton Walker Boulevard frontage road. According to the information obtained from the Client, majority of the morning drop-off and afternoon pick-up related vehicles are expected to come from/going back to the east. Primary inbound access to the school campus during the morning drop-off and afternoon pick-up periods will be provided at Driveway 1 on Illinois Avenue. Primary outbound access from the campus during the drop-off/pick-up periods will be provided at Driveway 1 and at Driveway 5 on Illinois Avenue and at Driveway 6 on northbound Walton Walker Boulevard frontage road. It is recommended that the access at Driveways 2, 3, and 4 on Illinois Avenue be temporarily prohibited during the morning drop-off and afternoon pick-up periods in order to maintain safe and efficient traffic operations on campus. The overall circulation pattern on the school campus will be counterclockwise.

Passenger vehicles dropping-off/picking-up students will enter the school site via Driveway 1 form a single queue lane, circulate one-way northbound in the parking aisle. Vehicles will circulate counterclockwise around the parking lot and the school/church building and enter the loading/unloading area located along the west side of the main building. The designated start of the loading/unloading area is located in the drive aisle adjacent to the northwest corner of the sanctuary building. Following the pick-up/drop-off, vehicles going to the east should drive around the sanctuary building and circulate clockwise through the parking lot to exit the campus via Driveway 1 onto Illinois Avenue. Vehicles going to the north should exit the campus via Driveway 6 onto northbound Walton Walker Boulevard frontage road. Vehicles going to the west and south should continue to drive southbound along the west side of the parking lot and exit the campus via Driveway 5 onto Illinois Avenue.

*Life School at Gospel Lighthouse Church
Traffic Management Plan
Page 2*

Except at the driveways (or otherwise noted), all internal site circulation used for student loading/unloading shall be operated as one-way, counter-clockwise flow. Stacking for pick-up/drop-off in the right lane between around the school building (except in the loading/unloading area) is discouraged in order to provide a continuous by-pass ("escape") lane and to prevent traffic congestion from accumulating where traffic flow is needed. On-site activity including traffic circulation and student loading/unloading should be facilitated by staff members of the school. Detailed illustrations of the proposed circulation plan are provided in Exhibit 1.

NOTE: Also see important instructions in the next section: "Staff Assistance".

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). To facilitate this goal, 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 has observed vehicle queuing characteristics at similar schools to estimate peak vehicular queue demand on the school campus.

Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobiles – traffic queuing during the morning period is typically less significant than the afternoon period since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak period.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 40% of the total inbound PM peak hour traffic volume. [NOTE: Since, this TMP is designed for the ultimate scenario, the total enrollment of 744 students was used to calculate the total inbound PM peak hour inbound volume.] The PM peak hour inbound volume is calculated for "private schools" based upon the projected number of students using the ITE *Trip Generation* equations. [ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.]

For the proposed Life School at Gospel Lighthouse Church, the following assumptions were employed in the DeShazo Model:

- 744 total students
- No students will be transported via school buses
- No students will be walking to/from the school

Trip generation equations/rates for the ITE Land Use Code 534 - Private School (K-8) were used in the DeShazo model (excerpts from the ITE *Trip Generation* are provided in Appendix). Based on DeShazo's methodology the maximum passenger vehicle queue for the school was estimated to be 84 vehicles or 1,848 linear feet (@ 22 feet/vehicle). More information and detailed queue calculations are also provided in Appendix.

*DeShazo Group, Inc.
February 15, 2013*

The proposed school campus as shown on the site plan provides a primary queuing space of approximately 2,072 feet (about 93 vehicles @ 22 feet per vehicle) in the queue lanes (#1 and #2) as shown in Exhibit 1. An additional queue length of approximately 495 feet (about 22 vehicles @ 22 feet per vehicle) from Driveway 6 through the parking lot located on the south side of the sanctuary building (as illustrated in Exhibit 1) can also be made available, as needed. The site plan also shows approximately 91 parking spaces located on the west side of the school/church building that are intended to be available for use by parents during student pick-up/drop-off. [NOTE: According to the information obtained from the Client, some parents prefer to park and walk in to the school to drop-off/pick-up the students (in lieu of entering the queue line).]

A supplemental strategy to be considered by the school (in order to reduce the peak queuing demand) is to introduce staggered release times during the afternoon pick-up period. With proper management, vehicular traffic can be dispersed over a longer period of time and peak queue can be further reduced.

Staff Assistance

To optimize safety, it is important to have staff from the school present where- and whenever students are dropped-off or picked-up. The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and where pedestrians are present, and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit.

Placement of temporary traffic control devices (e.g., traffic cones, STOP signs, etc. as shown on Exhibit 1) within the site by school personnel should be used to assist and guide motorists through the intended circulation patterns during peak drop-off and pick-up periods.

NOTE: Only deputized officers of the law (including school crossing guards) may place traffic control devices or instruct traffic within public rights-of-way.

In the morning, at least two staff members should be available at the designated passenger drop-off area to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least three staff members should be available at the designated passenger loading area to facilitate orderly and expedient passenger loading.

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

- enforce no parking of passenger vehicles in the queue lanes
- passenger loading and unloading should primarily occur at the curbside and, in some cases, other areas specially designated for passenger loading/unloading on private property (NOT on public right-of-way)

Bus Circulation

--Not Applicable (no buses)--

*Life School at Gospel Lighthouse Church
Traffic Management Plan
Page 4*

*DeShazo Group, Inc.
February 15, 2013*

ADDITIONAL RECOMMENDATIONS

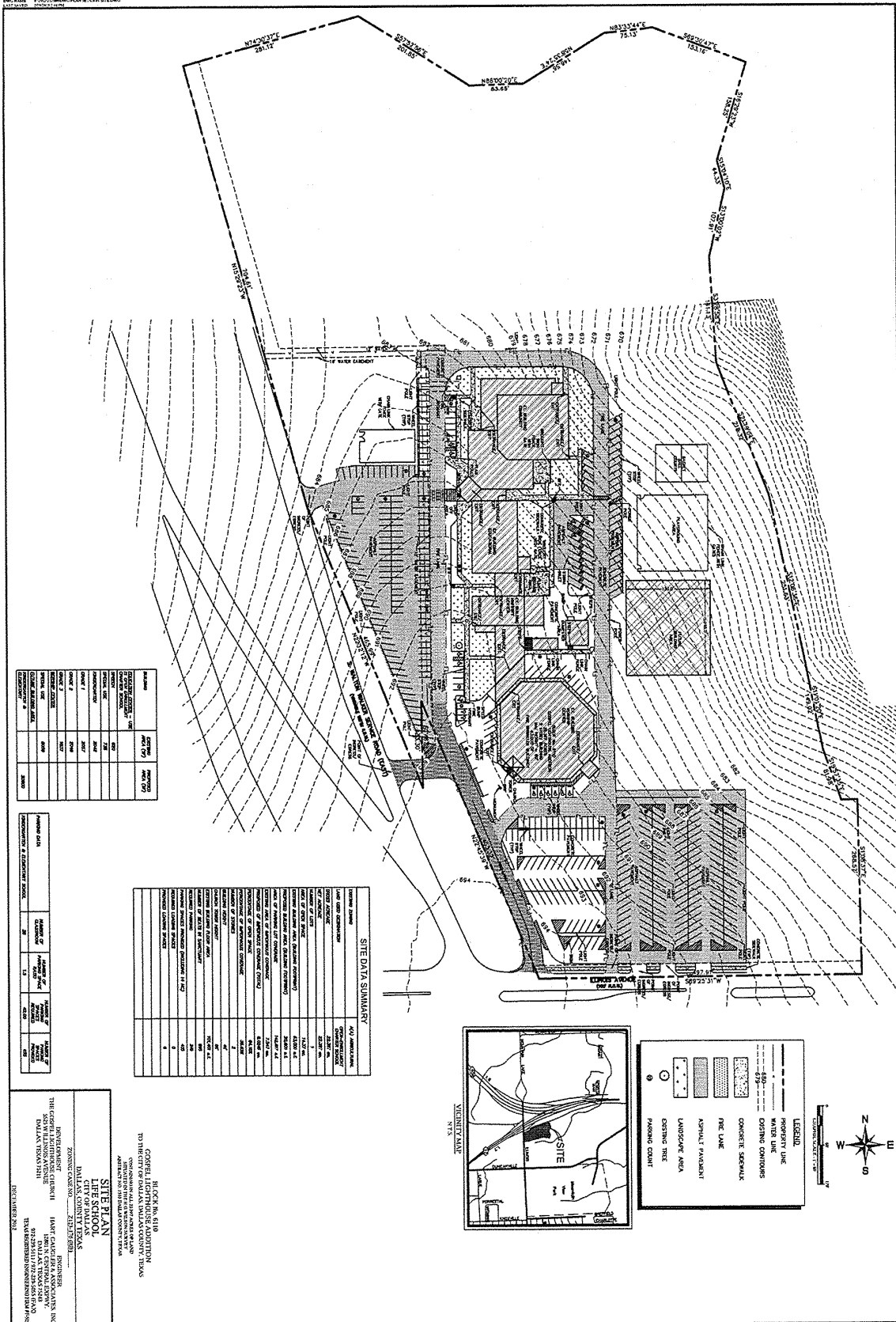
1. Subject to approval by the City of Dallas Department of Street Services: Install "No U-Turn" sign on eastbound Illinois Avenue at the median opening at Driveway 1.

SUMMARY

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

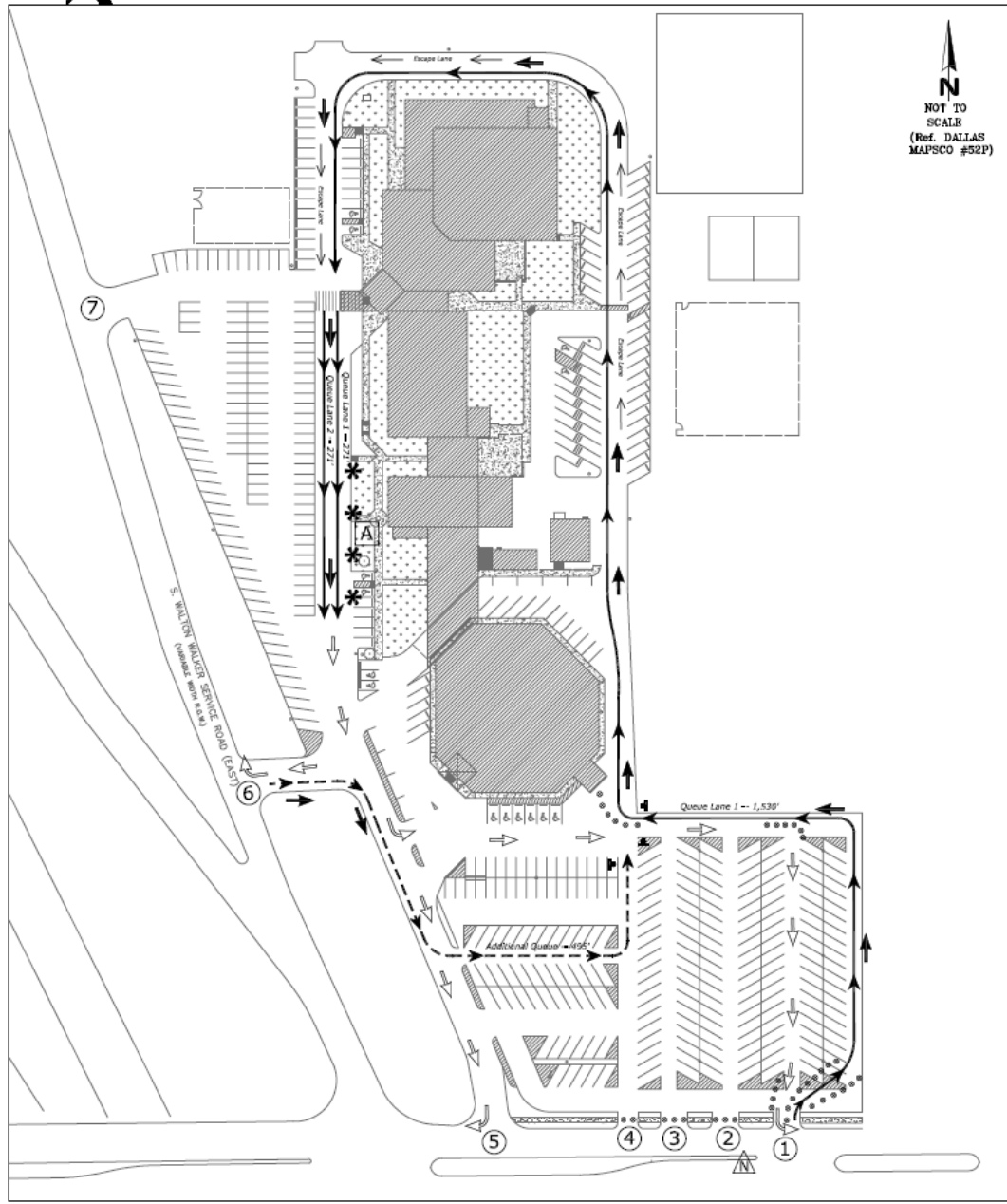
END OF MEMO

DATE: 10/21/09
 PROJECT: 2009-0123-176 RB
 PREPARED BY: [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]





DeShazo Group, Inc. Job No. 130920 Exhibit Created on 02-18-2013



N
NOT TO SCALE
(Ref. DALLAS MAPSCO #52P)

School Information
Current Enrollment: 744 Students
Academic: Kindergarten - 6th
Hours: 8:00 AM-3:15 PM

	Queuing (Passenger Vehicles)			Total Veh./PL
	Primary Queue Veh./PL	Additional Queue Veh./PL	Parking Veh.	
Projected Demand*	84 (1,848')	--	--	84 (1,848')
Available Capacity	93 (2,072')	22 (495')	91**	206 (2,567')
NET Surplus/(Deficiency)	9 (224')	113 (495')	122 (719')	

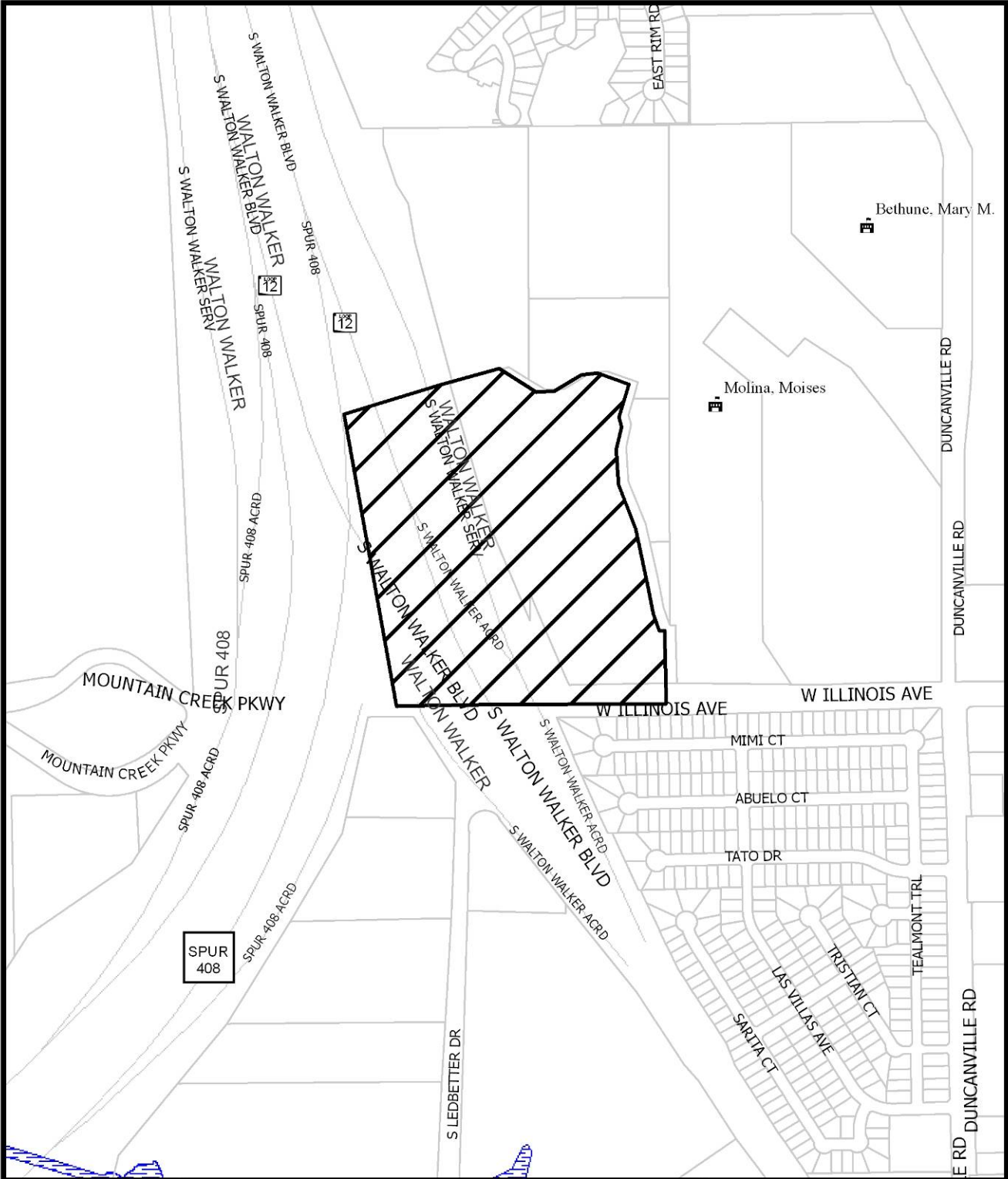
* Based upon DeShazo Queuing Model
** Estimated parking supply available for afternoon pick-up operations.
NOTE: Vehicular queue in linear feet is calculated at 22 ft. per passenger vehicle.

- Legend**
- ➔ Circulation Path (Inbound)
 - ➞ Circulation Path (Outbound)
 - ➔ Passenger Vehicle Queue (Primary)
 - ➞ Passenger Vehicle Queue (Additional)
 - A Drop-off/Pick-up Area (Primary)
 - * * Staff Assistance
 - # School Driveway Nomenclature
 - ⏹ Temporary STOP Signs
 - ⊗ Temporary Traffic Cones
 - ⚡ "No U-Turn" Sign

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.

Traffic Management Plan Update (Afternoon Pick-Up)
Life School at Gospel Lighthouse Traffic Management Plan Site plan (base) is obtained from Hart, Gaugler & Associates, Inc. on Monday, February 4, 2013.

EXHIBIT 1

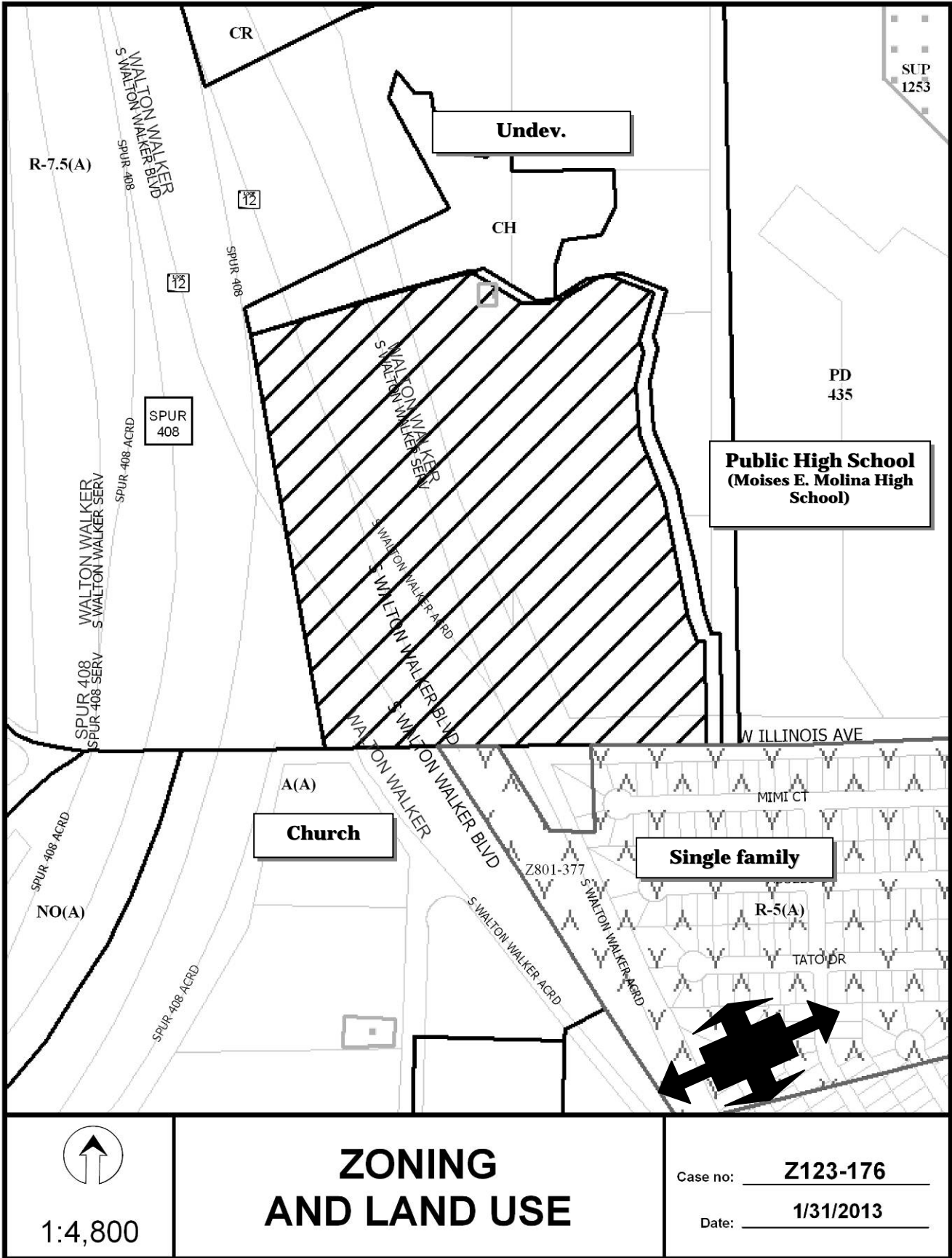


1:7,200

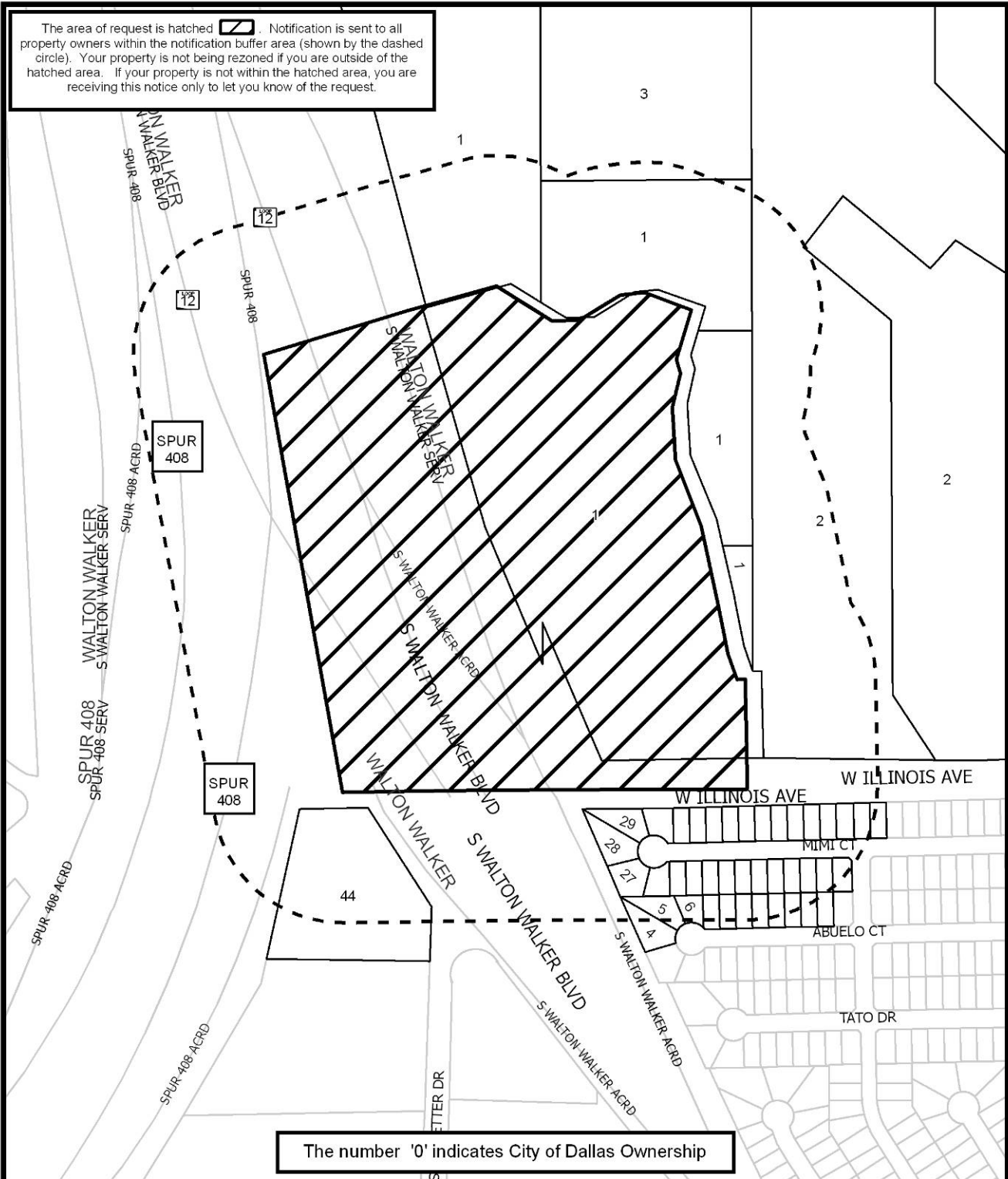
VICINITY MAP

Case no: **Z123-176**

Date: **1/31/2013**



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.



1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION
44 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-176**
 Date: **1/31/2013**

1/31/2013

Notification List of Property Owners***Z123-176******44 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5355 ILLINOIS AVE	GOSPEL LIGHTHOUSE CHURCH THE
2	2355 DUNCANVILLE RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
3	5525 ILLINOIS AVE	YAQUINTO ROBERT JR & PETRINE M ABRAHAMS
4	5257 ABUELO CT	MATTHEWS RANDALL R & SANDRA
5	5253 ABUELO CT	VALENZUELA OLIVIA C & MARIA E CALDERON
6	5249 ABUELO CT	RUBI WILMER A
7	5245 ABUELO CT	GOMEZ JESUS R
8	5241 ABUELO CT	JIMENEZ PORFIRIO
9	5237 ABUELO CT	CASTILLO MARIA
10	5233 ABUELO CT	ESCALANTE CANDY
11	5229 ABUELO CT	LLANES GRICELDA & ALFREDO MONREAL
12	5225 ABUELO CT	YASSIN FERNANDO
13	5221 ABUELO CT	QUINTANA JOSE P & CERVANTES ROSA E
14	5217 ABUELO CT	BARBOZA ANTONIO FLORES
15	5208 MIMI CT	SUAREZ MARTINIANO FELIX
16	5212 MIMI CT	RAMIREZ EFRAIN
17	5216 MIMI CT	HASTINGS DONALD S
18	5220 MIMI CT	MORENO DAVID V
19	5224 MIMI CT	LARA JUAN
20	5228 MIMI CT	GUILLEN ANDRES RIVAS & MARIA S RIVAS
21	5232 MIMI CT	DURAN FRANCISCO & LETICIA
22	5236 MIMI CT	AGUIRRE CELSO & ANA L CASTILLO
23	5240 MIMI CT	LEMUS IDDO N & ROSA I ZELAYA
24	5244 MIMI CT	TANNER EVA E
25	5248 MIMI CT	VALENCIA ALEJANDRO
26	5252 MIMI CT	MUNOS MARTHA E

1/31/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5256 MIMI CT	LOERA MARTIN & YANET MARQUINA
28	5257 MIMI CT	GANDARILLA MARTIN & ROMULA
29	5253 MIMI CT	NIETO JOSE L
30	5249 MIMI CT	RUBIO NOEL ANTONIO
31	5245 MIMI CT	DELEON ROBERTO & MAYRA V
32	5241 MIMI CT	BURCIAGA BERTHA
33	5237 MIMI CT	HOWARD TAMEKA
34	5233 MIMI CT	AVILA JOSE H & MARIA E
35	5229 MIMI CT	MILLER JEANELL B
36	5225 MIMI CT	BENAVIDEZ JOSE
37	5221 MIMI CT	HERNANDEZ MARIA P
38	5217 MIMI CT	PINEDA JOSE & PATRICIA HERRERA
39	5213 MIMI CT	CENICEROS SANDRA E
40	5209 MIMI CT	SANCHEZ JUAN FRANCISCO & KATHERINE PUERT
41	5205 MIMI CT	PICHE ELMER A
42	5165 MIMI CT	CAMPOS RENE
43	5161 MIMI CT	RIVERA NICOLAS Y
44	5606 ILLINOIS AVE	FIRST UNITED PENTECOSTAL CHURCH OF DALLA

FILE NUMBER: Z123-178(RB)

DATE FILED: January 22, 2013

LOCATION: Property fronting on Lucas Drive, Cotton Belt Avenue, and Arroyo Avenue, north of Brown Street

COUNCIL DISTRICT: 2

MAPSCO: 34 V, Z

SIZE OF REQUEST: Approx. 6.066 Acres

CENSUS TRACT: 4.05

APPLICANT: Trinsic Residential

REPRESENTATIVE: Rob Baldwin

OWNERS: See Attached List of Owners

REQUEST: An application for an amendment to and expansion of Planned Development District No. 75 for MF-2 Subdistrict Uses, with the expansion area zoned an MF-2 Subdistrict, with both properties located within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The applicant is proposing to expand the previously approved zoning (PDS No. 75) to permit a unified development for multiple family dwelling units.

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

BACKGROUND INFORMATION:

- The request area is improved with multiple family uses.
- On February 14, 2007, the City Council approved PDS No. 75 for MF-2 Multiple Family Subdistrict Uses.
- The expansion area (approx. three acres) will provide for a larger development site for the applicant to expand on the anticipated redevelopment of multiple family uses.
- In conjunction with the consideration of the expansion of PDS No. 75, the following is being requested: 1) increase in structure height; 2) permit fences and patios in a required setback; 3) not require off-street parking for an community center (private) use; and, 4) alternative landscape requirements.

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

<u>Street</u>	<u>Existing & Proposed ROW</u>
Lucas Drive	Local; 50' ROW
Cotton Belt Avenue	Local; 50' ROW
Arroyo Drive	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 site will be redeveloped with multiple family uses, consistent with the previously constructed development. With respect to compliance with the above referenced objectives, staff has worked with the applicant to ensure the majority, if not all, applicable areas are provided for with the expansion of PDS No. 75. All objectives have been met with the exception of No. 2, which is not applicable to this development.

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: Both the existing PDS No. 75 boundary and the expansion area are developed with multiple family uses. The applicant proposes to remove all existing structures and redevelop with multiple family uses, permitting a maximum of 399 dwelling units. While the expansion area's MF-2 Subdistrict zoning provides for this use, the applicant has determined alternative development standards are necessary for the entire area, specifically: 1) allow balconies to encroach into the required setbacks; 2) increase in structure height; 3) permit fences and patios in a required setback; 4) not require off-street parking for an community center (private) use; and, 5) alternative landscape requirements.

Surrounding land use consists of residential uses of mixed densities, with a community service center (Dallas Housing Authority's Cedar Springs Multi-Purpose Center) abutting the southwestern property line. The depressed travel lanes of the Dallas North

Tollway are visible from the site's frontage along Cotton Belt Avenue, with additional medium-density residential uses fronting the site's boundary along the Arroyo Drive frontage.

As noted above, the existing and expanded land area includes two separate multiple family developments. The site now fronts approximately 1,000 feet along Lucas Drive, approximately 460 feet along Cotton Belt Avenue, and approximately 700 feet along Arroyo Drive. In consideration of this significant frontage, staff has worked with the applicant to provide for specific design criteria so as to create a visually pleasing street frontage, inclusive of articulations and change of materials along these lengthy street frontages.

In summary, staff supports the applicant's request, subject to the attached conceptual plan and conditions. It should be noted the previously approved development on the initial land area associated with PDS No. 75 will be terminated. The attached conditions will require CPC approval of a development plan prior to redevelopment of the site.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and expansion to PDS No. 75 and determined it will not impact the surrounding street system.

Off-Street Parking: With respect to multiple family uses, PDS No. 75 requires the greater of 1.5 spaces/dwelling unit or one space per bedroom. Additionally, 0.25/space of required parking must be reserved for guests. The applicant is requesting parking be provided at a ratio of 1.5 spaces/dwelling unit with the same guest parking provision.

With regard to the community center (private) use, staff has determined this use will be an integral part of the proposed residential project. Furthermore, the applicant has agreed to support staff's position of this use being considered a limited use for a multiple family development. With such designation, no separate entrance or exterior signage or advertising is permitted. As a result of this approach, staff is not recommending an off-street parking requirement for less than 4,000 square feet of floor area, however one space for each 1,000 square feet in excess of this amount will be required (with not less than one space).

Landscaping: PDS No. 75 requires specific landscape provisions for multiple-family uses. The applicant has requested subtle adjustments to this requirement. Staff is recommending that the two on-street loading areas provide for landscape materials in each respective island that separates the space from the travel lanes along the Arroyo Drive frontage, which the applicant supports.

Officer Information

2816 Lucas Drive
Melrose Capital, LLC
2828 South Routh Street – Suite 500
Dallas, TX 75201-1438

Richard M. Barge - Manager

2924 Lucas Street
Southwest Embarcadero, LP
2929 South Routh Street – Suite 500
Dallas, TX 75201-1416

Richard M. Barge - Manager

Trinisc Residential Group
3100 Monticello Avenue – Suite 900
Dallas, Texas 75205

Brian Tusa – Managing Director
S. Joseph Bennett – Managing Director
Adam Brown – Managing Director
Timothy Welsh – Vice President of Construction
Silas Graham – Managing Director
Gregory Jones – Managing Director

Division S-75. Subdistrict 75.

SEC. S-75.101. LEGISLATIVE HISTORY.

PD Subdistrict 75 was established by Ordinance No. 26593, passed by the Dallas City Council on February 14, 2007 and amended and expanded by Ordinance No. XXXXX, passed by the Dallas City Council on XXXX. (Ord. 26593)

SEC. S-75.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 75 is established on property bounded by ~~Cotton Belt Avenue, Lucas Drive and Arroyo Drive~~ Lucas Drive, Cotton Belt Avenue, and Arroyo Drive. The size of PD Subdistrict 75 is ~~3.05~~ 6.07 acres. (~~Ord. 26593~~)

SEC. S-75.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

(d) This subdistrict is considered to be a residential zoning district. (Ord. 26593)

SEC. s-75.103.1. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-75A: conceptual plan.

SEC. S-75.104. CONCEPTUAL PLAN.

~~(a) For multiple family uses,~~ (a) Development and use of the Property must comply with the conceptual plan (Exhibit S-75A). If there is a conflict between the text of this division and the concept plan, the text of this division controls

~~(b) For all other uses, development and use of the Property must comply with the conceptual plan (Exhibit S-XXA). If there is a conflict between the text of this division and the concept plan, the text of this division controls.~~ (Ord. 26593)

SEC. S-75.104.1 DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. In the event of a conflict between the text of this division and an approved development plan, the text of this division controls. (Ord. 26593)

SEC. S-75.105. MAIN USES PERMITTED.

(a) Except as provided in this section, ~~t~~he only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-family Subdistrict is subject to DIR in this subdistrict; etc. ~~(Ord. 26593)~~

(b) Community center (private). [only as a limited use for a multiple-family development].

SEC. S-75.106. ACCESSORY USES.

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

(b) In this subdistrict, the following accessory uses are not permitted.

- Private stable.
- Amateur communication tower.
- Open storage. (Ord. 26593)

SEC. S-75.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of 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 for the MF-2 Multiple-family Subdistrict apply.

(b) Multiple-family uses.

(1) Front yard. Minimum front yard is 15 feet. ~~as shown on the multiple-family development plan.~~ For portions of structures exceeding 36 feet in height, minimum front yard setback is 30 feet. ~~an additional front yard setback must be provided as shown on the multiple-family development plan.~~

(2) Side and rear yard. Minimum side yard is ten feet ~~as shown on the conceptual plan.~~

(3) Density. The maximum number of dwelling units is 399 ~~250~~.

(4) Height. ~~Except as provide in this paragraph, m~~Maximum structure height is 65 feet for occupied floor area measured to the highest point of the structure.

(A) Elevator penthouse, mechanical equipment, or a clerestory may project a maximum of 12 feet above occupied floor area.

(B) A parapet wall, limited to a height of four feet, may project above the maximum structure height for occupied floor area.

(5) Lot coverage. Maximum lot coverage is 70 percent. Surface lots, underground parking structures, and aboveground parking structures for multiple-family uses do not count toward maximum lot coverage. Aboveground parking structures for other uses count toward maximum lot coverage. ~~(Ord. 26593)~~

SEC. S-75.108. OFF-STREET PARKING AND LOADING.

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

(b) Multiple-family uses.

(1) A minimum of 1.5 parking spaces for each dwelling unit ~~or one parking space per bedroom is required, whichever is greater.~~ Of the required parking spaces, a quarter space per dwelling unit must be reserved for guest parking.

(2) Of the required spaces, a A minimum of 0.25 visitor parking spaces for each dwelling unit ~~is required and~~ must remain unassigned and available for visitor use.

(c) Community center (private). No off-street parking is required for the first 3,000 square feet of floor area. For floor area over 4,000 square feet, one space is required for each 1,000 square feet of floor area, with not less than one space being provided.

SEC. S-75.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. ~~(Ord. 26593)~~

SEC. S-75.110. LANDSCAPING AND SCREENING.

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

(b) Landscape plan. A landscape plan must be approved by the building official before issuance of a building permit to authorize work in this subdistrict.

(c) Multiple-family uses.

(1) For purposes of landscaping and screening, all street frontages are front yards.

~~(2) If a structure exceeds 36 feet in height, street trees must be planted in accordance with the multiple-family development plan.~~

~~(3) A minimum of 70 percent of each landscaped plaza area as shown on the multiple-family development plan must comply with the standards for a general planting area in Section 51P-193.126(b).~~

(2) Islands that separate the loading areas from the travel lanes along Arroyo Drive must each include the following landscape materials:

(A) Street Trees: A minimum of five ornamental trees, each a minimum of sixty gallons, planted a minimum of ten feet on-center and planted outside of the visibility triangles at each end of the loading area.

(B) A minimum of seven low-growing, evergreen, shade-tolerant shrubs, each a minimum of five gallons, planted within the visibility triangles at each end of the island, maintained at a height of less than or equal to two and one-half feet above the street curb.

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

~~(e) Sidewalks. A minimum sidewalk width of eight feet must be provided along Lucas Street. The sidewalk along Lucas Street is allowed to be placed along the back of curb. Sidewalks along Cotton Belt Avenue and Arroyo Street must have an unobstructed width of six feet.~~

SEC. S-XX.110.1. SIDEWALKS.

(a) In general. Except as provided in this section, sidewalks must be provided in accordance with Part 1 of this article.

(b) Lucas Drive. Minimum sidewalk width is eight feet.

(c) Cotton Belt Avenue and Arroyo Drive. Minimum sidewalk width is six feet.

(d) Variance. The Board of Adjustment may not grant a variance to the sidewalk requirements in this subsection.

- (e) Waiver. Sidewalk waivers are not permitted.

SEC. S-75.111. SIGNS.

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

SEC. S-75.111.1. URBAN DESIGN ELEMENTS.

Final design criteria will be provided at the mar 21st staff briefing.

SEC. S-75.112. ADDITIONAL PROVISIONS.

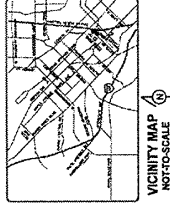
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Except as provided in this division, development and use of the Property must comply with Part I of this article. ~~(Ord. 26593)~~

SEC. S-75.113. COMPLIANCE WITH CONDITIONS.

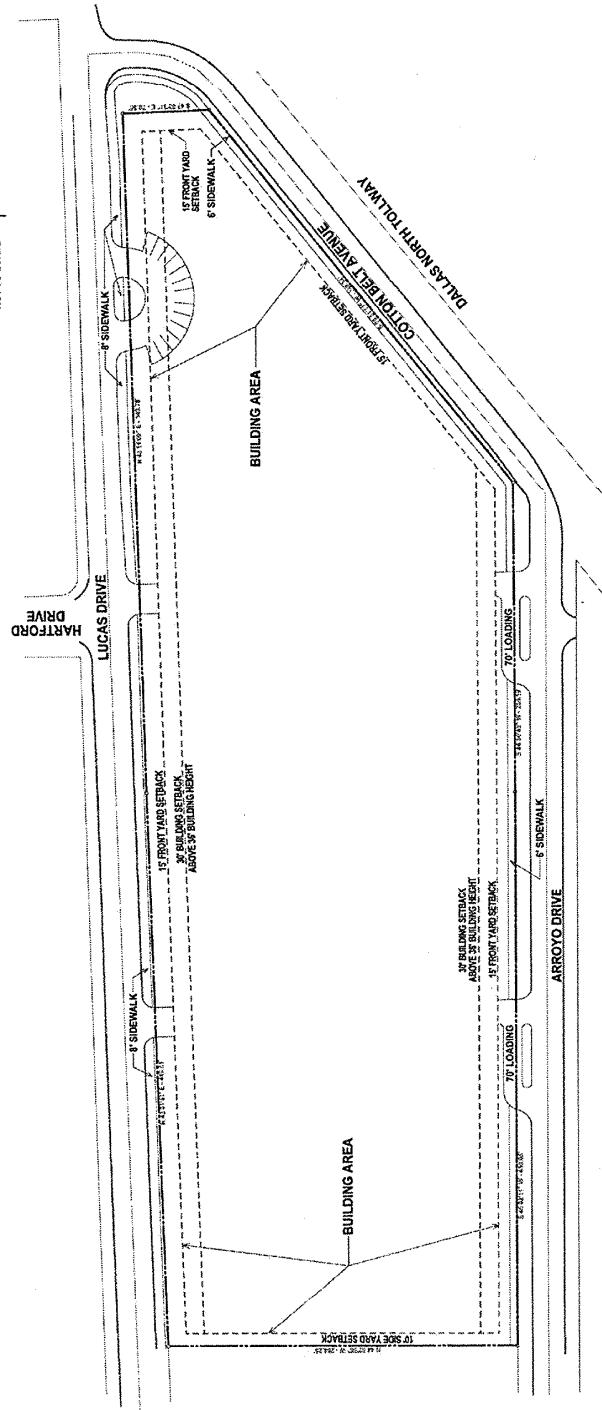
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. ~~(Ord. 26593)~~

~~SEC. S-75.116. ZONING MAP.~~

~~PD Subdistrict S-75 is located on Zoning Map No. 1-7. (Ord. 26593)~~



DENSITY: 399 DWELLING UNITS
STRUCTURE HEIGHT: 65' OCCUPIED FLOOR AREA PLUS 12' FOR MECHANICAL PLUS 4' ABOVE OCCUPIED FLOOR AREA FOR PARAPET WALL
LOT COVERAGE: 70%
FLOOR AREA RATIO: NO MAXIMUM



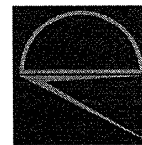
CONCEPTUAL PLAN
 SCALE: 1"=40'-0"
 0 20 40 80 160 FT



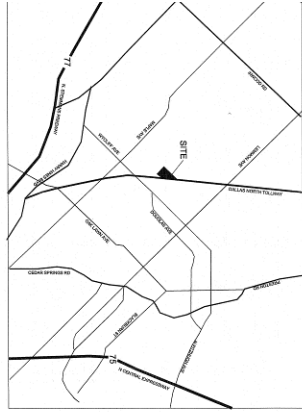
AURA CEDAR SPRINGS APARTMENTS
 DALLAS, TEXAS



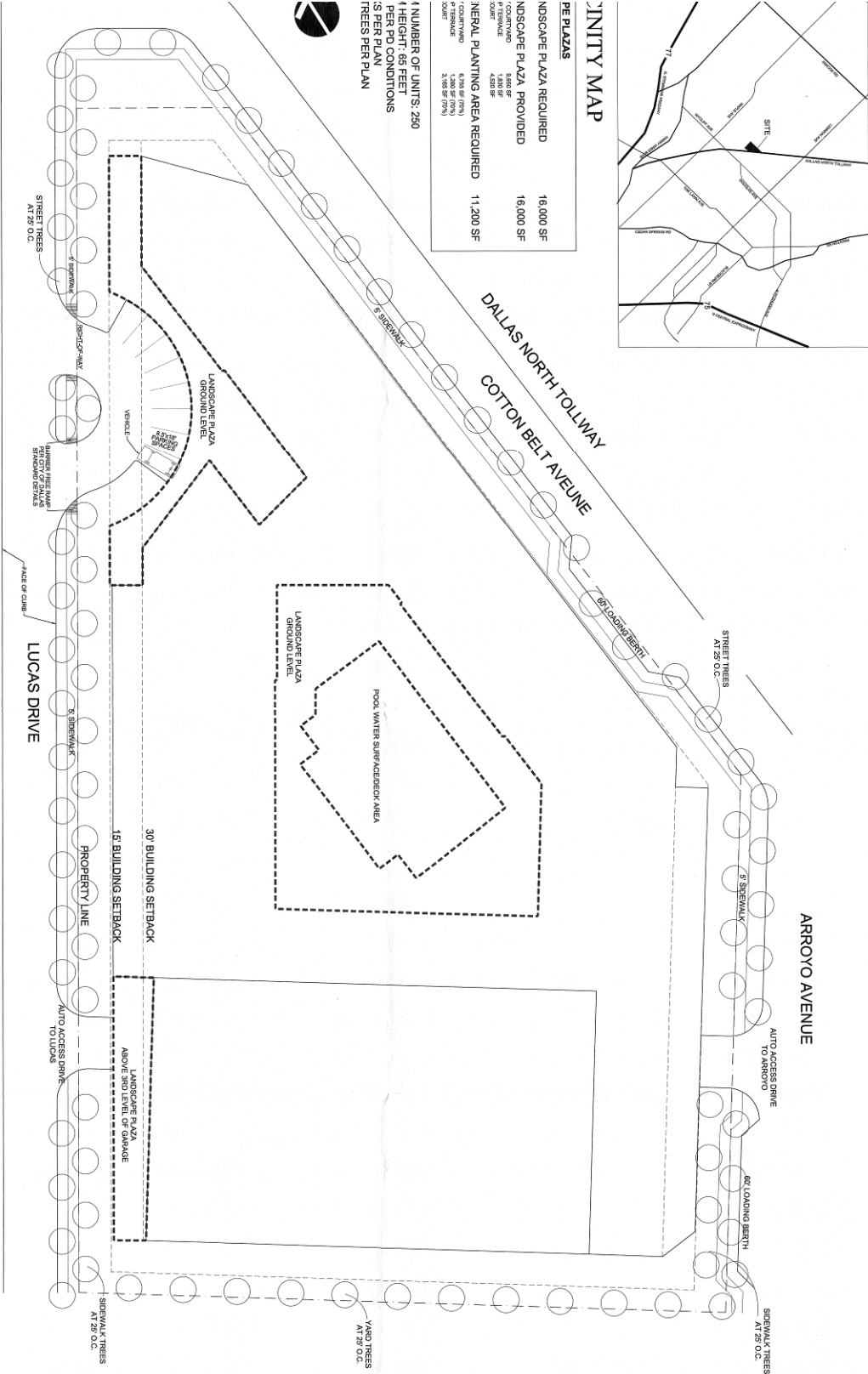
BUILDING VALUE IN MULTIFAMILY REAL ESTATE
Z123-178(RB) 03/07/2



ARCHITECTURE DEMAREST
 600 Green St., Suite 11, Dallas, TX 75207 T: 214.764.6001 F: 214.764.6099



LA	TO	LA	TO
PI PLAZAS		PI PLAZAS	
NDSCAPE PLAZA REQUIRED	16,000 SF	NDSCAPE PLAZA PROVIDED	16,000 SF
LANDSCAPE PLAZA REQUIRED	11,200 SF	LANDSCAPE PLAZA PROVIDED	11,200 SF
GENERAL PLANTING AREA REQUIRED		GENERAL PLANTING AREA PROVIDED	
NUMBER OF UNITS: 280		NUMBER OF UNITS: 280	
PERCENT CONDITIONS		PERCENT CONDITIONS	
TREES PER PLAN		TREES PER PLAN	



DEVELOPMENT PLAN
SCALE 1" = 20' - 0"

PLANNED DEVELOPMENT
DISTRICT NUMBER 193

APPROVED BY CITY ENGINEER
DATE: 02-06-2012
BY: [Signature]
PLANNING DEPARTMENT

**Existing Development Plan
(current PDS No. 75 boundary)**

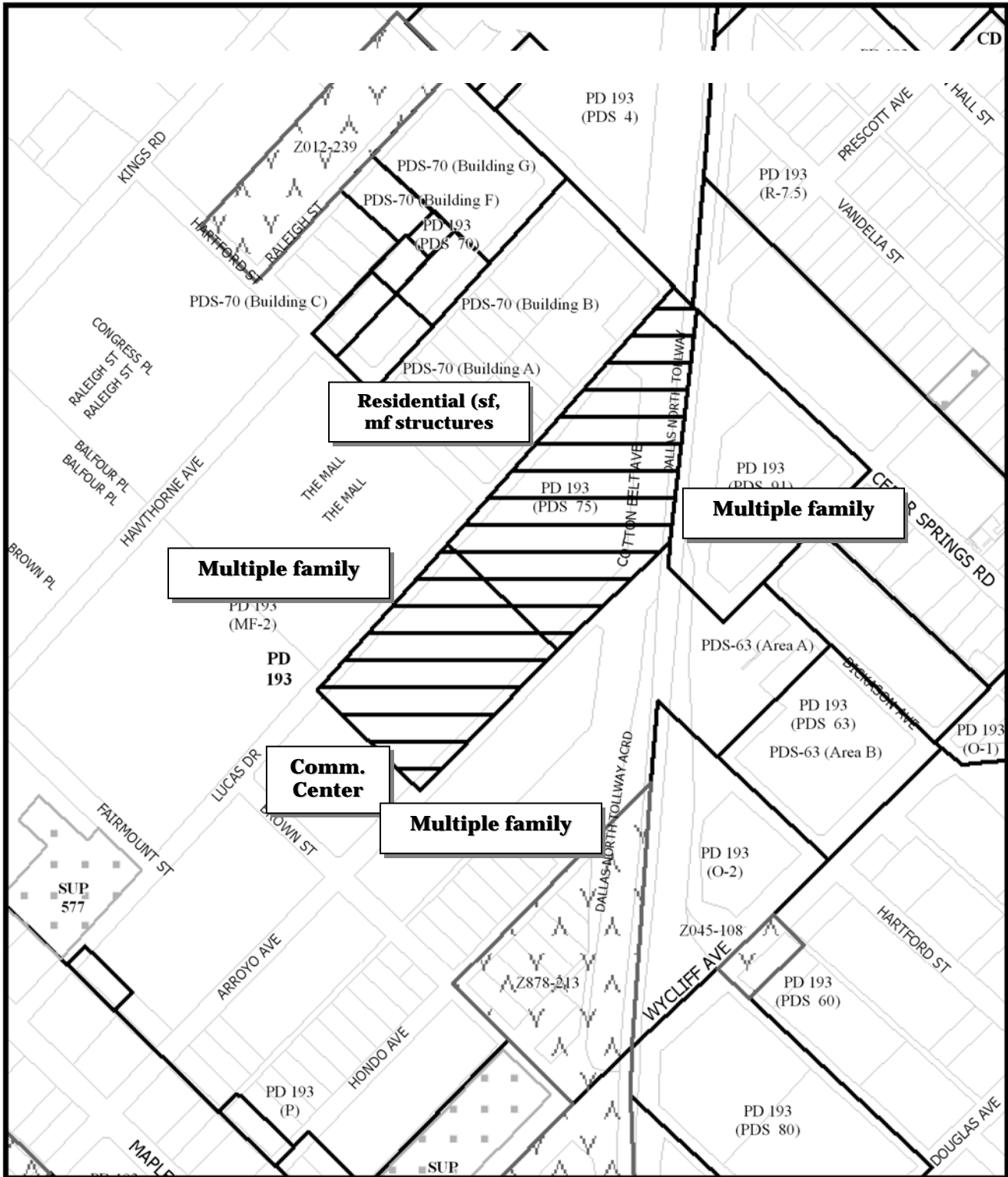


1:7,200

VICINITY MAP

Case no: **Z123-178**

Date: **2/11/2013**




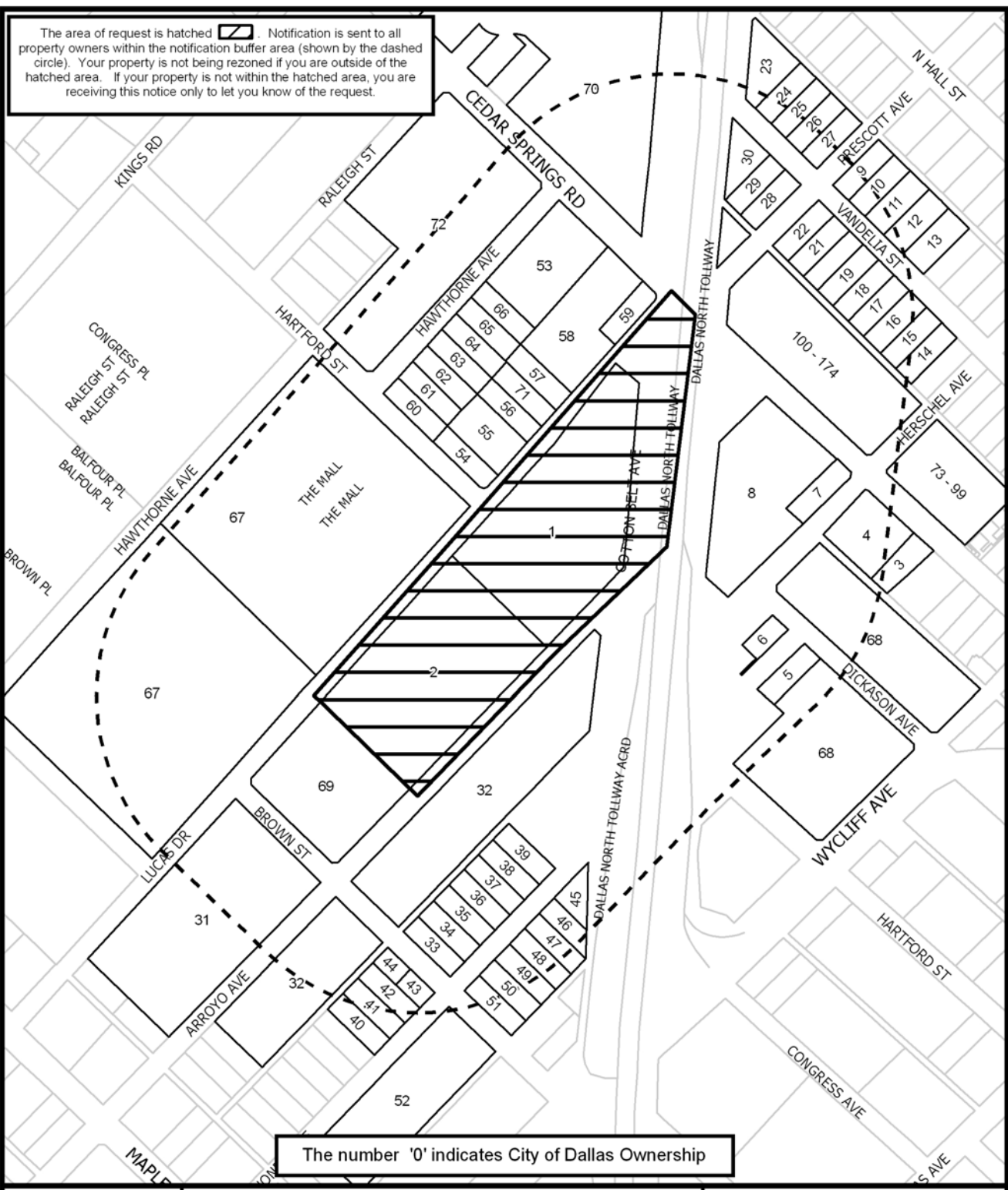
1:3,600

ZONING AND LAND USE


Case no: Z123-178

Date: 2/11/2013

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

500' AREA OF NOTIFICATION
174 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z123-178
 Date: 2/11/2013

2/7/2013

Notification List of Property Owners***Z123-178******174 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 BAR	2924 LUCAS DR	SOUTHWEST EMBARCADERO LP % RICHARD M
2	2816 LUCAS DR	MELROSE CAPITAL LLC
3 NGUYE	4325 CEDAR SPRINGS RD	NGUYEN VAN TRI & KIM-DUNG THI TRAN
4	4335 CEDAR SPRINGS RD	TUBBS REALTY LLC
5	4427 DICKASON AVE	NORTH TEXAS TOLLWAY AUTHORITY
6	4435 DICKASON AVE	TEXAS TURNPIKE AUTHORITY
7	4401 CEDAR SPRINGS RD	DALLAS CEDAR POINT LTD STE 211
8	4411 CEDAR SPRINGS RD	CEDAR POINTE MULTIFAMILY LLC
9	4438 VANDELIA ST	WATKINS JEREMY & HEIN MATTHEW
10	4434 VANDELIA ST	DEVENDORF MICHAEL A
11	4428 VANDELIA ST	DAILY LOUIS R
12	4424 VANDELIA ST	NICHOLSON FRANK R II
13	4418 VANDELIA ST	DOWNER WILLIAM V III
14	4407 VANDELIA ST	SCIANO DANIEL J T & DENISE L
15	4411 VANDELIA ST	THOMAS MICHAEL
16	4415 VANDELIA ST	SMITH EDGAR LEE
17	4419 VANDELIA ST	SANCHEZ PABLO J
18	4423 VANDELIA ST	WHITTEN ERIC
19	4427 VANDELIA ST	SCHNEER KENNETH E & TERRI B
20	4431 VANDELIA ST	WATERS KAYCI C
21	4435 VANDELIA ST	CED CHARLES & BETTY
22	4439 VANDELIA ST	CUSTER DANIEL J
23	4518 VANDELIA ST	MITCHELL DORIS J
24	4512 VANDELIA ST	SCHWEND NICOLE
25	4508 VANDELIA ST	HARTLEY THOMAS G
26	4506 VANDELIA ST	BOONE OLIVIA E

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4502 VANDELIA ST	HERNANDEZ LUIS A & NILSA
28	4503 VANDELIA ST	HUGGINS JASON
29	4507 VANDELIA ST	TEXAS TURNPIKE AUTHORITY
30	4509 VANDELIA ST	TEXAS UTILITIES ELEC CO % STATE & LOCAL
31	2601 ARROYO AVE	VILLA TORINO LLC
32	2702 ARROYO AVE	KNOT YOUR ORDINARY APTS LLC
33	2703 HONDO AVE	NGUYEN HAI HO
34	2707 HONDO AVE	LOPEZ ISABEL C & AGUSTIN BARRON
35	2711 HONDO AVE	ACOSTA ALBINO & MARIA LUISA ACOSTA
36	2715 HONDO AVE	PALEO JOSE B & ELIZA D
37	2719 HONDO AVE	AVILA TOBIAS & ISABEL AVILA
38	2723 HONDO AVE	SAVAGE ELLEN
39	2803 HONDO AVE	NORMANDY MAPLE LLC
40	2603 HONDO AVE	MORALES VICTOR & ERIKA MORALES
41	2607 HONDO AVE	FRAGA TONY S
42	2611 HONDO AVE	PETERSON MARY L
43	2615 HONDO AVE	TORREZ RICHARD R JR
44	4443 BROWN ST	CARDENAS ROBERTO
45	2802 HONDO AVE	HOUPY JERRY JR ET AL
46	2722 HONDO AVE	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
47	2718 HONDO AVE	GARZA JORGE LUIS & LUZ M
48	2714 HONDO AVE	NAJERA SANDRA M
49	2710 HONDO AVE	LAGUNA FRANCISCO & MARIA A LAGUNA
50	2704 HONDO AVE	HERRERA ISREAL & PATRICIA
51	2700 HONDO AVE	NGUYEN LIEN DUC & HAO THI DO
52	2544 HONDO AVE	LBJ VENTURES LP
53	4515 CEDAR SPRINGS RD	BETHANY PRESBYTERIAN CH
54	2903 LUCAS DR	SOOCKAR KARL D
55	2909 LUCAS DR	KELCHER MANAGEMENT INC
56	2915 LUCAS DR	RODNEY E JOHNSON PPTIES LLC
57	2923 LUCAS DR	GREATER MOUNT ZION BAPTIST CHURCH

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4505 CEDAR SPRINGS RD	CS VILLAS LLC
59	4503 CEDAR SPRINGS RD	TEXAS TURNPIKE AUTHORITY ATTN JERRY M SH
60	2900 HAWTHORNE AVE	MUMM CHARLES
61	2906 HAWTHORNE AVE	MONZURES ERASMO & ENEDINA
62	2908 HAWTHORNE AVE	GUEVARA ANTONIO & ROSA TERESA GALINDO
63	2912 HAWTHORNE AVE	ALEJANDRO JOSE ALFREDO
64	2916 HAWTHORNE AVE	ALEJANDRO JOSE A & BLANCA
65	2920 HAWTHORNE AVE	LARA PEDRO
66	3000 HAWTHORNE AVE	SKINNER LEO
67	2801 LUCAS DR	DALLAS HOUSING AUTHORITY
68	4420 DICKASON AVE	BROADSTONE WYCLIFF LP SUITE 901
69	4440 BROWN ST	HOUSING AUTHORITY OF THE CITY OF DALLAS
70	4606 CEDAR SPRINGS RD	M&A TEXAS MADISON LP
71	2919 LUCAS DR	IRVIN ROSS GREGORY
72	4533 CEDAR SPRINGS RD	CJUF III DYLAN LLC
73	4340 CEDAR SPRINGS RD	HERBERT ROBERT A
74	4340 CEDAR SPRINGS RD	BALLARD WILLIAM PAUL JR BLDG A UNIT #102
75	4340 CEDAR SPRINGS RD	PAOLISSI HENRY J III BLDG A UNIT 103
76	4340 CEDAR SPRINGS RD	LUU TYLER
77	4340 CEDAR SPRINGS RD	VARNER BROOK APT 105
78	4340 CEDAR SPRINGS RD	CLARK MATTHEW BLDG A UNIT 106
79	4340 CEDAR SPRINGS RD	WITT KENT P & YOLANDA E
80	4340 CEDAR SPRINGS RD	CAMERON JOHN S & BEVERLY UNIT 108 BLDG A
81	4340 CEDAR SPRINGS RD	FITZGERALD DONNA
82	4340 CEDAR SPRINGS RD	SALIT CHAD UNIT 204
83	4340 CEDAR SPRINGS RD	DUPUY DAVID M
84	4340 CEDAR SPRINGS RD	HEIDBRINK CHARLES M
85	4340 CEDAR SPRINGS RD	DUBE CHARLES M UNIT 207
86	4324 CEDAR SPRINGS RD	HARTWICK TANYA R
87	4340 CEDAR SPRINGS RD	BEBEAU SAMUEL % ZANDER RONALD LEE
88	4340 CEDAR SPRINGS RD	LAFLEUR TRACY J & UNIT 110

Z123-178(RB)

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4340 CEDAR SPRINGS RD	NOVELLO RODOLFO B #212
90	4340 CEDAR SPRINGS RD	JORY ROBERT
91	4340 CEDAR SPRINGS RD	MOSES RANDALL CRAIG & ANN F
92	4340 CEDAR SPRINGS RD	JACOBS BONIFACE J BLDG B UNIT 210
93	4340 CEDAR SPRINGS RD	LOWE ETHEL A
94	4340 CEDAR SPRINGS RD	NOVELLO RODOLFO BLDG B UNIT 212
95	4340 CEDAR SPRINGS RD	MIMS ELIZABETH ANN
96	4340 CEDAR SPRINGS RD	LIMBOC AUDIE P UNIT 114
97	4324 CEDAR SPRINGS RD	CASAS EDUARDO #115
98	4340 CEDAR SPRINGS RD	SKLOSS ALOIS H
99	4340 CEDAR SPRINGS RD	DUPUY DAVID MICHAEL
100	4414 CEDAR SPRINGS RD	SAMUEL STEVEN D
101	4414 CEDAR SPRINGS RD	HU JOSEPH UNIT 101
102	4414 CEDAR SPRINGS RD	PRICE LESLIE C UNIT 103
103	4414 CEDAR SPRINGS RD	ARMENDARIZ KARLA G UNIT 105
104	4414 CEDAR SPRINGS RD	ARONOWICZ JOEL
105	4414 CEDAR SPRINGS RD	CLENDANIEL JOHN J & JEANA K
106	4414 CEDAR SPRINGS RD	SCHIAVONE JILL M UNIT 111
107	4414 CEDAR SPRINGS RD	THOMAS STEVEN C
108	4414 CEDAR SPRINGS RD	INKS ANGELA
109	4414 CEDAR SPRINGS RD	FLECHA LANE INC
110	4414 CEDAR SPRINGS RD	MCCREA ROBERT S # 119
111	4414 CEDAR SPRINGS RD	REEVES SHAWN A UNIT 121
112	4414 CEDAR SPRINGS RD	LEAL ROBERTO
113	4414 CEDAR SPRINGS RD	LAPORTE MIKEL #124
114	4414 CEDAR SPRINGS RD	BOLDING GARY UNIT 125
115	4414 CEDAR SPRINGS RD	TERRELL PAUL & NORMA
116	4414 CEDAR SPRINGS RD	GOINS MICAH & TRACEY
117	4414 CEDAR SPRINGS RD	CHEN TING YU UNIT 201
118	4414 CEDAR SPRINGS RD	DAGROSA ANTHONY L
119	4414 CEDAR SPRINGS RD	PARK EDWARD UNIT 203

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4414 CEDAR SPRINGS RD	PAULUS MICHAEL J APT 307
121	4414 CEDAR SPRINGS RD	CONNELL KATHERINE K UNIT 205
122	4414 CEDAR SPRINGS RD	PADDOCK LOUIS &
123	4414 CEDAR SPRINGS RD	LAI MY LINH UNIT 207
124	4414 CEDAR SPRINGS RD	KATES TIFFANY R UNIT 208
125	4414 CEDAR SPRINGS RD	THOMPSON WAYNE E
126	4414 CEDAR SPRINGS RD	KIM BILLY J APT 1116
127	4414 CEDAR SPRINGS RD	PHAM RICHARD T NO 10026
128	4414 CEDAR SPRINGS RD	HERCULES ELLSWORTH D APT 212
129	4414 CEDAR SPRINGS RD	JACKSON JENISE
130	4414 CEDAR SPRINGS RD	TERRELL PAUL A & NORMA L
131	4414 CEDAR SPRINGS RD	PLASTERER ROGER
132	4414 CEDAR SPRINGS RD	HEATH LEA ANNE UNIT 216
133	4414 CEDAR SPRINGS RD	HEIMBACH SARAH E UNIT 217
134	4414 CEDAR SPRINGS RD	MIHECOBY ALLEN F
135	4414 CEDAR SPRINGS RD	CUNNINGHAM SHANNON
136	4414 CEDAR SPRINGS RD	PETTIT STACY L UNIT 220
137	4414 CEDAR SPRINGS RD	BENNETT LORIE A
138	4414 CEDAR SPRINGS RD	ROSSER L B UNIT 222
139	4414 CEDAR SPRINGS RD	MUTREJA SWADESH & JAI G UNIT 223
140	4414 CEDAR SPRINGS RD	SHARMA DARPAN &
141	4414 CEDAR SPRINGS RD	FAROOQI MIDHAT S & APT 225
142	4414 CEDAR SPRINGS RD	HESS JENIFER D UNIT 226
143	4414 CEDAR SPRINGS RD	DO THAO #227
144	4414 CEDAR SPRINGS RD	APNAR JOHN UNIT 228
145	4414 CEDAR SPRINGS RD	RICE JAMES H JR UNIT 229
146	4414 CEDAR SPRINGS RD	HO ELIZABETH D #230
147	4414 CEDAR SPRINGS RD	BURGOON LARRY REV TRUST
148	4414 CEDAR SPRINGS RD	JOHNSON JILL UNIT 302
149	4414 CEDAR SPRINGS RD	VOLLMER DAVID W UNIT 303
150	4414 CEDAR SPRINGS RD	HARIRI WAHIB & HARIRI HEATHER

2/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4414 CEDAR SPRINGS RD	HOSIER MEGAN UNIT 305
152	4414 CEDAR SPRINGS RD	REEVES JEFFREY S &
153	4414 CEDAR SPRINGS RD	SANFORD QUINN A UNIT #307
154	4414 CEDAR SPRINGS RD	PIRZADEH SARA UNIT 308
155	4414 CEDAR SPRINGS RD	GOH YEE KHAI & YIWEN LEE STE 309
156	4414 CEDAR SPRINGS RD	POWELL TIFFANY #310
157	4414 CEDAR SPRINGS RD	ODUNSI ABAYOMI N #311
158	4414 CEDAR SPRINGS RD	SCHULTHEIS KYLE UNIT 312
159	4414 CEDAR SPRINGS RD	DEUTSCHE BANK NATIONAL
160	4414 CEDAR SPRINGS RD	CHENET FLORENCE J
161	4414 CEDAR SPRINGS RD	TAVARES CARLOS L & ZELIA R
162	4414 CEDAR SPRINGS RD	GIDDENS CHRISTOPHER # 316
163	4414 CEDAR SPRINGS RD	CHISOLM HENRY JR & UNIT 317
164	4414 CEDAR SPRINGS RD	PHAM LINH L
165	4414 CEDAR SPRINGS RD	LENG CHIH CHUN
166	4414 CEDAR SPRINGS RD	SANCHEZ MARIO H
167	4414 CEDAR SPRINGS RD	GRIMES STEPHANIE R
168	4414 CEDAR SPRINGS RD	BASHARA VIRGINIA & MICHAEL E
169	4414 CEDAR SPRINGS RD	ANDERSON HEATHER L
170	4414 CEDAR SPRINGS RD	SAREMI YAVAR SHOKOUH
171	4414 CEDAR SPRINGS RD	CHEN JIAQIANG UNIT 327
172	4414 CEDAR SPRINGS RD	GOODWIN BOBBY A UNIT #328
173	4414 CEDAR SPRINGS RD	BROCKHOFF HANS C & JUYD BROCKHOFF
174	4414 CEDAR SPRINGS RD	AGUIRRE PATRICIA UNIT 330

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. On February 21, 2013, the City Plan Commission held this request under advisement until March 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:

File No.

Request, Disposition, and Date

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.

Thoroughfare/Street

Existing & Proposed ROW

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:

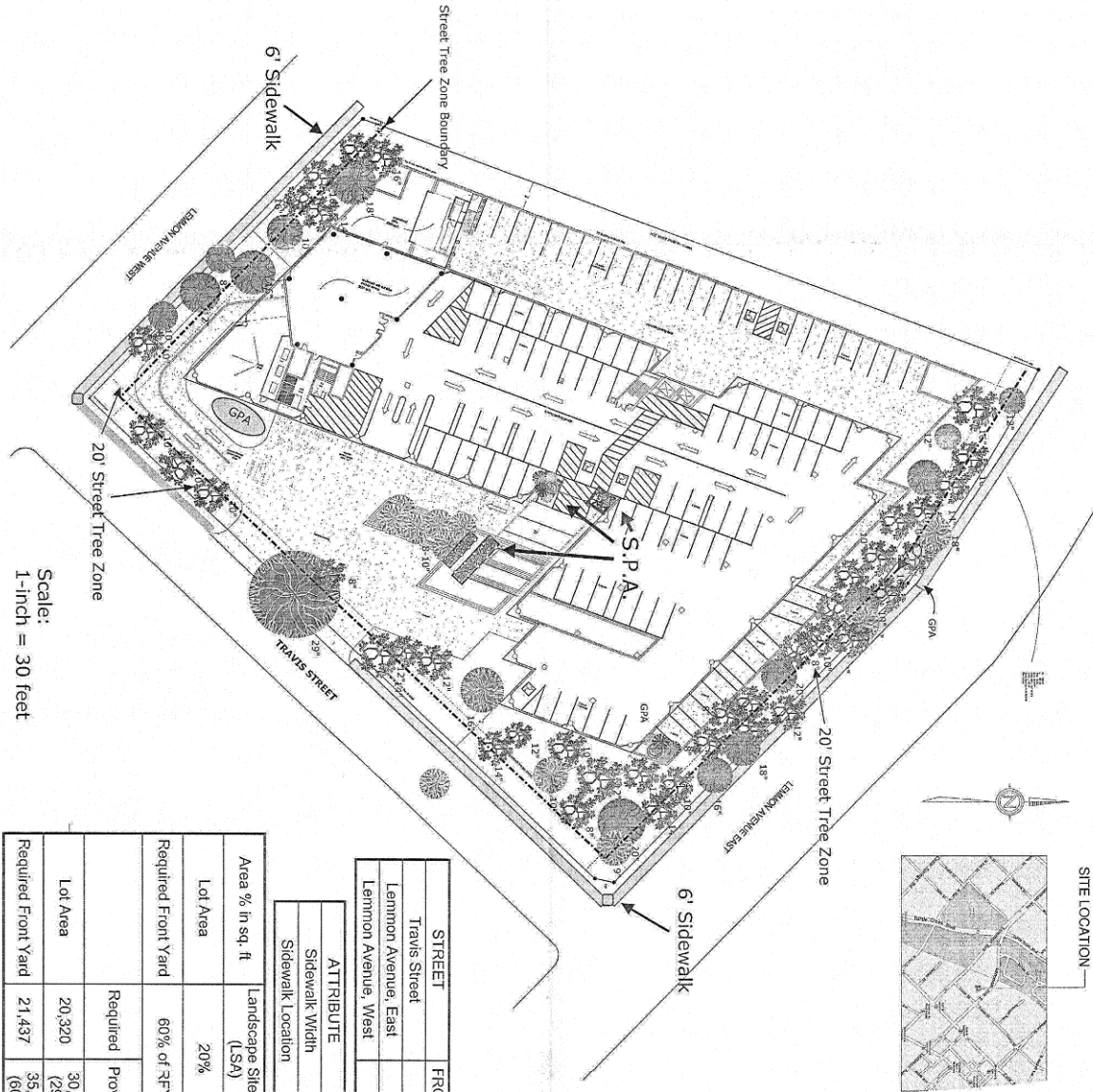
1. That no building may be constructed upon such property with a height in excess of one hundred twenty (120) feet.
2. That the first, second and third floor may be used for either multi-family dwellings or for office purposes only, and the remaining floors may be used for multi-family dwelling purposes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



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
	20,320	30,211 (29%)	10,166 (14%)
	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
(Symbol)	14	LIVE OAK
(Symbol)	39	CEDAR ELM
(Symbol)	13	MAGNOLIA
(Symbol)	1	ASH
GPA	-	General Planting Area
SPA	-	Special Planting Area

LANDSCAPE PLAN
3535 TRAVIS STREET

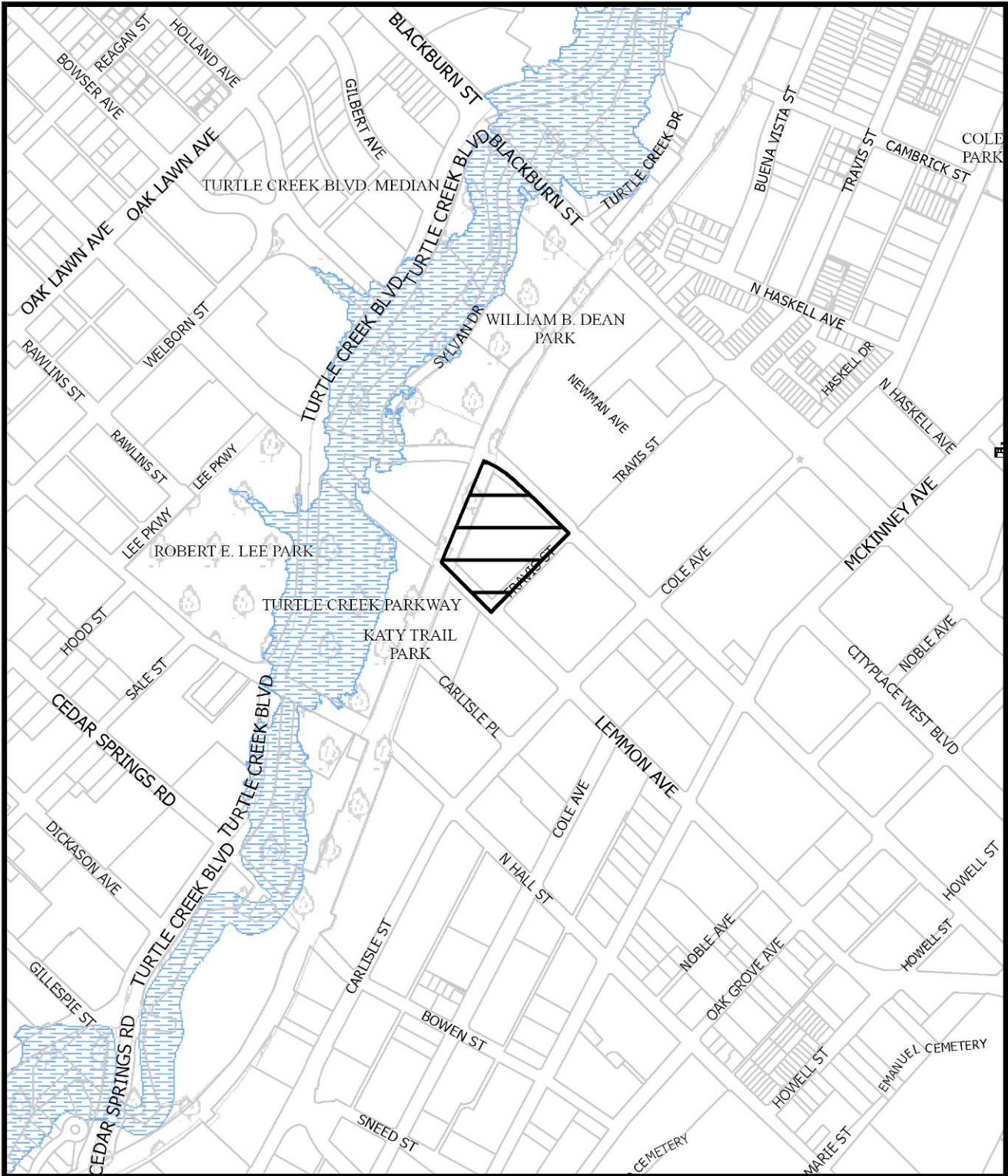
DATE: _____
SCALE: _____
TITLE: _____
DESIGNED BY: _____



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

Land Use & Development Consultants

Proposed Landscape Plan

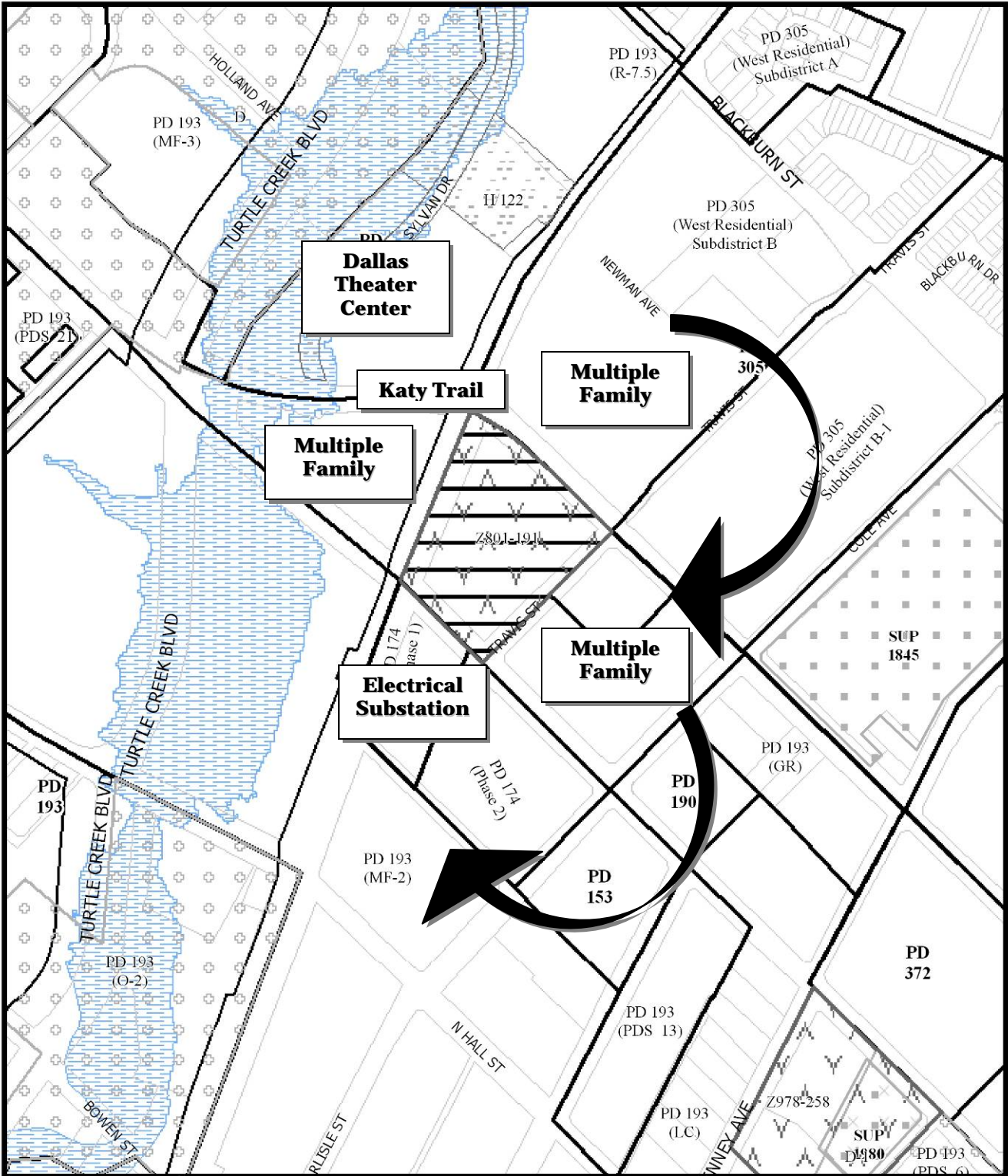


1:6,000

VICINITY MAP

Case no: **Z112-306**

Date: **9/7/2012**

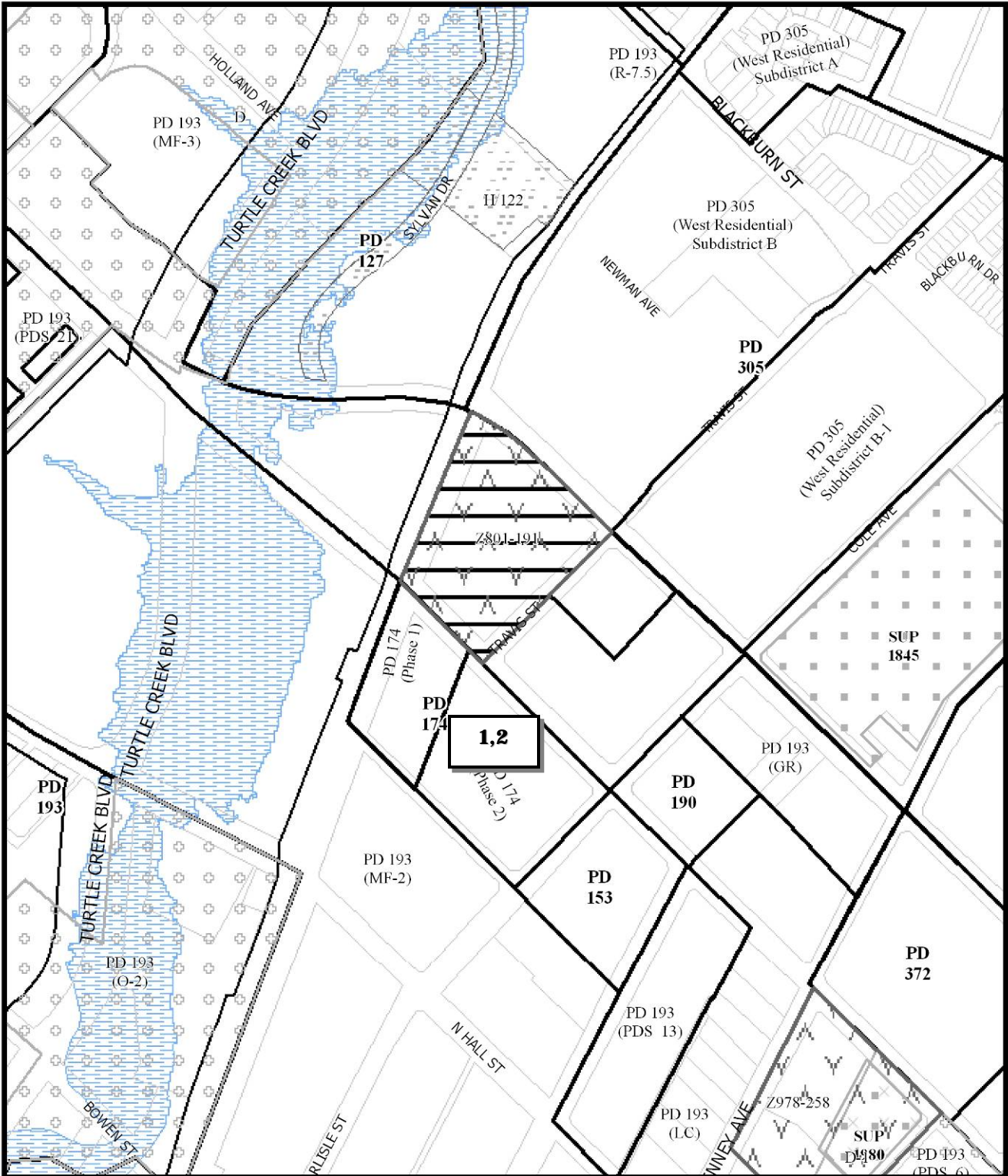


1:3,600

ZONING AND LAND USE

Case no: Z112-306

Date: 9/7/2012




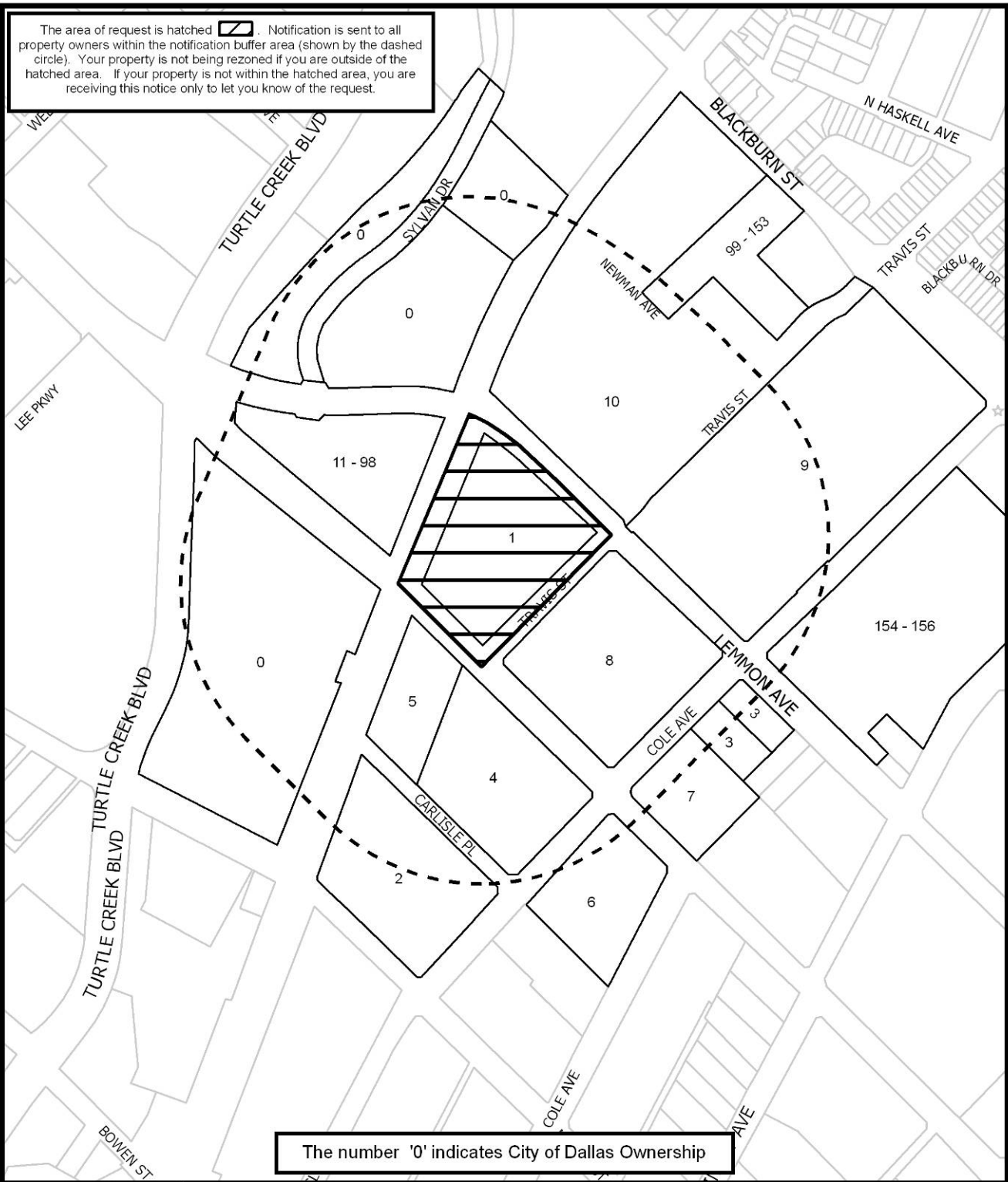
1:3,600

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: Z101-220 (JH) **DATE FILED:** March 17, 2011

LOCATION: North side of Northwest Highway, west of Luna Road

COUNCIL DISTRICT: 6 **MAPSCO:** R-21B, N-22 & S-22

SIZE OF REQUEST: Approx. 5.77 acres **CENSUS TRACT:** 0099.00

REPRESENTATIVE: MASTERPLAN

APPLICANT: Trinity East Energy, LLC

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct and operate wells for extracting natural gas.

STAFF RECOMMENDATION: Approval for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions

PRIOR CPC ACTION: On January 10, 2013, the City Plan Commission held this request under advisement until February 7, 2013. On February 7, 2013, the City Plan Commission held this request under advisement until March 21, 2013.

BACKGROUND INFORMATION:

- The request site is currently an undeveloped portion of a city park, specifically a gun range.
- The applicant is proposing to develop the request site for the drilling and production of natural gas with up to 20 wells within the drilling area.
- The nearest residential lot is approximately 1,500 ft to the northwest from the request site in the City of Irving.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Northwest Highway	Principle Arterial / State Highway	300 ft.
Luna Road	Principle Arterial	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The applicant proposes to drill approximately 20 wells to extract natural gas from the site. The request complies with the following land use goal and policy of the Comprehensive Plan because the applicant there are several measures that are in place pursuant to the Dallas Development Code that requires the applicant to restore the site back to its natural state after the wells have been capped. In addition, there are additional provisions in the Code that require the right-of-ways (infrastructure) to be restored.

LAND USE

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTAION, LAND USE, INFRASTRUCUTRE AND TRANSPORTATION

Policy 1.4.3 Embrace environmental sustainability

Land Use Compatibility:

The 5.7 acre site is an undeveloped portion of a city park and is located on the north side of Northwest Highway, approximately 1,600 feet west of Luna Road. The operations are proposed to use Luna Road for access, not Northwest Highway. The applicant's request for a Specific Use Permit is to permit gas drilling and production on the site.

The primary land uses surrounding the request site are undeveloped tracts of land to the south, east and west. A liquor store is located to the south across Northwest Highway. The city park property containing the gun range is surrounding to the north. The nearest residential use is approximately 1,500 feet to the northwest and southwest of the request site in the City of Irving. The current spacing requirement from residential uses from a gas well is 300 feet.

The request site is located within the floodplain, which the current floodplain regulations, Article V, do not permit gas drilling and production. In order to conduct the gas drilling and production use within the floodplain, it will require either a fill permit from the Floodplain Administrator or an amendment to Article V. The SUP conditions and site plans are prepared in anticipation of an amendment to Article V.

The request site is also located within a city park. In order to conduct a non-park use on park property, City Council must approve the use in a public hearing, which is separate from the zoning public hearing.

In the Development Code, gas drilling and production means the activities related to the "the extraction of any fluid, either combustible or noncombustible, that is produced in a natural state from the earth and that maintains a gaseous or rarefied state at standard temperature and pressure conditions, or the extraction of any gaseous vapors derived from petroleum or natural gas."

The Development Code requires the applicant to provide the following site plans for a gas drilling and production use:

- Site/operation plan for the drilling phase; and
- Site/operation plan for the production phase.

The operation plan for the drilling phase addresses the natural-gas drilling. The plan shows the location of several temporary construction trailers, water tanks, mud tanks, and drilling equipment. A drilling rig will be on site during this phase. The building official will consider this as a temporary structure, similar to a crane used in constructing a building.

There are two methods for drilling: an open-loop system and a closed-loop system. An open-loop system uses a lined mud-pit to hold mud. The mud-pit may be a safety hazard and may have a negative impact on adjacent property. In contrast, a closed-loop system uses tanks to hold the mud. There are fewer environmental concerns with a closed-loop system and the applicant is providing a drilling phase plans that will

include a closed-loop system. The applicant is proposing to drill up to 20 wells on the site.

The production plan shows an area in the northeast quadrant of the pad site that will store the equipment (e.g., horizontal separators, water tanks and gas lift compressors) on a platform. The platform is approximately 12 feet above grade with equipment extending approximately 6 to 10 feet above the floor of the platform. The SUP area will be enclosed by an eight-foot-high chain link fence with a vinyl coating around the remaining perimeter.

Staff has reviewed the applicant's request for a SUP for gas drilling and production and is recommending approval for a time period of 20 years with eligibility for automatic renewal of additional 10 year periods, subject to the attached plans and conditions.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

The attached SUP conditions are staff recommended. The SUP conditions were provided to the applicant late and a full response from the applicant was not received by the time this case report was finalized. Also, revised site plans that comply with Article XII were not received in time to be included. Additional SUP conditions or revisions may be provided during the briefing prior to the public hearing. The revised site plans will be provided during the briefing as well.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not negatively impact the surrounding street system by the proposed development. All truck traffic to and from the site will be from Luna Road to Northwest Highway.

Z101-220(JH)

Landscaping:

Landscaping will be provided in accordance with the landscape plan. A row of street trees will be provided along the southern property line adjacent to Northwest Highway. Additional landscaping will be provided via artificial lot for trees to provide additional screening and buffering from the park.

Z101-220(JH)

List of Partners/Principals/Officers

Trinity East Energy, LLC

Thomas B. Blanton, CEO
Phillip Pierce, CFO
Irene Sullivent, Secretary/Treasurer

SUP Conditions

a. IN GENERAL.

1. USE: The only use authorized by this specific use permit is gas drilling and production.
2. TIME LIMIT:
 - (a) Except as provided, this specific use permit expires on (20 years from passage of ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
 - (b) The Operator must notify the building official in writing at least 10 days before permanently stopping gas production (abandoning the well). Once the Operator permanently stops production, this specific use permit expires after the Operator restores the Property in accordance with Article XII. After the Operator restores the Property, a new specific use permit is required for any other gas drilling and production operation.
3. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
4. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and all ordinance, rules, and regulations, including the gas drilling and production regulations, of the City of Dallas.

b. PLANS AND BASELINE ASSESSMENTS.

1. SITE PLANS: Use and development of the Property must comply with the attached:
 - (a) Drilling phase site plan; and
 - (b) Production phase site plan.

2. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Landscaping must be installed within six months after the first well is in production.
3. FENCING: Fencing must be provided as shown on the site plans. The fencing material must be vinyl coated chain link and the vinyl coating must be black.
4. AIR QUALITY MANAGEMENT AND MONITORING PLAN.
 - (a) The Operator must provide an air quality management and monitoring plan (AQMM) to the gas inspector with the gas well permit application.
 - (b) The AQMM plan must include:
 - (1) Measures and equipment the Operator will use to ensure that all site activities and equipment on the operation site comply with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (2) Monitoring techniques the Operator will use to measure for emissions to ensure continuous compliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (3) A categorization of Environmental Protection Agency (EPA) Tier (Tier 0 to Tier 4) of all diesel equipment that will be used on the Property during each phase of the drilling and production use.
 - (c) The Operator must provide a quarterly report of the continuous monitoring results to the gas inspector. The report must include all laboratory data sheets, field logs, data summaries, and any actions taken in the previous quarter to reduce emissions, ensure compliance, or correct noncompliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
5. BASELINE ASSESSMENTS:
 - (a) NATURAL GAS.

(1) Within 30 days after the first well enters production, a written extended natural gas analysis must be provided to the gas inspector.

(2) The extended natural gas analysis must be performed by a qualified third party laboratory and must include findings for benzene and hydrocarbons.

(b) SOIL.

(1) Before drilling activities begin, soil sampling must be conducted to establish a baseline for site conditions.

(2) A minimum of five soil sample must be collected at locations across a pad site are required, with at least two samples at or adjacent to the tank containment areas.

(3) Soil samples must be collected and analyzed by a qualified third party using proper sampling and laboratory protocol from an EPA or Texas Commission on Environmental Quality (TCEQ) approved laboratory. The minimum acceptable criteria for soil sampling include baseline study of Texas Railroad Commission guidance.

(4) The soil sample baseline study results must include:

(A) a description of the point samples and GPS coordinates of each location,

(B) planned equipment above the sampled area,

(C) methodology of sample collection,

(D) description of field conditions,

(E) summary of laboratory data results compared to the minimum acceptable soil sampling criteria,

(F) copies of all laboratory data sheets,

(G) drawings of sample points,

(H) areas where equipment is anticipated, and

(I) concentrations of the following compounds: TPH, Benzene, Toluene, Ethyl benzene, and Xylenes.

(5) The soil sample baseline study results must be provided to the gas inspector within 30 days after the soil sampling is conducted.

(c) WATER.

(1) Except as provided in this paragraph, before commencing drilling activities on the Property, the Operator must provide a written report of the baseline testing of all water wells within 2,000 feet of a well bore and all surface water within 750 feet of the well bore to the gas inspector.

(2) If the Operator documents to the satisfaction of the gas inspector that permission to access private property to conduct the required baseline testing is not granted, water baseline testing is not required for that well or water body.

6. FLOOD EVENT CONTINGENCY PLAN: A flood event contingency plan that complies with Article V, "Flood Plain Regulations," of the Dallas Development Code, must be approved by the Flood Plain Administrator before the issuance of the first gas well permit on the Property.

7. NOISE MANAGEMENT PLAN.

(a) Before the issuance of a gas well permit for the first gas well, the Operator must submit a noise management plan to the gas inspector.

(b) The noise management plan must:

(1) Identify gas drilling and production use operation noise impacts.

(2) Provide written documentation of a continuous 72-hour study establishing the ambient noise levels before drilling activities begin at the Property. The continuous 72-hour study establishing the ambient noise levels before drilling activities begin must include at least one 24-hour reading during either a Saturday or Sunday.

(3) Detail how noise impacts will be mitigated considering specific site characteristics, including the location of the site, proximity and type of adjacent development, seasonal prevailing weather patterns including wind directions, vegetative cover on or adjacent to the site, and topography of the site.

8. PERMITS: The building official may not issue a certificate of occupancy for gas drilling and production use until the Operator obtains all required permits from the Railroad Commission of Texas, Texas Commission on Environmental Quality, and all other state, federal, or city agencies.

9. PIPELINES:

(a) Before the issuance of the first gas well permit, a pipeline map showing the location of the nearest gathering station and the alignment of the pipelines from the operation site to the gathering stations must be submitted to the gas inspector.

(b) Within 60 days after completion of pipeline construction, as-built or record drawings of the pipelines must be provided to the gas inspector. A record drawing must meet the field note guidelines of the City of Dallas Public Works and provide a minimum of two GPS coordinates of the pipeline location. The scale of the record drawings must be a minimum of one inch to 40 feet.

10. TRAFFIC PLAN:

(a) A map showing truck routes must be submitted to and approved by the gas inspector before the issuance of the gas well permit. The mapped truck route must use the shortest route to a state or federal roads.

(b) Before the issuance of a gas well permit for the first well, a traffic management plan (TMP) must be approved by the Director of Parks and Recreation before the application of a gas well permit. The TMP must describe the trip generation and peak time for trips during the drilling and production phase and mitigation to minimize impact on or conflict with park users and park maintenance staff.

11. WATER PLAN: At least 10 days before drilling activities begin on a well, the Operator must disclose in writing to the gas inspect the quantity, source, and disposal method for water used during the fracturing process.

c. OPERATIONS.

1. AIR QUALITY COMPATIBILITY MEASURES: The gas drilling and production use has been evaluated for its probable land use effects on adjacent properties. The following conditions help ensure that this gas drilling and production use is more compatible with surrounding land uses:

(b) ENGINES.

(1) Electric motors are encouraged during all gas drilling and production phases.

(2) Only electric motors may be used during the production phase.

(c) VAPOR RECOVERY.

(1) After fracturing is completed on a well, the Operator must employ appropriate equipment and processes to minimize natural gas and associated vapor release.

(2) All salable gas must be directed to the sales line as soon as practicable or shut in.

(3) All wells that have a sale pipeline must use reduced emission completion techniques and methods in accordance with federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas.

(4) Vapor recovery equipment is required for tanks and tank batteries in accordance with federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas.

2. CLOSED LOOP SYSTEM: All operations must be conducted on a closed loop system.

3. DUST, VIBRATIONS, AND ODORS:

(a) The Operator must conduct drilling and production activities, including vehicular traffic, in a manner that minimizes dust, vibration, and odors consistent with the best practices of the industry.

(b) Brine water, sulphur water, or water with any type of hydrocarbon may not be used for dust suppression.

4. MANEUVERING SURFACE: Vehicle maneuvering surfaces must be gravel or a similar material and must be located as shown on the site plans.

5. MATERIAL SAFETY DATA SHEET:

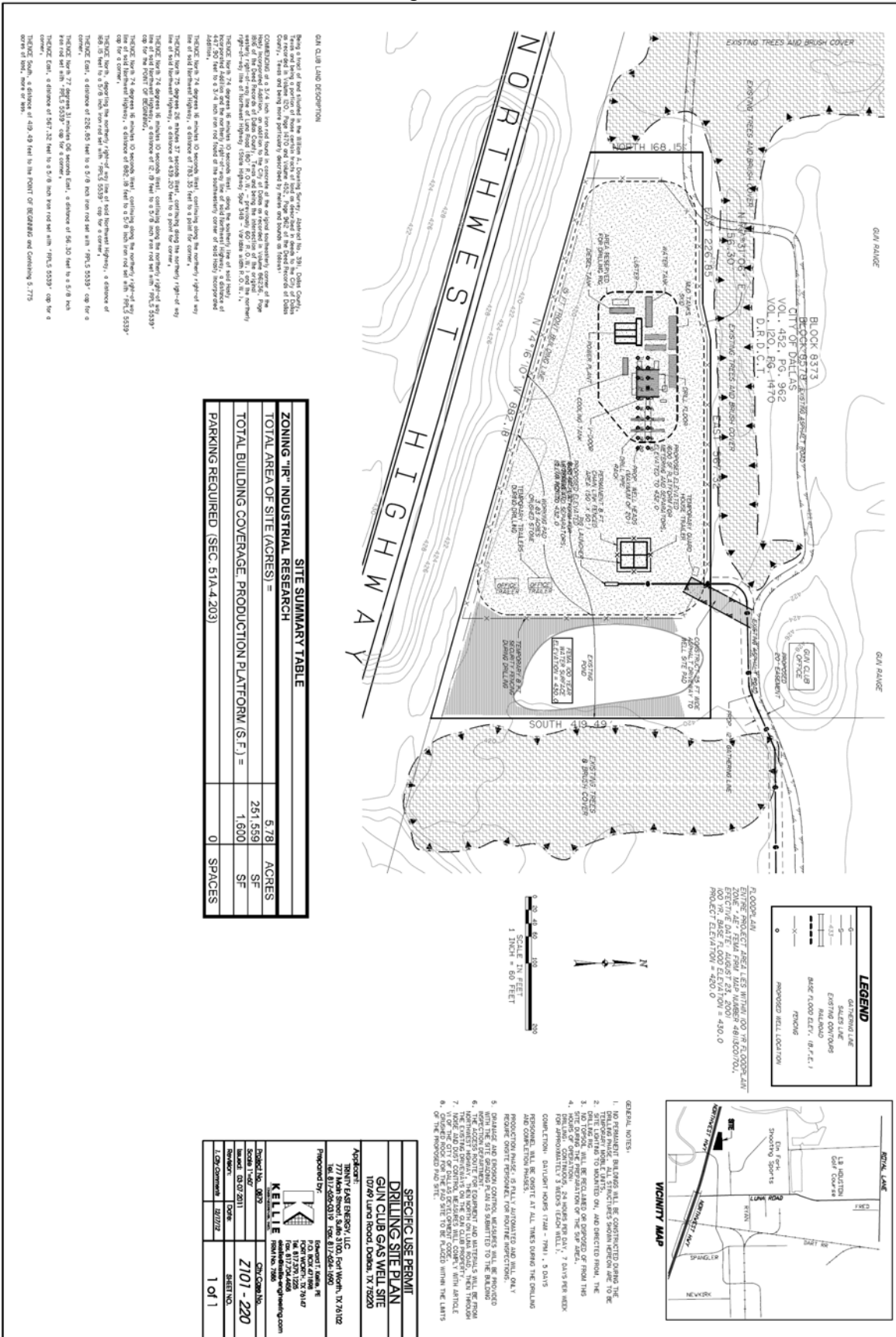
(a) In accordance with Paragraph (6) of the Amendment of Oil and Gas Lease executed between Trinity East Energy and the City of Dallas on July 18, 2011, the Operator must submit to the City of Dallas a completed Material Safety Data Sheet (MSDS) containing an accurate inventory of chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities.

(b) The MSDS must disclose every chemical to be used, including inventory quantity, concentrations, combinations, and formulations, sufficient to satisfy the gas inspector that full disclosure has been made.

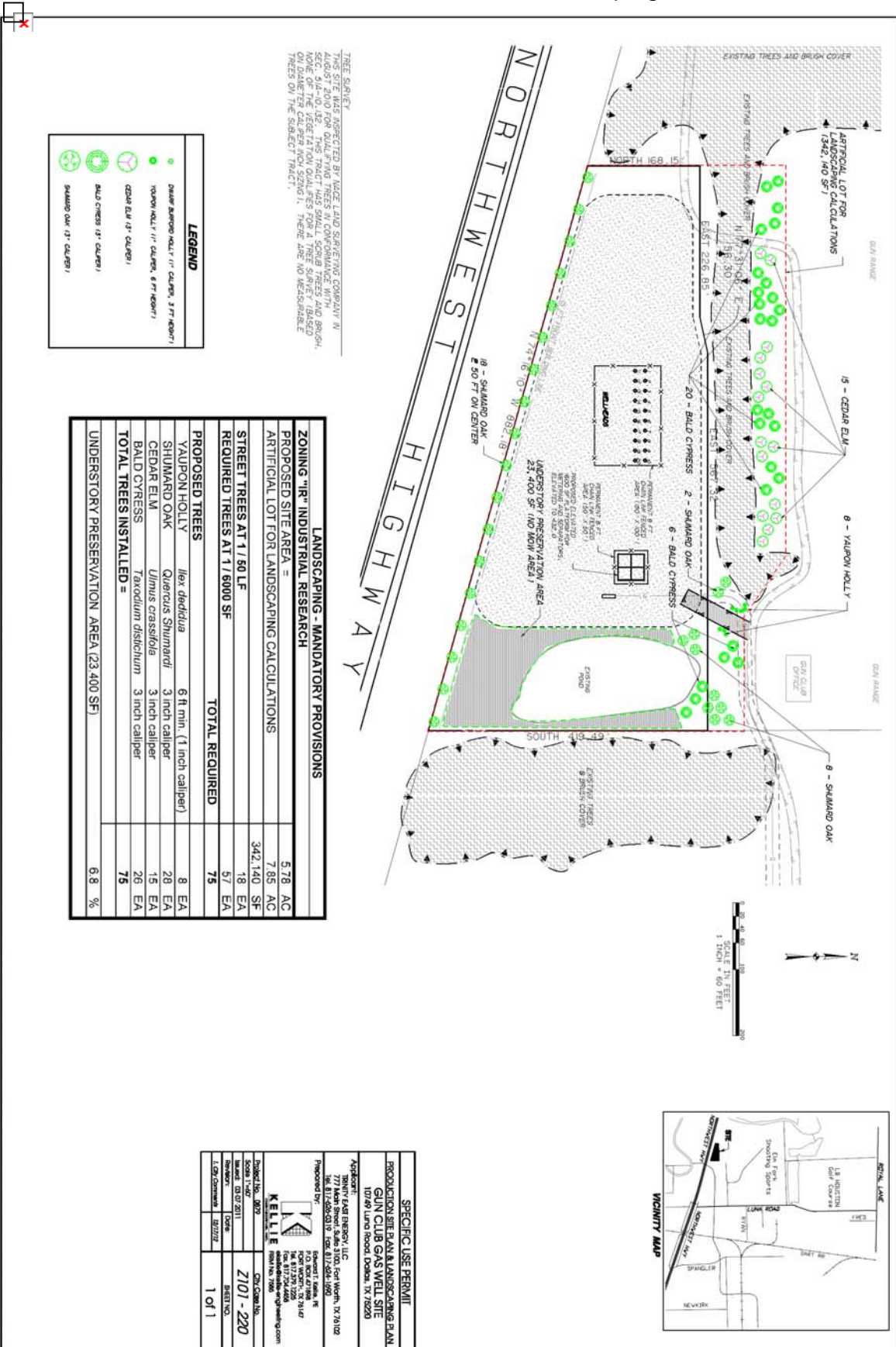
(c) An amended MSDS must be provided to the gas inspector disclosing any change in the inventory, quantity, concentrations, combinations, or formulations of the chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities sufficient to satisfy the gas inspector that full disclosure has been made.

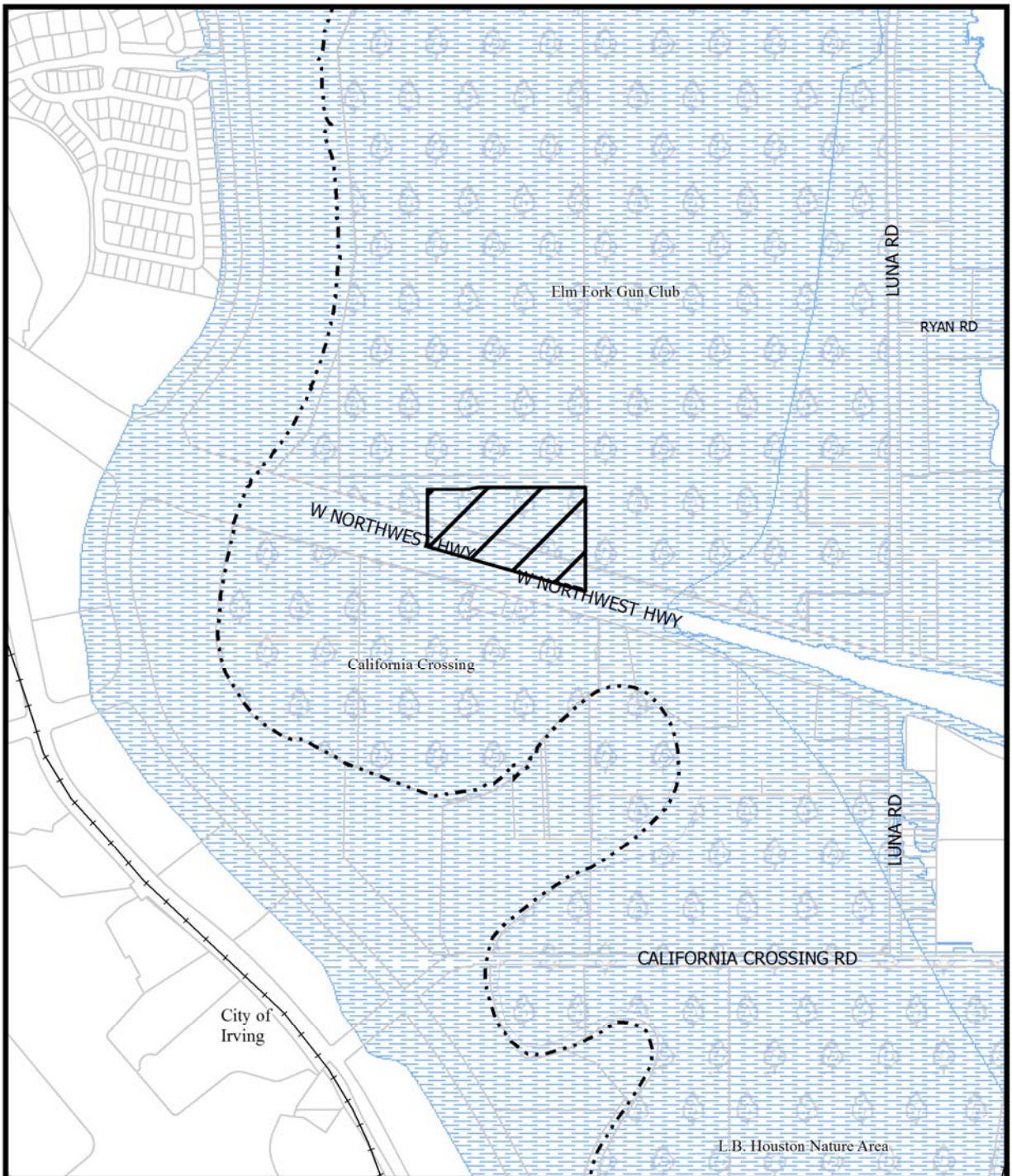
6. ON-SITE WASTE STORAGE: Drilling mud, cuttings, liquid hydrocarbons, and all other field waste derived or resulting from the drilling or re-working of any well must be discharged into an above-ground self-contained storage tank.

Drilling Phase Site Plan



Production Phase Site and Landscaping Plan



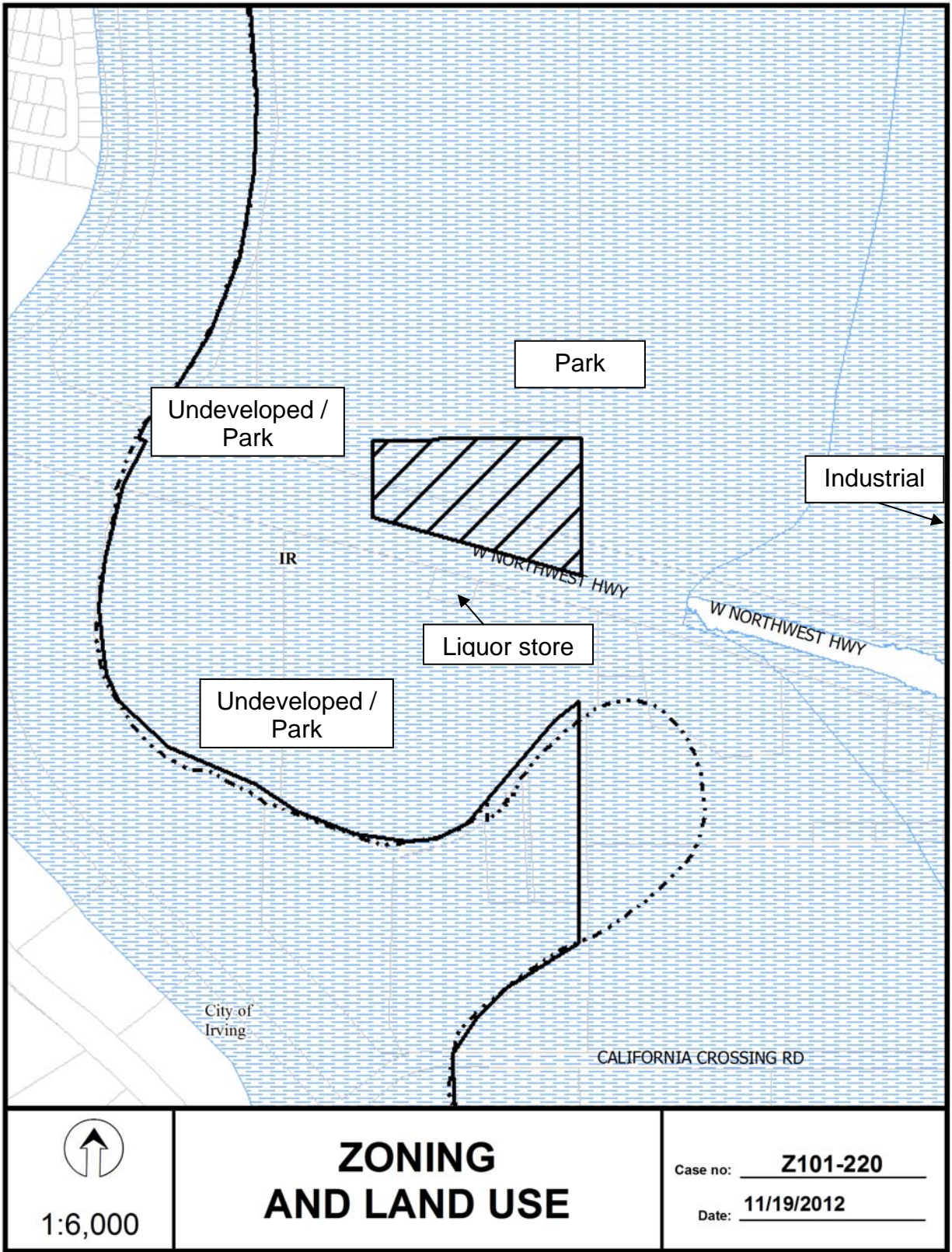


1:8,400

VICINITY MAP

Case no: **Z101-220**

Date: **11/19/2012**

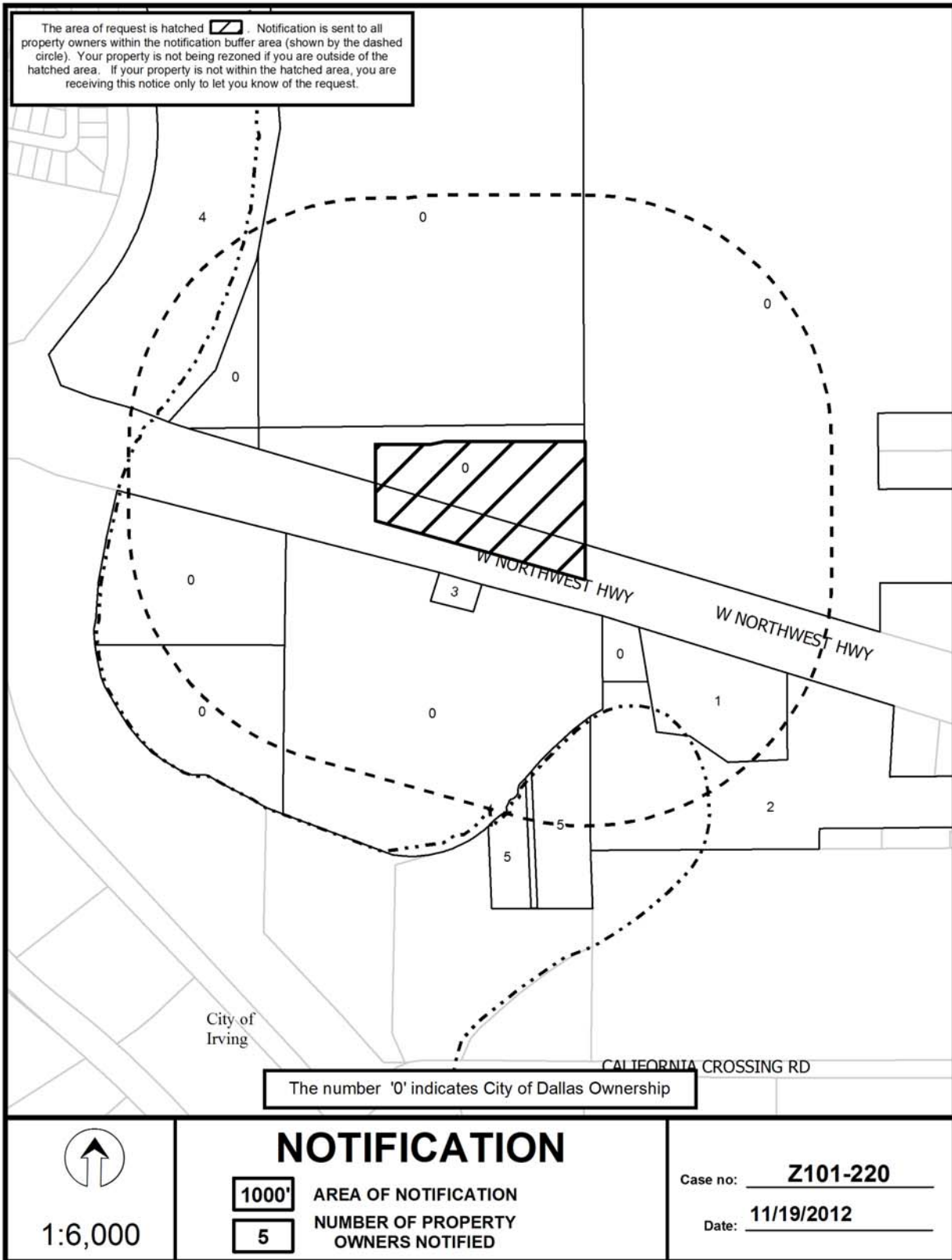


1:6,000

ZONING AND LAND USE

Case no: Z101-220

Date: 11/19/2012



Z101-220(JH)

11/19/2012

Notification List of Property Owners

Z101-220

5 Property Owners Notified

Label #	Address	Owner
1	1680 NORTHWEST HWY	AMERICAN TOWER LP
2	1600 NORTHWEST HWY	RUBIO TOM JR ETAL
3	1604 NORTHWEST HWY	JWV ASSOCIATES LTD
4	5600 OCONNOR BLVD	IRVING CITY OF PARK PROPERTY 1993-2A
5	1310 CALIFORNIA CROSSING RD	FULLER SYLVIA APT 118

FILE NUMBER: Z101-221 (JH) **DATE FILED:** March 17, 2011

LOCATION: South side of Royal Lane, west of Luna Road

COUNCIL DISTRICT: 6 **MAPSCO:** E-22 & J-2

SIZE OF REQUEST: Approx. 3.818 acres **CENSUS TRACT:** 0099.00

REPRESENTATIVE: MASTERPLAN

APPLICANT: Trinity East Energy, LLC

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct and operate wells for extracting natural gas.

STAFF RECOMMENDATION: Approval for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.

PRIOR CPC ACTION: On January 10, 2013, the City Plan Commission held this request under advisement until February 7, 2013. On February 7, 2013, the City Plan Commission held this request under advisement until March 21, 2013.

BACKGROUND INFORMATION:

- The request site is currently an undeveloped portion of a city park, specifically a golf course.
- The applicant is proposing to develop the request site for the drilling and production of natural gas with up to 20 wells within the drilling area.
- The nearest residential lot is approximately 2,400 feet to the northwest and 3,000 feet to the southwest from the request site in the City of Irving.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Royal Lane	Principle Arterial	100 ft.
Luna Road	Principle Arterial	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The applicant proposes to drill approximately 20 wells to extract natural gas from the site. The request complies with the following land use goal and policy of the Comprehensive Plan because the applicant there are several measures that are in place pursuant to the Dallas Development Code that requires the applicant to restore the site back to its natural state after the wells have been capped. In addition, there are additional provisions in the Code that require the right-of-ways (infrastructure) to be restored.

LAND USE

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTAION, LAND USE, INFRASTRUCUTRE AND TRANSPORTATION

Policy 1.4.3 Embrace environmental sustainability

Land Use Compatibility:

The 3.818 acre site is an undeveloped portion of a city park and is located within the Luna Vista Golf Course (formerly known as LB Houston Golf Course), approximately 1,700 feet south of Royal Lane and approximately 2,200 feet west of Luna Road. The operations are proposed to use a maintenance road within the golf course to access Luna Road for access, not Royal Lane. The applicant's request for a Specific Use Permit is to permit gas drilling and production on the site.

The primary land uses surrounding the request site are the golf course/city park. The nearest residential use is approximately 2,400 feet to the northwest and 3,000 feet to the southwest of the request site in the City of Irving. The current spacing requirement from residential uses from a gas well is 300 feet.

The request site is located within the floodplain, which the current floodplain regulations, Article V, do not permit gas drilling and production. In order to conduct the gas drilling and production use within the floodplain, it will require either a fill permit from the Floodplain Administrator or an amendment to Article V. The SUP conditions and site plans are prepared in anticipation of an amendment to Article V.

The request site is also located within a city park. In order to conduct a non-park use on park property, City Council must approve the use in a public hearing, which is separate from the zoning public hearing.

In the Development Code, gas drilling and production means the activities related to the "the extraction of any fluid, either combustible or noncombustible, that is produced in a natural state from the earth and that maintains a gaseous or rarefied state at standard temperature and pressure conditions, or the extraction of any gaseous vapors derived from petroleum or natural gas."

The Development Code requires the applicant to provide the following site plans for a gas drilling and production use:

- Site/operation plan for the drilling phase; and
- Site/operation plan for the production phase.

The operation plan for the drilling phase addresses the natural-gas drilling. The plan shows the location of several temporary construction trailers, water tanks, mud tanks, and drilling equipment. A drilling rig will be on site during this phase. The building official will consider this as a temporary structure, similar to a crane used in constructing a building.

There are two methods for drilling: an open-loop system and a closed-loop system. An open-loop system uses a lined mud-pit to hold mud. The mud-pit may be a safety hazard and may have a negative impact on adjacent property. In contrast, a closed-loop system uses tanks to hold the mud. There are fewer environmental concerns with a closed-loop system and the applicant is providing a drilling phase plans that will

include a closed-loop system. The applicant is proposing to drill up to 20 wells on the site.

The production plan shows an area in the southwest quadrant of the pad site that will store the equipment (e.g., horizontal separators, water tanks and gas lift compressors) on a platform. The platform is approximately 12 feet above grade with equipment extending approximately 6 to 10 feet above the floor of the platform. The SUP area will be enclosed by an eight-foot-high chain link fence with a vinyl coating around the remaining perimeter.

Staff has reviewed the applicant's request for a SUP for gas drilling and production and is recommending approval for a time period of 20 years with eligibility for automatic renewal of additional 10 year periods, subject to the attached plans and conditions.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

The attached SUP conditions are staff recommended. The SUP conditions were provided to the applicant late and a full response from the applicant was not received by the time this case report was finalized. Also, revised site plans that comply with Article XII were not received in time to be included. Additional SUP conditions or revisions may be provided during the briefing prior to the public hearing. The revised site plans will be provided during the briefing as well.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not negatively impact the surrounding street system by the proposed development. All truck traffic to and from the site will be from Luna Road to Northwest Highway.

Landscaping:

Landscaping will be provided in accordance with the landscape plan. Landscaping will be provided via artificial lot for trees to provide additional screening and buffering from the park.

Z101-221(JH)

List of Partners/Principals/Officers

Trinity East Energy, LLC

Thomas B. Blanton, CEO
Phillip Pierce, CFO
Irene Sullivent, Secretary/Treasurer

SUP Conditions

a. IN GENERAL.

1. USE: The only use authorized by this specific use permit is gas drilling and production.
2. TIME LIMIT:
 - (a) Except as provided, this specific use permit expires on (20 years from passage of ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
 - (b) The Operator must notify the building official in writing at least 10 days before permanently stopping gas production (abandoning the well). Once the Operator permanently stops production, this specific use permit expires after the Operator restores the Property in accordance with Article XII. After the Operator restores the Property, a new specific use permit is required for any other gas drilling and production operation.
3. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
4. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and all ordinance, rules, and regulations, including the gas drilling and production regulations, of the City of Dallas.

b. PLANS AND BASELINE ASSESSMENTS.

1. SITE PLANS: Use and development of the Property must comply with the attached:
 - (a) Drilling phase site plan; and
 - (b) Production phase site plan.

2. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Landscaping must be installed within six months after the first well is in production.
3. FENCING: Fencing must be provided as shown on the site plans. The fencing material must be vinyl coated chain link and the vinyl coating must be black.
4. AIR QUALITY MANAGEMENT AND MONITORING PLAN.
 - (a) The Operator must provide an air quality management and monitoring plan (AQMM) to the gas inspector with the gas well permit application.
 - (b) The AQMM plan must include:
 - (1) Measures and equipment the Operator will use to ensure that all site activities and equipment on the operation site comply with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (2) Monitoring techniques the Operator will use to measure for emissions to ensure continuous compliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (3) A categorization of Environmental Protection Agency (EPA) Tier (Tier 0 to Tier 4) of all diesel equipment that will be used on the Property during each phase of the drilling and production use.
 - (c) The Operator must provide a quarterly report of the continuous monitoring results to the gas inspector. The report must include all laboratory data sheets, field logs, data summaries, and any actions taken in the previous quarter to reduce emissions, ensure compliance, or correct noncompliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
5. BASELINE ASSESSMENTS:
 - (a) NATURAL GAS.

(1) Within 30 days after the first well enters production, a written extended natural gas analysis must be provided to the gas inspector.

(2) The extended natural gas analysis must be performed by a qualified third party laboratory and must include findings for benzene and hydrocarbons.

(b) SOIL.

(1) Before drilling activities begin, soil sampling must be conducted to establish a baseline for site conditions.

(2) A minimum of five soil sample must be collected at locations across a pad site are required, with at least two samples at or adjacent to the tank containment areas.

(3) Soil samples must be collected and analyzed by a qualified third party using proper sampling and laboratory protocol from an EPA or Texas Commission on Environmental Quality (TCEQ) approved laboratory. The minimum acceptable criteria for soil sampling include baseline study of Texas Railroad Commission guidance.

(4) The soil sample baseline study results must include:

(A) a description of the point samples and GPS coordinates of each location,

(B) planned equipment above the sampled area,

(C) methodology of sample collection,

(D) description of field conditions,

(E) summary of laboratory data results compared to the minimum acceptable soil sampling criteria,

(F) copies of all laboratory data sheets,

(G) drawings of sample points,

(H) areas where equipment is anticipated, and

(I) concentrations of the following compounds: TPH, Benzene, Toluene, Ethyl benzene, and Xylenes.

(5) The soil sample baseline study results must be provided to the gas inspector within 30 days after the soil sampling is conducted.

(c) WATER.

(1) Except as provided in this paragraph, before commencing drilling activities on the Property, the Operator must provide a written report of the baseline testing of all water wells within 2,000 feet of a well bore and all surface water within 750 feet of the well bore to the gas inspector.

(2) If the Operator documents to the satisfaction of the gas inspector that permission to access private property to conduct the required baseline testing is not granted, water baseline testing is not required for that well or water body.

6. FLOOD EVENT CONTINGENCY PLAN: A flood event contingency plan that complies with Article V, "Flood Plain Regulations," of the Dallas Development Code, must be approved by the Flood Plain Administrator before the issuance of the first gas well permit on the Property.

7. NOISE MANAGEMENT PLAN.

(a) Before the issuance of a gas well permit for the first gas well, the Operator must submit a noise management plan to the gas inspector.

(b) The noise management plan must:

(1) Identify gas drilling and production use operation noise impacts.

(2) Provide written documentation of a continuous 72-hour study establishing the ambient noise levels before drilling activities begin at the Property. The continuous 72-hour study establishing the ambient noise levels before drilling activities begin must include at least one 24-hour reading during either a Saturday or Sunday.

(3) Detail how noise impacts will be mitigated considering specific site characteristics, including the location of the site, proximity and type of adjacent development, seasonal prevailing weather patterns including wind directions, vegetative cover on or adjacent to the site, and topography of the site.

8. PERMITS: The building official may not issue a certificate of occupancy for gas drilling and production use until the Operator obtains all required permits from the Railroad Commission of Texas, Texas Commission on Environmental Quality, and all other state, federal, or city agencies.
9. PIPELINES:
 - (a) Before the issuance of the first gas well permit, a pipeline map showing the location of the nearest gathering station and the alignment of the pipelines from the operation site to the gathering stations must be submitted to the gas inspector.
 - (b) Within 60 days after completion of pipeline construction, as-built or record drawings of the pipelines must be provided to the gas inspector. A record drawing must meet the field note guidelines of the City of Dallas Public Works and provide a minimum of two GPS coordinates of the pipeline location. The scale of the record drawings must be a minimum of one inch to 40 feet.
10. TRAFFIC PLAN:
 - (a) A map showing truck routes must be submitted to and approved by the gas inspector before the issuance of the gas well permit. The mapped truck route must use the shortest route to a state or federal roads.
 - (b) Before the issuance of a gas well permit for the first well, a traffic management plan (TMP) must be approved by the Director of Parks and Recreation before the application of a gas well permit. The TMP must describe the trip generation and peak time for trips during the drilling and production phase and mitigation to minimize impact on or conflict with park users and park maintenance staff.
11. WATER PLAN: At least 10 days before drilling activities begin on a well, the Operator must disclose in writing to the gas inspect the quantity, source, and disposal method for water used during the fracturing process.

c. OPERATIONS.

1. AIR QUALITY COMPATIBILITY MEASURES: The gas drilling and production use has been evaluated for its probable land use effects on adjacent properties. The following conditions help ensure that this gas drilling and production use is more compatible with surrounding land uses:
 - (b) ENGINES.
 - (1) Electric motors are encouraged during all gas drilling and production phases.

(2) Only electric motors may be used during the production phase.

(c) VAPOR RECOVERY.

(1) After fracturing is completed on a well, the Operator must employ appropriate equipment and processes to minimize natural gas and associated vapor release.

(2) All salable gas must be directed to the sales line as soon as practicable or shut in.

(3) All wells that have a sale pipeline must use reduced emission completion techniques and methods in accordance with federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas.

(4) Vapor recovery equipment is required for tanks and tank batteries in accordance with federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas.

2. CLOSED LOOP SYSTEM: All operations must be conducted on a closed loop system.

3. DUST, VIBRATIONS, AND ODORS:

(a) The Operator must conduct drilling and production activities, including vehicular traffic, in a manner that minimizes dust, vibration, and odors consistent with the best practices of the industry.

(b) Brine water, sulphur water, or water with any type of hydrocarbon may not be used for dust suppression.

4. MANEUVERING SURFACE: Vehicle maneuvering surfaces must be gravel or a similar material and must be located as shown on the site plans.

5. MATERIAL SAFETY DATA SHEET:

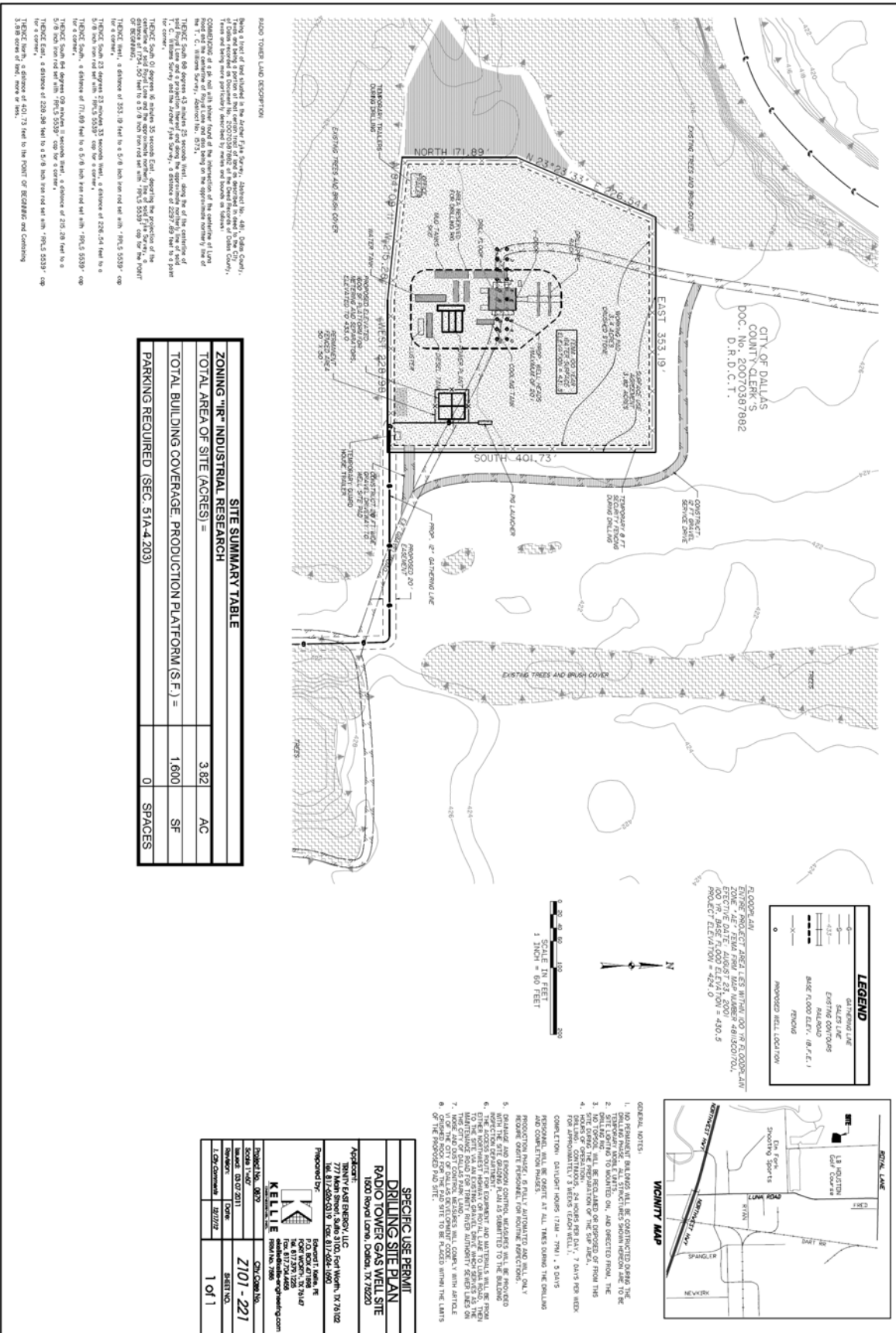
(a) In accordance with Paragraph (6) of the Amendment of Oil and Gas Lease executed between Trinity East Energy and the City of Dallas on July 18, 2011, the Operator must submit to the City of Dallas a completed Material Safety Data Sheet (MSDS) containing an accurate inventory of chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities.

(b) The MSDS must disclose every chemical to be used, including inventory quantity, concentrations, combinations, and formulations, sufficient to satisfy the gas inspector that full disclosure has been made.

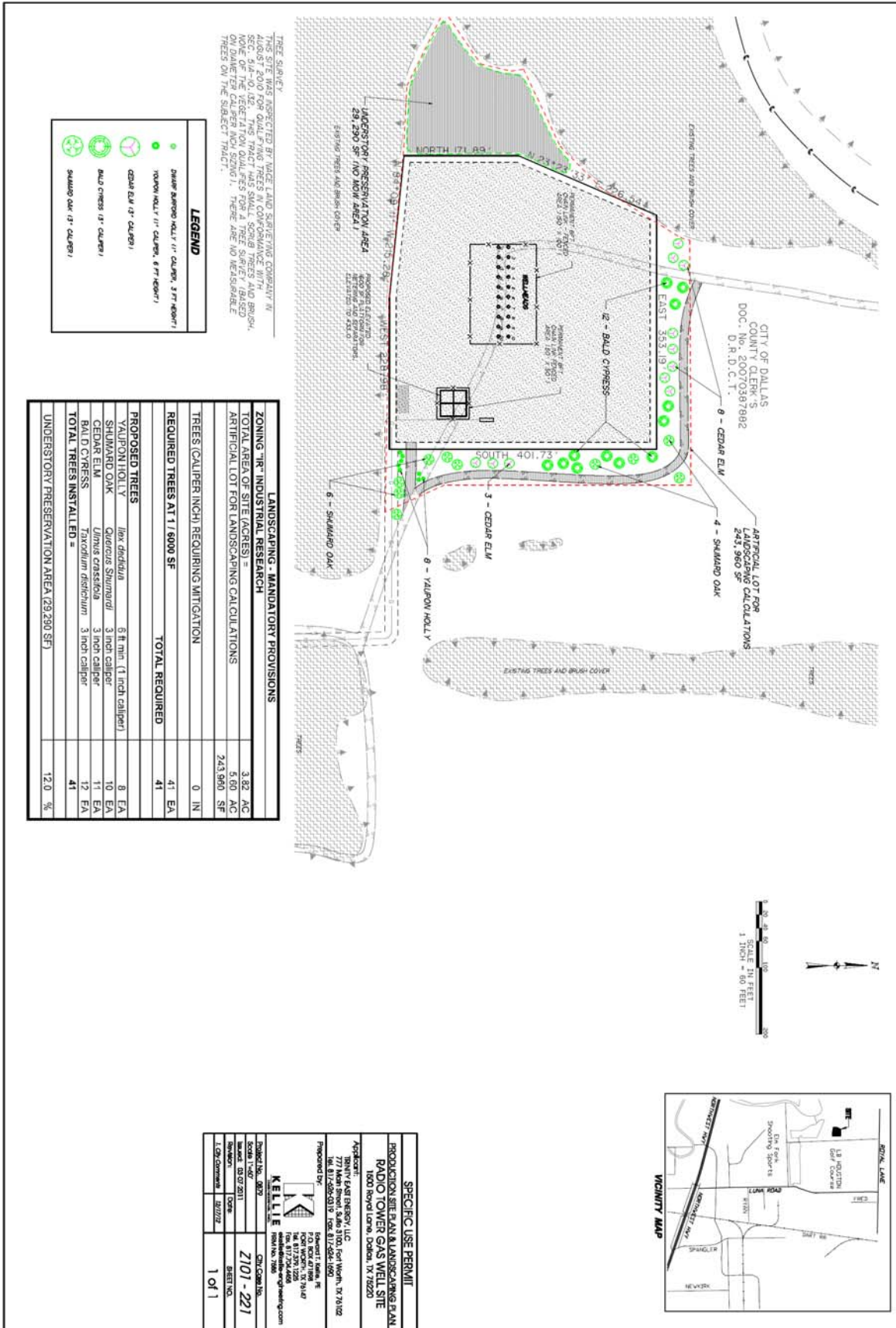
(c) An amended MSDS must be provided to the gas inspector disclosing any change in the inventory, quantity, concentrations, combinations, or formulations of the chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities sufficient to satisfy the gas inspector that full disclosure has been made.

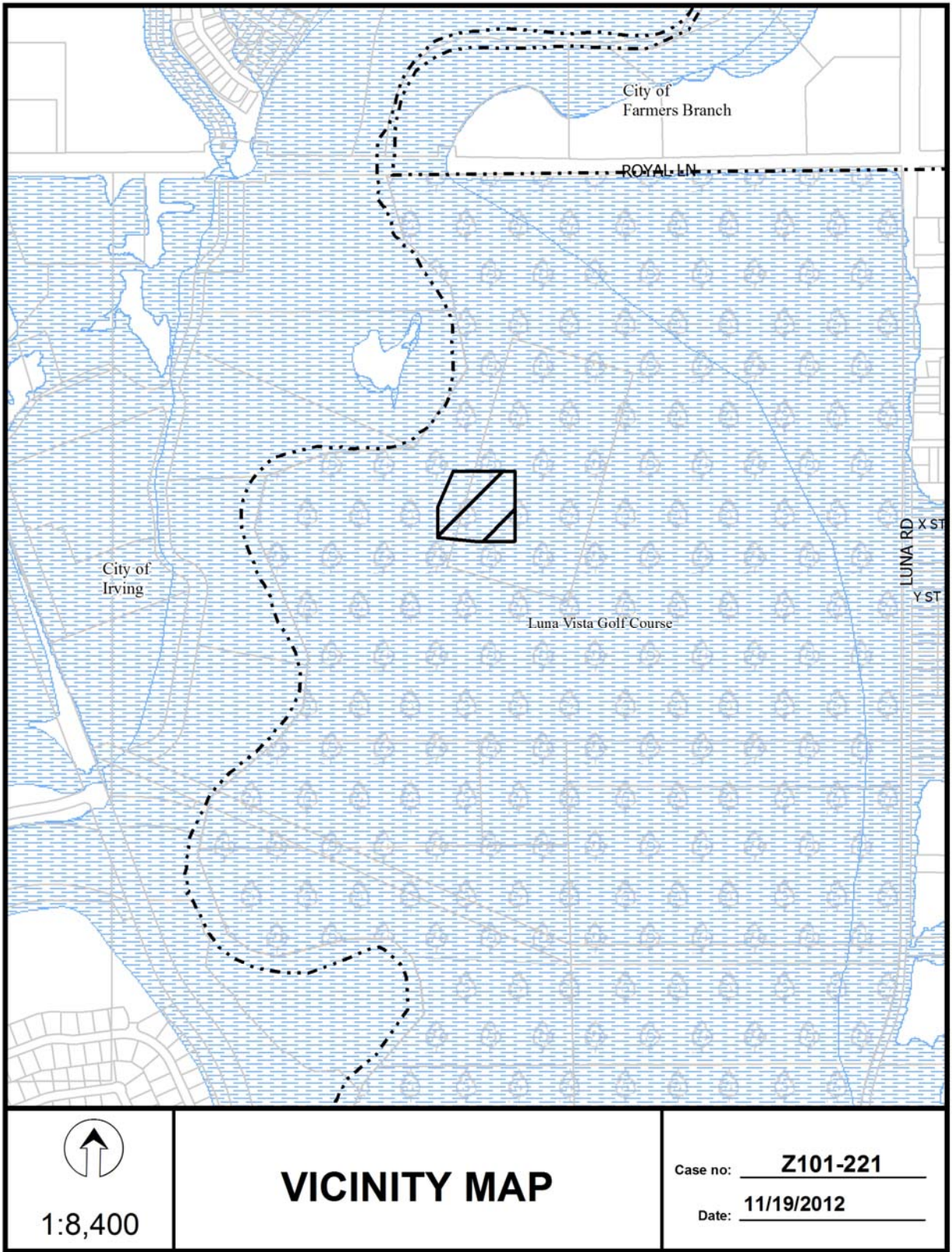
6. ON-SITE WASTE STORAGE: Drilling mud, cuttings, liquid hydrocarbons, and all other field waste derived or resulting from the drilling or re-working of any well must be discharged into an above-ground self-contained storage tank.

Drilling Phase Site Plan



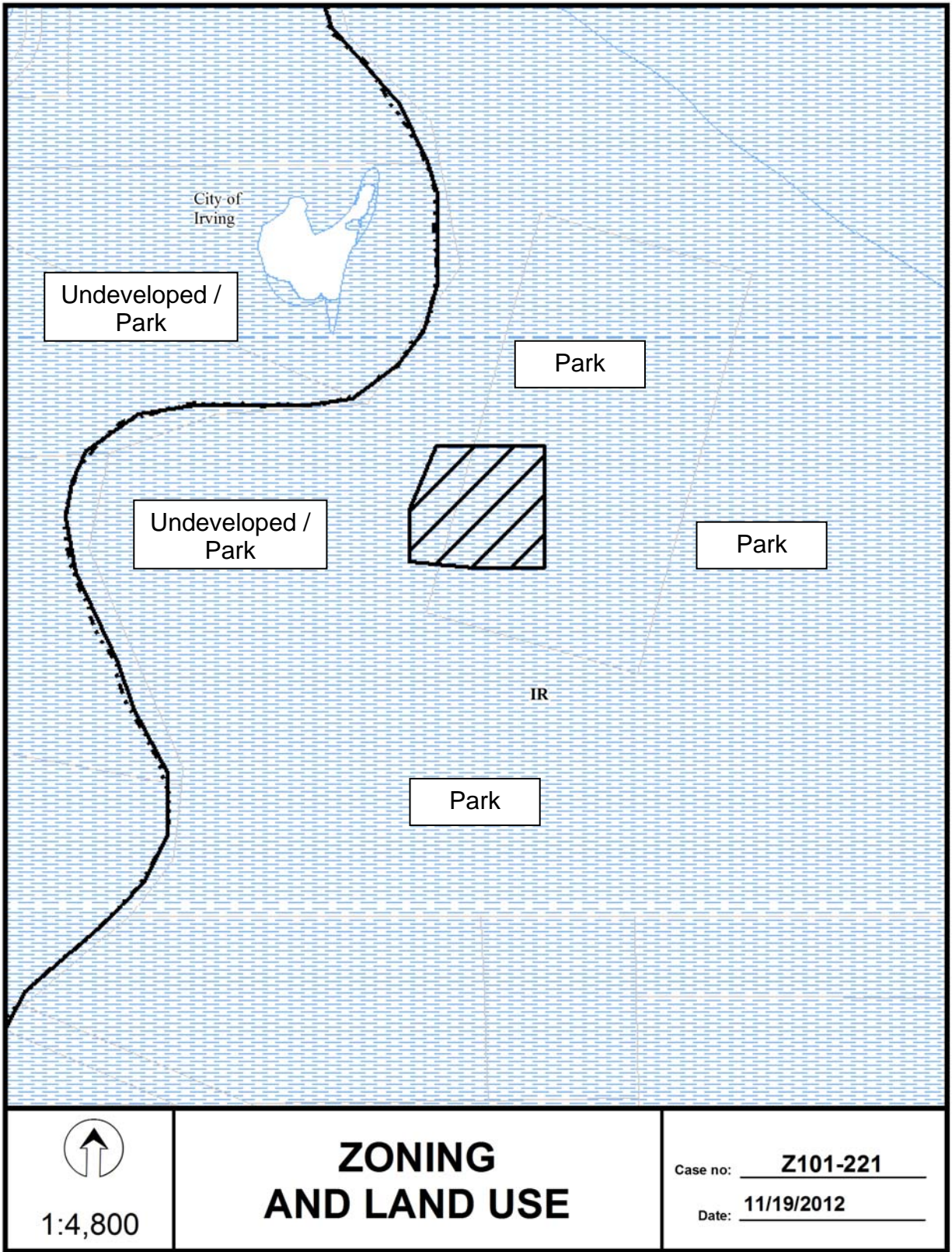
Production Phase Site and Landscaping Plan

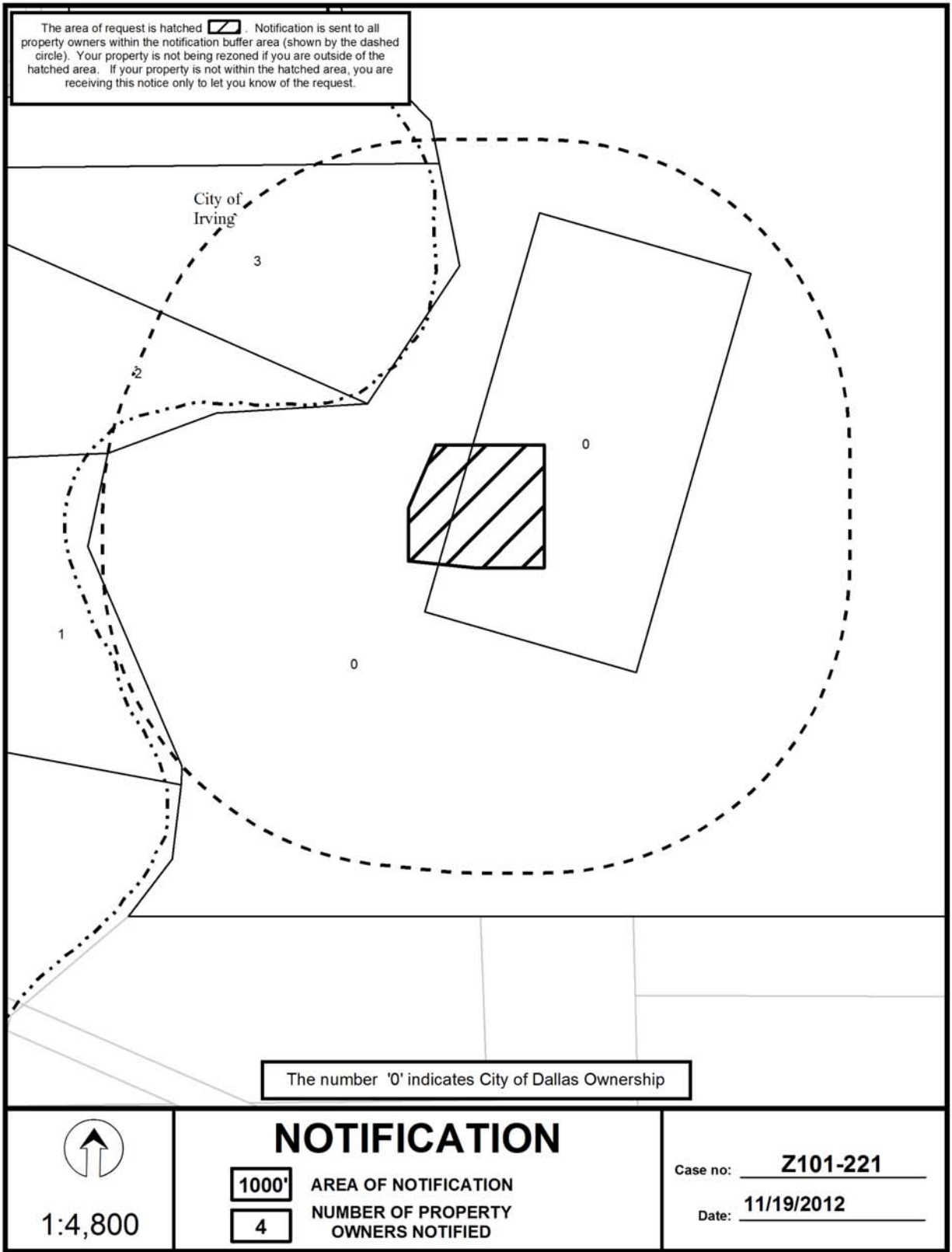




VICINITY MAP

Case no: Z101-221
Date: 11/19/2012





11/19/2012

Notification List of Property Owners

Z101-221

4 Property Owners Notified

Label #	Address	Owner
1	6210 OCONNOR BLVD	IRVING CITY OF PRAK PROPERTY 1993-1
2	6210 OCONNOR BLVD	IRVING CITY OF PARK PROPERTY 1994-1
3	6210 OCONNOR BLVD	IRVING CITY OF PARK PROPERTY 1995-1
4	6210 OCONNOR BLVD	IRVING CITY OF PARK PROPERTY 1996-1

FILE NUMBER: Z101-248 (JH)

DATE FILED: April 12, 2011

LOCATION: East side of Luna Road, north of Ryan Road

COUNCIL DISTRICT: 6

MAPSCO: P-22 & N-22

SIZE OF REQUEST: Approx. 11.584 acres

CENSUS TRACT: 0099.00

REPRESENTATIVE: MASTERPLAN

APPLICANT: Trinity East Energy, LLC

OWNER: TCI Luna Ventures, LLC

REQUEST: An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct and operate wells for extracting natural gas as well as a compressor facility for natural gas production.

STAFF RECOMMENDATION: Approval for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.

PRIOR CPC ACTION: On January 10, 2013, the City Plan Commission held this request under advisement until February 7, 2013. On February 7, 2013, the City Plan Commission held this request under advisement until March 21, 2013.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The applicant is proposing to develop the request site for the drilling and production of natural gas with up to 12 wells within the drilling area and a natural gas compressor facility.
- The nearest residential lot is approximately 5,000 ft to the west from the request site in the City of Irving.

Zoning History:

1. Z112-268 A pending application for the January 9th City Council hearing for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
2. Z112-262 An application for a SUP for a concrete batch plant on property zoned an IR District. On September 6, 2012, the CPC recommended approval of the request for a five-year period, subject to a site plan and conditions. Pending a to-be determined City Council public hearing.
3. Z112-157 On September 26, 2012, the City Council denied a request to amend and renew Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing on property zoned an IM Industrial Manufacturing District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Luna Road	Principle Arterial	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The applicant proposes to drill up to 12 wells to extract natural gas from the site and a gas compressor facility. The request complies with the following land use goal and policy of the Comprehensive Plan because the applicant there are several measures that are in place pursuant to the Dallas Development Code that requires the applicant to restore the site back to its natural state after the wells have been capped. In addition, there are additional provisions in the Code that require the right-of-ways (infrastructure) to be restored.

LAND USE

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE
TRANSPORTATION, LAND USE, INFRASTRUCTURE AND
TRANSPORTATION

Policy 1.4.3 Embrace environmental sustainability

Land Use Compatibility:

The 11.6-acre site is undeveloped and is located on the north side of Northwest Highway. The main pad site is located approximately 800 feet from Luna Road along an access drive included in the SUP boundary. The applicant's request for a Specific Use Permit is to permit gas drilling and production on the site.

The primary land uses surrounding the request site are undeveloped tracts of land to the north; heavy industrial to the south; park to the west (Luna Vista Golf Course); and heavy industrial and park to the east (Elm Fork Soccer Complex). The soccer complex is located approximately 600 feet to the east. The nearest residential use is approximately 5,000 feet to the west of the request site in the City of Irving. The current spacing requirement from residential uses from a gas well is 300 feet.

In the Development Code, gas drilling and production means the activities related to the "the extraction of any fluid, either combustible or noncombustible, that is produced in a natural state from the earth and that maintains a gaseous or rarefied state at standard temperature and pressure conditions, or the extraction of any gaseous vapors derived from petroleum or natural gas."

The Development Code requires the applicant to provide the following site plans for a gas drilling and production use:

- Site/operation plan for the drilling phase; and
- Site/operation plan for the production phase.

The request site is generally divided into two areas. The northern portion of the request site is the area proposed for gas drilling with up to 20 wells. The southern portion is the compressor facility which will include an equipment area, tanks, and the compressors located within three approximately 2,300 square foot "sound proof buildings" that will mitigate the noise from the compressors. The applicant has applied for Specific Use Permits for two other locations nearby (Z101-220 and Z101-221) that will pipe extracted gas to this request site to be processed prior to entering a sales pipeline.

The operation plan for the drilling phase addresses the natural-gas drilling. The plan shows the location of several temporary construction trailers, water tanks, mud tanks, and drilling equipment. A drilling rig will be on site during this phase. The building official will consider this as a temporary structure, similar to a crane used in constructing a building.

There are two methods for drilling: an open-loop system and a closed-loop system. An open-loop system uses a lined mud-pit to hold mud. The mud-pit may be a safety hazard and may have a negative impact on adjacent property. In contrast, a closed-loop system uses tanks to hold the mud. There are fewer environmental concerns with a closed-loop system and the applicant is providing a drilling phase plans that will include a closed-loop system.

The production plan shows an area in the central portion of the pad site that will store the equipment (e.g., horizontal separators, water tanks and gas lift compressors) The SUP area will be enclosed by an eight-foot-high chain link fence.

Staff has reviewed the applicant's request for an SUP for gas drilling and production and is recommending approval for a time period of 20 years with eligibility for automatic renewal of additional 10-year periods, subject to the attached plans and conditions.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

The attached SUP conditions are staff recommended. The SUP conditions were provided to the applicant late and a full response from the applicant was not received by the time this case report was finalized. Also, revised site plans that comply with Article XII were not received in time to be included. Additional SUP conditions or revisions may be provided during the briefing prior to the public hearing. The revised site plans will be provided during the briefing as well.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not negatively impact the surrounding street system by the proposed development. All truck traffic to and from the site will be from Luna Road to Northwest Highway.

Z101-248(JH)

Landscaping:

Landscaping will be provided in accordance with the landscape plan. The landscaping plan shows an area on the eastern portion of the request site that will be reserved for understory preservation.

List of Partners/Principals/Officers

Trinity East Energy, LLC

Thomas B. Blanton, CEO
Phillip Pierce, CFO
Irene Sullivent, Secretary/Treasurer

TCI Luna Ventures, LLC

Daniel J. Moos, President
Gene S. Bertcher, Vice President and Treasurer
Stephen Shelley, Vice President
Louis J. Corna, Secretary
Pamela M. Arsenault, Assistant Secretary
Melissa G. James, Assistant Secretary
Melody A. Woffard, Assistant Secretary

SUP Conditions

a. IN GENERAL.

1. USE: The only use authorized by this specific use permit is gas drilling and production.
2. TIME LIMIT:
 - (a) Except as provided, this specific use permit expires on (20 years from passage of ordinance), but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
 - (b) The Operator must notify the building official in writing at least 10 days before permanently stopping gas production (abandoning the well). Once the Operator permanently stops production, this specific use permit expires after the Operator restores the Property in accordance with Article XII. After the Operator restores the Property, a new specific use permit is required for any other gas drilling and production operation.
3. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
4. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and all ordinance, rules, and regulations, including the gas drilling and production regulations, of the City of Dallas.

b. PLANS AND BASELINE ASSESSMENTS.

1. SITE PLANS: Use and development of the Property must comply with the attached:
 - (a) Drilling phase site plan; and
 - (b) Production phase site plan.

2. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Landscaping must be installed within six months after the first well is in production.
3. FENCING: Fencing must be provided as shown on the site plans. The fencing material must be vinyl coated chain link and the vinyl coating must be black.
4. AIR QUALITY MANAGEMENT AND MONITORING PLAN.
 - (a) The Operator must provide an air quality management and monitoring plan (AQMM) to the gas inspector with the gas well permit application.
 - (b) The AQMM plan must include:
 - (1) Measures and equipment the Operator will use to ensure that all site activities and equipment on the operation site comply with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (2) Monitoring techniques the Operator will use to measure for emissions to ensure continuous compliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
 - (3) A categorization of Environmental Protection Agency (EPA) Tier (Tier 0 to Tier 4) of all diesel equipment that will be used on the Property during each phase of the drilling and production use.
 - (c) The Operator must provide a quarterly report of the continuous monitoring results to the gas inspector. The report must include all laboratory data sheets, field logs, data summaries, and any actions taken in the previous quarter to reduce emissions, ensure compliance, or correct noncompliance with applicable emissions limits, other federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas relating to emissions.
5. BASELINE ASSESSMENTS:
 - (a) NATURAL GAS.

(1) Within 30 days after the first well enters production, a written extended natural gas analysis must be provided to the gas inspector.

(2) The extended natural gas analysis must be performed by a qualified third party laboratory and must include findings for benzene and hydrocarbons.

(b) SOIL.

(1) Before drilling activities begin, soil sampling must be conducted to establish a baseline for site conditions.

(2) A minimum of five soil sample must be collected at locations across a pad site are required, with at least two samples at or adjacent to the tank containment areas.

(3) Soil samples must be collected and analyzed by a qualified third party using proper sampling and laboratory protocol from an EPA or Texas Commission on Environmental Quality (TCEQ) approved laboratory. The minimum acceptable criteria for soil sampling include baseline study of Texas Railroad Commission guidance.

(4) The soil sample baseline study results must include:

(A) a description of the point samples and GPS coordinates of each location,

(B) planned equipment above the sampled area,

(C) methodology of sample collection,

(D) description of field conditions,

(E) summary of laboratory data results compared to the minimum acceptable soil sampling criteria,

(F) copies of all laboratory data sheets,

(G) drawings of sample points,

(H) areas where equipment is anticipated, and

(I) concentrations of the following compounds: TPH, Benzene, Toluene, Ethyl benzene, and Xylenes.

(5) The soil sample baseline study results must be provided to the gas inspector within 30 days after the soil sampling is conducted.

(c) WATER.

(1) Except as provided in this paragraph, before commencing drilling activities on the Property, the Operator must provide a written report of the baseline testing of all water wells within 2,000 feet of a well bore and all surface water within 750 feet of the well bore to the gas inspector.

(2) If the Operator documents to the satisfaction of the gas inspector that permission to access private property to conduct the required baseline testing is not granted, water baseline testing is not required for that well or water body.

7. NOISE MANAGEMENT PLAN.

(a) Before the issuance of a gas well permit for the first gas well, the Operator must submit a noise management plan to the gas inspector.

(b) The noise management plan must:

(1) Identify gas drilling and production use operation noise impacts.

(2) Provide written documentation of a continuous 72-hour study establishing the ambient noise levels before drilling activities begin at the Property. The continuous 72-hour study establishing the ambient noise levels before drilling activities begin must include at least one 24-hour reading during either a Saturday or Sunday.

(3) Detail how noise impacts will be mitigated considering specific site characteristics, including the location of the site, proximity and type of adjacent development, seasonal prevailing weather patterns including wind directions, vegetative cover on or adjacent to the site, and topography of the site.

8. PERMITS: The building official may not issue a certificate of occupancy for gas drilling and production use until the Operator obtains all required permits from the Railroad Commission of Texas, Texas Commission on Environmental Quality, and all other state, federal, or city agencies.

9. PIPELINES:

(a) Before the issuance of the first gas well permit, a pipeline map showing the location of the nearest gathering station and the alignment of the pipelines from the operation site to the gathering stations must be submitted to the gas inspector.

(b) Within 60 days after completion of pipeline construction, as-built or record drawings of the pipelines must be provided to the gas inspector. A record drawing must meet the field note guidelines of the City of Dallas Public Works and provide a minimum of two GPS coordinates of the pipeline location. The scale of the record drawings must be a minimum of one inch to 40 feet.

10. TRAFFIC PLAN: A map showing truck routes must be submitted to and approved by the gas inspector before the issuance of the gas well permit. The mapped truck route must use the shortest route to a state or federal roads.

11. WATER PLAN: At least 10 days before drilling activities begin on a well, the Operator must disclose in writing to the gas inspect the quantity, source, and disposal method for water used during the fracturing process.

c. OPERATIONS.

1. AIR QUALITY COMPATIBILITY MEASURES: The gas drilling and production use has been evaluated for its probable land use effects on adjacent properties. The following conditions help ensure that this gas drilling and production use is more compatible with surrounding land uses:

(b) ENGINES.

(1) Electric motors are encouraged during all gas drilling and production phases.

(2) Only electric motors may be used during the production phase.

(c) VAPOR RECOVERY.

(1) After fracturing is completed on a well, the Operator must employ appropriate equipment and processes to minimize natural gas and associated vapor release.

(2) All salable gas must be directed to the sales line as soon as practicable or shut in.

(3) All wells that have a sale pipeline must use reduced emission completion techniques and methods in accordance with

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

(4) Vapor recovery equipment is required for tanks and tank batteries in accordance with federal and state laws and regulations, and all ordinances, rules, and regulations of the City of Dallas.

2. CLOSED LOOP SYSTEM: All operations must be conducted on a closed loop system.

3. DUST, VIBRATIONS, AND ODORS:

(a) The Operator must conduct drilling and production activities, including vehicular traffic, in a manner that minimizes dust, vibration, and odors consistent with the best practices of the industry.

(b) Brine water, sulphur water, or water with any type of hydrocarbon may not be used for dust suppression.

4. MANEUVERING SURFACE: Vehicle maneuvering surfaces must be gravel or a similar material and must be located as shown on the site plans.

5. MATERIAL SAFETY DATA SHEET:

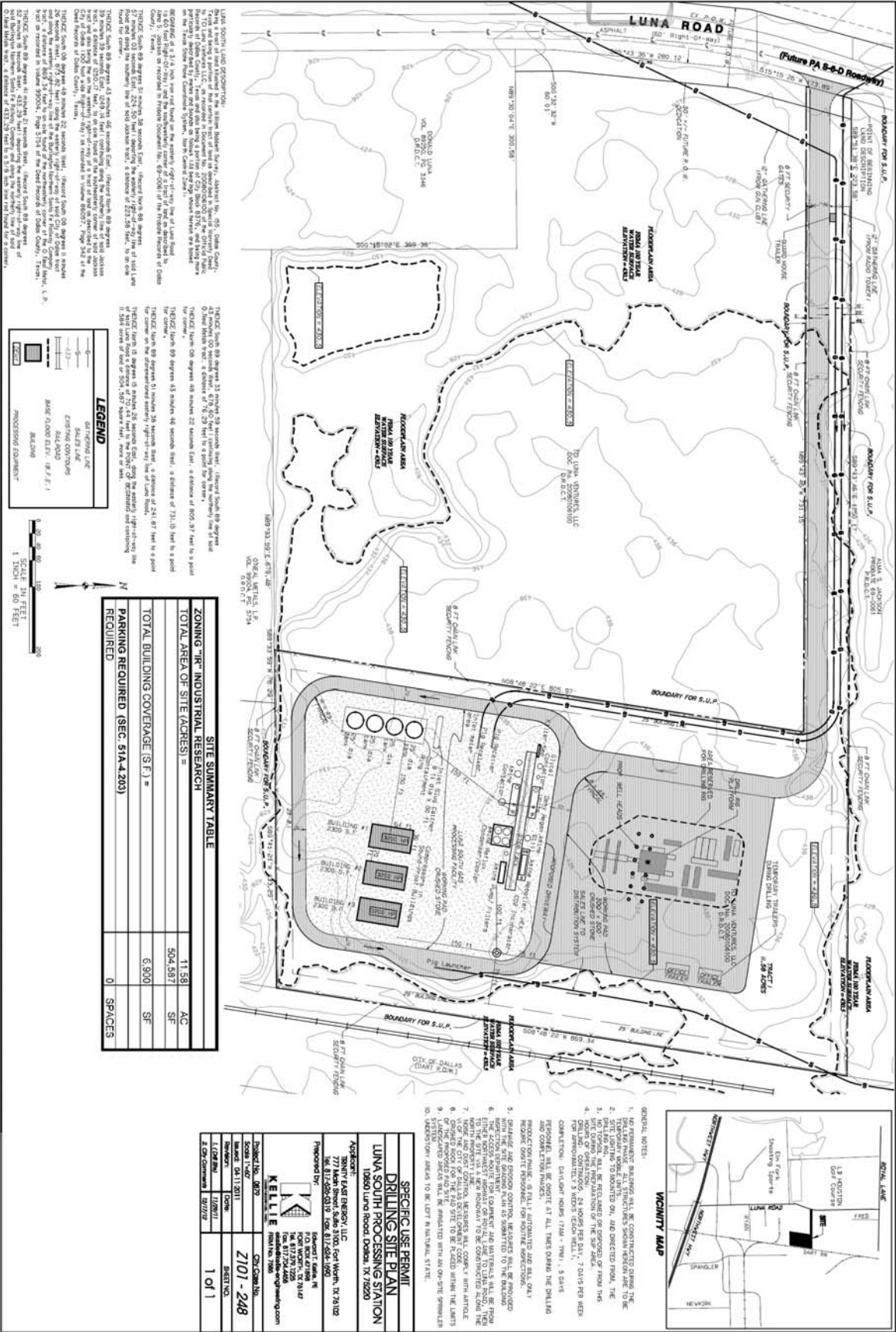
(a) Before a gas well permit is issued for the first well, the Operator must submit to the City of Dallas a completed Material Safety Data Sheet (MSDS) containing an accurate inventory of chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities.

(b) The MSDS must disclose every chemical to be used, including inventory quantity, concentrations, combinations, and formulations, sufficient to satisfy the gas inspector that full disclosure has been made.

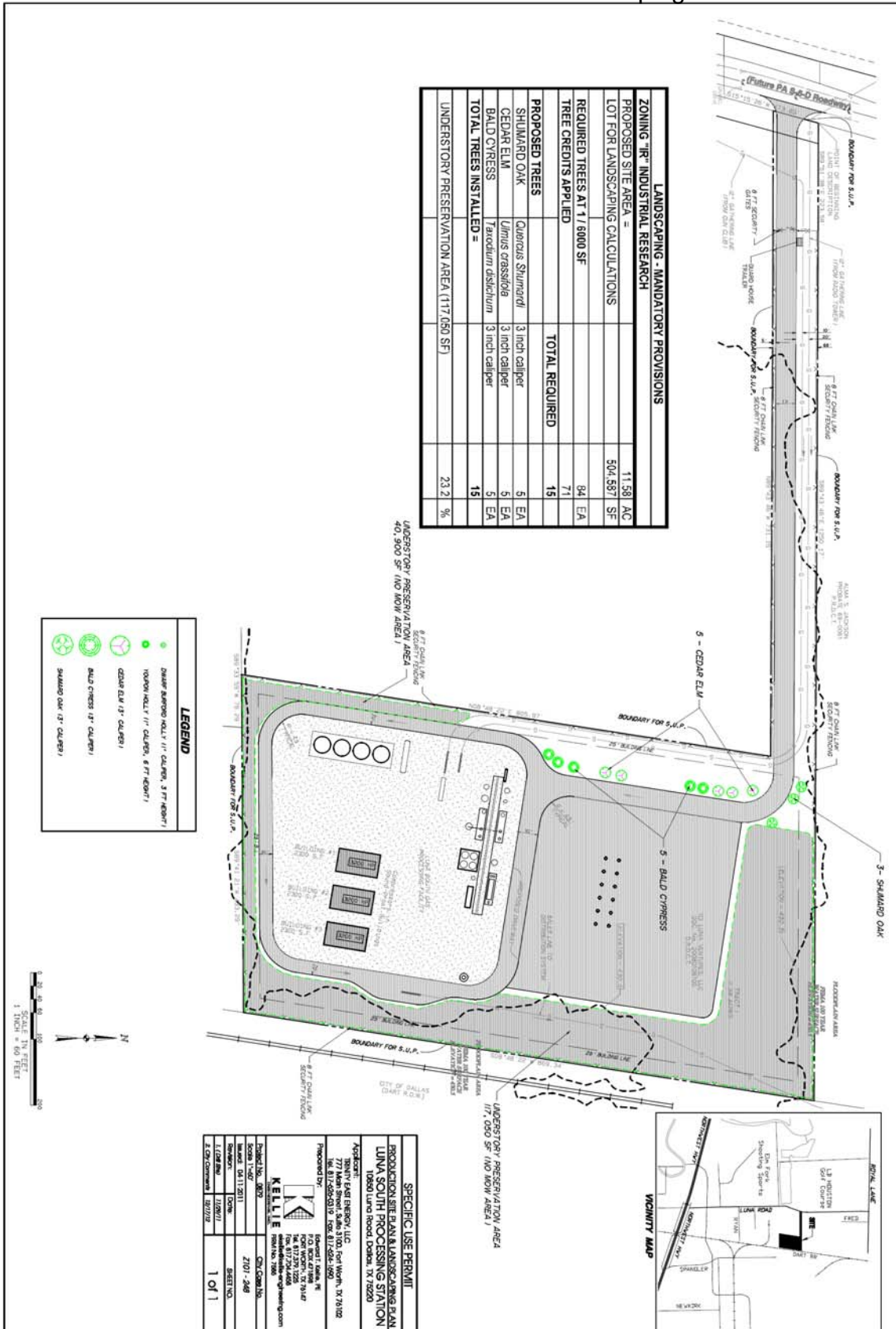
(c) An amended MSDS must be provided to the gas inspector disclosing any change in the inventory, quantity, concentrations, combinations, or formulations of the chemicals to be injected into the well bore for purposes of drilling or hydraulic fracturing or related well bore activities sufficient to satisfy the gas inspector that full disclosure has been made.

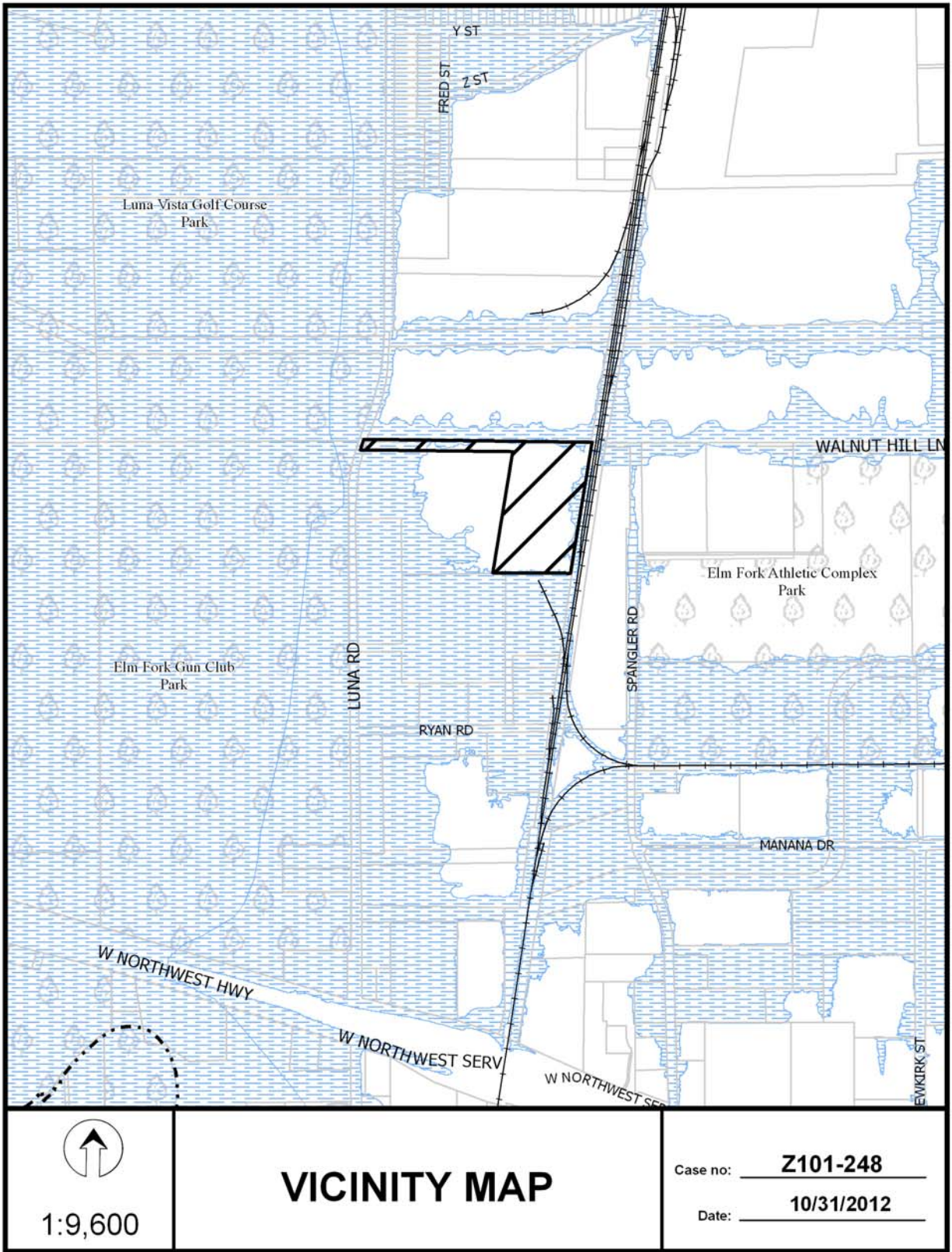
6. ON-SITE WASTE STORAGE: Drilling mud, cuttings, liquid hydrocarbons, and all other field waste derived or resulting from the drilling or re-working of any well must be discharged into an above-ground self-contained storage tank.

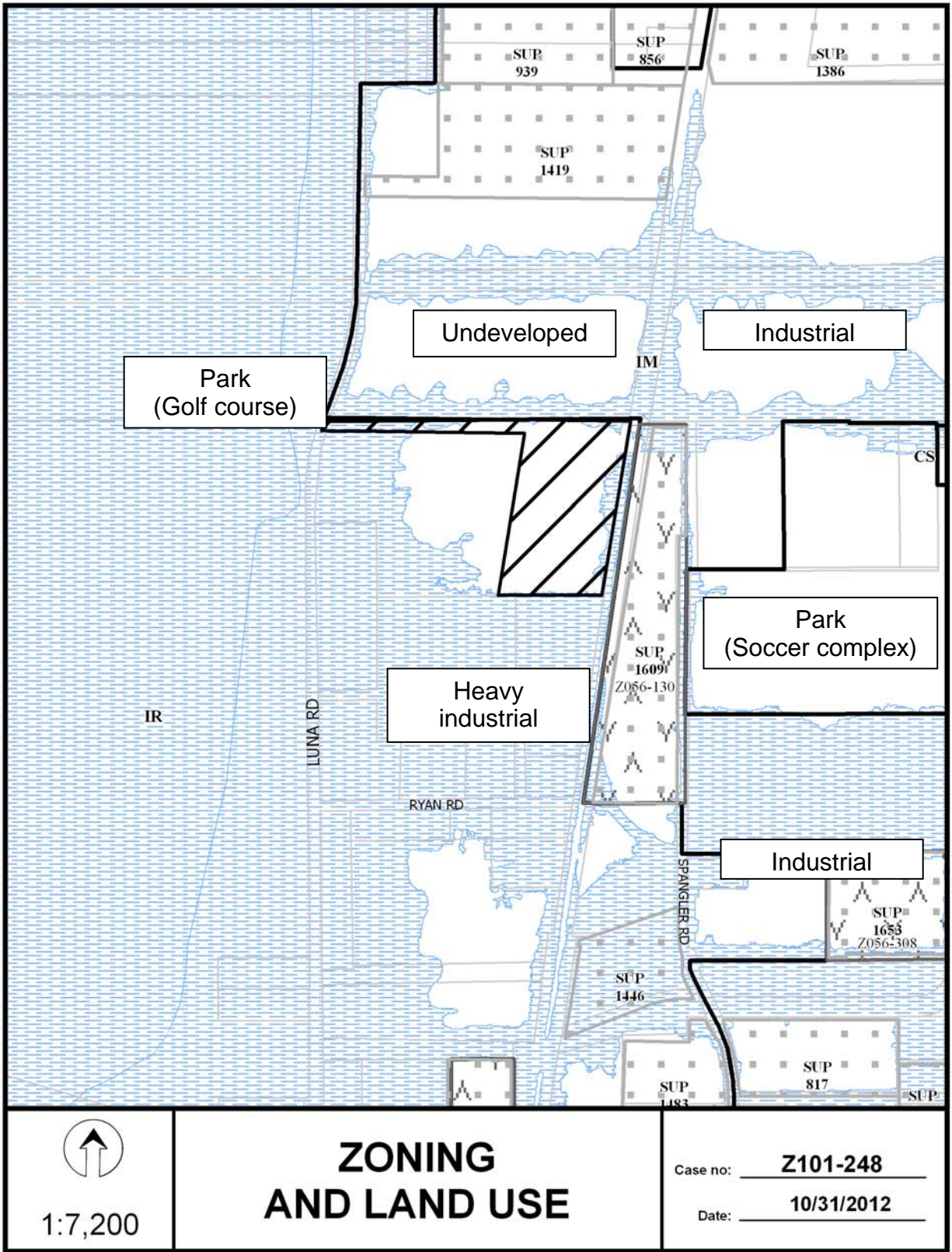
Drilling Phase Site Plan

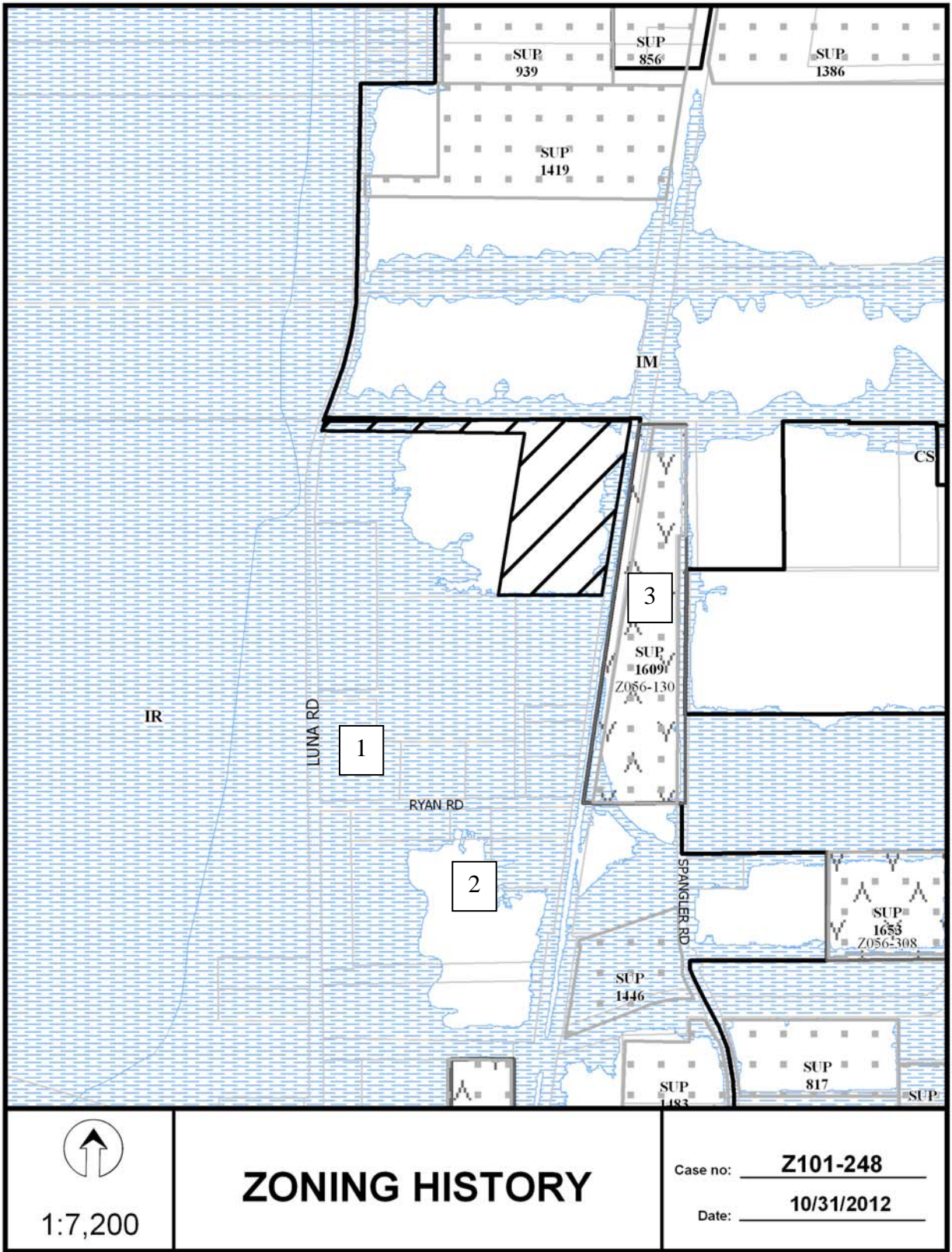


Production Phase Site and Landscaping Plan





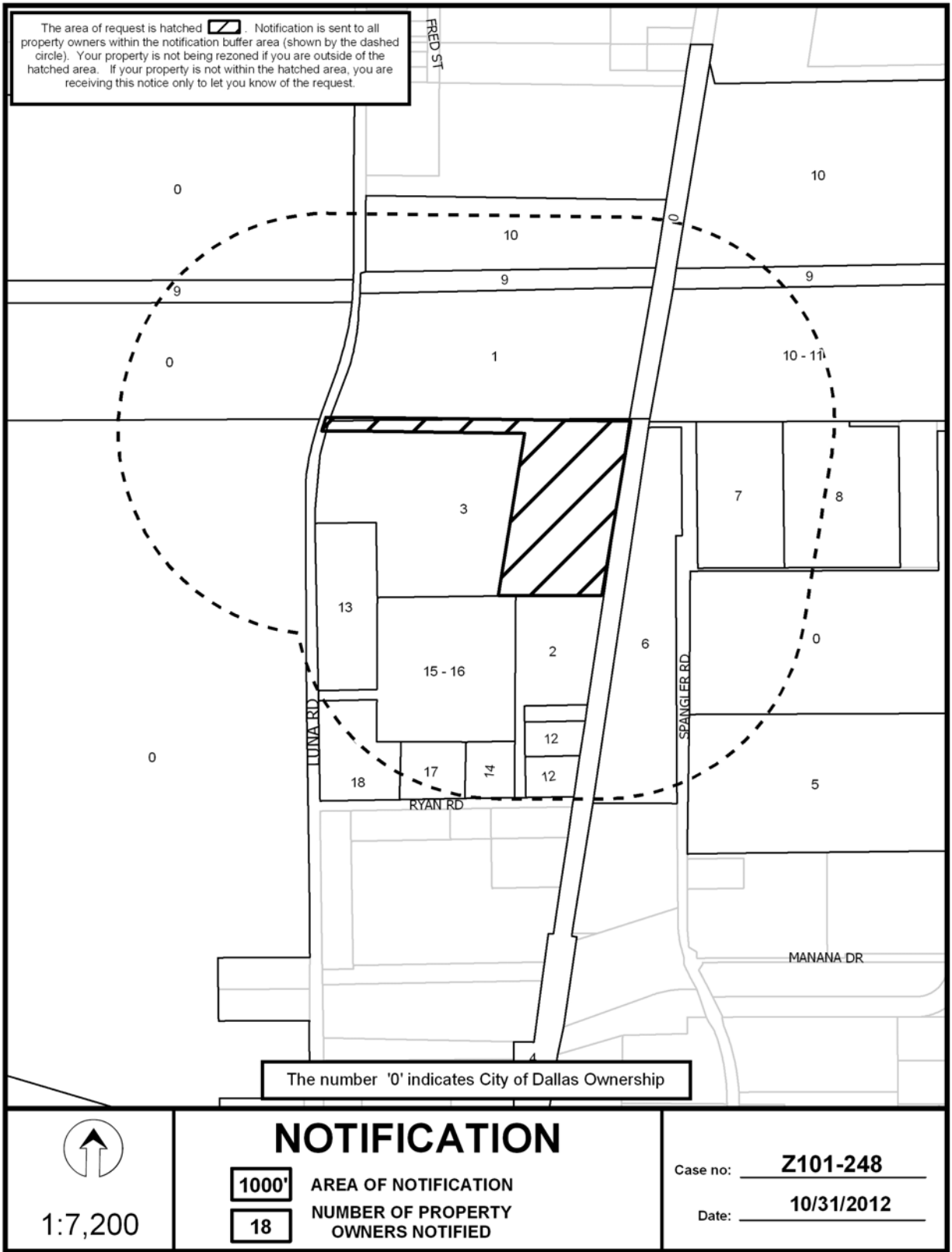




ZONING HISTORY

Case no: Z101-248
Date: 10/31/2012

1:7,200



10/31/2012

Notification List of Property Owners

Z101-248

18 Property Owners Notified

Label #	Address	Owner
1	10900 LUNA RD	JACKSON ALMA S ET AL % NATIONSBANK OF TE
2	1885 RYAN RD	ONEAL METALS LP
3	10850 LUNA RD	TCI LUNA VENTURES LLC
4	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT
5	10830 SPANGLER RD	INTERFIRST BANK DALLAS CARUTH/999117062/
6	10801 SPANGLER RD	WEIR BROTHERS PRTNRS LLC
7	10940 SPANGLER RD	PROFFIT VAUGHN & ANNETTE
8	2030 WALNUT HILL LN	GANESH GROUP INC THE
9	10910 LUNA RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
10	2101 WALNUT HILL LN	JACKSON ALMA S ET AL % NATIONSBANK OF TE
11	2101 WALNUT HILL LN	WASHMON ENTERPRISES INC
12	1891 RYAN RD	DALLAS TUBE PS
13	10850 LUNA RD	LUNA VANOD B TRUST PART M VANOD B LUNA T
14	1865 RYAN RD	ONEAL METALS LP ATTN KEVIN HURD
15	10848 LUNA RD	ONEAL METALS LP ATTN KEVIN HURD
16	10848 LUNA RD	ONEAL STEEL BLDGS CO ATTN KEVIN HURD
17	1839 RYAN RD	NILCO ENTERPRISES INC
18	10808 LUNA RD	PARNIAN CHARLIE

FILE NUMBER: Z123-195 (MW)

DATE FILED: September 14, 2012

LOCATION: South side of CF Hawn Freeway, west side of Pemberton Hill Road and South Longacre Lane and on both sides of Great Trinity Forest Way

COUNCIL DISTRICT: 4 and 5

MAPSCO: 57-G,K,L,N,P,Q,S,T,U,W,X,Y,Z;
67-B,C,D

SIZE OF REQUEST: ±2,115 acres

CENSUS TRACT: 93.03; 115.00, 116.0,
2012.00

REPRESENTATIVE: Than Nguyen, City of Dallas Trinity Watershed Management Department

APPLICANT/OWNER: City of Dallas

REQUEST: An application for a Planned Development District on property zoned an IM Industrial Manufacturing District, an R-7.5(A) Single Family District, an IR/IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay on a portion, an LI Light Industrial District with Specific Use Permit No. 383 on a portion, an A(A) Agricultural District with Specific Use Permit No. 383 and a CS/CS-D-1 Commercial Service District with SUP No. 383 and a D-1 Liquor Control Overlay on a portion

SUMMARY: The request site comprises ±2,115 acres of property owned by the City of Dallas. The proposed project includes a ±379-acre horse park, a ±470-acre golf course, and ±1,260 acres of forest and mitigation land which will include recreational trails and amenities.

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

BACKGROUND INFORMATION:

- The ±2,115-acre request site is predominantly undeveloped.
- Specific Use Permit No. 383 for a sand and gravel mine was approved on November 13, 1967 for a permanent time period.
- Approximately 400 acres of the request site served as the South Loop 12 and Elam Municipal Landfills from 1962 to 1984.
- From 1984 to 2010, numerous subsurface and environmental investigations were conducted on the closed landfills, and on October 27, 2009, both landfills entered into the Texas Commission on Environmental Quality (TCEQ) voluntary cleanup program (VCP).
- The City has set aside funds to remediate ±31.8 of the proposed golf course site; development of the golf course cannot begin until completion of the remediation process.
- As part of this application, a development plan for the first phase of the horse park has been submitted for Council approval. As depicted on the proposed development plan, this phase will include barns, covered arenas, riding paddocks, a visitor’s center an administration building, a maintenance and storage building, a compost area and a trailhead.
- The request site is generally surrounded by US Highway 175/CF Hawn Freeway right-of-way and undeveloped land to the north; single family residential and undeveloped land to the east; the Trinity River, undeveloped land and a landfill the south and the Trinity River and undeveloped land west.

Zoning History:

There has been no recent zoning activity within the vicinity of the request site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	US Highway	Variable Width
Great Trinity Forest Way (Loop 12)	State Highway	Variable Width
Long Acre Lane	Collector	60 feet
Pemberton Hill Road	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	AA; CS; IM; LI; IR; R-7.5(A); SUP No. 383;D-1 Overlay	Undeveloped
North	IR; SUP 261; IM	Undeveloped
East	R-7.5(A); PD No. 704; MF-1(A); MF-2(A); CS; PD No. 81	Undeveloped; single family
South	IM; SUP 705; IR	Trinity River; landfill; undeveloped
West	IR; R-5(A)	Trinity River; undeveloped

STAFF ANALYSIS:

Area Plans

The request site is identified as being within the South Trinity Forest District on the Trinity River Corridor Comprehensive Land Use Plan, adopted March 5, 2005, and revised December 9, 2009.

The preferred land use plan for this district builds on four key features of the district: its existing single family neighborhoods, the Great Trinity Forest, the future DART light rail line and IH-20. The plan retains the single family character of the neighborhoods in most of this district. Around the Lake June DART station, a mix of uses and intensities appropriate for transit-oriented development will add new retail and service choices, as well as housing options for residents who want an alternative to a single family home. The DART station itself will be an advantage for this district because it provides a transportation choice for district residents and businesses. The Great Trinity Forest will become a major identifier and asset for this district in the future. Trail connections between the Lake June DART station and the forest will provide non-auto travel options for neighborhood residents who want to use the DART system or are seeking recreational and exercise routes to the amenities of the Great Trinity Forest. The Interpretive Center and the Equestrian Center will be located in this district, creating new assets for the community and new tourism destinations for visitors. Visitors to these centers, and the forest itself, are also expected to support new retail along the major roadways in this district and at the Lake June DART station. Lastly, a regional employment center is envisioned along IH-20, providing new employment opportunities for existing residents and making these neighborhoods attractive to the employees of businesses that will locate here.

Comprehensive Plan:

The request site is identified as being within the Floodplain and Open Space Building Blocks on the **forwardDallas! Vision Illustration**, adopted June 2006. The applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

ENVIRONMENT ELEMENT

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.2 Protect open space.

GOAL 6.5 PROVIDE ACCESS TO PARKS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Policy 6.5.2 Implement the citywide trails master plan.

Land Use Compatibility:

The request site is predominantly undeveloped and comprises ±2,115 acres of property owned by the City of Dallas. The proposed project includes a ±379-acre horse park, a ±470-acre golf course, and ±1,260 acres of forest and mitigation land which will include recreational trails and amenities.

Approximately 400 acres of the request site served as the South Loop 12 and Elam Municipal Landfills from 1962 to 1984. From 1984 to 2010, numerous subsurface and environmental investigations were conducted on the closed landfills, and on October 27, 2009, both landfills entered into the Texas Commission on Environmental Quality (TCEQ) voluntary cleanup program (VCP). The City has set aside funds to remediate ±31.8 of the proposed golf course site; development of the golf course cannot begin until completion of remediation process. A development plan for the proposed golf course has not been provided at this time.

As part of this application, a development plan for the first phase of the horse park has been submitted for Council approval. As depicted on the proposed development plan, this phase will include barns, covered arenas, riding paddocks, a visitor's center an administration building, a maintenance and storage building, a compost area and a trailhead.

The request site is generally surrounded by US Highway 175/CF Hawn Freeway right-of-way and undeveloped land to the north; single family residential and undeveloped land to the east; the Trinity River, undeveloped land and a landfill to the south and the Trinity River and undeveloped land west.

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:

In the proposed planned development district, parking will be required in accordance with Section 51A-4.200 of the Dallas Development Code except as provided below:

For a horse park, the following ratios apply:

- Arena. One space per four fixed seats. If fixed benches are provided, each 18 inches of length of the fixed bench constitutes one fixed seat. If portions of seating areas in the arena are not equipped with fixed seats or benches, the parking requirement for these portions is one space for each 28 square feet of floor area.
- Restaurant, retail, visitor's center and commercial amusement (inside). One space per 200 square feet of floor area.
- Stable. One space per two stalls.

As proposed, for an event for which a special events permit is required, parking is permitted on permeable surfaces, such as grass. Off-street parking, maneuvering areas and driveways may be constructed of permeable materials, such as, but not limited to engineered alternate paving systems, grass/manufactured block combinations, other type of ground cover/manufactured block combinations, or crushed aggregate.

Landscaping:

To be provided.

**Proposed PDD Conditions
Z123-195**

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

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

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

PD ____ is established on property located on the north and south lines of Great Trinity Forest Way. The size of PD ____ is approximately 2,115.142 acres.

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

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

(1) **BIO-FUEL PROCESSING** means the processing or manufacturing of fuel without petroleum or petroleum based products. This use includes, but is not limited to the processing or manufacturing of fuel from animal waste, methane gas or other solid materials.

(2) **HORSE PARK** means an equestrian facility which provides educational, recreational and therapeutic opportunities to the public. This use includes, but is not limited to, agricultural, institutional and community service, lodging, miscellaneous, residential, retail and personal service and utility and public service uses.

(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 exhibits are incorporated into this article:

(1) Exhibit ____A: conceptual plan.

(2) Exhibit ____B: Subarea 1, Phase 1 development plan.

SEC. 51P-70.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-70.105. CREATION OF SUBAREAS.

This district is divided into four subareas: Subarea 1 (Texas Horse Park), Subareas 2a and 2b (Trinity Championship Golf Course), Subareas 3a and 3b (Trinity Forest Lands), and Subareas 4a and 4b (Trinity Mitigation Lands) as shown on the conceptual plan (Exhibit A).

SEC. 51P-70.106. DEVELOPMENT PLAN

(a) Development and use of Subarea 1, Phase 1 must comply with the Subarea 1, Phase 1 development plan (Exhibit B). If there is a conflict between the text of this article and the Subarea 1, Phase 1 development plan, the text of this article controls.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Phase 2 in Subarea 1.

(c) Development plans for Subareas 2a and 2b, must be approved by the city plan commission before the issuance of any building permit to authorize work in those subareas.

(d) No development plan is required for Subareas 3a, 3b, 4a, and 4b.

SEC. 51P-70.106. LANDSCAPE PLAN

(a) In Subareas 2a and 2b, a landscape plan must be approved by the city plan commission before the issuance of a required building permit.

SEC. 51P-____.105. MAIN USES PERMITTED

The following main uses are the only main uses permitted:

(1) Subarea 1 (Texas Horse Park)

- Commercial amusement (outside)
- Horse park.

(2) Subareas 2a and 2b (Trinity Championship Golf Course):

- Commercial amusement (outside)
- Country club with private membership.
- Lodging or boarding house [*a maximum of # units are permitted only in conjunction with a golf course*]
- Private recreation center, club, or area.

- (3) Subareas 3a and 3b (Trinity Forest Lands):

- Public park or playground

- (4) Subareas 4a and 4b (Trinity Mitigation Lands)

- Public park or playground

SEC. 51P-872.107. ACCESSORY USES.

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

(b) For purpose of this section, Subarea 2a and Subarea 2b are considered one lot.

(c) Accessory uses are not limited to the five percent area restriction as required by Section 51A-4.217(a)(3).

SEC. 51P-872.108. 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) Subarea 1 (Texas Horse Park) and Subareas 2a and 2b (Trinity Championship Golf Course)

- (1) Front yard. Minimum front yard is 50 feet.

- (2) Side and rear yard. Minimum side and rear yard is five feet.

- (3) Height. Maximum structure height for a habitable structure is 55 feet. Maximum structure height for a non-habitable structure is 100 feet.

- (4) Lot coverage. Maximum lot coverage is 25 percent.

(b) Subareas 3a and 3b (Trinity Forest Lands) and Subareas 4a and 4b (Trinity Mitigation Lands)

- (1) Front yard. Minimum front yard is 50 feet.

- (2) Side and rear yard. Minimum side and rear yard is five feet.

- (3) Height. Maximum structure height is 20 feet.

- (4) Lot coverage. Maximum lot coverage is 5 percent.

SEC. 51P-872.110. OFF-STREET PARKING AND LOADING.

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

(b) For a horse park, the following ratios apply.

(1) Arena. One space per four fixed seats. If fixed benches are provided, each 18 inches of length of the fixed bench constitutes one fixed seat. If portions of the arena that are meant for audience and spectator viewing are not equipped with fixed seats or benches, the parking requirement for these portions is one space for each 28 square feet of floor area.

(2) Restaurant, retail or commercial amusement (inside). One space per 200 square feet of floor area.

(3) Stable. One space per two stalls.

(c) For an event for which a special events permit is required, parking is permitted on permeable surfaces.

(d) Off-street parking, maneuvering areas and driveways may be constructed of permeable materials, such as, but not limited to engineered alternate paving systems, grass/manufactured block combinations, other type of ground cover/manufactured block combinations, or crushed aggregate.

SEC. 51P-872.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-872.112. LANDSCAPING.

To be provided

SEC. 51P-872.113. TREE MITIGATION.

To be provided

SEC. 51P-872.114. SIGNS.

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

(1) One detached sign is permitted for each 400 feet of frontage along a public way, other than an alley.

SEC. 51P-872.116. ADDITIONAL PROVISIONS.

(a) For purposes of Section 51A-5.104 of the Dallas Development Code, a horse park is considered a private recreation club or area.

(b) The two-year limitation in Section 51A-4.701(d) of the Dallas Development Code is waived for applications for specific use permits.

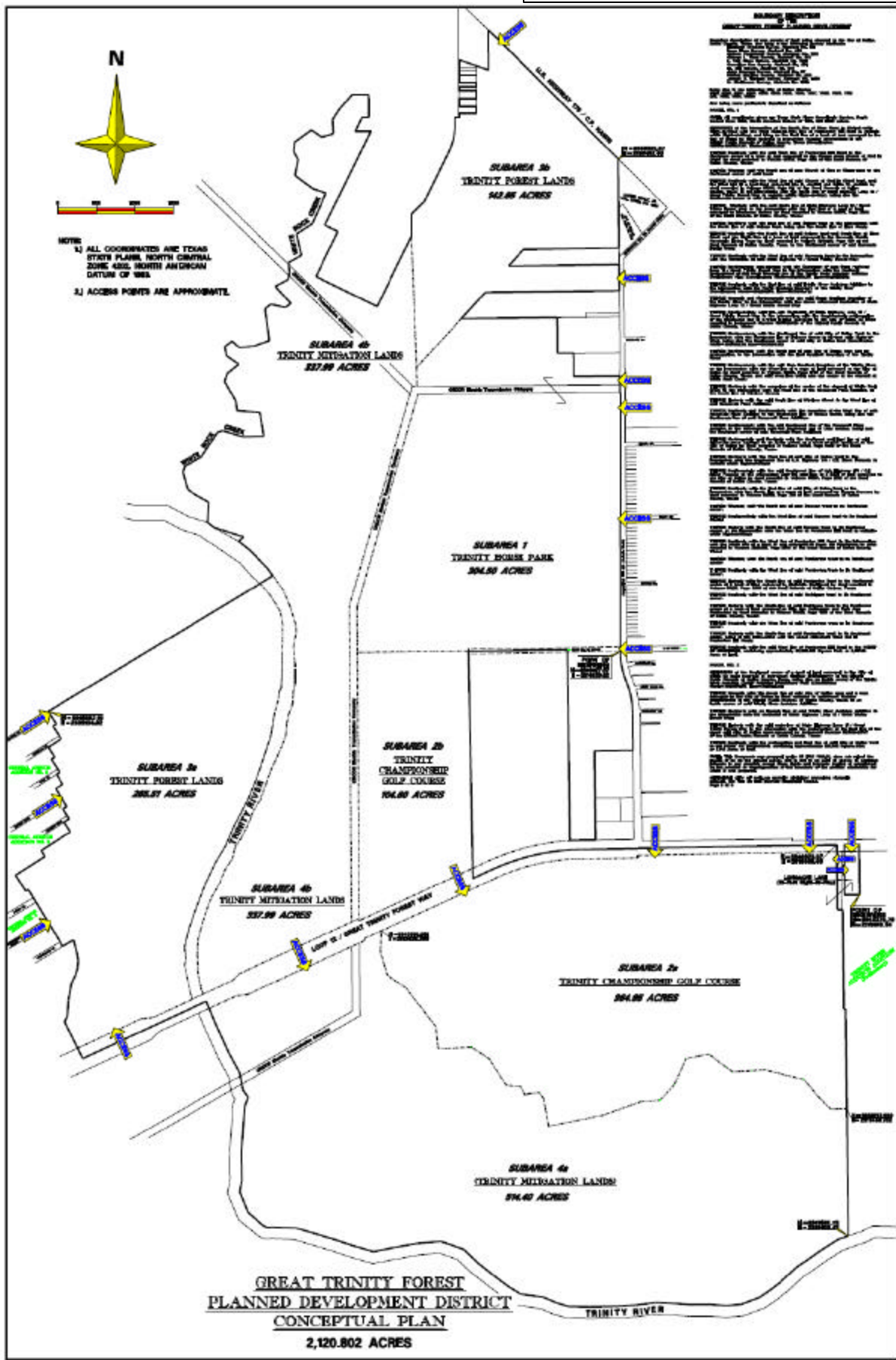
(c) The Property must be properly maintained in a state of good repair and neat appearance.

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

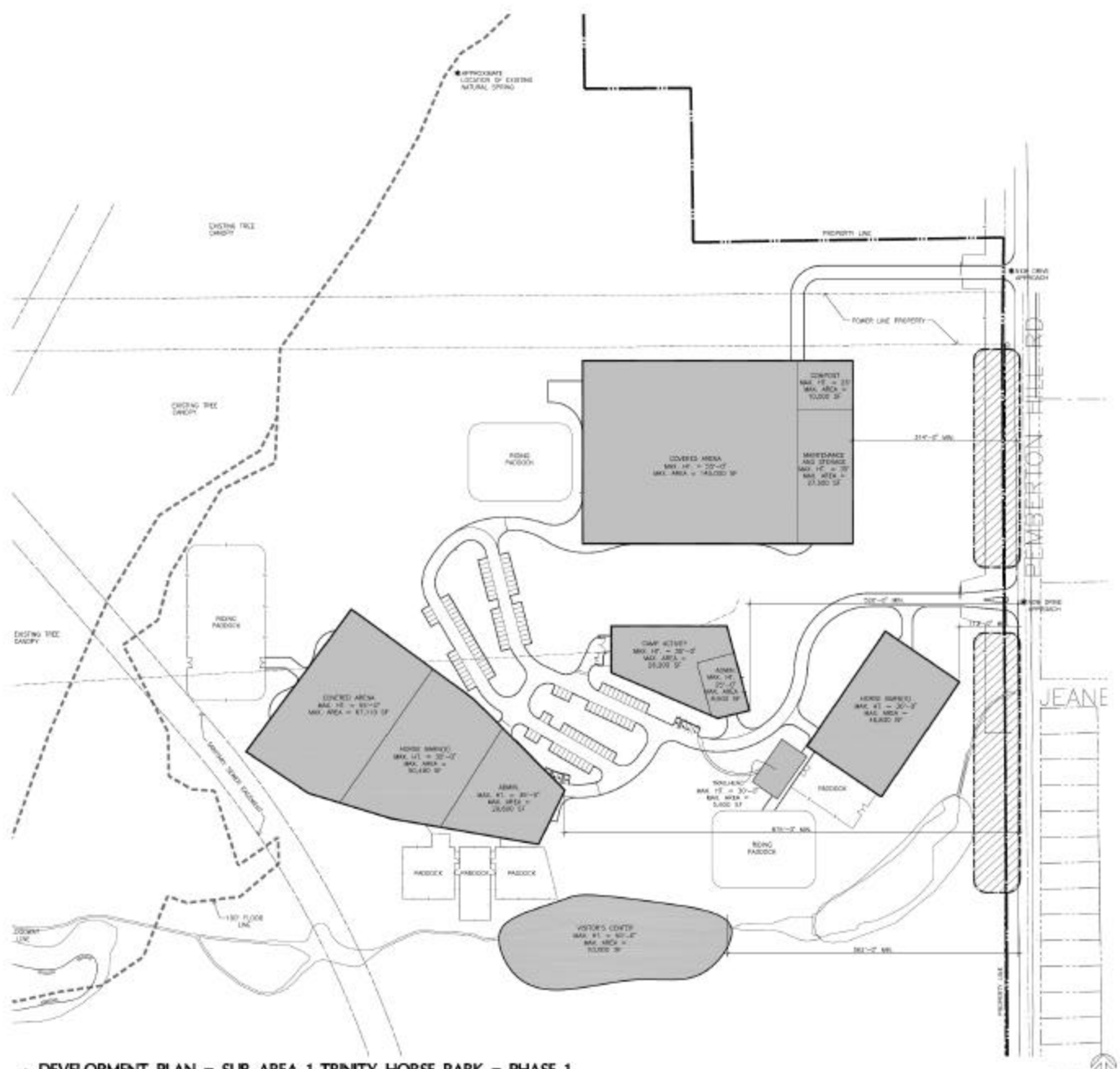
SEC. 51P-872.117. COMPLIANCE WITH CONDITIONS.

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

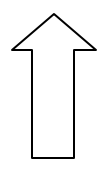
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

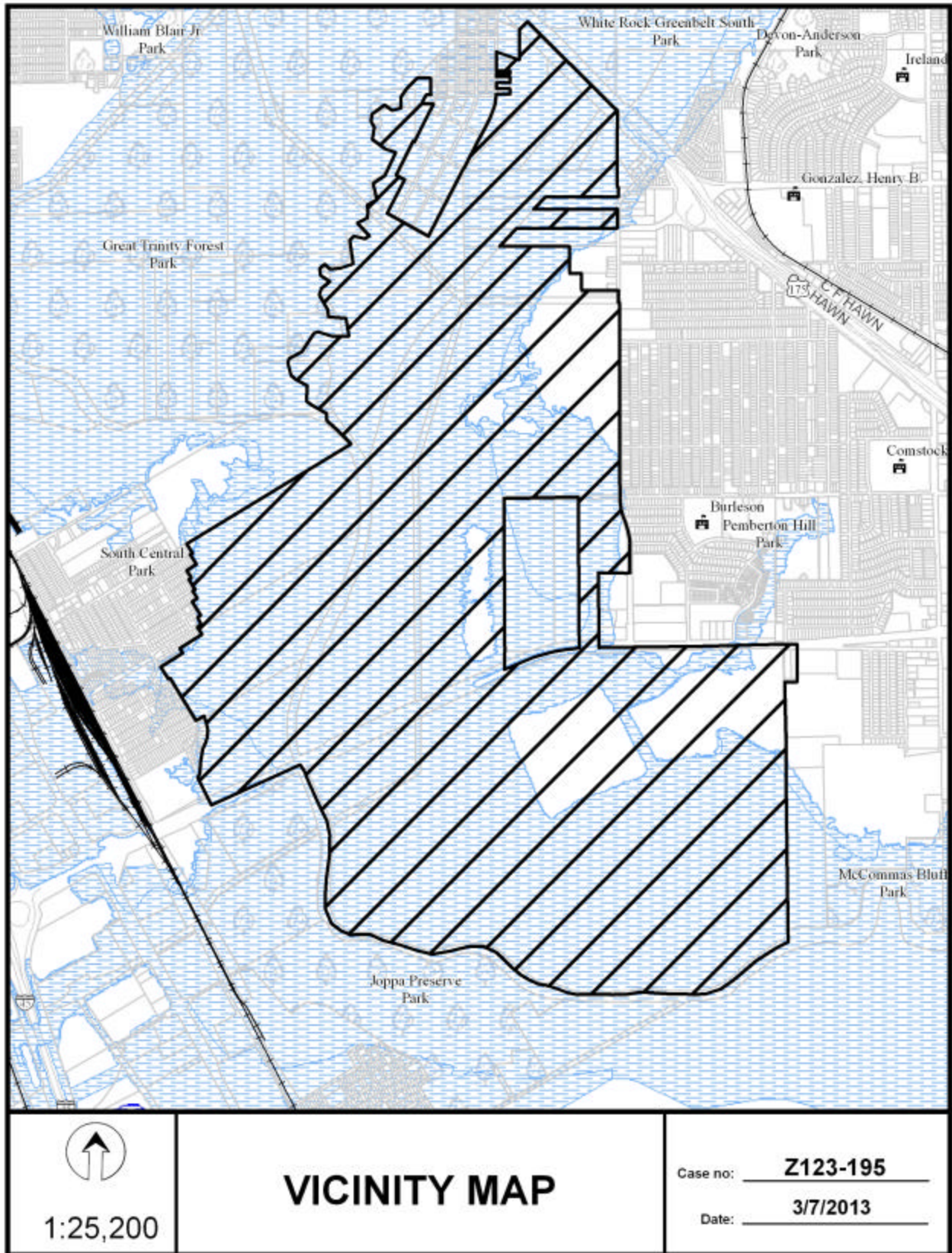


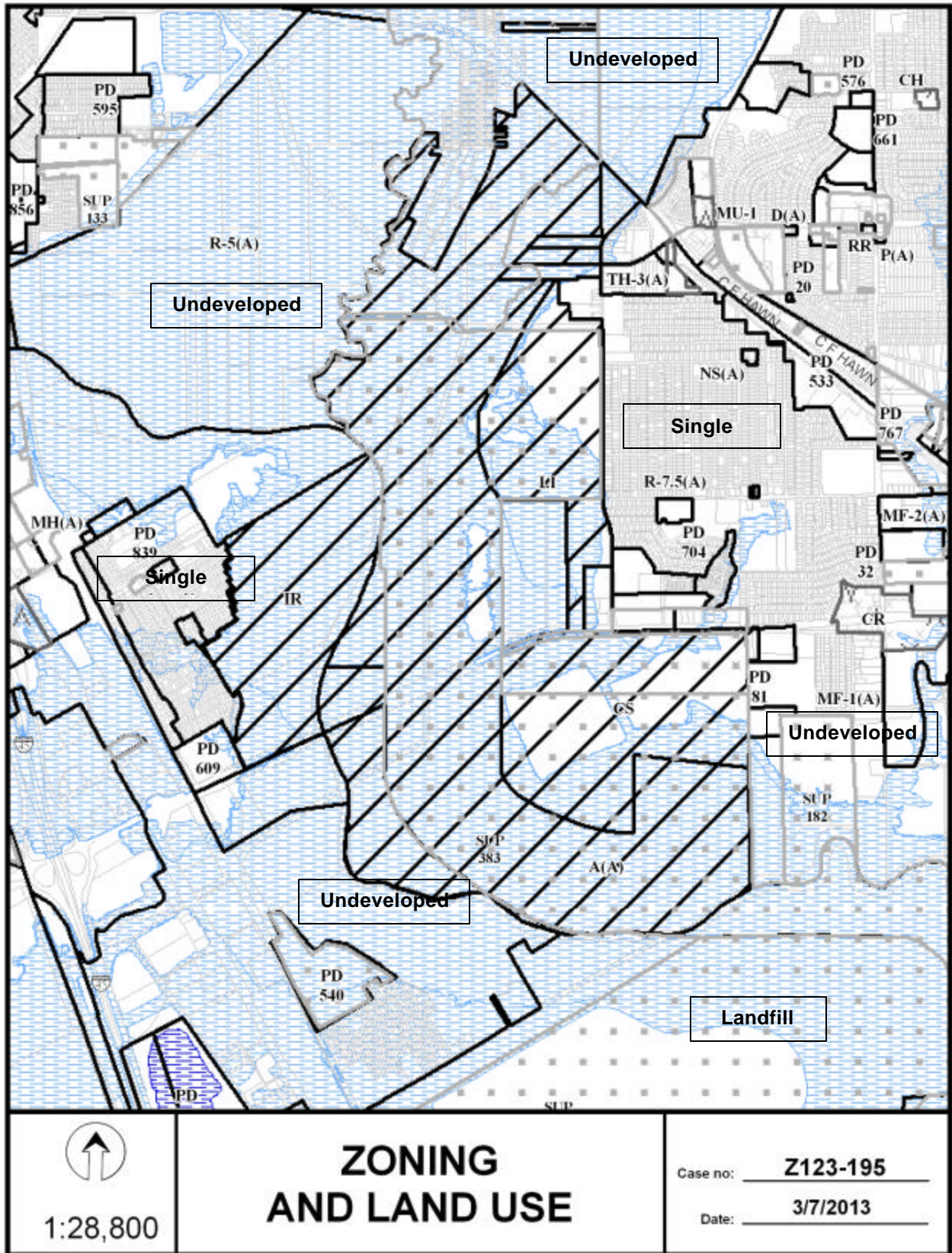
Proposed Subarea 1/Phase 1 Development Plan

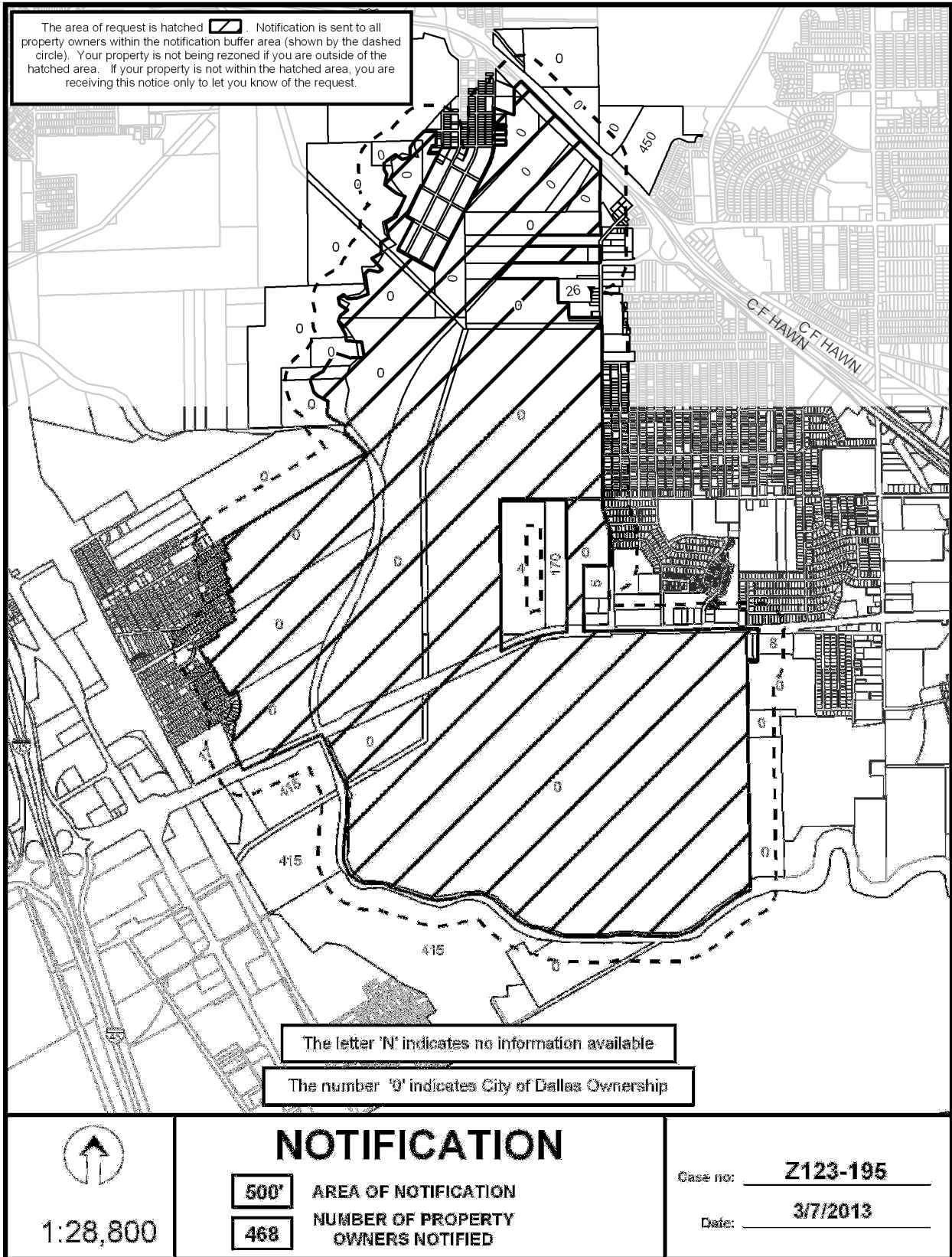


1 DEVELOPMENT PLAN - SUB AREA 1 TRINITY HORSE PARK - PHASE 1
7-2017









3/7/2013

Notification List of Property Owners***Z123-195******468 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	901 PEMBERTON HILL RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	1221 PEMBERTON HILL RD	BILLINGSLY DAVID REM:DAVID BILLINGSLY
3	1203 PEMBERTON HILL RD	BILLINGSLEY LOIS &
4	5950 ELAM RD	BURRESCIA FAMILY REVOCABLE LIVING TRUST
5	300 PEMBERTON HILL RD	STRONG ARMS CHURCH OF GOD IN CHRIST
6	6510 GREAT TRINITY FOREST WAY	MCDANIEL JAMES R
7	6263 GREAT TRINITY FOREST WAY	GATLIN LANNY & STEVE
8	6512 LOOP 12	KIDWILL INVESTMENTS INC
9	4647 LUZON ST	JONES YUNDLANDER
10	4648 LUZON ST	FERGUSON DON
11	4643 CORREGIDOR ST	HUNTER H L
12	4648 CORREGIDOR ST	MCGOWAN ALBERTA
13	4643 CHERBOURG ST	LITTLE MARVIN & BURL & JUANITA BUTLER
14	8350 YUKON CIR	KING JAMES
15	8356 YUKON CIR	JACKSON ROBERT
16	8325 YUKON CIR	TRUSTEES OF THE KINGDOM CENTER
17	8336 CARBONDALE ST	DALLAS COUNTY BUFFALO SOLDIERS YOUTH GRO
18	1273 PEMBERTON HILL RD	AYALA RICHARD H & CARMEN M
19	1257 PEMBERTON HILL RD	GREEN WILLIE J & BENNIE J GREEN
20	1251 PEMBERTON HILL RD	NEALY LAMAR JR
21	1200 PEMBERTON HILL RD	FLORES JOSE & MIRIAM
22	1261 PEMBERTON HILL RD	FLORES JOSE & MIRIAM FLORES
23	1260 PEMBERTON HILL RD	ESTRADA ALEJO T LF EST REM: RACHEL ESTRA
24	1266 PEMBERTON HILL RD	SANCHEZ RAYMUNDO
25	1258 PEMBERTON HILL RD	ESTRADA ALEJO T LF EST REM: RACHEL ESTRA
26	1117 PEMBERTON HILL RD	JASSO DAVID JR

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	911 PEMBERTON HILL RD	PEMBERTON BILLY R
28	1019 PEMBERTON HILL RD	RODRIGUEZ MANUEL & MAURA
29	1227 PEMBERTON HILL RD	DAWSON EUGENE
30	1125 PEMBERTON HILL RD	PEMBERTON PAULA HILL
31	1125 PEMBERTON HILL RD	HILL PAULA PEMBERTON
32	1031 PEMBERTON HILL RD	AFFORDABLE COMMUNITY CONSULTANTS INC
33	1103 PEMBERTON HILL RD	UMT PROPERTIES SUITE 220
34	1107 PEMBERTON HILL RD	ROGERS OLIVIA
35	1100 PEMBERTON HILL RD	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIS
36	1112 PEMBERTON HILL RD	TARANGO MANUEL
37	1122 PEMBERTON HILL RD	MONAGHAN MALCOLM
38	1210 PEMBERTON HILL RD	RIVERA NOE
39	1216 PEMBERTON HILL RD	TAFOLLA ERENDIRA & RAUL GOVEA
40	1224 PEMBERTON HILL RD	ESTRADA JOSE GUADALUPE
41	1234 PEMBERTON HILL RD	GHANFILI SHAUN H
42	1234 PEMBERTON HILL RD	GHANFILI SHAUN
43	6114 LAKE JUNE PL	HERNANDEZ DOROTEO & MARIA ESPINOZA
44	6102 LAKE JUNE PL	HERNANDEZ DOROTEO & MARIA
45	6126 LAKE JUNE RD	FORREST FRANK & KELLI
46	924 PEMBERTON HILL RD	HORAK F J EST OF % EMIL HORAK
47	924 PEMBERTON HILL RD	HORAK F J ESTATE OF % EMIL J HORAK
48	826 PEMBERTON HILL RD	MCHALE PROPERTIES INC
49	6136 FENWAY ST	GARRETTE CHRISTINE
50	6140 FENWAY ST	NEELY CORINE LIFE EST REM:ETAL
51	6204 DENHAM DR	TZINTZUN JOSE MIGUEL & HERLINDA
52	6137 FENWAY ST	SALAZAR ARMANDO
53	6203 DENHAM DR	LAZARO RAYMUNDO
54	770 PEMBERTON HILL RD	CASTILLO RODOLFO & MARY ANN
55	766 PEMBERTON HILL RD	MACEDO LEONIDES OSORIO & PAULA MACEDO
56	758 PEMBERTON HILL RD	VALDEZ MATILDE OSORIO & GUADALUPE
57	754 PEMBERTON HILL RD	DOMINGUEZ ELEAZAR & ESTELA

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	742 PEMBERTON HILL RD	PALACIOS RICARDO
59	734 PEMBERTON HILL RD	CUMMINGS JOHN E
60	722 PEMBERTON HILL RD	BESHERSE ELAINE
61	718 PEMBERTON HILL RD	BESHERSE ELAINE BREWER
62	710 PEMBERTON HILL RD	NG SOK UN
63	706 PEMBERTON HILL RD	FRIESEN ERVIN
64	702 PEMBERTON HILL RD	RUIZ JUAN & MICHELLE
65	769 NEOMI ST	MENDEZ RODOLFO
66	767 NEOMI ST	HAYES IRMA
67	761 NEOMI ST	FREED RICHARD WILLIAM
68	749 NEOMI ST	JOHNSON JEFFREY L
69	743 NEOMI AVE	RANGEL JOSE RODRIGO & MARIA DE JESUS
70	735 NEOMI ST	CALDERA ROGELIO & JUANA D
71	731 NEOMI ST	HARRIS LEE E WINNSBORO NURSING HOME
72	725 NEOMI ST	ARANA MARIA D
73	719 NEOMI ST	MORIN EFRAIN A & MARIE ELVA
74	715 NEOMI ST	SANCHEZ FABIAN
75	711 NEOMI ST	VARGAS JUAN R
76	707 NEOMI ST	FIJI FINANCIAL LLC #120 - 343
77	703 NEOMI ST	VALDERAS ALBERT LIFE EST REM: HOPE VILLA
78	770 NEOMI ST	BECERRIL MARIA D C & PORFIRIO G BECERRIL
79	760 NEOMI AVE	RANGEL LUIS
80	746 NEOMI ST	CALVILLO SAUL & MARQUEZ ADRIANA
81	738 NEOMI ST	DAVILA ANTONIO & JACINTA
82	732 NEOMI ST	BROWN TIFFANY L
83	726 NEOMI ST	MARES IMELDA & ANTONIO
84	722 NEOMI ST	GARCIA GUADALUPE & MARIA
85	718 NEOMI ST	NUNO ARNULFO B
86	714 NEOMI ST	MUNOS MIKE V
87	710 NEOMI ST	MORIN EFRAIN & MARIA
88	706 NEOMI ST	YOUNG ROY CLYDE

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	702 NEOMI ST	CHOICE VERA
90	658 PEMBERTON HILL RD	WELCH EDGAR L EST OF
91	650 PEMBERTON HILL RD	PALACIOS RICARDO
92	648 PEMBERTON HILL RD	PALACIOS RICARDO
93	642 PEMBERTON HILL RD	YBARRA ADELA
94	634 PEMBERTON HILL RD	ARBIZU CRESENCIO & CYNTHIA A ARBIZU
95	630 PEMBERTON HILL RD	PALACIOS RICARDO
96	626 PEMBERTON HILL RD	CAUDILLO TONY
97	622 PEMBERTON HILL RD	VASQUEZ LUCRECIA
98	614 PEMBERTON HILL RD	VAUGHN JAMES
99	606 PEMBERTON HILL RD	LOGAN STERLING & MILDRED
100	663 NEOMI ST	LUZ PATRICIA AGUILAR
101	659 NEOMI ST	BURNETT SALLY A
102	655 NEOMI ST	GOMEZ OSEAS
103	651 NEOMI ST	GOMEZ OSEAS & HILDA
104	647 NEOMI ST	GOMEZ OSEAS & CAROLINA
105	643 NEOMI ST	GOMEZ BLAKE ISHMAEL
106	639 NEOMI ST	TORRES MARIA M
107	631 NEOMI ST	ESCANDON GONZALO
108	623 NEOMI ST	ESCANDON GONZALO
109	619 NEOMI ST	PUENTE MARIA ELENA
110	615 NEOMI ST	ESCARENO JOSE JR & MARY FRANCIS ESCARENO
111	611 NEOMI ST	RATSAVONG VON EST OF & FONG
	SOUPHANKHAYS	
112	607 NEOMI ST	RATSAVONG SOURIVONG & FONG
	SOUPHANKHAYS	
113	601 NEOMI ST	DELGADO NANCY LOPEZ
114	662 NEOMI ST	JIMENEZ ARACELI
115	654 NEOMI ST	ESCANDON JOSE ANTONIO
116	650 NEOMI ST	TREJO ADRIAN HERNANDEZ & GUADALUPE H
117	646 NEOMI ST	HUDSPETH KATHERINE HODGE
118	642 NEOMI ST	BORDERS NELDA JUNE HODGE

Z123-195(MW)

119

638

NEOMIST

BARNES HELERACE

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	630 NEOMI ST	ESCANDON GUADALUPE
121	626 NEOMI ST	GONZALES MARTINA
122	622 NEOMI ST	HURTADO JUAN MANUEL & MARIA HURTADO
123	618 NEOMI ST	VAZQUEZ BASILIO & MARIA
124	614 NEOMI ST	VASQUEZ RAYMUNDO & LEODEGARIO VASQUEZ
125	610 NEOMI ST	MENEVILAY BOUNPONE & SYPANOME
MENEVILAY		
126	606 NEOMI ST	ROJAS JOSE RAUL
127	602 NEOMI ST	TURNER MAE
128	562 PEMBERTON HILL RD	RODRIGUEZ JACOB J
129	558 PEMBERTON HILL RD	SMITH L V
130	550 PEMBERTON HILL RD	GAMIZ ARTURO & MARIA V
131	546 PEMBERTON HILL RD	LEYVA ALFONSO & ANGELITA
132	542 PEMBERTON HILL RD	DANIEL & BROOK LAS VEGAS ONE LLC
133	538 PEMBERTON HILL RD	VALLEJO LUIS REYES & GLORIA GAYTAN LOPEZ
134	534 PEMBERTON HILL RD	HERNANDEZ ANTONIO C & MARIA T HEREDIA
135	526 PEMBERTON HILL RD	SANCHEZ LENORA R EST OF %OVIDIO SANCHEZ
136	518 PEMBERTON HILL RD	HERNANDEZ BRENDA A
137	514 PEMBERTON HILL RD	HERNANDEZ BRENDA A HERNANDEZ ANTONIO
COR		
138	563 NEOMI ST	GRANADOS ANA E & JESUS RIVERA
139	559 NEOMI ST	GALLEGOS JOSE & MARIA PEREZ
140	551 NEOMI ST	TRUJILLO MIGUEL & MARIA
141	549 NEOMI ST	TRUJILLO MIGUEL & MARIA
142	541 NEOMI ST	MENDOZA SERGIO & MARIA
143	543 NEOMI ST	JACKSON RODERICK
144	535 NEOMI ST	GUZMAN ENRIQUE & JUANITA GUZMAN
145	533 NEOMI ST	HERNANDEZ SECUNDINO & MARIA A LOPEZ
146	531 NEOMI ST	OROZCO ALICIA FLORES &
147	527 NEOMI ST	OROZCO JUAN TERCERO & ALICIA FLORES OROZ
148	523 NEOMI AVE	REED RONALD
149	519 NEOMI AVE	MARTINEZ JOSE & LUIS CASTANEDA

Z123-195(MW)

150

515

NEOMI AVE

GAMIZ JESUS & MARIA V

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6103 ELAM RD	TRACEY SEAN M & RACHELLE
152	6107 ELAM RD	BARGINEAR WAYNE N
153	6111 ELAM RD	BARGINEAR WAYNE &
154	6119 ELAM RD	TYSON ARTIS & ELOUISA
155	6123 ELAM RD	MOGG ANDREW J
156	562 NEOMI ST	ESTRADA JOSE LUIS
157	558 NEOMI ST	TAYLOR BOB
158	550 NEOMI ST	TAYLOR MATTIE LUE
159	546 NEOMI ST	MARQUEZ PEDRO
160	542 NEOMI ST	PALACIOS ROBERTO & MARIA
161	538 NEOMI ST	SPIGNER CEDRICK HENRY
162	534 NEOMI ST	LOPEZ MARIA R
163	530 NEOMI ST	ESTRADA ARTEMIO
164	526 NEOMI ST	VAZQUEZ MANUEL
165	522 NEOMI ST	MARTINEZ HORTENCIA N
166	514 NEOMI ST	ALVARADO JOSE
167	6131 ELAM RD	VASQUEZ CARMELO & OLGA ELENA
168	6135 ELAM RD	SANTOS ROMAULDO R & GLORIA SANTOS
169	6139 ELAM RD	CANTU JOSE DE JESUS
170	5980 ELAM RD	SOLANO RHADAMES
171	135 PEMBERTON HILL RD	STRONG ARMS CHURCH OF GOD IN CHRIST
172	6439 GREAT TRINITY FOREST WAY	ORNELAS MANUEL
173	6349 GREAT TRINITY FOREST WAY	ARLEDGE C D
174	6103 CAPESTONE DR	STUBBERFIELD ANGELA
175	6107 CAPESTONE DR	ECHOLS RAYMOND & GWENDOLYN FAYE
WAGNER		
176	6111 CAPESTONE DR	MCNEAL JAMES WALTER
177	6115 CAPESTONE DR	BIGGS LORETTA
178	6119 CAPESTONE DR	GRAY NOAMI J
179	6123 CAPESTONE DR	GARCIA JORGE A
180	6127 CAPESTONE DR	WILBURN LESLIE M
181	6131 CAPESTONE DR	FOSTER JAMES JR & HELEN RUTH

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6102 CAPESTONE DR	GROUP MICHAEL O LLC
183	6106 CAPESTONE DR	BRANCH EUGENE
184	6110 CAPESTONE DR	BOWENS EULA MAE
185	6114 CAPESTONE DR	RAY ROBERTA
186	6120 CAPESTONE DR	JB III INV
187	6124 CAPESTONE DR	PRITCHETT MARY LEFTWICH
188	6128 CAPESTONE DR	BAKER FREDDIE MAE & CLIFTON HIGH
189	6134 CAPESTONE DR	ALDACO EDNA
190	6135 MISTY WOOD DR	ARRIAGA AURELIO
191	6131 MISTY WOOD DR	WILLIAMS CHRISTI
192	6127 MISTY WOOD DR	VENEGAS BENIGNO
193	6123 MISTY WOOD DR	HILL ANNTRONETTE & NAPOLEON
194	6119 MISTY WOOD DR	CARRILLO DANIEL
195	6115 MISTY WOOD DR	RUIZ JAMIE
196	6111 MISTY WOOD DR	THOMPSON PATRICK C
197	6107 MISTY WOOD DR	WEST HUBERT LEE
198	6106 MISTY WOOD DR	CAMPBELL MABLE MACON
199	6110 MISTY WOOD DR	MARTINEZ BRUNO
200	6114 MISTY WOOD DR	DURHAM EARLIE J & ADDIE MARIE RILEY
201	6120 MISTY WOOD DR	JAMES RUTH E
202	6124 MISTY WOOD DR	ORTA RAYMOND V
203	6128 MISTY WOOD DR	ESCAMILLA SANDRA
204	6134 MISTY WOOD DR	RAMOS SIMON
205	6138 MISTY WOOD DR	MARTINEZ OTILIO
206	350 STONEPORT DR	GREGG DORIS MARIE
207	354 STONEPORT DR	NEST EGG PROPERTIES
208	360 STONEPORT DR	MARSHALL AARON JR & ROSIE
209	364 STONEPORT DR	WOODSON HAMPTON EVA
210	370 STONEPORT DR	CASTILLO LUZ MARIA & ROBERT
211	374 STONEPORT DR	BROOKS AUDREY M
212	380 STONEPORT DR	WILLIAMS MIREL & HARDY WILLIAMS

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	384 STONEPORT DR	HAWKINS JO ANN
214	385 STONEPORT DR	CAMPOS JOSE I
215	381 STONEPORT DR	CASTILLO RAMON
216	375 STONEPORT DR	JACKSON RAQUEL &
217	371 STONEPORT DR	BREEDLOVE JEANETTE
218	365 STONEPORT DR	EDMOND GEORGE EDDY
219	361 STONEPORT DR	RANGEL MARTIN
220	355 STONEPORT DR	MENDEZ JOSE & RAQUEL
221	351 STONEPORT DR	LEWIS CHARLES E
222	320 PEMBERTON HILL RD	CHURCH OF CHRIST ON PEMBERTON HILL ROAD
223	6451 GREAT TRINITY FOREST WAY	DAVIS B J INVESTMENTS LTD
224	135 LONG ACRE LN	BECK FRANCES M
225	131 LONG ACRE LN	ALLEN JAMES H
226	6512 MARLA DR	EQUITY TRUST COMPANY DBA STERLING TRUST
227	6516 MARLA DR	EVANS JANICE M
228	6522 MARLA DR	MCCRADIC PAULINE
229	6526 MARLA DR	WHITEMON WINSTON LEVAN
230	6621 OLETA DR	MARKET HOMES LTD SUITE 402
231	6615 OLETA DR	ADAMS IVORY LEE
232	6609 OLETA DR	WILSON JESSIE JR
233	6605 OLETA DR	ARRONA JOSE
234	6529 OLETA DR	HILL LEWIS LEE
235	6525 OLETA DR	RICHARDSON BOBBIE JEAN
236	6521 OLETA DR	HILL LEWIS LEE
237	6515 OLETA DR	BULLARD JESSIE M
238	130 LONG ACRE LN	HUGHES HARVIE L
239	134 LONG ACRE LN	WHITE JAMES E
240	140 LONG ACRE LN	CORTEZ JESUS
241	6506 OLETA DR	BOWMAN THEO K III
242	6510 OLETA DR	BOWMAN THEO
243	6516 OLETA DR	HUNT TONY D & HATTIE L

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6520 OLETA DR	BENT ALEX A
245	6526 OLETA DR	CLAYBORN MARY
246	6530 OLETA DR	ANDERSON SHARRON T
247	6606 OLETA DR	JOHNSON ALBERT J
248	6610 OLETA DR	BERRY CHERYL LAFON
249	6616 OLETA DR	JACKSON VERDENE LARUTH ESTATE OF
250	6622 OLETA DR	MENDOZA LINEY
251	6626 OLETA DR	HOLMES ROSETTA
252	4804 STOKES ST	DALLAS DEMOLITION
253	4823 FELLOWS LN	HARRIS SEDALIA
254	4819 FELLOWS LN	MONTGOMERY TANNER
255	4831 FELLOWS LN	TOPLETZ INVESTMENTS SUITE 301
256	4815 FELLOWS LN	TOPLETZ DENNIS
257	4616 BURMA RD	PORTILLO MIGUEL
258	4624 BURMA RD	PORTILLO MIGUEL A
259	4628 BURMA RD	MARKHAM FLOYD
260	4625 YANCY ST	PARNELL GORDIE R
261	4636 BURMA RD	WHITTAKER ROBERT J % RAYMOND WHITTAKER
262	4640 BURMA RD	RAY TIMOTHY
263	4644 BURMA RD	DALLAS NEIGHBORHOOD ALLIANCE HABITAT
264	4646 BURMA RD	MOUNT ELAM MISSIONARY BAPTIST CHURCH
265	4605 LUZON ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
266	4611 LUZON ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
267	4615 LUZON ST	THOMAS TENNIS & EARLISA S
268	4619 LUZON ST	MCILVEEN FINLEY ALMA R
269	4627 LUZON ST	LEWIS ESSIE LEE ESTATE OF
270	4631 LUZON ST	HUTCHENS JIMMIE E
271	4635 LUZON ST	GOINES WENDY NELL
272	4639 LUZON ST	MILLER & ASSOC INC
273	4643 LUZON ST	JONES CLARICE
274	4612 LUZON ST	THORMAN RILLA ESTATE OF

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4616 LUZON ST	ENGLISH MOLLIE M
276	4618 LUZON ST	HERNANDEZ MARIA D LOS A
277	4624 LUZON ST	ROSTON PAMELA CHARLENE
278	4628 LUZON ST	TILLMAN FRANK
279	4632 LUZON ST	BLUESTIL LLC
280	4636 LUZON ST	TYREE MAUD E
281	4640 LUZON ST	SMITH DEMORISE JR & JIMMIE DORIS RANKIN
282	4644 LUZON ST	JOHNSON DON JR
283	4607 CORREGIDOR ST	TYRE M B EST % DARWIN PETERSON
284	4611 CORREGIDOR ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
285	4615 CORREGIDOR ST	GONZALEZ IRENE & TOBIAS
286	4623 CORREGIDOR ST	ORNELAS NOLBERTO
287	4627 CORREGIDOR ST	GILLS CLARENCE
288	4631 CORREGIDOR ST	ROGERS ERMA JEAN WEBB
289	4635 CORREGIDOR ST	JACKSON ROOSEVELT & CHARLIE MAE
290	4639 CORREGIDOR ST	RICHARDSON ALVIN
291	4612 CORREGIDOR ST	JOHNSON NATHANIEL
292	4620 CORREGIDOR ST	DIXON MARY
293	4624 CORREGIDOR ST	DIXON DONALD RAY SR
294	4628 CORREGIDOR ST	JEFFERSON ELLA
295	4632 CORREGIDOR ST	BURLESON CORINE
296	4644 CORREGIDOR ST	MCGOWAN ALBERTA
297	4611 CHERBOURG ST	HARDEMAN ANTHONETTE EST
298	4619 CHERBOURG ST	CARTWRIGHT JAMES
299	4627 CHERBOURG ST	WHITEMAN STEVEN W %MICHELLE WHITE
300	4631 CHERBOURG ST	JEFFERSON R L EST OF % BENTWOOD PLACE TH
301	4635 CHERBOURG ST	SANDERS VERA LEE
302	4804 FELLOWS LN	SCRUGGS OTIS
303	4808 FELLOWS LN	CROCKETT HELEN RUTH
304	4812 FELLOWS LN	PETAWAY HARRIET
305	4816 FELLOWS LN	WILLIAMS ROSA LEE

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4820 FELLOWS LN	KENNEDY PEARL % BILLIE SCOTT
307	4824 FELLOWS LN	TOPLETZ IRIS
308	4828 FELLOWS LN	BURRELL MATTIE LOUISE ALLEN &
309	4836 FELLOWS LN	WILMER HUTCHINS ISD JANICE CALLOWAY
310	4840 FELLOWS LN	NOLLY JAMES L SR
311	4844 FELLOWS LN	SOULS HARVEST CHURCH OF DALLAS TEXAS INC
312	4852 FELLOWS LN	SOULS HARVEST CHURCH OF DALLAS INC
313	4807 NOME ST	HOWARD MARTIN F ESTATE OF % JAMES L NOLL
314	4811 NOME ST	HOWARD MARTEN FLEATER % JAMES L NOLLY SR
315	4815 NOME ST	BUNDRED DOROTHY EST OF
316	4819 NOME ST	BUNDRED MARLENE
317	4823 NOME ST	LOGAN PAULINE LAVERN N
318	4827 NOME ST	SHOFNER AUDREY
319	4831 NOME ST	SHOFNER ISAIAH
320	4835 NOME ST	JONES THELMA ESTATE OF
321	4839 NOME ST	JONES THELMA
322	4843 NOME ST	GROVES ROOSEVELT
323	4847 NOME ST	SOULS HARVEST CHURCH OF DALLAS INC
324	4851 NOME ST	TACKETT JANIS
325	4757 ZEALAND ST	JORDAN SALISTEEN
326	4804 NOME ST	BUNDRED JESSIE JR & MARLENE
327	4808 NOME ST	DOUGLAS EVA JEAN M
328	4816 NOME ST	DITTO LUCILLE
329	4820 NOME ST	JONES ROGER
330	4824 NOME ST	BAKER WILLIAM JR
331	4828 NOME ST	BAKER WILLIAM JR
332	4832 NOME ST	BAGBY RANDLE J
333	4836 NOME ST	HEART OF TEXAS FOUNDATION %JANET MORTENS
334	4803 ZEALAND ST	PEACE OF GOD MBC
335	4807 ZEALAND ST	TYRE M B EST % MS R T PETERSON
336	4811 ZEALAND ST	MORGAN MARK A

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	4815 ZEALAND ST	JONES KIM LAVETTE & CHARLIE BART SR
338	4819 ZEALAND ST	ALRIDGE ANGELA
339	4823 ZEALAND ST	PACE SHERELL
340	4827 ZEALAND ST	WILLIAMS TOMARA
341	4831 ZEALAND ST	NOLLY GREGORY NEAL % PAULINE LAVERN N LO
342	4804 ZEALAND ST	DESQUARE KYNA
343	4808 ZEALAND ST	MCCOY FRANCIS LORETTA
344	4812 ZEALAND ST	TACKETT JANIS ETAL
345	4816 ZEALAND ST	FRANKLIN JAMES % REV R THOMAS
346	4746 ZEALAND ST	PREES MICHAEL R & JOANNA GLASS
347	4750 ZEALAND ST	BRYANT NICOLE
348	4754 ZEALAND ST	JONES YOULANDA
349	4758 ZEALAND ST	OATMAN LAKEISHA
350	4562 CHERBOURG ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
351	4604 CHERBOURG ST	CAREY WILLIE J & MAMIE
352	4608 CHERBOURG ST	BRISBY BOBBY LOT 63
353	4612 CHERBOURG ST	FREDERICK BERTHA L
354	4616 CHERBOURG ST	LOVELY LETHEA M
355	4803 BURMA RD	BROWN WILLIE EST OF
356	4811 BURMA RD	ADAMS JERRY
357	4815 BURMA RD	ADAMS JERRY & FRANCES L
358	4717 BURMA RD	ERBY NAFEESA
359	4721 BURMA RD	FRANKLIN ROSA MARIE
360	4725 BURMA RD	JOHNSON MINOR
361	4729 BURMA RD	RUEDA ELOY
362	4731 BURMA RD	CABRERA FRANK G
363	4737 BURMA RD	COOPER CARLA C
364	4741 BURMA RD	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
365	4745 BURMA RD	LENORD CLARA W
366	4749 BURMA RD	GANTT RICHARD

Z123-195(MW)

367

4753

BURMA RD

JOHNSON MELVIN

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	4759 BURMA RD	SHADY GROVE PRIMITIVE BAPTIST CHURCH
369	4704 BURMA RD	MONTGOMERY GLADYS L EST % MOLLY E JOHNSO
370	4708 BURMA RD	KIRKPATRICK DOUGLAS L
371	4712 BURMA RD	BROWN THELMA
372	4716 BURMA RD	MARTIN FLORA
373	4720 BURMA RD	COCHRAN NANCY
374	4726 BURMA RD	JOHNSON JUANE J & KONETTE DAVIS JOHNSON
375	4730 BURMA RD	LEWIS SHARON
376	4736 BURMA RD	SKYLER LEONARD L
377	4740 BURMA RD	BALDWIN MARY ANN
378	4744 BURMA RD	TUCKER PINK
379	4750 BURMA RD	POSTIE LUCY M WELLS
380	4756 BURMA RD	ROSE HOMES JR
381	4705 YANCY ST	SOUTHERN DALLAS DEVELOPMENT CORP
382	4709 YANCY ST	SCOTT WALTER ET AL
383	4715 YANCY ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
384	4719 YANCY ST	STEWART CARISSA
385	4725 YANCY ST	JONES LATASHA RENEE
386	4739 YANCY ST	SEBASTIAN HOMES INC
387	4745 YANCY ST	BARRON TERESA
388	4755 YANCY ST	MITCHELL MELVIN & BOBBIE
389	4759 YANCY ST	SHADY GROVE PRIMITIVE BAPT CHURCH
390	4802 BURMA RD	SHADY GROVE PRIMITIVE BAPTIST CHURCH
391	4738 YANCY ST	JAMES LORENZA % CAROLYN WILLIAMS
392	4742 YANCY ST	ANSLEY DOROTHY EST OF
393	4746 YANCY ST	JACKSON SHEILA
394	4750 YANCY ST	MCDANIEL JOHNNY A
395	4754 YANCY ST	WILLIAMS LOREAL
396	4804 YANCY ST	CORRAL GERMAN G & PATRICIA
397	4808 YANCY ST	SMITH DARRELL
398	4734 YANCY ST	ALLISON GREGORY K & ETAL

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	8108 JOHN ST	ALLISON HOSEA & EVA
400	8112 JOHN ST	WRIGHT BOBBIE
401	8116 JOHN ST	TYREE M B
402	4714 YANCY ST	ONE WAY CHRISTIAN CH TR
403	4631 LUZON ST	WILMER HUTCHINS ISD
404	4624 SOLAR LN	ANDERSON GENEVA
405	4620 CHERBOURG ST	HAMILTON SHIRLEY
406	4624 CHERBOURG ST	JONES JESSIE L ET AL
407	4628 CHERBOURG ST	JONES JESSIE L ET AL % ORA HILL JONES
408	4636 CHERBOURG ST	CHRISTIAN ALLIANCE HOLINESS CHURCH
409	4640 CHERBOURG ST	CHRISTIAN ALLIANCE HOLINESS CHURCH
410	8331 YUKON CIR	KING JAMES JR
411	8339 YUKON CIR	SPENCER BEATRICE
412	8312 YUKON CIR	KING JAMES JR
413	8450 CARBONDALE ST	JAMESON JOSIE LEE
414	4500 GREAT TRINITY FOREST WAY	WILMER HUTCHINS I S D BETTY SHUPTINE
415	4911 RIVER OAKS RD	County of Dallas ATTN COUNTY CLERK
416	4550 GREAT TRINITY FOREST WAY	APPERSON JACK & OOIS APPERSON
417	4516 GREAT TRINITY FOREST WAY	APPERSON JACK L & LOIS
418	4500 GREAT TRINITY FOREST WAY	GO CRETE
419	2003 UDAL AVE	GAZHAN MESERET A & ANEITA GAZHAN
420	1903 UDAL AVE	MADISON R L
421	1907 UDAL AVE	CAMPBELL MATILDA
422	1909 UDAL AVE	TURNER OSCAR
423	1822 TUNE AVE	STEWART ANNA
424	1807 TUNE AVE	KINNER WILL K
425	1811 TUNE AVE	MITCHELL CATHRYN B
426	1722 TUNE AVE	ABBEY REVOCABLE TRUST C/O JULIE E ABBEY
427	1704 TUNE AVE	JACKSON SHANNON D ET AL
428	1702 TUNE AVE	SMITH ELBERT L
429	1711 UDAL AVE	ABBEY WALTER L TRUSTEE C/O JULIE ABBEY

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	1713 UDAL AVE	ABBEY WALTER L C/O JULIE ABBEY
431	1610 SUNBEAM AVE	DANIELS CLEVELAND JR SUITE 7
432	1619 TUNE AVE	ROBERTSON JESSIE
433	1719 TUNE AVE	WHITE BIRDIE MAE & EARNEST HOUSTON
434	1720 ROXANA AVE	WESTMORELAND HEIGHTS BAPTIST CHURCH
435	1725 SUNBEAM AVE	ABRAHAM CHAPEL CHURCH OF GOD IN CHRIST
436	1504 ROXANA AVE	RUDBERG JOYCE A & JOE A & MICHAEL N
437	1502 ROXANA AVE	PLEASANT GROVE BAPTIST CHURCH
438	1712 UDAL AVE	CANYON O C & DELMA
439	1720 UDAL AVE	BROWN MAE WILLIAMS
440	1704 UDAL AVE	AGUILAR ANTHONY ARTHUR
441	5705 2ND AVE	JACKSON CARL
442	1615 SUNBEAM AVE	ALEXANDER LEON
443	1611 SUNBEAM AVE	FENDER H R C/O MATT HARTMAN
444	1604 ROXANA AVE	TAYLOR JACOB % MINNIE HILL
445	1616 ROXANA AVE	TOP TWENTY INV GROUP
446	1612 ROXANA AVE	EAST DALLAS CHURCH OF CHRIST
447	1633 ROXANA AVE	LYMAN BARBARA & ET AL
448	5701 C F HAWN FWY	MCDANIEL TED L
449	5500 HOMEVIEW ST	GULYAS ELMER D JR APT CS 100
450	6010 C F HAWN FWY	TRINITY FOREST DALLAS HOA C/O CAPABLE CO
451	754 NEOMI ST	CHIHUAHUA JOSE MANUEL
452	750 NEOMI ST	TORRES JOSE
453	6161 TRAIL GLEN DR	LAS LOMAS ASSOCIATES LTD
454	6301 GREAT TRINITY FOREST WAY TX HILLSIDE APARTMENTS LP STE 1145	
455	150 CREEK COVE DR	HANDSOME HOMES
456	124 CREEK COVE DR	WALKER NEAL
457	130 CREEK COVE DR	DEAN STEPHEN HOMES INC SUITE 107
458	132 CREEK COVE DR	HOSHIN INVESTMENTS INC
459	138 CREEK COVE DR	STEPHEN DEAN HOMES INC
460	142 CREEK COVE DR	DIOGU EDWARD &

Z123-195(MW)

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	144 CREEK COVE DR	DEAN STEPHEN HOMES INC SUITE 106
462	6365 GREAT TRINITY FOREST WAY	WRIGHT DURIE
463	6373 GREAT TRINITY FOREST WAY	PRICE A F FAMILY LP
464	6337 GREAT TRINITY FOREST WAY	HARTE SHERRI JEAN
465	6337 GREAT TRINITY FOREST WAY	TX BLUFFVIEW VILLAS LP
466	4604 LUZON ST	KATHYS SUNSHINE OUTREACH CENTER INC
467	4752 NOME ST	MOSQUE OF ALLAH INC
468	4729 YANCY ST	CABRERA RUDY

Memorandum



CITY OF DALLAS

DATE March 21, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Southwest quadrant of Northwest Highway and Central Expressway (I-75)

Commissioners Schwartz, Anglin, and Shellene are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Tracts 3 and 4 within Planned Development District No. 463, with consideration given to increasing the floor area and height for lodging and similar uses. 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.

A handwritten signature in black ink, appearing to read 'Neva Dean'.

Neva Dean, Planning Manager
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE February 21, 2013

TO David Cossum, Assistant Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing;
Area bound by Northwest Highway, Central Expressway, and Caruth
Haven Lane

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 Planned Development District No. 463 in the abovementioned location. Consideration is to be given to increasing the floor area and height for lodging and similar uses. A map of the area to be considered is attached.


Thank you for your attention to this matter.



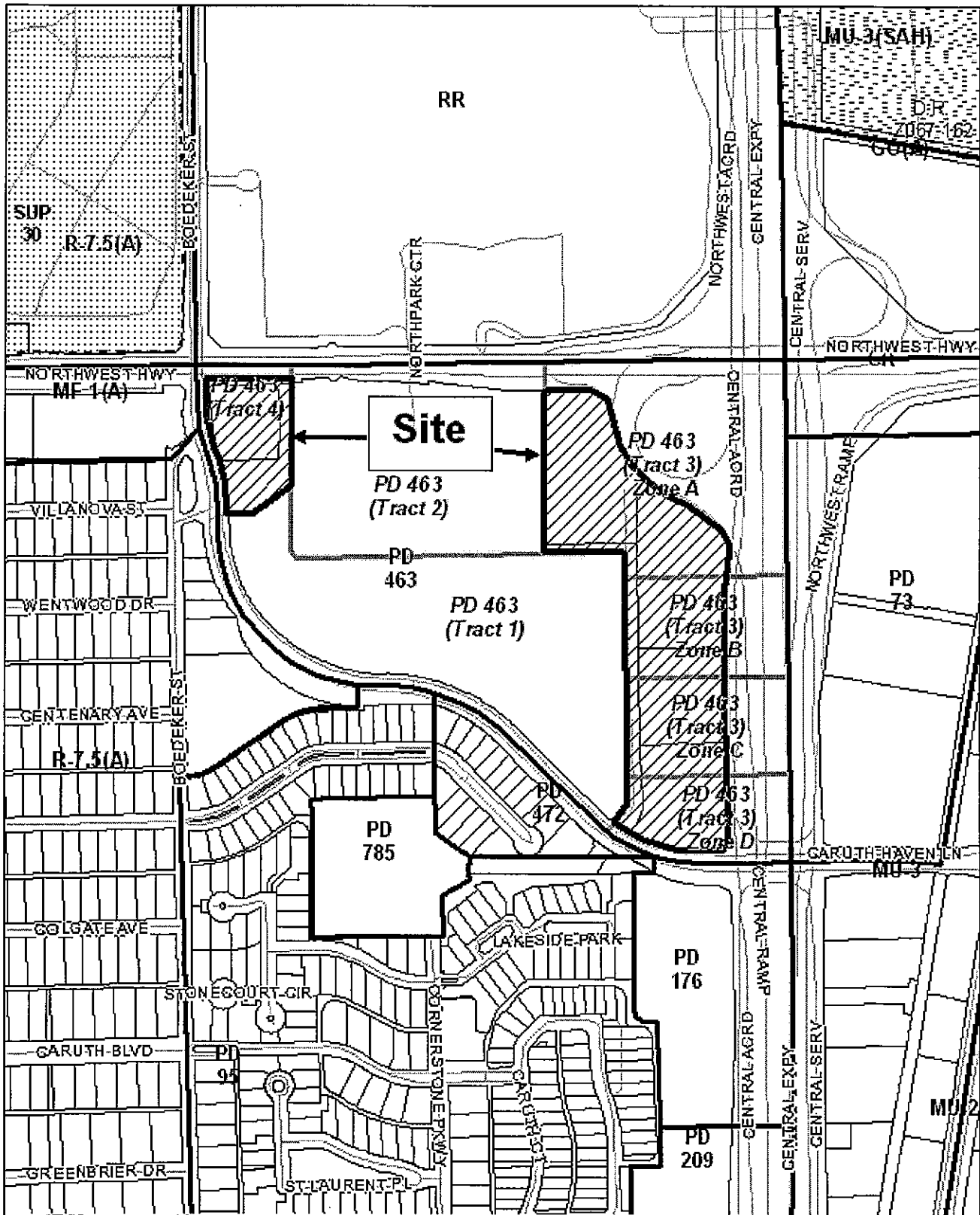
Michael Schwartz, Commissioner



Commissioner



Commissioner



1:6,000

Proposed Authorized Hearing Area